

Planning Commission Staff Report

File # 2S25 – SUB-000512-2025

Public Hearing and Consideration of Preliminary Subdivision
Approval to Create 50 Residential Lots on 5.3 Acres of Property
at 4027 and 4035 W. 6200 S. in Taylorsville, Utah.



Department of Community Development

Date:	April 18, 2025
Meeting Date:	April 22, 2025
Agenda Item:	[noted in title blocks above]
Subject Property Address:	4027 and 4035 W. 6200 S.
Applicant:	Emily Call, Edge Homes
Author:	Jim Spung, AICP, Senior Planner
Parcel #:	21-19-200-052-0000; 21-19-200-027-0000
Applicable Ordinances:	Including, but not limited to LDC Chapters 13.21; 13.25; 13.28; 13.29; 13.30; and 13.44.
Agenda Item #:	3

Attachments:

Exhibit A: Zoning Map
Exhibit B: General Plan Map
Exhibit C: Vicinity Map
Exhibit D: Aerial Image of Subject Property
Exhibit E: Plat
Exhibit F: Civil Plans
Exhibit G: Amenity Plan

Exhibit H: Landscape Plan
Exhibit I: Drainage Report
Exhibit J: Storm Drain SOPs
Exhibit K: Traffic Impact Study
Exhibit L: Geotech Investigation
Exhibit M: Proposed CC&Rs
Exhibit N: Review Comments 04/18/2025

Summary:

Emily Call, Edge Homes, is requesting preliminary subdivision approval to create 50 residential lots on 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 January 22, 2025, the Taylorsville City Council approved a general plan map amendment (Ord. 25-01), zoning text amendment (25-02), zoning map amendment (Ord. 25.03), and development agreement (Res. 25-02), establishing the necessary legal framework and zoning entitlements for this project to proceed. The review and approval of a subdivision plat in accordance with LDC [Chapter 13.30](#) is the next step in the development process. The subdivision process is comprised of two parts – the preliminary review (Planning Commission approval) and final review (staff approval).

Site Description

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

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

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

General Plan Analysis

The subject property is currently designated as “*High Density Residential*” and is described as follows (see General Plan pg 3-4 and 3-5):

“High Density Residential (HDR) districts are residential areas that contain existing development with densities of 9 dwelling units per acre or more; or proposed (new) developments of 9 to 12 dwelling units per acre. Typical developments in the HDR designation are apartment complexes, condominium complexes, and other high intensity residential projects.”

The proposed development plan includes a residential density of approximately 10 dwelling units per acre, which is consistent with the density thresholds identified in the “*High Density Residential*” category of 9 to 12 dwelling units per acre.

Staff Analysis

As mentioned previously in this report, the City Council approved a zoning map amendment and zoning text amendment for the subject property to adopt the SSD-R Taylor Villas zoning district. Those provisions are in [Chapter 13.44](#) of the Taylorsville Land Development Code and apply to the subject property. The SSD-R Taylor Villas zoning district was written and

tailored specifically for this project and includes detailed development standards and exhibits. City staff and reviewing agencies have reviewed the subdivision application and find that it is in general compliance with the adopted SSD-R Taylor Villas district standards and associated Development Agreement. Outstanding review comments provided to the applicant (Exhibit N) will need to be adequately addressed prior to final approval and recording of the plat.

Additional details regarding the proposed development project were discussed at-length at several public meetings (noted below) where the SSD text and rezone applications were considered. The reports and information shared and presented at those meetings are hereby included in this Staff Report.

- Planning Commission - November 12, 2024 ([link to meeting minutes](#))
- Planning Commission – December 10, 2024 ([link to meeting minutes](#))
- City Council – January 22, 2025 ([link to meeting minutes](#))

The SSD application provided sufficient details to demonstrate the intended use, layout, and design of the project; however, this subdivision review includes the necessary construction-level detail and engineering required to ensure compliance all with city subdivision and design standards.

Any future development on the site is subject to compliance with adopted zoning, subdivision, engineering, and other applicable standards. Appropriate development permits must be issued prior to construction activity on the site.

Review Criteria

The preliminary subdivision application is subject to the approval criteria in LDC [§13.30.040\(H\)](#) and [§13.43.040\(D\)](#). The Planning Commission shall decide a preliminary plat application in accordance with the following:

1. The plat complies with applicable dimensional and development standards in the LDC;
2. Does not affect a recorded easement without approval from the easement holder;
3. Provides a layout of lots, roads, utilities, drainage, and other public facilities and services that are compliant with city engineering standards and the LDC;
4. Provides evidence of adequate public facilities to serve the proposed development;
5. Proposes reasonable phasing as it relates to infrastructure capacity;
6. Does not result in the creation of a remnant lot or parcel that cannot be developed according to the requirements of the LDC and other applicable laws; and
7. Does not remove or attempt to remove recorded covenants or restrictions without following the proper procedures for making such changes.
8. The proposed use and development complies with all applicable standards in the LDC, unless the standard is lawfully modified or varied through a procedure established in this LDC or by court order.
9. Streets, parks, or other public ways, ground, places, spaces, publicly owned buildings or structures, and public utilities, whether publicly or privately owned, shall conform to the current General Plan.
10. The proposed use and development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal,

- state, and county governments and other relevant entities with jurisdiction over the property or the current or proposed use of the property.
11. The proposed use and development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval for all or part of the property that is in effect and not proposed to be changed. This includes consistency with any approved phasing plan(s) for development and installation of public improvements and amenities.
 12. If the proposal involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required by this LDC and other city ordinances to provide adequate public facilities and comply with the project's cumulative development to-date and shall not depend upon subsequent phases for those improvements unless approved by separate agreement.

Public Comment

A public notice was sent to all affected entities and residents within 300 feet of the property on April 11, 2025. Additionally, a notice was published on the Utah State Notice Website and the City's website.

As of April 18, 2025, city staff has not received any public comments regarding this subdivision application.

Findings

1. This application was initiated by Emily Call, Edge Homes.
2. The applicant is requesting preliminary subdivision approval to create 50 residential lots on the subject property located at 4027 and 4035 W. 6200 S. in Taylorsville.
3. The subject property is made up of two parcels with a cumulative area of approximately 231,670 square feet (5.318 acres).
4. The subject property is in the SSD-R Taylor Villas zoning district and subject to the standards in [Chapter 13.44: SSD-R Taylor Villas Zoning District](#).
5. The proposed subdivision plat (Exhibit E) includes 41 single-family attached (townhouse) units and nine single-family detached lots.
6. The current General Plan Map designation for the property is "*High Density Residential*" and is compatible with this subdivision application.
7. A subdivision application is subject to the review procedures adopted in [Chapter 13.30](#) of the Land Development Code.
8. The preliminary subdivision application is subject to the approval criteria in LDC [§13.30.040\(H\)](#) and [§13.43.040\(D\)](#).
9. This subdivision application has been reviewed by city departments and review agencies and found to be in general compliance with the city code and associated preliminary approval criteria.
10. A public notice was sent to all affected entities and residents within 300 feet of the property on April 11, 2025, and published on the Utah State Notice Website and the City's website.
11. Staff and review agencies have identified conditions of approval (listed below) to be considered by the Planning Commission associated with this preliminary plat review.
12. The Planning Commission is the decision-making authority for preliminary subdivision review.

Conditions

Staff recommends approval of the preliminary subdivision plat, subject to the following conditions. Final recording of the plat shall not take place until the following conditions have been satisfied:

1. All outstanding city department and review agency comments be resolved and subsequent revisions comply with applicable city ordinances, codes, and standards prior to plat recording.
2. The plat is compliant with all requirements and standards of Salt Lake County.
3. All required fees and bonds are paid to the City.

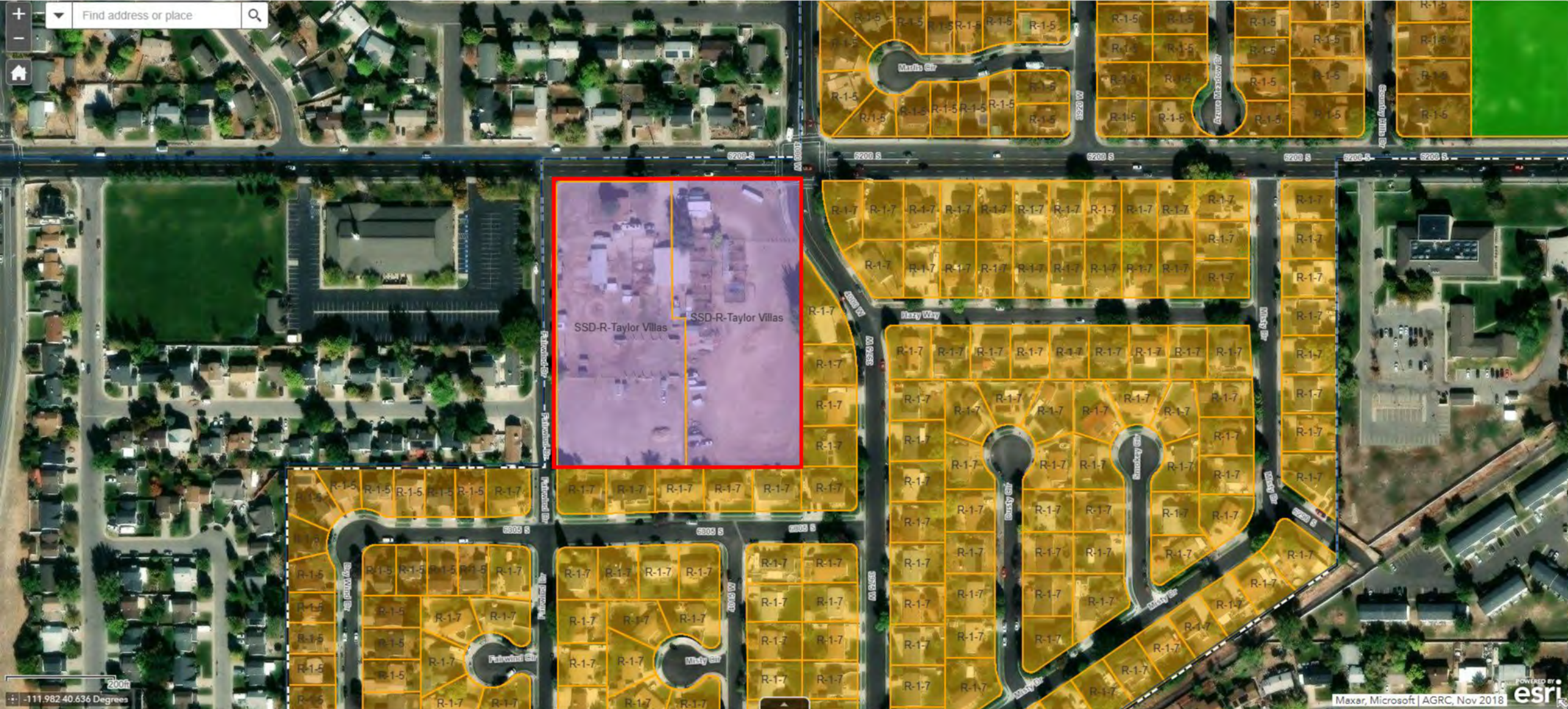
Staff Recommendation

Staff recommends the Planning Commission approve File #2S25/SUB-000512-2025, a preliminary subdivision plat creating 50 residential lots on 5.318-acres of property located at 4027 and 4035 W. 6200 S. in Taylorsville, Utah, subject to the findings and conditions outlined in this Staff Report.

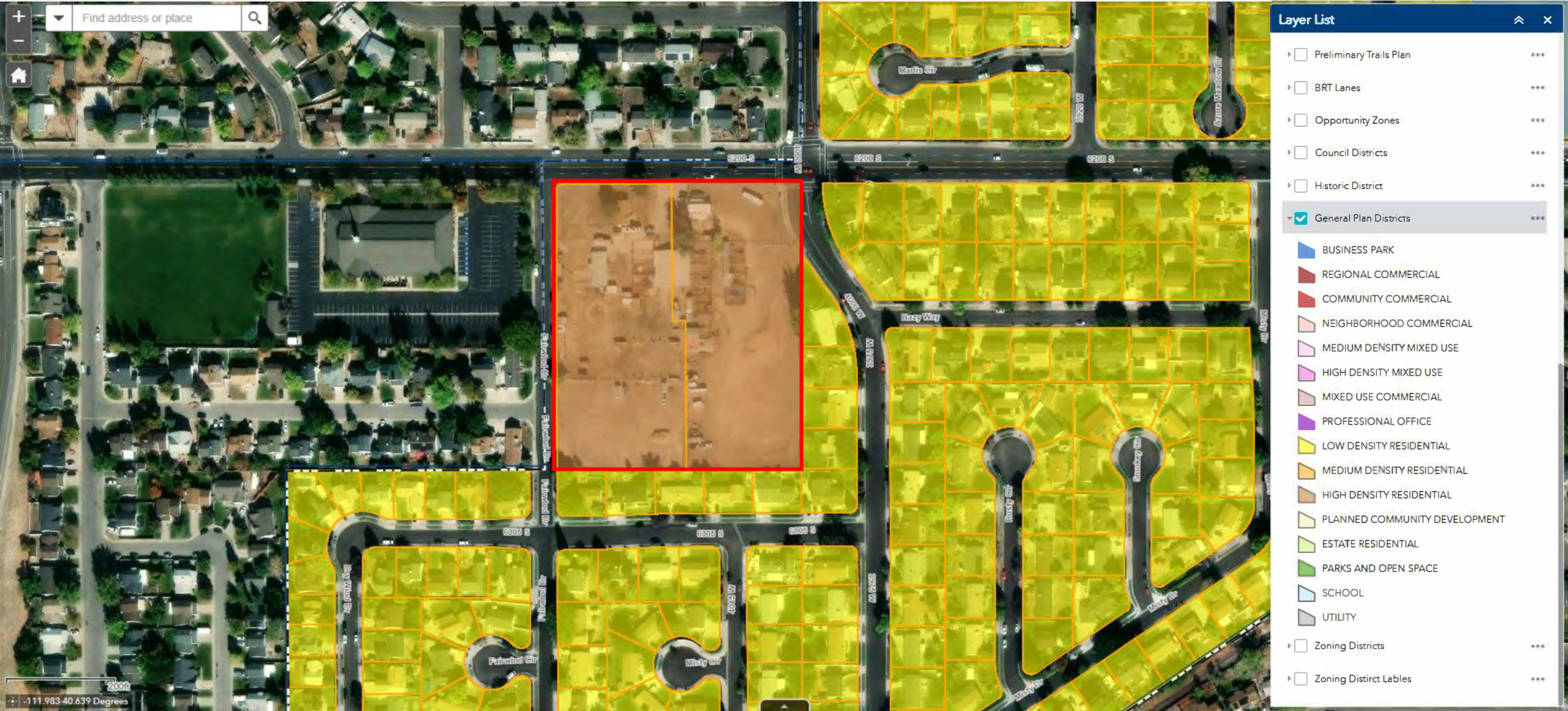
Recommended Motions

I move that we approve File #2S25/SUB-000512-2025, a preliminary subdivision plat creating 50 residential lots on 5.318-acres of property located at 4027 and 4035 W. 6200 S. in Taylorsville, Utah, subject to the findings and conditions outlined in this Staff Report.

ZONING MAP - SSD-Taylor Villas (SSD-R)



GENERAL PLAN MAP - High-Density Residential



AERIAL VIEW



60ft
-111.985 40.639 Degrees

Salt Lake County, Maxar, Microsoft | AGRC, Nov 2018
POWERED BY
esri

VICINITY MAP



TAYLOR VILLAS SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
JANUARY 2025



VICINITY MAP
SCALE: 1" = 500'

HOMEOWNERS' ASSOCIATION NOTES:

1. ALL PRIVATE ROADWAYS TO BE OWNED AND MAINTAINED BY HOA.
2. ALL STORM DRAINAGE FACILITIES LOCATED IN PRIVATE STREETS ARE TO BE OWNED, OPERATED, AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
3. MAILBOXES AND LIGHTING LOCATED ON PRIVATE STREETS TO BE MAINTAINED BY HOA.
4. ALL PARK STRIPS WITHIN THE PROJECT SHALL BE MAINTAINED BY THE HOA AND/OR ADJACENT HOMEOWNER.
5. ALL SNOW MAINTENANCE AND MITIGATION SHALL BE PERFORMED BY THE HOA.
6. MEMBERSHIP IN THE HOA SHALL BE MANDATORY FOR ALL PROPERTY OWNERS WITHIN THE SUBDIVISION.
7. PRIVATE STREETS AND COMMON AREAS TO BE A GENERAL PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, CROSS ACCESS EASEMENT, AND EASEMENT IN FAVOR OF TAYLORSVILLE BENNION IMPROVEMENT DISTRICT FOR SEWER AND WATER.
8. ALL COMMON AREAS AND LIMITED COMMON AREAS AS SHOWN ON THIS PLAT ARE SUBJECT TO A WATER EASEMENT IN FAVOR OF TAYLORSVILLE BENNION IMPROVEMENT DISTRICT FOR WATER LATERALS AND METERS.

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENTS GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). ENBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH
APPROVED THIS _____ DAY OF _____, 20____,
BY-_____
TITLE-_____

SURVEYOR'S CERTIFICATE:

I, SHAD D HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6289078 IN ACCORDANCE WITH TITLE 88, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

TAYLOR VILLAS SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION:

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

BEGINNING AT A POINT WHICH IS SOUTH 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.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 0°22'01" WEST FROM NORTH QUARTER CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN AND THE WITNESS MONUMENT TO THE CENTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE THIS PLAT AND NAME SAID PLAT:

TAYLOR VILLAS SUBDIVISION

AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO TAYLORSVILLE CITY, UTAH: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; (2) THOSE CERTAIN COMMON AREAS, PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS

THIS _____ DAY OF _____, A.D. 20____

ACKNOWLEDGMENT:

STATE OF UTAH

COUNTY OF _____

ON THIS ___ DAY OF _____, A.D. _____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING

DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID

DEDICATION WAS SIGNED BY HIM/HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

SIGNATURE _____ PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH _____

COMMISSION NUMBER _____ EXPIRATION DATE _____

ACKNOWLEDGMENT:

STATE OF UTAH

COUNTY OF _____

ON THIS ___ DAY OF _____, A.D. _____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING

DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID

DEDICATION WAS SIGNED BY HIM/HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

SIGNATURE _____ PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH _____

COMMISSION NUMBER _____ EXPIRATION DATE _____

TAYLOR VILLAS SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 5,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

SALT LAKE COUNTY RECORDER

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF _____
DATE _____ ENTRY _____ BOOK _____ PAGE _____

FEE _____ DEPUTY, SALT LAKE COUNTY RECORDER _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____
A.D., 20____ BY THE TAYLORSVILLE PLANNING COMMISSION.

CHAIR, TAYLORSVILLE PLANNING COMMISSION

SALT LAKE COUNTY SURVEYOR

ROS# S2024-10-0698

PLAT REVIEWER _____ DATE _____

TAYLORSVILLE BENNION IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____ A.D., 20____
BY THE TAYLORSVILLE BENNION IMPROVEMENT
DISTRICT

TAYLORSVILLE BENNION IMPROVEMENT DISTRICT MANAGER

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____
A.D., 20____.

ROCKY MOUNTAIN POWER

COMMUNITY DEVELOPMENT

APPROVED THIS _____ DAY OF _____ A.D., 20____.

COMMUNITY DEVELOPMENT DIRECTOR

CITY OF TAYLORSVILLE ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE AND IS HEREBY APPROVED.

CITY OF TAYLORSVILLE ENGINEER

HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____
A.D., 20____.

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF _____
A.D., 20____.

CITY OF TAYLORSVILLE ATTORNEY

CITY OF TAYLORSVILLE

APPROVED THIS _____ DAY OF _____
A.D., 20____.

MAYOR _____ ATTEST, CITY RECORDER _____

DEVELOPER:
EDGE HOMES
PAXTON GUYMON
801-494-0150
PGUYMON@EDGEHOMES.COM

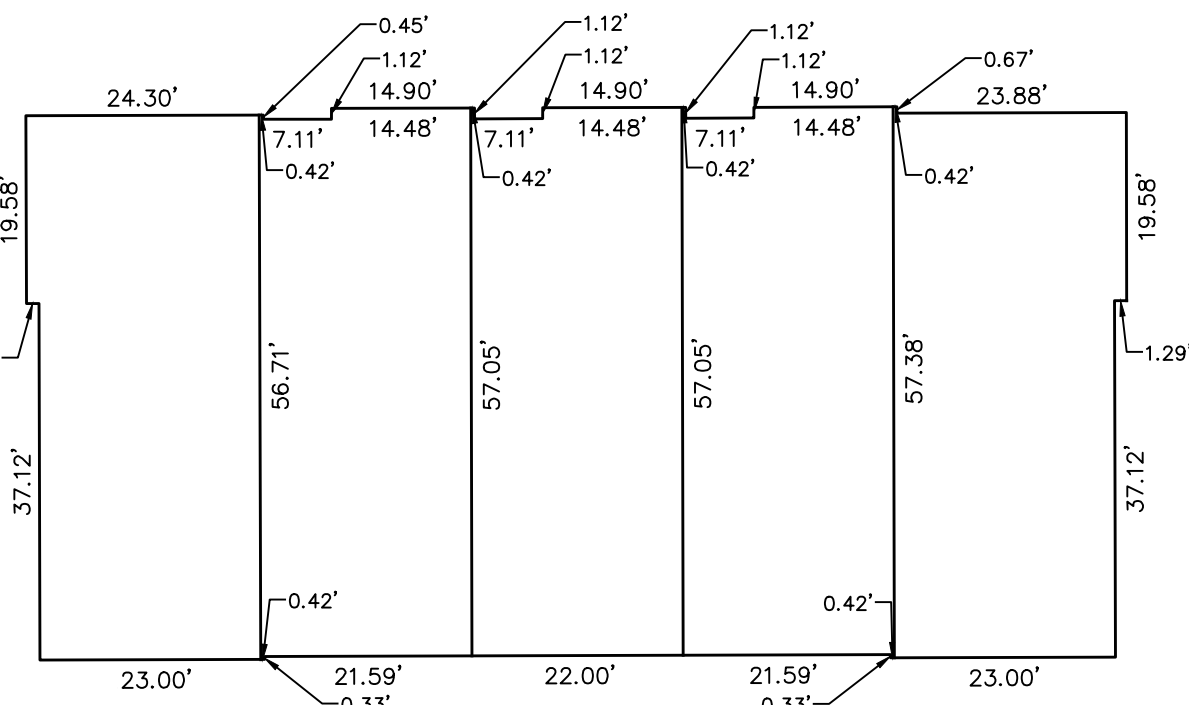


TAYLOR VILLAS SUBDIVISION

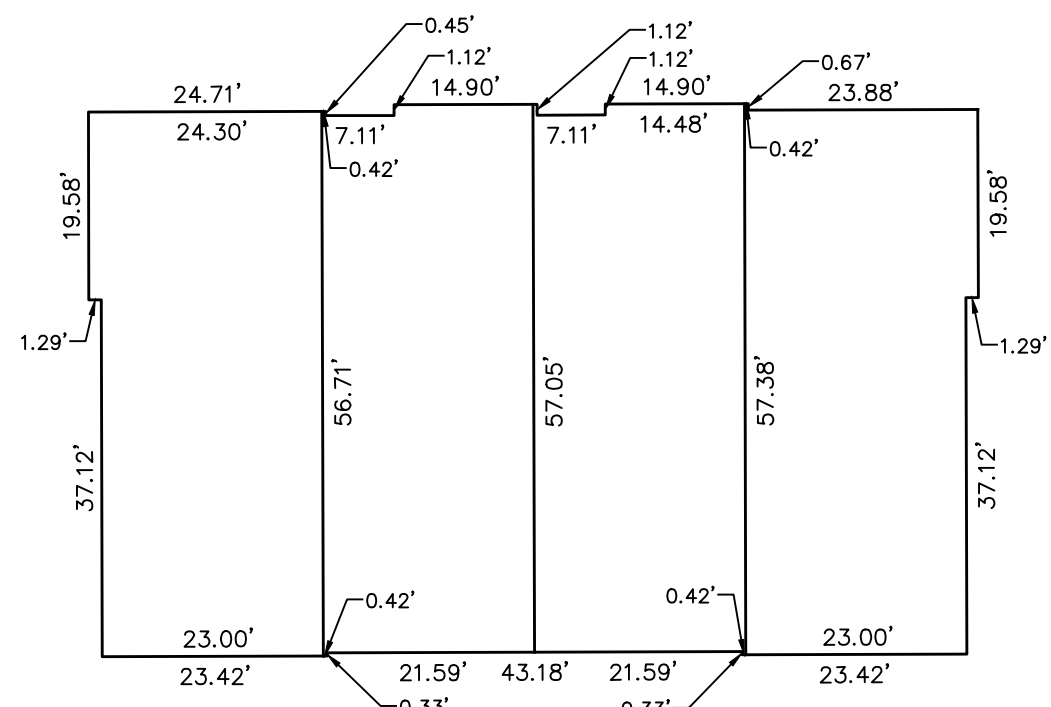


NORTH QUARTER CORNER OF SECTION 19,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP MONUMENT
N: 7401726.02
E: 1502768.34

NORTHEAST QUARTER OF SECTION 19,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP MONUMENT
N: 7401710.60
E: 1505407.63

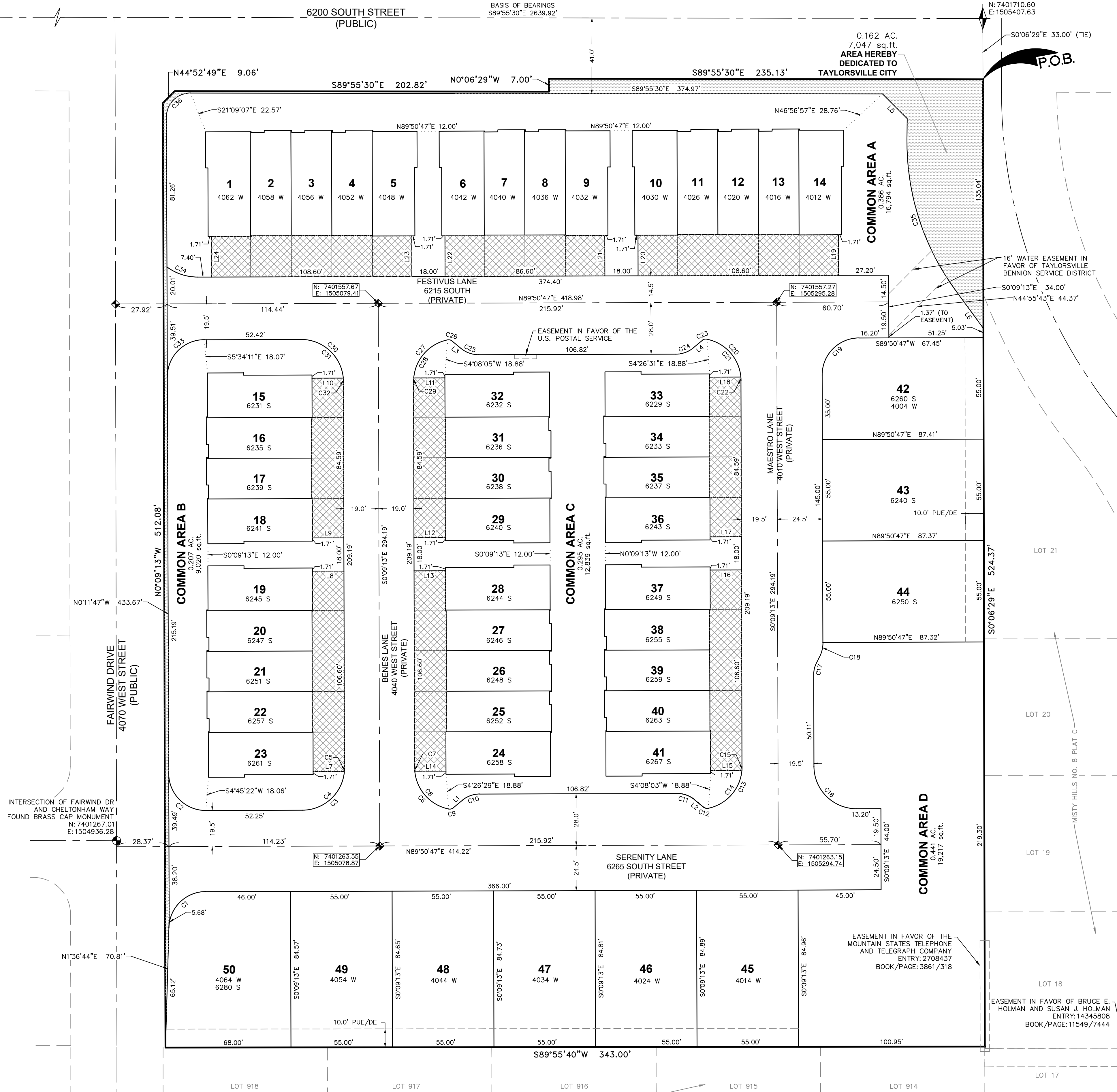


TYPICAL 5-PLEX



TYPICAL 4-PLEX

PARCEL TABLE		PARCEL TABLE		Line Table		
LOT #	SQUARE FEET	LOT #	SQUARE FEET	Line #	Length	Direction
1	1,330	26	1,247	L1	6.27	N50°21'31"E
2	1,247	27	1,247	L2	6.27	N50°39'57"W
3	1,247	28	1,330	L3	6.27	N50°39'57"W
4	1,247	29	1,330	L4	6.27	S50°21'31"W
5	1,330	30	1,247	L5	18.95	S45°01'00"E
6	1,330	31	1,247	L6	25.63	S36°14'08"E
7	1,247	32	1,330	L7	16.91	N89°50'47"E
8	1,247	33	1,330	L8	17.00	N89°50'47"E
9	1,330	34	1,247	L9	17.00	N89°50'47"E
10	1,330	35	1,247	L10	16.91	N89°50'47"E
11	1,247	36	1,330	L11	16.91	S89°50'47"W
12	1,247	37	1,330	L12	17.00	S89°50'47"W
13	1,247	38	1,247	L13	17.00	S89°50'47"W
14	1,330	39	1,247	L14	16.91	S89°50'47"W
15	1,330	40	1,247	L15	16.91	N89°50'47"E
16	1,247	41	1,330	L16	17.00	N89°50'47"E
17	1,247	42	4,723	L17	17.00	N89°50'47"E
18	1,330	43	4,806	L18	16.91	N89°50'47"E
19	1,330	44	4,804	L19	22.00	S00°09'13"E
20	1,247	45	4,671	L20	22.00	S00°09'13"E
21	1,247	46	4,667	L21	22.00	S00°09'13"E
22	1,247	47	4,662	L22	22.00	S00°09'13"E
23	1,330	48	4,658	L23	22.00	S00°09'13"E
24	1,330	49	4,654	L24	22.00	S00°09'13"E
25	1,247	50	5,558			



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	30.80'	20.00'	88°14'03"	S45°43'46"W	27.85'
C2	31.40'	20.00'	89°57'25"	N45°10'30"W	28.27'
C3	36.13'	23.00'	90°00'00"	S44°50'47"W	32.53'
C4	34.12'	23.00'	85°00'11"	S47°20'41"W	31.08'
C5	2.01'	23.00'	4°59'49"	S02°20'41"W	2.01'
C6	31.51'	23.00'	78°29'31"	S39°23'59"E	29.10'
C7	2.01'	23.00'	4°59'49"	S02°39'07"E	2.01'
C8	29.50'	23.00'	73°29'43"	S41°53'53"E	27.52'
C9	2.67'	3.00'	50°59'45"	N75°51'23"E	2.58'
C10	10.34'	15.00'	39°29'16"	N70°06'09"E	10.13'
C11	10.34'	15.00'	39°29'16"	S70°24'35"E	10.13'
C12	2.67'	3.00'	50°59'45"	N76°09'49"W	2.58'
C13	31.51'	23.00'	78°29'31"	N39°05'33"E	29.10'
C14	29.50'	23.00'	73°29'43"	N41°35'27"E	27.52'
C15	2.01'	23.00'	4°59'49"	N02°20'41"E	2.01'
C16	36.13'	23.00'	90°00'00"	S45°09'13"E	32.53'
C17	5.80'	12.50'	26°33'54"	S13°07'44"W	5.74'
C18	8.11'	17.50'	26°33'54"	S13°07'44"W	8.04'
C19	31.42'	20.00'	90°00'00"	S44°50'47"W	28.28'
C20	31.51'	23.00'	78°29'31"	N39°23'59"W	29.10'
C21	29.50'	23.00'	73°29'28"	N41°54'00"W	27.52'
C22	2.01'	23.00'	5°00'03"	N02°39'15"W	2.01'
C23	2.67'	3.00'	50°59'45"	S75°51'23"W	2.58'
C24	10.34'	15.00'	39°29'16"	S70°06'09"W	10.13'
C25	10.34'	15.00'	39°29'16"	N70°24'35"W	10.13'
C26	2.67'	3.00'	50°59'45"	N76°09'49"W	2.58'
C27	31.51'	23.00'	78°29'31"	S39°05'33"W	29.10'
C28	29.50'	23.00'	73°29'28"	S41°35'34"W	27.52'
C29	2.01'	23.00'	5°00'03"	S02°39'15"E	2.01'
C30	36.13'	23.00'	90°00'00"	S45°09'13"E	32.53'
C31	34.12'	23.00'	84°59'57"	S47°39'15"E	31.08'
C32	2.01'	23.00'	5°00'03"	S02°39'15"E	2.01'
C33	31.43'	20.00'	90°02'34"	N44°49'30"E	28.29'
C34	17.87'	28.00'	36°33'55"	S71°52'15"E	17.57'
C35	87.59'	136.00'	36°54'01"	S17°47'08"E	86.08'
C36	20.48'	13.00'	90°16'20"	N44°56'22"E	18.43'

NOTE:
NORTHINGS AND EASTINGS NOTED ON THIS PLAT ARE
PROJECTED IN NAD83 STATE PLANE COORDINATES,
UTAH CENTRAL ZONE, U.S. SURVEY FOOT.



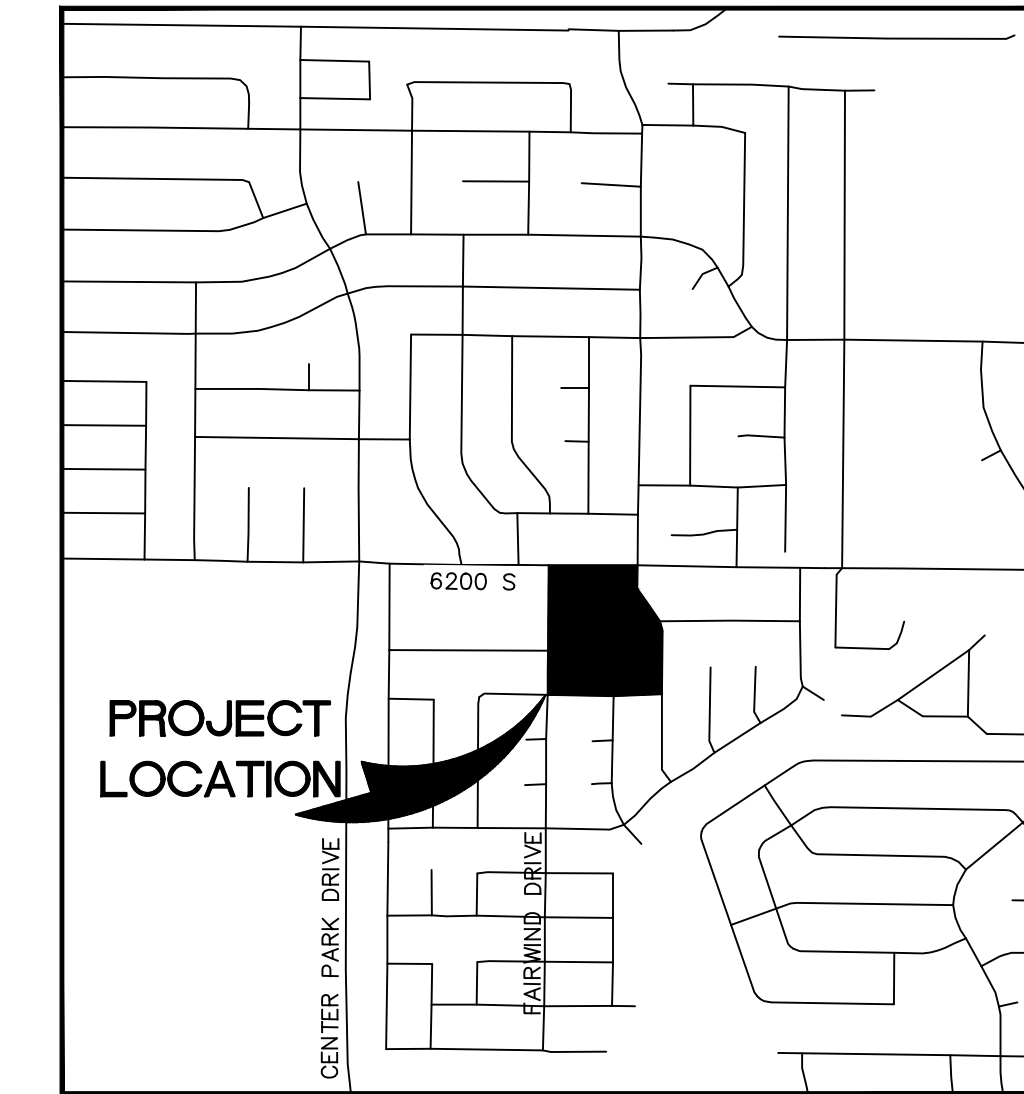
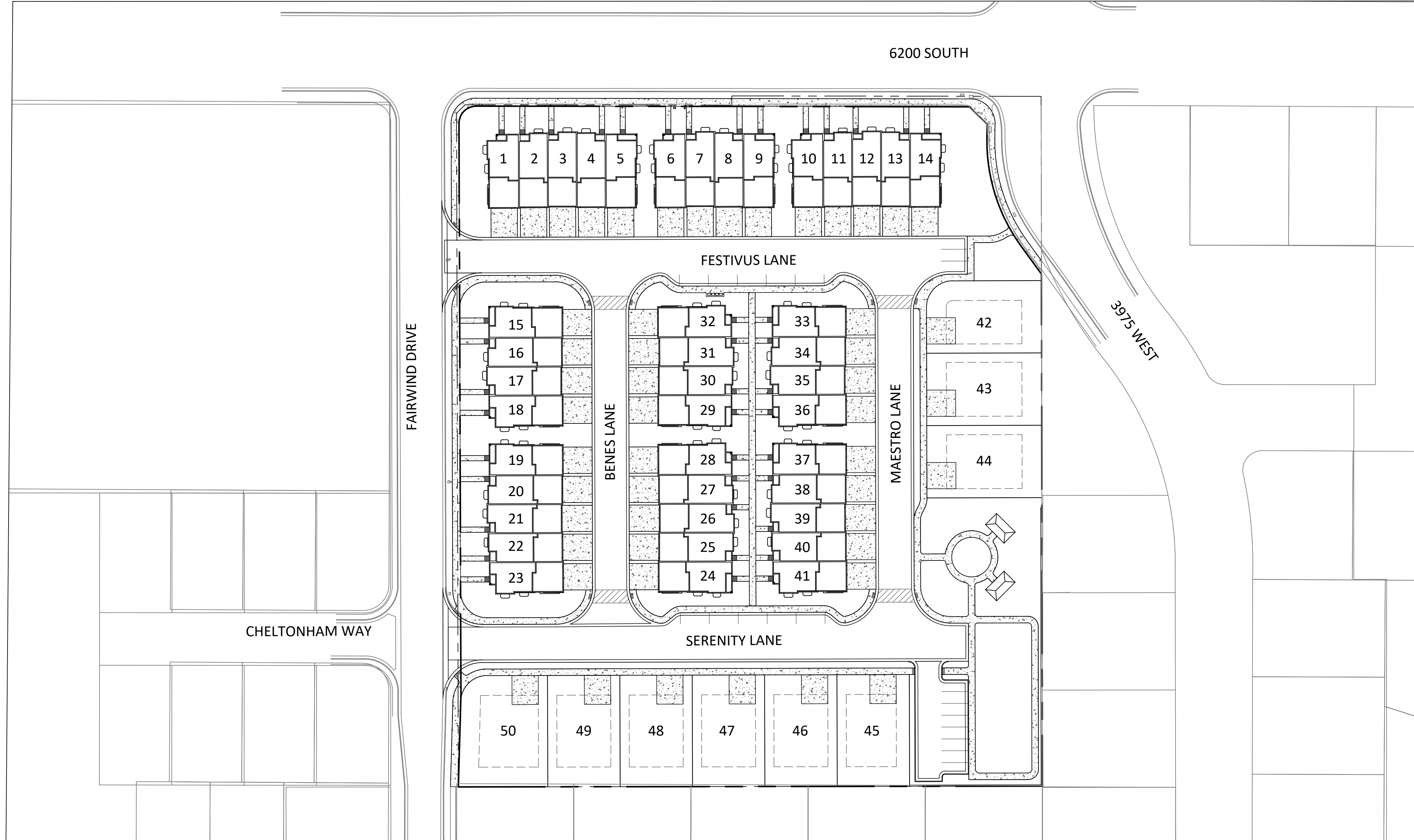
SHEET 2 OF 2

LEGEND

- SECTION LINE
- FOUND SECTION CORNER
- EXISTING ROW CENTERLINE
- FOUND STREET MONUMENT
- NEW ROW CENTERLINE
- SET STREET MONUMENT
- SET 5/8 REBAR AND CAP (BOUNDARY LINE)
- (WILDING ENGINEERING)
- ADJACENT PROPERTY / ROW LINE
- LIMITED COMMON AREA

TAYLOR VILLAS

SUBDIVISION CONSTRUCTION DRAWINGS



VICINITY MAP
SCALE: 1" = 1000'

CONTACT LIST

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PROJECT ENGINEER:
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TKOFFORD@WILDINGENGINEERING.COM

SURVEYOR:
WILDING ENGINEERING
GREG WILDING
801-553-8112
GWILDING@WILDINGENGINEERING.COM

SHEET INDEX

C100	COVER SHEET
1 OF 1	RECORD OF SURVEY
1 OF 2	PLAT
2 OF 2	PLAT
C201	DEMO PLAN
C202	SITE PLAN
C203	UTILITIES PLAN
C204	GRADING AND DRAINAGE PLAN
C205	EROSION CONTROL PLAN
C206	MASS GRADING PLAN
C301	SERENITY LANE STATION 0+00 - 5+00
C302	BENES LANE STATION 10+00 - 13+33.10
C303	FESTIVUS LANE STATION 20+00 - 24+18.98
C304	MAESTRO LANE STATION 30+00 - 33+31.19
C305	TOWNHOME WALKWAY STATION 40+00 - 42+98.80
C306	DETENTION BASIN OUTLET STATION 50+00 - 52+65.11
C401	DETAILS
C402	DETAILS
C403	DETAILS
C404	DETAILS
C501	STREET TREE PLAN

GENERAL NOTES:

- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH TAYLORSVILLE CITY STANDARDS AND SPECIFICATIONS. SEE SEWER AND WATERLINE NOTES FOR ADDITIONAL REQUIREMENTS. CONTRACTOR TO OBTAIN CURRENT STANDARDS AT TAYLORSVILLE CITY.
- CONTRACTOR RESPONSIBLE FOR PROTECTION OF ALL UTILITIES SHOWN OR NOT SHOWN.
- CONTRACTORS SHALL ATTEND ALL PRE-CONSTRUCTION CONFERENCES AND ABIDE BY DIRECTIVES AND DECISIONS MADE THEREIN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC SAFETY AND OSHA STANDARDS.
- LOCATION AND INSTALLATION OF GAS, POWER, TELEPHONE, AND CABLE LINES TO BE DONE IN ACCORDANCE WITH LOCAL STANDARDS.
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS FOR WORK.
- CONTRACTOR IS RESPONSIBLE TO KEEP A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SW3P) AND THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT ON SITE DURING THE COURSE OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THESE STATE REQUIRED DOCUMENTS.
- WHEN INSTALLING PROPOSED UTILITIES, CONTRACTOR TO IDENTIFY POTENTIAL CONFLICTS BETWEEN STORM DRAIN, CULINARY WATER, AND/OR SECONDARY WATER. IN ALL CASES, STORM DRAIN DESIGN SHALL GOVERN.
- IF CONSTRUCTION WORK IS IN EXISTING ASPHALT AREAS, CONTRACTOR TO SAWCUT EXISTING ASPHALT FOR MATCH.

WATERLINE NOTES:

- CULINARY WATER SYSTEMS TO BE CONSTRUCTED PER TAYLORSVILLE BENNION IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
- CULINARY WATERLINES TO BE PVC C-900 DR14 (CLASS 305 P.S.I.) UNLESS OTHERWISE NOTED.
- CULINARY WATERLINES SHALL BE 8" MINIMUM SIZE. FIRE SERVICE LATERALS SHALL BE 2". SERVICE LATERALS SHALL BE 1", 1.5", OR 2".
- ALL CULINARY WATERLINES SHALL BE 60" BELOW FINISHED GRADE TO TOP OF PIPE.
- ALL VALVE COVERS TO BE RAISED OR LOWERED TO FINISHED GRADE.
- CULINARY WATER SERVICE LATERALS TO INCLUDE BRASS SADDLE; BALL CORP. STOP; 3/4" LATERAL, METER YOKE WITH LOCKING WINGS, DOUBLE CHECK VALVE BACKFLOW PREVENTION DEVICE; CONCRETE OR ADS METER PIT OR VAULT; AND C.I. RING AND COVER, PER TAYLORSVILLE BENNION IMPROVEMENT DISTRICT AND APWA STANDARDS.
- CONTRACTOR TO NOTIFY TAYLORSVILLE CITY FOR CHLORINE TEST PRIOR TO FLUSHING LINES. CHLORINE TESTING TO BE DONE IN ACCORDANCE WITH TAYLORSVILLE CITY STANDARDS AND SPECIFICATIONS.
- WATER LATERALS TO BE STUBBED 2 TO 5 FEET FROM STRUCTURE AND MARKED WITH A TREATED 2X4 PAINTED BLUE.
- CONTRACTOR TO ADJUST DEPTH OF WATERLINE TO CLEAR STORM DRAIN AND SEWER LINES UPON APPROVAL FROM TAYLORSVILLE CITY INSPECTORS.
- THE LAST 9 FEET OF PIPE BEFORE THE FIRE HYDRANTS IS TO BE DUCTILE IRON PIPE (CLASS 52). INSTALL A LEB REDUCER FROM THE DUCTILE IRON PIPE TO THE FIRE HYDRANT. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE POLY-WRAPPED.
- WATER LINE TRENCHES ARE TO BE BACKFILLED WITH ENGINEER APPROVED SELECT BACKFILL AND COMPACTED TO 95% OF THE MODIFIED PROCTOR IN THE ROADWAYS AND PARKING AREAS, AND 90% IN LANDSCAPE AREAS.
- THE DECISION TO LOOP OR ROPE THE WATER MAIN TO AVOID CONFLICT SHALL BE AT THE DISCRETION OF THE TAYLORSVILLE CITY INSPECTOR.
- DETECTOR CHECK VALVES SHALL BE INSTALLED INSIDE THE BUILDINGS ON ALL FIRE LINES. TAYLORSVILLE CITY SHALL INSPECT ALL BACKFLOW DEVICES ON FIRE LINES AND IRRIGATION CONNECTIONS.
- WATERLINE SHALL NOT CROSS UNDER SANITARY SEWER AND SHALL COMPLY WITH UTAH DRINKING WATER STANDARDS.

SEWER NOTES:

- ALL SANITARY SEWER CONSTRUCTION AND MATERIALS SHALL CONFORM TO TAYLORSVILLE BENNION IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COMPLYING WITH THE LATEST VERSIONS OF THESE STANDARDS AND SPECIFICATIONS.
- ALL MANHOLE LIDS TO BE RAISED OR LOWERED TO FINISHED GRADE.
- SEWER LATERALS TO BE STUBBED 2 TO 5 FEET FROM BUILDING AND MARKED WITH A TREATED 2X4 PAINTED GREEN.
- SEWER PIPE TO BE 8" PVC SDR-35, UNLESS OTHERWISE NOTED.
- ALL SEWER TO BE BACKFILLED WITH DISTRICT APPROVED SELECT BACKFILL, AND COMPACTED PER DISTRICT STANDARDS.
- SEWER LATERALS TO BE TIED DIRECTLY TO MANHOLES WHENEVER PRACTICAL.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATION OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTION ANY NEW SEWER LINES.
- FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

STORM DRAIN NOTES:

- ALL STORM DRAIN PIPE SHALL BE REINFORCED CONCRETE PIPE CLASS III (ASTM C76) OR APPROVED EQUAL AS DETERMINED BY THE DESIGN ENGINEER, UNLESS OTHERWISE NOTED.
- ALL STORM DRAIN JOINTS ARE TO BE RATED TO 13 PSI.
- STORM DRAIN TRENCHES ARE TO BE BACKFILLED WITH ENGINEER APPROVED SELECT BACKFILL AND COMPACTED TO 95% OF THE MODIFIED PROCTOR IN THE ROADWAYS AND PARKING AREAS, AND 90% IN LANDSCAPE AREAS.

GRADING NOTES:

- AREAS OF CUT AND FILL ARE TO HAVE THE TOP SOIL AND BIOLOGIC MATTER REMOVED.
- STRUCTURAL FILL SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR, FILL IN LANDSCAPED AREAS SHALL BE COMPACTED TO 90% OF THE MODIFIED PROCTOR.
- A SITE SPECIFIC GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A COPY OF THE GEOTECHNICAL REPORT AND COMPLYING WITH THE RECOMMENDATIONS CONTAINED THEREIN.
- SOILS THAT ARE OBSERVED TO RUT OR DEFLECT GREATER THAN ONE INCH UNDER A MOVING LOAD SHOULD BE OVER-EXCAVATED DOWN TO FIRM UNDISTURBED NATIVE SOILS AND BACKFILLED WITH PROPERLY PLACED AND COMPACTED STRUCTURAL FILL AT THE DIRECTION OF THE GEOTECHNICAL ENGINEER. A TAYLORSVILLE CITY INSPECTOR SHALL BE PRESENT FOR THE PROOF ROLL.
- ALL UTILITIES ENCOUNTERED IN EXCAVATING SHALL BE CAREFULLY SUPPORTED, MAINTAINED, AND PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH OSHA REGULATIONS.
- ALL PIPING SHALL BE PROTECTED FROM LATERAL DISPLACEMENT AND POSSIBLE DAMAGE RESULTING FROM IMPACT OR UNBALANCED LOADING DURING BACKFILLING OPERATIONS BY BEING ADEQUATELY BEDDED.
- THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION.



DRAWING NOTES:

NO.	CITY COMMENTS, REVISED DETENTION SYSTEM	DATE
1		4/7/2025

PROJECT INFORMATION

TAYLOR VILLAS

COVER SHEET

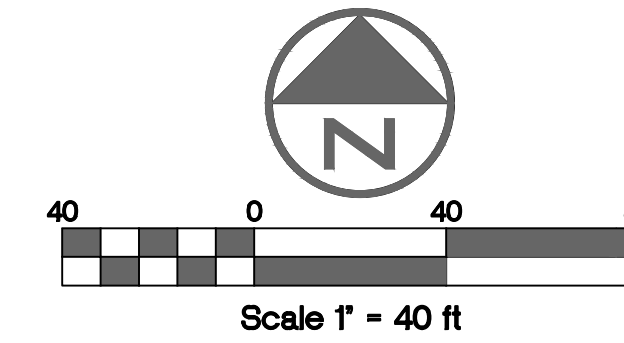
TAYLORSVILLE, UTAH

DRAWN TGK	CHECKED MEC	PROJECT # 24253
DATE 4/7/2025		SCALE 1" = 50'
SHEET C100		ENGINEER'S STAMP

G:\DATA\24253 Guymon_Taylorville.dwg 24253 Base.dwg PLOT DATE: Apr 07, 2025

NICOL TRUST PROPERTY

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



SURVEYOR'S CERTIFICATE:

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

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

TITLE DESCRIPTION

PARCEL 1:
BEGINNING AT A POINT SOUTH 00°06'29" EAST 40.00 FEET AND NORTH 89°55'30" WEST 235.13 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN; AND RUNNING THENCE SOUTH 00°06'29" EAST 248.18 FEET; THENCE SOUTH 89°55'30" EAST 25.00 FEET; THENCE SOUTH 00°06'29" EAST 269.20 FEET; THENCE NORTH 89°55'30" WEST 260.00 FEET; THENCE NORTH 00°06'29" WEST 517.39 FEET; THENCE SOUTH 89°55'30" EAST 235.00 FEET, TO THE POINT OF BEGINNING.

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

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NE1/4NE1/4 OF SECTION 19, T2S, R1W, S.L.B.M. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID ENTIRE TRACT AT A POINT 40.00 FEET S.00°06'29"E. AND 470.13 FEET N.89°55'30"W. FROM THE NORTHEAST CORNER OF SAID SECTION 19, AND RUNNING THENCE S.89°55'30"E. 32.18 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE S.44°52'49"W. 9.06 FEET; THENCE S.00°06'29"E. 510.06 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE N.89°55'30"W. 26.19 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE SOUTHWEST CORNER OF SAID ENTIRE TRACT; THENCE N.00°06'29"W. 517.39 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE POINT OF BEGINNING.

PARCEL 2:
BEGINNING SOUTH 00°06'29" EAST 33 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN; THENCE NORTH 89°55'30" WEST 235.13 FEET; THENCE SOUTH 00°06'29" EAST 255.71 FEET; THENCE SOUTH 89°55'30" EAST 25 FEET; THENCE SOUTH 00°06'29" EAST 269.2 FEET; THENCE SOUTH 89°55'30" EAST 202.82 FEET; THENCE NORTH 00°06'29" WEST 524.37 FEET TO THE BEGINNING.

AS-SURVEYED DESCRIPTION

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

BEGINNING AT A POINT WHICH IS SOUTH 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.

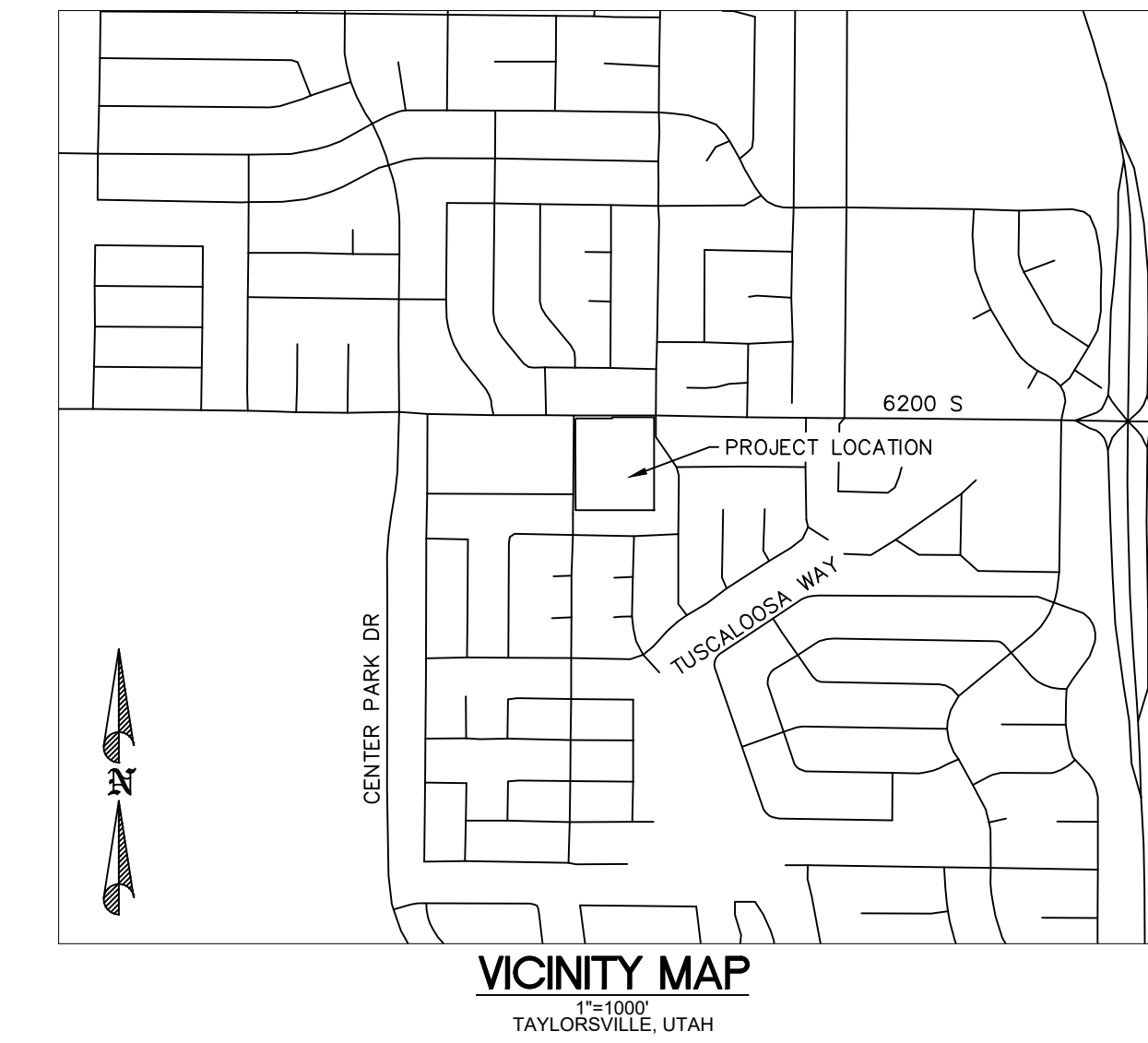
CONTAINS 231,670 SQUARE FEET OR 5.318 ACRES, MORE OR LESS.

GENERAL NOTES

- OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
 - ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 342131, DATED JULY 22, 2024.
 - OTHER DOCUMENTS AS SHOWN ON THIS MAP
 - WILDING ENGINEERING SURVEYED ABOVE GROUND VISIBLE EVIDENCE OF STRUCTURES THAT WOULD INDICATE THE POSSIBILITY OF AN EXISTING EASEMENT OR ENCUMBRANCE ON THE PROPERTY, HOWEVER WE RELIED UPON THE TITLE COMPANY TO RESEARCH THE COUNTY RECORDS FOR RECORDED EASEMENTS AND OTHER RECORDED ENCUMBRANCES THAT WOULD AFFECT THE PROPERTY AND THAT MAY OR MAY NOT BE READILY VISIBLE ON THE SITE TO BE SURVEYED AND SHOWN ON THIS MAP. WE REFERRED TO SCHEDULE B, PART 2 OF THE TITLE REPORT TO OBTAIN THIS INFORMATION.
 - EXCEPTIONS AS NOTED IN SCHEDULE B, PART 2 OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE HAVE BEEN ADDRESSED AS FOLLOWS:
 - NOT ADDRESSED BY THIS SURVEY.
 - RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE COMMUNICATION EQUIPMENT AND OTHER FACILITIES AND INCIDENTAL PURPOSES, FROM TIME TO TIME, UPON, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, RECORDED MAY 15, 1975, AS ENTRY NO. 2708473, IN BOOK 3861, AT PAGE 318.
- SURVEY NOTES: AS SHOWN HEREON.
- THE RIGHT, TITLE, AND INTEREST OF THE CITY OF TAYLORSVILLE, AS DISCLOSED BY THAT CERTAIN REAL PROPERTY PURCHASE AGREEMENT RECORDED JULY 5, 2007 AS ENTRY NO. 10153742 IN BOOK 9487 AT PAGE 3465.
- SURVEY NOTES: THE TEMPORARY EASEMENT AS NOTED IN THIS DOCUMENT APPEARS TO HAVE EXPIRED DUE TO THE FACT THAT THE IMPROVEMENTS DESCRIBED WITHIN HAVE BEEN CONSTRUCTED. THEREFORE, IT IS MY OPINION THAT IT NO LONGER AFFECTS THE SURVEYED PROPERTY. FURTHERMORE, THERE WAS A SECTION OF THE SURVEYED LAND THAT WAS INTENDED TO BE QUIT-CLAIMED TO TAYLORSVILLE CITY; HOWEVER, IT DOES NOT APPEAR THAT THIS WAS FORMALLY RECORDED, AND THIS, WILL LIKELY REQUIRE DEDICATION WITH FUTURE DEVELOPMENT OF THE LAND.
- NOT ADDRESSED BY THIS SURVEY.
- THE LAND IS ALSO SUBJECT TO ANY ADDITIONAL DISCREPANCIES, CONFLICTS IN THE BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH AN ALTA/NSPS SURVEY, (MADE IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY (ALTA) AMERICAN LAND TITLE ASSOCIATION AND (NSPS) NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS) MAY DISCLOSE.

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

- NOT ADDRESSED BY THIS SURVEY.
- TOPOGRAPHY SHOWN ON THIS MAP WAS OBTAINED BY MEANS OF CONVENTIONAL GPS GROUND SURVEY METHODS. CONTOUR INTERVALS ARE 1'-FOOT. SEE MAP FOR BENCHMARK INFORMATION.
- AT THE TIME THE FIELD WORK WAS COMPLETED, THE SURVEYED PROPERTY DID NOT APPEAR TO BE UNDERGOING ANY EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS, NOR IS THERE ANY EVIDENCE OF RECENT WORK OF ANY OF THE ABOVE.

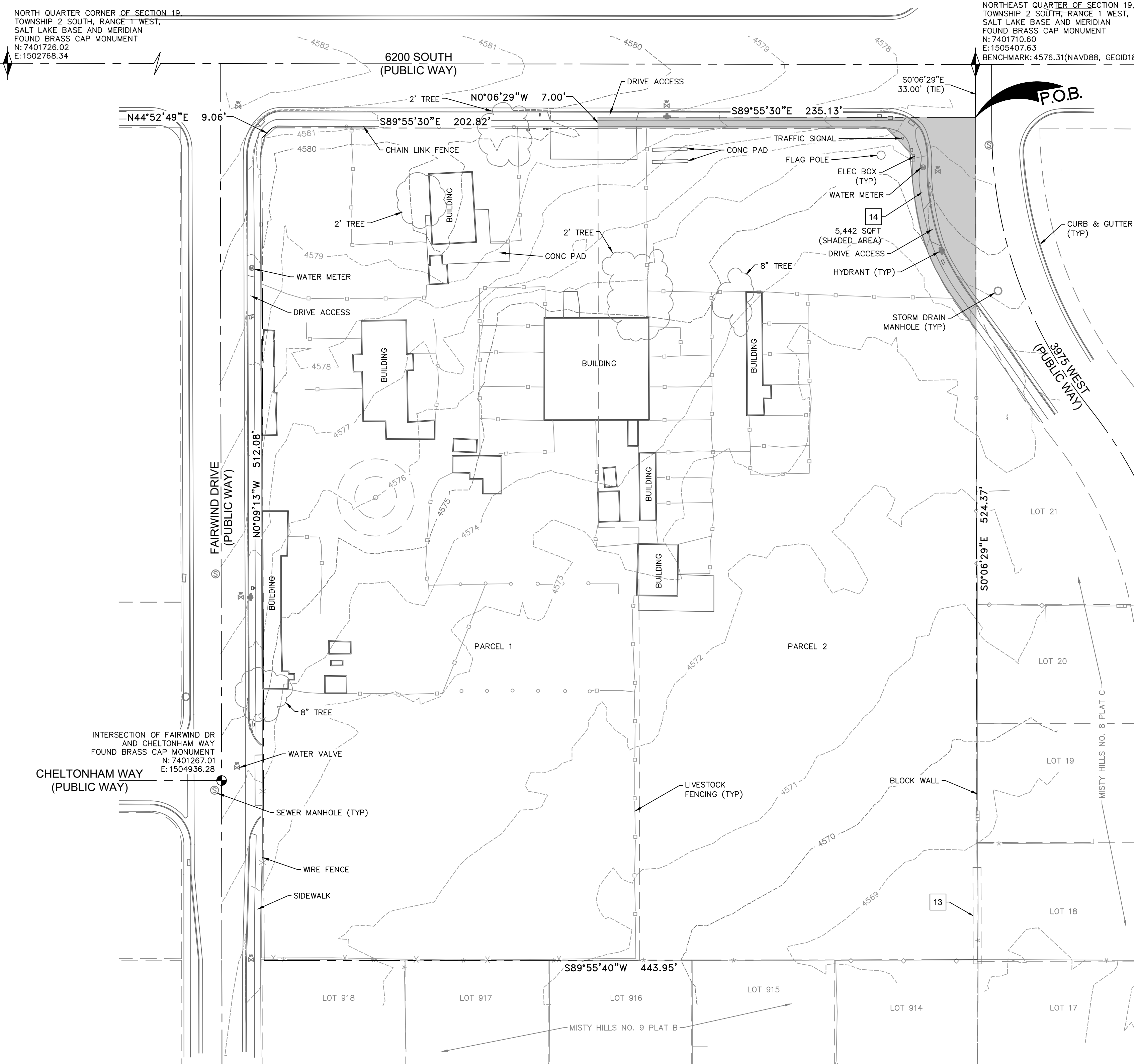
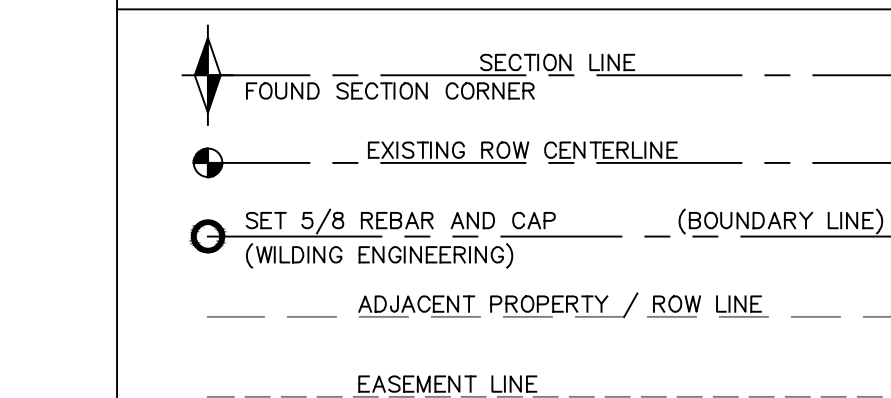


BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 89°55'30" WEST BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

NARRATIVE OF BOUNDARY

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT ON THE GROUND A PORTION OF THE PROPERTY DESCRIBED IN THE TITLE REPORT.
THERE WERE NO SIGNIFICANT ISSUES DISCOVERED IN THE RETRACEMENT OF THE BOUNDARY.



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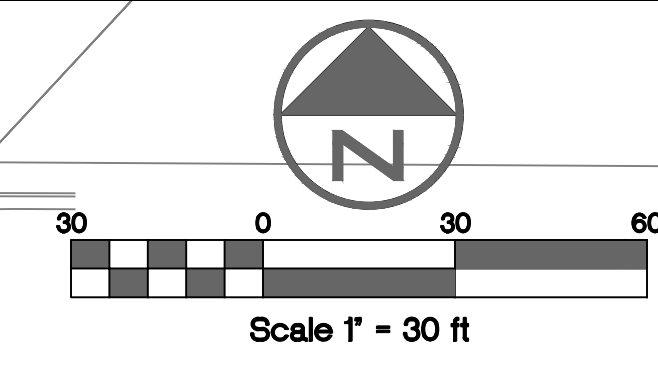
G:\DATA\24253 Guymon Taylorsville.dwg\24253 ALTA.dwg
PLOT DATE: Apr 06, 2025

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

NO.	REVISION	DATE

DRAWING TITLE		PROJECT NAME	
ALTA/NSPS LAND TITLE SURVEY		PKEG INVESTMENTS	
LOCATION	4027/4035 W 6200 S	DRAWN	CHECKED
		KMD	KMD
		PROJECT ID:	24253
TAYLORSVILLE, UTAH		COUNTY	SALT LAKE

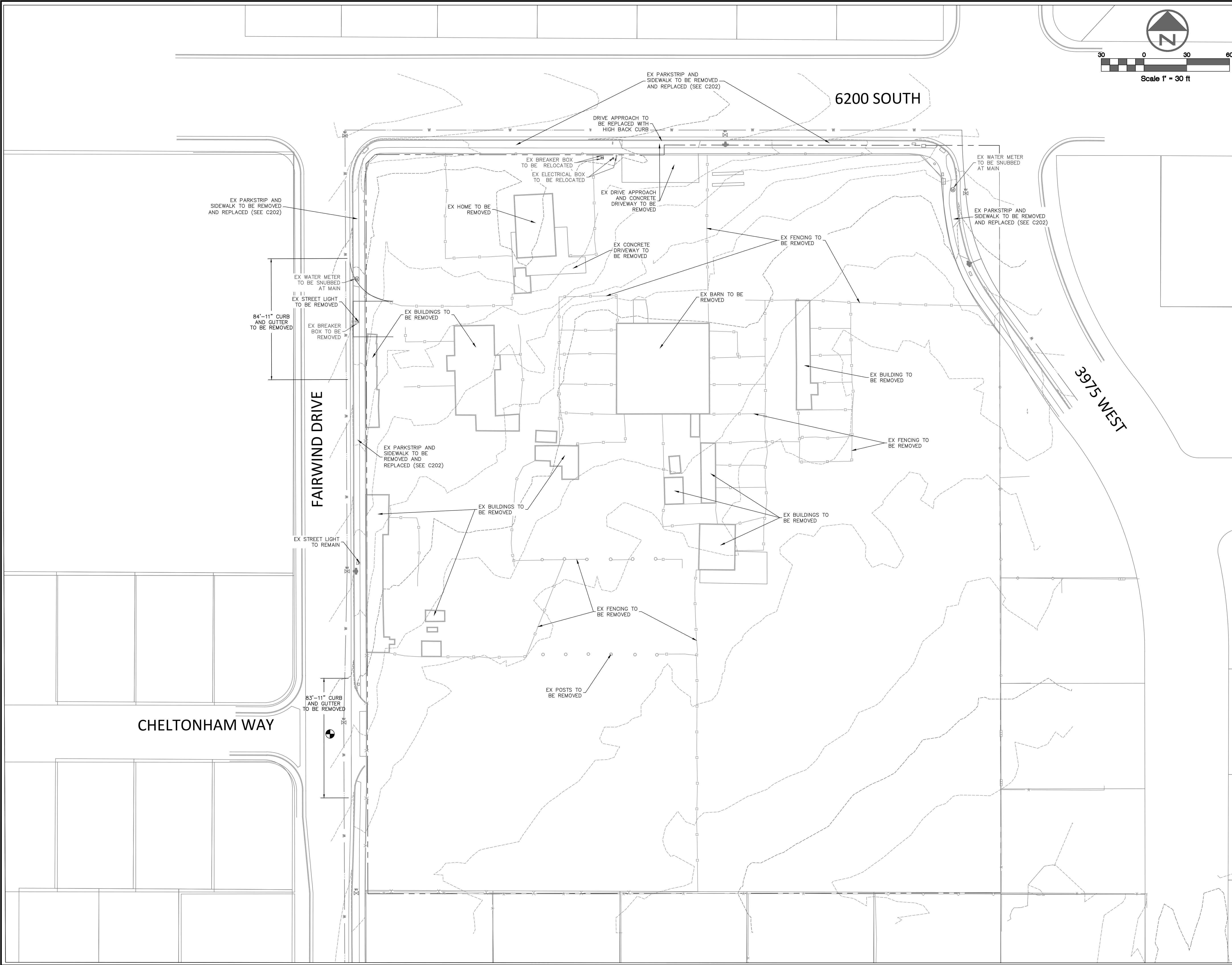
DATE	9/4/2024
SCALE	1" = 40'
SHEET	1 OF 1



WILDING
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BLUFFDALE, UTAH 84065
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- GENERAL NOTES
1. ALL INTERIOR FENCING SHALL BE REMOVED DURING DEMOLITION
 2. ALL BUILDINGS/STRUCTURES SHALL BE REMOVED DURING DEMOLITION
 3. EXISTING PARKSTRIP AND SIDEWALK ALONG FAIRWIND DRIVE, 6200 S AND 3975 W SHALL BE REMOVED AND REPLACED BY NEW 5 FOOT PARKSTRIP AND 6 FOOT SIDEWALK.



NO.	REVISION	DATE
1	CITY COMMENTS, REVISED DETENTION SYSTEM	4/7/2025

PROJECT INFORMATION

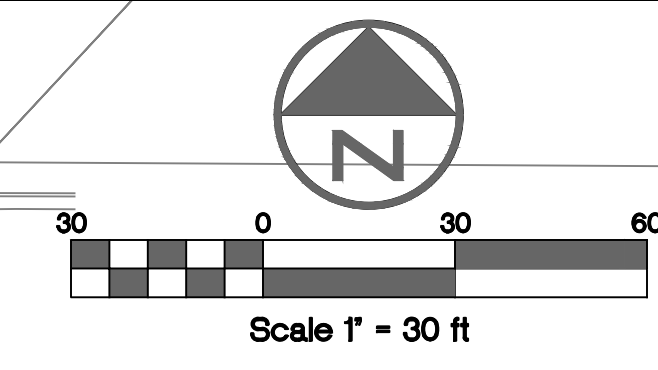
TAYLOR VILLAS

DEMOLITION PLAN

TAYLORSVILLE, UTAH

DRAWN	CHECKED	PROJECT #
TGK	MEC	24253
DATE		4/7/2025
SCALE		1" = 30'
SHEET		C201
ENGINEER'S STAMP		

PLOT DATE: Apr 07, 2025 G:\DATA\24253 Guymon Taylorsville\dwg\24253 Base.dwg



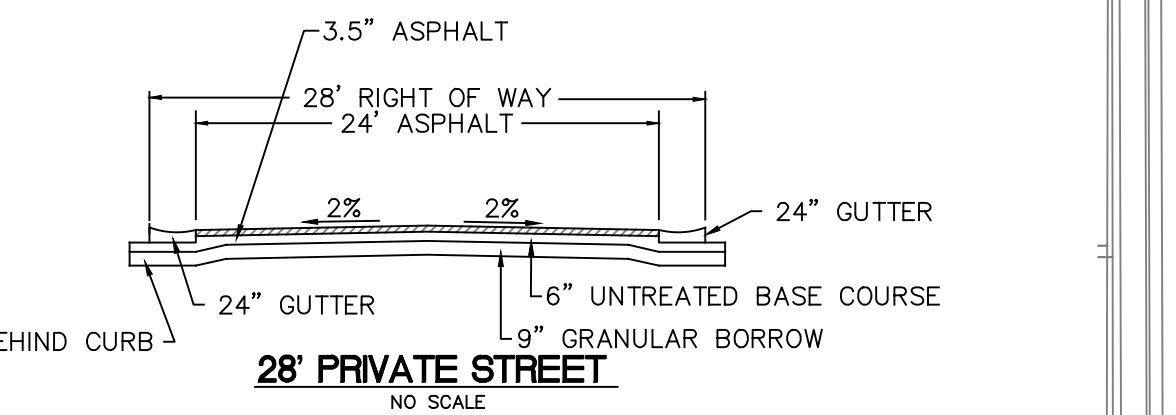
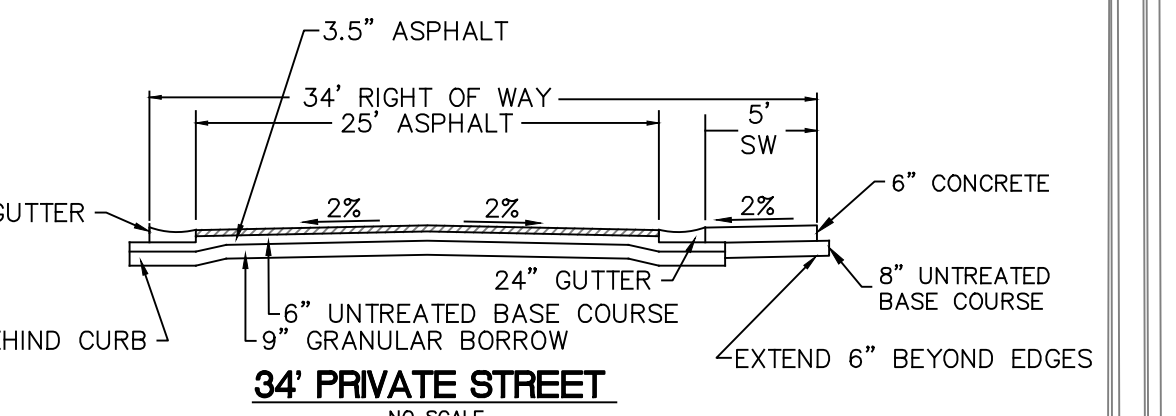
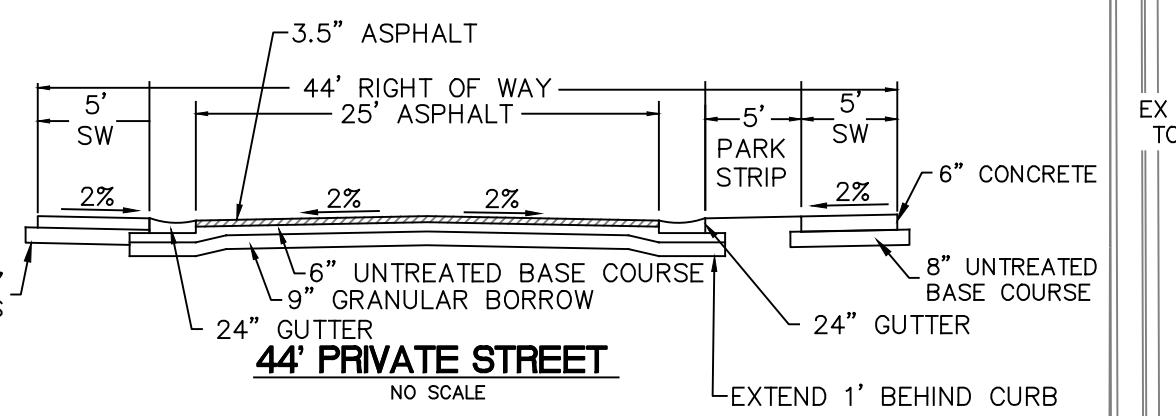
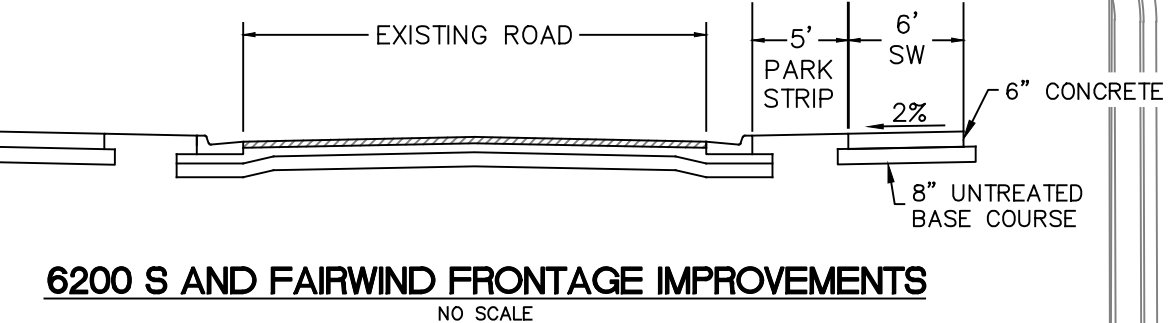
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- GENERAL NOTES
- ADA RAMPS TO BE LOCATED AT ALL INTERSECTIONS WITH SIDEWALKS. RAMPS SHALL MEET ADA REQUIREMENTS FOR SLOPE.
 - SINGLE HOME LOTS TO HAVE THE FOLLOWING SETBACKS:
 - 5' SIDE SETBACKS (10' TOTAL)
 - 15' REAR SETBACKS
 - 10' TO PORCH
 - 15' TO FRONT LIVING AREA
 - 18' TO GARAGE
 - 22' DRIVEWAYS
 - PRIVACY FENCING TO BE INSTALLED ALONG THE BACK OF ALL SINGLE HOME LOTS. DECORATIVE FENCING TO BE INSTALLED ALONG FAIRWIND DRIVE AND 6200 SOUTH. A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM TAYLORSVILLE CITY PRIOR TO DOING ANY WORK IN THE RIGHT-OF-WAY.

6200 SOUTH

3975 WEST



NOTES:
1. SEE WILDING ENGINEERING SOILS REPORT FOR ADDITIONAL BASE COURSE DEPTHS AND PAVEMENT THICKNESS.

CHELTONHAM WAY

LEGEND

- PROPOSED STREET LIGHT
- PROPOSED STOP SIGN/STREET SIGN
- PROPOSED DECORATIVE FENCING
- PROPOSED PRIVACY FENCING

NO.	REVISION	DATE
1	CITY COMMENTS, REVISED DETENTION SYSTEM	4/7/2025

PROJECT INFORMATION

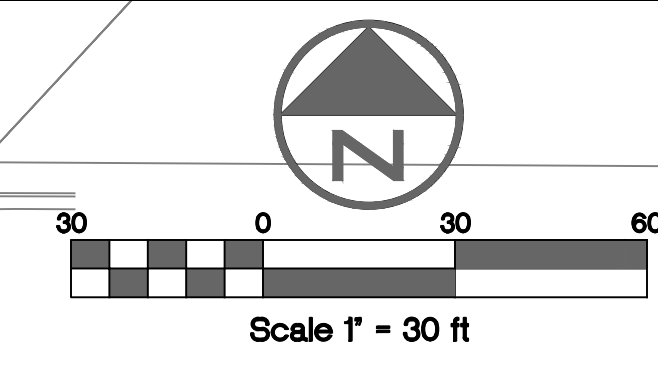
TAYLOR VILLAS

MASTER SITE PLAN

TAYLORSVILLE, UTAH

DRAWN	TGK	CHECKED	GDW	PROJECT #	24253
DATE				4/7/2025	
SCALE				1" = 30'	
SHEET				C202	

PLOT DATE: Apr 07, 2025 G:\DATA\24253 Guymon Taylorsville\dwg\24253 Base.dwg



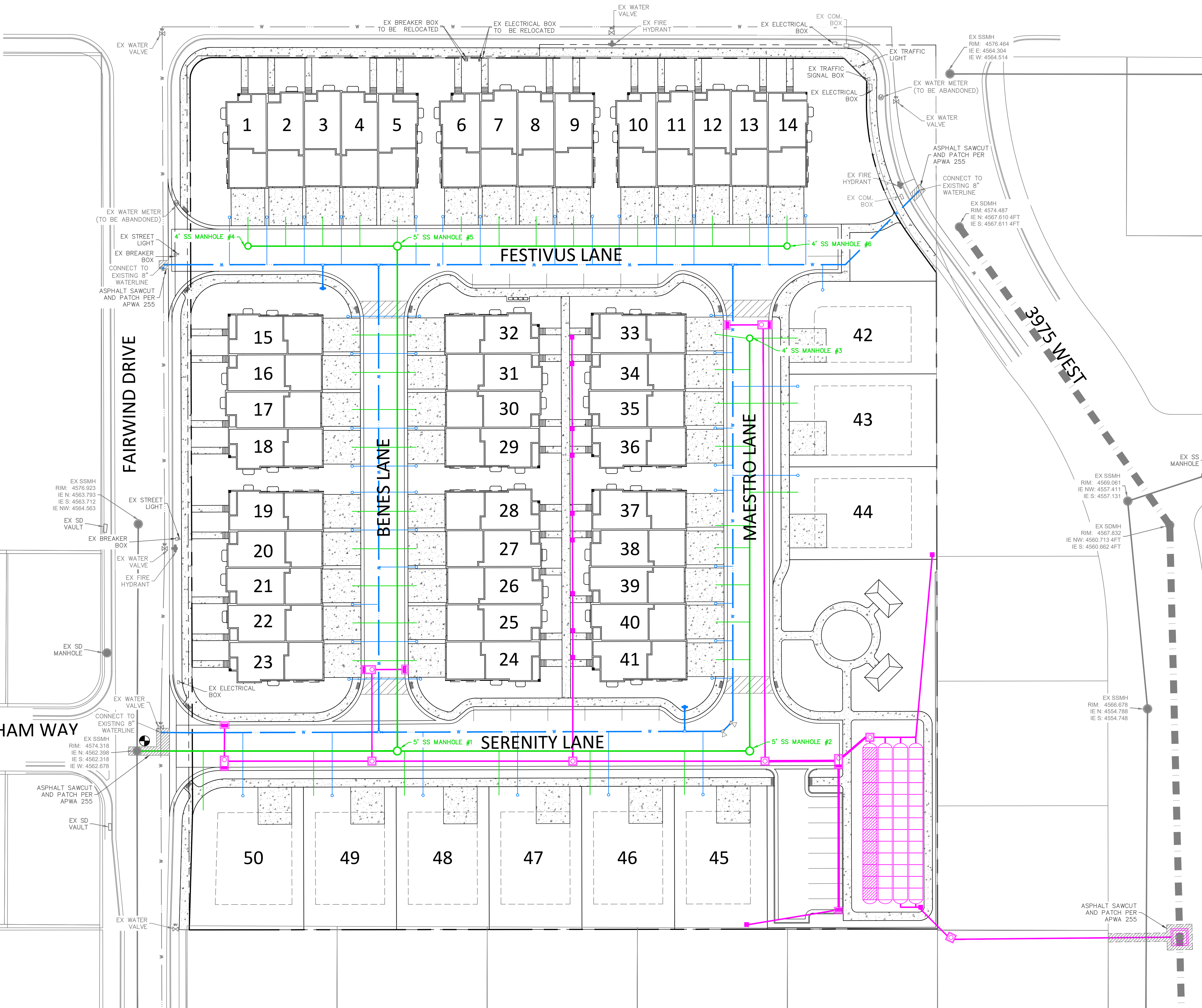
WILDING
ENGINEERING

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

ASPHALT SAWCUT AND PATCH NOTES

1. THE WORK PERFORMED IN THE PUBLIC WAY SHALL CONFORM TO THE REQUIREMENTS OF THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS, TRAFFIC BARRICADE STANDARDS, FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS.
2. WHERE A JOB SITE IS LEFT UNATTENDED, BEFORE COMPLETION OF THE WORK, SIGNAGE WITH MINIMUM TWO INCH (2") HIGH LETTERS SHALL BE ATTACHED TO A BARRICADE OR OTHERWISE POSTED AT THE SITE, INDICATING THE PERMITTEE'S NAME, OR COMPANY NAME, TELEPHONE NUMBER, AND AFTER HOURS TELEPHONE NUMBER. (ORD. 01-46, 10-19-2001)
3. ALL EXCAVATIONS SHALL BE CONDUCTED IN A MANNER RESULTING IN A MINIMUM AMOUNT OF INTERFERENCE OR INTERRUPTION OF STREET OR PEDESTRIAN TRAFFIC. INCONVENIENCE TO RESIDENTS AND BUSINESSES FRONTING ON THE PUBLIC WAY SHALL BE MINIMIZED. SUITABLE, ADEQUATE AND SUFFICIENT BARRICADES AND/OR OTHER STRUCTURES WILL BE AVAILABLE AND USED WHERE NECESSARY TO PREVENT ACCIDENTS INVOLVING PROPERTY OR PERSONS. BARRICADES MUST BE IN PLACE UNTIL ALL OF THE PERMITTEE'S EQUIPMENT IS REMOVED FROM THE SITE, AND THE EXCAVATION HAS BEEN BACKFILLED AND PROPER TEMPORARY GRAVEL SURFACE IS IN PLACE, EXCEPT WHERE BACKFILLING AND RESURFACING IS TO BE DONE BY THE CITY. IN WHICH CASE, THE BARRICADES, TOGETHER WITH ANY NECESSARY LIGHTS, FLARES OR REFLECTIVE BARRICADES, MUST REMAIN IN PLACE UNTIL THE BACKFILL WORK IS ACTUALLY COMMENCED BY THE CITY FROM SUNSET TO SUNRISE. ALL BARRICADES AND EXCAVATIONS MUST BE CLEARLY OUTLINED BY ADEQUATE SIGNAL LIGHTS, REFLECTIVE BARRICADES, ETC. THE PERMITTEE SHALL NOTIFY AT LEAST TWENTY FOUR (24) HOURS IN ADVANCE OF ANY PLANNED EXCAVATION REQUIRING STREET CLOSURE OR TRAFFIC DETOURS: 1) THE POLICE DEPARTMENT; 2) THE UTAH TRANSIT AUTHORITY; 3) EVERY PUBLIC SCHOOL DISTRICT OPERATING A SCHOOL WITHIN THE CITY; 4) THE UNITED STATES POSTAL SERVICE; 5) THE SALT LAKE COUNTY PUBLIC WORKS DEPARTMENT (OR OTHER PUBLIC WORKS SERVICE PROVIDER FOR THE CITY); AND 6) THE SALT LAKE COUNTY FIRE DEPARTMENT (OR OTHER FIRE EMERGENCY PROVIDER FOR THE CITY). (ORD. 01-46, 10-19-2001; AMD. ORD. 05-01, 3-16-2005, EFF. 4-1-2005)
4. IF ANY SIDEWALK OR CURB RAMP IS BLOCKED BY EXCAVATION WORK, A TEMPORARY SIDEWALK OR CURB RAMP SHALL BE CONSTRUCTED OR PROVIDED, SAID TEMPORARY IMPROVEMENT SHALL BE SAFE FOR TRAVEL AND CONVENIENT FOR USERS, AND CONSISTENT WITH APPLICABLE STANDARDS FOR SUCH.
5. WHERE EXCAVATIONS ARE MADE IN PAVED AREAS, THE SURFACE SHALL BE REPLACED WITH A TEMPORARY GRAVEL SURFACE UNTIL SUCH TIME AS THE PERMANENT REPAIRS ARE COMPLETED.
6. THE PERMITTEE SHALL, AT ITS OWN EXPENSE, RESTORE ALL PUBLIC WAY FACILITIES MODIFIED, DAMAGED OR REMOVED BY THE PERMITTEE TO A CONDITION THAT IS COMPARABLE TO OR BETTER THAN THE CONDITION THAT EXISTED PRIOR TO THE COMMENCEMENT OF THE WORK, AS REQUIRED BY THE ENGINEERING REGULATIONS, DESIGN STANDARDS AND SPECIFICATIONS FROULGATED BY THE CITY FROM TIME TO TIME. SUCH REGULATIONS, DESIGN STANDARDS AND SPECIFICATIONS SHALL REQUIRE, AT A MINIMUM, THAT RESTORATION WORK BE PERFORMED BEYOND THE WALLS OF ANY TRENCH FOR A MINIMUM DISTANCE OF TWENTY FOUR INCHES (24") ON EACH SIDE OF THE TRENCH FOR TRENCHES LESS FORTY TWO INCHES (42") DEEP, AND A MINIMUM DISTANCE OF THIRTY SIX INCHES (36") ON EACH SIDE OF THE TRENCH FOR TRENCHES DEEPER THAN FORTY TWO INCHES (42"); PROVIDED, HOWEVER, THAT THE CITY'S COMMUNITY DEVELOPMENT DIRECTOR OR OTHER DESIGNEE APPOINTED BY THE CITY MAY DETERMINE NOT TO REQUIRE RESTORATION OF THE STREET SURFACE BEYOND THE WALLS OF ANY TRENCH LOCATED IN A STREET SCHEDULED TO BE RECONSTRUCTED BY THE CITY WITHIN THREE (3) YEARS FOLLOWING COMPLETION OF THE EXCAVATION WORK, IF THE COST OF SUCH WORK EXCEEDS THE BENEFIT TO THE CITY, AND THE SITE CAN OTHERWISE BE RESTORED TO THE SATISFACTION OF THE CITY FOR SUCH THREE (3) YEAR PERIOD. ALL RESTORATION WORK SHALL BE ACCOMPLISHED WITHIN THE TIME LIMITS SET FORTH IN THE PERMIT, UNLESS ADDITIONAL TIME IS GRANTED IN WRITING BY THE CITY'S COMMUNITY DEVELOPMENT DIRECTOR OR OTHER

6200 SOUTH



GENERAL NOTES

1. ADA RAMP SHALL BE LOCATED AT ALL INTERSECTIONS WITH SIDEWALKS. RAMP SHALL MEET ADA REQUIREMENTS FOR SLOPE.
2. A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM TAYLORSVILLE CITY PRIOR TO DOING ANY WORK IN THE RIGHT-OF-WAY.

UTILITY NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH TAYLORSVILLE CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL UTILITIES SHOWN OR NOT SHOWN.
3. ALL UTILITIES SHALL REMAIN ACTIVE DURING CONSTRUCTION.
4. STREET CUTS AND ASPHALT RESTORATION SHALL BE PER TAYLORSVILLE CITY STANDARD.
5. ALL STORM DRAIN AND WATER LOCATED IN THE PROJECT IS TO BE PRIVATELY OWNED AND MAINTAINED.

WATERLINE NOTES

1. THRUST BLOCKS SHALL BE POURED AT NECESSARY LOCATIONS FOR WATERLINE. SEE DETAIL SHEETS FOR THRUST BLOCK SIZING.
2. 3-WAY VALVES ARE REQUIRED AT ALL INTERSECTIONS.
3. MINIMUM BURY DEPTH OF WATERLINE IS 3.5'.
4. IF THERE ARE CONFLICTS AT THE ELEVATION OF 3.5' BELOW GRADE, PREFAB STEEL LOOPS WILL BE REQUIRED.
5. ALL VALVES SHALL BE FLANGED TO THE TEES OR CROSSES AT
6. MAXIMUM SPACING BETWEEN VALVES IS 800 FEET.
7. MAXIMUM SPACING BETWEEN FIRE HYDRANTS IS 400 FEET.
8. WATERLINE PIPE MATERIAL TO BE PVC C900 DR14 CLASS 305.
9. LATERALS TO BE 1/2" CTS ONLY LATERALS.
10. EXISTING WATER METERS TO BE ABANDONED.

SEWER NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH TAYLORSVILLE BENNON IMPROVEMENT DISTRICT DESIGN STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
3. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.
4. THE EXISTING SEWER LATERAL TO BE ABANDONED.
5. SEWER LINES TO BE SDR-35 PVC.

LEGEND

- PROPOSED STORM DRAIN ———
- PROPOSED WATER LINE ———
- PROPOSED SEWER LINE ———
- PROPOSED FIRE HYDRANT +
- EXISTING SEWER MANHOLE ●
- PROPOSED SEWER MANHOLE ○
- EXISTING SD MANHOLE ○
- PROPOSED CATCH BASIN □
- PROPOSED SD COMBO BOX □
- PROPOSED SD MANHOLE □

NO.	CITY COMMENTS, REVISED DETENTION SYSTEM	DATE
1	CITY COMMENTS, REVISED DETENTION SYSTEM	4/7/2025

PROJECT INFORMATION

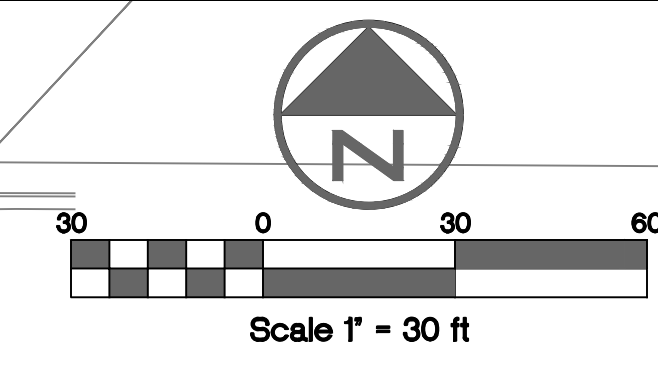
TAYLOR VILLAS

UTILITIES PLAN

TAYLORSVILLE, UTAH

DRAWN TGK	CHECKED GDW	PROJECT # 24253
DATE 4/7/2025		
SCALE 1" = 30'		
SHEET C203		
ENGINEER'S STAMP		

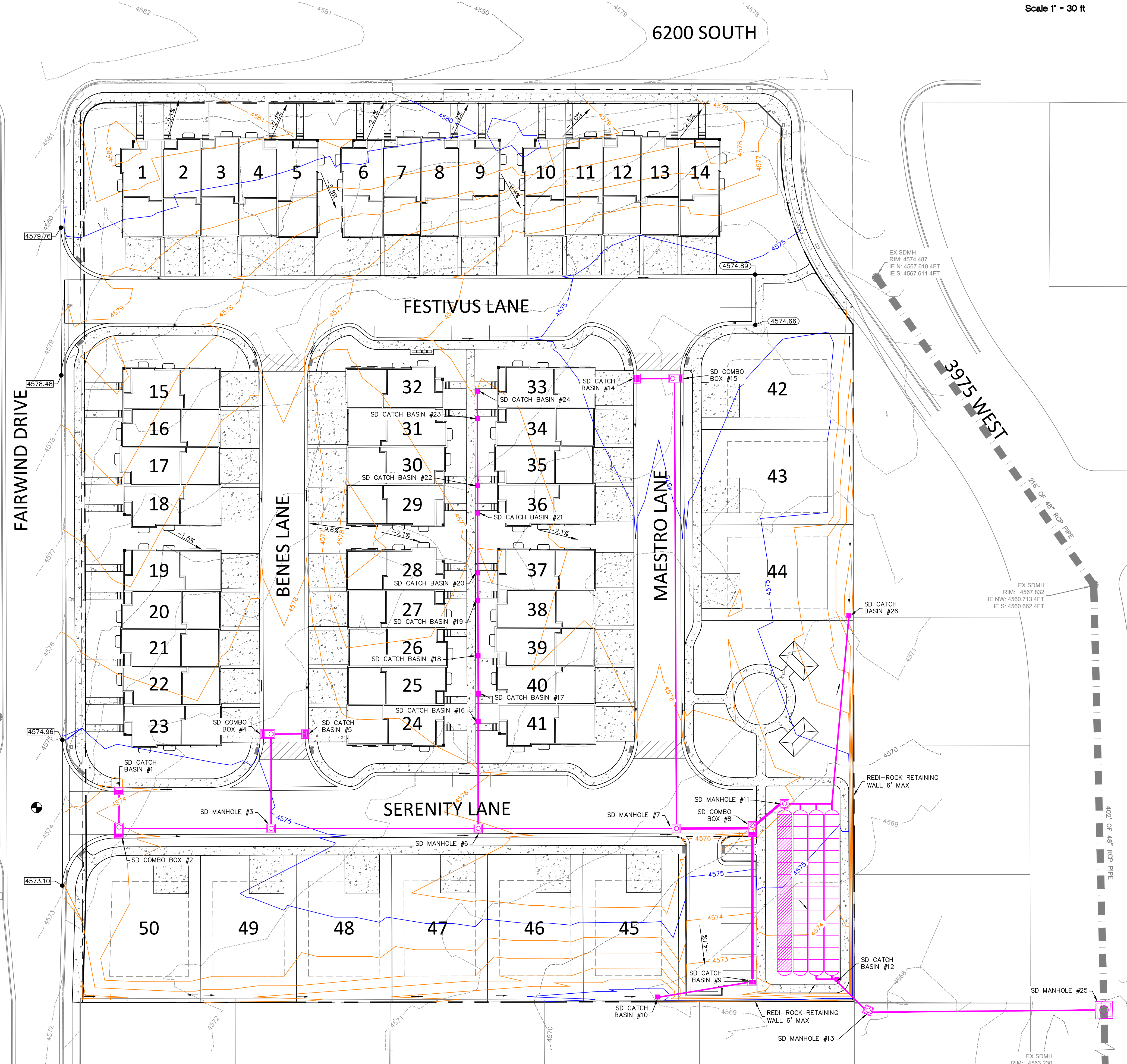
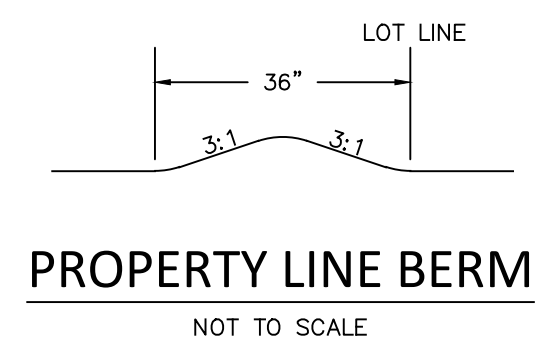
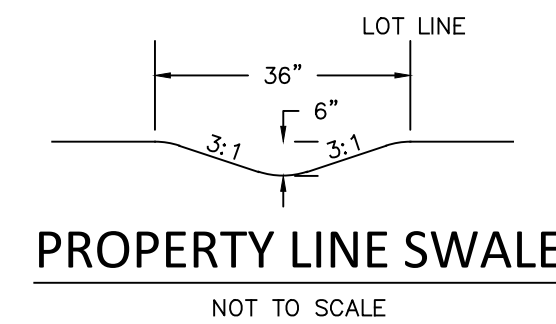
PLOT DATE: Apr 08, 2025 G:\DATA\24253 Guymon Taylorsville.dwg 24253 Base.dwg



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ENGINEERING

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

- GRADING AND GEOTECHNICAL NOTES
1. REMOVE VEGETATION, STRIP AND STOCKPILE TOPSOIL FROM THE AREAS THAT WILL BE DISTURBED BY EXCAVATION, FILLING, OR ROAD CONSTRUCTION.
 2. A SITE SPECIFIC GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A COPY OF THE GEOTECHNICAL REPORT AND COMPLYING WITH THE RECOMMENDATIONS CONTAINED THEREIN.
 3. SEE THE SITE GEOTECHNICAL REPORT FOR CUTTING, FILLING AND COMPACTION RECOMMENDATIONS.
 4. LOTS ARE TO BE GRADED SUCH THAT RUNOFF IS DRAINED TO THE RIGHT OF WAY WHERE POSSIBLE. LOT LINE BERMS MAY BE REQUIRED TO ACCOMPLISH THIS. SEE DETAIL ON THIS SHEET.
 5. HOUSES TO ATTEMPT TO DIRECT DOWNSPOUTS TO THE RIGHT OF WAY AS OFTEN AS POSSIBLE.
 6. REAR LOT RETENTION MAY BE REQUIRED ON LOTS THAT SLOPE AWAY FROM THE RIGHT OF WAY. BERMS OR SWALES WILL BE REQUIRED TO KEEP RUNOFF ON EACH LOT.
 7. THE GRADING ADJACENT TO THE SIDEWALK SHOULD HAVE A MAXIMUM SLOPE OF 3:1 WITHIN 2 FEET OF THE SIDEWALK. THE SLOPE MAY BE 2:1 BEYOND 2 FEET.
 8. STORM DRAIN ON PRIVATE STREETS ARE TO BE MAINTAINED BY HOA OR SIMILAR.
 9. DETENTION BASIN SHALL BE MAINTAINED INCLUDING ACCESSIBILITY, INSPECTION AND CLEANING BY HOA OR SIMILAR.
 10. AREAS DESIGNED FOR BUILDINGS SHALL BE GRADED TO PROVIDE FOR AT LEAST A TWO PERCENT (2%) SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF SIX FEET (6').
 11. FINISHED GRADE TO BE 6" BELOW TOF.



LEGEND

- EXISTING CONTOUR (5')
- EXISTING CONTOUR (1')
- PROPOSED CONTOUR (5')
- EXISTING CONTOUR (5')
- PROPOSED STORM DRAIN
- PROPOSED CATCH BASIN
- PROPOSED SD COMBO BOX
- PROPOSED SD MANHOLE
- PROPOSED FLOW PATH

NO.	REVISION	DATE
1	CITY COMMENTS, REVISED DETENTION SYSTEM	4/7/2025

PROJECT INFORMATION

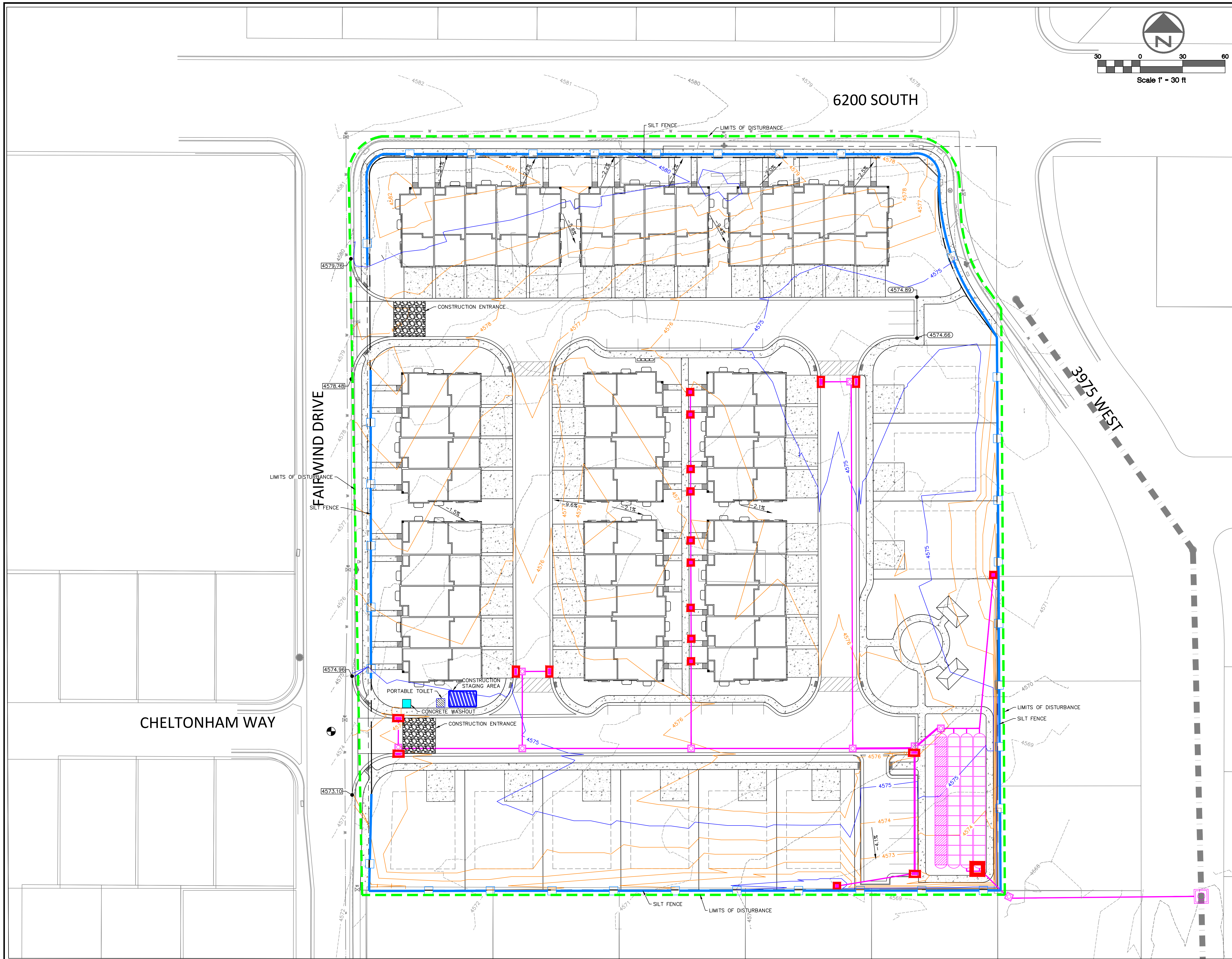
TAYLOR VILLAS

GRADING AND DRAINAGE PLAN

TAYLORSVILLE, UTAH

DRAWN	TGK	CHECKED	GDW	PROJECT #	24253
DATE	4/7/2025				
SCALE	1" = 30'				
SHEET	C204				
ENGINEER'S STAMP					

PLOT DATE: Apr 08, 2025 G:\DATA\24253 Guymon Taylorsville.dwg\24253 Base.dwg



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BLUFFDALE, UTAH 84065
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LEGEND

- 1' PROPOSED CONTOURS
- 1' EXISTING CONTOURS
- STORM DRAIN
- SILT FENCE
- CONSTRUCTION ENTRANCE
- CONSTRUCTION STAGING
- CONCRETE WASH AREA
- PORTABLE WASTE AREA
- INLET PROTECTION
- LIMITS OF DISTURBANCE

NO.	REVISION	DATE
1	CITY COMMENTS, REVISED DETENTION SYSTEM	4/7/2025

PROJECT INFORMATION

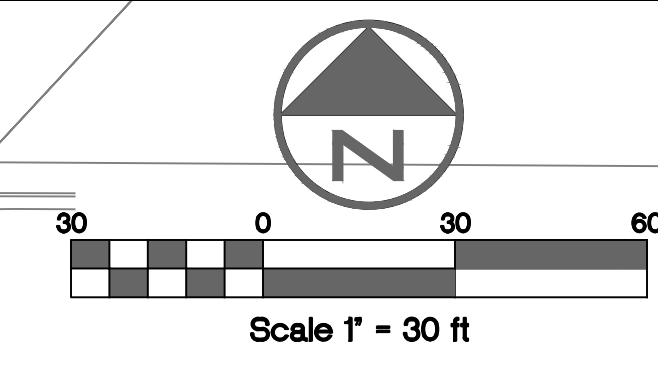
TAYLOR VILLAS

EROSION CONTROL PLAN

TAYLORSVILLE, UTAH

DRAWN TGK	CHECKED GDW	PROJECT # 24253
DATE 4/7/2025		SCALE 1" = 30'
SHEET C205		ENGINEER'S STAMP

PLOT DATE: Apr 08, 2025 G:\DATA\24253 Guymon Taylorsville\dwg\24253 Base.dwg



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6200 SOUTH



- GRADING AND GEOTECHNICAL NOTES
1. REMOVE VEGETATION, STRIP AND STOCKPILE TOPSOIL FROM THE AREAS THAT WILL BE DISTURBED BY EXCAVATION, FILLING, OR ROAD CONSTRUCTION.
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 4. HOUSES TO ATTEMPT TO DIRECT DOWNSPOUTS TO THE RIGHT OF WAY AS OFTEN AS POSSIBLE.
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 8. DETENTION BASIN SHALL BE MAINTAINED INCLUDING ACCESSIBILITY, INSPECTION AND CLEANING BY HOA OR SIMILAR.
 9. AREAS DESIGNED FOR BUILDINGS SHALL BE GRADED TO PROVIDE FOR AT LEAST A TWO PERCENT (2%) SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF SIX FEET (6').
 10. FINISHED GRADE TO BE 6" BELOW TOF.

