Oquirrh Point
Project Plan Phase 1

November 26, 2024

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Oquirrh Point

Project Plan Phase 1

Land Use Districts

STATISTICAL SUMMARY

Total Acreage	168.75 ac	
Open Space	17 ac	
**Commercial	29 ac	
LAND USE DISTRICT	**ACRES**	**UNITS**
Village	96.77	888
Neighborhood	--	--
Town Center	29	--
Civic	--	--
Total Units		888

Phase 1 Boundary

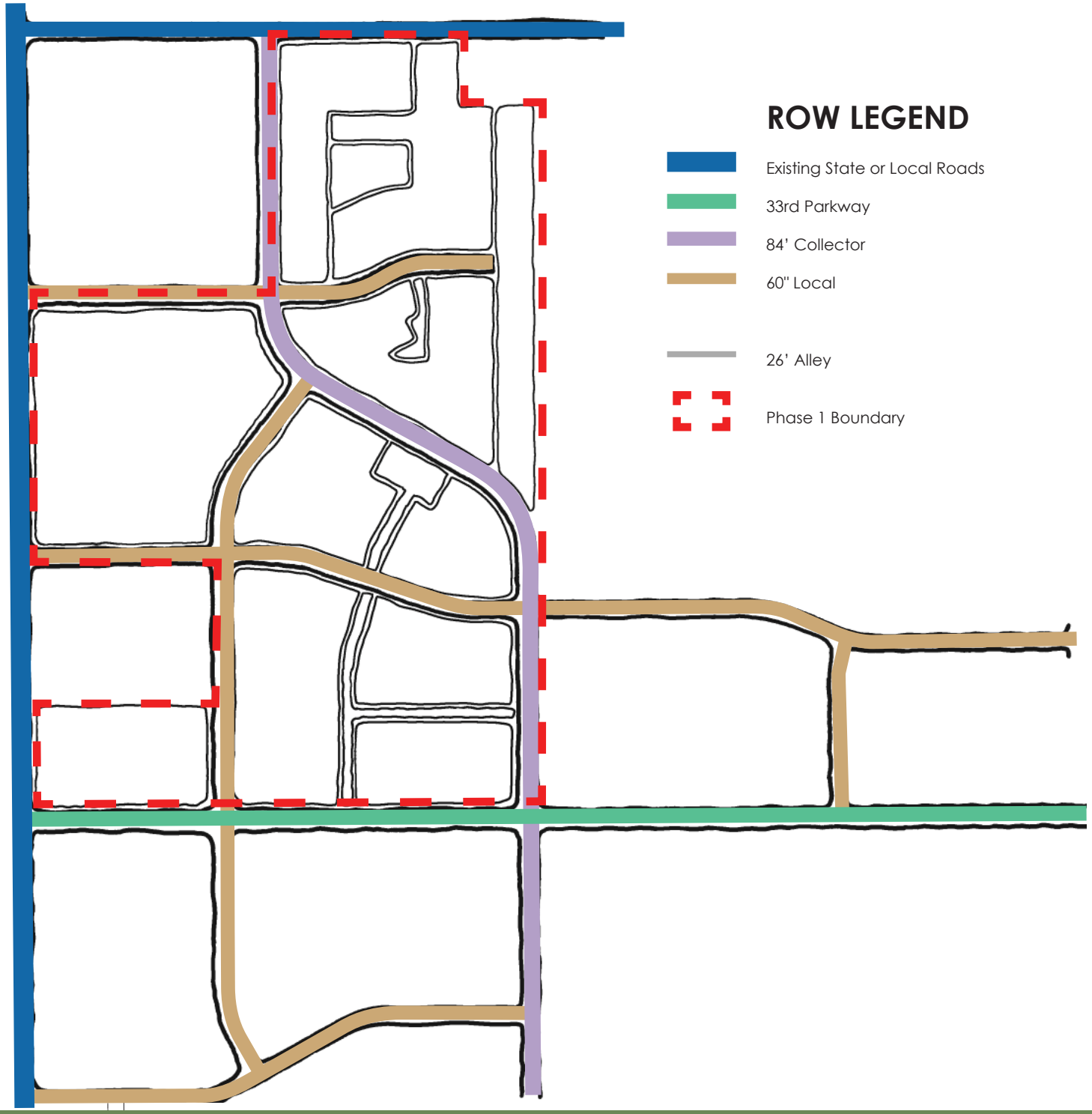
*This area, previously approved, 36.87 acres of agricultural open space under a perpetual conservation easement. This open space will count towards the overall open space requirement for Oquirrh Point.

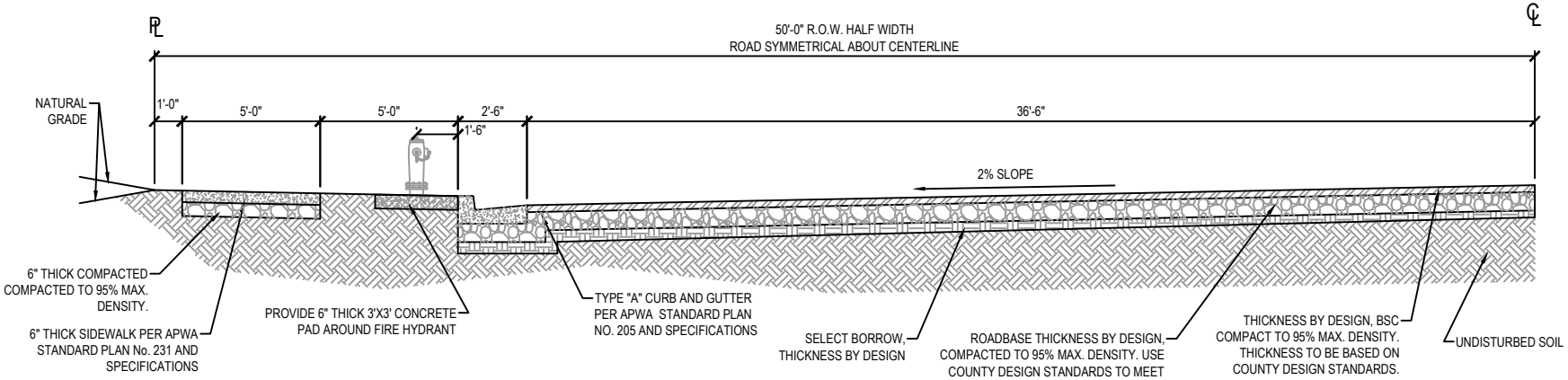
**This development will maintain a minimum 300 ft. frontage depth along SR-36 for commercial.

Transportation - Street Circulation

The general street network is delineated below, indicating major street types and their potential general location.

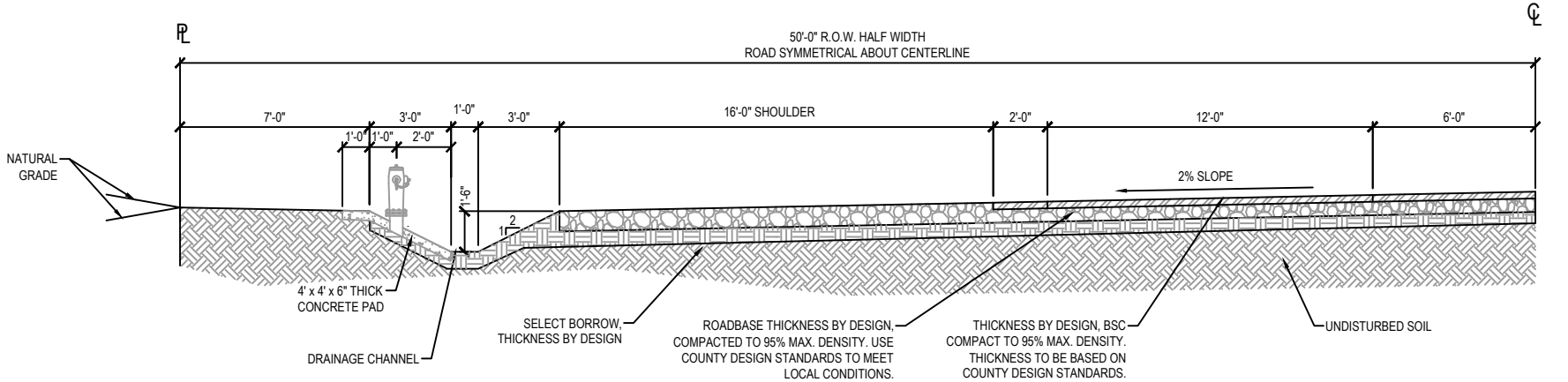
Streetscape cross-sections associated with the proposed circulation plan are found on the following pages





1 100'-0" ROW COLLECTOR ROAD CROSS SECTION

SCALE: NONE



2 100'-0" ROW COLLECTOR ROAD CROSS SECTION

SCALE: NONE

NOTES:

1. MIN CROSS SECTION THICKNESS GIVEN, MAY INCREASE PER REQUIRED GEOTECHNICAL REPORT. ROADWAY WIDTHS ASSUME A TWO THROUGH LANES. IF ADDITIONAL LANES ARE REQUIRED TO MEET TRAFFIC REQUIREMENTS ROAD CROSS SECTION MAY NEED TO BE ADJUSTED.
2. IF UNDISTURBED NATIVE SOIL IS NOT PRESENT BELOW SIDEWALK OR TRAIL, NATIVE FILL SHALL BE PROPERLY PLACED AND COMPACTED AS REQUIRED BY THE COUNTY CIVIL INSPECTOR.
3. ROADWAY WIDTHS ASSUME A CENTER TURN LANE AND TWO THROUGH LANES. IF ADDITIONAL LANES ARE REQUIRED TO MEET TRAFFIC REQUIREMENTS ROAD

100' ROW COLLECTOR

169 N. Main Street, Unit 1
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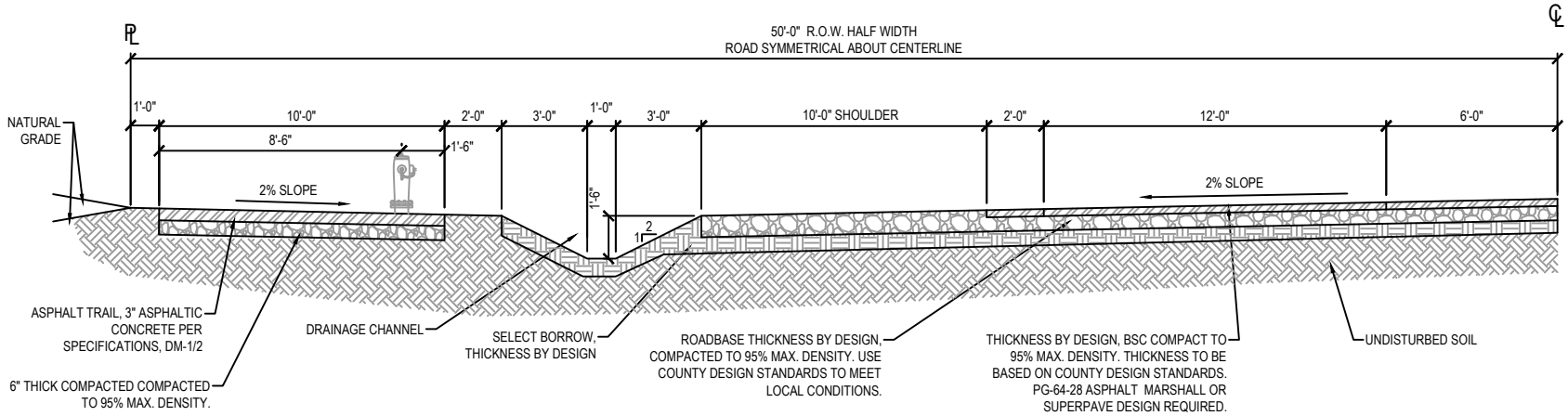
THE STANDARD IN ENGINEERING



