Planning Commission Staff Report

File # 6Z24-DCA-000485-2024

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

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)

CITY OF TAYLORSVILLE UTAH

Department of Community Development

Date:	December 6, 2024
Meeting Date:	December 10, 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: Vicinity Map
Exhibit D: Aerial Image of Subject Property
Exhibit E: Proposed Concept Site Plan
Exhibit F: Landscape Plan
Exhibit G: Exterior Elevations
Exhibit H: Traffic Impact Study
Exhibit I: Alternate one-way ingress
Exhibit J: 3D renderings
Exhibit K: Chapter 13.43: *SSD-R Taylor Villas Zoning District*
Exhibit L: Public Comment emails to Staff
Exhibit M: Supplemental/Supporting Information

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 41 single-family attached (townhouse) units and 9 single-family detached building lots (Exhibit E).

On November 12, 2024, the Planning Commission held a public hearing and approved a motion to continue Files 2G24, 6Z24, and 7Z24 to the December 10, 2024, meeting. Any persons interested in reviewing the meeting materials or official record from the November 12, 2024 Planning Commission meeting are invited to reach out to a member of Planning Staff by calling the Taylorsville City Planning Office at 801-963-5400 or by emailing jspung@taylorsvilleut.gov.

The balance of this report focuses on updates resulting from the feedback and comments received at the November 12, 2024, Planning Commission meeting, as well as continued coordination with city staff and reviewing agencies.

Site Description

Please refer to the November 12, 2024, Planning Commission staff report.

General Plan Analysis

The overall density of the proposed project has been reduced from 53 units (9.9 units/acre) to 50 units (9.4 units/acre). Two (2) single-family detached lots and one (1) single-family attached townhouse unit were removed from the plan to provide additional open space. These updates do not change the nature of the applicant's request to amend the General Plan Map designation for the subject property from Low-Density Residential to High-Density Residential.

Staff Analysis

SSD Zoning

The proposed development's form and scale do not neatly fit into an existing base zoning district available in Taylorsville; therefore, the Site-Specific Development (SSD) zoning classification is the most effective mechanism to authorize the development. Additional analysis and recommendations related to the SSD request are included later in this report.

Land Use and Density

The revised concept plan reduces the overall residential unit count but does not change the general residential nature of the project. Two (2) single-family detached lots were removed to allow for larger lot sizes and a larger open space amenity area. Additionally, one (1) townhouse unit was eliminated along 6200 South to provide for a more generous setback from 3975 West.

Vehicle Access & Traffic

Proposed vehicle access to the project is consistent with the concept plan shared at the November 12, 2024 meeting, with two vehicle access points provided along Fairwind Drive. Due to concerns and comments raised at the public hearing held November 12, 2024, the applicant provided an updated Traffic Impact Study (prepared by Hales Engineering) to

further analyze projected vehicle trips generated from the project (Exhibit H). The intersection at Hazy Way and 3975 West was included in the revised study. Trip generation for the proposed development (Table 2 below) was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 11th Edition, 2021. The table includes the total number of anticipated weekday trips based on unit type, as well as how those trips are distributed during peak AM and PM hours.

Table 2: Trip Generation

Trip Generation Taylorsville - Taylor Villas TIS								
Land Use[1]	# of Units	Unit Type	Trip Generation			New Trips		
			Total	% In	% Out	In	Out	Total
Weekday Daily								
Single-Family Detached Housing (210)	9	DU	112	50%	50%	56	56	112
Single-Family Attached Housing (215)	41	DU	262	50%	50%	131	131	262
TOTAL			**374**			**187**	**187**	**374**
AM Peak Hour								
Single-Family Detached Housing (210)	9	DU	10	26%	74%	3	7	10
Single-Family Attached Housing (215)	41	DU	16	31%	69%	5	11	16
TOTAL			**26**			**8**	**18**	**26**
PM Peak Hour								
Single-Family Detached Housing (210)	9	DU	12	63%	37%	8	4	12
Single-Family Attached Housing (215)	41	DU	22	57%	43%	13	9	22
TOTAL			**34**			**21**	**13**	**34**
1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation* ,11th Edition,2021.								
SOURCE: Hales Engineering, November 2024								

Based on the information provided, a single-family attached (townhouse) unit generates approximately 6.4 vehicle trips per day and a single-family detached unit generates approximately 12.4 vehicle trips per day. The conclusions and findings from the study are summarized below:

- The proposed 9 single-family and 41 townhome units will generate approximately 374 total daily trips, including 26 and 34 morning and evening peak hour trips, respectively.
- An alternate configuration of approximately 30 single-family detached homes and no townhomes would generate the same number of AM and PM peak hour trips.
- All study intersections are anticipated to operate at an acceptable level of service and with minimal impact from the proposed development.

An additional ingress point that provides a one-way entrance into the project from 3975 West is currently being explored (Exhibit K). Though the Traffic Impact Study does not anticipate the proposed project would have significant impacts to existing intersections, this one-way ingress would allow residents to enter the project from the signalized intersection of 6200 South and 3975 West. Other considerations associated with this alternative include distance from the existing intersection (139 feet); the resulting buildable area for Lot 9 (now a corner lot); additional expenses involved with providing access (e.g., relocation of existing fire hydrant and utility box, added infrastructure, etc.); and reduced landscape area.

Pedestrian Access & Circulation
The revised concept plan includes sidewalk access from each proposed unit to adjacent public streets. A sidewalk connection has also been included providing pedestrian access from the interior of the project adjacent to Lot 9 to 3975 West.

Architectural Design
The revised concept plan includes additional architectural emphasis and quality for street-facing façades, including the sides of units. The updated plan also includes staggering the architectural styles for the townhouse products to provide for visual diversity and interest throughout the project.

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.

The updated plan includes a stand-alone open space (approximately 16,050 square feet) 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 10 percent of the site area (excluding area reserved for streets). Given the compact nature of the project and limited private yard space, this open space amenity will be a valuable asset and enhance the quality of life of the residents.

Parking
The proposed development plan includes a two-car garage and a two-car driveway for each unit. The project also includes 13 striped vehicle parking spaces along internal private streets and an 8-space parking area for guests at the southeast corner of the site. In total, there are 221 vehicle parking spaces provided on-site, bringing the total parking ratio to 4.4 spaces per unit. This exceeds the current standard residential requirement of 4 spaces per unit.

SSD Development Agreement
Since this project is seeking SSD zoning approval, the developer must articulate how pursuing an SSD designation for this project benefits the community. Several of the benefits identified below are unique to this project and are articulated in the concept plan and/or will be further detailed in the accompanying SSD text amendment and required Development Agreement.

1. The project provides 50 new residential units, further diversifying housing options for those seeking an alternative to large-lot single family homes (empty-nesters, seniors, newlyweds, young families, etc.). Approximately 91 percent of Taylorsville's housing stock was built before the year 2000 and 50 percent prior to 1980.
2. The applicant is proposing a minimum of six (6) townhouse residential units will participate in the First-Time Home Buyers Assistance Program established by Utah Senate Bill 240. City staff recommends that significantly more units participate.

3. A deed restriction will be recorded with each residential unit requiring home-owner occupancy for a minimum of 5 years from the date of initial purchase.
4. The project's Codes Covenants and Restrictions (CC&Rs) will prohibit more than ten (10) residential units from being rented (non-owner occupied) at any given time after the initial 5-year period. A clause will be included requiring city approval for any amendments to the CC&Rs.
5. A privately owned and maintained amenity and park space totaling 10 percent of the project area will be provided for the residents.
6. The SSD concept promotes more efficient use of land and existing infrastructure.
7. The project will feature enhanced urban design qualities (e.g., front building façades facing public streets, rear-loaded garages, wider sidewalks, enhanced architectural quality, consistent park strip landscape, additional pedestrian connectivity, etc.) not otherwise required with a traditional residential zoning designation.
8. The project provides 21 parking spaces beyond what Taylorsville's base zoning requires, minimizing risk of spill-over parking on streets in the neighborhood.
9. The infrastructure internal to the project will be privately owned and maintained by the HOA, resulting in no extra cost burden to the city to service the additional units.
10. It is estimated the project will increase the city's annual property tax revenue by approximately $11,000 from what it is today. A project developed under a traditional residential zone (e.g., R-1-5) on the subject property would bring an estimated $8,400 in additional property tax revenue but would require city maintenance for public streets and infrastructure.
11. Based on an average household size of 3 people, the proposed project would bring approximately 150 new residents to the city. According to 2017 U.S. Census Data, the average retail sales per capita is $5,772. Assuming an average sales tax rate of 7.25 percent, it is estimated the city would collect approximately $62,770 in additional sales tax every year.
12. An increase in population supports the validity for future retail and/or commercial opportunities adjacent to the nearby Summit Vista project.
13. The project would include a new high-quality fence/wall along the east and south boundaries of the project, benefiting existing homeowners.
14. The project will eliminate the existing driveway access to 6200 South, resulting in fewer vehicle conflict points and more efficient traffic flow.
15. The proposal enhances the visual aesthetic and gateway of the city and neighborhood by replacing a dated and worn property. The project also mitigates on-going concerns related to dust, rodents, and odors associated with the current land use.

Review Process

The SSD zoning tool requires that specific development regulations be adopted in conjunction with an 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 includes regulatory language, exhibits, and other information specific to the development project and identifies the development standards required for this property. For this reason, much more detail regarding the project design is required at this phase, 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. Staff recommends the applicant continue working with city staff to

prepare a complete SSD package for City Council review that captures and reflects what has been presented to the Planning Commission.

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.

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.

The Planning Commission Minutes from the November 12, 2024 meeting capture public comment received. Additionally, Exhibit L includes emails received by Planning Staff as of December 6, 2024.

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 41 single-family attached (townhouse) units and 9 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. 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.
11. A public hearing before the Planning Commission was held on November 12, 2024.
12. On November 12, 2024, the Planning Commission approved a motion to continue Files 2G24, 6Z24, and 7Z24 to the December 10, 2024, Planning Commission meeting.
13. The meeting materials and official record from the November 12, 2024, Planning Commission meeting are hereby included as an addendum to this Staff Report.
14. 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 forward a positive recommendation to the City Council for File# 6Z24, a zoning text amendment to Chapter 13.44 of the Taylorsville Municipal Code, adopting standards for the SSD-R Taylor Villas zoning district.

Staff recommends the Planning Commission forward a positive recommendation to the City Council for File# 7Z24, rezoning 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) Taylor Villas.

Recommended Motions

I move that we forward a positive recommendation to the City Council for File# 6Z24, a zoning text amendment to Chapter 13.44 of the Taylorsville Municipal Code, adopting standards for the SSD-R Taylor Villas zoning district, based on the findings and recommendations of this Staff Report.

I move that we forward a positive recommendation to the City Council for File# 7Z24, rezoning 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) Taylor Villas, based on the findings and recommendations of this Staff Report.

EXHIBIT A

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



EXHIBIT B

GENERAL PLAN MAP – LOW DENSITY RESIDENTIAL

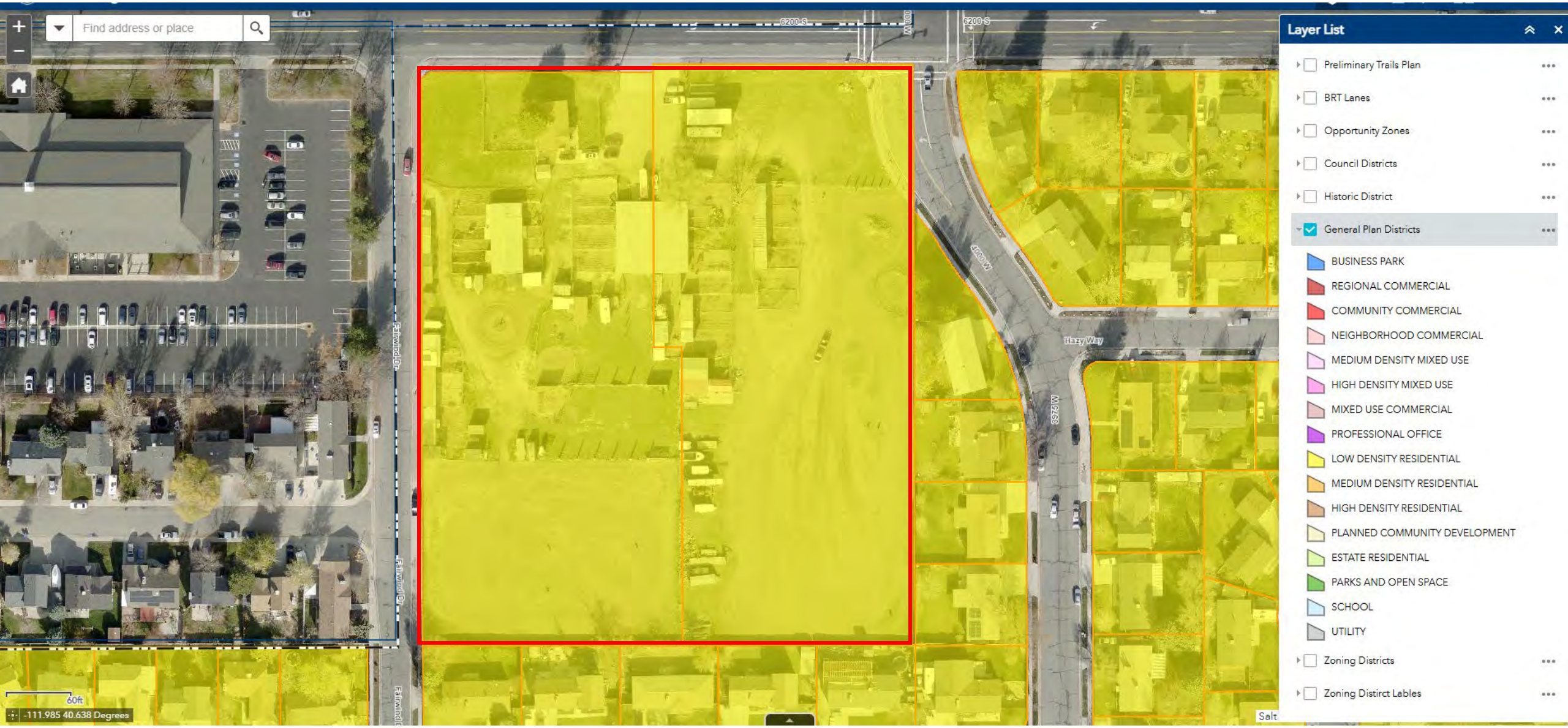


EXHIBIT C

VICINITY MAP

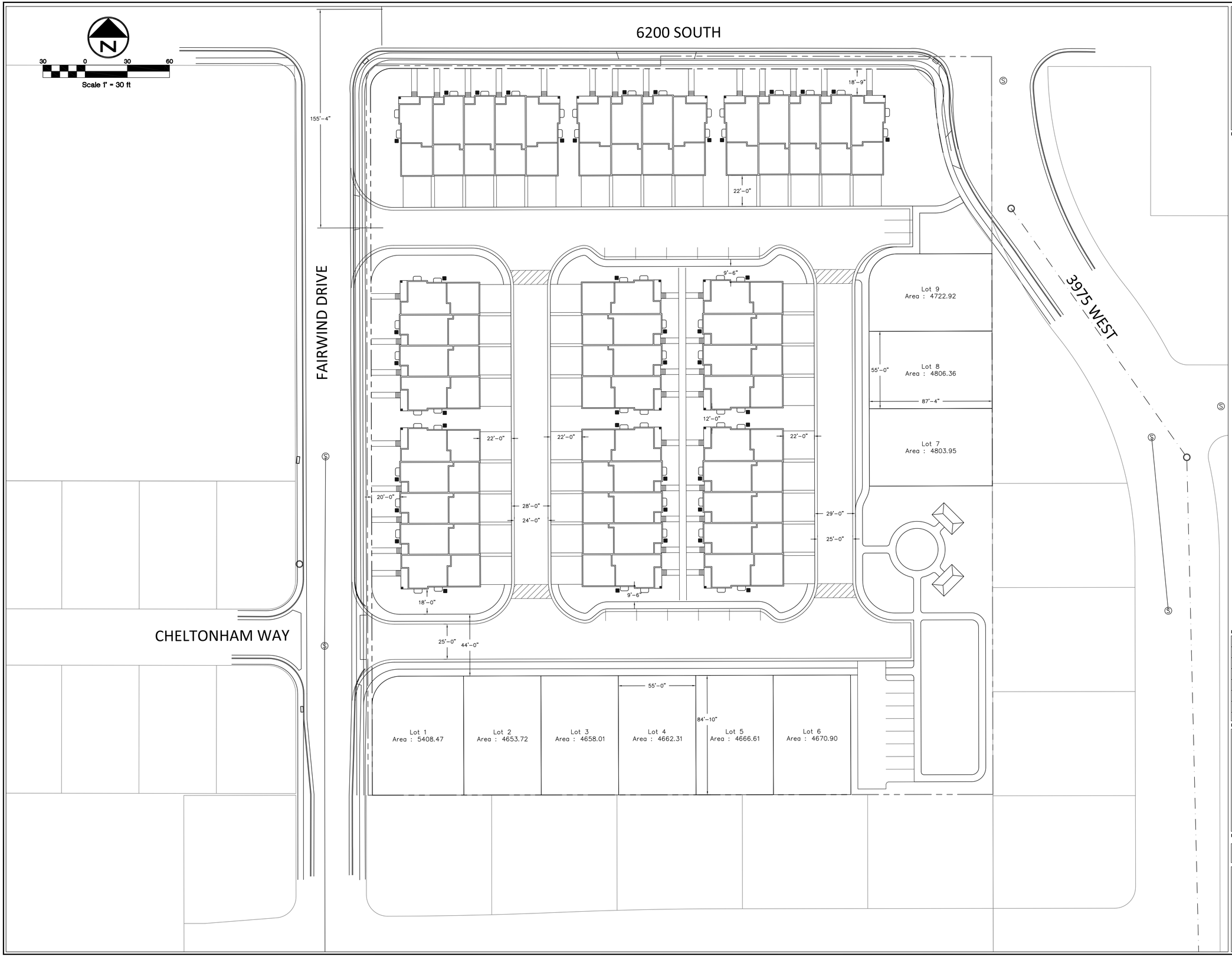


EXHIBIT D

AERIAL VIEW



EXHIBIT E



WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

1. TOTAL NUMBER OF UNITS: 50
   - 41 REAR LOADING UNITS
   - 9 SINGLE FAMILY LOTS
2. VISITOR PARKING: 21 STALLS
3. TOWNHOUSE RESIDENT PARKING: 4 PER UNIT – 164 TOTAL
4. 5' PARKSTRIP AND 6' SIDEWALK TO BE INSTALLED ALONG FAIRWIND DRIVE AND 6200 SOUTH

G:\DATA\24253 Guymon Taylorsville\dwg\Concept Plans\Taylorsville Townhome Concept New Layout.dwg
PLOT DATE: Nov 13, 2024

NO.	REVISION	DATE

PROJECT INFORMATION

TAYLOR VILLAS

CONCEPT PLAN

TAYLORSVILLE, UTAH

DRAWN	CHECKED	PROJECT #
KCW	GDW	24253

DATE: 11/13/2024

SCALE: 1" = 30'

SHEET: C101

ENGINEER'S STAMP

EXHIBIT E

EXHIBIT F



SITE MATERIALS LEGEND (NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE 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

2-05	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	1,373 lf

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
	CO'P	8	Celtis occidentalis 'Prairie Pride' Prairie Pride Hackberry	B & B	2"Cal
	GB'P	31	Ginkgo biloba `Princeton Sentry` Princeton Sentry Ginkgo Td2; 50x15; AV 706; sun; z4; Utah Lake water tolerant	B & B	2"Cal
	M'PR	8	Malus x `Prairie Rose` Prairie Rose Crabapple low; 20x18; sun; z4; Utah Lake water tolerant	B & B	2"Cal
	QR'A	7	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak Td4; 45x14; AV 176; sun; z4	B & B	2"Cal
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	
SHRUBS					
	CS'K	98	Cornus sericea 'Kelseyi' 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	
	EA'C	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; Utah Lake water tolerant	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 Glow Girl Birchleaf Spirea moderate; 3-4 x 3-4; sun to part sun; z3	5 gal	
	VO'N	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	
	JS'D	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
10/25/2024	UT24105

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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5		
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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 GUYMON
801-706-6725

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PKJ DESIGN GROUP
Landscape Architecture // Planning & Visualization
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LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSED LANDSCAPE ARCHITECT — JESSE ANDREWS — 8128121-5301 — 10/25/2024 — ELECTRONIC SEAL — STATE OF UTAH

