

Book of Exhibits  
for  
**GRANITE RIDGE**  
Willard City, Utah

February 2015

Project Developer:  
**Granite Ridge Development, LLC**  
5577 East Elkhorn Drive  
Eden, Utah 84310



Granite Ridge is a modern community nestled in the foothills of the Wasatch Front on the southern edge of Willard City, Utah overlooking beautiful Willard Reservoir and the Great Salt Lake. Granite Ridge will provide residents with an opportunity to establish a home and realize their dreams within the Willard community expanding on an already close knit and down to earth, “real” place. Granite Ridge will aim to create a sense of community and an opportunity for expression of individuality while always contributing to the larger community as a whole. Granite Ridge hopes to recapture the traditional, friendly spirit of a great American small town.

The Granite Ridge Vision celebrates four “Cornerstones”:

1 - Small-Town Character. Traditional planning principles come alive at Granite Ridge, where residents have the opportunity to live in a modern community that is reminiscent of life in a great American small town. Like towns that have evolved over time, the heart of Granite Ridge will be a vibrant, unique and diverse Neighborhood Park. Extending from the Neighborhood Park are a series of open spaces and trails linking intimate neighborhoods, tree-lined streets and shaded sidewalks that encourage residents to enjoy their neighbors and Utah’s great outdoors.

2 - Architecture Forward. Homes at Granite Ridge will incorporate the use of regionally-appropriate architecture emphasizing the values of timeless and authentic design. All homes in Granite Ridge aim to foster a sense of community with styles and sizes that appeal to a wide variety of people. Some of the traditional design elements include real front porches, recessed garages, simple forms and the use of a varied and authentic set of architectural styles seen throughout Willard City, not a community of brown boxes.

3 - Distinct Neighborhoods. Diverse community elements will be woven together in a fashion that enhances the overall effect and creates a real feeling of “place” – similar to that of a traditional small town. The vision evolves from listening to the land and integrating the man-made and natural elements. The size of Granite Ridge and the variety of land forms, vegetation and topography allow for a true diversity of residential neighborhoods. These neighborhoods include The Orchards, The Park, The Overlook and The Trails.

4 - Streets with a Story. At Granite Ridge, most streets are narrow and pedestrian friendly. The reduced pavement and increased landscape, creates a safely flowing street while still allowing adequate on-street parking in most cases. Street Trees and Curb Separated Sidewalks, similar to those great neighborhoods in the traditional small town, have been integrated within Granite Ridge. In most neighborhoods, Sidewalks have been moved away from the street to create comfortable pedestrian connections. Uniformly spaced street trees line both sides of the street in this parkway zone to create shaded walkways and continuity in the neighborhoods. In neighborhoods with more restrictive terrain, streets will maintain a more “rural mountain” character allowing the roads to better blend with the natural environment.

## GRANITE RIDGE BOUNDARY LEGAL DESCRIPTION:

### PARCEL 1 BOUNDARY

Beginning at a point on the east right-of-way line of Highway 89, said point being North 0°45'46" West 1,587.80 feet along the section line and West 2,412.62 feet from the Southeast Corner of Section 26, Township 8 North, Range 2 West, Salt Lake Base and Meridian and running thence North 77°46'47" East 253.28 feet; thence South 27°19'36" East 195.58 feet; thence South 05°45'13" East 157.82 feet to the north right-of-way of Saddleback Road and a point of curvature 330.00 foot radius non-tangent curve to the left, the center of which bears South 21°22'47" West; thence westerly 107.14 feet along the arc of said curve through a central angle of 18°36'08"; thence North 87°13'21" West 124.21 feet; thence South 83°15'21" West 82.74 feet to the east right-of-way of said Highway 89 and a point of curvature of a 3,879.80 foot radius curve to the left, the center of which bears South 82°34'35" West; thence northerly 262.09 feet along the arc of said curve through a central angle of 03°52'13" to the Point of Beginning.

Containing 85,154 square feet or 1.95 acres, more or less.