FAIRWIND DRIVE

3975 WEST

CHELTONHAM WAY

LEGEND

- EXISTING INDEX CONTOUR (5')
- EXISTING CONTOUR (1')
- PROPOSED INDEX CONTOUR (5')
- PROPOSED CONTOUR (1')
- EXISTING ELEVATION
- PROPOSED ELEVATION

NO.	REVISION	DATE
1	CITY COMMENTS, REVISED DETENTION SYSTEM	4/7/2025

PROJECT INFORMATION

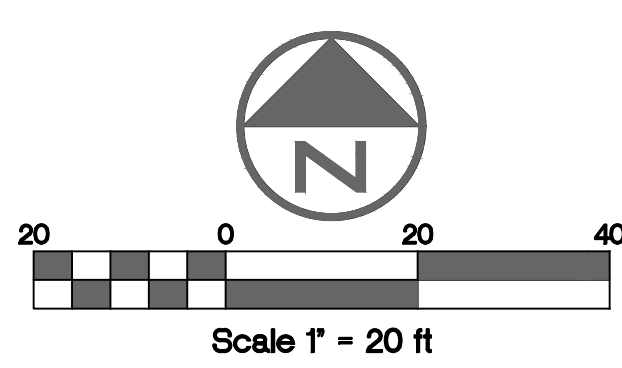
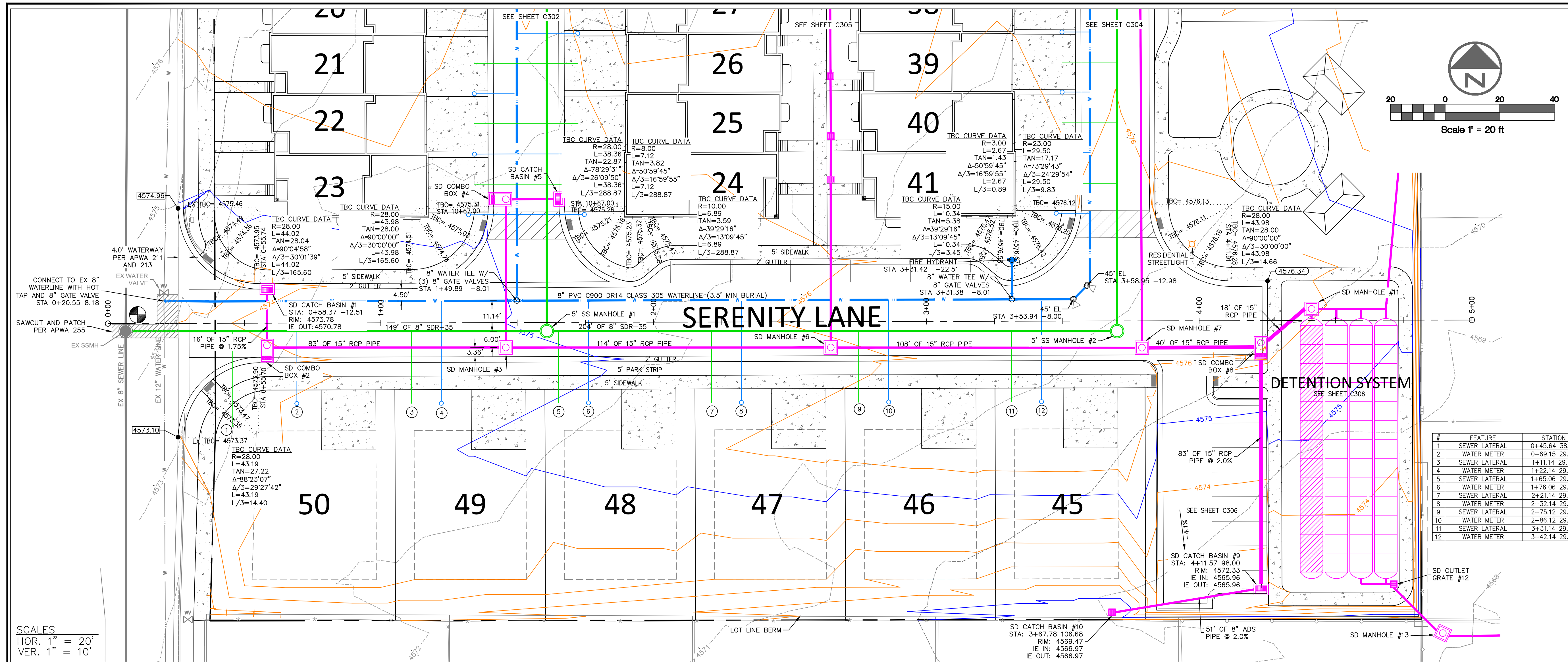
TAYLOR VILLAS

MASS GRADING PLAN

TAYLORSVILLE, UTAH

DRAWN TGK	CHECKED MEC	PROJECT # 24253
DATE 4/7/2025		
SCALE 1" = 30'		
SHEET C206		

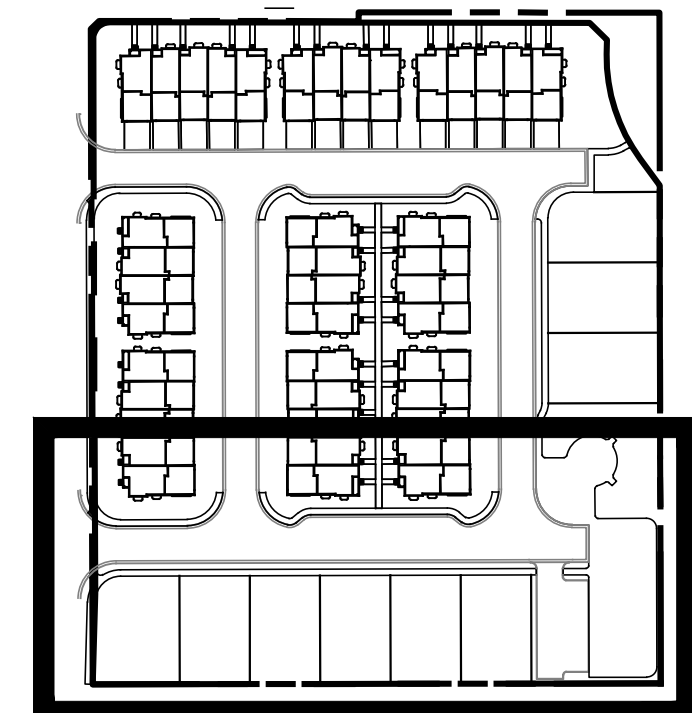
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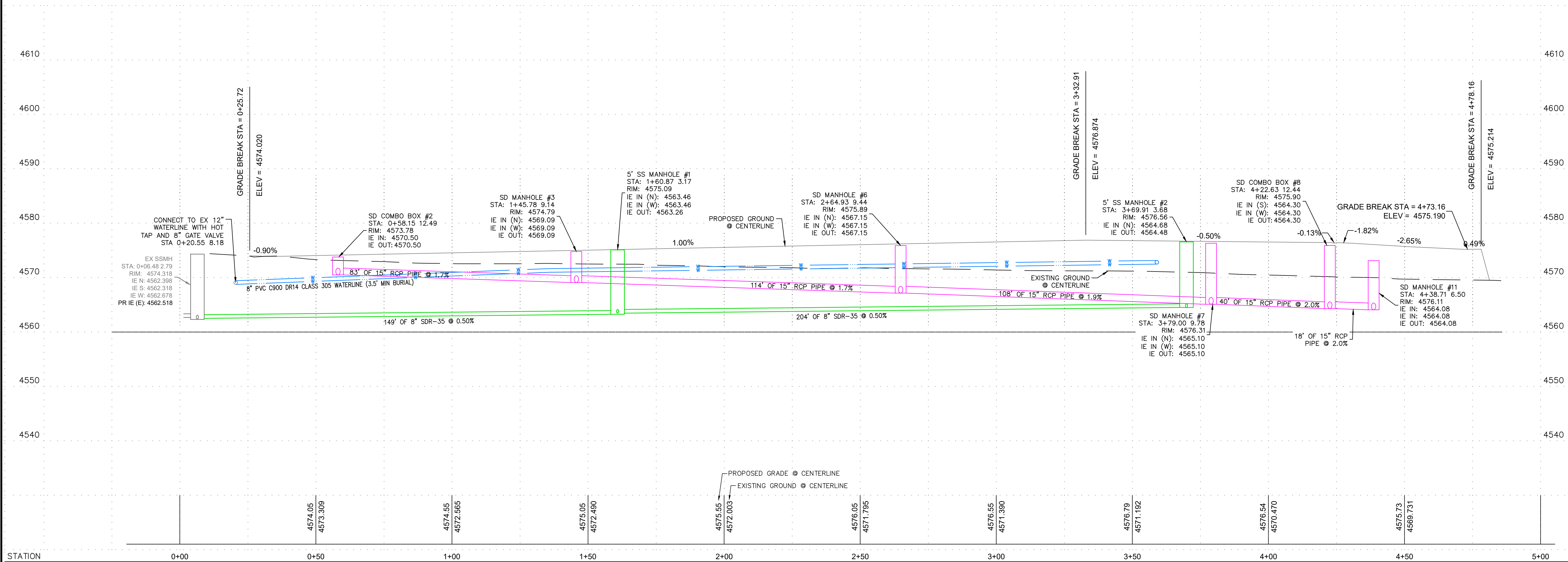
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#	FEATURE	STATION
1	SEWER LATERAL	0+45.64 38.00
2	WATER METER	0+69.15 29.50
3	SEWER LATERAL	1+11.14 29.50
4	WATER METER	1+22.14 29.50
5	SEWER LATERAL	1+65.06 29.50
6	WATER METER	1+76.06 29.50
7	SEWER LATERAL	2+21.14 29.50
8	WATER METER	2+32.14 29.50
9	SEWER LATERAL	2+75.12 29.50
10	WATER METER	2+86.12 29.50
11	SEWER LATERAL	3+31.14 29.50
12	WATER METER	3+42.14 29.50

SCALES
HOR. 1" = 20'
VER. 1" = 10'



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PLOT DATE: Apr 08, 2025



NO.	CITY COMMENTS, REVISED DETENTION SYSTEM	REVISION	DATE
1			4/7/2025

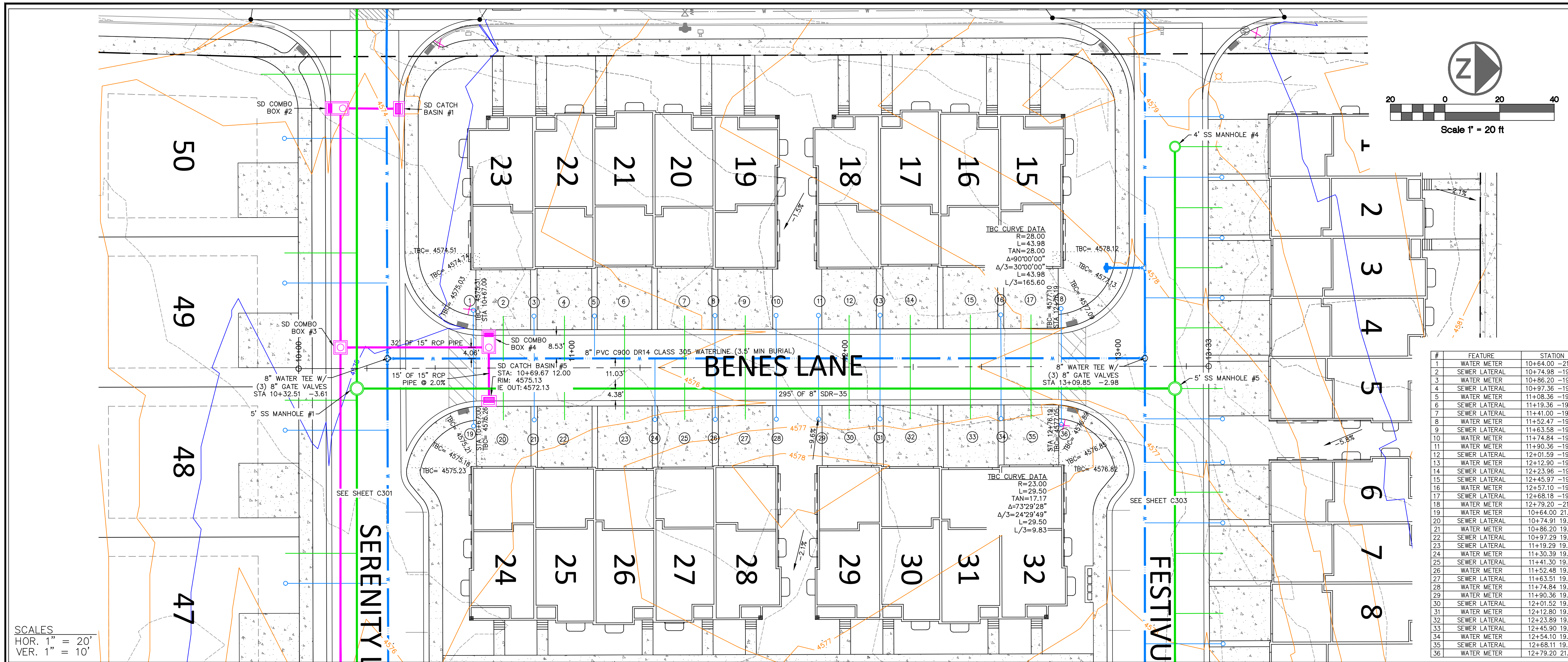
PROJECT INFORMATION

TAYLOR VILLAS

SERENITY LANE
STA 0+00 - 5+00

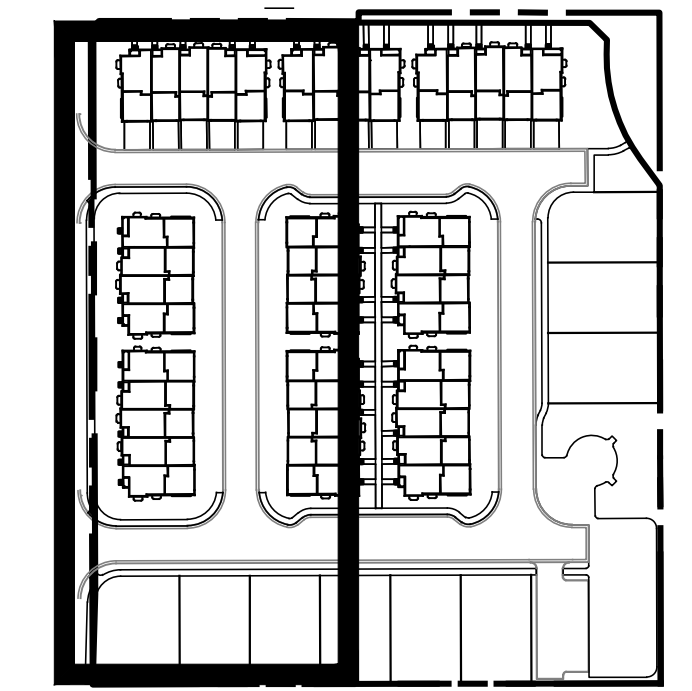
TAYLORSVILLE, UTAH

DRAWN	CHECKED	PROJECT #
TGK	MEC	24253
DATE		4/7/2025
SCALE		1" = 20'
SHEET		C301
ENGINEER'S STAMP		

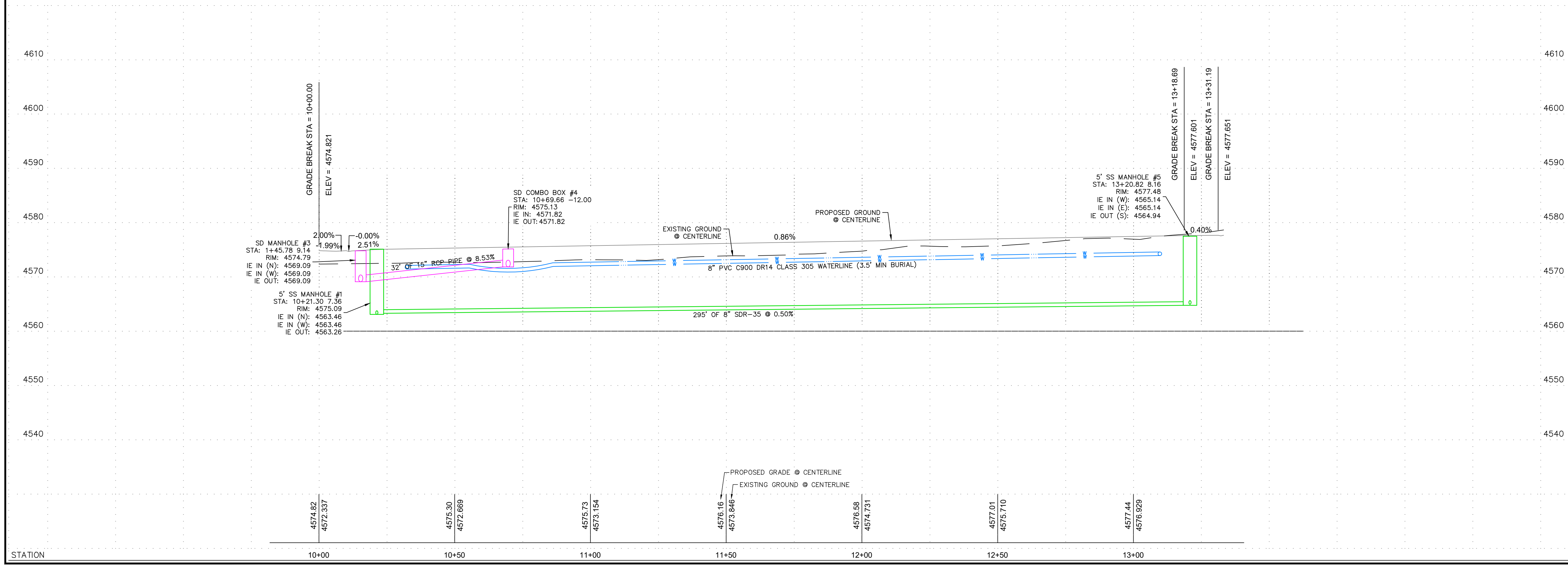


DRAWING NOTES:

#	FEATURE	STATION
1	WATER METER	10+64.00 -21.22
2	SEWER LATERAL	10+74.98 -19.00
3	WATER METER	10+86.20 -19.00
4	SEWER LATERAL	10+97.36 -19.00
5	WATER METER	11+08.36 -19.00
6	SEWER LATERAL	11+19.36 -19.00
7	SEWER LATERAL	11+41.00 -19.00
8	WATER METER	11+52.47 -19.00
9	SEWER LATERAL	11+63.58 -19.00
10	WATER METER	11+74.84 -19.00
11	WATER METER	11+90.36 -19.00
12	SEWER LATERAL	12+01.59 -19.00
13	WATER METER	12+12.90 -19.00
14	SEWER LATERAL	12+23.96 -19.00
15	SEWER LATERAL	12+45.97 -19.00
16	WATER METER	12+57.10 -19.00
17	SEWER LATERAL	12+68.18 -19.00
18	WATER METER	12+79.20 -21.22
19	WATER METER	10+64.00 21.22
20	SEWER LATERAL	10+74.91 19.00
21	WATER METER	10+86.20 19.00
22	SEWER LATERAL	10+97.29 19.00
23	SEWER LATERAL	11+19.29 19.00
24	WATER METER	11+30.39 19.00
25	SEWER LATERAL	11+41.30 19.00
26	WATER METER	11+52.48 19.00
27	SEWER LATERAL	11+63.51 19.00
28	WATER METER	11+74.84 19.00
29	WATER METER	11+90.36 19.00
30	SEWER LATERAL	12+01.52 19.00
31	WATER METER	12+12.80 19.00
32	SEWER LATERAL	12+23.89 19.00
33	SEWER LATERAL	12+45.90 19.00
34	WATER METER	12+54.10 19.00
35	SEWER LATERAL	12+68.11 19.00
36	WATER METER	12+79.20 21.22



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 PLOT DATE: Apr 08, 2025



NO.	REVISION	DATE
1	CITY COMMENTS, REVISED DETENTION SYSTEM	4/7/2025

PROJECT INFORMATION

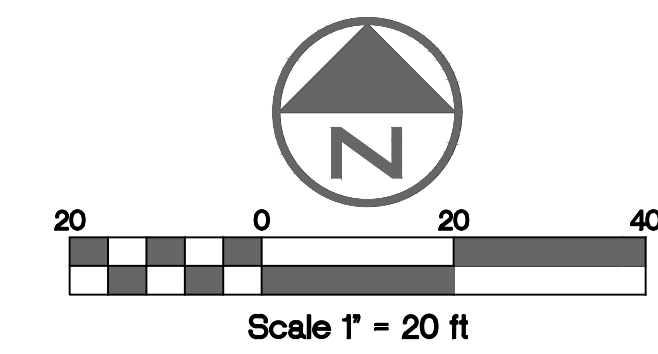
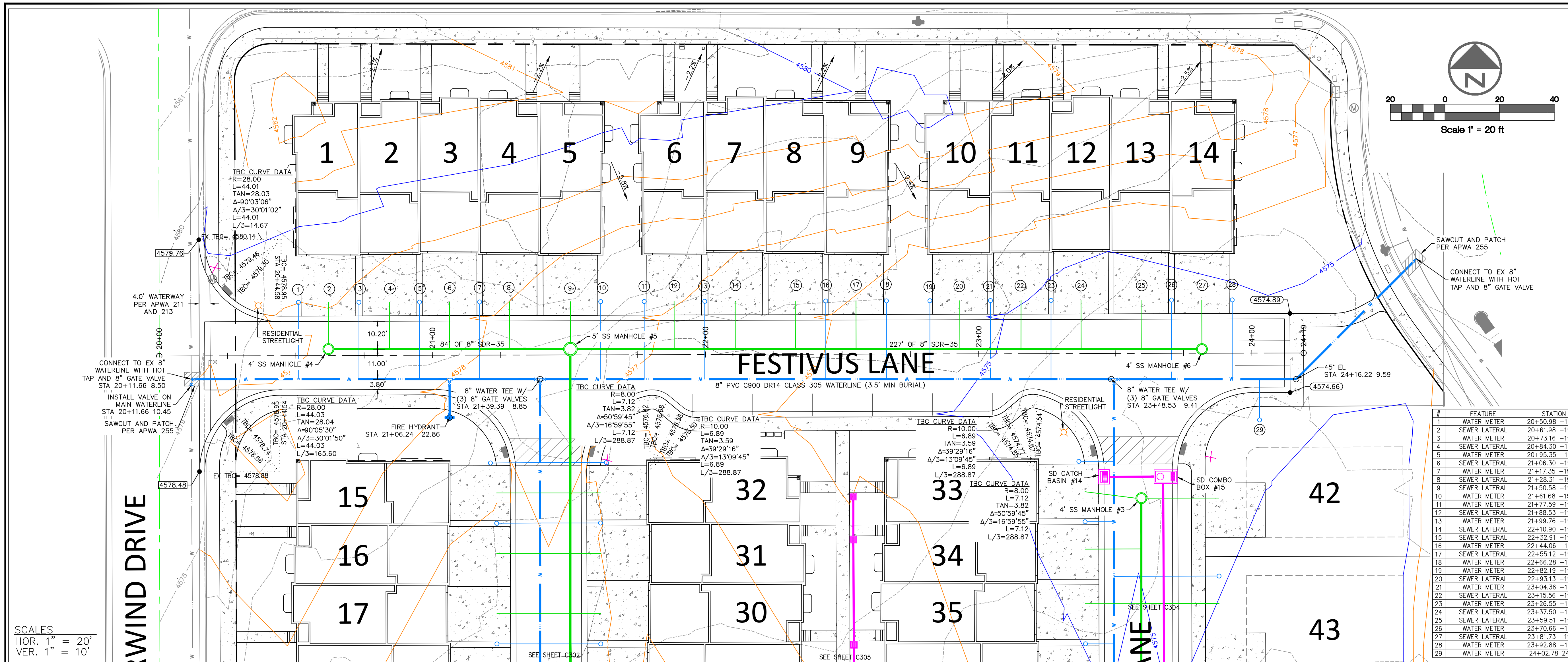
TAYLOR VILLAS

BENES LANE
STA 10+00 - 13+33.10

TAYLORSVILLE, UTAH

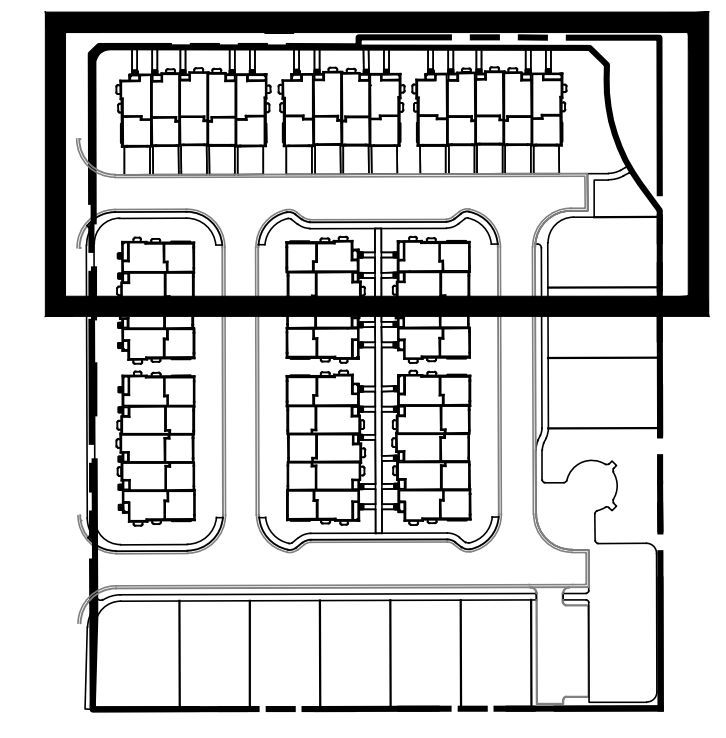
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DATE 4/7/2025		SCALE 1" = 20'
SHEET C302		ENGINEER'S STAMP

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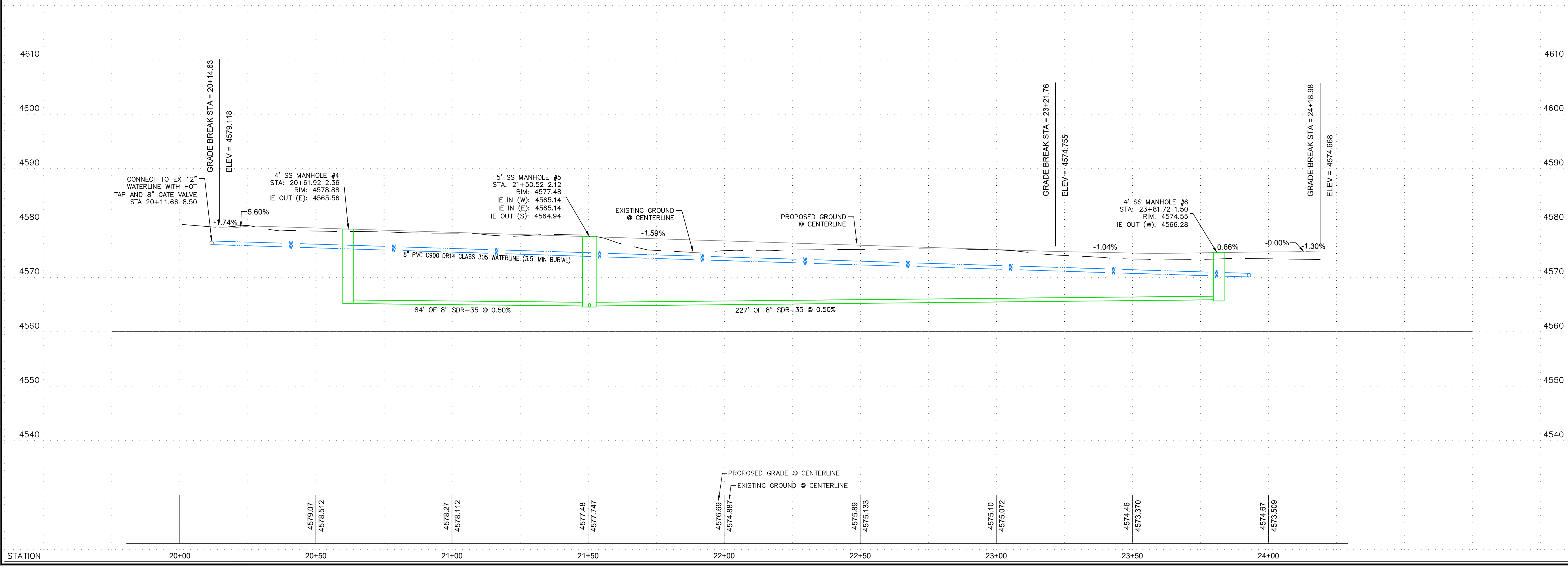


SCALES
HOR. 1" = 20'
VER. 1" = 10'

#	FEATURE	STATION
1	WATER METER	20+50.38 -19.50
2	SEWER LATERAL	20+61.98 -19.50
3	WATER METER	20+73.16 -19.50
4	SEWER LATERAL	20+84.30 -19.50
5	WATER METER	20+95.35 -19.50
6	SEWER LATERAL	21+06.30 -19.50
7	WATER METER	21+17.35 -19.50
8	SEWER LATERAL	21+28.31 -19.50
9	SEWER LATERAL	21+50.58 -19.50
10	WATER METER	21+61.68 -19.50
11	WATER METER	21+77.59 -19.50
12	SEWER LATERAL	21+88.53 -19.50
13	WATER METER	21+99.76 -19.50
14	SEWER LATERAL	22+10.90 -19.50
15	SEWER LATERAL	22+32.91 -19.50
16	WATER METER	22+44.06 -19.50
17	SEWER LATERAL	22+55.12 -19.50
18	WATER METER	22+66.28 -19.50
19	WATER METER	22+82.19 -19.50
20	SEWER LATERAL	22+93.13 -19.50
21	WATER METER	23+04.36 -19.50
22	SEWER LATERAL	23+15.56 -19.50
23	WATER METER	23+26.55 -19.50
24	SEWER LATERAL	23+37.50 -19.50
25	SEWER LATERAL	23+59.51 -19.50
26	WATER METER	23+70.66 -19.50
27	SEWER LATERAL	23+81.73 -19.50
28	WATER METER	23+92.88 -19.50
29	WATER METER	24+02.78 24.50



KEYMAP



NO.	CITY COMMENTS, REVISED DETENTION SYSTEM	REVISION	DATE
1			4/7/2025

PROJECT INFORMATION

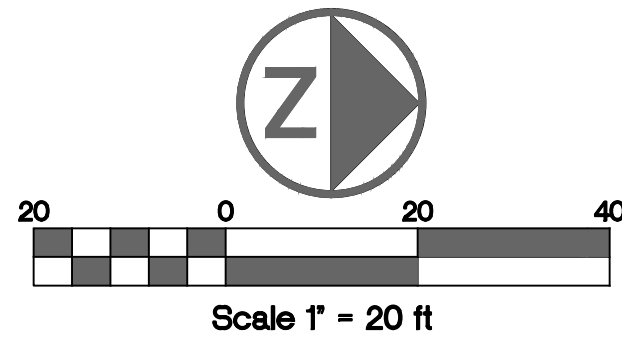
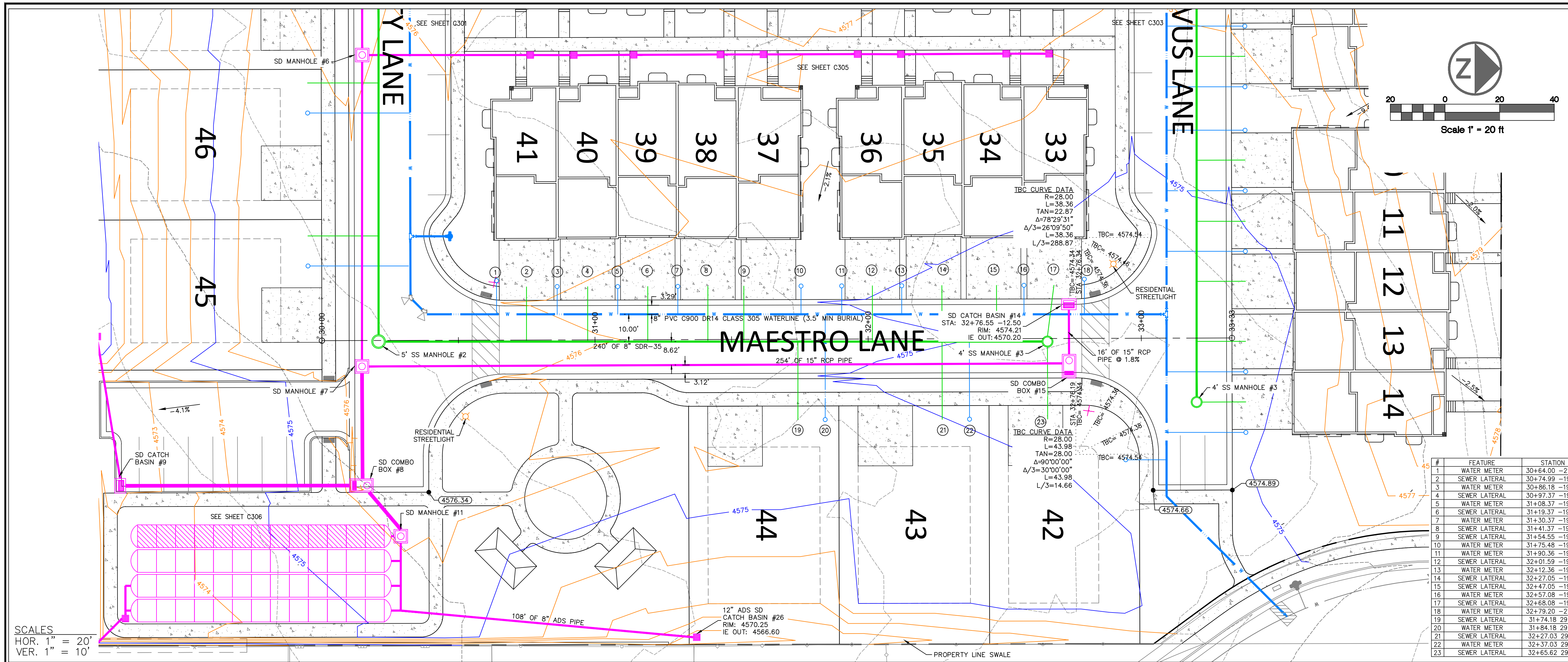
TAYLOR VILLAS

FESTIVUS LANE
STA 20+00 - 24+18.98

TAYLORSVILLE, UTAH

DRAWN	CHECKED	PROJECT #
TGK	MEC	24253
DATE		4/7/2025
SCALE		1" = 20'
SHEET		C303
ENGINEER'S STAMP		

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PLOT DATE: Apr 08, 2025

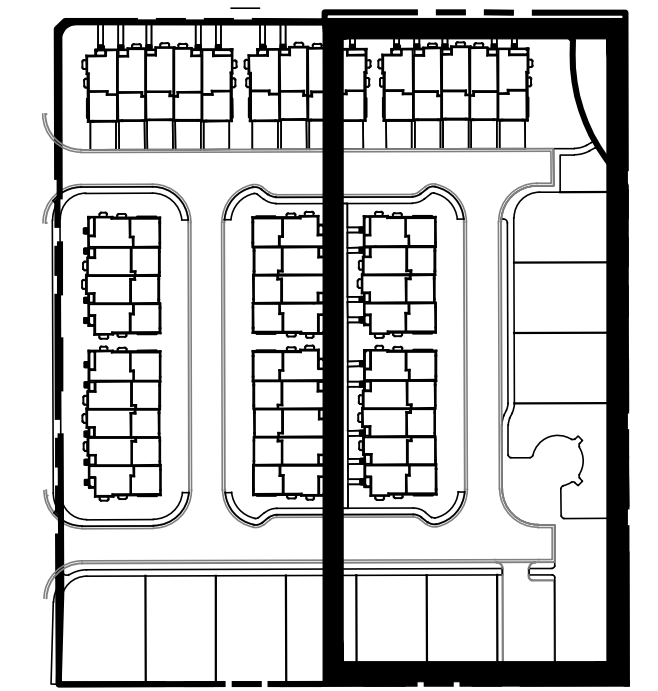


SCALES
HOR. 1" = 20'
VER. 1" = 10'

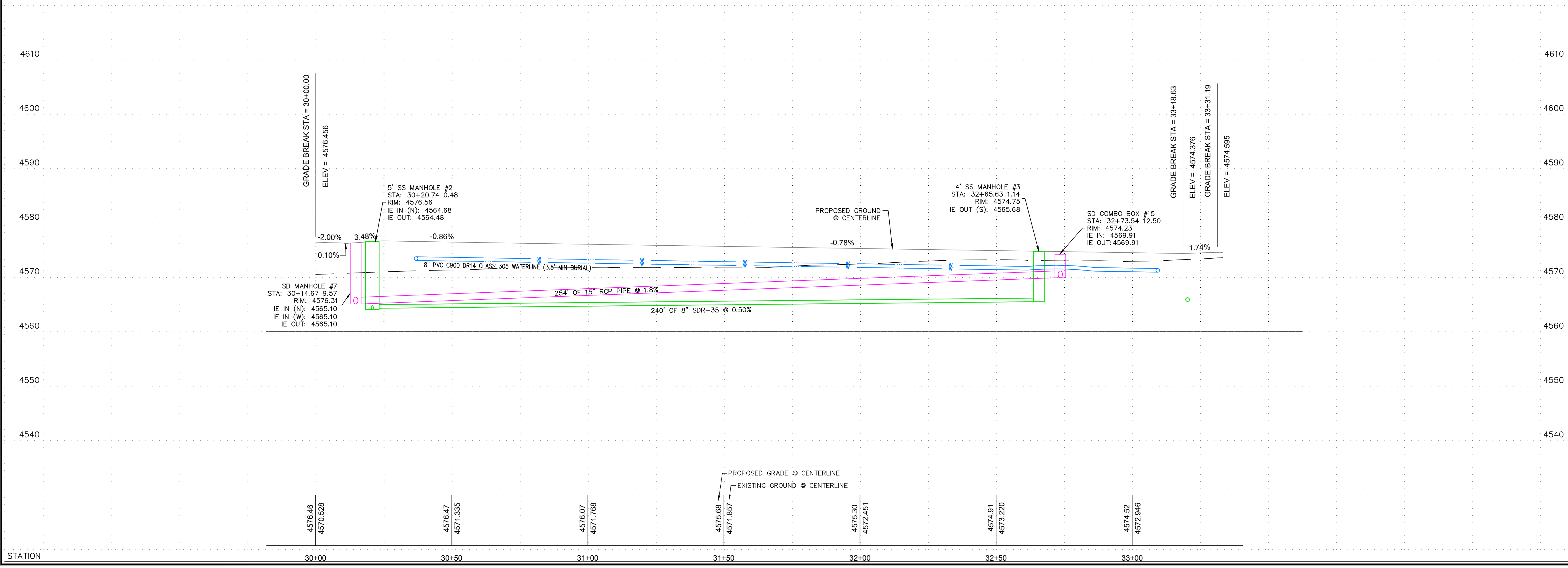
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23	SEWER LATERAL	32+65.62 29.50



DRAWING NOTES:



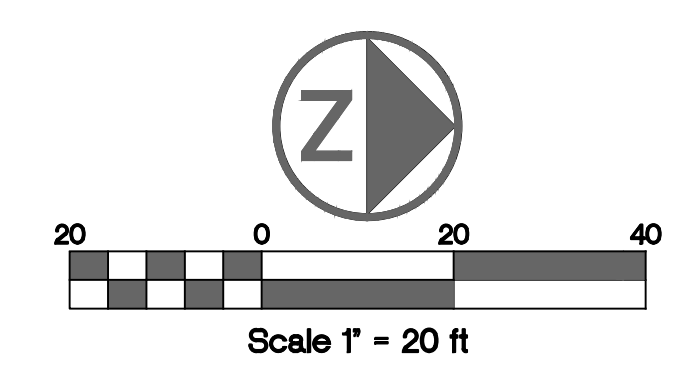
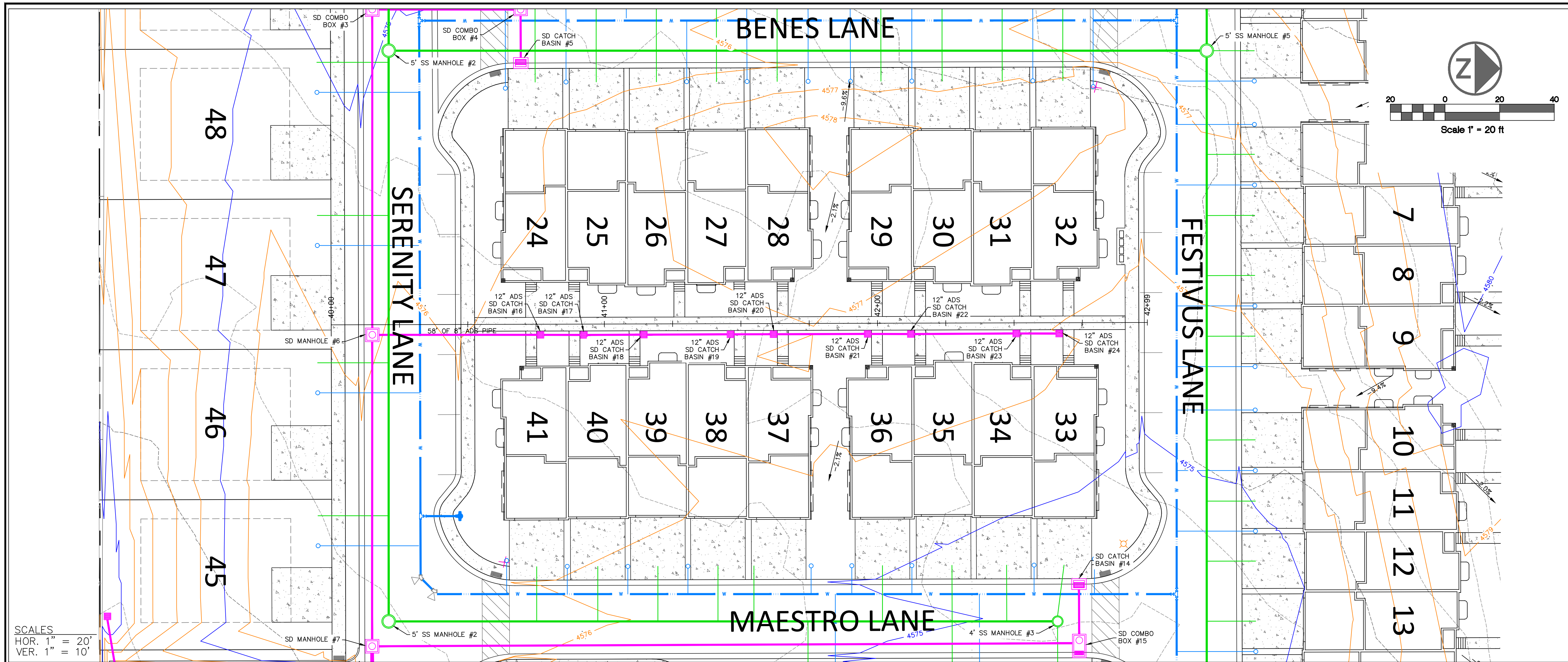
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PLOT DATE: Apr 08, 2025



NO.	CITY COMMENTS, REVISED DETENTION SYSTEM	REVISION	DATE
1			4/7/2025

PROJECT INFORMATION
TAYLOR VILLAS
 MAESTRO LANE
 STA 30+00 - 33+31.19
 TAYLORSVILLE, UTAH

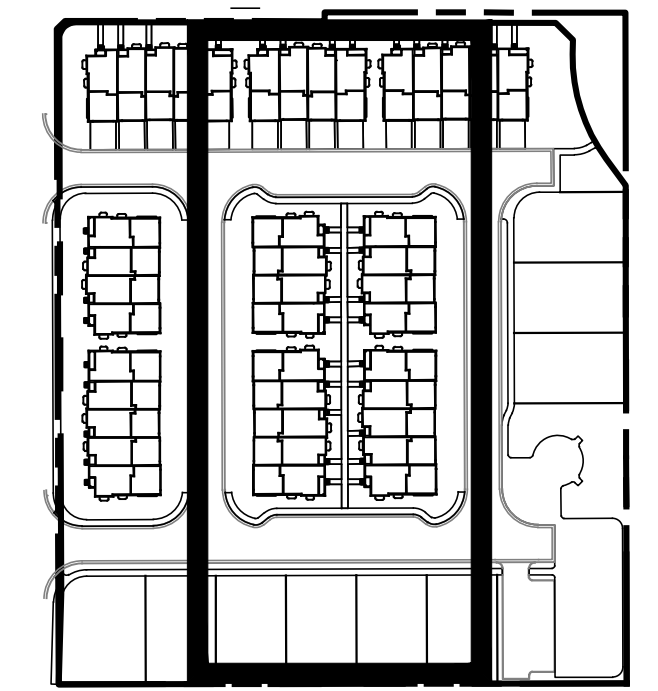
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TGK	MEC	24253
DATE		4/7/2025
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SHEET		C304
ENGINEER'S STAMP		



SCALES
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 VER. 1" = 10'

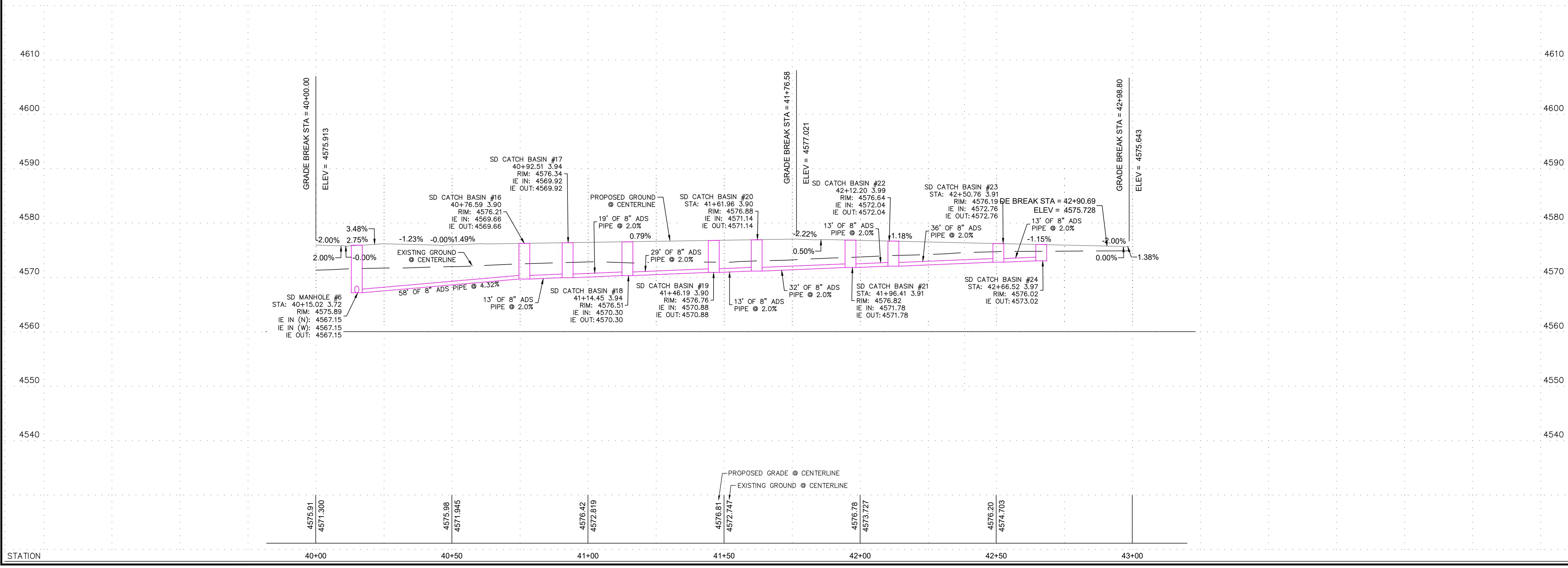
WILDING
 ENGINEERING
 14721 SOUTH HERITAGE CREST WAY
 BLUFFDALE, UTAH 84065
 801.553.8112
 WWW.WILDINGENGINEERING.COM

DRAWING NOTES:



KEYMAP

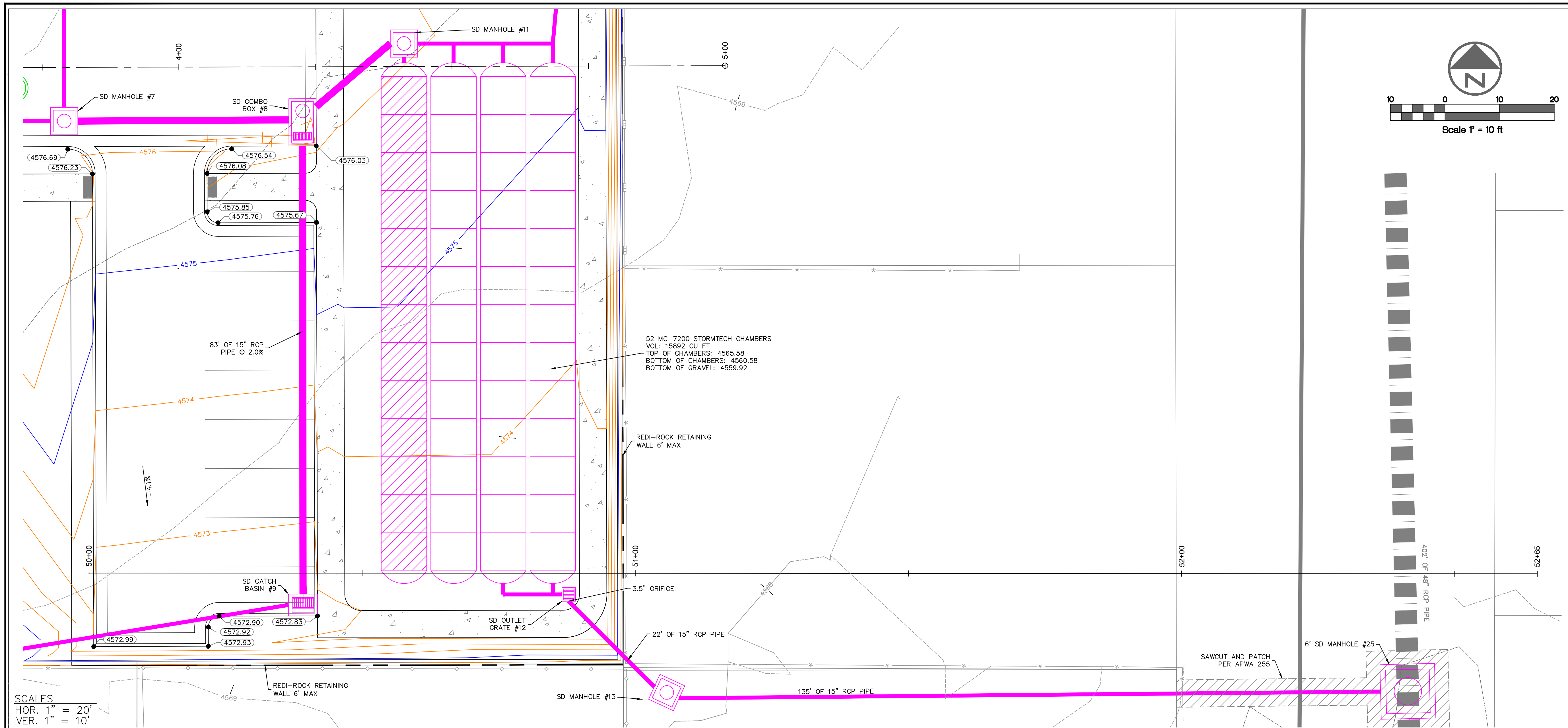
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NO.	CITY COMMENTS, REVISED DETENTION SYSTEM	REVISION	DATE
1			4/7/2025

PROJECT INFORMATION
TAYLOR VILLAS
 TOWNHOME WALKWAY
 STA 40+00 - 42+98.80
 TAYLORSVILLE, UTAH

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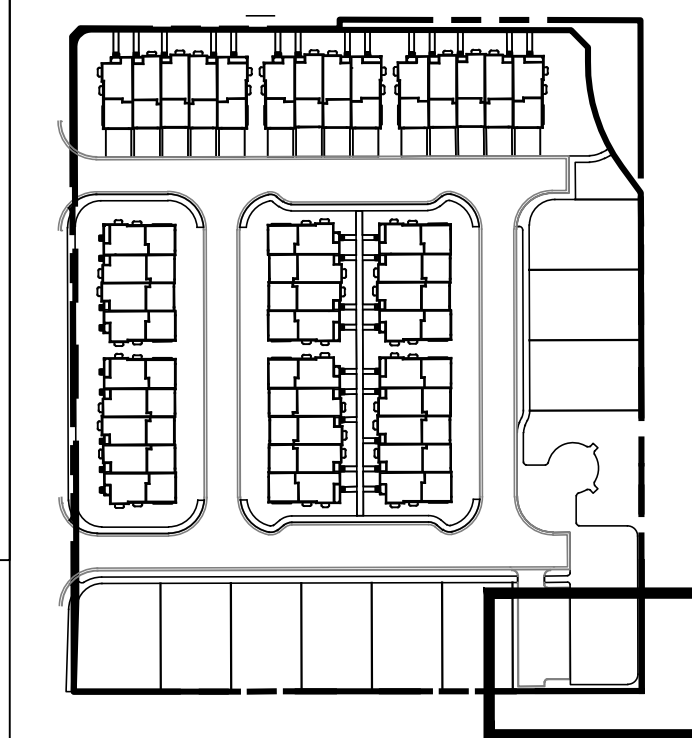


SCALES
HOR. 1" = 20'
VER. 1" = 10'

WILDING
ENGINEERING

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

DRAWING NOTES:



KEYMAP

NO.	REVISION	DATE
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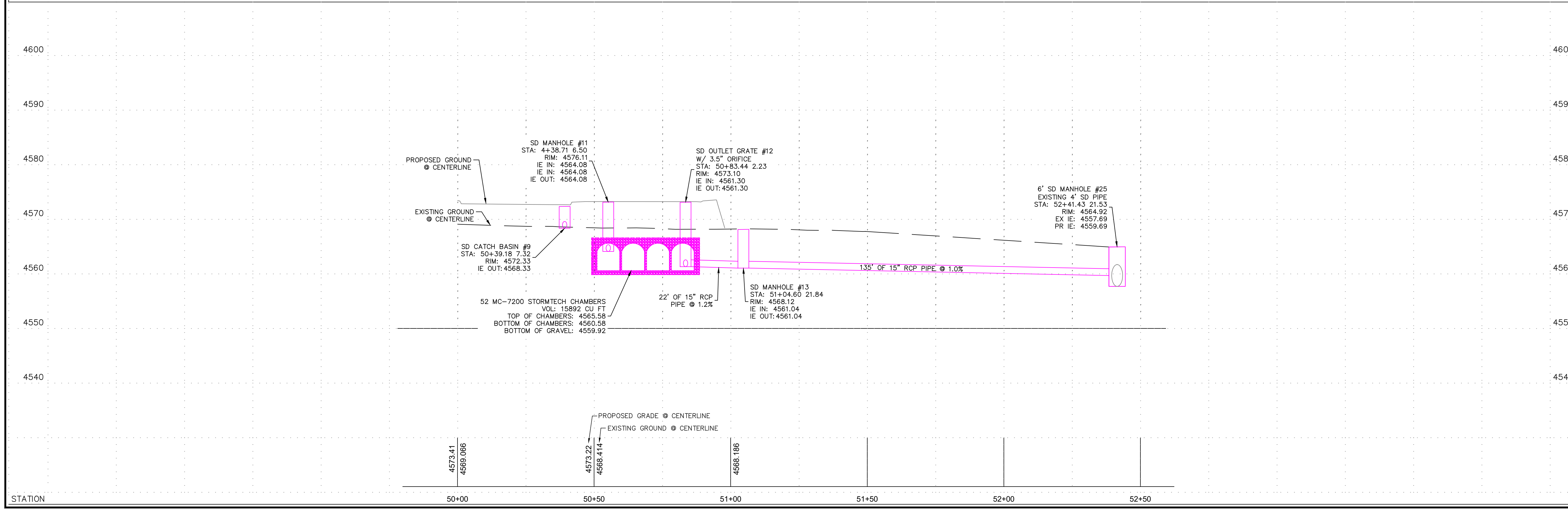
PROJECT INFORMATION

TAYLOR VILLAS

DETENTION BASIN OUTLET
STA 50+00 - 52+65.11

TAYLORSVILLE, UTAH

DRAWN TGK	CHECKED MEC	PROJECT # 24253
DATE 4/7/2025		SCALE 1" = 10'
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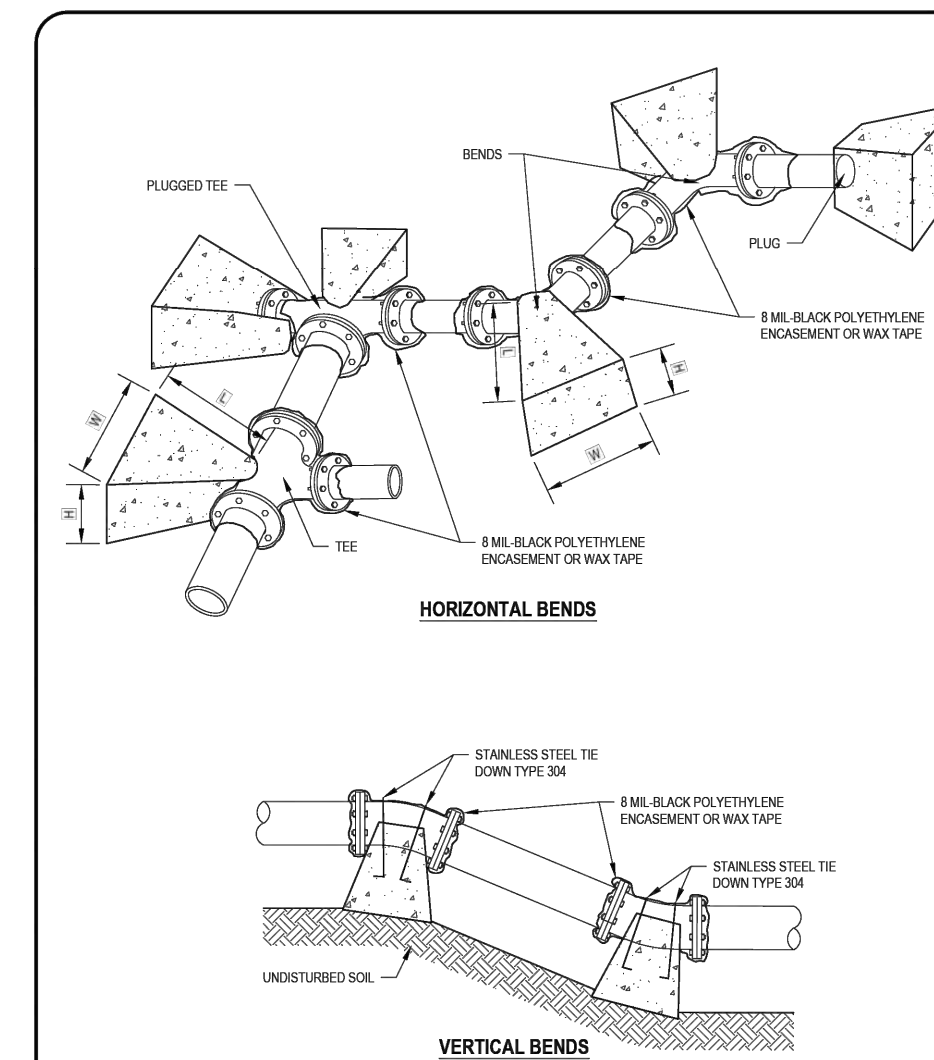
3/4" AND 1" WATER SERVICE CONNECTION NOTES:

- TBD WILL PERFORM ALL SERVICE CONNECTION TAPS AND INSTALL THE CORP STOP. CONTACT DISTRICT INSPECTOR TO SCHEDULE TAPS. DEVELOPER/OWNER IS RESPONSIBLE FOR THE EXCAVATION, BACKFILL, COMPACTION, TRAFFIC CONTROL, PERMITS, AND RESTORATION ASSOCIATED WITH TAPPING THE WATER MAIN.
- TBD WILL SUPPLY & INSTALL 3/4" - 2" WATER METERS AS PART OF THE CONNECTION FEE.
- DEVELOPER IS RESPONSIBLE FOR COMPACTION IN THE WATER LATERAL TRENCH.
- METER BOX SHALL BE INSTALLED IN THE PARK STRIP WHERE POSSIBLE. SET METER BOX SUCH THAT THE TOP OF THE LID IS EQUAL TO THE SIDEWALK ELEVATION. CONCRETE COLLARS ARE REQUIRED IF METER IS PLACED IN ASPHALT PAVEMENT.
- WATER SERVICE IS PRIVATE BEHIND THE METER.
- TRAFFIC-RATED 24" CONCRETE METER BOXES PERMITTED IN DRIVEWAYS/ASPHALT WHERE APPROVED BY THE DISTRICT. LIDS SHALL BE TRAFFIC RATED W/ 2" HOLE.
- METER TO BE LOCATED STRAIGHT FROM THE WATER MAIN TAP. IF METER IS TO BE RELOCATED, A NEW TAP AND SERVICE MUST BE INSTALLED.

EXAMPLE PARTS LIST:

- 3/4" CONNECTIONS**
- 3/4" CORP STOP- 3/4" CC X CTS COMP BALL CORP (FERGUSON, PART# FFB10003QN)
 - 3/4" SETTER - 18" SETTER WITH BALL VALVE AND CHECK VALVE (FERGUSON, PART# FVBC7218W1133NL)
 - RING - 18" METER LID RING (FERGUSON, PART# DL224002)
 - LID - WATER COVER 2" RECESSED HOLE (FERGUSON, PART# DL224002)
 - BOX - 18" N12 SLD HDPE PIPE (FERGUSON, PART# A1805020)
- 1" CONNECTIONS**
- 1" CORP - 1" CC X CTS COMP BALL CORP (FERGUSON, PART# MB25008NG)
 - 1" SETTER - 18" SETTER WITH BALL VALVE AND CHECK VALVE (HYDRO SPECIALTIES, PART # 720418WDD04)
 - RING - 24" METER LID RING (FERGUSON, PART# DB5024R1)
 - LID - WATER COVER 2" RECESSED HOLE (FERGUSON, PART# DB502UNV)
 - BOX - 24" N12 SLD HDPE PIPE (FERGUSON, PART# A2405ABH)

3/4" AND 1" WATER SERVICE CONNECTION
NOTES
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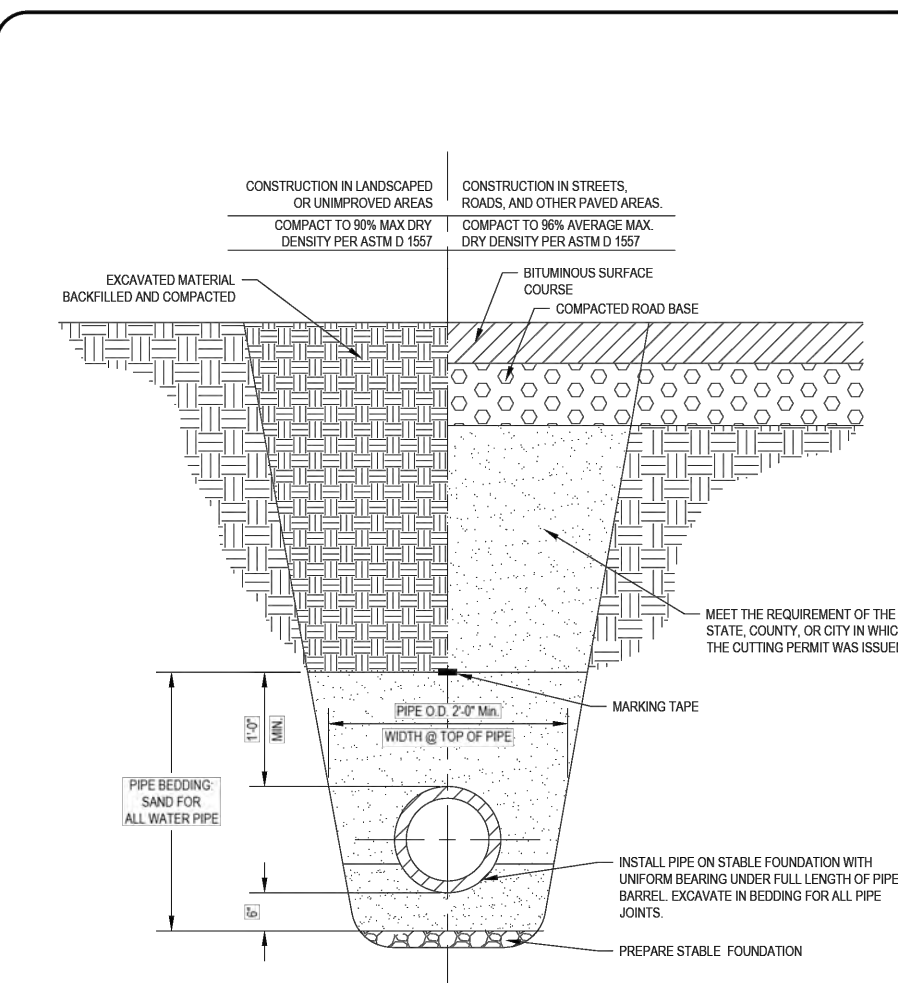
THRUST BLOCKING
NOT TO SCALE
PAGE 2 OF 2

THRUST BLOCKING DETAIL NOTES:

- 8 MIL BLACK POLYETHYLENE ENCASUREMENT OR WAX TAPE SHALL BE PROVIDED FOR ALL FITTINGS, VALVES, FIRE HYDRANTS, AND COUPLINGS IN ACCORDANCE WITH AWWA C105.
- FM GREASE OR WAX TAPE REQUIRED ON ALL BOLTS.
- SIZE BLOCKS BASED UPON 200 PSI LINE PRESSURE AND SPECIFIC SOIL BEARING VALUE OF CONSTRUCTION SITE.
- ALL THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR AN APPROVED, COMPACTED BACKFILL.
- THRUST BLOCK SIZES SHOWN IN THE TABLE BELOW ARE FOR HORIZONTAL BENDS BASED ON 200PSI OPERATING PRESSURE AND 1500 LBS/SQ FT SOIL BEARING PRESSURE. THRUST BLOCK SIZES MAY NEED TO BE ADJUSTED TO CONFORM WITH PROJECT SPECIFIC CONDITIONS. THRUST BLOCKS FOR VERTICAL BENDS TO BE DESIGNED BY ENGINEER.

	11.25" BEND		22.5" BEND		45" BEND		90" BEND		TEE		DEAD END	
	L	H	L	H	L	H	L	H	L	H	L	H
6 INCH	0.8	1.0	1.2	1.3	1.8	1.9	2.2	2.5	2.9	1.8	2.1	2.1
8 INCH	1.1	1.3	1.5	1.6	2.1	2.2	2.5	2.9	2.4	2.6	2.6	2.6
10 INCH	1.4	1.6	1.9	2.0	2.6	2.7	3.0	3.3	3.0	3.2	3.2	3.2
12 INCH	1.6	1.9	2.3	2.4	3.1	3.2	3.6	4.1	3.6	4.1	4.1	4.1

THRUST BLOCKING
NOTES
PAGE 1 OF 2



TYPICAL WATER TRENCH SECTION
NOT TO SCALE
PAGE 2 OF 2

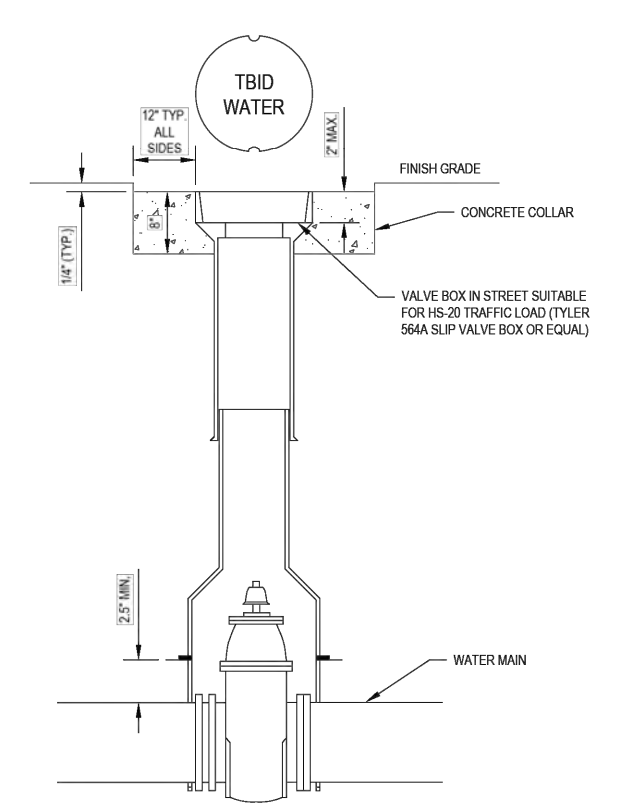
TYPICAL WATER TRENCH:

- BLUE STAKES SHALL BE CONTACTED 48 HOURS BEFORE ANY EXCAVATION IS COMMENCED.
- BACKFILL, ROAD BASE, AND PAVEMENT CONSTRUCTION SHALL CONFORM TO REQUIREMENTS, STANDARDS, AND REGULATIONS OF THE ROADWAY JURISDICTION.
- TBD RECOMMENDS THE CONTRACTOR MEET ALL TRENCH SAFETY REQUIREMENTS ESTABLISHED BY OSHA & UOSHA.
- THE DISTRICT INSPECTOR MAY REQUIRE UNSUITABLE MATERIALS BENEATH THE PIPE ZONE TO BE OVER-EXCAVATED, BACKFILLED, AND COMPACTED TO 95% MAX DENSITY.
- EXCAVATE AT PIPE BELLS TO ENSURE PIPE IS SUPPORTED PROPERLY ALONG ITS ENTIRE LENGTH.
- PERMITS SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.

TYPICAL WATER TRENCH SECTION
NOTES
PAGE 1 OF 2

TYPICAL VALVE BOX NOTES:

- LEVEL AND ADJUST LID AND FRAME TO FINISH SURFACE (1/2" MAX. BELOW SURFACE)
- APPLY FM GREASE ON ALL BOLTS. WRAP WITH 8 MIL POLYETHYLENE OR WAX TAPE
- VALVE BOX MUST BE VERTICAL TO ALLOW FOR VALVE KEY ACCESS.
- INSTALL VALVE STEM EXTENSIONS FOR VALVES DEEPER THAN 4 FEET. SEE TB-207.
- CONCRETE COLLARS REQUIRED IN ALL PAVED AREAS PER JURISDICTIONAL AUTHORITY.



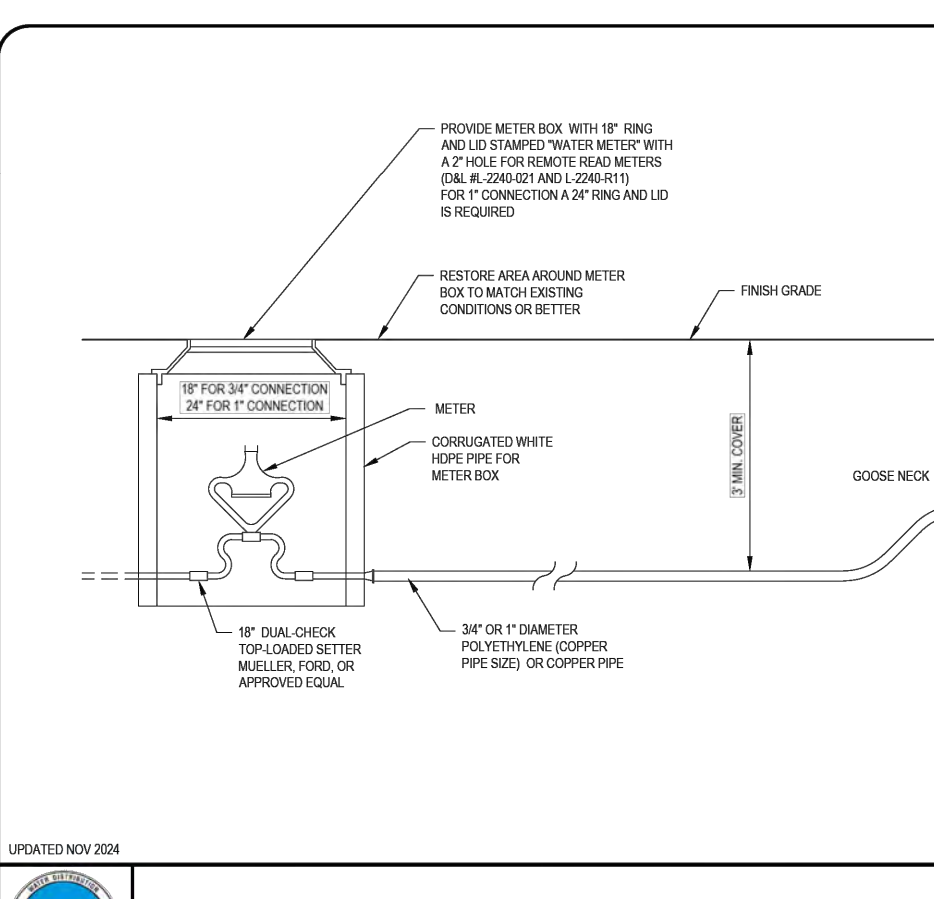
TYPICAL VALVE BOX
NOT TO SCALE
PAGE 2 OF 2

TYPICAL VALVE BOX

NOTES
PAGE 1 OF 2

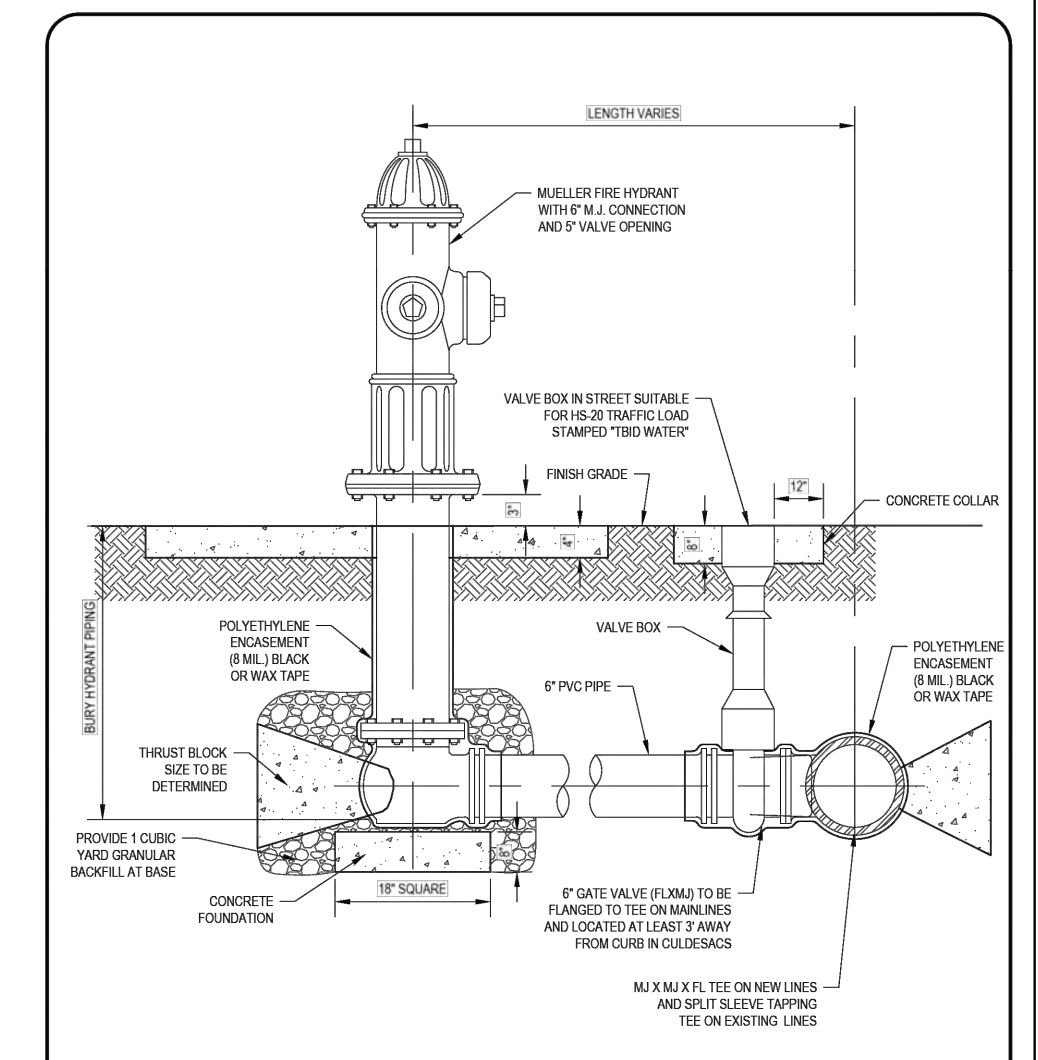
FIRE HYDRANT CONNECTION NOTES:

- CONCRETE SHALL BE INSTALLED AS FOLLOWS: IN PARKSTRIP A SQUARE WITH SIDE DIMENSIONS EQUAL THE WIDTH OF THE PARKSTRIP. OUTSIDE PARKSTRIP - 5' SQUARE.
- LEVEL & ADJUST LID & FRAME TO FINISH SURFACE (1/4" MAX BELOW SURFACE).
- FM GREASE REQUIRED ON BOLTS. WRAP FITTINGS WITH 8 MIL POLYETHYLENE WRAP OR WAX TAPE.
- BOLLARDS ARE REQUIRED AROUND HYDRANTS WHERE NEEDED FOR PROTECTION AS DETERMINED BY TBD.



3/4" AND 1" WATER SERVICE CONNECTION
NOT TO SCALE
PAGE 2 OF 2

FIRE HYDRANT CONNECTION
NOTES
PAGE 1 OF 2

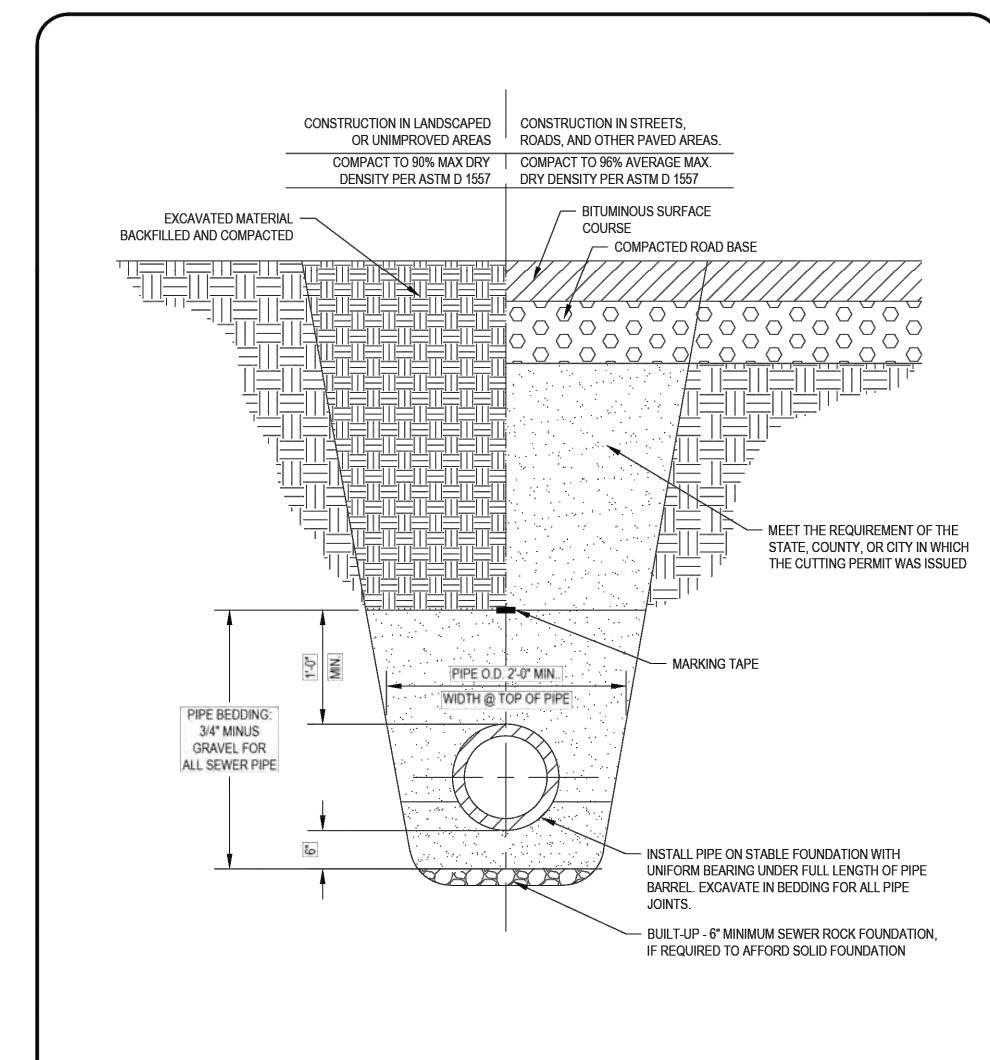


FIRE HYDRANT CONNECTION
NOT TO SCALE
PAGE 2 OF 2

TYPICAL SEWER TRENCH NOTES:

- BLUE STAKES SHALL BE CONTACTED 48 HOURS BEFORE ANY EXCAVATION IS COMMENCED.
- BACKFILL, ROAD BASE, AND PAVEMENT CONSTRUCTION SHALL CONFORM TO REQUIREMENTS, STANDARDS, AND REGULATIONS OF THE ROADWAY JURISDICTION.
- TBD RECOMMENDS THE CONTRACTOR MEET ALL TRENCH SAFETY REQUIREMENTS ESTABLISHED BY OSHA & UOSHA.
- THE DISTRICT INSPECTOR MAY REQUIRE UNSUITABLE MATERIALS BENEATH THE PIPE ZONE TO BE OVER-EXCAVATED, BACKFILLED, AND COMPACTED TO 95% MAX DENSITY.
- EXCAVATE AT PIPE BELLS TO ENSURE PIPE IS SUPPORTED PROPERLY ALONG ITS ENTIRE LENGTH.
- PERMITS SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
- SEWER LINES SHALL BE PVC SDR35 PIPE. MINIMUM SEWER MAIN SIZE SHALL BE 8".
- PIPE LAYING OPERATIONS SHALL PROCEED IN AN UPHILL DIRECTION WITH ALL BELLS FACING UPHILL.
- PIPE PLUGS SHALL BE INSTALLED DURING CONSTRUCTION AT THE END OF EACH LENGTH OF PIPE TO PREVENT DEBRIS FROM ENTERING PIPE.

TYPICAL SEWER TRENCH
NOTES
PAGE 1 OF 2



TYPICAL SEWER TRENCH
NOT TO SCALE
PAGE 2 OF 2

TYPICAL SEWER LATERAL NOTES:

- INSTALL PER TYPICAL SEWER TRENCH TB-101.
- ALL FITTINGS AND PIPE SHALL BE PVC SDR 35.
- MINIMUM 2' REQUIRED BETWEEN ALL BENDS ON SEWER LATERAL. 90 DEGREE BENDS ARE NOT PERMITTED.
- PIPE LAYING OPERATIONS SHALL PROCEED IN AN UPHILL DIRECTION WITH ALL BELLS FACING UPHILL.
- PROVIDE APPROVED "SHIELDED FERRONC" FITTINGS FOR CONNECTIONS TO EXISTING SERVICES WHERE REQUIRED.
- COMPACT TO 96% MAX DENSITY UNDER PAVEMENTS AND IMPROVED AREAS. COMPACT TO 90% MAX DENSITY IN UNIMPROVED AREAS.
- MINIMUM GRADE FOR 4" SEWER LATERAL IS 2%.
- MINIMUM GRADE FOR 6" SEWER LATERAL IS 1%.
- DISTRICT TO INSPECT ALL LATERALS.
- ALL SEWER LATERALS ARE PRIVATELY OWNED AND MAINTAINED.
- SEE TB-103 FOR NOSE-ON DETAIL TO EXISTING SEWER.

TYPICAL SEWER LATERAL
NOTES
PAGE 1 OF 2

NO.	REVISION	DATE
1	CITY COMMENTS, REVISED DETENTION SYSTEM	4/7/2025

PROJECT INFORMATION

TAYLOR VILLAS

SEWER AND WATER DETAILS

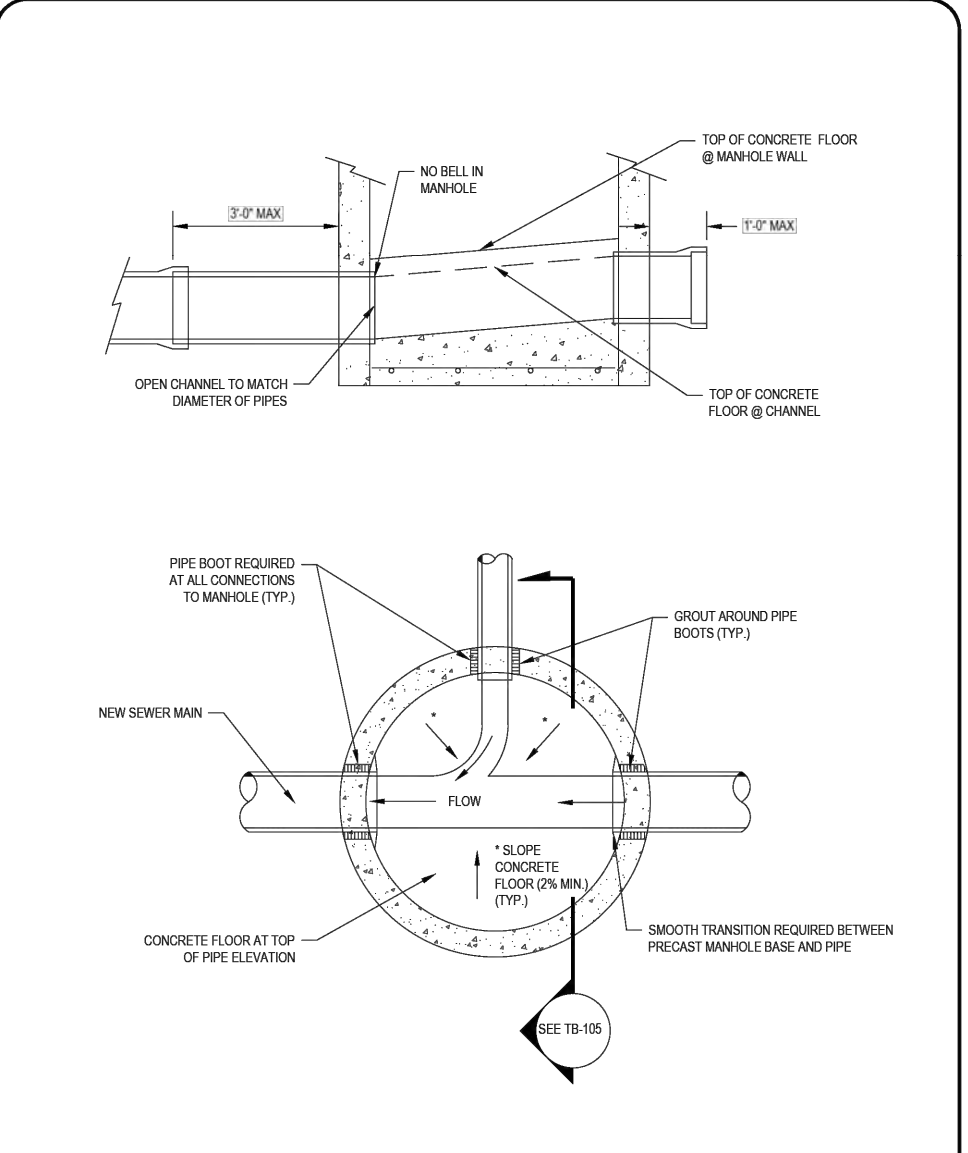
TAYLORSVILLE, UTAH

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DATE 4/7/2025		
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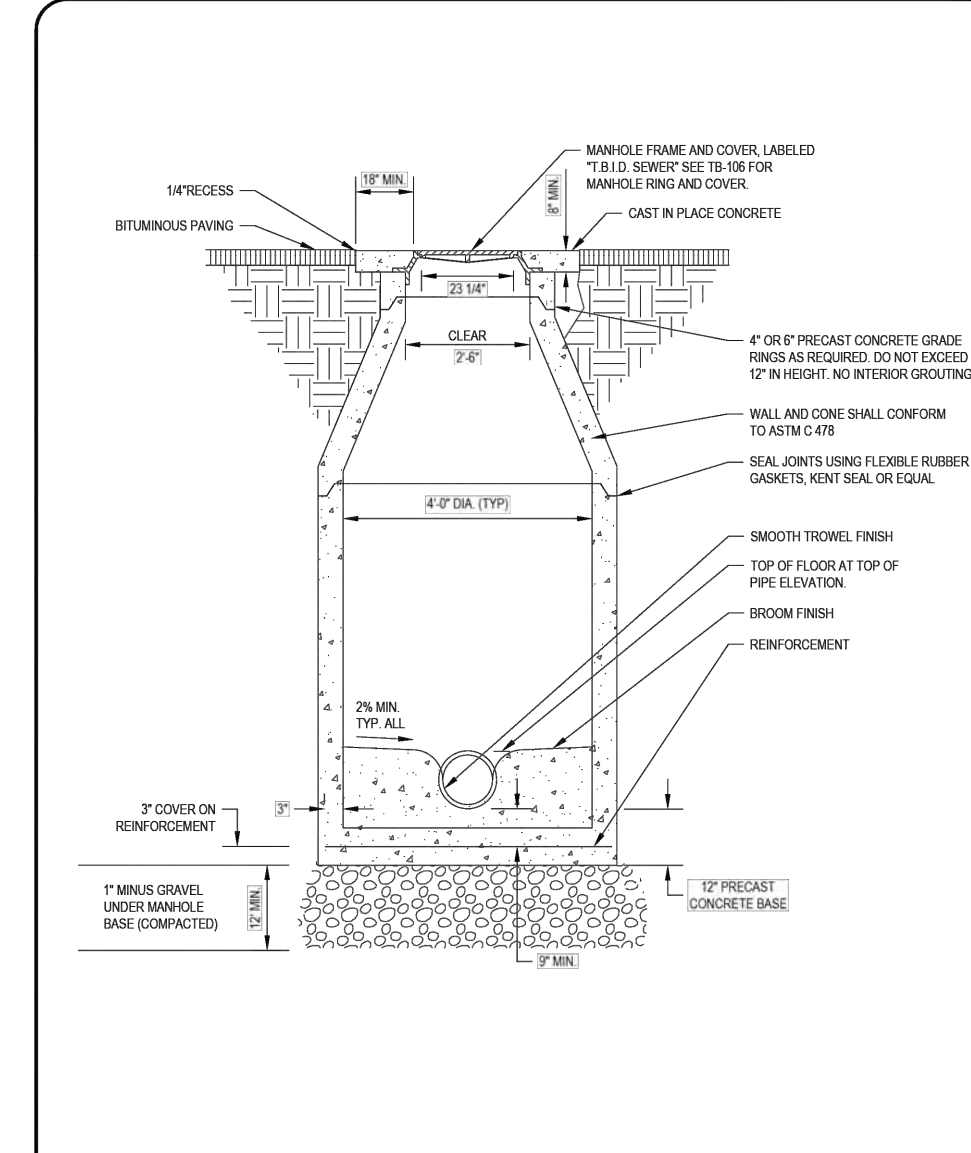
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DRAWING NOTES:

- TYPICAL PRECAST MANHOLE NOTES:**
1. CONCENTRIC OR ECCENTRIC MANHOLE CONES ARE ACCEPTABLE.
 2. NO STEPS IN CONE OR ON MANHOLE WALL IN CONCENTRIC MANHOLES. STEPS SHALL BE ALIGNED OVER THE SHELF OF ECCENTRIC MANHOLES.
 3. MANHOLES SHALL BE OF WATERTIGHT CONSTRUCTION, UTILIZING EITHER BITUMASTIC SEALANT OR RUBBER GASKET BETWEEN ADJACENT MANHOLE SECTIONS.
 4. MANHOLE SHALL BE AT LEAST 5'-0" IF SEWER MAIN IS GREATER THAN 10" Ø, OR IF THREE OR MORE SEWER MAIN PIPES CONNECT TO MANHOLE, OR OTHERWISE SPECIFIED ON DRAWINGS.
 10. ALL MANHOLES WILL BE VACUUM TESTED. SEE SECTION 33 31 00 OF TBD STANDARD SPECIFICATIONS FOR MANHOLE TESTING REQUIREMENTS.
 11. LEVEL & ADJUST LID & FRAME TO FINISH GRADE (1/4" MAX BELOW SURFACE).
 12. CONCRETE COLLARS REQUIRED IN PAVED AREAS.
 13. MANHOLE REQUIRED ON ALL SEWER MAIN STUB ENDS.
 14. THERE IS TO BE A 0.2' DROP THROUGH EVERY MANHOLE.
 15. INSTALL SUITABLE BARRIERS OR COVERS DURING CONSTRUCTION TO PREVENT DEBRIS FROM ENTERING SEWER MAIN PIPING VIA MANHOLES.
 16. SEE TB-105 FOR ADDITIONAL INFORMATION.



- TYPICAL MANHOLE SECTION NOTES:**
1. CONCENTRIC OR ECCENTRIC MANHOLE CONES ARE ACCEPTABLE.
 2. NO STEPS IN CONE OR ON MANHOLE WALL IN CONCENTRIC MANHOLES. STEPS SHALL BE ALIGNED OVER THE SHELF OF ECCENTRIC MANHOLES.
 3. MANHOLES SHALL BE OF WATERTIGHT CONSTRUCTION, UTILIZING EITHER BITUMASTIC SEALANT OR RUBBER GASKET BETWEEN ADJACENT MANHOLE SECTIONS.
 4. MANHOLE SHALL BE AT LEAST 5'-0" IF SEWER MAIN IS GREATER THAN 10" Ø, OR IF THREE OR MORE SEWER MAIN PIPES CONNECT TO MANHOLE, OR OTHERWISE SPECIFIED ON DRAWINGS.
 10. ALL MANHOLES WILL BE VACUUM TESTED. SEE SECTION 33 31 00 OF TBD STANDARD SPECIFICATIONS FOR MANHOLE TESTING REQUIREMENTS.
 11. LEVEL & ADJUST LID & FRAME TO FINISH GRADE (1/4" MAX BELOW SURFACE).
 12. CONCRETE COLLARS REQUIRED IN PAVED AREAS.
 13. MANHOLE REQUIRED ON ALL SEWER MAIN STUB ENDS.
 14. THERE IS TO BE A 0.2' DROP THROUGH EVERY MANHOLE.
 15. INSTALL SUITABLE BARRIERS OR COVERS DURING CONSTRUCTION TO PREVENT DEBRIS FROM ENTERING SEWER MAIN PIPING VIA MANHOLES.
 16. COMPACT TO 98% MAX DENSITY UNDER PAVEMENTS AND IMPROVED AREAS. COMPACT TO 90% MAX DENSITY IN UNIMPROVED AREAS.
 17. SEE TB-104 FOR ADDITIONAL INFORMATION.



- MANHOLE RING AND COVER NOTES:**
1. T.B.I.D. MANHOLE COVERS AVAILABLE AT DAL SUPPLY, NEENAH FOUNDRY, AND WESTAR SUPPLY.
 2. MANHOLES TO BE SUITABLE FOR HS-20 LOADINGS.

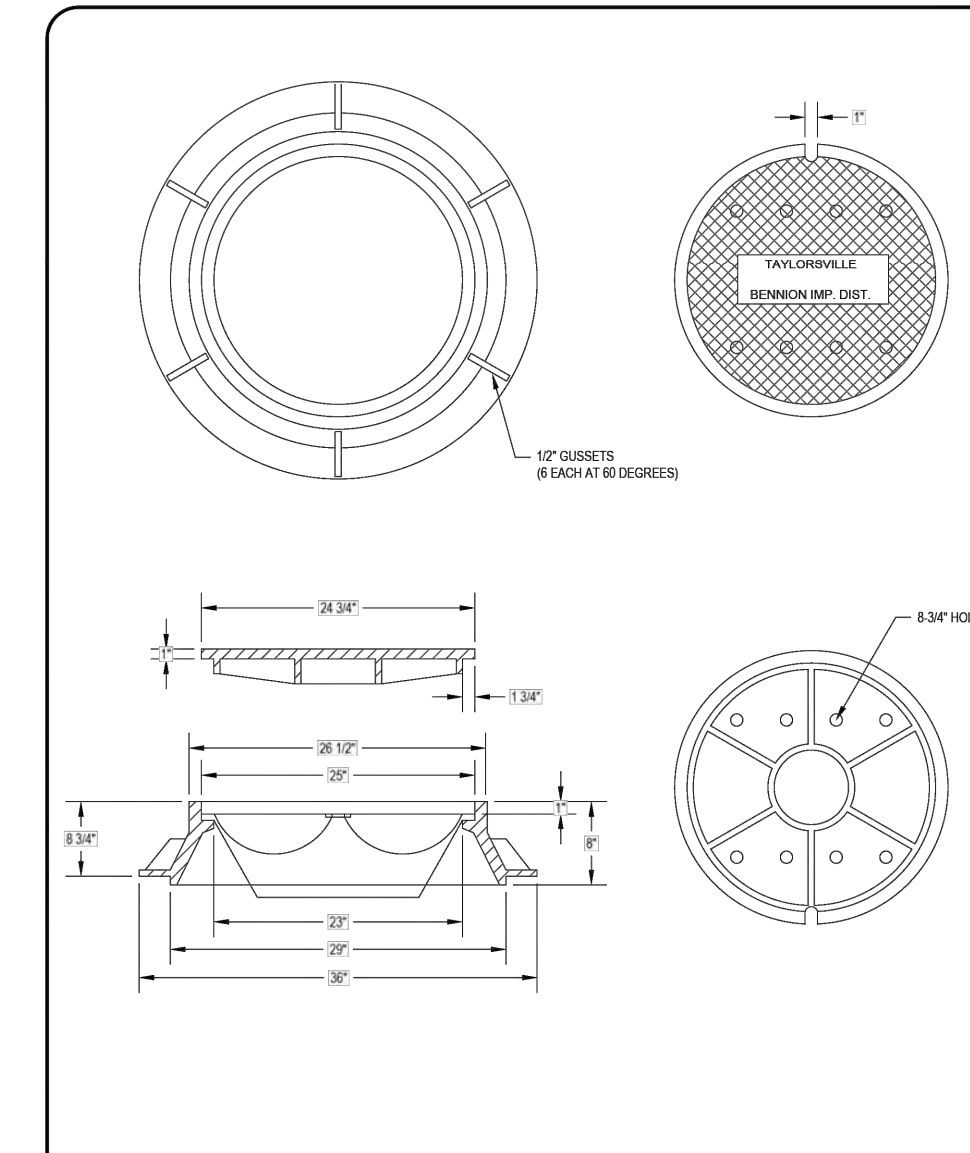
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TYPICAL PRECAST MANHOLE
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TB-104
PAGE 1 OF 2

UPDATED NOV 2024
TYPICAL PRECAST MANHOLE
NOT TO SCALE
TB-104
PAGE 2 OF 2

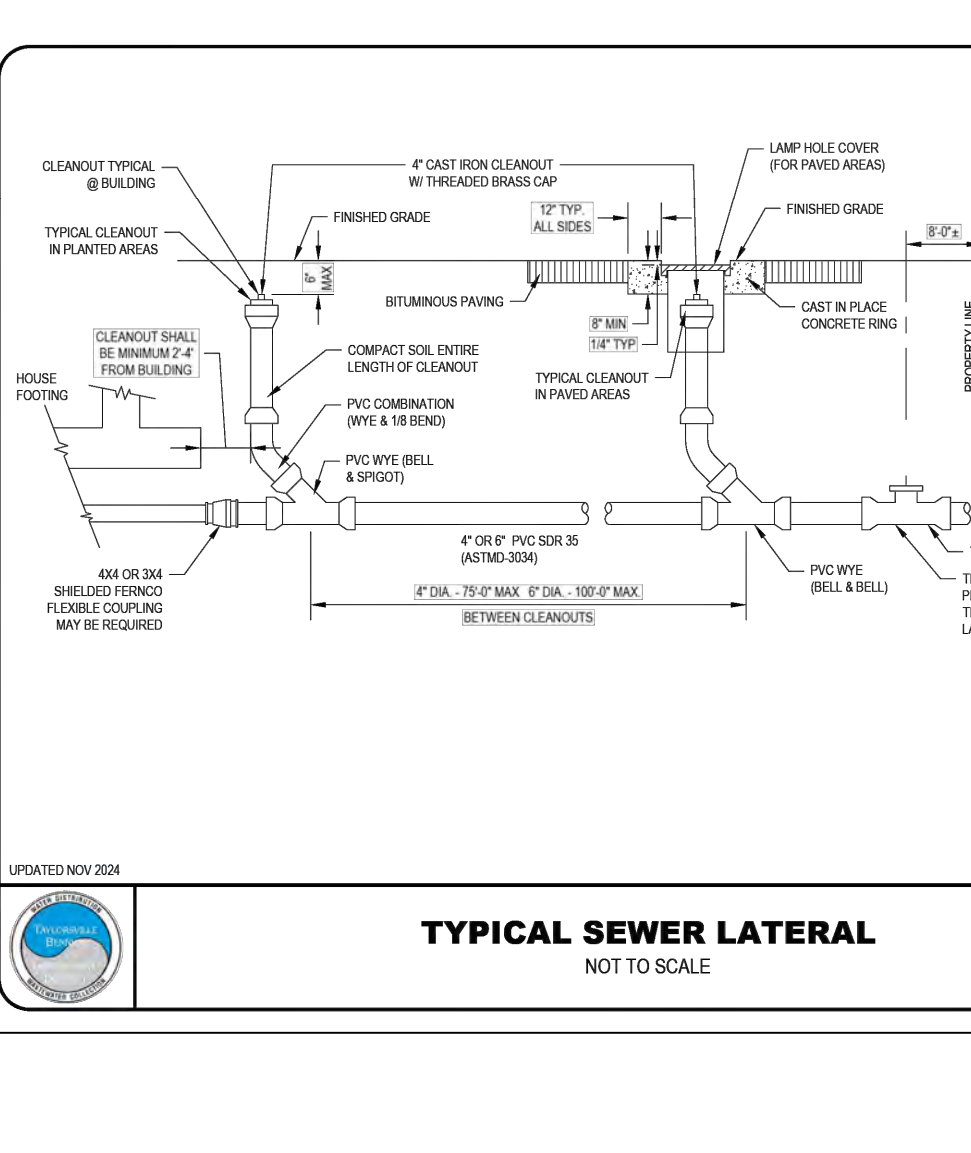
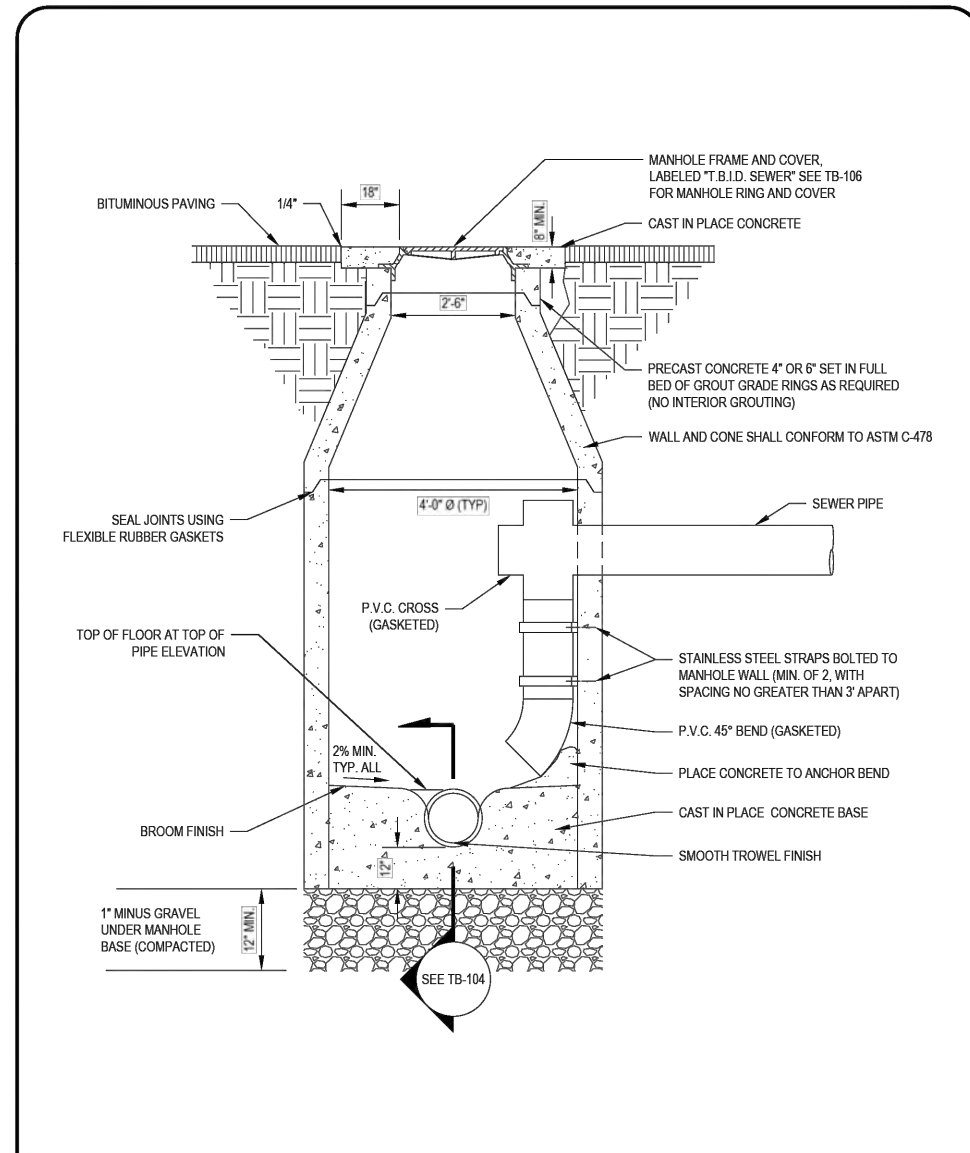
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UPDATED NOV 2024
TYPICAL MANHOLE SECTION
NOT TO SCALE
TB-105
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UPDATED NOV 2024
MANHOLE RING AND COVER
NOTES
TB-106
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- TYPICAL DROP MANHOLE NOTES:**
1. ALL DROP MANHOLES TO BE APPROVED BY THE DISTRICT.
 2. CONCENTRIC OR ECCENTRIC MANHOLE CONES ARE ACCEPTABLE.
 3. NO STEPS IN CONE OR ON MANHOLE WALL IN CONCENTRIC MANHOLES. STEPS SHALL BE ALIGNED OVER THE SHELF OF ECCENTRIC MANHOLES.
 4. MANHOLES SHALL BE OF WATERTIGHT CONSTRUCTION, UTILIZING EITHER BITUMASTIC SEALANT OR RUBBER GASKET BETWEEN ADJACENT MANHOLE SECTIONS.
 5. MANHOLE SHALL BE AT LEAST 5'-0" IF SEWER MAIN IS GREATER THAN 10" Ø, OR IF THREE OR MORE SEWER MAIN PIPES CONNECT TO MANHOLE, OR OTHERWISE SPECIFIED ON DRAWINGS.
 10. ALL MANHOLES WILL BE VACUUM TESTED. SEE SECTION 33 31 00 OF TBD STANDARD SPECIFICATIONS FOR MANHOLE TESTING REQUIREMENTS.
 11. LEVEL & ADJUST LID & FRAME TO FINISH GRADE (1/4" MAX BELOW SURFACE).
 12. CONCRETE COLLARS REQUIRED IN PAVED AREAS.
 13. MANHOLE REQUIRED ON ALL SEWER MAIN STUB ENDS.
 14. THERE IS TO BE A 0.2' DROP THROUGH EVERY MANHOLE.
 15. INSTALL SUITABLE BARRIERS OR COVERS DURING CONSTRUCTION TO PREVENT DEBRIS FROM ENTERING SEWER MAIN PIPING VIA MANHOLES.

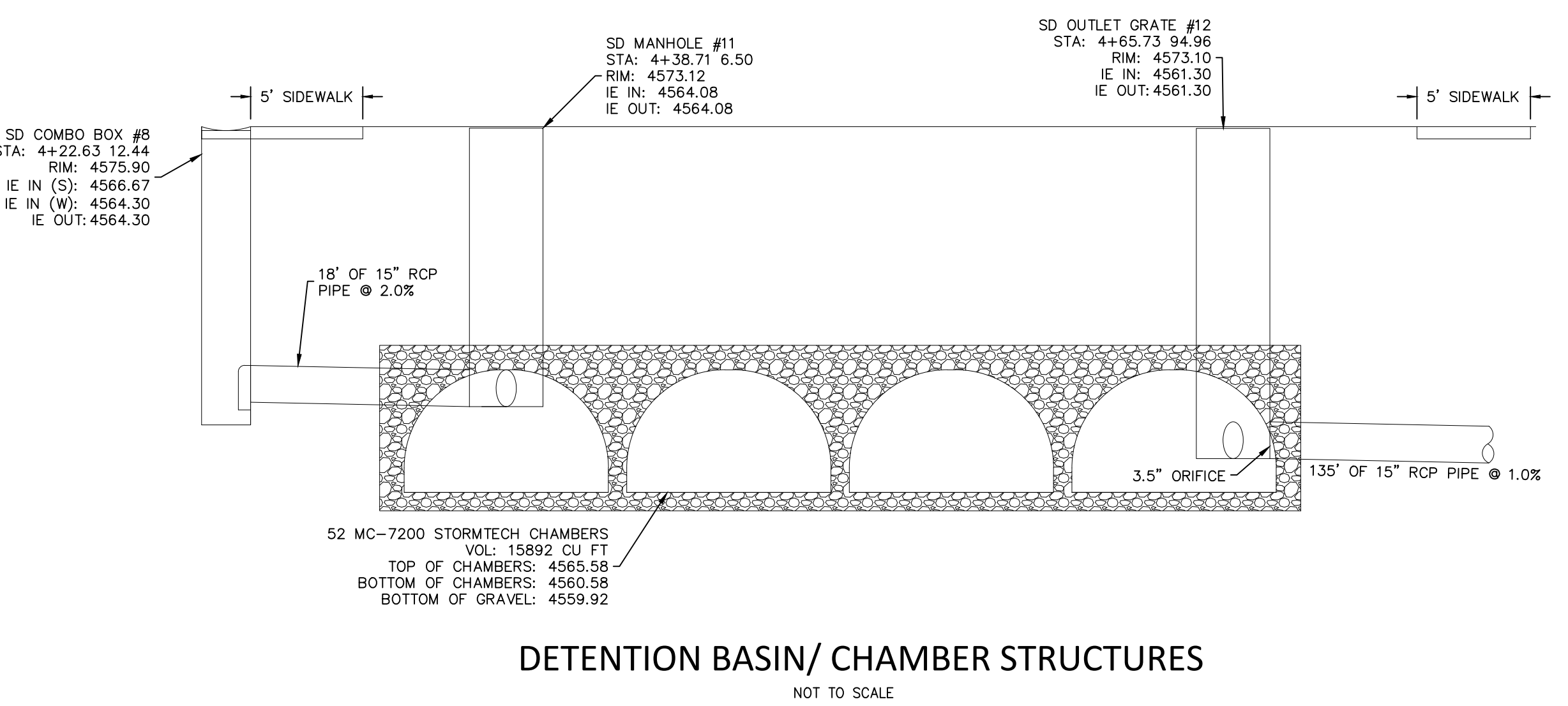


UPDATED NOV 2024
MANHOLE RING AND COVER
NOT TO SCALE
TB-106
PAGE 2 OF 2

UPDATED NOV 2024
TYPICAL DROP MANHOLE SECTION
NOTES
TB-109
PAGE 1 OF 2

UPDATED NOV 2024
TYPICAL DROP MANHOLE SECTION
NOT TO SCALE
TB-109
PAGE 2 OF 2

UPDATED NOV 2024
TYPICAL SEWER LATERAL
NOT TO SCALE
TB-102
PAGE 2 OF 2



DETENTION BASIN/ CHAMBER STRUCTURES
NOT TO SCALE

NO.	REVISION	DATE
1	CITY COMMENTS, REVISED DETENTION SYSTEM	4/7/2025

PROJECT INFORMATION

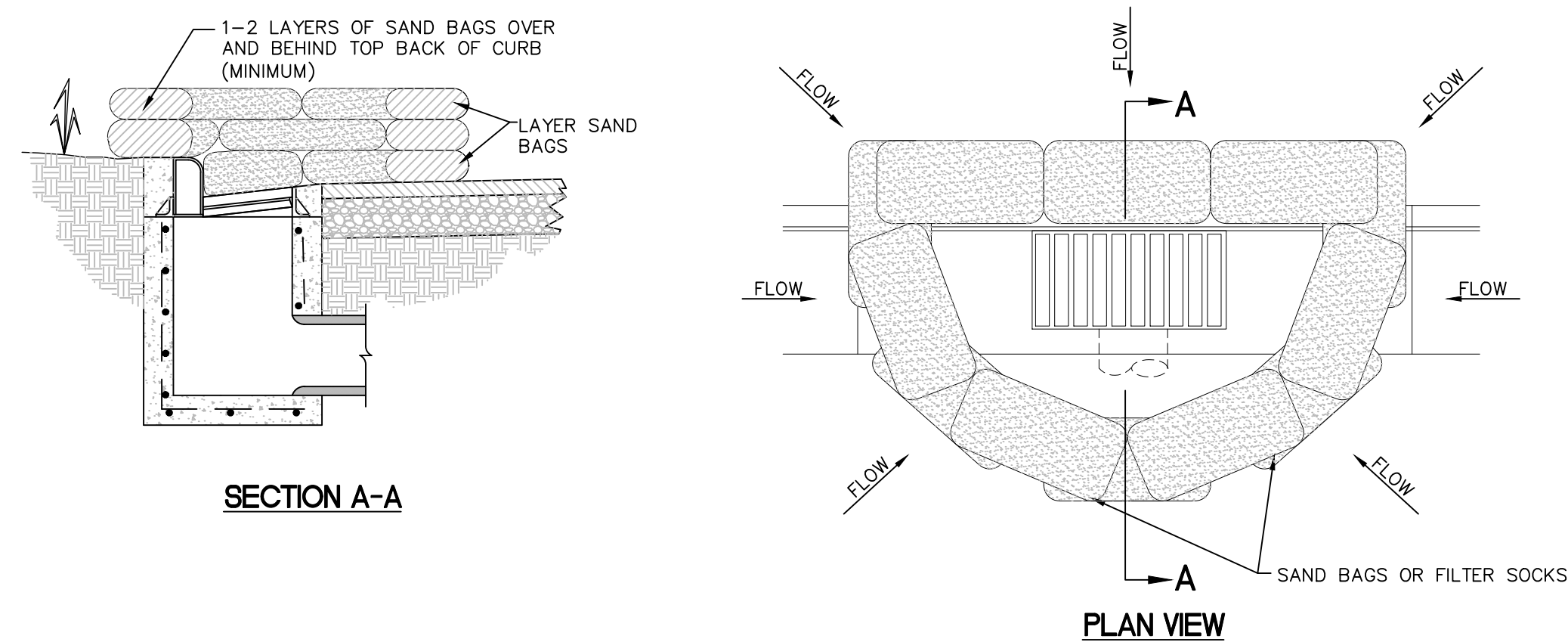
TAYLOR VILLAS

SEWER DETAILS

TAYLORSVILLE, UTAH

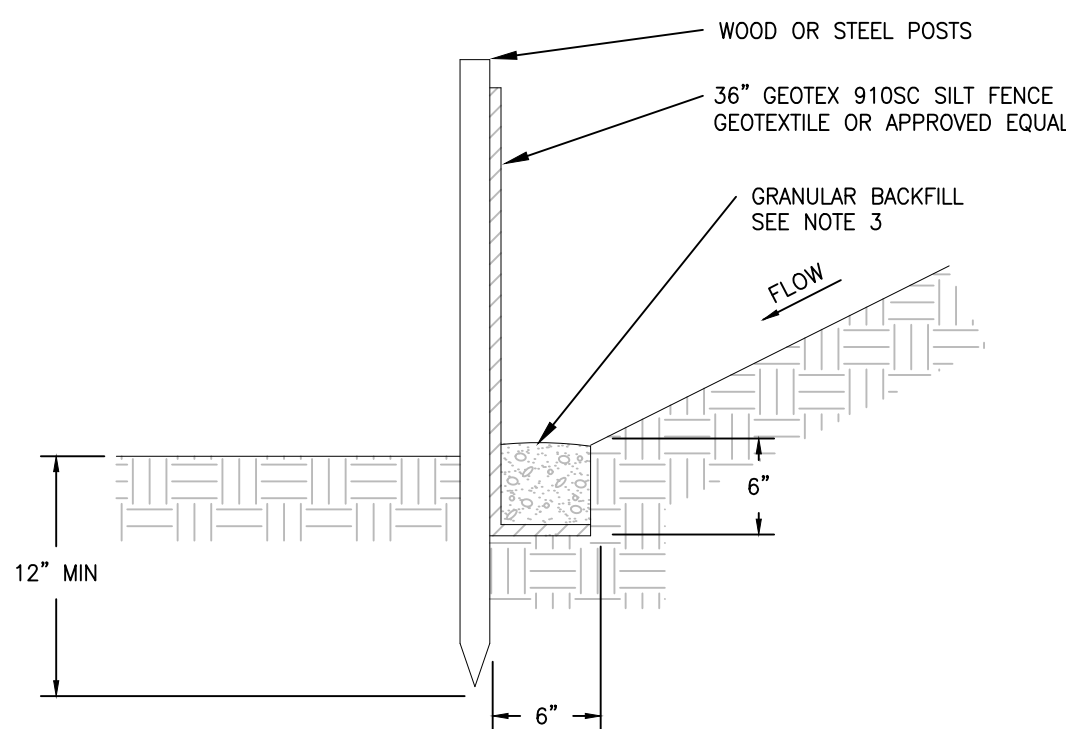
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SHEET		
C402		
ENGINEER'S STAMP		

G:\DATA\24253 - Guymond-Taylorsville.dwg \24253 DETAILS.dwg
PLOT DATE: Apr 07, 2025



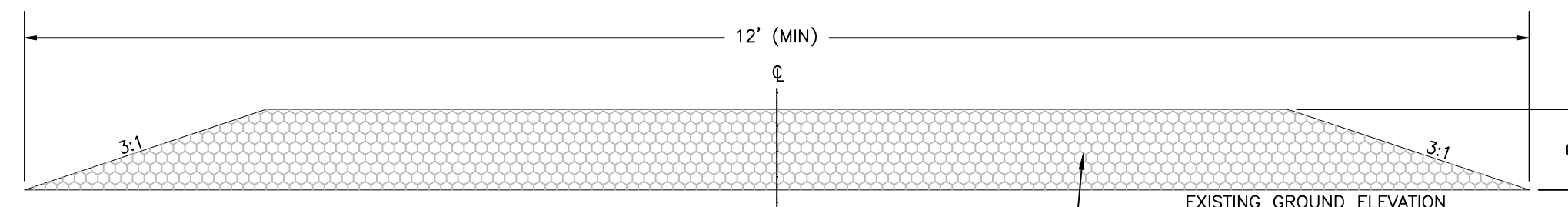
- NOTES:
1. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT A MINIMUM OF ONCE A WEEK.
 2. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF SAND BAG HEIGHT.
 3. CONTRACTOR MAY SUBMIT ALTERNATIVE METHOD OF INLET PROTECTION, THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE ENGINEER OF RECORD.

STORM DRAIN INLET PROTECTION
NOT TO SCALE



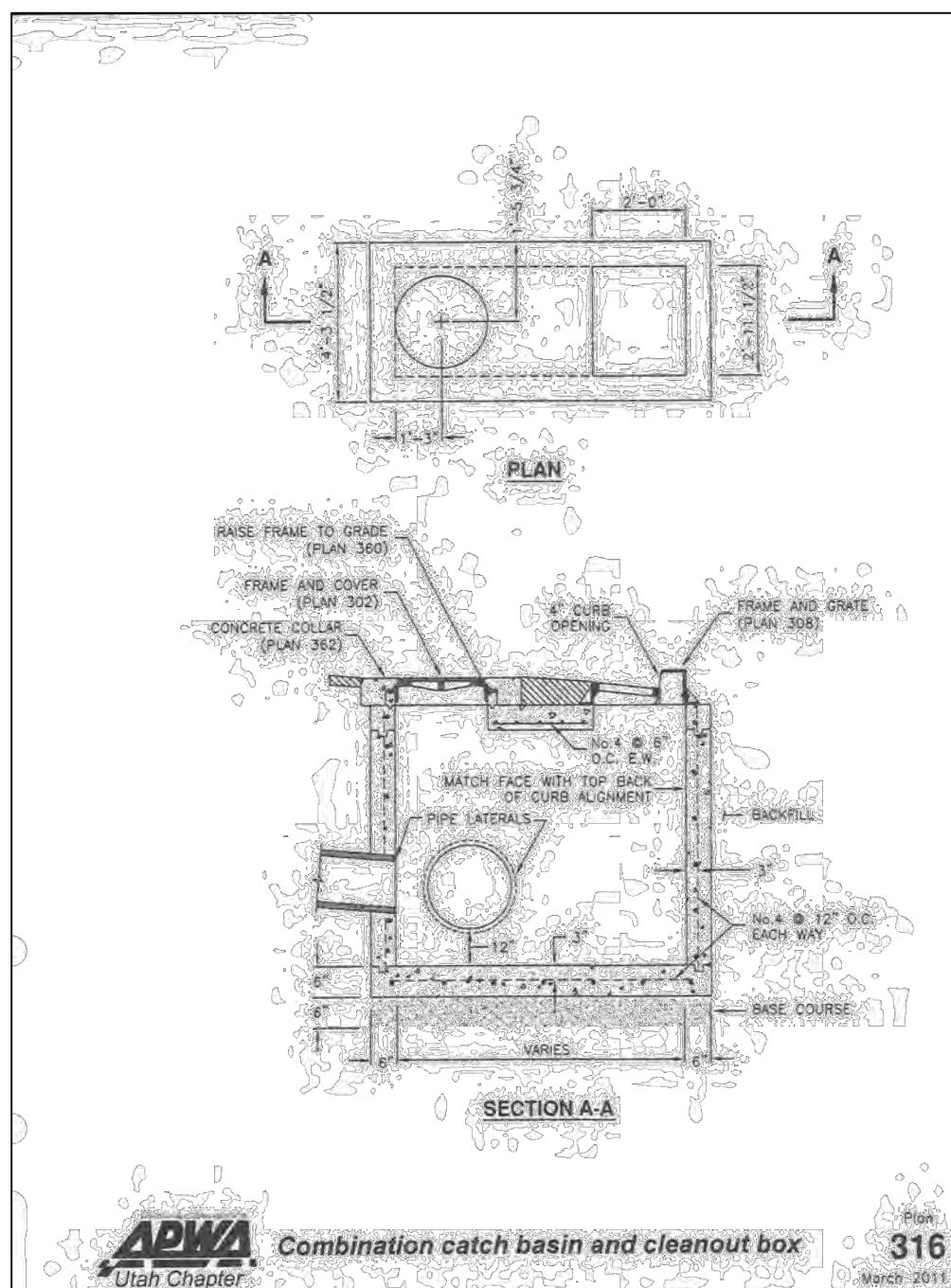
- NOTES:
1. EXCAVATE 6" X 6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
 2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
 3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH, BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL, COMPACT TRENCH TO SATISFACTION OF CITY INSPECTOR.
 4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
 5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
 6. 10' MAXIMUM SPACING BETWEEN STAKES.

SILT FENCE
NOT TO SCALE



- NOTES:
1. UNLESS OTHERWISE SHOWN, THE DIMENSIONS OF THE CONSTRUCTION ENTRANCE IS 12' WIDE AND 50 FEET LONG.
 2. PLACE STABILIZED CONSTRUCTION ENTRANCE ON SOLID GROUND OR ON A 6" LAYER OF UNTREATED BASE COURSE FOR BEARING STRENGTH ON SOFT GROUND.
 3. PROVIDE A 10' TRANSITION RAMP FROM THE EXISTING ROADWAY ELEVATION TO THE TOP OF THE STABILIZED CONSTRUCTION ENTRANCE AT EACH END.
 4. REMOVE STABILIZED CONSTRUCTION ENTRANCE WHEN SITE IS STABILIZED AND OTHER EARTH MOVING AND HAUL OPERATIONS ARE COMPLETE.

CROSS SECTION OF STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



ADS

User Inputs

Chamber Model: MC-7200
 Outlet Control Structure: Yes
 Project Name: Taylor Villas
 Project Location: Imperial
 Measurement Type: Inlet
 Required Storage Volume: 15174 cubic ft.
 Stone Porosity: 40%
 Stone Foundation Depth: 9 in.
 Stone Above Chambers: 12 in.
 Design Concrete Dimensions: (65 ft. x 120 ft.)

Results

System Volume and Bed Size

Installed Storage Volume: 15892.06 cubic ft.
 Storage Volume Per Chamber: 175.90 cubic ft.
 Number of Chambers Required: 52
 Number of End Caps Required: 8
 Chamber Rows: 4
 Maximum Length: 141.42 ft.
 Maximum Width: 38.18 ft.
 Approx. Bed Size Required: 3783.00 square ft.
 Average Cover Over Chambers: N/A.

System Components

Amount of Stone Required: 596 cubic yards
 Volume of Excavation (Not including 546 cubic yards FIB):
 Total Non-woven Geotextile Required: 1261 square yards
 Woven Geotextile Required (excluding 8 square yards Inlet Rows):
 Woven Geotextile Required (Inlet Rows): 213 square yards
 Total Woven Geotextile Required: 301 square yards
 Impervious Liner Required: 0 square yards

ISOLATOR ROW STEP BY STEP MAINTENANCE PROCEDURES

STEP 1
Inspect Isolator Row for sediment.
 A) Inspection points (if present)
 i. Remove lid from floor box frame
 ii. Remove cap from inspection riser
 iii. Using a flashlight and stadia rod, measure depth of sediment and record results on maintenance log.
 iv. If sediment is at or above 3 inch depth, proceed to Step 2. If not, proceed to Step 3.
 B) All Isolator Rows
 i. Remove cover from manhole at upstream end of Isolator Row
 ii. Using a flashlight, inspect down Isolator Row through outlet pipe
 1. Mirrors on poles or cameras may be used to avoid confined space entry
 2. Follow OSHA regulations for confined space entry if entering manhole
 iii. If sediment is at or above the lower row of sidewall holes (approximately 3 inches), proceed to Step 2. If not, proceed to Step 3.

STEP 2
Clean out Isolator Row using the Jet/Vac process.
 A) A floor cleaning nozzle with rear facing nozzle spread of 45 inches or more is preferable
 B) Apply multiple passes of Jet/Vac until backflush water is clean
 C) Vacuum manhole sump as required

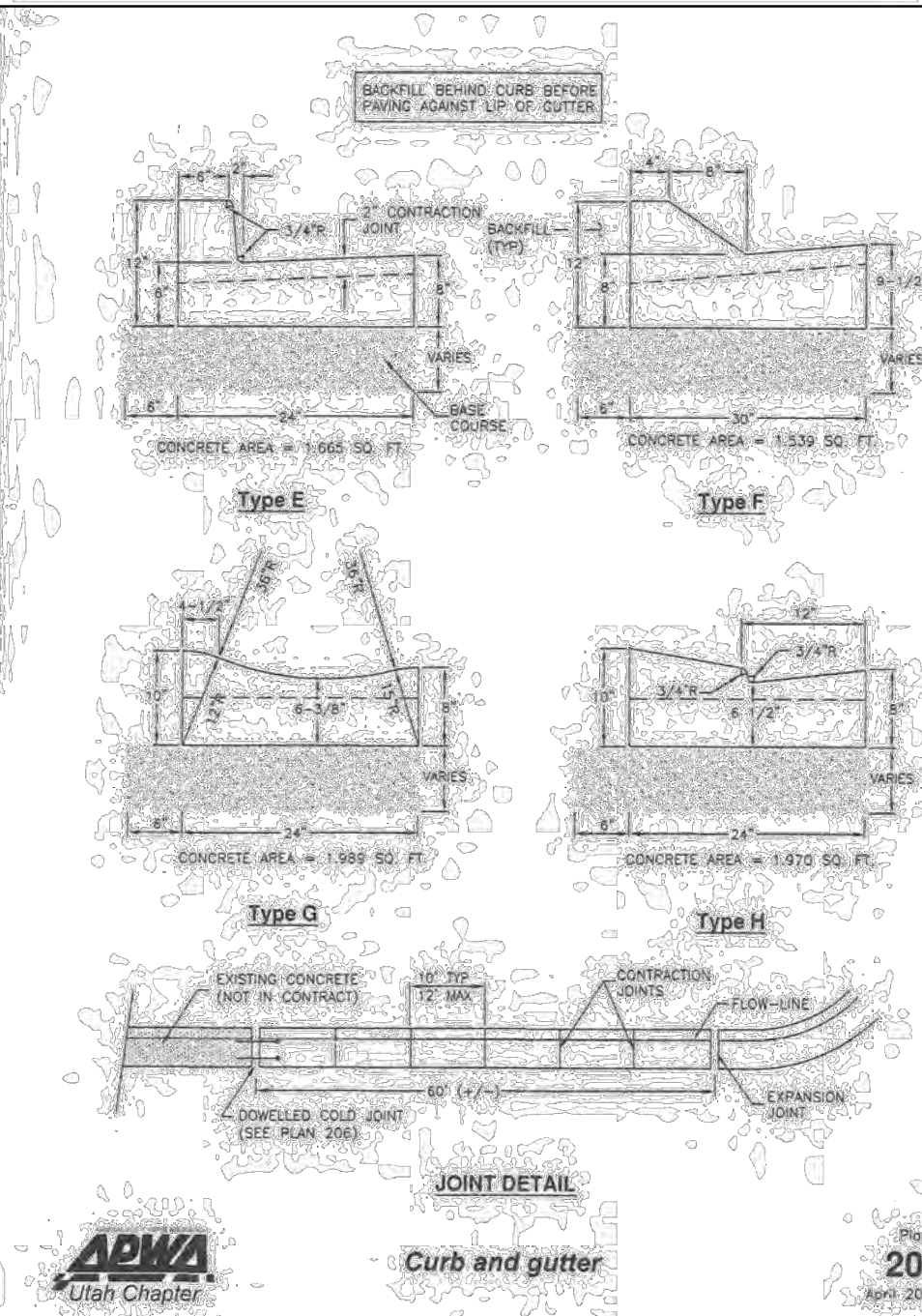
STEP 3
Replace all caps, lids and covers, record observations and actions.