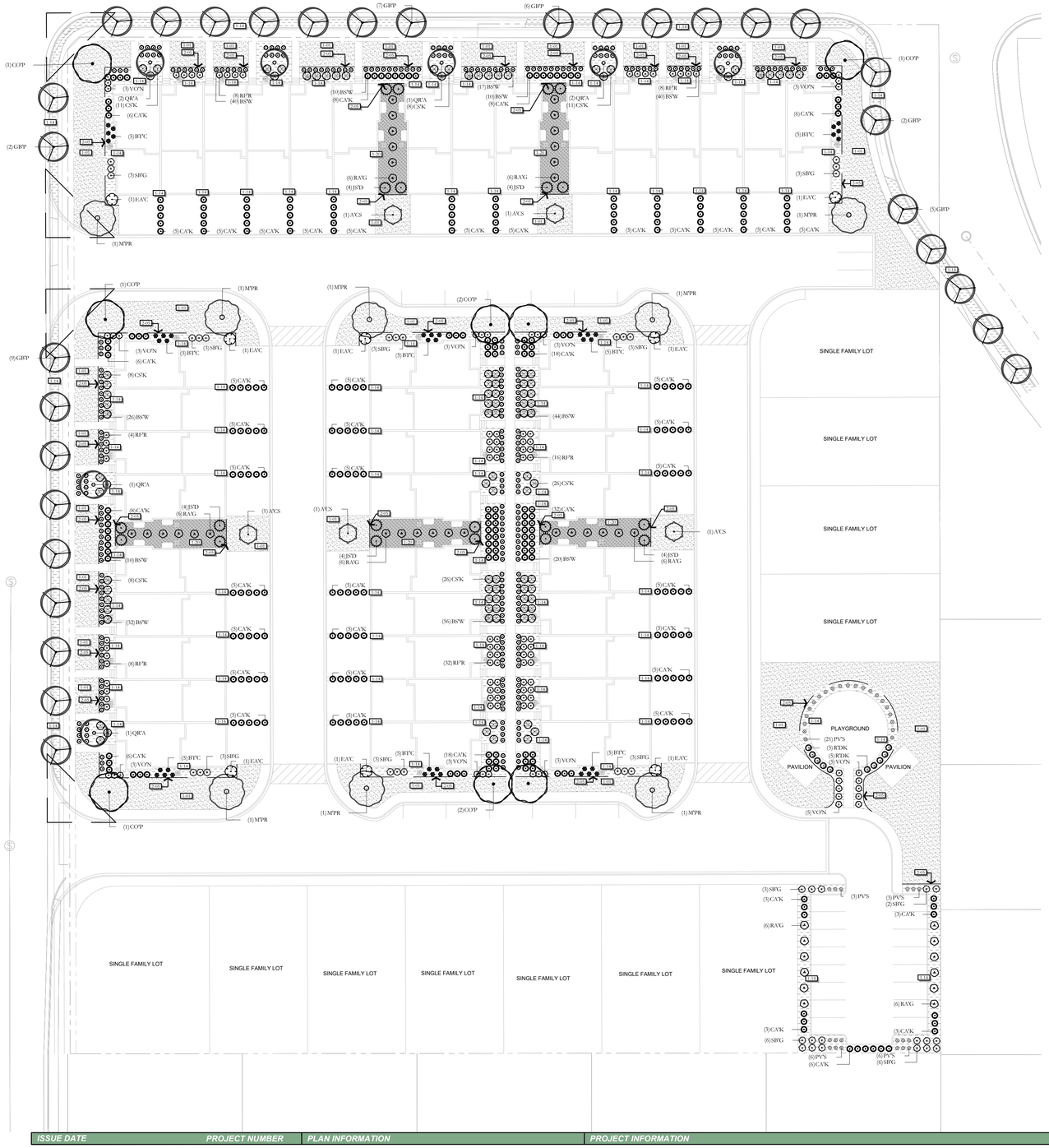
DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	10/25/2024

COLOR ILLUSTRATION

CITY PERMIT SET

LP-COLOR

EXHIBIT F



SITE MATERIALS LEGEND (NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE 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
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2 HARDSCAPE

2-05	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
	CO'P	8	Celtis occidentalis 'Prairie Pride' Prairie Pride Hackberry	B & B	2"Cal
	GB'P	31	Ginkgo biloba `Princeton Sentry` Princeton Sentry Gingko Td2; 50x15; AV 706; sun; z4; Utah Lake water tolerant	B & B	2"Cal
	M'PR	8	Malus x `Prairie Rose` Prairie Rose Crabapple low; 20x18; sun; z4; Utah Lake water tolerant	B & B	2"Cal
	QR'A	7	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak Td4; 45x14; AV 176; sun; z4	B & B	2"Cal
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	
SHRUBS					
	CS'K	98	Cornus sericea 'Kelseyi' 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	
	EA'C	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; Utah Lake water tolerant	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 Glow Girl Birchleaf Spirea moderate; 3-4 x 3-4; sun to part sun; z3	5 gal	
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GRAPHIC SCALE: 1" = 30'

PLAN INFORMATION

TAYLOR VILLAS
6200 SOUTH AND FAIRWIND DR.
TAYLORSVILLE, UTAH

PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

PKEG INVESTMENTS, LLC
PAXTON GUYMON
801-706-6725

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LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
10/25/2024
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	10/25/2024

LANDSCAPE OVERALL PLAN

CITY PERMIT SET

LP-100

EXHIBIT F

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - 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 CONFORMANCE 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-GUYING 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

2.1 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 GROUNDCOVERS.

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 INJURED TWIGS AND BRANCHES. ALL CUTS, SCARS, AND BRUISES 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 ½ 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 BLEMISHES. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO 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

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

2-05	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	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'CS	5	Acer platanoides 'Crimson Sentry' Crimson Sentry Norway Maple Moderate; 30' tall x 12-15' wide; sun; z4	B & B	2"Cal
	CO'P	8	Celtis occidentalis 'Prairie Pride' Prairie Pride Hackberry	B & B	2"Cal
	GB'P	31	Ginkgo biloba `Princeton Sentry` Princeton Sentry Gingko Td2; 50x15; AV 706; sun; z4; Utah Lake water tolerant	B & B	2"Cal
	M'PR	8	Malus x `Prairie Rose` Prairie Rose Crabapple low; 20x18; sun; z4; Utah Lake water tolerant	B & B	2"Cal
	QR'A	7	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak Td4; 45x14; AV 176; sun; z4	B & B	2"Cal

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
SHRUBS				
	CS'K	98	Cornus sericea 'Kelseyi' 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
	EA'C	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; Utah Lake water tolerant	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 Glow Girl Birchleaf Spirea moderate; 3-4 x 3-4; sun to part sun; z3	5 gal
	VO'N	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
	JS'D	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

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 WATERFLOW 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 CONTRACTOR'S 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
  - O 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 HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.
- SEED
  - O **SOIL:** TEST SOIL FOR ADEQUATE FERTILITY. ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS SUCH AS HAND PULLING 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.
  - O **SEED**: USE SEED MIXES AS SPECIFIED BY LANDSCAPE ARCHITECT OF PURE LIVE SEED (PLS) ON A BASIS/ACRE. THE OPTIMUM TIME TO PANT 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. DARRELL@SUMMITSEEDING.COM 435-709-8003.
  - O **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 ON 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.
  - O **IRRIGATION**: ALL AREAS MUST BE KEPT MOIST WITHOUT PUDDLES OR RUNOFF USING FREQUENT DAYTIME WATER CYCLES. ADJUST AND MONITOR SPRINKLERS AND CLOCK TO ACHIEVE 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.
  - O **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 BROADLEAF HERBICIDE BIANNUALLY 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 OPTION IS 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 GAUGE FOR WHEN TO MOW, WHICH GENERALLY OCCURS IN APRIL OR MAY AS WELL AS EARLY FALL DEPENDING ON TEMPERATURE AND MOISTURE. THIS PROCEDURE WILL BE REQUIRED UNTIL A HEALTHY STAND OF GRASSES IS EVIDENT AND COMPETING WELL WITH WEEDS. EXPECT FROM 1 TO 3 YEARS.
  - O **PROGANICS BIOTIC SOIL MEDIA**: WHERE CONDITIONS MAY PROHIBIT ADDING TOPSOIL, PROGANICS BIOTIC SOIL MEDIA SHOULD BE APPLIED BY HYDROSEEDER AT 3500LBS/ACRE WITH SEED AND FERTILIZER PRIOR TO THE APPLICATION OF WOOD MULCH(2000LBS/ACRE) COMBINED WITH TACKIFIER (50-100 LBS/ACRE.)
  - O **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.

MULCH

- ORGANIC
  - O PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ORGANIC MULCH TOP DRESSING. KEEP MULCH AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL.
  - O IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL MULCH AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER`S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
  - O IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER.
  - O ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF TREE TRUNK AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
- INORGANIC
  - O ROCK MULCH PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. WHERE PLANTING IS SPARSE (GREATER THAN 4' DISTANCE BETWEEN PLANTS OR 20' BETWEEN GROUPINGS), ADDITIONAL TOPSOIL IS NOT NECESSARY EXCEPT FOR BACKFILLING PLANTING HOLE. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT, BACKFILL WITH A 4:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. KEEP ROCK 12" AWAY FROM TRUNK OF TREES AND 6" AWAY FROM BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
  - O IF REQUIRED BY CITY, INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER`S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
  - O IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.

GENERAL IRRIGATION NOTES

- 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.

INSTALLER RESPONSIBILITIES AND LIABILITIES

- THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

SITE REQUIREMENT CALCULATIONS

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

ISSUE DATE: 10/25/2024

PROJECT NUMBER: UT24105

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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PLAN INFORMATION

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

PROJECT INFORMATION

TAYLOR VILLAS
6200 SOUTH AND FAIRWIND DR.
TAYLORSVILLE, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

PKEG INVESTMENTS, LLC
PAXTON GUYMON
801-706-6725

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LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
10/25/2024
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

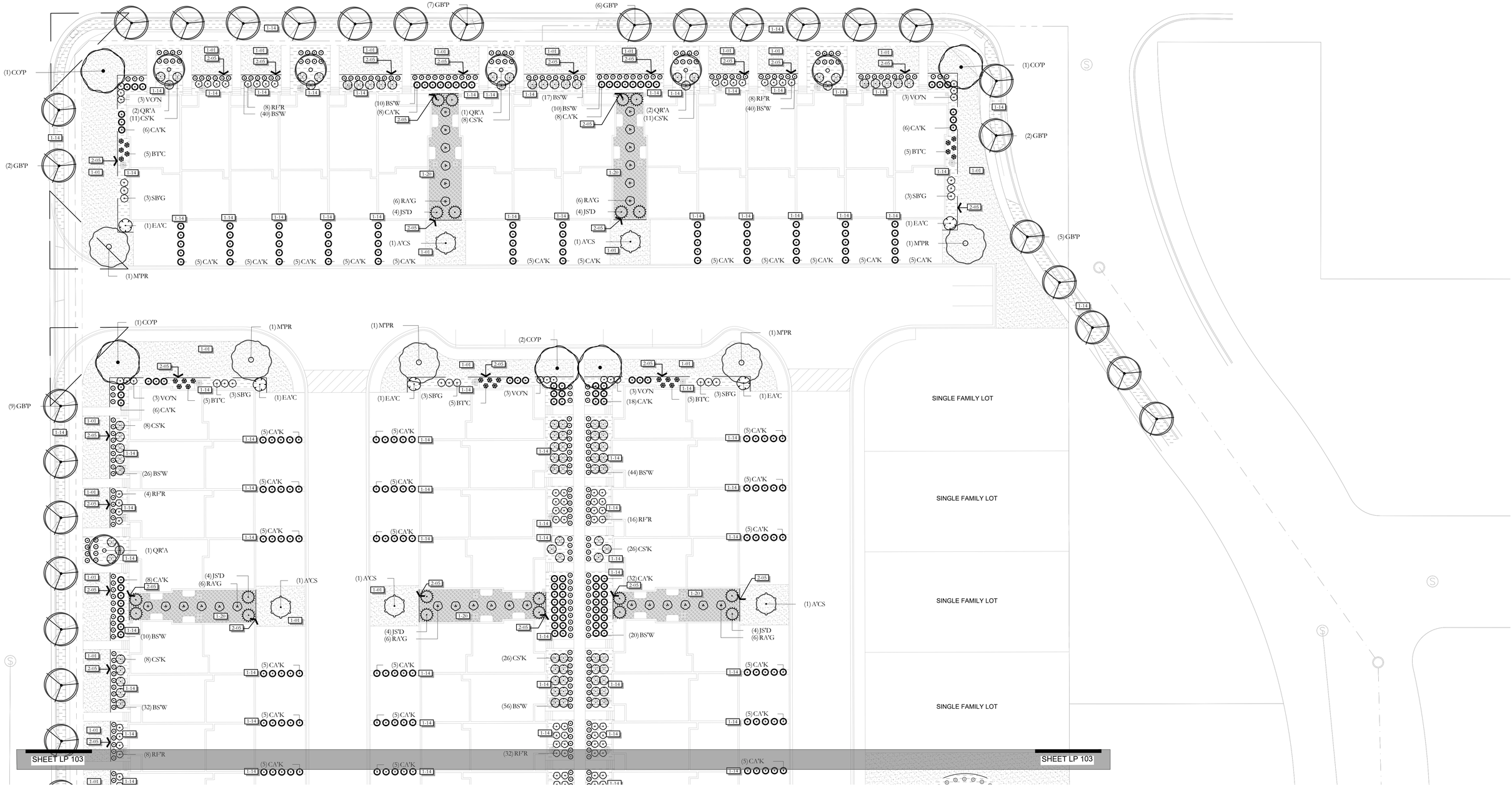
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DRAWN: ACP
CHECKED: JMA
PLOT DATE: 10/25/2024

LANDSCAPE COVER

CITY PERMIT SET

LP-101

EXHIBIT F



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							DRAWN: ACP
							CHECKED: JMA
							PLOT DATE: 10/25/2024

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1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

LP-102
LP-103

TAYLOR VILLAS
6200 SOUTH AND FAIRWIND DR.
TAYLORSVILLE, UTAH

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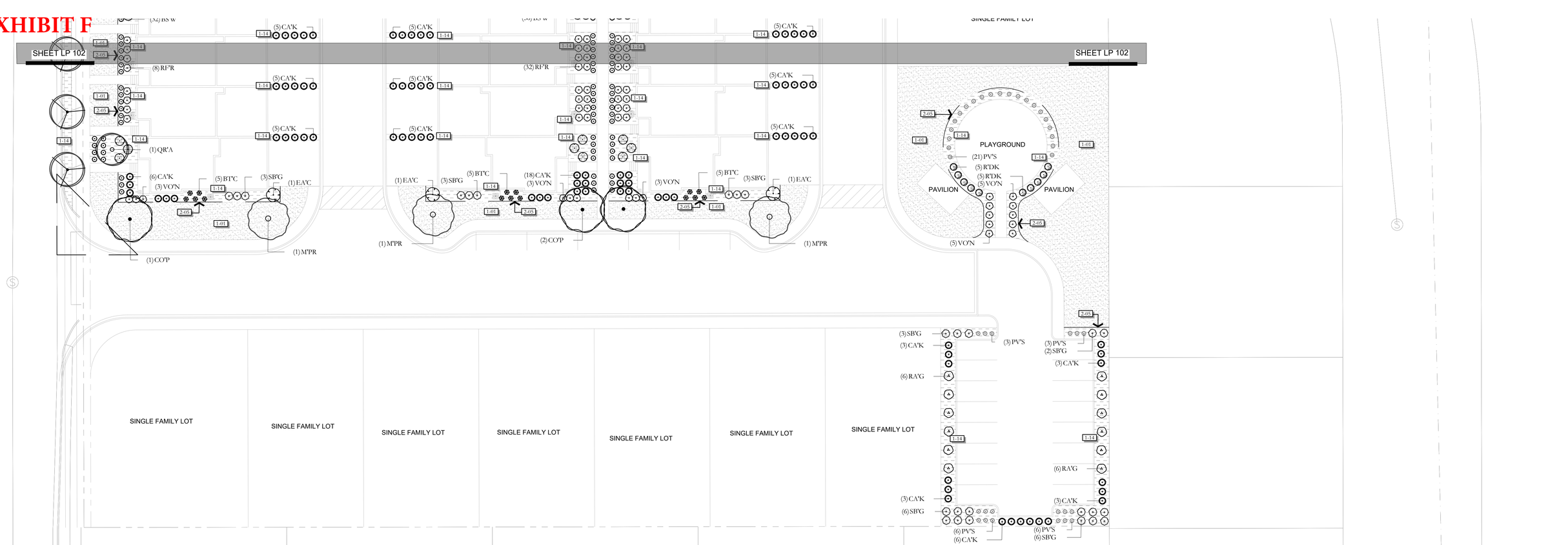
LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8128171-5301 10/25/2024 ELECTRONIC SEAL STATE OF UTAH

LANDSCAPE PLAN

CITY PERMIT SET

LP-102

EXHIBIT F



ISSUE DATE	PROJECT NUMBER
10/25/2024	UT24105

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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1-800-662-4111
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0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

LP-102
LP-103

PROJECT INFORMATION

TAYLOR VILLAS
6200 SOUTH AND FAIRWIND DR.
TAYLORSVILLE, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
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3450 N. TRIUMPH BLVD. SUITE 102
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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128127-5301
10/25/2024
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

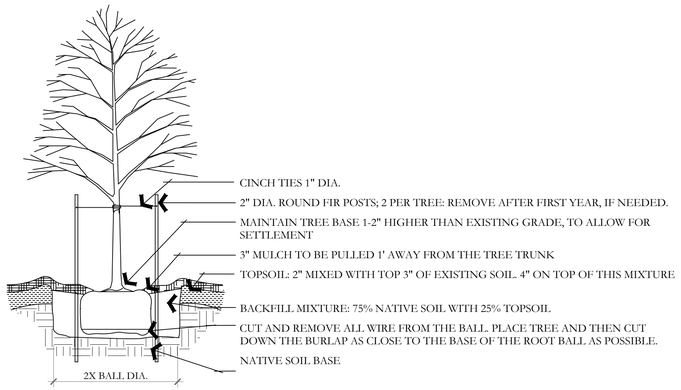
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	10/25/2024

LANDSCAPE PLAN

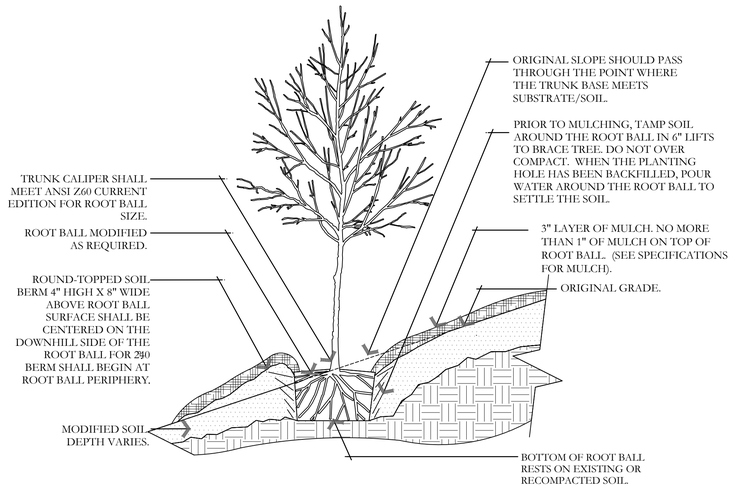
CITY PERMIT SET

LP-103

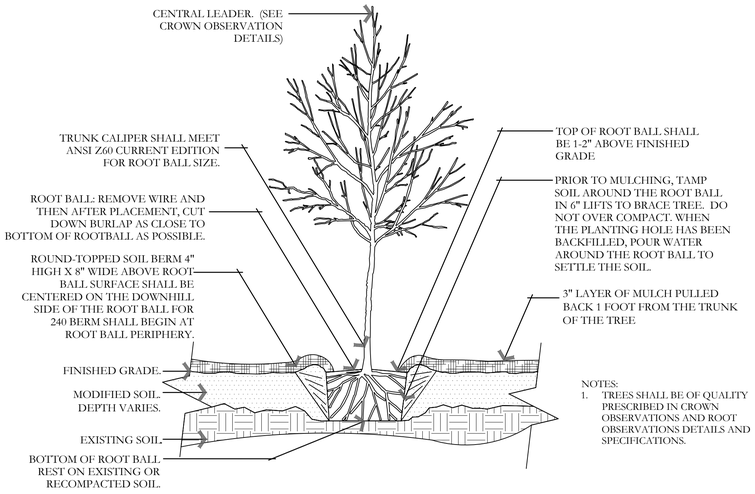
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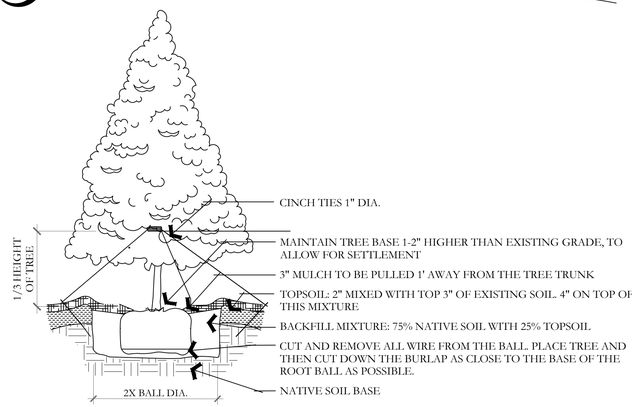
A DECIDUOUS TREE PLANTING
NOT TO SCALE
PKJ DESIGN GROUP



