

ONE T1

AT WEST JORDAN

MASTER DEVELOPMENT PLAN

Prepared By





TABLE OF CONTENTS

INTRO	3
Overview	4
Land Development Regulations & Code Variations	4
Project Location Map	5
Alta Survey Showing Existing Features	6
Current Future Land Use Map	8
Proposed Future Land Use Map	9
Current Zoning Map	10
Proposed Zoning Map	11
LAND USES & DESIGN STANDARDS	12
Land Use Vision	13
Residential Bulk & Intensity Requirements	13
Setback Diagrams	15
Single-Family Detached Architecture & Design	16
Front-Load Single-Family Designs	16
Rear-Load Single-Family Designs	19
Twin Home Architecture & Design	23
Twin Home Elevations	23
Townhome Architecture & Design	25
Front-Load Townhome Elevations	26
Rear-Load Townhome Elevations	29
Moderate Income Alley-Load Townhomes	33
Example Townhome Exterior Materials & Colors	35
Master Plan	36
Fencing Plan	37
Entrance Feature	38
OPEN SPACE & AMENITIES	39
Introduction to Open Space & Amenities	40
Amenity areas	40
Clubhouse	41
Playground	43
Open Space & Landscaping	44
Amenities Map	45
PARKING & CONNECTIVITY	46
Roadway Exhibit	47
Street Cross-Sections	48
Connectivity Exhibit	49
Parking Exhibit	50
UTILITIES & GRADING	51
Stormwater Exhibit	52
Sewer Exhibit	53
Water Exhibit	54
Lighting Detail	55
Phasing Plan	56
Grading Plan	57

INTRO





OVERVIEW

One11 is a 53.2-acre master-planned development located in West Jordan City bordered by 7000 South to the north, Highway U-111 to the west, and the Kennecott Railroad to the east and south. The current land use designation for this development is Research Park and is currently zoned as BR-P (Business & Research Park). This development plan proposes to change the land use of this development to Medium Density Residential and rezoned as IH-D (Integrated Housing Development) to align more with the surrounding land uses.

The development will consist of both residential and commercial uses. The residential portion will consist of 47.7 acres and will be located between 7000 South and the proposed 7400 South road alignment and between Highway U-111 and the Kennecott Railroad. The commercial portion will consist of 5.5 acres and will be located south of the proposed 7400 South road alignment and between Highway U-111 and the Kennecott Railroad.

The proposed master plan consists of 324 integrated residential units comprised of 100 single family detached lots, 12 twin home lots, and 212 attached townhome units to be built in two phases. Single-family detached lots will feature a mix of lot sizes. Twinhome lots will be integrated into the northern portion of the community with the single family and adjacent to the multi family. Twinhome units will all be frontload. The townhome attached units will feature a mix of front-load and alley-load buildings located primarily within the southern portion of the development. Ten Moderate Income Housing units will be constructed in the second phase of the development. 5.5 acres of commercial property has been strategically located on the southern end of the community adjacent to Highway U111. The overall density of this development is 6 .1 units/acre.

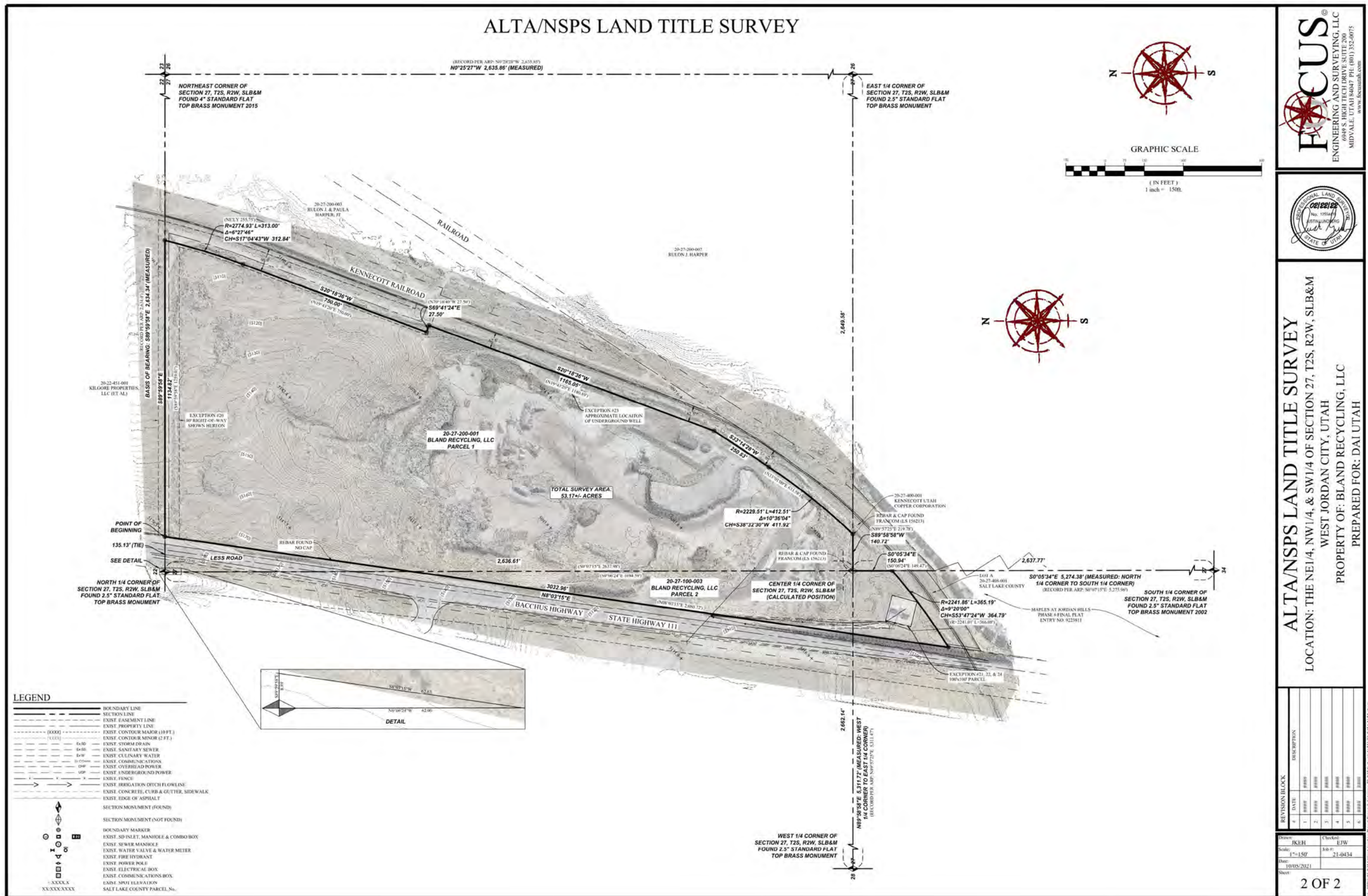
One11 will provide private open space areas and amenities throughout the development for recreation and relaxation. The development is proposing 10.2 acres of open space intermixed throughout the residential portion of the project, consisting of over 20% of the residential area. Portions of open space above 30% grade are not included in the overall open space area. Private open space and amenities will be owned and maintained by the HOA.