STEP 4
Inspect & clean catch basins and manholes upstream of the StormTech system.

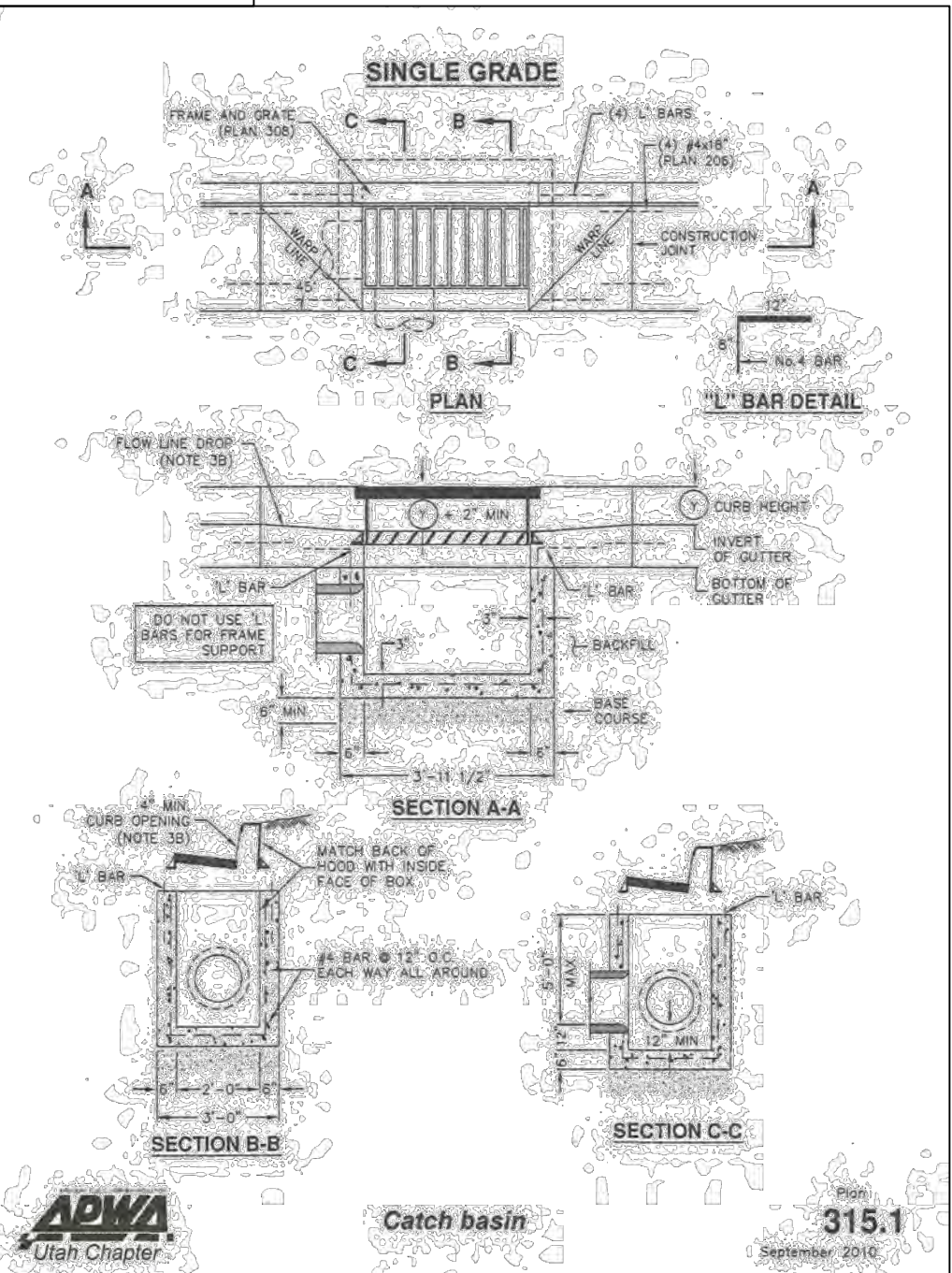
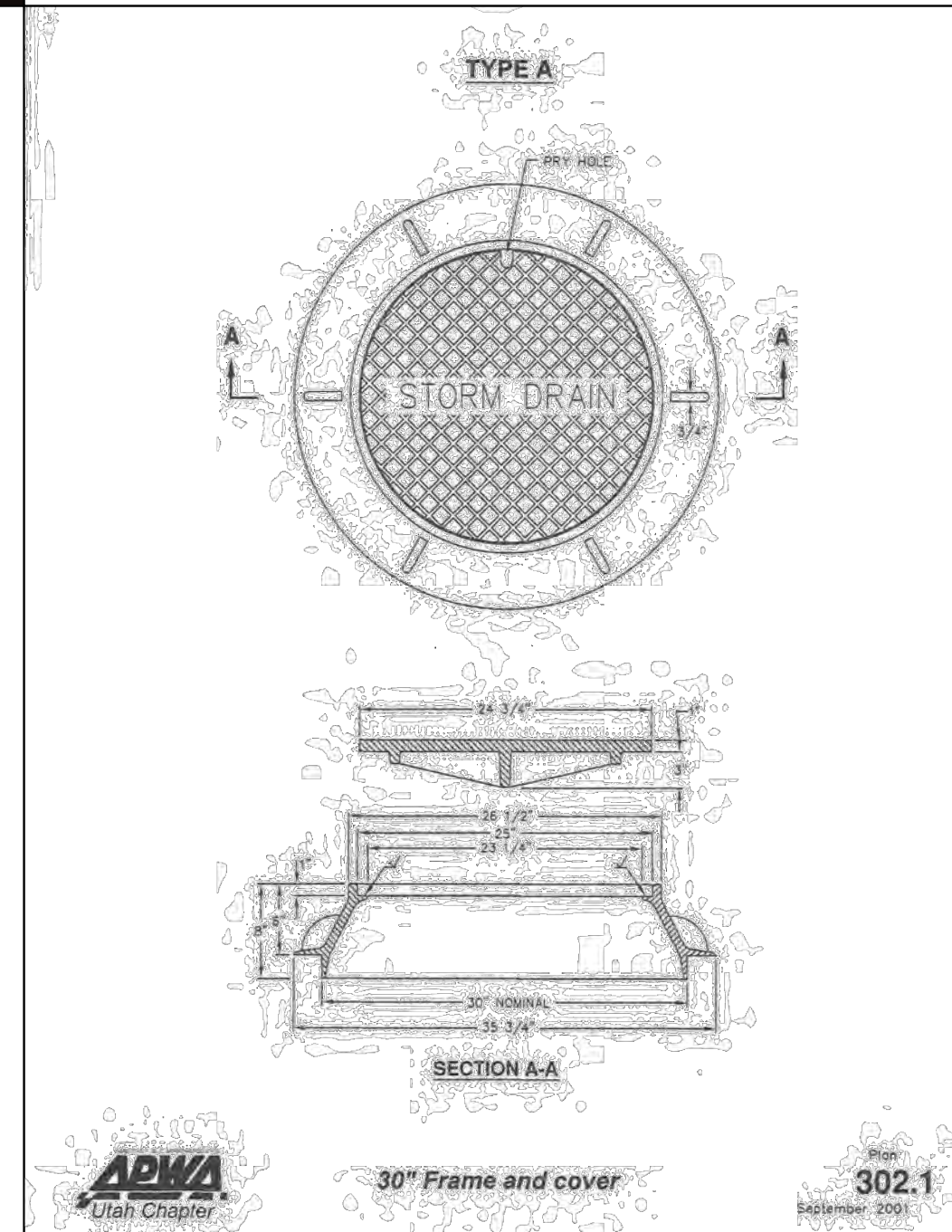
SAMPLE MAINTENANCE LOG

Date	Time point to inspect	Flow point ID	Flow point ID	Flow point ID	Observations/Action
8/16/21	6.3 R	6.3	6.3 R	6.3 R	New installation. Flood point to C1 frame at grade.
1/24/21	6.3	6.3	6.3 R	6.3 R	Some silt fill
4/26/18	6.3 R	6.3	6.3 R	6.3 R	Heavy silt, debris visible in manhole and in Isolator Row, maintenance due
7/7/18	6.3 R	6.3	6.3 R	6.3 R	System Jailed and vacuumed.

- 205.2**
- Curb and gutter**
- 1. GENERAL**
 A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER'S discretion.
 B. Additional requirements are specified in APWA Section 32 16 13.
- 2. PRODUCTS**
 A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.
 B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
 C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
 D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
- 3. EXECUTION**
 A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (±0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 B. Concrete Placement: APWA Section 03 30 10.
 1) Install expansion joints vertical, full depth, with top of filter set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
 2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
 3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
 C. Protection and Repair: Protect concrete from desiccating chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.



- 302.1**
- 30° Frame and cover**
- 1. GENERAL**
 A. The frame and cover fits:
 1) Cleanout box type B in Plan 331, and
 2) Precast manhole in Plan 341.
- 2. PRODUCTS**
 A. Castings: Grey iron class 35 minimum, ASTM A48.
 1) Coated with asphalt based paint or better (except on machined surfaces).
 2) Cast the heat number on the frame and cover.
 3) Give the frame and cover a machine finish so the cover will not rock.
 4) √ designates a machine finished surface.
 5) Cast the words "STORM DRAIN" on the cover in upper case flush with the surface finish.
- 3. EXECUTION**
 A. Except in paved streets, provide locking manhole covers in easements, alleys, parking lots, and all other places. Drill and tap two holes to a depth of 1-inch at 90 degrees to pry hole and install 3/4 x 3/4-inch allen socket set screws.



WILDING ENGINEERING

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

DRAWING NOTES:

NO.	REVISION	DATE
1	CITY COMMENTS, REVISED DETENTION SYSTEM	4/7/2025

PROJECT INFORMATION

TAYLOR VILLAS

DETAILS

TAYLORSVILLE, UTAH

DRAWN	TGK	CHECKED	MEC	PROJECT #	24253
DATE	4/7/2025				
SCALE	NTS				
SHEET	C403				
ENGINEER'S STAMP					

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 PLOT DATE: Apr 07, 2025



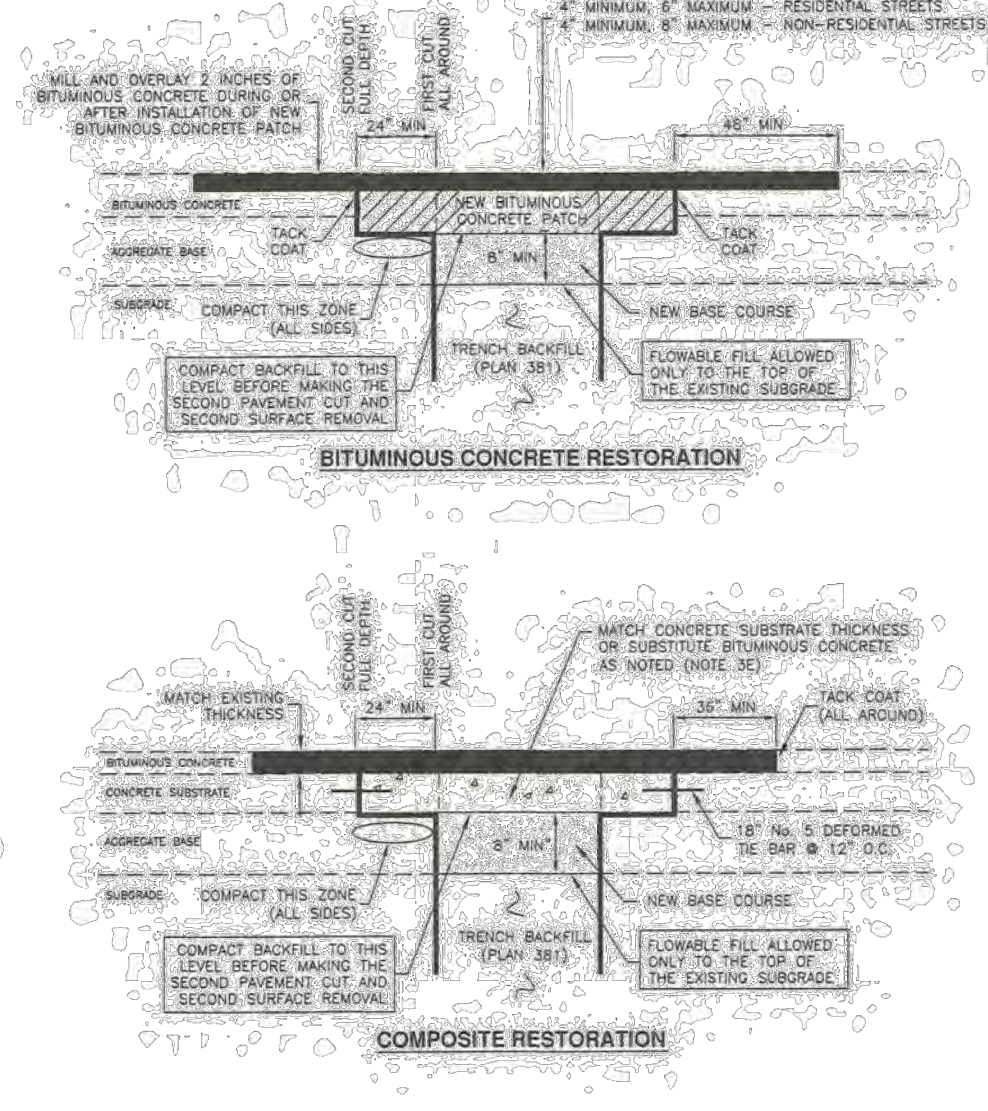
WILDING ENGINEERING

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

DRAWING NOTES:

- GENERAL
A. Where existing elements or spaces are altered to receive an assembly, slopes and dimensions shall comply with slopes and dimensions shown on the drawing...
PRODUCTS
A. Base Course: Untreated base course, APWA Section 32 11 23...
EXECUTION
A. Base Course Placement: APWA Section 32 05 10...

Bituminous pavement T-patch
GENERAL
A. Vertical cuts in bituminous pavement may be done by saw or pavement zipping...
PRODUCTS
A. Base Course: Untreated base course, APWA Section 32 11 23...
EXECUTION
A. Base Course Placement: APWA Section 32 05 10...



255

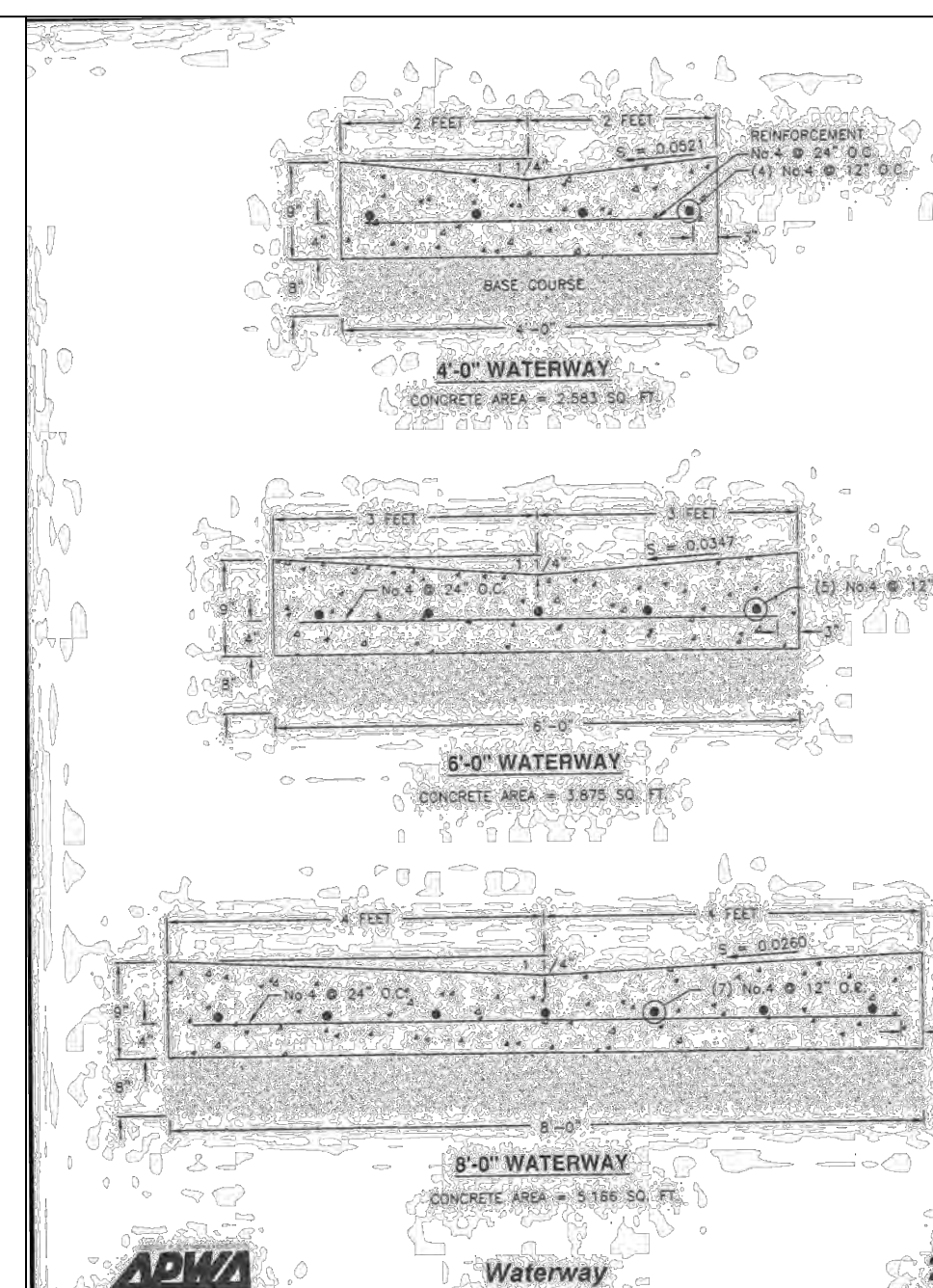
APWA Utah Chapter

Bituminous pavement T-patch

255

Waterway

GENERAL
A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER...
PRODUCTS
A. Base Course: Untreated base course, APWA Section 32 11 23...
EXECUTION
A. Base Course Placement: APWA Section 32 05 10...



APWA Utah Chapter

Waterway

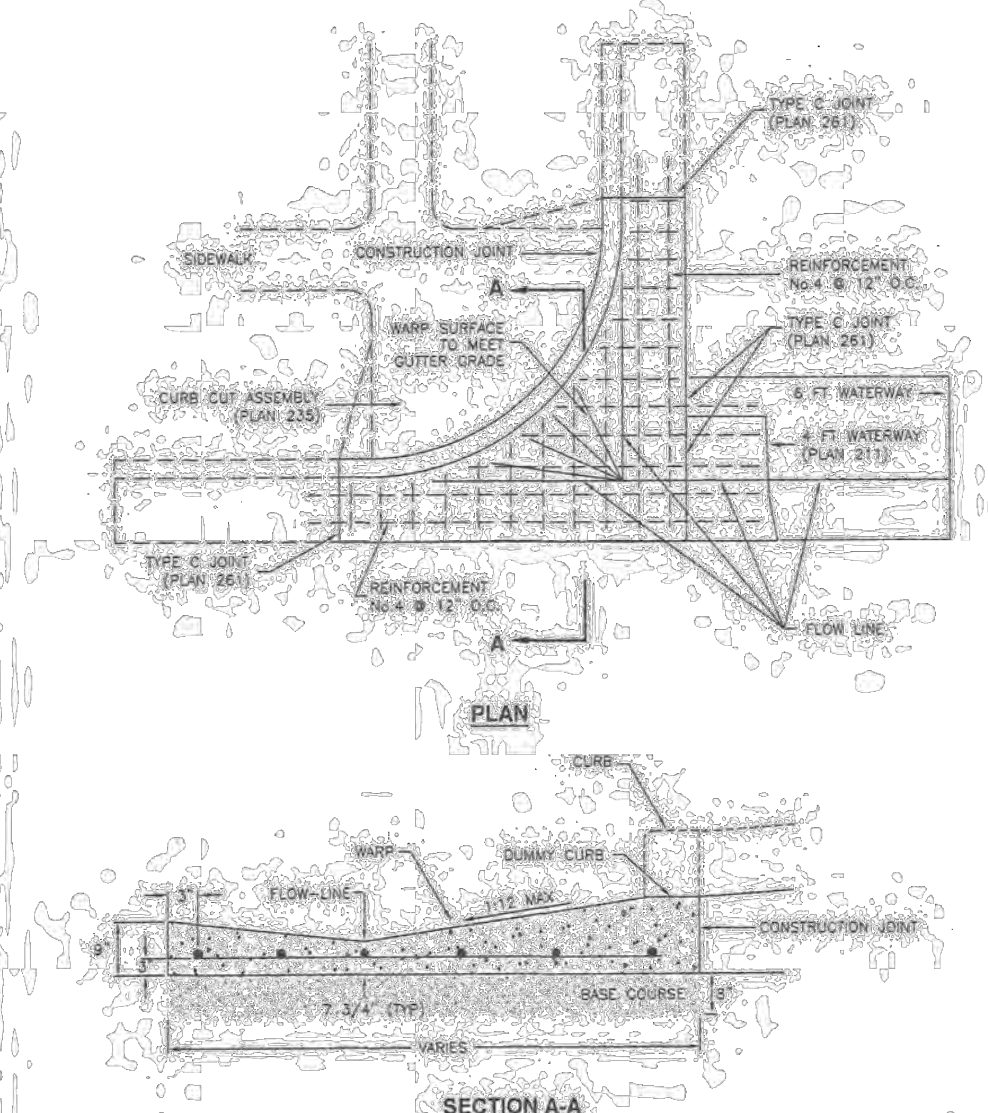
211

Corner curb cut assembly

GENERAL
A. Where existing elements or spaces are altered to receive an assembly, slopes and dimensions shall comply with slopes and dimensions shown on the drawing...
PRODUCTS
A. Base Course: Untreated base course, APWA Section 32 11 23...
EXECUTION
A. Base Course Placement: APWA Section 32 05 10...

235.1

Waterway transition structure
GENERAL
A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER...
PRODUCTS
A. Base Course: Untreated base course, APWA Section 32 11 23...
EXECUTION
A. Base Course Placement: APWA Section 32 05 10...



213

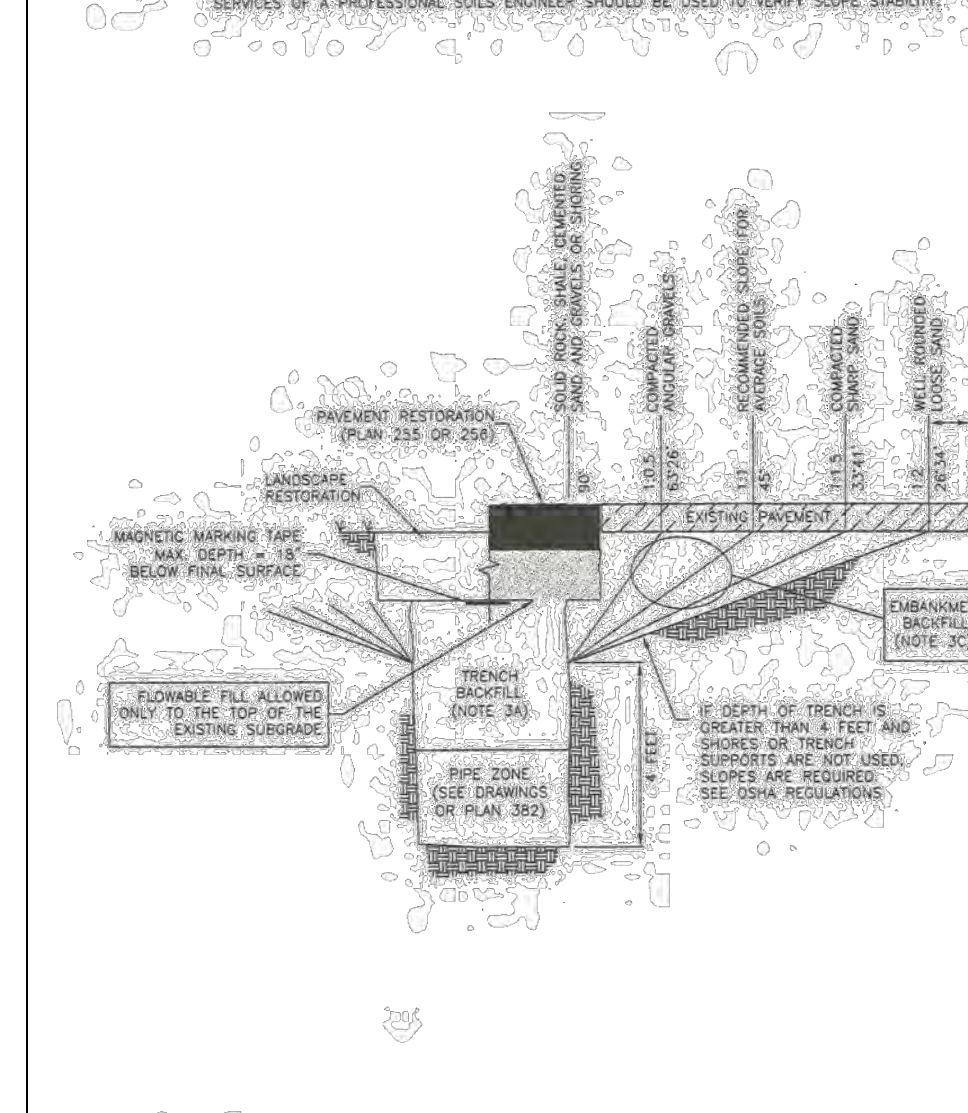
APWA Utah Chapter

Waterway transition structure

213

Trench backfill

GENERAL
A. The drawing applies to backfilling a trench (and embankment) above the pipe zone...
PRODUCTS
A. Backfill: Common fill, APWA Section 31 05 13...
EXECUTION
A. Trench Backfill Above the Pipe Zone: Follow requirement indicated in APWA Section 32 05 20...

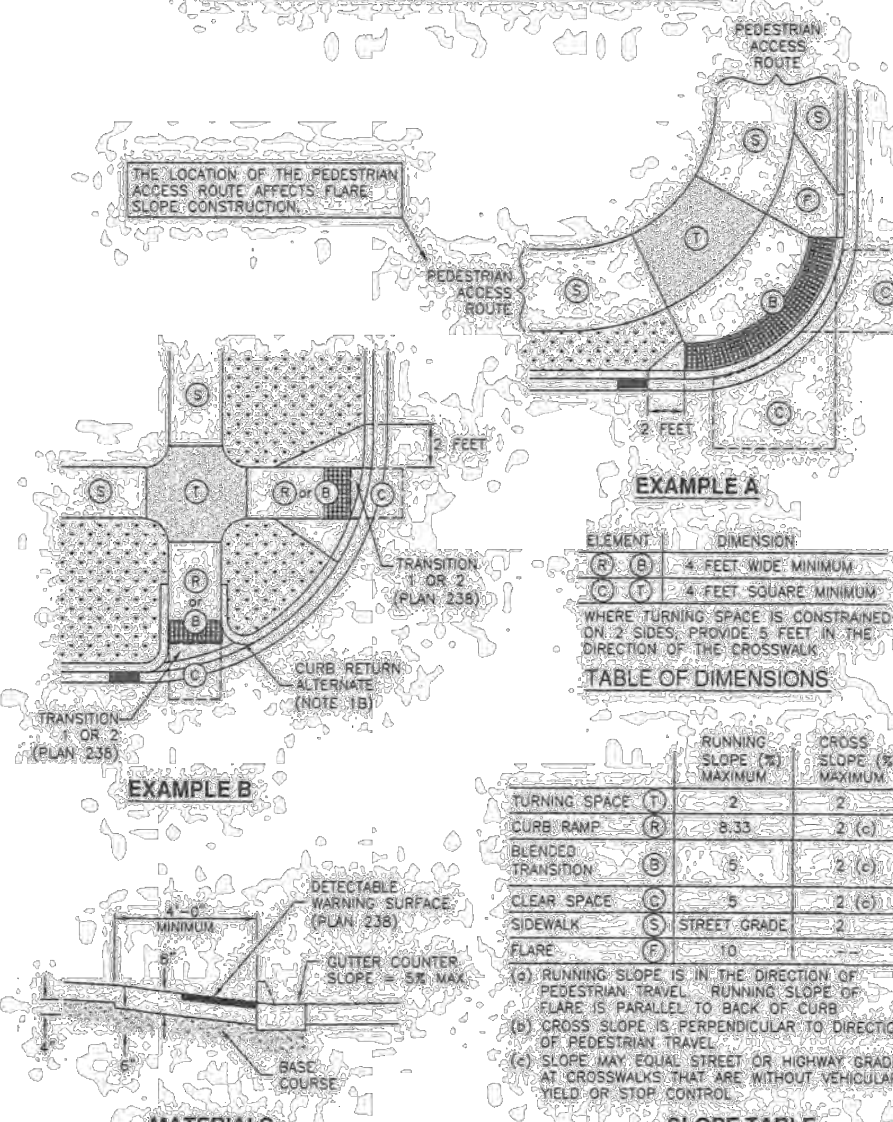


APWA Utah Chapter

Trench backfill

381

TURNING SPACE AT SIDEWALK LEVEL

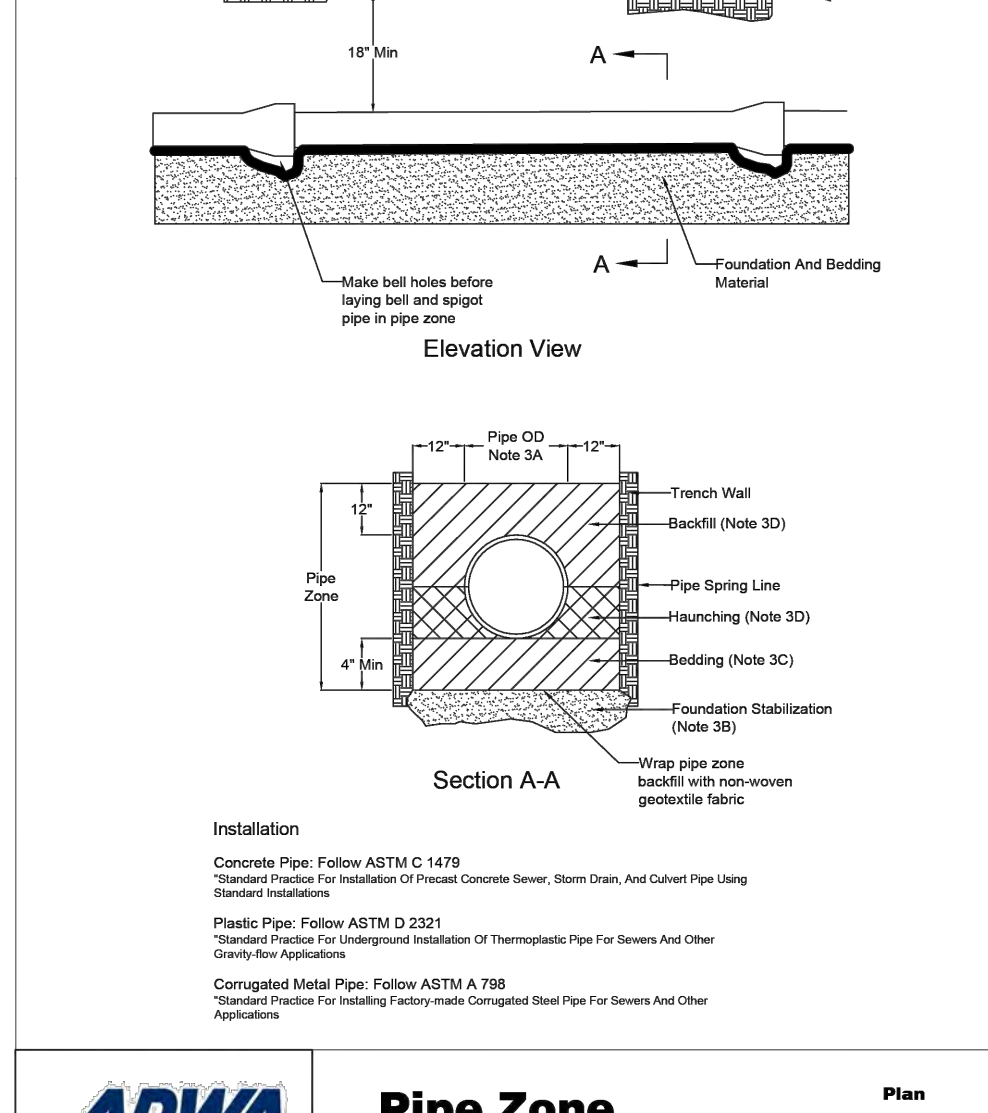


APWA Utah Chapter

Corner curb cut assembly

235.1

PIPE ZONE BACKFILL
GENERAL
A. Install the pipe in the center of the trench...
PRODUCTS
A. Backfill: Common fill, APWA Section 31 05 13...
EXECUTION
A. Excavate the Pipe Zone: Width is measured at the pipe spring line...



382

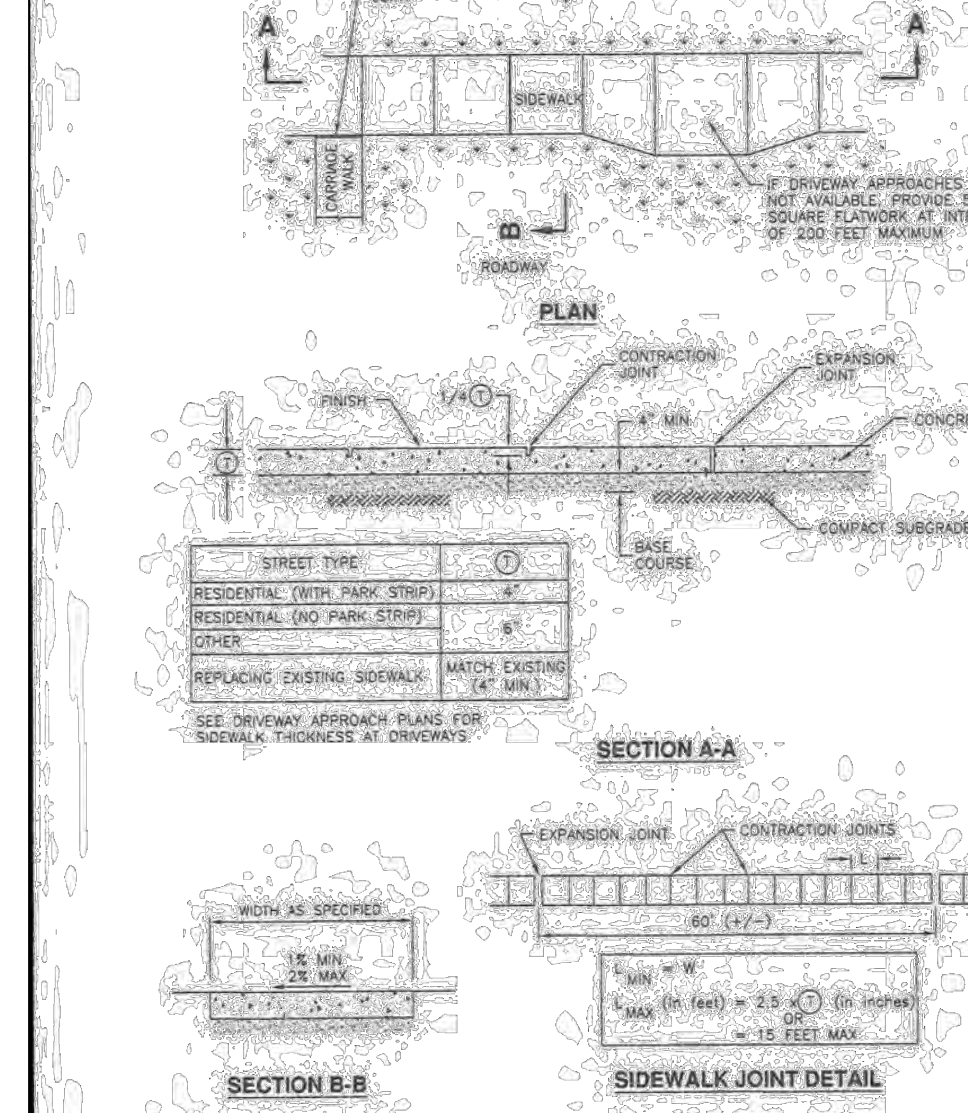
APWA Utah Chapter

Pipe Zone Backfill

382

Sidewalk

GENERAL
A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER...
PRODUCTS
A. Base Course: Untreated base course, APWA Section 32 11 23...
EXECUTION
A. Base Course Placement: APWA Section 32 05 10...

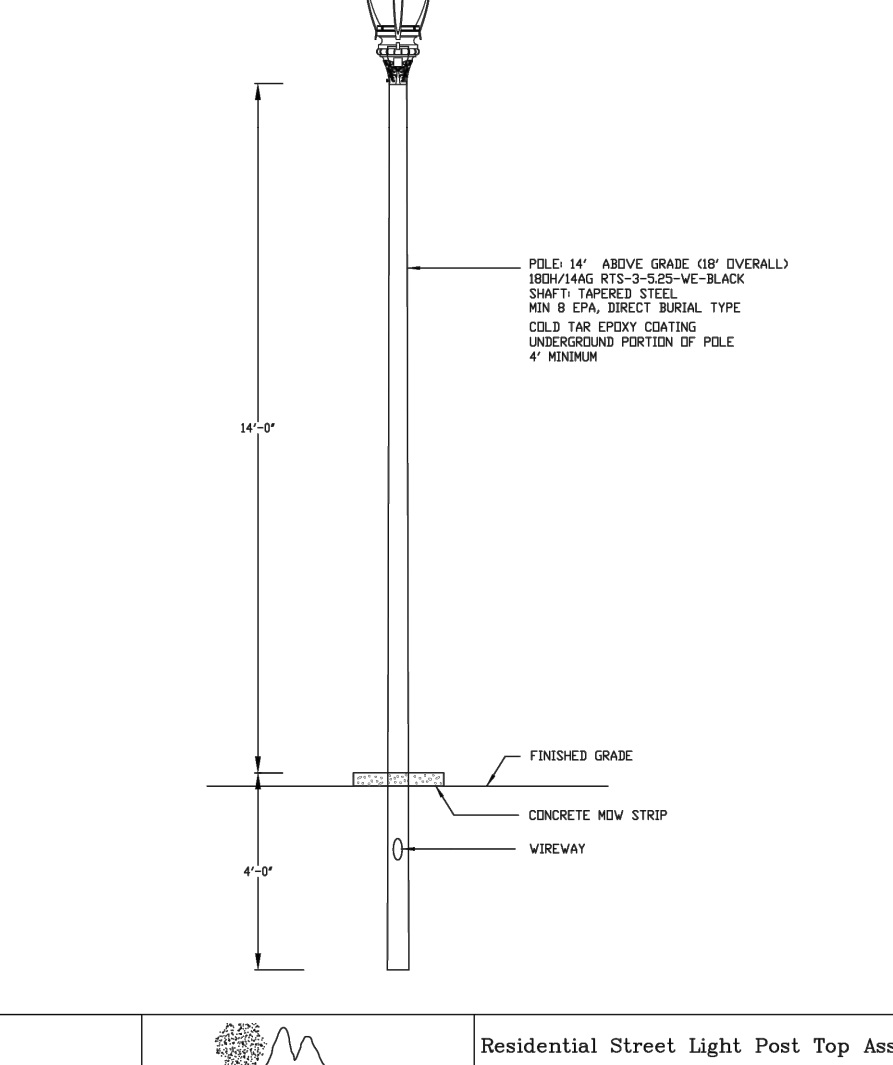


APWA Utah Chapter

Sidewalk

231

Residential Street Light Post Assembly



APWA Utah Chapter

Residential Street Light Post Assembly

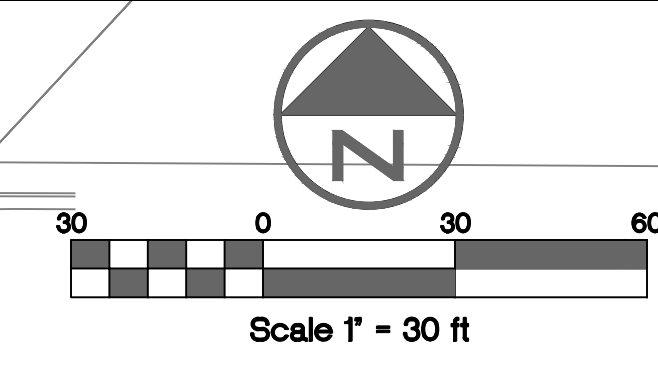
231

Table with 3 columns: NO., REVISION, DATE. Row 1: 1, CITY COMMENTS, REVISED DETENTION SYSTEM, 4/7/2025

TAYLOR VILLAS
DETAILS
TAYLORSVILLE, UTAH

Table with 3 columns: DRAWN, CHECKED, PROJECT #. Values: TGK, MEC, 24253. Also includes DATE (4/7/2025), SCALE (NTS), SHEET (C404), and ENGINEER'S STAMP.

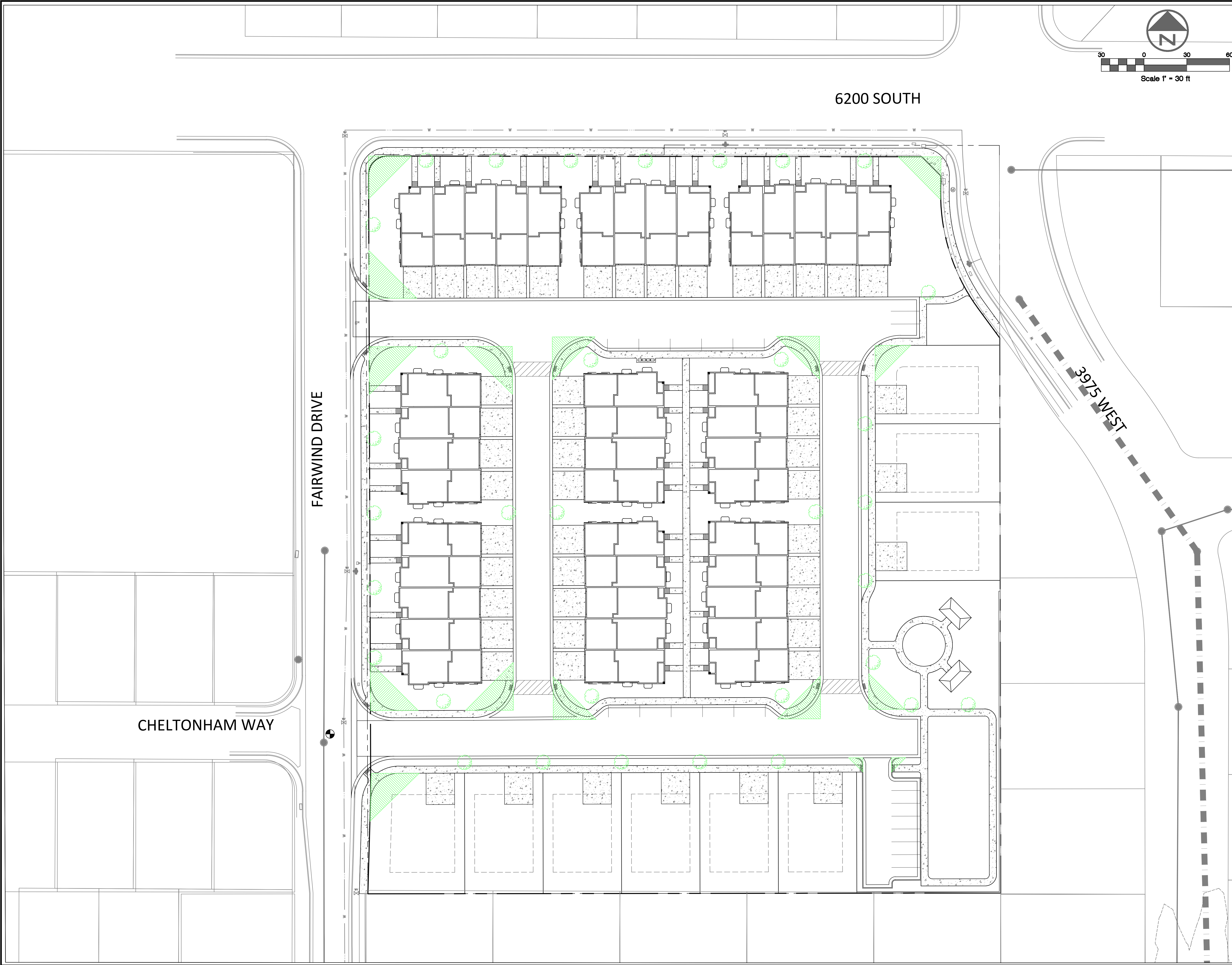
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PLOT DATE: Apr 06, 2025



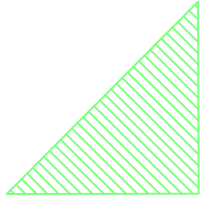

WILDING
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14721 SOUTH HERITAGE CREEK WAY
BLUFFDALE, UTAH 84065
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- GENERAL NOTES
1. SITE TRIANGLES PER TAYLORSVILLE CITY CODE 13.28.050
 2. STREET TREE PLAN PER TAYLORSVILLE CITY CODE 13.25



LEGEND

- SIGHT VISIBILITY TRIANGLE 
- PROPOSED STREET TREE 

NO.	REVISION	DATE
1	CITY COMMENTS, REVISED DETENTION SYSTEM	4/7/2025

PROJECT INFORMATION

TAYLOR VILLAS

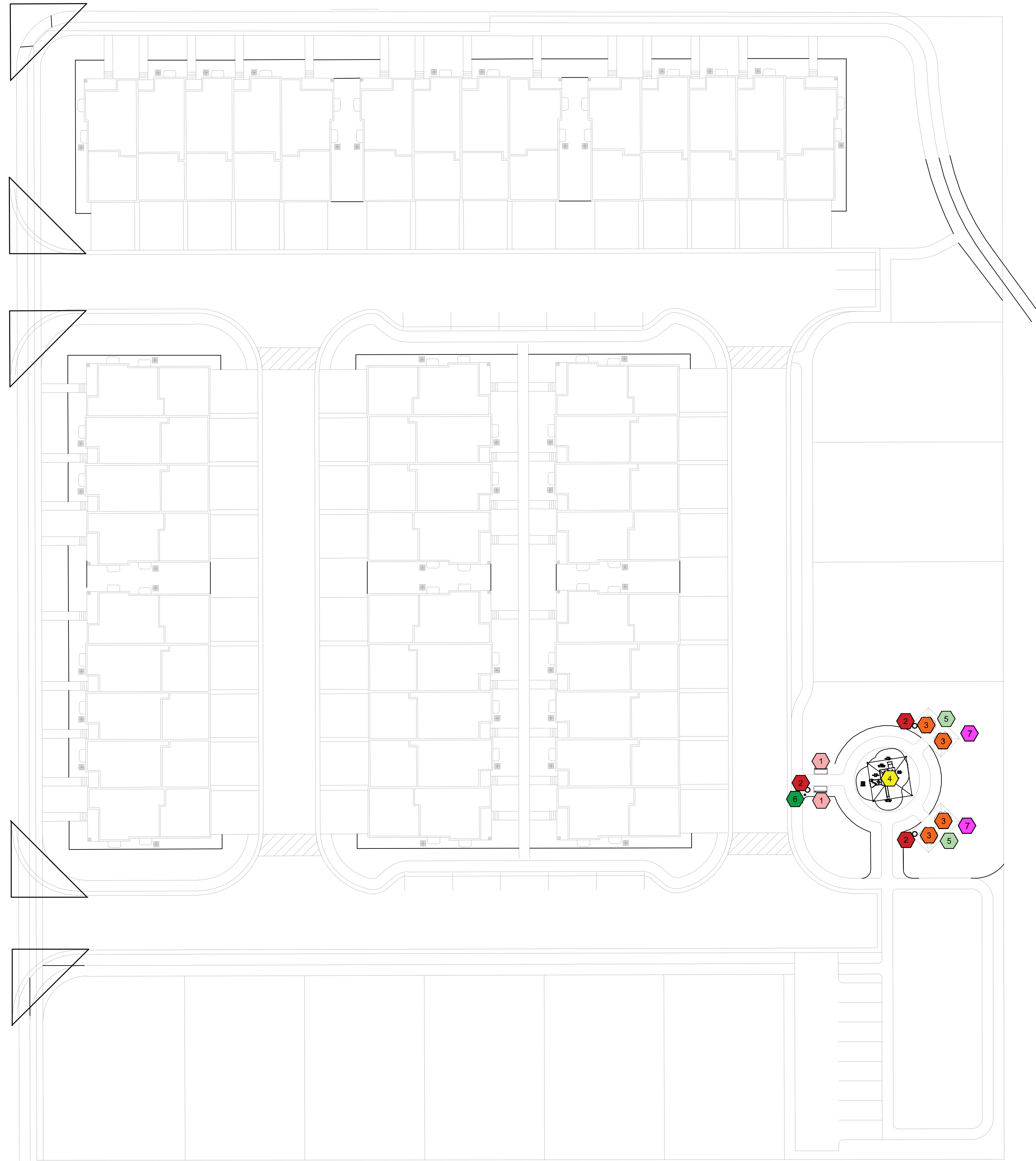
STREET TREE PLAN

TAYLORSVILLE, UTAH

DRAWN	CHECKED	PROJECT #
TGK	MEC	24253
DATE		4/7/2025
SCALE		1" = 30'
SHEET		C501

ENGINEER'S STAMP

PLOT DATE: Apr 07, 2025 G:\DATA\24253\claymon_Taylorsville\dwg\24253_Base.dwg



KEY NOTES

1 BENCH: SG306D- BLACK



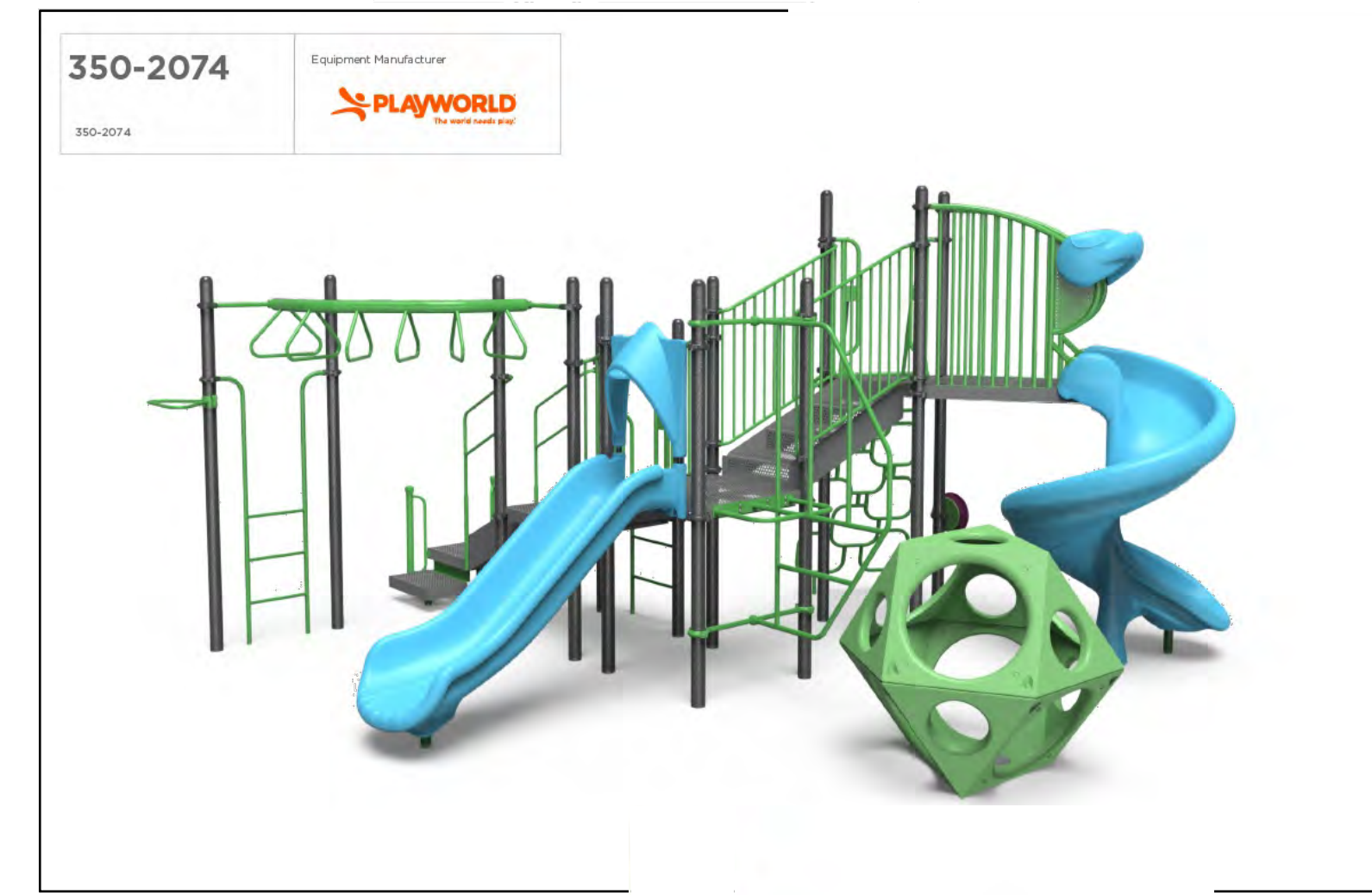
2 TRASH RECEPTACLE: LR300D WITH DOME LID



3 46" SQUARE PICNIC TABLE: SG140D WABASH VALLEY



4 PLAYGROUND: 350-2074 OR EQUIVALANT EQUAL



5 PAVILION: BY OWNER

7 PAVILION - 10'x20'



6 DOGGIE WASTE STATION: BSO-0001XX

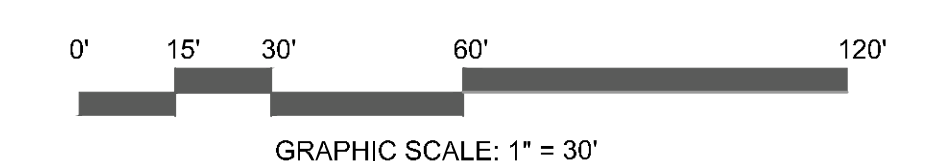


WASTE STATION
BSO-0001XX
• 2-in-1 Dispenser
• 500 Roll Bags
• Mounting Posts
• Standard Sign

TAYLOR VILLAS
TAYLORSVILLE, UTAH

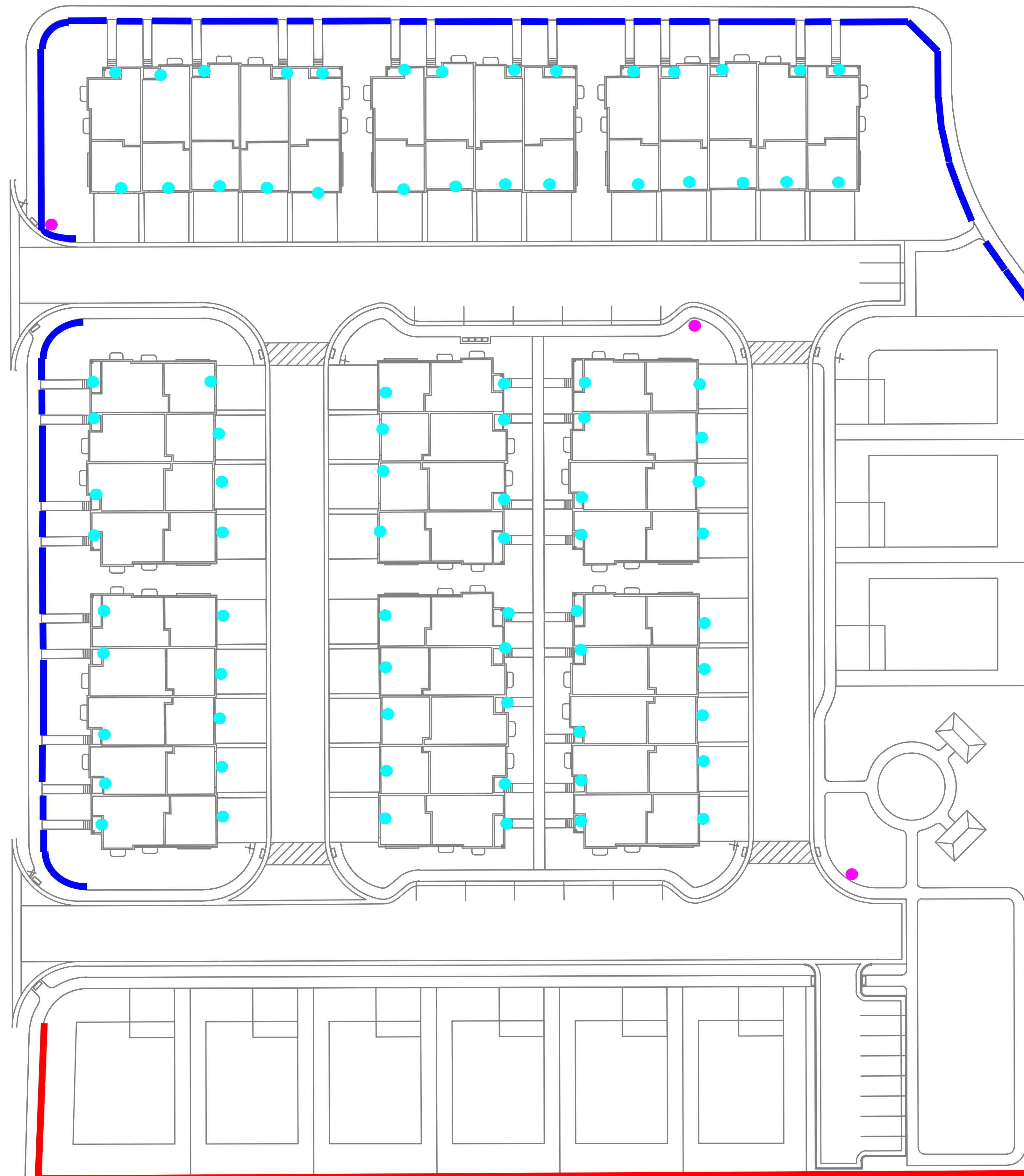
PKJ
DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD, SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

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



GRAPHIC SCALE: 1" = 30'

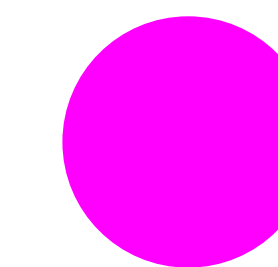
TAYLOR VILLAS LIGHTING AND FENCING EXHIBIT



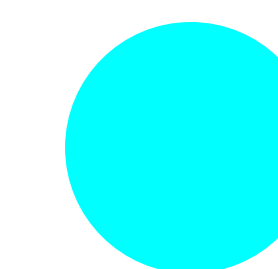
4' WROUGHT IRON FENCE



6' PRECAST FENCE



LIGHT POST TO MEET CITY STANDARDS



LIGHTING ADDED TO BUILDING EXTERIOR. PHOTOCELL TO CONTROL LIGHTING.



SITE MATERIALS LEGEND (IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE)

SYMBOL	CODE	DESCRIPTION	QTY
	L-101	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.	25,966 sf
	L-114	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.	24,831 sf
	L-115	1" MINUS GREY 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.	178 sf
	L-201	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
	E-105	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	1,367 lf

PLAN LEGEND (IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
DECIDUOUS TREES					
	AVCS	5	Acer platanoides 'Crimson Sentry' Crimson Sentry Norway Maple Moderate; 30' tall x 12-15' wide; sun; z4	B & B	2" Cal
	ANS	2	Acer negundo 'Sensation' Sensation Box Elder Maple low; 30x25; sun; z4	B & B	2" Cal
	C'PS	17	Celtis occidentalis 'JFS-KSU1' Prairie Sentinel® Hackberry Low water; 45' x 12'; sun to part shade; z4; Utah Lake water tolerant	B & B	2" Cal
	COP	8	Celtis occidentalis 'Prairie Pride' Prairie Pride Hackberry	B & B	2" Cal
	CXM	3	Celtis x 'Magnifica' Magnifica Hackberry	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
	Q'RA	7	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak Td4; 45x14; AV 176; sun; z4	B & B	2" Cal
	U'XF	25	Ulmus x 'Frontier' Frontier Elm Td3; 35x25; AV 490; sun; z4; Utah Lake water tolerant	B & B	2" Cal
SHRUBS					
	CSK	98	Cornus sericea 'Kelsey' Kelsey's Dwarf Red Twig Dogwood	5 gal	
DECIDUOUS SHRUBS					
	BTC	40	Berberis thunbergii 'Concorde' Concorde Japanese Barberry Sd3; 2x2; AV 12.5; sun to part sun; z4; Utah Lake water tolerant	5 gal	
	EAC	8	Eonymus alatus 'Compactus' Compact Burning Bush moderate to high; 6x8; sun to part sun; z4	5 gal	
	RAV	44	Ribes aureum Golden Currant Sd2; 4x4; AV 12.5; sun to part shade; z3; Utah Lake water tolerant	5 gal	
	RFR	72	Rhamnus frangula 'Ron Williams' Fine Line Fine Line Buckthorn moderate; 7x3; full to part sun; z2; Utah Lake water tolerant	5 gal	
	SB'G	89	Spiraea betulifolia 'Tor Gold' TM Glow Girl Birchleaf Spiraea 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					
	BSW	299	Buxus sempervirens 'Woodburn Select' Woodburn Select Dwarf Boxwood moderate; 1-2 x 1-2; sun to part shade; z5; Utah Lake water tolerant	5 gal	
	JSD	20	Juniperus sabinna 'Monard' TM Moor-dense Juniper low; 1x6; sun; z3; Utah Lake water tolerant	5 gal	
GRASSES					
	CAK	371	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal	
	PV'S	35	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass Tw2; 4x2-3; AV 3; sun; z4; Utah Lake water tolerant	1 gal	
ROSES					
	RDK	9	Rosa x 'Radtko' Double Knock Out Rose moderate; 3-4 x 3-4; sun; z5; Utah Lake water tolerant	5 gal	

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

1/13/2025 UT24105

NO. REVISION DATE

1 XXXX XX-XX-XX

2

3

4

5

6

7

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

0' 15' 30' 60' 120'

GRAPHIC SCALE: 1" = 30'

TAYLOR VILLAS

6200 SOUTH AND FAIRWIND DR.

TAYLORSVILLE, UTAH

PKEG INVESTMENTS, LLC
PAXTON GUYMON
801-706-6725

PKJ DESIGN GROUP

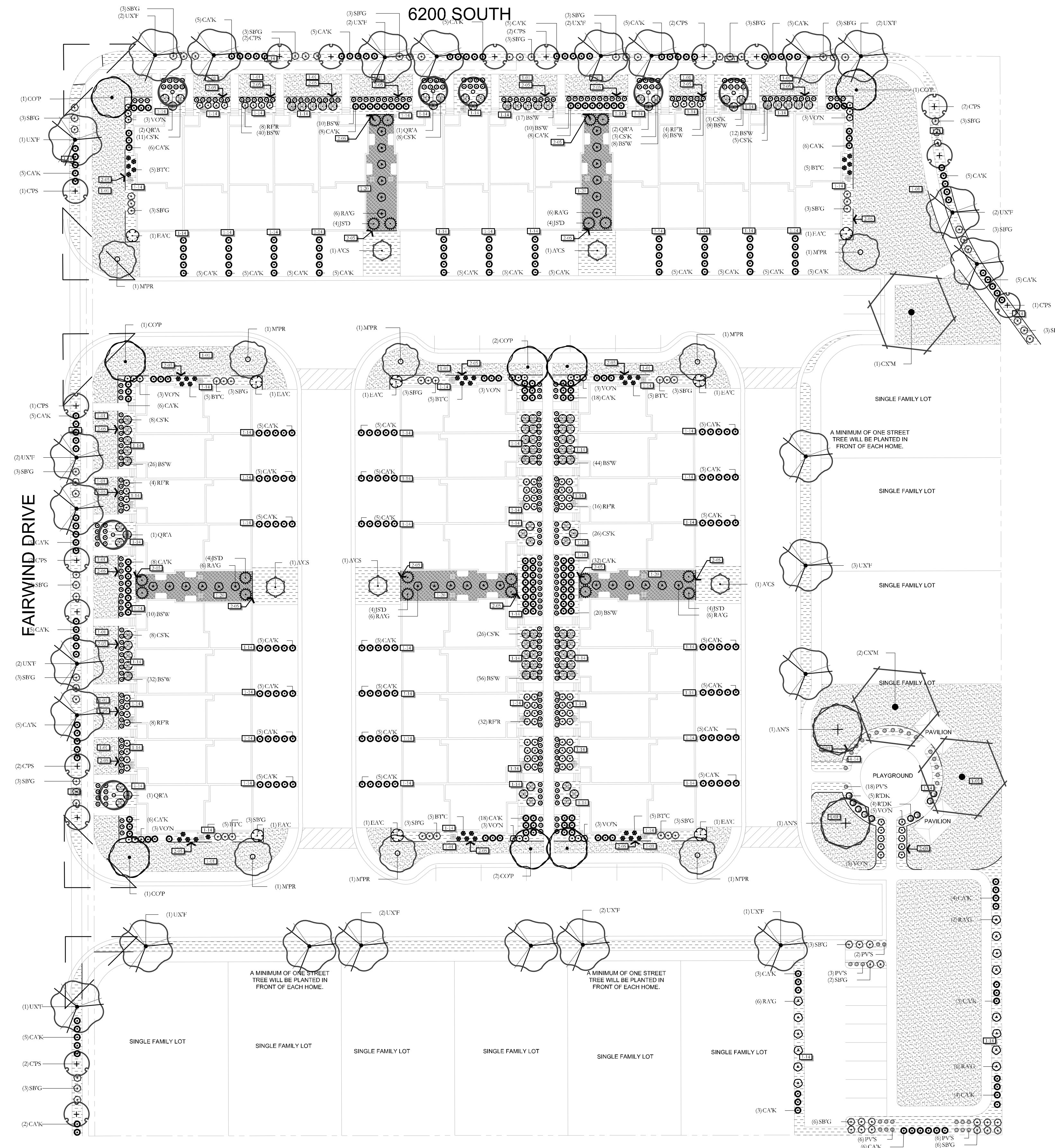
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Landscape Architecture & Planning & Visualization

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LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

CITY PERMIT SET

LP-COLOR

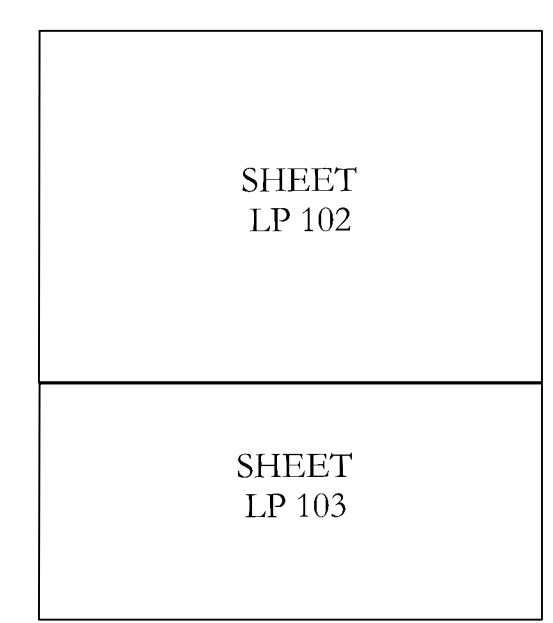


SITE MATERIALS LEGEND

SYMBOL	CODE	DESCRIPTION	QTY
	L-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.	25,966 sf
	L-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.	24,831 sf
	L-15	1" MINUS GREY 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.	178 sf
	L-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

SYMBOL	CODE	DESCRIPTION	QTY
	E-05	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	1,367 lf

SHEET INDEX



PLAN LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
DECIDUOUS TREES					
	AVCS	5	Acer platanoides 'Crimson Sentry' Crimson Sentry; Norway Maple Moderate; 30' tall x 12-15' wide; sun; z4	B & B	2" Cal
	ANS	2	Acer negundo 'Sensation' Sensation Box Elder Maple low; 30x25; sun; z4	B & B	2" Cal
	C'PS	17	Celtis occidentalis 'JFS-KSU1' Prairie Sentinel® Hackberry Low water; 45' x 12'; sun to part shade; z4; Utah Lake water tolerant	B & B	2" Cal
	CO'P	8	Celtis occidentalis 'Prairie Pride' Prairie Pride Hackberry	B & B	2" Cal
	CX'M	3	Celtis x 'Magnifica' Magnifica Hackberry	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
	Q'RA	7	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak Td4; 45x14; AV 176; sun; z4	B & B	2" Cal
	UXTF	25	Ulmus x 'Frontier' Frontier Elm Td3; 35x25; AV 490; sun; z4; Utah Lake water tolerant	B & B	2" Cal
SHRUBS					
	CSK	98	Cornus sericea 'Kelsey' Kelsey's Dwarf Red Twig Dogwood	5 gal	
DECIDUOUS SHRUBS					
	BT'C	40	Berberis thunbergii 'Concorde' Concorde Japanese Barberry Sd3; 2x2; AV 12.5; sun to part sun; z4; Utah Lake water tolerant	5 gal	
	EAC	8	Euonymus alatus 'Compactus' Compact Burning Bush moderate to high; 6x8; sun to part sun; z4	5 gal	
	RAG	44	Ribes aureum Golden Currant Sd2; 4x4; AV 12.5; sun to part shade; z3; Utah Lake water tolerant	5 gal	
	RFR	72	Rhamnus frangula 'Ron Williams' Fine Line Fine Line Buckthorn moderate; 7x3; full to part sun; z2; Utah Lake water tolerant	5 gal	
	SB'G	89	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					
	BSW	299	Buxus sempervirens 'Woodburn Select' Woodburn Select Dwarf Boxwood moderate; 1-2 x 1-2; sun to part shade; z5; Utah Lake water tolerant	5 gal	
	JSD	20	Juniperus sabiniana 'Monard' TM Moor-dense Juniper low; 1x6; sun; z3; Utah Lake water tolerant	5 gal	
GRASSES					
	CAK	371	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass Tw2; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal	
	PVS	35	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass Tw2; 4x2-3; AV 3; sun; z4; Utah Lake water tolerant	1 gal	
ROSES					
	RDK	9	Rosa x 'Radtko' Double Knock Out Rose moderate; 3-4 x 3-4; sun; z5; Utah Lake water tolerant	5 gal	

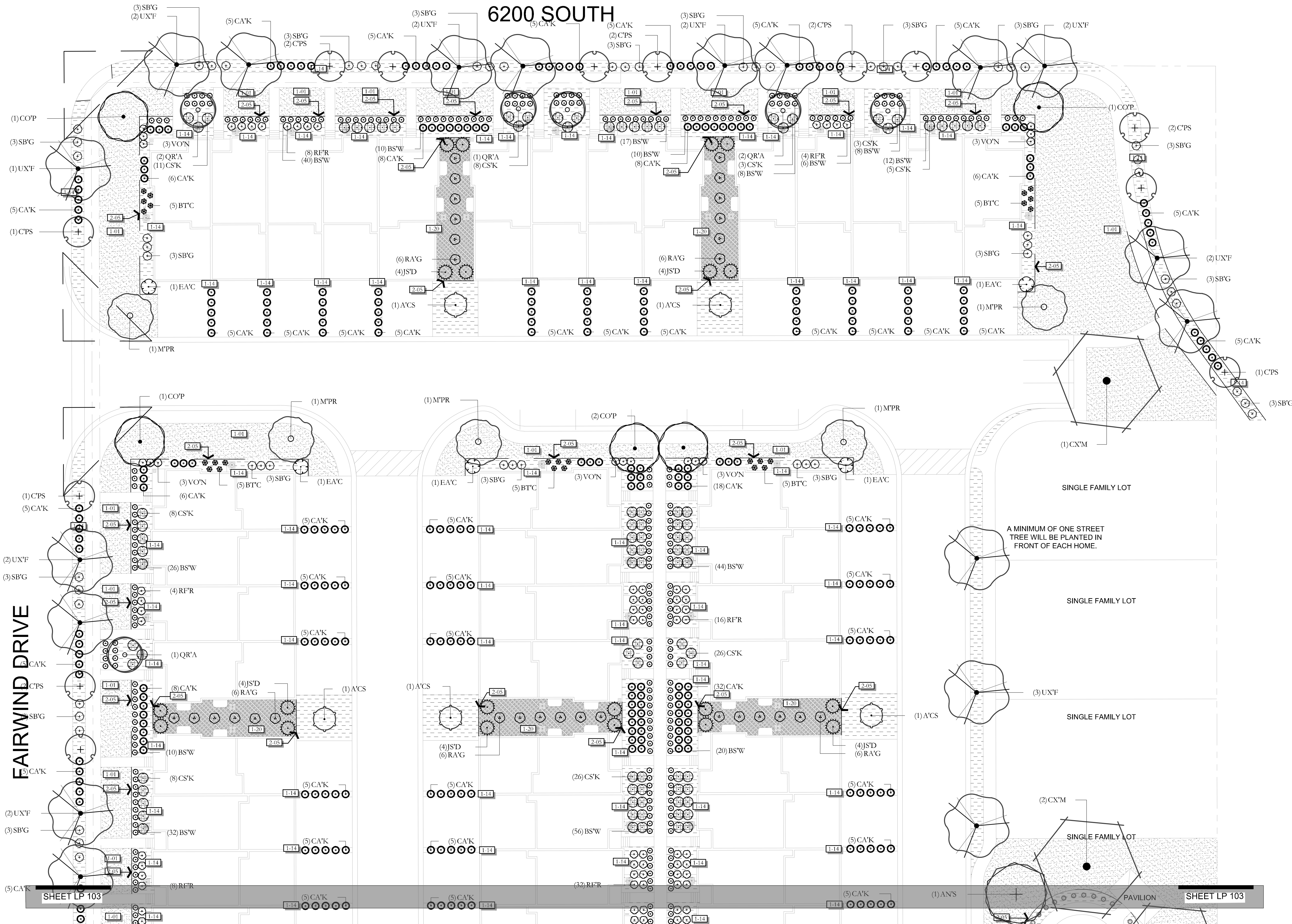
ISSUE DATE 1/13/2025	PROJECT NUMBER UT24105	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT PKEG INVESTMENTS, LLC PAXTON GUYMON 801-706-6725	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP 	DRAWING INFO PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 1/13/2025																									
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LANDSCAPE OVERALL PLAN

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LP-100

6200 SOUTH

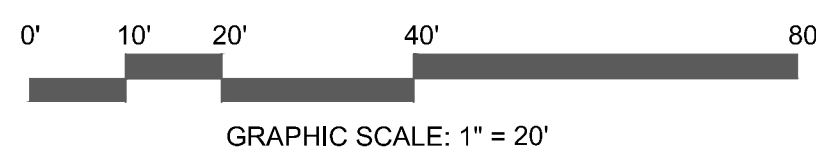


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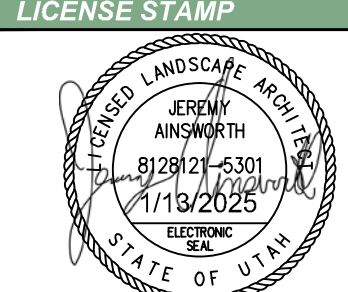
LP-102
LP-103

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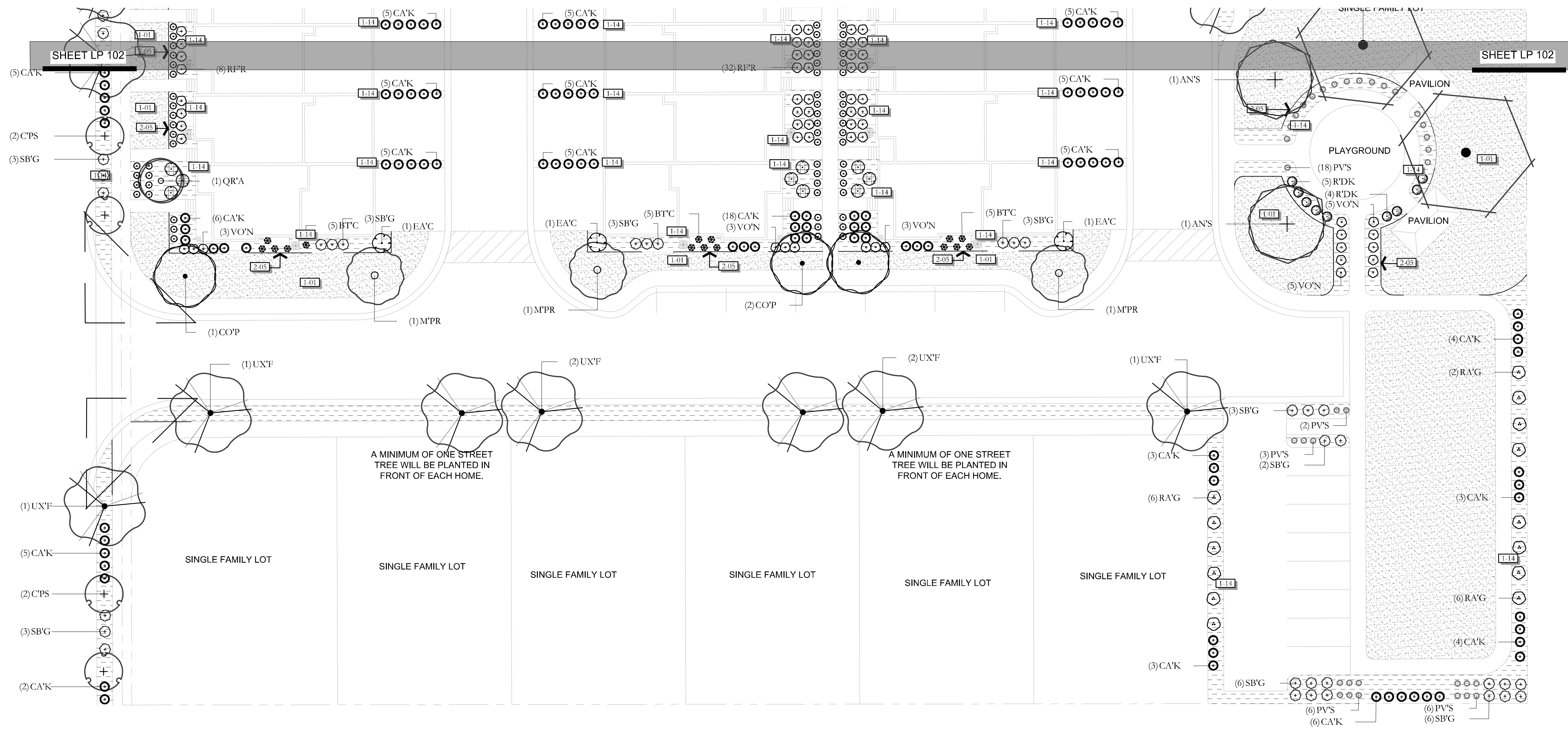
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LANDSCAPE PLAN
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LP-102

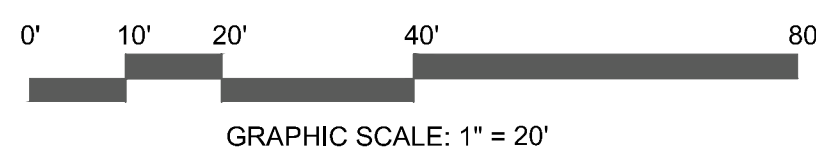


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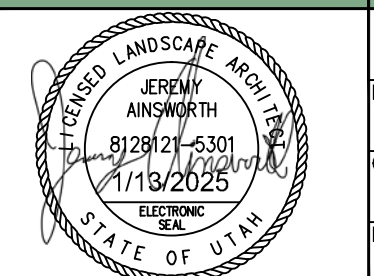
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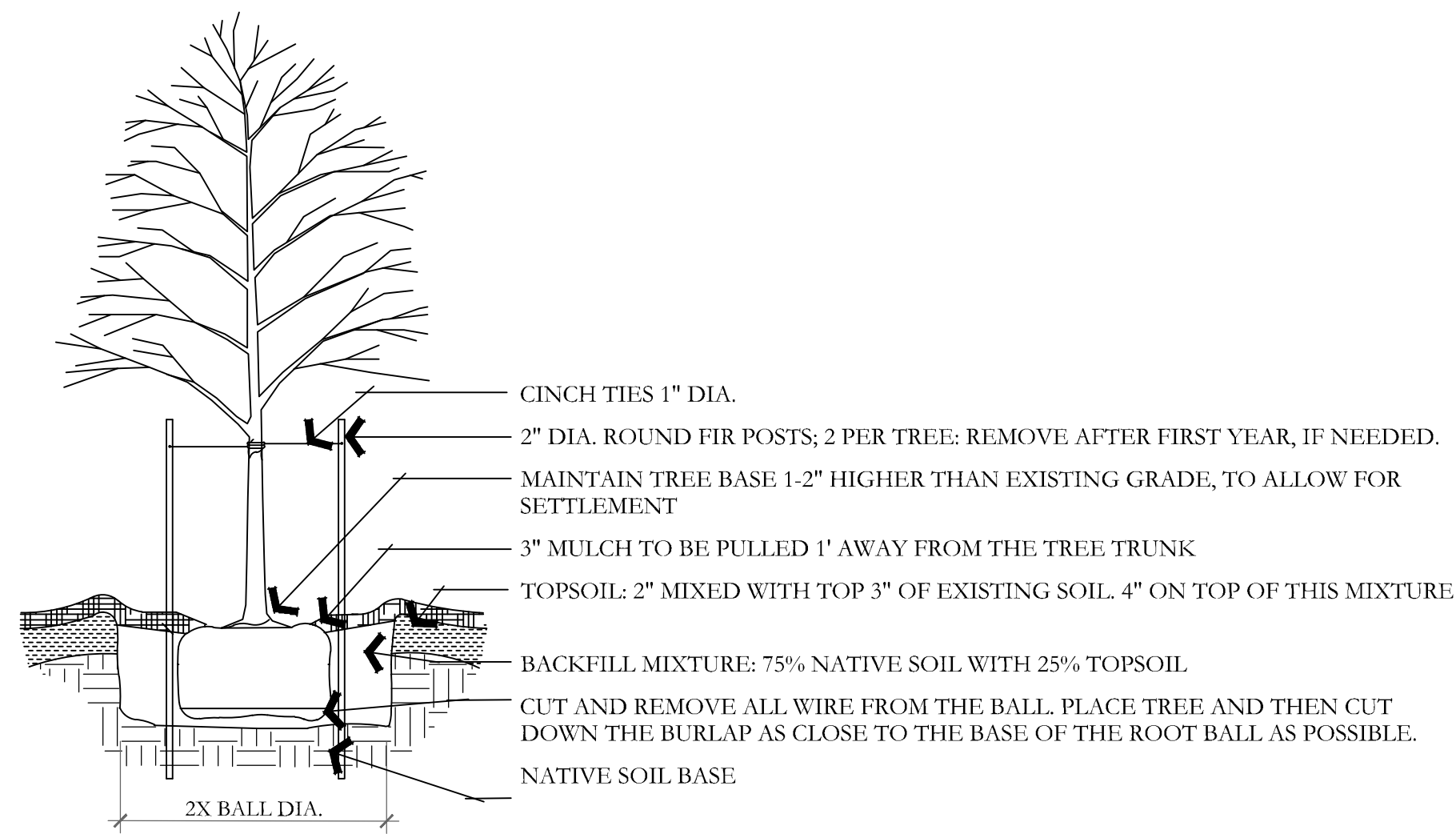
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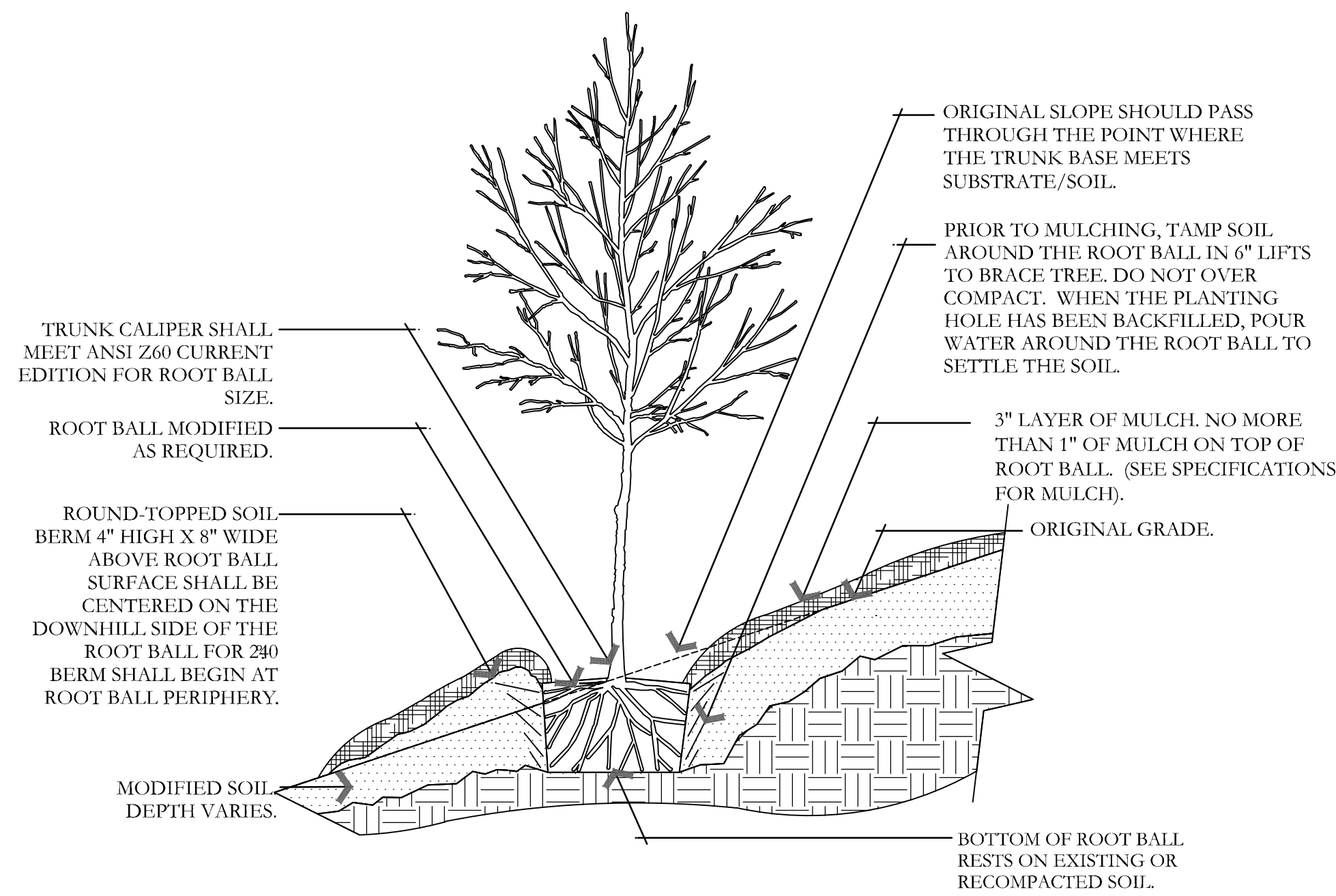
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A DECIDUOUS TREE PLANTING

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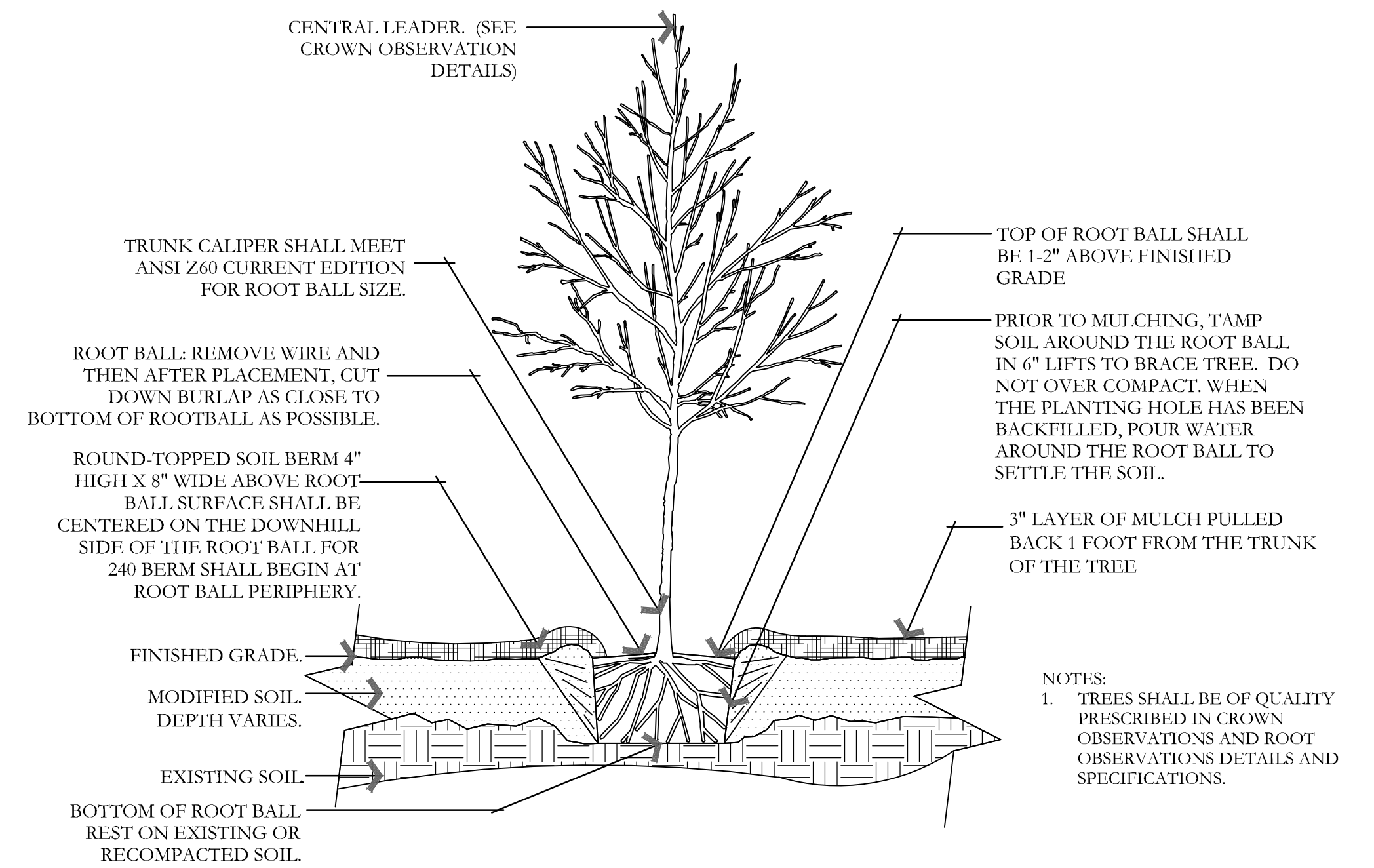
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B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE

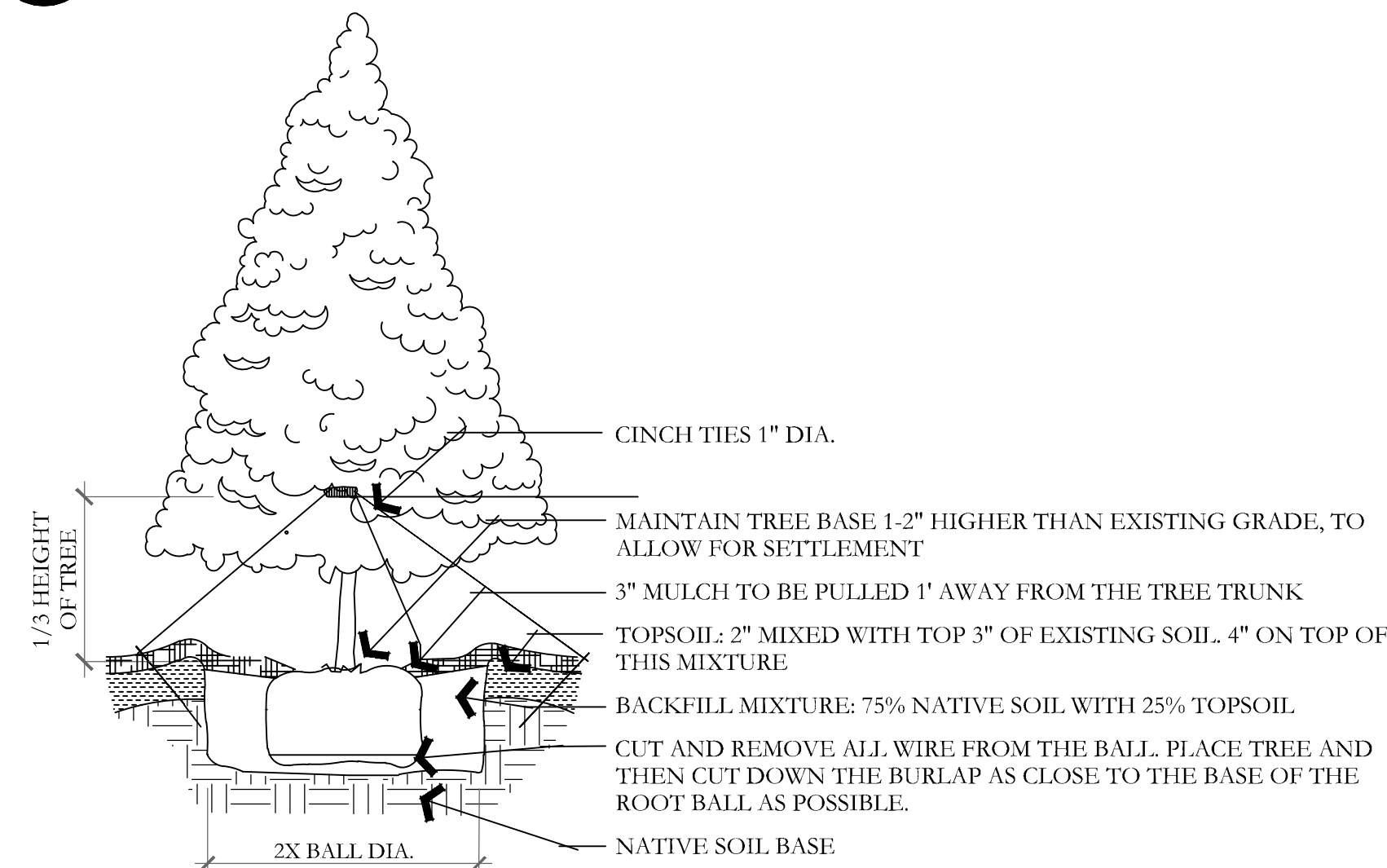
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C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE

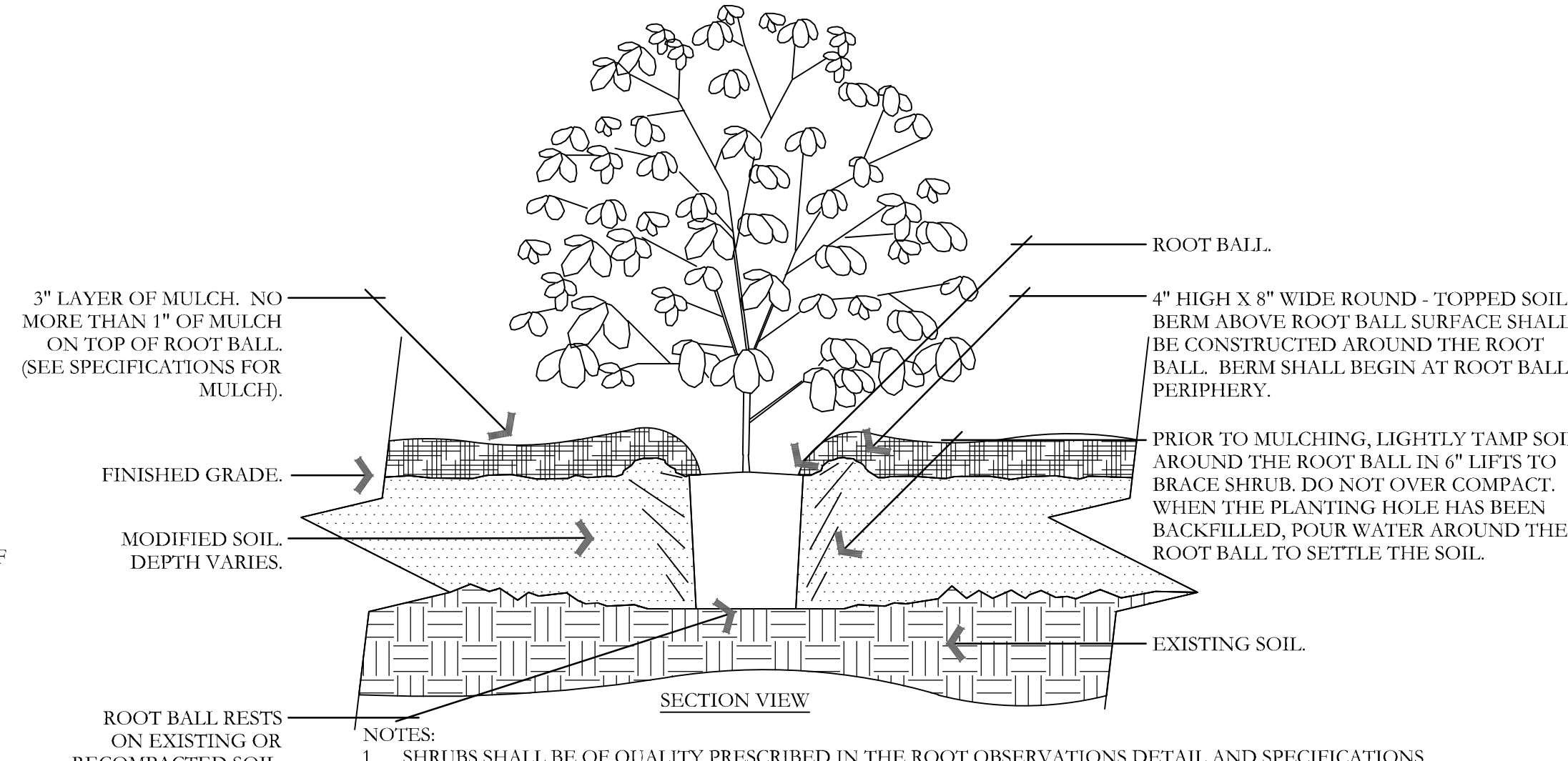
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D EVERGREEN TREE PLANTING

NOT TO SCALE

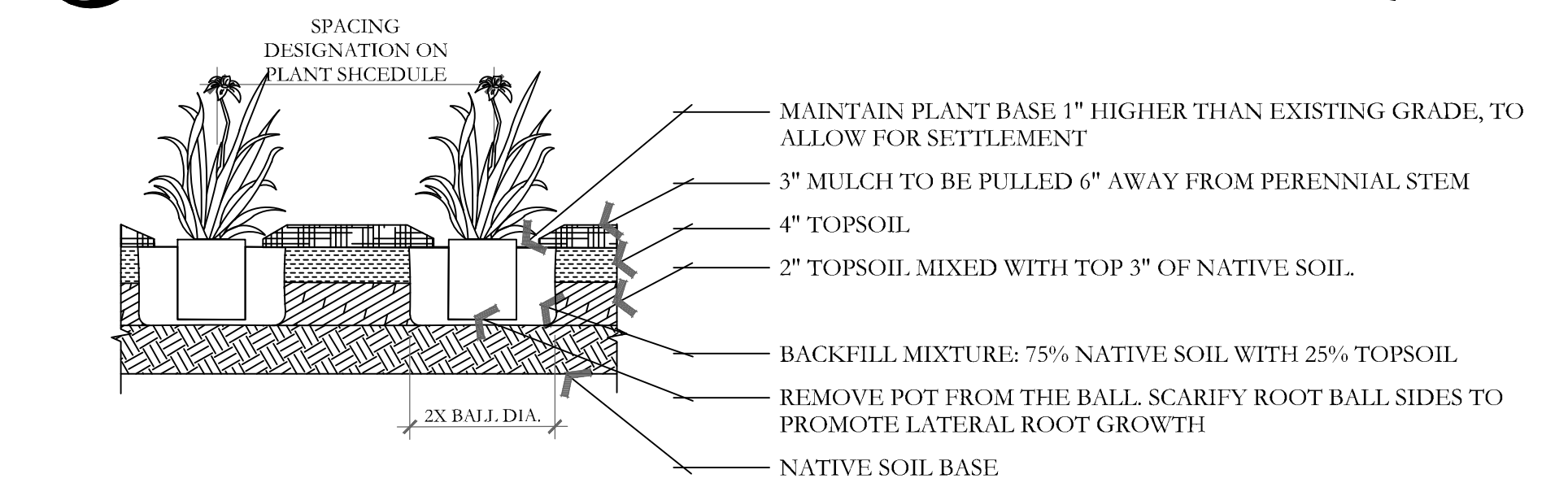
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E SHRUB - MODIFIED SOIL

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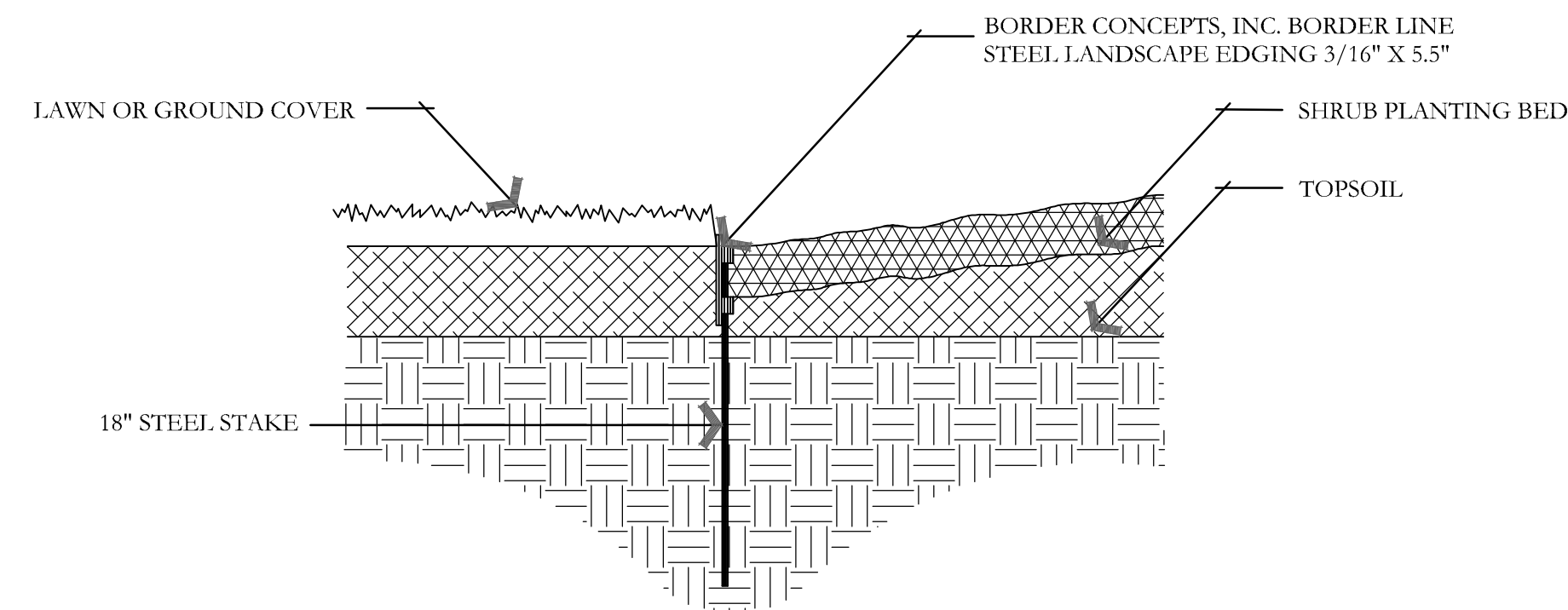
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F PERENNIAL PLANTING

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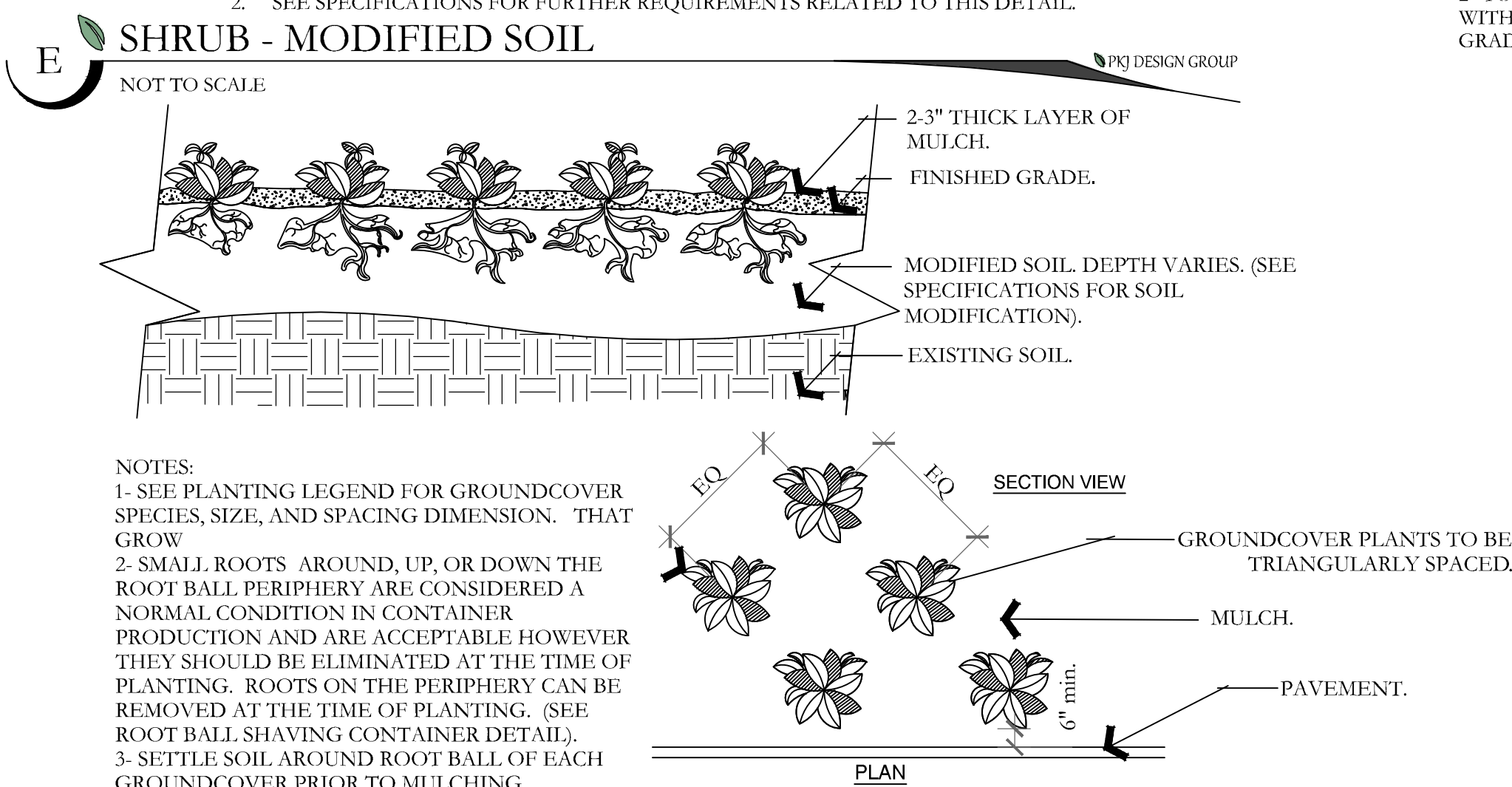
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G METAL EDGING DETAIL

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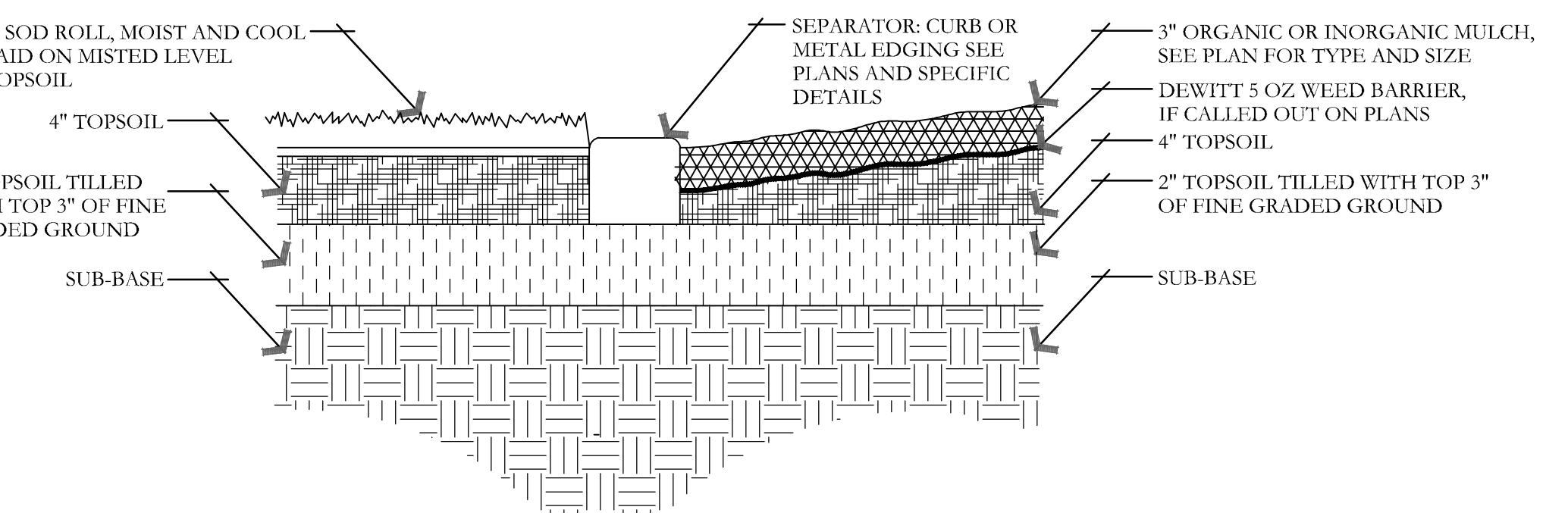
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H PERENNIAL/GROUNDCOVER PLANTING

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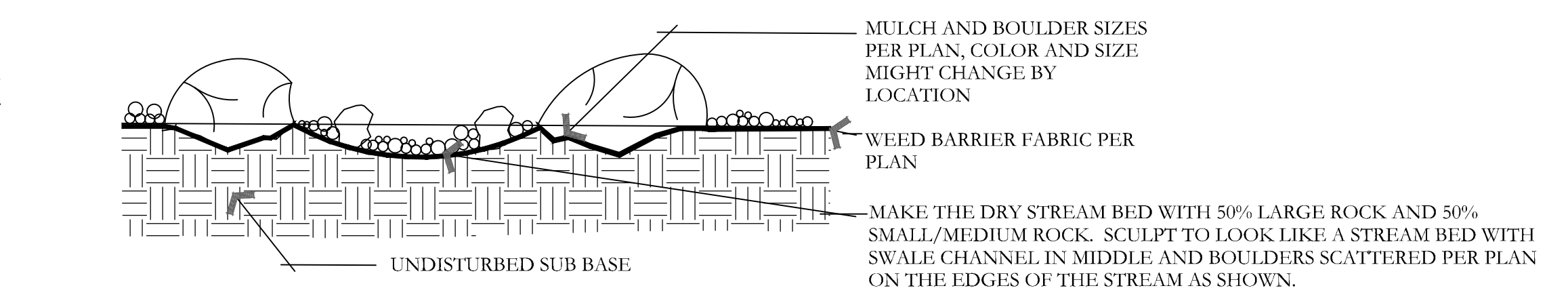
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I SOD LAYING/MULCH DETAIL

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J BOULDER AND DRY STREAM BED DETAIL

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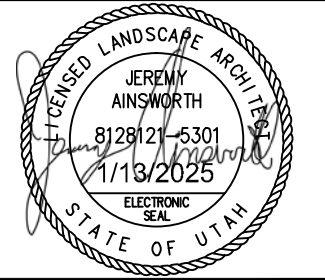
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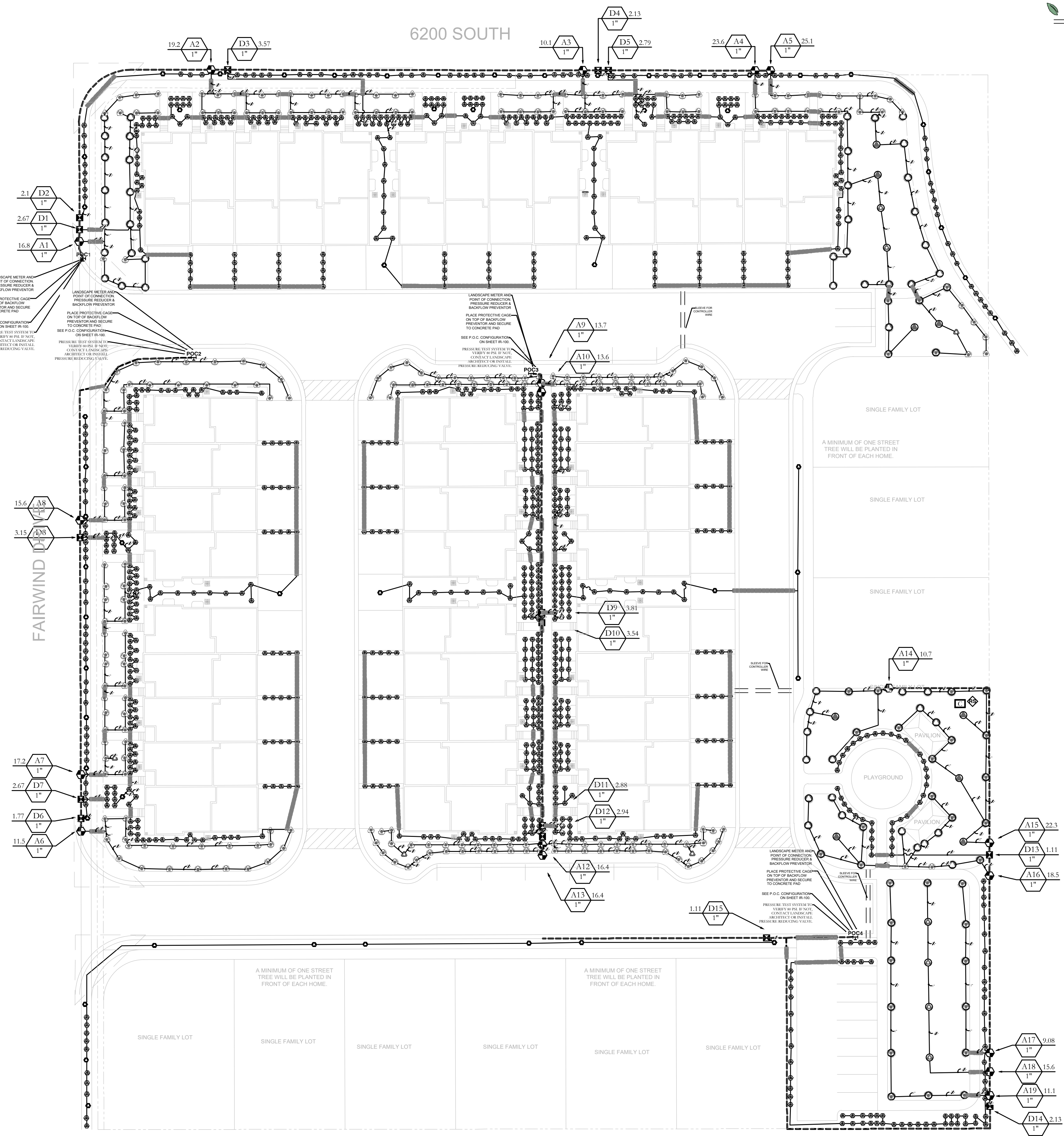
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LANDSCAPE DETAILS
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LP-501



P.O.C. CONFIGURATION

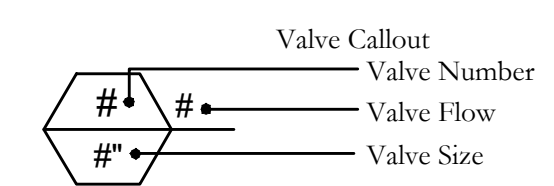
(NOTE: PRESSURE TEST SYSTEM TO VERIFY 90 PSI. IF NOT, CONTACT LANDSCAPE ARCHITECT OR INSTALL PRESSURE REDUCING VALVE.)

- POC SOURCE DATA
- SHUTOFF VALVE
- AMIAD SCREEN FILTER
- MASTER VALVE
- 1" FLOW SENSOR
- QUICK COUPLER

IRRIGATION LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONFORMANCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE. IF YOU NEED HELP WITH A WATER AUDIT CONSULTATION, OR A PLANT MAINTENANCE SCHEDULE, CONTACT PKJ@PKJDESIGNGROUP.COM)

- Irrigation Lateral Line: PVC Schedule 40 1/2" 3,016 L.F.
- Irrigation Lateral Line: PVC Schedule 40 3/4" 6,192 L.F.
- Irrigation Lateral Line: PVC Schedule 40 1" 713.6 L.F.
- Irrigation Lateral Line: PVC Schedule 40 1 1/4" 568.1 L.F.
- Irrigation Lateral Line: PVC Schedule 40 1 1/2" 246.9 L.F.
- Irrigation Lateral Line: PVC Schedule 40 2" 13.1 L.F.
- Irrigation Mainline: PVC Schedule 40 1,577 L.F.
- Pipe Sleeve: PVC Class 200 SDR 21
Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction. 1,217 L.F.