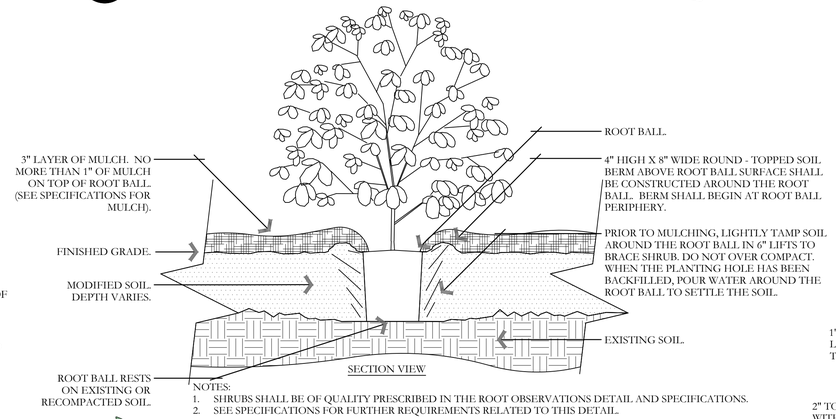
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE
PKJ DESIGN GROUP



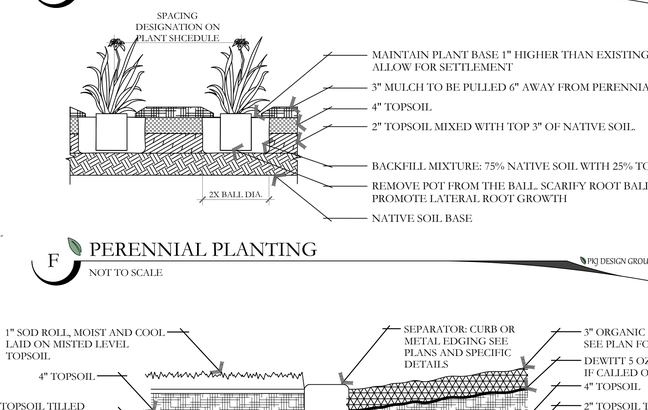
C TREE W/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE
PKJ DESIGN GROUP



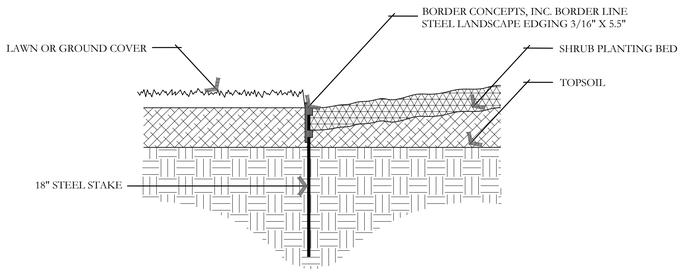
D EVERGREEN TREE PLANTING
NOT TO SCALE
PKJ DESIGN GROUP



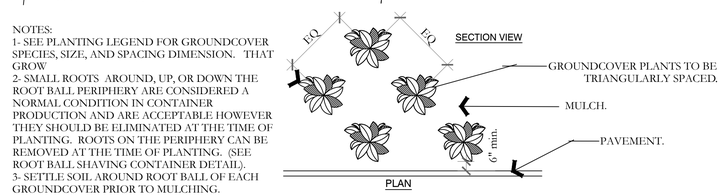
E SHRUB - MODIFIED SOIL
NOT TO SCALE
PKJ DESIGN GROUP



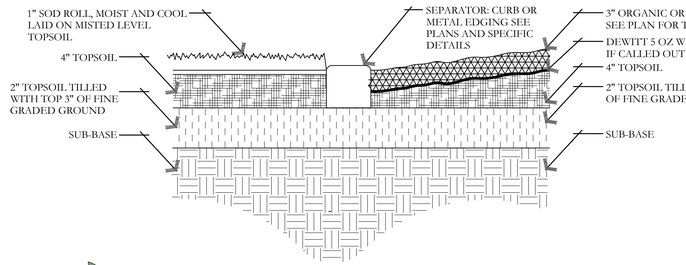
F PERENNIAL PLANTING
NOT TO SCALE
PKJ DESIGN GROUP



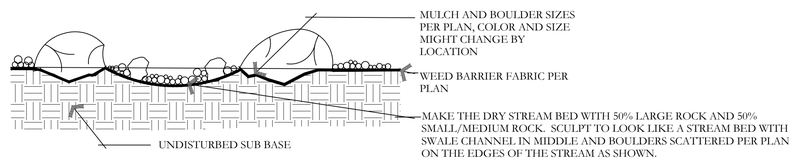
G METAL EDGING DETAIL
NOT TO SCALE
PKJ DESIGN GROUP



H PERENNIAL/GROUNDCOVER PLANTING
NOT TO SCALE
PKJ DESIGN GROUP



I SOD LAYING/MULCH DETAIL
NOT TO SCALE
PKJ DESIGN GROUP



J BOULDER AND DRY STREAM BED DETAIL
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ISSUE DATE	PROJECT NUMBER
10/25/2024	UT24105

NO.	REVISION	DATE
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TAYLOR VILLAS
6200 SOUTH AND FAIRWIND DR.
TAYLORSVILLE, UTAH

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LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
813821-5301
10/25/2024
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	10/25/2024

LANDSCAPE DETAILS
CITY PERMIT SET

LP-501

EXHIBIT G



WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

1. TOTAL NUMBER OF UNITS: 50
   - 41 REAR LOADING UNITS
   - 9 SINGLE FAMILY LOTS
2. VISITOR PARKING: 21 STALLS
3. TOWNHOUSE RESIDENT PARKING: 4 PER UNIT – 164 TOTAL
4. 5' PARKSTRIP AND 6' SIDEWALK TO BE INSTALLED ALONG FAIRWIND DRIVE AND 6200 SOUTH

G:\DATA\24253 Guyman Taylorsville\dwg\Concept Plans\Taylorsville Townhome Concept New Layout.dwg
PLOT DATE: Nov 13, 2024

NO.	REVISION	DATE

PROJECT INFORMATION

TAYLOR VILLAS

CONCEPT PLAN

TAYLORSVILLE, UTAH

DRAWN	CHECKED	PROJECT #
KCW	GDW	24253

ENGINEER'S STAMP

DATE 11/13/2024

SCALE 1" = 30'

SHEET C101

EXHIBIT G



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

C Inner

EXHIBIT G



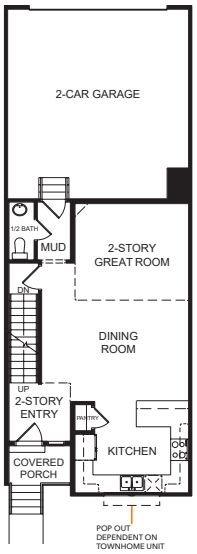
Chantelle



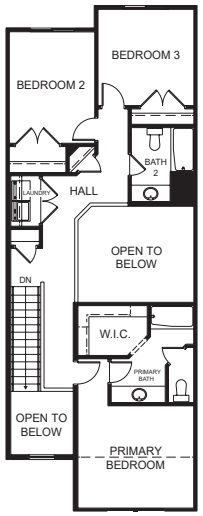
Caroline

2,436 total sq.ft. | 1,705 finished sq.ft. | 3 | 2.5

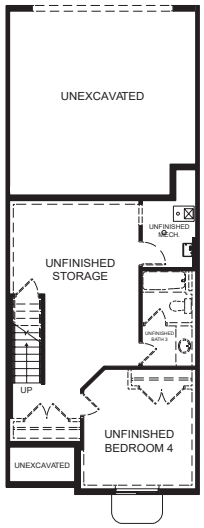
FIRST FLOOR



SECOND FLOOR



BASEMENT



SPECIFICATIONS

First Floor	731 sq.ft.
Second Floor	974 sq.ft.
Basement	731 sq.ft.
Total Sq. Ft.	2,436 sq.ft.
Total Finished	1,705 sq.ft.
Bedrooms	3
(Total Possible)	(5)
Bathrooms	2.5
(Total Possible)	(3.5)

EDGEhomes reserves the right to make changes at any time. Floor plans, dimensions, and elevations are deemed reliable but may be modified. Renderings and floorplans do not depict exact finishes or design. Please verify inclusions with an **EDGE**homes agent.

EDGEhomes
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C Outer

EXHIBIT G



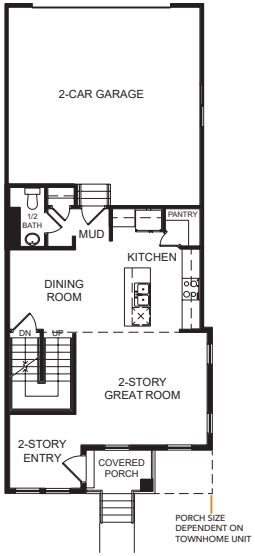
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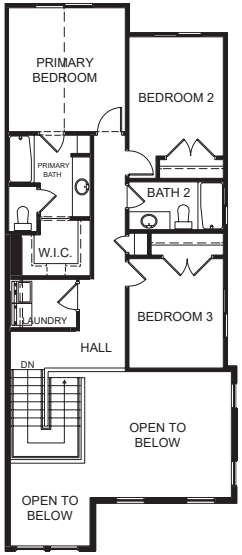
Caroline

2,381 total sq.ft. | 1,647 finished sq.ft. | 3 | 2.5

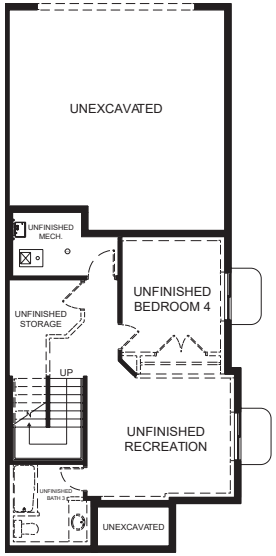
FIRST FLOOR



SECOND FLOOR



BASEMENT



SPECIFICATIONS

First Floor	729 sq.ft.
Second Floor	918 sq.ft.
Basement	729 sq.ft.
Total Sq. Ft.	2,381 sq.ft.
Total Finished	1,647 sq.ft.
Bedrooms	3
(Total Possible)	(5)
Bathrooms	2.5
(Total Possible)	(3.5)

EDGEhomes reserves the right to make changes at any time. Floor plans, dimensions, and elevations are deemed reliable but may be modified. Renderings and floorplans do not depict exact finishes or design. Please verify inclusions with an **EDGE**homes agent.

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EXHIBIT G

Caroline Townhome

Front Elevation - 3 Plex

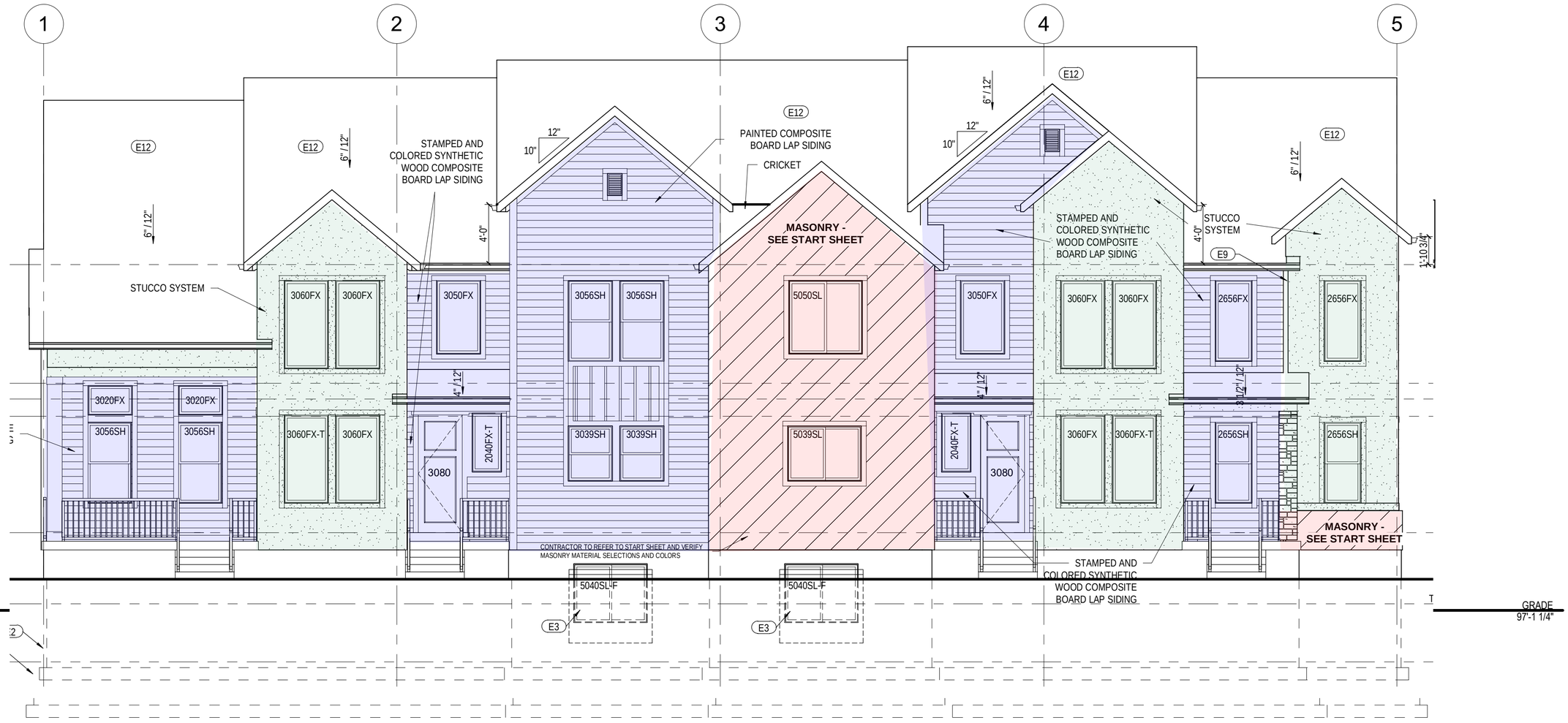


Brick/Stone Square Footage = 349 - 25%
Hardie Square Footage = 478 - 34%
Stucco Square Footage = 580 - 41%
Total = 1,407