3 100'-0" ROW COLLECTOR ROAD CROSS SECTION

SCALE: NONE

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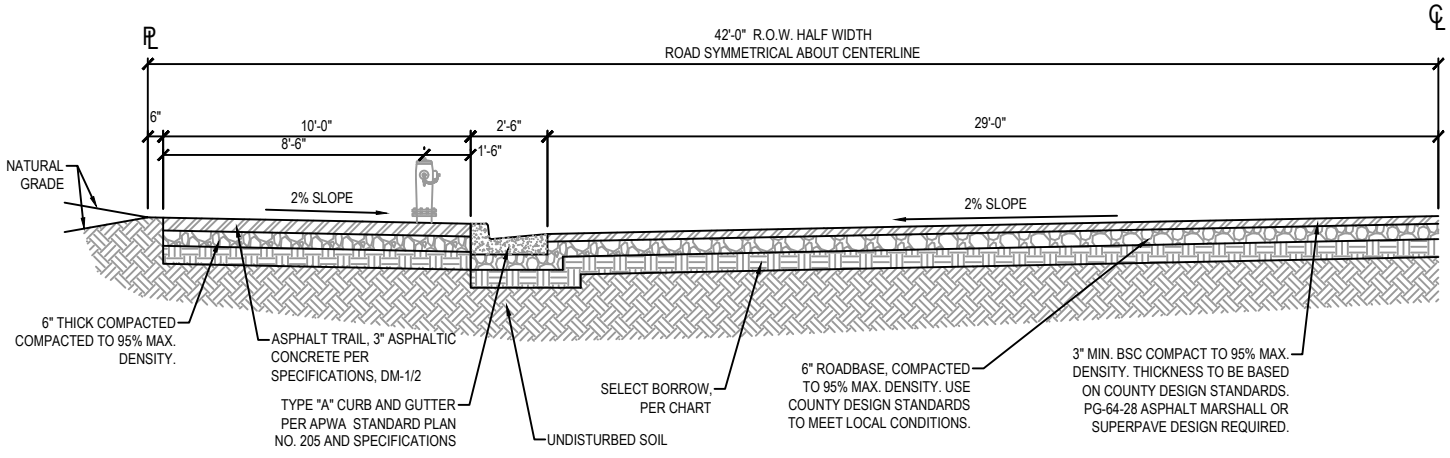
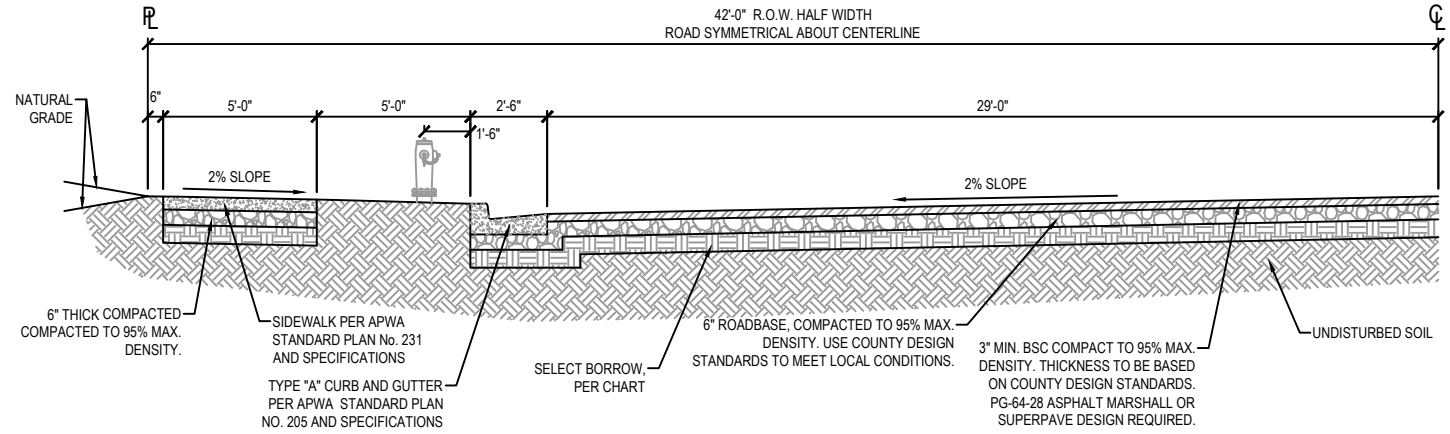


NOTE
MIN CROSS SECTION THICKNESS GIVEN, MAY INCREASE PER REQUIRED GEOTECHNICAL REPORT

1 84'-0" ROW COLLECTOR ROAD CROSS SECTION

SCALE: NONE



NOTE
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2 84'-0" ROW COLLECTOR ROAD CROSS SECTION

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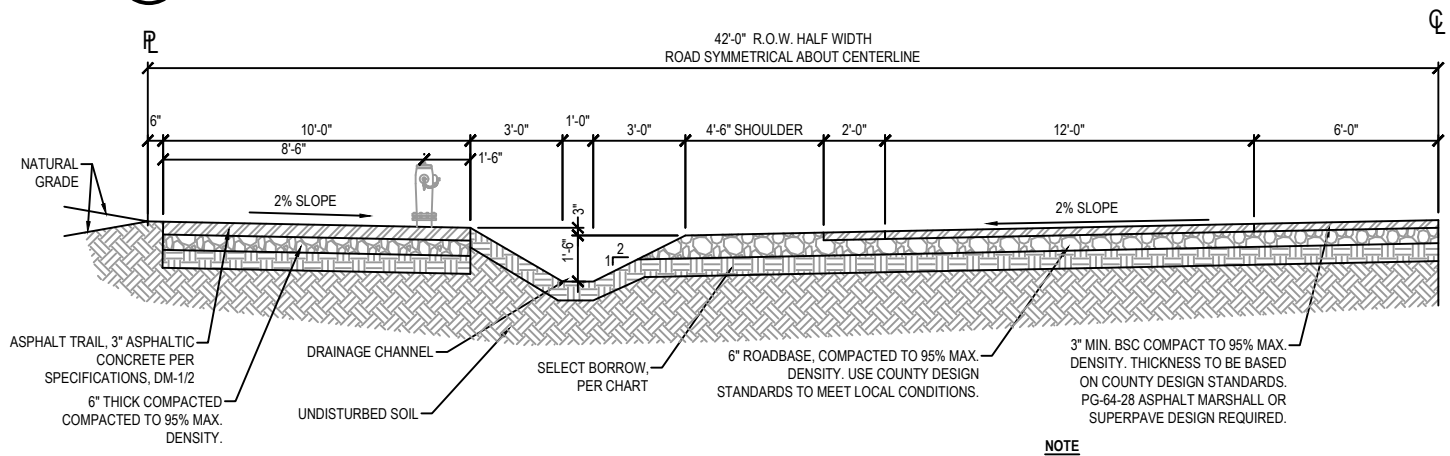

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3 84'-0" ROW COLLECTOR ROAD CROSS SECTION

SCALE: NONE

84' ROW COLLECTOR

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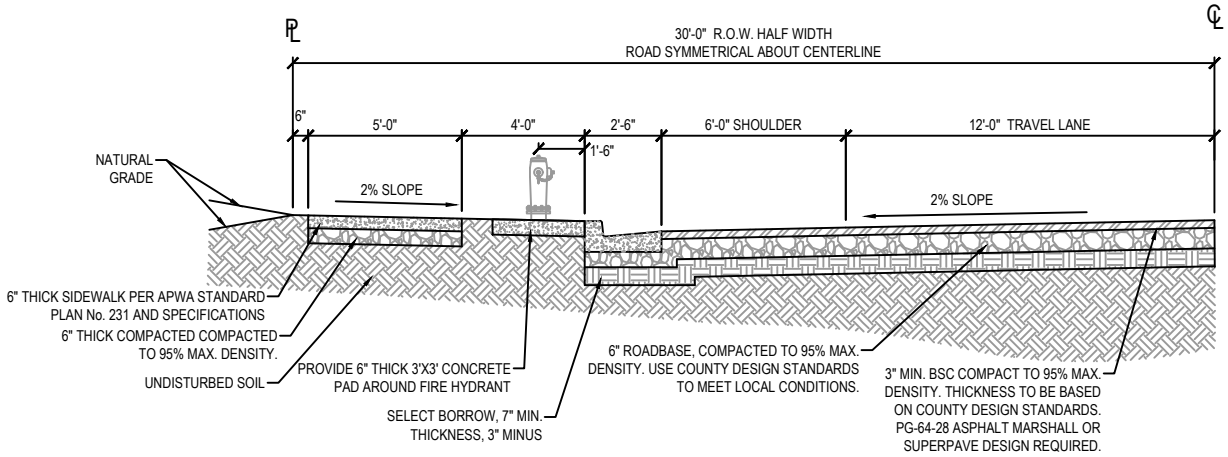
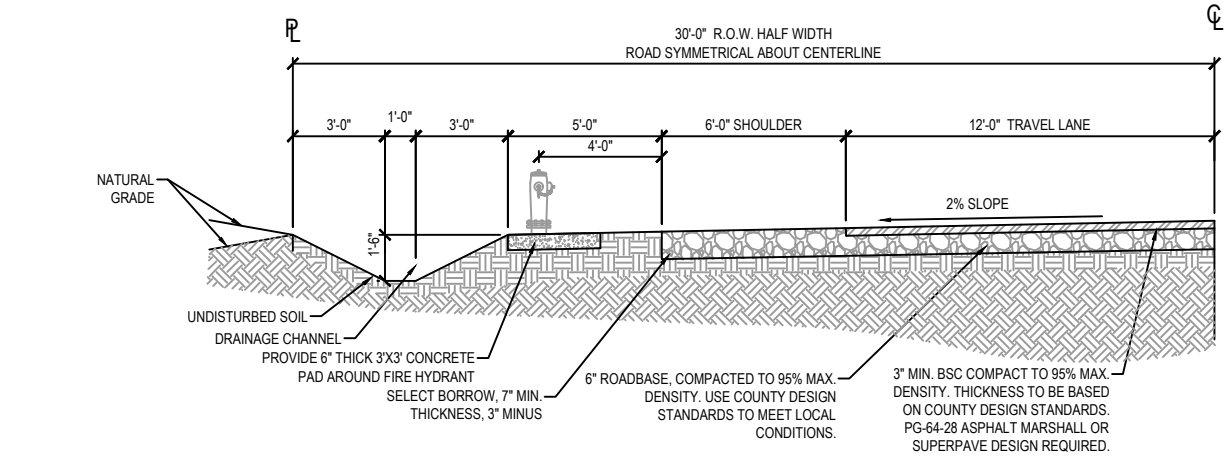


1 60'-0" ROW LOCAL ROAD CROSS SECTION w/ C&G

SCALE: NONE



2 60'-0" ROW LOCAL ROAD CROSS SECTION_SWALE

SCALE: NONE

NOTES:

1. MIN CROSS SECTION THICKNESS GIVEN, MAY INCREASE PER REQUIRED GEOTECHNICAL REPORT. ROADWAY WIDTHS ASSUME A TWO THROUGH LANES. IF ADDITIONAL LANES ARE REQUIRED TO MEET TRAFFIC REQUIREMENTS ROAD CROSS SECTION MAY NEED TO BE ADJUSTED.
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60' ROW LOCAL ROAD

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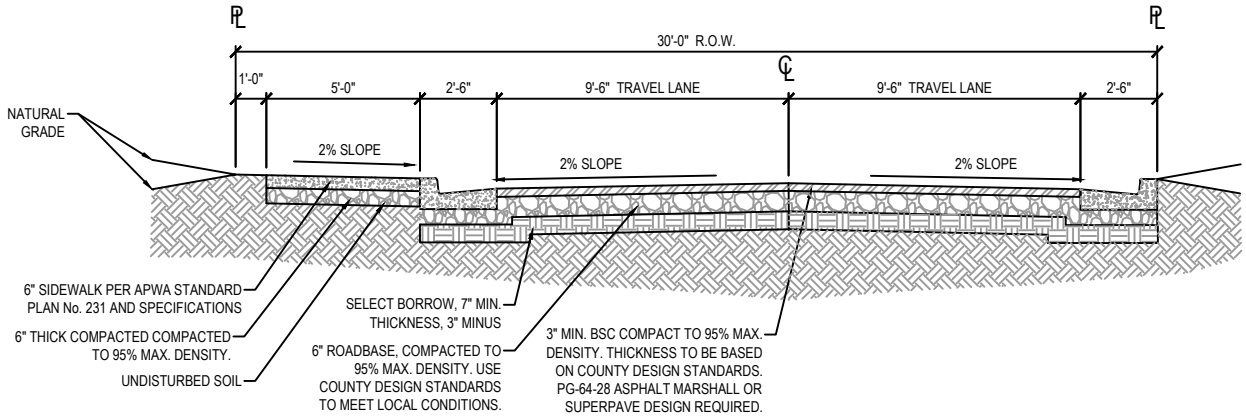
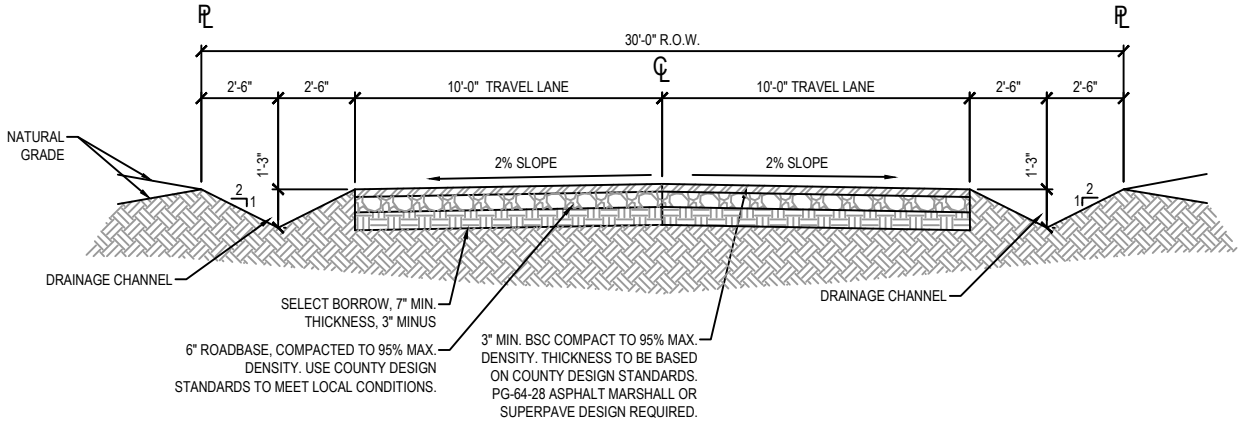


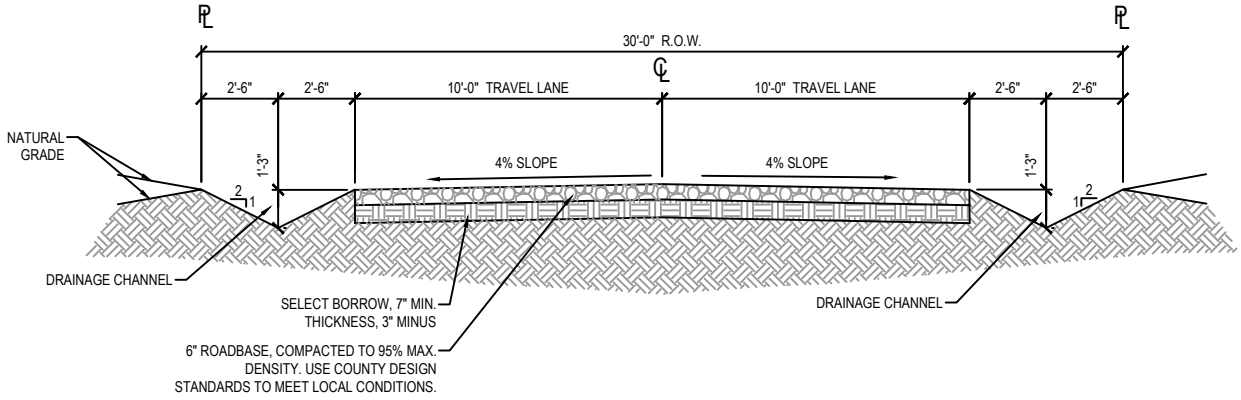
1 24'-0" ALLEY WAY ROAD CROSS SECTION

SCALE: NONE



2 30'-0" ROW PRIVATE ROAD CROSS SECTION

SCALE: NONE



3 30'-0" ROW PRIVATE ROAD CROSS SECTION

SCALE: NONE

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PRIVITE ROAD

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Snow Storage Standards

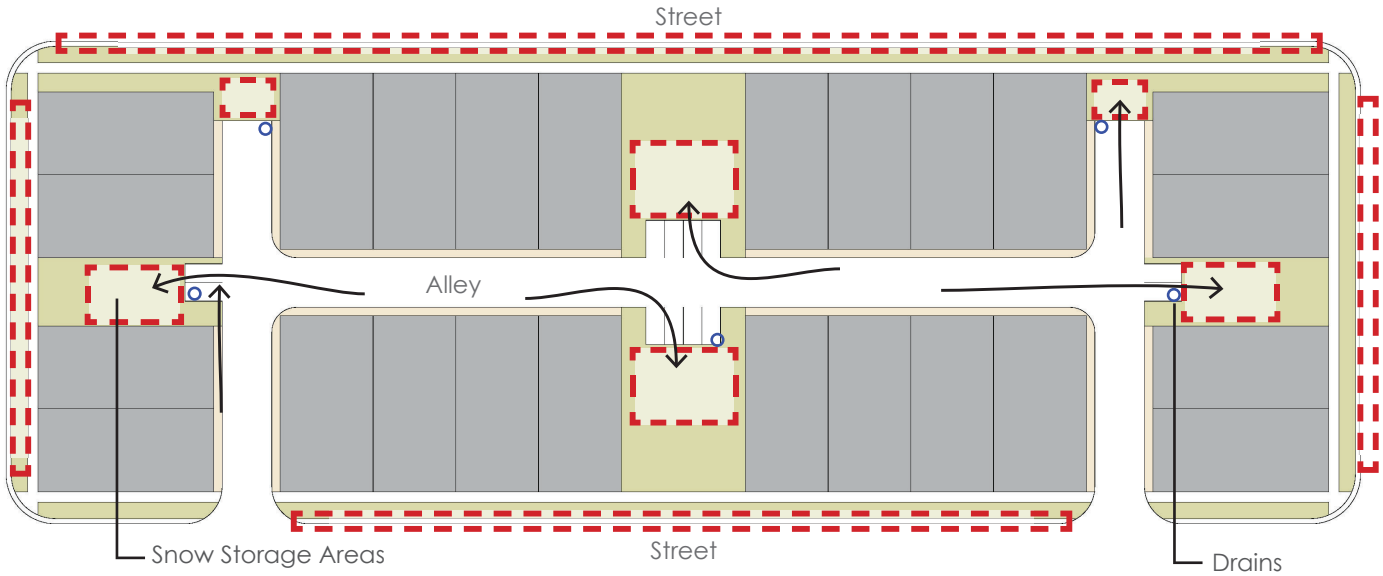
a. Snow Storage Standards
   i. Placement and spacing of trees, signage and site furniture along streets must allow for a snow storage zone.
   ii. Snow storage areas must not interfere with vehicular access to garages.
   iii. Snow storage areas must be strategically located to allow easy access for snowplows
   iv. All landscape plans adjacent to streets and parking lots must consider areas for snow storage.
   v. All snow removal on private drives or alleys will be HOA maintained

SNOW STORAGE	
MIN. REQUIRED AREA IN REAR LANES	
REQUIRED AREA CALCULATION	Equal to 15% of plowed area

Snow storage areas are required in all alleys, rear lanes, and are not allowed to obstruct **REQUIRED** guest parking.

Snow storage areas are established through HOA ownership.

Snow storage areas may be larger than what is noted above. The illustration below is intended as an example of snow storage locations. Size and location varies by conditions including zoning districts, topography, and street access. Consult with the planning department.



Infrastructure Design & Maintenance

All infrastructure located within the public right-of-way will be dedicated to and maintained by the city. This includes sidewalks, street lighting, and roadways.

Design of infrastructure, including parking, lighting and signage will follow standards outlined in this section as well as in the right-of-way cross sections provided earlier in the project plan.

Rolled curb/modified curb are acceptable curbing options inside the development.

Oquirrh Point

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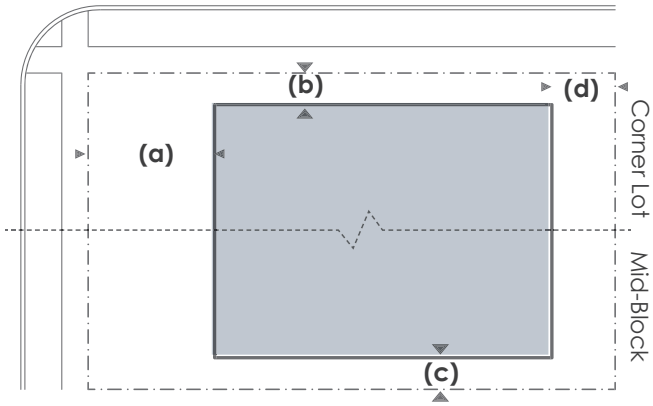
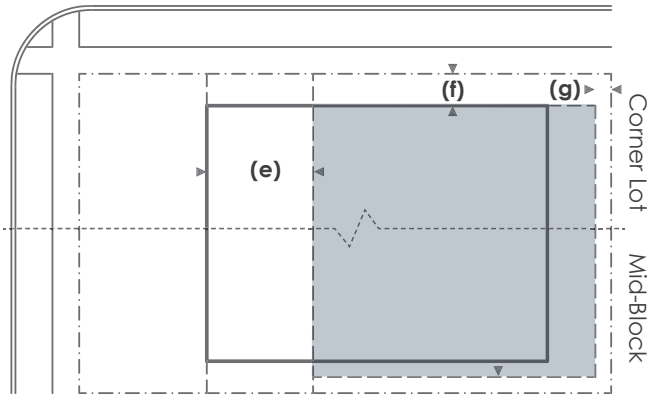
Setbacks