### PARCEL 2 BOUNDARY

Beginning at a point on the south right-of-way line of Saddleback Road in Willard Peaks Ranches No. 1 Apaloosa Ranch Subdivision Phase 1, said point being North 0°45'46" West 1,273.10 feet along the section line and West 2,194.48 feet from the Southeast Corner of Section 26, Township 8 North, Range 2 West, Salt Lake Base and Meridian and thence leaving said point being the Point of Beginning on a 270.00 foot radius non-tangent curve to the right, the center of which bears South 02°13'56" East; thence southeasterly 256.93 feet along the arc of said curve through a central angle of 54°31'16"; thence South 37°42'39" East 369.66 feet to a point of curvature of a 330.00 foot radius curve to the left, the center of which bears North 52°17'21" East; thence southeasterly 257.22 feet along the arc of said curve through a central angle of 44°39'32"; thence South 82°22'11" East 325.15 feet; thence North 06°27'56" East 620.82 feet; thence North 71°50'34" West 148.32 feet; thence North 68°28'02" West 148.28 feet; thence North 20°42'08" East 35.00 feet to a point of curvature of a 290.00 foot radius non-tangent curve to the right, the center of which bears North 20°42'08" East; thence northwesterly 184.41 feet along the arc of said curve through a central angle of 36°26'03" to a point of reverse curvature of a 310.00 foot radius curve to the left, the center of which bears South 57°08'11" West; thence westerly 375.26 feet along the arc of said curve through a central angle of 69°21'24"; thence North 43°10'38" East 203.74 feet; thence North 46°34'48" East 243.04 feet; thence North 04°33'47" East 316.34 feet; thence North 09°43'13" West 310.35 feet; thence North 89°55'07" East 884.80 feet; thence South 13°09'33" East 28.45 feet to a point of curvature of a 324.99 foot radius curve to the left, the center of which bears North 76°50'27" East; thence southerly 35.50 feet along the arc of said curve through a central angle of 06°15'30"; thence South 19°25'04" East 47.50 feet; thence South 70°34'57" West 5.00 feet; thence South 19°25'03" East 63.00 feet to a point of curvature of a 130.00 foot radius curve to the left, the center of which bears North 70°34'57" East; thence southeasterly 64.74 feet along the arc of said curve through a central angle of 28°32'00"; thence South 47°57'03" East 64.10 feet to a point of curvature of a 70.00 foot radius curve to the right, the center of which bears South 42°02'57" West; thence southeasterly 30.03 feet along the arc of said curve through a central angle of 24°35'00"; thence South 23°22'03" East 93.70 feet to a point of curvature of a 130.00 foot radius curve to the left, the center of which bears North 66°37'57" East; thence southeasterly 30.25 feet along the arc of said curve through a central angle of 13°20'00"; thence South 36°42'03" East 11.09 feet; thence South 35°16'17" West 251.02 feet; thence South 54°43'44" East 40.00 feet; thence North 35°16'16" East 238.00 feet; thence South 36°42'03" East 137.41 feet; thence South 21°49'34" East 187.82 feet; thence South 00°46'12" East 300.00 feet; thence South 89°13'48" West 90.00 feet; thence South 00°46'12" East 273.67 feet; thence North 63°53'39" East 432.66 feet; thence South 00°46'59" East 927.35 feet; thence South 00°45'20" East 605.50 feet; thence North 89°57'35" West 1,011.09 feet; thence North 34°21'24" West 374.34 feet; thence North 00°05'43" East 365.07 feet; thence South 55°49'36" West 262.53 feet; thence South 00°12'18" West 179.76 feet; thence South 62°53'21" East 87.18 feet; thence North 89°13'33" East 90.76 feet; thence South 34°21'24" East 373.50 feet; thence North 89°57'36" West 902.51 feet; thence North 02°15'15" East 622.33 feet; thence North 88°55'13" West 8.51 feet; thence North 01°58'48" East 447.06 feet; thence North 88°20'12" West 435.66 feet to a point of curvature of a 3,878.41 foot radius non-tangent curve to the left, the center of which bears South 86°13'54" West; thence northerly 60.32 feet along the arc of said curve through a central angle of 00°53'28"; thence South 88°20'12" East 208.65 feet; thence North 19°38'04" West 144.46 feet to the Point of Beginning.