EXHIBIT G

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

EXHIBIT G

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

EXHIBIT G

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

EXHIBIT G

CAROLINE 2 TOWNHOME

3 Plex







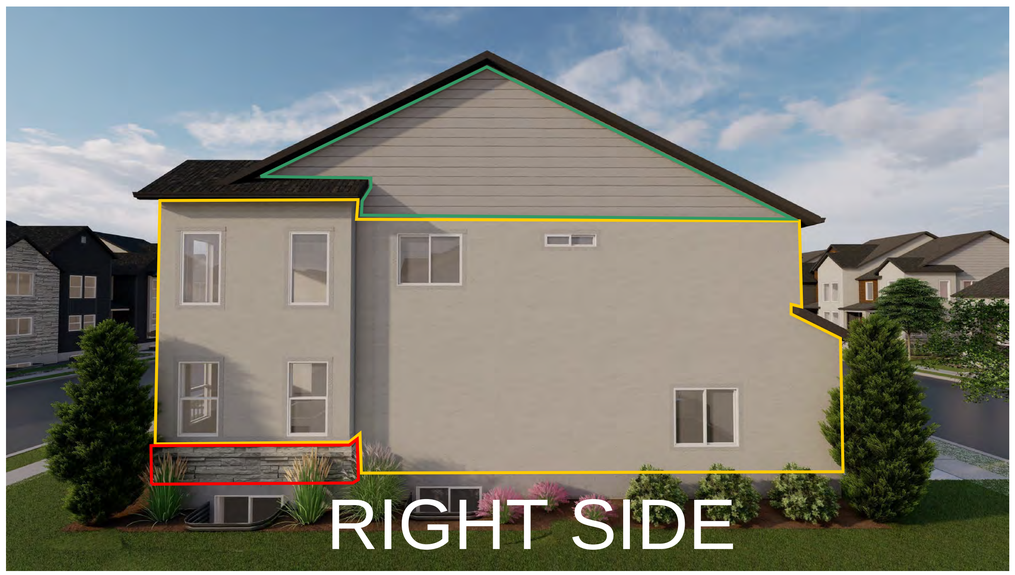


EXHIBIT G



EXHIBIT G

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

EXHIBIT G

CAROLINE 2 TOWNHOME

4 Plex







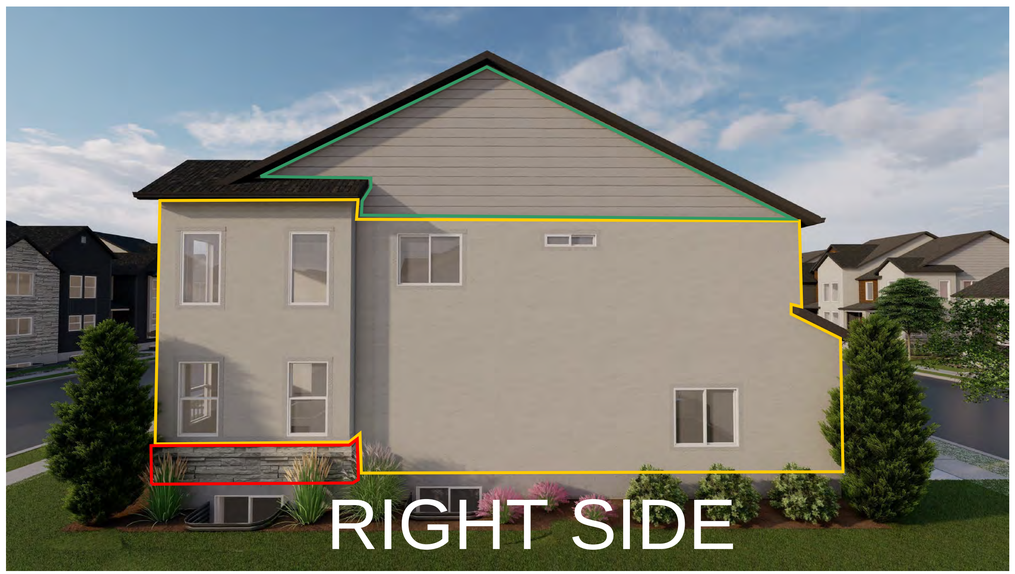


EXHIBIT G

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

EXHIBIT G

CAROLINE 2 TOWNHOME

5 Plex







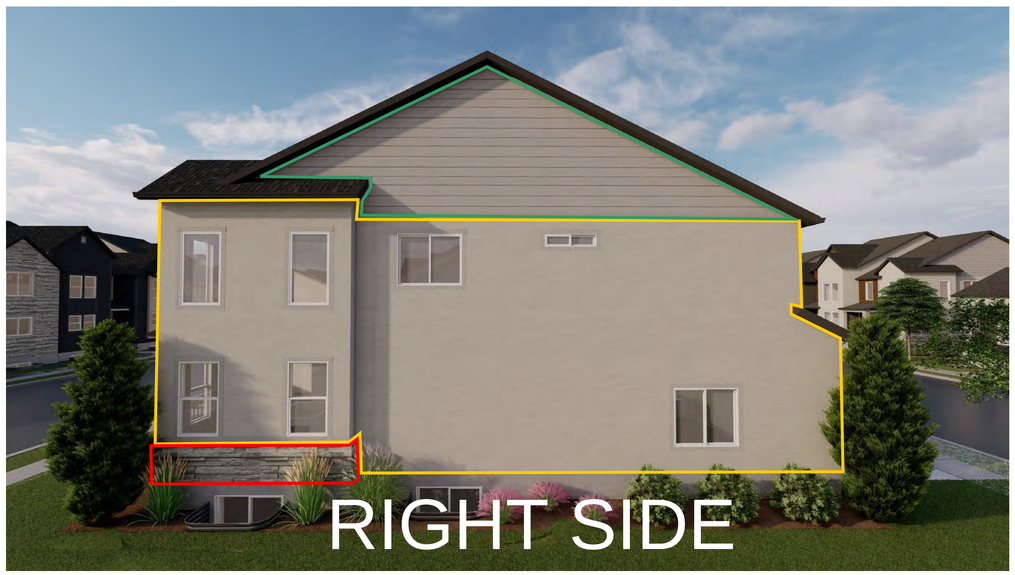


EXHIBIT G

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

EXHIBIT G

Chantelle Townhome

Front Elevation

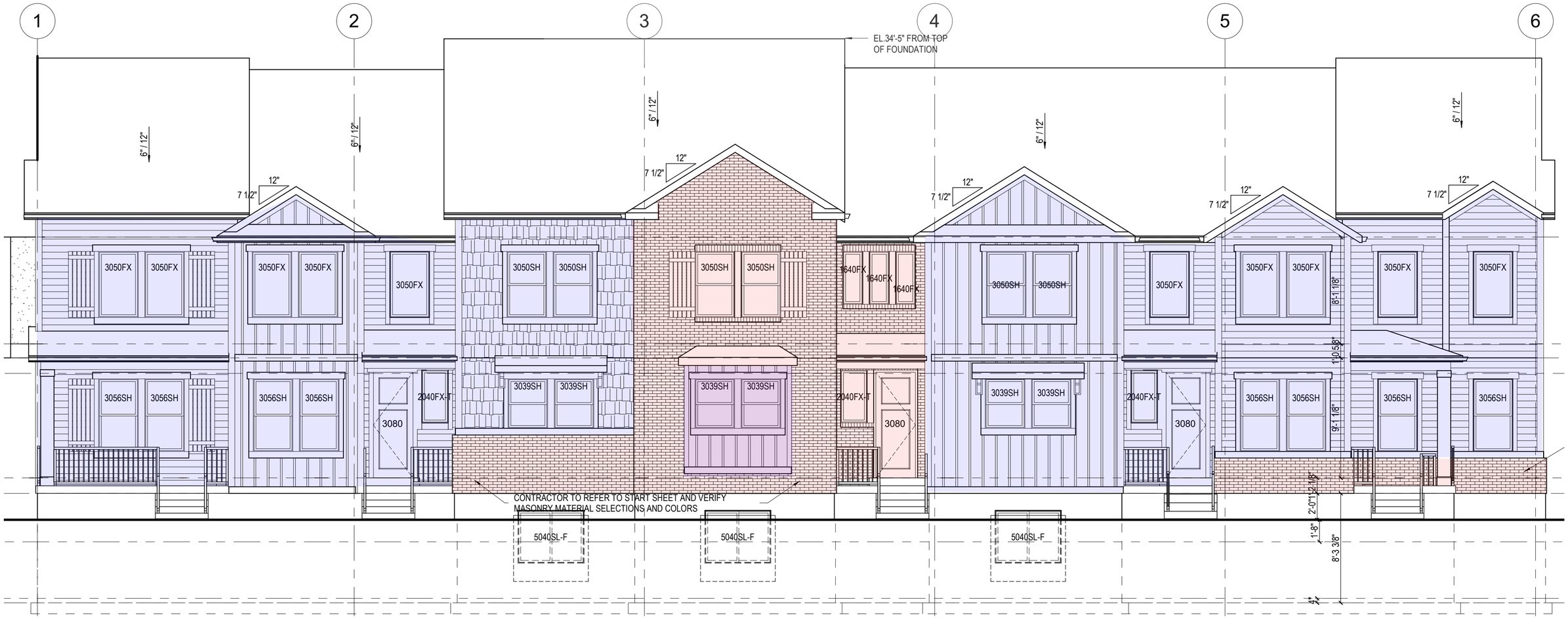


Brick/Stone Square Footage = 540
Hardie Square Footage = 1,405
Stucco Square Footage = 0
Total = 1,945
Stucco % = 0%

EXHIBIT G

Chantelle Townhome

Front Elevation



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

EXHIBIT G



Chantelle 2 Townhome

4 Plex







EXHIBIT G

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: NIGTH 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

EXHIBIT G

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

EXHIBIT G

Chantelle 2 Townhome

5 Plex









EXHIBIT G

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

EXHIBIT G

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

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- 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

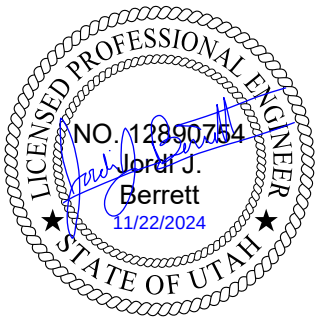
PALETTE MM

- 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

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EXHIBIT H

MEMORANDUM



Date: November 22, 2024

To: Taylorsville City

From: Hales Engineering

Subject: Taylorsville Taylor Villas TIS Addendum

UT24-2865

Introduction

This memo addresses the traffic impacts associated with the updated Taylor Villas development site plan located southeast of the 4070 West / 6200 South intersection in Taylorsville, Utah. A full traffic impact study (TIS) was completed by Hales Engineering for a previous site plan, dated October 11, 2024. The purpose of this memo is to analyze traffic operations at key intersections for existing (2024) plus project conditions for the new site plan and address some public concerns with the development.

Project Description

The proposed Taylor Villas development is located southeast of the 4070 West / 6200 South intersection. Currently, the development is planned to include 9 single-family detached housing units and 41 townhomes. The proposed land use for the development has been identified in Table 1. A site plan for the development is included in Appendix A.

Table 1: Project Land Uses

Land Use	Intensity
Single-family detached housing	9 Units
Townhomes	41 Units

Trip Generation

Trip generation for the proposed development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 11th Edition, 2021. Trip generation for the proposed project is included in Table 2.

EXHIBIT H

The total trip generation for the concept is as follows:

- Daily Trips: 374
- Morning Peak Hour Trips: 26
- Evening Peak Hour Trips: 34

Table 2: Trip Generation

Trip Generation Taylorsville - Taylor Villas TIS								
Land Use[1]	# of Units	Unit Type	Trip Generation			New Trips		
			Total	% In	% Out	In	Out	Total
Weekday Daily								
Single-Family Detached Housing (210)	9	DU	112	50%	50%	56	56	112
Single-Family Attached Housing (215)	41	DU	262	50%	50%	131	131	262
TOTAL			**374**			**187**	**187**	**374**
AM Peak Hour								
Single-Family Detached Housing (210)	9	DU	10	26%	74%	3	7	10
Single-Family Attached Housing (215)	41	DU	16	31%	69%	5	11	16
TOTAL			**26**			**8**	**18**	**26**
PM Peak Hour								
Single-Family Detached Housing (210)	9	DU	12	63%	37%	8	4	12
Single-Family Attached Housing (215)	41	DU	22	57%	43%	13	9	22
TOTAL			**34**			**21**	**13**	**34**

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition, 2021.

SOURCE: Hales Engineering, November 2024

An equivalent land use configuration of approximately 30 single-family detached homes would generate the same number of morning and evening peak hour trips as the proposed 50-unit configuration split between single-family and townhome units.

Trip Distribution and Assignment

Trip distribution percentages for new trips were based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection were also used to establish these distribution percentages, especially near the site. The assumed distribution of new trips during the morning and evening peak hour is shown in Table 3.

EXHIBIT H

Table 3: New Trip Distribution

Direction	% To/From Project
North	10%
East	55%
West	35%

These trip distribution assumptions were used to assign the morning and evening peak hour trip generation at the study intersections to create trip assignment for the proposed development. Trip assignment for the development is shown in Figure 1. Existing (2024) plus project morning and evening peak hour turning movement volumes are shown in Figure 2.

Level of Service and Queueing Analysis

Per public concern, the Hazy Way / 3975 West intersection was included in the updated analysis. Based on the latest site plan, Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hours with project traffic added, as shown in Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queueing was observed during the morning and evening peak hours. Detailed queueing results can be found in Appendix C.

Table 4. Detailed LOS results can be found in Appendix B.

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. No significant queueing was observed during the morning and evening peak hours. Detailed queueing results can be found in Appendix C.

Table 4: Existing (2024) Plus Project Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	Control	Morning Peak	Evening Peak
3975 West & 4000 West / 6200 South	Signal	B (13.4)	B (16.0)
Fairwind Drive / 6200 South	NB Stop	c (20.6) / NBL	c (15.4) / NBL
Cheltonham Way & South Access / Fairwind Drive	EB/WB Stop	a (5.2) / EBL	a (4.6) / EBL
North Access / Fairwind Drive	WB Stop	a (4.0) / WBR	a (4.1) / WBR
Hazy Way / 3975 West	WB Yield	a (2.9) / SBL	a (5.5) / SBL

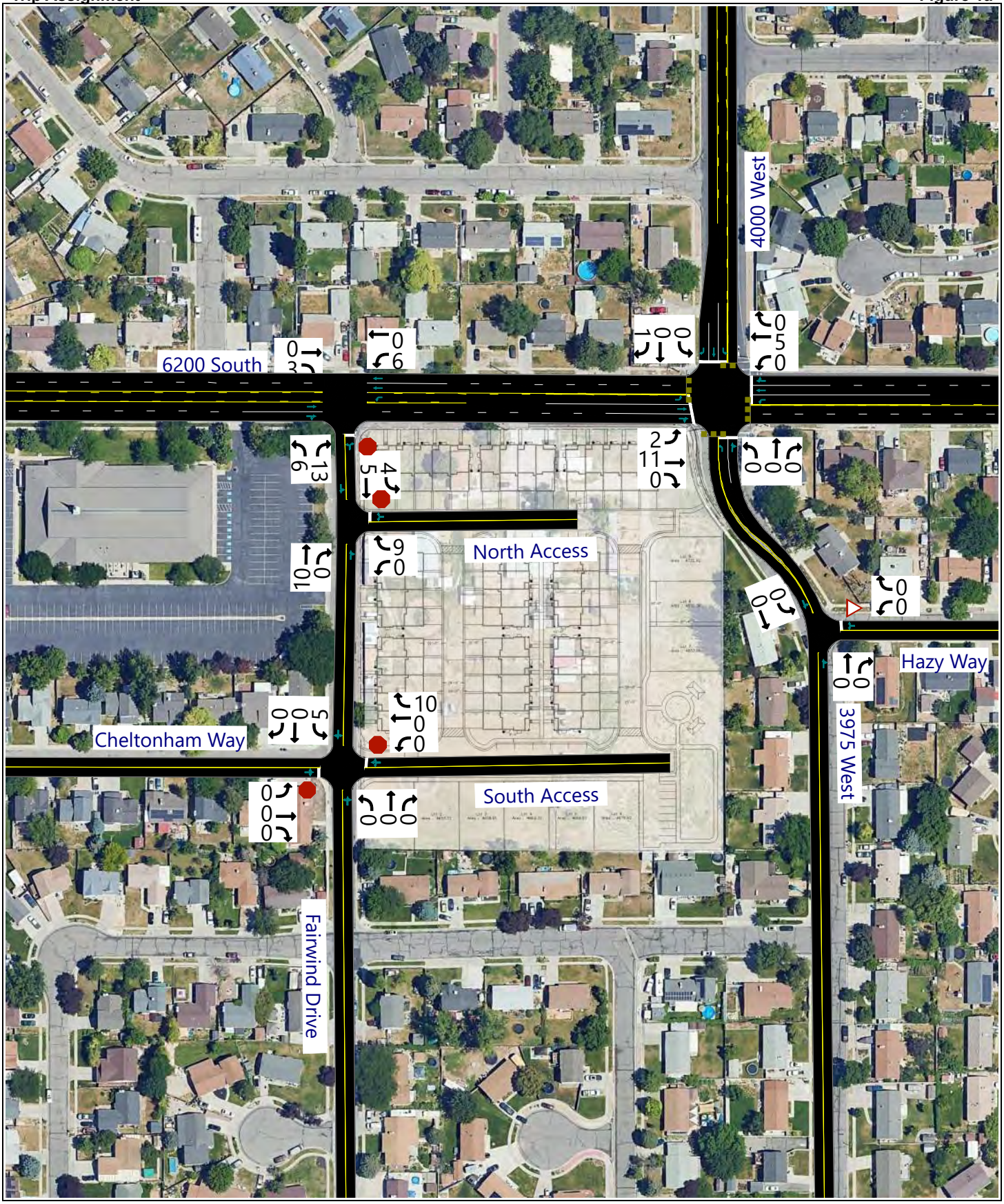
1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, November 2024

Taylorsville - Taylor Villas TIS
Trip Assignment

EXHIBIT H

Morning Peak Hour
Figure 1a



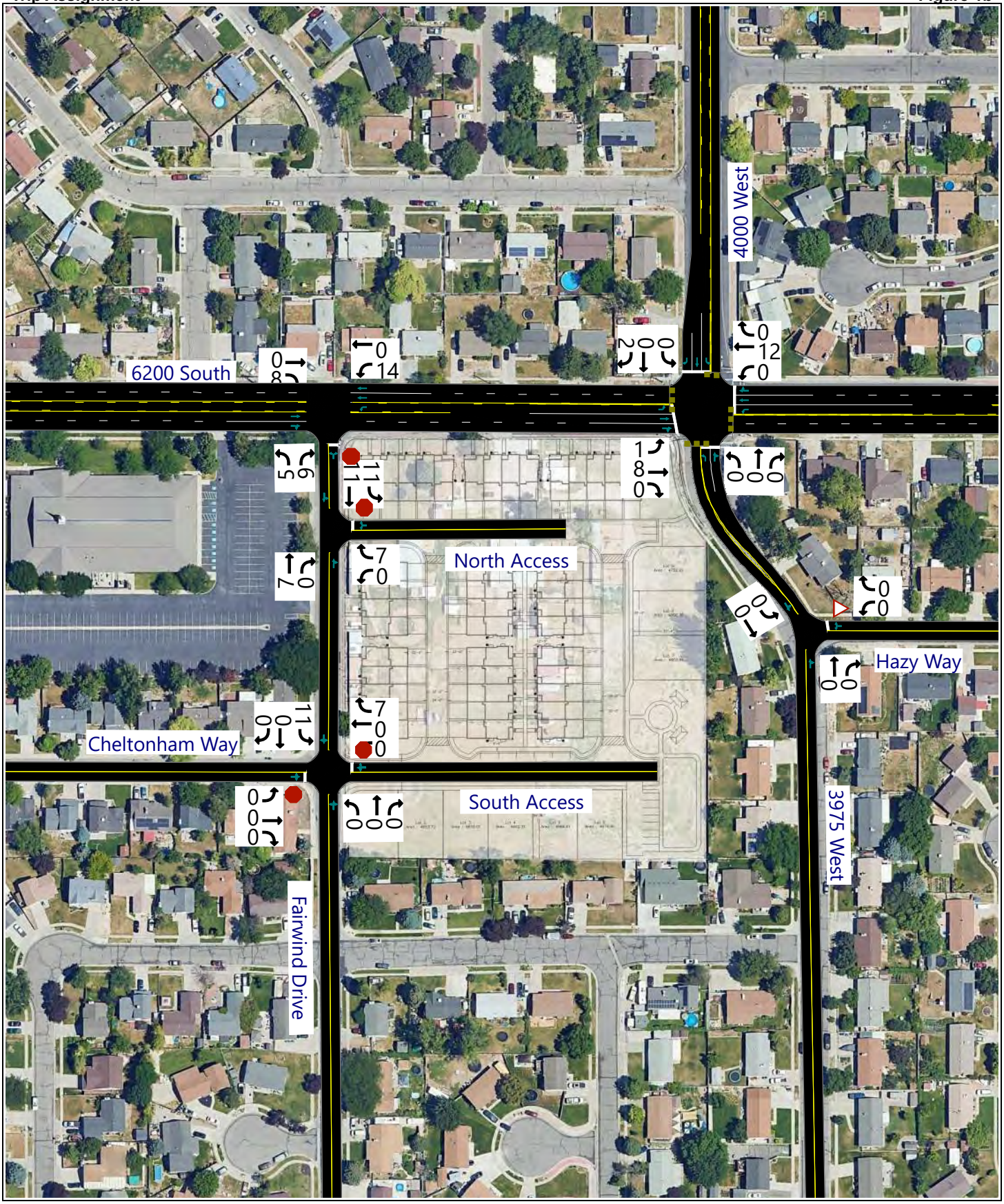
Hales Engineering
1220 North 500 West Ste 202, Lehi, UT, 84043

801.766.4343
11/21/2024

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Taylorsville - Taylor Villa TIS
Trip Assignment

Evening Peak Hour
Figure 1b



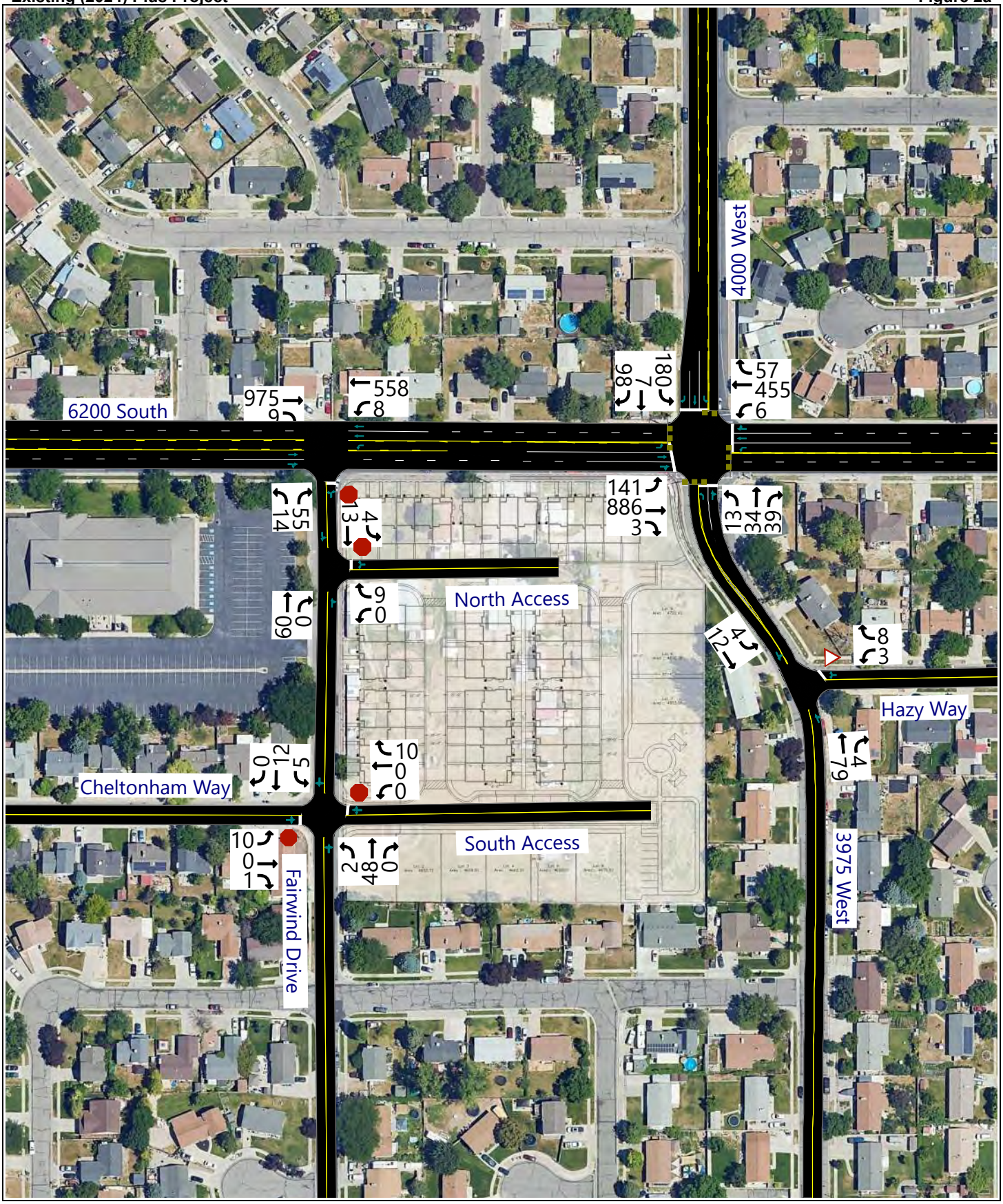
Hales Engineering
1220 North 500 West Ste 202, Lehi, UT, 84043