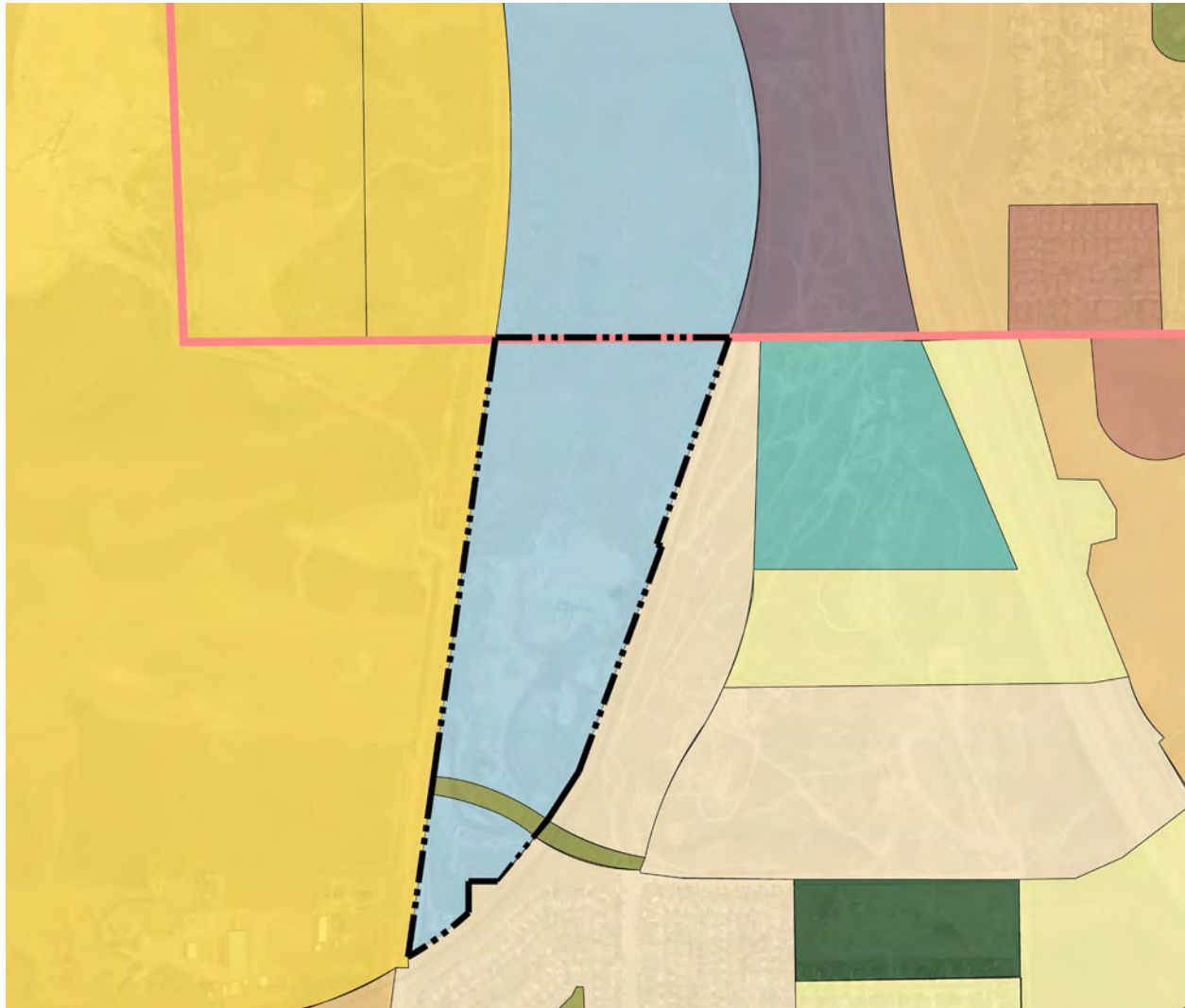
LAND DEVELOPMENT REGULATIONS & CODE VARIATIONS

As set forth in Section C of the Master Development Agreement for One11, development shall be in accordance with: (1) the Master Development Agreement for One11; (2) this Master Development Plan; and (3) to the extent development standards or plans are not addressed in the Master Development Agreement or this Master Development Plan, the City's Vested Laws.













PROJECT LOCATION MAP



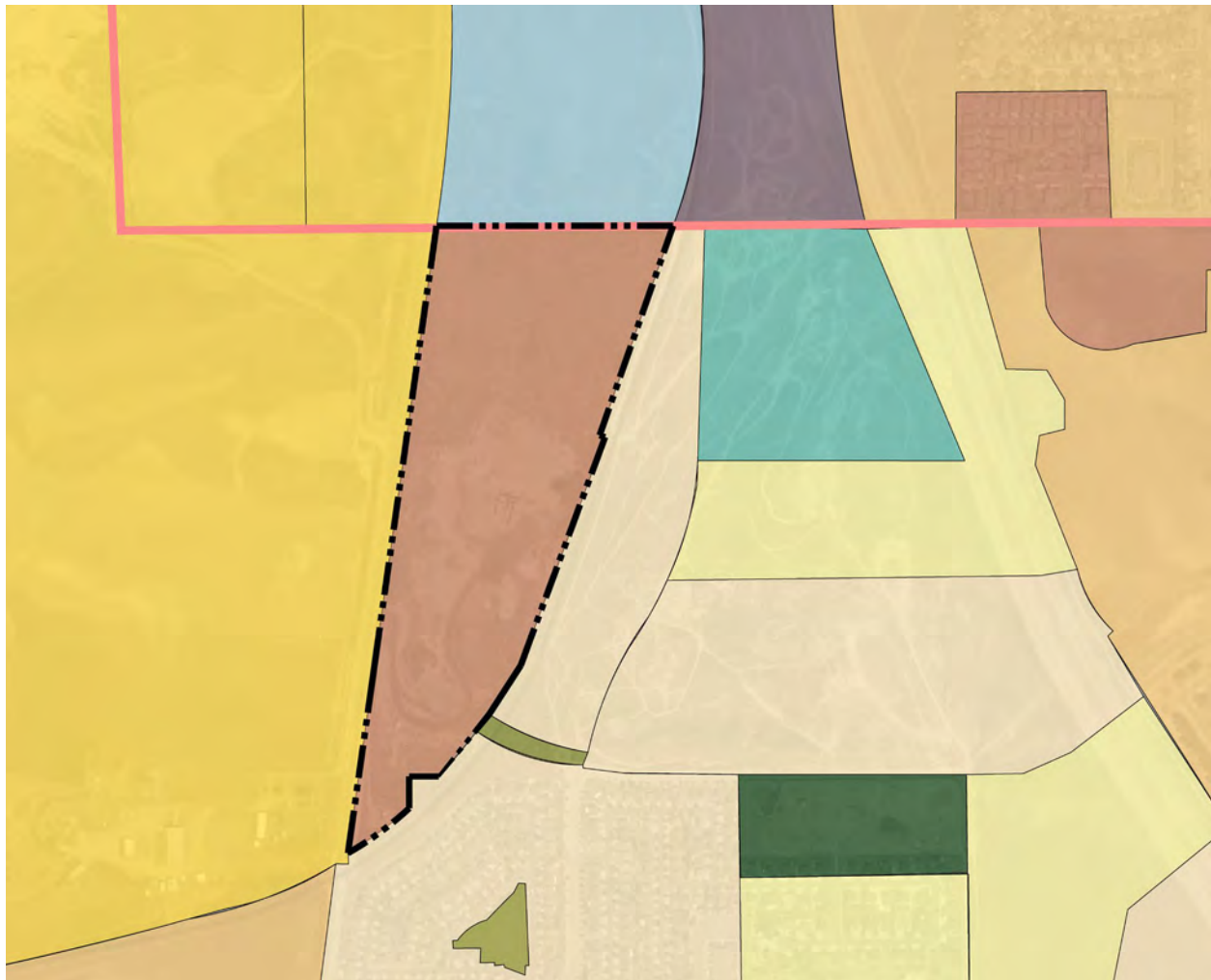
















LEGEND

 CITY BOUNDARY	
 PROJECT BOUNDARY	
 MASTER PLANNED COMMUNITY	 PARKS & OPEN LAND
 VERY LOW DENSITY RESIDENTIAL	 FUTURE PARK
 LOW DENSITY RESIDENTIAL	 RESEARCH PARK
 MEDIUM DENSITY RESIDENTIAL	 LIGHT INDUSTRIAL
 HIGH DENSITY RESIDENTIAL	 PUBLIC FACILITIES