DEVELOPMENT CRITERIA				
	MULTIFAMILY ALLEY-LOAD (AL)	MULTIFAMILY FRONT-LOAD (FL)	SINGLE FAMILY ALLEY-LOAD (AL)	SINGLE FAMILY FRONT-LOAD (FL)
BUILDING CONFIGURATION				
PRINCIPLE BUILDING	3 Stories (45 ft.) max.	3 Stories (45 ft.) max.	2 Stories (35 ft.) max.	2 Stories (35 ft.) max.
ACCESSORY STRUCTURES	1 Story max.	1 Story max.	1 Story max.	1 Story max.
MIN LOT SIZE	1,350 SF	1,650 SF	2,550 SF	3,000 SF
SETBACKS - PRINCIPLE BUILDING* (& ADU'S)				
FRONT - PRINCIPLE (a)	12 ft. min.**	12 ft. min.**	12 ft. min.**	12 ft. min.**
FRONT - SECONDARY (b)	12 ft. min.**	12 ft. min.**	12 ft. min.**	12 ft. min.**
SIDE (c)	0 ft. min. (10 ft. between buildings)	0 ft. min. (10 ft. between buildings)	0 ft. min. (10 ft. between buildings)	0 ft. min. (10 ft. between buildings)
REAR (d)	N/A	10 ft. min.	N/A	15 ft. min.
SETBACKS - ACCESSORY STRUCTURE (NON-LIVING SPACE)				
FRONT - PRINCIPLE (e)	12 ft. min.	12 ft. min.	12 ft. min.	12 ft. min.
FRONT - SECONDARY (f)	12 ft. min.	12 ft. min.	12 ft. min.	12 ft. min.
SIDE (g)	0 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.
REAR (h)	10 ft. min.	0 ft. min.	0 ft. min.	0 ft. min.
SETBACKS - GARAGE				
STREET/ALLEY FACING	<6 ft or >18 ft.	18 ft.	<6 ft or >18 ft.	18 ft.
SIDE LOAD	<6 ft	12 ft.	<6 ft	12 ft.



PRINCIPLE BUILDING SETBACKS

- Accessory Dwelling Units - internal accessory dwelling units are a permitted use on 12,000 sq-ft or larger lots and moderate income housing lots.



ACCESSORY STRUCTURE SETBACKS

* Setbacks are measured to foundation walls and are established for public utility easements.
**50 ft. max setbacks and lot coverage is as determined by provided setbacks.
- Minimum lot width 15'
- No lot shall be more than six times as deep as it is wide.

Architectural Design Standards

Objective

There are many possible successful interpretations of the proposed architectural styles. It should not be expected nor desired that each building will incorporate all elements of a style, or that each style will be equally represented. The design of individual buildings and the implementation of styles will be solidified at building permit.

The architectural styles and themes for Oquirrh Point is derived from local precedent. The following architectural standards will govern product design within Oquirrh Point. Only the architectural styles listed below are permitted within Oquirrh Point:

- Craftsman
- Farmhouse
- Prairie
- Modern
- Traditional

Craftsman

Farmhouse

Prairie

Modern

Traditional

Style Guide

Oquirrh Point should provide a variety of home styles on each street to create a diverse and interesting street scene. Neighborhoods with minimal visual variation, and homogeneous application of the approved architectural styles are not permitted in order to ensure that street scenes are non-repetitive.

Style:

Not all architectural styles are appropriate for all buildings within Oquirrh Point. All five architectural styles can be used for single family and multi family residential buildings, however the Prairie style will not be allowed for use with Commercial, Office and Civic buildings found within Oquirrh Point.

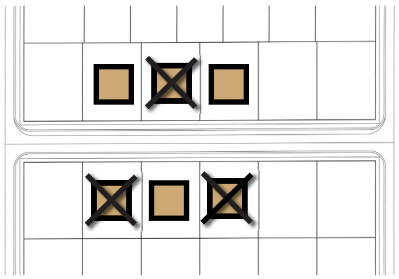
Variation shall be achieved through a combination of styles, colors, and floor plans. Guidelines for style, color, and floor plan shall be given equal weight when evaluating compliance with this standard. In no case shall one of the following guidelines be disregarded or given priority over another

	STYLES				
BUILDING TYPES	Craftsman	Farmhouse	Prairie	Modern	Traditional
Single Family	●	●	●	●	●
Multi Family	●	●	●	●	●
Commercial	●	●		●	●
Office	●	●		●	●
Civic	●	●		●	●

Indicates permitted style ●

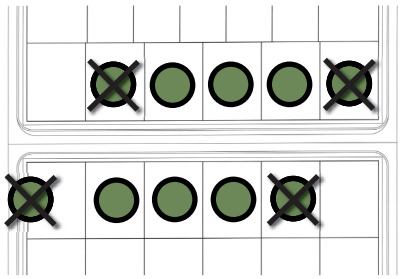
Single family homes with the Traditional style shall not be built on adjacent lots or on lots directly across from one another on the same street.

Single Family Style Diagram



= Traditional

Single family homes with the Craftsman, Farmhouse, Prairie, and Modern styles shall not exceed three consecutive lots of the same style on either side of the street.

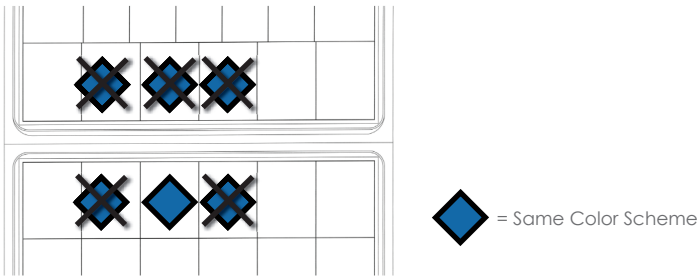


= Craftsman
Farmhouse
Prairie
Modern

Color:

Single family homes with the same color scheme shall not be built on adjacent lots or on lots directly across or diagonally from one another on the same street.

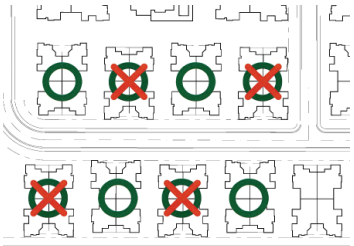
Single Family Color Diagram



Attached Residential Guideline:

Attached residential buildings that have the same style or color scheme shall not be built on adjacent lots or on lots directly across from one another on the same street.

Attached Residential Diagram

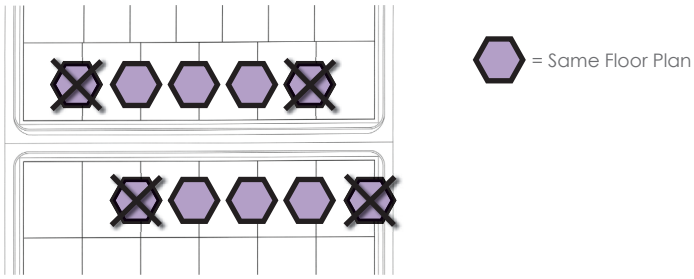


Floor Plan:

Single family homes with the **same floor plan** shall not exceed three consecutive lots on either side of the street.

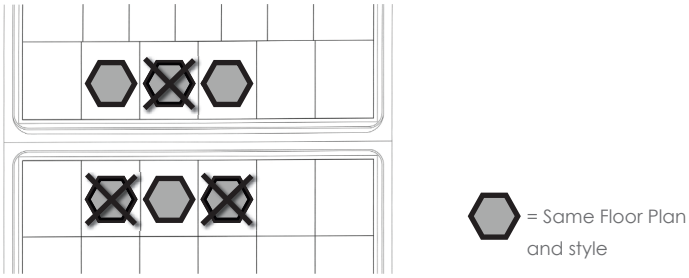
If three single family units of the same floor plan are placed in a row, the middle floor plan must be reversed.

Single Family Floor Plan Diagram



Single family homes with the **same floor plan and style** shall not be built on adjacent lots or on lots directly across from one another on the same street.

Single Family Floor Plan Diagram



Introduction

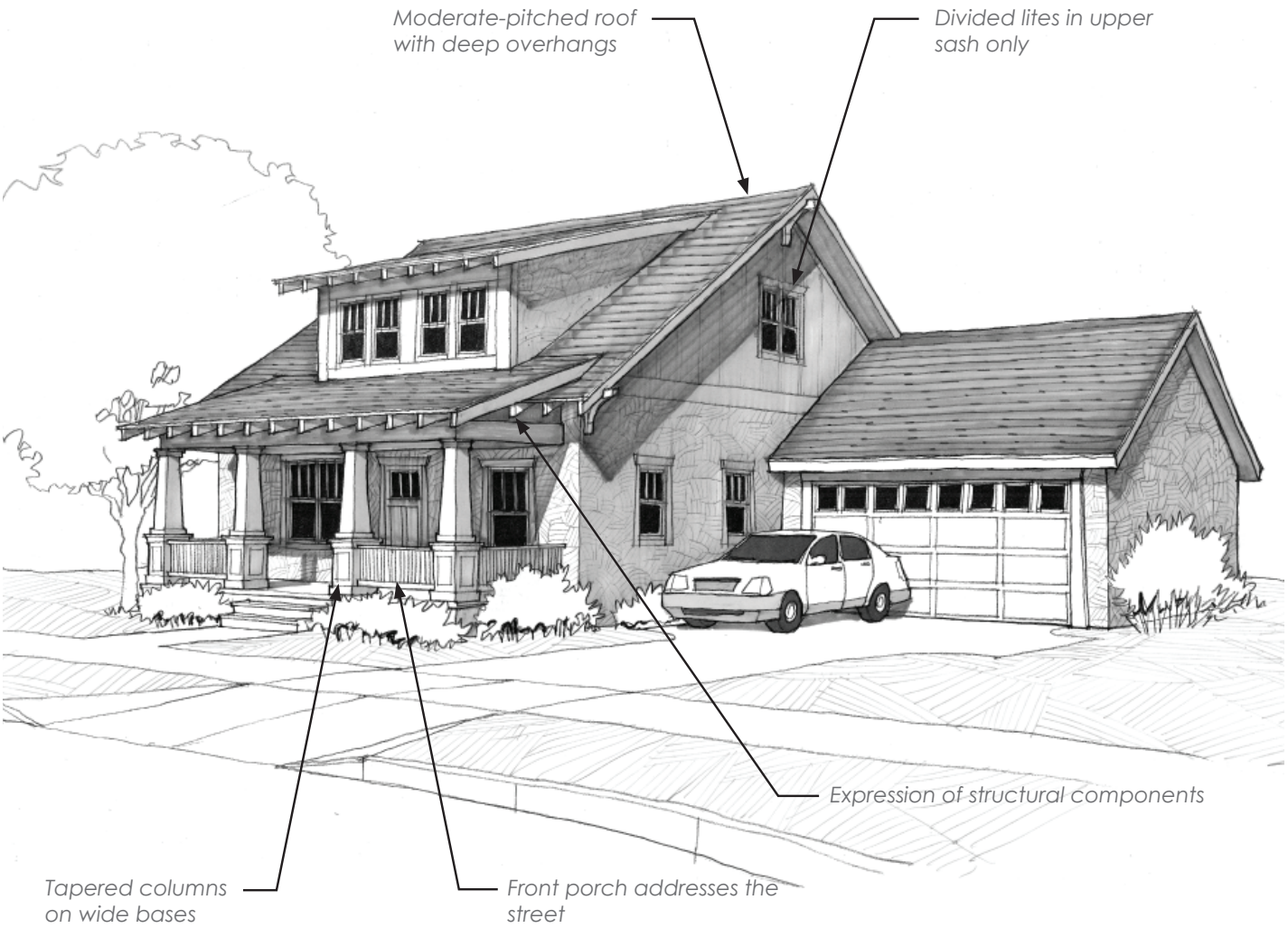
The architectural styles chosen for Oquirrh Point aim to create a neighborhood with a diverse and harmonious built environment and a strong sense of place. The five styles are Craftsman, Farmhouse, Modern, Prairie, and Traditional. These styles, as defined in this document, shall create a strong architectural character for Oquirrh Point that is timeless and unassuming.