801.766.4343
11/21/2024

Taylorsville - Taylor Villas TIS
Existing (2024) Plus Project

EXHIBIT H

Morning Peak Hour
Figure 2a



Hales Engineering
1220 North 500 West Ste 202, Lehi, UT, 84043

801.766.4343
11/21/2024

EXHIBIT H

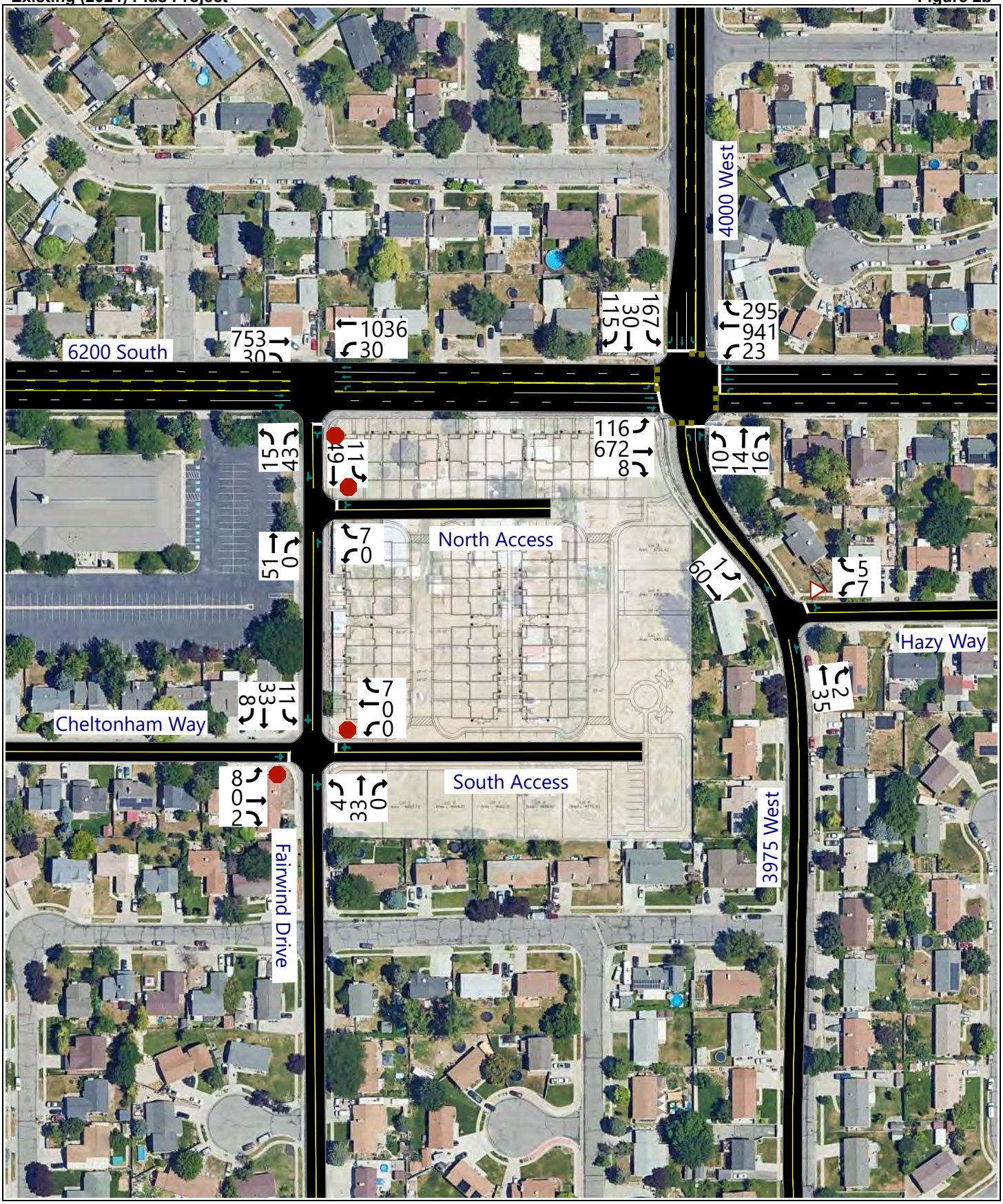

6200 South
4000 West
753
30
1036
30
167
30
115
295
941
23
116
672
8
10
14
16
15
43
49
11
North Access
7
0
51
0
1
60
5
7
Hazy Way
2
35
Cheltonham Way
11
33
8
7
0
0
South Access
8
0
2
4
33
0
3975 West
Fairwind Drive

EXHIBIT H

Conclusions

The findings of this study are as follows:

- It is anticipated that the proposed 9 single-family and 41 townhome units will generate 374 total daily trips, including 26 and 34 morning and evening peak hour trips, respectively.
    - An alternate configuration of approximately 30 single-family detached homes would generate the same number of morning and evening peak hour trips.
- It is anticipated that all study intersections will operate at an acceptable level of service with minimal impact from the proposed development.

If you have any questions regarding this memorandum, please contact us at 801.766.4343.

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EXHIBIT H

APPENDIX A

Site Plan

1220 North 500 West, Ste. 202 Lehi, UT 84043 p 801.766.4343
www.halesengineering.com

EXHIBIT H



WILDING
ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

1. TOTAL NUMBER OF UNITS: 50
   - 41 REAR LOADING UNITS
   - 9 SINGLE FAMILY LOTS
2. VISITOR PARKING: 21 STALLS
3. TOWNHOUSE RESIDENT PARKING: 4 PER UNIT – 164 TOTAL
4. 5' PARKSTRIP AND 6' SIDEWALK TO BE INSTALLED ALONG FAIRWIND DRIVE AND 6200 SOUTH

G:\DATA\24253 Guymon Taylorsville\dwg\Concept Plans\Taylorsville Townhome Concept New Layout.dwg
PLOT DATE: Nov 13, 2024

NO.	REVISION	DATE

PROJECT INFORMATION

TAYLOR VILLAS

CONCEPT PLAN

TAYLORSVILLE, UTAH

DRAWN	CHECKED	PROJECT #
KCW	GDW	24253

DATE: 11/13/2024

SCALE: 1" = 30'

SHEET: C101

ENGINEER'S STAMP

HALES ENGINEERING
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EXHIBIT H

APPENDIX B

LOS Results

1220 North 500 West, Ste. 202 Lehi, UT 84043 p 801.766.4343
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EXHIBIT H

SimTraffic LOS Report

Project: Taylorsville - Taylor Villa TIS
Analysis Period: *Existing (2024) Plus Project*
Time Period: *Morning Peak Hour* **Project #:** *UT24-2865*

Intersection: 3975 West/4000 West & 6200 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	13	12	92	109.4	*F*
	T	34	34	99	70.1	*E*
	R	39	40	102	33.0	*C*
	Subtotal	86	86	100	58.3	*E*
SB	L	180	179	99	82.7	*F*
	T	7	6	86	58.9	*E*
	R	98	99	101	12.1	*B*
	Subtotal	285	284	100	57.6	*E*
EB	L	141	145	103	12.3	*B*
	T	939	942	100	5.4	*A*
	R	3	3	100	3.7	*A*
	Subtotal	1,083	1,090	101	6.3	*A*
WB	L	6	6	100	14.8	*B*
	T	455	444	98	6.3	*A*
	R	57	58	102	3.0	*A*
	Subtotal	518	508	98	6.0	*A*
Total		1,972	1,968	100	16.0	*B*

Intersection: Fairwind Drive & 6200 South
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***14***	***13***	***93***	***15.4***	***C***
	T	3	3	100	0.8	*A*
	R	55	58	105	7.4	*A*
	Subtotal	72	74	103	8.5	*A*
EB	T	975	980	100	1.1	*A*
	R	9	10	114	0.6	*A*
	Subtotal	984	990	101	1.1	*A*
WB	L	8	8	103	8.0	*A*
	T	587	576	98	1.2	*A*
	Subtotal	595	584	98	1.3	*A*
Total		1,651	1,648	100	1.5	*A*

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EXHIBIT H

SimTraffic LOS Report

Project: Taylorsville - Taylor Villa TIS
Analysis Period: *Existing (2024) Plus Project*
Time Period: *Morning Peak Hour* **Project #:** *UT24-2865*

Intersection: Fairwind Drive & Cheltonham Way/South Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	2	1	44	2.8	*A*
	T	48	50	104	0.0	*A*
	Subtotal	50	51	102	0.1	*A*
SB	L	5	4	80	1.7	*A*
	T	12	14	117	0.0	*A*
	Subtotal	17	18	106	0.4	*A*
EB	***L***	***10***	***9***	***90***	***4.6***	***A***
	R	1	2	200	3.3	*A*
	Subtotal	11	11	100	4.4	*A*
WB	R	10	11	110	3.9	*A*
	Subtotal	10	11	110	3.9	*A*
Total		88	91	103	1.2	*A*

Intersection: 3975 West & Hazy Way
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	79	76	97	0.2	*A*
	R	4	3	75	0.0	*A*
	Subtotal	83	79	95	0.2	*A*
SB	***L***	***4***	***4***	***100***	***5.5***	***A***
	T	12	11	92	1.5	*A*
	Subtotal	16	15	94	2.6	*A*
WB	L	3	4	133	2.1	*A*
	R	8	10	125	1.5	*A*
	Subtotal	11	14	127	1.7	*A*
Total		110	108	98	0.7	*A*

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EXHIBIT H

SimTraffic LOS Report

Project: **Taylorsville - Taylor Villa TIS**
Analysis Period: ***Existing (2024) Plus Project***
Time Period: ***Morning Peak Hour*** **Project #:** ***UT24-2865***

Intersection: **Fairwind Drive & North Access**
Type: **Unsignalized**

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	68	70	103	0.5	*A*
	Subtotal	68	70	103	0.5	*A*
SB	L	4	5	125	2.5	*A*
	T	14	15	107	0.5	*A*
	Subtotal	18	20	111	1.0	*A*
WB	***R***	***9***	***10***	***111***	***4.1***	***A***
	Subtotal	9	10	111	4.1	*A*
Total		95	100	105	1.0	*A*

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EXHIBIT H

SimTraffic LOS Report

Project: Taylorsville - Taylor Villa TIS
Analysis Period: *Existing (2024) Plus Project*
Time Period: *Evening Peak Hour* **Project #:** *UT24-2865*

Intersection: 3975 West/4000 West & 6200 South
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	10	9	90	163.8	*F*
	T	15	15	100	67.2	*E*
	R	16	16	100	15.4	*B*
	Subtotal	41	40	98	68.2	*E*
SB	L	167	166	99	61.2	*E*
	T	30	31	102	53.4	*D*
	R	115	121	105	9.5	*A*
	Subtotal	312	318	102	40.8	*D*
EB	L	116	119	103	24.7	*C*
	T	711	712	100	4.8	*A*
	R	8	8	100	3.6	*A*
	Subtotal	835	839	100	7.6	*A*
WB	L	23	23	100	13.0	*B*
	T	941	943	100	8.8	*A*
	R	295	296	100	7.5	*A*
	Subtotal	1,259	1,262	100	8.6	*A*
Total		2,447	2,459	100	13.4	*B*

Intersection: Fairwind Drive & 6200 South
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***15***	***12***	***80***	***20.6***	***C***
	T	3	3	100	0.2	*A*
	R	43	44	102	6.2	*A*
	Subtotal	61	59	97	8.8	*A*
EB	T	753	750	100	0.9	*A*
	R	30	33	109	0.4	*A*
	Subtotal	783	783	100	0.9	*A*
WB	L	30	30	99	7.8	*A*
	T	1,089	1,099	101	1.9	*A*
	Subtotal	1,119	1,129	101	2.1	*A*
Total		1,964	1,971	100	1.8	*A*

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EXHIBIT H

SimTraffic LOS Report

Project: Taylorsville - Taylor Villa TIS
Analysis Period: *Existing (2024) Plus Project*
Time Period: *Evening Peak Hour* **Project #:** *UT24-2865*

Intersection: Fairwind Drive & Cheltonham Way/South Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	4	5	118	2.2	*A*
	T	33	34	104	0.0	*A*
	Subtotal	37	39	105	0.3	*A*
SB	L	11	10	91	2.1	*A*
	T	33	38	116	0.1	*A*
	R	8	9	109	0.0	*A*
	Subtotal	52	57	110	0.4	*A*
EB	***L***	***8***	***7***	***85***	***5.2***	***A***
	R	2	3	150	3.4	*A*
	Subtotal	10	10	100	4.7	*A*
WB	R	7	6	86	4.3	*A*
	Subtotal	7	6	86	4.3	*A*
Total		106	112	105	1.0	*A*

Intersection: Fairwind Drive & North Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	52	51	99	0.5	*A*
	Subtotal	52	51	98	0.5	*A*
SB	L	11	10	91	1.9	*A*
	T	53	58	109	0.7	*A*
	Subtotal	64	68	106	0.9	*A*
WB	***R***	***7***	***6***	***86***	***4.0***	***A***
	Subtotal	7	6	86	4.0	*A*
Total		123	125	102	0.8	*A*

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EXHIBIT H

SimTraffic LOS Report

Project: Taylorsville - Taylor Villa TIS
Analysis Period: *Existing (2024) Plus Project*
Time Period: *Evening Peak Hour* **Project #:** *UT24-2865*

Intersection: 3975 West & Hazy Way
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	35	34	96	0.1	*A*
	R	2	2	100	0.0	*A*
	Subtotal	37	36	97	0.1	*A*
SB	***L***	***1***	***1***	***100***	***2.9***	***A***
	T	60	62	103	1.7	*A*
	Subtotal	61	63	103	1.7	*A*
WB	L	7	6	86	2.7	*A*
	R	5	4	80	1.5	*A*
	Subtotal	12	10	83	2.2	*A*
Total		110	109	99	1.3	*A*

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EXHIBIT H

APPENDIX C

Queueing Results

1220 North 500 West, Ste. 202 Lehi, UT 84043 p 801.766.4343
www.halesengineering.com

EXHIBIT H

SimTraffic Queueing Report

Project: Taylorsville - Taylor Villa TIS

Analysis: Existing (2024) Plus Project

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

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Project #: UT24-2865

Intersection	NB				SB				EB				WB				
	L	LR	LTR	TR	L	LT	R	T	L	LTR	T	TR	L	LR	LTR	T	TR
01: 3975 West/4000 West & 6200 South	50			125	200		100	325	100		175	175				150	100
02: Fairwind Drive & 6200 South		75															
03: Fairwind Drive & Cheltonham Way/South Access										50					50		
04: 3975 West & Hazy Way																	
05: Fairwind Drive & North Access														50			

EXHIBIT H

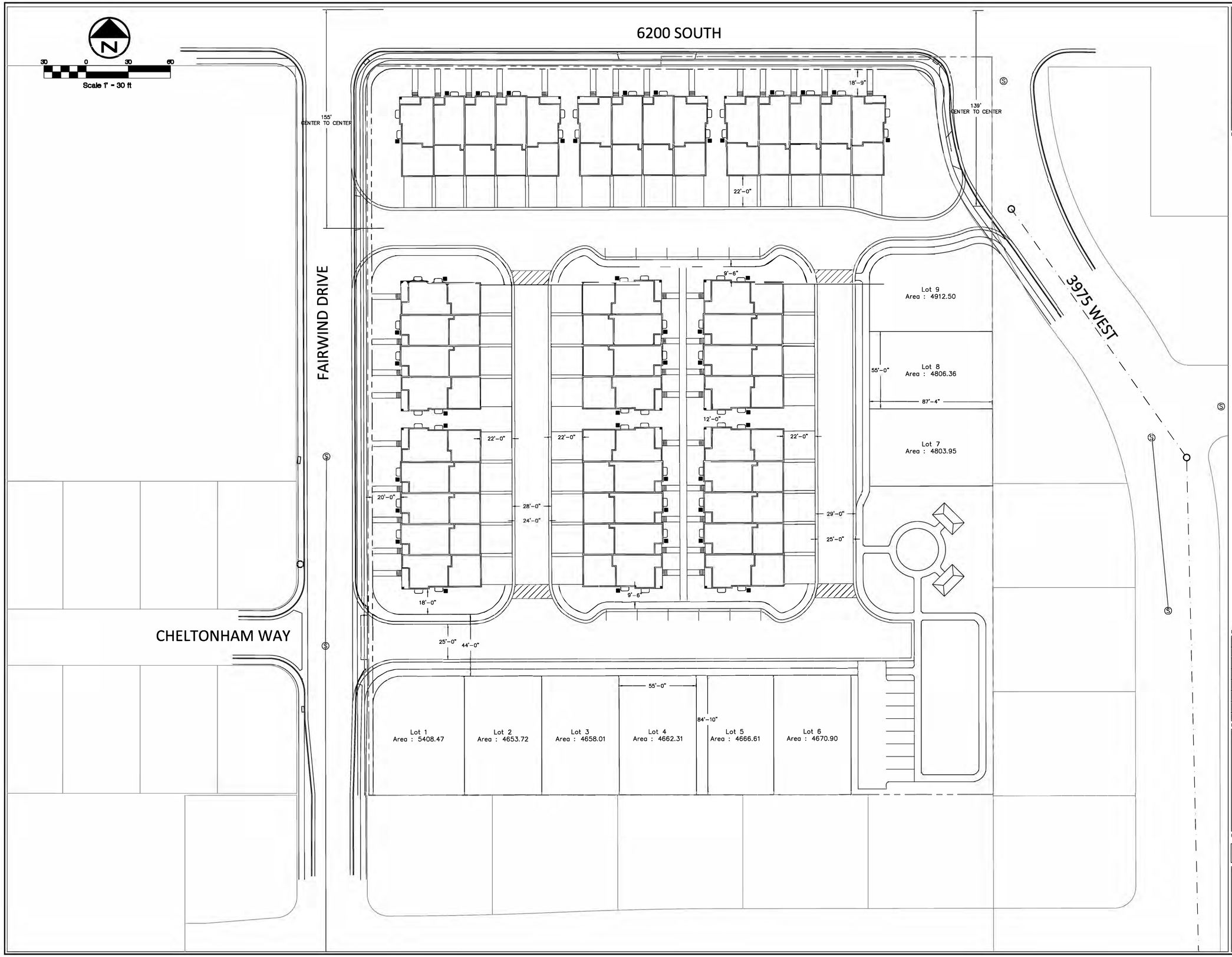
SimTraffic Queueing Report
Project: Taylorsville - Taylor Villa TIS
Analysis: Existing (2024) Plus Project
Time Period: Evening Peak Hour
95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

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Project #: UT24-2865

Intersection	NB				SB					EB				WB				
	L	LR	LTR	TR	L	LT	LTR	R	T	L	LTR	T	TR	L	LR	LTR	T	TR
01: 3975 West/4000 West & 6200 South	50			75	200			100	200	125		125	125	75			250	275
02: Fairwind Drive & 6200 South		75												50			50	
03: Fairwind Drive & Cheltonham Way/South Access											50					50		
04: Fairwind Drive & North Access															25			
05: 3975 West & Hazy Way																		

EXHIBIT I



WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

1. TOTAL NUMBER OF UNITS: 50
   - 41 REAR LOADING UNITS
   - 9 SINGLE FAMILY LOTS
2. VISITOR PARKING: 18 STALLS
3. TOWNHOUSE RESIDENT PARKING: 4 PER UNIT – 164 TOTAL
4. 5' PARKSTRIP AND 6' SIDEWALK TO BE INSTALLED ALONG FAIRWIND DRIVE AND 6200 SOUTH

G:\DATA\24253 Guyman, Taylorsville\dwg\Concept Plans\Taylorsville Townhome Concept (Right in).dwg
PLOT DATE: Dec 05, 2024

NO.	REVISION	DATE

PROJECT INFORMATION

TAYLOR VILLAS

CONCEPT PLAN

TAYLORSVILLE, UTAH

DRAWN	CHECKED	PROJECT #
KCW	GDW	24253

DATE 12/5/2024

SCALE 1" = 30'

SHEET C101

ENGINEER'S STAMP

EXHIBIT J









EXHIBIT K

CHAPTER 13.43
SSD-R-TAYLOR VILLAS ZONING DISTRICT

SECTION:

13.43.010: Purpose

13.43.020: Applicability

13.43.030: Land Use And Density

13.43.040: Architectural Design

13.43.050: Site Planning

13.43.060: Grading And Drainage

13.43.070: Vehicular Circulation And Parking

13.43.080: Pedestrian Mobility And Circulation

13.43.090: Walls And Fences

13.43.100: Exterior Site Lighting

13.43.110: Other Development Standards

13.43.120: Figures

13.43.010: PURPOSE:

The Site Specific Development-Residential-Taylor Villas District (SSD-R-Taylor Villas) is established to promote the public health, safety, and welfare of the community by facilitating the creation of a residential community that is complementary and compatible with its setting. It is the purpose of this section to encourage quality design and development of land in a manner that suits the unique needs of the property and contributes to orderly traffic circulation and compatibility with surrounding buildings and land uses. All new development within the SSD-R-Taylor Villas Zoning District shall be in conformity with this title. Specifically, this zone intends to:

A. Enhance and protect the quality of life and community image of the City of Taylorsville through clearly articulated development design policies and standards;

B. Protect and promote Taylorsville's long-term economic viability through design standards which encourage and reward high quality development and discourage less attractive and less enduring alternatives;

C. Minimize adverse impacts of vehicular circulation and parking to existing neighborhoods and to the surrounding physical environment;

EXHIBIT K

D. Enhance and protect the security, health, safety, and welfare of the residents of the City of Taylorsville; and

E. Facilitate an understanding of the City's expectations and notify and assist developers in compiling complete and efficient applications. (Ord. _____)

13.43.020: APPLICABILITY:

The provisions in this chapter shall apply to existing development, new development, redevelopment, exterior remodels, additions to existing structures, signs, and accessory structures within the SSD-R-Taylor Villas Zoning District. This chapter includes development standards and will be used by City staff and, if applicable, the Planning Commission to review development applications. The policies established in these provisions shall be met through actual compliance with each design standard.