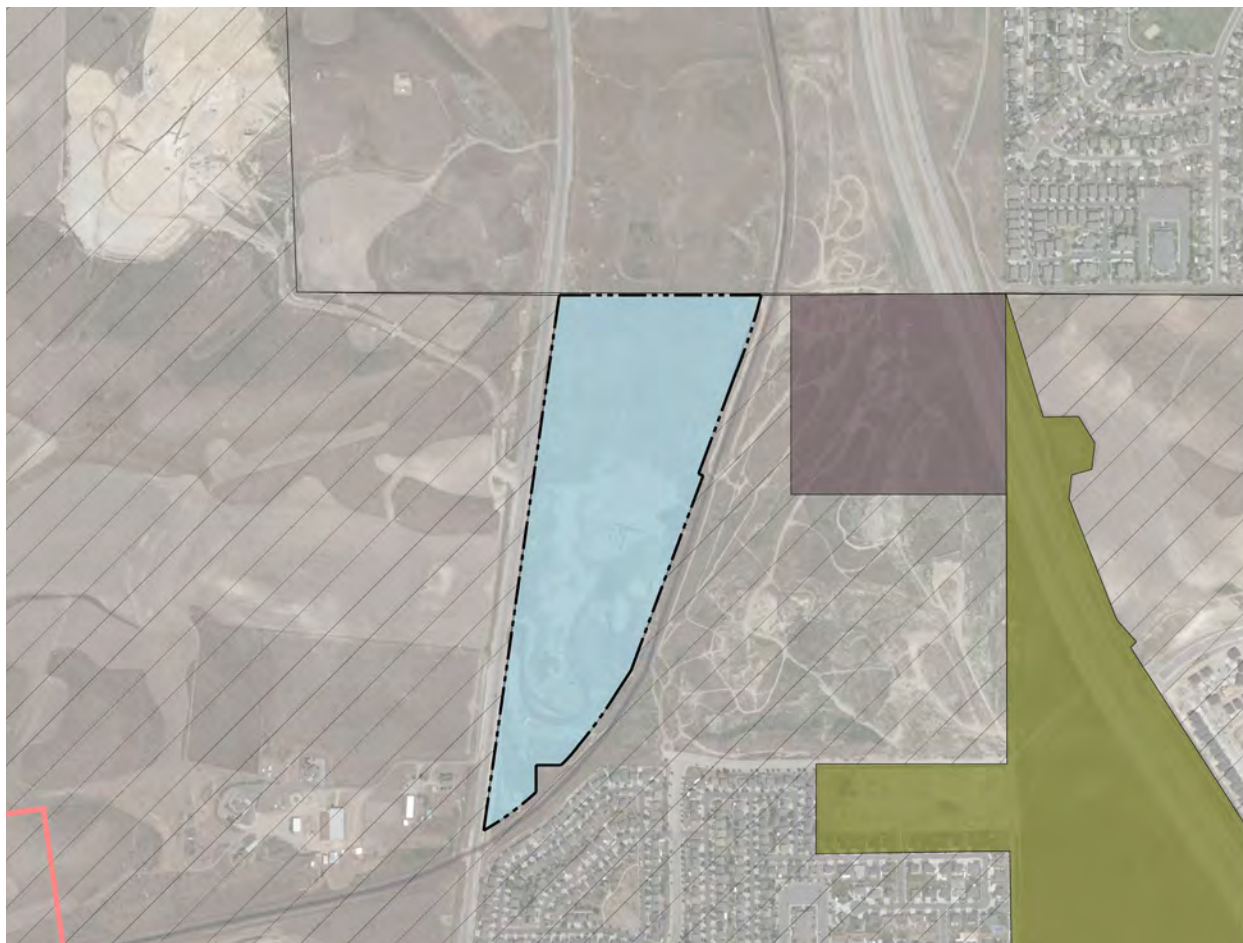




LEGEND

	CITY BOUNDARY		
	PROJECT BOUNDARY		
	MASTER PLANNED COMMUNITY		PARKS & OPEN LAND
	VERY LOW DENSITY RESIDENTIAL		FUTURE PARK
	LOW DENSITY RESIDENTIAL		RESEARCH PARK
	MEDIUM DENSITY RESIDENTIAL		LIGHT INDUSTRIAL
	HIGH DENSITY RESIDENTIAL		PUBLIC FACILITIES