Excluding a 1.49 acre parcel owned by B.E.CO. & Willard City Flood Control & Drainage Special Service District, said parcel beginning at a point being North 0°45'46" West 1,551.00 feet along the section line and West 826.97 feet from the Southeast Corner of Section 26, Township 8 North, Range 2 West, Salt Lake Base and Meridian and running thence South 32°11'08" East 226.58 feet; thence South 55°21'51" West 150.22 feet; thence North 89°40'05" West 160.44 feet; thence North 19°52'23" West 206.39 feet; thence North 70°37'33" East 247.52 to the Point of Beginning.

Containing 3,600,610 square feet or 82.66 acres, more or less.

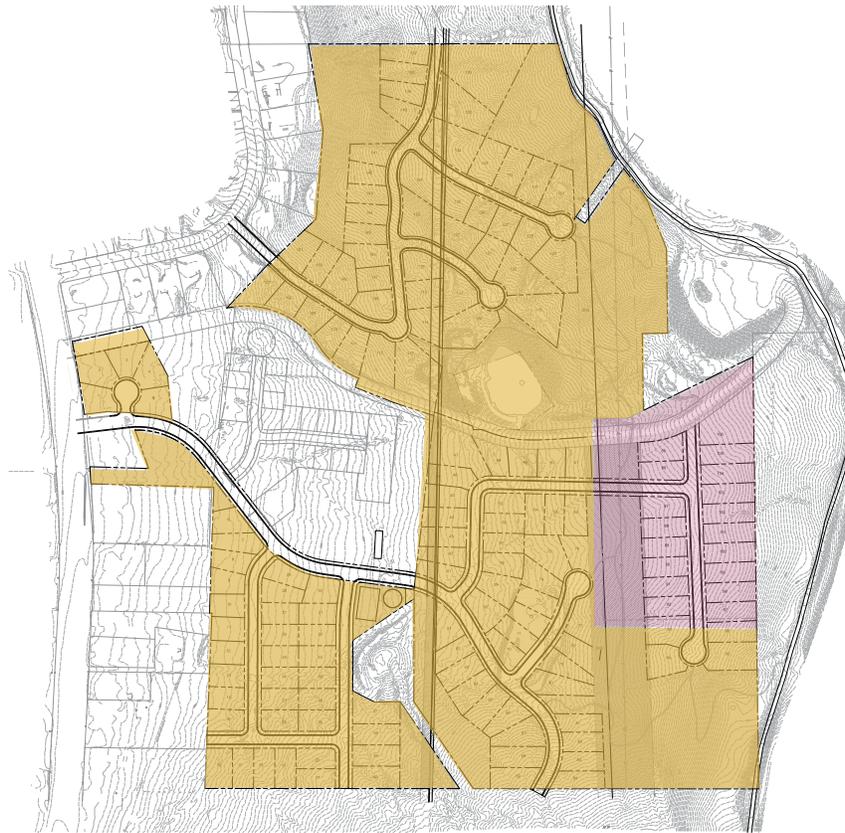
Total Project Area = 84.61 Acres

## C1 - Legal Description



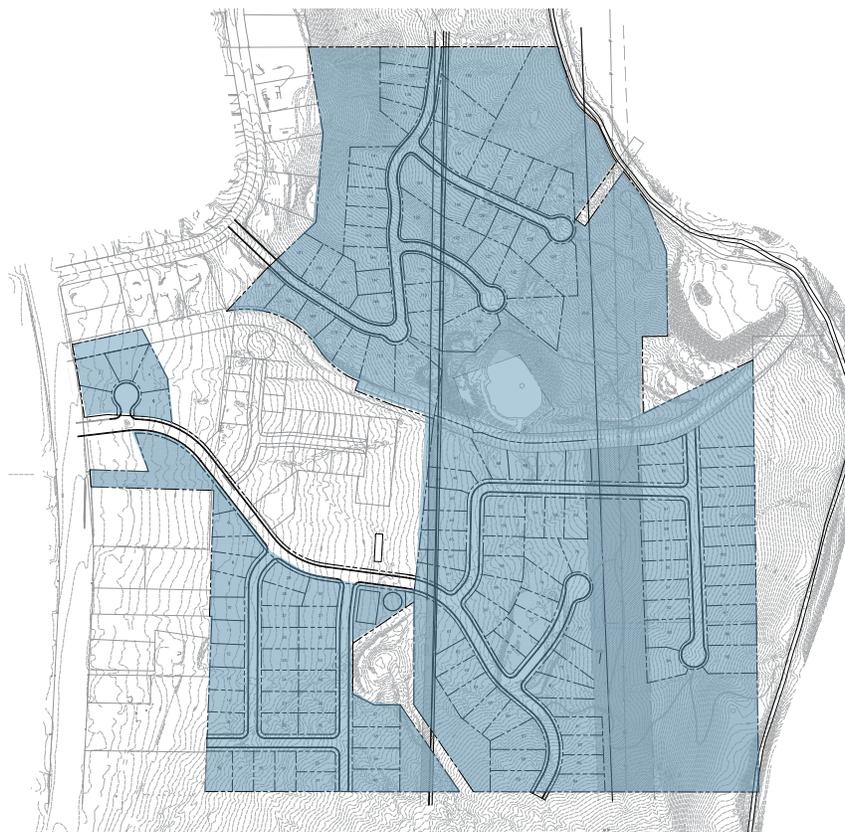
Total Project Area - 84.61 Acres

# D1 - Boundary Exhibit



**Existing Zoning**

- R - 1/2
- MU -40



**Proposed Zoning**

- PD

**Zone Change Justification:**

Granite Ridge proposes the PD Zone change in order to provide a residential product that follows the traditional neighborhood planning principals of many small towns across the country. These principles focus on tree lined streets serving smaller, more manageable lots with modest but well detailed single family homes. This all combines to create a real neighborhood within the Willard City community.

**E1 - Existing & Proposed Zoning**



**Development Data**

Project Area	84.61 Acres
Total Units	151 Lots
Minimum Lot Size	10,000 SF
Minimum Lot Width (at the front setback)	70'
Open Space	28.23 Acres (33.3%)
Road Length	9,680 LF

**6' Soft Trail** - Connections to Neighborhoods, Neighborhood Park and Historic Shoreline Trail.