Many things contribute to defining a particular style. In some cases, the use of just a handful of elements can be successful in creating an authentic architectural composition. Not all possible arrangements and details have been presented. Creative application of the design principles is encouraged. Unlike the more prescriptive standards one may find in a zoning code, the principles and guidelines in this document are aimed at allowing for flexibility while promoting design quality and consistency. Following these guidelines will help achieve cohesive and harmonious streetscapes at Oquirrh Point.

Craftsman Style

The Craftsman style is a close interpretation of the Craftsman style that developed from the Arts and Crafts movement of the late 19th and early 20th centuries. This movement addressed design on many levels, from architecture to furniture and pottery. Proponents of the Arts and Crafts movement advocated a fully integrated approach to house design and furnishings, with a design philosophy based on simplicity, durability and harmony with nature. Special attention was given to the way pieces were joined together. A new structural expression was developed, including exposing beams, columns and joists. The Craftsman style flourished in the United States in the early 20th century, and was frequently applied to modest and small houses.

The Craftsman style is characterized by simplicity, the expression of certain structural members, and attention to wood joinery, especially at porches. Craftsman homes feature moderate-pitched gable roofs with wide overhangs and large porches with substantial columns and bases.



The principal features of the Craftsman style are low- to moderate-pitched gable roofs with wide overhangs, exposed rafters at porches and, wherever feasible, generous porches with substantial columns and bases. Dormers are typical on 1½-story designs. Symmetry is optional and depends on the orientation of the principal roof.

Ornamentation is restrained. Details that are characteristic of the style include exposed rafter tails, tapered columns and trim elements, and diagonal knee braces at gable ends.

Wall materials may include stone, brick, stucco, shingles, and siding.

The example above is one interpretation of the Craftsman style. There are many possible successful interpretations. All elements shown here, and described in this style, are not required on every building. Elements not listed are prohibited.

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Massing

- A side gable, center gable facing the street, or cross gable with dormers is typical for the primary roof form.
- One-story and 1½-story massing compositions are permitted, although 2-story compositions can also be acceptable.
- Dormers are typical in 1½-story designs.
- Emphasis should be on horizontal rather than vertical lines.

Roof

- Low-sloping gable roofs with wide overhangs are typical.
- Shed or pitched dormers are common.
- Generously sized eaves with exposed decorative rafters are characteristic of the style, but not required.
- Roof pitches: 3:12 to 8:12
- Roof overhangs: 12 - 30 inches at rakes and eaves

Windows & Doors

- Individual windows are typically square or vertically oriented.
- Windows are often mulled together in pairs or threes.
- Double-hung windows with divided lites in upper sashes only, usually in a three-over-one configuration, are typical.
- Limited use of small accent windows and angled bays in encouraged.
- A single, rectilinear door is typical.
- Large lites in doors are common and are often divided to match the windows.
- Wide trim (5 to 6-inch) with head trim extending past the jamb is typical for doors and windows. Tapered side trims are typical.

Porch / Entry

- Porches facing the street are common.
- Porch columns typically sit on wider bases or low walls.
- Tapered or double-columns with header and base details are common.

Details

- Expression of structural members and attention to wood joinery is characteristic of the style.
- Beams, knee braces, and brackets are often found at gable ends.
- Extended lintels over door and porch openings are common.
- Tapered elements, including trim work and columns, are common.

Elevations of a cottage and a larger house at Oquirrh Point. The building designs exemplify how the guidelines of the Craftsman architectural style can be applied at different scales.

Examples for Various Interpretations of the Craftsman Style

Images depict interpretive examples of the architectural style rather than specific execution

Examples for Various Interpretations of the Craftsman Style

Images depict interpretive examples of the architectural style rather than specific execution

Farmhouse Style

The Farmhouse style is a contemporary interpretation of the Folk Victorian style that was prevalent in the United States from about 1860-1910. There were many regional applications of the Victorian style, as well as combinations of specific elements into eclectic compositions. Variations of the Victorian style include Richardsonian, Romanesque, Shingle, Queen Anne, and Folk. Folk Victorian has simpler forms and details than its counterparts.

The Folk Victorian style developed and flourished as railroads spread across the country, providing a steady supply of Victorian-style millwork. Local builders and carpenters applied their skills based on their understanding of the Victorian style. Pattern books containing illustrations and details were sources of inspiration and instruction. The application of these stylistic principles to modest homes across the country resulted in Folk Victorian, with simplified forms and ornamentation applied chiefly to porches, gable ends and cornices.

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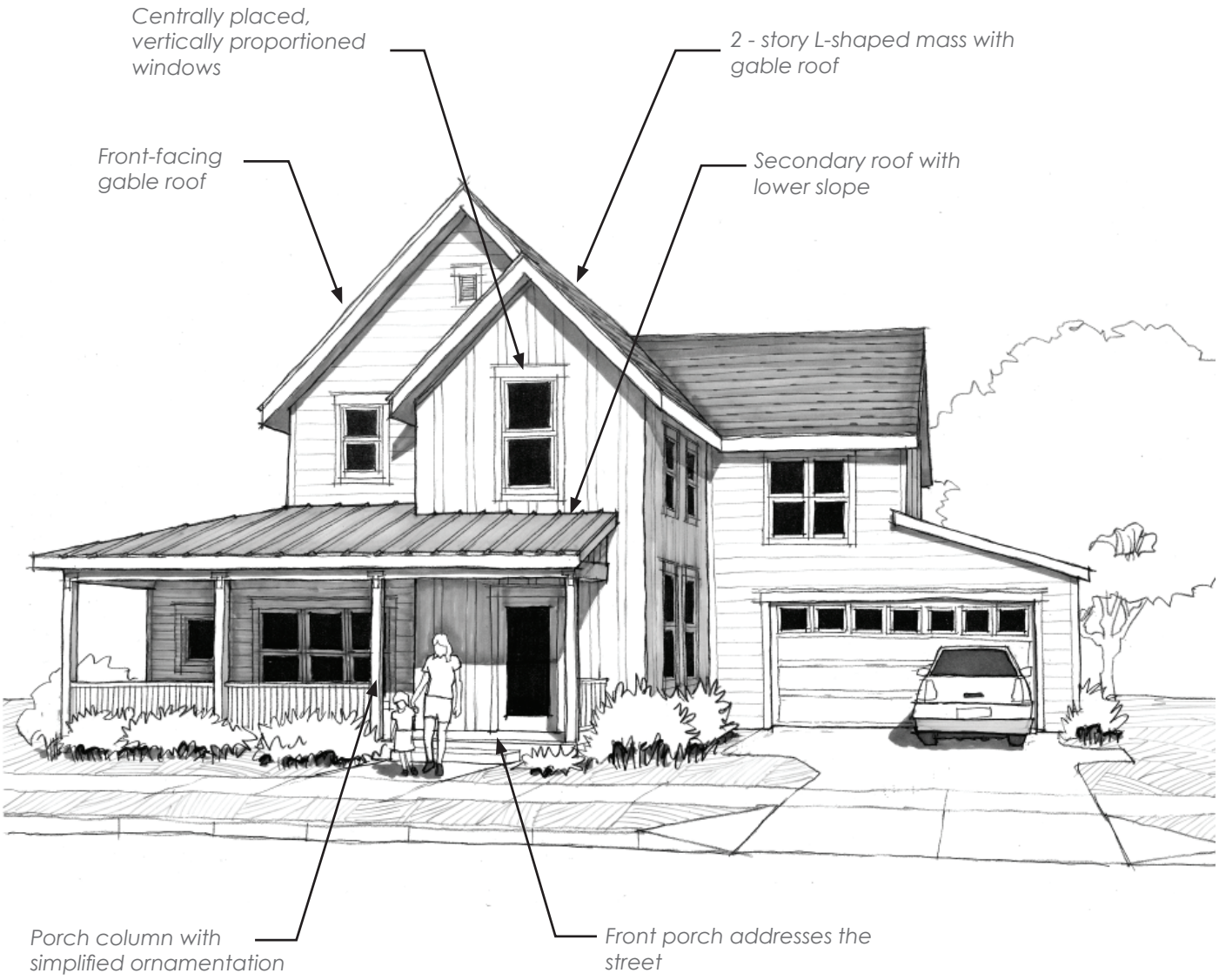
Project Plan Phase 1



The Farmhouse style is characterized by a gable roof facing the street. The main gable may be combined with wings on one or two sides or emerge from a larger hip-roofed rectangular volume. A one-story porch should be provided and integrated into the front facade. Gable, hip, shed, or special dormers are employed to provide additional floor area, daylight, and architectural interest. Facade compositions should feature symmetrically placed, vertically proportioned, double or single-hung windows. Symmetry in the overall composition is optional.

Detailing should be simplified. Ornamentation should be employed with restraint at porches, gable ends, and special features, such as bays. Appropriate wall materials may include horizontal lap siding and board and batten siding.

The example above is one interpretation of the Farmhouse style. There are many possible successful interpretations. All elements shown here, and described in this style, are not required on every building. Elements not listed are prohibited.

Massing

- A front-facing gable without side wings is typical.
- Overall massing should be simple and emphasize vertical building elements.
- Projecting bays and low-sloping shed roofs are common.
- 1½ to 2-stories are typical, with a main level floor-to-ceiling height of 8 to 10 feet.

Roofs:

- Gable roofs facing the street are typical.
- Use of shed or gable-end dormers is encouraged.
- The main gable is often intersected by other roofs.
- Main roof pitches: 5:12 to 12:12
- Secondary hip or shed roof pitches: 3:12 to 6:12
- Roof overhangs: 6 to 12 inches

Windows & Doors:

- Vertically proportioned double and single-hung windows are typical.
- Individual or paired window treatments are common.
- Square and angled bay window treatments are common.
- Wide (4 to 6-inch) exterior trim and cap moldings on windows and doors are typical.
- Limited use of multi-pane sashes with divided lites is encouraged and may occur in both sashes in the following configurations: one-over-one, two-over-one, two-over-two, four-square-grid-over-one, and four-square-grid-over-four-square-grid.
- Lites in doors are common and often express ornamentation.

Porch / Entry

- Street-facing, one-story porches are common. Wraparound porches are encouraged at corner lots.
- Porch roofs are typically forward-facing shed or hip.
- Porches may have exposed wood and metal elements.
- Square columns (at least 6 x 6) or round columns (at least 6 inches) are typical.
- Railings may be turned or square balusters or steel.

Detail Elements:

- Detailing is simplified and ornamentation is restrained.
- Exposed structural elements on porches are typical.
- Ogee or half-round gutters are common.
- Board & batten wainscoting (in courser spacing) is recommended.
- Square or more detailed moldings along rakes are common.