A. Boundary Description: The SSD-R-Taylor Villas Zoning District is limited to a specific area in the City as illustrated in section 13.43.120, **figure 1**, "*SSD-R-Taylor Villas Zoning District*," of this chapter which is described as:

A TRACT OF LAND BEING SITUATED 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 00°06'29" EAST 33.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 19, SAID POINT BEING ON THE PROLONGATION OF THE WESTERLY LINE OF MISTY HILLS NO. 8 PLAT "C" SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 83-7, AT PAGE 88 OF PLATS, AND RUNNING THENCE SOUTH 00°06'29" EAST ALONG SAID LINE AND A PROLONGATION THEREOF A DISTANCE OF 524.37 FEET TO THE NORTHEAST CORNER OF MISTY HILL NO. 9 PLAT "B" SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 84-3, AT PAGE 47 OF PLATS; THENCE SOUTH 89°55'40" WEST ALONG THE NORTHERLY LINE OF SAID SUBDIVISION A DISTANCE OF 443.95 FEET TO THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER AS ENTRY NO. 10411728, IN BOOK 9599, AT PAGE 8798; THENCE ALONG SAID WARRANTY DEED THE FOLLOWING TWO (2) COURSES, 1) NORTH 00°09'13" WEST 512.08 FEET, 2) NORTH 44°52'49" EAST 9.06 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 6200 SOUTH STREET; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING THREE (3) COURSES, 1) SOUTH 89°55'30" EAST 202.82 FEET, 2) NORTH 00°06'29" WEST 7.00 FEET, 3) SOUTH 89°55'30" EAST 235.13 FEET TO THE POINT OF BEGINNING.

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

Also identified as Salt Lake County Tax Parcel Nos.: 21-19-200-052 and 21-19-200-027

13.43.030: LAND USE AND DENSITY:

A. Density: Overall density within the SSD-R-Taylor Villas classification shall be limited to no more than ten (10) units per acre, subject to compliance with the other provisions of the SSD-R-Taylor Villas Zoning District.

B. Uses: Uses permitted under this chapter shall conform to the development standards provided elsewhere in this Development Code, the application procedures for development,

and any overlay districts as applicable; provided, however, that in the event of a conflict or inconsistency between said Development Code provisions, on the one hand, and the provisions of this SSD-R-Taylor Villas Zoning District, the provisions of this SSD-R-Taylor Villas Zoning District shall govern. Uses permitted as a conditional use shall comply with the requirements for administrative conditional use permits and/or non-administrative conditional use permits as applicable.

The approval of any additional land uses beyond those allowed shall require and be contingent upon the favorable exercise of future legislative discretion by the City Council following all required public notice and hearings before the Planning Commission and City Council.

C. Table Of Uses: All uses not included in the table below shall be deemed not permitted.

P = Permitted NC = Non administrative conditional use AC = Administrative conditional use N = Not permitted	
Land Use (SSD-R Taylor Villas District)	
Accessory apartments	N
Accessory structure	P
Animals (household pets)	P
Backyard chickens	P
Bed and breakfast	N
Dwelling, Single-Family Attached	P
Dwelling, Single-Family Detached	P
Home occupation	P
Private park or open space	P
Residential facility for elderly persons	P
Residential facility for persons with a disability	P
Residential lease, short term	N

(Ord. _____)

13.43.040: ARCHITECTURAL DESIGN:

A. Purpose And Intent: Architectural design seeks to add to community character while providing flexibility to avoid rigid uniformity of design. All elements including the scale and mass of buildings, materials, color, roof styles, door and window openings, and details should be responsive to functional architectural design and promote a cohesive design statement. Building masses shall respond to "human scale" with materials and details that are proportionate to human height and provide visual interest at the street and sidewalk level.

EXHIBIT K

B. Single-Family Attached: Architectural design, building massing, roof forms, color, materials, orientation, and fenestration for single-family attached dwellings shall be consistent with or reasonably similar to the designs and features shown in Section 13.43.120, **figure 2A**, "*SSD-R-Taylor Villas Architectural Design – Single Family Detached Homes*," of this chapter. For the four (4) end units (outer units) identified in Section 13.43.120, **figure 3C**, "*SSD-R-Taylor Villas Site Plan – Product Location*," of this chapter, the exterior elements on the side of those single-family attached units shall be comprised of no more than fifty percent (50%) stucco finish, and shall have at least twenty percent (20%) brick/stone coverage and at least thirty percent (30%) Hardie (or similar product) coverage.

C. Single-Family Detached: Architectural design, building massing, roof forms, color, materials, orientation, and fenestration for single-family detached dwellings shall be consistent with or reasonably similar to the designs and features shown in Section 13.43.120, **figure 2C**, "*SSD-R-Taylor Villas Architectural Design – Single Family Detached Homes*," of this chapter. No single family detached home shall have the same elevation style as the home on an adjacent lot.

D. Maximum Building Height: Thirty-Five feet (35'), measured from average finished grade to the highest point of the roof.

E. Mechanical Units: Roof-mounted mechanical units (including evaporative coolers, HVAC units, vents, etc.) shall be located or screened so they are not visible from adjacent public and/or private streets as well as from adjacent properties.

F. Solar: Buildings may be designed and sited to maximize the use of solar gain for energy savings, and shall respect the solar access requirements of adjacent (existing and proposed) buildings. Solar equipment is permitted subject to the standards set forth in section 13.11.200 of this title. (Ord. _____)

13.43.050: SITE PLANNING:

A. Purpose And Intent: Buildings shall be located to maximize the presentation of streetscaping, to provide clear orientation and access for both vehicles and pedestrians, to facilitate internal pedestrian circulation, and to place structures in consideration of the existing built context, the location of adjoining uses, and the location of roads.

B. Product Mix: Lots for single-family detached houses shall be located along the southern and eastern sides of the development next to existing single family homes in the surrounding neighborhood. Single-family attached dwelling units are allowed in the rest of the development consistent with section 13.43.120, **figure 3**, "*SSD-R-Taylor Villas Site Plan*," of this chapter.

C. Locations: All building locations, building orientation, roadways, driveways, pedestrian ways, park spaces, landscape areas, vehicular parking areas, dumpster locations, and sign locations, shall be consistent with section 13.43.120, **figure 3**, "*SSD-R-Taylor Villas Site Plan*," of this chapter.

EXHIBIT K

D. Stormwater: Stormwater detention/retention areas shall either be landscaped or be located beneath improved surfaces (such as the parking area in the southeastern area of the Development) .

E. Landscape Design:

1. Purpose And Intent: Landscaping shall be required within the subject site to:

a. Enhance the aesthetics of the development;

b. Create a pedestrian-friendly environment;

c. Break up the mass of buildings;

d. Soften architectural materials;

e. Provide screening for utilities and service areas;

f. Enhance streetscapes;

g. Provide areas of shade; and

h. Create attractive entrances to the project.

All landscaping within the SSD-R-Taylor Villas shall be consistent with section 13.43.120, **figure 4**, "*SSD-R-Taylor Villas Landscape Plan,*" of this chapter.

2. Sight Lines: Adequate sight lines shall be consistent with Section 13.02.120 of this title.

3. Landscape Irrigation/Water Conservation: Reasonable effort shall be made to conserve water by utilizing alternative means for maintaining a suitable landscape environment. Low water use and water conservation concepts may be incorporated into the landscape design of each development without compromising the intent to establish significant visual amenities through landscaping.

4. Landscape Standards:

a. Plans: Any landscape plans shall be prepared by a licensed professional;

b. Installation: The installation of any landscaping shall be done by a licensed landscape contractor;

c. Artificial Plants: Artificial plants of any type, size or color are prohibited as exterior landscaping within any lot;

d. Mulching:

(1) All planting beds shall be mulched with either wood, decorative rock, or other ground cover to stabilize soils, control erosion, and conserve water use; and

(2) Rock mulch shall be restricted to less than three inches (3") in size.

e. Parking: Parking is prohibited within landscaped areas on a site.

EXHIBIT K

6. Landscape Maintenance And Replacement: The developer, or management association upon completion of the project, shall be responsible for providing, protecting and maintaining landscaping in a healthy and growing condition. The following requirement shall be noted on the landscape plan:

a. Dead or diseased plant materials shall be removed and replaced within a reasonable time or within one month with the same type, size, and quantity of plant material as originally installed unless incompatible with the soil or weather conditions.

7. Site Furniture And Features: Site furnishings, including, but not necessarily limited to, benches, waste receptacles, exterior lighting, planters, railings and bollards, shall be visually consistent throughout the SSD-R-Taylor Villas zoning classification including color, materials, and design style. All components of outdoor site furniture shall be low maintenance, highly durable and resistant to weather, vandalism, graffiti, and theft.

E. Utilities And Mechanical Equipment: The visual and noise impacts of utilities and mechanical equipment shall be mitigated in the following manner and shall apply to all public and private rights-of-way and pedestrian areas within the development:

1. All new permanent utility lines shall be installed underground;

2. Abandoned utility boxes, meters and pedestals shall be removed;

3. Damaged utility boxes, meters, and pedestals shall be repaired;

4. Utility box and pedestals shall be placed such that they do not block pedestrian travel or required visibility triangles at street intersections and driveways;

5. Utility boxes, pedestals, and meter panels shall be painted to blend in with its immediate surroundings. All utility boxes and meter panels on walls shall be painted to match the building walls (subject to utility company approvals); and

6. All utility boxes and pedestals shall be screened from view by means of vegetation or enclosures to minimize visual and auditory impacts. Such enclosures or landscaping treatments shall be consistent with the design theme of the development.

F. Service, Refuse, And Storage Areas: Service, delivery, refuse and storage areas shall not be visually obtrusive. The visual impact of such areas shall be minimized.

13.43.060: GRADING AND DRAINAGE:

A. Water Quality Control And Drainage: The project shall comply with title 17 of the Taylorsville Code of Ordinances, as amended. Stormwater shall be detained for the 100-year 24-hour storm event and detained for the 80th percentile storm. A stormdrain overflow path that does not negatively impact neighboring properties must be provided.

B. Site Grading And Excavation: Buildings shall be designed to relate to adjacent grade conditions. Site grading designs shall allow for easy pedestrian access from sidewalks, pathways, trails, and parking areas.

(Ord. _____)

EXHIBIT K

13.43.070: VEHICULAR CIRCULATION AND PARKING:

A. Purpose And Intent: The on-site vehicular circulation and parking system is deemed a critical factor in the safety and success of any development. The parking/access/circulation systems provide for the safe, efficient, convenient, and functional movement of multiple modes of transportation both on and off the site where pedestrian/bicycle/vehicle conflicts are minimized.

B. Vehicular Access: Roadway location and widths shall be consistent with section 13.43.120, **figure 3**, "*SSD-R-Taylor Villas Site Plan*," of this chapter. Roadways within the site will be private, not public, and will be maintained by a management company or homeowners association.

C. Service/Delivery And Emergency Access: Service circulation within the development shall be designed to provide safe movements for all anticipated vehicles. The design of individual lots to accommodate truck access shall meet all regulatory requirements for turning radii without sacrificing other standards.

1. Access roads and parking aisles shall include the necessary dimensions for the on-site maneuvering of refuse vehicles and firetrucks as determined by the City Engineer and applicable fire authority; a minimum twenty foot (20') wide, unobstructed driveway, lane, or other access way and turnaround may be required for this purpose.

D. Vehicle Parking: Vehicle parking shall be provided as illustrated in section 13.43.120, **figure 3**, "*SSD-R-Taylor Villas Site Plan*," of this chapter:

1. The overall project will provide parking at a rate of four (4) vehicle parking stalls per residential unit. Two (2) car garages shall count as two (2) parking stalls; and driveways at least twenty-two (22') feet long in front of the garages shall count as two (2) additional parking stalls.

2. Minimum parking stall dimensions, exclusive of driveways, shall be 9' x 18'.

3. All parking or roadway areas shall be paved with a solid surface and shall be arranged and striped to provide orderly and safe loading, unloading, and parking of vehicles.

4. Parking lot and road striping shall be maintained on a regular basis so that striping is visible for the safe ingress/egress and parking of vehicles. (Ord. _____)

13.43.080: PEDESTRIAN MOBILITY AND CIRCULATION:

A. Purpose And Intent: Pedestrian systems shall be designed to be safe and to encourage walking throughout the project. Individual lots shall be integrated with adjacent properties designed to form a comprehensive system and to provide convenient access to public rights-of-way. Pedestrian spaces and routes shall be designed to invite walking throughout the development. Routes shall be integrated to form a comprehensive circulation system, providing convenient, safe and visually attractive access to all destinations on the site consistent with section 13.43.120, **figure 3**, "*SSD-R-Taylor Villas Site Plan*," of this chapter. (Ord. _____)

EXHIBIT K

13.43.090: WALLS AND FENCES:

A. Purpose And Intent: All fences and walls shall be decorative and contribute to the visual quality of the development. When not required for security, screening, or grade transitions, fences and walls shall be as inconspicuous and low as possible.

B. Perimeter Fence Design And Materials: Perimeter fencing shall be installed along the southern and eastern boundaries of the development where the development is adjacent to the backyards of neighboring properties. Perimeter fencing shall be constructed of high quality materials and shall comply with applicable provisions of the City Code. For the single-family attached homes, three (3) rail fencing shall be installed along the front lots consistent with the 3-rail fencing shown in section 13.43.120, **figure 2B**, "*SSD-R-Taylor Villas Architectural Design – Front Yard Fencing,"* of this Chapter. (Ord. _____)

C. Screening Requirements: The development shall include screening of service areas, refuse, and waste removal areas, where applicable.

1. Uses being screened shall not be visible above the screen wall enclosure as viewed from the public right(s)-of-way and shall be constructed of materials similar to the primary structures; and

2. Gates and/or access doors shall have self-latching mechanisms and shall be opaque metal or another low maintenance material which is durable. Chain link gates with or without slats are not permitted. (Ord. _____)

13.43.100: EXTERIOR SITE LIGHTING:

A. Purpose And Intent: Exterior lighting shall be used to provide illumination for the security and safety of entry drives, parking, pathways, and park space, without intruding on adjacent properties. Site lighting shall be architecturally compatible and consistent in design throughout the SSD-R-Taylor Villas Zoning District.

B. Fixture Design: Exterior lighting placement and design shall be consistent with section 13.43.120, [*insert figure number and name*], of this chapter. Exterior light fixtures shall be compatible and relate to the architectural character of the buildings on a site. Site lighting shall be provided at the minimum level to accommodate safe pedestrian and vehicle movements, without causing excessive off-site glare.

1. The maximum height of lighting poles within landscaped and park areas is twenty feet (20'), measured from finished grade. Poles within these areas may be set on bases no more than eight inches (8") in height.

C. Decorative Architectural Lighting: Special lighting that accents building features and creates visual interest is permitted, provided that design continuity is maintained among buildings.

1. Neon tubing is not acceptable as a building accent or to accentuate the building's form.

2. Lighting fixtures mounted directly on structures may be allowed when utilized to enhance specific architectural elements or to help establish scale or provide visual interest.

EXHIBIT K

3. "Wall pack lights" are not permitted.

4. Using lighting to highlight entrances, art, terraces, and special landscape features is highly recommended.

D. Pedestrian Area Lighting: Walkway lighting shall be scaled to the pedestrian to provide for safe use of pathways and pedestrian areas. Any walks, stairs, or ramps shall be lighted for the safe passage of pedestrians. The use of lighted bollards or other low level fixtures is strongly encouraged to identify pedestrian walkways.

E. Landscape Lighting: Landscape lighting which enhances and complements the landscape materials is permitted. Where landscape lighting is used, fixtures shall be concealed where possible (i.e., in trees, behind rocks or shrubs) to control glare. (Ord. _____)

13.43.110: OTHER DEVELOPMENT STANDARDS:

A. The minimum side-yard setback for single family detached homes shall be five feet (5'), resulting in a minimum of ten feet (10') between such homes. Window wells for basements are not considered part of the homes for purposes of calculating side-yard setbacks.

B. All Driveways shall be a minimum of twenty-two feet (22') in length to provide adequate space for parking vehicles.

C. The private roads and amenities within the development shall be maintained in good condition and repair by a management company or homeowners association.

D. All sidewalks and pathways within the development shall be at least five feet (5') wide.

E. New landscaped park strips (5 feet wide) and new sidewalks (6 feet wide) shall be installed for those portions of 6200 South; Fairwind Drive; and 3975 West that border the development.

F. All single-family attached units that border 6200 South and Fairwind Drive shall be rear-loaded with the front façades facing said public roads.

G. Open space amenities with a playground and two (2) covered pavilion seating areas shall be provided in the area south of Lot #8, which shall be maintained by a management company or homeowners association, consistent with the images shown in section 13.43.120, **figure 5**, "*SSD-R-Taylor Villas Playground Amenities*," of this chapter. (Ord. _____)

Unless otherwise specified within the SSD-R-Taylor Villas District, all current development standards shall apply. (Ord. _____)

EXHIBIT K

13.43.120: FIGURES:

FIGURE 1

SSD-R-TAYLOR VILLAS ZONING DISTRICT



The aerial image above depicts the subject parcels, presently identified as Salt Lake County Tax Parcel Nos.: 21-19-200-052 and 21-19-200-027.