**F1 - Master Plan**

The architectural character of the Granite Ridge neighborhoods shall consist of complementary traditional architectural styles found throughout the region and within Willard City in particular. These styles have been selected for several reasons. As an architectural pedigree, they reinforce Granite Ridge's connection to the West's rural and agricultural patterns of development, building on a local rich heritage of small town, traditional neighborhood design. Additionally, the selected styles complement one another through overall scale, massing, proportions, details and the ability to establish a charming architectural backdrop which will remain timeless. Materials and colors of these home styles shall complement the overall landscape design of the neighborhoods as well with a distinct Orchard and agricultural emphasis. Each style shall be developed appropriate to the region, addressing the needs and lifestyles of the residents.

Acceptable architectural styles for homes in Granite Ridge include:

- Arts and Crafts
- Orchard Cottage
- Mountain Victorian
- Orchard Farmhouse



Key Architectural Components will Include:

**Authentic Architectural Styles and Details.** Authentic architecture is one of the many key elements of great neighborhoods. The use of authentic historical precedents as inspiration is important in that it establishes a common aesthetic quality that reaches beyond the conventional suburban blandness often built today. The home's massing, roof forms, materials and details should reflect historic, regional architectural styles that are recognizable, familiar and comfortable.

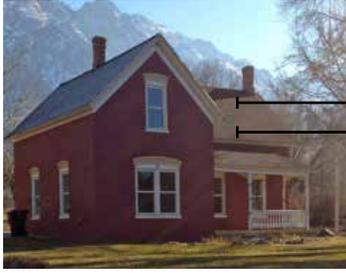
**Diversity of Styles.** A home is one of the greatest monetary, emotional and personal investments that a person makes in their life, so why should it look exactly like everyone else's? In keeping with the traditions of small town principles, Granite Ridge will provide architectural styles that provide diversity and variety, while still existing harmoniously side-by-side.