SHEET INDEX

SHEET LP 102
SHEET LP 103

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
14 ADJ 14F	Rain Bird R-VAN14 1806-SAM-P45 Turf Rotary, 8ft.-14ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 6in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	269	45
10 ADJ 10F	Rain Bird R-VAN18 1806-SAM-P45 Turf Rotary, 13ft.-18ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 6in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	61	45
24 ADJ 24F	Rain Bird R-VAN24 1806-SAM-P45 Turf Rotary, 17ft.-24ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 6in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	42	45

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☒	Rain Bird XCZ-100-IVMQ (2) 1" Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm	15
⊗	Rain Bird XFS-09-18 Drip Ring(SHRUB)	1,117
⊙	Rain Bird XFS-09-18 Drip Ring(TREE)	54

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
⊕	Rain Bird PESB-IVM 1" 1in., 1-1/2in., 2in. Plastic Industrial Smart Valves w/ Factory Installed IVM-SOL Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	18

⊕	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	4
⊕	Shut Off Valve	4
⊕	Rain Bird EFB-CP-PRS-D 1-1/2" 1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	4

⊕	Rain Bird ESPLXIVM-LXMM-LXMMPED (2) 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall Mount Enclosure. Install in Rain Bird LXMM-LXMMPED Powder Coated Metal Cabinet w/ Pedestal. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
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⊕	Rain Bird FS-200-B 2in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) LXSD LXME2(P) ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	4
⊕	Amiad 2-T-S-SCAN-Steel Screen 200mm Amiad 2in. T-Super Scanaway Manual Plastic Filter, NPT thread, Steel Screen Element. Clogging Indicator Kit. Engineered-plastic material, maximum working pressure 145psi.	4
POC1	Point of Connection 2"	1
POC2	Point of Connection 2"	1
POC3	Point of Connection 2"	1
POC4	Point of Connection 2"	1

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GRAPHIC SCALE: 1" = 30'

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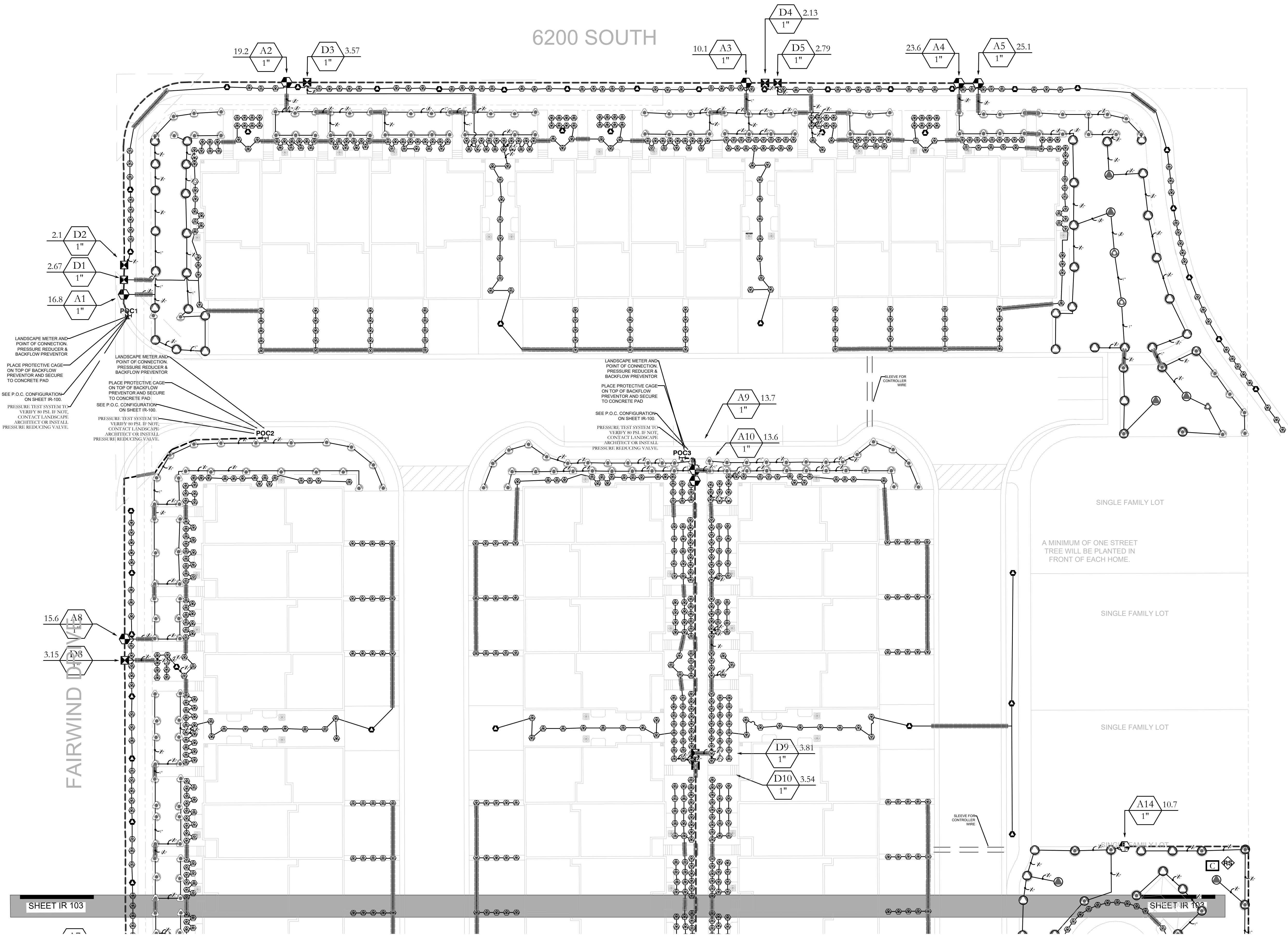
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IRRIGATION OVERALL PLAN
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IRRIGATION PLAN
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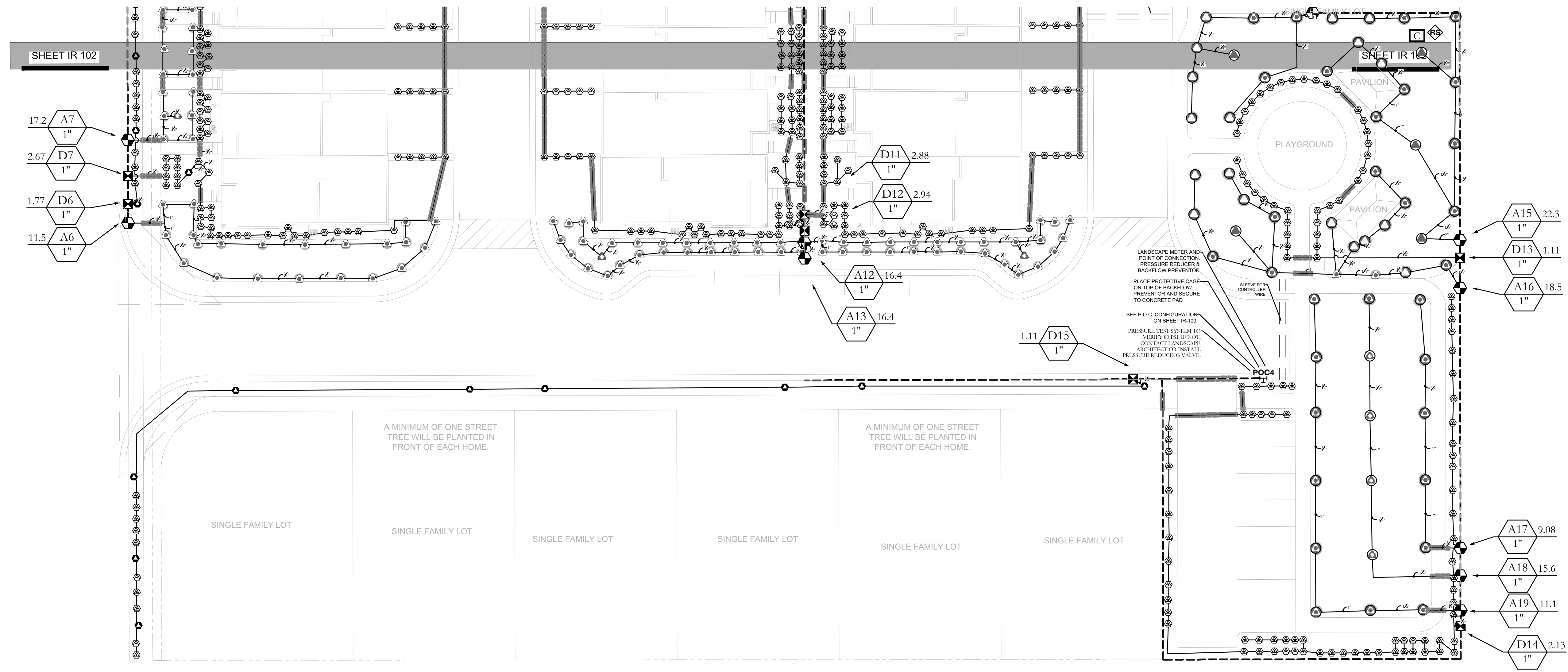
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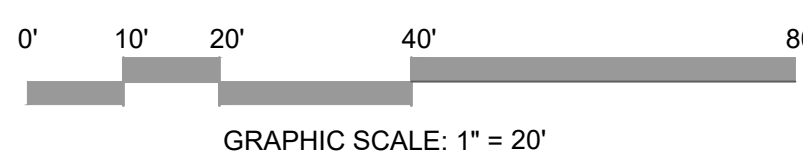
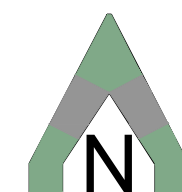


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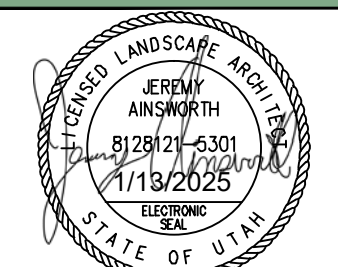
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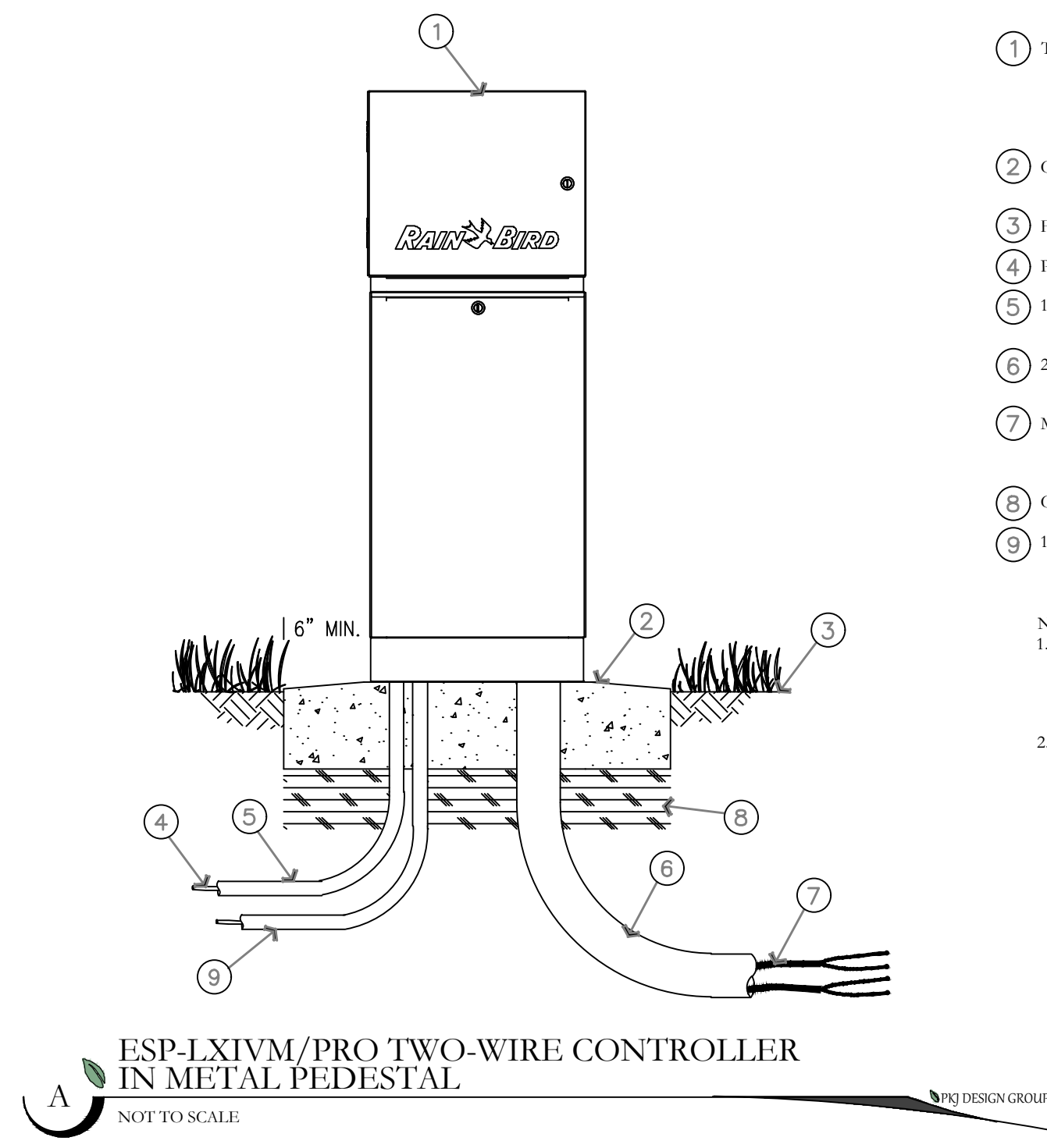
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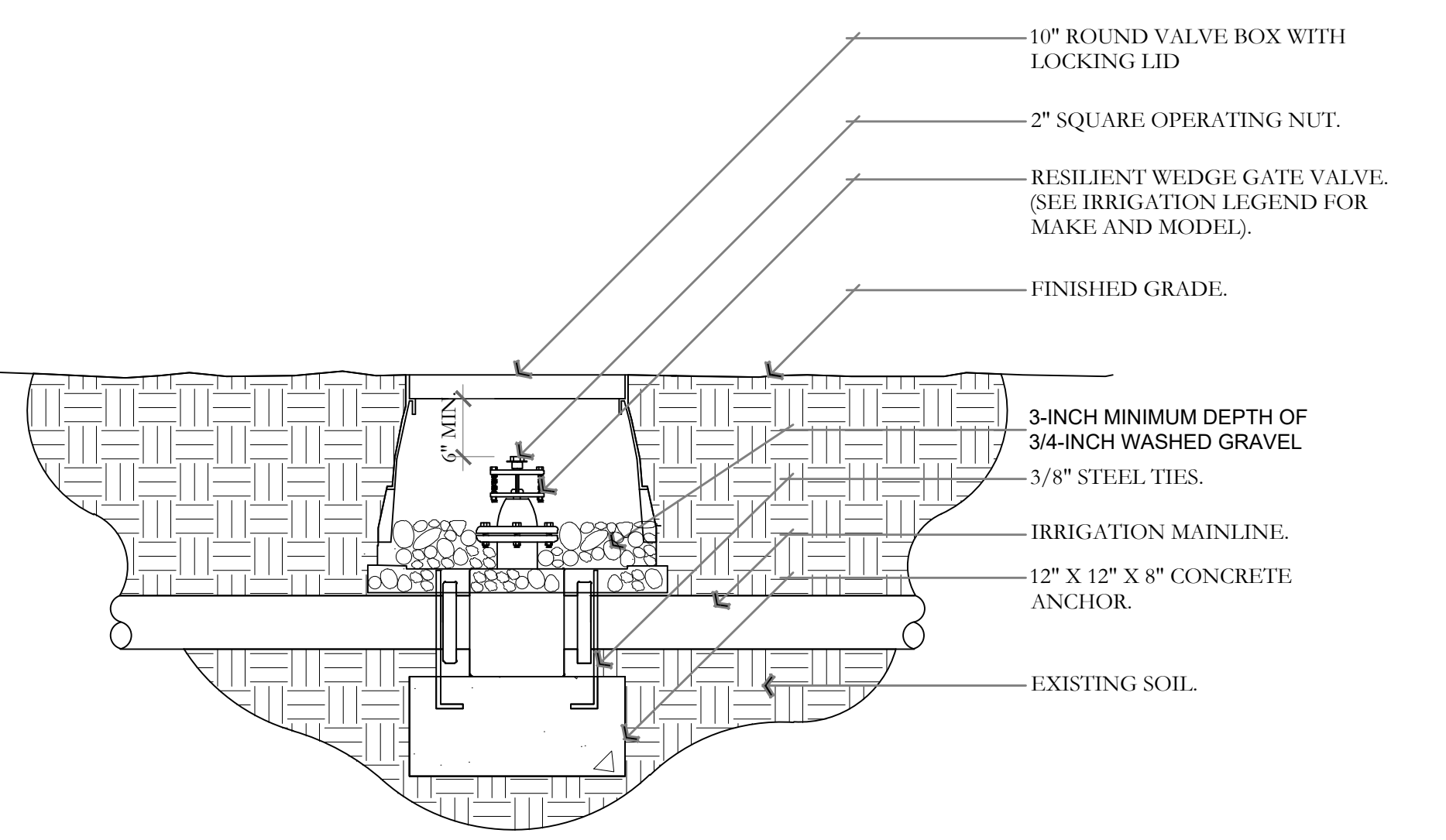
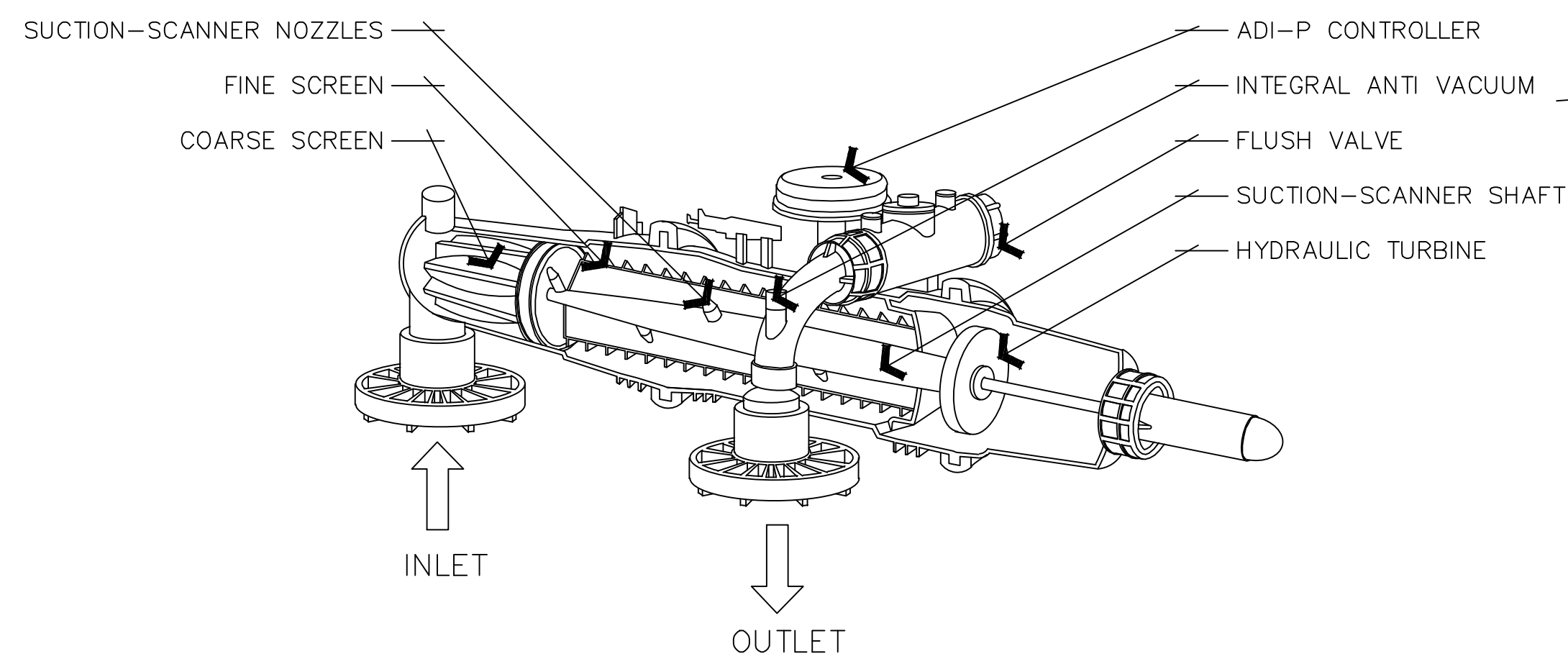
IRRIGATION PLAN
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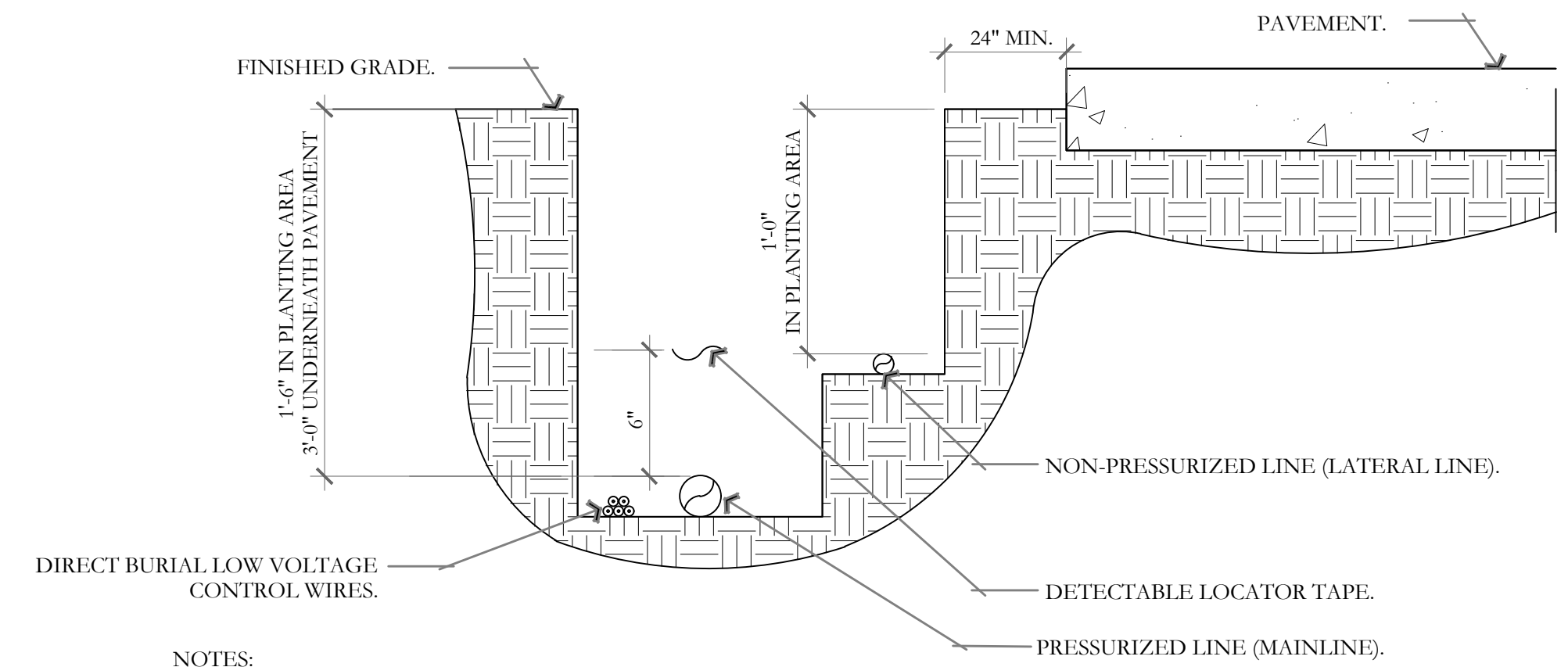
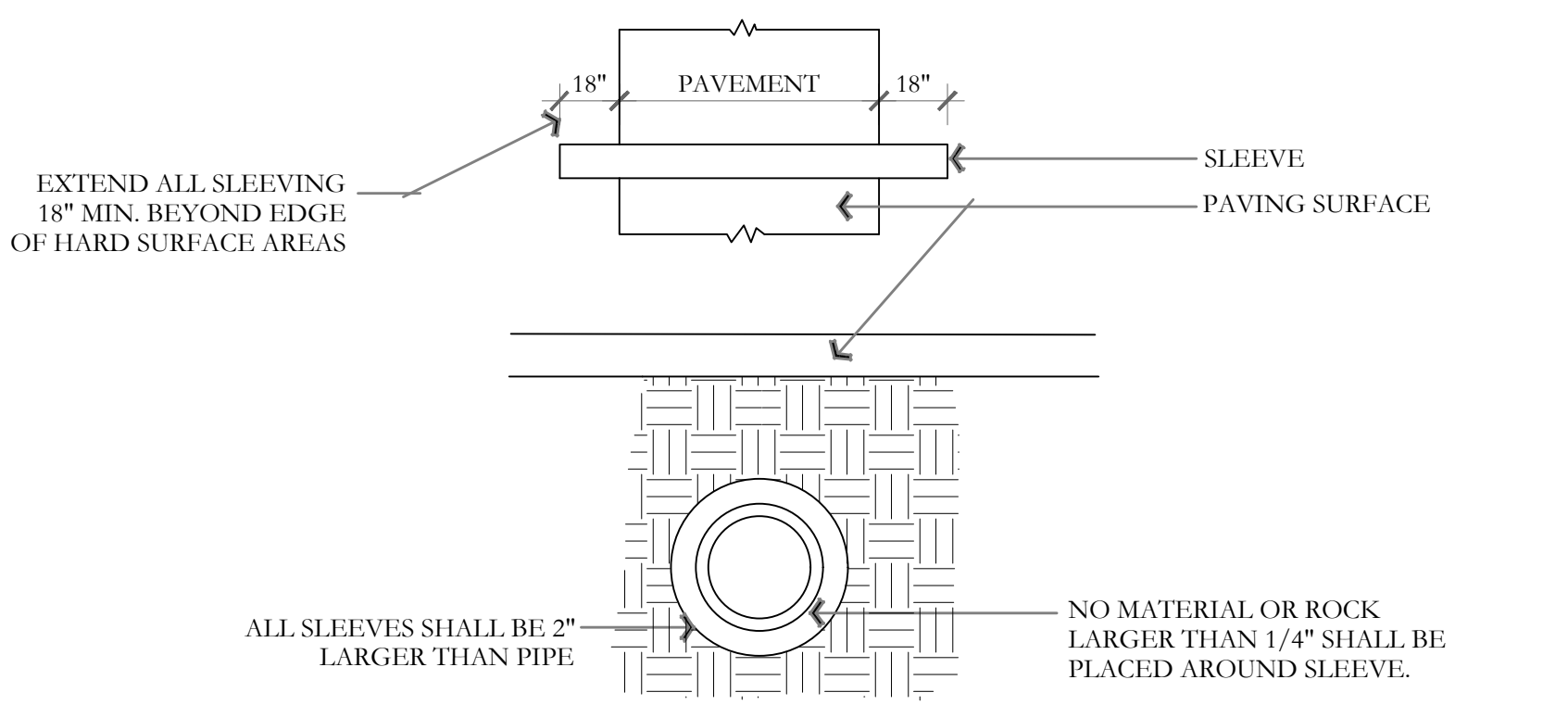


KEY SPECIFICATIONS

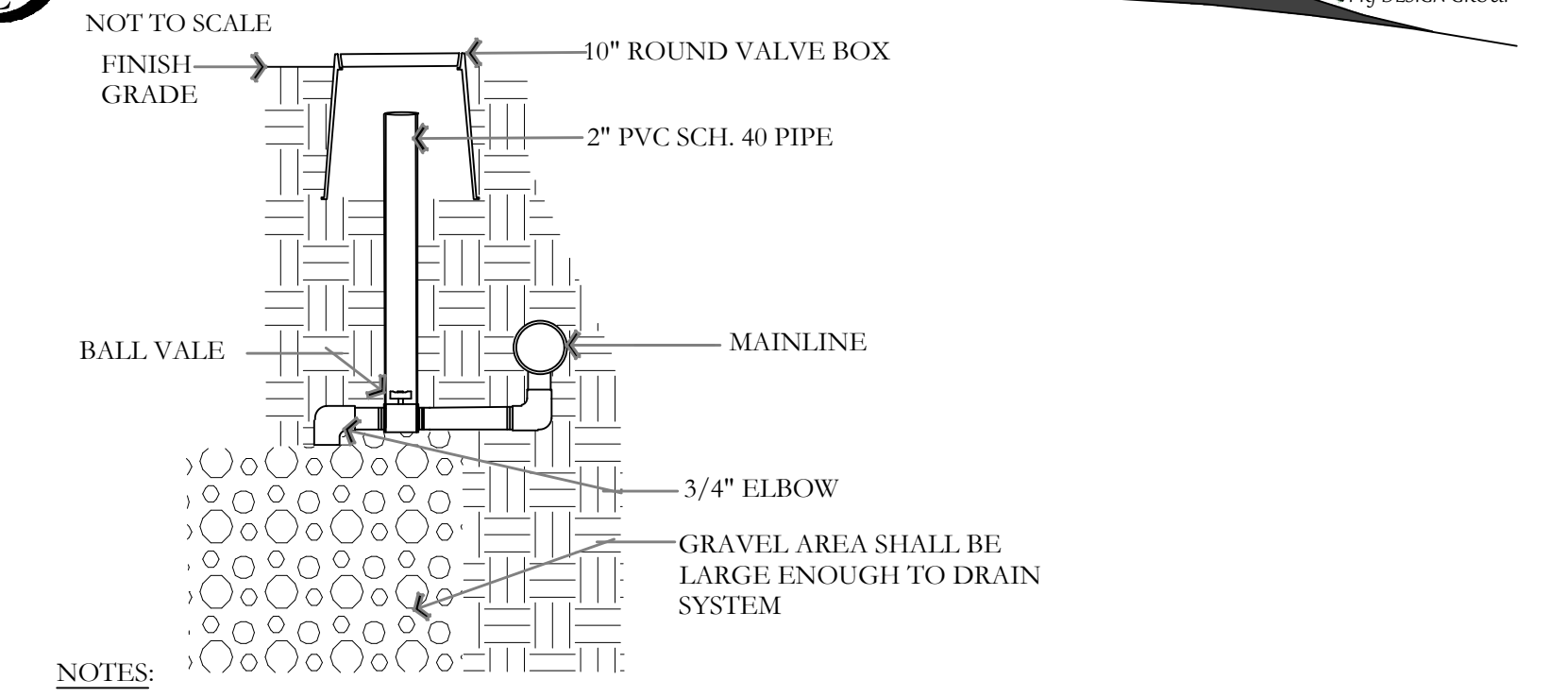
FEATURE	MAX PROGRAMS	MAX STATIONS	MAX SIMUL STATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
MODEL						
LX-IVM	10/60	8	5	5	4	
LX-IVM PRO	40/240	16	10	10	8	



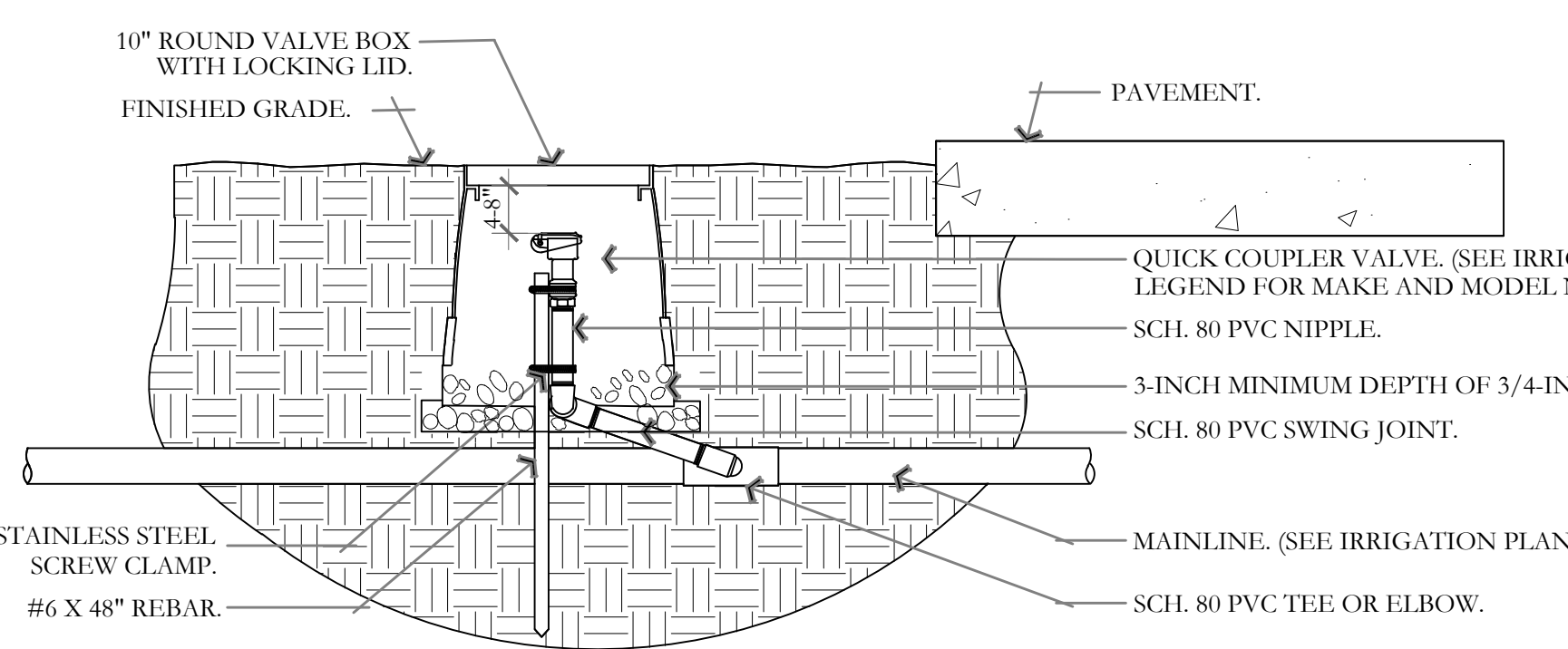
NOTES:
 1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
 2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
 3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.



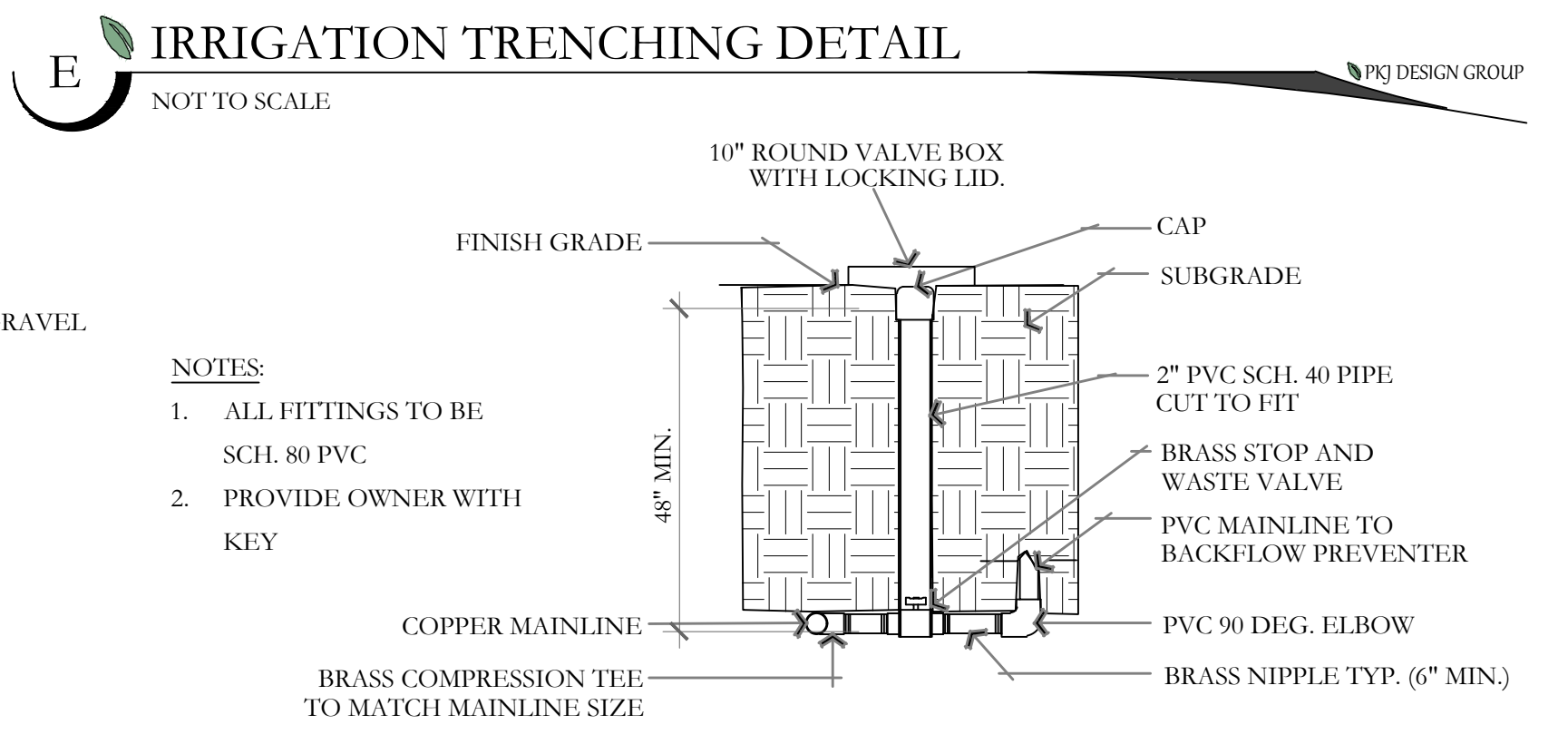
NOTES:
 1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
 2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
 3. 2 WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
 4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6\") ABOVE THE ENTIRE MAINLINE RUN.



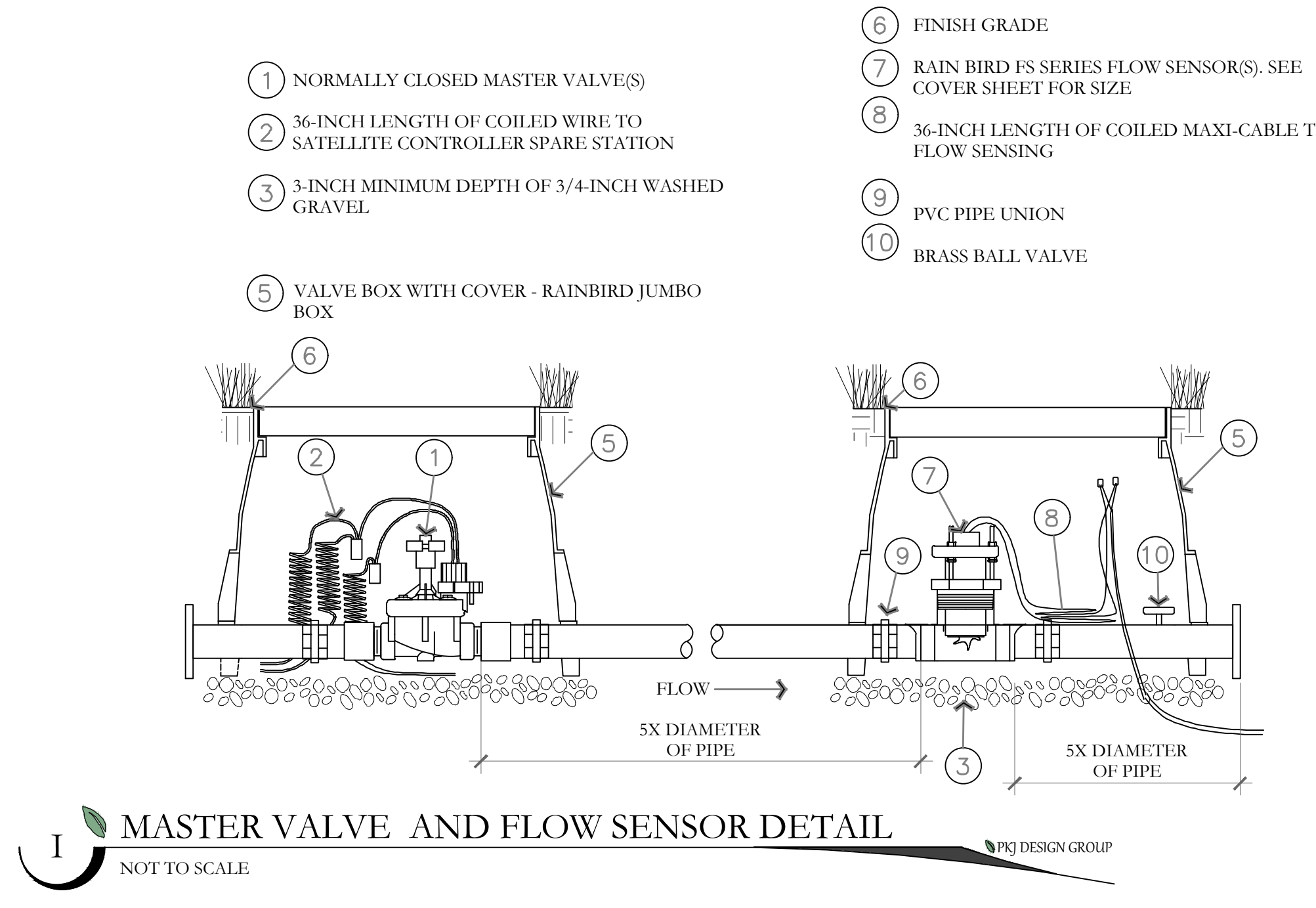
NOTES:
 1. ALL FITTINGS TO BE SCH. 80 PVC
 2. PROVIDE OWNER WITH KEY



NOTES:
 1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
 2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL. THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
 3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18\"/>



NOTES:
 1. ALL FITTINGS TO BE SCH. 80 PVC
 2. PROVIDE OWNER WITH KEY



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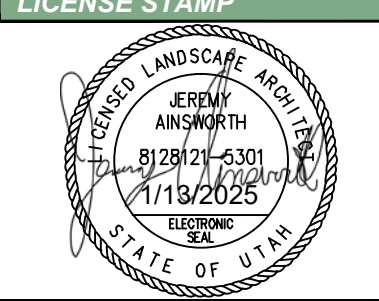
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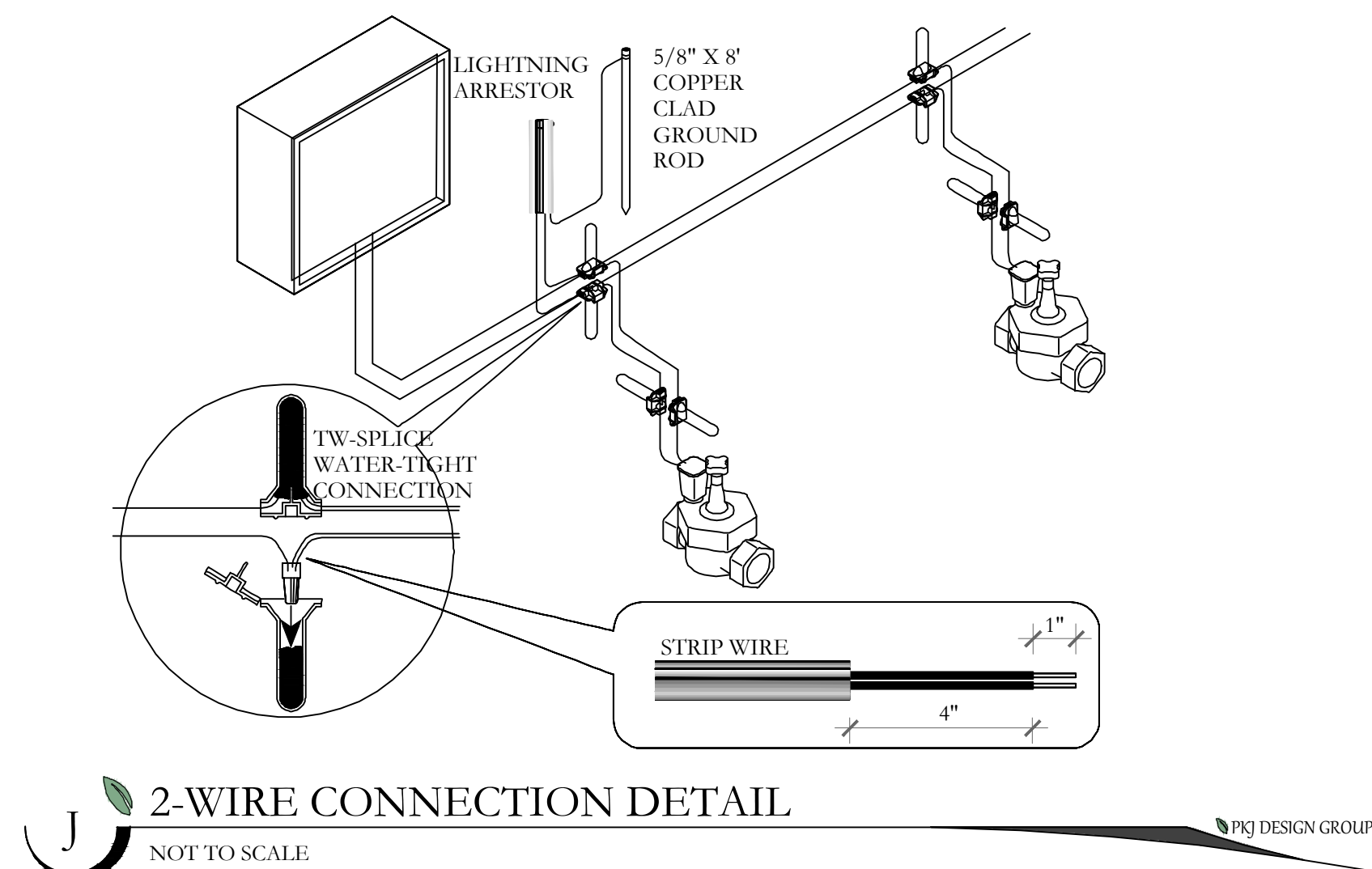
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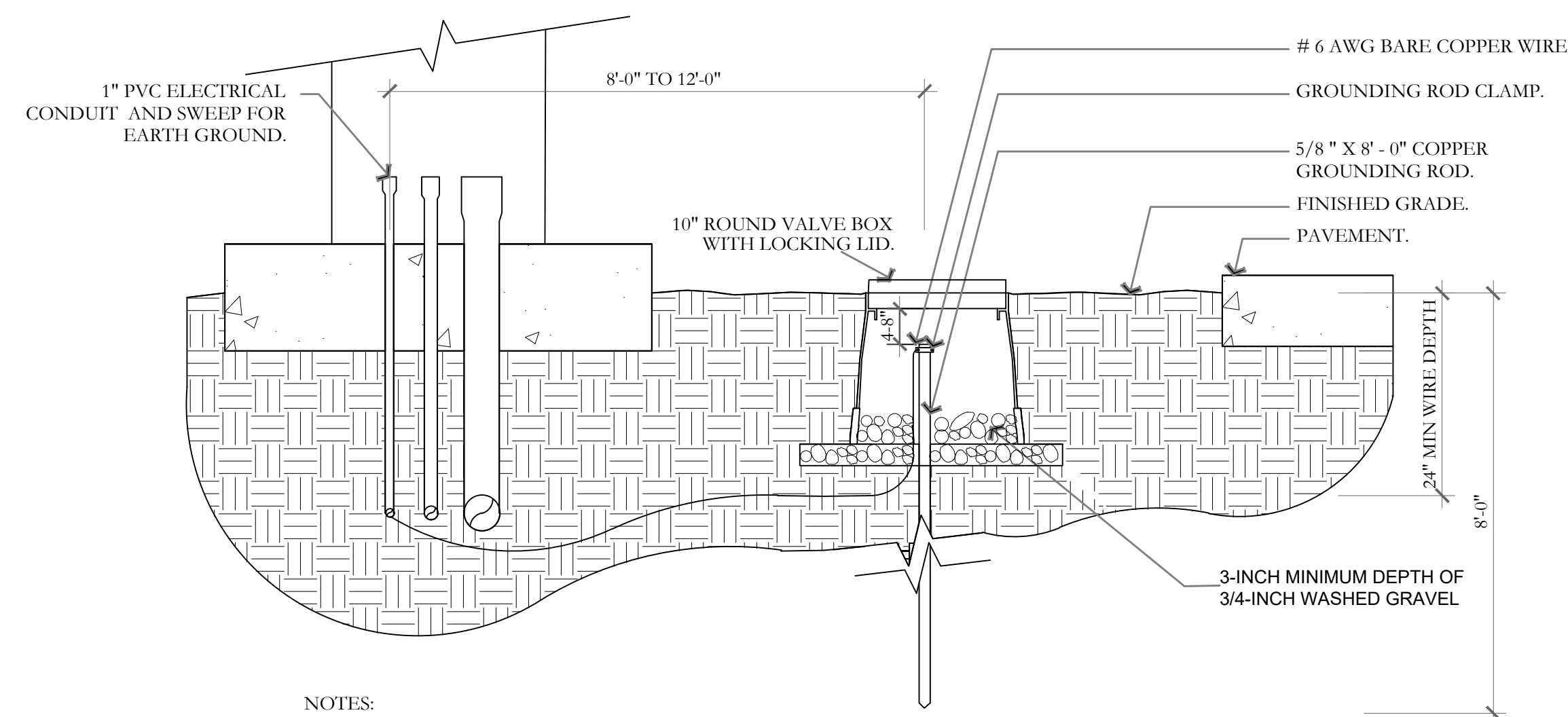
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J 2-WIRE CONNECTION DETAIL

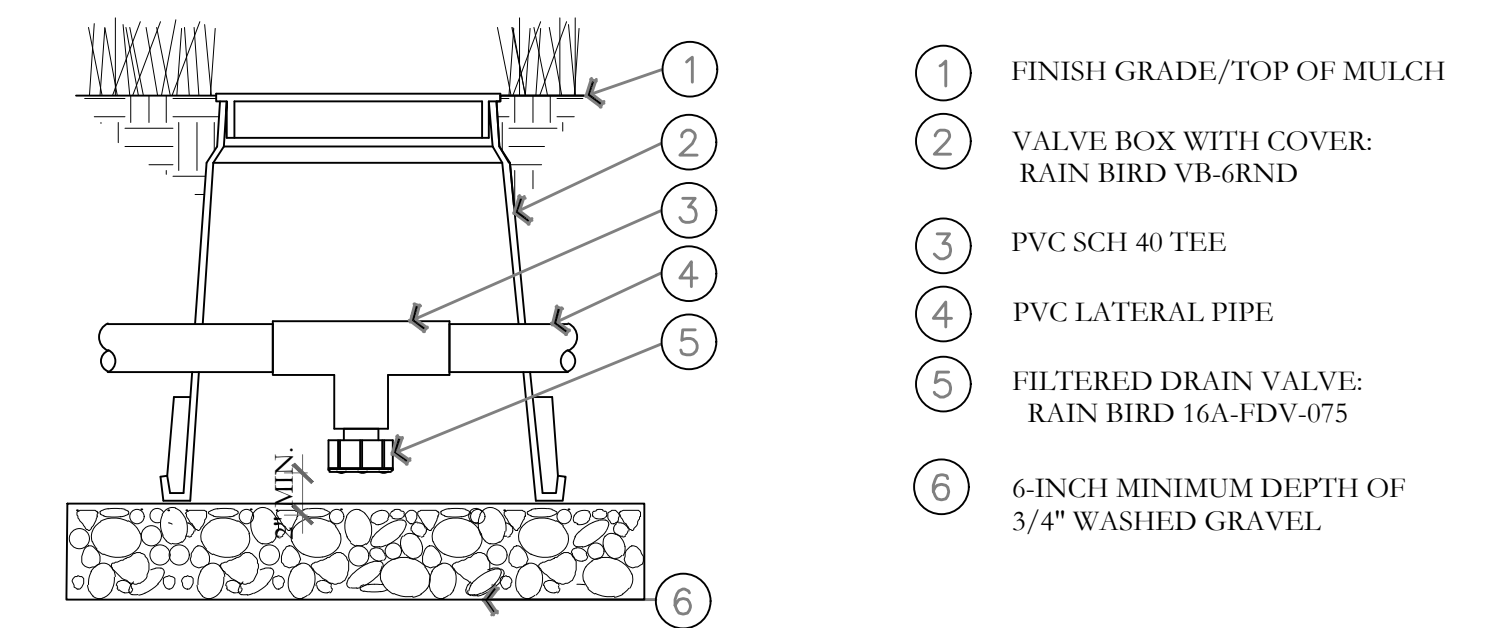
NOT TO SCALE



- NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
 2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
 3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
 4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

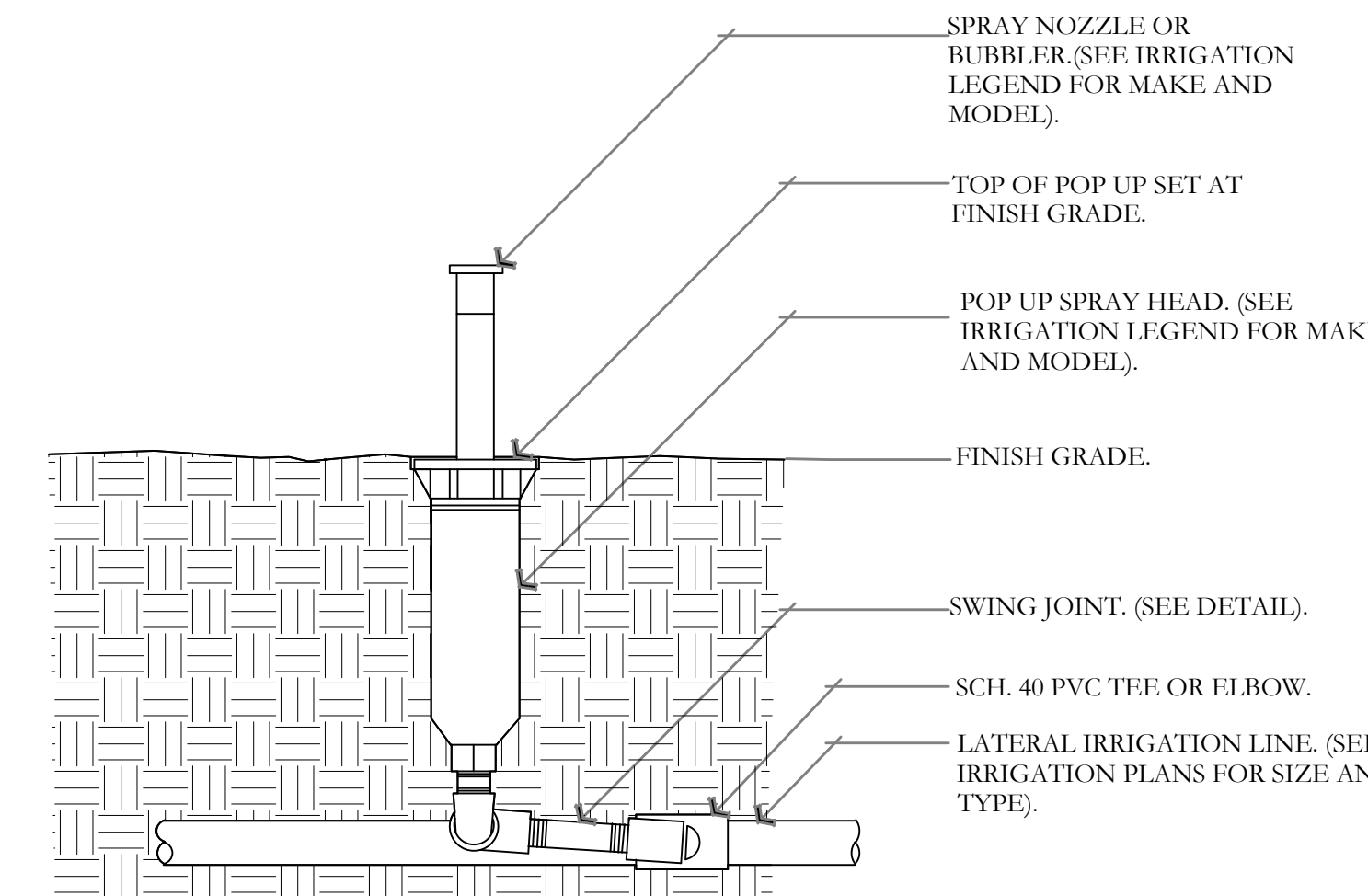
K GROUNDING ROD DETAIL

NOT TO SCALE



L MANUAL LINE DRAIN VALVE DETAIL

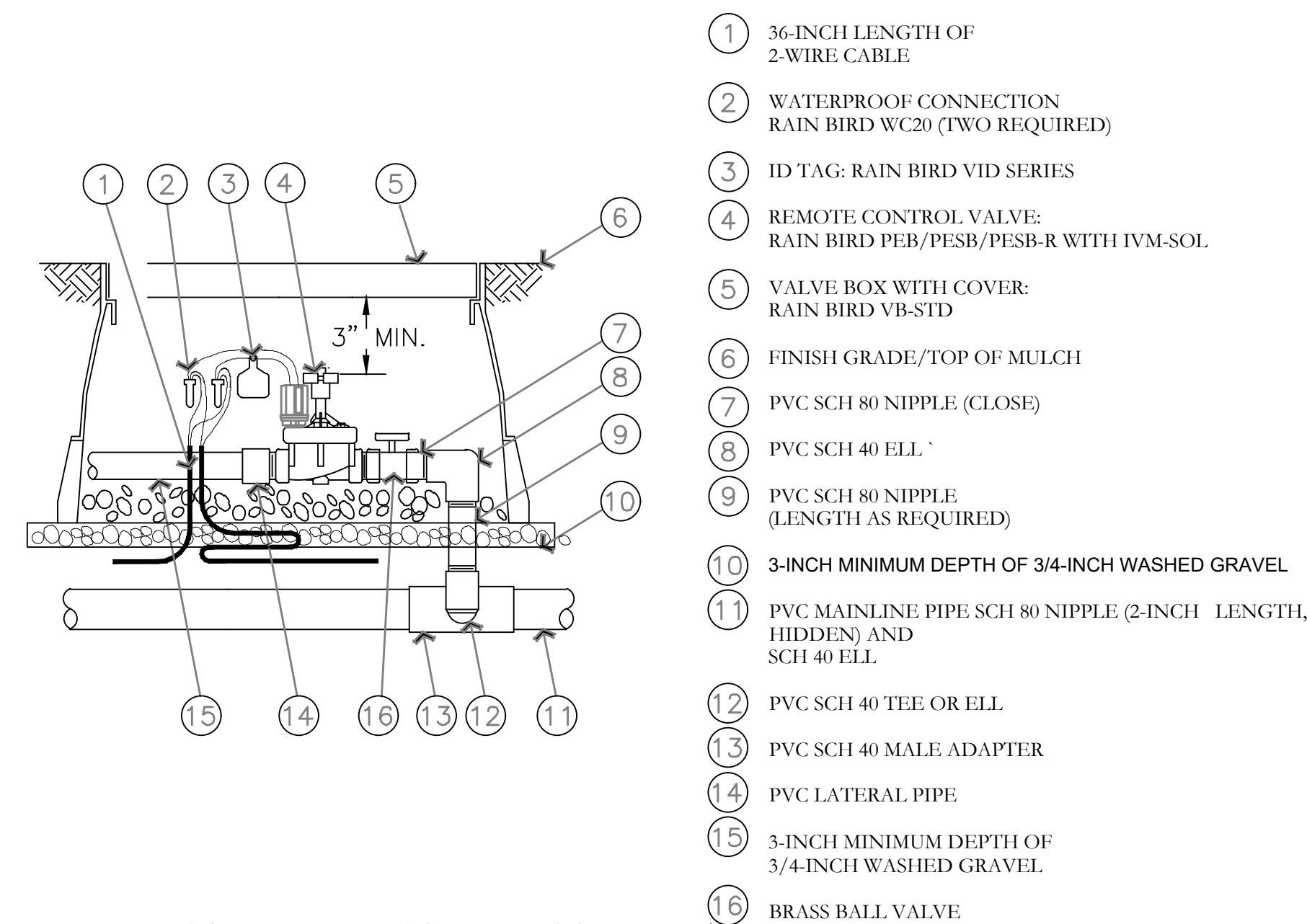
NOT TO SCALE



- NOTE:
1. 4" POP UPS SHALL BE USED IN TURF AREAS.
 2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
 3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
 4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

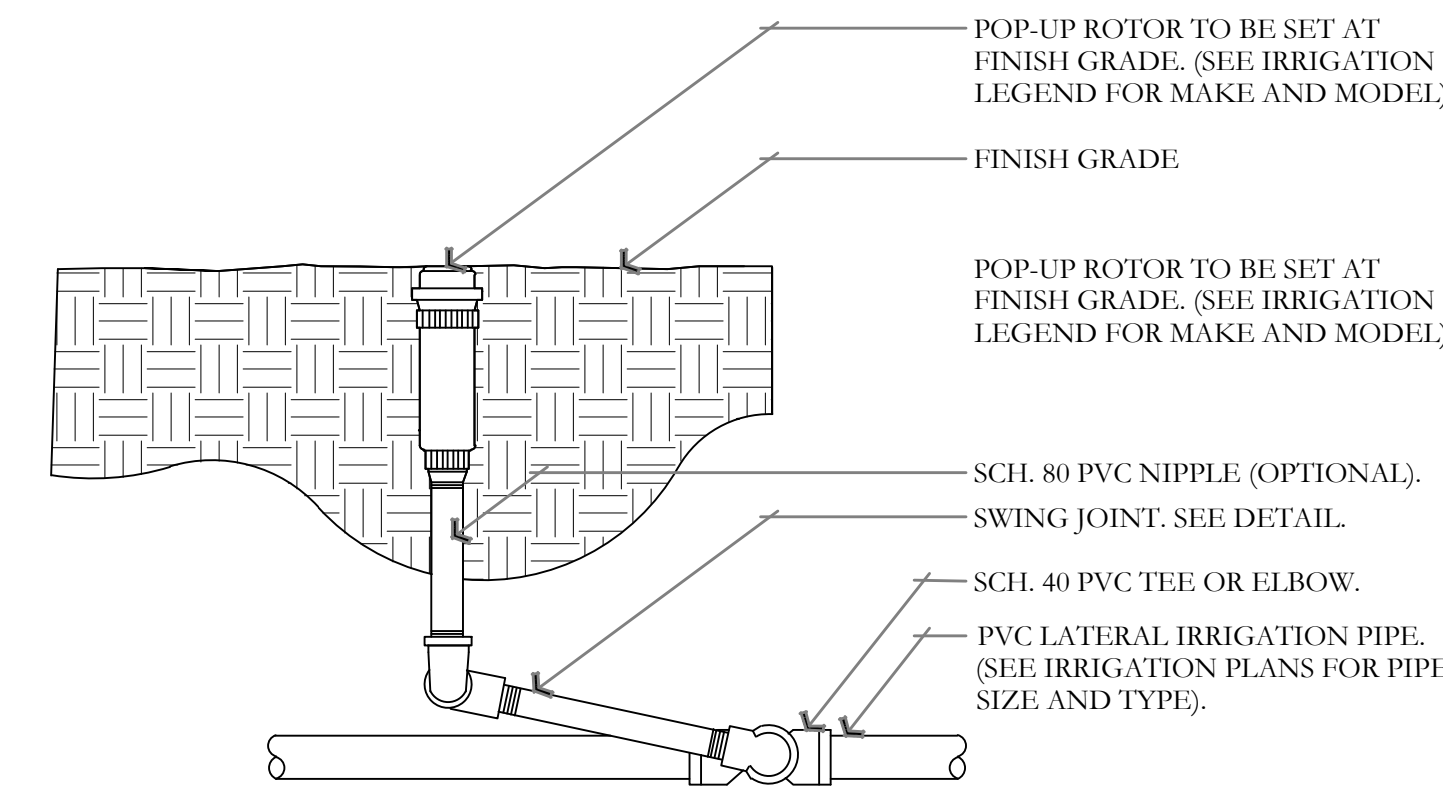
O POP UP-SPRAY HEAD DETAIL

NOT TO SCALE



M ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM-SOL

NOT TO SCALE



- NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
 2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR HEAD DETAIL

NOT TO SCALE

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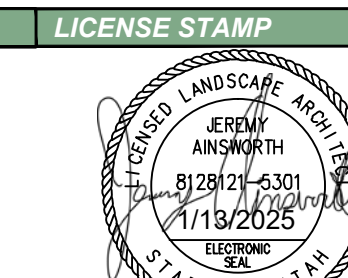
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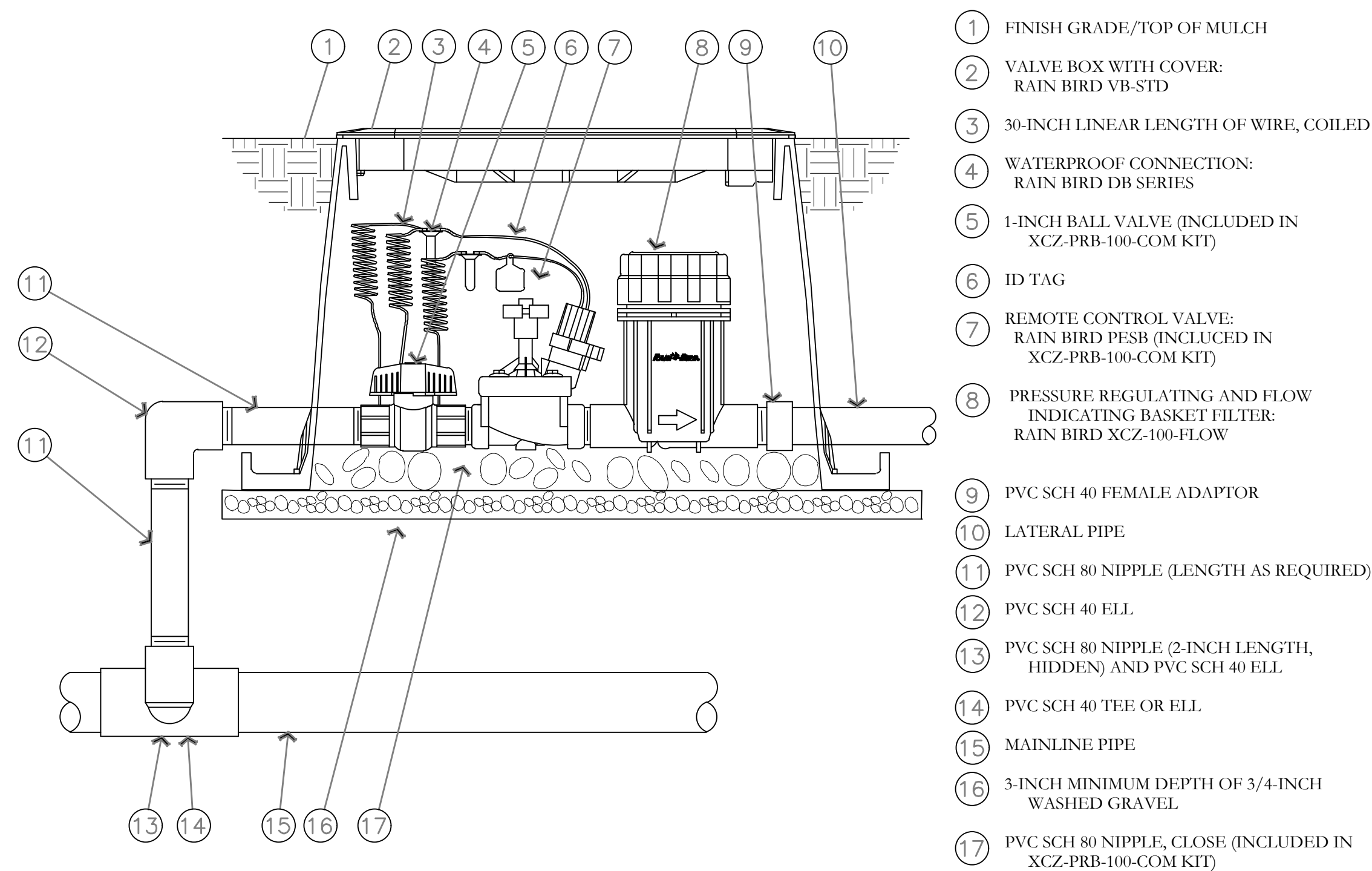
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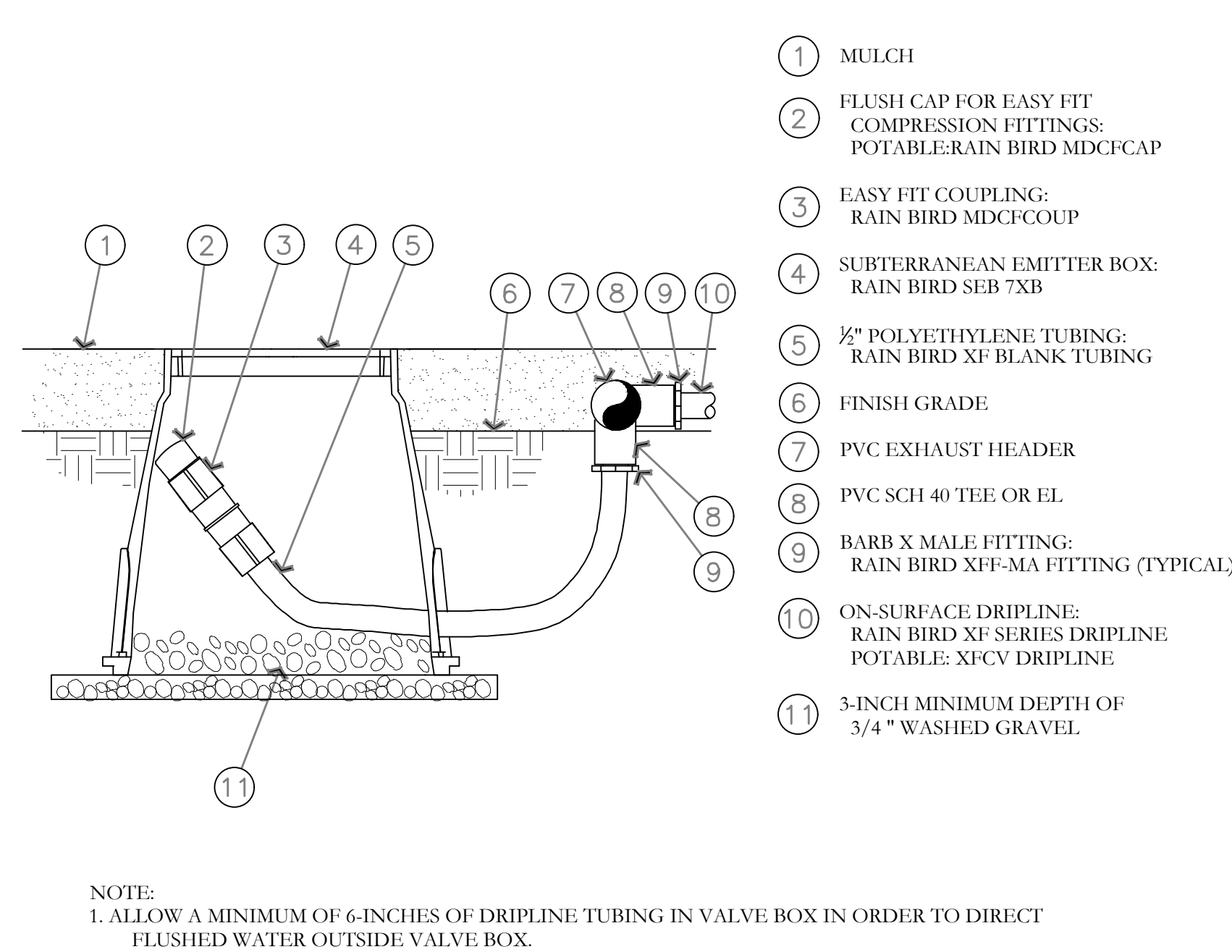
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IR-502



- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 3 30-INCH LINEAR LENGTH OF WIRE, COILED
- 4 WATERPROOF CONNECTION: RAIN BIRD DB SERIES
- 5 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
- 6 ID TAG
- 7 REMOTE CONTROL VALVE: RAIN BIRD PMSB (INCLUDED IN XCZ-PRB-100-COM KIT)
- 8 PRESSURE REGULATING AND FLOW INDICATING BASKET FILTER: RAIN BIRD XCZ-100-FLOW
- 9 PVC SCH 40 FEMALE ADAPTOR
- 10 LATERAL PIPE
- 11 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 12 PVC SCH 40 ELL
- 13 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 14 PVC SCH 40 TEE OR ELL
- 15 MAINLINE PIPE
- 16 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 17 PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

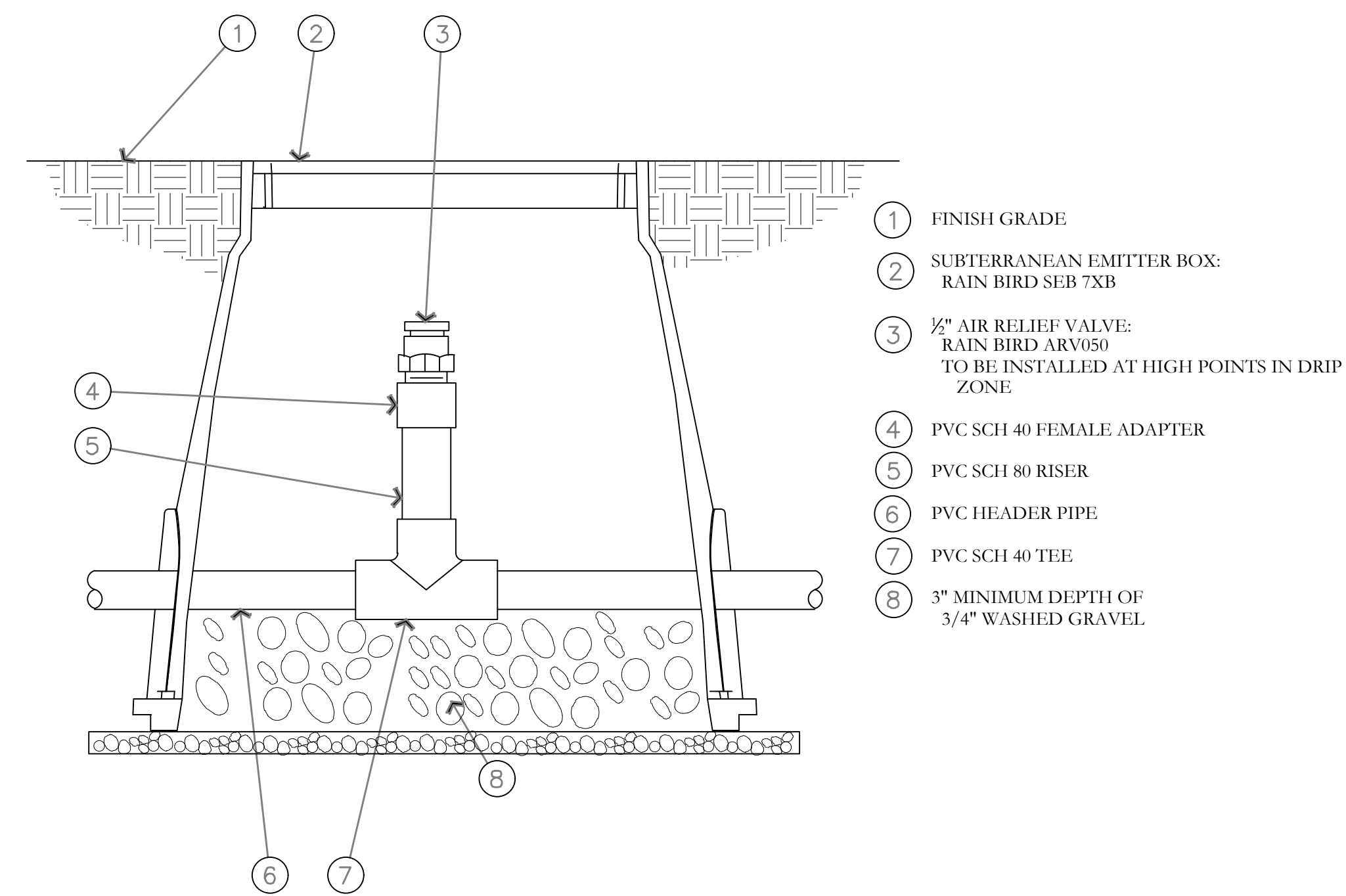
P DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE



- 1 MULCH
- 2 FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE: RAIN BIRD MDCFCAP
- 3 EASY FIT COUPLING: RAIN BIRD MDCFCOUP
- 4 SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
- 5 1/2" POLYETHYLENE TUBING: RAIN BIRD XF-BLANK TUBING
- 6 FINISH GRADE
- 7 PVC EXHAUST HEADER
- 8 PVC SCH 40 TEE OR ELL
- 9 BARB X MALE FITTING: RAIN BIRD XF-MA FITTING (TYPICAL)
- 10 ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
- 11 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

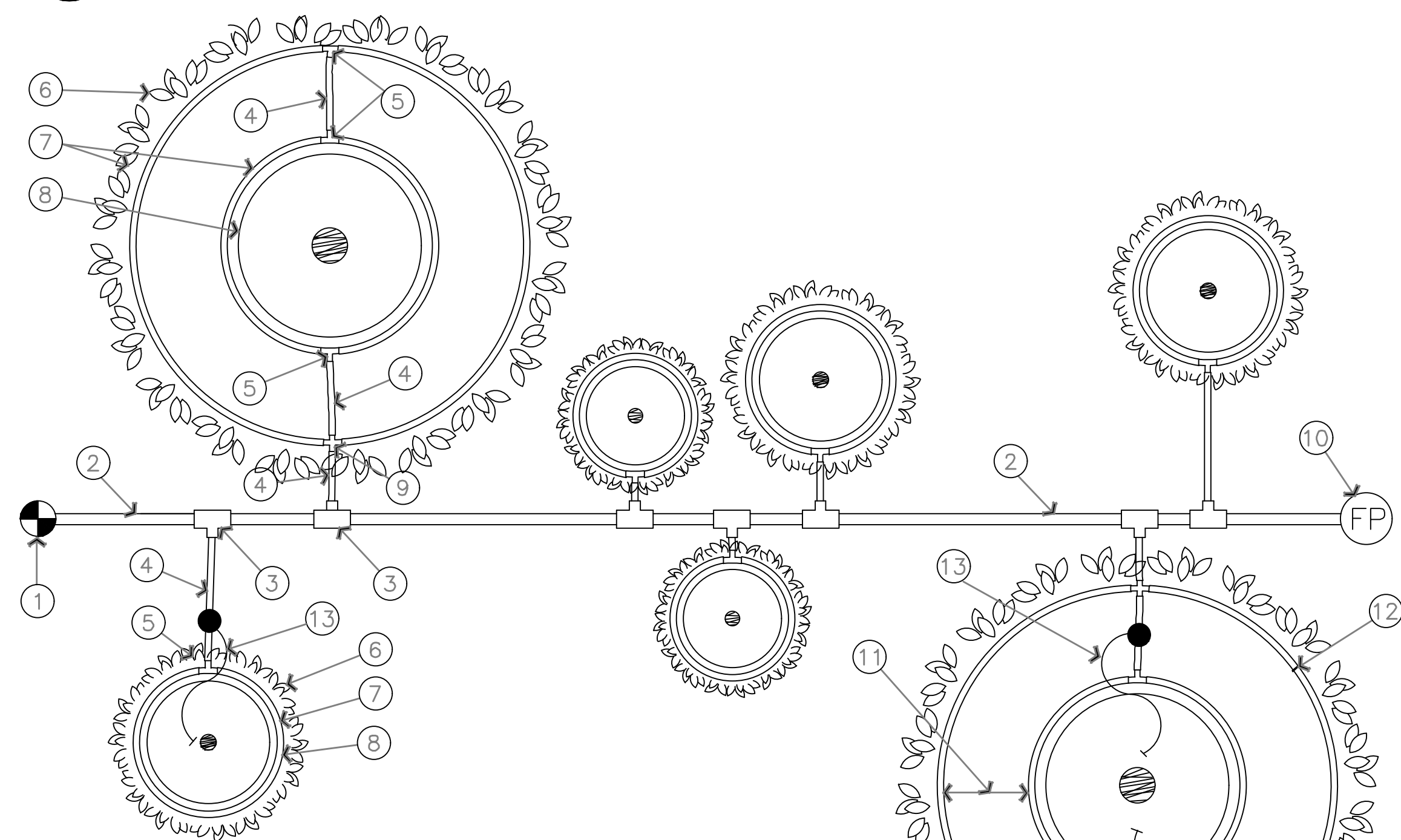
NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL
NOT TO SCALE



- 1 FINISH GRADE
- 2 SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
- 3 1/2" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
- 4 PVC SCH 40 FEMALE ADAPTER
- 5 PVC SCH 80 RISER
- 6 PVC HEADER PIPE
- 7 PVC SCH 40 TEE
- 8 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL
NOT TO SCALE



- 1 RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMMODATE LATERAL FLOW DEMAND)
- 2 PVC DRIP LATERAL PIPE
- 3 PVC SCH 40 TEE OR ELL (TYPICAL)
- 4 1/2" POLYETHYLENE TUBING: RAIN BIRD XF SERIES- S FOR COPPER SHEILD (TYPICAL)
- 5 BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
- 6 PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
- 7 ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
- 8 ROOT BALL (TYPICAL)
- 9 BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
- 10 DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
- 11 SPACING PER SPECIFICATION
- 12 TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)
- 13 POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.

NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
NOT TO SCALE

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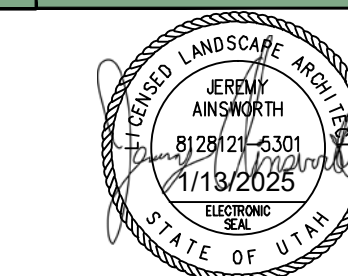
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TAYLOR VILLAS

STORM DRAINAGE REPORT

6200 South

TAYLORSVILLE CITY, UTAH

PROJECT NO. 24253

Prepared for

Edge Homes

February 2025

Prepared by:



14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065

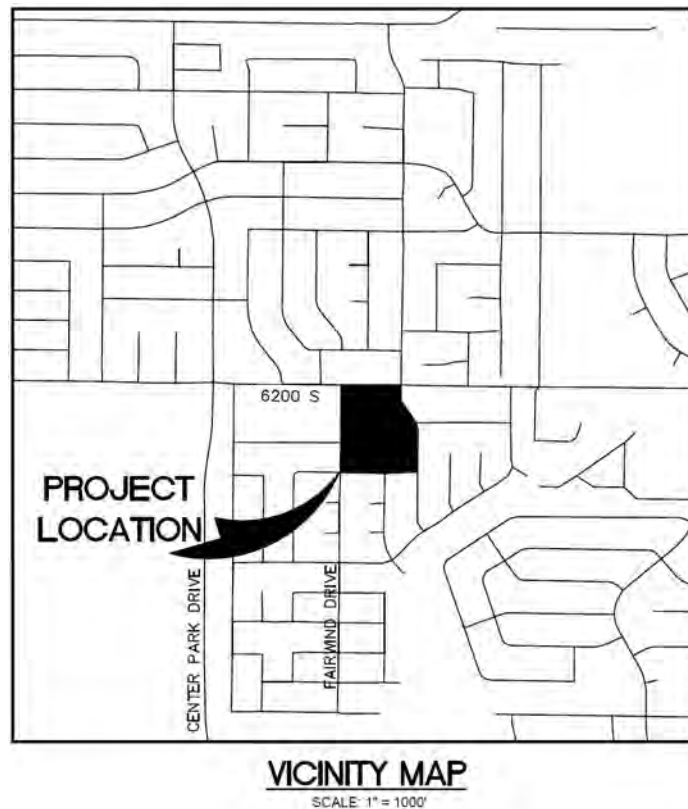
801.553.8112

INTRODUCTION

This report presents the calculations and design for stormwater facilities for the Taylor Villas Subdivision project located near the intersection of 6200 South and Fairwind Drive in Taylorsville City, Utah. This report will detail how stormwater is to be collected in appropriately sized catch basins, conveyed in appropriately sized pipes, and detained in an appropriately sized basin.

SITE AND PROJECT OVERVIEW

The Taylor Villas Subdivision covers an area of approximately 5.318 acres to the South of 6200 South and to the East of Fairwind Drive as shown in the vicinity map below.



The Taylor Villas Subdivision has a drainage area of approximately 3.786 acres.

The site has existing slopes of relatively low grades at about 1% - 2% sloping towards the Southeast corner of the property. Because of a shallow sewer elevation in Fairwind Drive, the southeast corner of the property will be raised about 5 feet to allow for appropriate depth for the sewer. This will direct storm water to the Northeast and Southwest corners of the property. From there, the water will be captured in inlets and directed towards the Southeast to a detention pond and chamber system. The detention pond will have an outlet to the existing 4' storm drain pipe located under 3975 West. The subdivision is proposed to be developed into 9 single family lots and 41 townhome units which will increase the run-off characteristics of the site compared to the existing conditions.



STORM WATER RETENTION OVERVIEW AND SIZING

The Taylor Villas Subdivision project will collect storm water through several inlets along the roadway rights-of-way designed to capture run-off. This run-off will be conveyed to the underground chambers and a detention pond on the southeast side of the property. The detention pond and chambers are designed to detain the 100-year 3-hour event. The detention pond will be a landscaped, depressed surface storage area with a 5' concrete walking path surrounding it. The underground chambers will be 46 MC-7200 Stormtech chambers buried beneath the basin with an outlet structure and orifice plate that will release stormwater to the existing 4' storm drain pipe located beneath 3975 West.

For the single-family lots, it was determined to be impractical to attempt to direct the storm water run-off to the roadway due to the slopes away from the road. Individual lot retention basins will be required for lots that cannot be graded to direct all storm water run-off to the roadway right-of-way. These retention basins should be sized to hold the 100-year 24-hour storm event. The size of the individual lot retention basins is to be determined at the time of house construction based on the individual lot site and grading plan.

Soils have been evaluated by Wilding Engineering at the proposed site revealing 6 to 36 inches of topsoil and undocumented fill. Below the topsoil and undocumented fill was generally native LEAN CLAY (CL), LEAN CLAY with SAND (CL), SANDY SILT (ML), or SILT with SAND (ML).

The detention basin and chambers have been sized to retain the 80th percentile storm at a volume of 4,213 cubic feet and detain the 100-year 3-hour storm at a volume of 14,212 cubic feet. The detention system has been designed to first flow into the underground Stormtech chambers buried beneath the detention basin. This is done to avoid standing water in the pond as much as possible. In the event that the underground chambers have been filled, the storm water will continue to rise through a pipe in the chambers to fill the detention basin above. In case of an exceptionally large storm that fills the detention system beyond the 100-year storm, a grate has been designed at the high-water elevation of the detention basin to catch any overflow and direct it to the existing 4' pipe beneath 3975 West.

STORM DRAIN MODEL FOR PIPE SIZING

The project was divided into sub-basins that were individually analyzed. From this analysis, we modeled each basin to demonstrate that the catch basins were appropriately spaced and that the storm drainage pipe was sized appropriately to handle the 10-year storm event. Please refer to the attached drawings for more detail.

The model (using Hydraflow Storm Sewers) was built using the layout of the storm drainage pipe and catch basin system. Sub-basin areas and C values were entered into the model along with 10-year storm intensities and elevations from the design drawings of storm drain outfalls, cleanouts, catch basins, and combination boxes. The time of concentrations were calculated and entered into the model as well. The model calculated pipe lengths and pipe slopes from the design linework, which do not match exactly the design drawings. This is due to the lengths in the model being center of box to center of box, where the design drawings are actual pipe lengths (edge of box to edge of box). Since the model calculation results in a slightly longer pipe length and therefore less slope, the model results are conservative and not a concern.



APPENDIX, CONCLUSION, AND CERTIFICATION

The supporting documents are as follows:

- NOAA Atlas 14 Precipitation Data
- Subbasin Layout Map – showing the subbasins
- Storm Sewer Summary Spreadsheet – this is taken from the model results and modified to show the % Capacity of each pipe in the model. The spreadsheet also lists the calculated flow rate and the hydraulic grade line of each segment of pipe.
- Storm Sewer Inventory Report – this report shows the input values of the model and calculates the pipe slopes and Junction Loss Coefficients.
- Inlet Report – this report shows the inlet or structure ID that is immediately upstream from each pipe segment, the incoming flows at each catch basin, the captured volume & bypass volume at each catch basin, the slope of each catch basin (or ‘sag’ if in a low point), and the spread distance onto the asphalt at each inlet. Please note that the spread distance is measured from the face of curb. Therefore, the actual spread on the asphalt is the shown value minus the gutter pan of 2’. In all cases, the asphalt spread is less than 5.3 feet.

We certify that these storm drainage calculations are correct and appropriate for the design of the stormwater detention for Mercer Mountain Subdivision.

Report prepared by:

Taylor Kofford

Taylor Kofford

Engineer-In-Training



Reviewed by:

Mike E. Carlton

Mike E. Carlton, P.E.

VP of Engineering

WILDING ENGINEERING, INC.





NOAA Atlas 14, Volume 1, Version 5
Location name: West Jordan, Utah, USA*
Latitude: 40.6376°, Longitude: -111.9871°
Elevation: 4572 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Tryppaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	1.48 (1.30-1.72)	1.87 (1.64-2.17)	2.57 (2.24-2.99)	3.22 (2.77-3.74)	4.26 (3.58-5.00)	5.26 (4.27-6.23)	6.41 (5.04-7.70)	7.78 (5.88-9.53)	10.0 (7.15-12.6)	12.0 (8.21-15.5)
10-min	1.13 (0.990-1.31)	1.42 (1.25-1.65)	1.95 (1.70-2.27)	2.44 (2.11-2.85)	3.24 (2.72-3.81)	4.00 (3.25-4.74)	4.87 (3.83-5.86)	5.92 (4.47-7.25)	7.60 (5.44-9.56)	9.15 (6.25-11.8)
15-min	0.932 (0.816-1.08)	1.18 (1.03-1.36)	1.61 (1.41-1.88)	2.02 (1.74-2.36)	2.68 (2.25-3.15)	3.30 (2.69-3.92)	4.03 (3.17-4.84)	4.89 (3.70-5.99)	6.28 (4.49-7.90)	7.56 (5.16-9.74)
30-min	0.626 (0.550-0.726)	0.792 (0.694-0.918)	1.09 (0.948-1.26)	1.36 (1.17-1.59)	1.80 (1.51-2.12)	2.22 (1.81-2.64)	2.71 (2.13-3.26)	3.29 (2.49-4.03)	4.23 (3.03-5.32)	5.09 (3.48-6.56)
60-min	0.388 (0.340-0.449)	0.490 (0.430-0.568)	0.672 (0.586-0.782)	0.841 (0.724-0.982)	1.12 (0.937-1.31)	1.38 (1.12-1.63)	1.68 (1.32-2.02)	2.04 (1.54-2.50)	2.62 (1.87-3.29)	3.15 (2.15-4.06)
2-hr	0.245 (0.221-0.278)	0.305 (0.274-0.345)	0.397 (0.355-0.451)	0.485 (0.427-0.551)	0.628 (0.540-0.720)	0.760 (0.635-0.879)	0.917 (0.740-1.08)	1.10 (0.855-1.33)	1.40 (1.03-1.74)	1.68 (1.18-2.14)
3-hr	0.189 (0.172-0.211)	0.233 (0.212-0.260)	0.293 (0.266-0.327)	0.349 (0.314-0.390)	0.439 (0.386-0.494)	0.520 (0.447-0.591)	0.620 (0.517-0.725)	0.740 (0.598-0.892)	0.939 (0.723-1.17)	1.12 (0.828-1.44)
6-hr	0.122 (0.113-0.133)	0.150 (0.138-0.163)	0.182 (0.168-0.199)	0.211 (0.193-0.231)	0.255 (0.229-0.281)	0.291 (0.258-0.324)	0.333 (0.289-0.376)	0.383 (0.325-0.451)	0.480 (0.394-0.593)	0.567 (0.452-0.727)
12-hr	0.075 (0.069-0.082)	0.092 (0.085-0.100)	0.111 (0.102-0.121)	0.128 (0.117-0.140)	0.152 (0.137-0.168)	0.172 (0.153-0.191)	0.194 (0.169-0.218)	0.217 (0.186-0.249)	0.255 (0.212-0.299)	0.286 (0.232-0.365)
24-hr	0.044 (0.041-0.048)	0.055 (0.050-0.059)	0.065 (0.060-0.071)	0.074 (0.068-0.080)	0.086 (0.079-0.094)	0.096 (0.087-0.104)	0.105 (0.095-0.114)	0.115 (0.104-0.125)	0.129 (0.114-0.151)	0.145 (0.122-0.185)
2-day	0.025 (0.023-0.027)	0.031 (0.028-0.033)	0.037 (0.034-0.040)	0.041 (0.038-0.045)	0.048 (0.044-0.052)	0.053 (0.049-0.058)	0.058 (0.053-0.063)	0.063 (0.057-0.069)	0.070 (0.063-0.077)	0.075 (0.067-0.093)
3-day	0.018 (0.016-0.019)	0.022 (0.020-0.024)	0.026 (0.024-0.028)	0.030 (0.027-0.032)	0.034 (0.032-0.037)	0.038 (0.035-0.041)	0.042 (0.038-0.046)	0.046 (0.042-0.050)	0.051 (0.046-0.056)	0.055 (0.049-0.064)
4-day	0.014 (0.013-0.015)	0.017 (0.016-0.019)	0.021 (0.019-0.022)	0.024 (0.022-0.026)	0.028 (0.025-0.030)	0.031 (0.028-0.033)	0.034 (0.031-0.037)	0.037 (0.034-0.040)	0.042 (0.037-0.045)	0.045 (0.040-0.049)
7-day	0.009 (0.008-0.010)	0.011 (0.010-0.012)	0.013 (0.013-0.015)	0.015 (0.014-0.017)	0.018 (0.017-0.019)	0.020 (0.018-0.021)	0.022 (0.020-0.023)	0.024 (0.022-0.026)	0.026 (0.024-0.029)	0.028 (0.025-0.031)
10-day	0.007 (0.006-0.008)	0.009 (0.008-0.009)	0.010 (0.010-0.011)	0.012 (0.011-0.013)	0.014 (0.013-0.015)	0.015 (0.014-0.016)	0.016 (0.015-0.018)	0.018 (0.016-0.019)	0.019 (0.018-0.021)	0.020 (0.019-0.022)
20-day	0.004 (0.004-0.005)	0.006 (0.005-0.006)	0.007 (0.006-0.007)	0.007 (0.007-0.008)	0.009 (0.008-0.009)	0.009 (0.009-0.010)	0.010 (0.009-0.011)	0.011 (0.010-0.011)	0.012 (0.011-0.012)	0.012 (0.011-0.013)
30-day	0.003 (0.003-0.004)	0.004 (0.004-0.005)	0.005 (0.005-0.006)	0.006 (0.005-0.006)	0.007 (0.006-0.007)	0.007 (0.007-0.008)	0.008 (0.007-0.008)	0.008 (0.008-0.009)	0.009 (0.008-0.010)	0.009 (0.009-0.010)
45-day	0.003 (0.003-0.003)	0.003 (0.003-0.004)	0.004 (0.004-0.004)	0.005 (0.004-0.005)	0.005 (0.005-0.006)	0.006 (0.005-0.006)	0.006 (0.006-0.007)	0.007 (0.006-0.007)	0.007 (0.007-0.008)	0.008 (0.007-0.008)
60-day	0.002 (0.002-0.003)	0.003 (0.003-0.003)	0.004 (0.003-0.004)	0.004 (0.004-0.004)	0.005 (0.004-0.005)	0.005 (0.005-0.005)	0.005 (0.005-0.006)	0.006 (0.005-0.006)	0.006 (0.006-0.007)	0.007 (0.006-0.007)

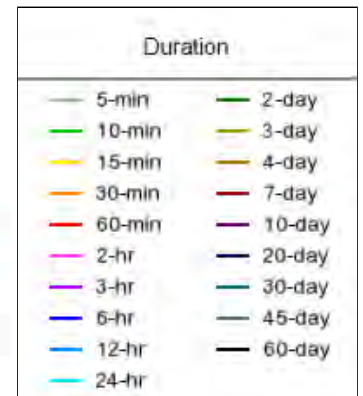
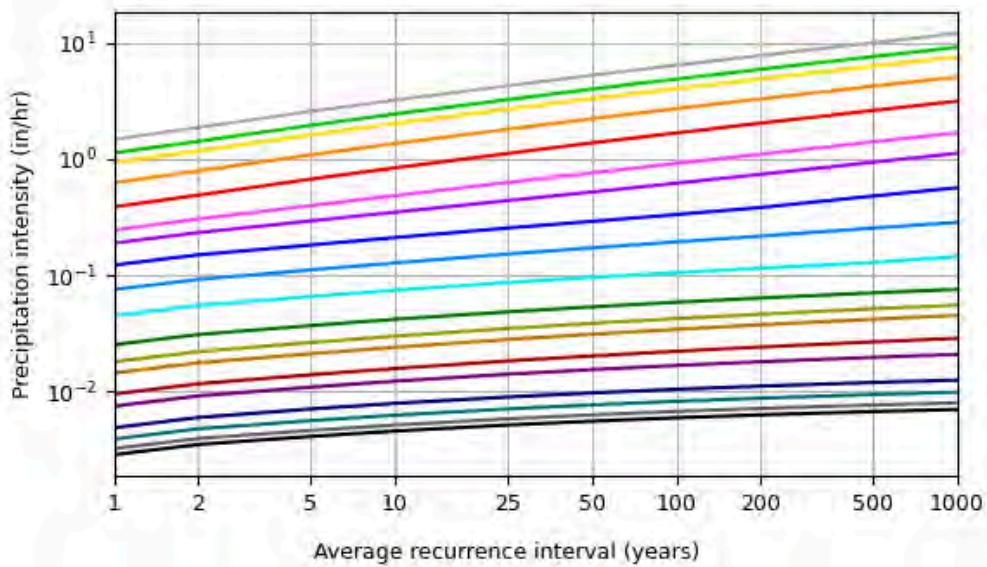
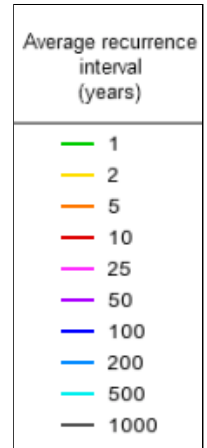
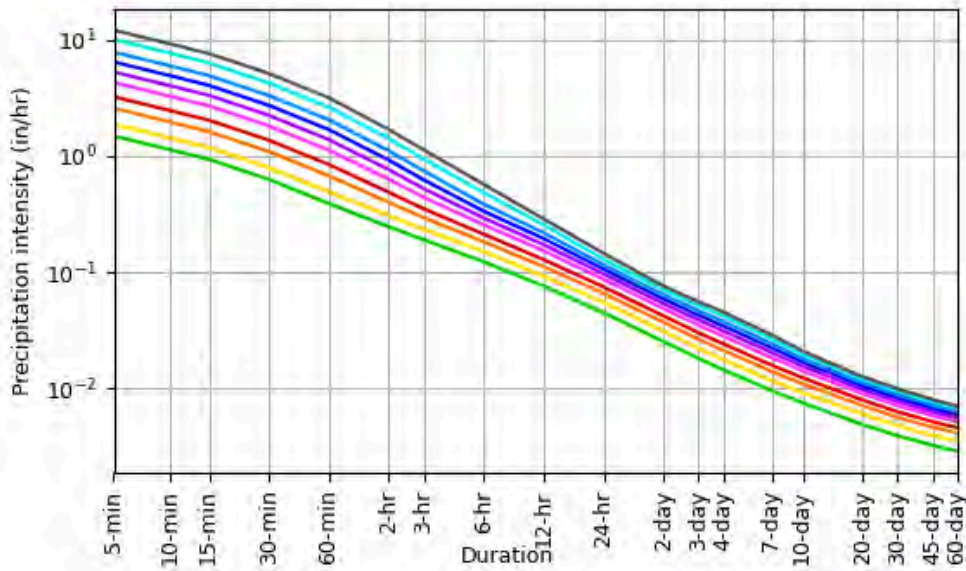
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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PF graphical

PDS-based intensity-duration-frequency (IDF) curves

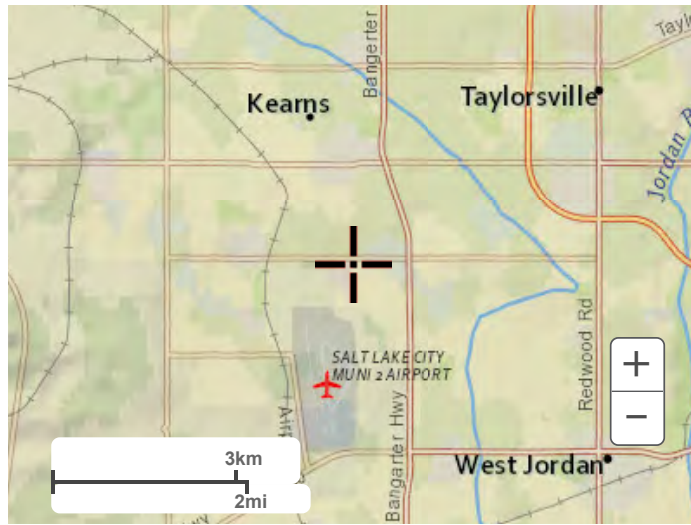
Latitude: 40.6376°, Longitude: -111.9871°



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Maps & aerials

Small scale terrain



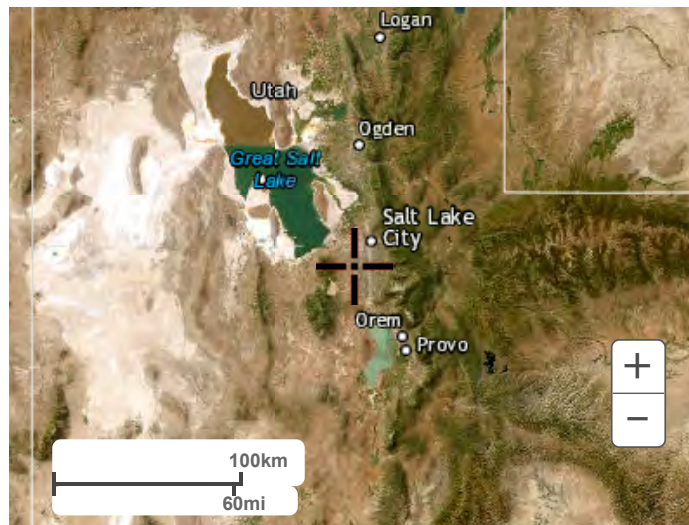
Large scale terrain



Large scale map



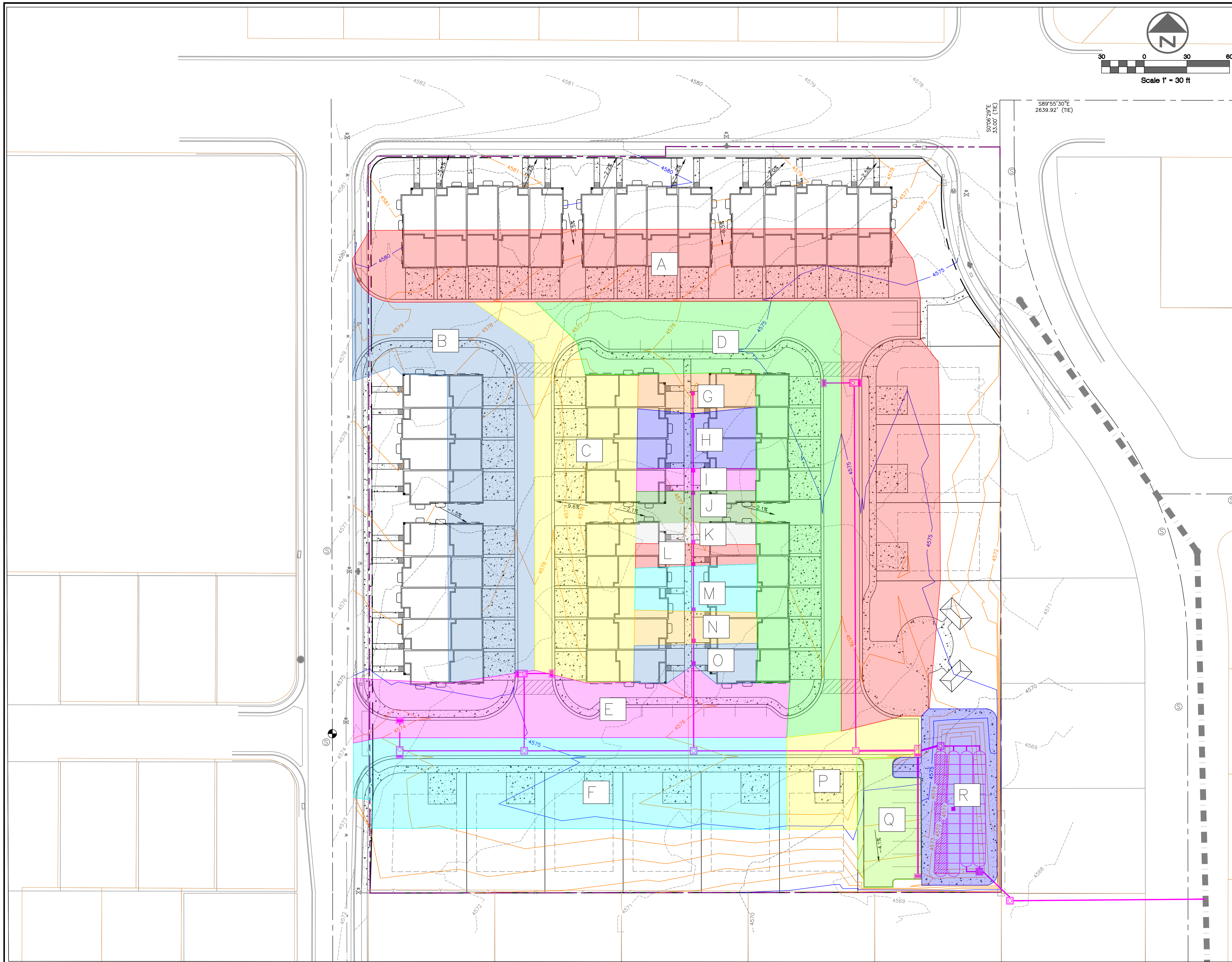
Large scale aerial



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NO.	REVISION	DATE

PROJECT INFORMATION

TAYLOR VILLAS

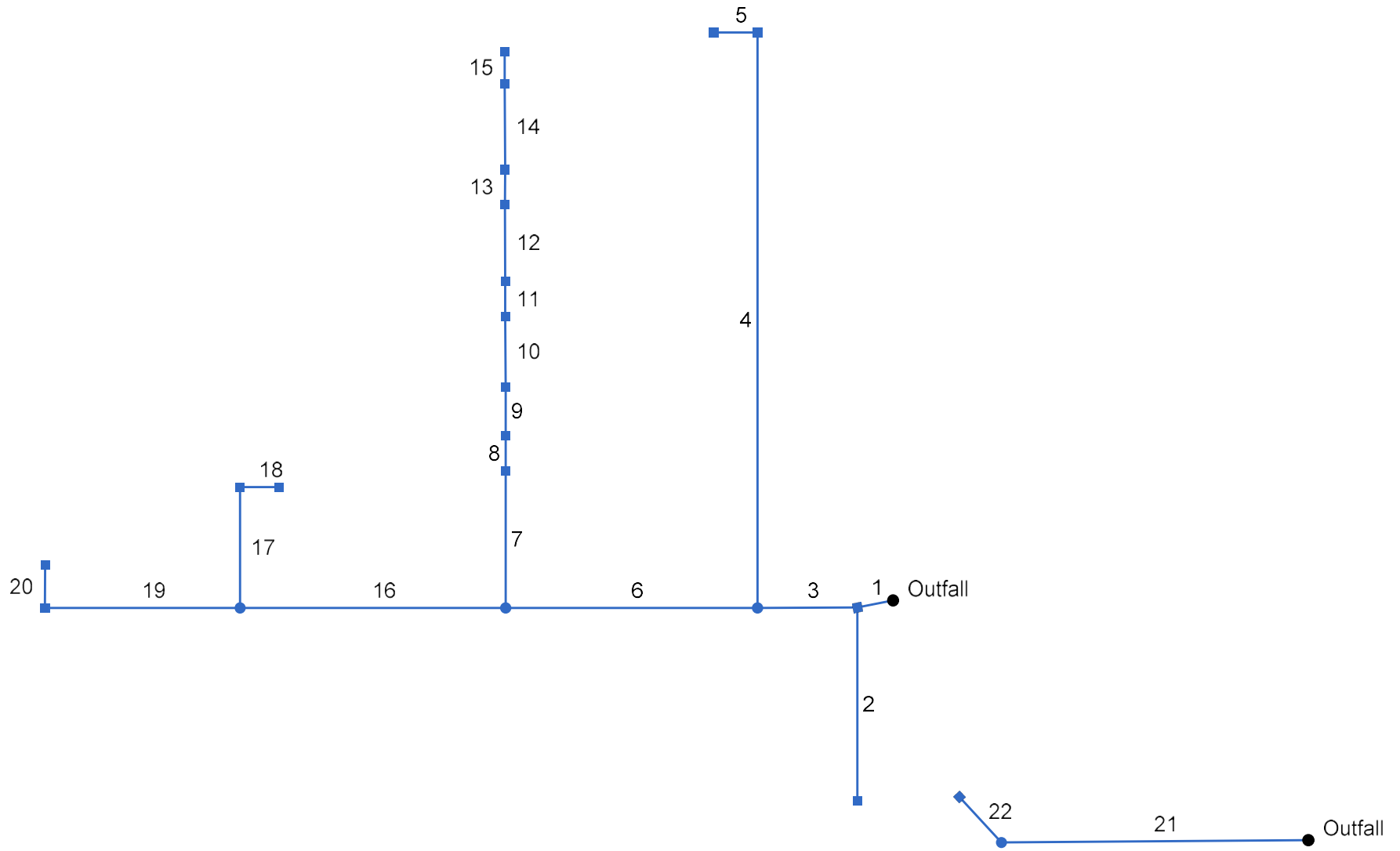
BASIN MAP

TAYLORSVILLE, UTAH

DRAWN TGK	CHECKED GDW	PROJECT # 24253
ENGINEER'S STAMP		DATE 2/28/25
		SCALE 1" = 30'
		SHEET C500

PLOT DATE: Mar 03, 2025 G:\DATA\24253 Guymon Taylorsville.dwg\24253 Basins.dwg

Taylor Villas



Storm Sewer Inventory Report

Line No.	Alignment				Flow Data				Physical Data								Line ID
	Dnstr Line No.	Line Length (ft)	Defl angle (deg)	Junc Type	Known Q (cfs)	Drng Area (ac)	Runoff Coeff (C)	Inlet Time (min)	Invert El Dn (ft)	Line Slope (%)	Invert El Up (ft)	Line Size (in)	Line Shape	N Value (n)	J-Loss Coeff (K)	Inlet/ Rim El (ft)	
1	End	16.377	168.749	Comb	0.00	0.10	0.60	21.0	4564.08	1.34	4564.30	15	Cir	0.013	1.75	4575.90	
2	1	86.766	-78.793	Comb	0.00	0.09	0.60	8.4	4566.67	1.91	4568.33	15	Cir	0.013	1.00	4572.33	
3	1	44.746	11.041	MH	0.00	0.00	0.00	0.0	4564.30	1.79	4565.10	15	Cir	0.013	1.00	4576.31	
4	3	258.813	90.210	Comb	0.00	0.90	0.60	43.2	4565.10	1.86	4569.91	15	Cir	0.013	1.50	4574.23	
5	4	19.668	-90.205	Comb	0.00	0.55	0.60	31.7	4569.91	1.47	4570.20	15	Cir	0.013	1.00	4574.21	
6	3	112.961	0.210	MH	0.00	0.00	0.00	0.0	4565.10	1.81	4567.15	15	Cir	0.013	1.00	4575.89	
7	6	61.625	89.982	Grate	0.00	0.05	0.60	5.1	4568.50	1.88	4569.66	8	Cir	0.013	0.50	4576.21	
8	7	15.816	0.146	Grate	0.00	0.05	0.60	5.7	4569.66	1.64	4569.92	8	Cir	0.013	0.50	4576.34	
9	8	21.977	-0.351	Grate	0.00	0.06	0.60	6.6	4569.92	1.73	4570.30	8	Cir	0.013	0.50	4576.51	
10	9	31.746	-0.002	Grate	0.00	0.03	0.60	5.1	4570.30	1.83	4570.88	8	Cir	0.013	0.50	4576.76	
11	10	15.770	0.055	Grate	0.00	0.03	0.60	5.0	4570.88	1.65	4571.14	8	Cir	0.013	0.50	4576.88	
12	11	34.449	0.021	Grate	0.00	0.04	0.60	5.0	4571.14	1.86	4571.78	8	Cir	0.013	0.50	4576.82	
13	12	15.797	0.263	Grate	0.00	0.03	0.60	4.9	4571.78	1.65	4572.04	8	Cir	0.013	0.50	4576.64	
14	13	38.559	-0.392	Grate	0.00	0.08	0.60	7.0	4572.04	1.87	4572.76	8	Cir	0.013	0.50	4576.19	
15	14	14.504	0.325	Grate	0.00	0.05	0.60	4.2	4572.76	1.79	4573.02	8	Cir	0.013	1.00	4576.02	
16	6	119.152	0.000	MH	0.00	0.00	0.00	0.0	4567.15	1.63	4569.09	15	Cir	0.013	1.00	4574.79	
17	16	54.293	90.000	Comb	0.00	0.44	0.60	43.3	4571.17	1.20	4571.82	15	Cir	0.013	1.50	4575.13	
18	17	17.590	89.707	Comb	0.00	0.39	0.60	36.8	4571.82	1.76	4572.13	15	Cir	0.013	1.00	4575.13	
19	16	87.590	0.000	Comb	0.00	0.44	0.60	35.3	4569.09	1.61	4570.50	15	Cir	0.013	1.50	4573.78	
20	19	19.415	90.461	Comb	0.00	0.29	0.60	36.8	4570.50	1.44	4570.78	15	Cir	0.013	1.00	4573.78	
21	End	137.649	179.543	MH	0.00	0.00	0.00	0.0	4559.69	0.98	4561.04	15	Cir	0.013	0.78	4568.12	
22	21	27.835	47.772	Grate	0.76	0.00	0.00	0.0	4561.04	0.93	4561.30	15	Cir	0.013	1.00	4571.66	

Taylor Villas

Number of lines: 22

Date: 3/3/2025

Structure Report

Struct No.	Structure ID	Junction Type	Rim Elev (ft)	Structure			Line Out			Line In		
				Shape	Length (ft)	Width (ft)	Size (in)	Shape	Invert (ft)	Size (in)	Shape	Invert (ft)
1		Combination	4575.90	Rect	4.00	4.00	15	Cir	4564.30	15 15	Cir Cir	4566.67 4564.30
2		Combination	4572.33	Rect	4.00	4.00	15	Cir	4568.33			
3		Manhole	4576.31	Cir	4.00	4.00	15	Cir	4565.10	15 15	Cir Cir	4565.10 4565.10
4		Combination	4574.23	Rect	4.00	4.00	15	Cir	4569.91	15	Cir	4569.91
5		Combination	4574.21	Rect	4.00	4.00	15	Cir	4570.20			
6		Manhole	4575.89	Cir	4.00	4.00	15	Cir	4567.15	8 15	Cir Cir	4568.50 4567.15
7		Grate	4576.21	Rect	4.00	4.00	8	Cir	4569.66	8	Cir	4569.66
8		Grate	4576.34	Rect	4.00	4.00	8	Cir	4569.92	8	Cir	4569.92
9		Grate	4576.51	Rect	4.00	4.00	8	Cir	4570.30	8	Cir	4570.30
10		Grate	4576.76	Rect	4.00	4.00	8	Cir	4570.88	8	Cir	4570.88
11		Grate	4576.88	Rect	4.00	4.00	8	Cir	4571.14	8	Cir	4571.14
12		Grate	4576.82	Rect	4.00	4.00	8	Cir	4571.78	8	Cir	4571.78
13		Grate	4576.64	Rect	4.00	4.00	8	Cir	4572.04	8	Cir	4572.04
14		Grate	4576.19	Rect	4.00	4.00	8	Cir	4572.76	8	Cir	4572.76
15		Grate	4576.02	Rect	4.00	4.00	8	Cir	4573.02			
16		Manhole	4574.79	Cir	4.00	4.00	15	Cir	4569.09	15 15	Cir Cir	4571.17 4569.09
17		Combination	4575.13	Rect	4.00	4.00	15	Cir	4571.82	15	Cir	4571.82
18		Combination	4575.13	Rect	4.00	4.00	15	Cir	4572.13			
19		Combination	4573.78	Rect	4.00	4.00	15	Cir	4570.50	15	Cir	4570.50
20		Combination	4573.78	Rect	4.00	4.00	15	Cir	4570.78			
21		Manhole	4568.12	Cir	4.00	4.00	15	Cir	4561.04	15	Cir	4561.04

Taylor Villas

Number of Structures: 22

Run Date: 3/3/2025

Structure Report

Struct No.	Structure ID	Junction Type	Rim Elev (ft)	Structure			Line Out			Line In		
				Shape	Length (ft)	Width (ft)	Size (in)	Shape	Invert (ft)	Size (in)	Shape	Invert (ft)
22		Grate	4571.66	Rect	4.00	4.00	15	Cir	4561.30			

Taylor Villas

Number of Structures: 22

Run Date: 3/3/2025

Storm Sewer Summary Report

Line No.	Line ID	Flow rate (cfs)	Line Size (in)	Line shape	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line Slope (%)	HGL Down (ft)	HGL Up (ft)	Minor loss (ft)	HGL Junct (ft)	Dns Line No.	Junction Type
1		2.09	15	Cir	16.377	4564.08	4564.30	1.342	4564.66	4564.88	n/a	4564.88	End	Combination
2		0.15	15	Cir	86.766	4566.67	4568.33	1.913	4566.78	4568.48	0.05	4568.48	1	Combination
3		2.00	15	Cir	44.746	4564.30	4565.10	1.789	4564.88	4565.66	n/a	4565.66 j	1	Manhole
4		0.93	15	Cir	258.813	4565.10	4569.91	1.859	4565.66	4570.29	n/a	4570.29 j	3	Combination
5		0.44	15	Cir	19.668	4569.91	4570.20	1.475	4570.29	4570.46	n/a	4570.46 j	4	Combination
6		1.18	15	Cir	112.961	4565.10	4567.15	1.815	4565.66	4567.58	n/a	4567.58 j	3	Manhole
7		0.63	8	Cir	61.625	4568.50	4569.66	1.883	4568.79	4570.03	0.08	4570.03	6	Grate
8		0.56	8	Cir	15.816	4569.66	4569.92	1.642	4570.03	4570.27	n/a	4570.27 j	7	Grate
9		0.49	8	Cir	21.977	4569.92	4570.30	1.729	4570.27	4570.63	n/a	4570.63 j	8	Grate
10		0.41	8	Cir	31.746	4570.30	4570.88	1.827	4570.63	4571.18	n/a	4571.18 j	9	Grate
11		0.36	8	Cir	15.770	4570.88	4571.14	1.650	4571.18	4571.42	n/a	4571.42 j	10	Grate
12		0.32	8	Cir	34.449	4571.14	4571.78	1.857	4571.42	4572.04	n/a	4572.04 j	11	Grate
13		0.26	8	Cir	15.797	4571.78	4572.04	1.647	4572.04	4572.28	n/a	4572.28 j	12	Grate
14		0.23	8	Cir	38.559	4572.04	4572.76	1.867	4572.28	4572.98	n/a	4572.98 j	13	Grate
15		0.10	8	Cir	14.504	4572.76	4573.02	1.794	4572.98	4573.16	n/a	4573.16 j	14	Grate
16		0.97	15	Cir	119.152	4567.15	4569.09	1.628	4567.58	4569.48	n/a	4569.48 j	6	Manhole
17		0.53	15	Cir	54.293	4571.17	4571.82	1.197	4571.40	4572.10	0.15	4572.10	16	Combination
18		0.28	15	Cir	17.590	4571.82	4572.13	1.763	4572.10	4572.33	n/a	4572.33 j	17	Combination
19		0.51	15	Cir	87.590	4569.09	4570.50	1.610	4569.48	4570.78	n/a	4570.78 j	16	Combination
20		0.21	15	Cir	19.415	4570.50	4570.78	1.441	4570.78	4570.96	n/a	4570.96 j	19	Combination
21		0.76	15	Cir	137.649	4559.69	4561.04	0.981	4560.03	4561.38	n/a	4561.38	End	Manhole
22		0.76	15	Cir	27.835	4561.04	4561.30	0.933	4561.38	4561.64	n/a	4561.64	21	Grate

Taylor Villas

Number of lines: 22

Run Date: 3/3/2025

NOTES: Return period = 10 Yrs. ; j - Line contains hyd. jump.