EXHIBIT K

FIGURE 2A

SSD-R-TAYLOR VILLAS ARCHITECTURAL DESIGN

REAR-LOADED TOWNHOMES:





EXHIBIT K

Upgraded Exterior Elements of End Units (Outer Units)



EXHIBIT K

FIGURE 2B

SSD-R-TAYLOR VILLAS ARCHITECTURAL DESIGN

FRONT-YARD FENCING



EXHIBIT K

FIGURE 2C

SSD-R-TAYLOR VILLAS ARCHITECTURAL DESIGN

SINGLE FAMILY DETACHED HOMES



EXHIBIT K

FIGURE 3A

SSD-R-TAYLOR VILLAS SITE PLAN

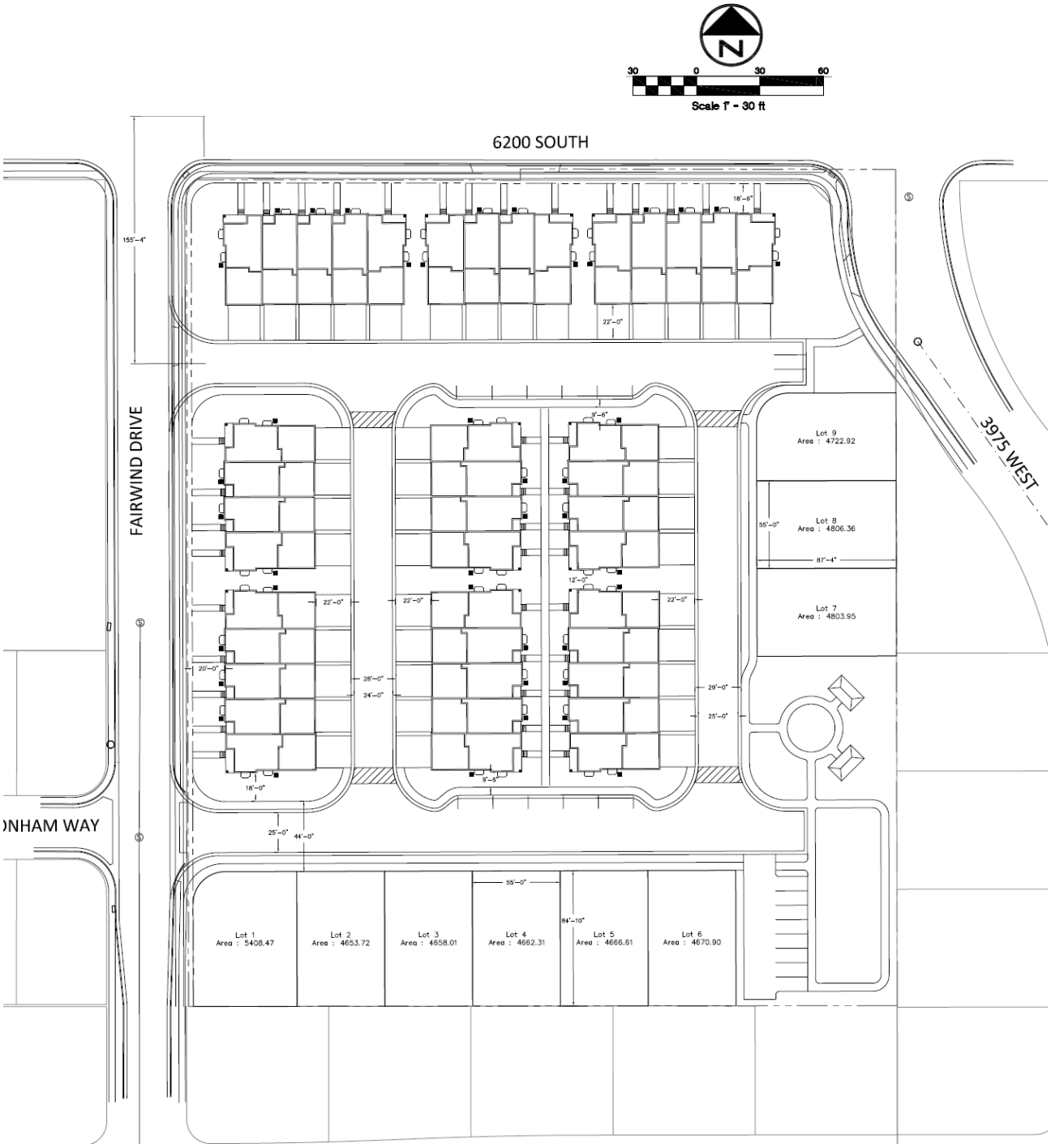


EXHIBIT K

FIGURE 3B

SSD-R-TAYLOR VILLAS SITE PLAN – Aerial Illustration

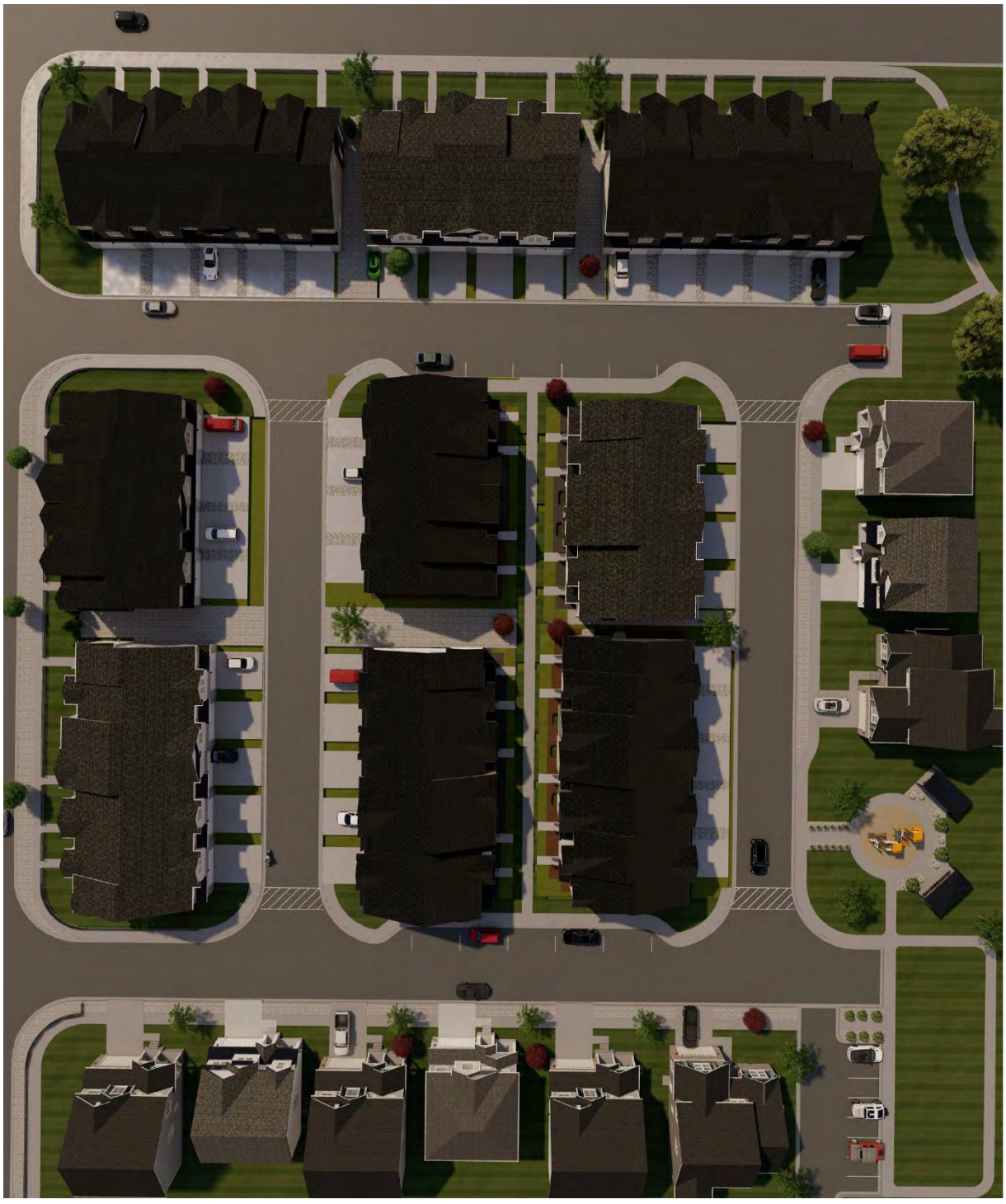


EXHIBIT K

FIGURE 3C

SSD-R-TAYLOR VILLAS SITE PLAN - PRODUCT LOCATION



EXHIBIT K

FIGURE 4

SSD-R-TAYLOR VILLAS LANDSCAPE PLAN (**to be updated to match final site plan*)

6200 South

EXHIBIT K

FIGURE 5

SSD-R-TAYLOR VILLAS PLAYGROUND AMENITIES

EXHIBIT L

Jim Spung

From: Dave Shaw [redacted]
Sent: Monday, November 11, 2024 2:19 PM
To: Jim Spung
Cc: David Shaw
Subject: [EXTERNAL] Paxton Guyman

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,
I live in the subdivision of Misty Hills, I don't like the idea of changing the zoning laws of the horse pasture. Reason is, traffic on Fair Wind Dr is already very congested with out installing two new openings coming on to the existing road, and what about parking on the sides of the street which will make the road narrow. It also puts more traffic through 6305 South to get to the light at 4000 West. Let's just leave it as low density housing as it is. Also, Misty Way is a boundary road for Taylorsville and West Jordan, it is a mess for plowing and enforcement of traffic laws. What about sewer hook-ups, do they need to put in a lift house in for that to work? The buyer knew it was low density housing with the purchase of the property,I don't know why we should change what we have for someone to line their bank account. I have lived here since my house was built new. I will be at the meeting if you would like me share my feedback. Thanks David Shaw [redacted]

EXHIBIT L

Jim Spung

From: Angela Jeo [redacted]
Sent: Monday, November 11, 2024 6:30 PM
To: Jim Spung
Subject: [EXTERNAL] Rezoning of horse property on 6200 S 4070 West Taylorsville

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Spung,
I am unable to attend the meeting due to a family event so I am writing this email to you to express my strong opposition to the proposed rezoning of the horse property on 6200 South and 4070 West (Fairwind Drive).
While I understand the need for affordable housing in our city, I believe that this project would have a detrimental impact on our community.

I along with other neighbors believe that rezoning from single family homes to multiple is simply too large for our area. This will lead to increased traffic congestion and noise pollution along with putting a strain on our public services such as garbage and snow removal.

I would like to stress that the type of housing that has been proposed is not in keeping with the character of our neighborhood also the entrance and exit to the development are both on Fairwind Drive which will increase traffic into a neighborhood that has no outlet and is close to a 2 way stop which will cause traffic issues on 6200 South and on Fairwind Drive .

Many of the neighbors are also concerned for the home owners who's property aligns the development area due to water retention that may cause issues to their homes.

My husband and I have lived in the neighborhood for the past 37 years. We chose this area because of the spaciousness of the neighborhood and the lack of congestion. We are also concerned that our property value will suffer if this zoning were approved.
Mr. Spung, I strongly urge you to please disapprove of the rezoning, as a neighborhood we truly believe that this project is simply not a right fit for our community. Single family homes would be a welcome addition to the neighborhood thus allowing less influx of traffic.

Thank you for your continued service and support in our communities Sincerely Angela Jeo Sent from my iPhone

EXHIBIT L

Jim Spung

From: michelle bell [redacted]
Sent: Tuesday, November 12, 2024 8:03 AM
To: Jim Spung
Subject: [EXTERNAL] Questions for Property 4027 and 4035 W. 6200 S.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Spung:

We have the property at 6238 S. 4000 W. on the east side of the property 4027 and 4035 W 6200 S. Here are my concerns and questions:

1. There is sidewallk north of my property which goes from our property to the intersection at 6200 S. and 4000 W. This is on the east side of this property proposal. Who is going to maintain that sidewalk? Mr. Paxton has indicated to me that it would be maintained by the city. Currently no one maintains it and it is full of weeds and is unsightly.

2. There are 4 proposed single family homes along my property (Lots 8, 9, 10, 11). That's a lot of homes in that space. Could that be reduced to 2 or 3 single family homes?

3. Is there a zero property line between the new single family homes? The proposed plan for the single family homes along the east side and south side of the property is dense compared to the existing homes' property.

4. We would like to see all of that property in single family homes rather than have any townhomes. Single family homes fits more into our current neighborhood.

5. If townhomes are approved, could there be less townhomes? The proposed plan seems to show an awful lot of townhomes crammed into that property.

6.. When construction begins, is there going to be some kind of rodent/pest control? There are lots of mice, rats, gophers, and even racoons that live on the current property. Once that property is disturbed, those critters will flow into existing homes/properties.

Thank you for considering our concerns.

George and Michelle Bell
6238 South 4000 West
[redacted]

EXHIBIT L

Jim Spung

From: D LC [redacted]
Sent: Tuesday, November 12, 2024 9:59 PM
To: Jim Spung
Subject: [EXTERNAL] 4027 W and 4035 W 6200 S Horse Property

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Spung,

I could not attend the meeting about this property, but I am strongly against the rezoning of the horse property in my neighborhood (6200 South and 4070 West (Fairwind Drive)!

I attending the first public meeting in July, and my neighbors and I believe that rezoning from single family homes to multiple is too much for our area to handle. There is no way that putting in almost 42 townhomes + 11 single family homes in this neighborhood would be positive. The traffic on 6200 S. has already increased significantly in the past 10 years. The proposal to this new property has the entrances and exits both on Fairwind Drive. So this will increase traffic into a neighborhood that has only 3 outlets. My son is in high school and waits for the bus to pick him up on the corner of Cheltonham and Fairwind Dr at 6:30 every morning. I am afraid of cars hitting the kids while they wait and are dropped off by the bus. Not to mention the additional street parking and noise.

I would like to stress that the type of housing that has been proposed is not in keeping with the character of our neighborhood. We are also concerned that our property value will suffer if this zoning were approved. I have lived here since 2003 and have loved this neighborhood.

Mr. Spung, please disapprove of the rezoning! These high density condos are not a right fit for our community. Single family homes would be a welcome addition to the neighborhood and I believe minimally impact our traffic and noise.

Thank you very much,

Deborah Combs

EXHIBIT L

Jim Spung

From: Rowan Steiner [redacted]
Sent: Tuesday, November 12, 2024 10:16 PM
To: Jim Spung
Subject: [EXTERNAL] Taylorsville horse property rezoning

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Spung,

I am writing as a concerned resident of the neighborhood surrounding the horse property, and I urge you to reconsider the rezoning proposal for this area. Our neighborhood simply cannot support the inevitable increase in traffic that would accompany such a development.

6200 S is already a heavily trafficked road, and the addition of a new entrance and exit leading directly into our neighborhood would exacerbate the issue, posing significant safety concerns for residents, especially families with young children and pedestrians. Our community values the peace and safety that drew us here, and this development would fundamentally alter the character of our neighborhood in ways that many of us find deeply troubling.

Please take into account the impact this would have on our local community, as well as the potential for increased noise, traffic congestion, and safety risks. We respectfully ask that you prioritize the long-term well-being of our neighborhood and reconsider the current plan.

Thank you for your time and consideration.

Sincerely,
Rowan Steiner
April Meadows Dr.

EXHIBIT L

Jim Spung

From: Paula Kraft [redacted]
Sent: Wednesday, November 13, 2024 12:14 AM
To: Jim Spung
Subject: [EXTERNAL] Rezoning of Horse Property on 6200 S 4070 W

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Spung,

I was unable to attend the meeting due to a prior obligation; so I am writing this email to you to express my disapproval to the proposed rezoning of the horse property on 6200 S 4070 W [Fairwind Drive].

I feel that this project would have a pernicious effect on our community. I would like to draw your attention to the type of housing that has been proposed is not in keeping with the spirit of our neighborhood. I am also concerned that we will experience a decline in our property value if this zoning were to be approved

I believe rezoning from single family homes to multiple is simply too much for our neighborhood. This will lead to increased traffic congestion and noise pollution, and will put higher demands on our mail carriers, delivery associates, waste management workers, equipment operators, etc.

The entrance and exit to the development are both on Fairwind Drive, which will increase traffic into a neighborhood that has no outlet and is close to a 2 way stop which will cause traffic issues on 6200 S and on Fairwind Drive.

I would like to implore you to please reject the rezoning. I truly believe that this project is not the right fit for our community. Single family homes would be a welcome addition to the neighborhood, which would keep with the integrity of our community.

Thank you for your time and for your consideration of this request.

Respectfully,
Paula Kraft

EXHIBIT L

Jim Spung

From: Jolene Martinez [redacted]
Sent: Thursday, November 14, 2024 1:26 PM
To: Jim Spung
Subject: [EXTERNAL] Rezoning of horse property 6200 S and 4070 W

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. Spung--

I was unable to attend the meeting on Tuesday, but I would like to voice my concern that I strongly oppose the rezoning of the horse property.

My greatest concern is the traffic that will be coming from this new development. The entrance and exit for this development will be on Fairwind Drive. 6200 S. is so busy that this will push traffic through the neighborhood.

I live on 3892 W Misty Drive and a lot of the residents enter the neighborhood off 6200 S and Misty Drive. This is already a very busy, narrow residential street. I think it would be a steady flow traffic with this new development.

Let's think of the safety of the residents already living here. Vehicles already whiz past my house going over the speed limit.

How will the traffic and the influx of people affect my property value?

Please, I am asking that you do not approve the rezoning for this property.

Single family homes would be a better fit for my beloved neighborhood.

Thank you,

Jolene Martinez
3892 W. Misty Drive
Taylorsville, UT 84129

EXHIBIT L

Jim Spung

From: Stephanie Webb-Costa [redacted]
Sent: Sunday, November 17, 2024 9:50 AM
To: Jim Spung
Subject: [EXTERNAL] 4015 W 6200 S Development

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Jim,

I have learned that you are wanting to build homes at the 6200 S 4015 W property. While some homes would be manageable, your idea for high density housing there is absurd. Traffic on 6200 S is already a joke. There is too much traffic as it is. Adding more homes, with people that inevitably have vehicles, will only worsen the traffic. I live very close to this property and we don't want your homes built there. Your cooperation on this matter is appreciated.

Stephanie Webb-Costa

EXHIBIT L

Jim Spung

From: Jordyn Hill [redacted]
Sent: Sunday, November 17, 2024 11:55 AM
To: Jim Spung
Subject: [EXTERNAL] Horse property 6200 s

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,
I live in the neighborhood by this property. By approving and building that many dwellings on the horse property the traffic will become unbearable. 6200 South is not equipped to handle this development. As of right now we have three exits from the neighborhood, but the amount of traffic this development would bring would almost eliminate being able to use two of those exits. I'm not sure if you have driven on 6200 South between the hours of 7:00 a.m. to 8:45 a.m., but it is backed up with traffic already and takes almost 10 minutes to make it from 4015 West to bangerter.
That property was one of the reasons we purchased this home because it's a beautiful entry to the neighborhood and we often say hi to the horses.
Please do not approve this. It would compromise our entire neighborhood and none of the residents here want it.
Thank you,
Jordyn Hill
[redacted]
4009 w 6550 s, Taylorsville UT 84129

EXHIBIT L

Jim Spung

From: Wayne Nicol [redacted]
Sent: Monday, November 18, 2024 2:03 PM
To: Jim Spung
Cc: pgiumon@edgehomes.com
Subject: [EXTERNAL] Construction application \ Paxton Guymon

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Jim Spung,

I am writing to follow up on the Planning Commission meeting held on Tuesday, November 12th, where I had the opportunity to attend and listen to the discussion regarding Paxton Guymon's development proposal. My name is Wayne Nicol, and my family has owned the east side of the property on 6200 South since the 1960s. We built the barns on this land during a time when the surrounding area was largely comprised of dry farms. Over the years, we've witnessed firsthand the pressure of growth in the area, and while we've maintained the property with care, we recognize that the time is nearing when we will no longer be able to keep horses there due to increasing concerns from neighbors about weeds, dust, odors, and rodents. It is clear that the land is destined for development.

I would like to express my appreciation for your thoughtful comments during the meeting, particularly your effort to educate both the neighboring landowners and some Commission members about the inevitability of development in this area. From the meeting, it seemed that the primary concern regarding Mr. Guymon's development plan was the potential impact on traffic. While I understand the concerns of local residents about congestion, speeding, and parking issues, I believe it is important to clarify that these traffic challenges have arisen as a result of growth in the area over time, not because of Mr. Guymon's proposed development on this relatively small, five-acre plot.

I have reviewed the Traffic Impact Study conducted by Hales Engineering, and I would like to highlight their findings on page 5, which conclude that "all intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hours with project traffic added," and that "no significant queuing is anticipated during the morning and evening peak hours." I believe it would be beneficial for the Planning Commission and the surrounding community to be informed that this development is not expected to substantially exacerbate traffic congestion, and that issues with speeding drivers are beyond the control of the developer.

Another point of concern raised during the meeting was the size of the proposed lots for the single-family homes. I appreciate the consideration given to this matter. Since the meeting, I have conducted additional research, and I have found that the majority of homebuyers in the price range and size proposed for the Taylor Villas development are typically not interested in larger lots. Larger lots tend to come with higher costs, and many modern homebuyers prefer the convenience of smaller, low-maintenance properties rather than larger lots that require more upkeep.

EXHIBIT L

My family has deep ties to this property. We've cared for it, built on it, and raised horses, rabbits, chickens, pigs, and pigeons over the years, creating lasting family memories. My mother, who is the true owner of the property, is now 91 years old. Since the passing of my father more than two decades ago, she has continued to maintain the property, but managing aging structures, responding to increasing neighbor complaints, dealing with weed control, and rising property taxes has become an increasingly difficult burden. We recognize that the time for maintaining a horse property is coming to an end, especially with new housing developments surrounding us.