**Variety of Colors and Materials.** Traditional towns had a wide variety of colors, materials and details in the homes that evolved over decades. To bring the community to life, a variety of colors and materials that are appropriate to the authentic architectural styles are encouraged throughout Granite Ridge.

---

## G1 - Community Architecture

## Key Elements



- Simple Forms with simple roof elements
- Mix of one and two story forms within a two story home.



Porch often integrated into main roof forms.

Brick or stone often as porch foundation.



Expressive details.

Subtle and appropriate color.

Elevated porch.



Deep overhangs.

Rectilinear, paired windows.

Mixture of materials.

Full width front porch.



Porch roof breaks up two story mass

Exposed structural elements in the eaves.

Architecturally significant door



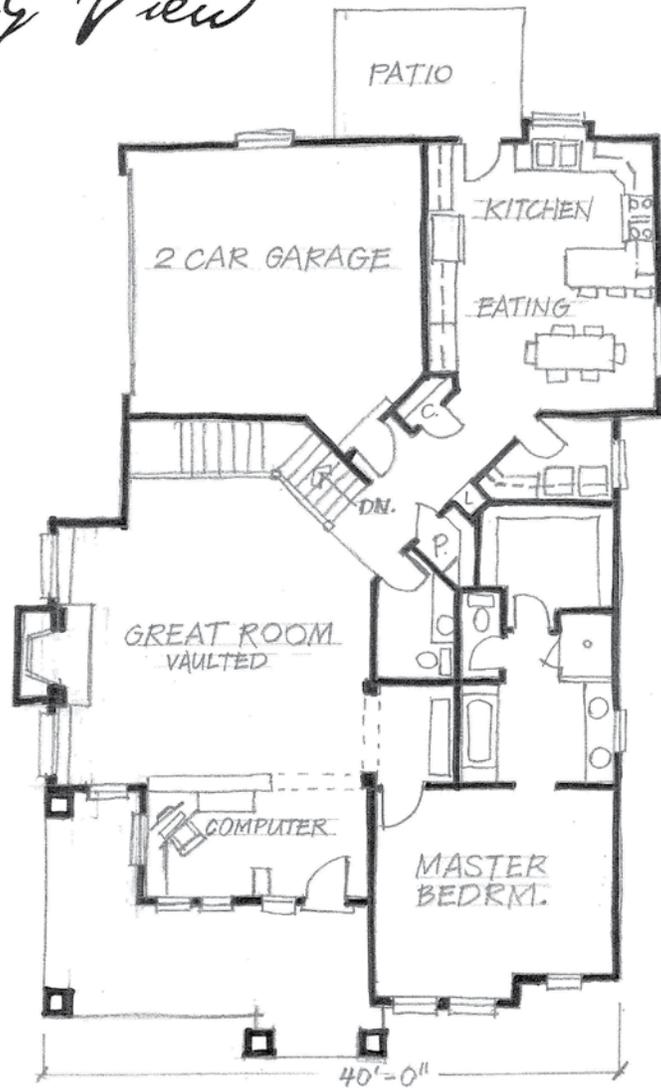
Gable end venting.

Deep, broad porch elements with expressive structural components.