Elevations of a cottage and a larger house at Oquirrh Point. The building designs exemplify how the guidelines of the Farmhouse architectural style can be applied at different scales.

Examples for Various Interpretations of the Farmhouse Style

Images depict interpretive examples of the architectural style rather than specific execution

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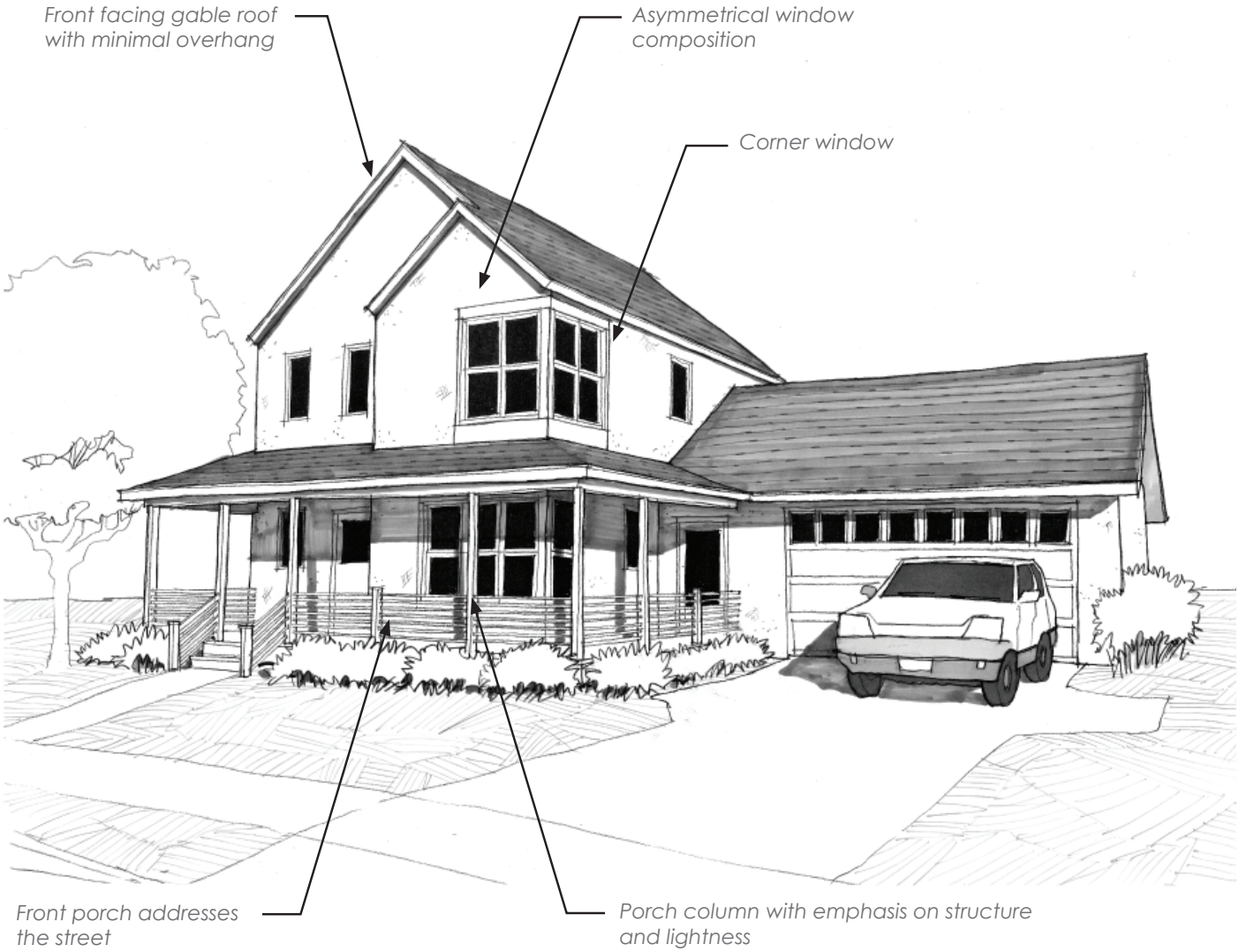
Modern Style

The Modern style is an interpretation of the early 20th century modern architecture in Europe. Pioneers of the modern movement sought to cut ties with traditional styles and achieve a universal aesthetic inspired by the workings of machines. There are many interpretations of modern architecture, but it is the work of northern European architects, such as Alvar Aalto and Eero Saarinen, which emphasized simplicity and subtle architectural expression as opposed to individual experimentation. It is the timeless and classic character of this interpretation of modern architecture that inspired the Modern style.

Common characteristics of the Modern style include simple massing, unassuming details, quiet articulation of doors and windows, and limited, if not zero-overhang, eaves and rakes. These elements support an architectural language that will be appealing when repeated along a block face and will fit with and complement the other styles provided here. The use of special effects, such as unique windows, asymmetrical roof forms, and accent colors, should be restrained to ensure a timeless and universal quality.



The Modern style emphasizes simple forms and minimal ornamentation. The massing is similar to Farmhouse, but the detailing and composition of doors and windows are quite distinct. In general, detailing and the use of materials create a feeling of lightness. Asymmetrical door and window compositions, window walls, and exposed structural elements at porches are characteristic of the Modern style. Horizontal railing is common.

Unlike some interpretations of the Modern style, in which unique building elements are employed and exaggerated to maximize individual expression, the Modern style values simplicity and restraint. Unique and special elements should be used in moderation to achieve a harmonious neighborhood character.

The example above is one interpretation of the Modern style. There are many possible successful interpretations. All elements shown here, and described in this style, are not required on every building. Elements not listed are prohibited.

Massing

- General massing is similar to the Legacy Farmhouse style and respects the simplicity of basic shapes.
- Overall massing should be simple and emphasize vertical building elements.
- Projecting bays and low-sloping shed roofs are common.
- 1½ to 2-stories are typical, with a main level floor-to-ceiling height of 8-10 feet.

Roofs:

- Roof forms may include a combination of gable, shed, and hip.
- The main gable is often intersected by other roofs.
- Primary facade gable roof pitches: 4:12 to 12:12
- Secondary hip or shed roof pitches: 3:12 to 8:12
- Roof overhangs: 0 to 12 inches

Windows & Doors:

- Asymmetrical window compositions are typical.
- Horizontal windows are suitable within compositions if the overall effect is vertical.
- Corner window compositions are common.
- Window walls are common.
- Facades with window wall compositions should be balanced with smaller individual apertures.
- Casement and picture windows are typical.
- Divided lites are not used.
- Wide (4 to 6-inch) exterior trim and cap moldings on windows and doors are typical.
- Unique front doors are common.

Porch/Entry

- Street-facing porches are encouraged.
- Porches must be covered by a balcony or real roof. Trellis and other decorative roof structures are discouraged.
- Exposed structural elements on porches are common.
- Steel columns and railings are common.

Detail Elements:

- Minimal details and restrained ornamentation are typical.
- Corner boards and siding that are painted the same color to emphasize mass are common.
- Steel components are common in columns, railings, and fasteners.
- Stucco joints are often expressed in composition with other building elements.

Elevations of a cottage and a larger house at Oquirrh Point. The building designs exemplify how the guidelines of the Modern architectural style can be applied at different scales.

Examples for Various Interpretations of the Modern Style

Images depict interpretive examples of the architectural style rather than specific execution

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Prairie Style

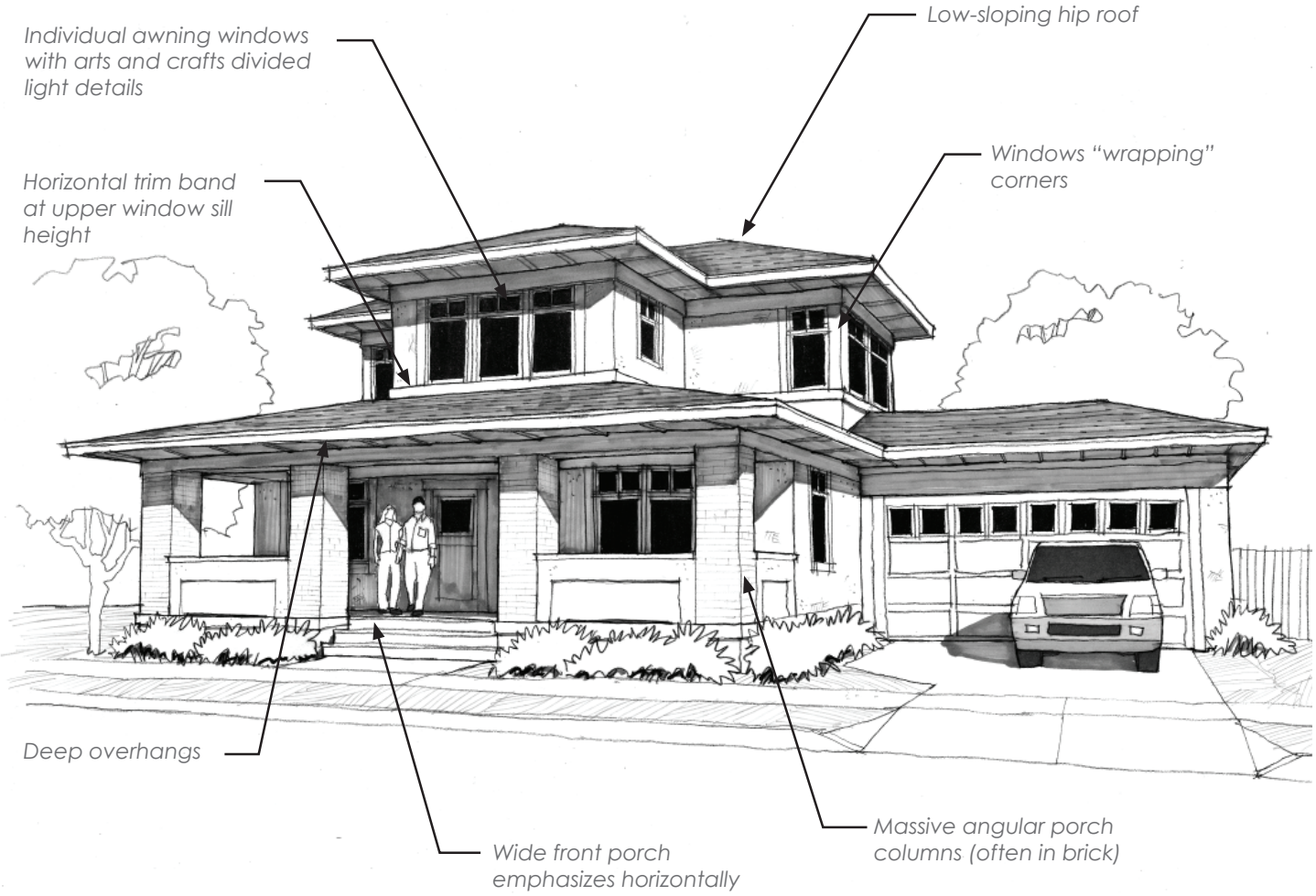
The Prairie style is an architectural response to the flat, expansive, and serene characteristics of the prairie landscape. It was first developed in the Midwest by the American architect Frank Lloyd Wright in the early decades of the 20th century. It was then adopted and further articulated by many designers as a unique architectural style.