Inlet Report

Line No	Inlet ID	Q = CIA (cfs)	Q carry (cfs)	Q capt (cfs)	Q Byp (cfs)	Junc Type	Curb Inlet		Grate Inlet			Gutter						Inlet			By Line No	
							Ht (in)	L (ft)	Area (sqft)	L (ft)	W (ft)	So (ft/ft)	W (ft)	Sw (ft/ft)	Sx (ft/ft)	n	Depth (ft)	Spread (ft)	Depth (ft)	Spread (ft)		Depr (in)
1		0.10	0.00	0.10	0.00	Comb	4.0	4.00	0.00	2.00	2.00	0.050	2.00	0.050	0.020	0.013	0.06	1.18	0.00	0.00	0.0	Off
2		0.15	0.00	0.15	0.00	Comb	4.0	4.00	0.00	2.00	2.00	0.050	2.00	0.050	0.020	0.013	0.07	1.35	0.00	0.00	0.0	1
3		0.00	0.00	0.00	0.00	MH	0.0	0.00	0.00	0.00	0.00	Sag	0.00	0.000	0.000	0.000	0.00	0.00	0.00	0.00	0.0	Off
4		0.58	0.00	0.58	0.00	Comb	4.0	4.00	0.00	2.00	2.00	0.050	2.00	0.050	0.020	0.013	0.11	2.66	0.10	2.18	0.0	3
5		0.44	0.00	0.44	0.00	Comb	4.0	4.00	0.00	2.00	2.00	0.050	2.00	0.050	0.020	0.013	0.10	2.10	0.09	1.84	0.0	4
6		0.00	0.00	0.00	0.00	MH	0.0	0.00	0.00	0.00	0.00	Sag	0.00	0.000	0.000	0.000	0.00	0.00	0.00	0.00	0.0	Off
7		0.10	0.00	0.10	0.00	Grate	0.0	0.00	0.00	2.00	2.00	0.050	2.00	0.050	0.020	0.013	0.06	1.16	0.00	0.00	0.0	6
8		0.09	0.00	0.09	0.00	Grate	0.0	0.00	0.00	2.00	2.00	0.050	2.00	0.050	0.020	0.013	0.06	1.14	0.00	0.00	0.0	7
9		0.11	0.00	0.11	0.00	Grate	0.0	0.00	0.00	2.00	2.00	0.050	2.00	0.050	0.020	0.013	0.06	1.20	0.00	0.00	0.0	8
10		0.06	0.00	0.06	0.00	Grate	0.0	0.00	0.00	2.00	2.00	0.050	2.00	0.050	0.020	0.013	0.05	0.96	0.00	0.00	0.0	9
11		0.06	0.00	0.06	0.00	Grate	0.0	0.00	0.00	2.00	2.00	0.050	2.00	0.050	0.020	0.013	0.05	0.96	0.00	0.00	0.0	10
12		0.08	0.00	0.08	0.00	Grate	0.0	0.00	0.00	2.00	2.00	0.050	2.00	0.050	0.020	0.013	0.05	1.07	0.00	0.00	0.0	11
13		0.06	0.00	0.06	0.00	Grate	0.0	0.00	0.00	2.00	2.00	0.050	2.00	0.050	0.020	0.013	0.05	0.96	0.00	0.00	0.0	12
14		0.14	0.00	0.14	0.00	Grate	0.0	0.00	0.00	2.00	2.00	0.050	2.00	0.050	0.020	0.013	0.07	1.33	0.00	0.00	0.0	13
15		0.10	0.00	0.10	0.00	Grate	0.0	0.00	0.00	2.00	2.00	0.050	2.00	0.050	0.020	0.013	0.06	1.16	0.00	0.00	0.0	14
16		0.00	0.00	0.00	0.00	MH	0.0	0.00	0.00	0.00	0.00	Sag	0.00	0.000	0.000	0.000	0.00	0.00	0.00	0.00	0.0	Off
17		0.28	0.00	0.28	0.00	Comb	4.0	4.00	0.00	2.00	2.00	0.050	2.00	0.050	0.020	0.013	0.09	1.73	0.00	0.00	0.0	16
18		0.28	0.00	0.28	0.00	Comb	4.0	4.00	0.00	2.00	2.00	0.050	2.00	0.050	0.020	0.013	0.09	1.73	0.00	0.00	0.0	17
19		0.32	0.00	0.32	0.00	Comb	4.0	4.00	0.00	2.00	2.00	0.050	2.00	0.050	0.020	0.013	0.09	1.83	0.00	0.00	0.0	16
20		0.21	0.00	0.21	0.00	Comb	4.0	4.00	0.00	2.00	2.00	0.050	2.00	0.050	0.020	0.013	0.08	1.54	0.00	0.00	0.0	19
21		0.00	0.02	0.00	0.02	MH	0.0	0.00	0.00	0.00	0.00	Sag	0.00	0.000	0.000	0.000	0.00	0.00	0.00	0.00	0.0	Off
22		0.76*	0.00	0.74	0.02	Grate	0.0	0.00	0.00	2.00	2.00	0.050	2.00	0.050	0.020	0.013	0.12	3.23	0.03	0.67	0.0	21

Taylor Villas

Number of lines: 22

Run Date: 3/3/2025

NOTES: Inlet N-Values = 0.016; Intensity = 31.28 / (Inlet time + 9.40) ^ 0.85; Return period = 10 Yrs. ; * Indicates Known Q added All curb inlets are Horiz throat.

**STORM DRAIN SYSTEM
OPERATIONS AND MAINTENANCE MANUAL
TAYLOR VILLAS SUBDIVISION**

**Property location:
6200 South
TAYLORSVILLE, UTAH**

**Prepared for:
EDGE HOMES
13702 South 200 West B12
DRAPER, UT 84020**

February 2025

PREPARED BY:



14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065

801.553.8112

Operations and Maintenance Summary

Recommended inspection interval:

Storm Drain Grates/Inlets:	Every 3 months
Storm Drain Boxes	Every year
Storm Drain Pipes:	Every 5 years

Post Construction Structural Storm Water Control Measures: _____

Snout and Sump

Contacts

System designed by Taylor Kofford, Wilding Engineering, Inc: 801-553-8112

Revision History

This Operations and Maintenance Manual shall be revised and updated to address changes in site conditions.

Operations and Maintenance Manual Revision History

Number	Date	Revised By	Reason for Revision
1			
2			
3			
4			
5			

OPERATIONS AND MAINTENANCE SUMMARY 2
OPERATIONS AND MAINTENANCE MANUAL REVISION HISTORY 2
INTRODUCTION 4
SITE OVERVIEW 4
SYSTEM DESCRIPTION 4

INTRODUCTION

This manual presents the storm drain system operations and maintenance for Taylor Villas Subdivision located at 6200 South in Taylorsville, Utah.

SITE OVERVIEW

The proposed Taylor Villas Subdivision is located South of 6200 South Taylorsville, Utah. The subdivision will contain 9 single family lots and 41 townhome units within 5.318 acres and is located in Section 19, Township 2 South, Range 1 West, Salt Lake Base and Meridian.

At the time of this report, the site has two existing residential homes, a large barn and/or shop building, and several (approximately 10 to 15) small structures used for agricultural or storage purposes. The east and south portions of the property are primarily void of structures.

The site topography slopes towards the southeast corner of the property with the majority of the site being between 1% and 2% slopes

SYSTEM DESCRIPTION

Storm water originating on the site will be collected in curbs to storm drain catch basins. The drains will convey the storm water to an underground Stormtech chamber system and detention basin area located at the southeast of the site. The chambers will have an outlet structure with an orifice plat that will release water into the existing 4' pipe beneath 3975 West. From there water will be piped to the Skyview Basin Park approximately 900 feet to the South.

OPERATIONS AND MAINTENANCE

Storm Drain System:

Storm drain inlets should be inspected periodically (every 3 months or after major storm events) for trash or leaves that may accumulate on the grates. Any items stuck on the grates should be removed to provide a clear path for water to enter the system. Debris should not be forced into the system but should be removed and disposed of in a trash receptacle, recycled, or otherwise removed from the site.

Storm drain catch basins should be inspected once a year for sediment that may have accumulated in the bottom of the box and removed if there is a significant amount. The Piping between storm drains should be inspected every 5 years for structural integrity and to remove any debris or accumulated sediment.

Storm water storage facilities should be inspected periodically for the first few months after construction and on an annual basis thereafter. In addition, these facilities should be inspected during and after major storm events to ensure that the inlet and outlet structures are still functioning as designed, and that no damage or clogging has occurred.

Impoundments should be mowed at least twice a year to discourage woody growth and control weeds.

Accumulated sediment, debris, and litter should be removed from detention facilities at least twice a year. Particular attention should be given to removal of sediment, debris, and trash around outlet structures to prevent clogging of the control device.

The responsibility of the inspection and maintenance of the storm drainage system is to be the HOA for the Taylor Villas Development. Included in this document is an Inspection and Maintenance log that shall be kept up to date by the HOA.

Inspection and Maintenance Log

Number	Date	Inspected By	Description of Inspection or Maintenance

**GEOTECHNICAL INVESTIGATION
TAYLOR VILLAS**

**PROPERTY LOCATION:
3975 WEST 6200 SOUTH
TAYLORSVILLE, UTAH 84129**

Project No.: 24253

**Prepared For:
PAXTON GUYMON
pguymon@edgehomes.com
801.706.6725**

JANUARY 15, 2025



WILDING
ENGINEERING

**14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065**

801.553.8112

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1 INTRODUCTION

This report presents the geotechnical investigation for the proposed development located at 3975 West 6200 South, Taylorsville, Utah, as shown on the Site Vicinity Map in Appendix A (Figure A-1). The proposed project is to consist of a combination of approximately 50 townhomes and/or single-family residential units and an underground storm water detention pond located at the southeast corner of the property. At the time of the investigation the property had two existing residential homes, a large barn and shop building, and several (approximately 10 to 15) rudimentary agricultural or storage structures.

The field investigation consisted of six (6) test pits and one (1) infiltration test for the stormwater detention pond. The test pits were excavated to a depth of 10½ to 12 feet below the existing ground surface. Locations of test pits are shown on Appendix A (Figure A-2). Detailed test pit logs can be found in Appendix B (Figures B-2 to B-7). Recommendations in this report are based upon information gathered from the field investigation, site observation, published geologic maps, laboratory testing, and engineering analysis.

2 PURPOSE AND SCOPE

The purpose of this investigation was to assess the suitability of on-site soils for the development with the associated utilities, landscaping, pavements, access roads, and provide geotechnical recommendations. The scope of work completed for this study included site reconnaissance, subsurface exploration, soil sampling, laboratory testing, engineering analyses, and preparation of this report.

3 SITE AND PROJECT INFORMATION

3.1 PROJECT DESCRIPTION

Based on our understanding of the project, the proposed development will consist of a combination of approximately 50 townhomes and/or single-family residential units with a driveway, associated utilities, and underground stormwater detention pond. No specific structural loading information was provided at the time of this report, but we understand the proposed homes will be one- to two-story with typical wood framed walls and a basement, constructed on traditional continuous or spread footings. Below is our proposed scope of geotechnical work.

3.2 EXISTING SITE CONDITIONS

At the time of our field investigation, the property had two existing residential homes, a large barn and/or shop building, and several (approximately 10 to 15) small structures used for agricultural or storage purposes. The east and south portion of the property was primarily void of structures,

vegetation, and appears to be used as a horse pasture. There are perimeter fences around the entire property and additional fences within the property. The property is bound by Fairwind Drive to the west, 6200 South Street to the north, and South 3975 West Street along the northeast portion of the property. Four single family residential homes border the property to the east and five single family residential homes border the property to the south (see figure A-2). The site can be accessed from the west side on South 4070 West Street (Fairwind Drive) or on the north side of the property along 6200 South Street.

4 GEOLOGY RESEARCH AND REVIEW

4.1 SURFICIAL GEOLOGY

Based on the available geologic map¹, the northwest portion of project site is mapped within the Qlg unit and the southeast portion is mapped within the Qls unit. The Qlg unit is described as: *Lacustrine gravel and sand deposits related to lake Bonneville – Moderately to poorly sorted, subrounded to rounded, pebble to cobble gravel in a matrix of pebbly sand, sand, and silt; locally interbedded with and containing lenses of silt and sand; thin to thick planar and cross-beds; mapped near Kearns and Bennion on an east-southeast-oriented spit that developed during both Lake Bonneville transgression.*

The Qls unit is described as: *Lacustrine sand and silt related to Lake Bonneville - Moderately sorted fine to coarse sand, silt, clay, and minor pebbly gravel; thin to thick bedded; commonly has ripple marks and scour features; deposited in relatively shallow water nearshore, downslope from gravel and sand (Qlg); distinguished from Qlf and Qlg by the presence of silty sand and sand as indicated in soil maps (McKean, 2019). See Figure A-3 for more details.*

The geologic conditions presented in this section were obtained by locating the subject site on available large-scale geologic maps. Due to the scales involved, the precise location of the site can be difficult to determine. The large-scale geologic maps describe only general trends. Local variations are possible and site-specific geology may differ from those described herein. A site-specific detailed geologic description is beyond our scope of work.

4.2 LIQUEFACTION

Certain areas within the intermountain region possess a potential for liquefaction during seismic events. Liquefaction is a phenomenon whereby loose, saturated, non-cohesive soil deposits lose a significant portion of their shear strength due to excess pore water pressure buildup resulting from dynamic loading, such as that caused by an earthquake. Liquefaction can result in densification of such deposits, resulting in settlement of overlying layers. Three conditions should typically be present for liquefaction to occur in soils:

¹ Adam P. McKean, 2019, Geologic Map of the Salt Lake City South Quadrangle, Salt Lake County, Utah. M-283DM. UGS. 1:24,000 scale.

- The soil should be susceptible to liquefaction, i.e., soil layers with less than fifteen percent clay, existing below the groundwater table.
- The soil should be in a loose state.
- Ground shaking should be strong enough to cause liquefaction.

Based on the liquefaction hazard map, the site is mapped within a zone designated as having a “Very Low” liquefaction potential¹. A “Very Low” liquefaction potential indicates that there is a probability of less than 5% for having a seismic event exceeding critical acceleration in 100 years. A site-specific liquefaction study is not performed and is beyond our proposed scope of work.

5 FIELD EXPLORATIONS

5.1 SUBSURFACE INVESTIGATION

Subsurface soil conditions at the project site were explored at the site by excavating six test pits at representative locations within the subject property. The test pits were excavated using a rubber-track mini-excavator to depths of 10.5 to 12 feet below the existing site grade. Stratigraphy and classification of the soils were logged under the direction of our Engineering Geologist.

Disturbed samples were obtained at various depths and stored in sealed plastic bags. Relatively undisturbed samples were obtained in Shelby tubes. The samples were transported to our laboratory in sealed containers for testing. The test pits were backfilled to near ground surface with on-site soils. Sample types with depths are shown in detail in the Test Pit Logs found in Appendix B (Figure B-2 to B-7). A Key to Soil Symbols is presented on Figure B-1.

5.2 SUBSURFACE CONDITIONS

5.2.1 Soils

The soils encountered in the test pits consisted of approximately 6 to 36 inches of topsoil and undocumented fill at the ground surface. Below the topsoil and undocumented fill was generally native LEAN CLAY (CL), LEAN CLAY with SAND (CL), SANDY SILT (ML), or SILT with SAND (ML) to the full depth of the test pits excavated for this investigation. A more detailed description is presented in the Test Pit Logs (Appendix B Figure B-2 to B-7). The stratification lines shown on the enclosed Test Pit Logs represent the approximate boundary between soil types. The actual in-situ transition may be gradual. Due to the nature and depositional characteristics of native soils, care should be taken in interpolating subsurface conditions between and beyond the exploration location.

¹ Christenson, G.E., Shaw, L.M., 2008, Liquefaction special study areas, Wasatch Front and nearby areas, Utah: Utah Geological Survey, Supplement map to Circular 106, scale 1:250,000

5.2.2 Groundwater

Groundwater was not encountered at the time of the site investigation. It should be noted that it is possible for the groundwater levels to fluctuate during the year depending on the season and climate. Additionally, discontinuous zones of perched water may exist at various locations and depths beneath the ground surface. Therefore, groundwater conditions encountered during and/or after construction may differ from those encountered during our field investigation.

5.2.3 Soil Collapse Potential

Collapsible soil can be broadly classified as soil that is susceptible to a large and sudden reduction in volume upon wetting and is considered moisture-sensitive. These soils exhibit a physical characteristic that gives them the potential for collapsing upon the introduction of water. Collapsible soil usually has a low dry density, low moisture content, high void ratio, and pinholes in the soil structure. Such soils can often withstand a large applied vertical stress with a small compression, but then experience much larger settlements after wetting, with no increase in vertical pressure. Three collapse tests were performed on samples obtained at 2 and 6 feet below the existing site grade. The collapse potential was evaluated when water was introduced to the samples at 1,000 psf vertical stress. Pinholes within soils were minor and primarily observed in the upper 7 feet. Test results are summarized below, indicating the collapsible potential to be generally low but not negligible and decreasing with greater depth. Based on our test results and visual observation, moisture-sensitive soils may be encountered in the upper 7 feet. Footings should not be placed on moisture-sensitive soils. Full basement footings may already have designed depths that are below moisture-sensitive soils. Garage footings should not be stepped up unless our Geotechnical Engineer visits the site at the time of the excavation to evaluate the presence of moisture-sensitive soils in shallower depths.

Table 5.1 Summary of Collapse Testing

Test Pit	Material Encountered	Depth (ft)	Vertical Stress (psf)	Collapse Potential (%)
TP-1	Lean Clay with Sand	2	1,000	0.27
TP-6	Sandy Lean Clay	2	1,000	0.34
TP-6	Sandy Lean Clay	6	1,000	0.19

5.2.4 Infiltration testing

An infiltration test was performed at I-1 at the proposed detention basin (see Figure A-2 in Appendix A). The test was performed at a maximum depth of 42 inches below existing ground surface. The soil found at the infiltration test depth consisted of SILT with SAND (ML) that was moist. A hole was hand shoveled about 16 inches in depth and approximately 12 inches in

diameter. Approximately 3 to 4 inches of gravel was placed at the bottom of the hole. Water was introduced to the hole and allowed to infiltrate into the bottom and sides of the hole prior to taking readings. Following initial saturation for 1 hour, water was then introduced again to about 6 inches from the top of the percolation test hole. A reading was taken at 15 minutes and water was then filled back up to the approximate elevation the test was started at. This process was followed until a stable reading was obtained. The soil infiltration rate was estimated as shown in Table 5.2.

Table 5.2 A Summary of Infiltration Testing

Boring ID	Material Encountered	Estimated Infiltration Rate
I-1	SILT with Sand (ML)	1.3 inches/hour

6 LABORATORY TESTING

Geotechnical laboratory tests were conducted on selected soil samples obtained during our field investigation. The laboratory testing program was designed to evaluate the engineering characteristics of onsite earth materials. Laboratory tests for this investigation include: Grain Size Distribution Analysis, Atterberg Limits Test, Moisture Content of Soil by Mass, Direct Shear, 1-Dimension Collapse/Consolidation Test, and Unit Weight.

The results of laboratory tests are presented on the test pit log in Appendix B (Figure B-2 through B-7), the Summary of Laboratory Test Results table (Figure C-1), and on the test result figures presented in Appendix C (Figures C-2 through C-7).

7 RECOMMENDATIONS AND CONCLUSIONS

7.1 GENERAL CONCLUSIONS

Supporting data upon which the following recommendations are based have been presented in the previous sections of this report. The recommendations presented herein are governed by the engineering properties of the earth materials encountered and tested as part of our subsurface exploration and the anticipated design data discussed in *Section 3.1, Project Description*. If subsurface conditions other than those described herein are encountered during construction, and/or if design changes are initiated, Wilding Engineering must be informed in writing so that our recommendations can be reviewed and revised as changes or conditions may require.

7.2 EARTHWORK

7.2.1 Site Preparation and Grading

It is the contractor's responsibility to locate and protect all existing utility lines, whether shown on the drawings or not.

In general, the soils encountered in the test pits generally consisted of approximately ½ to 3 feet of topsoil and undocumented fill at the ground surface. All topsoil, undocumented fill, construction debris, or any soil containing organic or deleterious materials shall be removed where new structures, pavements, or concrete flatwork are to be placed. Deeper undocumented fill may exist where existing structures are to be demolished. Topsoil may be stockpiled on site for subsequent use in landscape areas.

Upon completion of site grubbing, existing structure razing, and prior to placement of any fill, the exposed subgrade should be evaluated by Wilding Engineering. Proof rolling with loaded construction equipment may be a part of this evaluation. Soils that are observed to rut or deflect excessively (typically greater than 1-inch unless otherwise approved by our Geotechnical Engineer) under the moving load of a loaded rubber-tired truck or other suitable construction vehicle should be over-excavated down to firm undisturbed native soils and backfilled with properly placed and compacted structural fill *Sections 7.2.3 and 7.2.4*.

Excavations should be made using an excavator equipped with a smooth edge. If the subgrade is disturbed during construction, disturbed soils should be over-excavated to firm, undisturbed soil and backfilled with compacted structural fill.

For ease of construction and to increase the likelihood of favorable soil conditions, we recommend that site preparation, earthwork, and pavement subgrade preparation be accomplished during warmer, drier months.

7.2.2 Excavation Stability

All utility excavations shall be carefully supported, maintained, and protected during construction in accordance with OSHA Regulations. It is the responsibility of the contractor to maintain safe working conditions. Temporary construction excavations shall be properly sloped or shored, in compliance with current federal, state, and local requirements. Excavations are to be made to minimize subsequent filling. A trench box or shoring may be used. Coarse-grained material, soil with low fines content (material passing the No. 200 sieve) and wet soils can easily become unstable and in some areas where there could be toppling, cave-ins or sliding.

Wilding Engineering does not assume responsibility for construction site safety or the contractor's or other parties' compliance with local, state, and federal safety or other regulations. As stated in the OSHA regulations, "a competent person shall evaluate the soil exposed in the excavations as part of his/her safety procedures". In no case should slope height, slope inclination, or excavation depth, including utility trench excavations depth, exceed those specified in local, state, and federal safety regulations.

7.2.3 Structural Fill Material

All fill placed for support of structures, concrete flatwork, or pavements shall consist of structural fill. The contractor should have confidence that the anticipated method of compaction will be suitable for the type of structural fill used. All structural fill should be free of vegetation, debris or frozen material, and should contain no materials larger than 4 inches nominal size.

Structural fill shall consist of well-graded granular material, with a maximum aggregate size of 4 inches, and a maximum of 25% passing the #200 sieve. The fill material finer than the #40 sieve shall have a liquid limit (LL) no greater than 25 and a Plastic Index (PI) no greater than 10. Specifications for gradation of structural fill are provided in Table 7.1. This material shall be free from organics, garbage, frost, and other loose, compressible, or deleterious materials.

Table 7.1 Material Specification for Structural Fill

Grain Size	Percent Passing
4-inch	100
¾-inch	55 to 100
No. 4	30 to 80
No. 200	no greater than 25
Plastic Index (PI)	no greater than 10
Liquid Limit (LL)	no greater than 25

Variations to the structural fill gradation described above must be approved by our Geotechnical Engineer. Fine-grained materials (clays and silts) are not generally suitable for use as fill due to their inherent resistance to uniform moisture conditioning and workability to achieve desired compaction, as well as their proclivity to change volume when the soil becomes either drier or wetter. Imported structural fill is preferred and it is usually easier for compaction. Based on our field investigation and lab testing, onsite soils are generally soils with high fines content that do not meet above specifications and should not be reused as structural fill or backfilling of any trenches.

The contractor should anticipate testing all soils used as structural fill frequently to assess the maximum dry density, fines content, and moisture content, etc. Specifications from governing authorities such as cities and special service districts having their own precedence should be followed where applicable.

7.2.4 Structural Fill Placement and Compaction

All structural fill should be placed in maximum 6-inch loose lifts if compacted by small hand-operated compaction equipment, maximum 8-inch loose lifts if compacted by light-duty rollers, and maximum 12-inch loose lifts if compacted by heavy duty compaction equipment that is

capable of efficiently compacting the entire thickness of the lift. We recommend that all structural fill be compacted on a horizontal plane, unless otherwise approved by our Geotechnical Engineer.

Structural fill placed for subgrade below load bearing areas including footings, concrete slabs and pavements should be compacted to at least 95% of the maximum dry density as determined by ASTM D1557. Structural fill placed in non-load bearing areas including landscape areas should be compacted to at least 90% of the maximum dry density (ASTM D1557). The moisture content should be within 2% of the optimum moisture content at the time of placement and compaction. Wilding Engineering should be notified if structural fill thickness exceeds 5 feet so the compaction percentage requirement can be adjusted accordingly. Also, prior to placing any fill, the contractor should request Wilding Engineering to observe the excavations and evaluate if any unsuitable materials or loose soils have been removed. Proper grading should precede placement of fill, as described in *Section 7.2.1, Site Preparation and Grading*.

Specifications from governing authorities such as cities and special service districts having their own precedence should be followed where applicable.

7.2.5 Utility Trenches

Construction of the pipe bedding shall consist of preparing an acceptable pipe foundation, excavating the pipe groove in the prepared foundation, and backfilling from the foundation to 12 inches above the top of the pipe. All piping shall be protected from lateral displacement and possible damage resulting from impact or unbalanced loading during backfilling operations by being adequately bedded.

The soils in the utility pipe trenches are to meet the specified structural fill requirements in *Sections 7.2.3 and 7.2.4*.

Pipe foundation: shall consist of imported granular soils. Wherever the trench subgrade material does not afford a sufficiently solid foundation to support the pipe and superimposed load, the trench shall be excavated below the bottom of the pipe to such depth as may be necessary, and this additional excavation shall be filled with compacted well-graded, granular soil per *Sections 7.2.3 and 7.2.4*.

Pipe groove: shall be excavated in the pipe foundation to receive the bottom quadrant of the pipe so that the installed pipe will be true to line and grade. Bell holes shall be dug after the trench bottom has been graded. Bell holes shall be excavated so that only the barrel of the pipe bears on the pipe foundation.

Pipe bedding: (from pipe foundation to 12 inches above top of pipe) shall be deposited and compacted in layers not to exceed 9 inches in uncompacted depth. Placement and compaction of bedding materials shall be performed simultaneously and uniformly on both sides of the pipe. All bedding materials shall be placed in the trench in a manner that they will be scattered alongside the pipe and not dropped into the trench in compact masses.

Specifications from governing authorities such as cities and special service districts having their own precedence should be followed where applicable.

7.2.6 Moisture Protection and Surface Drainage

Precautions should be taken during and after construction to eliminate saturation of foundation soils. Over wetting the soils prior to or during construction may result in increased softening and pumping, causing equipment mobility problems and difficulties in achieving compaction.

Moisture should not be allowed to infiltrate the soils in the vicinity of, or upslope from, the structures. It should be noted that there will be an increased risk of settlement or movement if foundation soils become over-wetted. After the footings were constructed, the following recommendations for foundation moisture protection and drainage should be considered:

- Backfill around foundation walls should consist of fine-grained soils with low-permeability. Free-draining sandy and gravelly soils should not be used. The backfill should be placed in 12-inch lifts and compacted to at least 90% of the maximum dry density of the modified Proctor (ASTM D1557).
- The ground surface within 10 feet of the foundation walls should be sloped to drain away from structure with a minimum slope of 5% (2% if hardscaped).
- Roof runoff devices and downspouts should be installed around the entire perimeter of the structure to collect and discharge all roof runoff a minimum of 10 feet from the foundation walls. The runoff should always be allowed to flow away as designed and not back flow against the foundation; pop-ups, direct drainage or other options may be considered. Rain gutters, downspouts, discharge pipes and pop-ups (if used) should be inspected and cleared frequently so they remain unclogged.
- Only hand watering or drip irrigation should be used within 5 feet of the foundation walls, but xeriscaping or desert landscaping is preferred. Irrigation and/or water lines near the foundation walls should be maintained in good working order.
- Snow should be cleared in a timely manner within 10 feet of the foundation walls to prevent snow from melting and wetting the foundation soils.
- Above recommendations should be maintained throughout the life of the buildings.

7.3 FOUNDATION RECOMMENDATIONS

The foundations for the proposed structures may consist of conventional strip and/or spread footings. Strip and spread footing should be a minimum of 20 and 36 inches wide, respectively, and exterior shallow footings should be embedded at least 30 inches below final grade for frost protection and confinement. Interior shallow footings not susceptible to frost conditions should be embedded at least 12 inches for confinement.

7.3.1 Installation and Bearing Material

Footings may be placed entirely on firm, undisturbed, native, non-moisture-sensitive soils, or entirely on a uniform layer of structural fill (12-inch minimum thickness) bearing on firm, undisturbed, native, non-moisture-sensitive soils. Footings should not be placed partially on native soils and partially on structural fill unless approval from Wilding is obtained. Structural fill should meet material recommendations and be placed and compacted as recommended in *Sections 7.2.3 and 7.2.4*. Structural fill should extend from the outside edge of the footing for a distance equal to the depth of structural fill placed.

In general, the soils encountered in the test pits generally consisted of approximately ½ to 3 feet of topsoil and undocumented fill at the ground surface. Deeper undocumented fill may exist where existing structures are to be demolished. If encountered, all undocumented fill, topsoil, soft areas, frozen material or other inappropriate material shall be removed from the footing zone to a depth recommended by Wilding Engineering. Footings placed on slopes shall be benched so that all footing bases are horizontal.

Footing excavations shall be observed by Wilding prior to placement of structural fill, concrete, or reinforcement steel to assess their suitability for placement of footings.

7.3.2 Bearing Pressure

Conventional strip and spread footings constructed entirely on firm, undisturbed, native, non-moisture-sensitive soils may be proportioned for a maximum net allowable bearing pressure of **1,400 pounds per square foot (psf)**. Conventional strip and spread footings constructed entirely on a uniform layer of structural fill (12-inch minimum thickness) extending to firm, undisturbed, native, non-moisture sensitive soils may be proportioned for a maximum net allowable bearing pressure of **2,100 (psf)**. The recommended net allowable bearing pressure refers to the total dead load plus live load conditions and can be increased by 30% to include short-term loading (wind and seismic).

7.3.3 Static Settlement

Assuming no additional surcharge beside footing loads is applied, static settlements of properly designed and constructed conventional footings, founded as described above, are anticipated to be less than 1 inch. Differential settlements should be on the order of half the total settlement or ½ inch over 30 feet. If additional loads (e.g., more than 2 feet of imported fill) are introduced, we should be contacted to re-evaluate settlement.

7.3.4 Frost Protection

All exterior footings are to be constructed at least 30 inches below the ground surface for frost protection and confinement. This includes walk-out areas and may require fill to be placed around building. Interior footings not susceptible to frost conditions should be embedded at least 12 inches for confinement. If foundations are constructed through the winter months, all soils on which footings will bear shall be protected from freezing.

7.3.5 Construction Observation

Wilding Engineering shall periodically monitor excavations prior to installation of footings. Observation of soil before placement of structural fill or concrete is required to evaluate any field conditions not encountered in the investigation which would alter the recommendations or this report. **All structural fill material shall be tested under the direction of our Geotechnical Engineer for material and compaction requirements.**

7.3.6 Foundation Drainage

Soils encountered at the footing bearing elevation are generally Group II soils (CL and ML) according to 2021 International Building Code (IRB) Chapter 1805.4.2. A drainage system is required where the foundation is installed on Group II soils per IBC 2021 if the foundations retain earth and enclose habitable or usable spaces located below grade. In such case, the drainage system should be designed according to IRC 2021 Section R405, which can be accessed at: <https://codes.iccsafe.org/content/IBC2021P1/chapter-18-soils-and-foundations>.

7.3.7 Soft Soil Stabilization

If excavations or earthwork activities expose very soft, pumping, unsuitable or unstable native soils, we recommend to over-excavate soft soils until firm native material is encountered. The depth of firm native material shall be determined by our Geotechnical Engineer. If over-excavating to the firm native material is not practical, the contractor may consider using a soft soil stabilization method. Soft soil stabilization methods include but are not limited to:

- Using a woven geotextile and compacted structural fill. The woven geotextile may consist of TenCate RSi series or approved equal equivalent. The geotextile should be placed to cover the entire excavation bottom where structural fill will be placed. Seams should be overlapped a minimum of 12 inches. Following placement of the geotextile, compacted structural fill may be placed.
- Using a clean, coarse angular material that is greater than 3 inches in nominal diameter, but less than 6 inches. The stabilization material shall be pushed into the soft subgrade soils until a firm and unyielding surface is established. Then structural fill may be used to bring the site up to grade if needed.

The effectiveness of the soft soil stabilization shall be assessed by proof-rolling with construction equipment. Stabilized soils shall not rut or deflect excessively (typically greater than 1-inch unless otherwise approved by our Geotechnical Engineer) under the moving load of a loaded rubber-tired dump truck (typically, 9 ton/axle) or other suitable construction vehicle.

7.4 LATERAL FORCES

7.4.1 Resistance for Footings

Lateral forces imposed upon conventional foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and frictional resistance between the base of the footing and the supporting subgrade. In evaluating the frictional resistance, a coefficient of friction of 0.45 may be used for structural fill against concrete. A coefficient of friction of 0.35 may be used for native fine-grained soils (silt or clayey soils) against concrete.

7.4.2 Lateral Earth Pressures on Foundation Walls

Ultimate lateral earth pressures from native soils or structural fill acting against buried walls and structures may be computed from the lateral pressure coefficients or equivalent fluid densities presented in the following tables:

Table 7.2 Lateral Earth Pressures – Native Fine-grained Soils

Condition	Lateral Pressure Coefficient	Equivalent Fluid Density (pounds per cubic foot)
Active	0.39	50
At-rest	0.52	66
Passive	5.60	717

Table 7.3 Lateral Earth Pressures – Structural fill

Condition	Lateral Pressure Coefficient	Equivalent Fluid Density (pounds per cubic foot)
Active	0.23	31
At-rest	0.41	54
Passive	11.15	1449

For seismic analyses, recent research presented by Lew, Sitar, Al Atik and others in their publication in 2010¹ provided provisional recommendations for the design of building basement walls. Based on this publication, if the retained earth materials are cohesive soils (including cemented soils and clayey soils), the horizontal ground acceleration, k_h , may be taken as one-half of the PGA (g). If the retained earth materials are cohesionless (including sandy silt, sand, and gravel), the horizontal ground acceleration, k_h , may be estimated from Table 7.4 below.

¹ Lew, M., Sitar, N., Al Atik, L., Pourzanjani, M., and Hudson, M. B., 2010, "Seismic Earth Pressures on Deep Building Basements", SEAOC 2010 Convention Proceedings, Structural Engineers Association of California.

Table 7.4 Horizontal Ground Acceleration* for Cohesionless Retained Earth Material

Peak Ground Acceleration (g)	Recommended k_h
Less than 0.4	0
0.4	0.25 PGA
0.6	0.5 PGA
1.0	0.67 PGA

* For other levels of peak ground acceleration, linear interpolation of the tabulated values may be used.

Lew, Sitar, Al Atik and others cited recent research suggesting that the earth pressure distribution under seismic loading is very similar to a fluid distribution (i.e., triangular distribution), like static earth pressure. This is consistent with the dynamic earth pressure distributions directly measured and interpreted from the pressure sensors, strain gage and load cell data measured on walls during shake table modeling (Mikola and others, 2014)¹.

It should be noted that the above static and seismic coefficients and densities assume horizontal backfill and vertical wall face with no buildup of hydrostatic pressures. Hydrostatic and surcharge loadings, if any, should be added to the presented values. Over-compaction behind walls should be avoided. If sloping backfill is present, we should be consulted to provide more accurate lateral pressure parameters once the design geometry is established.

Walls and structures allowed to rotate slightly should use the active condition. If the element is constrained against rotation, the at-rest condition should be used. These values should be used with an appropriate factor of safety against overturning and sliding. Additionally, if passive resistance is calculated in conjunction with frictional resistance, the passive resistance should be reduced by ½. Resisting passive earth pressure from soils subject to frost or heave, or otherwise above prescribed minimum depths of embedment, should be neglected in design.

7.5 CONCRETE SLABS-ON-GRADE & MODULUS OF SUBGRADE REACTION

Concrete slabs-on-grade for interior floor slabs should be constructed on 4" of free draining gravel, overlying firm undisturbed native soils or a uniform layer of structural fill that is at least 6 inches thick extending to firm undisturbed native soils. The 4 inches of free draining gravel is recommended to provide a capillary break below the finish floor slab and underlying soils. The gravel should consist of a ¾ inch minus clean drain rock. The gravel should be compacted until tight and relatively unyielding.

Concrete slabs-on-grade for exterior flatwork should be constructed on firm, undisturbed, native soils or a uniform layer of structural fill that is at least 6 inches thick extending to firm undisturbed native soils.

¹ Mikola, R.G., Candia, G. and Sitar, N., 2014, "Seismic Earth Pressures on Retaining Structures and Basement Walls", Tenth U.S. National Conference on Earthquake Engineering, Frontiers of Earthquake Engineering, July 21-25, 2014, Anchorage, Alaska.

For all slab-on-grade construction the structural fill shall be consistent with *Sections 7.2.3 and 7.2.4*. The concrete slabs constructed on subgrade prepared in accordance with the preceding recommendations may be designed using a **modulus of subgrade reaction (k) of 50 psi/in** for native soils or **70 psi/in** for 12 inches of structural fill extending to native soils and should be designed with appropriately spaced, deep control joints to control the location of cracking as a result of shrinkage. Consideration should be given to reinforcing the slabs with welded wire, rebar, or fiber mesh.

A moisture barrier (vapor retarder) consisting of 6-mil (0.006 inch) thick polyethylene or approved equivalent should be placed below slabs-on-grade where moisture-sensitive floor coverings or equipment is planned. Prior to placing this moisture barrier, any objects that could puncture it, such as protruding rocks, should be removed from the building pad.

7.6 SEISMIC INFORMATION

Based on the USGS Quaternary Fault and Fold Database of the United States, the project site is located approximately 2.3 miles southwest of the Granger Section of the West Valley fault zone, approximately 12.6 miles northeast of the Oquirrh Fault Zone section and approximately 8 miles west of the Salt Lake City Section of the Wasatch fault zone.

Seismic values were obtained for the subject property utilizing the ASCE 7 Hazards Tool¹ as recommended on USGS website per the 2021 International Building Code (IBC) and ASCE 7-16 code. The ground motions values produced by the web tools are presented in Table 7.5 below based on the site coordinates and Site Class D - Default². More detailed seismic parameters are presented in Appendix E. If a non-default site class is desired to potentially reduce the seismic values, a geophysical survey extending to 100' in depth may be conducted at a relatively low cost.

Table 7.5 Seismic Ground Motion Parameters

Parameters	S _s	S ₁	S _{MS}	S _{DS}	PGA _M
Acceleration (g)	1.182	0.416	1.419	0.946	0.624

7.7 PAVEMENT DESIGN

Based on our field observation, we assumed a California Bearing Ratio (CBR) of 2.5 for design of pavements for the project. We have prepared various pavement section options be used to support anticipated traffic loads with equivalent single axle loads (ESALs) not exceeding 50,000 for the parking lot per year³ and a twenty (20) year design life. The table below presents

1 ASCE 7 Hazards Tool, <https://asce7hazardtool.online/>, accessed December 2024.

2 It should be noted that our field explorations only extended to 12 feet below existing ground surface. According to ASCE 7-16 Section 20.1, the site class shall be based on site-specific data (average soil parameters) to a depth of 100 feet. The soils at deeper depths may have properties that meet criteria of other site classification which, on average, may change the site classification in the upper 100 feet. A geotechnical investigation to 100 feet is beyond our scope of work.

3 If traffic conditions vary significantly from our stated assumptions, we should be contacted so we can modify our pavement design parameters accordingly. Specifically, if the traffic counts are significantly higher or lower, we should be contacted to revise the pavement section design if necessary. The pavement sections presented assume that the majority of construction traffic including

recommended pavement section thickness based on the above assumptions and the material descriptions provided in the following sections. These pavement section options are equivalent to each other and may be selected based on economic considerations.

Table 7.6 Pavement Design Recommended Thickness

Pavement Section Options	Asphalt Concrete (in.)	Untreated Base Course (in.)	Granular Borrow (in.)
Option 1	3.5	6	9
Option 2	4	12	-

It is our experience that pavement in areas where vehicles frequently turn around, backup, or load and unload, including exit and entrance areas and round-a-bouts, often experience more distress. If the owner wishes to prolong the life of the pavement in such areas, consideration should be given to using a Portland cement concrete (rigid) pavement in these areas. For these conditions, the following rigid pavement section is recommended:

Table 7.8 Rigid Pavement Section

Concrete (in.)	Untreated Base Course
6	8

Concrete should consist of a low slump, low water cement ratio mix with a minimum 28-day compressive strength of 4,000 psi.

7.7.1 Sub-grade Preparation

All topsoil, undocumented fill, construction debris or other unsuitable materials must be removed below pavements. The excavation should be observed by our Geotechnical Engineer to evaluate if moisture-sensitive soils or other unsuitable materials are encountered. The sub-grade shall then be proof rolled with a loaded dump truck or other compaction equipment. A firm subgrade shall not rut or deflect excessively (typically greater than 1-inch unless otherwise approved by our Geotechnical Engineer) under the moving load of a loaded rubber-tired dump truck (typically, 9 ton/axle) or other suitable construction vehicle. Soft Soil Stabilization according to *Section 7.2.7* may be required. Any unsuitable soils shall be removed and replaced with structural fill according to *Sections 7.2.3 and 7.2.4*.

cement trucks, cranes, loaded haulers, etc. has ceased. If a significant volume of construction traffic occurs after the pavement section has been constructed, a reduced life and increased maintenance in some areas should be anticipated.

7.7.2 Material Recommendations

All subgrade preparation and pavement section materials (asphalt concrete, untreated base course and granular borrow) should conform to the recommendations presented in this document and all applicable specifications from governing authorities such as cities and counties. Additionally, untreated base course should possess a minimum CBR value of 70, and the granular borrow should have a minimum CBR value of 30. The untreated base course shall comply with Aggregate Class A, ¾ -inch mix per APWA Standard Specifications (APWA), Section 32 11 23. The untreated base course and granular borrow should be placed and compacted in accordance with *Sections 7.2.3 and 7.2.4* of this report. The asphalt (bituminous concrete) properties should comply with APWA Section 32 12 05. The asphalt should be installed in accordance with APWA, Section 32 12 16.13 The asphalt should be compacted to a minimum of 96% of the Marshall (50 blow) maximum density.

7.7.3 Drainage and Maintenance

Grading shall be designed to direct surface water away from proposed buildings and into proper discharge locations. Water shall not be allowed to puddle in low areas of the pavement. Pooling areas could decrease the design life of the asphalt and cause cracking or uplift. Concrete swales are recommended where storm water flows are concentrated. Periodic seasonal maintenance should be anticipated by sealing cracks and joints. IBC 2021 recommends that a minimum of five percent gradient for a ten feet distance away from any structures.

7.8 PRELIMINARY SOIL CORROSIVITY

Based on our field observation and experience in similar soils, the near-surface site soils are expected to exhibit a low potential for sulfate attack when in contact with concrete elements. We therefore recommend that conventional Type II cement be used for construction.

The onsite soils are considered to be “corrosive”¹ to ferrous materials. A qualified corrosion engineer should be consulted to provide an assessment of any metal that may be associated with construction of ancillary water lines and reinforcing steel, valves and similar improvements.

8 LIMITATIONS

The recommendations contained in this report are based on our limited field exploration, laboratory testing, and understanding of the proposed construction. The subsurface data used in the preparation of this report was obtained from the explorations made for this investigation. It is possible that variations in the soil and groundwater conditions could exist between and beyond the points explored or below the maximum depths of exploration. The nature and extent of variations may not be evident until construction occurs or after. If any conditions are encountered at this site that are different from those described in this report, we should be immediately notified

¹ Roberge, P.R., 2000, Handbook of corrosion engineering: McGraw-Hill, p. 150.

so that we may make any necessary revisions to the recommendations contained in this report. In addition, if the scope of the proposed construction changes from that described in this report, Wilding Engineering should be notified.

This report was prepared in accordance with the generally accepted standard of practice in the project area at the time the report was written. No other warranty, expressed or implied, is made. The concept of risk is a significant consideration of geotechnical analyses. The analytical means and methods used in performing geotechnical analyses and development of resulting recommendations do not constitute an exact science. Analytical tools used by geotechnical engineers are based on limited data, empirical correlations, engineering judgment and experience. As such the solutions and resulting recommendations presented in this report cannot be considered risk-free and constitute our best professional opinions and recommendations based on the available data and other design information available at the time they were developed. Our conclusions and recommendations are provided only from a geotechnical perspective. Evaluation of geologic or natural hazards, including but not limited to slope stability, faulting, debris flow, landslide, liquefaction, slope stability, rockfall, flooding, etc., is beyond our scope of work.

This report was prepared for our client's exclusive use on the project. It is the Client's responsibility to see that all parties to the project including the Designer, Contractor, Subcontractors, etc. are made aware of this report in its entirety. The use of information contained in this report for bidding purposes should be done at the Contractor's option and risk.

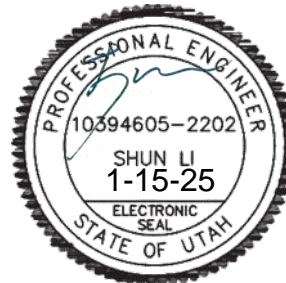
We appreciate the opportunity of providing this service for you. If you have any questions concerning this report or require additional information or services, please contact us at 801-553-8112.

Report prepared by:



Austin Deane, G.I.T.
Staff Geologist

Reviewed by:



Shun Li, P.E.
Geotechnical Department Manager

WILDING ENGINEERING, INC.

APPENDIX A

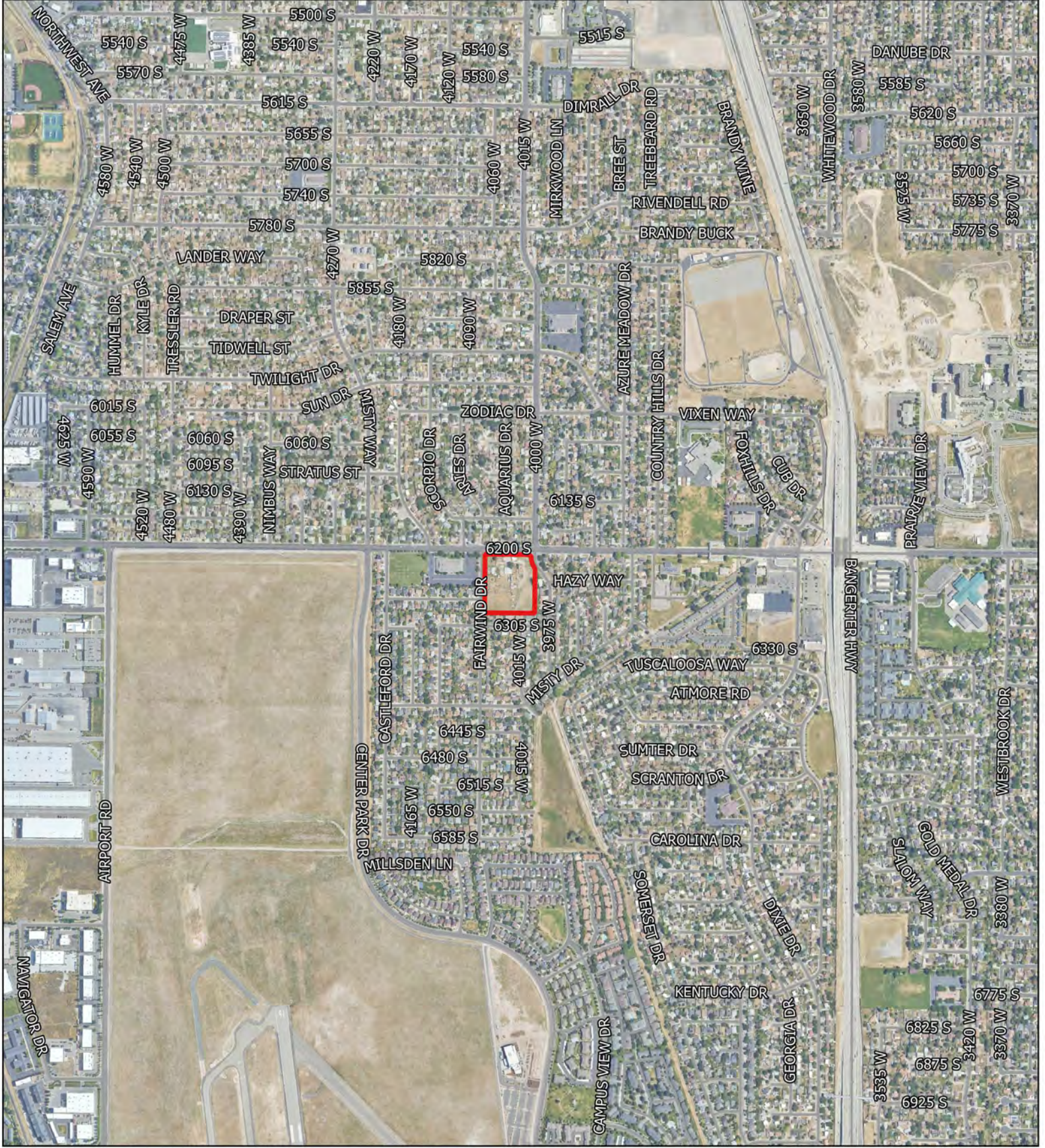
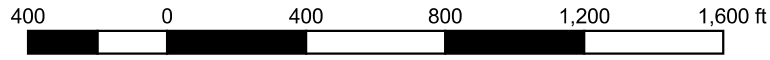


Image Reference:
 Google Earth Imagery Date 11/21/2024



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Legend

Approximate Site Boundary

Taylor Villas
 3975 West 6200 South
 Taylorsville, Utah
 Project Number: 24253



Figure A-1

Site Vicinity Map

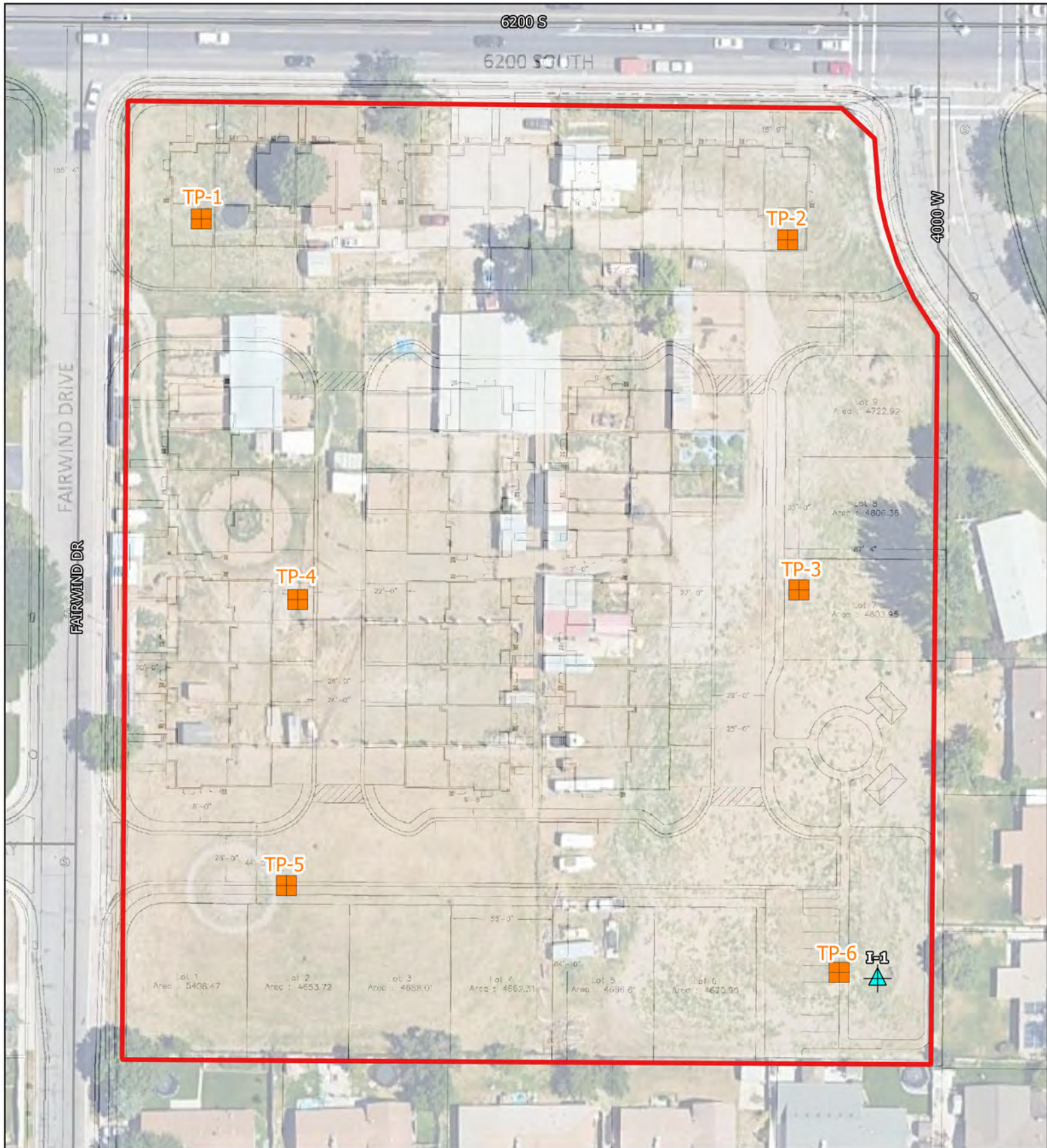
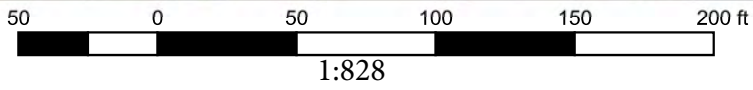





Image Reference: Google Earth November 2024



Legend

-  Approximate Site Boundary
-  Approximate Test Pit Location
-  Approximate Infiltration Test Location



Taylor Villas
 3975 West 6200 South
 Taylorsville, Utah
 Project Number: 24253

Exploration Location Map

**Figure
A-2**

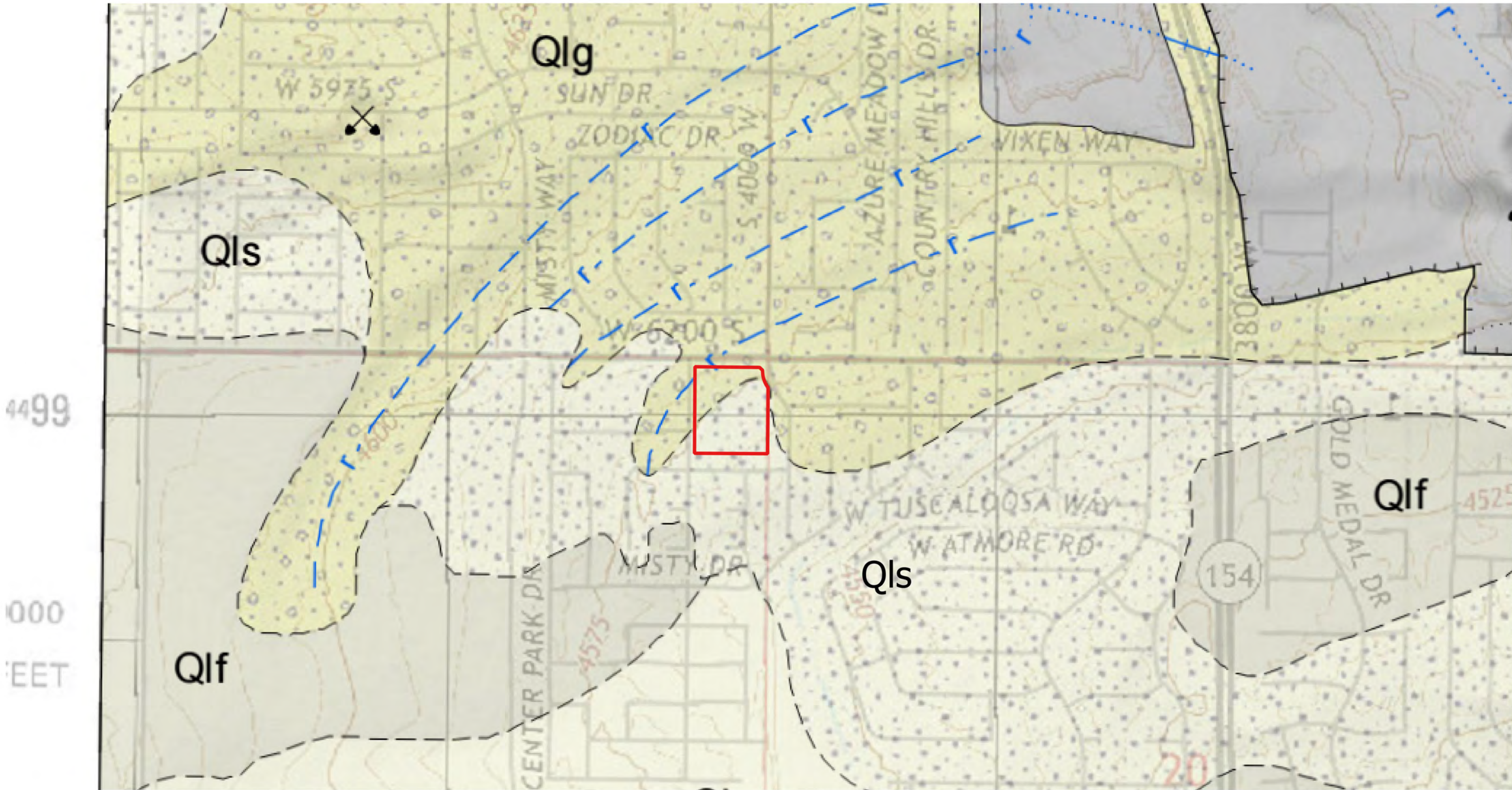
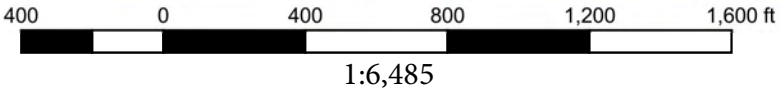


Image Reference: Google Earth Image Date November 2024

Adam P. McKean, 2019, Geologic Map of the Salt Lake City South Quadrangle, Salt Lake County, Utah. M-283DM. UGS. 1:24,000 scale.



Copyright, 2024

Legend
 Approximate Site Boundary

Taylor Villas
 3975 West 6200 South
 Taylorsville, Utah
 Project Number: 24253

Figure A-3

Geologic Map

APPENDIX B



Wilding Engineering
 14721 South Heritage Crest Way
 84065
 Telephone: 801-553-8112

KEY TO SYMBOLS





CLIENT Paxton Guymon

PROJECT NAME Taylor Villas




PROJECT NUMBER 23253

PROJECT LOCATION Taylorsville, Utah

LITHOLOGIC SYMBOLS (Unified Soil Classification System)

-  CL: USCS Low Plasticity Clay
-  FILL: Fill (made ground)
-  ML: USCS Silt
-  TOPSOIL: Topsoil

SAMPLER SYMBOLS

-  Hand Sample
-  3" O.D. Thin Walled Shelby Tube
-  Undisturbed Sample

WELL CONSTRUCTION SYMBOLS

ABBREVIATIONS

- | | |
|--------------------------------------|--------------------------------|
| LL - LIQUID LIMIT (%) | TV - TORVANE |
| PI - PLASTIC INDEX (%) | PID - PHOTOIONIZATION DETECTOR |
| W - MOISTURE CONTENT (%) | UC - UNCONFINED COMPRESSION |
| DD - DRY DENSITY (PCF) | ppm - PARTS PER MILLION |
| NP - NON PLASTIC | ▽ Water Level at Time |
| -200 - PERCENT PASSING NO. 200 SIEVE | ▽ Drilling, or as Shown |
| PP - POCKET PENETROMETER (TSF) | ▼ Water Level at End of |
| | ▼ Drilling, or as Shown |
| | ▽ Water Level After 24 |
| | ▼ Hours, or as Shown |

KEY TO SYMBOLS - GINT STD US LAB.GDT - 1/6/25 12:33 - G:\DATA\24253 GUYMON TAYLORSVILLE\SOILS\GINT\BORING LOGS.GPJ










Wilding Engineering Inc.
 14721 South Heritage Crest Way
 Bluffdale, UT 84065
 Telephone: 801-553-8112

TEST PIT NUMBER TP-1

CLIENT Paxton Guymon
PROJECT NUMBER 23253
DATE STARTED 11/14/24 **COMPLETED** 11/14/24
EXCAVATION CONTRACTOR Lancaster Trucking
EXCAVATION METHOD Test Pit
LOGGED BY AND **CHECKED BY** SL
NOTES Lat: 40.6382316, Long: -111.9878402

PROJECT NAME Taylor Villas
PROJECT LOCATION Taylorsville, Utah
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
GROUND WATER LEVELS:
AT TIME OF EXCAVATION ---
AT END OF EXCAVATION ---
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					
			CL		TOPSOIL - Lean CLAY with Sand: soft, moderate organics, moist, dark brown
			CL		Lean CLAY with Sand: medium stiff, moist, light brown, minor pinholes
2.5	UD 1	MC = 10% DD = 85 pcf LL = 32 PL = 22 Fines = 83%	CL		
5.0			CL		Lean CLAY: medium stiff to stiff, moist, light brown, minor pinholes to approx. 7-feet
7.5	H 2	MC = 18% LL = 31 PL = 22 Fines = 85%	CL		
9.0	H 3	MC = 22%	CL		Sandy SILT: medium stiff, moist, light brown, no pinholes
10.0			ML		
12.0					

Bottom of test pit at 12.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 12/20/24 14:47 - G:\DATA\24253 GUYMON TAYLORSVILLE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-2

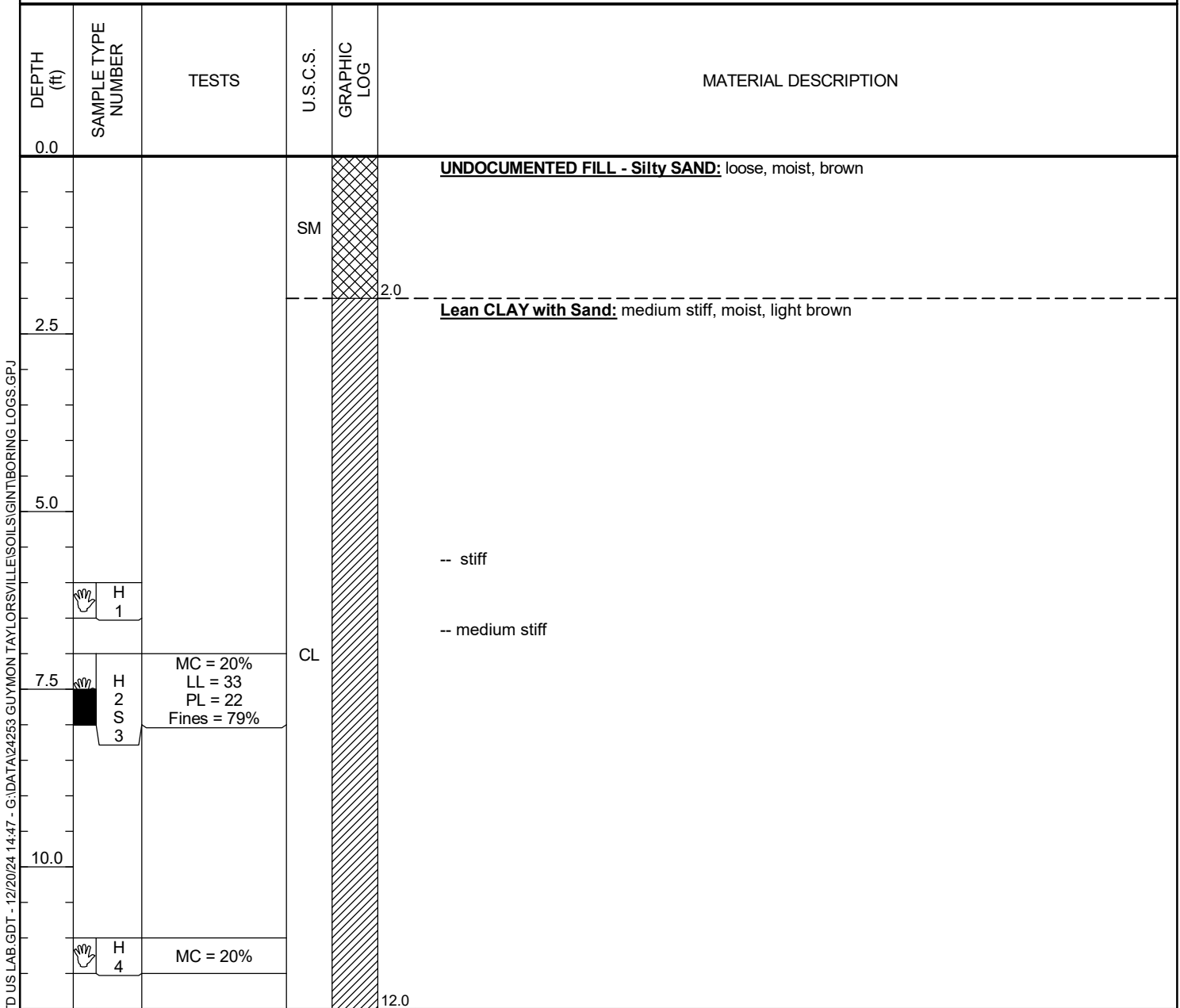


Wilding Engineering Inc.
 14721 South Heritage Crest Way
 Bluffdale, UT 84065
 Telephone: 801-553-8112

TEST PIT NUMBER TP-2

CLIENT Paxton Guymon
PROJECT NUMBER 23253
DATE STARTED 11/14/24 **COMPLETED** 11/14/24
EXCAVATION CONTRACTOR Lancaster Trucking
EXCAVATION METHOD Test Pit
LOGGED BY AND **CHECKED BY** SL
NOTES Lat: 40.6383158, Long: -111.9868280

PROJECT NAME Taylor Villas
PROJECT LOCATION Taylorville, Utah
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
GROUND WATER LEVELS:
AT TIME OF EXCAVATION ---
AT END OF EXCAVATION ---
AFTER EXCAVATION ---



Bottom of test pit at 12.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 12/20/24 14:47 - G:\DATA\24253 GUYMON TAYLORVILLE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: B-3

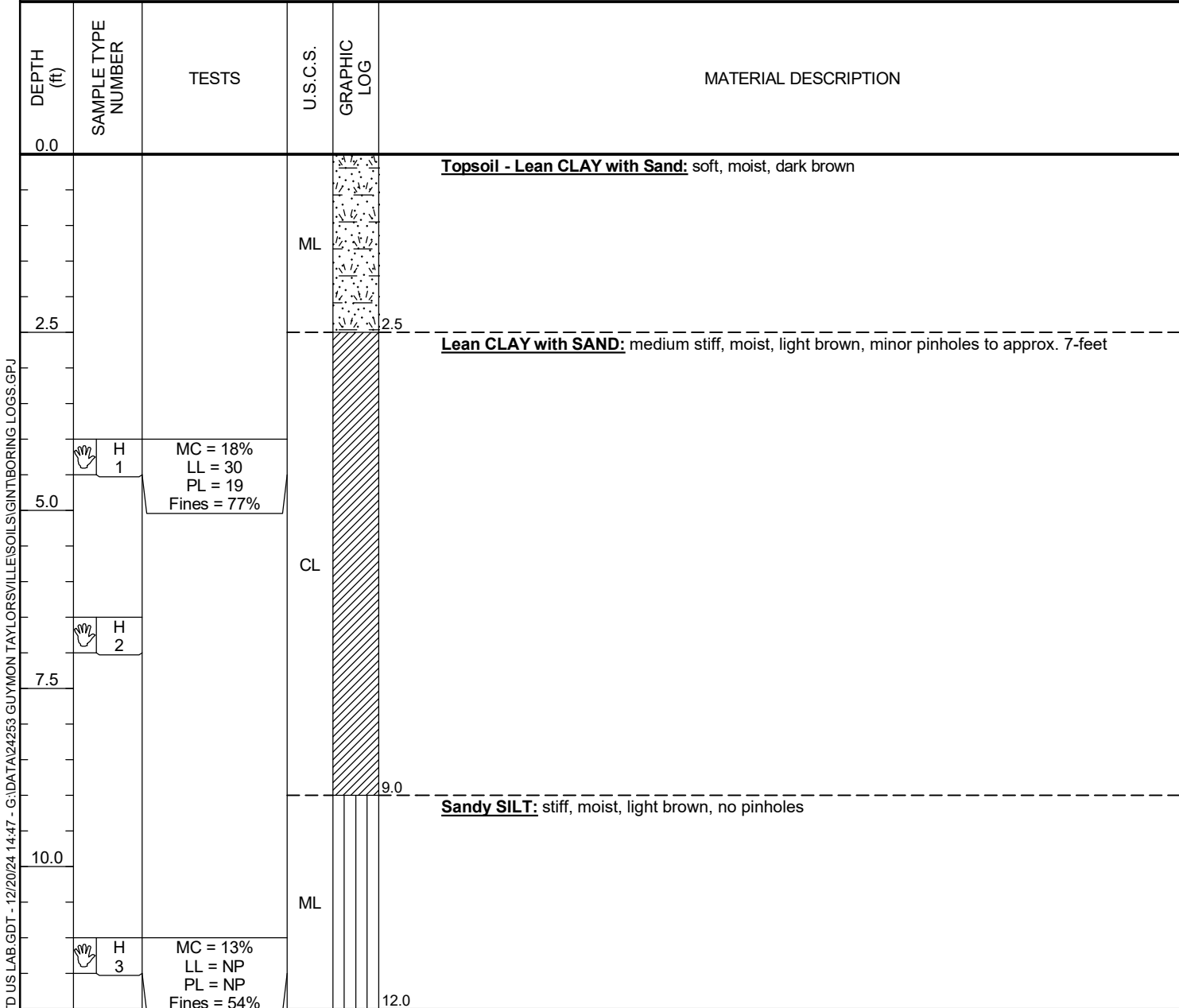


Wilding Engineering Inc.
 14721 South Heritage Crest Way
 Bluffdale, UT 84065
 Telephone: 801-553-8112

TEST PIT NUMBER TP-3

CLIENT Paxton Guymon
PROJECT NUMBER 23253
DATE STARTED 11/14/24 **COMPLETED** 11/14/24
EXCAVATION CONTRACTOR Lancaster Trucking
EXCAVATION METHOD Test Pit
LOGGED BY AND **CHECKED BY** SL
NOTES Lat: 40.63763, Long: -111.98669

PROJECT NAME Taylor Villas
PROJECT LOCATION Taylorville, Utah
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
GROUND WATER LEVELS:
AT TIME OF EXCAVATION ---
AT END OF EXCAVATION ---
AFTER EXCAVATION ---



GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 12/20/24 14:47 - G:\DATA\24253 GUYMON TAYLORVILLE\SOILS\GINT\BORING LOGS.GPJ

Bottom of test pit at 12.0 feet.

Figure No.: B-4



Wilding Engineering Inc.
 14721 South Heritage Crest Way
 Bluffdale, UT 84065
 Telephone: 801-553-8112

TEST PIT NUMBER TP-4

CLIENT Paxton Guymon
PROJECT NUMBER 23253
DATE STARTED 11/14/24 **COMPLETED** 11/14/24
EXCAVATION CONTRACTOR Lancaster Trucking
EXCAVATION METHOD Test Pit
LOGGED BY AND **CHECKED BY** SL
NOTES Lat: 40.6377146, Long: -111.9876790

PROJECT NAME Taylor Villas
PROJECT LOCATION Taylorville, Utah
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
GROUND WATER LEVELS:
AT TIME OF EXCAVATION ---
AT END OF EXCAVATION ---
AFTER EXCAVATION ---

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 12/20/24 14:47 - G:\DATA\24253 GUYMON TAYLORVILLE\SOILS\GINT\BORING LOGS.GPJ

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					
2.5			SM		<u>UNDOCUMENTED FILL - Silty SAND:</u> loose, moist, red and dark brown
3.0					<u>Lean CLAY with Sand:</u> medium stiff, moist, brown, minor pinholes to approx. 7-feet
5.0	H 1	MC = 21%			
7.5	S 3	MC = 24% LL = 32 PL = 23 Fines = 84%	CL		
10.0	H 4				<u>Sandy SILT:</u> stiff, moist, light brown, no pinholes
12.0			ML		

Bottom of test pit at 12.0 feet.

Figure No.: B-5



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 Bluffdale, UT 84065
 Telephone: 801-553-8112

TEST PIT NUMBER TP-5

PAGE 1 OF 1

CLIENT Paxton Guymon
PROJECT NUMBER 23253
DATE STARTED 11/14/24 **COMPLETED** 11/14/24
EXCAVATION CONTRACTOR Lancaster Trucking
EXCAVATION METHOD Test Pit
LOGGED BY AND **CHECKED BY** SL
NOTES Lat: 40.6372961, Long: -111.9877145

PROJECT NAME Taylor Villas
PROJECT LOCATION Taylorville, Utah
GROUND ELEVATION _____ **TEST PIT SIZE** NA inches
GROUND WATER LEVELS:
AT TIME OF EXCAVATION ---
AT END OF EXCAVATION ---
AFTER EXCAVATION ---

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 12/20/24 14:47 - G:\DATA\24253 GUYMON TAYLORVILLE\SOILS\GINT\BORING LOGS.GPJ




DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					
			CL		TOPSOIL - Lean Clay with Sand: soft, minor organics, moist, dark brown
					Lean CLAY with Sand: medium stiff, moist, light brown, minor pinholes
2.5			CL		
	H 1	MC = 8%			
5.0	H 2				--stiff
					Lean CLAY stiff, moist, light brown, no pinholes
	S 3	MC = 17% LL = 36 PL = 23 Fines = 90%			
7.5	H 4		CL		
10.0					
					
					Bottom of test pit at 11.0 feet.

Figure No.: B-6

APPENDIX C



Wilding Engineering Inc.
 14721 South Heritage Crest Way
 Bluffdale, UT 84065
 Telephone: 801-553-8112

SUMMARY OF LABORATORY TEST RESULTS

CLIENT Paxton Guymon

PROJECT NAME Taylor Villas

PROJECT NUMBER 23253

PROJECT LOCATION Taylorsville, Utah

Test Pit	Depth (ft)	Moisture (%)	Dry Density (pcf)	Liquid Limit	Plastic Limit	Plasticity Index	Gravel (%)	Sand (%)	Fines (%<#200 Sieve)	Classification
TP-1	2.0	9.7	84.6	32	22	10			83	CL
TP-1	6.5	17.6		31	22	9	0	15	85	CL
TP-1	9.0	22.2								
TP-2	7.0	19.6		33	22	11	0	21	79	CL
TP-2	11.0	19.8								
TP-3	4.0	18.1		30	19	11	0	23	77	CL
TP-3	11.0	13.3		NP	NP	NP	0	46	54	ML
TP-4	4.0	20.7								
TP-4	7.0	24.0		32	23	9	0	16	84	CL
TP-5	3.5	7.8								
TP-5	6.0	16.8		36	23	13	0	10	90	CL
TP-6	2.0	8.9	76.5	33	23	10			67	CL
TP-6	3.5	19.7		35	24	11	0	12	88	CL
TP-6	6.0	16.3	77.5	NP	NP	NP	0	22	78	ML
TP-6	8.5	26.3								

LAB SUMMARY WILDING - GINT STD US LAB.GDT - 12/20/24 13:35 - G:\DATA\24253 GUYMON TAYLORSVILLE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: C - 1



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 Telephone: 801-553-8112

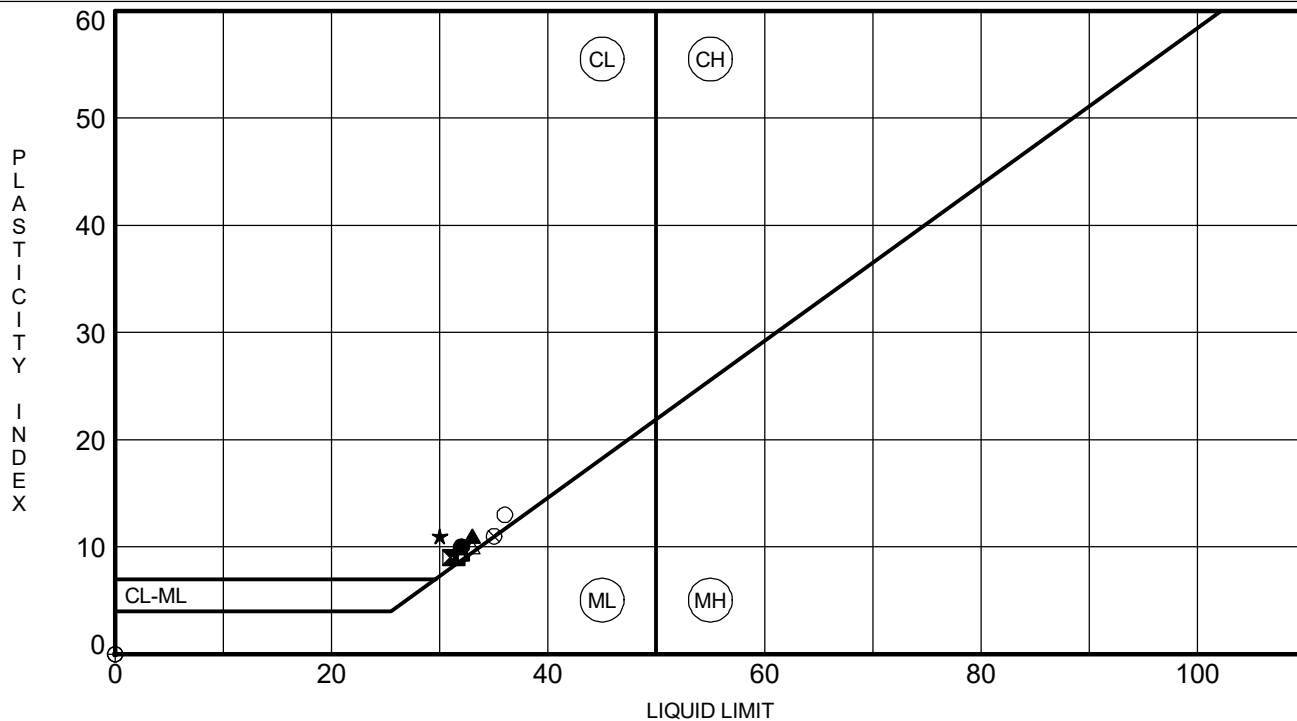
ATTERBERG LIMITS' RESULTS

CLIENT Paxton Guymon

PROJECT NAME Taylor Villas

PROJECT NUMBER 23253

PROJECT LOCATION Taylorville, Utah



G:\DATA\24253 GUYMON TAYLORVILLE\SOILS\GINT\BORING LOGS.GPJ

TEST PIT	DEPTH	LL	PL	PI	Fines	Classification
● TP-1	2.0	32	22	10	83	LEAN CLAY with SAND(CL)
☒ TP-1	6.5	31	22	9	85	LEAN CLAY(CL)
▲ TP-2	7.0	33	22	11	79	LEAN CLAY with SAND(CL)
★ TP-3	4.0	30	19	11	77	LEAN CLAY with SAND(CL)
⊕ TP-3	11.0	NP	NP	NP	54	SANDY SILT(ML)
⊕ TP-4	7.0	32	23	9	84	LEAN CLAY with SAND(CL)
○ TP-5	6.0	36	23	13	90	LEAN CLAY(CL)
△ TP-6	2.0	33	23	10	67	SANDY LEAN CLAY(CL)
⊗ TP-6	3.5	35	24	11	88	LEAN CLAY(CL)
⊕ TP-6	6.0	NP	NP	NP	78	SILT with SAND(ML)

Figure No.: C - 2



Wilding Engineering Inc.
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 Telephone: 801-553-8112

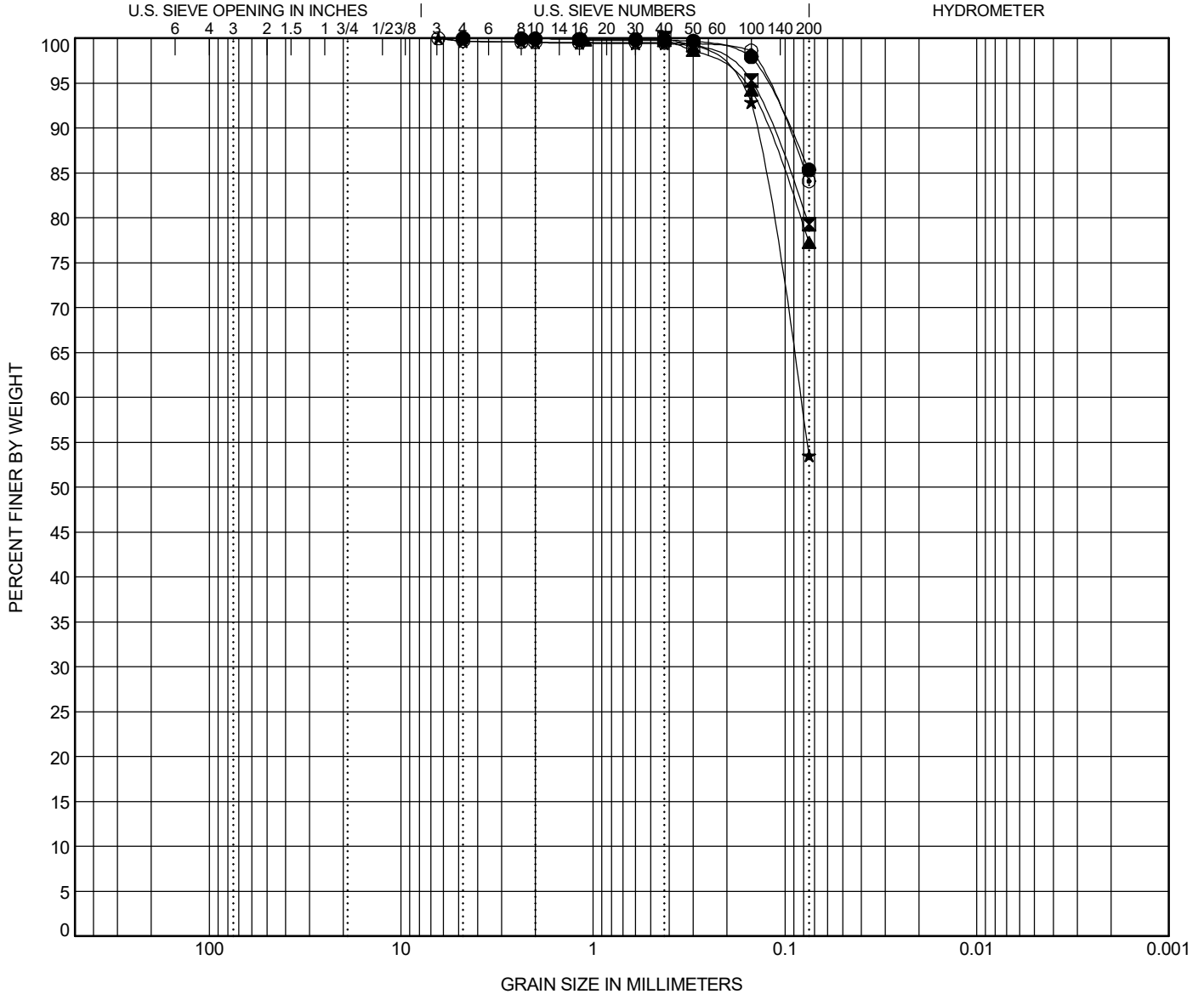
GRAIN SIZE DISTRIBUTION

CLIENT Paxton Guymon

PROJECT NAME Taylor Villas

PROJECT NUMBER 23253

PROJECT LOCATION Taylorsville, Utah



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

TEST PIT	DEPTH	Classification					LL	PL	PI	Cc	Cu
● TP-1	6.5	LEAN CLAY (CL)					31	22	9		
☒ TP-2	7.0	LEAN CLAY with SAND (CL)					33	22	11		
▲ TP-3	4.0	LEAN CLAY with SAND (CL)					30	19	11		
★ TP-3	11.0	SANDY SILT (ML)					NP	NP	NP		
◎ TP-4	7.0	LEAN CLAY with SAND (CL)					32	23	9		
TEST PIT	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay		
● TP-1	6.5	4.75				0	15	85.3			
☒ TP-2	7.0	0.425				0	21	79.3			
▲ TP-3	4.0	1.18				0	23	77.3			
★ TP-3	11.0	6.4	0.084			0	46	53.5			
◎ TP-4	7.0	6.4				0	16	84.1			

GRAIN SIZE - GINT STD. US LAB. GDT - 12/20/24 13:38 - G:\DATA\24253 GUYMON TAYLORSVILLE\SOILS\GINT\BORING LOGS.GPJ

Figure No.: C - 3



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Bluffdale, UT 84065
Telephone: 801-553-8112

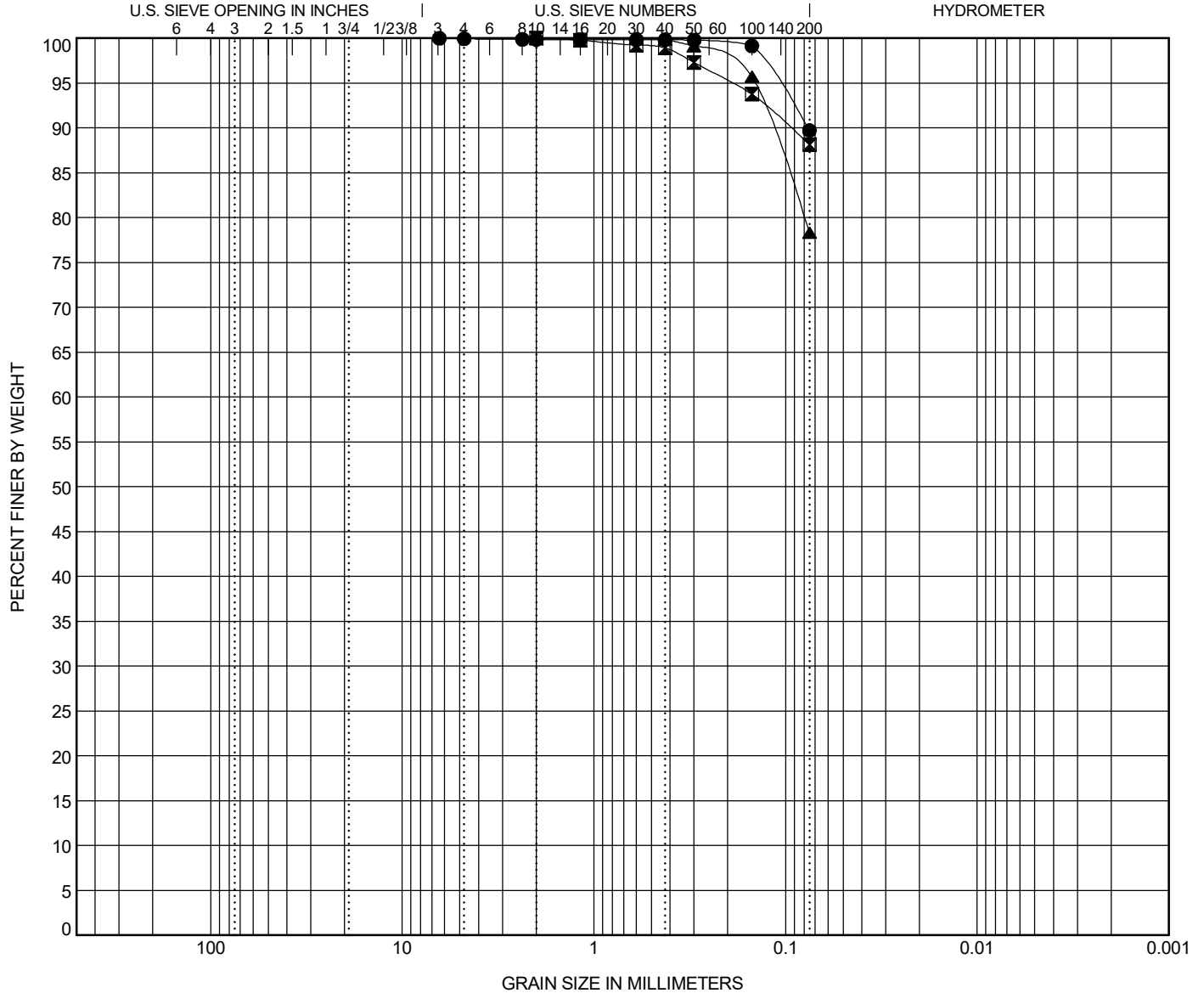
GRAIN SIZE DISTRIBUTION

CLIENT Paxton Guymon

PROJECT NAME Taylor Villas

PROJECT NUMBER 23253

PROJECT LOCATION Taylorsville, Utah



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

TEST PIT	DEPTH	Classification					LL	PL	PI	Cc	Cu
● TP-5	6.0	LEAN CLAY(CL)					36	23	13		
☒ TP-6	3.5	LEAN CLAY(CL)					35	24	11		
▲ TP-6	6.0	SILT with SAND(ML)					NP	NP	NP		

TEST PIT	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
● TP-5	6.0	6.4				0	10	89.7	
☒ TP-6	3.5	2				0	12	88.1	
▲ TP-6	6.0	0.6				0	22	78.3	

GRAIN SIZE - GINT STD. US LAB.GDT - 12/20/24 13:38 - G:\DATA\24253 GUYMON TAYLORSVILLE\SOILS\GINT\BORING LOGS.GPJ

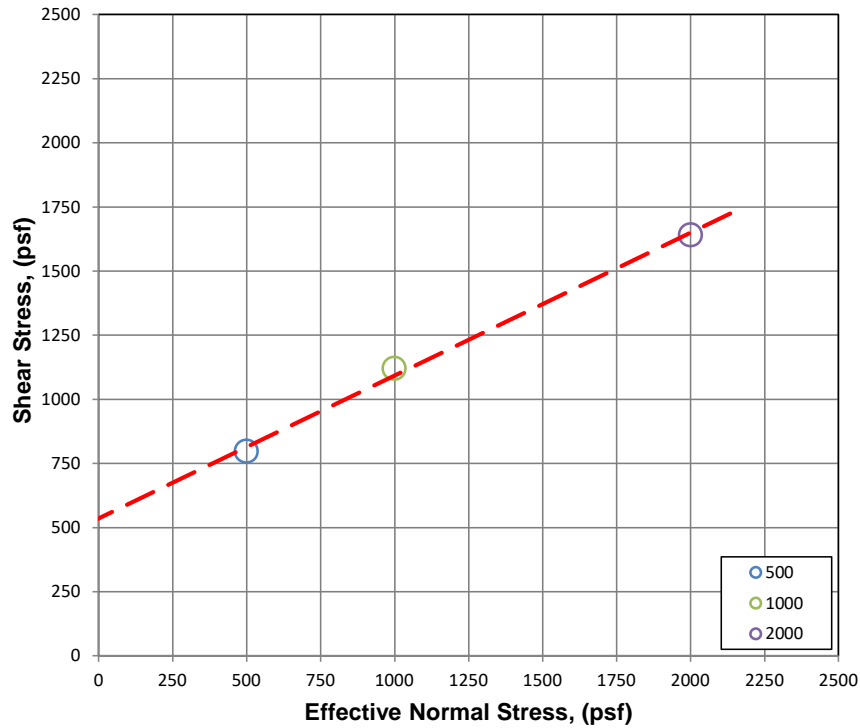
Figure No.: C - 4

Wilding Engineering, Inc.

ASTM D3080

1/1/25
 Date
 Shun Li PE
 Checked By
 1/1/25
 Date
 Jeremy Wright EIT
 Computed By
 11/26/24
 Date
 Jason Wright
 Tested By

Shear Stress Vs Normal Stress



Mohr-Coulomb Stress Envelope			Specimen				
			Parameter		A	B	C
Φ' and c' from Best-Fit Straight Line	Φ' (deg)	29	Initial Water Content (%)	17.6	17.6	17.6	N/A
	c' (psf)	540	Final Water Content (%)	25.8	25.8	26.0	N/A
	R ²	0.9969	Dry Density (psf)	102.0	102.0	102.0	N/A
	SSE	N/A	Diameter (in)	2.42			
Peak Φ' for c' = 0	Normal Stress	Φ' (deg)	Height (in)	1.00			
	500	58	Strain Rate (in/min)	0.0010			
	1000	48	LL/PL/PI	31 / 22 / 9			
	2000	39	Average T₅₀ (min)	0.005			

Project:	Taylor Villas	Data Points		
Project Number:	24253	Normal Stress	Corrected Shear Stress	
Boring Number:	TP-1			
Sample Number:	NA	500	796	
Depth:	6.5 feet	1000	1119	
Sample Type:	Reconstituted	2000	1640	
Rel. Compaction:	100%			
Description:	Lean CLAY (CL)			
Remarks:	Sample remolded to estimated in situ moisture and density & split on the No. 10 sieve.			
	Sample saturated between porous stones prior to shearing			



Figure No.: C-4a

Wilding Engineering, Inc.

ASTM D3080

1/1/25

Date

Shun Li PE

Checked By

1/1/25

Date

Jeremy Wright EIT

Computed By

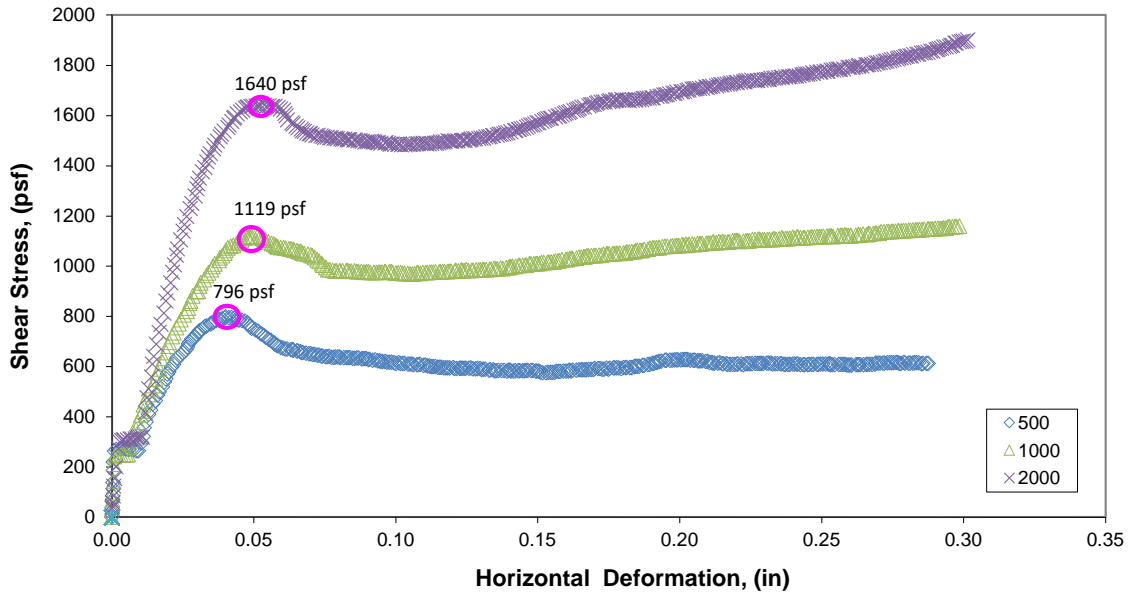
11/26/24

Date

Jason Wright

Tested By

Corrected Shear Stress Vs. Horizontal Deformation



Shear Stress Vs Normal Stress, assuming c'=0

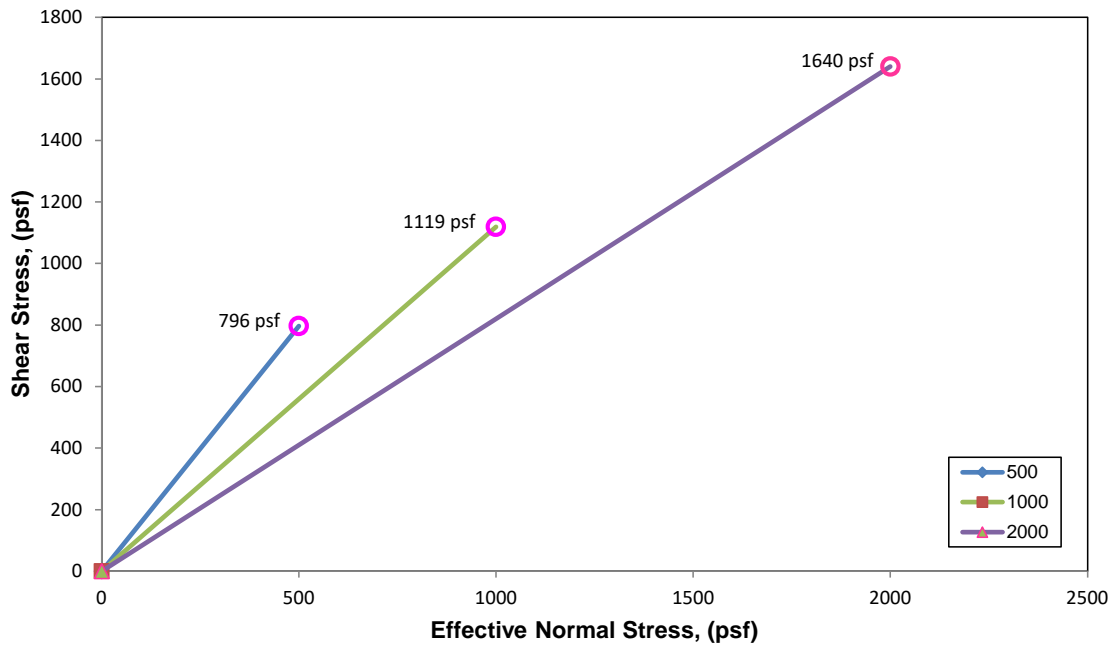


Figure No.: C-4b

Wilding Engineering, Inc.

ASTM D3080

1/1/25

Date

Shun Li PE

Checked By

1/1/25

Date

Jeremy Wright EIT

Computed By

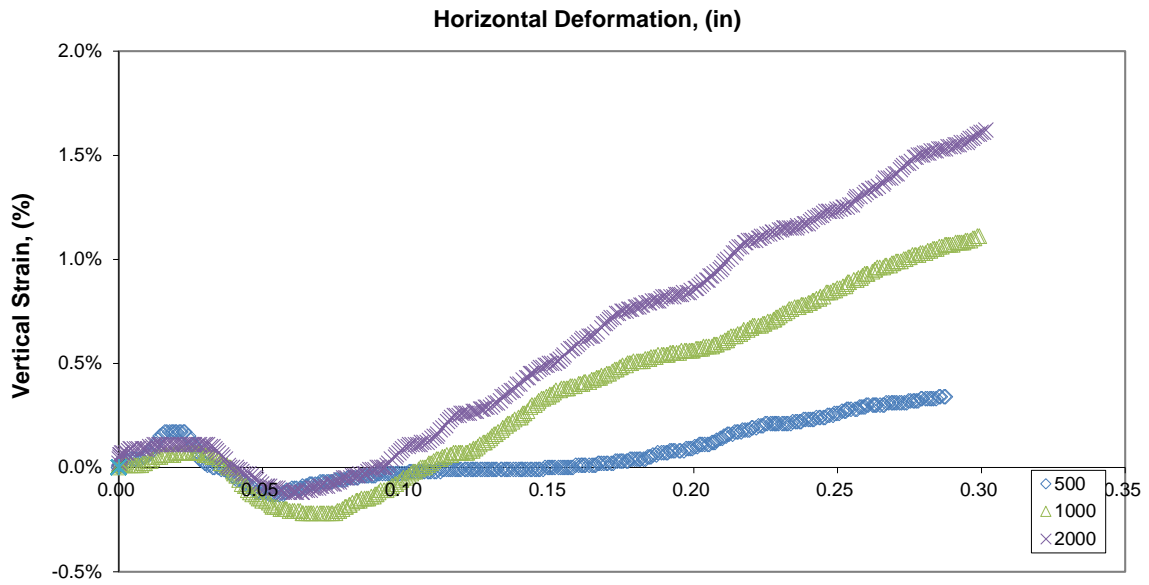
11/26/24

Date

Jason Wright

Tested By

Vertical Strain Vs. Horizontal Deformation



Consolidation Curves

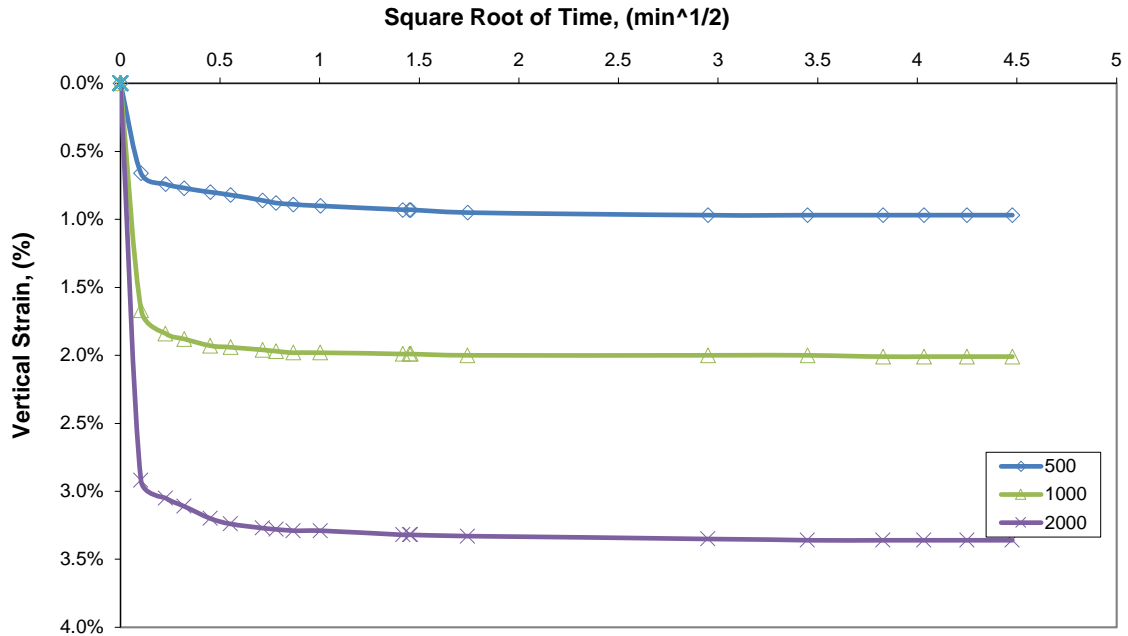
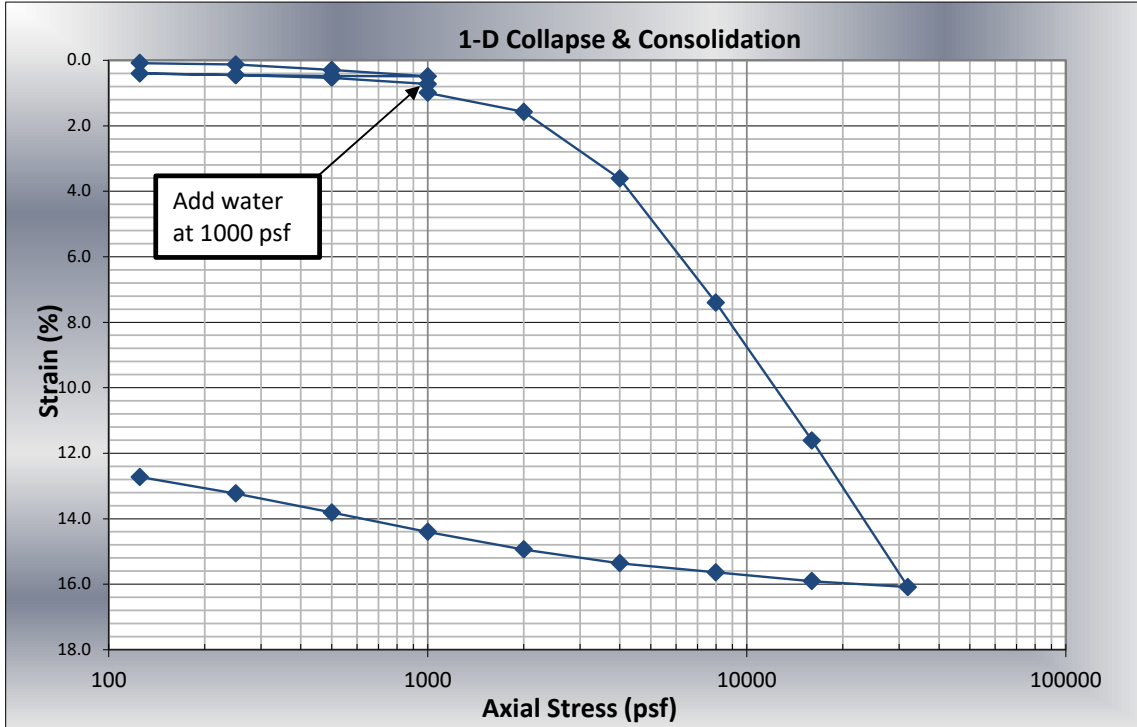


Figure No.: C-4c

Client: Paxton Guymon
Project Number: 24253

Project Name: Taylor Villas
Project Location: Taylorville, Utah



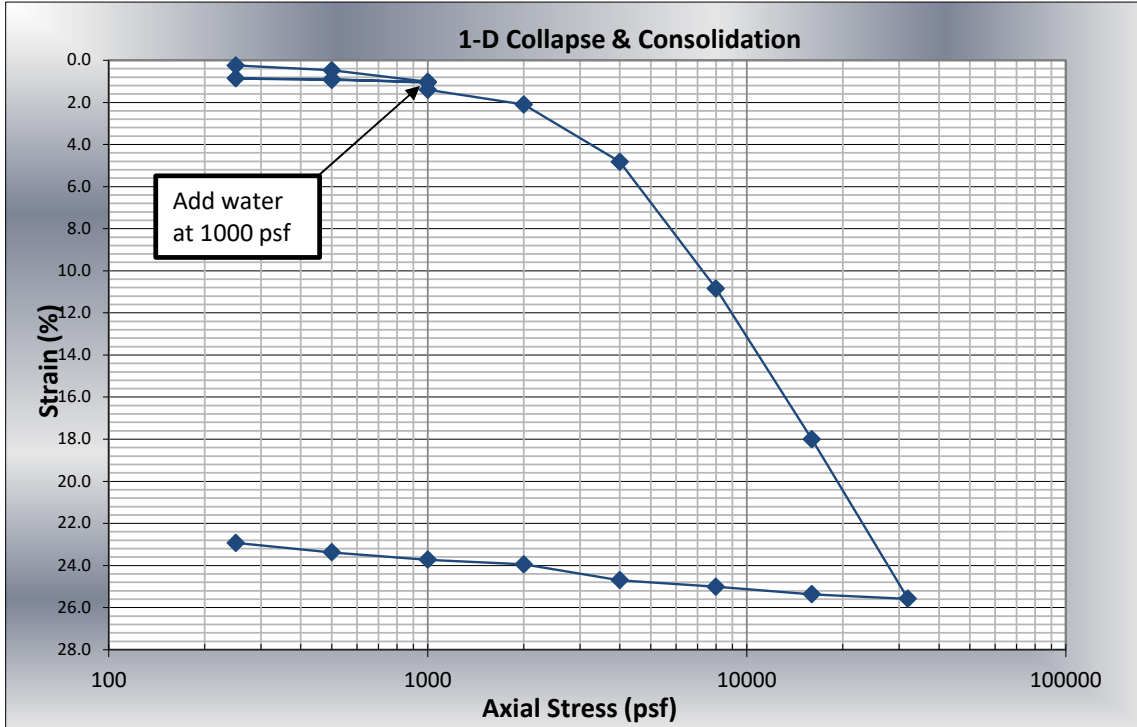
Sample Number:	1
Sample Location:	TP-1
Sample Depth (ft):	2
Sample Type:	Undisturbed
Test Method:	ASTM D2435 Method B
Sample Description:	Lean CLAY with Sand
USCS Classification:	CL
Liquid Limit:	32
Plastic Limit:	22
Fines Content (%):	85
Volumetric Strain (%):	0.27
Inundation Stress (psf)	1000 psf (Step 12)

	Initial	Final
Dry Density (pcf):	85.4	96.8
Water Content (%):	9.7	27.0
Void Ratio:	0.970	0.719
Degree of Saturation (%):	26.9	96.3
Specific Gravity:	2.700	(Assumed)

Load Increment	Axial Stress σ_v (psf)	Axial Strain ϵ_a (%)	Sample Height H_s (in)	Void Ratio, e
1	Seating	0.02	0.9998	0.970
2	125	0.08	0.9992	0.968
3	250	0.13	0.9987	0.968
4	500	0.30	0.9970	0.964
5	1000	0.49	0.9951	0.960
6	500	0.48	0.9952	0.961
7	250	0.45	0.9955	0.961
8	125	0.40	0.9960	0.962
9	250	0.45	0.9955	0.961
10	500	0.53	0.9947	0.960
11	1000	0.72	0.9928	0.956
12	1000	0.99	0.9901	0.951
13	2000	1.58	0.9842	0.939
14	4000	3.61	0.9639	0.899
15	8000	7.41	0.9259	0.824
16	16000	11.61	0.8839	0.741
17	32000	16.09	0.8391	0.653
18	16000	15.91	0.8409	0.657
19	8000	15.64	0.8436	0.662
20	4000	15.36	0.8464	0.668
21	2000	14.94	0.8506	0.676
22	1000	14.41	0.8559	0.686
23	500	13.81	0.8619	0.698
24	250	13.23	0.8677	0.709
25	125	12.73	0.8727	0.719

Client: Paxton Guymon
Project Number: 24253

Project Name: Taylor Villas
Project Location: Taylorville, Utah



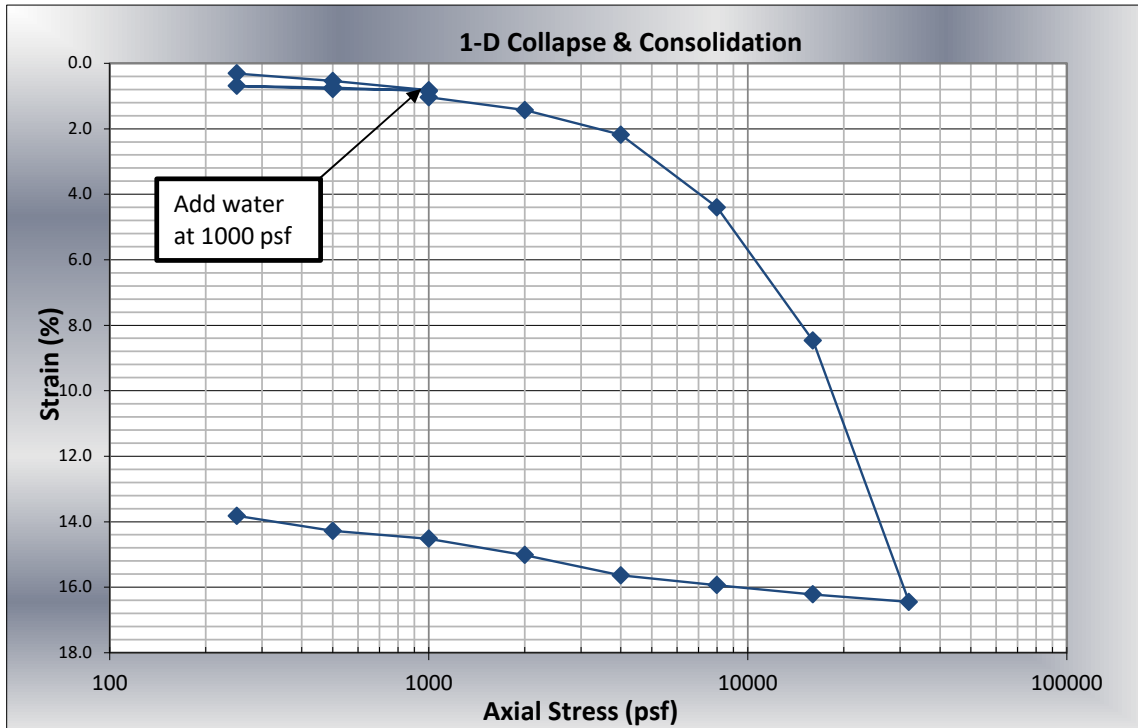
Sample Number:	2
Sample Location:	TP-6
Sample Depth (ft):	2
Sample Type:	Undisturbed
Test Method:	ASTM D2435 Method B
Sample Description:	Sandy Lean CLAY
USCS Classification:	CL
Liquid Limit:	33
Plastic Limit:	23
Fines Content (%):	67
Volumetric Strain (%):	0.34
Inundation Stress (psf)	1000 psf (Step 9)

	Initial	Final
Dry Density (pcf):	76.5	99.5
Water Content (%):	8.9	25.1
Void Ratio:	1.197	0.693
Degree of Saturation (%):	20.0	98.6
Specific Gravity:	2.700	(Assumed)

Load Increment	Axial Stress σ_v (psf)	Axial Strain ϵ_a (%)	Sample Height H_s (in)	Void Ratio, e
1	125	0.08	0.9992	1.195
2	250	0.24	0.9976	1.192
3	500	0.47	0.9953	1.187
4	1000	1.02	0.9898	1.175
5	500	0.93	0.9907	1.177
6	250	0.86	0.9914	1.178
7	500	0.90	0.9910	1.177
8	1000	1.06	0.9894	1.174
9	1000	1.40	0.9860	1.166
10	2000	2.10	0.9790	1.151
11	4000	4.82	0.9518	1.091
12	8000	10.84	0.8916	0.959
13	16000	18.01	0.8199	0.801
14	32000	25.58	0.7442	0.635
15	16000	25.37	0.7463	0.640
16	8000	25.01	0.7499	0.648
17	4000	24.70	0.7530	0.654
18	2000	23.95	0.7605	0.671
19	1000	23.73	0.7627	0.676
20	500	23.38	0.7662	0.683
21	250	22.93	0.7707	0.693

Client: Paxton Guymon
Project Number: 24253

Project Name: Taylor Villas
Project Location: Taylorville, Utah



Sample Number:	3
Sample Location:	TP-6
Sample Depth (ft):	6
Sample Type:	Undisturbed
Test Method:	ASTM D2435 Method B
Sample Description:	SILT with Sand
USCS Classification:	ML
Liquid Limit:	NP
Plastic Limit:	NP
Fines Content (%):	78
Volumetric Strain (%):	0.19
Inundation Stress (psf)	1000 psf (Step 9)

	Initial	Final
Dry Density (pcf):	77.5	87.7
Water Content (%):	16.3	35.5
Void Ratio:	1.171	0.871
Degree of Saturation (%):	37.6	100
Specific Gravity:	2.700	(Assumed)

Load Increment	Axial Stress σ_v (psf)	Axial Strain ϵ_a (%)	Sample Height H_s (in)	Void Ratio, e
1	125	0.08	0.9992	1.169
2	250	0.31	0.9969	1.164
3	500	0.54	0.9946	1.159
4	1000	0.82	0.9918	1.153
5	500	0.78	0.9922	1.154
6	250	0.69	0.9931	1.156
7	500	0.74	0.9926	1.155
8	1000	0.85	0.9915	1.152
9	1000	1.04	0.9896	1.148
10	2000	1.43	0.9857	1.140
11	4000	2.18	0.9782	1.123
12	8000	4.40	0.9560	1.075
13	16000	8.47	0.9153	0.987
14	32000	16.45	0.8355	0.814
15	16000	16.22	0.8378	0.819
16	8000	15.94	0.8406	0.825
17	4000	15.64	0.8436	0.831
18	2000	15.02	0.8498	0.845
19	1000	14.52	0.8548	0.855
20	500	14.28	0.8572	0.861
21	250	13.82	0.8618	0.871

APPENDIX D

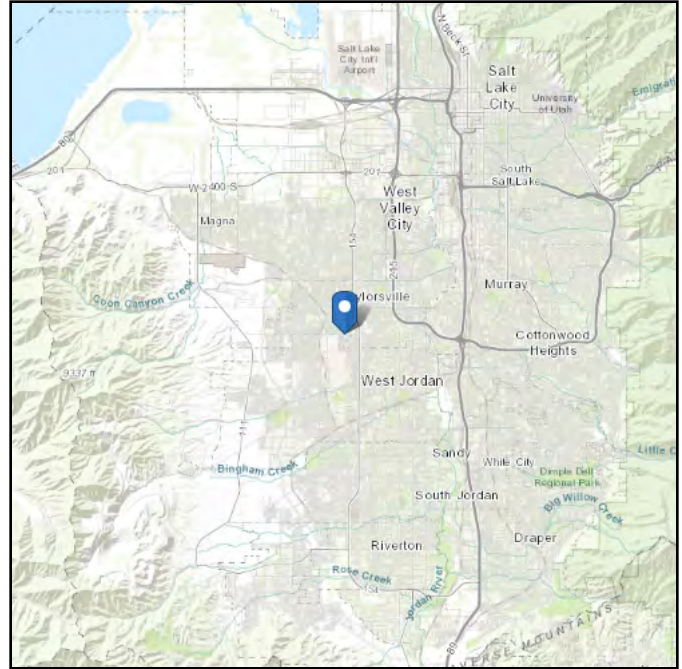
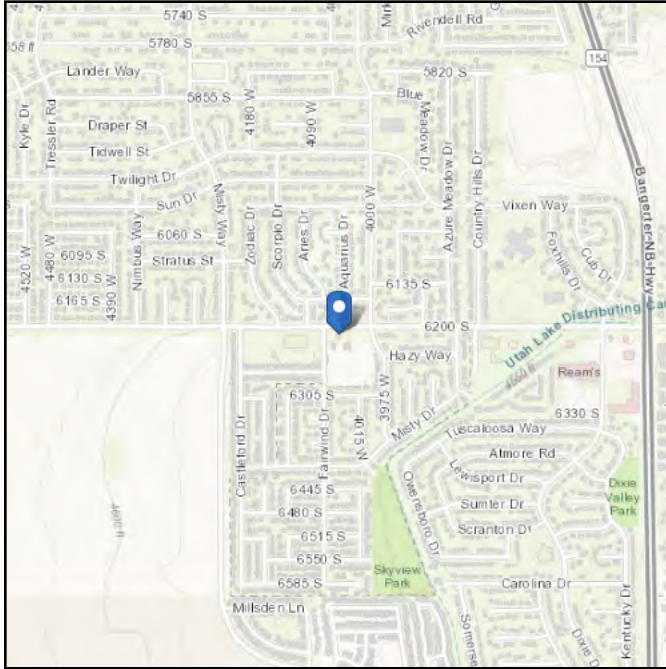


ASCE Hazards Report

Address:
4035 W 6200 S
Salt Lake City, Utah
84118

Standard: ASCE/SEI 7-16
Risk Category: II
Soil Class: D - Default (see Section 11.4.3)

Latitude: 40.63835
Longitude: -111.987626
Elevation: 4580.065055289111 m (NAVD 88)



Site Soil Class: D - Default (see Section 11.4.3)

Results:

S_s :	1.182	S_{D1} :	N/A
S_1 :	0.416	T_L :	8
F_a :	1.2	PGA :	0.52
F_v :	N/A	PGA _M :	0.624
S_{MS} :	1.419	F _{PGA} :	1.2
S_{M1} :	N/A	I_e :	1
S_{DS} :	0.946	C_v :	1.336

Ground motion hazard analysis may be required. See ASCE/SEI 7-16 Section 11.4.8.