Sample Home Designs



*Bay View Main 1675 sq.ft.*



Sample Home Designs



*Sage*

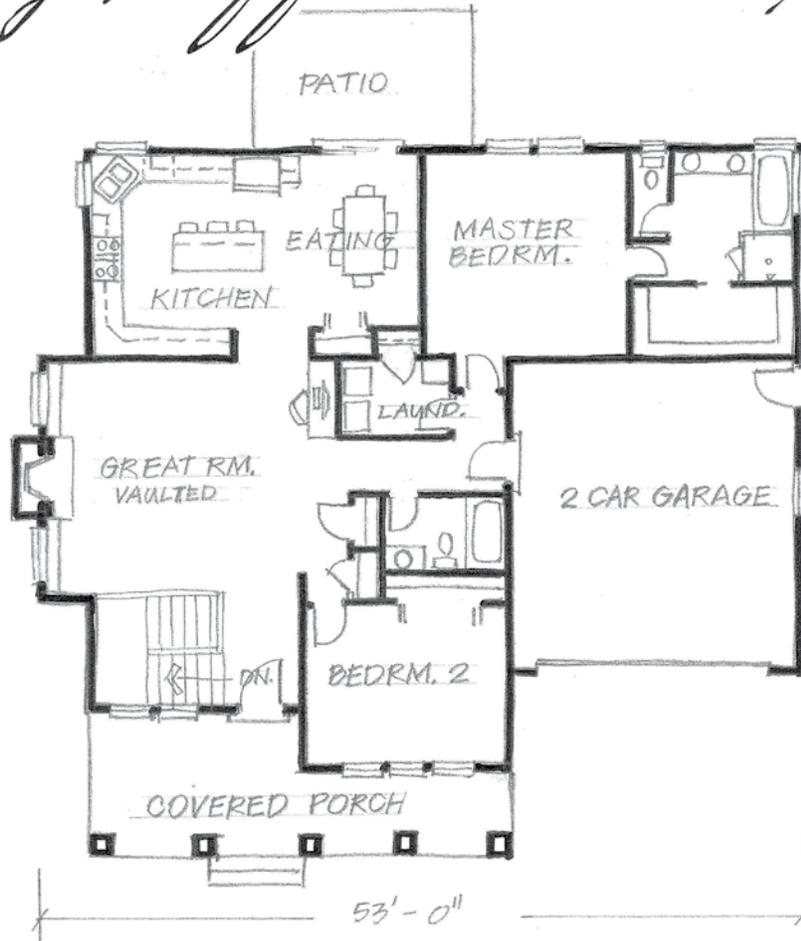
*Main 1579 sq.ft.  
Upper 950 sq.ft.  
Total 2529 sq.ft.*



Sample Home Designs



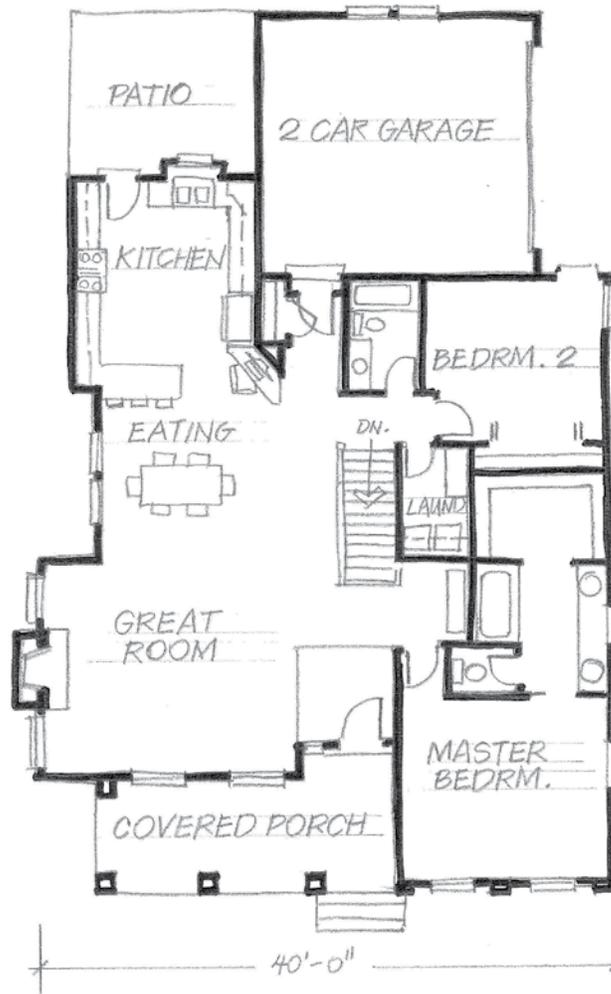
*Gray Cliff Main 1620 sq.ft.*



Sample Home Designs



*Sunset* Main 1618 sq.ft.