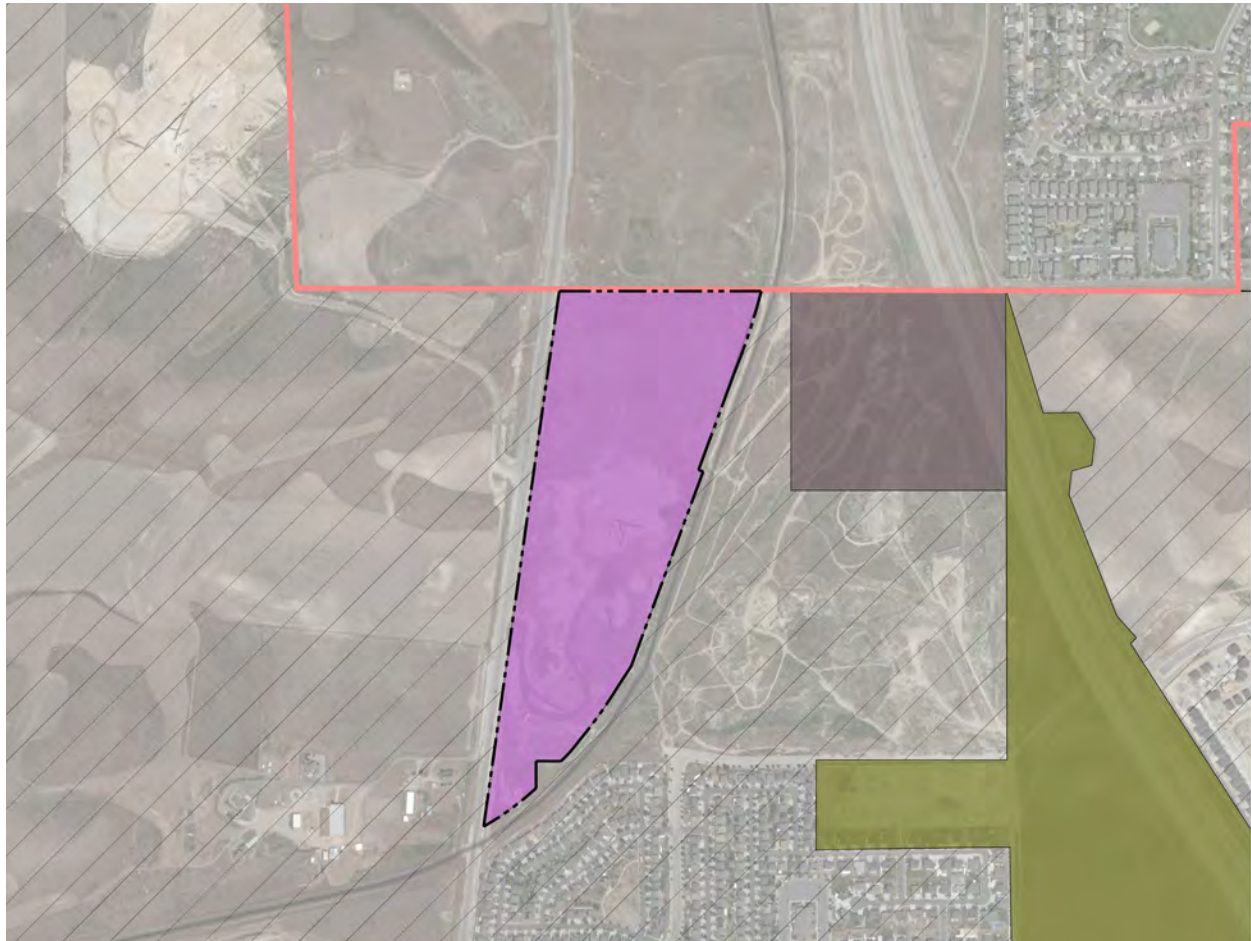










LEGEND

- CITY BOUNDARY
- PROJECT BOUNDARY
- BR-P BUSINESS & RESEARCH PARK
- VARIOUS WEST SIDE PLANNING AREA RESIDENTIAL ZONES
- PUBLIC FACILITIES
- A-20 AGRICULTURAL





LEGEND

-  CITY BOUNDARY
-  PROJECT BOUNDARY
-  VARIOUS WEST SIDE PLANNING AREA RESIDENTIAL ZONES
-  PUBLIC FACILITIES
-  A-20 AGRICULTURAL
-  IH-D INTEGRATED HOUSING DEVELOPMENT



LAND USES & DESIGN STANDARDS



LAND USE VISION

The One11 residential community will feature a variety of residential types and lot sizes. The intent of the different residential types is to provide future residents of One11 with a variety of lot sizes, architectural styles, lifestyles, and affordability options. This diversity of housing types will appeal to a broad group of future West Jordan homeowners and will help create a more integrated and vibrant community.

RESIDENTIAL BULK & INTENSITY REQUIREMENTS

The housing types in One11 are shown in the table below along with the area, setback, and height requirements proposed within this planned community. The variation in these types of housing will increase West Jordan's housing supply at multiple levels of affordability, making housing more accessible to residents. Single family units will be traditional, detached homes on a lot with minimum lot widths and area depicted herein. Twin homes and townhome units will be a mix of front-load and alley-load units with full driveways and guest parking, with close proximity to open space and other amenities.

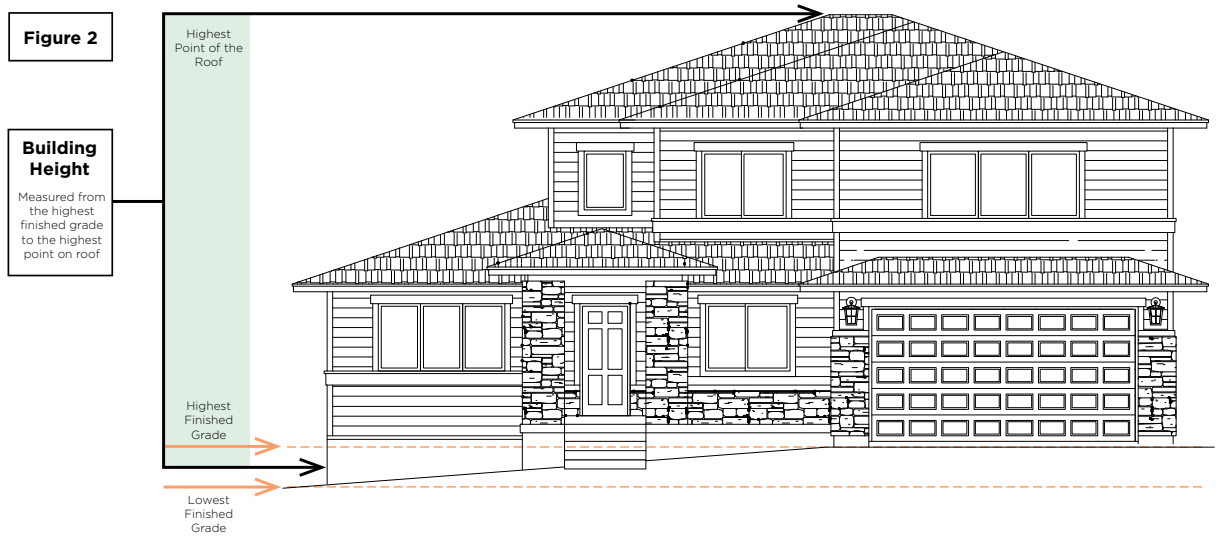
	Alley-Load Townhomes	Front-Load Townhomes	Twin Homes	Alley-Load Single-Family Detached Cottage Lot	Front-Load Single-Family Detached Cottage Lot	Single-Family Detached Village Lot
Min. Lot Area	NA	NA	4,000	4,350 sqft	4,350 sqft	6,000 sqft
Minimum Lot Width (Measured at Setback)	NA	NA	45'	40'	40'	60'
Min. Front Yard Setback	10'	20'	20'	10'	20'	20'
Minimum Side Yard Setback (Interior Lots)	15' between buildings (must comply with fire code)	15' between buildings (must comply with fire code)	8'	5'	5'	5'
Minimum Side Yard Setback (Corner Lots)	10'	10'	10'	10'	10'	10'
Minimum Rear/Alley Yard Setback (Interior Lots)	20'	10'	15'	20'	20'	20'
Maximum Building Height	45'	45'	40'	40'	40'	40'
Minimum Living Area	1,000 sqft	1,000 sqft	1,000 sqft	1,500 sqft	1,500 sqft	1,500 sqft

NOTES

1. The average lot area for single-family lots is 6,392 square feet.
2. The average lot frontage for single-family lots is 45.16 feet.

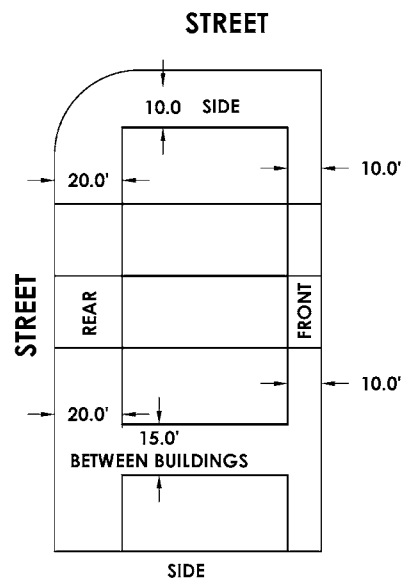
NOTES

3. Irregular shaped lots located along the circular portion of a cul-de-sac or knuckle may utilize a reduced minimum frontage of 35' at the right of way line of a public street.
4. All townhome setbacks are to nearest public or private sidewalk or top back of curb, whichever is closest.
5. Lot width is measured from either the build-to line, when applicable, or the front setback, whichever is further back from the front property line to provide for curvilinear/coving design.
6. Garage placement will be in accordance with setbacks as defined in the table above.
7. Building height is measured from the highest finished grade across the front of the structure to the highest point of the roof, excluding ancillary structures. If the roof is a mansard or flat, the building height is measured from the average of the highest finished grade and the lowest finished grade across the front of the structure to the highest point of the coping of a flat roof or the deck line of a mansard roof.