Data Accessed: Wed Nov 27 2024

Date Source: [USGS Seismic Design Maps](#)

The ASCE Hazard Tool is provided for your convenience, for informational purposes only, and is provided “as is” and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

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**DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS
FOR
TAYLOR VILLAS**

A Site Specific Development
Located in
Taylorsville, Salt Lake County, Utah

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**DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
TAYLOR VILLAS**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TAYLOR VILLAS ("Declaration") is executed and adopted by PKEG INVESTMENTS, LLC, a Utah limited liability company ("Declarant").

RECITALS

A. The real property in Salt Lake County, described in Exhibit A, attached to and incorporated in this Declaration by reference, is part of a planned unit development that shall be known as Taylor Villas (the "Project").

B. Declarant owns the real property described in Exhibit A. By executing and recording this Declaration, the undersigned declares that the property described in Exhibit A, and any additional property made subject to this Declaration in the future by a recorded amendment or supplement, is subject to the terms, covenants, conditions and restrictions set forth in this Declaration.

C. Declarant has formed or will form the Taylor Villas Owners Association which shall (1) own, manage, and/or maintain the Common Areas and certain other areas in the Project; (2) levy, collect and disburse the Assessments and other charges imposed herein; (3) act as the agent and representative of Owners; (4) enforce the use restrictions and other provisions of this Declaration; and (5) do such other things as are provided for in this Declaration.

D. Declarant intends that all property within the Project shall be held, sold, and conveyed subject to the easements, restrictions, covenants, and conditions in this Declaration, which: (1) are for the purpose of protecting the value, desirability, attractiveness, and natural character of the Project; (2) shall run with the land; (3) shall be binding upon all parties having any right, title, or interest in any part of the Project; and (4) shall inure to the benefit of all parties having any right, title, or interest in any part of the Project, and their successors and assigns.

E. It is intended that this Declaration shall serve as a binding contract between the Association and each Owner; however, nothing herein is intended to create a contractual relationship between Declarant and the Association or Declarant and any Owner, or to inure to the benefit of any third-party. Additionally, it is not intended that this Declaration be read in conjunction with any deed or real estate purchase contract to create privity of contract between Declarant and the Association.

F. Declarant reserves the right to amend and supplement this Declaration from time to time, in the discretion of Declarant, to accomplish any purpose desired by Declarant including a modification or addition of any and all covenants and restrictions.

NOW, THEREFORE, Declarant declares, covenants, and agrees as follows:

ARTICLE I - DEFINITIONS

The capitalized terms used in this Declaration shall have the meanings set forth in this Article.

1.1 **“Act”** shall mean the Community Association Act codified beginning at Utah Code § 57-8a-101 *et seq.*, in effect at the time this Declaration is recorded, and as such may be amended from time to time.

1.2 **“Architectural Review Committee”** shall mean the Board or, if so appointed by the Board, a committee having architectural control power as further described in Article VII.

1.3 **“Articles”** shall mean the Articles of Incorporation for the Association as amended and restated from time to time.

1.4 **“Assessment”** shall mean any monetary charge imposed or levied on an Owner or Lot by the Association as provided for in this Declaration.

1.5 **“Association”** shall refer to the Taylor Villas Owners Association, the membership of which shall include each Owner in the Project. The Association may be incorporated as a nonprofit corporation. If the Owners are ever organized as another type of entity or if the Owners act as a group without legal organization, “Association” as used in this Declaration shall refer to that entity or group.

1.6 **“Board Member”** shall mean a duly qualified and elected or appointed member of the Board of Directors.

1.7 **“Board of Directors”** or **“Board”** shall mean the governing board with primary authority to operate and manage the affairs of the Association.

1.8 **“Bylaws”** shall mean the Bylaws of the Association attached as Exhibit B and all amendments thereto. No amendment to the Bylaws shall be effective until it is recorded.

1.9 **“City”** shall mean Taylorsville City, a municipal corporation in the State of Utah.

1.10 **“Common Area”** shall mean all areas of the Project, excluding Lots and Living Units. Common Areas may include without obligation or limitation, all Common Areas shown on the Plat, Limited Common Areas, private roadway improvements, Association signs or monuments, open space, common landscaped areas and sprinkler systems, common parking areas, detention basin, street signage, common walkways, park, perimeter fences, and other similar improvements, all utility and service lines and similar improvements intended to serve more than one Living Unit, whether located on a Lot or lying inside of the exterior boundaries of the Living Unit, and any real property or improvements within the Project that the Association has the obligation to maintain, repair, or replace for the common benefit of the Owners, as the Board shall determine in its sole and exclusive discretion.

1.11 **“Common Expenses”** shall mean all sums lawfully assessed against Owners including expenses of administration, maintenance, management, operation, repair and replacement of the Common Areas or any other areas which are maintained by the Association, unless otherwise provided herein; expenses agreed upon as common expenses by the Association or its Board; expenses authorized by the Governing Documents or the Act as common expenses; and any other expenses necessary for the common benefit of the Owners.

1.12 “**Control Period**” shall mean the period of time during which the Declarant may act as the Board of Directors or appoint Board Members. Such period of time commenced on the date this Declaration is recorded with the Salt Lake County Recorder’s Office and shall terminate on the occurrence of the earliest of the following events: (i) the date on which all of the Lots in the Project have been conveyed from Declarant to third-party purchasers other than Declarant’s successors and assigns and the Declarant no longer possesses any development right; or (ii) the Declarant executes and records a written waiver of its right to control the Association. The Special Declarant Rights contained within this Declaration may last beyond the Control Period for the maximum length permitted by law. If the Declarant elects to waive one or more, but not all, of its Special Declarant Rights, then all Special Declarant Rights not waived shall remain in full force and effect.

1.13 “**Declarant**” shall mean PKEG Investments, LLC, a Utah limited liability company, or their successors or assigns. The Declarant may assign all or part of its rights hereunder.

1.14 “**Declaration**” shall mean this Declaration of Covenants, Conditions and Restrictions for Taylor Villas, including all attached exhibits, which are incorporated by reference, and any and all amendments to this Declaration.

1.15 “**Design Criteria**” shall mean those requirements governing the site location and architectural design of Living Units, buildings, and other structures and improvements within the Project as adopted by the Board or Architectural Control Committee as provided herein.

1.16 “**Exempt Lot**” shall mean a Lot which is not subject to one or more Assessment types including, but not limited to, Annual Assessments, Special Assessments, Benefited Assessments, and Individual Assessments. During the Control Period, the Declarant shall have the authority to designate Exempt Lots in its sole discretion, regardless of whether such Lots are owned by Declarant or another Person, and from which type(s) of Assessments the Lot is exempt. Exempt Lot designations may be for any period of time up to the date of transfer of title to third-party consumers (i.e., home buyers) from Declarant. All Lots owned by Declarant shall be deemed to be Exempt Lots unless Declarant explicitly designates otherwise.

1.17 “**Governing Documents**” shall mean the Declaration, Plat, Bylaws, Rules, Articles, Design Criteria, Board resolutions, and any other written instrument by which the Association may exercise power, manage, maintain, or otherwise affect the Project.

1.18 “**Lender**” shall mean a holder of a first mortgage or deed of trust on a Lot.

1.19 “**Limited Common Area**” shall mean the Common Area reserved for the use and benefit of a designated Lot or Living Unit to the exclusion of other Owners. Whether or not indicated on the Plat, the Limited Common Areas shall include facilities appurtenant to the Living Units including porches, balconies, driveways, and portions of the Common Area bounded by approved fences on the Lots (if any). The right to the exclusive use of the Limited Common Area shall be appurtenant to each respective Lot and may not be severed from the ownership of the Lot. All installations or modifications of Limited Common Areas shall be approved by the Association and shall be subject to the provisions in this Declaration and the Design Criteria. The Board shall have the power and discretion to determine the Limited Common Area boundaries if the Governing Documents are found to be ambiguous or unclear. If the Limited Common Areas depicted on the Plat differ in size or locations than the as built

Limited Common Areas, the as built dimensions or structures installed by Declarant shall supersede anything depicted on the Plat.

1.20 **“Living Unit”** shall mean any residential structure built or to be built on any Lot within the Project, together with all improvements located on a Lot which are used in connection with such residential structure. Living Units shall include both Townhomes and Single-Family Homes. Each Living Unit shall include, without limitation, roofs, exterior surfaces, exterior and interior doors, windows, gutters, downspouts, foundations, and garages. Each Living Unit shall also include all mechanical equipment and appurtenances located outside the Living Unit but designed to serve only that Living Unit, such as appliances, electrical receptacles and outlets, air conditioning compressors, equipment, fixtures and the like. All pipes, wires, conduits, utility lines, or other similar installations serving only the Living Unit, and any structural members, parts, components or any other property of any kind, including fixtures or appliances within any Living Unit, which are removable without jeopardizing the integrity, soundness, safety or usefulness of the remainder of the building within which the Living Unit is located shall be deemed part of the Living Unit.

1.21 **“Lot”** shall mean each of the individual lots within the Project, as shown on the Plat. The term Lot shall include any Living Unit, structure, or other improvement constructed thereon. As applicable, the Lot shall extend to the center of the Party Wall, which shall form the boundary of the Lots sharing that Party Wall. Subject to dividing lines between Lots, any above-ground structure that extends beyond the vertical plane of the ground-level boundary of the Lot is part of the Lot if it: (1) is part of and an integral part of the Living Unit’s structure (such as bay windows, pop-outs, eaves, etc., not to include fences, or other appurtenant structures that merely connect to the structure); or (2) was constructed as part of the original construction of the Lot.

1.22 **“Manager”** shall mean any entity or Person engaged by the Board of Directors to manage the Project.

1.23 **“Member”** shall mean and refer to an Owner.

1.24 **“Occupant”** shall mean any Person living, dwelling, visiting, using, entering into, or staying in a Living Unit in the Project, including, without limitation, family members, tenants, lessees, guests, representatives, and invitees of an Owner or an Occupant. Occupants shall be bound by the restrictions in this Declaration and shall be liable for any fines that are assessed for violations of the Governing Documents.

1.25 **“Owner”** shall mean the Person or Persons who are vested with record title to a Lot, and whose interest in the Lot is held (in whole or in part) in fee simple, according to the records of the Salt Lake County Recorder; however, Owner shall not include a trustee for a deed of trust. Every Owner is automatically a Member of the Association. However, there shall be only one membership per Lot. Every Owner has a responsibility to comply with the Governing Documents.

1.26 **“Party Wall”** shall mean a wall, including without limitation a foundation wall, that forms part of a Living Unit located and is located on or adjacent to a boundary line between two or more attached Living Units that are owned by more than one (1) Owner and is used or is intended to be used by the Owners of the benefitted Living Units as a structural partition wall. A Party Wall may be comprised of or include a sound board or other component between two (2) or more Living Units.

1.27 **“Person”** shall mean a natural individual, corporation, estate, limited liability company, partnership, trustee, association, government, governmental subdivision or agency, or any other legal entity with the legal capacity to hold title to real property.

1.28 **“Plat”** shall mean and refer collectively to the official plat(s) for the Project recorded in the records of the Salt Lake County Recorder and all amendments and supplements thereto. The Plat is hereby incorporated into and made an integral part of this Declaration, and all requirements and specifications set forth on the Plat and required by the Act are deemed included in this Declaration. The Declarant shall have the right to amend the Plat during the Control Period in Declarant’s sole discretion and in accordance with applicable law.

1.29 **“Project”** shall mean the property described in Exhibit A and all land, structures, and improvements thereon including the Lots, roads, open spaces, Common Areas, and Limited Common Areas.

1.30 **“Rules”** shall mean and refer to the rules and regulations adopted by the Board for the Association.

1.31 **“Single-Family Homes”** shall mean the detached Living Units in the Project.

1.32 **“Terms and Conditions”** shall mean any one or all of the terms, covenants, rights, obligations, and restrictions set forth in the Governing Documents.

1.33 **“Townhomes”** shall mean the attached Living Units in the Project.

1.34 **“Zoning District”** shall mean and refer to the Taylor Villas Zoning District in Chapter 13.44 of the Taylorsville City Code. The Project has been zoned and approved by the City as a Site Specific Development District in accordance with the Site Specific Development (SSD) District Regulations in Sections 13.19.010 et seq. of the Taylorsville City Code. The Zoning District (SSD-R-Taylor Villas) sets forth the design standards, architectural requirements, development plan, site plan approvals, and development requirements of this Project. In the event of any conflict between the provisions of the Zoning District, on the one hand, and the provisions of this Declaration, on the other hand, the provisions of the Zoning District shall govern and control. The Association shall not change or alter any physical elements of the site, as approved by the City or set forth in the Zoning District, without first obtaining proper approvals from the City.

ARTICLE II – THE PROJECT

2.1 **Submission.** The real property described with particularity on Exhibit A attached hereto and incorporated herein by this reference is hereby submitted to the Act. The Declarant confirms that the Project and any Lot or parcel of land within the Project shall be held, transferred, mortgaged, encumbered, occupied, used, and improved subject to the Terms and Conditions, which Terms and Conditions shall, to the extent they are included in recorded documents, constitute covenants running with the land and shall be binding upon and inure to the benefit of the Association, the Declarant, and each Owner, including their respective heirs, executors, administrators, personal representatives, successors, and assigns. By acquiring any interest in a Lot or parcel of property within the Project, such Owner consents to, and agrees to be bound by each and every Term and Condition in the Governing Documents.

2.2 **Purpose.** Declarant intends that this Declaration establish a governance structure and a system of standards and procedures for the development, expansion,

administration, maintenance, and preservation of the Project. The Association is intended to be an integral part of the Project as it will own, operate, and maintain various Common Areas and improvements and shall administer and enforce this Declaration and the other Governing Documents referenced in this Declaration for the common benefit of all Owners of the Project.

2.3 **Nature of the Project.** The Project is a planned community to consist of attached homes and detached homes, along with private roads and landscaping. The Project is subject to refinement by Declarant, or as required by local governmental ordinances and approvals. All improvements shall be constructed in a manner that complies with the Zoning District standards and requirements.

2.4 **Project Name.** The Project is named Taylor Villas and is located entirely in Salt Lake County. The Association and the Project are not a cooperative.

2.5 **Supplement and Exclusions to Declaration.** At any time during the Control Period, Declarant or its assigns may add or remove any real property to or from the terms of this Declaration by recording with the Salt Lake County Recorder a supplement or exclusion to this Declaration which (i) describes such property, (ii) declares that such property is or is not subject to this Declaration, and (iii) is signed by Declarant.

ARTICLE III - PROJECT STRUCTURE & ORGANIZATION

3.1 **The Declarant.** The Declarant has established the Project and has set forth a governance structure for the Project through the Governing Documents. The Declarant has reserved various rights in the Governing Documents with respect to the development and administration of the Project. The Declarant may exercise these rights throughout the period of time that the Declarant owns real property in the Project. The Declarant may assign its status and rights as the Declarant under the Governing Documents to Person who takes title to any portion of the property subject to this Declaration for the purpose of development and/or sale.

3.2 **The Association.** The Declarant has established the Taylor Villas Owners Association as the primary entity responsible for administering the Project in accordance with the Governing Documents. The Association may exercise all rights and powers that the Governing Documents and Utah law expressly grant to it, as well as any right and powers that may reasonably be implied under the Governing Documents. The Members of the Association shall be the Owners of Lots within the Project, including the Declarant. The duties and powers of the Association shall relate the Project as a whole and the ownership, use, and maintenance of the Common Areas, including the imposition and collection of assessments for such purposes.

ARTICLE IV – ORGANIZATION & GOVERNANCE OF ASSOCIATION

4.1 **Organization.** The Association shall serve as the governing organizational body for the Project. The Association shall make provisions for the maintenance, repair, replacement, administration, and operation of the Project and associated expenses, and other matters as provided in the Act and the Governing Documents. The Association shall have all rights and powers granted to it under the Act and the Governing Documents.

4.2 **Legal Organization.** The Association is intended to be organized as a non-profit corporation. In the event the nonprofit corporate status expires or is invalidated in any manner, it shall automatically be succeeded by an unincorporated association of the same name vested with all property, powers and obligations of the nonprofit corporation and the Board of

Directors, in its sole discretion, may renew and/or reincorporate the Association. Any such expiration or invalidation shall not relieve any Owner from paying Assessments and abiding by all Restrictions contained in this Declaration.

4.3 General Powers and Obligations. The Association shall have, exercise and perform all of the following powers, duties, and obligations:

- (a) The powers, duties, and obligations granted to the Association by this Declaration, its Bylaws, and the Articles of Incorporation;
- (b) The powers and obligations of a nonprofit corporation pursuant to the general nonprofit corporation laws of the State of Utah;
- (c) The powers, duties, and obligations of a homeowners association pursuant to the Utah Community Association Act, or any successor thereto;
- (d) The powers, duties, and obligations not reserved specifically to Owners; and
- (e) Any additional or different powers, duties, and obligations necessary or desirable for the purpose of carrying out the functions of the Association pursuant to this Declaration or otherwise promoting the general benefit of the Owners within the Project.

The powers and obligations of the Association may from time to time be amended, repealed, enlarged, or restricted by changes in this Declaration made in accordance with the provisions herein, accompanied by any necessary changes in the Articles of Incorporation or Bylaws of the Association made in accordance with such instruments and with the nonprofit corporation laws of the State of Utah.

4.4 Membership. Membership in the Association shall at all times consist exclusively of Owners. Each Owner shall be a Member of the Association so long as such Owner has an ownership interest in a Lot within the Project and such membership shall automatically terminate when the Owner ceases to have an ownership interest in a Lot. Upon the transfer of an ownership interest in a Lot, the new Owner succeeding to such ownership interest shall likewise succeed to such membership in the Association. If titled ownership to a Lot is held by more than one Person, the membership appurtenant to that Lot shall be shared by all such Persons in the same proportional interest and by the same type of tenancy in which title to the Lot is held.

4.5 Record of Ownership. Every Owner shall promptly notify the Association of any change in ownership of a Lot by providing the conveyance information to the Secretary of the Association who shall maintain a record of ownership of the Lots. Any cost incurred by the Association in obtaining the information about an Owner as specified herein which is not furnished by such Owner shall nevertheless be at the expense of such Owner and shall be reimbursed to the Association as an Individual Assessment.

4.6 Member Voting. Each Owner is entitled one (1) vote per Lot owned, subject to any limitations on voting set forth in this Declaration and Bylaws, or limited by the Special Declarant Rights. Member voting shall be conducted as set forth in the Bylaws. If there is more than one Owner of a Lot, the vote relating to such Lot shall be exercised as such Owners may determine among themselves. A vote cast by any of such Owners, whether in person or by proxy or by written ballot, shall be conclusively presumed to be the vote attributable to the Lot concerned unless an objection is immediately made by another Owner of the same Lot. In the event such an objection is made or if there are conflicting votes from the same Lot, the vote involved shall not be counted for any purpose, except towards establishing a quorum.

4.7 Declarant Voting Rights. The Declarant shall be entitled to fifty (50) votes for each Lot owned by the Declarant for all matters in which Members are entitled to vote. Declarant's voting rights shall extend beyond any termination of the Control Period, so long as the Declarant owns one or more Lots in the Project. The foregoing voting rights are to be in addition to all Special Declarant Rights contained in the Governing Documents during the Control Period including, but not limited to, Declarant's unilateral right to control the Board, act as the Architectural Review Committee, transfer Common Areas, and amend the Governing Documents.

4.8 Board of Directors. The governing body of the Association shall be the Board of Directors. The Board of Directors shall make all decisions and take all actions on behalf of the Association unless a decision or action is specifically required by the Governing Documents to be subject to Owner vote. During the Control Period, the Declarant shall have the sole authority to act as the Board of Directors, or to appoint all Board members. After the Control Period ends, the Board of Directors shall be elected by the Members of the Association pursuant to the election provisions of the Bylaws. The Bylaws may also set forth qualification requirements for serving on the Board. Except as otherwise provided in this Declaration, Bylaws, or the Articles of Incorporation, the Board of Directors shall act, in all instances, on behalf of the Association. Any reference to an act, right, or obligation of the Association in the Governing Documents may only be exerted or complied with through an action of the Board of Directors. Except as may be specifically provided in the Declaration, Bylaws, Articles of Incorporation, or by applicable law, no Owner or group of Owners other than the Board of Directors may direct the actions of the Association. The Board may retain professionals, including, without limitation, attorneys, accountants, managers, and bookkeepers to assist in any Board function. Notwithstanding anything to the contrary in this Section, Declarant appointed Board members shall not be bound by qualification requirements or any other requirements in the Bylaws.

4.9 Liability. To the fullest extent permitted by applicable law, Board Members and officers of the Association shall not be liable to the Association or any Member thereof for any damage, loss, or prejudice suffered or claimed on account of any act, error, negligence, or failure to act in the performance of the Board Member's duties, except for intentional or willful bad acts or acts of recklessness. If a Board Member or any officer of the Association (including the Declarant and its appointees) is made a party to any proceeding because the individual is or was a director or officer of the Association, the Association shall defend, indemnify, and hold harmless such individual against liability and expenses incurred to the maximum extent permitted by law, except where the Board member or officer is found by a court of law to have engaged in willful or intentional misconduct in carrying out his/her duties.

4.10 No Reliance on Actions Contrary to Governing Documents. No one may rely upon any authorization (from the Board of Directors or anyone else) contrary to the terms of the Governing Documents regardless of the circumstances under which it is given, and no claim or defense of estoppel, waiver, or similar equitable or legal claim or defense may be raised by anyone related to any alleged reliance. It is the responsibility of anyone interacting with, visiting, occupying, or purchasing a Lot in the Association to verify that anything that the Association does, does not do, or authorizes related to the Project or the Association is in compliance with the terms of the Governing Documents.

4.11 **Registration with the State.** In compliance with Utah Code § 57-8a-105, the Association shall be registered with the Utah Department of Commerce and shall update its registration to keep any required information current as required by law.

4.12 **Registered Agent.** The Registered Agent of the Association shall be as provided in the entity filings with the Utah State Department of Commerce, Division of Corporations and Commercial Code. The Board may change the Registered Agent without Owner vote or approval.

ARTICLE V – ASSOCIATION RIGHTS & RESPONSIBILITIES

5.1 **General Rights.** The Association shall have the following rights and responsibilities in addition to all other rights set forth in the Governing Documents or provided by law. The Association may also take any action reasonably necessary to effectuate any such right, privilege, or purpose.

5.2 **Maintenance.** The Board shall make provisions for completing all maintenance, repair, and replacement requirements of the Association. This shall include the right to modify, remove fixtures from, add fixtures and structures to, place signs upon, and otherwise modify the Common Area. The Association shall do all such other and further acts that the Board of Directors deems necessary to preserve and protect the Common Area and the Project, in accordance with the general purposes specified in this Declaration. The Association may set maintenance standards for all areas within the Project.

5.3 **Paying Expenses.** The Association shall provide for the payment of expenses and any other obligations incurred by the Association.

5.4 **Setting and Collecting Assessments.** The Association shall establish, collect, and account for Assessments as necessary to operate the Project consistent with the requirements of the Governing Documents.

5.5 **Title to Common Areas.** The Declarant may grant title to the Common Area to the Association, to the City where the Project is situated, or to any other entity as determined in the sole discretion of Declarant; however, neither this conveyance nor any other provision of the Declaration shall be construed to create a contractual relationship between the Association and Declarant. The Association shall hold title to the Common Areas which are conveyed to it, and shall pay all real property taxes and assessments levied upon any portion of the Common Areas, unless paid by the Owners, provided that the Association shall have the right to contest or compromise any such taxes or assessments. After the Control Period, upon approval of sixty-seven percent (67%) or more of the voting interests of the Association, the Board shall have the authority to transfer title to Common Area real property owned by the Association to governmental entities for public use, or to individual third parties for private use. Declarant shall have all rights and voting authority to unilaterally approve the transfer of title to Common Area on behalf of the Association during the Control Period.

5.6 **Entering Lots.** The Association shall have the right to enter onto any Lot, without trespass, and regardless of whether or not the Owner or Occupant thereof is present at the time, to abate any infractions, to make repairs, to correct any violation of any of the Terms and Conditions, or to abate any condition that threatens the health or property of any Owner or Occupant, and in connection therewith shall have the further right to assess all costs incurred against the Owner, such Assessment to be secured by a lien provided in Article VIII. Nothing in this Section shall be construed to authorize the entry of the Association into the interior of

the Living Unit without the consent of the Owner except in case of an emergency. Owners shall also maintain up-to-date emergency contact information records with the Association, including any local representative an Owner may have. Owners shall be responsible for any costs incurred by the Association as a result of entering a Lot under this Section and shall defend, indemnify, and hold harmless the Association for all damages related to such entry, except for such damages resulting from willful or intentional misconduct.

5.7 Hiring Managers and Delegating Responsibilities. The Association may hire a Manager to assist the Board in managing and operating the Project and may delegate its powers and obligations in the Governing Documents to the Manager, employees, or other agents as it deems appropriate; provided, however, that only the Board shall have the right to approve Association budgets, fines to Owners, and regular and special Assessments. Any powers and duties delegated to any Manager or other Person may be revoked by the Board at any time, with or without cause. The Board has no authority to enter any management agreement or contract inconsistent with the terms of the Governing Documents.

5.8 Rules. The Association shall have the authority to promulgate and enforce Rules for the regulation and operation of the Project. This provision is intended to be interpreted broadly and permit the Board to adopt rules governing all activities and uses within the Project which the Association may legally enforce. If Rules are adopted, they shall be consistently and uniformly enforced. The Rules may address any issues including those addressed in any other Governing Document. The Rules may supplement, clarify, and add detail to issues addressed in other Governing Documents so long as they do not contradict the same. The Board's determination as to whether a particular activity being conducted or to be conducted violates or will violate the Rules shall be conclusive, subject only to a judicial determination, if any is timely sought. Pursuant to Utah Code § 57-8a-218(20), the requirements of Utah Code §§ 57-8a-218(1), (2), (6), and (8) through (14), except subsections (1)(b)(ii), are hereby modified to not apply to the Association. During the Control Period, the Declarant and the Declarant appointed Board (if any) shall be exempt from the rulemaking procedures of Utah Code § 57-8a-217.

5.9 Enforcement Rights. In addition to any other remedies allowed or provided in the Governing Documents for any violation of the Governing Documents, the Association may: (1) impose fines; (2) suspend Owners' rights to utilize the amenities within the Project; (3) collect rents directly from tenants if Owners fail to pay Assessments; (4) bring suit for legal or equitable relief for any lack of compliance with any provisions of this Declaration or Rules promulgated by the Board or Architectural Review Committee; (5) exercise self-help or take action to abate a violation in any situation which requires prompt action, or within a reasonable time in a non-emergency situation after notice has been given to the offending Owner; and (6) take any other action or seek any other remedy allowed by the Act or other applicable Utah law.

5.10 Authority to Impose Fines. The Board may impose fines for violations of this Declaration, the Rules, or any other Governing Document. The Board is authorized to adopt a schedule of fine amounts for general or specific violations, in the Board's discretion. A warning notice must be provided to the violating Owner before a fine may be imposed.

5.11 Discretion in Enforcement. Subject to the discretion afforded in this Section, the Board shall uniformly and consistently enforce and implement the Terms and Conditions in the Governing Documents.

(a) The Board shall use its reasonable judgment to determine whether to exercise the Association's powers to impose sanctions or pursue legal action for a violation of the Governing Documents, and may include in this analysis: (1) whether to compromise a claim made by or against the Board or the Association, and (2) whether to pursue a claim for an unpaid Assessment.

(b) The Association may not be required to take enforcement action if the Board determines, after fair review and acting in good faith and without conflict of interest, that under the particular circumstances: (1) the Association's legal position does not justify taking any or further enforcement action; (2) the covenant, restriction, or rule in the Governing Documents is likely to be construed as inconsistent with current law; (3) a technical violation has or may have occurred and the violation is not material as to a reasonable Person or does not justify expending the Association's resources; or (4) it is not in the Association's best interests to pursue an enforcement action, based upon hardship, expense, or other reasonable criteria.

(c) If the Board decides to forego enforcement, the Association is not prevented from later taking enforcement action. The Board shall not be arbitrary, capricious, or act against public policy in taking or not taking enforcement action.

5.12 Noncompliance Notice. Any construction, alteration, or other work done in violation of this Declaration shall be deemed to be in noncompliance. By acquiring title to a Lot in the Project, all Owners agree and consent that upon any act of noncompliance, the Board, at its discretion, may record a "Notice of Noncompliance" on an offending Lot or property in the records of the Salt Lake County Recorder. Upon receipt of a Notice of Noncompliance, Owners shall, at their own cost and expense, remove such non-conforming construction, alteration, or other work and shall restore the land to substantially the same condition as existed prior to the non-conforming construction, alteration, or other work. Should an Owner fail to act as required hereunder, the Board or their designee, without liability for trespass or nuisance, shall have the right to enter the property, remove the violation, and restore the property to substantially the same condition as existed prior to the change. All costs incurred by the Association pursuant to enforcement of this Section shall be an Individual Assessment.

5.13 Establishing Hearing Procedures. The Board shall have the authority to create a reasonable hearing process applicable in case the Association shall take adverse action related to any particular Owner or group of Owners, or in case a hearing process is required by law. The Board shall not be under any obligation to offer a hearing process, except as required by law or by the Governing Documents and in any such process shall have the authority to designate the procedure related to any such hearing and to make any and all final determinations of issues subject to the hearing process. The Board may establish the hearing process on an as-needed basis for particular matters as they arise or may set forth a process in the Rules applicable generally to such matters that it designates. Any such hearing process shall provide, at a minimum for: (1) at least one week notice of the hearing to the requesting Owner(s), and (2) a reasonable time period for the Owner(s) to present their own testimony, the testimony of others, argument, authority, evidence, and other information the Owner(s) deems relevant to the disputed issue. The Board may rely on any reasonable information and evidence in determining whether or not a violation of the Governing Documents has occurred, which may be obtained before, during, and after a hearing.

5.14 **Bulk Services Agreements.** The Association shall have the right to enter into agreements, as the Board deems appropriate, for the provision of cable, television, internet, telephone, or other similar services for all of the Lots. Such services shall be assessed to the Owners pursuant to the provisions of this Declaration and in any Assessment, may be broken out as a separate line item on invoices, statements, or notices of Assessment.

5.15 **Collection of Manager Fees or Charges.** The Association may collect all fees and charges assessed by the Manager against individual Owners or their Lots for use of the Common Area facilities and amenities or for services provided to Owners as Individual Assessments. In performing such collection activities, the Association shall in a timely manner remit any required payments to the Manager for its services as applicable. All the rights and remedies of the Association relating to the collection of Assessments due under this Declaration shall also be available to the Association to collect Manager fees from each Owner as provided herein. Notwithstanding the foregoing, nothing contained herein shall be construed so as to deprive the Manager of any remedies it may exercise on its own behalf for the collection of unpaid fees, charges, assessments, or service fees due to the Manager.

5.16 **Reserve Fund.** The Association shall establish and fund a reserve fund for the long-term maintenance, repair and replacement of Common Areas and other areas for which the Association has a maintenance responsibility and shall obtain and update a Reserve Analysis as required in this Declaration and the Act. The Board shall not be personally liable for failure to fund the reserve unless willful or intentional misconduct is proven in a court of law. The Declarant shall have no duty to obtain a Reserve Analysis or to maintain a reserve fund during the Control Period pursuant to Utah Code § 57-8a-211(10).

5.17 **Litigation.** The Board may instigate litigation to enforce the provisions of this Declaration or any other Common Law or statutory right available to the Association under this Declaration or under Utah law, subject to the limitations set forth in Article XVI (Dispute Resolution). In any such litigation instigated by the Board, the Association shall have the right to receive an award of the reasonable attorney fees and costs incurred by the Association in such enforcement action.

5.18 **Loans.** The Association shall have the authority to obtain loans for the efficient development of the Project and operation of the Association. The Association may use Common Area and other assets of the Association as collateral for financing and may also provide any other security as may be necessary for the loan, including but not limited to securitizing, pledging, or assigning the Association's right to assess Owners. It is explicitly contemplated that the Declarant may enter into one or more loan agreements or promissory notes with the Association to finance infrastructure, amenities, or to subsidize budget deficits of the Association. Advances or loans made by Declarant shall be repaid pursuant to the terms of such loan agreement. A majority vote of the Board shall be required prior to obtaining any loan. Notwithstanding anything to the contrary, no Lot shall be used as security for any loan to the Association without that Owners' consent.

5.19 **Other Necessary Rights.** The Association and the Board shall have any other right that is reasonably necessary to carry out the terms of the Governing Documents.

ARTICLE VI – MAINTENANCE

6.1 **Association Responsibility.** The Association shall maintain, repair, and replace the Common Areas together with all improvements thereon and all easements

appurtenant to the Common Area including, but not limited to: (i) private utility lines owned or controlled by the Association that serve more than one Living Unit, (ii) landscape and drainage easements owned or controlled by the Association, (iii) the private roads within the Project, (iv) park, and (v) personal property owned by the Association. The Association shall have no responsibility to maintain or repair public streets or improvements that have been dedicated to the public or to Taylorsville City. Additionally, the Association shall have the responsibility to maintain, repair, and replace all landscaping in the Project, including landscaping that surrounds the Townhomes and Single-Family Homes, except as provided in Section 6.3, below. The Board of Directors may determine, in its sole discretion, the scope of its maintenance obligations and an appropriate maintenance for all areas for which the Association is responsible, so long as those areas are maintained in the best interests of the Owners and the Project

6.2 Owner Responsibility. Each Owner shall have the obligation to provide interior and exterior maintenance of the Lot and Living Unit, and the Limited Common Areas serving each respective Lot and Living Unit, including but not limited to the maintenance, repair, and replacement of exterior walls, roofs, gutters, down spouts, soffits, fascia, porches, balconies, driveways, interior structural elements of the Lot and Living Unit, foundations, windows, screens, doors, and utility lines that solely service the Lot or Living Unit. Each Owner shall paint, repair, and otherwise maintain the interior of the Owner's Living Unit and shall maintain, repair, and replace all mechanical devices, including but not limited to, appurtenant electrical, plumbing, and heating, ventilating and air conditioning systems.

6.3 Private Fences and Backyard Landscaping. Owners shall be responsible to maintain, repair, and replace non-perimeter fences which mark the boundaries of their Lots or the Limited Common Areas serving their respective Lots (if any). In the event the backyard area of a Lot is not enclosed by a fence upon initial construction, the Association may grant permission for an Owner to enclose such area with approved fencing; but, such approval must be made in writing at the discretion of the Board and in compliance with the Design Criteria. Unless otherwise modified in the Design Criteria, fences may only be constructed of white vinyl material to assure uniformity in the Project. No approval to enclose a backyard area shall be granted unless the Owner agrees to cover the cost of fence construction and any necessary alterations to the landscaping of the existing area, as the Board so determines; and, includes a gate to enable the Association to maintain landscaping within the bounded area. In the event an Owner (of either a Townhome or Single-Family Home) fails to provide unrestricted access to the landscaped area within an enclosed fence, the Association shall have no obligation to maintain, repair, or replace such areas while access is restricted, or to maintain, repair, or replace landscaping, irrigation systems, or any other unmaintained or damaged property arising out of or resulting from the Owner's failure to provide unrestricted access. The Association shall not be liable for any damage caused by maintenance that may or may not be performed on such areas.

6.4 Snow Removal. The Association shall be responsible for snow removal on the private streets and Common Area walkways. Owners shall be responsible for snow removal on driveways, porches, and private walkways.

6.5 Party Wall Maintenance. It is essential that the Party Walls be maintained in good condition and repair to preserve the integrity of the Living Units as they are used and occupied by Owners. Each Owner of a Living Unit shall not to do anything or to erect any barrier

that will hinder, delay, or limit the maintenance of the Party Wall appurtenant to the Owner's Living Unit. With respect to the surface components of the Party Wall, each Owner agrees to maintain and keep in good condition and repair, including the making of replacements as needed, all surface components which face into such Owners' respective Living Unit. If the need for maintenance or repair of a Party Wall is caused through the willful or negligent act of any Owner or his/her Occupant, the cost of such maintenance or repairs shall be the sole and exclusive expense of such Owner. With respect to structural components of the Party Walls, except as may be otherwise provided in the immediately preceding sentences, the Owners benefitted by a Party Wall agree to share equally in the cost of maintenance and upkeep thereof in good condition and repair, including the replacement thereof as necessary. If there is a dispute over the responsibility for maintenance or repair of a Party Wall, the Association may, but shall not be required to, intervene and determine each Owner's responsibility.

6.6 Maintenance Allocation Chart. Further descriptions of Association and Owner maintenance, repair, and replacement responsibilities are contained in the maintenance allocation chart attached hereto as Exhibit "C."

6.7 Assessment of Maintenance to Specific Owner. If the need for maintenance, repair, or replacement of areas or items for which the Association is responsible is caused by the willful or negligent acts of an Owner, or through the willful or negligent acts of the Owner's Occupants, (including, but not limited to, damage to driveways due to oil or due to salt or other snow melt products placed by Owners or their Occupants), the Board may cause such repairs to be made by the Association and the cost of such maintenance or repair work shall be added to and become an Individual Assessment to which such Lot is subject.

6.8 Default in Maintenance. If an Owner or Occupant fails to: (1) maintain a Lot as required in the Governing Documents or (2) make repairs otherwise required of the Owner in such a manner as may be deemed reasonably necessary in the judgment of the Board to preserve and protect the structural integrity, attractive appearance, good condition, and value of the Lots in the Project, then the Association may take any action allowed for a failure to comply with the Governing Documents and may give written notice to such Owner or Occupant stating the nature of the default and the corrective action that the Board determines to be required and requesting that the same be carried out within a reasonable period of time as determined by the Board. If the Owner or Occupant fails to carry out such action within the period specified by the notice, then the Association may take any action allowed for a default of the Governing Documents. In addition, the Association may cause corrective action to be taken (which may include completing the repairs and replacements) and may assess the Owner for all costs associated therewith. All costs incurred by the Association in remedying Owner maintenance neglect shall be an Individual Assessment against the Owner's Lot, including reasonable attorney fees.

6.9 Utilities. The charges for utilities that are metered separately to each Lot or Living Unit shall be the responsibility of the respective Owner. In the event water, electrical, sewer, or other utilities are metered collectively for the entire Project, or metered separately for Common Areas that the Association maintains, then the Association shall be responsible for paying for such utility expenses, which expenses shall be a Common Expense of the Association and shall be paid through Assessments.

6.10 Board Discretion to Determine Maintenance Responsibilities. In the event a maintenance obligation is not outlined in this Article VI or confusion arises as to a maintenance

obligation, the Board may, by resolution and in its sole discretion, determine whether the Association or the Owners shall have the responsibility to fulfill the maintenance obligation and in what manner.

ARTICLE VII – ARCHITECTURAL CONTROLS

7.1 Architectural Review Committee. The Board may appoint an Architectural Review Committee, the function of which shall be to ensure that all improvements and landscaping within the Project harmonize with existing surroundings and structures. If such a committee is not appointed, the Board shall perform the duties required of the Architectural Review Committee. All, landscaping, structures, Living Units, improvements, and other items placed on a Lot are subject to the standards for design, landscaping, and aesthetics adopted pursuant to this Article and the approval procedures set forth in this Article.

7.2 Architectural Controls. The Architectural Review Committee shall insure that all improvements and landscaping within the Project harmonize with the Design Criteria and existing surroundings and structures and are consistent with the standards and requirements of the Zoning District. The designs, appearance, and color of all structures and Living Units in the Project shall be limited to those approved by the Architectural Review Committee. In the event of any reconstruction of an improvement or Living Unit due to a casualty, the design, quality, and appearance of the reconstructed improvement shall be substantially the same as the structure initially built, unless otherwise approved by the Architectural Review Committee. No landscaping, grading, excavation, exterior painting, fence, wall, Living Unit, shed, or other structure, or alteration of any kind, shall be commenced, erected, maintained, improved, altered, or made until the plans, specifications, colors, and/or materials have been approved in writing by the Architectural Review Committee. Notwithstanding anything to the contrary herein, until the expiration of the Control Period, the Declarant shall have sole authority and responsibility to approve the plans for the construction of all Living Units and the landscaping of each Lot in the Project, provided such plans are consistent with the standards and requirements of the Zoning District.

7.3 Design Criteria. The Architectural Review Committee may adopt Design Criteria for the purpose of maintaining a consistent character and quality of appearance of the improvements within the Project. The Design Criteria may designate the design, style, model, and manufacturer of any materials to be used for an exterior improvement or alteration that is acceptable to the Architectural Review Committee. The Design Criteria may also designate landscaping requirements. Such designations shall be for the purpose of achieving uniformity of appearance and preservation of property values. Amendments to the Design Criteria shall apply prospectively only. They shall not require modifications to or removal of any structures previously approved once the approved construction or modification has begun. However, any new work on such structures must comply with the Design Criteria as amended. The Design Criteria shall be consistent with the standards and requirements of the Zoning District.

7.4 Variances. The Board may authorize variances from compliance with any of the architectural provisions of this Declaration or Design Criteria. Such variances must be in writing and must be signed by a majority of the members of the Board. If a variance is granted, no violation of the Governing Documents shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of a variance shall not operate to waive any restrictions of the Governing Documents, other than those specifically identified in

the variance, nor shall it affect an Owner's obligation to comply with all governmental laws and regulations.

7.5 Liability for Damages. The Architectural Review Committee and/or the Board shall not be held liable for damages by reason of any action, inaction, approval, or disapproval by it made pursuant to this Article.

7.6 Declarant Exemption. Nothing contained in this Declaration shall be construed to prevent the erection or maintenance by Declarant or its duly authorized agents, of temporary structures, trailers, improvements or signs necessary or convenient to the development, marketing, or sale of property within the Project. Furthermore, the provisions of this Declaration which prohibit or restrict non-residential use of Lots, regulate parking of vehicles, and restrict signage, banners, and the like, shall not prohibit the construction and maintenance of model homes by Declarant and/or other persons engaged in the construction of Living Units within the Project. The Declarant may use vacant Lots and other areas to be used for parking in connection with the showing of model homes or for vehicles necessary for development and construction activities.

ARTICLE VIII – BUDGET & ASSESSMENTS

8.1 Purpose of Assessments. Money collected by the Association shall be used for the purposes of promoting the health, safety, and welfare of the Owners; the management, maintenance, care, preservation, operation, and protection of the Project; enhancing the quality of life of the Owners in the Project; enhancing and preserving the value of the Project; and in the furtherance of carrying out or satisfying any other duty or power of the Association.

8.2 Budget. The Board is authorized and required to adopt an annual budget no later than thirty (30) days prior to the beginning of each fiscal year. The Board may revise that budget from time to time as the Board deems appropriate. The budget shall estimate the total Common Expenses to be incurred for the next fiscal year (or that fiscal year for a revised budget), which shall be broken down into reasonably detailed expense categories. The budget may include contingencies and estimates as the Board deems appropriate. The budget shall be available to Owners, upon request, no later than thirty (30) days after the adoption of the proposed budget or any revised budget. Owners may disapprove a proposed budget pursuant to the provisions of the Act. During the Control Period, members may not disapprove a budget.

8.3 Adjustments to Assessments. In the event the Board determines that the estimate of total charges for the current year is, or will become, inadequate to meet the Common Expenses for any reason, it may then revise the budget and each Owner's share of the new budget total. Upon notice of the adjustment, each Owner shall thereafter pay to the Association the Owner's adjusted Assessment.

8.4 Personal Obligation for Assessment. Each Owner, by acceptance of a deed or other instrument creating in such Owner the interest required to be an Owner, whether or not it shall be so expressed in any such deed or other instrument and regardless of any lien rights or lack thereof, hereby personally covenants and agrees with each other Owner and with the Association to pay to the Association any Assessments as provided for in the Governing Documents, including any Assessments assessed and unpaid prior to the date the Owner became an Owner. Each such Assessment, together with such interest, collection charges, costs, and attorney fees, shall also be the personal obligation of the Owner of such Lot at the time the Assessment becomes due. During the period of time a Lot is designated as an Exempt

Lot, the Owner's assessment obligations shall be released, but only to the extent or scope so determined by the Declarant or by agreements entered into with the Declarant.

8.5 Capital Improvements. Expenses for capital improvements may be included in the regular budget, paid for through Special Assessments, paid for through bond issuance proceeds, paid for via loans, subsidies, or paid for in any other manner as determined by the Board of Directors.

8.6 Annual Assessments. The Annual Assessments shall be paid by all Lots within the Project and shall be based on the amount of the Common Expenses. Annual Assessments shall be assessed equally against each Lot. Unless otherwise exempted through agreements with Declarant, all Lots shall be assessed the full assessment rate beginning the later of the first day after transfer from Declarant, or beginning the first day following the recording of a plat creating a subdivided and parceled Lot.

8.7 Benefited Assessments. The Board may levy Benefited Assessments against particular Lots to cover the costs of the Association in providing ongoing special benefits, items, or services to the particular Lots. Benefited Assessments may be levied in advance of the Association providing such special benefits, items, or services to particular Lots and shall be imposed equally upon all benefited Lots. Benefited Assessments shall include, but not be limited to, property insurance premiums for the Townhomes.

8.8 Special Assessments. The Board may levy a Special Assessment against each Lot payable over such a period as the Board may determine for the purpose of defraying, in whole or in part any expense or expenses not reasonably capable of being fully paid with funds generated by Annual Assessments; the cost of any construction, reconstruction, or unexpected repair or replacement of the Common Areas; or for any other expense incurred or to be incurred as provided in this Declaration that benefits the Project as a whole. The Board, in its sole discretion, may levy Special Assessments up to seven hundred fifty dollars (\$750) per Lot in a calendar year. Special Assessments over seven hundred fifty dollars (\$750) per Lot in a calendar year must be approved and assented to by at least fifty-one percent (51%) of the voting interests held by Owners present in person or by proxy at a meeting duly called for such purpose. Notice in writing of the amount of any Special Assessments and the time for their payment shall be given as soon as is reasonably possible to the applicable Owners. Payment shall be due on the dates and in the manner determined by the Board and provided in the notice. Notwithstanding the foregoing, Declarant may levy any Special Assessments in any amount deemed necessary during the Control Period without Owner approval.

8.9 Individual Assessments. Individual Assessments may be levied by the Association against a particular Lot and its Owner for: (a) costs of providing services to the Lot upon request of the Owner; (b) costs incurred in bringing an Owner or the Owner's Lot or Living Unit into compliance with the provisions of the Governing Documents; (c) fines, late fees, collection charges, interest, and all other costs incurred in enforcing the Governing Documents against an Owner or his Occupants; (d) costs associated with the maintenance, repair, or replacement of Common Areas caused by the neglect or actions of an Owner or its Occupants; (e) nonpayment of a Reinvestment Fee; (f) Manager fees or charges; (g) any other charge designated as pertaining to an individual Lot in the Governing Documents; and (h) attorney fees, costs, and other expenses relating to any of the above, regardless of whether a lawsuit is filed. If a special benefit arises from any improvement which is part of the general maintenance obligations of the Association, it shall not give rise to an Individual Assessment

against the Lot(s) benefited, unless such work was necessitated by the Owner's or his/her Occupants' negligence.

8.10 Declarant Assessment Exemptions. No Lot(s) owned by the Declarant shall pay Assessments until such time as the Declarant elects to pay Assessments, and only for so long as the Declarant elects to pay Assessments. Lots and Living Units used exclusively as model homes or sales offices approved by Declarant may also be exempt from some or all Assessments.

8.11 Reinvestment Fee Covenant. A perpetual Reinvestment Fee Covenant is hereby established that obligates all Transferees of Lots to pay the Association a fee that benefits the Lot and Project. The Board shall have the right to establish the Reinvestment Fee assessment amount in accordance with this Section and Utah Code § 57-1-46. The following terms shall govern Reinvestment Fees:

(a) Upon the occurrence of any sale, transfer, or conveyance of any Lot as reflected in the office of the County Recorder, regardless of whether it is pursuant to the sale of the Lot or not (as applicable, a "Transfer"), the Person receiving title to the Lot (the "Transferee") shall pay to the Association a Reinvestment Fee.

(b) The amount of the Reinvestment Fee shall be established by the Board in the Rules or through a Board resolution. If no amount is otherwise set by the Board, the amount of the Reinvestment Fee shall be the maximum rate permitted by law.

(c) The Association shall not levy or collect a Reinvestment Fee for any Transfer exempted under Utah Code § 57-1-46(8).

(d) All transfers of Lots from Declarant to another entity shall be exempt from a Reinvestment Fee. The Declarant shall have the sole discretion to determine whether such exemption applies to a specific transfer.

(e) The Reinvestment Fee shall be due and payable by the Transferee to the Association at the time of the Transfer giving rise to the payment of such Reinvestment Fee and shall be treated as an Individual Assessment for collection purposes.

8.12 Rules Regarding Billing and Collection Procedures. The Board shall have the right and responsibility to adopt Rules setting forth procedures applicable to Assessments provided for in this Declaration and for the billing and collection of all Assessments, provided that such procedures are not inconsistent with the provisions herein. Such procedures and policies may include, but are not limited to, the date when Assessment payments are due and late, establishing late fees and collection charges, and establishing interest (per annum or compounded) that may be charged on unpaid balances. The failure of the Association to send a statement to an Owner, or an error in any such statement (other than a Statement described in Section 8.13 below) shall not relieve any Owner of liability for any Assessment or charge under the Governing Documents.

8.13 Statement of Unpaid Assessment. An Owner may request a statement from the Association showing an accounting of all unpaid assessments and charges to the Owner's account. For any valid request, and upon payment of a fee as designated by the Board, the Association shall provide a written statement of account within a reasonable time. A written statement from the Association is conclusive in favor of a Person who relies on the written statement in good faith.

8.14 **Account Payoff Fee.** The Association may charge a fee for providing Association payoff information needed in connection with financing, refinancing, or closing of the sale of a Lot as provided for in Utah Code § 57-8a-106. The amount of such fee shall be fifty dollars (\$50.00) or as otherwise established in the Rules. Additional paperwork required in a private sale between an Owner and purchaser may be obtained from the Association but may incur additional fees.

8.15 **Acceptance of Materials or Services.** In the event the Association undertakes to provide materials or services that are not otherwise required in the maintenance of the Project, which benefit individual Lots, and which can be accepted or not by individual Owners, such Owners, in accepting such materials or services, agree that the costs thereof may be an Individual Assessment pertaining to that Lot, at the discretion of the Board of Directors.

8.16 **Application of Excess Assessments.** In the event the amount budgeted to meet General, Expenses for a particular fiscal year proves to be excessive in light of the actual expenses, the Board of Directors in its discretion may retain the excess in the Association's operating account as working capital, credit the excess against future Assessments, refund the excess to the Owners equally per Lot, or take other action with the funds permitted under this Declaration, as the Board of Directors deems appropriate. The decision of the Board of Directors shall be binding and conclusive. In addition, the Association shall not be obligated to reduce the amount of Assessments in succeeding years if an excess exists for a prior year.

8.17 **No Offsets.** All Assessments shall be payable at the time and in the amount specified by the Association, and no offsets against such amounts by Owners shall be permitted for any reason, including, without limitation, a claim that the Board is not properly exercising its duties and power, a claim in the nature of offset or that the Association owes the Owner money, or that the Association is not complying with its obligations as provided for in the Governing Documents.

8.18 **How Payments Are Applied.** Unless otherwise provided for in the Rules or Board resolution, all payments for Assessments shall be applied to the earliest (or oldest) charges first. Owners shall have no right to direct the application of their payments on Assessments or to require application of payments in any specific order, to specific charges, or in specific amounts.

ARTICLE IX – NONPAYMENT OF ASSESSMENTS & LIABILITY

9.1 **Delinquency.** Assessments not paid within the time required shall be delinquent. Whenever an Assessment is delinquent, the Board of Directors may, at its option, invoke any or all of the remedies granted in this Article.

9.2 **Collection Charges and Interest.** If the Board does not otherwise adopt or establish billing and collection procedures in the Rules or through Board resolution, the following shall apply: Assessments shall be due and payable on the first (1st) day of each month and shall be considered late if not received by the tenth (10th) day of the month. Accounts with an unpaid balance after the tenth (10th) day of each month shall be charged a late fee of thirty-five dollars (\$35.00). In addition to late fees, interest may accrue on all unpaid balances, including unpaid prior attorney fees, interest (resulting in compounding of interest), late fees, and Assessments, at eighteen percent (18%) per annum. The Association may also assess to the Owner a collection charge, late fee, and any other reasonable fee charged by a Manager related to collections.

9.3 Personal Liability and Joint & Several Liability of Owners. Owners are personally liable for all Assessments accruing during their time of ownership of a Lot. Owners are also jointly and severally liable for all Assessments accruing related to that Lot prior to their time of ownership of the Lot, including interest, late fees, costs, and attorney fees. An Owner is not liable for any Assessments accruing after he/she has lawfully transferred the Lot to another Owner. The recording of a deed to a Person that has not agreed to take ownership of the Lot shall not be considered a legal conveyance of title. The obligation in this paragraph is separate and distinct from any lien rights associated with the Lot.

9.4 Lien. The Association has a lien on each Lot for all Assessments, which include but are not limited to interest, collection charges, late fees, attorney fees, court costs, and other costs of collection (which shall include all collection costs and shall not be limited by those costs that may be awarded by a court under the Utah Rules of Civil Procedure). This lien shall arise and be perfected as of the date of the recording of this Declaration and shall have priority over all encumbrances recorded after this Declaration is recorded, except as otherwise required by law. If an Assessment is payable in installments, the lien is for the full amount of the Assessment from the time the first installment is due, unless the Association provides otherwise in the notice of Assessment. The Association also has a lien on each Lot for all fines imposed against an Owner by the Association. This lien for fines shall arise when (1) the time for appeal described in Utah Code § 57-8a-208(5) has expired and the Owner did not file an appeal; or (2) the Owner timely filed an appeal under Utah Code § 57-8a-208(5) and the district court issued a final order upholding the fine. The Association's lien shall have priority over every other lien and encumbrance on a Lot except: (1) a lien or encumbrance recorded before this Declaration is recorded; (2) a first or second security interest on the Lot secured by a mortgage or trust deed that is recorded before a recorded notice of lien by or on behalf of the Association; and (3) a lien for real estate taxes or governmental assessments or charges against the Lot. The Association may, but need not, record a notice of lien on a Lot.

9.5 Action at Law. The Association may bring an action to recover a delinquent Assessment either personally against the Owner obligated to pay the same or by foreclosure of the Assessment lien. In addition, the Association's choice of one remedy shall not prejudice or constitute a waiver of the Association's right to exercise any other remedy. Any attorney fees and costs incurred in this effort shall be assessed against the delinquent Owner and the Owner's Lot, and reasonable attorney fees and costs will thereafter be added to the amount in delinquency (plus interest and collection charges, if appropriate). Each Owner vests in the Association, or its assigns, the right and power to bring actions at law or lien foreclosures against such Owner or Owners for the collection of delinquent Assessments.

9.6 Foreclosure. The Association shall have all rights of foreclosure granted by the Act, both judicially and non-judicially. Pursuant to Utah Code §§ 57-1-20 and 57-8a-302, an Owner's acceptance of an interest in a Lot constitutes a simultaneous conveyance of the Lots in trust, with power of sale, to the Association's attorney of record, as trustee, for the benefit of the Association, for the purpose of securing payment of Assessments under the terms of this Declaration. The Association may appoint a qualified successor trustee by executing and recording a substitution of trustee form.

9.7 Homestead Waiver. Pursuant to Utah Code § 57-8a-301, and to the extent any liens are created pursuant to this Declaration, whether such liens are now in existence or are created at any time in the future, each Owner waives the benefit of any homestead or exemption laws of the State of Utah now in effect, or in effect from time to time hereafter. This

provision is intended to clarify that the Association's lien securing payment of Assessments and the Association's enforcement rights to collect Assessments shall be senior to, and have priority over, any and all homesteads or exemptions that may otherwise be applicable to the Owner's Lot under Utah law.

9.8 Termination of Delinquent Owner's Rights. The Association shall have all rights provided for in the Act to terminate a delinquent Owner's: (1) rights to vote, and (2) rights to receive a utility or other service paid for by the Association.

9.9 Requiring Tenant to Pay Rent to Association. Pursuant to and as provided for in the Act, the Association shall have a right to demand and collect rent from any Occupant in a Living Unit for any delinquent Assessment balance more than sixty (60) days late. Each Occupant, by moving into the Project, agrees to be personally liable and responsible to the Association for all rent payments after the Association gives proper notice that rent payments shall be paid to the Association.

9.10 Attorney Fees. In addition to any attorney fees and costs provided for herein, the Association shall be entitled to recover all reasonable attorney fees and costs incurred as a result of an Owner's failure to timely pay Assessments, including but not limited to attorney fees and costs incurred to: (1) obtain advice about a default; (2) collect unpaid Assessments; (3) file lawsuits or other legal proceedings related to a default in an effort to collect unpaid Assessments; (4) file pleadings, notices, objections, and proofs of claim in any bankruptcy proceeding; (5) examine the debtor or others related to collections; (6) monitor any bankruptcy proceedings including but not limited to regular monitoring of an Owner's progress in a chapter 13 or chapter 11 plan for the duration of the plan; (7) file any motions, objections, or other adversary proceedings in a bankruptcy matter and all related activities including seeking and responding to discovery; taking depositions or examinations; introducing evidence, hiring and paying expert witnesses; filing motions, pleadings, and other papers; attending trials, hearings, or other court proceedings, including as reasonably necessarily related to assert any non-dischargeability of debts, to assert claims against the estate or co-debtors, to challenge exemptions, to pursue any appropriate adversary proceeding, or for any other reason related to the ultimate attempt to collect unpaid Assessments; and (8) foreclose a lien, secure lien rights, or prepare any notice of lien or related documents. This provision is to be construed broadly to permit the Association to recover any reasonable fees and costs in any way related to an Owner's default in the payment of Assessments and the ultimate collection of those Assessments.

9.11 Association Responsibility after Foreclosure. If the Association takes title to a Lot pursuant to a foreclosure (judicial or non-judicial), it shall not be bound by any of the provisions related to the Lot that are otherwise applicable to any other Owner, including but not limited to obligations to pay assessments, taxes, or insurance, or to maintain the Lot. By taking a security interest in any Lot governed by this Declaration, Lenders cannot make any claim against the Association for nonpayment of taxes, Assessments, or other costs and fees associated with any Lot if the Association takes title to a Lot related to any failure to pay Assessments.

ARTICLE X – EASEMENTS & PROPERTY RIGHTS IN COMMON AREA

10.1 General Easements. Subject to all other terms of the Governing Documents, each Owner shall have the right and a nonexclusive license for use and enjoyment of the

Common Area, subject to any other restrictions related to such use. Such rights and nonexclusive licenses shall be appurtenant to and shall pass with title to each Lot and in no event shall such appurtenant rights be separated therefrom. Any Owner may extend the Owner's right of use and enjoyment to the members of the Owner's family, lessees, and social invitees, as applicable under the Governing Documents. All such rights shall be subject to any Rules established by the Board of Directors.

(a) The Association (and Declarant during the Control Period) shall have nonexclusive easements with the right of access over and across each Lot, to make inspections, to prevent or mitigate damage to Common Area and to maintain, repair, replace, or effectuate the restoration of the Common Area and facilities that the Association is responsible for maintaining which are accessible from such Lot. The Association shall have a nonexclusive right to grant permits, licenses, and easements upon, across, over, under, and through the Common Area and facilities for purposes necessary for the proper operation of the Project.

10.2 Public Utilities. Easements and rights-of-way over the Project for the installation and maintenance of electricity lines, telephone lines, cable television lines, fiber optics, internet, water lines, gas lines, sanitary sewer lines, drainage facilities, telecommunication fixtures and equipment, utility fixtures and equipment, and such lines, fixtures, or equipment needed or determined by the Board of Directors to be helpful in serving the Project, Lots, or Owners in the Project are hereby established and dedicated; provided, however, use of said easements and rights-of-way shall not unreasonably interfere with the use of the Common Area and facilities and the Lots by the Owners or Occupants. The Association shall have the power to grant and convey, in the name of the Association or all of the Owners as their attorney-in-fact, to any Person, easements and rights-of-way in, on, over, or under the Common Area and facilities or Lots for the purpose of constructing, erecting, operating, or maintaining lines, cables, wires, wireless transmission or reception equipment, conduits, or other devices for electricity, cable television, power, telecommunications, internet, telephone, public sewers, storm water drains and pipes, water systems, sprinkling systems, water heating and gas lines or pipes and any other public, quasi-public, or private improvements or facilities. Each Owner in accepting the deed to a Lot expressly consents to such easements and rights-of-way and authorizes and appoints the Association as attorney-in-fact for such Owner to execute any and all instruments conveying or creating such easements or rights-of-way. Such Owner and those claiming by, through, or under an Owner agree to execute promptly all such documents and instruments and to do such other things as may be necessary or convenient to effect the same at the request of the Association. However, no easement can be granted pursuant to this paragraph if it would permanently and materially interfere with the use, occupancy, or enjoyment by any Owner of such Owner's Lot.

10.3 Easements for Future Development. The Declarant hereby reserves for itself, and its duly authorized agents, successors, and assigns the non-exclusive right and power to grant any homeowners or condominium association it may designate and their respective members an easement over the Common Areas for the purpose of enjoyment, use, and access.

10.4 Easements & Rights Reserved by Declarant. The Declarant hereby reserves to itself and its assigns the following easements:

(a) The right to install, inspect, maintain, repair, and replace any utilities and infrastructure to serve the Project, including without limitation electricity, water, sewer, phone, communications cables, and storm water drainage systems for the Project and land that becomes part of the Project.

(b) The right to establish and construct facilities and improvements on, over, across, under, and through the Common Areas of the Project including, but not limited to, access roads, streets, common walkways, pathways, clubhouse, pool, shade structures, bathrooms, tot lot, mailbox structures, sprinkler systems and other landscaping changes, improvements and appurtenances (including without limitation, removal of trees and other vegetation subject to any necessary governmental approvals), ponds, drainage facilities, monuments, recreational areas and amenities, parking areas, conduit installation areas, storage facilities for supplies and equipment, earth walls and other roadway supports, lights, and signage.

(c) The right, but not the obligation, to inspect, monitor, test, redesign, and correct any structure, improvement, or condition that may exist on any property within the Project, including Living Units and a perpetual non-exclusive easement of access throughout the Project reasonably necessary to exercise such right.

(d) The right to revegetate and maintain the landscaping in all areas of the Project to the extent necessary, in Declarant's judgment, to beautify the Project, to preserve and protect its appearance, to control erosion, or to restore the property within the Project to its natural condition. Declarant shall also maintain an easement to construct, operate, maintain, repair and replace storm detention and water quality structures in the Project to adequately control surface water.

(e) The right to construct and maintain offices, prefabricated structures, or other structures for administrative, sales and promotional purposes relating to the Project during the Control Period.

(f) The right to grant easements in gross unto itself or to third parties for the installation and operation of telecommunications, cable, internet, or other similar facilities, lines and equipment; along with the right to record such easements against any or all of the Common Area parcels within the Project at any time during the Control Period.

(g) A permanent and nonexclusive easement for the installation, operation, and maintenance of telecommunications lines, cables, and related infrastructure, which may be located on any area of the project designated as a public utility easement regardless of whether such public utility easement area is located on a Common Area parcel or private Lot. If no public utility easement is designated on a Plat to cross a private Lot, then the easement designated herein may be located on private Lots anywhere Declarant may determine, in its sole discretion. Such telecommunications easement location may be under or through attached Living Units. Such easement rights shall be assignable, and/or may be licensed to third parties in exchange for compensation.

(h) Declarant may extend any of the rights it has reserved under this Declaration with respect to development, marketing, and sale of property in the Project to such third parties as it may designate from time to time.

(i) The easement rights designated herein shall be perpetual easements that shall run with all land within the Project and may not be diminished, rescinded or terminated by an amendment to this Declaration without the Declarant's written consent. Accordingly, the

easement rights contained in this Section shall be deemed to be fully incorporated into any future amended version of this Declaration, regardless of whether such terms are explicitly stated therein.

10.5 Right to Designate Sites for Governmental & Public Interests. The Declarant may, but is not obligated to, designate sites within the Project for government, education, or religious activities and may convey title to property for those sites in its own discretion. The Declarant may withdraw such property from the Terms and Conditions of the Declaration, but shall ensure that reasonable conditions are placed on the development of such property to protect the interests of the Members. If Declarant's selected sites include previously designated Common Area, or the sites are owned by the Association, then the Board of Directors of the Association shall take whatever action is required to permit the Declarant's determined use, including dedication or conveyance of title to the property.

10.6 Easements for Encroachments. If any portion of the Common Area or any common improvement encroaches upon any Lot, or if any structure or fixture encroaches unintentionally upon any other Lot or the Common Area as a result of the manner in which improvements are constructed or due to settling, shifting, alteration, replacement, repair, or restoration by the Association, a valid easement for encroachment, and maintenance of such encroachment, shall exist for the life of the improvement or structure. An encroachment easement shall not exist if the encroachment results from willful and knowing conduct on the part of, or with the knowledge and consent of, the Person claiming the benefit of such easement.

10.7 Blanket Easement. There is hereby created a blanket easement upon, across, over and under each Lot, Living Unit, and all Common Areas for ingress to, egress from, and for the installation, replacing, repairing and maintaining of, all utility and service lines and systems, including, but not limited to storm drain, water, sewer, gas, telephone, electricity, television cable or communication lines and systems, internet lines, as such utilities are installed in connection with the development of each Lot and the construction of Living Units and also to the extent deemed necessary thereafter by the Declarant or the Board provided that the location of any such easements shall not unreasonably interfere with the intended use of such Lot or Living Unit by the Owner thereof or the intended use of such Common Areas. Pursuant to this easement, a utility or service company may install and maintain facilities and equipment on a Lot, Living Unit, or elsewhere in the Project, and may affix and maintain wires, circuits and conduits on, in and under the roofs and exterior walls of the Living Unit. Notwithstanding anything to the contrary contained in this Section, no sewers, storm drain lines, electrical lines, water lines, or other utilities or service lines may be installed or relocated on any Lot except as approved in advance in writing by the Declarant (or the Board following the expiration of the Control Period).

10.8 Public Access. Certain facilities and areas within the Project may be open for use and enjoyment of the public. Such facilities and areas may include, but are not limited to, trails, parks, roads, sidewalks, and medians. The Declarant may designate such facilities and areas as open to the public at the time the Declarant makes them part of the Project, or the Board may so designate at any time thereafter. Notwithstanding the foregoing, the Board shall retain all rights to adopt and enforce Rules and regulations for any Common Areas that may be open to the public.

10.9 **Limitation on Easement.** An Owner's right and easement of use and enjoyment concerning the Common Area shall be subject to any other limitation in the Governing Documents and the following:

(a) The right of the Association to impose reasonable limitations on the number of Occupants per Owner who at any given time are permitted to use the Common Area.

(b) The right of any governmental or quasi-governmental body having jurisdiction over the Project to access, and to have rights of ingress and egress over and across any street, parking areas, walkway, or open areas contained within the Common Area for purposes of providing police and fire protection, transporting school children and providing other governmental or municipal services.

(c) The right of the Association to dedicate or transfer any part of the Common Area to any public agency or authority for such purposes and subject to such conditions as may be agreed to by the Declarant during the Control Period, or afterwards by the Association; provided that such dedication or transfer following the Control Period must first be approved by the affirmative vote or written consent of a majority of all Owners.

10.10 **Views.** Views from Lots and the Project are not assured or guaranteed in any way. There is no warranty concerning the preservation of any view or view plane from the Project and each Owner and Occupant in such Owner's Lot acknowledges and agrees that there are no view easements or view rights appurtenant to any Lot or the Project. The Declarant and the Association shall have the right to add trees and other landscaping throughout the Project without being subject to maintaining any Owner's view.

ARTICLE XI – USE LIMITATIONS & CONDITIONS

11.1 **Common Areas.** The Common Areas shall be used only in a manner consistent with their community nature and applicable Association use restrictions. Owners are restricted from placing or storing any personal property or fixtures within the Common Areas without the Board's written approval. The Board is authorized to adopt Rules that further define and describe prohibited and allowed items in the Common Areas and may set different standards for different types of Common Areas or locations.

11.2 **Signs.** The Association may regulate and restrict signs in the Project to the extent permitted by law in the Rules. Unless otherwise designated in the Rules, lawn signs are prohibited, except "For Sale", "For Rent", or political signs (as defined by the Act) that may be placed outside the main entry of a Living Unit, or as directed by the Board. All other signs may only be erected or maintained on the Project, whether in a window or otherwise, with the prior written approval of the Board of Directors. Signs may not exceed a total of five square feet in size. These sign restrictions shall not apply to entry, directional, marketing, or other signs installed by the Declarant.

11.3 **Flags.** The Association may regulate and restrict flags in the Project in the Rules to the extent permitted by law. In adopting Rules pertaining to flags, the Board shall comply with all Federal and State laws.

11.4 **Nuisance.** No noxious or offensive activity shall be carried on within the Project, nor shall any activity that might be or become an annoyance or nuisance to the Owners or Occupants be permitted to interfere with their rights of quiet enjoyment or increase the rate of any insurance or decrease the value of the Lots. No Owner or Occupant shall engage in activity within the Project in violation of any law, ordinance, statute, rule, or regulation of any local, city,

county, state, or federal body. The Board may adopt rules that further describe the activities that are deemed to be nuisances within the Project and the Board shall have the authority and discretion to determine whether a particular activity is a nuisance. Any violation of the Governing Documents shall be deemed a nuisance.

11.5 Temporary Structures. No structure or building of a temporary character, including a tent, trailer, or shack, shall be placed upon the Project or used therein unless it is approved by the Board or Architectural Review Committee, as applicable. The Declarant shall be exempted from this provision during the Control Period. Trailers, temporary construction offices, sheds, and other similar temporary structures may be permitted for construction purposes during the actual construction of structures or improvements if approved by the Declarant or the Architectural Review Committee.

11.6 Parking. Vehicles shall not be parked in any location within the Project which would impair vehicular or pedestrian access or snow removal. The Association is hereby empowered to establish Rules governing the parking within the Project including the designation of “no parking” areas, as permitted by law. Rules relating to the parking of vehicles may include, but are not limited to: (1) Rules allowing or causing to be removed any vehicles that are improperly parked, (2) restrictions on the type and condition of vehicles in any customary or temporary parking, (3) restrictions on the time period and duration of temporary parking, (4) restrictions on performing vehicle maintenance or repair outside of enclosed garages, (5) restrictions on recreational vehicle parking, (6) restrictions on garage storage that obstructs the full parking capacity of the garage, and (7) the assessment of fines to Owners who violate the Rules or the assessment of fines to Owners whose guests violate such Rules.

11.7 Recreational Vehicles. Boats, trailers, motorhomes, trucks larger than a “one-ton” classification, commercial vehicles, camping trailers, ATVs, snowmobiles, recreational vehicles, or the like (“RVs”) are prohibited from being parked in the Project other than for temporary loading and unloading. Temporary loading and unloading of RVs must be conducted in the Owner’s driveway only, and any parking of RVs in a driveway is limited to a maximum of 24 hours. RVs parked in the streets or Common Area parking stalls are subject to immediate towing without notice to the Owner or Occupant. RVs shall not be parked in an Owner’s enclosed garage, as such parking is intended for parking of the Occupant’s automobiles. The Board is hereby empowered to establish additional Rules relating to the parking of RVs within the Project that may expand or vary the restrictions set forth in this Section. The Association is not obligated to treat all areas equally and may adopt different parking rules for different areas or streets within the Project. No motor vehicle of any kind shall be repaired, constructed, or reconstructed upon any Lot, private street or other Common Areas, except for emergency repairs to vehicles. The Association shall have the right to perform ongoing inspections of Owner’s driveways and garages to ensure compliance with this Section or any Rules adopted pursuant to this Section.

11.8 Unsightly Items. All areas outside of Living Units shall be kept in a clean and orderly fashion. All refuse, garbage and trash shall be kept at all times in a covered container when left outside of a Living Unit. No observable outdoor storage of any kind shall be permitted on patios, balconies, front yards, front porches, etc. Outdoor furniture and other exterior items shall conform with standards set by the Board or the Architectural Review Committee, which may include the regulation of colors, materials, and product types. The Board may adopt Rules that vary or expand the provisions in this Section.

11.9 **Animals.** Up to two (2) domestic animals may be kept on Lots or in Living Units in conformance with local government requirements. The Board may adopt additional Rules for the regulation of animals within the Project, including but not limited to, the use of Common Areas by animals, the liability of individual Owners for damage caused by their animals, registration requirements, the use of leashes, and fines for the violations of such rules. No animal may be kept that causes a nuisance or threatens the health or safety of other Owners. The following acts of an animal may constitute a nuisance: (a) it causes damage to property of anyone other than its owner; (b) it causes unreasonable fouling of the air by odors; (c) it causes unsanitary conditions; (d) it defecates on any Common Area or Limited Common Area of another Owner and the feces are not immediately cleaned up by the responsible party; (e) it barks, whines, or howls, or makes other disturbing noises in an excessive, continuous, or untimely fashion; or (f) it molests or harasses a passersby by lunging at them or chasing passing vehicles. Animals may not be tied, tethered, or left alone in Common Areas or Limited Common Areas and shall be leashed or restrained whenever outside a Living Unit. The Association may levy Individual Assessments to Owners for any damages to the Common Areas and landscaping caused by an animal.

11.10 **Residential Occupancy.** No trade or business may be conducted in or from any Living Unit without Board approval unless:

- (a) The existence or operation of the business activity is not apparent or detectable by sight, sound, or smell, from any other Living Unit or Lot;
- (b) The business activity conforms to all zoning and legal requirements for the Project and the business activity;
- (c) The business activity does not involve persons coming onto the Project who do not reside in the Project in a manner and/or amount that would constitute a nuisance;
- (d) The business activity does not involve the solicitation of Occupants or Owners of the Project;
- (e) The business activity is consistent with the residential character of the Project and does not constitute a nuisance or a hazardous or offensive use or threaten the security or safety of other Owners and Occupants of the Project;
- (f) The business activity will not result in the increase of the cost of any of the Association's insurance;
- (g) The Owner of the Lot resides in the Living Unit in which the business activity is proposed for the entire time any business activity is conducted; and
- (h) The Board's requests for information related to the business as necessary to determine compliance with this paragraph are responded to fully and completely.

11.11 **Leasing.** The leasing of Lots is permitted, subject to the restrictions contained herein and any Rules adopted by the Board. Any agreement for the leasing, rental, or occupancy of a Living Unit (hereinafter in this Section referred to as a "lease") shall be in writing.

- (a) Restrictions. A copy of the lease agreement shall be provided to the Board or Manager within fourteen (14) days of the lease being signed, along with the name and contact information for all adult tenants and any other information deemed necessary by the Board. Tenants shall be provided with copies of the Governing Documents. No Owner shall be permitted to lease his/her Living Unit for transient, hotel,

or seasonal purposes. All leases shall be for an initial term of no less than six (6) months. Daily, weekly, or other short-term rentals are prohibited. Subleasing is prohibited. All leases shall provide that the tenant is subject to and shall abide by the Governing Documents and the tenant's failure to do so shall constitute a breach of the lease agreement. No Owner may advertise a lease that, if entered into, would violate this Section. Within ten (10) days after delivery of written notice from the Association to the Owner of the creation of a nuisance or violation of the Governing Documents by a tenant, the Owner shall proceed promptly to either abate or terminate the nuisance, or cure the default, and notify the Board in writing of the Owner's intentions. If the Owner fails to act accordingly, the Board may initiate eviction proceedings on behalf of the Owner, and through this Declaration the Owner hereby assigns the Association the authority to do so. The Owner of a Living Unit shall be responsible for the tenant's or any guest's compliance with the Governing Documents and the Owner and tenant shall be jointly and severally liable for any fines for violations thereof. Fines, charges, and expenses incurred in enforcing the Governing Documents with respect to a tenant, and for any costs incurred by the Association in connection with any action under this Section, including reasonable attorney fees (regardless of whether any lawsuit or other action is commenced), are Individual Assessments against the Owner and Living Unit which may be collected and foreclosed on by the Association.

11.12 Timeshares and Fractional Use Prohibited. Timeshares and time sharing of any kind of a Lot within the Project is prohibited. Under no circumstances shall any Lot be owned or used for time sharing, including but not limited to, a "timeshare interest" as that term is defined in Utah Code § 57-19-2(27), or shall be divided into, leased, sold, conveyed, or used for time period intervals. Fractional Use of a Lot is also prohibited. Fractional Use is defined as a Lot which is owned by a limited liability company, corporation, partnership, or other joint ownership structure in which unrelated persons or entities own, sell, purchase or otherwise for consideration create or acquire any divided property interest including co-ownership or fractional or divided estates, shares, leaseholds, or memberships which are subject to, or subsequently bound by, any agreement limiting interest holders' or their designees' right or functional ability to occupy or use the Lot to their respective interests or any other agreement which limits interest holders' or their designees' use of the Lot to fractional reservations through stay limitations of any duration. Fractional Use may be established by any of the following elements: co-ownership or fractional or divided estates, shares, leaseholds, or memberships which are openly advertised, marketed, or offered for sale and sold individually at separate times; centralized or professional management; reservation systems; maximum or minimum day limits on each interest holder's occupancy or use of the Lot; or management fees reflective of interval use or ownership, irrespective of whether the agreement may be cancelled individually or by any party. Fractional Use does not include Lot jointly owned by individuals related by blood or marriage (or an entity or entities controlled by individuals related by blood or marriage) or similar joint ownership situations approved by the Board or Declarant that are used for non-commercial purposes. The leasing of a Lot pursuant to Section 11.11, above, is considered a non-commercial purpose. The Board or Declarant shall have the sole discretion to determine whether a violation of this Section has occurred.

11.13 No Subdivision. No subdivision Plat or covenants, conditions, or restrictions shall be recorded by any Owner or other Person with respect to any one Lot without the consent of Declarant or Association. No subdivision Plat or covenants, conditions, or restrictions related to any Lot, any Living Unit, or the Project shall be recorded on the Project unless the Board

and/or Owners (as required in this Declaration) have first approved the Plat or the proposed covenants, conditions, or restrictions. Any Plat or covenants, conditions, or restrictions recorded in violation of this Section shall be null, void, and of no legal effect.

11.14 Lighting. The Board may adopt Rules setting forth exterior lighting standards and regulation throughout the Project. If such rules are adopted, then exterior lighting fixtures and walkway and landscaping lights shall be allowed only to the extent approved by the Board or the Architectural Review Committee. For any motion sensor lighting installed on Living Units by the Declarant or the Association, Owners shall be responsible for the light bulbs.

11.15 Solar Energy Equipment.

(a) Solar energy systems are prohibited from being constructed or installed on Lots unless approved by the Board through adopted Rules or Design Criteria. Any such Rules or Design Criteria must require that the installation be an integral and harmonious part of the architectural design of the Lot, Living Unit, building, or adjacent buildings. Solar panels or other equipment shall not be installed so as to be visible from the front yard facing streets in the Project without prior approval from the Architectural Review Committee as a variance. Owners shall be responsible for the costs of the installation, operation, and maintenance of each solar energy system. If an approved solar energy system (installation, operation, maintenance, or otherwise) causes costs to the Association, then the Board may allocate these costs to the Owner(s) who requested or benefit from the solar installation as the Board in its sole discretion determines. The costs arising under this Section shall be assessed and collected as an Individual Assessment. The Architectural Review Committee or the Board shall have the sole discretion to determine compliance with the Rules, Design Criteria, and this Section.

(b) Owners desiring to install a solar energy system shall be required to pay a reasonable fee to the Association to review the application and determine compliance with all requirements and regulations.

11.16 Hazardous Substances. Owners shall comply with applicable environmental laws, and shall not cause or permit the presence, use, disposal, storage, or release of any hazardous substances, on or within the Project, that are not properly controlled, safeguarded, and disposed of. No one shall permit anything to be done or kept on a Lot or Living Unit which will result in the cancellation of insurance or which would be in violation of any public law, ordinance, or regulation. Each Owner shall indemnify, defend, and hold the Association and each and every other Owner harmless from and against any and all claims and proceedings (whether brought by private party or governmental agency) for bodily injury, property damage, abatement or remediation, environmental damage or impairment, or any other injury or damage resulting from or relating to any hazardous substances located under or upon or migrating into, under, from, or through the Project, which the Association or the other Owners may incur due to the actions or omissions of an indemnifying Owner.

11.17 Aerials, Antennas, and Satellite Systems. No exterior aerials, antenna and satellite dishes (collectively "antenna") may be placed in the Project, whether attached to or on top of any building, structure, Living Unit, or otherwise, without the prior written consent of the Board or Architectural Review Committee. In making its decisions, the Board and/or the Architectural Review Committee shall abide by and be subject to all relevant local, state and federal laws, including but not limited to all Federal Communications Commission (FCC) guidelines, rules and regulations as they may be or supplemented from time to time.

11.18 **Variations.** The Board may, at its option and in extenuating circumstances, grant variations from the restrictions set forth in this Article if the Board determines in its discretion (by unanimous vote): (i) that the restriction would create an unreasonable hardship or burden on an Owner or Occupant, (ii) that a change of circumstances since the recordation of this Declaration has rendered such restriction obsolete and unreasonable to enforce, or (iii) that the activity permitted under the variance will not have any financial affect or any other substantial adverse effect on the Association or other Owners and Occupants of the Project and is consistent with the high quality of life intended for residents of the Project. Any such variance shall be unenforceable and without any effect whatsoever unless reduced to writing and signed by every member of the then-existing Board. No variance may be granted that is inconsistent with the Act.

11.19 **Declarant Exemption.** Declarant shall be exempt from the restrictions contained in this Article.

ARTICLE XII – INSURANCE

NOTICE: The Association’s insurance policies do not cover the personal property or personal liability of the Owners or their Occupants and do not cover Single-Family Homes. Owners and Occupants of all Lots are required to obtain adequate insurance to cover their personal property and personal liability. Owners and Occupants of Single-Family Homes are required to obtain their own property insurance to cover their Single-Family Home.

12.1 **Insurance Requirement.** The Association shall obtain insurance as required in this Declaration and as required by applicable law. The Association may obtain insurance that provides more or additional coverage than the insurance required in this Declaration. Different policies may be obtained from different insurance carriers and stand-alone policies may be purchased instead of or in addition to embedded, included coverage, or endorsements to other policies. Association insurance premiums shall be a Common Expense.

12.2 **Property Insurance.**

(a) The Association shall maintain a blanket policy of property insurance covering the Common Areas, Limited Common Areas, and all Townhomes, including Townhome fixtures, and building services equipment as provided in the Act. Such property insurance is not required to cover the Single-Family Homes. The Association may maintain broader coverage if afforded by the insurance contract.

(i) The blanket policy shall exclude land and other items not normally and reasonably covered by such policies. The blanket policy shall be an “all in” or “all inclusive” insurance as those terms are used in the insurance industry and shall include insurance for any fixture, improvement, or betterment installed in or to the Townhomes or any Limited Common Areas, or otherwise permanently part of or affixed to Common Areas, Townhomes, or Limited Common Areas, including but not limited to floor coverings, cabinets, light fixtures, electrical fixtures, heating and plumbing fixtures, paint, wall coverings, windows.

(ii) At a minimum, the blanket policy shall afford protection against loss or damage by: (1) fire, windstorm, hail, riot, aircraft, vehicles, vandalism, smoke, and theft; and (2) all perils normally covered by “special form” property coverage.

(iii) The blanket policy shall be in an amount not less than one hundred percent (100%) of current replacement cost of all property covered by such policy (including the Townhomes) at the time the insurance is purchased and at each renewal date. The actual replacement cost of the property shall be determined by using methods generally accepted in the insurance industry.

(iv) The blanket policy shall include either of the following endorsements to assure full insurable value replacement cost coverage: (1) a Guaranteed Replacement Cost Endorsement under which the insurer agrees to replace the insurable property regardless of the cost; and (2) a Replacement Cost Endorsement under which the insurer agrees to pay up to one hundred percent (100%) of the Property's insurable replacement cost but not more. If the policy includes a coinsurance clause, it must include an Agreed Amount Endorsement which must waive or eliminate the requirement for coinsurance.

(v) Each property policy that the Association is required to maintain shall also contain or provide for the following: (i) "Inflation Guard Endorsement," if available, (ii) "Building Ordinance or Law Endorsement," (the endorsement must provide for contingent liability from the operation of building laws, demolition costs, and increased costs of reconstruction), and (iii) "Equipment Breakdown," if the project has central heating or cooling or other equipment or other applicable fixtures, equipment, or installation, which shall provide that the insurer's minimum liability per accident at least equals the lesser of two million dollars (\$2,000,000) or the insurable value of the building containing the equipment.

(b) Owner Responsibility for Payment of Deductible. If a loss occurs that is covered by a property insurance policy in the name of the Association and another property insurance policy in the name of an Owner:

(i) The Association's policy provides primary insurance coverage, and:

(A) the Owner is responsible for the Association's policy deductible; and

(B) the Owner's policy, if any, applies to that portion of the loss attributable to the Association's policy deductible.

(ii) An Owner who has suffered damage to the Owner's Townhome or a Limited Common Area appurtenant to a Limited Common Area the Owner's Living Unit ("Owner Damage") as part of a loss, resulting from a single event or occurrence, that is covered by the Association's property insurance policy (a "Covered Loss") is responsible for an amount calculated by applying the percentage of total damage resulting in a Covered Loss that is attributable to Owner Damage ("Owner Damage Percentage") to the amount of the deductible under the Association's property insurance policy; and

(iii) If an Owner does not pay the amount required under Subsection b) above within 30 days after substantial completion of the repairs to, as applicable, the Owner's Townhome or Limited Common Areas appurtenant to the Owner's Living Unit, the Association may levy an assessment against the Owner for that amount.

(c) Claims Under the Deductible. If, in the exercise of its business judgment, the Board determines that a claim is likely not to exceed the Association's policy deductible: (1) the Owner's policy is considered the policy for primary coverage to the amount of the Association's policy deductible; (2) an Owner who does not have a policy to cover the Association's property insurance policy deductible is responsible for the loss to the amount of the Association's policy deductible; and (3) the Association need not tender the claim to the Association's insurer.

(d) Deductible Notice. The Association shall provide notice to each Owner of the Owner's obligation for the Association's policy deductible and of any change in the amount of the deductible. If the Association fails to provide notice of the initial deductible, it shall be responsible for the entire deductible in case of any loss. If the Association fails to provide notice of any increase in the deductible, it shall be responsible for paying any increased amount that would otherwise have been assessed to the Owner. The failure to provide notice shall not invalidate or affect any other provision in this Declaration.

(e) The Association shall have no obligation to obtain or maintain any insurance covering Owners' and tenants' personal and real property, and each Owner or tenant (as applicable) shall be responsible for obtaining and maintaining such personal and real property insurance.

12.3 Comprehensive General Liability (CGL) Insurance. The Association shall obtain CGL insurance insuring the Association, the agents and employees of the Association, the Declarant, and the Owners, against liability incident to the use, repair, replacement, maintenance, or ownership of the Common Area and the Owners' membership in the Association. The coverage limits under such policy shall not be less than one million dollars (\$1,000,000) covering all claims for death of or injury to any one individual or property damage in any single occurrence. Such insurance shall contain a Severability of Interest Endorsement or equivalent coverage which would preclude the insurer from denying the claim of an Owner because of the negligent acts of the Association or another Owner.

12.4 Directors' and Officers' Insurance. The Association shall obtain Directors' and Officers' liability insurance protecting the Association and its Board, committee members, and officers, and the Declarant against claims of wrongful acts and mismanagement. To the extent reasonably available, this policy may include coverage for: (1) failure to maintain adequate reserves, (2) failure to maintain books and records, (3) failure to enforce the Governing Documents, (4) breach of contract, (5) volunteers and employees, (6) monetary and non-monetary claims, (7) claims made under fair housing act or similar statutes or that are based on discrimination or civil rights claims, and (8) defamation. In the discretion of the Board, the policy may also include coverage for the Manager and its employees and may provide that such coverage is secondary to any other policy that covers the Manager or its employees. This Section 12.4 shall not apply during the Control Period.

12.5 Theft and Embezzlement Insurance. The Association may obtain insurance covering the theft or embezzlement of funds by Board Members, officers, employees, Manager, and contractors of the Association in the discretion of the Board.

12.6 Workers' Compensation Insurance. The Board shall purchase and maintain in effect workers' compensation insurance for all employees, if any, of the Association to the extent that such insurance is required by law or as the Board deems appropriate.

12.7 **Other Insurance.** The Association may purchase earthquake, flood, volunteer risk, or other types of insurance that may benefit the Project, as the Board deems appropriate.

12.8 **Right to Negotiate All Claims & Losses & Receive Proceeds.** Insurance proceeds for a loss under the Association's property insurance policy shall be payable to the Association and shall not be payable to a holder of a security interest. The Association shall hold any insurance proceeds in trust for the Association, Owners, and lien holders. Insurance proceeds shall be disbursed first for the repair or restoration of the damaged property, if the property is to be repaired and restored as provided for in this Declaration. After any repair or restoration is complete, any remaining proceeds shall be paid to the Association. If proceeds remain after necessary action are taken to repair the property, then such proceeds may either be distributed to the Owners and lien holders, as their interests remain with regard to the Lots, or kept as credits to each Owner's account. Each Owner hereby appoints the Association as attorney-in-fact for the purpose of negotiating all losses related thereto, including: (1) the collection, receipt of, and appropriate disposition of all insurance proceeds; (2) the execution of releases of liability; (3) the execution of all documents; and (4) the performance of all other acts necessary to administer such insurance and any claim. This power-of-attorney is coupled with an interest, shall be irrevocable, and shall be binding on any heirs, personal representatives, successors, or assigns of an Owner.

12.9 **Certificates.** Any insurer that has issued an insurance policy to the Association shall issue a certificate of insurance to the Association and, upon written request, to any Owner or Lender.

12.10 **Named Insured.** The named insured under any policy of insurance shall be the Association. The Declarant shall be listed as an additional insured on all of the Association's insurance policies. Each Owner shall also be a named insured under the Association's insurance policies as required by law.

12.11 **Right of Action.** Nothing in this Declaration shall prevent an Owner suffering a loss as a result of damage to property from asserting a claim, either directly or through subrogation, for the loss against any Person or entity at fault for the loss.

12.12 **Applicable Law.** This Declaration is specifically subjecting the Association to the insurance requirements and provisions in Part 4 of the Act, and any amendments thereto and thereafter enacted by law. It is the intent of this provision that any future changes to the insurance law applicable to community associations shall apply to the Association.

ARTICLE XIII – DESTRUCTION OF IMPROVEMENTS

13.1 **Reconstruction.** In the event of partial or total destruction of any Common Area structure, improvement or fixture within the Project, the Board may contract with a licensed contractor or contractors to rebuild or repair such damaged or destroyed portions of the Common Area in conformance with the original plans and specifications, or if the Board determines that adherence to such original plans and specifications is impracticable or is not in conformance with applicable laws, ordinances, building codes, or other governmental rules or regulations then in effect, then such repairs or rebuilding shall be of a kind and quality substantially equivalent to the original construction of such improvements. In doing so, the Board shall determine and liquidate the amount of insurance proceeds, if any.

13.2 **Negotiations with Insurer.** The Association shall have full authority to negotiate in good faith with representatives of the insurer with regard to any totally or partially destroyed

Common Area structure or improvement, and to make settlements with the insurer for less than full insurance coverage on the damage to such building or any other portion of the Common Area. Any settlement made by the Association in good faith shall be binding upon all Owners and Lenders.

13.3 **Repair of Lots.** Installation of improvements to, and repair of any damage to those structures, improvements, facilities and elements of privately owned Lots shall be made by and at the individual expense of the Owner of each affected Lot and, in the event of a determination to reconstruct after partial or total destruction, shall be completed as promptly as practicable, and in a lawful and workmanlike manner.

13.4 **Priority.** Nothing contained in this Article shall entitle an Owner to priority over any Lender under a lien encumbering the Owner's Lot as to any portion of insurance proceeds allocated to such Lot.

ARTICLE XIV – AMENDMENTS

14.1 **Amendments by Declarant.** During the Control Period, or so long as the Declarant owns one or more Lots in the Project, the Declaration may be amended or supplemented solely by the Declarant. In addition, no other amendment shall be valid or enforceable without the Declarant's prior written consent so long as Declarant owns one or more Lots in the Project. Declarant's right to amend shall be construed liberally and shall include, without limitation, the right to amend and/or restate this Declaration in part or in its entirety.

14.2 **Amendments by Association.** After the Declarant no longer owns one or more Lots in the Project, and after the expiration of the Control Period, this Declaration may be amended upon the affirmative vote of at least sixty-seven percent (67%) of the voting interests of the Association. No meeting shall be required for an amendment if the required vote for approval is obtained by written consent or ballot. Any amendment(s) shall be effective upon recordation in the office of the Salt Lake County Recorder. In such instrument, the Board shall certify that the vote required by this Section for amendment has occurred. If a Lot is owned by more than one Owner, the vote of any one Owner shall be sufficient to constitute approval for that Lot under this Section. If a Lot is owned by an entity or trust, the vote of any one officer, trustee, or agent of the entity shall be sufficient to constitute approval for that Lot under this Section. Notwithstanding, the foregoing, the Members' authority to amend Articles XV (Special Declarant Rights) and XVI (Dispute Resolution) of this Declaration is subject to the amendment restrictions set forth therein, and any amendment purporting to modify the provisions of Articles XV and XVI shall be null and void unless such amendment is in compliance with the amendment provisions and restrictions therein.

14.3 **Necessary Amendments.** Declarant or the Association may unilaterally amend this Declaration without Owner vote or consent if such amendment is necessary (a) to bring any provision into compliance with any applicable governmental statute, rule, regulation, or judicial determination; (b) to satisfy the requirements of any local, state, or federal governmental agency; (c) to correct any scrivener's errors, make technical corrections, correct mistakes or to remove/clarify ambiguities, or (d) if such amendment is reasonably necessary to enable any reputable title insurance company to issue title insurance coverage with respect to the Lots or Living Units subject to this Declaration. However, any such amendment occurring

after the Control Period shall not adversely affect the title to any Lot unless the Owner shall consent in writing.

14.4 Amendments Requested by Governmental Agency or Federally-Chartered Lending Institutions. Declarant reserves the unilateral right to amend all or any part of this Declaration to such extent and with such language as may be requested by a State Department of Real Estate (or similar agency), FHA, VA, the FHLMC or FNMA and to further amend to the extent requested by any other federal, state or local governmental agency which requests such an amendment as a condition precedent to such agency's approval of this Declaration or such agency's approval of the sale of property within the Project, or by any federally-chartered lending institution as a condition precedent to lending funds upon the security of any Lots or Living Units in the Project. Any such amendment shall be adopted by a recorded instrument duly signed by Declarant, specifying the federal, state or local governmental agency or the federally chartered lending institution requesting the amendment and setting forth the amendatory language requested by such agency or institution. Such amendment(s) shall be binding upon the Project and all persons having an interest therein.

14.5 Changes to Plats or Boundaries of the Association. During the Control Period, the Declarant may unilaterally adopt an amended Plat, supplemental Plat, correction to the Plat, or boundary agreement related to any boundary in or around the Project, including any boundary to any Lot(s) or Common Area as permitted by law. Following the Control Period, the Association may adopt an amended Plat, supplemental Plat, correction to the Plat, or boundary agreement related to any boundary in or around the Project, including any boundary to any Lot(s) or Common Area upon the approval by vote of sixty-seven percent (67%) of Owners in the same manner as required to amend this Declaration. Any such Plat may make material changes to the existing or prior Plat including deleting, adding, or modifying Common Area, or other changes in the layout of the Project. If any such amendment affects any boundary of a Lot, that Owner of the modified Lot must consent in writing. If the approval required herein is obtained, each and every Owner: (1) shall sign, consent to, and execute any further documents required for the finalization, recording, and/or governmental approval of any such document regardless of whether they approved of or consented to the change in the Plat, (2) grants the Association power of attorney to sign necessary documents on each Owner's behalf as necessary for the agreement, amendment, or correction, and (3) consents that the president of the Association, on behalf of the Association and its Board, has the authority to execute any such amended Plat, supplemental Plat, or correction to the Plat on behalf of the Association and all Owners in the Project.

14.6 Validity of Amendments. This Declaration and any amendment thereof shall be presumed to have been validly voted upon and adopted upon recordation in the office of the Salt Lake County Recorder. Any challenge to this Declaration or an amendment must be made within six (6) months of its recordation, after which any claim or defense based upon the alleged invalidity, or procedural irregularity regarding the adoption of the Declaration or an amendment shall be deemed waived. An Owner that takes title to a Lot subsequent to the recording of this Declaration or any amendment shall take title subject to all recorded documents and shall not have standing to challenge the validity or adoption of any prior recorded documents by way of affirmative claim or defense. In no event shall a change of conditions or circumstances operate to amend any provisions of this Declaration.

ARTICLE XV – SPECIAL DECLARANT RIGHTS

15.1 **Improvements.** Declarant hereby reserves the right, without obligation, to construct:

- (a) Any Improvements shown on the Plat or that Declarant elects to include within the Project; and
- (b) Any other buildings, structures, or improvements that Declarant desires to construct on the Project.

15.2 **Special Declarant Rights.** Special Declarant Rights are those rights reserved for the benefit of the Declarant in this Declaration and the Governing Documents and such rights arise separate from, and in addition to any rights that arise from being an Owner. The Special Declarant Rights shall include, among others, and regardless of anything in the Declaration to the contrary, the following rights which shall remain in effect for the maximum period allowed by law, which may exceed the termination of the Control Period:

- (a) the right to maintain sales offices, model Living Units, and signs advertising the Project or any Living Unit at any location in the Project;
- (b) the right to use easements throughout the Common Areas as set forth in this Declaration;
- (c) the right to dedicate the roads and streets within the Project for and to public use, to grant road easements with respect thereto, and to allow such street or road to be used by owners of adjacent land;
- (d) the right to transfer Common Areas, including open space or other parcels of real property to the local government or municipality;
- (e) the right to designate parcels for religious use and convey title to those properties to religious institutions;
- (f) the right to convert any part of the Project to a different regime of residential or commercial ownership;
- (g) the right to create or designate additional Common Area or Limited Common Area within the Project, including the right to dedicate Limited Common Area for Declarant's exclusive use;
- (h) the right to be reimbursed by the Association for any expenses incurred in constructing amenities or Common Area improvements within the Project;
- (i) the exclusive right to act as the Board of Directors, or appoint or remove Board members during the Control Period;
- (j) unless expressly and specifically bound by a provision of the Governing Documents, Declarant shall be exempt from the provisions of the Governing Documents;
- (k) the right to set all Assessments for the Association;
- (l) the right to set all fines and fees for the Association including but not limited to collection fees, reinvestment fees, architectural review fees, and fines for violations of Association Rules;
- (m) the right to withdraw land from the Project at any time during the Control Period;
- (n) the exclusive right to amend the Declaration, Bylaws, Plat and Rules of the Association without approval from any Members;

- (o) the right to create, amend, change, or modify any Plat, subject to necessary approvals from any applicable municipality or government agency;
- (p) the right to cast all required votes on behalf of all Owners for the approval of a transfer or conversion of the Common Area as may be required by Utah State law;
- (q) the right to designate Exempt Lots;
- (r) the right to create benefited areas and assign Lots thereto;
- (s) the right to lend money to the Association and be reimbursed pursuant to the terms of any contract or promissory note entered into governing the same;
- (t) the right to exert any right allowed to the Board or the Association pursuant to the Act and this Declaration;
- (u) the right to make and adopt Association Rules without being subject to the requirements of Utah Code § 57-8a-217; and
- (v) pursuant to Utah Code § 57-8a-211(10), Utah Code § 57-8a-211(2) through (9), shall not apply or have any effect during the Control Period, and the Declarant shall have no duty whatsoever to obtain a Reserve Analysis, or to fund any Reserve Fund during the Control Period.

15.3 Exercising Special Declarant Rights. Declarant may exercise the Special Declarant Rights at any time prior to the expiration of the Control Period. Declarant may exercise its Special Declarant Rights in any order, and no assurance is given as to the order in which Declarant will exercise them. If Declarant exercises any Special Declarant Right with respect to any portion of the Project, Declarant may, but is not obligated to, exercise that Special Declarant Right with respect to any other portion of the Project. Notwithstanding anything to the contrary contained in this Declaration, Declarant may exercise any Special Declarant Right described in this Article and any other right reserved to the Declarant in this Declaration, without the consent of the Association or any of the Owners.

15.4 Interference with Special Declarant Rights. Neither the Board nor any Owner may take any action or adopt any Rule that interferes with or diminishes any Special Declarant right contained in this Declaration without Declarant's prior written consent. Any action taken in violation of this Section shall be null and void and have no force or effect.

15.5 Limitation on Improvements by Association. Until the expiration of the Control Period, neither the Association nor the Board shall, without the written consent of Declarant, make any Improvement to or alteration in any of the Common Area created or constructed by Declarant, other than such repairs, replacements, or similar matters as may be necessary to properly maintain the Common Area as originally constructed or created by Declarant.

15.6 Transfer of Declarant Rights. The Declarant may transfer, convey, or assign its rights created or reserved under this Declaration to any Person in whole or in part through a written agreement. The Declarant's successor shall enjoy any and all Declarant rights set forth in the Declaration regardless of whether such rights are stated to be transferable. All references in the Governing Documents to Declarant shall equally apply to its successor. A contract transferring a Declarant's rights may, but shall not be required to, be recorded in the office of the Salt Lake County Recorder.

15.7 **Changes by Declarant.** Nothing contained in this Declaration shall be deemed to affect or limit in any way whatsoever the right of the Declarant, its successors or assigns, to sell or to change the location, design, method of construction, grade, elevation, or any other part or feature of a Lot prior to the contracting for the conveyance of the Lot to a purchaser.

15.8 **Voting.** During the Control Period, any matter voted upon by the Owners shall not become effective unless the matter is approved in writing by the Declarant.

15.9 **Easements Reserved to Declarant.** Declarant reserves unto itself and its successors and assigns the following easements and rights:

(a) Non-exclusive easements and rights of way over those strips or parcels of land designated or to be designated on the Plat as "Public Utility Easement," or otherwise designated as an easement area over any road or Common Area on the Project, and over those strips of land running along the front, rear, side and other Lot lines of each Lot shown on the Plat.

(b) An easement for the installation, construction, maintenance, reconstruction and repair of public and private utilities to serve the Project and the Lots therein, including but not limited to the mains, conduits, lines, meters and other facilities for water, storm sewer, sanitary sewer, gas, electric, telephone, cable television, and other public or private services or utilities deemed by Declarant necessary or advisable to provide service to any Lot, or in the area or on the area in which the same is located.

(c) An easement granting the privilege of entering upon the Common Areas for such purposes and making openings and excavations thereon, which openings and excavations shall be restored in a reasonable period of time, and for such alterations of the contour of the land as may be necessary or desirable to affect such purposes.

(d) A non-exclusive easement and right-of-way in, through, over and across the Common Area for the storage of building supplies and materials, parking of construction vehicles, erection of temporary structures, trailers, improvements or signs necessary or convenient to the development of the Project, and for all other purposes reasonably related to the completion of construction and development of the Project and the provision of utility services, and related services and facilities.

(e) The right to dedicate all Project roads, streets, alleys, rights of way, or easements, including easements in the areas designated as "open space" and storm water management reservation, to public use all as shown on the Plat. No road, street, avenue, alley, right of way or easement shall be laid out or constructed through or across any Lot or Lots in the Project except as set forth in this Declaration, or as laid down and shown on the Plat, without the prior written approval of the Declarant.

(f) The right at or after the time of grading of any street or any part thereof for any purpose, to enter upon any abutting Lot and grade a portion of such Lot adjacent to such street, provided such grading does not materially interfere with the use or occupancy of any structure built on such Lot, but Declarant shall not be under any obligation or duty to do such grading or to maintain any slope.

(g) The right to grant easements in gross unto itself or to third parties for the installation and operation of utility lines and equipment; along with the unilateral right to execute and record such easements against any or all of the Common Area parcels within the Project at any time during the Control Period.

(h) A permanent and nonexclusive easement for the installation, operation, and maintenance of telecommunications lines, cables, and related infrastructure, which may be located on any area of the Project designated as a public utility easement regardless of whether such public utility easement area is located on a Common Area parcel or private Lot. If no public utility easement is designated on a Plat to cross a private Lot, then the easement designated herein may be located on private Lots anywhere Declarant may determine, in its sole discretion. Such telecommunications easement location may be under or through attached Living Units.

15.10 Compliance with City Code. Notwithstanding any language to the contrary in this Article XV, Declarant and all Declarant affiliates shall be required to comply with the Zoning District (SSD-R-Taylor Villas) and applicable provisions of the general City Code. The Special Declarant Rights set forth above shall not be construed to relieve Declarant or any Declarant affiliates from complying with the Zoning District or applicable provisions of the general City Code.

15.11 No Modification of Declarant Rights. Any Declarant Rights in the Governing Documents, and specifically in this Article, shall not be substantively or procedurally altered without the written consent of the Declarant until at least six (6) years have passed after the Control Period has ended, at which time the Declarant's approval shall no longer be required. Any document or amendment attempted without obtaining proper consent shall be void *ab initio* to the extent it attempts to alter the rights of the Declarant or any provision of this Article without the consent of the Declarant.

ARTICLE XVI – DISPUTE RESOLUTION

16.1. Mandatory Alternative Dispute Resolution Without Litigation.

(a) Bound Parties. The Declarant; the Association; the Owners; and the officers, directors, managers, members, employees, representatives, agents, successors and assigns of any of the foregoing; any other person subject to this Declaration; and any other person not otherwise subject to this Declaration who agrees to submit to this Article (collectively, "Bound Parties"), agree that it is in the best interest of all Bound Parties to encourage the amicable resolution of Claims without the emotional and financial costs of litigation or the toll or market taint such litigation can have on the value and marketability of the Project and/or the Lots that may be involved or impacted. Accordingly, each Bound Party agrees not to file suit in any court with respect to a Claim defined in subsections (b) and (c), unless and until it has first submitted such Claim to, and fully complied with, the alternative dispute resolution procedures set forth in Section 16.2 in a good faith effort to resolve such Claim.

(b) Claims. As used in this Article, the term "Claim" means any claim, grievance, or dispute arising out of or relating to:

- (i) the interpretation, application, or enforcement of the Governing Documents;
- (ii) the rights, obligations, and duties of any Bound Party under the Governing Documents;
- (iii) the design or construction of improvements on the Project, other than matters of aesthetic judgment to be determined by the Association or ACC under the

Design Criteria and other provisions hereof, which shall not be subject to review and shall not be subject to this Article; or

(iv) construction defects or allegations of construction defects.

(c) Exclusion from Definition of Claims. The following shall not be considered "Claims" unless all Parties to the matter otherwise agree to submit the matter to the procedures set forth in Section 16.2:

(i) any suit by the Association to collect assessments or other amounts due from any Owner;

(ii) any suit by the Association to obtain a temporary restraining order (or emergency equitable relief) and such ancillary relief as the court may deem necessary in order to maintain the status quo and preserve the Association's ability to enforce the provisions of Article VII of this Declaration (relating to the Design Criteria);

(iii) any suit that does not include the Declarant or the Association as a party, if such suit asserts a Claim that would constitute a cause of action independent of the Governing Documents;

(iv) any dispute that affects the material rights or obligations of a party who is not a Bound Party and has not agreed to submit to the procedures set forth in Section 16.2;

(v) any suit as to which any applicable statute of limitations would expire within 180 days of giving the Notice required by Section 16.2(a), unless the party or parties against whom the Claim is made agree to toll, or extend, the Claim's statute of limitations to comply with this Article;

(vi) any suit or dispute between the Declarant and a builder, developer, contractor(s), subcontractor(s), or any other party contracted by the Declarant in connection with the development of the Project; and

(vii) any suit or dispute involving a governmental entity as a party.

16.2. Mandatory Dispute Resolution Procedures.

(a) Notice. The Bound Party asserting a Claim ("Claimant") against another Bound Party ("Respondent") shall give written notice ("Notice") by mail or personal delivery to each Respondent and to the Board, stating plainly and concisely:

(i) the nature of the Claim, including the persons involved and the Respondent's role in the Claim;

(ii) the legal basis of the Claim (i.e., the specific authority out of which the Claim arises);

(iii) the Claimant's proposed resolution or remedy;

(iv) that the person alleged to be responsible for the acts giving rise to the Claim shall have six (6) months to cure or resolve the Claim; and

(v) the Claimant's desire to meet with the Respondent to discuss, in good faith, ways to resolve the Claim.

(b) Right to Cure. For any Claim arising from a dispute over the construction of improvements within the Project, the Claimant shall provide Respondent six (6) months to rectify alter, or fix the claimed defect(s) in the improvements. The expiration of this six-month cure period shall be a prerequisite to Claimant's ability to initiate litigation as permitted under Section 16.3 below. For all Claims involving alleged defects in construction, the negotiation, mediation, and settlement requirements shall remain in effect during the cure period, however, the mediation deadline set forth in subsection (d) below shall be extended to expire on the same date the cure period expires.

(c) Negotiation. The Claimant and Respondent shall make every reasonable effort to meet in person and confer for the purpose of resolving the Claim by good faith negotiation. If requested in writing, accompanied by a copy of the Notice, the Board may appoint a representative to assist the parties in negotiating a resolution of the Claim.

(d) Mediation. If the parties have not resolved the Claim through negotiation within 30 days of the date of the Notice (or within such other agreed upon period), the Claimant shall have 30 additional days to submit the Claim to mediation with an individual or entity designated by the Association (if the Association is not a party to the Claim) or to an independent mediator providing dispute resolution services predominately in Utah. Each Bound Party shall present the mediator with a written summary of the Claim or will otherwise comply with the mediator's proscribed procedures and requirements for mediating claims.

(i) Waiver of Claim for Failure to Appear or Participate. If the Claimant does not submit the Claim to mediation within such time, or does not appear for and participate in good faith in the mediation when scheduled, the Claimant shall be deemed to have waived the Claim, and the Respondent shall be relieved of any and all liability to the Claimant (but not third parties) on account of such Claim.

(ii) Termination of Mediation Proceedings. If the parties do not settle the Claim within 30 days after submission of the matter to mediation, or within such time as determined reasonable by the mediator, the mediator shall issue a notice of termination of the mediation proceedings indicating that the parties are at an impasse and the date that mediation was terminated. The Claimant shall thereafter be entitled to file suit or to initiate administrative proceedings on the Claim, as appropriate.

(iii) Costs of Mediation. Each Bound Party shall bear its own costs of the mediation, including attorney fees, and each Party shall pay an equal share of the mediator's fees.

(e) Settlement. Any Claim settled through negotiation or mediation shall be documented in writing and signed by the Parties. If any Party thereafter fails to abide by the terms of such agreement, then any other party may file suit or initiate such proceedings as are necessary to enforce such agreement without the need to comply again with the procedures set forth in this Article.

16.3. Initiation of Litigation by Association. The requirements of this Section are intended to be in addition to those requirements set forth in § 57-8a-229 of the Act. After expiration of the Control Period, the Association may not bring a legal action against the Declarant, a Board of Directors, an employee, an independent contractor, an agent of the Declarant, or the previous Board of Directors related to the Control Period, unless the

Association first satisfies the requirements set forth in § 57-8a-229 of the Act and well as the following provisions:

- (a) The Right to Cure period set forth in Section 16.2(b) above has expired;
- (b) the legal action is approved in advance at a meeting by Owners holding at least 51% of the voting interests of the Association:
 - (i) Owners may be represented by a proxy specifically assigned for the purpose of voting to approve or deny the proposed legal action at the meeting. Any such proxy shall not be valid unless the proxy is notarized with each Owner certifying that they have received and reviewed the information required by Section 16.4(a) and (b) below.
- (c) the Association provides each Owner with the items described in Section 16.4(a) and (b), below;
- (d) the Association establishes a trust account, described in Section 16.4(c) below; and
- (e) the Association first goes through the procedures described in Section 16.2 above, giving notice and an opportunity to resolve the dispute that is the basis of the Claim and proposed legal action.
- (f) The procedures and approval required in the preceding subsections (a) through (e) shall not be required for actions or proceedings:
 - (i) initiated by Declarant during the Control Period on behalf of the Association;
 - (ii) initiated to enforce the provisions of this Declaration, including collection of assessments and foreclosure of liens;
 - (iii) initiated to challenge ad valorem taxation or condemnation proceedings (including bringing an action for inverse condemnation);
 - (iv) initiated against any contractor, vendor, or supplier of goods or services arising out of a contract for services or supplies; or
 - (v) to defend claims filed against the Association or to assert counterclaims in proceedings instituted against it.

This Section shall not be amended without the written consent of the Declarant for a period of 10 years following the expiration of the Control Period. Any such amendment shall also be approved by a vote of 67% of the voting interests of the Association.

16.4. Informed Vote. Before the Owners, as Members of the Association may vote to approve the filing of a legal action for a Claim, the Association shall first provide each Owner with:

- (a) A written notice stating:
 - (i) that the Association is contemplating legal action;
 - (ii) the percentage vote required for approval of the litigation;
 - (iii) the date, time, and location of any Member meeting that has been scheduled to discuss the litigation or to vote on the approval of the litigation;

(iv) a description of the claims that the Association desires to pursue in sufficient detail to permit each Member to reach an informed decision on the litigation matter; and

(b) A written report from an attorney licensed to practice in Utah, which provides an assessment of:

(i) The likelihood that the legal action will succeed;

(ii) The likely amount in controversy in the legal action;

(iii) The likely cost of resolving the legal action to the Association's satisfaction; and

(iv) The likely effect the stigma of a legal action will have on value or on an Owner's ability to market for sale, or a prospective Lot buyer's ability to obtain financing for a Lot due to a pending legal action.

(v) In providing this report, the attorney shall obtain and rely on reports and assessments from experts in their field such as construction, real property, sales, or any other relevant factor in the contemplated litigation.

(c) Before the Association commences any legal action as authorized above, the Association shall:

(i) allocate an amount equal to 25% of the cost estimated to resolve the Claim not including attorney fees; and

(ii) place the 25% allocated funds in a trust account that the Association may only use to pay the costs to resolve the Claim.

Sections 16.3 and 16.4 do not apply if the Association brings a legal action that has an amount in controversy of less than \$25,000.00.

16.5 Strict Compliance Required. Any post-turnover litigation involving the Bound Parties shall strictly comply with each of the provisions in this Article. The Bound Parties hereby covenant, stipulate, and agree that in the event the Bound Parties fail to satisfy the prerequisites set forth herein, the non-compliant Party will indemnify, defend, hold harmless, and exculpate the other Bound Party to the fullest extent permissible by law, and the non-breaching Bound Party shall be entitled to recover any and all attorney fees and costs expended as a result of enforcing this Article, which fees and costs may include, without limitation, pre-litigation attorney fees, costs incurred in connection with investigation of potential claims, including expert and consultant fees, testing fees, contractor fees, and insurance deductibles. If any claims or actions falling within the scope of this Article are filed without satisfying all of the requirements set forth above, such claims or actions shall be dismissed without prejudice and shall not be re-filed unless and until all such pre-litigation requirements have been satisfied.

16.6 Owner Warranties. The Declarant may provide certain warranties to the Owners related to a Lot purchased. The first Owner of a Lot to whom any warranty is issued, or with whom a legal warranty arises, and only that Owner, shall have the right to directly enforce and seek performance from the Declarant of any terms of the warranty, and only consistent with the warranty itself. The Association shall have no right to seek the performance of or take assignment of any rights in any warranties against the Declarant, and the Owner

shall have no right to assign any rights of any kind to the Association related to pursuing litigation against the Declarant.

16.7 Unless specifically set forth in this Declaration, no action may be brought by the Association, its Board, or its officers on behalf of an Owner with respect to any cause of action or claims relating to the Common Areas.

16.8 ALL PARTIES HEREBY AGREE TO RESOLVE ANY CLAIM ACCORDING TO THE PROVISIONS OF THIS ARTICLE AND SUCH PARTIES WAIVE THEIR RESPECTIVE RIGHTS TO PURSUE THE CLAIM IN ANY MANNER OTHER THAN AS PROVIDED IN THIS ARTICLE.

16.9 The dispute resolution restrictions contained in this Article shall not be amended, altered, or eliminated from the Declaration without the written consent of the Declarant for a period of ten (10) years after the expiration of the Control Period.

ARTICLE XVII – INTERPRETATION, CONSTRUCTION, & APPLICATION

17.1 **No Waiver.** No delay or failure by the Association or by any Owner to enforce any Term and Condition, restriction, right, remedy, power, or provision herein contained, or contained in other Governing Documents, in any certain instance or on any particular occasion (or partial exercise thereof) shall be deemed a waiver of such right of enforcement as to any such future breach of the same or any other Term and Condition, restriction, right, remedy, power, or provision. No Association delay or failure to demand strict adherence to the terms, restrictions or provisions of the Governing Documents shall be deemed to constitute a course of conduct inconsistent with the Association's right at any time, before or after an Owner violation or breach, to demand strict adherence to the Terms and Conditions, restrictions, or provisions of this Declaration or other Governing Document.

17.2 **Conflicting Provisions.** In the case of any conflict between the Governing Documents, the order of priority from the highest to the lowest shall be the Declaration, the Plat, the Articles, the Bylaws, and then the Rules. In the case of any conflict between this Declaration and the Act, to the extent the Act does not legally allow this Declaration to contain provisions contrary to the Act, the Act shall control and this Declaration shall be deemed modified accordingly. Notwithstanding the above, this Declaration shall be deemed modified only to the extent necessary to come into compliance with the Act.

17.3 **Interpretation of Declaration and Applicability of the Act.** The Project shall be governed by the Act, except where (in compliance with the Act) the Association has included specific provisions in this Declaration that legally vary, supersede, or supplement the Act, in which event such specific provisions of this Declaration that are contrary to the Act shall govern the Project to the extent allowed by the Act. In the case of any conflict between this Declaration and the Act, to the extent the Act does not legally allow this Declaration to contain provisions contrary to the Act, the Act shall control and this Declaration shall be deemed modified accordingly, but only to the extent necessary to come into compliance with the Act.

17.4 **Cumulative Remedies.** All rights, options, and remedies of the Association and the Owners in the Governing Documents are cumulative, and none shall be exclusive of any other, and the Association and the Owners shall have the right to pursue any one or all of such rights, options, and remedies or any other remedy or relief that may be provided by law simultaneously, consecutively, or alternatively.

17.5 **Severability.** Invalidation of any one or a portion of the Terms and Conditions by judgment or court order shall in no way affect any other Terms and Conditions, all of which shall remain in full force and effect.

17.6 **Construction.** The provisions of this Declaration shall be liberally construed to effectuate its purpose of creating a plan for the development of the Project and for the maintenance of the Project. The article and section headings have been inserted for convenience only, and shall not be considered or referred to in resolving questions of interpretation or construction. References in this Declaration to article and section numbers, unless otherwise expressly provided, are to the article and section in this Declaration. To the extent permitted by law, the provisions of the Governing Documents shall not be interpreted for or against or strictly for or against the Declarant, the Association, any Owner, or any other Person subject to their terms.

17.7 **Applicable Law.** The Association is specifically made subject to the Act and Utah law. Amendments to the Act after the date of recording of this Declaration shall not be applicable to the Association or the Project unless they are applicable as a matter of law or unless the Association makes those amendments applicable by amendment to the Declaration.