While Paxton Guymon is not the first developer to approach us with plans for this property, I believe his vision for affordable housing is an opportunity that aligns with our goals. Neighbors have expressed concerns about the development, but I wonder if they have considered the alternative—what would happen if our family chose to abandon the property, allowing the buildings to deteriorate, the weeds to overtake the land, and the property to become a haven for pests? We would much prefer to see the land developed into homes where families can create their own memories, just as our family has done over the years.

It is our hope that through continued dialogue, we can address the concerns of the community and move forward with the development of Taylor Villas. We believe it offers a viable, thoughtful solution that will help meet the growing demand for affordable housing in the area while preserving the legacy of our family's property.

Thank you for your time and consideration. I look forward to any further discussion that may help bring this proposal to a positive resolution.

Sincerely,
Wayne Nicol
[redacted]

EXHIBIT L

Jim Spung

From: Jodie Turner [redacted]
Sent: Wednesday, December 4, 2024 4:30 PM
To: Jim Spung
Subject: [EXTERNAL] Property Development on Fairwind Drive

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. Spung,

I want to send you my concerns about the development of the property along 6200 S and Fairwind Drive to be high density housing. I am all for more housing in this neighborhood but allowing high density housing on that particular plot would create a great hardship for those in the Castleford Estates neighborhood.

It is my understanding that there will not be an entrance to this housing on to 6200 S. That will greatly increase not only traffic in our neighborhood where we already struggle to get out of it on to 6200 S, which is the ONLY exit from it. If it were not for the light on 4000 W 6200 S, it would take us a very long time to exit this neighborhood as it is, adding that many units in such a small area will impact that even more.

My other main concern is parking. In my experience as a contractor, high density housing rarely plans properly for parking and that would create issues with having many cars parked on the streets along 4015 W and Fairwind Drive, just off of 6200 S. These roads are not wide enough to have a that many vehicles parked on them and will create a safety hazard for those entering and exiting the neighborhood, especially during the winter months. There is enough struggle with people parking on the street in this area as it is, so how does the city plan to keep that in check when they triple the problem with the proposed high density housing?

If they were putting in single family homes (or possibly even duplex units), I would have no issue with this land being developed. But being someone who lives at the back of that neighborhood and has to travel thru the entire thing to get to and from 6200 S on a daily basis, I am gravely concerned about the issues this will create.

I think this is will not only create traffic issues but will impact that value of the homes in this neighborhood, which will in turn effect that quality of the people in it. This is a fairly quite neighborhood with good people in it. I really would hate for that to change.

I hope that the city is taking these issues into consideration when they are looking at the development of this land and I deeply hope that you will decline the proposal for high density housing in this location.

If you would like to discuss my concerns further, feel free to email me or I can be reached at [redacted]

Thank you very much for your time.

EXHIBIT M

November 22, 2024

Taylorsville City
Attn: Mr. Jim Spung, AICP
Senior Planner
jspung@taylorsvilleut.gov
2600 W. Taylorsville, Blvd.
Taylorsville, Utah 841209

Re: Proposed *Taylor Villas* Community

Dear Mr. Spung:

In late 2023, Governor Spencer Cox appointed me as his Senior Advisor for Housing Strategy and Innovation, a new cabinet position dedicated to developing statewide strategies to increase housing inventory in Utah and combat our state's housing crisis.

As Governor Cox has repeatedly stated, today's shortage of housing puts home ownership out of reach for too many Utahns and presents an "existential threat to Utah's future." Increasing the supply of housing by developing communities with higher densities and lower price points is a key component of our statewide strategy. At a recent panel titled "***Design Solutions to Housing Affordability in Utah***," at the Kem C. Gardner Policy Institute, experts stressed the importance of smaller homes, walkability, and higher density housing as key tools to solve our housing crisis.

As state leaders, however, we cannot solve this problem on our own. We need our local municipal partners to cooperate by (i) first, recognizing the urgent need to approve new developments to increase housing supply, and (ii) second, working with developers to approve rezoning requests and development applications that allow for higher densities in new communities. We recognize that this can create conflict in communities with those who want things to remain the same. But what we have found in working with communities across the state is that there are ways to mitigate the impacts and provide the type of housing that enhances community character. In Weber County, we recently worked with the county planning commission, staff, and leadership to add significant density to an existing approved project by requiring deed restrictions for home ownership and maximum pricing limitations, and giving priority to veterans, active duty military, teachers, and first responders to purchase these homes. Leaders were able to support this additional density as a benefit to their community as well as a contribution to solving the state's housing crisis.

I have personally reviewed the proposed development from PKEG Investments, LLC (Mr. Paxton Guymon) known as *Taylor Villas* located at 6200 South and 4035 West, Taylorsville, Utah. It would provide attached townhomes and new single family lots with an overall project density of approximately 10 units per acre. The developer has committed to adopting the state's goals by deed restricting the units for owner occupancy, ensuring that at least 60% are sold at an attainable price, and is also willing to make them first available to current and former military

EXHIBIT M

personnel, teachers, first responders, and frontline healthcare workers. This is a good example of the type of new communities we encourage municipalities to approve. Our state needs this kind of new housing. We certainly continue to recognize and appreciate the legislative discretion that cities enjoy in deciding zoning matters. But we must encourage and advocate for cities to exercise their zoning authority to support new communities to meet our housing needs and solve our statewide housing crisis.

We are deeply grateful for the work that you do and the sacrifice and hours you put in to make our communities and state a place that our children and grandchildren will want to live in. Please let me know if I can answer any questions or be of further assistance as you review this or other projects in your community.

Sincerely,

STEVE WALDRIP
SENIOR ADVISOR FOR HOUSING
STRATEGY AND INNOVATION
OFFICE OF GOV. SPENCER J. COX
STATE OF UTAH
801.389.9329

EXHIBIT M

Bodell Appraising, Inc.

November 21, 2024

Taylorsville City
Attn: Mr. Jim Spung, AICP
Senior Planner
jspung@taylorsvilleut.gov
2600 W. Taylorsville, Blvd.
Taylorsville, Utah 841209

Re: Proposed *Taylor Villas* Community

Dear Mr. Spung:

I am a licensed and certified appraiser in the State of Utah. Enclosed is a list of my credentials.

I have reviewed the proposed townhome project that Mr. Paxton Guymon is seeking to develop in Taylorsville City. It includes new attached townhomes and new single-family lots with an overall project density of approximately 10 units per acre.

I'm informed that some neighboring property owners have expressed opposition to Mr. Guymon's project based on a concern that, if approved, it would have a negative effect on the values of the existing homes in the nearby area. In my experience, there is no merit to this argument nor is there any data to support it. New townhome projects do not have a negative effect on values of surrounding single-family homes, especially in an area such as this one where the vast majority of the existing homes in the area were constructed prior to the year 1990, are located on small lots, and have finished square footages that are similar to or less than the size of the products to be constructed in Mr. Guymon's project.

Respectfully Submitted,

J Martell Bodell II
Utah Certified Real Estate Appraiser
License 5492135-CR00



59 W 9000 S, Sandy, Utah 84070 Phone: (801) 487-3691 Fax: (801) 487-9940

EXHIBIT M

J Martell Bodell II

Bodell Appraisers, Inc.

59 West 9000 South, Sandy, Utah 84070

Phone: (801) 487-3692 Mobile: (801) 243-7647

Utah State Certified Appraiser

License No. 5492135-CR00 Exp. 06/30/2025

Education:

-Alta High School, Sandy, Utah, 1993; High School Diploma

-Brigham Young University, Provo, Utah, 1999; BA

-Preferred Real Estate School, Murray, Utah, 1997; Basic Principles of

Appraising 101, 102 and 103

-Appraisal Institute: Appraising from Blue Prints and Specification 2003;

The FHA and the Appraisal Process, 2003; Residential Design and

Functional Utility 2003; Valuation of Detrimental Conditions in

Real Estate 2005; 7-Hour National USPAP Course 2007; Advanced Residential Applications and Case Studies Part 1, 2008; Advanced Residential Report Writing Part 2, 2008; 2012 National USPAP Update June 2012; Introduction to Green Buildings, 2012; St. George Symposium, 2013; Appraiser Trainer/Trainee Course, 2014; St George Symposium 2015; USPAP, 2015; USPAP, 2018-2019; St George Seminar 2021

-McKissock: FHA Appraising Today, 2005; Factory-Built Housing, 2005;

National USPAP Update 2005, Income Capitalization, 2005;

The Art of Residential Appraisal review 2007; National USPAP Update 2009; Mortgage Fraud-Protect Yourself, 2011; 2010-2011 National USPAP Update, 2011; Land and Site Valuation, 2011; Appraising FHA Today, 2011; Appraising FHA Today, 2012; Residential Report Writing, 2012; Appraising FHA Today, 2015; The Dirty Dozen, 2017; Fannie Mae Appraisal Guidelines: Debunking The Myths, 2017; 2016-2017 7-Hour National USPAP Update Course, 2017; Divorce and Estate Appraisals: Elements Of Non-Lender Work, 2017; Supporting Your Adjustments: Methods For Residential Appraisers, 2017; Residential Property Inspection For Appraisers, 2017; Complex Properties: The Odd Side of Appraisal, 2019; Evaluations, Desktops, and

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Other Limited Scope Appraisals, 2019; Supporting Your Adjustments: Methods for Residential Appraisers, USPAP, 2018-2019; That's a Violation, 2019, The Dirty Dozen, 2019; Introduction of the Uniform Appraisal Dataset, 2021; Measure it Right; Using the ANZI-A765 2013 Standard, 2021; USPAP 2020-2021, 2021; Understanding and Appraising Residential REOs, 2021, Practical Applications of the Residential Sales Comparison Approach, 2021, USPAP 2022-2023, Divorce and Estate Appraisals 2023, Best Practices for Completing Hybrid and Bifurcated Appraisals 2023.

-Department of Housing and Urban Development:

FHA Appraising Today 2006, 2008

-Brigham Young University: Real Estate Investment Analysis, 2007

-Dynasty Schools: Utah Supervisor and Trainee Appraiser Course, 2019

-OREP: How to Support and Prove Your Adjustments 2022, FHA Appraisal Standards 2022.

Real Estate Appraising Experience:

-Appraiser, Bodell-Van Drimmelen & Assoc, Inc, 1996-2010

-Appraiser Trainer, Bodell-Van Drimmelen & Assoc, Inc, 2001-2010

-Owner/Appraiser, Bodell Appraisers, Inc, 2010-present

Real Estate Appraising/Consultation Experience (Court Case Experience):

Valerie Connell v Harold Connell; October 2007-February 2009

Nephi Wayman v Salt Lake County; October 2008-December 2011

Brown v IRS; April 2008-December 2009
Bridge Loan Capital Fund, LP v Tin Cup Holdings LLC; May 2009
Strategic Capital Partners v Singleton; January 2009-April 2009
Ashton v Salt Lake County; January 2009-December 2009
Situs Serve LP v Prince; March 2009
Brown v Duchesne County; August 2009-September 2009
Bean v US Dept. of Forestry; October 2008-December 2009
Funk v Wasatch County; August 2009
Jacketta v Development Solutions & Services, Redmon, Northstream, Durfee; Sept. 2009
Tippetts v. Royal Bank of Canada, January 2010
Brown v. Salt Lake County, November 2010
Whitaker Bankruptcy, May 2010-April 2011
Frontier Bank v. Cascade Place LLC, June 2010-September 2011
Cyprus Credit Union v. Woolston, August 2010

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Bank of American Fork v. Kennington Estates LLC, September 2010
Wixom v. Point Clan 2, August 2010
America West Bank v. Beare, October 2010
Capital Community Bank v. Prince Development, November 2010
Teahan v. Salt Lake County, December 2010-Present
Maltbe v. Kitts, July 2010
Wiggins v. Salt Lake County, November 2010-September 2011
Argyle v. Boardman, January 2011
Washington Federal Savings v. Kendall Homes, March 2011
Taylor v. Hirschi, June 2011-June 2012
Murray School District v. Peterson, May 2011
Murray School District v. Meyers, May 2011
Barnes Bank v. F&P Development, January 2011
Williams v. Nielsen, January 2011-present
Cyprus Credit Union v. Thomas, February 2011-December 2011
Williams v. Pleasant Grove Irrigation Company et al, April 2011-present
Allen v. Salt Lake County, December 2011
Dunkley v. Cache County August 2010-August 2011
Horne v. Silver Eagle Refinery, February 2011-March 2012
Barnes Bank v F&P Development, April 2012
Heber Valley National Bank v Jacobsen, April 2012
Simonsen Foreclosure, April 2012
Bank of American Fork v Mark Richards, August 2012
Wiggins v Salt Lake County, February 2013
Hibbert v. Hibbert, September 2013
Wayman v. Salt Lake County, Marty 2013
Bowen v. Salt Lake County, November 2013
Jackman v. Castle Builders Inc. et al. November 2013
FDIC v. Corelogic Valuation Services, June 2010-December 2013
FNMA v. Leroy Wayman, February 2014
Tompson v. Salt Lake County, February 2014
U.S. Bank v. Aaron B. Child, Marcia A. Child, May 2014
Trent LLC v. Brad Knight, et al., November 2014
Howard Kent v. Goucher, et al., January 2015
Dole v. Dole, July 2015
Plumb v. Salt Lake County August. 2015
Shuman v. Shuman, August 2015
Jones v. Dunn, March 2016
Vierrege v. Kelamis, October 2016
Dole v. Dole, June 2017
Coleman v. Stewart, November 2017
Cutler v. Firmage, February 2018
National Bank of Kansas City v. Kessler, August 2020
Johnson v. Cameron, August 2020
Rothwell v. Rothwell, February 2021
Hoidal v Berry, May 2021
CBX v. Sheppard, January 2022
Jensen v. Jensen, February 2022
Woods v. Woods, March 2022

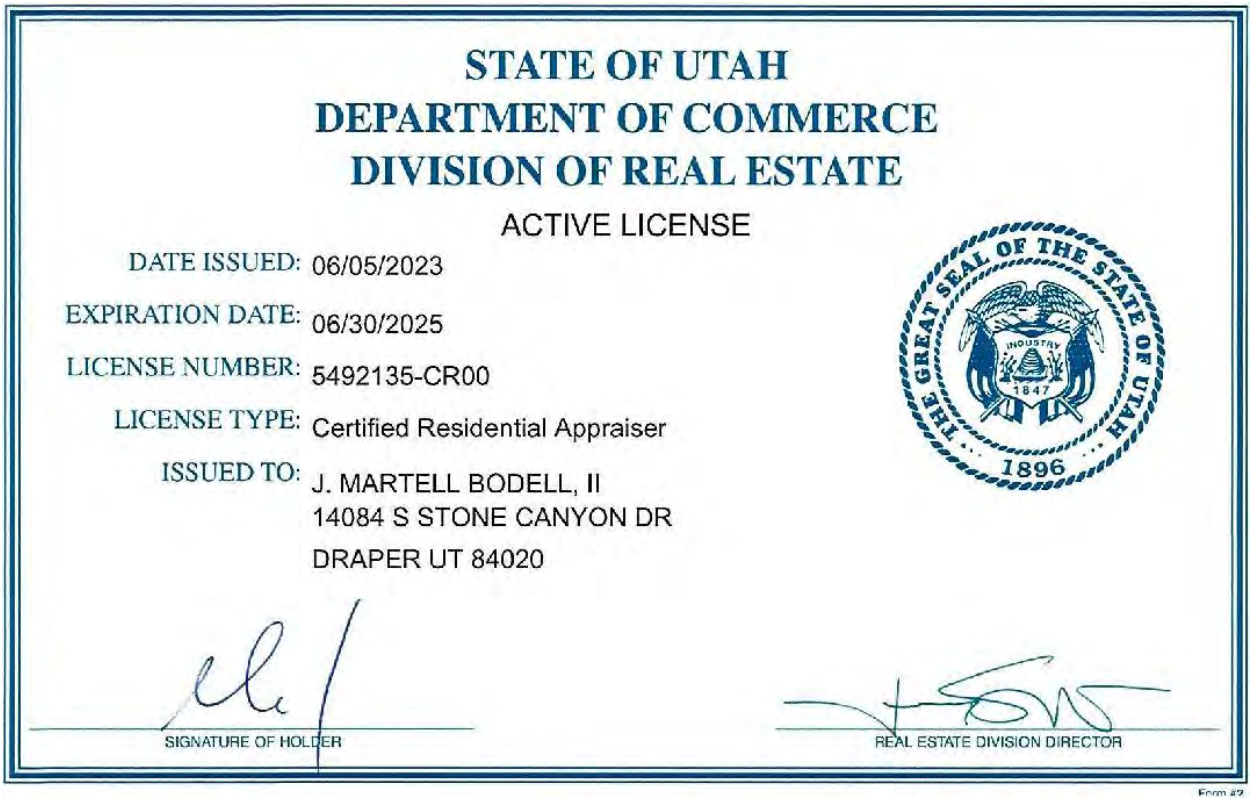
EXHIBIT M

Beck v Beck, April 2022
Nobbs v Nobbs, June 2022
Nielsen v Cooper, October 2022
Stevenson v Stevenson, February 2023
Eskelson v Eskelson, May 2023-July 2023
Whitney v Whitney, July 2023
Koltavary v. Ironton Rails, October 2023
Hill v. Hill, February 2024
Cheney v Cheney, May 2024
Stevenson v Stevenson, August 2024

* Please note that the above list contains properties that I have appraised for litigation purposes with testimony at trial or by deposition within the prior ten+ years.

I have authored no articles, nor any other type of publication within the past ten years in regards to the appraisal of real estate.

My fee for court testimony is $400 per hour with a two hour minimum.



STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF REAL ESTATE

ACTIVE LICENSE

DATE ISSUED: 06/05/2023
EXPIRATION DATE: 06/30/2025
LICENSE NUMBER: 5492135-CR00
LICENSE TYPE: Certified Residential Appraiser
ISSUED TO: J. MARTELL BODELL, II
14084 S STONE CANYON DR
DRAPER UT 84020

THE GREAT SEAL OF THE STATE OF UTAH
INDUSTRY
1847
1896

SIGNATURE OF HOLDER

REAL ESTATE DIVISION DIRECTOR

Form #2

EXHIBIT M

MONTHLY MORTGAGE PAYMENT ILLUSTRATION

Scenario #1: Buyer purchases a $450,000 townhome with the assistance of a $20,000 down payment grant from the State (Utah's First-time Home Buyer Assistance Program). If the Buyer puts down an additional $5,000 of the buyer's own money, the mortgage loan amount would be $425,000. Assuming a credit score of 750 and using current mortgage rates (no rate buy-down) with a 30-year loan product, what would the monthly mortgage payment amount be?

UHC First Home Program – $2,616.80 per month (plus taxes and insurance)

UHC FHA/VA Program – $2,756.54 per month (plus taxes and insurance)

Scenario #2: Buyer purchases a $650,000 single family home using a conventional 30-year loan with a 5% down payment (somehow the buyer must come up with a down payment of $32,500). Assuming a credit score of 750 and using current mortgage rates (no rate buy-down), what would the monthly mortgage payment amount be?

Conventional 7% Rate – $4,108.24 per month (plus taxes and insurance)

EXHIBIT M

Jim Spung

From: Paxton Guymon <pguymon@edgehomes.com>
Sent: Tuesday, November 19, 2024 10:37 AM
To: Jim Spung
Subject: [EXTERNAL] FW: square footages

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jim:

Below is a table of the exact square footages of our two (2) rear-loaded townhome designs. They are all 3-bedroom designs, but the end units (aka "outer units) have an "option" to add a fourth bedroom at an additional cost.

Thanks,

PAXTON GUYMON
General Counsel

C: 801-706-6725 | pguymon@edgehomes.com
www.EDGEHomes.com

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13702 S 200 W B12, Draper, UT 84020

From: Jared Bingham <jared@edgehomes.com>
Sent: Monday, November 18, 2024 4:24 PM
To: Paxton Guymon <pguymon@edgehomes.com>
Subject: RE: square footages

Plan Name	Bsmt Unfin. Sq/ft.	Bsmt Fin. Sq/ft.	Main Fin. Sq/ft.	Upper Fin. Sq/ft.	Total Fin. Sq/Ft.	
Chantelle (Alley Load)						
-Outer Unit	734-745	0	729	918	**1647**	23
-Inner Unit	731-740	0	731	974	**1705**	24
Caroline (Alley Load)						
-Outer Unit	734-742	0	729	918	**1647**	23
-Inner Unit	731-740	0	731-733	974-982	**1705-1715**	24

EXHIBIT M

JARED BINGHAM
Chief Operating Officer

P: 801-494-0150 x0144 | jared@edgehomes.com
C: 801-850-1507 | www.EDGEhomes.com

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13702 S 200 W B12, Draper, UT 84020