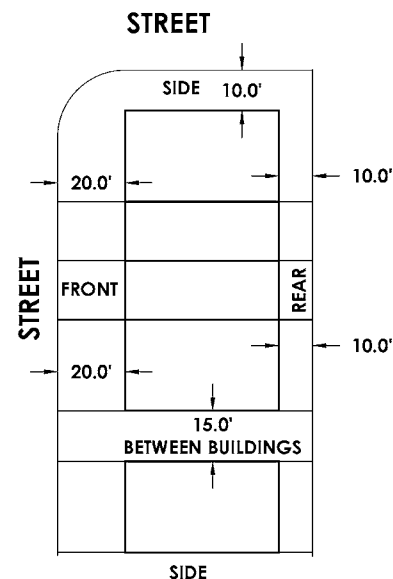
ALLEY-LOAD TOWNHOMES

Front: 10'
Side: 15' between buildings
(10' on street side)
Rear: 20'



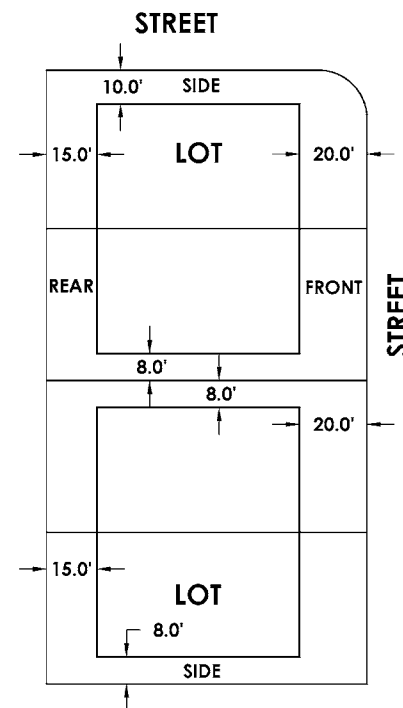
FRONT-LOAD TOWNHOMES

Front: 20'
Side: 15' between buildings
(10' on street side)
Rear: 10'



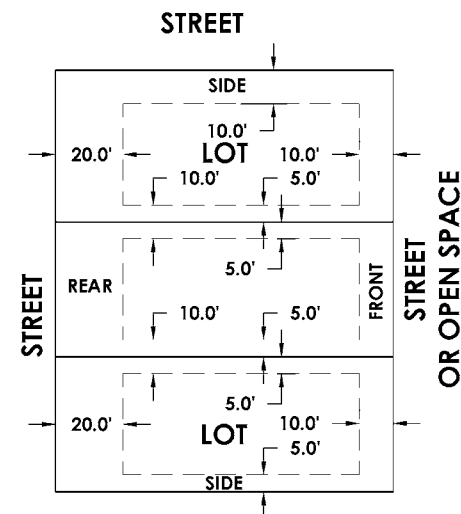
FRONT-LOAD TWIN HOMES

Front: 20'
Side: 16' between buildings
(10' on street side)
Rear: 15'



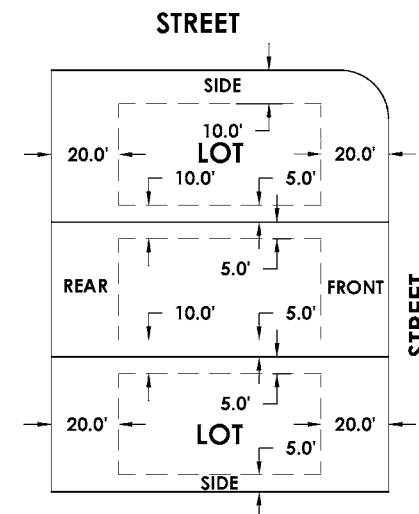
ALLEY-LOAD SINGLE-FAMILY DETACHED COTTAGE LOTS

Front: 10'
Side: 5'
(10' on street side)
Rear: 20'



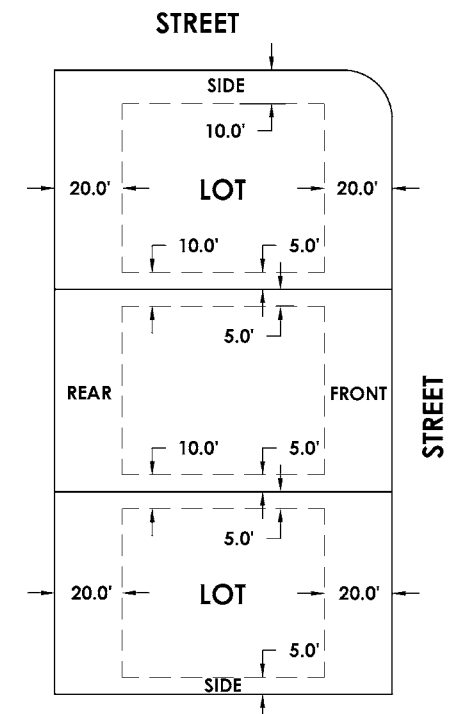
ALLEY-LOAD SINGLE-FAMILY DETACHED COTTAGE LOTS

Front: 20'
Side: 5'
(10' on street side)
Rear: 20'



SINGLE-FAMILY DETACHED VILLAGE LOTS

Front: 20'
Side: 5'
(10' on street side)
Rear: 20'



NOTE

1. All townhome setbacks are to nearest public or private sidewalk or top back of curb, whichever is closest.

SINGLE-FAMILY DETACHED ARCHITECTURE & DESIGN

Single Family Detached homes in One11 will feature front-load products on Cottage and Medium Lots and alley-load product on Cottage lots only. All Single Family Detached homes will include a two car garage (minimum 16' wide garage door). Front-load and alley-load single family detached homes will have a minimum 20' long driveway. All single family detached homes will comply with the Architectural Design Guidelines.

FRONT-LOAD SINGLE-FAMILY DESIGNS

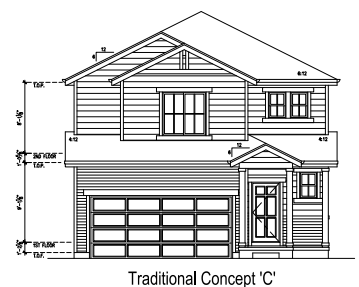
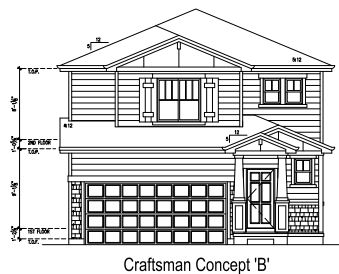
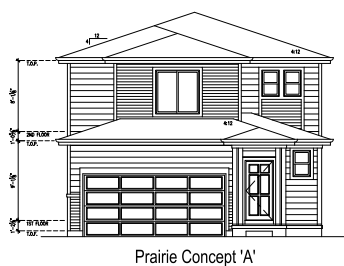
NOTE: The following renderings generally depict the detached home types that will be constructed on single family detached **cottage** or single-family detached village lots. Actual colors, materials, and final architectural details may differ from what is depicted so long as final design elements are compliant with the standards and requirements of the Architectural Design Guidelines.

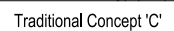
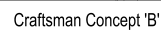
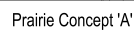
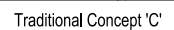
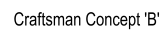
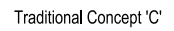
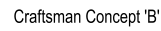
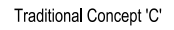
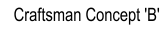


NOTE: These renderings generally depict the home types that will be constructed on single family detached village lots in One11. Actual colors, materials, and final architectural details may differ from what is depicted so long as final design elements are compliant with the standards and requirements of the Architectural Design Guidelines attached hereto as Exhibit A.