17.8 **Gender and Number.** Whenever the context of the Governing Documents requires, the singular shall include the plural, and vice versa, and the masculine shall include the feminine and the neuter, and vice versa.

17.9 **Effect of Declaration.** This Declaration is made for the purposes set forth in the recitals in this Declaration, and the Association makes no warranties or representations, express or implied, as to the binding effect or enforceability of all or any portion of this Declaration, or as to the compliance of any of these provisions with public laws, ordinances, regulations, and the like applicable thereto. The Declarant, Association, and Board shall have no liability whatsoever if any Term and Condition is determined to be unenforceable in whole or in part for any reason.

ARTICLE XVIII – GENERAL PROVISIONS

18.1 **Enforcement.** The Declarant, the Association, or any Owner shall have the right to enforce, by proceedings at law or in equity, all Terms and Conditions including the right to prevent the violation of any such Terms and Conditions and the right to recover damages and other sums for such violation.

18.2 **Interpretation of the Covenants.** Except for judicial construction, the Board, shall have the exclusive right to construe and interpret the provisions of this Declaration. In the absence of any adjudication to the contrary by a court of competent jurisdiction, the Association's construction or interpretation of the provisions hereof shall be final, conclusive and binding as to all Persons and property benefitted or bound by the covenants and provisions hereof.

18.3 **Attorney Fees.** If the Association utilizes legal counsel to enforce or interpret (i.e. defending against declaratory actions) any Term and Condition, or after an Owner communicates or demonstrates an intent not to comply with a Term and Condition, the Association may assess all reasonable attorney fees and costs associated with such enforcement to the Owner as an Individual Assessment, regardless of whether a lawsuit is initiated or not. The term “costs” as used in this Section shall include all costs including but not limited to copying costs, deposition costs, expert witness fees, investigative costs, service

costs, and filing fees paid to courts. "Costs" is specifically defined in this Declaration to be broader and to include costs that are not included in costs as the term is used in the Utah Rules of Civil Procedure.

(a) **No Attorney Fee Awards for Certain Claims.** Notwithstanding any other language or provision to the contrary in this Declaration, in the event of any litigation or arbitration relating to or arising out of the Project, the Association, or the Governing Documents that is initiated by, or involves claims asserted on behalf of, an Owner or the Association against Declarant, Declarant's successors-in-interest, or any of the Declarant's members, officers, managers, or directors, no award of attorney fees, expert witness fees, or costs shall be made to the prevailing party. Each party in any such litigation or arbitration shall be responsible for payment of its own attorney fees, expert witness fees, and costs regardless of which party prevails.

18.4 Notices. Any notice required or permitted to be given to any Owner or Member according to the provisions of this Declaration shall be deemed to have been properly furnished if personally delivered, emailed, or if mailed, postage prepaid, to the Person who appears as an Owner, at the latest email or mailing address for such Person appearing in the records of the Association at the time notice is sent. If no email or mailing address has been provided, the physical address of the Lot owned by said Owner shall be used for notice purposes. The use of the terms "notice" or "written notice" in this Declaration or other Governing Document shall include notices sent via email, text, or other electronic communication; or notices printed on paper and sent by hand-delivery, regular mail, or any notice otherwise physically received by an Owner.

Unless an Owner notifies the Association in writing that they desire to receive notices via USPS mail, each Owner shall provide to the Board, or the Association's Manager, an email address that the Association may use to affect notice as described herein, along with a telephone number that can receive texts. Any notice sent via email or text shall be deemed to be delivered once the notice has been sent to the email address or phone number on file with the Association. Any notice sent by mail shall be deemed delivered when deposited in the United States mail. In the case of co-Owners, any such notice may be delivered or sent to any one of the co-Owners on behalf of all co-Owners and shall be deemed delivered to all such co-Owners. The declaration of an officer or authorized agent of the Association declaring under penalty of perjury that a notice has been sent to any Owner or Owners, in any manner that this Section allows, shall be deemed conclusive proof of such delivery.

Notice to the Association shall be delivered by registered or certified United States mail postage prepaid, addressed to the office of the Manager of the Association (if any); or if there is no Manager, the Registered Agent with the Utah Department of Commerce (if any); or if there is none, to the President of the Association. The Association shall have the right to designate an email or USPS mailing address for receipt of notices hereunder by Rule.

18.5 Consent in Lieu of Voting. In any case in which this Declaration requires authorization or approval of a transaction the assent or affirmative vote of a stated percentage of the votes present or represented at a meeting, such requirement may be fully satisfied by obtaining, with or without a meeting, consents in writing to such transaction from Members entitled to cast the required percentage of membership votes. The Association may also use any other method allowed under Utah law and the Utah Revised Nonprofit Corporation Act to obtain votes without a meeting.

18.6 Use of Funds Collected by the Association. All funds collected by the Association, including Assessments and contributions to the Association paid by the Owners, if any, shall be held by the Association in a fiduciary capacity to be expended in their entirety for nonprofit purposes of the Association in managing, maintaining, caring for, and preserving the Common Area and for other permitted purposes as set forth in this Declaration. No part of said funds shall inure to the benefit of any Owner (other than as a result of the Association managing, maintaining, caring for, and preserving the Common Area and other than as a result of expenditures made for other permitted purposes as set forth in this Declaration).

18.7 Owner Liability and Indemnification. Each Owner shall be liable to the remaining Owners and to the Association for any damage to the Common Area that may be sustained by reason of the negligent or intentional act that Owner, or any intentional or negligent act of any Occupant of that Owner's Living Unit, to the extent such losses and damages are either under the deductible of the Association or not covered by the Association's insurance. Each Owner, by acceptance of a deed to a Lot, agrees personally to defend, indemnify, and hold harmless each and every other Owner and Occupant against, any claim of any Person for personal injury or property damage occurring within the Lot of the indemnifying Owner, except to the extent that: (a) such injury, damage, or claim is covered and defended by the Association's or such other Owner's liability insurance carrier; or (b) the injury or damage occurred by reason of the intentional act of the Association or the Person bringing the claim.

18.8 Consent, Power of Attorney, and Waiver. By acceptance of a deed, lease, or other conveyance of an interest in a Lot, each Owner or Occupant consents to the rights reserved to the Association in this Declaration, including but not limited to the right to prepare, execute, file, process, and record necessary and appropriate documents and other items to establish and grant easements and to make necessary and appropriate amendments of this Declaration, the Plat, and the Bylaws. By such acceptance, each Owner or Occupant agrees to execute all documents and to do all other things as may be necessary or convenient to effect the same; and such acceptance shall be deemed an appointment of the Association, with full right of substitution, as the attorney-in-fact of such Owner or Occupant to execute such documents and to do such things on such Owner's or Occupant's behalf; and such appointment, being coupled with an interest, shall be irrevocable for the specific period of the Association's reserved rights as set forth in this Declaration and shall not be affected by the disability of any such Owner or Occupant.

18.9 Condemnation. If a portion of the Common Area is taken by eminent domain, or sold under threat thereof, and is not comprised of and does not include any Lot, the Board shall cause the award to be utilized for repairing or restoring that area in the Project adjacent to the taking, and the portion of the award not used for restoration shall be added to the general funds of the Association. If a Lot is taken by eminent domain, or sold under threat thereof, leaving the Owner with a remnant that may not be practically or lawfully used for any purpose permitted by this Declaration, then that Lot's voting interest shall be reallocated to the remaining Lots in proportion to their respective interests immediately before the taking.

18.10 Dissolution. The Association may be dissolved by the affirmative assent in writing Owners holding at least ninety percent (90%) of the voting interests of the Association. Upon dissolution of the Association, all of its agency or authority to be used for purposes similar to those provided for in the Articles of Incorporation or this Declaration. In the event such dedication or transfer is not made or is not accepted, the Association's assets shall be

transferred to a nonprofit corporation, trust, or other entity to be used for such similar purposes, and each Owner shall continue to be obligated to make assessment payments for the maintenance and upkeep of the Common Areas, common access roadways, curbs, gutters, and sidewalks on a pro rata basis which conforms substantially with the assessments procedure, terms and conditions set forth in this Declaration.

18.11 Security. The Declarant and the Association shall in no way be considered an insurer or guarantor of security from criminal conduct within or relating to the Project, including any Common Area that the Association may have an obligation to maintain. The Association shall not be held liable for any loss or damage to Owners or their personal property for any reason including any failure to provide security or any ineffectiveness of security measures undertaken. By purchasing a Lot in the Project and/or residing in the Project, Owners and Occupants agree that the Association and the Declarant are not insurers of the safety or well-being of Owners or Occupants or of their personal property, and that each Owner or Occupant specifically waives any such claim and assumes all risks for loss or damage to Persons or property, to the extent any such damages are not covered by insurance. EACH OWNER AND OCCUPANT UNDERSTANDS, AGREES, AND ACKNOWLEDGES THROUGH TAKING TITLE OR RESIDING IN THE PROJECT THAT THE ASSOCIATION AND THE DECLARANT HAVE NOT MADE ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND RELATED TO THE PROJECT AND THAT EACH OWNER OR OCCUPANT HAS NOT RELIED UPON ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, RELATIVE TO THE SECURITY OF THE PROJECT.

18.12 Fair Housing Accommodations. Notwithstanding anything to the contrary in this Declaration, the Association, upon receipt of a written opinion from its counsel that such action is required, may make or permit reasonable accommodations or modifications to the Project that are otherwise prohibited by the Governing Documents, as required under State or Federal Fair Housing Acts, to accommodate a Person with a disability (as defined by State or Federal law at the time the accommodation is requested). Reasonable accommodations or modifications may include modifications to a Lot, the Common Area and facilities, or the buildings, or deviations from provision of the Governing Documents. Any such modification and accommodation made under this Section shall not act as a waiver of the provisions of the Governing Documents with regard to any other Person or Owner.

18.13 Effective Date. This Declaration and any amendment hereto, shall take effect upon its filing in the office of the Salt Lake County Recorder.

* * * *

IN WITNESS WHEREOF, the undersigned has executed and adopted this Declaration as of this ____ day of _____, 2025.

DECLARANT
PKEG INVESTMENTS, LLC
a Utah limited liability company,

Signature: _____

Name: _____

Title: _____

STATE OF UTAH)
) ss.
COUNTY OF _____)

On the ____ day of _____, 2025, _____ [Name] personally appeared before me, who by me being duly sworn, did say that he/she is an authorized representative of PKEG Investments, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: _____

EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT B

BYLAWS OF TAYLOR VILLAS OWNERS ASSOCIATION

These BYLAWS OF TAYLOR VILLAS OWNERS ASSOCIATION are effective upon recording in the Salt Lake County Recorder's Office pursuant to the Utah Community Association Act and the Utah Revised Nonprofit Corporation Act (referred collectively herein as the "Acts").

RECITALS

A. The Association is organized for any and all lawful purposes for which a nonprofit corporation may be organized under the Utah Revised Nonprofit Corporation Act, as amended, subject to the terms and conditions contained in the Declaration and Articles of Incorporation.

B. These Bylaws are adopted in order to complement the Declaration, to further define the rights of the Association and the Owners, to provide for the ability to effectively govern and operate the Association and the planned unit development Project known as Taylor Villas and to further the Association's efforts to safely, efficiently, and economically provide a quality living environment.

ARTICLE I DEFINITIONS

1.1 Except as otherwise provided herein or as may be required by the context, all capitalized terms used herein shall have the same meaning and effect as used and defined in the Declaration of Covenants, Conditions and Restrictions for Taylor Villas.

ARTICLE II APPLICATION

2.1 All present and future Owners, Mortgagees, Occupants, and their invitees and guests, and any other persons who may use the facilities of the Project in any manner are subject to these Bylaws, the Declaration, and Rules. The mere acquisition or rental of any Lot or Living Unit, or the mere act of occupancy or use of any of said Lots, Living Units or the Common Areas will signify that these Bylaws, the Declaration, and the Rules are accepted, ratified, and will be complied with by said persons.

ARTICLE III OWNERS

3.1 **Annual Meetings.** The Annual Meeting of the Owners shall be held each year on a day and time established by the Board of Directors. The purposes of the Annual Meeting may include the election of Board Members, the distribution of financial reports and budget, a review of any revisions to the Rules, distributing the most recent reserve study, and to transact such other business as may come before the meeting. If the election of Board Members cannot be held during the Annual Meeting, or at any adjournment thereof, the Board shall cause the election to be held at a Special Meeting of the Owners to be convened as soon thereafter as may be convenient. The Board may from time to time by resolution change the month, date,

and time for the Annual Meeting. Annual Meetings shall not be required during the Control Period, but the Declarant may hold Annual Meetings at its discretion.

3.2 **Special Meetings**. Special Meetings of the Owners may be called by a majority of the Board, the Declarant, the President, or upon the written request of Owners holding not less than thirty-three percent (33%) of the voting interests of the Association. Any written request for a Special Meeting presented by the Owners shall be delivered to the President and shall include the original signature of each Owner affirmatively supporting such request along with a complete statement of the purpose of the meeting on each page containing signatures. The President shall then call, provide notice of, and conduct a Special Meeting within forty-five (45) days of receipt of a valid Owner request. During the Control Period, Special Meetings may only be called by the Declarant.

3.3 **Place of Meetings**. The Board may designate any place in Utah that is reasonably convenient for the Owners as the place of meeting for any Annual or Special Meeting. In addition, the Board may hold and conduct Owner meetings through any type of electronic means that allows Owners to communicate orally in real time including telephone and video conferencing.

3.4 **Notice of Meetings**. The Board shall cause written or printed notice of the date, time, and location (and in the case of a Special Meeting, the purpose or purposes) for all Owner meetings. Such written or printed notice shall be delivered to each Owner of record entitled to vote at such meeting not more than sixty (60) nor less than ten (10) days prior to the meeting. Such notice may be sent via email, text, hand-delivery, or regular mail. If sent by email or text, such notice shall be deemed delivered and effective on the date transmitted to the Owner's email address or telephone number registered with the Association. If mailed, such notice shall be deemed to be delivered and effective on the date deposited in the U.S. mail if addressed to the Owner's address registered with the Association. Each Owner shall register with the Association such Owner's current email address, phone number, and mailing address for purposes of notice hereunder. Such registered email, phone number, and mailing address may be changed from time to time by notice in writing to the Association. If no address is registered with the Association, an Owner's Living Unit shall be deemed to be the Owner's registered address and notice to the Living Unit address may be made by first-class mail or by posting the meeting notice on the front door. An Owner may opt out of receiving notices from the Association via email or text by giving written notice to the Board stating that the Owner will not accept notices by way of email or text.

3.5 **Qualified Voters**. An Owner shall be deemed to be in "good standing" and "entitled to vote" at any meeting if the Owner has fully paid the Owner's Assessment account (together with interest or other fees) at least forty-eight (48) hours prior to the commencement of the meeting and is not in violation of any provision of the Governing Documents.

3.6 **Record Date for Notice Purposes**. The Board may designate a record date, which shall not be more than sixty (60) nor less than ten (10) days prior to the meeting, for the purpose of determining Owners entitled to notice of any meeting of the Owners. If no record date is designated, the last date on which a notice of the meeting is mailed or delivered shall be deemed to be the record date for determining Owners entitled to notice. The Persons or entities appearing in the records of the Association on such record date as the Owner(s) of record of Lots in the Project shall be deemed to be the Owners of record entitled to notice of the Owner meeting.

3.7 **Quorum.** Any number of Owners present in person or by proxy at a meeting called and held in compliance with the requirements of these Bylaws shall constitute a quorum for the transaction of business and adoption of decisions. The vote of the Owners representing a majority of the voting interests of the Owners in attendance in person or by proxy shall decide any question or action brought before the meeting. Notwithstanding the foregoing, if the Act, the Articles of Incorporation, the Declaration (as may be amended), or these Bylaws require a fixed percentage of Owners' voting interests to approve any specific action (e.g., amending Governing Documents), that percentage shall be required to approve such action.

3.8 **Proxies.** At each Owner meeting, each Owner entitled to vote shall be entitled to vote in person or by proxy provided, however, that the right to vote by proxy shall exist only where the instrument authorizing such proxy to act shall have been signed by the Owner or by the Owner's attorney. A proxy may be written on paper or received via email, text, or any other electronic or physical means. A signature as required herein shall mean any indication that the document is from and consented to by the person who is purported to have sent it. If a Lot is jointly owned, the instrument authorizing a proxy to act may be executed by any one (1) Owner of such Lot or the Owner's attorney when duly authorized in writing. A proxy given by an Owner to any person who represents the Owner at meetings of the Association shall be in writing, dated, and signed by such Owner. Such instrument authorizing a proxy to act shall set forth the specific matters or issues upon which the proxy is authorized to act, and may allow the proxy to vote on any issue arising at any particular meeting or meetings, or may set forth the specific matters or issues upon which the proxy is authorized to act. Proxies shall be filed with the Secretary (or with such other officer or person who may be acting as Secretary of the meeting) before the meeting is called to order. The Secretary shall make a record of all proxies in the meeting minutes.

3.9 **Votes.** With respect to each matter submitted to an Owner vote, each Owner entitled to vote shall have the right to cast, in person or by proxy, or by any type of written or electronic ballot, one (1) vote per Lot owned. The Declarant shall be entitled cast fifty (50) votes per Lot owned by the Declarant. The affirmative vote of a majority of the votes entitled to be cast by the Declarant and Owners present or represented by proxy at a meeting at which a quorum was initially present shall be necessary for the adoption of any matter voted on by the Owners, unless a greater proportion is required by these Bylaws, the Declaration, or the Acts. When more than one (1) Owner holds an interest in a Lot, any Owner may exercise the vote for such Lot on behalf of all co-Owners of the Lot. In the event of two (2) conflicting votes by co-Owners of one (1) Lot, no vote shall be counted for that Lot but it shall be counted for the purposes of establishing a quorum. In no event shall fractional or cumulative votes be exercised with respect to any Lot. Pursuant to Section 3.5, above, only those Owners who are not in violation of any provision of the Governing Documents and whose accounts with the Association are current at least forty-eight (48) hours prior to the start of the meeting shall be entitled to vote. Voting for any Association matter, including elections, may be done electronically, including online voting, so long as the Board can reasonably determine the validity of the vote. The Board may adopt additional Rules regarding such electronic voting, including timeframes for voting and other issues.

3.10 **Waiver of Irregularities.** All inaccuracies and irregularities in calls or notices of meetings, in the manner of voting, in the form of proxies, in the method of ascertaining Owners present, and in the decisions and/or votes of the Board or of the Owners shall be deemed waived by those Owners in attendance if no objection is made at the meeting. For those

Members who are not in attendance at the meeting, the right to challenge inaccuracies and irregularities in calls, notices, voting, and decisions shall be waived if no objection is made within thirty (30) days of the date of the meeting or date of the action taken outside of a meeting.

3.11 **Action Taken Without a Meeting**. Owners have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of Owners through ballot, written consent, or otherwise. The Association may also use any method permitted for actions without a meeting in accordance with the requirements of Utah Code § 16-6a-707 or § 16-6a-709 and any other applicable section of the Acts. Any action so approved shall have the same effect as though taken at an Owner meeting. Ballots or written consents may be obtained via any electronic or physical means including but not limited to email, text, or paper document.

3.12 **Minutes of Meetings**. The Secretary or the Manager shall take minutes of all meetings of the Owners. The minutes shall include, at a minimum, (1) the identification of the Persons present in person and by proxy, (2) the meeting date, (3) the identification of any issue that is voted on or decided in the meeting, (4) the number of votes cast for and against any issue decided upon, and (5) the exact wording of any resolution passed at the meeting. The failure to take appropriate minutes or otherwise comply with this Section does not invalidate any action taken at a meeting.

ARTICLE IV BOARD OF DIRECTORS

4.1 **Powers**. The Project and the business and affairs of the Association shall be governed and managed by a Board of Directors or the Declarant in lieu of appointed Board Members. The Board may exercise business judgment and all of the powers of the Association, whether derived from the Declaration, these Bylaws, the Articles, or the Acts except such powers that the Declaration, these Bylaws, the Articles, and the Acts vest solely in the Owners.

4.2 **Number and Qualifications**. During the Control Period, the Director qualification requirements of these Bylaws shall not apply and the Declarant may act as the Board and may exercise all powers of the Board as permitted by law. Following the Control Period, the Board of Directors shall be composed of three (3) or five (5) individuals. Board Members must be at least 18 years old and must be an Owner of a Lot in the Project. If an Owner is a corporation, partnership, limited liability company, or trust, an officer, partner, member, manager, agent, trustee, or beneficiary of such Owner may be a Board Member. If a Board Member ceases to meet any required qualifications during the Board Member's term, such person's membership on the Board shall automatically terminate.

4.3 **Election**. During the Control Period, Board Members shall be appointed by Declarant. Following the Control Period, the election of Board Members shall be made by the Owners. At such election, the Owners or their proxies may cast, with respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The Association may accept written ballots for Board Member election voting purposes from those Members unable to attend a meeting in which an election is held. Pursuant to Section 3.9, above, the election may also take place electronically, including online voting, so long as the Board can reasonably determine the validity of the vote. The persons receiving the largest number of votes shall be elected. The election of Board Members may be conducted through

open voting or by secret ballot. Cumulative voting (i.e. an Owner casting all of the Owner's votes for (1) one candidate) is not permitted.

4.4 **Term of Office.** During the Control Period, Board Member terms shall be determined exclusively by Declarant. Following the Control Period, the terms of the Board Members shall be (2) years, however, at the first election following the Control Period the following shall apply: If the Board will consist of three (3) members, then one (1) Board member shall only serve a one (1) year term, to allow for staggering of terms; if the Board will consist of five (5) members, then two (2) Board members shall only serve a one (1) year term, to allow for staggering of terms. Thereafter, the terms of Board Members shall be staggered and overlap so that elections for Board Member positions are held each year. If Board Member terms become un-staggered for any reason, the Board may provide for the re-staggering of terms in any manner the Board deems appropriate. Board Members may serve consecutive terms if elected.

4.5 **Regular Meetings.** The Board shall hold meetings at least annually or more often at the discretion of the Board. During the Control Period, Board Meetings shall be held at the discretion of the Declarant so long as at least one Board Meeting is held each year and a Board Meeting is held each time the Association increases a fee or raises an Assessment.

4.6 **Special Meetings.** Special meetings may be called by the President or a majority of Board Members on at least two (2) business days' prior notice to each Board Member and those Owners who have requested notice.

4.7 **Meeting Notice.** Notice of Board meeting's date, time, and location shall be given personally, by email, by text, or by telephone, to all Board Members and any Owners who have requested notice at least two (2) business days in advance of the meeting. Board Members may waive their right to notice of a meeting. By unanimous consent of the Board, special meetings may be held without call or notice to the Board Members, but notice shall always be provided to those Owners who have requested notice of Board meetings.

4.8 **Owner Attendance.** Any Owner may request notice of Board meetings by requesting such notice from a Board member and providing a valid email address at which the Owner will receive notice. Owners who have requested notice of Board meetings shall be given notice along with the Board members and shall be provided any call-in number or other means of attendance by electronic communication that is provided to Board Members. If Owners attend a Board meeting, the Board may select a specific time period during the meeting and limit Owner comments to such time period. The Board in its sole discretion may set a reasonable length of time that each Owner may speak. This section shall not apply during the Control Period, except as may be required pursuant to Section 4.10, below.

4.9 **Quorum and Manner of Action.** A majority of the Board Members shall constitute a quorum for the transaction of business at any Board meeting. The act of a majority of the Board Members present at any meeting at which a quorum is present, and for which proper notice was provided, shall be the act of the Board. Board Members shall act only as the Board of Directors, and individual Board Members shall have no powers as such.

4.10 **Open Meetings.** Except as provided in (a) through (f) below, following the Control Period, Board meetings shall be open to Owners. The Board may hold a closed executive session during a meeting of the Board if the purpose of the closed executive session is to:

- (a) Consult with legal counsel, or to obtain legal advice and discuss legal matters;

- (b) Discuss existing or potential litigation, mediation, arbitration, or an administrative proceeding;
- (c) Discuss a labor or personnel matter;
- (d) Discuss a matter relating to the initial contract negotiations, including the review of a bid or proposal;
- (e) Discuss a matter involving a Person, if the Board determines that public knowledge of the matter would violate the Person's privacy; or
- (f) Discuss a delinquent assessment.

During the Control Period, Board meetings may be closed to Owners, unless the Board, in its sole discretion and without obligation, determines to open the meeting (or a portion thereof) to the Owners. Notwithstanding the foregoing, the Board meetings required under Utah Code § 57-8a-226(7)(b) shall be open to all Owners.

4.11 **Board Meetings Generally.** The Board may designate any place in Utah as the place for any regular or special Board meeting. The Board may allow attendance and participation at any Board meeting by telephone, video conference, or any other electronic means that allows for Board Members to communicate orally in real time. Following the Control Period, if a Board meeting is held by telephone or video conference, the Association shall provide the call-in or internet link information such that Owners may access the meeting remotely.

4.12 **Board Action.** Notwithstanding noncompliance with any provision within these Bylaws or other Governing Document, Board action is binding and valid unless set aside by a court of law. A Person challenging the validity of a Board action for failure to comply with these Bylaws, the Governing Documents, or for any other irregularity, may not bring the challenge more than sixty (60) days after the Board has taken the action in dispute.

4.13 **Compensation.** No Board Member shall receive compensation for any services that such member may render to the Association as a Board Member; provided, however, that a Board Member may be reimbursed for expenses incurred in performance of such duties as a Board Member to the extent such expenses are approved by a majority of the other Board Members. Nothing herein shall be construed to preclude any Board Member from serving the Project in any other capacity and receiving compensation therefore, so long as approved in advance by a majority of disinterested Board Members. The Declarant and its agents and employees shall be exempt from the requirement of approval of disinterested Board Members in order to provide paid services to the Association during the Control Period.

4.14 **Resignation and Removal.** Board Members may resign at any time by delivering a written resignation to another Board Member. Unless otherwise specified therein, such resignation shall take effect upon delivery. Board Members appointed by the Declarant may only be removed by the Declarant. The Declarant may remove a Board Member it appoints at any time. A Board Member elected by the Owners after the Control Period may be removed at any time, with or without cause, at a Special Meeting of the Owners duly called for such purpose upon the affirmative vote of more than fifty percent (50%) of the voting interests of the Association. At such a meeting, the Owners shall vote for a new Board Member to fill the remaining term of the removed Board Member. Board Members may also be removed by the other Board Members upon the occurrence of any of the following: failure to attend three (3) consecutive Board meetings, failure to remain current on Assessments, or violation of the Governing Documents. If removal occurs based on the preceding sentence, then the remaining

Board Members may appoint a replacement to serve the remaining term of the removed Board Member.

4.15 **Vacancies**. If vacancies occur during the Control Period, the Declarant shall appoint a Board Member to fill the vacancy. Following the Control Period, if vacancies occur for any reason (including death, resignation, or disqualification) except removal by the Owners, the Board Members then in office shall continue to act, and such vacancies shall be filled by a majority vote of the Board Members then in office, though less than a quorum. A vacancy in the Board occurring by reason of removal of a Board Member by the Owners shall be filled by election of the Owners at the meeting at which such Board Member is removed, pursuant to Section 4.15, above. Any Board Member elected or appointed hereunder to fill a vacancy shall serve for the unexpired term of his predecessor. Except by reason of death, resignation, disqualification, or removal, Board Members shall continue to serve until their successors are elected.

4.16 **Action Without a Meeting**. Board Members have the right to take any action in the absence of a meeting which they could take at a Board meeting if a majority of the Board Members consent to the action in writing. The term "in writing" shall specifically include email and text messaging. Additionally, the Board Members may also take action without a meeting if the Board complies with any applicable provisions of the Acts. Any action so approved shall have the same effect as though taken at a Board meeting. Any actions taken without a meeting may be documented in subsequent Board meeting minutes.

4.17 **Waiver of Notice**. Before or at any meeting of the Board, any Board Member or Owner may waive notice of such meeting and such waiver shall be deemed the equivalent of proper notice. Attendance by a Board Member or Owner at any meeting thereof shall be a waiver of notice by that Board Member or Owner of the time, place, and purpose thereof.

4.18 **Adjournment**. The Board may adjourn any meeting from day to day or for such other time as may be prudent or necessary, provided that no meeting may be adjourned for longer than thirty (30) days.

4.19 **Meeting**. A Board meeting does not include a gathering of Board Members at which the Board does not conduct and vote on Association business.

ARTICLE V OFFICERS

5.1 **Officers**. The officers of the Association shall be a President, Secretary, Treasurer, and such other officers as may be appointed by the Board. Officers shall have the rights and powers set forth in this Article, or as otherwise designated by the Board. Officers shall not be required during the Control Period.

5.2 **Election, Tenure, and Qualifications**. Officers shall be elected by the Board at the first Board meeting following each Annual Meeting of the Owners. Each officer shall hold such office until a successor has been elected and qualified, or until such officer's death, resignation, disqualification, or removal in the manner provided in these Bylaws, whichever first occurs. Any person may hold any two (2) or more of such offices, except that the President may not also be the Secretary. No person holding two (2) or more offices shall act in or execute any instrument in the capacity of more than one (1) office. After the Control Period, officers shall be Board Members.

5.3 **Subordinate Officers.** The Board may appoint such other officers or agents as it may deem advisable, each of whom shall have such title, hold office for such period, have such authority, and perform such duties as the Board may determine.

5.4 **Resignation and Removal.** Officers may resign at any time by delivering a written resignation to any Board Member. Unless otherwise specified therein, such resignation shall take effect upon delivery. Any officer may be removed and replaced upon the affirmative vote of a majority of the Board Members at any time, with or without cause.

5.5 **Vacancies.** If a vacancy occurs in an office for any reason, or if a new office is created, such vacancies or newly created offices may be filled by majority vote of the Board at any regular or special Board meeting.

5.6 **President.** The President shall be the chief executive of the Association. The President shall preside at meetings of the Board of Directors and at meetings of the Owners. At the meetings, the President shall have all authority typically granted to the person presiding over the meeting including but not limited to: (1) the right to control the order of the meeting, (2) the right to arrange for the removal of any disruptive Owner or person, (3) the right to impose and enforce reasonable rules and procedures related to the meeting such as those found in "Robert's Rules of Order" or "The Modern Rules of Order." The President shall sign on behalf of the Association all conveyances, mortgages, documents, and contracts, and shall do and perform all other acts and things as required by the Board.

5.7 **Secretary.** The Secretary shall keep the minutes of the Association and shall maintain such books and records as these Bylaws, the Declaration, Rules, or any resolution the Board may require. The Secretary shall also act in the place of the President in the event of the President's absence or inability or refusal to act. The duties of the Secretary may be delegated to the Manager.

5.8 **Treasurer.** The Treasurer shall have the custody and control of the funds and financial accounts of the Association, subject to the action of the Board, and when requested by the President, shall report the state of the finances of the Association at each meeting of the Owners and Board meeting. The Treasurer shall perform such other duties as required by the Board. The duties of the Treasurer may be delegated to the Manager.

5.9 **Compensation.** No officer shall receive compensation for any services rendered to the Association as an officer, provided, however, that an officer may be reimbursed for expenses incurred in performance of such duties as an officer to the extent such expenses are approved by the Board.

ARTICLE VI COMMITTEES

6.1 **Designation of Committees.** The Board may designate committees as it deems appropriate in carrying out its duties, responsibilities, functions, and powers. No member of such committee shall receive compensation for services rendered to the Association as a member of the committee; provided, however, that the committee member may be reimbursed for expenses incurred in performance of such duties as a committee member to the extent that such expenses are approved by the Board. A committee shall not have any powers, duties, or responsibilities beyond those specifically assigned by the Board in a written resolution. The Board may terminate any committee at any time and shall have the final say as to any committee decision.

6.2 **Proceeding of Committees.** Each committee may appoint its own presiding and recording officers and may meet at such places and times and upon such notice as such committee may from time to time determine. Each committee shall keep a record of its proceedings and shall regularly report such records to the Board.

6.3 **Quorum and Manner of Acting.** At each committee meeting, the presence of members constituting at least a majority of the authorized membership of such committee (but in no event fewer than two (2) members) shall constitute a quorum for the transaction of business, and the act of a majority of the members present at any meeting at which a quorum is present shall be the act of such committee. The committee members shall act only as a committee, and the individual members thereof shall have no powers as such. A committee may only exercise the authority granted to it by the Board.

6.4 **Resignation and Removal.** A committee member may resign at any time by delivering a written resignation to a Board Member, or the presiding officer of such committee. Unless otherwise specified therein, such resignation shall take effect upon delivery. The Board may at any time, with or without cause, remove any committee member.

6.5 **Vacancies.** If a vacancy occurs in a committee for any reason, the remaining members shall, until the filling of such vacancy by the Board, constitute the then total authorized membership of the committee and, provided that two (2) or more members are remaining, may continue to act. Such vacancy may be filled at any meeting of the Board.

ARTICLE VII INDEMNIFICATION

7.1 **Indemnification.** No Board Member, officer, or committee member shall be personally liable for any obligations of the Association or for any duties or obligations arising out of any acts or conduct said Board Member, officer, or committee member performed for or on behalf of the Association. The Association shall and does hereby agree to defend, indemnify, and hold harmless each person who shall serve at any time as a Board Member, officer, or committee member of the Association, as well as such person's heirs and administrators, from and against any and all claims, judgments and liabilities to which such persons shall become subject, by reason of that person having heretofore or hereafter been a Board Member, officer, or committee member of the Association or by reason of any action alleged to have been heretofore or hereafter taken or omitted to have been taken by him as such Board Member, officer, or committee member and shall reimburse any such person for all legal and other expenses reasonably incurred in connection with any such claim or liability; provided that no such person shall be indemnified against or be reimbursed for or be defended against any expense or liability incurred in connection with any claim or action arising out of such person's willful or intentional misconduct. The rights accruing to any person under the foregoing provisions of this Section shall not exclude any other right to which such person may lawfully be entitled, nor shall anything herein contained restrict the right of the Association to defend, indemnify, or reimburse such person, even though not specifically provided for herein or otherwise permitted. The Association, its Board Members, officers, committee members, employees, and agents shall be fully protected in taking any action or making any payment or in refusing so to do in reliance upon the advice of counsel.

7.2 **Other Indemnification.** The defense and indemnification provided herein shall not be deemed exclusive of any other right to defense and indemnification to which any person seeking indemnification may be entitled to under the Acts or under any agreement, vote of

disinterested Board Members or otherwise, both as to action taken in any official capacity and as to action taken in any other capacity while holding such office. It is the intent hereof that all Board Members, officers, and committee members be and hereby are defended and indemnified to the fullest extent permitted by the laws of the State of Utah and these Bylaws. The defense and indemnification herein provided shall continue as to any person who has ceased to be a Board Member, officer, committee member, or employee and shall inure to the benefit of the heirs, executors and administrators of any such person.

7.3 **Settlement by Association.** The right of any person to be defended and/or indemnified shall be subject always to the right of the Association through the Board, in lieu of such defense and/or indemnity, to settle any such claim, action, suit or proceeding at the expense of the Association by the payment of the amount of such settlement and the costs and expenses incurred in connection therewith.

ARTICLE VIII RULES AND REGULATIONS

8.1 **Rules.** The Board shall have the authority to adopt Rules and a schedule of fines for violations of the Governing Documents as it may deem necessary for the maintenance, operation, management, and control of the Project. The Board may from time to time, alter, amend, and repeal such Rules and use their best efforts to see that they are strictly observed by all Owners and Occupants. Owners are responsible to ensure that their lessees, invitees, and guests strictly observe the Rules then in effect as well as the covenants and restrictions of the Declaration and shall be jointly and severally liable for their violations and resulting fines.

ARTICLE IX AMENDMENTS

9.1 **Amendments by Declarant.** During the Control Period or so long as the Declarant owns one or more Lots in the Project, the Declarant acting alone may amend the Bylaws for any reason, without Owner approval. Declarant's unilateral amendment right as designated herein may continue past the expiration of the Control Period. No other amendment shall be valid or enforceable during the period Declarant owns at least one (1) Lot unless the Declarant has given written consent to such amendment. Any amendment during the period Declarant owns at least one (1) Lot shall be executed by Declarant on behalf of the Association and shall become effective upon recordation in the office of the Salt Lake County Recorder.

9.2 **Amendments by Association.** After the Declarant no longer owns one or more Lots in the Project, and after the expiration of the Control Period, the Bylaws may be amended by the Owners upon the affirmative vote of more than fifty percent (50%) of the voting interests of the Association. Any amendment(s) shall be effective upon recordation in the office of the Salt Lake County Recorder. In such instrument the President shall execute the amendment and certify that the vote required by this Section has occurred. If a Lot is owned by more than one Owner, the vote of any one Owner shall be sufficient to constitute approval for that Lot under this Section. If a Lot is owned by an entity or trust, the vote of any one officer, trustee, or agent of the entity shall be sufficient to constitute approval for that Lot under this Section. No amendment shall in any way restrict, limit, or impair any unexpired Declarant rights without the express written consent of the Declarant.

**ARTICLE X
MISCELLANEOUS PROVISIONS**

10.1 **Waiver**. No restriction, condition, obligation, or provision contained in these Bylaws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches thereof which may occur.

10.2 **Invalidity; Number; Captions**. The invalidity of any part of these Bylaws shall not impair or affect in any manner the validity, enforceability, or effect of the balance of these Bylaws. As used in these Bylaws, the singular shall include the plural, and the plural shall include the singular. The masculine and neuter shall each include the masculine, feminine and neuter, as the context requires. All captions are intended solely for convenience of reference and shall in no way limit any of the provisions of these Bylaws.

10.3 **Conflicts**. These Bylaws are intended to comply with the Declaration. In case of any irreconcilable conflict, the Declaration shall control over these Bylaws.

* * * *

IN WITNESS WHEREOF, the Declarant has executed and adopted these Bylaws on behalf of the Association this ____ day of _____, 2025.

DECLARANT
PKEG INVESTMENTS, LLC
a Utah limited liability company,

Signature: _____

Name: _____

Title: _____

STATE OF UTAH)

) ss.

COUNTY OF _____)

On the ____ day of _____, 2025, _____ [Name] personally appeared before me, who by me being duly sworn, did say that he/she is an authorized representative of PKEG Investments, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: _____

EXHIBIT C MAINTENANCE ALLOCATION CHART

This chart details the division of responsibility for maintenance and repair of property between the Association and the Owners. Note that in all cases, damage which is caused by an Owner (or his or her family, tenants, or guests) will be repaired at the expense of the Owner. Also note that some Owner responsibilities still may require Association approval before the responsibilities are performed. See generally, Article VII (Architectural Controls) of the Declaration.

ITEM	HOA	OWNER	NOTES
GENERAL NOTE			Shared items are to be resolved between the Owners involved in use of the item.
A/C Pad & Unit		X	
Address Numbers		X	
Attic		X	
Balconies		X	
Cable/Satellite TV		X	
Ceiling		X	
Circuit Breakers for Unit		X	
Common Parking Areas	X		
Common Walkways	X		
Detention Basin	X		
Door and Door Frames - exterior		X	
Door and Door frames - interior		X	
Door Hardware/doorbell		X	
Drains – Living Unit & patio/porch		X	
Driveways		X	
Dryer Vent Cleaning		X	
Electrical Wiring/Panel		X	
Exterior Wall Finishes (Rock/Stucco/Siding/Brick, etc.)		X	
Fences – around backyards		X	
Fences – Common Area & Project perimeter	X		
Fireplace, Flue, & Vent Pipes – Cleaning & Repair		X	
Floor Coverings		X	
Foundation – Structural		X	
Foundation – Cracks, cosmetic		X	
Front Landing/Porch		X	
Furnace		X	
Garage Doors – repair & replacement (all components)		X	
Hose Bib/Faucet/Spigot		X	
Hot Water Heater		X	
Landscaping – All areas except fenced backyard areas to which the HOA does not have access	X		
Landscaping – Fenced backyard areas to which the HOA does not have access		X	

Lights – eaves, porch & garage fixtures & bulbs		X	
Mailbox & Stand/Structure		X	Or USPS as applicable
Mailbox Lock & Key		X	Or USPS as applicable
Paint - exterior wall surfaces and trim finishes		X	
Paint – exterior doors, garage doors, windows		X	
Paint - Interior		X	
Party Wall		X	Cost shared by benefited Owners
Patio Slab		X	
Pest Control Interior & Exterior		X	
Phone Lines		X	
Open Space	X		
Plumbing Valves, Pressure Regulator		X	Point of connection/Meter to the Living Unit – Owner; Before point of connection/Meter – HOA
Plumbing Main Line		X	Point of connection/Meter to the Living Unit – Owner; Before point of connection/Meter – HOA
Plumbing Leak		X	Point of connection/Meter to the Living Unit – Owner; Before point of connection/Meter – HOA
Plumbing – clogging/stoppage		X	Point of connection/Meter to the Living Unit - Owner; Before point of connection/Meter – HOA
Plumbing Pipes Inside Living Unit		X	
Porches		X	
Rain Gutters – clean-out, repair, replacement		X	
Rain Gutters - drains away from Living Unit		X	
Roof – leaks, repair & replacement		X	
Screen Doors		X	
Sewer pipes & utilities – serving a single Living Unit		X	
Sewer pipes & utilities – to more than one Living Unit	X		
Shutters, exterior window trim		X	
Sliding Glass Doors		X	
Snow Removal – driveways, porches, private walkways		X	
Snow Removal – private roads & common walkways	X		
Storm Drains	X		
Street Lights	X		Unless handled by municipality or others
Streets – private	X		
Termites, pests, rodents, insects, etc.		X	
Trash		X	If municipality allows
Vent Covers - exterior		X	
Wall - bearing interior wall (see also Party Wall, above)		X	
Wall - partition interior wall		X	
Water – culinary		X	Unless collectively metered
Water – Common Area landscape	X		
Weather Stripping		X	
Windows – glass, screens, frames, boxes		X	

Jim Spung

From: Jim Spung
Sent: Friday, April 18, 2025 10:20 AM
To: Brandon Watson; Emily Call
Cc: Paxton Guymon
Subject: File #2S25 - Taylor Villas Subdivision - Review Comments 04/18/2025
Attachments: CC&RS 12-31-2024.PDF; 2S25 - Engineering Comments 04-14-2025_r.pdf

Emily & Brandon – this transmittal contains City and review agency comments for the Taylor Villas Subdivision at 4035 & 4027 W. 6200 S. in Taylorsville, Utah. Please contact the individual reviewer directly with any questions you have. This item is scheduled for a public hearing and preliminary review by the Taylorsville Planning Commission at City Hall on Tuesday, April 22nd at 6:30pm. We'll send additional details for the PC meeting later today.

Taylorsville Engineering Department:

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

1. See redlines on attached PDF.

Taylorsville Building Department:

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

2. Comments will be provided as part of the building permit application.

Taylorsville-Bennion Improvement District:

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

3. The waterline tie-in at 3975 W. will need to occur north of the hydrant or will need to cross all the way to the other side of the street. The waterline on the west side of the street ends at the hydrant.
4. Easements for water and sewer need to be provided. They can be included on the plat but will need to include the water meter and provide for 10' either side of the sewer main and 8' either side of the water main.
5. The water meters for the single-family lots 42-50 should be set in the parkstrip.
6. A valve will need to be added between Festus Lane and Serenity Lane on Fairwind Drive to allow water to be directed from either street.

Unified Fire Authority:

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

7. Pending...

Taylorsville Community Development Department:

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

8. LIGHTING: Submit a photometric plan to ensure adequate light levels throughout site for safety and navigation. This will help identify dark pockets and if any additional lighting is needed.
9. SITE: Coordinate with Ben White and Wilding Engineering regarding master grading and drainage plan. Efforts should be made to minimize fill and grade difference between existing homes along the south and east boundary of subdivision. Confirm engineering/design is adequate for new pre-cast wall planned to be installed on top of new retaining wall.
10. PLAT SHEET 2: Is the easement at the southeast corner of the plat in favor of the Holman's or in favor of the Taylor Villas development over the Holman's property? Not sure if wording is correct.
11. CC&Rs – These CC&Rs are different than the previous version shared with the city as part of the zoning entitlements and Development Agreement. There were several elements in the CCRs that serve as protections

for the City and HOA. Provide a tracked changes version from the attached CCRs dated 12-31-2024 so we understand what is proposed to be changed.

Please upload revised plans reflecting the above comments to the online permit portal and send me an email after that's completed. We are happy to coordinate a call/meeting to discuss these review comments. Please reach out with any questions.

Cheers,

Jim Spung, AICP

Senior Planner



2600 W. Taylorsville Blvd.

Taylorsville, Utah 84129

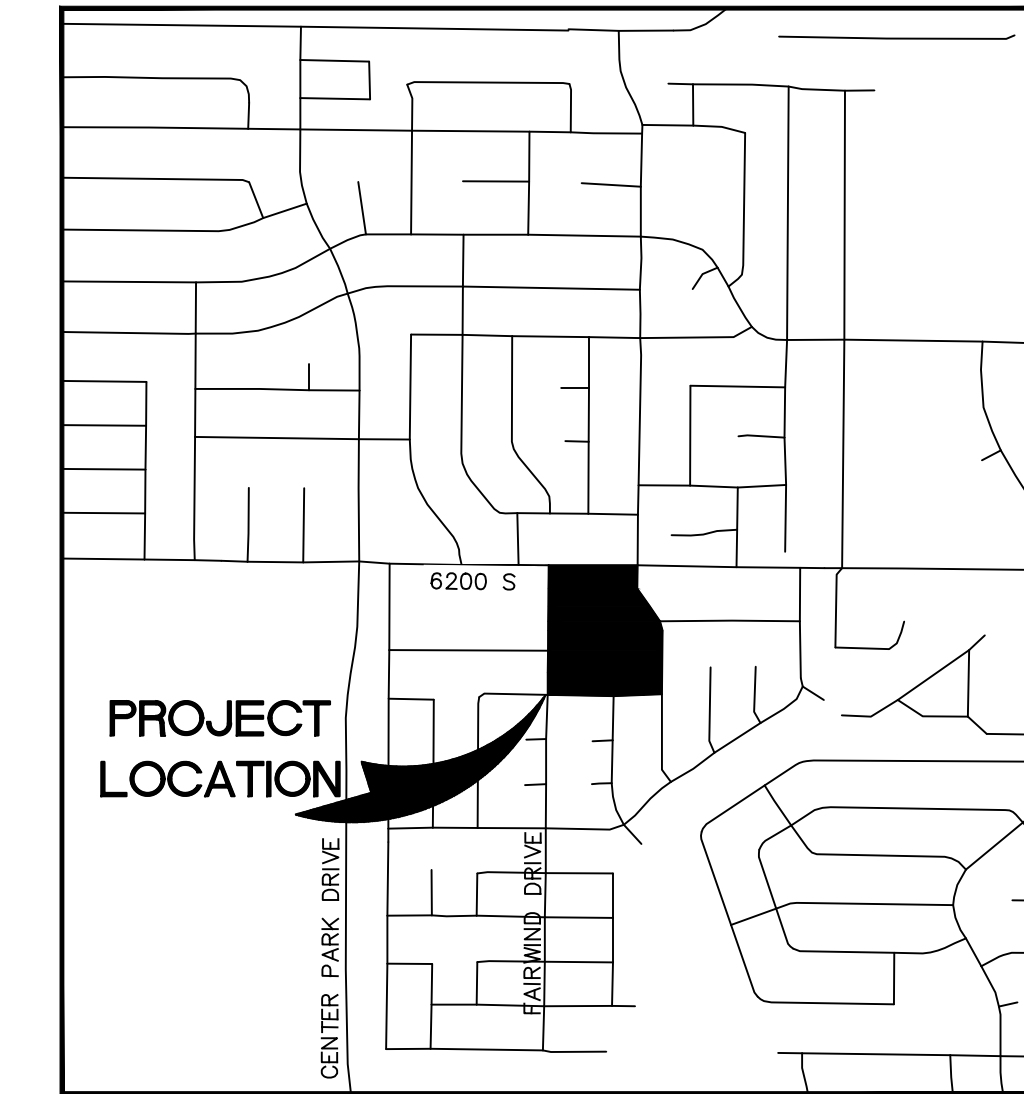
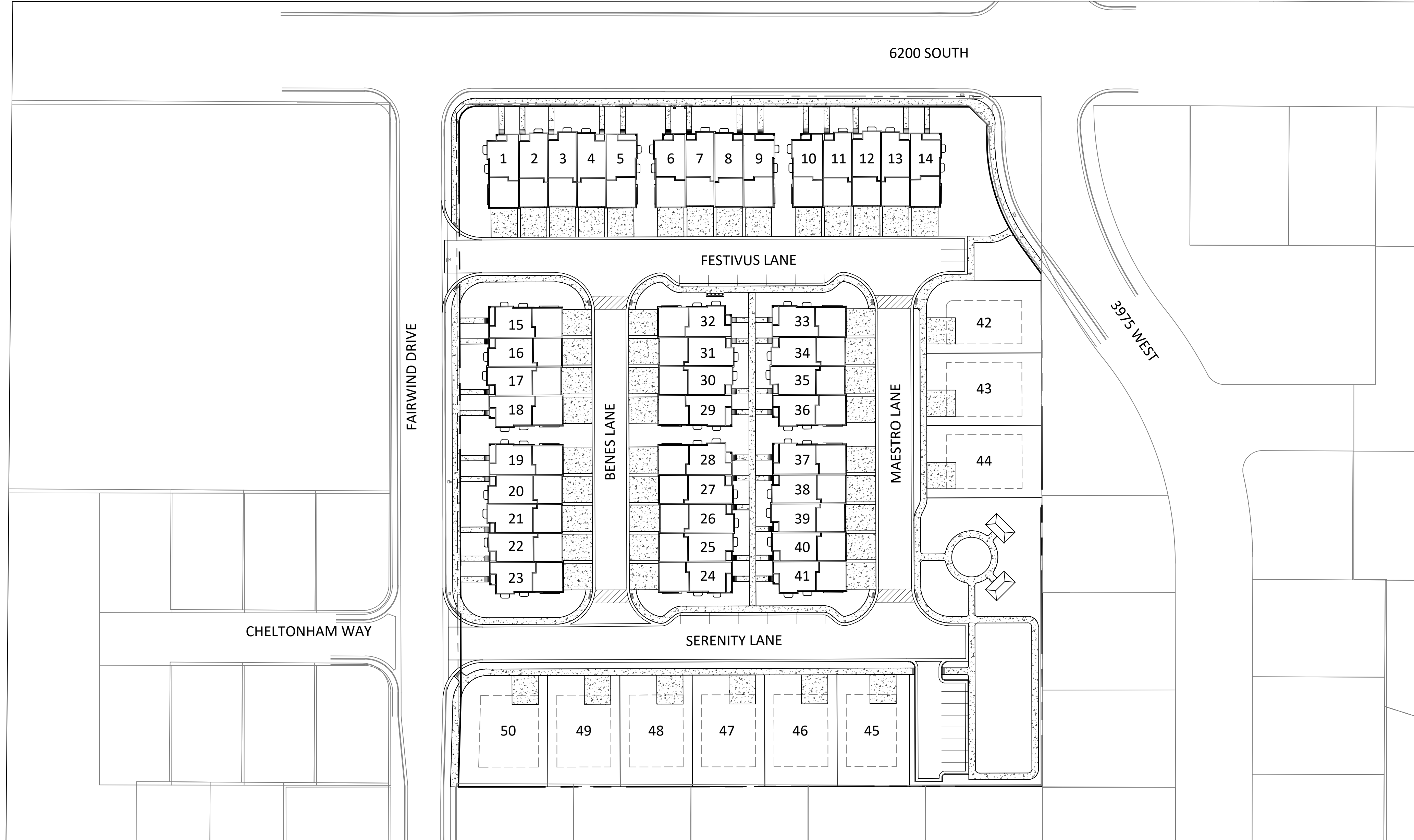
Office: 801-955-2092

E-mail: jspung@taylorsvilleut.gov

Website: www.taylorsvilleut.gov

TAYLOR VILLAS

SUBDIVISION CONSTRUCTION DRAWINGS



VICINITY MAP
SCALE: 1" = 1000'

CONTACT LIST

DEVELOPER:
EDGE HOMES
FAXTON GUYMON
801-494-0150
PGUYMON@EDGEHOMES.COM

PROJECT ENGINEER:
WILDING ENGINEERING
TAYLOR KOFFORD, E.I.T.
801-553-8112
TKOFFORD@WILDINGENGINEERING.COM

SURVEYOR:
WILDING ENGINEERING
GREG WILDING
801-553-8112
GWILDING@WILDINGENGINEERING.COM

SHEET INDEX

C100	COVER SHEET
1 OF 1	RECORD OF SURVEY
1 OF 2	PLAT
2 OF 2	PLAT
C201	DEMO PLAN
C202	SITE PLAN
C203	UTILITIES PLAN
C204	GRADING AND DRAINAGE PLAN
C205	EROSION CONTROL PLAN
C206	MASS GRADING PLAN
C301	SERENITY LANE STATION 0+00 - 5+00
C302	BENES LANE STATION 10+00 - 13+33.10
C303	FESTIVUS LANE STATION 20+00 - 24+18.98
C304	MAESTRO LANE STATION 30+00 - 33+31.19
C305	TOWNHOME WALKWAY STATION 40+00 - 42+98.80
C306	DETENTION BASIN OUTLET STATION 50+00 - 52+65.11
C401	DETAILS
C402	DETAILS
C403	DETAILS
C404	DETAILS
C501	STREET TREE PLAN

GENERAL NOTES:

- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH TAYLORSVILLE CITY STANDARDS AND SPECIFICATIONS. SEE SEWER AND WATERLINE NOTES FOR ADDITIONAL REQUIREMENTS. CONTRACTOR TO OBTAIN CURRENT STANDARDS AT TAYLORSVILLE CITY.
- CONTRACTOR RESPONSIBLE FOR PROTECTION OF ALL UTILITIES SHOWN OR NOT SHOWN.
- CONTRACTORS SHALL ATTEND ALL PRE-CONSTRUCTION CONFERENCES AND ABIDE BY DIRECTIVES AND DECISIONS MADE THEREIN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC SAFETY AND OSHA STANDARDS.
- LOCATION AND INSTALLATION OF GAS, POWER, TELEPHONE, AND CABLE LINES TO BE DONE IN ACCORDANCE WITH LOCAL STANDARDS.
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS FOR WORK.
- CONTRACTOR IS RESPONSIBLE TO KEEP A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SW3P) AND THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT ON SITE DURING THE COURSE OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THESE STATE REQUIRED DOCUMENTS.
- WHEN INSTALLING PROPOSED UTILITIES, CONTRACTOR TO IDENTIFY POTENTIAL CONFLICTS BETWEEN STORM DRAIN, CULINARY WATER, AND/OR SECONDARY WATER. IN ALL CASES, STORM DRAIN DESIGN SHALL GOVERN.
- IF CONSTRUCTION WORK IS IN EXISTING ASPHALT AREAS, CONTRACTOR TO SAWCUT EXISTING ASPHALT FOR MATCH.

WATERLINE NOTES:

- CULINARY WATER SYSTEMS TO BE CONSTRUCTED PER TAYLORSVILLE BENNION IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
- CULINARY WATERLINES TO BE PVC C-900 DR14 (CLASS 305 P.S.I.) UNLESS OTHERWISE NOTED.
- CULINARY WATERLINES SHALL BE 8" MINIMUM SIZE. FIRE SERVICE LATERALS SHALL BE 2". SERVICE LATERALS SHALL BE 1", 1.5", OR 2".
- ALL CULINARY WATERLINES SHALL BE 60" BELOW FINISHED GRADE TO TOP OF PIPE.
- ALL VALVE COVERS TO BE RAISED OR LOWERED TO FINISHED GRADE.
- CULINARY WATER SERVICE LATERALS TO INCLUDE BRASS SADDLE; BALL CORP. STOP; 3/4" LATERAL, METER YOKE WITH LOCKING WINGS, DOUBLE CHECK VALVE BACKFLOW PREVENTION DEVICE; CONCRETE OR ADS METER PIT OR VAULT; AND C.I. RING AND COVER, PER TAYLORSVILLE BENNION IMPROVEMENT DISTRICT AND APWA STANDARDS.
- CONTRACTOR TO NOTIFY TAYLORSVILLE CITY FOR CHLORINE TEST PRIOR TO FLUSHING LINES. CHLORINE TESTING TO BE DONE IN ACCORDANCE WITH TAYLORSVILLE CITY STANDARDS AND SPECIFICATIONS.
- WATER LATERALS TO BE STUBBED 2 TO 5 FEET FROM STRUCTURE AND MARKED WITH A TREATED 2X4 PAINTED BLUE.
- CONTRACTOR TO ADJUST DEPTH OF WATERLINE TO CLEAR STORM DRAIN AND SEWER LINES UPON APPROVAL FROM TAYLORSVILLE CITY INSPECTORS.
- THE LAST 9 FEET OF PIPE BEFORE THE FIRE HYDRANTS IS TO BE DUCTILE IRON PIPE (CLASS 52). INSTALL A LEB REDUCER FROM THE DUCTILE IRON PIPE TO THE FIRE HYDRANT. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE POLY-WRAPPED.
- WATER LINE TRENCHES ARE TO BE BACKFILLED WITH ENGINEER APPROVED SELECT BACKFILL AND COMPACTED TO 95% OF THE MODIFIED PROCTOR IN THE ROADWAYS AND PARKING AREAS, AND 90% IN LANDSCAPE AREAS.
- THE DECISION TO LOOP OR ROPE THE WATER MAIN TO AVOID CONFLICT SHALL BE AT THE DISCRETION OF THE TAYLORSVILLE CITY INSPECTOR.
- DETECTOR CHECK VALVES SHALL BE INSTALLED INSIDE THE BUILDINGS ON ALL FIRE LINES. TAYLORSVILLE CITY SHALL INSPECT ALL BACKFLOW DEVICES ON FIRE LINES AND IRRIGATION CONNECTIONS.
- WATERLINE SHALL NOT CROSS UNDER SANITARY SEWER AND SHALL COMPLY WITH UTAH DRINKING WATER STANDARDS.

SEWER NOTES:

- ALL SANITARY SEWER CONSTRUCTION AND MATERIALS SHALL CONFORM TO TAYLORSVILLE BENNION IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COMPLYING WITH THE LATEST VERSIONS OF THESE STANDARDS AND SPECIFICATIONS.
- ALL MANHOLE LIDS TO BE RAISED OR LOWERED TO FINISHED GRADE.
- SEWER LATERALS TO BE STUBBED 2 TO 5 FEET FROM BUILDING AND MARKED WITH A TREATED 2X4 PAINTED GREEN.
- SEWER PIPE TO BE 8" PVC SDR-35, UNLESS OTHERWISE NOTED.
- ALL SEWER TO BE BACKFILLED WITH DISTRICT APPROVED SELECT BACKFILL, AND COMPACTED PER DISTRICT STANDARDS.
- SEWER LATERALS TO BE TIED DIRECTLY TO MANHOLES WHENEVER PRACTICAL.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATION OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTION ANY NEW SEWER LINES.
- FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

STORM DRAIN NOTES:

- ALL STORM DRAIN PIPE SHALL BE REINFORCED CONCRETE PIPE CLASS III (ASTM C76) OR APPROVED EQUAL AS DETERMINED BY THE DESIGN ENGINEER, UNLESS OTHERWISE NOTED.
- ALL STORM DRAIN JOINTS ARE TO BE RATED TO 13 PSI.
- STORM DRAIN TRENCHES ARE TO BE BACKFILLED WITH ENGINEER APPROVED SELECT BACKFILL AND COMPACTED TO 95% OF THE MODIFIED PROCTOR IN THE ROADWAYS AND PARKING AREAS, AND 90% IN LANDSCAPE AREAS.

GRADING NOTES:

- AREAS OF CUT AND FILL ARE TO HAVE THE TOP SOIL AND BIOLOGIC MATTER REMOVED.
- STRUCTURAL FILL SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR, FILL IN LANDSCAPED AREAS SHALL BE COMPACTED TO 90% OF THE MODIFIED PROCTOR.
- A SITE SPECIFIC GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A COPY OF THE GEOTECHNICAL REPORT AND COMPLYING WITH THE RECOMMENDATIONS CONTAINED THEREIN.
- SOILS THAT ARE OBSERVED TO RUT OR DEFLECT GREATER THAN ONE INCH UNDER A MOVING LOAD SHOULD BE OVER-EXCAVATED DOWN TO FIRM UNDISTURBED NATIVE SOILS AND BACKFILLED WITH PROPERLY PLACED AND COMPACTED STRUCTURAL FILL AT THE DIRECTION OF THE GEOTECHNICAL ENGINEER. A TAYLORSVILLE CITY INSPECTOR SHALL BE PRESENT FOR THE PROOF ROLL.
- ALL UTILITIES ENCOUNTERED IN EXCAVATING SHALL BE CAREFULLY SUPPORTED, MAINTAINED, AND PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH OSHA REGULATIONS.
- ALL PIPING SHALL BE PROTECTED FROM LATERAL DISPLACEMENT AND POSSIBLE DAMAGE RESULTING FROM IMPACT OR UNBALANCED LOADING DURING BACKFILLING OPERATIONS BY BEING ADEQUATELY BEDDED.
- THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION.



DRAWING NOTES:

NO.	CITY COMMENTS, REVISED DETENTION SYSTEM	DATE
1		4/7/2025

PROJECT INFORMATION

TAYLOR VILLAS

COVER SHEET

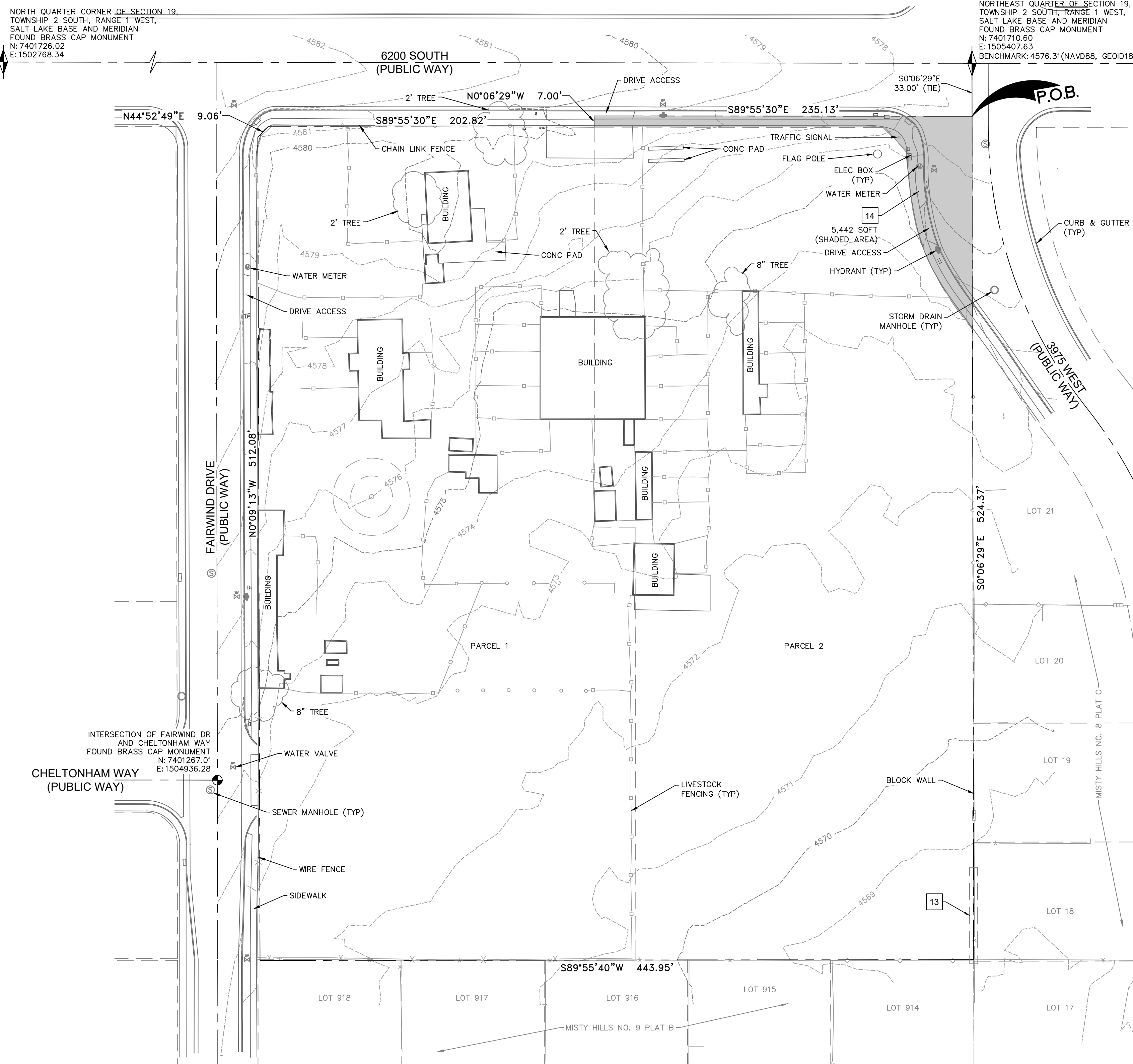
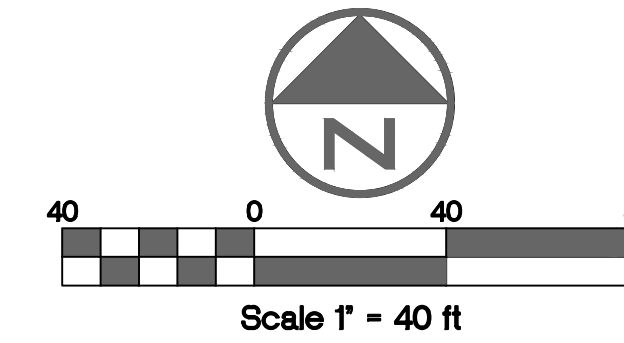
TAYLORSVILLE, UTAH

DRAWN TGK	CHECKED MEC	PROJECT # 24253
DATE 4/7/2025		SCALE 1" = 50'
SHEET C100		ENGINEER'S STAMP

G:\DATA\24253 Guymon_Taylorville.dwg 24253 Base.dwg PLOT DATE: Apr 07, 2025

NICOL TRUST PROPERTY

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



SURVEYOR'S CERTIFICATE:

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

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

TITLE DESCRIPTION

PARCEL 1: BEGINNING AT A POINT SOUTH 0°06'29" EAST 40.00 FEET AND NORTH 89°55'30" WEST 235.13 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN; AND RUNNING THENCE SOUTH 0°06'29" EAST 248.18 FEET; THENCE SOUTH 89°55'30" EAST 25.00 FEET; THENCE SOUTH 0°06'29" EAST 269.20 FEET; THENCE NORTH 89°55'30" WEST 260.00 FEET; THENCE NORTH 0°06'29" WEST 517.39 FEET; THENCE SOUTH 89°55'30" EAST 235.00 FEET, TO THE POINT OF BEGINNING.

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

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NE 1/4 (NE 1/4) OF SECTION 19, T.2S., R.1W., S.L.B.M. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID ENTIRE TRACT AT A POINT 40.00 FEET S.0°06'29"E. AND 470.13 FEET N.89°55'30"W. FROM THE NORTHEAST CORNER OF SAID SECTION 19, AND RUNNING THENCE S.89°55'30"E. 32.18 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE S.44°52'49"W. 9.06 FEET; THENCE S.0°06'29"E. 510.06 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE N.89°55'30"W. 26.19 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE SOUTHWEST CORNER OF SAID ENTIRE TRACT; THENCE N.0°06'29"W. 517.39 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE POINT OF BEGINNING.

PARCEL 2: BEGINNING SOUTH 0°06'29" EAST 33 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN; THENCE NORTH 89°55'30" WEST 235.13 FEET; THENCE SOUTH 0°06'29" EAST 255.71 FEET; THENCE SOUTH 89°55'30" EAST 25 FEET; THENCE SOUTH 0°06'29" EAST 269.2 FEET; THENCE SOUTH 89°55'30" EAST 202.82 FEET; THENCE NORTH 0°06'29" WEST 524.37 FEET TO THE BEGINNING.

AS-SURVEYED DESCRIPTION

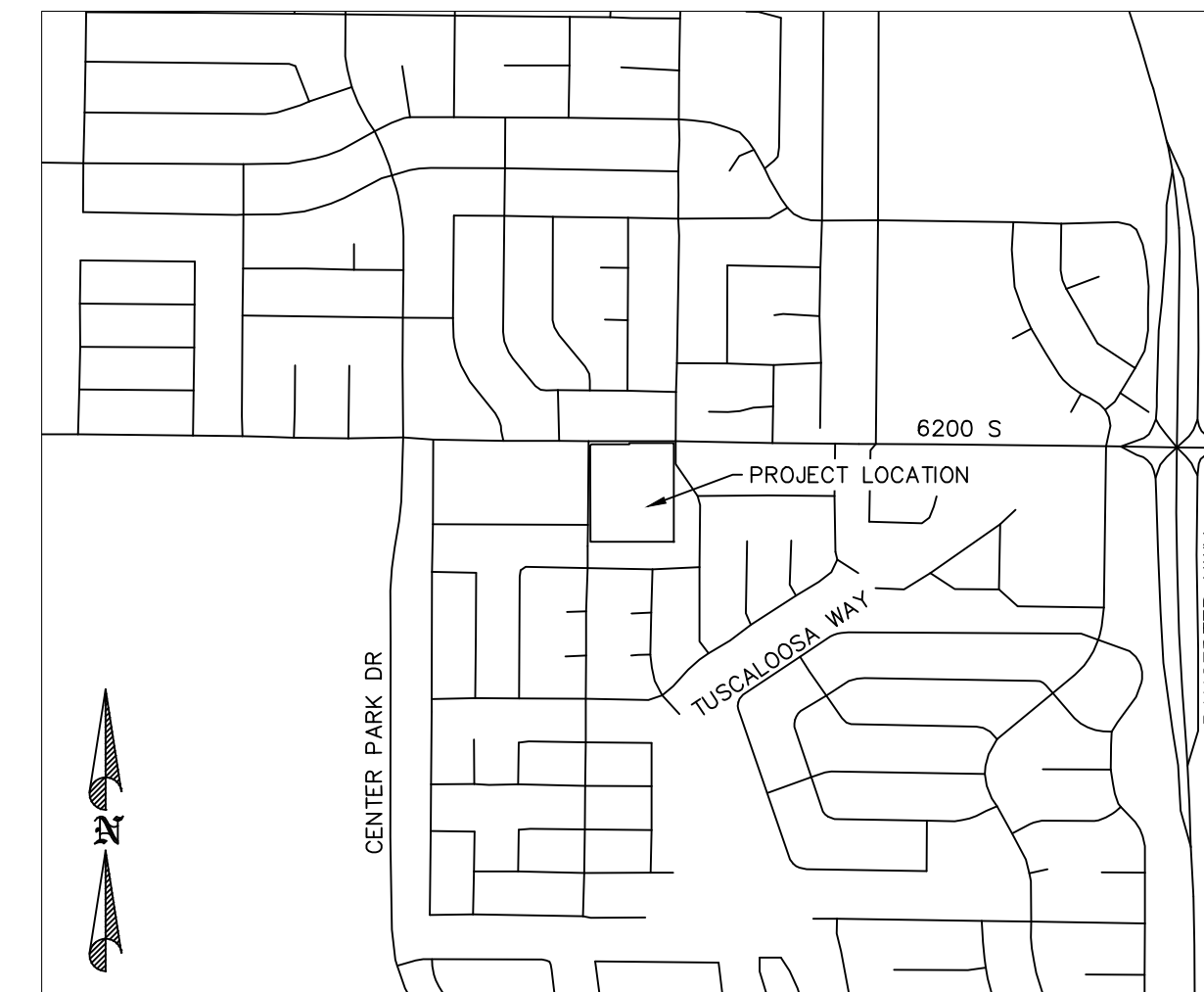
A TRACT OF LAND BEING SITUATE IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 0°06'29" 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 0°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 0°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 0°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.

GENERAL NOTES

- OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
 - ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 342131, DATED JULY 22, 2024.
 - OTHER DOCUMENTS AS SHOWN ON THIS MAP
- WILDING ENGINEERING SURVEYED ABOVE GROUND VISIBLE EVIDENCE OF STRUCTURES THAT WOULD INDICATE THE POSSIBILITY OF AN EXISTING EASEMENT OR ENCUMBRANCE ON THE PROPERTY, HOWEVER WE RELIED UPON THE TITLE COMPANY TO RESEARCH THE COUNTY RECORDS FOR RECORDED EASEMENTS AND OTHER RECORDED ENCUMBRANCES THAT WOULD AFFECT THE PROPERTY AND THAT MAY OR MAY NOT BE READILY VISIBLE ON THE SITE TO BE SURVEYED AND SHOWN ON THIS MAP. WE REFERRED TO SCHEDULE B, PART 2 OF THE TITLE REPORT TO OBTAIN THIS INFORMATION.
- EXCEPTIONS AS NOTED IN SCHEDULE B, PART 2 OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE HAVE BEEN ADDRESSED AS FOLLOWS:
 - NOT ADDRESSED BY THIS SURVEY.
 - RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE COMMUNICATION EQUIPMENT AND OTHER FACILITIES AND INCIDENTAL PURPOSES, FROM TIME TO TIME, UPON, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, RECORDED MAY 15, 1975, AS ENTRY NO. 2708473, IN BOOK 3861, AT PAGE 318.
- SURVEY NOTES: AS SHOWN HEREON.
- THE RIGHT, TITLE, AND INTEREST OF THE CITY OF TAYLORSVILLE, AS DISCLOSED BY THAT CERTAIN REAL PROPERTY PURCHASE AGREEMENT RECORDED JULY 5, 2007 AS ENTRY NO. 10153742 IN BOOK 9487 AT PAGE 3465.
- SURVEY NOTES: THE TEMPORARY EASEMENT AS NOTED IN THIS DOCUMENT APPEARS TO HAVE EXPIRED DUE TO THE FACT THAT THE IMPROVEMENTS DESCRIBED WITHIN HAVE BEEN CONSTRUCTED. THEREFORE, IT IS MY OPINION THAT IT NO LONGER AFFECTS THE SURVEYED PROPERTY. FURTHERMORE, THERE WAS A SECTION OF THE SURVEYED LAND THAT WAS INTENDED TO BE QUIT-CLAIMED TO TAYLORSVILLE CITY; HOWEVER, IT DOES NOT APPEAR THAT THIS WAS FORMALLY RECORDED, AND THIS, WILL LIKELY REQUIRE DEDICATION WITH FUTURE DEVELOPMENT OF THE LAND.
- NOT ADDRESSED BY THIS SURVEY.
- THE LAND IS ALSO SUBJECT TO ANY ADDITIONAL DISCREPANCIES, CONFLICTS IN THE BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH AN ALTA/NSPS SURVEY, (MADE IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY (ALTA) AMERICAN LAND TITLE ASSOCIATION AND (NSPS) NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS) MAY DISCLOSE.
- SURVEY NOTES: NO SIGNIFICANT MATTERS WERE DISCOVERED WHICH ARE NOT COVERED OTHERWISE WITHIN THIS TITLE REPORT.
- NOT ADDRESSED BY THIS SURVEY.
- TOPOGRAPHY SHOWN ON THIS MAP WAS OBTAINED BY MEANS OF CONVENTIONAL GPS GROUND SURVEY METHODS. CONTOUR INTERVALS ARE 1'-FOOT. SEE MAP FOR BENCHMARK INFORMATION.
- AT THE TIME THE FIELD WORK WAS COMPLETED, THE SURVEYED PROPERTY DID NOT APPEAR TO BE UNDERGOING ANY EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS, NOR IS THERE ANY EVIDENCE OF RECENT WORK OF ANY OF THE ABOVE.

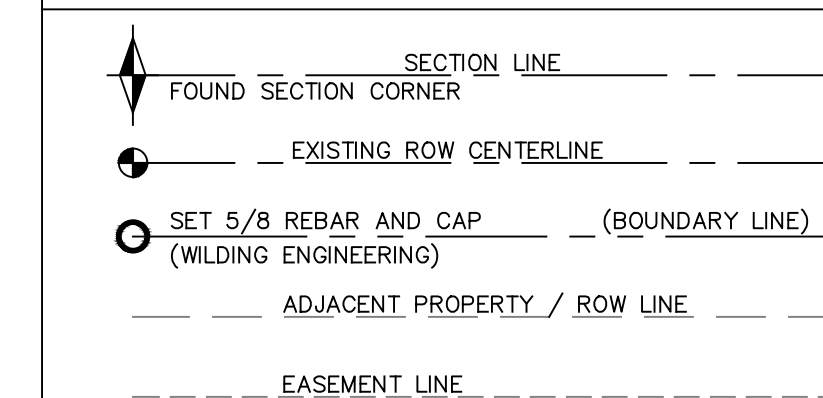


BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 89°55'30" WEST BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

NARRATIVE OF BOUNDARY

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT ON THE GROUND A PORTION OF THE PROPERTY DESCRIBED IN THE TITLE REPORT.
 THERE WERE NO SIGNIFICANT ISSUES DISCOVERED IN THE RETRACEMENT OF THE BOUNDARY.



WILDING
 ENGINEERING

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

G:\DATA\24253 Guymon Taylorsville.dwg\24253 ALTA.dwg
 PLOT DATE: Apr 06, 2025

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

NO.	REVISION	DATE

DRAWING TITLE		PROJECT NAME	
ALTA/NSPS LAND TITLE SURVEY		PKEG INVESTMENTS	
LOCATION	4027/4035 W 6200 S	DRAWN	CHECKED
		KMD	KMD
		PROJECT ID:	24253
TAYLORSVILLE, UTAH		COUNTY	SALT LAKE

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

TAYLOR VILLAS SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
JANUARY 2025



VICINITY MAP
SCALE: 1" = 500'

HOMEOWNERS' ASSOCIATION NOTES:

1. ALL PRIVATE ROADWAYS TO BE OWNED AND MAINTAINED BY HOA.
2. ALL STORM DRAINAGE FACILITIES LOCATED IN PRIVATE STREETS ARE TO BE OWNED, OPERATED, AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
3. MAILBOXES AND LIGHTING LOCATED ON PRIVATE STREETS TO BE MAINTAINED BY HOA.
4. ALL PARK STRIPS WITHIN THE PROJECT SHALL BE MAINTAINED BY THE HOA AND/OR ADJACENT HOMEOWNER.
5. ALL SNOW MAINTENANCE AND MITIGATION SHALL BE PERFORMED BY THE HOA.
6. MEMBERSHIP IN THE HOA SHALL BE MANDATORY FOR ALL PROPERTY OWNERS WITHIN THE SUBDIVISION.
7. PRIVATE STREETS AND COMMON AREAS TO BE A GENERAL PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, CROSS ACCESS EASEMENT, AND EASEMENT IN FAVOR OF TAYLORSVILLE BENNION IMPROVEMENT DISTRICT FOR SEWER AND WATER.
8. ALL COMMON AREAS AND LIMITED COMMON AREAS AS SHOWN ON THIS PLAT ARE SUBJECT TO A WATER EASEMENT IN FAVOR OF TAYLORSVILLE BENNION IMPROVEMENT DISTRICT FOR WATER LATERALS AND METERS.

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENTS GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). ENBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH
APPROVED THIS _____ DAY OF _____, 20____,
BY-_____
TITLE-_____

DELETE
"MANAGER"

SURVEYOR'S CERTIFICATE:

I, SHAD D HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6289078 IN ACCORDANCE WITH TITLE 88, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

TAYLOR VILLAS SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION:

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

BEGINNING AT A POINT WHICH IS SOUTH 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.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 0°22'01" WEST FROM NORTH QUARTER CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN AND THE WITNESS MONUMENT TO THE CENTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE THE UNDERSIGNED OWNER(S) OF THE HEREOF DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE THIS PLAT AND NAME SAID PLAT:

TAYLOR VILLAS SUBDIVISION

AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO TAYLORSVILLE CITY, UTAH: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; (2) THOSE CERTAIN COMMON AREAS, PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREOF, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS

THIS _____ DAY OF _____, A.D. 20____

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF _____

ON THIS ___ DAY OF _____, A.D. _____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HIM/HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

SIGNATURE _____ PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH _____

COMMISSION NUMBER _____ EXPIRATION DATE _____

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF _____

ON THIS ___ DAY OF _____, A.D. _____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HIM/HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

SIGNATURE _____ PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH _____

COMMISSION NUMBER _____ EXPIRATION DATE _____

TAYLOR VILLAS SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 5,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

SALT LAKE COUNTY RECORDER

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF _____
DATE _____ ENTRY _____ BOOK _____ PAGE _____

FEE _____ DEPUTY, SALT LAKE COUNTY RECORDER _____

DEVELOPER:
EDGE HOMES
PAXTON GUYMON
801-494-0150
PGUYMON@EDGEHOMES.COM



PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____
A.D., 20____ BY THE TAYLORSVILLE PLANNING COMMISSION.

CHAIR, TAYLORSVILLE PLANNING COMMISSION

SALT LAKE COUNTY SURVEYOR

ROS# S2024-10-0698

PLAT REVIEWER _____ DATE _____

TAYLORSVILLE BENNION IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____ A.D., 20____
BY THE TAYLORSVILLE BENNION IMPROVEMENT DISTRICT

TAYLORSVILLE BENNION IMPROVEMENT DISTRICT MANAGER

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____
A.D., 20____.

ROCKY MOUNTAIN POWER

COMMUNITY DEVELOPMENT

APPROVED THIS _____ DAY OF _____ A.D., 20____.

COMMUNITY DEVELOPMENT DIRECTOR

CITY OF TAYLORSVILLE ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE AND IS HEREBY APPROVED.

CITY OF TAYLORSVILLE ENGINEER

HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____
A.D., 20____.

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF _____
A.D., 20____.

CITY OF TAYLORSVILLE ATTORNEY

CITY OF TAYLORSVILLE

APPROVED THIS _____ DAY OF _____
A.D., 20____.

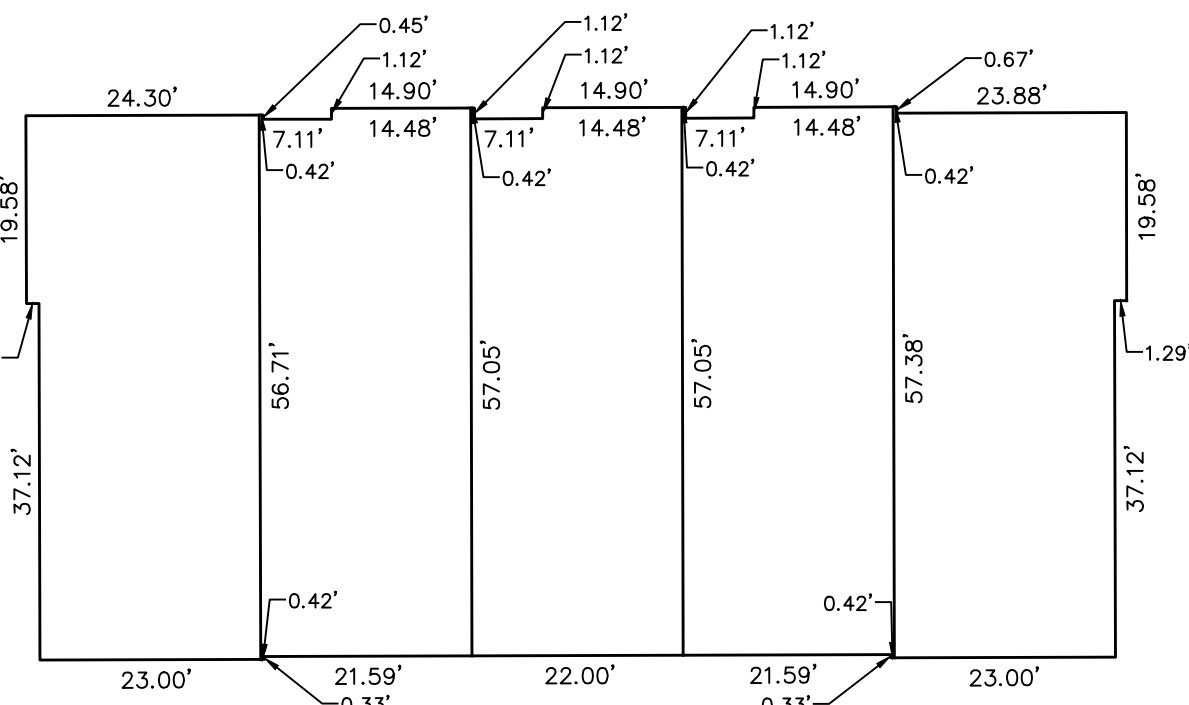
MAYOR _____ ATTEST, CITY RECORDER _____

TAYLOR VILLAS SUBDIVISION

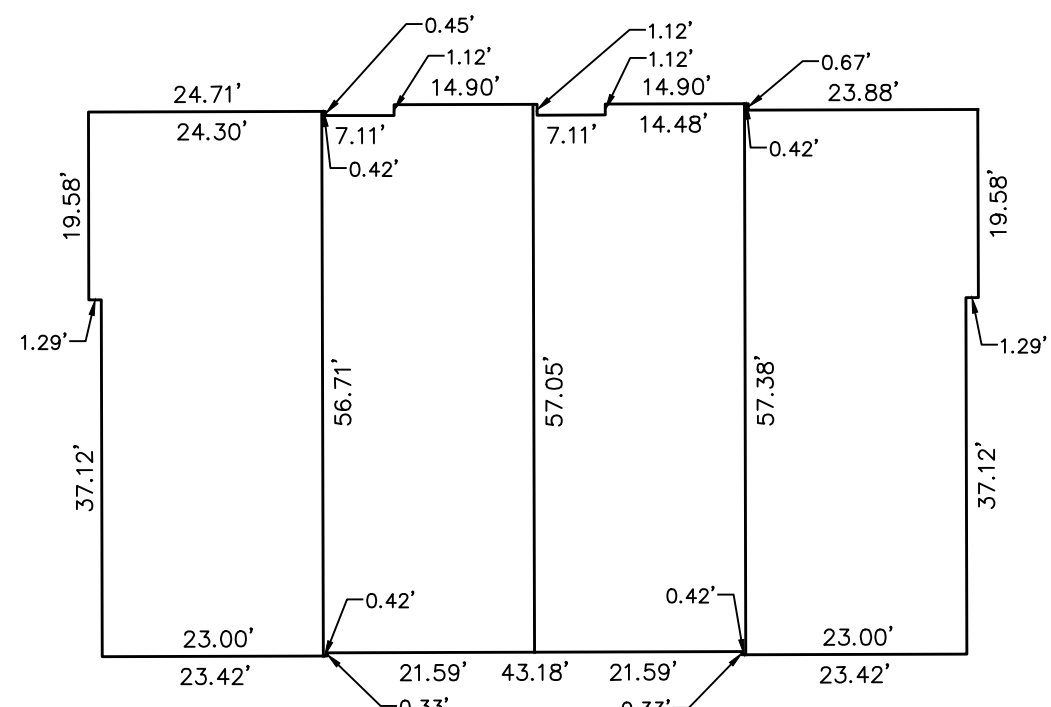


NORTH QUARTER CORNER OF SECTION 19,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP MONUMENT
N: 7401726.02
E: 1502768.34

NORTHEAST QUARTER OF SECTION 19,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP MONUMENT
N: 7401710.60
E: 1505407.63



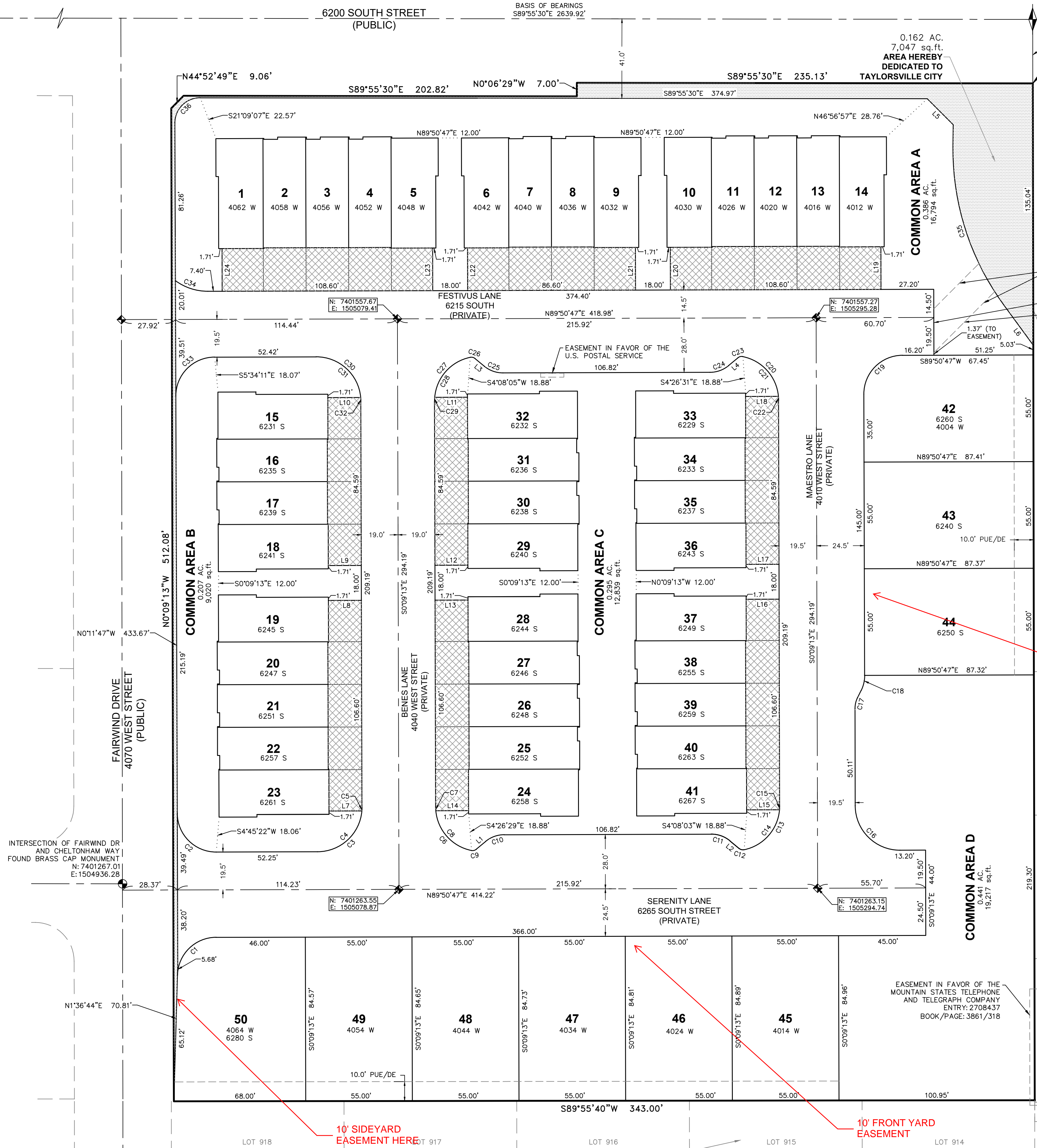
TYPICAL 5-PLEX



TYPICAL 4-PLEX

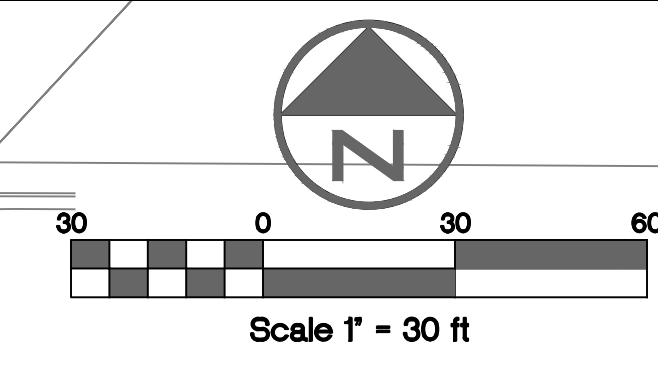
PARCEL TABLE		PARCEL TABLE		Line Table		
LOT #	SQUARE FEET	LOT #	SQUARE FEET	Line #	Length	Direction
1	1,330	26	1,247	L1	6.27	N50°21'31"E
2	1,247	27	1,247	L2	6.27	N50°39'57"W
3	1,247	28	1,330	L3	6.27	N50°39'57"W
4	1,247	29	1,330	L4	6.27	S50°21'31"W
5	1,330	30	1,247	L5	18.95	S45°01'00"E
6	1,330	31	1,247	L6	25.63	S36°14'08"E
7	1,247	32	1,330	L7	16.91	N89°50'47"E
8	1,247	33	1,330	L8	17.00	N89°50'47"E
9	1,330	34	1,247	L9	17.00	N89°50'47"E
10	1,330	35	1,247	L10	16.91	N89°50'47"E
11	1,247	36	1,330	L11	16.91	S89°50'47"W
12	1,247	37	1,330	L12	17.00	S89°50'47"W
13	1,247	38	1,247	L13	17.00	S89°50'47"W
14	1,330	39	1,247	L14	16.91	S89°50'47"W
15	1,330	40	1,247	L15	16.91	N89°50'47"E
16	1,247	41	1,330	L16	17.00	N89°50'47"E
17	1,247	42	4,723	L17	17.00	N89°50'47"E
18	1,330	43	4,806	L18	16.91	N89°50'47"E
19	1,330	44	4,804	L19	22.00	S00°09'13"E
20	1,247	45	4,671	L20	22.00	S00°09'13"E
21	1,247	46	4,667	L21	22.00	S00°09'13"E
22	1,247	47	4,662	L22	22.00	S00°09'13"E
23	1,330	48	4,658	L23	22.00	S00°09'13"E
24	1,330	49	4,654	L24	22.00	S00°09'13"E
25	1,247	50	5,558			

NOTE:
NORTHINGS AND EASTINGS NOTED ON THIS PLAT ARE
PROJECTED IN NAD83 STATE PLANE COORDINATES,
UTAH CENTRAL ZONE, U.S. SURVEY FOOT.



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	30.80'	20.00'	88°14'03"	S45°43'46"W	27.85'
C2	31.40'	20.00'	89°57'25"	N45°10'30"W	28.27'
C3	36.13'	23.00'	90°00'00"	S44°50'47"W	32.53'
C4	34.12'	23.00'	85°00'11"	S47°20'41"W	31.08'
C5	2.01'	23.00'	4°59'49"	S02°20'41"W	2.01'
C6	31.51'	23.00'	78°29'31"	S39°23'59"E	29.10'
C7	2.01'	23.00'	4°59'49"	S02°39'07"E	2.01'
C8	29.50'	23.00'	73°29'43"	S41°53'53"E	27.52'
C9	2.67'	3.00'	50°59'45"	N75°51'23"E	2.58'
C10	10.34'	15.00'	39°29'16"	N70°06'09"E	10.13'
C11	10.34'	15.00'	39°29'16"	S70°24'35"E	10.13'
C12	2.67'	3.00'	50°59'45"	N76°09'49"W	2.58'
C13	31.51'	23.00'	78°29'31"	N39°05'33"E	29.10'
C14	29.50'	23.00'	73°29'43"	N41°35'27"E	27.52'
C15	2.01'	23.00'	4°59'49"	N02°20'41"E	2.01'
C16	36.13'	23.00'	90°00'00"	S45°09'13"E	32.53'
C17	5.80'	12.50'	26°33'54"	S13°07'44"W	5.74'
C18	8.11'	17.50'	26°33'54"	S13°07'44"W	8.04'
C19	31.42'	20.00'	90°00'00"	S44°50'47"W	28.28'
C20	31.51'	23.00'	78°29'31"	N39°23'59"W	29.10'
C21	29.50'	23.00'	73°29'28"	N41°54'00"W	27.52'
C22	2.01'	23.00'	5°00'03"	N02°39'15"W	2.01'
C23	2.67'	3.00'	50°59'45"	S75°51'23"W	2.58'
C24	10.34'	15.00'	39°29'16"	S70°06'09"W	10.13'
C25	10.34'	15.00'	39°29'16"	N70°24'35"E	10.13'
C26	2.67'	3.00'	50°59'45"	N76°09'49"W	2.58'
C27	31.51'	23.00'	78°29'31"	S39°05'33"W	29.10'
C28	29.50'	23.00'	73°29'28"	S41°35'34"W	27.52'
C29	2.01'	23.00'	5°00'03"	S02°39'15"E	2.01'
C30	36.13'	23.00'	90°00'00"	S45°09'13"E	32.53'
C31	34.12'	23.00'	84°59'57"	S47°39'15"E	31.08'
C32	2.01'	23.00'	5°00'03"	S02°39'15"E	2.01'
C33	31.43'	20.00'	90°02'34"	N44°49'30"E	28.29'
C34	17.87'	28.00'	36°33'55"	S71°52'15"E	17.57'
C35	87.59'	136.00'	36°54'01"	S17°47'08"E	86.08'
C36	20.48'	13.00'	90°16'20"	N44°56'22"E	18.43'

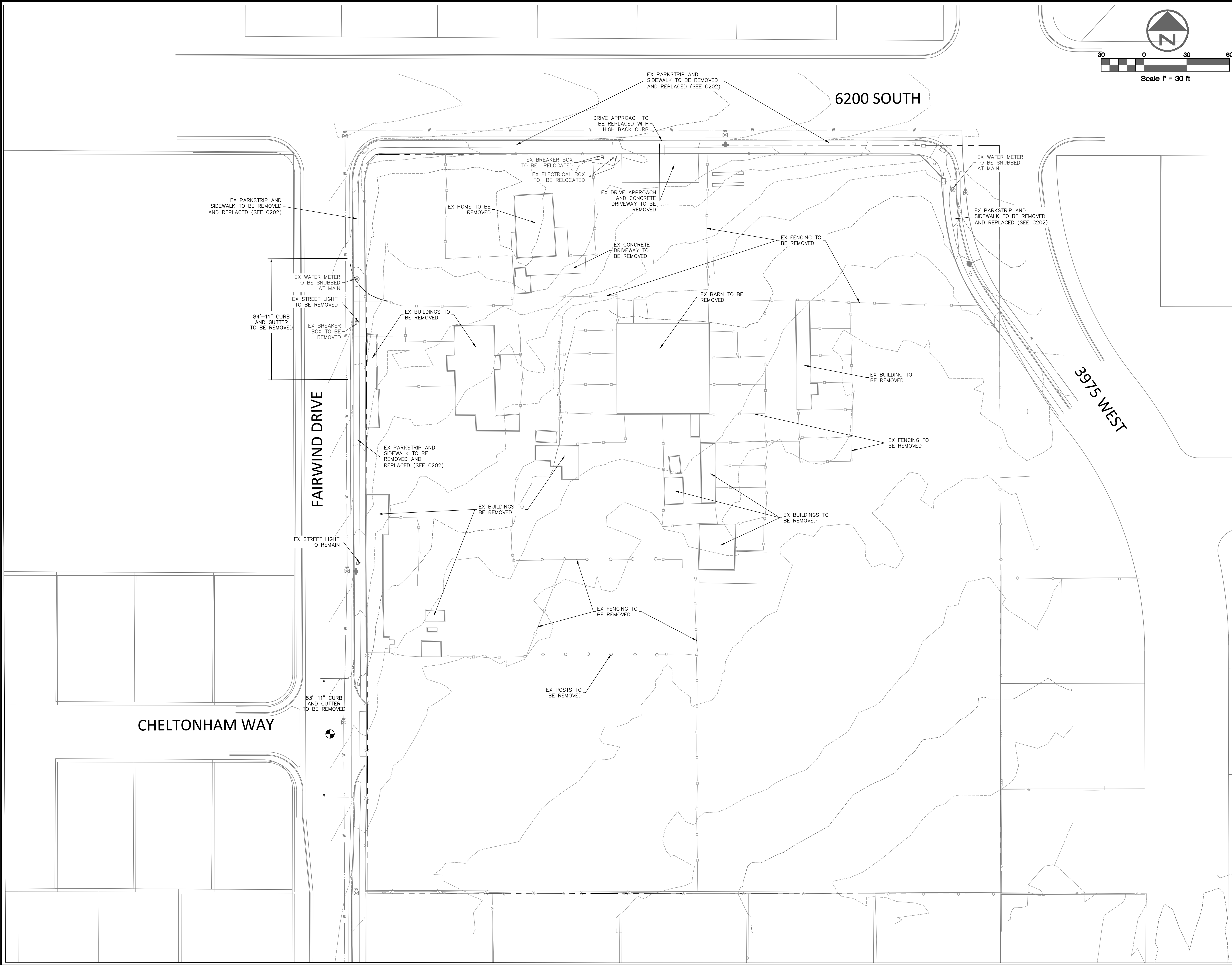
LEGEND	
	SECTION LINE
	FOUND SECTION CORNER
	EXISTING ROW CENTERLINE
	FOUND STREET MONUMENT
	NEW ROW CENTERLINE
	SET STREET MONUMENT
	SET 5/8 REBAR AND CAP (BOUNDARY LINE)
	(WILDING ENGINEERING)
	ADJACENT PROPERTY / ROW LINE
	LIMITED COMMON AREA



WILDING
ENGINEERING

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

- GENERAL NOTES
1. ALL INTERIOR FENCING SHALL BE REMOVED DURING DEMOLITION
 2. ALL BUILDINGS/STRUCTURES SHALL BE REMOVED DURING DEMOLITION
 3. EXISTING PARKSTRIP AND SIDEWALK ALONG FAIRWIND DRIVE, 6200 S AND 3975 W SHALL BE REMOVED AND REPLACED BY NEW 5 FOOT PARKSTRIP AND 6 FOOT SIDEWALK.



NO.	REVISION	DATE
1	CITY COMMENTS, REVISED DETENTION SYSTEM	4/7/2025

PROJECT INFORMATION

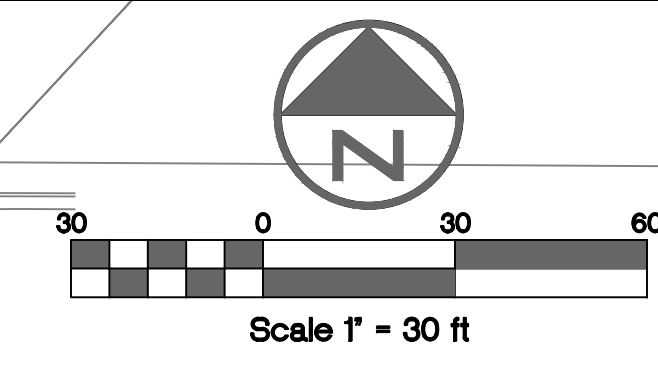
TAYLOR VILLAS

DEMOLITION PLAN

TAYLORSVILLE, UTAH

DRAWN TGK	CHECKED MEC	PROJECT # 24253
DATE 4/7/2025		SCALE 1" = 30'
SHEET C201		ENGINEER'S STAMP

PLOT DATE: Apr 07, 2025 G:\DATA\24253 Guymon Taylorsville\dwg\24253 Base.dwg



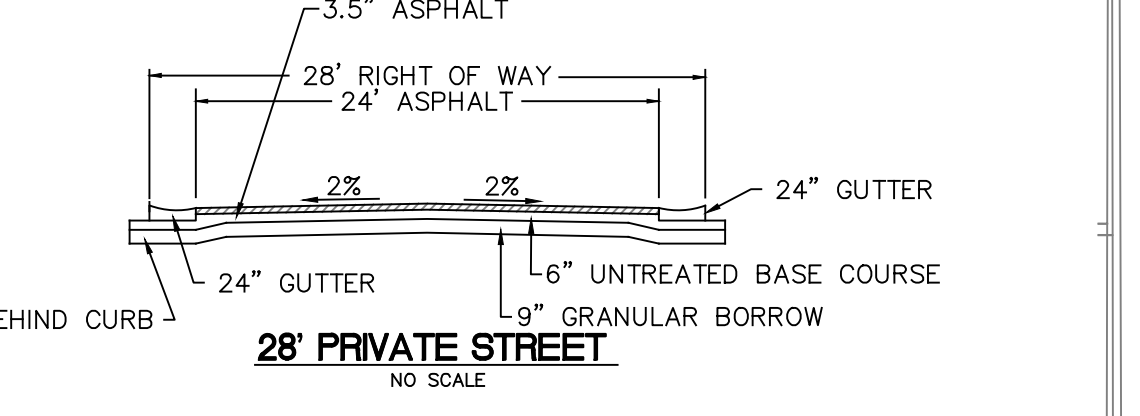
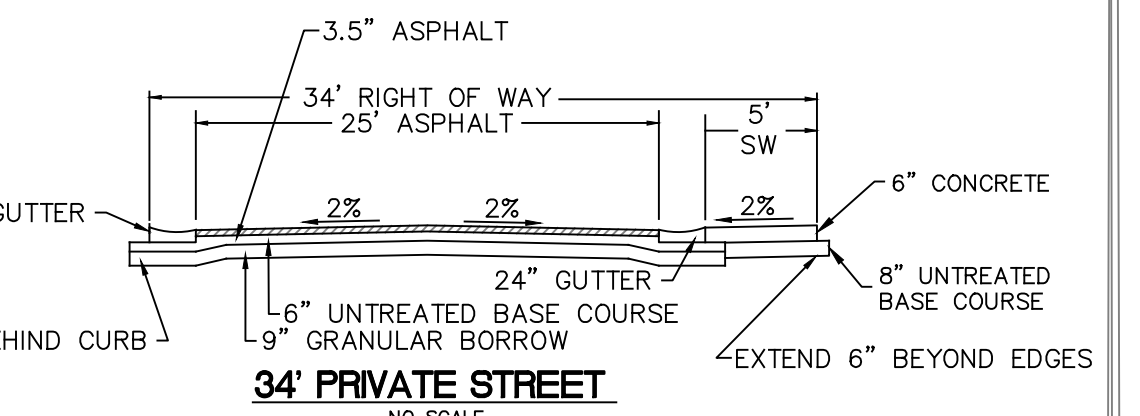
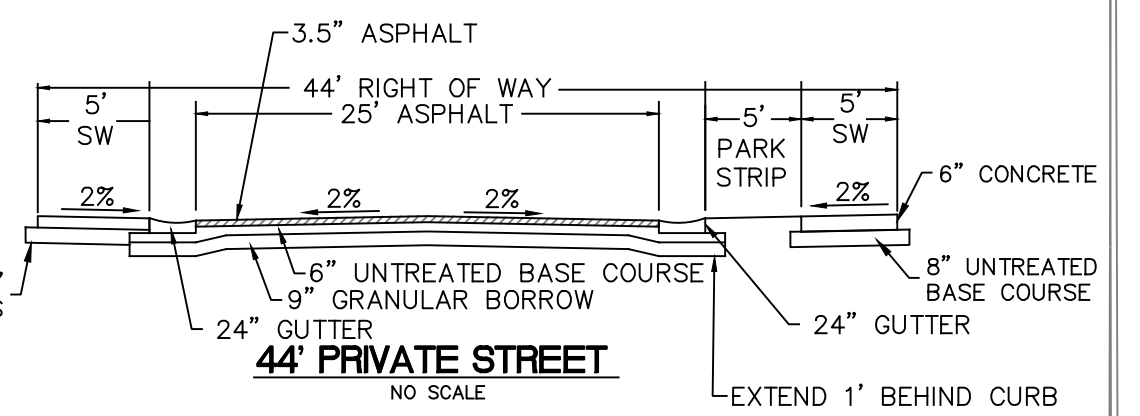
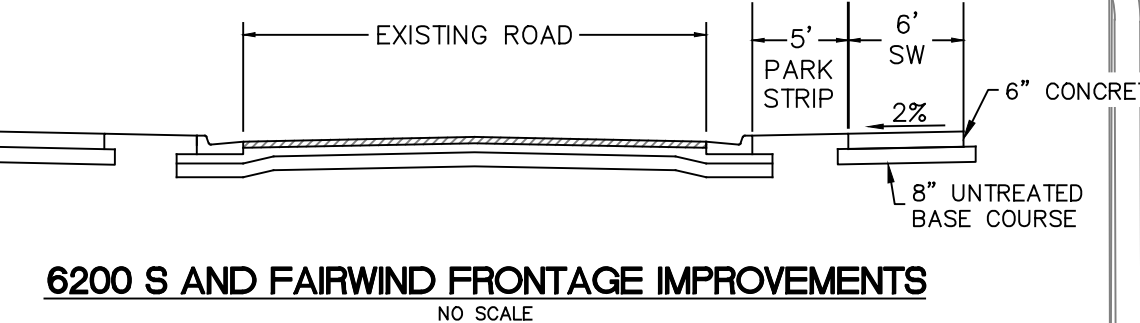
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14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

- GENERAL NOTES
- ADA RAMP TO BE LOCATED AT ALL INTERSECTIONS WITH SIDEWALKS. RAMP SHALL MEET ADA REQUIREMENTS FOR SLOPE.
 - SINGLE HOME LOTS TO HAVE THE FOLLOWING SETBACKS:
 - 5' SIDE SETBACKS (10' TOTAL)
 - 15' REAR SETBACKS
 - 10' TO PORCH
 - 15' TO FRONT LIVING AREA
 - 18' TO GARAGE
 - 22' DRIVEWAYS
 - PRIVACY FENCING TO BE INSTALLED ALONG THE BACK OF ALL SINGLE HOME LOTS. DECORATIVE FENCING TO BE INSTALLED ALONG FAIRWIND DRIVE AND 6200 SOUTH. A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM TAYLORSVILLE CITY PRIOR TO DOING ANY WORK IN THE RIGHT-OF-WAY.

6200 SOUTH

3975 WEST



NOTES:
1. SEE WILDING ENGINEERING SOILS REPORT FOR ADDITIONAL BASE COURSE DEPTHS AND PAVEMENT THICKNESS.

CHELTONHAM WAY

LEGEND

- PROPOSED STREET LIGHT
- PROPOSED STOP SIGN/STREET SIGN
- PROPOSED DECORATIVE FENCING
- PROPOSED PRIVACY FENCING

NO.	REVISION	DATE
1	CITY COMMENTS, REVISED DETENTION SYSTEM	4/7/2025

PROJECT INFORMATION

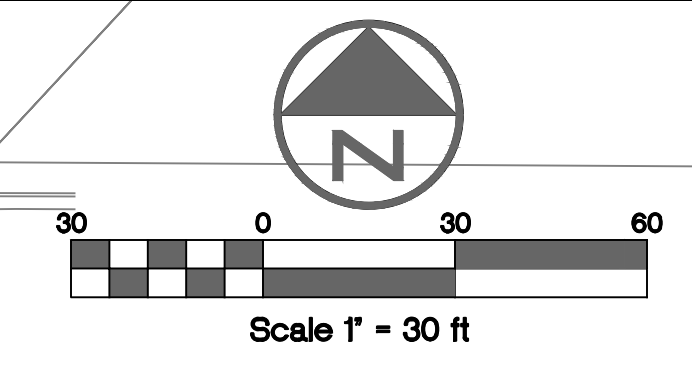
TAYLOR VILLAS

MASTER SITE PLAN

TAYLORSVILLE, UTAH

DRAWN	CHECKED	PROJECT #
TGK	GDW	24253
DATE		
		4/7/2025
SCALE		1" = 30'
SHEET		C202
ENGINEER'S STAMP		

PLOT DATE: Apr 07, 2025 G:\DATA\24253 Guymon Taylorsville\dwg\24253 Base.dwg



- ASPHALT SAWCUT AND PATCH NOTES**
1. THE WORK PERFORMED IN THE PUBLIC WAY SHALL CONFORM TO THE REQUIREMENTS OF THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS, TRAFFIC BARRICADE STANDARDS, FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS.
 2. WHERE A JOB SITE IS LEFT UNATTENDED, BEFORE COMPLETION OF THE WORK, SIGNAGE WITH MINIMUM TWO INCH (2") HIGH LETTERS SHALL BE ATTACHED TO A BARRICADE OR OTHERWISE POSTED AT THE SITE, INDICATING THE PERMITTEE'S NAME, OR COMPANY NAME, TELEPHONE NUMBER, AND AFTER HOURS TELEPHONE NUMBER. (ORD. 01-46, 10-19-2001)
 3. ALL EXCAVATIONS SHALL BE CONDUCTED IN A MANNER RESULTING IN A MINIMUM AMOUNT OF INTERFERENCE OR INTERRUPTION OF STREET OR PEDESTRIAN TRAFFIC. INCONVENIENCE TO RESIDENTS AND BUSINESSES FRONTING ON THE PUBLIC WAY SHALL BE MINIMIZED. SUITABLE, ADEQUATE AND SUFFICIENT BARRICADES AND/OR OTHER STRUCTURES WILL BE AVAILABLE AND USED WHERE NECESSARY TO PREVENT ACCIDENTS INVOLVING PROPERTY OR PERSONS. BARRICADES MUST BE IN PLACE UNTIL ALL OF THE PERMITTEE'S EQUIPMENT IS REMOVED FROM THE SITE, AND THE EXCAVATION HAS BEEN BACKFILLED AND PROPER TEMPORARY GRAVEL SURFACE IS IN PLACE, EXCEPT WHERE BACKFILLING AND RESURFACING IS TO BE DONE BY THE CITY. IN WHICH CASE, THE BARRICADES, TOGETHER WITH ANY NECESSARY LIGHTS, FLARES OR REFLECTIVE BARRICADES, MUST REMAIN IN PLACE UNTIL THE BACKFILL WORK IS ACTUALLY COMMENCED BY THE CITY FROM SUNSET TO SUNRISE. ALL BARRICADES AND EXCAVATIONS MUST BE CLEARLY OUTLINED BY ADEQUATE SIGNAL LIGHTS, REFLECTIVE BARRICADES, ETC. THE PERMITTEE SHALL NOTIFY AT LEAST TWENTY FOUR (24) HOURS IN ADVANCE OF ANY PLANNED EXCAVATION REQUIRING STREET CLOSURE OR TRAFFIC DETOURS: 1) THE POLICE DEPARTMENT; 2) THE UTAH TRANSIT AUTHORITY; 3) EVERY PUBLIC SCHOOL DISTRICT OPERATING A SCHOOL WITHIN THE CITY; 4) THE UNITED STATES POSTAL SERVICE; 5) THE SALT LAKE COUNTY PUBLIC WORKS DEPARTMENT (OR OTHER PUBLIC WORKS SERVICE PROVIDER FOR THE CITY); AND 6) THE SALT LAKE COUNTY FIRE DEPARTMENT (OR OTHER FIRE EMERGENCY PROVIDER FOR THE CITY). (ORD. 01-46, 10-19-2001; AMD. ORD. 05-01, 3-16-2005, EFF. 4-1-2005)
 4. IF ANY SIDEWALK OR CURB RAMP IS BLOCKED BY EXCAVATION WORK, A TEMPORARY SIDEWALK OR CURB RAMP SHALL BE CONSTRUCTED OR PROVIDED, SAID TEMPORARY IMPROVEMENT SHALL BE SAFE FOR TRAVEL AND CONVENIENT FOR USERS, AND CONSISTENT WITH APPLICABLE STANDARDS FOR SUCH.
 5. WHERE EXCAVATIONS ARE MADE IN PAVED AREAS, THE SURFACE SHALL BE REPLACED WITH A TEMPORARY GRAVEL SURFACE UNTIL SUCH TIME AS THE PERMANENT REPAIRS ARE COMPLETED.
 6. THE PERMITTEE SHALL, AT ITS OWN EXPENSE, RESTORE ALL PUBLIC WAY FACILITIES MODIFIED, DAMAGED OR REMOVED BY THE PERMITTEE TO A CONDITION THAT IS COMPARABLE TO OR BETTER THAN THE CONDITION THAT EXISTED PRIOR TO THE COMMENCEMENT OF THE WORK, AS REQUIRED BY THE ENGINEERING REGULATIONS, DESIGN STANDARDS AND SPECIFICATIONS FROMLAUGATED BY THE CITY FROM TIME TO TIME. SUCH REGULATIONS, DESIGN STANDARDS AND SPECIFICATIONS SHALL REQUIRE, AT A MINIMUM, THAT RESTORATION WORK BE PERFORMED BEYOND THE WALLS OF ANY TRENCH FOR A MINIMUM DISTANCE OF TWENTY FOUR INCHES (24") ON EACH SIDE OF THE TRENCH FOR TRENCHES LESS FORTY TWO INCHES (42") DEEP, AND A MINIMUM DISTANCE OF THIRTY SIX INCHES (36") ON EACH SIDE OF THE TRENCH FOR TRENCHES DEEPER THAN FORTY TWO INCHES (42"); PROVIDED, HOWEVER, THAT THE CITY'S COMMUNITY DEVELOPMENT DIRECTOR OR OTHER DESIGNEE APPOINTED BY THE CITY MAY DETERMINE NOT TO REQUIRE RESTORATION OF THE STREET SURFACE BEYOND THE WALLS OF ANY TRENCH LOCATED IN A STREET SCHEDULED TO BE RECONSTRUCTED BY THE CITY WITHIN THREE (3) YEARS FOLLOWING COMPLETION OF THE EXCAVATION WORK, IF THE COST OF SUCH WORK EXCEEDS THE BENEFIT TO THE CITY, AND THE SITE CAN OTHERWISE BE RESTORED TO THE SATISFACTION OF THE CITY FOR SUCH THREE (3) YEAR PERIOD. ALL RESTORATION WORK SHALL BE ACCOMPLISHED WITHIN THE TIME LIMITS SET FORTH IN THE PERMIT, UNLESS ADDITIONAL TIME IS GRANTED IN WRITING BY THE CITY'S COMMUNITY DEVELOPMENT DIRECTOR OR OTHER

AN ASPHALT PATCH WILL BE REQUIRED TO CONSTRUCT THE VALLEY GUTTER. SHOW IT INCORPORATED WITH THE WATER TIE PATCH.

6200 SOUTH

CALL OUT CURB REPLACEMENT

FAIRWIND DRIVE

FESTIVUS LANE

BENES LANE

MAESTRO LANE

3975 WEST

CHELTONHAM WAY

SERENITY LANE

SHOW STREET IMPROVEMENTS (CURB, SIDEWALK, ETC.) AND CALL OUT THEIR REPLACEMENT.

CONSIDER RETAINING WALL CHANGE AS DISCUSSED WITH WILDING ON THE PHONE

- GENERAL NOTES**
1. ADA RAMPS TO BE LOCATED AT ALL INTERSECTIONS WITH SIDEWALKS. RAMPS SHALL MEET ADA REQUIREMENTS FOR SLOPE.
 2. A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM TAYLORSVILLE CITY PRIOR TO DOING ANY WORK IN THE RIGHT-OF-WAY.
- UTILITY NOTES**
1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH TAYLORSVILLE CITY STANDARDS AND SPECIFICATIONS.
 2. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL UTILITIES SHOWN OR NOT SHOWN.
 3. ALL UTILITIES SHALL REMAIN ACTIVE DURING CONSTRUCTION.
 4. STREET CUTS AND ASPHALT RESTORATION SHALL BE PER TAYLORSVILLE CITY STANDARD.
 5. ALL STORM DRAIN AND WATER LOCATED IN THE PROJECT IS TO BE PRIVATELY OWNED AND MAINTAINED.
- WATERLINE NOTES**
1. THRUST BLOCKS SHALL BE POURED AT NECESSARY LOCATIONS FOR WATERLINE. SEE DETAIL SHEETS FOR THRUST BLOCK SIZING.
 2. 3-WAY VALVES ARE REQUIRED AT ALL INTERSECTIONS.
 3. MINIMUM BURY DEPTH OF WATERLINE IS 3.5'.
 4. IF THERE ARE CONFLICTS AT THE ELEVATION OF 3.5' BELOW GRADE, PREFAB STEEL LOOPS WILL BE REQUIRED.
 5. ALL VALVES SHALL BE FLANGED TO THE TEES OR CROSSES AT
 6. MAXIMUM SPACING BETWEEN VALVES IS 800 FEET.
 7. MAXIMUM SPACING BETWEEN FIRE HYDRANTS IS 400 FEET.
 8. WATERLINE PIPE MATERIAL TO BE PVC C900 DR14 CLASS 305.
 9. LATERALS TO BE 1/4" CTS POLY LATERALS.
 10. EXISTING WATER METERS TO BE ABANDONED.
- SEWER NOTES**
1. ALL CONSTRUCTION SHALL COMPLY WITH TAYLORSVILLE BENNON IMPROVEMENT DISTRICT DESIGN STANDARDS AND SPECIFICATIONS.
 2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
 3. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.
 4. THE EXISTING SEWER LATERAL TO BE ABANDONED.
 5. SEWER LINES TO BE SDR-35 PVC.