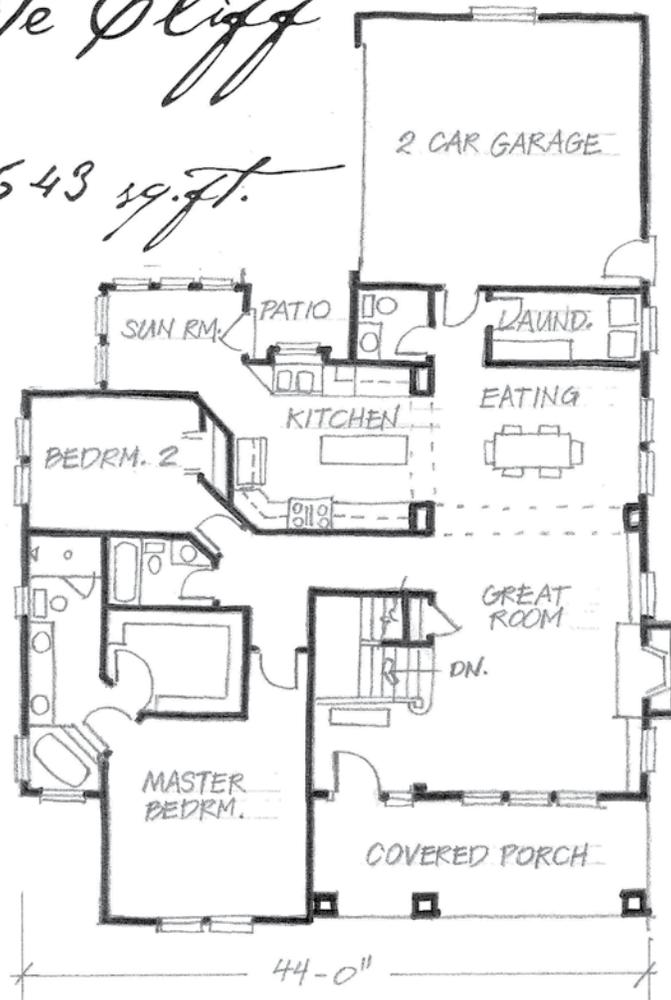


Sample Home Designs



*Granite Cliff*

*Main 1643 sq.ft.*



**G7 - Community Architecture**



Note: The Phasing Plan is a schematic representation only. Actual phasing may change due to several conditions including infrastructure, market demands or other existing or developing conditions.

# H1 - Phasing Plan



Total Project Area - 84.61 Acres  
 Total Open Space - 28.23 Acres (33.3%)

# 11 - Open Space, Parks & Trails Plan

	Existing MU - 40 Zone	Existing R-1/2 Zone	Proposed Planned Development Zone
Minimum Lot Size	40 Acres	1/2 Acre	10,000 SF
Minimum Lot Width	660'	100'	70'*
Front Setback	25'	30'	20'
Side Setback (Each)	60'	10'	8'
Side Setback (Total)	120'	25'	18'
Side Setback (Accessory)	3'	3'	3' **
Rear Setback (Main)	60'	30'	20' ***
Rear Setback (Accessory)	60'	10'	10' **
Building Height	35'	35'	35'
Lot Coverage	N/A	20%	40%

\* As measured at the Front Setback.

\*\* Accessory structure must also be located a minimum of 10' behind main structure.

\*\*\* Minimum Rear Setback shall be 30' for all lots backing to existing or future residential development zones.

	Existing Code	Proposed Planned Development Zone
Maximum Cul-de-sac Length	600'	625'

See Roadway Plan and Roadway Details Exhibits K1 and K2 for modified project Roadway Standards.