Example Single-Family Front-Load Elevations





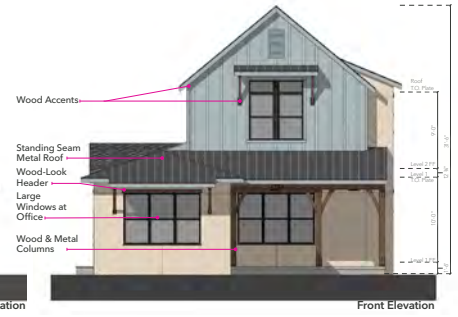
REAR-LOAD SINGLE-FAMILY DESIGNS

Example of Single-Family Rear-Load Designs









TWIN HOME ARCHITECTURE & DESIGN

A twin home consists of two separate homes that are connected by a center wall. The front elevation for each individual home is identical, but mirrored. Twin homes in One11 are front-load products with the garage and front door facing the street. All twin homes include a two-car garage with a minimum 16’ wide garage door and a minimum 20’ long driveway. Twin homes are designed with a primary bedroom on the main floor and the remainder of the bedrooms in the basement. All twin homes will comply with the Architectural Design Guidelines attached hereto as Exhibit A.



TWIN HOME ELEVATIONS





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Example — Twin Home 3D Floor Plans — 3/4 Bed, 3.5 Bath



TOWNHOME ARCHITECTURE & DESIGN

Townhomes in One11 will feature front- and alley-load products of up to six units per building. The majority of Townhome units will include two car garages with a minimum 16' wide garage door. Up to 35 townhome units may be one-car garages with a minimum 9' wide garage door. All townhomes (including front-load and alley-load units) will have a minimum 20' long driveway. All townhomes will comply with the Architectural Design Guidelines attached hereto as Exhibit A. Townhomes will include off-street guest parking as further detailed in the Parking Plan included in this MDP.



FRONT-LOAD TOWNHOME ELEVATIONS

Example — 4-Plex Elevations



Architectural Drawings:

- FRONT ELEVATION SD 1** (Scale: 1/8" = 1'-0")
 - Window Schedule:**
 - GROUND FLOOR WINDOW (SINGLE) = 001
 - SECOND FLOOR WINDOW (SINGLE) = 002
 - SECOND FLOOR WINDOW (DOUBLE) = 003
 - SECOND FLOOR WINDOW (TRIPLE) = 004
 - DOOR = 005
 - DOOR = 006
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 - Door Schedule:**
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 - DOOR (DOUBLE) = 002
 - DOOR (TRIPLE) = 003
 - DOOR (QUAD) = 004
 - DOOR (PENT) = 005
 - DOOR (HEX) = 006
 - DOOR (SEPT) = 007
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 - DOOR (NINETY-THREE) = 095
 - DOOR (NINETY-FOUR) = 096
 - DOOR (NINETY-FIVE) = 097
 - DOOR (NINETY-SIX) = 098
 - DOOR (NINETY-SEVEN) = 099
 - DOOR (NINETY-EIGHT) = 100
- LEFT ELEVATION SD 2** (Scale: 1/8" = 1'-0")
 - Window Schedule:**
 - GROUND FLOOR WINDOW (SINGLE) = 001
 - SECOND FLOOR WINDOW (SINGLE) = 002
 - SECOND FLOOR WINDOW (DOUBLE) = 003
 - SECOND FLOOR WINDOW (TRIPLE) = 004
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 - DOOR = 037
 - DOOR = 038
 - DOOR = 039
 - DOOR = 040
 - DOOR = 041
 - DOOR = 042
 - DOOR = 043
 - DOOR = 044



Example — Timberline 3D Floor Plans — 3/4 Bed, 2.5/3.5 Bath



Example — Yellowstone 3D Floor Plans — 3/4 Bed, 2.5/3.5 Bath



Example — Sequoia 3D Floor Plans — 2 Bed, 2/3 Bath



REAR-LOAD TOWNHOME ELEVATIONS

Example — 4-Plex Elevations



Example – 4-Plex Elevations



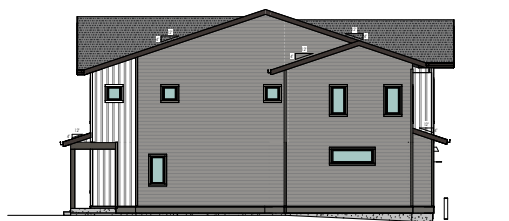
Example — 6-Plex Elevations



PERCENTAGE OF MATERIALS

SHINGLES (GABLE ROOF)	10%
SHINGLES (SIDE ROOF)	10%
SHINGLES (FRONT ROOF)	10%
SHINGLES (REAR ROOF)	10%
SHINGLES (GARAGE ROOF)	10%
SHINGLES (PORCH ROOF)	10%
SHINGLES (BALCONY ROOF)	10%
SHINGLES (TOTAL)	60%

FRONT ELEVATION



PERCENTAGE OF MATERIALS

SHINGLES (GABLE ROOF)	10%
SHINGLES (SIDE ROOF)	10%
SHINGLES (FRONT ROOF)	10%
SHINGLES (REAR ROOF)	10%
SHINGLES (GARAGE ROOF)	10%
SHINGLES (PORCH ROOF)	10%
SHINGLES (BALCONY ROOF)	10%
SHINGLES (TOTAL)	60%

RIGHT ELEVATION



ELEVATION / SECTION MATERIAL LEGEND

SECTION	DESCRIPTION
SHINGLES	SHINGLES (GABLE ROOF) SHINGLES (SIDE ROOF) SHINGLES (FRONT ROOF) SHINGLES (REAR ROOF) SHINGLES (GARAGE ROOF) SHINGLES (PORCH ROOF) SHINGLES (BALCONY ROOF)
SHINGLES	SHINGLES (GABLE ROOF) SHINGLES (SIDE ROOF) SHINGLES (FRONT ROOF) SHINGLES (REAR ROOF) SHINGLES (GARAGE ROOF) SHINGLES (PORCH ROOF) SHINGLES (BALCONY ROOF)
SHINGLES	SHINGLES (GABLE ROOF) SHINGLES (SIDE ROOF) SHINGLES (FRONT ROOF) SHINGLES (REAR ROOF) SHINGLES (GARAGE ROOF) SHINGLES (PORCH ROOF) SHINGLES (BALCONY ROOF)
SHINGLES	SHINGLES (GABLE ROOF) SHINGLES (SIDE ROOF) SHINGLES (FRONT ROOF) SHINGLES (REAR ROOF) SHINGLES (GARAGE ROOF) SHINGLES (PORCH ROOF) SHINGLES (BALCONY ROOF)

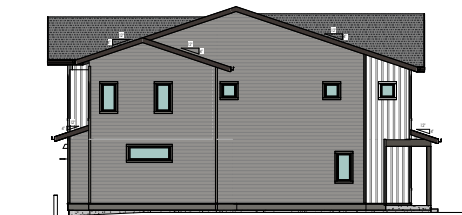
SEE TO DETERMINE MATERIAL QUANTITIES FOR COLOR MATERIAL SELECTION



PERCENTAGE OF MATERIALS

SHINGLES (GABLE ROOF)	10%
SHINGLES (SIDE ROOF)	10%
SHINGLES (FRONT ROOF)	10%
SHINGLES (REAR ROOF)	10%
SHINGLES (GARAGE ROOF)	10%
SHINGLES (PORCH ROOF)	10%
SHINGLES (BALCONY ROOF)	10%
SHINGLES (TOTAL)	60%