LEGEND

- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED FIRE HYDRANT
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- EXISTING SD MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED SD COMBO BOX
- PROPOSED SD MANHOLE

NO.	CITY COMMENTS, REVISED DETENTION SYSTEM	DATE
1	CITY COMMENTS, REVISED DETENTION SYSTEM	4/7/2025

PROJECT INFORMATION

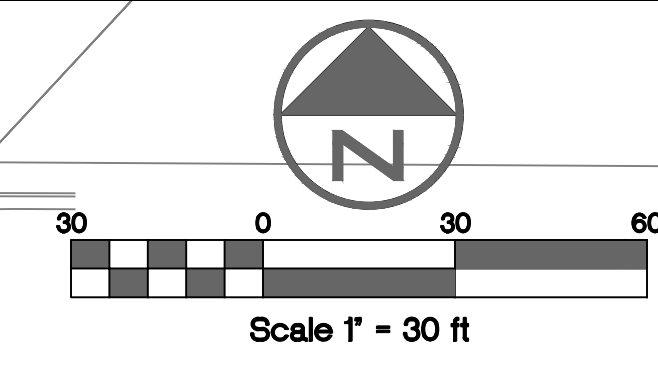
TAYLOR VILLAS

UTILITIES PLAN

TAYLORSVILLE, UTAH

DRAWN	TGK	CHECKED	GDW	PROJECT #	24253
DATE	4/7/2025				
SCALE	1" = 30'				
SHEET	C203				
ENGINEER'S STAMP					

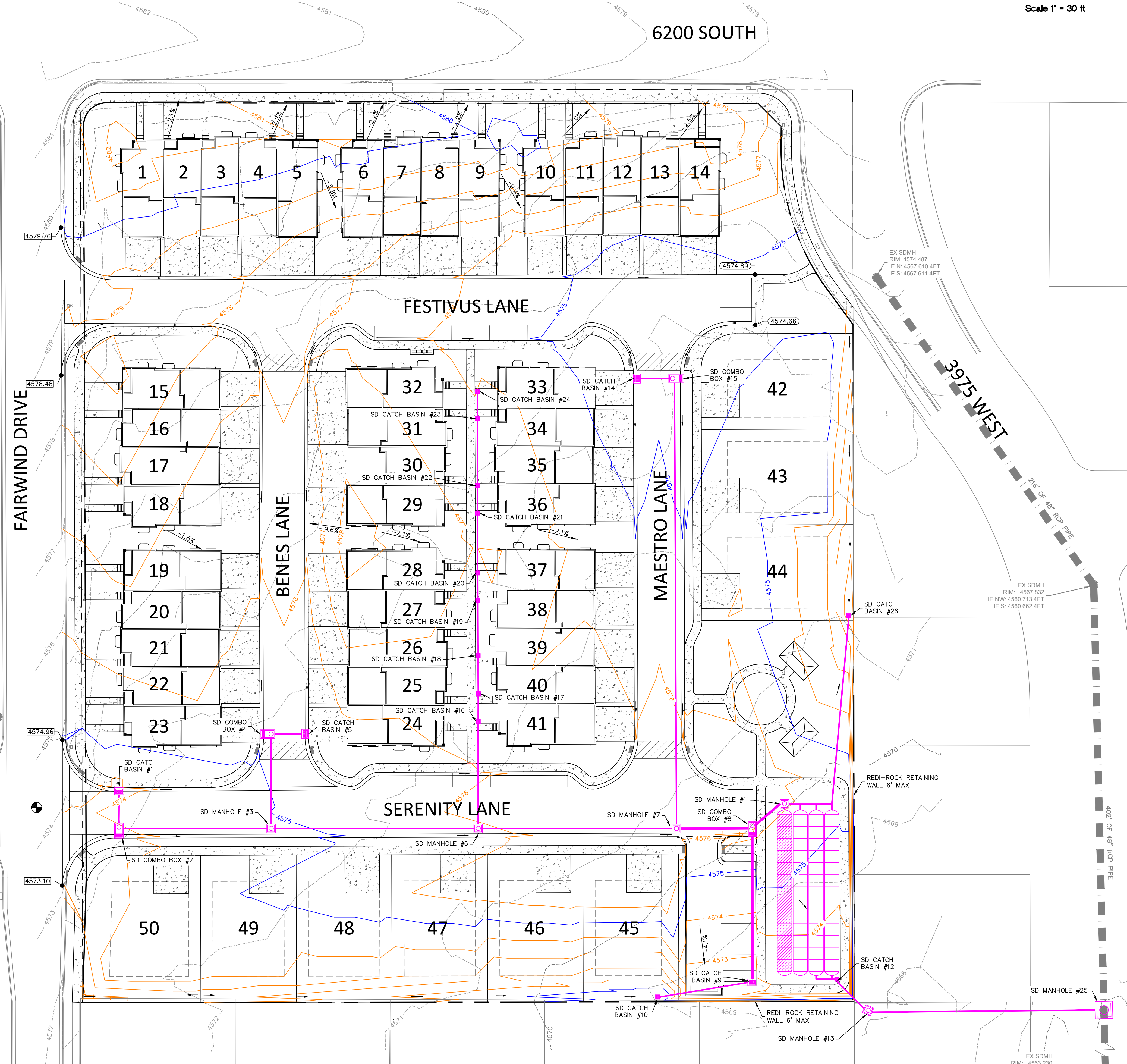
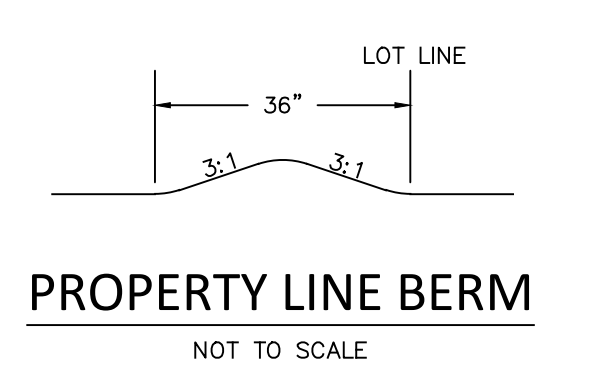
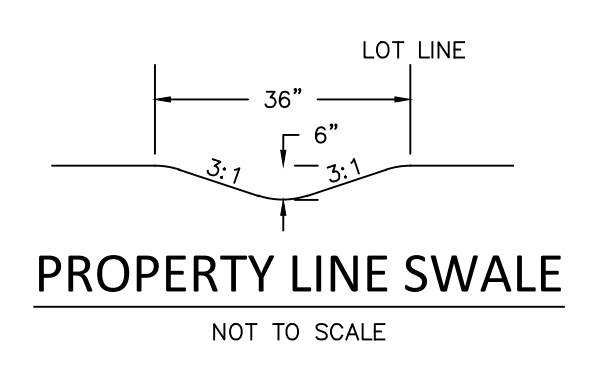
PLOT DATE: Apr 08, 2025 G:\DATA\24253 Guymon Taylorsville.dwg 24253 Base.dwg



WILDING
ENGINEERING

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

- GRADING AND GEOTECHNICAL NOTES
1. REMOVE VEGETATION, STRIP AND STOCKPILE TOPSOIL FROM THE AREAS THAT WILL BE DISTURBED BY EXCAVATION, FILLING, OR ROAD CONSTRUCTION.
 2. A SITE SPECIFIC GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A COPY OF THE GEOTECHNICAL REPORT AND COMPLYING WITH THE RECOMMENDATIONS CONTAINED THEREIN.
 3. SEE THE SITE GEOTECHNICAL REPORT FOR CUTTING, FILLING AND COMPACTION RECOMMENDATIONS.
 4. LOTS ARE TO BE GRADED SUCH THAT RUNOFF IS DRAINED TO THE RIGHT OF WAY WHERE POSSIBLE. LOT LINE BERMS MAY BE REQUIRED TO ACCOMPLISH THIS. SEE DETAIL ON THIS SHEET.
 5. HOUSES TO ATTEMPT TO DIRECT DOWNSPOUTS TO THE RIGHT OF WAY AS OFTEN AS POSSIBLE.
 6. REAR LOT RETENTION MAY BE REQUIRED ON LOTS THAT SLOPE AWAY FROM THE RIGHT OF WAY. BERMS OR SWALES WILL BE REQUIRED TO KEEP RUNOFF ON EACH LOT.
 7. THE GRADING ADJACENT TO THE SIDEWALK SHOULD HAVE A MAXIMUM SLOPE OF 3:1 WITHIN 2 FEET OF THE SIDEWALK. THE SLOPE MAY BE 2:1 BEYOND 2 FEET.
 8. STORM DRAIN ON PRIVATE STREETS ARE TO BE MAINTAINED BY HOA OR SIMILAR.
 9. DETENTION BASIN SHALL BE MAINTAINED INCLUDING ACCESSIBILITY, INSPECTION AND CLEANING BY HOA OR SIMILAR.
 10. AREAS DESIGNED FOR BUILDINGS SHALL BE GRADED TO PROVIDE FOR AT LEAST A TWO PERCENT (2%) SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF SIX FEET (6').
 11. FINISHED GRADE TO BE 6" BELOW TOF.



LEGEND

- EXISTING CONTOUR (5')
- EXISTING CONTOUR (1')
- PROPOSED CONTOUR (5')
- EXISTING CONTOUR (5')
- PROPOSED STORM DRAIN
- PROPOSED CATCH BASIN
- PROPOSED SD COMBO BOX
- PROPOSED SD MANHOLE
- PROPOSED FLOW PATH

NO.	CITY COMMENTS, REVISED DETENTION SYSTEM	REVISION	DATE
1	CITY COMMENTS, REVISED DETENTION SYSTEM		4/7/2025

PROJECT INFORMATION

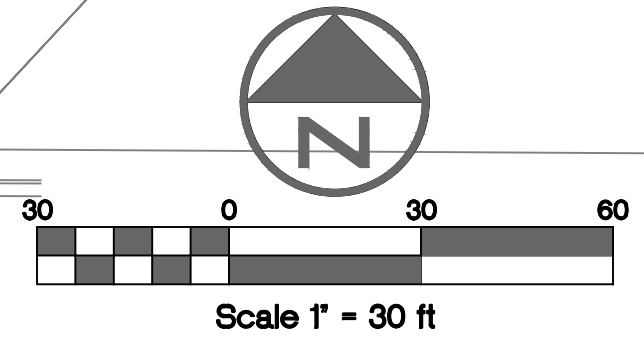
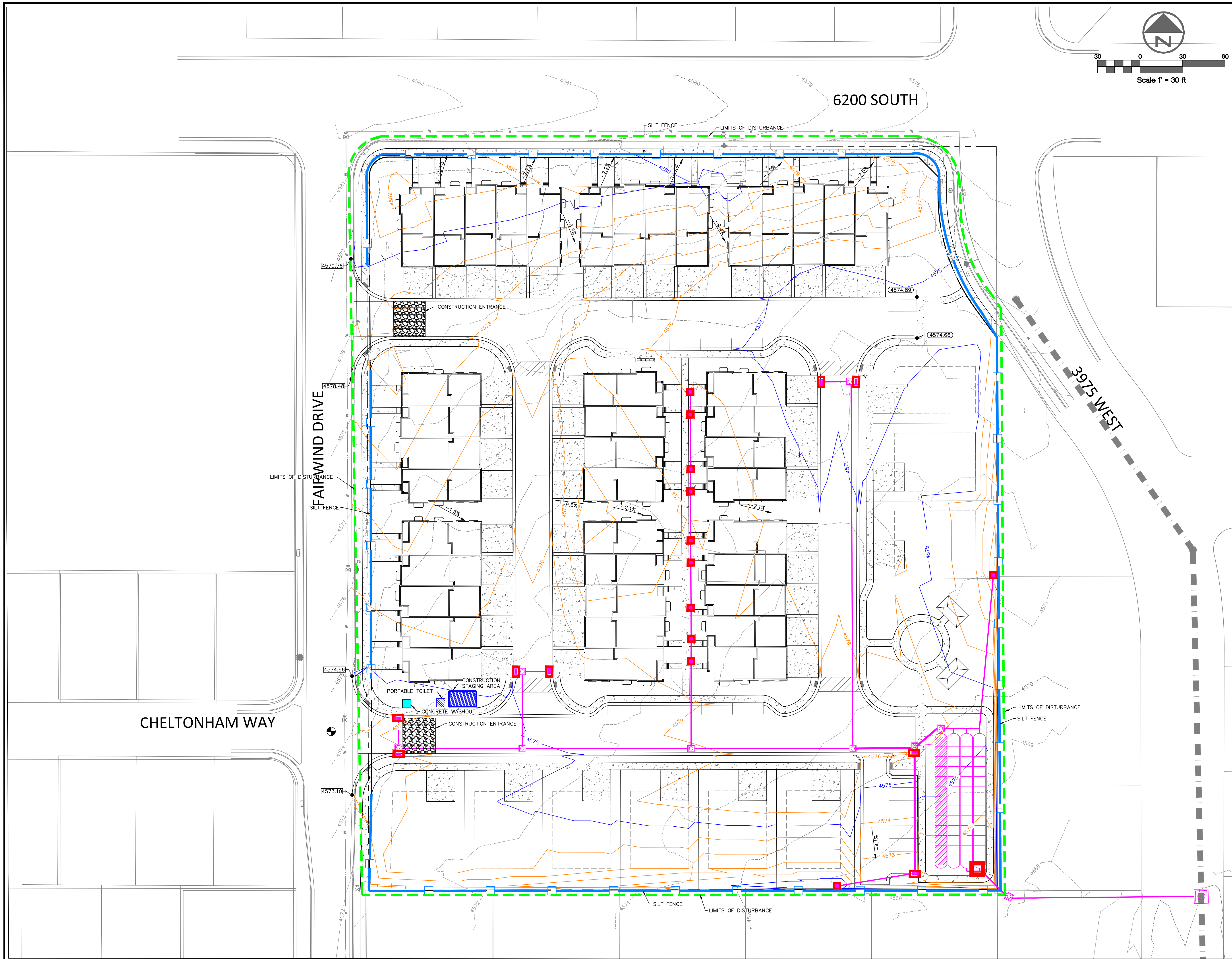
TAYLOR VILLAS

GRADING AND DRAINAGE PLAN

TAYLORSVILLE, UTAH

DRAWN	TGK	CHECKED	GDW	PROJECT #	24253
DATE	4/7/2025				
SCALE	1" = 30'				
SHEET	C204				
ENGINEER'S STAMP					

PLOT DATE: Apr 08, 2025 G:\DATA\24253 Guymon Taylorsville.dwg_24253 Base.dwg



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BLUFFDALE, UTAH 84065
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LEGEND

1' PROPOSED CONTOURS	— (blue line)
1' EXISTING CONTOURS	— (orange line)
STORM DRAIN	— (pink line)
SILT FENCE	— (green dashed line)
CONSTRUCTION ENTRANCE	— (hatched pattern)
CONSTRUCTION STAGING	— (blue hatched pattern)
CONCRETE WASH AREA	— (cyan hatched pattern)
PORTABLE WASTE AREA	— (red hatched pattern)
INLET PROTECTION	— (red square)
LIMITS OF DISTURBANCE	— (green dashed line)

NO.	REVISION	DATE
1	CITY COMMENTS, REVISED DETENTION SYSTEM	4/7/2025

PROJECT INFORMATION

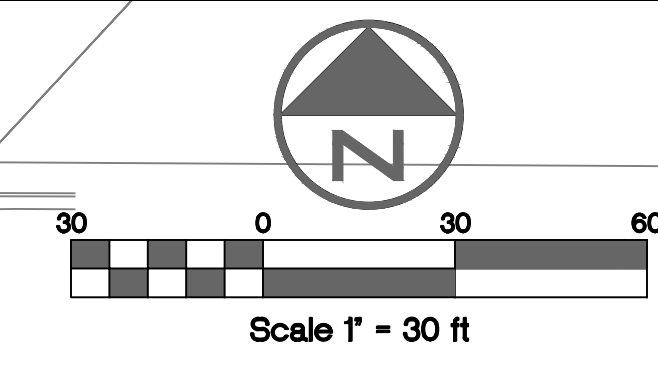
TAYLOR VILLAS

EROSION CONTROL PLAN

TAYLORSVILLE, UTAH

DRAWN	TGK	CHECKED	GDW	PROJECT #	24253
DATE	4/7/2025				
SCALE	1" = 30'				
SHEET	C205				
ENGINEER'S STAMP					

PLOT DATE: Apr 08, 2025 G:\DATA\24253 Guymon Taylorsville\dwg\24253 Base.dwg



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BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

6200 SOUTH



- GRADING AND GEOTECHNICAL NOTES
1. REMOVE VEGETATION, STRIP AND STOCKPILE TOPSOIL FROM THE AREAS THAT WILL BE DISTURBED BY EXCAVATION, FILLING, OR ROAD CONSTRUCTION.
 2. A SITE SPECIFIC GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A COPY OF THE GEOTECHNICAL REPORT AND COMPLYING WITH THE RECOMMENDATIONS CONTAINED THEREIN. SEE THE SITE GEOTECHNICAL REPORT FOR CUTTING, FILLING AND COMPACTION RECOMMENDATIONS.
 3. LOTS ARE TO BE GRADED SUCH THAT RUNOFF IS DRAINED TO THE RIGHT OF WAY WHERE POSSIBLE. LOT LINE BERMS MAY BE REQUIRED TO ACCOMPLISH THIS. SEE DETAIL ON THIS SHEET.
 4. HOUSES TO ATTEMPT TO DIRECT DOWNSPOUTS TO THE RIGHT OF WAY AS OFTEN AS POSSIBLE.
 5. REAR LOT RETENTION MAY BE REQUIRED ON LOTS THAT SLOPE AWAY FROM THE RIGHT OF WAY. BERMS OR SWALES WILL BE REQUIRED TO KEEP RUNOFF ON EACH LOT.
 6. THE GRADING ADJACENT TO THE SIDEWALK SHOULD HAVE A MAXIMUM SLOPE OF 3:1 WITHIN 2 FEET OF THE SIDEWALK. THE SLOPE MAY BE 2:1 BEYOND 2 FEET.
 7. STORM DRAIN ON PRIVATE STREETS ARE TO BE MAINTAINED BY HOA OR SIMILAR.
 8. DETENTION BASIN SHALL BE MAINTAINED INCLUDING ACCESSIBILITY, INSPECTION AND CLEANING BY HOA OR SIMILAR.
 9. AREAS DESIGNED FOR BUILDINGS SHALL BE GRADED TO PROVIDE FOR AT LEAST A TWO PERCENT (2%) SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF SIX FEET (6').
 10. FINISHED GRADE TO BE 6" BELOW TOF.

FAIRWIND DRIVE

3975 WEST

CHELTONHAM WAY

LEGEND

- EXISTING INDEX CONTOUR (5')
- EXISTING CONTOUR (1')
- PROPOSED INDEX CONTOUR (5')
- PROPOSED CONTOUR (1')
- EXISTING ELEVATION
- PROPOSED ELEVATION

NO.	REVISION	DATE
1	CITY COMMENTS, REVISED DETENTION SYSTEM	4/7/2025

PROJECT INFORMATION

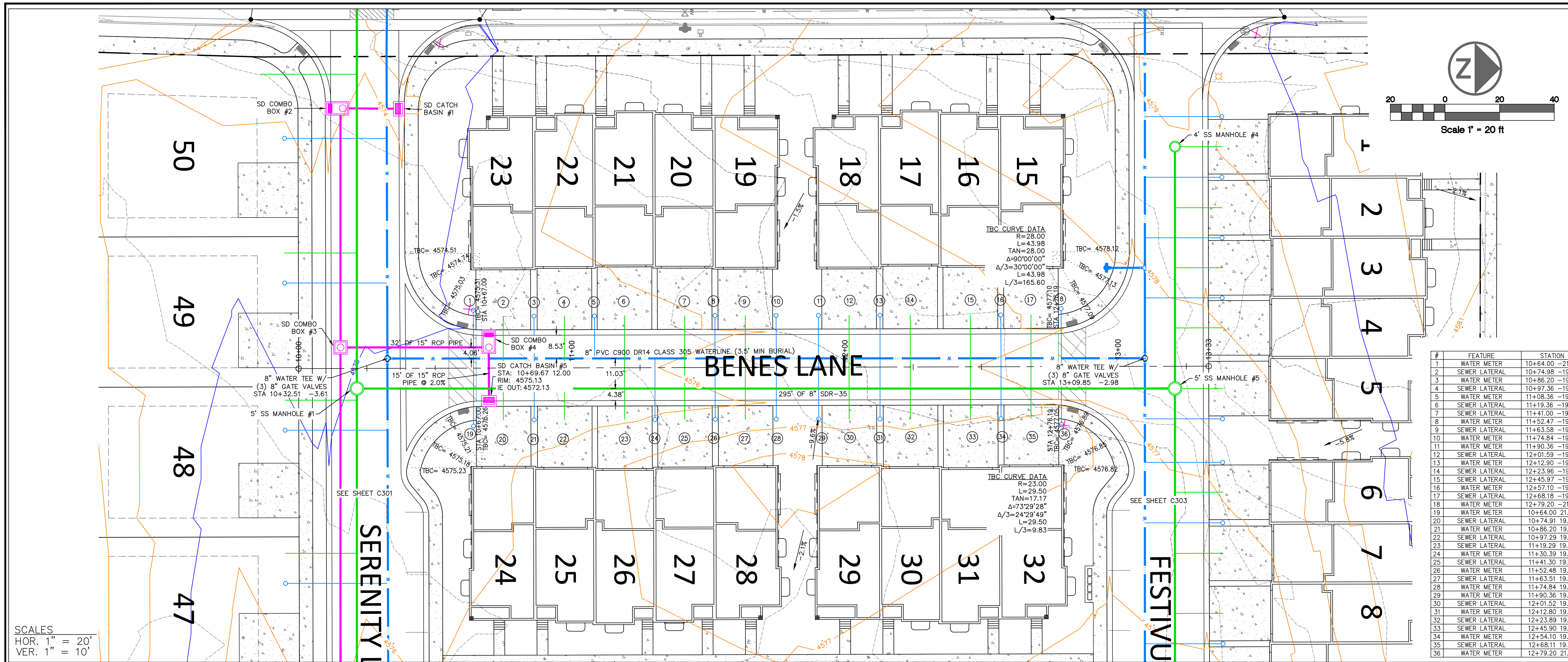
TAYLOR VILLAS

MASS GRADING PLAN

TAYLORSVILLE, UTAH

DRAWN TGK	CHECKED MEC	PROJECT # 24253
DATE 4/7/2025		SCALE 1" = 30'
SHEET C206		ENGINEER'S STAMP

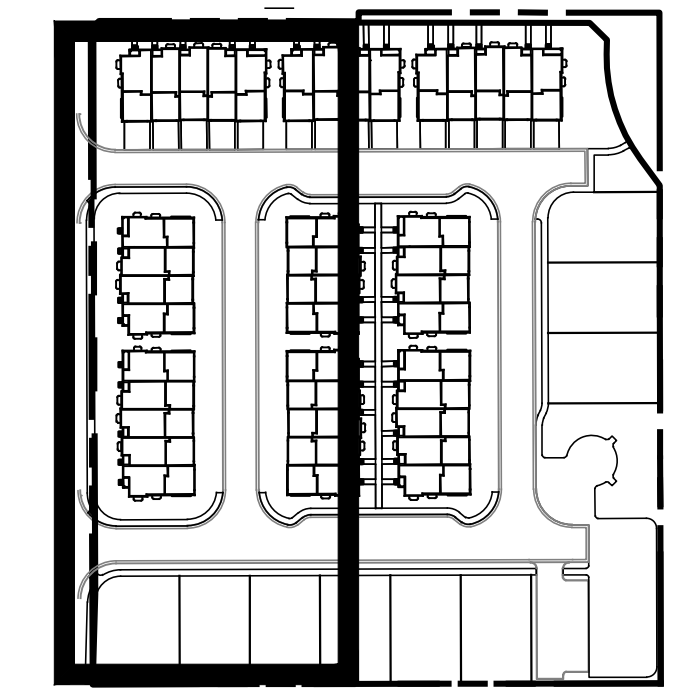
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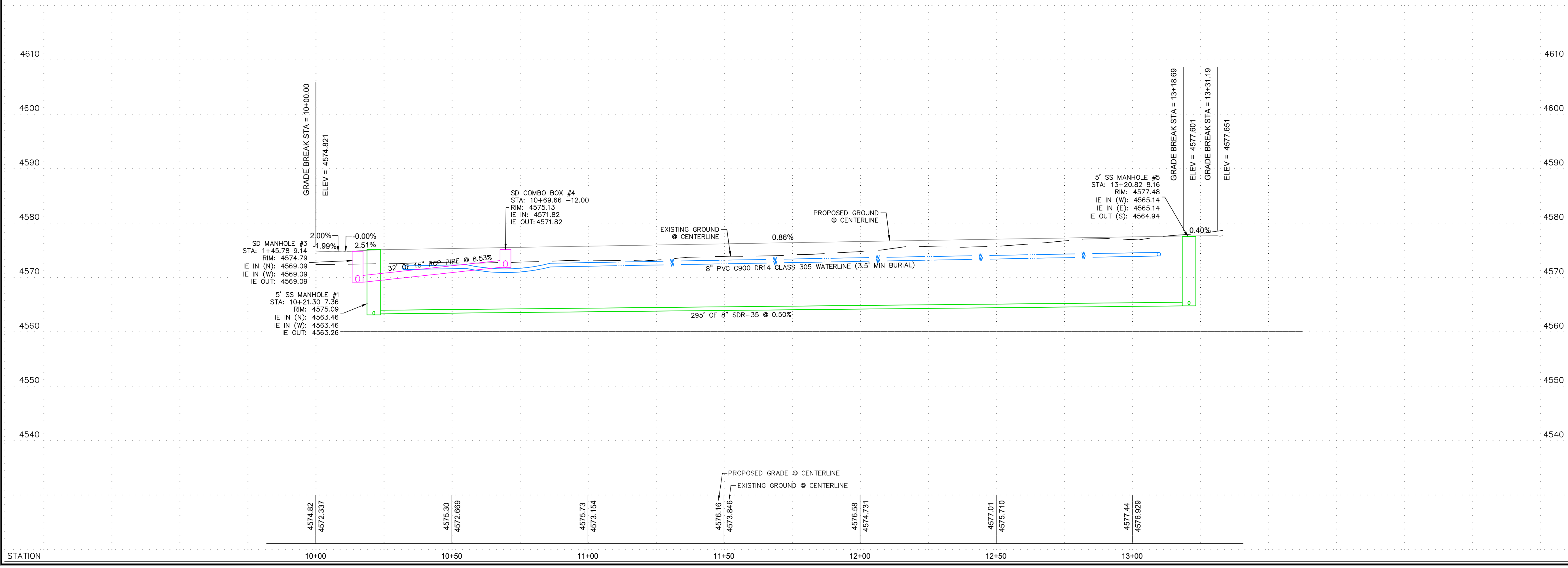
DRAWING NOTES:

#	FEATURE	STATION
1	WATER METER	10+64.00 -21.22
2	SEWER LATERAL	10+74.98 -19.00
3	WATER METER	10+86.20 -19.00
4	SEWER LATERAL	10+97.36 -19.00
5	WATER METER	11+08.36 -19.00
6	SEWER LATERAL	11+19.36 -19.00
7	SEWER LATERAL	11+41.00 -19.00
8	WATER METER	11+52.47 -19.00
9	SEWER LATERAL	11+63.58 -19.00
10	WATER METER	11+74.84 -19.00
11	WATER METER	11+90.36 -19.00
12	SEWER LATERAL	12+01.59 -19.00
13	WATER METER	12+12.90 -19.00
14	SEWER LATERAL	12+23.96 -19.00
15	SEWER LATERAL	12+45.97 -19.00
16	WATER METER	12+57.10 -19.00
17	SEWER LATERAL	12+68.18 -19.00
18	WATER METER	12+79.20 -21.22
19	WATER METER	10+64.00 21.22
20	SEWER LATERAL	10+74.91 19.00
21	WATER METER	10+86.20 19.00
22	SEWER LATERAL	10+97.29 19.00
23	SEWER LATERAL	11+19.29 19.00
24	WATER METER	11+30.39 19.00
25	SEWER LATERAL	11+41.30 19.00
26	WATER METER	11+52.48 19.00
27	SEWER LATERAL	11+63.51 19.00
28	WATER METER	11+74.84 19.00
29	WATER METER	11+90.36 19.00
30	SEWER LATERAL	12+01.52 19.00
31	WATER METER	12+12.80 19.00
32	SEWER LATERAL	12+23.89 19.00
33	SEWER LATERAL	12+45.90 19.00
34	WATER METER	12+54.10 19.00
35	SEWER LATERAL	12+68.11 19.00
36	WATER METER	12+79.20 21.22

SCALES
HOR. 1" = 20'
VER. 1" = 10'



KEYMAP



NO.	REVISION	DATE
1	CITY COMMENTS, REVISED DETENTION SYSTEM	4/7/2025

PROJECT INFORMATION

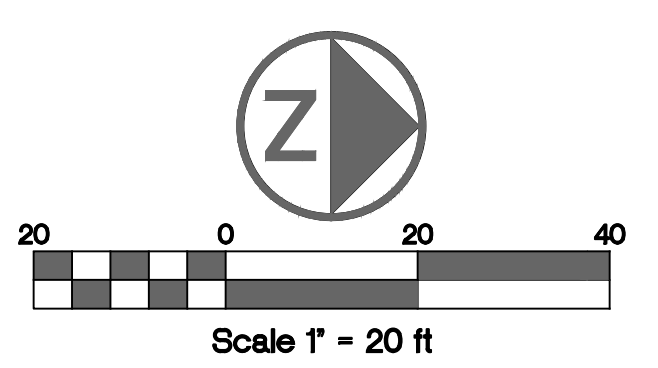
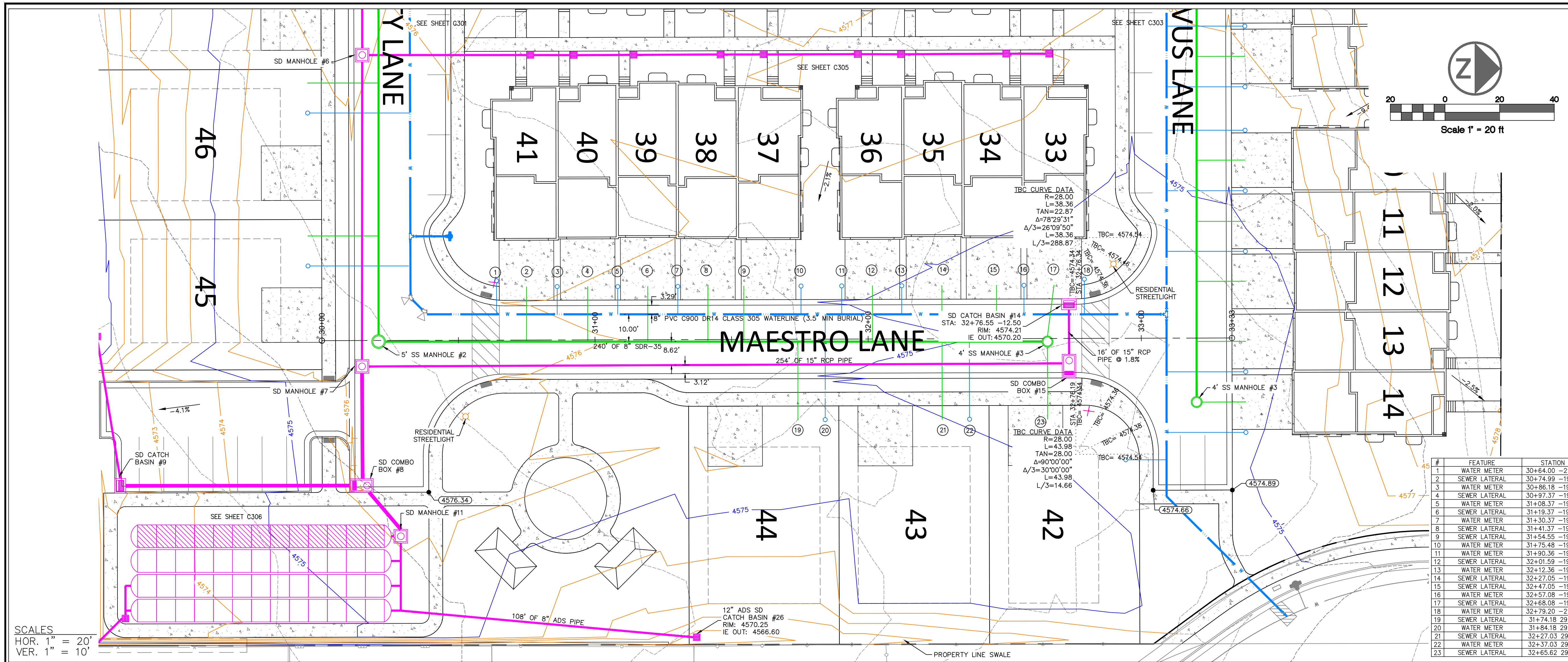
TAYLOR VILLAS

BENES LANE
STA 10+00 - 13+33.10

TAYLORSVILLE, UTAH

DRAWN TGK	CHECKED MEC	PROJECT # 24253
DATE 4/7/2025		SCALE 1" = 20'
SHEET C302		ENGINEER'S STAMP

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PLOT DATE: Apr 08, 2025

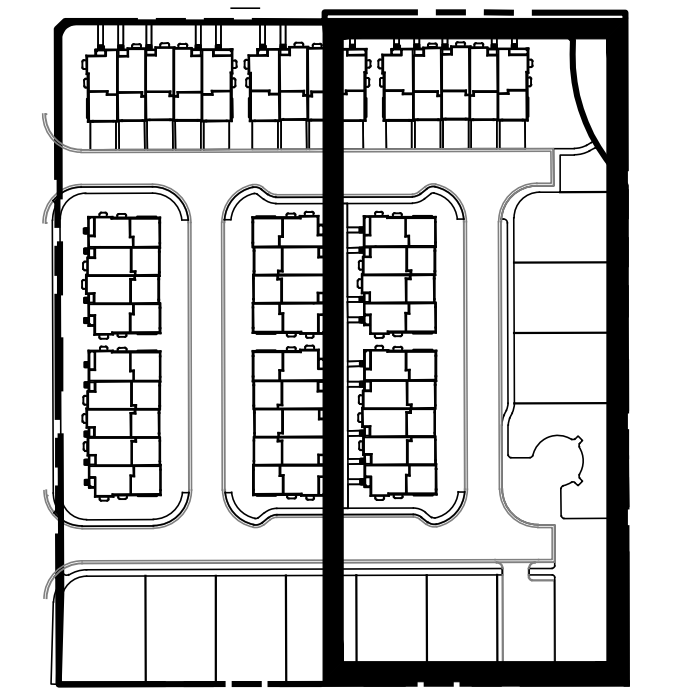


SCALES
HOR. 1" = 20'
VER. 1" = 10'

#	FEATURE	STATION
1	WATER METER	30+64.00 -21.22
2	SEWER LATERAL	30+74.99 -19.50
3	WATER METER	30+86.18 -19.50
4	SEWER LATERAL	30+97.37 -19.50
5	WATER METER	31+08.57 -19.50
6	SEWER LATERAL	31+19.37 -19.50
7	WATER METER	31+30.37 -19.50
8	SEWER LATERAL	31+41.37 -19.50
9	SEWER LATERAL	31+54.55 -19.50
10	WATER METER	31+75.48 -19.50
11	WATER METER	31+90.36 -19.50
12	SEWER LATERAL	32+01.59 -19.50
13	WATER METER	32+12.36 -19.50
14	SEWER LATERAL	32+27.05 -19.50
15	SEWER LATERAL	32+47.05 -19.50
16	WATER METER	32+57.08 -19.50
17	SEWER LATERAL	32+68.08 -19.50
18	WATER METER	32+79.20 -21.22
19	SEWER LATERAL	31+74.18 29.50
20	WATER METER	31+84.18 29.50
21	SEWER LATERAL	32+27.03 29.50
22	WATER METER	32+37.03 29.50
23	SEWER LATERAL	32+65.62 29.50

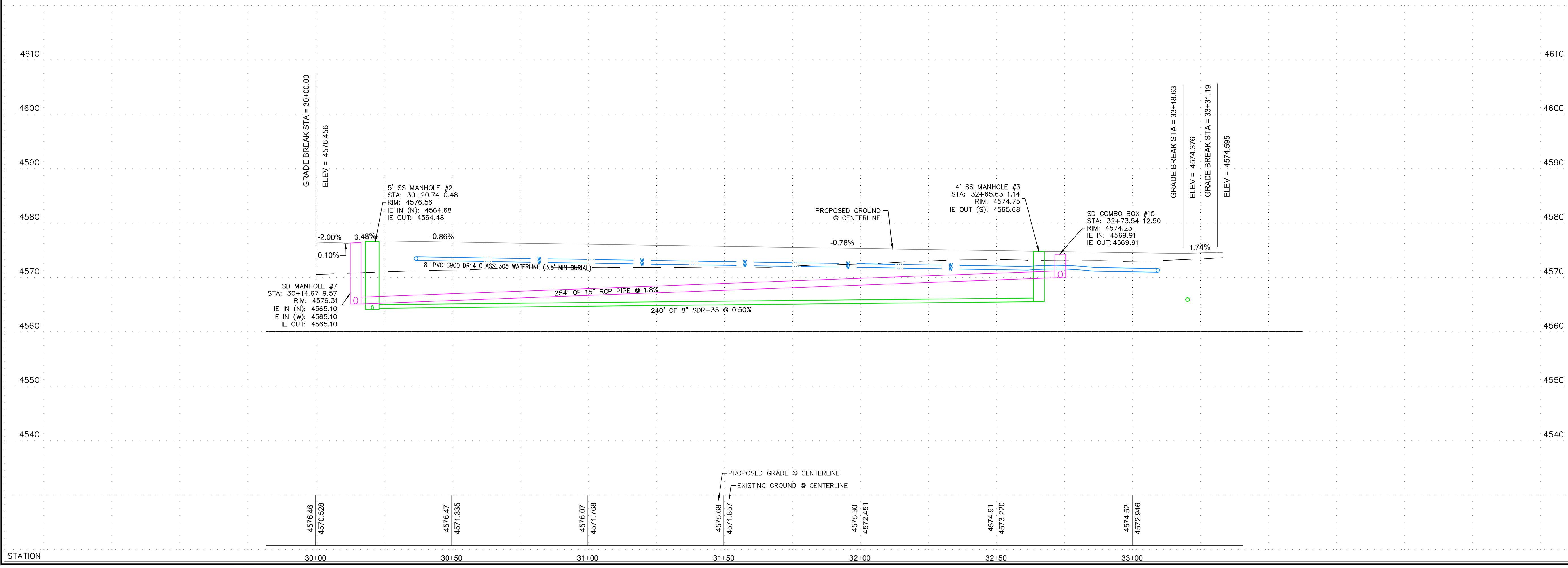


DRAWING NOTES:



KEYMAP

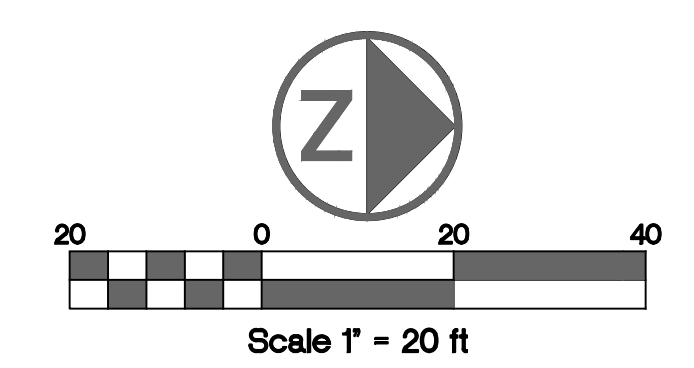
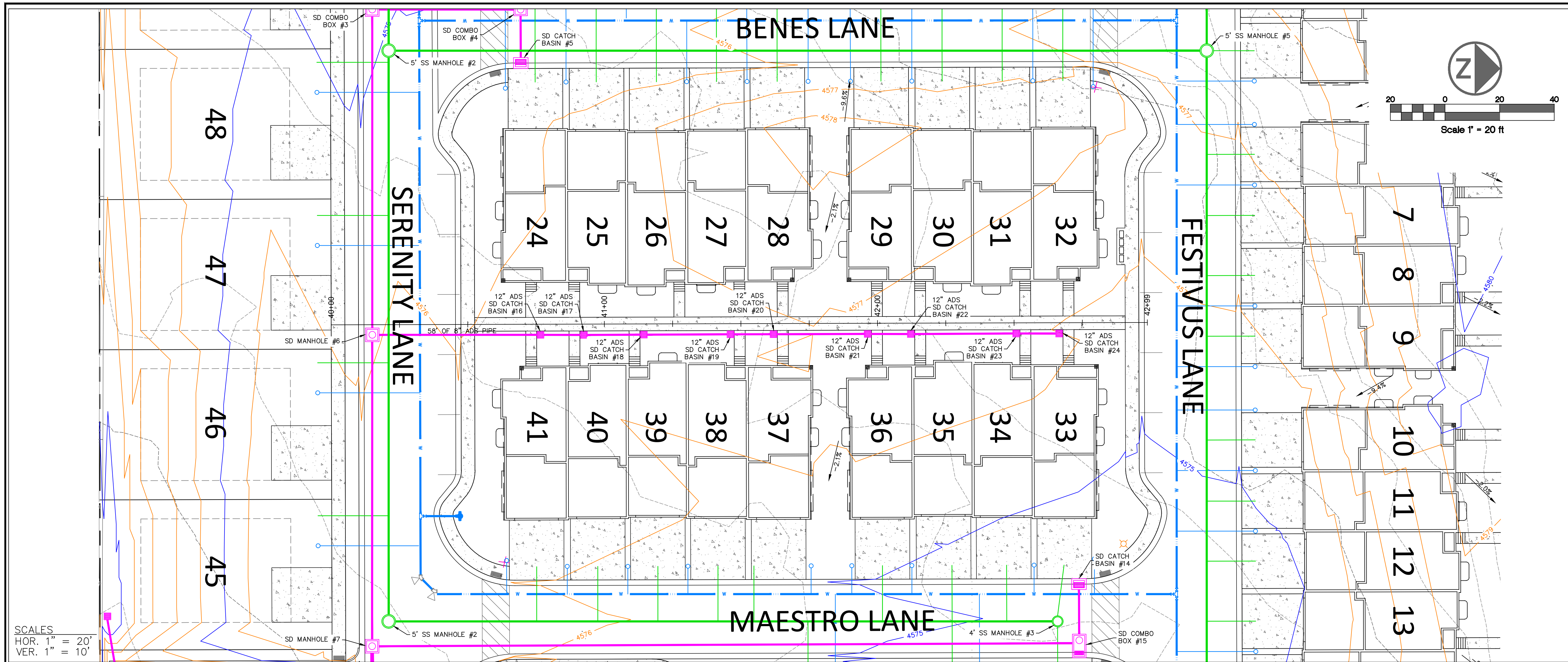
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PLOT DATE: Apr 08, 2025



NO.	CITY COMMENTS, REVISED DETENTION SYSTEM	REVISION	DATE
1	CITY COMMENTS, REVISED DETENTION SYSTEM		4/7/2025

PROJECT INFORMATION
TAYLOR VILLAS
MAESTRO LANE
STA 30+00 - 33+31.19
TAYLORSVILLE, UTAH

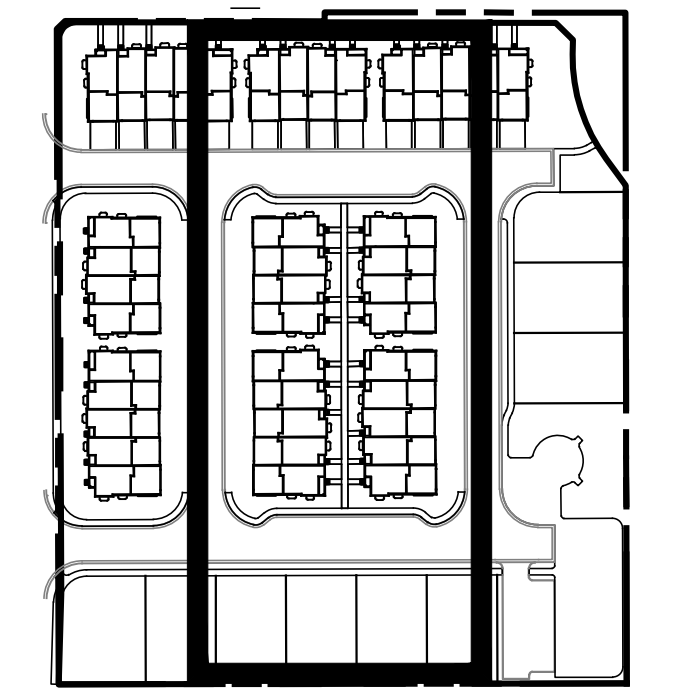
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DATE 4/7/2025		SCALE 1" = 20'
ENGINEER'S STAMP		SHEET C304



SCALES
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 VER. 1" = 10'

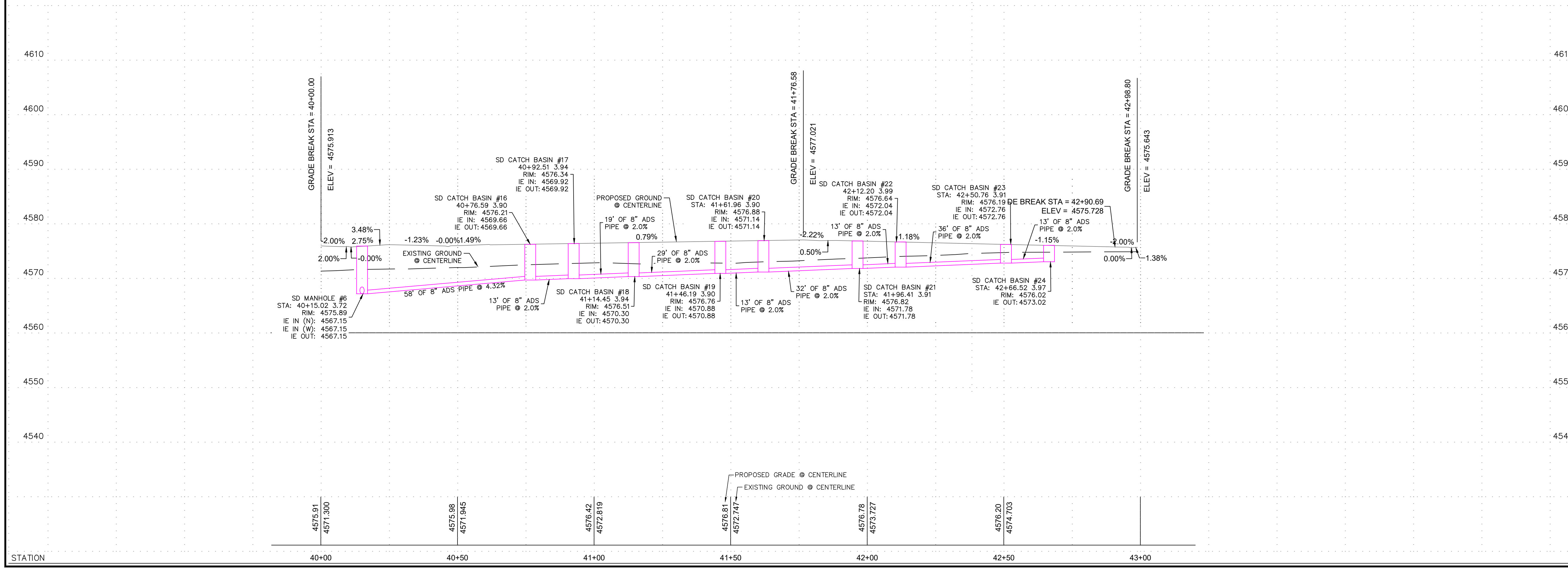
WILDING
 ENGINEERING
 14721 SOUTH HERITAGE CREST WAY
 BLUFFDALE, UTAH 84065
 801.553.8112
 WWW.WILDINGENGINEERING.COM

DRAWING NOTES:



KEYMAP

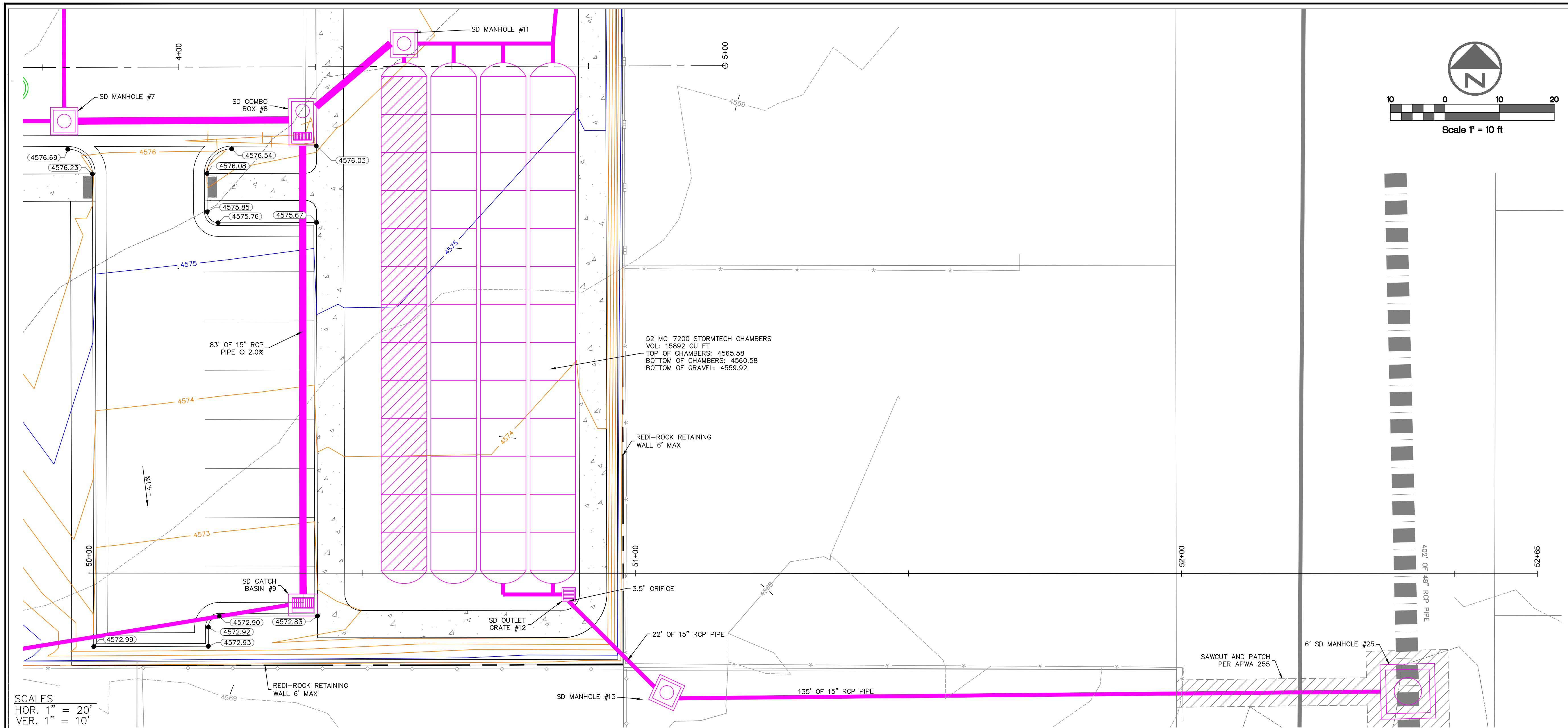
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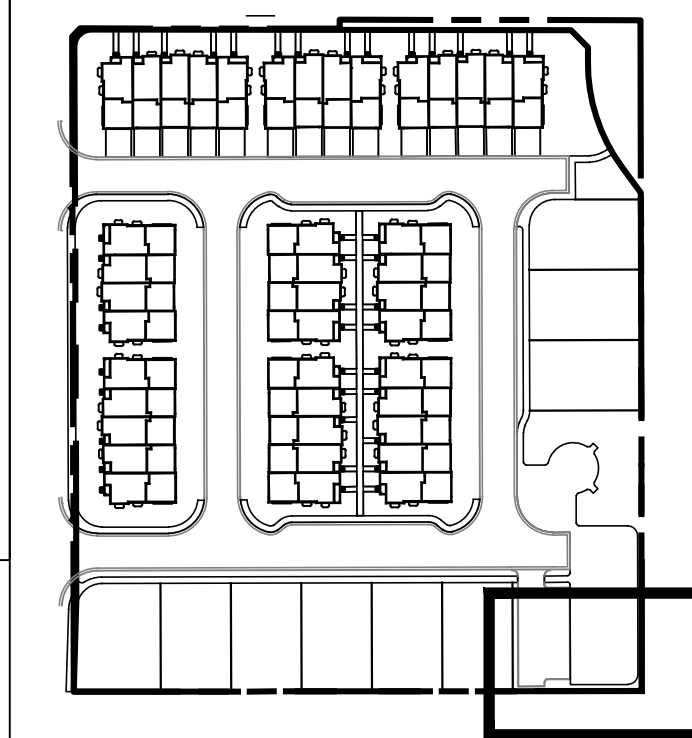
NO.	CITY COMMENTS, REVISED DETENTION SYSTEM	4/7/2025
1	REVISION	DATE

PROJECT INFORMATION
TAYLOR VILLAS
 TOWNHOME WALKWAY
 STA 40+00 - 42+98.80
 TAYLORSVILLE, UTAH

DRAWN TGK	CHECKED MEC	PROJECT # 24253
DATE 4/7/2025		SCALE 1" = 20'
ENGINEER'S STAMP		SHEET C305



DRAWING NOTES:



KEYMAP

NO.	REVISION	DATE
1	CITY COMMENTS, REVISED DETENTION SYSTEM	4/7/2025

PROJECT INFORMATION

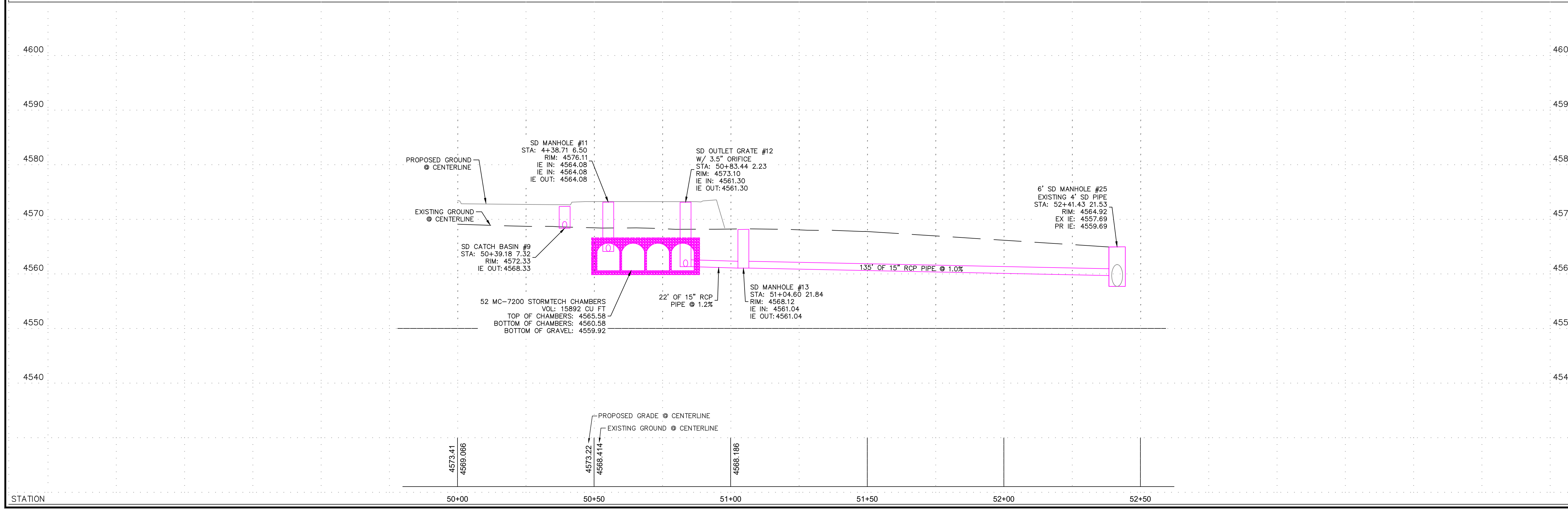
TAYLOR VILLAS

DETENTION BASIN OUTLET
STA 50+00 - 52+65.11

TAYLORSVILLE, UTAH

DRAWN TGK	CHECKED MEC	PROJECT # 24253
DATE 4/7/2025		SCALE 1" = 10'
ENGINEER'S STAMP		SHEET C306

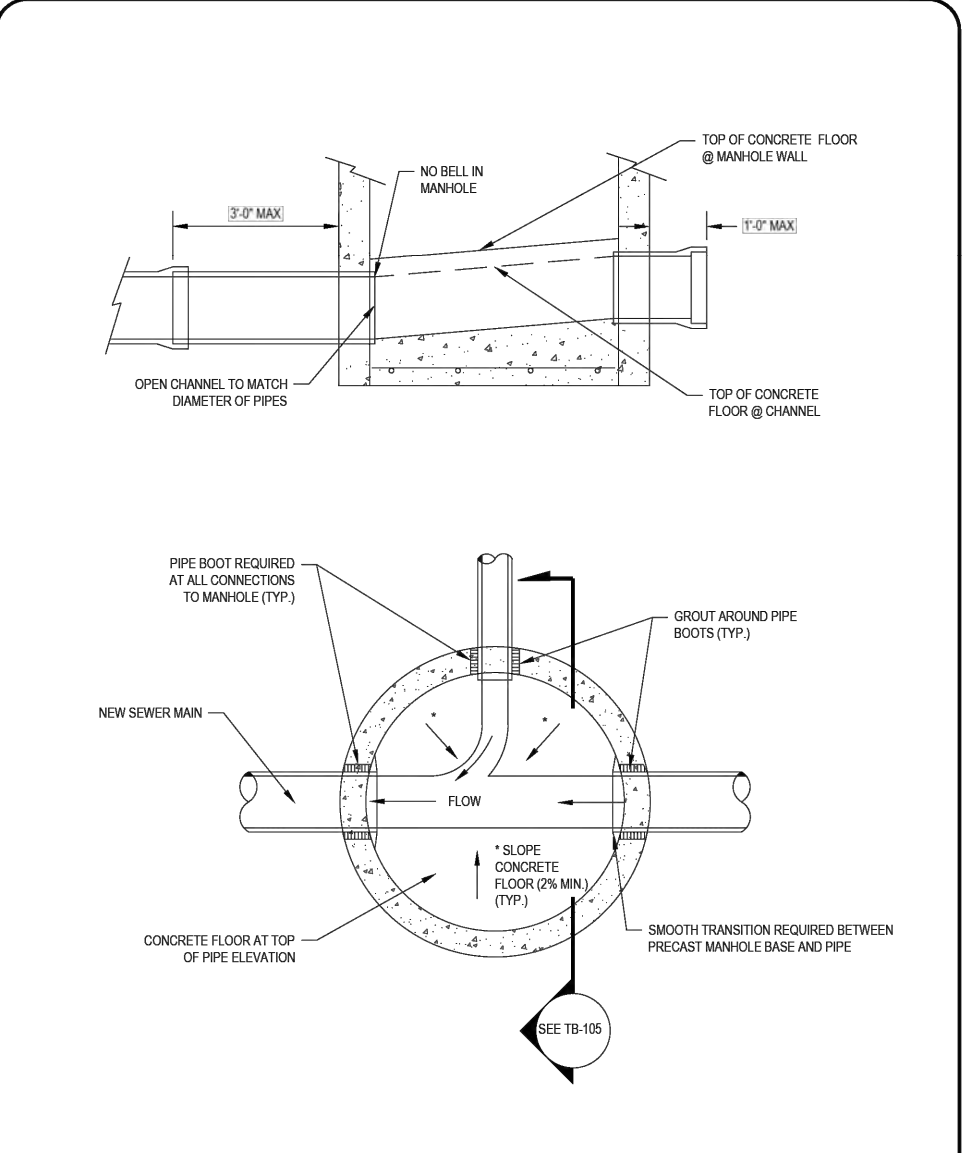
SCALES
HOR. 1" = 20'
VER. 1" = 10'



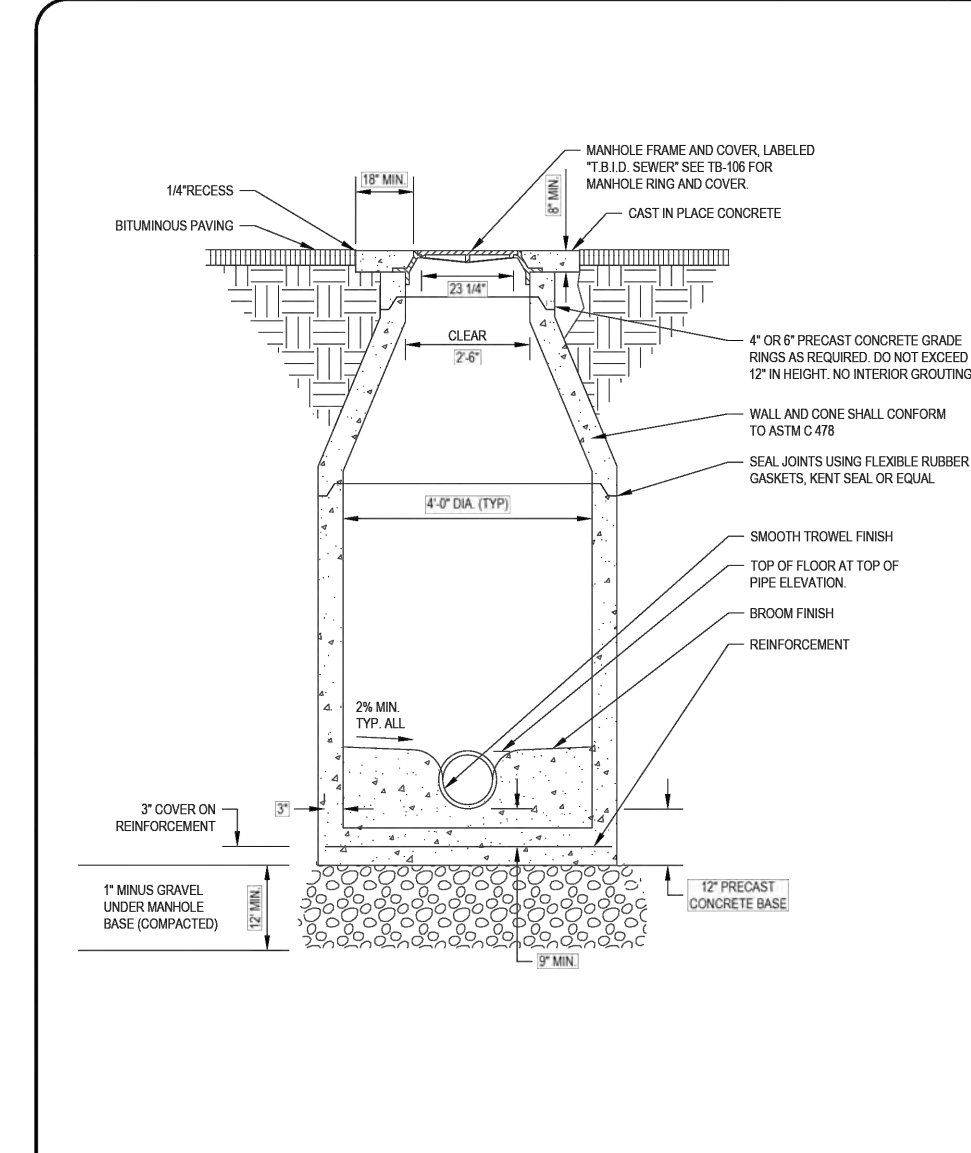
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PLOT DATE: Apr 08, 2025

DRAWING NOTES:

- TYPICAL PRECAST MANHOLE NOTES:**
1. CONCENTRIC OR ECCENTRIC MANHOLE CONES ARE ACCEPTABLE.
 2. NO STEPS IN CONE OR ON MANHOLE WALL IN CONCENTRIC MANHOLES. STEPS SHALL BE ALIGNED OVER THE SHELF OF ECCENTRIC MANHOLES.
 3. MANHOLES SHALL BE OF WATERTIGHT CONSTRUCTION, UTILIZING EITHER BITUMASTIC SEALANT OR RUBBER GASKET BETWEEN ADJACENT MANHOLE SECTIONS.
 4. MANHOLE SHALL BE AT LEAST 5'-0" IF SEWER MAIN IS GREATER THAN 10" Ø, OR IF THREE OR MORE SEWER MAIN PIPES CONNECT TO MANHOLE, OR OTHERWISE SPECIFIED ON DRAWINGS.
 10. ALL MANHOLES WILL BE VACUUM TESTED. SEE SECTION 33 31 00 OF TBD STANDARD SPECIFICATIONS FOR MANHOLE TESTING REQUIREMENTS.
 11. LEVEL & ADJUST LID & FRAME TO FINISH GRADE (1/4" MAX BELOW SURFACE).
 12. CONCRETE COLLARS REQUIRED IN PAVED AREAS.
 13. MANHOLE REQUIRED ON ALL SEWER MAIN STUB ENDS.
 14. THERE IS TO BE A 0.2' DROP THROUGH EVERY MANHOLE.
 15. INSTALL SUITABLE BARRIERS OR COVERS DURING CONSTRUCTION TO PREVENT DEBRIS FROM ENTERING SEWER MAIN PIPING VIA MANHOLES.
 16. SEE TB-105 FOR ADDITIONAL INFORMATION.



- TYPICAL MANHOLE SECTION NOTES:**
1. CONCENTRIC OR ECCENTRIC MANHOLE CONES ARE ACCEPTABLE.
 2. NO STEPS IN CONE OR ON MANHOLE WALL IN CONCENTRIC MANHOLES. STEPS SHALL BE ALIGNED OVER THE SHELF OF ECCENTRIC MANHOLES.
 3. MANHOLES SHALL BE OF WATERTIGHT CONSTRUCTION, UTILIZING EITHER BITUMASTIC SEALANT OR RUBBER GASKET BETWEEN ADJACENT MANHOLE SECTIONS.
 4. MANHOLE SHALL BE AT LEAST 5'-0" IF SEWER MAIN IS GREATER THAN 10" Ø, OR IF THREE OR MORE SEWER MAIN PIPES CONNECT TO MANHOLE, OR OTHERWISE SPECIFIED ON DRAWINGS.
 10. ALL MANHOLES WILL BE VACUUM TESTED. SEE SECTION 33 31 00 OF TBD STANDARD SPECIFICATIONS FOR MANHOLE TESTING REQUIREMENTS.
 11. LEVEL & ADJUST LID & FRAME TO FINISH GRADE (1/4" MAX BELOW SURFACE).
 12. CONCRETE COLLARS REQUIRED IN PAVED AREAS.
 13. MANHOLE REQUIRED ON ALL SEWER MAIN STUB ENDS.
 14. THERE IS TO BE A 0.2' DROP THROUGH EVERY MANHOLE.
 15. INSTALL SUITABLE BARRIERS OR COVERS DURING CONSTRUCTION TO PREVENT DEBRIS FROM ENTERING SEWER MAIN PIPING VIA MANHOLES.
 16. COMPACT TO 98% MAX DENSITY UNDER PAVEMENTS AND IMPROVED AREAS. COMPACT TO 90% MAX DENSITY IN UNIMPROVED AREAS.
 17. SEE TB-104 FOR ADDITIONAL INFORMATION.



- MANHOLE RING AND COVER NOTES:**
1. T.B.I.D. MANHOLE COVERS AVAILABLE AT DAL SUPPLY, NEENAH FOUNDRY, AND WESTAR SUPPLY.
 2. MANHOLES TO BE SUITABLE FOR HS-20 LOADINGS.

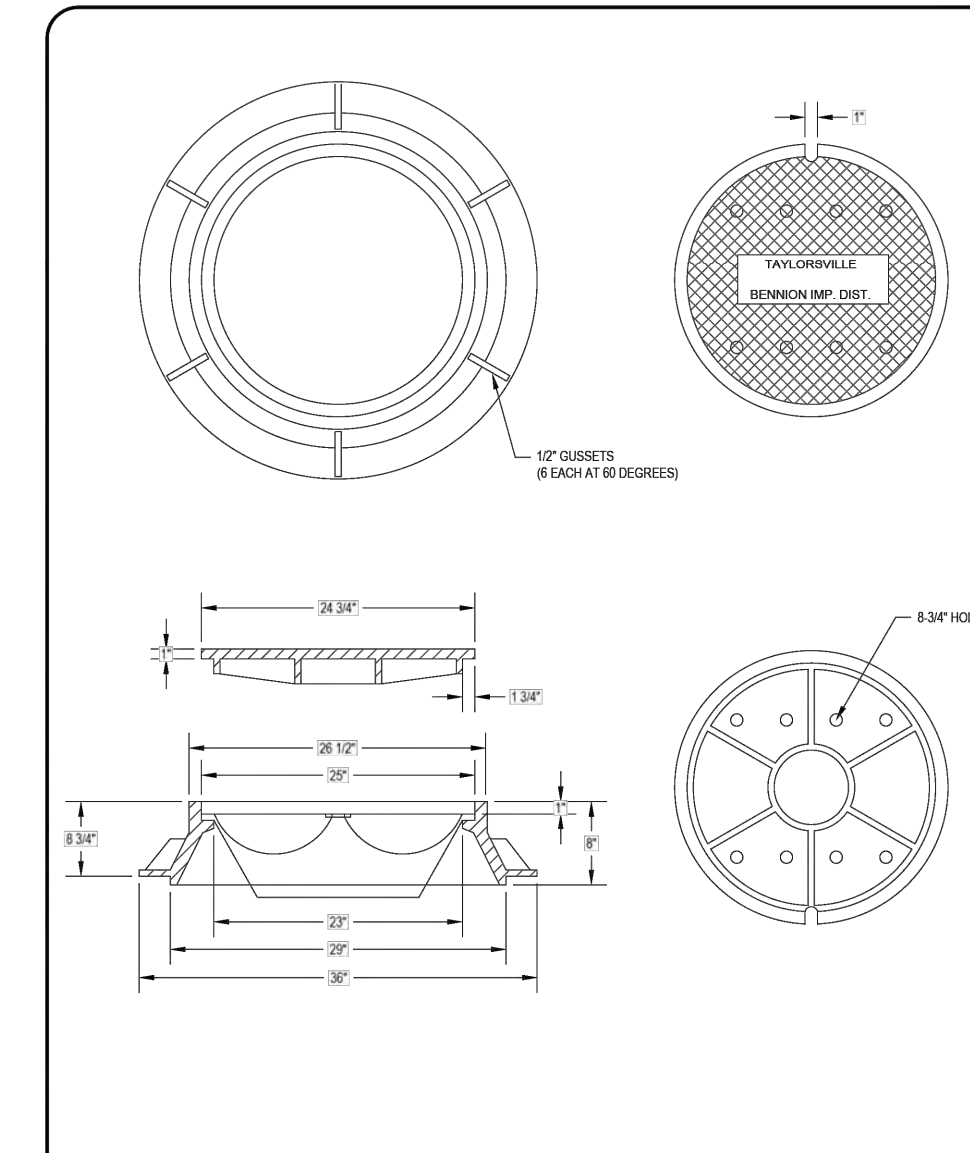
UPDATED NOV 2024
TYPICAL PRECAST MANHOLE
NOTES
TB-104
PAGE 1 OF 2

UPDATED NOV 2024
TYPICAL PRECAST MANHOLE
NOT TO SCALE
TB-104
PAGE 2 OF 2

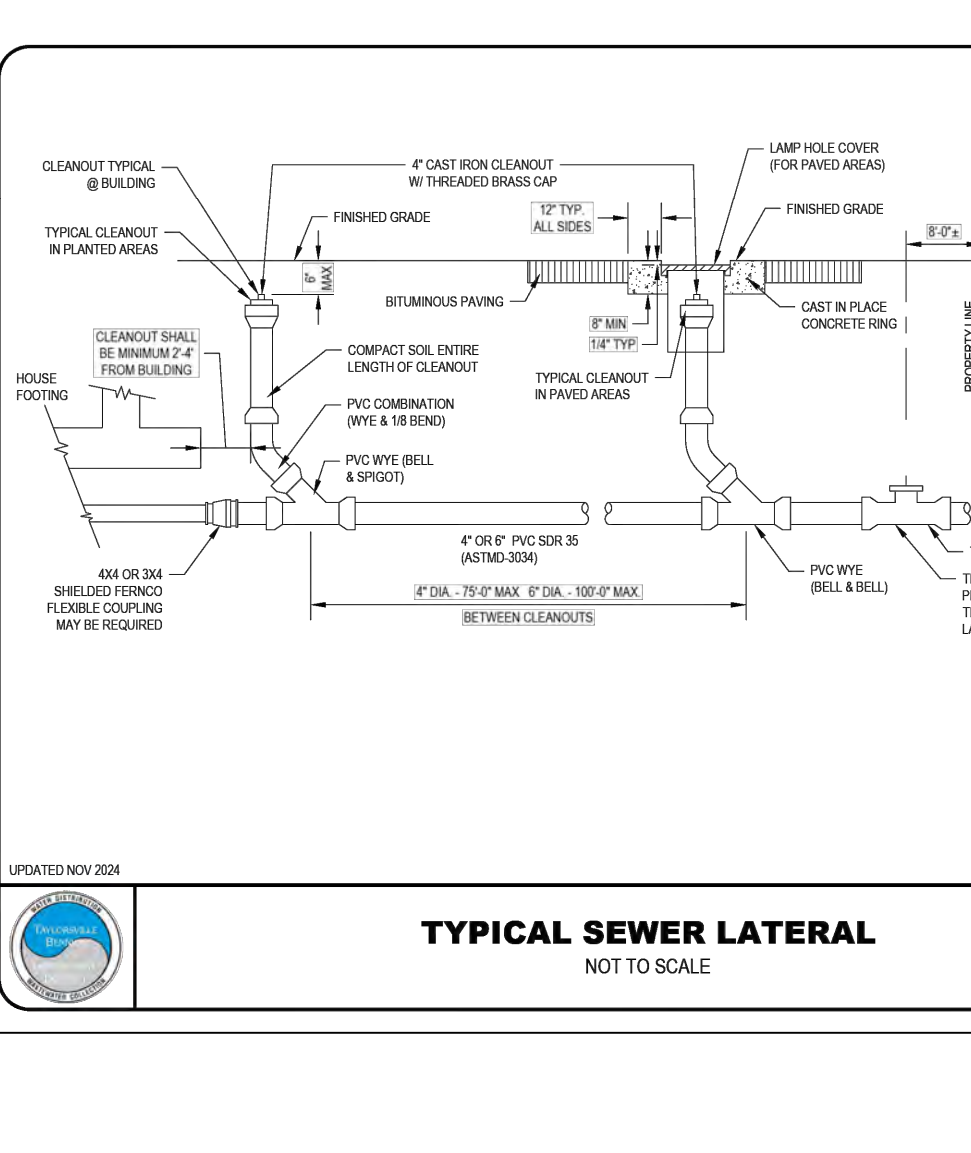
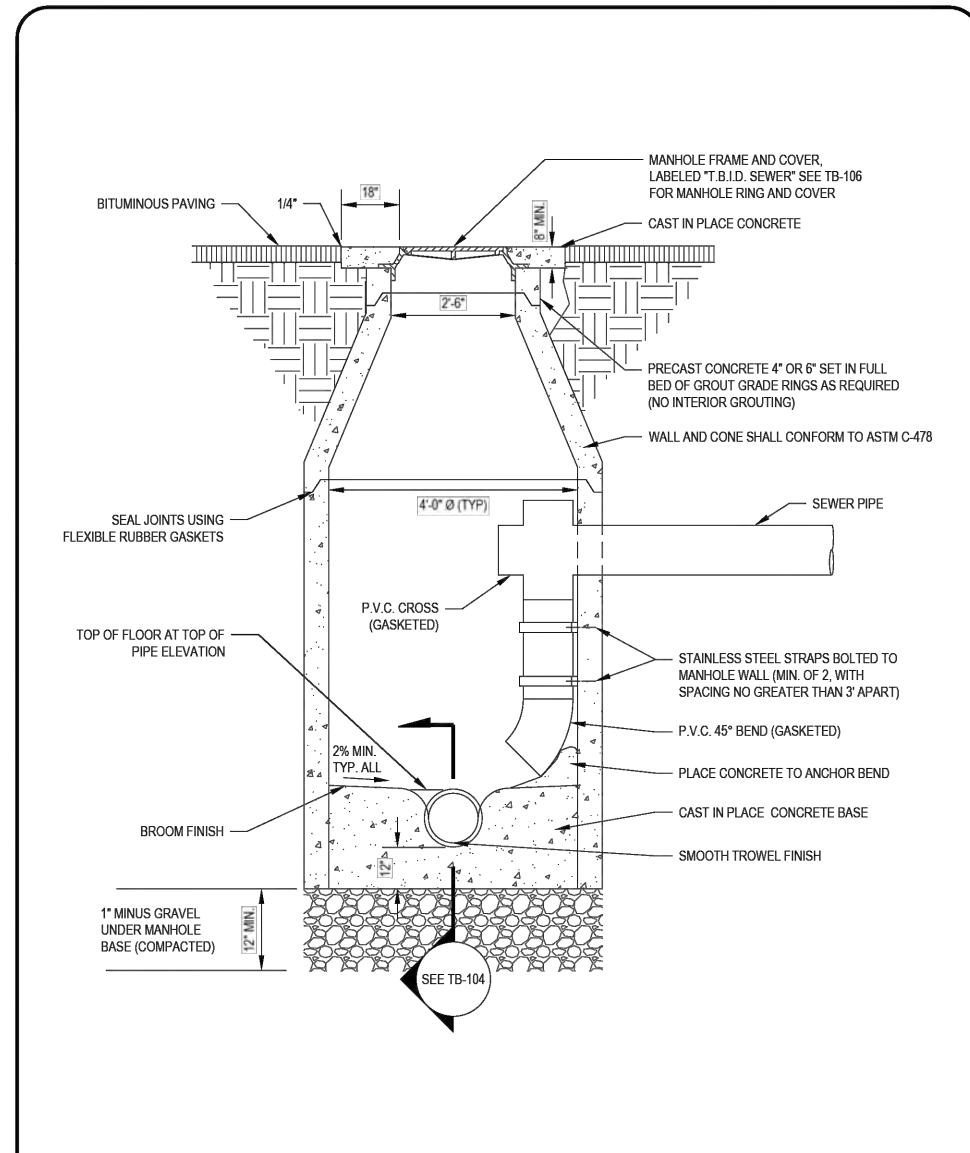
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TYPICAL MANHOLE SECTION
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TB-105
PAGE 1 OF 2

UPDATED NOV 2024
TYPICAL MANHOLE SECTION
NOT TO SCALE
TB-105
PAGE 2 OF 2

UPDATED NOV 2024
MANHOLE RING AND COVER
NOTES
TB-106
PAGE 1 OF 2



- TYPICAL DROP MANHOLE NOTES:**
1. ALL DROP MANHOLES TO BE APPROVED BY THE DISTRICT.
 2. CONCENTRIC OR ECCENTRIC MANHOLE CONES ARE ACCEPTABLE.
 3. NO STEPS IN CONE OR ON MANHOLE WALL IN CONCENTRIC MANHOLES. STEPS SHALL BE ALIGNED OVER THE SHELF OF ECCENTRIC MANHOLES.
 4. MANHOLES SHALL BE OF WATERTIGHT CONSTRUCTION, UTILIZING EITHER BITUMASTIC SEALANT OR RUBBER GASKET BETWEEN ADJACENT MANHOLE SECTIONS.
 5. MANHOLE SHALL BE AT LEAST 5'-0" IF SEWER MAIN IS GREATER THAN 10" Ø, OR IF THREE OR MORE SEWER MAIN PIPES CONNECT TO MANHOLE, OR OTHERWISE SPECIFIED ON DRAWINGS.
 10. ALL MANHOLES WILL BE VACUUM TESTED. SEE SECTION 33 31 00 OF TBD STANDARD SPECIFICATIONS FOR MANHOLE TESTING REQUIREMENTS.
 11. LEVEL & ADJUST LID & FRAME TO FINISH GRADE (1/4" MAX BELOW SURFACE).
 12. CONCRETE COLLARS REQUIRED IN PAVED AREAS.
 13. MANHOLE REQUIRED ON ALL SEWER MAIN STUB ENDS.
 14. THERE IS TO BE A 0.2' DROP THROUGH EVERY MANHOLE.
 15. INSTALL SUITABLE BARRIERS OR COVERS DURING CONSTRUCTION TO PREVENT DEBRIS FROM ENTERING SEWER MAIN PIPING VIA MANHOLES.

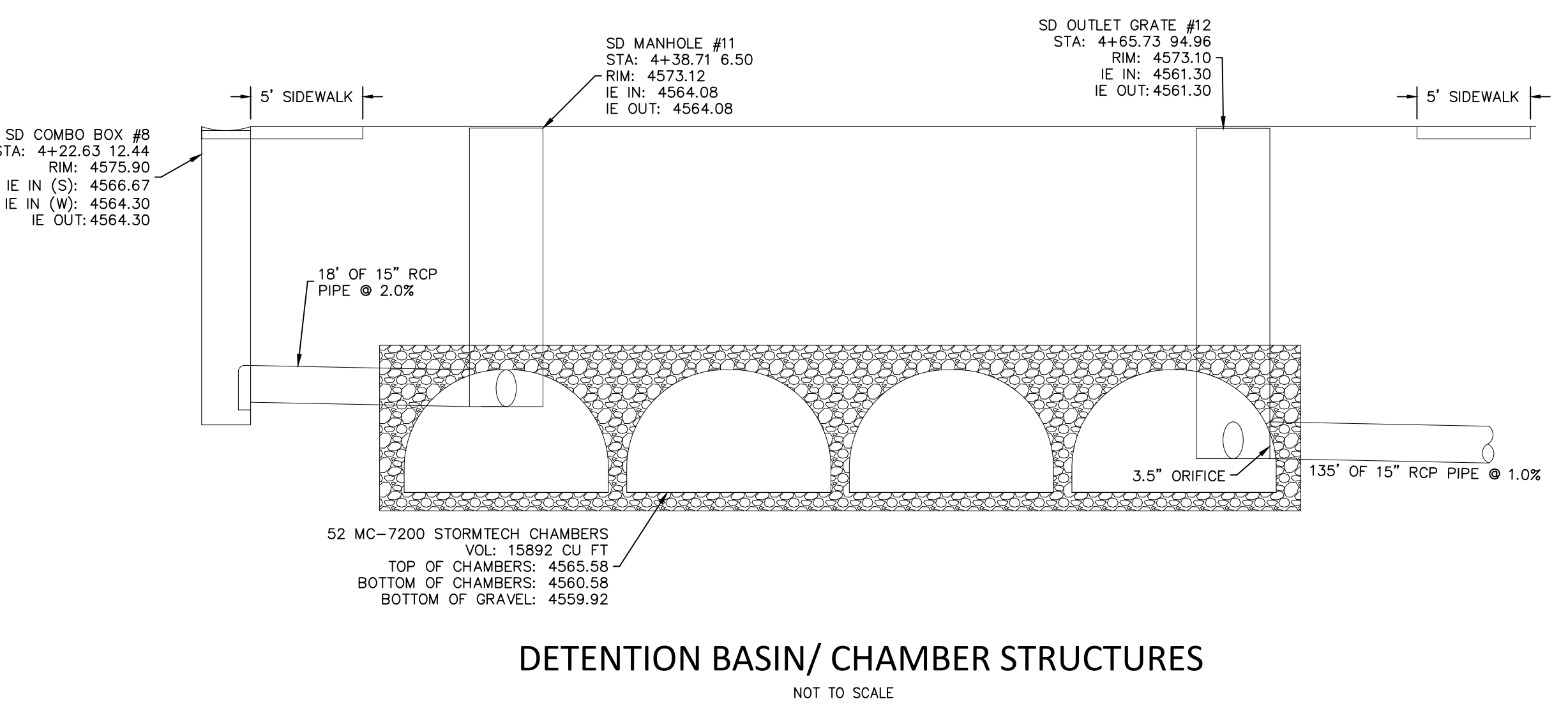


UPDATED NOV 2024
MANHOLE RING AND COVER
NOT TO SCALE
TB-106
PAGE 2 OF 2

UPDATED NOV 2024
TYPICAL DROP MANHOLE SECTION
NOTES
TB-109
PAGE 1 OF 2

UPDATED NOV 2024
TYPICAL DROP MANHOLE SECTION
NOT TO SCALE
TB-109
PAGE 2 OF 2

UPDATED NOV 2024
TYPICAL SEWER LATERAL
NOT TO SCALE
TB-102
PAGE 2 OF 2



DETENTION BASIN/ CHAMBER STRUCTURES
NOT TO SCALE

NO.	REVISION	DATE
1	CITY COMMENTS, REVISED DETENTION SYSTEM	4/7/2025

PROJECT INFORMATION

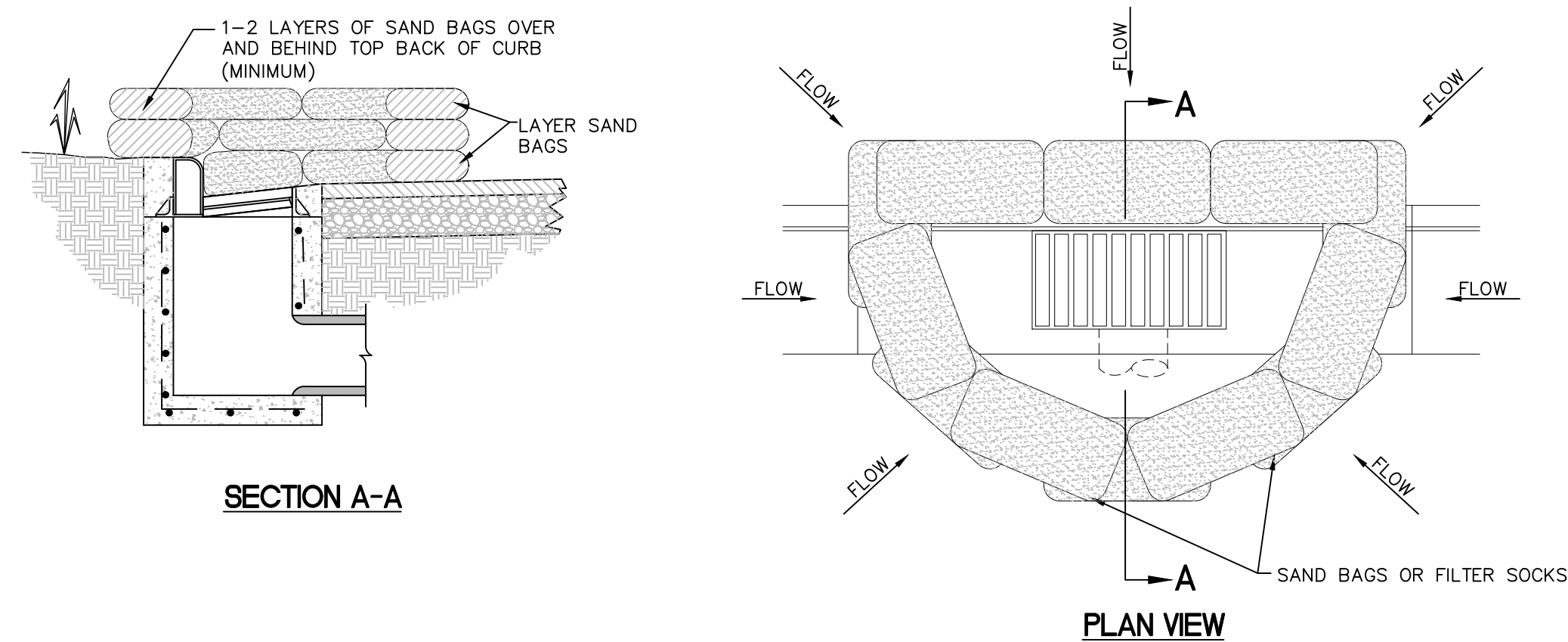
TAYLOR VILLAS

SEWER DETAILS

TAYLORSVILLE, UTAH

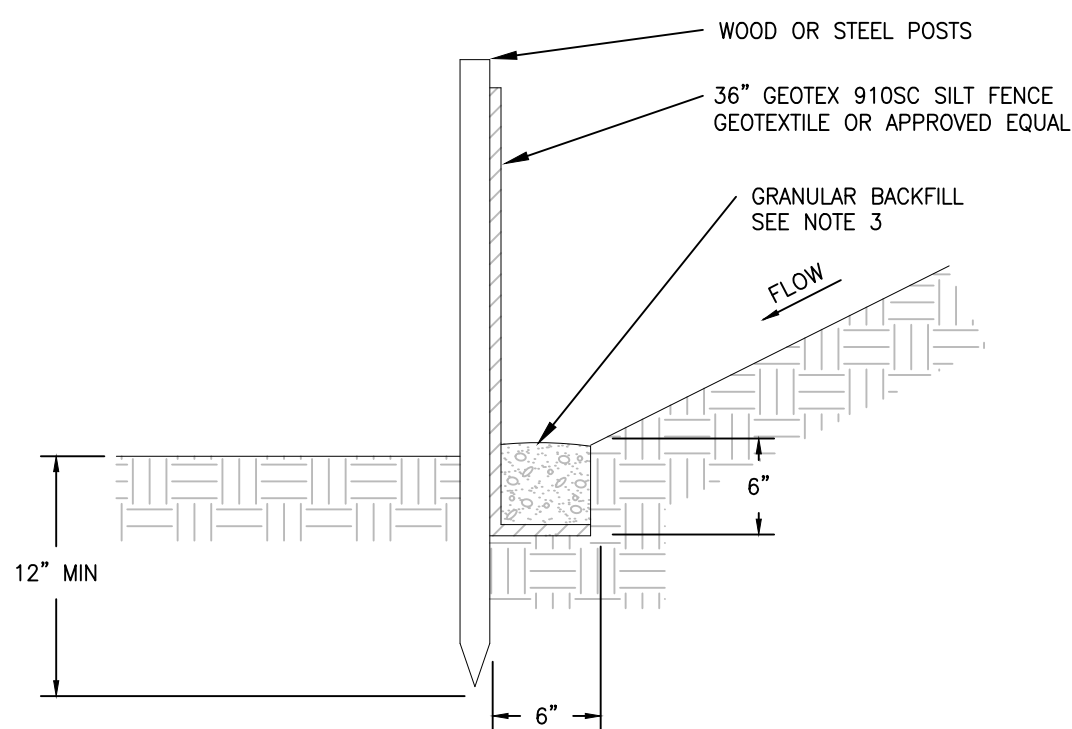
DRAWN	CHECKED	PROJECT #
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DATE		
4/7/2025		
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NTS		
SHEET		
C402		
ENGINEER'S STAMP		

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PLOT DATE: Apr 07, 2025



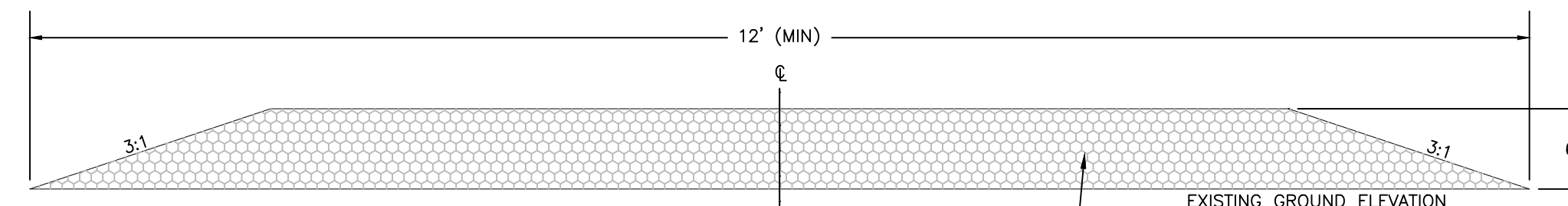
- NOTES:**
1. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT A MINIMUM OF ONCE A WEEK.
 2. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF SAND BAG HEIGHT.
 3. CONTRACTOR MAY SUBMIT ALTERNATIVE METHOD OF INLET PROTECTION, THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE ENGINEER OF RECORD.

STORM DRAIN INLET PROTECTION
NOT TO SCALE



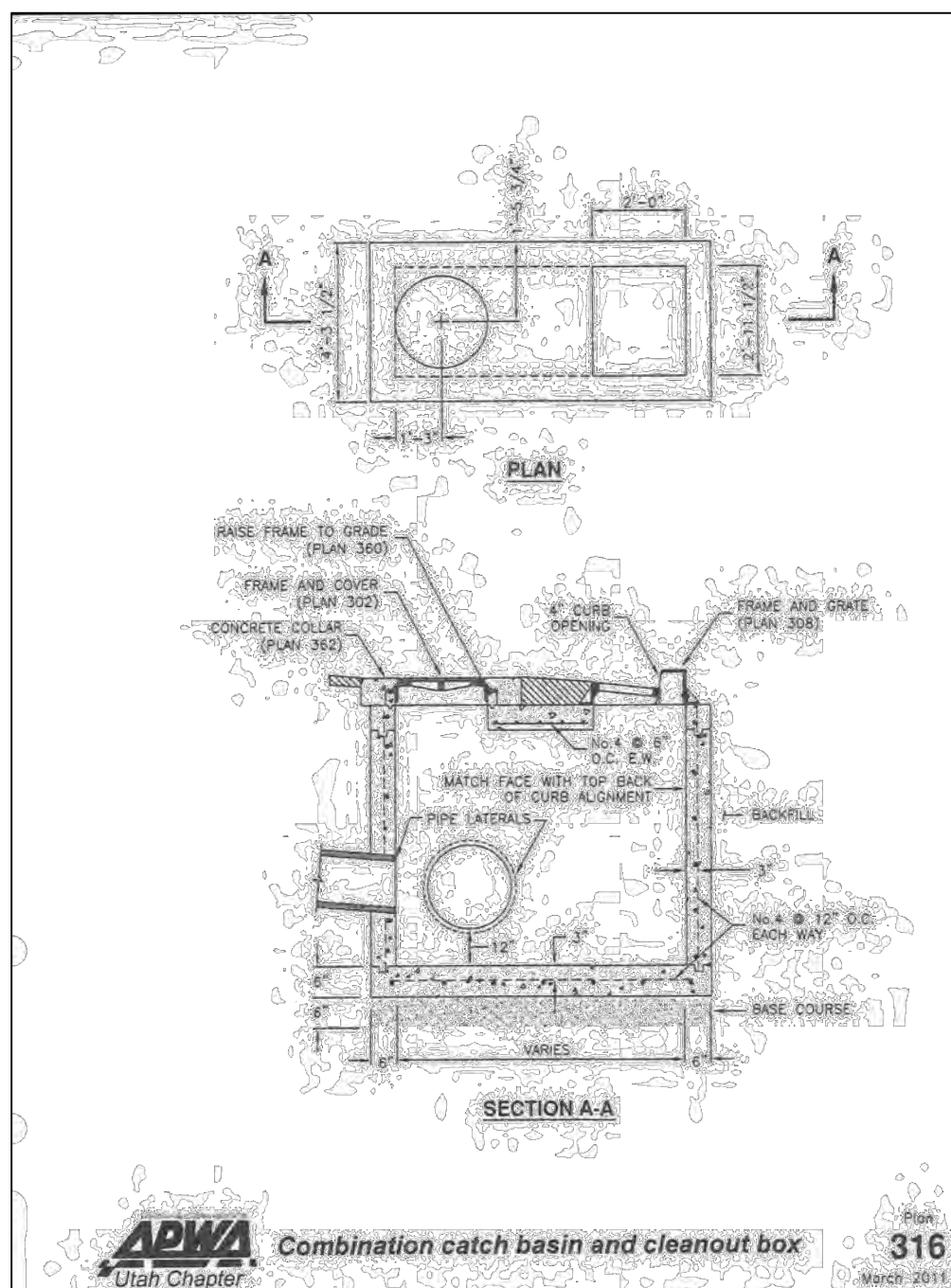
- NOTES:**
1. EXCAVATE 6" X 6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
 2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
 3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH, BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL, COMPACT TRENCH TO SATISFACTION OF CITY INSPECTOR.
 4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
 5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
 6. 10' MAXIMUM SPACING BETWEEN STAKES.

SILT FENCE
NOT TO SCALE



- NOTES:**
1. UNLESS OTHERWISE SHOWN, THE DIMENSIONS OF THE CONSTRUCTION ENTRANCE IS 12' WIDE AND 50 FEET LONG.
 2. PLACE STABILIZED CONSTRUCTION ENTRANCE ON SOLID GROUND OR ON A 6" LAYER OF UNTREATED BASE COURSE FOR BEARING STRENGTH ON SOFT GROUND.
 3. PROVIDE A 10' TRANSITION RAMP FROM THE EXISTING ROADWAY ELEVATION TO THE TOP OF THE STABILIZED CONSTRUCTION ENTRANCE AT EACH END.
 4. REMOVE STABILIZED CONSTRUCTION ENTRANCE WHEN SITE IS STABILIZED AND OTHER EARTH MOVING AND HAUL OPERATIONS ARE COMPLETE.

CROSS SECTION OF STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



ADS

User Inputs

Chamber Model: MC-7200
Outlet Control Structure: Yes
Project Name: Taylor Villas
Project Location: Imperial
Measurement Type: Imperial
Required Storage Volume: 15174 cubic ft.
Stone Porosity: 40%
Stone Foundation Depth: 9 in.
Stone Above Chambers: 12 in.
Design Concrete Dimensions: (65 ft. x 120 ft.)

Results

System Volume and Bed Size

Installed Storage Volume: 15892.06 cubic ft.
Storage Volume Per Chamber: 175.90 cubic ft.
Number of Chambers Required: 52
Number of End Caps Required: 8
Chamber Rows: 4
Maximum Length: 141.42 ft.
Maximum Width: 38.18 ft.
Approx. Bed Size Required: 3783.00 square ft.
Average Cover Over Chambers: N/A.

System Components

Amount of Stone Required: 596 cubic yards
Volume of Excavation (Not including 546 cubic yards FIB):
Total Non-woven Geotextile Required: 1261 square yards
Woven Geotextile Required (excluding 8 square yards Isolator Row):
Woven Geotextile Required (Isolator Row):
Total Woven Geotextile Required: 301 square yards
Impervious Liner Required: 0 square yards

ISOLATOR ROW STEP BY STEP MAINTENANCE PROCEDURES

STEP 1
Inspect Isolator Row for sediment.
A) Inspection points (if present)
i. Remove lid from floor box frame
ii. Remove cap from inspection riser
iii. Using a flashlight and stadia rod, measure depth of sediment and record results on maintenance log.
iv. If sediment is at or above 3 inch depth, proceed to Step 2. If not, proceed to Step 3.
B) All Isolator Rows
i. Remove cover from manhole at upstream end of Isolator Row
ii. Using a flashlight, inspect down Isolator Row through outlet pipe
1. Mirrors on poles or cameras may be used to avoid confined space entry
2. Follow OSHA regulations for confined space entry if entering manhole
iii. If sediment is at or above the lower row of sidewall holes (approximately 3 inches), proceed to Step 2. If not, proceed to Step 3.

STEP 2
Clean out Isolator Row using the Jet/Vac process.
A) A floor cleaning nozzle with rear facing nozzle spread of 45 inches or more is preferable
B) Apply multiple passes of Jet/Vac until backflush water is clean
C) Vacuum manhole sump as required

STEP 3
Replace all caps, lids and covers, record observations and actions.

STEP 4
Inspect & clean catch basins and manholes upstream of the StormTech system.

SAMPLE MAINTENANCE LOG

Date	Time point to cleanout	Flow point to stop if necessary (ft)	Flow pipe depth (ft)	Observations/Notes
8/16/11	6.3 R	none	0.4 R	New installation. Flood point to C1 frame at grade.
1/24/12	6.3	6.3	0.4 R	Some silt fill
4/26/13	6.3	6.3	0.4 R	Heavy silt, debris visible in manhole and in Isolator Row, maintenance due
7/7/18	6.3 R	0	0	System Jailed and vacuumed.

StormTech **ADS**

NYLOPLAST 12" UNIVERSAL IN-LINE DRAIN - NON TRAFFIC RATED INSTALLATION

GRATE OPTIONS

GRATE OPTIONS	PART #S
PEDESTRIAN GRATE	1299CPC
STANDARD GRATE	1299CCS
SOLID COVER	1299CCK
BROUZE GRATE	1299CPS
DROP IN GRATE	1301LI
COARSE GRATE	1299CCO
2 X 2' ROAD & HIGHWAY	1299CSQ12

REAR YARD SWALE
NOT TO SCALE

REAR YARD BERM
NOT TO SCALE

205.2

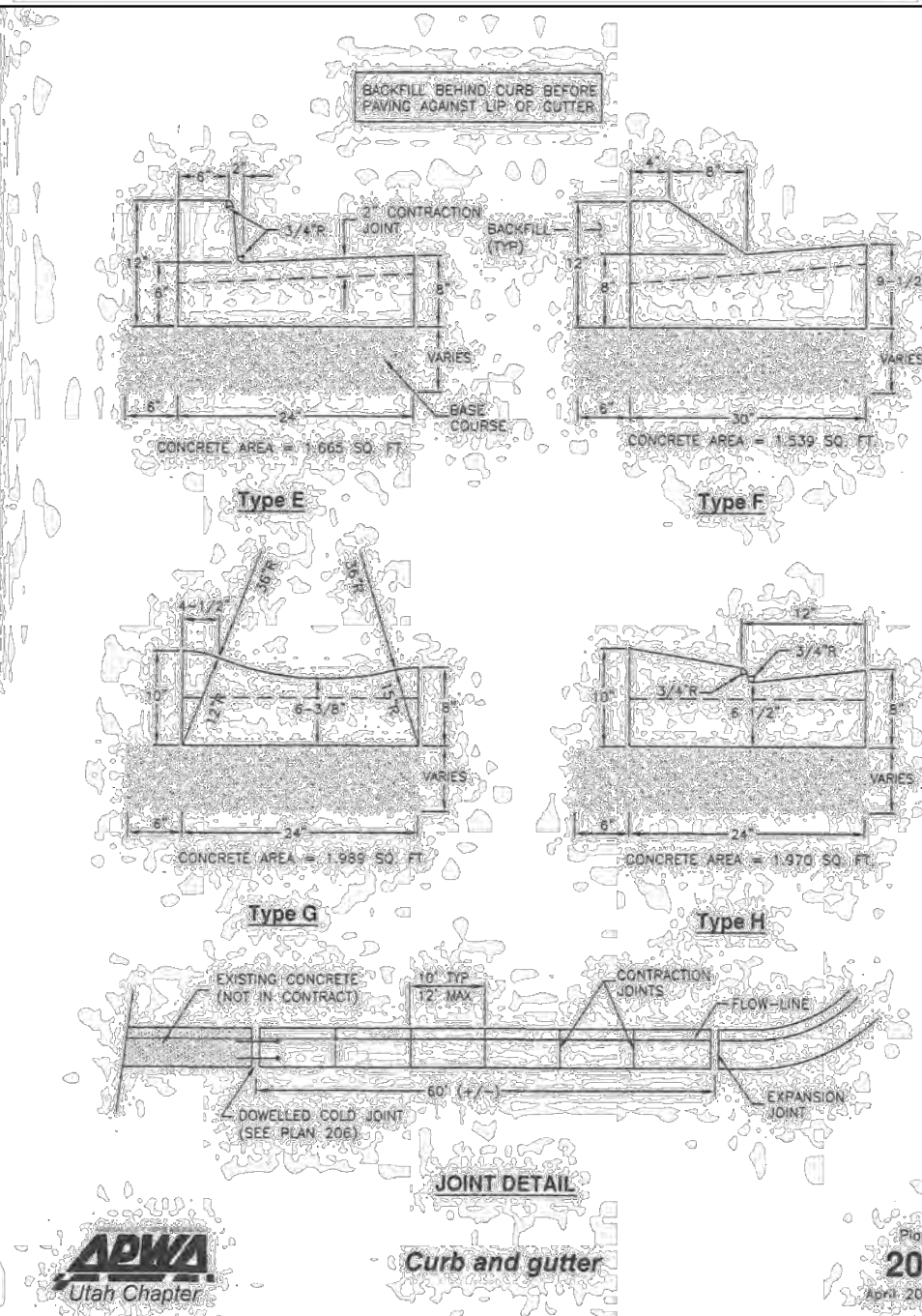
Curb and gutter

1. GENERAL
A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER'S discretion.
B. Additional requirements are specified in APWA Section 32 16 13.

2. PRODUCTS
A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.
B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION
A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (±0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
B. Concrete Placement: APWA Section 03 30 10.
1) Install expansion joints vertical, full depth, with top of filter set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
C. Protection and Repair: Protect concrete from desiccating chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

APWA Utah Chapter
205.2
April 2011



302.1

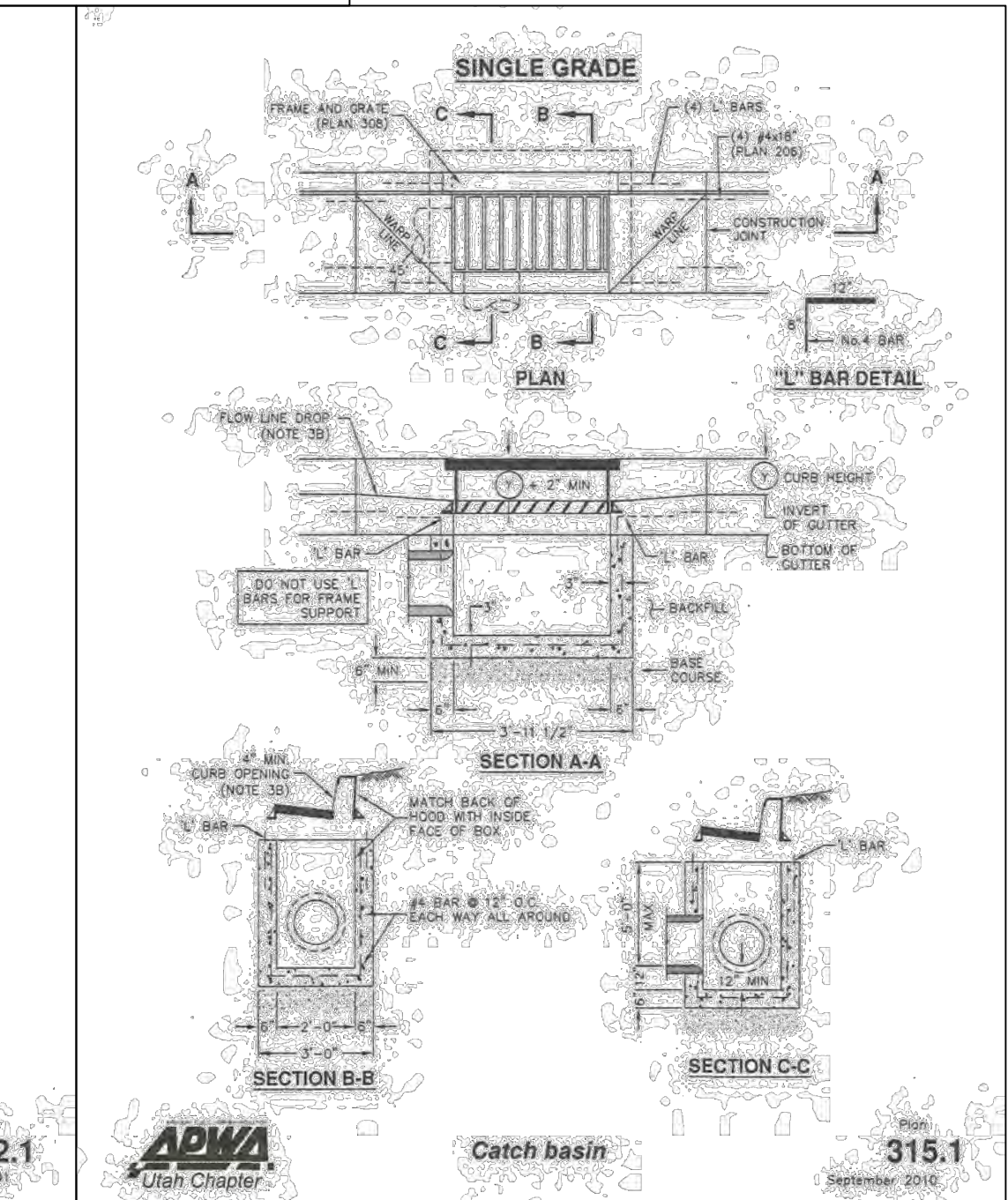
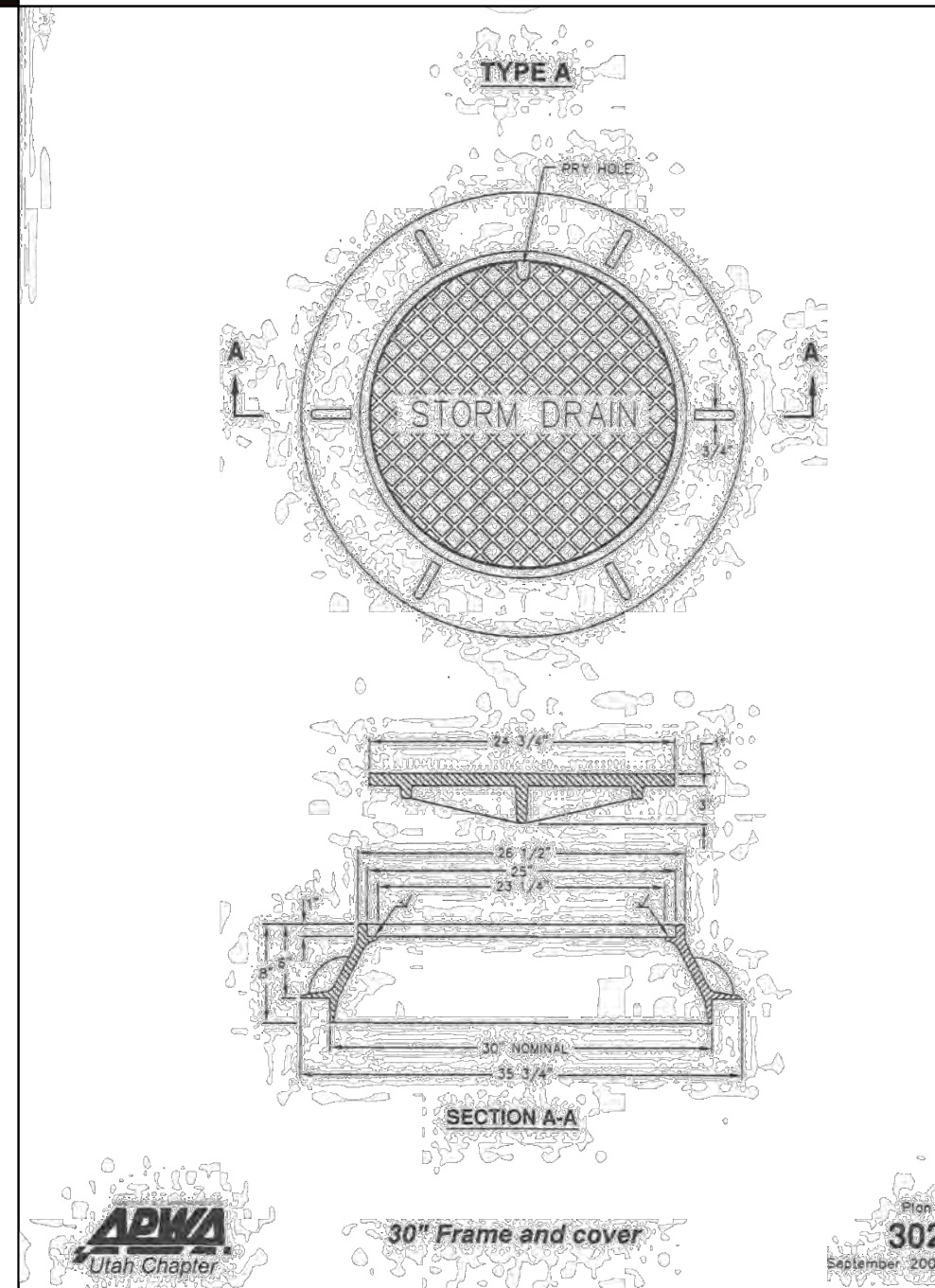
30" Frame and cover

1. GENERAL
A. The frame and cover fits:
1) Cleanout box type B in Plan 331, and
2) Precast manhole in Plan 341.

2. PRODUCTS
A. Castings: Grey iron class 35 minimum, ASTM A48.
1) Coated with asphalt based paint or better (except on machined surfaces).
2) Cast the heat number on the frame and cover.
3) Give the frame and cover a machine finish so the cover will not rock.
4) √ designates a machine finished surface.
5) Cast the words "STORM DRAIN" on the cover in upper case flush with the surface finish.

3. EXECUTION
A. Except in paved streets, provide locking manhole covers in easements, alleys, parking lots, and all other places. Drill and tap two holes to a depth of 1-inch at 90 degrees to pry hole and install 3/4 x 3/4-inch allen socket set screws.

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302.1
September 2001



WILDING ENGINEERING

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

DRAWING NOTES:

NO.	REVISION	DATE
1	CITY COMMENTS, REVISED DETENTION SYSTEM	4/7/2025

TAYLOR VILLAS

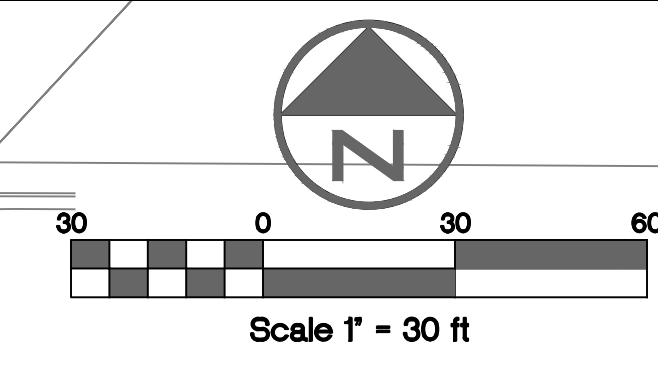
DETAILS

TAYLORSVILLE, UTAH

DRAWN	CHECKED	PROJECT #
TGK	MEC	24253
DATE		
4/7/2025		
SCALE		
NTS		
SHEET		
C403		

ENGINEER'S STAMP

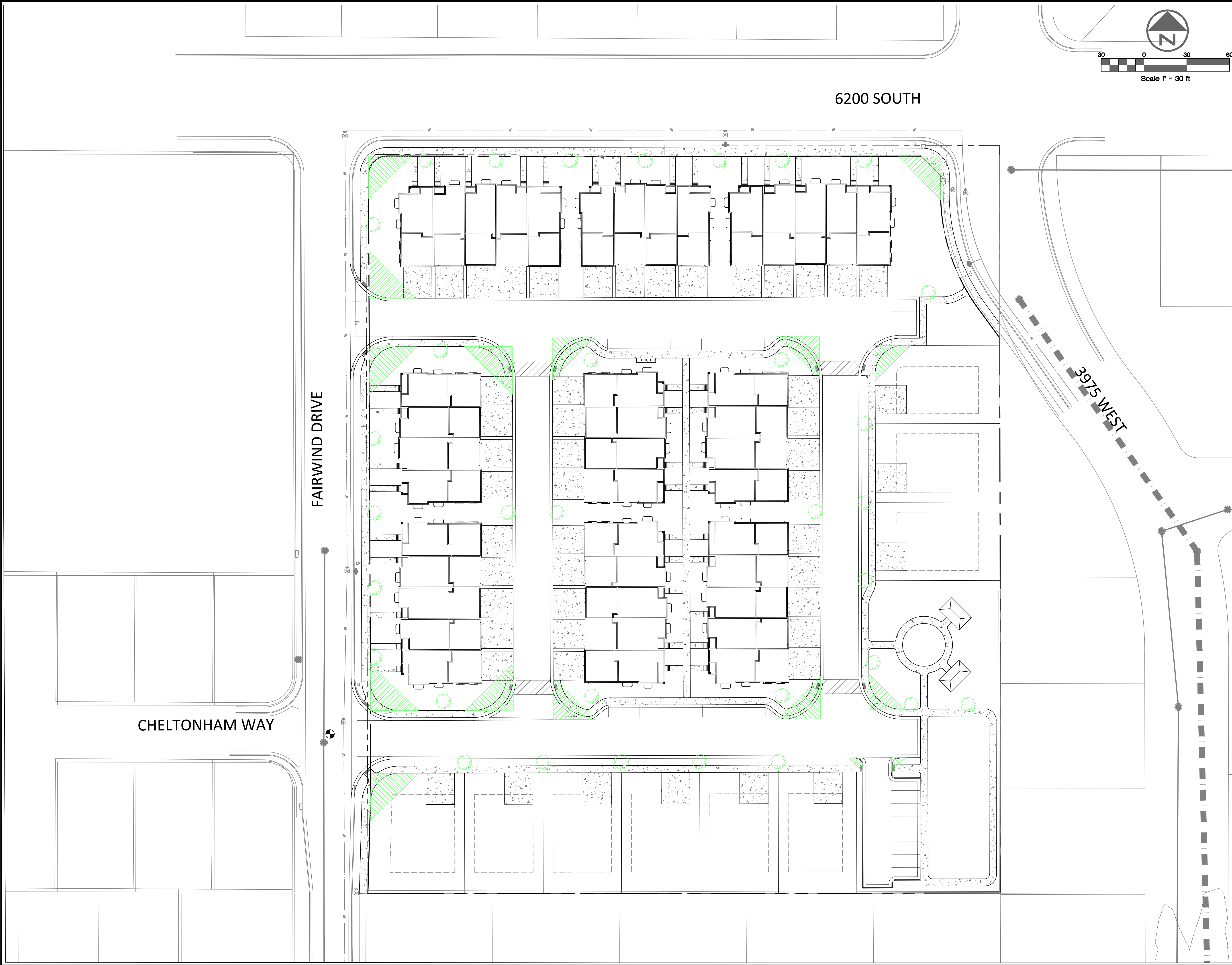
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PLOT DATE: Apr 07, 2025



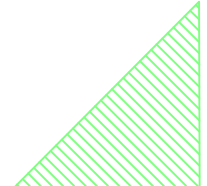
WILDING
ENGINEERING


14721 SOUTH HERITAGE CREEK WAY
BLUFFDALE, UTAH 84065
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- GENERAL NOTES
1. SITE TRIANGLES PER TAYLORSVILLE CITY CODE 13.28.050
 2. STREET TREE PLAN PER TAYLORSVILLE CITY CODE 13.25



LEGEND

SIGHT VISIBILITY TRIANGLE 

PROPOSED STREET TREE 

NO.	REVISION	DATE
1	CITY COMMENTS, REVISED DETENTION SYSTEM	4/7/2025

PROJECT INFORMATION

TAYLOR VILLAS

STREET TREE PLAN

TAYLORSVILLE, UTAH

DRAWN	CHECKED	PROJECT #
TGK	MEC	24253
DATE		4/7/2025
SCALE		1" = 30'
SHEET		C501

ENGINEER'S STAMP

PLOT DATE: Apr 07, 2025 G:\DATA\24253\claymon_Taylorsville\dwg\24253_Base.dwg