## J1 - Development Standards



Roadway 1 - Residential Collector



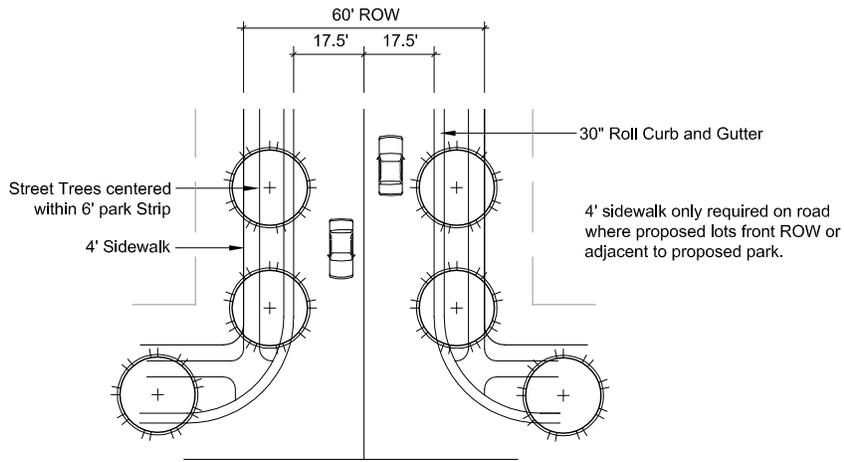
Roadway 2 - Residential Local 1



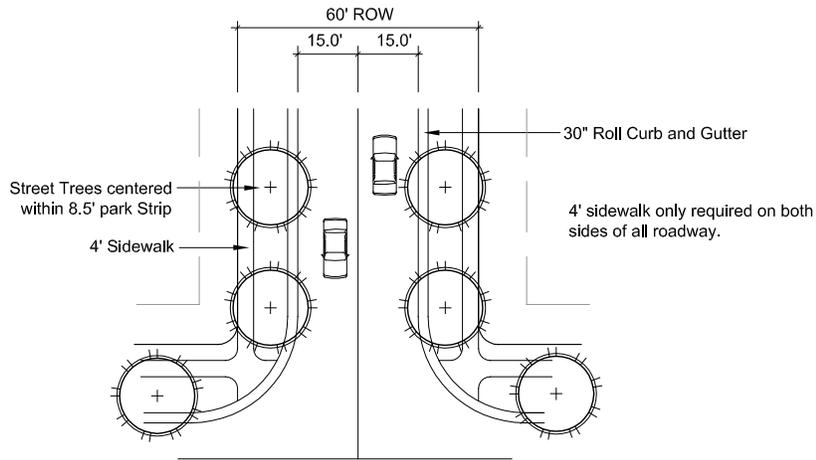
Roadway 3 - Residential Local 2

All cul-de-sacs shall be constructed with 85' diameter asphalt bulbs with 30" rolled curb and gutters. (90' diameter to back of curb)

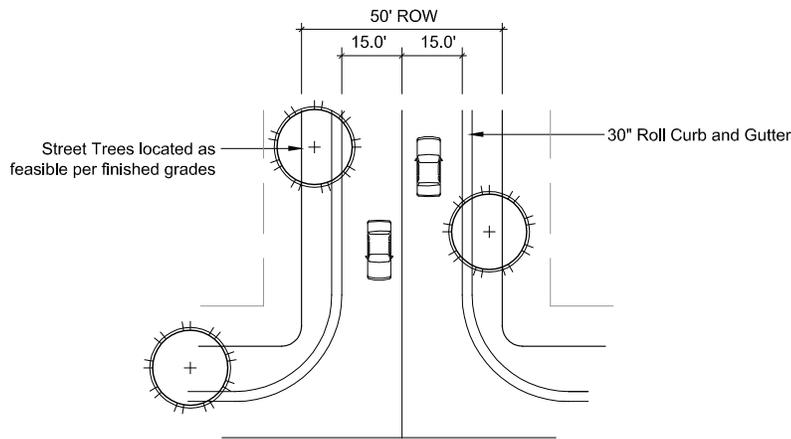
# K1 - Roadway Plan



**Roadway 1 - Granite Ridge Collector**



**Roadway 2 - Granite Ridge Local 1**



**Roadway 3 - Granite Ridge Local 2**

# K2 - Roadway Details