REAR ELEVATION



PERCENTAGE OF MATERIALS

SHINGLES (GABLE ROOF)	10%
SHINGLES (SIDE ROOF)	10%
SHINGLES (FRONT ROOF)	10%
SHINGLES (REAR ROOF)	10%
SHINGLES (GARAGE ROOF)	10%
SHINGLES (PORCH ROOF)	10%
SHINGLES (BALCONY ROOF)	10%
SHINGLES (TOTAL)	60%

LEFT ELEVATION



ELEVATION / SECTION MATERIAL LEGEND

SECTION	DESCRIPTION
SHINGLES	SHINGLES (GABLE ROOF) SHINGLES (SIDE ROOF) SHINGLES (FRONT ROOF) SHINGLES (REAR ROOF) SHINGLES (GARAGE ROOF) SHINGLES (PORCH ROOF) SHINGLES (BALCONY ROOF)
SHINGLES	SHINGLES (GABLE ROOF) SHINGLES (SIDE ROOF) SHINGLES (FRONT ROOF) SHINGLES (REAR ROOF) SHINGLES (GARAGE ROOF) SHINGLES (PORCH ROOF) SHINGLES (BALCONY ROOF)
SHINGLES	SHINGLES (GABLE ROOF) SHINGLES (SIDE ROOF) SHINGLES (FRONT ROOF) SHINGLES (REAR ROOF) SHINGLES (GARAGE ROOF) SHINGLES (PORCH ROOF) SHINGLES (BALCONY ROOF)
SHINGLES	SHINGLES (GABLE ROOF) SHINGLES (SIDE ROOF) SHINGLES (FRONT ROOF) SHINGLES (REAR ROOF) SHINGLES (GARAGE ROOF) SHINGLES (PORCH ROOF) SHINGLES (BALCONY ROOF)

SEE TO DETERMINE MATERIAL QUANTITIES FOR COLOR MATERIAL SELECTION

Example — Arrowhead 3D Floor Plans — 3/4 Bed, 2/3 Bath



Example — Big Sky 3D Floor Plans — 2 Bed, 2/3 Bath



MODERATE INCOME ALLEY-LOAD TOWNHOMES

In compliance with the IH-D ordinance, three percent of the total residential units will be set-aside as moderate income housing. The moderate income housing shall be comprised of ten (10) alley-load townhome units. The moderate income housing units will be combined in two separate buildings and will include architectural elements and design standards similar to all other townhome units so as to create a more consistent and uniform look with other townhome units within One11. Accordingly, the moderate income housing units will comply with the Architectural Design Guidelines.





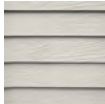
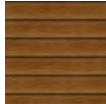


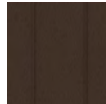



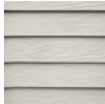



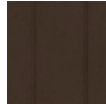
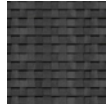


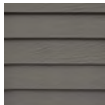
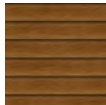


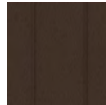
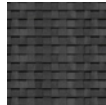


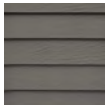



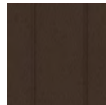
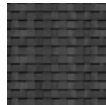


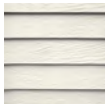



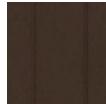



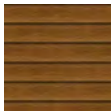

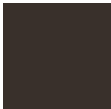
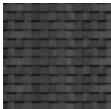


Example — 4-Plex Elevations



Example — Big Sky 3D Floor Plans — 2 Bed, 2/3 Bath



EXAMPLE TOWNHOME EXTERIOR MATERIALS & COLORS

 <p>Front Door Manufacturer: TBD Color: Sherwin Williams "Dovetail" (SW 7018) or Similar</p>	 <p>Timbers Manufacturer: TBD Color: Sherwin Williams "Urbane Bronze" (SW 7048) or similar</p>	 <p>Fiber Cement Lap Siding Manufacturer: TBD Color: Sherwin Williams "Alabaster" (SW 7008) or Similar</p>	 <p>Pre-Stained Fiber Cement Lap Manufacturer: Allura Color: Rustic Series "Summer Wheat" (OSI#245) or Similar</p>	 <p>Windows Manufacturer: Anderson Color: Dark Bronze/White</p>	 <p>Garage Door Manufacturer: CHI Color: Bronze/White</p>	 <p>Roofing-Standing seam Manufacturer: MBCI Color: Signature 300 "Medium Bronze" (SR.29 SRI 28) or Similar</p>	 <p>Roofing Manufacturer: CerlanTeed Color: Moire Black or Similar</p> <p>COLOR SCHEME -01 REAR LOAD</p>
 <p>Front Door Manufacturer: TBD Color: Sherwin Williams "Dovetail" (SW 7018) or Similar</p>	 <p>Timbers Manufacturer: TBD Color: DB 2317 FIG or Similar</p>	 <p>Fiber Cement Lap Siding Manufacturer: TBD Color: Sherwin Williams "Alabaster" (SW 7008) or Similar</p>	 <p>Board and Batt Manufacturer: JAMES HARDIE Color: Aged Pewter or Similar</p>	 <p>Windows Manufacturer: Anderson Color: Dark Bronze/White</p>	 <p>Garage Door Manufacturer: CHI Color: Bronze/White</p>	 <p>Roofing-Standing seam Manufacturer: MBCI Color: Signature 300 "Medium Bronze" (SR.29 SRI 28) or Similar</p>	 <p>Roofing Manufacturer: CerlanTeed Color: Moire Black or Similar</p> <p>COLOR SCHEME -02 REAR LOAD</p>
 <p>Front Door Manufacturer: TBD Color: Sherwin Williams "Dovetail" (SW 7018) or Similar</p>	 <p>Timbers Manufacturer: TBD Color: Sherwin Williams "Urbane Bronze" (SW 7048) or similar</p>	 <p>Fiber Cement Lap Siding Manufacturer: JAMES HARDIE Color: James Hardie "Aged Pewter" or Similar</p>	 <p>Pre-Stained Fiber Cement Lap Manufacturer: Allura Color: Rustic Series "Summer Wheat" (OSI#245) or Similar</p>	 <p>Windows Manufacturer: Anderson Color: Dark Bronze</p>	 <p>Garage Door Manufacturer: CHI Color: Bronze/White</p>	 <p>Roofing-Standing seam Manufacturer: MBCI Color: Signature 300 "Medium Bronze" (SR.29 SRI 28) or Similar</p>	 <p>Roofing Manufacturer: CerlanTeed Color: Moire Black or Similar</p> <p>COLOR SCHEME -03 REAR LOAD</p>
 <p>Front Door Manufacturer: TBD Color: Sherwin Williams "Dovetail" (SW 7018) or Similar</p>	 <p>Timbers Manufacturer: TBD Color: DB 2317 FIG or Similar</p>	 <p>Fiber Cement Lap Siding Manufacturer: JAMES HARDIE Color: James Hardie "Aged Pewter" or Similar</p>	 <p>Board and Batt Manufacturer: JAMES HARDIE Color: Sherwin Williams "Alabaster" (SW 7008) or Similar</p>	 <p>Windows Manufacturer: Anderson Color: Dark Bronze/White</p>	 <p>Garage Door Manufacturer: CHI Color: Bronze/White</p>	 <p>Roofing-Standing seam Manufacturer: MBCI Color: Signature 300 "Medium Bronze" (SR.29 SRI 28) or Similar</p>	 <p>Roofing Manufacturer: CerlanTeed Color: Moire Black or Similar</p> <p>COLOR SCHEME -04 REAR LOAD</p>
 <p>Front Door Manufacturer: TBD Color: Sherwin Williams "Dovetail" (SW 7018) or Similar</p>	 <p>Timbers Manufacturer: TBD Color: DB 2317 FIG or Similar</p>	 <p>Fiber Cement Lap Siding Manufacturer: TBD Color: Sherwin Williams "Alabaster" (SW 7008) or Similar</p>	 <p>Board and Batt Manufacturer: JAMES HARDIE Color: Sherwin Williams "Alabaster" (SW 7008) or Similar</p>	 <p>Windows Manufacturer: Anderson Color: Dark Bronze/White</p>	 <p>Garage Door Manufacturer: CHI Color: Bronze/White</p>	 <p>Roofing-Standing seam Manufacturer: MBCI Color: Signature 300 "Medium Bronze" (SR.29 SRI 28) or Similar</p>	 <p>Roofing Manufacturer: CerlanTeed Color: Moire Black or Similar</p> <p>COLOR SCHEME -05 FRONT LOAD</p>
 <p>BATT & BOARD TBD SHERWIN WILLIAMS "GAUNTLET GRAY" (SW 7019) OR SIMILAR</p>	 <p>LAP SIDING TBD SHERWIN WILLIAMS "PEPPERCORN" (SW 7674) OR SIMILAR</p>	 <p>LAP SIDING ACCENT TBD RUSTIC SERIES "SUMMER WHEAT" (OSI#245) OR SIMILAR</p>	 <p>PAINTED BRICK TBD SHERWIN WILLIAMS "PEPPERCORN" (SW 7674) OR SIMILAR</p>				
 <p>WINDOW FRAMES ANDERSON WINDOWS "DARK BRONZE" OR SIMILAR</p>	 <p>ROOFING - SHINGLES CERTANTEED "MOIRE BLACK" OR SIMILAR</p>	 <p>ROOFING - STANDING SEAM MBCI SIGNATURE 300 "MEDIUM BRONZE" (SR.29 SRI 28) OR SIMILAR</p>	 <p>TRIM, ALUM FASCIA/SOFIT, ETC. TBD TO MATCH ANDERSON WINDOWS - "DARK BRONZE" OR SIMILAR</p>				