In the early 1900's, Wright's office was exploring a unique approach to the Midwestern prairie landscape, which today one might call a regionalist response. Synthesizing regionally appropriate characteristics with elements of the Art Deco movement and even Japanese vernacular Wright created what is now known as the "Prairie Style": clean and quiet detailing meet a unique interpretation of Art Deco's abstract articulation.

The style spread throughout the country due to the use of pattern books and various articles in popular magazines. Various interpretations of the Prairie style have been developed over the years and the style has established its place in urban neighborhoods among other popular American residential architectural styles.

Oquirrh Point

Project Plan Phase 1



The Prairie style is characterized by low, flat building massing, an emphasis on horizontally, the use of continuous bands on the facade, and strong definitions of base, middle band, and roof. The typical primary roof form is a relatively low sloping hip. Secondary roofs over porches or projections from the main building mass are also hipped. Dormers are rarely, if ever, used.

Ornamentation is restrained. Limited expression of masonry details, divided lites in windows and doors, and continuous horizontal bands are characteristic of the prairie style.

Exterior materials typically include brick, stucco and wood. Brick would often be used on the first story with stucco or horizontal wood siding above. Material breaks should occur at the line of the upper level window sills.

The example above is one interpretation of the Prairie style. There are many possible successful interpretations. All elements shown here, and described in this style, are not required on every building. Elements not listed are prohibited.

Massing

- Low, rectangular forms with an emphasis on horizontally are typical.
- Horizontal bands defined by changes in color and/or material emphasize the base, middle and top of the building mass.
- Horizontal bands (usually at sill and header heights) are continuous across building elements, such as secondary roofs and balconies.
- The base band often extends to the bottom of the second-story sill.

Roof:

- Low-sloping hip roofs are typical.
- Secondary roofs of porches and projections are also typically hipped.
- Clerestories are common; dormers are rarely used.
- Roofs pitches: 3:12 to 6:12
- Overhangs: at least 30 inches; larger overhangs are typical.

Porch / Entry

- Porches are often an integral part of the massing, rather than additive components; they sometimes have balconies or shed roofs above.
- Wide porch columns with decorative planters are common.
- Masonry walls are suitable in place of porch railing.

Windows & Doors

- Windows are typically arranged in compositions, rather than individually placed.
- Horizontal bands of windows are common, as well as windows wrapping corners.
- Arts and Crafts windows with divided lites are common.
- Window and door trim is often integrated into horizontal trim bands wrapping building.
- Half-lite and full-lite doors are common and often decorative. Compositions with side lites are common as well.

Details

- Building elements with rectilinear emphasis are encouraged; diagonals or curves are discouraged.
- Large, continuous trim under the eave of the primary roof is typical; trim is often integrated into the headers of second-story windows.
- Horizontal elements like sills, porch roof trim, and balconies, are often aligned to emphasize horizontally.
- Angular brick detailing with two to three colors of brick is often expressed on piers and at the top of the base band.

Elevations of a cottage and a larger house at Oquirrh Point. The building designs exemplify how the guidelines of the Prairie architectural style can be applied in different scales.

Examples for Various Interpretations of the Prairie Style

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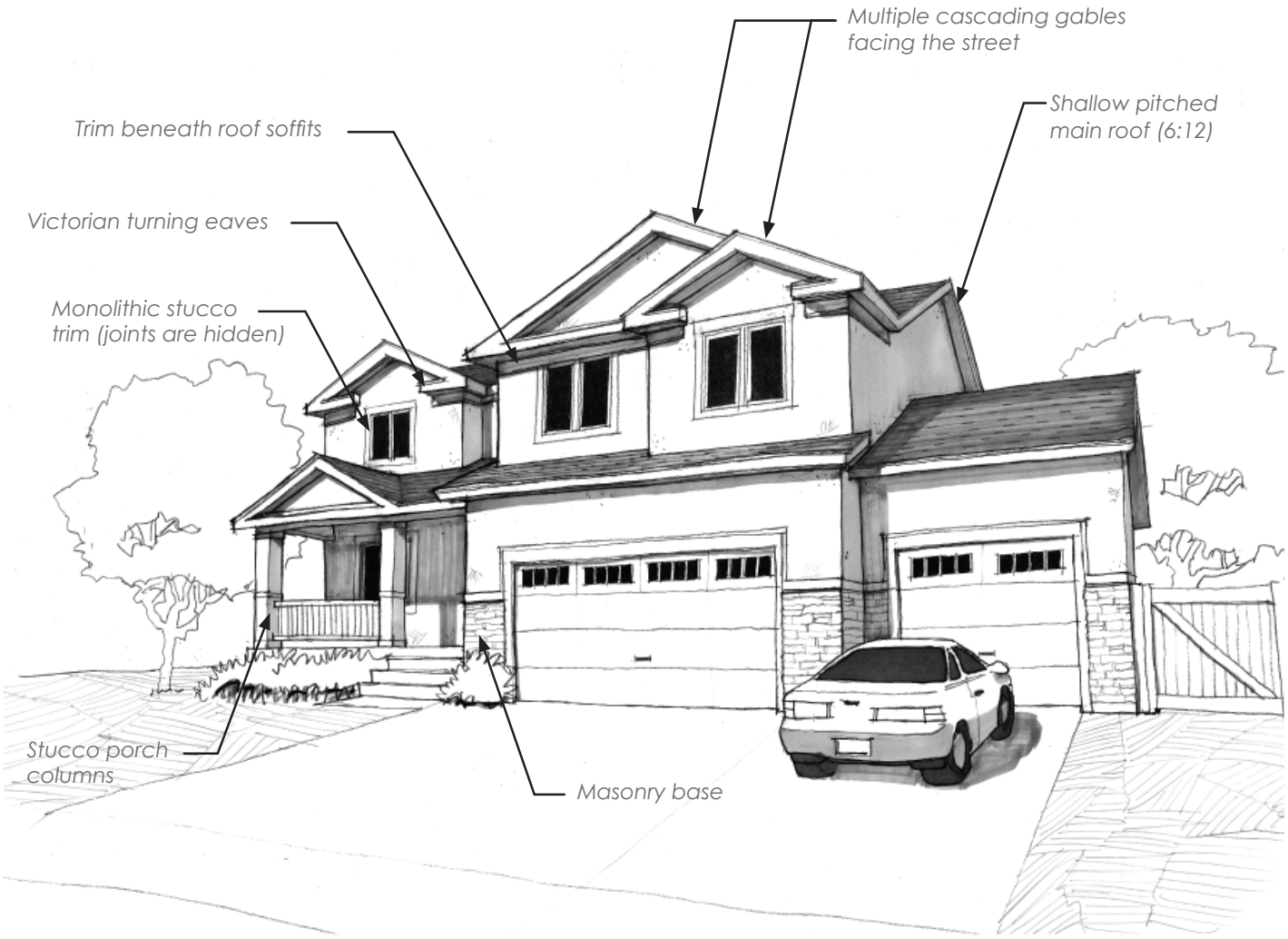
Traditional Style

The Traditional style has developed as an architectural style in recent decades to accommodate large family suburban living. It brings together elements of Victorian, Craftsman, and desert architectural styles, all traditionally available in the region. The Traditional accommodates these elements to articulate larger buildings and to create compositions that enhance Utah's suburban context.

The need to access garages from the street with ease and a minimal amount of driveway created solutions where garages are located within the simple footprint of the building. Building articulation occurs with multiple gables and setbacks on the front facade. This composition resembles the family portrait of a large family with each individual expressed by a separate gable and bay. Porches are usually modest and treated as a feature to celebrate the front door. Partial masonry veneer is common.



The Traditional style is characterized by large front elevations with street-facing garages. Multiple gables and bays articulate massing and reduce the scale of the building. Garages are commonly accommodated within the simple footprint of the house. Porches are usually modest. Stucco is the typical exterior material. Partial masonry veneer is common.

There are many possible successful interpretations. All elements shown here, and described in this style, are not required on every building. Elements not listed are prohibited.

Oquirrh Point

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Massing

- A simple footprint accommodates street-facing garages.
- Articulation is intensified on the front elevation by means of multiple setbacks and gables.
- Cascading gables are typical.
- Asymmetrical front facade compositions to accommodate garage entrances and the front doors are common.

Roof

- Low-pitched gables are typical.
- Multiple partial front-facing gables are employed usually on the front.
- Victorian or farm house eaves and rakes are common.
- Roof pitches: 3:12 to 8:12
- Roof overhangs: 12 to 18 inches at rakes and eaves

Windows & Doors

- Asymmetrical window compositions are typical.
- Vertical and horizontal windows are accommodated within the same facade composition.
- Stucco trim is common.

Porch / Entry

- Porches are usually modest and treated as a feature to celebrate the front door.
- Large stucco columns, sometimes with masonry base are common.

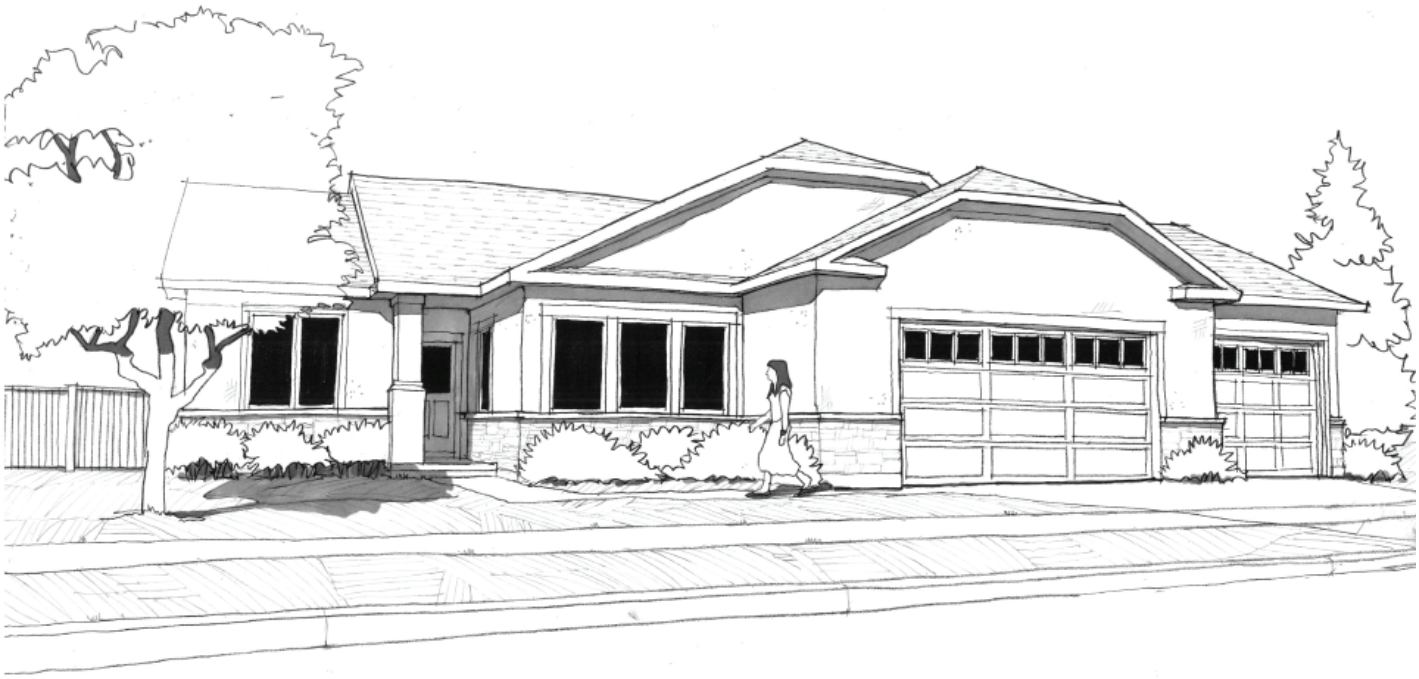
Details

- Victorian eave returns are common.
- Faux shutters are typical.
- Faux gable vents are typical.

Materials

- The use of two or three different materials on the exterior is typical
- Wall materials may include stucco and limited masonry veneer to provide base for the elevation.
- On the roof, asphalt shingles are typical.
- Changes of material must occur at an inside corner.

Examples for Various Interpretations of the Traditional Style



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Examples for Various Interpretations of the Traditional Style

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STREET CHARACTER

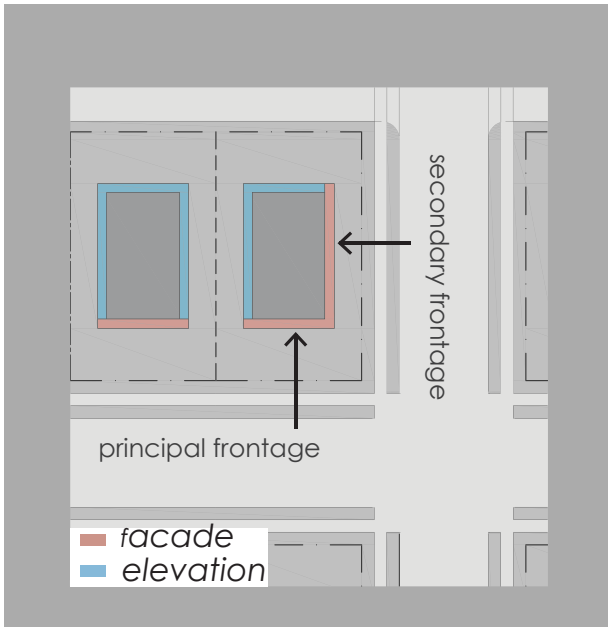
a. Relationship to public realm - Buildings should be oriented to positively define and frame adjacent public streets, and/or public or common spaces, while promoting the collective form of neighborhoods by:
   i. Matching or complementing adjacent building setbacks;
   ii. Matching or complementing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

b. Relationship to neighboring homes – Houses should be designed to relate to their neighbors rather than as a stand-alone building. This design standard can be accomplished by, among other things:
   i. Orienting the side yards in order to preserve the privacy of the outdoor spaces of both.
   ii. Modulating side yard and rear yard volumes to provide as much distance as possible between the facades in order to preserve privacy of the outdoor spaces of both.
   iii. Placing windows (with different sizes) in side and rear yards designed with care and sensitivity for the preservation of privacy between buildings.

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

The Oquirrh Point community differentiates between the facade and elevation of buildings. Facades are the vertical portions of the buildings that face public thoroughfares. Elevations are the vertical portions of building not facing onto public thoroughfares. Facades are more highly regulated than elevations.

Lots with secondary frontage will continue the same material treatment from principle frontage facade on the secondary frontage facade.

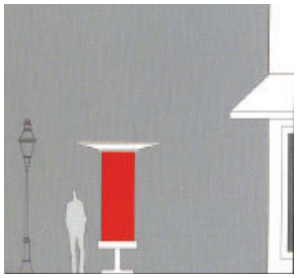
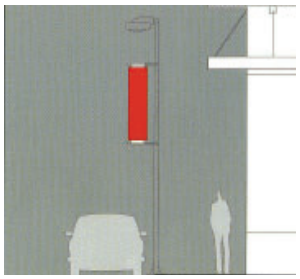


Oquirrh Point

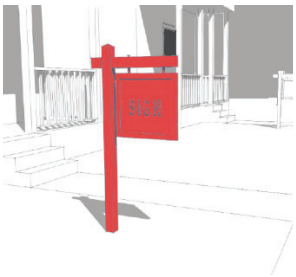
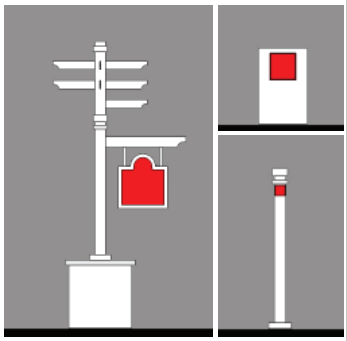
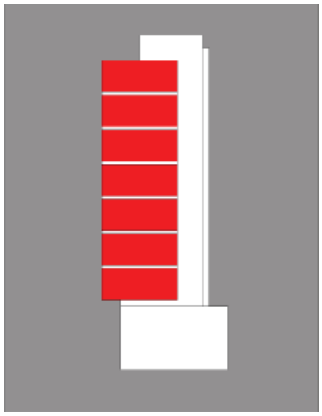
Project Plan Phase 1

Signage Design Standards

SIGNAGE STANDARDS

	Specifications	
KIOSK 	Quantity	1 per block face
	Area	24 sf max
	Width	4 ft. max
	Height	8 ft. max
	Depth / Projection	2 ft. max depth
	Clearance	N/A
	Apex	8 ft. max
	Letter Height	12 inch max within sign, 18 in max to identify sign
SIDEWALK SIGN	Quantity	1 per business
	Area	8 sf max
	Width	26 in max
	Height	42 in max
	Depth / Projection	N/A
	Clearance	N/A
	Apex	42 in max
	Letter Height	N/A
BANNER 	Notes	Banner signs may be installed on City owned lighting fixtures with a time-limited permit. Size restrictions are determined by the City according to the lighting fixture.
ADDRESS SIGN	Quantity	1 per address
	Area	2 sf max
	Width	24 in max
	Height	12 in max
	Depth / Projection	3 in max
	Clearance	4.5 ft. min
	Apex	N/A
	Letter Height	6 in max

SIGNAGE STANDARDS

	Specifications	
YARD SIGN 	Quantity	1 per Lot max
	Area	6 sf max
	Width	3 ft. max (not counting post)
	Height	2 ft. max (not counting post)
	Depth / Projection	N/A
	Clearance	3 ft. to sign edge min
	Apex	6 ft. to top of post max
	Letter Height	8 in max
ENTRY ICON/FEATURES	Quantity	1 per vehicular entrance max
	Area	Sign - 49 sf max
	Width	Sign - 7 ft. max
	Height	Sign - 7 ft. max
	Depth / Projection	N/A
	Clearance	N/A
	Apex	Sign - 8 ft. max
	Letter Height	N/A
WAYFINDING 	Notes	Wayfinding signs are not subject to specific regulations on quantity, size, or design. They are permitted in the public realm where managed by the city and on private non-residential properties consisting of multiple buildings. Where on private lots wayfinding signs should be sized for pedestrian legibility, consult with the Planning Department.
PYLON SIGN 	Quantity	1 per block
	Area	Sign - 150 sf max*
	Width	Sign - 10 ft. max*
	Height	Sign - 25 ft. max
	Depth / Projection	N/A
	Clearance	N/A
	Apex	Sign - 25 ft. max
	Letter Height	N/A
		*Sign width does not include foundation or base sizing

Oquirrh Point

Project Plan Phase 1

Lighting Design Standards

Public lighting in parking lots and along the peripheral arterial roadways, Erda Way and SR-36, will comply with existing lighting standards. Lighting for all public and private thoroughfares internal to Oquirrh Point will comply with the standards contained in the table below.

Only cut-off fixtures are permitted. No uplight for area and street lighting is allowed, thus reducing glare, light trespass, and preserving dark skies. Lumen levels should not exceed 1.25 foot candles, or 3,500 base foot candles per site. Lighting may be used for safety and convenience, although, after curfew, most lighting should be reduced as activity levels decline.

Uplighting from low-voltage landscape light fixtures is permitted to illuminate vegetation, tree canopy and architectural interest. The term low voltage landscape and architectural lighting, for the purpose of these standards, refers to permanently installed outdoor lighting fixtures operating at 12 volts or less, which illuminate landscape environments and exterior structures.

PUBLIC LIGHTING

TYPE	HEIGHT	SPACING
COLUMN	10 - 14 ft.	300 ft. on center min.
	10 - 14 ft.	300 ft. on center min.
	12 - 16 ft.	200 ft. on center min.
POST	8 - 10 ft.	300 ft. on center min.
	10 - 14 ft.	200 ft. on center min.

TYPE	SIZE/HEIGHT	SPACING
WALL-MOUNT	Appropriate to achieve proper architectural scale	Opportunistic
BOLLARD	3 ft. max.	20 ft. on center min.

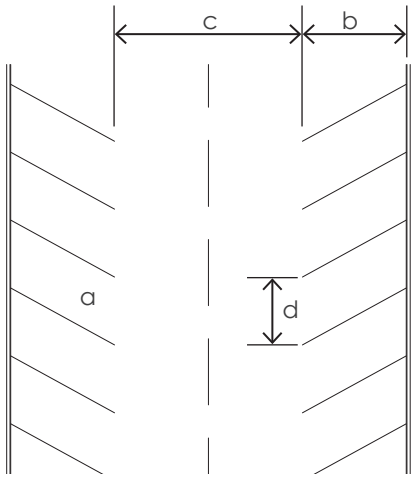
This graphic demonstrates how cut off fixtures are used to reduce light pollution

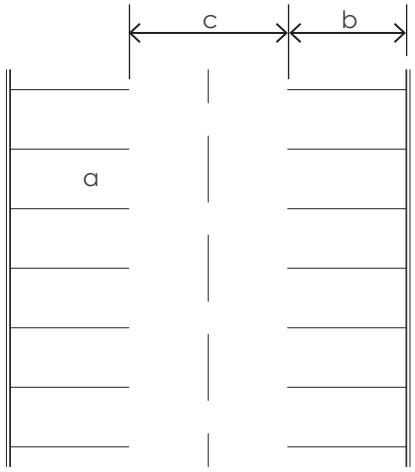
Parking Standards

The number of required parking stalls is based on Tooele County Land Use code and differs based on land use and housing product type. Oquirrh Point will provide the total required number of parking stalls within each land use district based on the land use code. See table below.

COMMUNITY PARKING STANDARDS	
Land Use	**Required Parking**
General Office	2.79 space per 1,000 sf. of gross floor area
General Commercial	4 spaces per 1,000 sf. of gross floor area
Single Family Housing	2 off street spaces per dwelling unit
Multi Family Housing	2 off street spaces per dwelling unit

ON AND OFF-STREET PARKING CONFIGURATION				
Angle x	**Stall width a**	**Stall Depth b**	**Aisle Width c**	**Skew Width d**
90	9'	18'	24' min.	
60	9'	18'	18'	9.8'
45	9'	18.75'	11'	12'
30	9'	16.5'	12'	17'
0	8.5'	22'	11.5'	





Oquirrh Point

LOTTING PLAN
Erda, UT

STATISTICAL SUMMARY

Open Space		
Roads		
Product Types	Min. Lot Size	**Units**
Lennar		
Front Load Townhomes	1600 sqft	181
50' x 100' Lot	5000 sqft	108
60' x 100' Lot	6000 sqft	100
Total		389
On2	1848 sqft	88
American Dream	2352 sqft	121
Coach House	3025 sqft	144
45' x 100' Lot	4500 sqft	37
Total		390
AMH		
50' x 80' Lot	4000 sqft	100
Other Homes		9
Total		888

North

PSOMAS