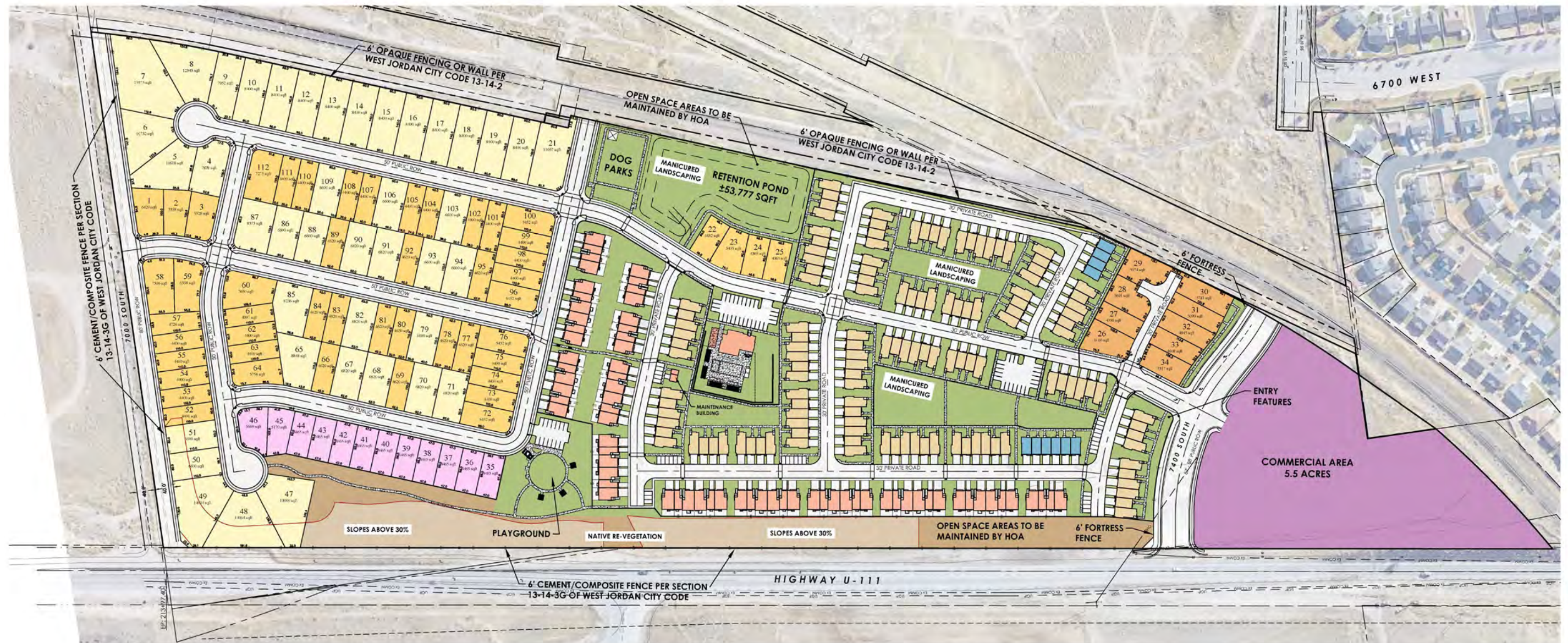
LEGEND

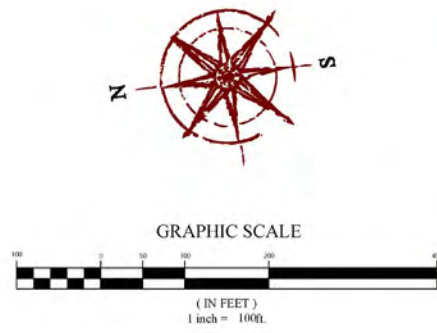
	FRONT-LOAD SF DETACHED (VILLAGE)	41 UNITS		REAR-LOAD TOWNHOMES	132 UNITS
	FRONT-LOAD SF DETACHED (COTTAGE)	50 UNITS		MODERATE INCOME TOWNHOMES	10 UNITS
	REAR-LOAD SF DETACHED (COTTAGE)	9 UNITS		OPEN SPACE	10.2 ACRES (21.4% OF TOTAL RESIDENTIAL ACREAGE)
	TWIN HOMES	12 UNITS		SLOPES ABOVE 30%	2.1 ACRES (4.4% OF TOTAL RESIDENTIAL ACREAGE) *NOT INCLUDED IN OVERALL OPEN SPACE ACREAGE.
	FRONT-LOAD TOWNHOMES	70 UNITS		COMMERCIAL	5.5 ACRES (10.3% OF TOTAL SITE AC.)

PROPERTY OVERVIEW

TOTAL ACREAGE	±53.2 ACRES
RESIDENTIAL ACREAGE	±47.7 ACRES
COMMERCIAL ACREAGE	±5.5 ACRES
SINGLE FAMILY LOTS	112
TOWNHOME UNITS	212
TOTAL RESIDENTIAL UNITS	324
TOTAL DENSITY	6.1 UNITS/ACRE
TOTAL SINGLE FAMILY AREA	29.5 ACRES (61.8% OF TOTAL RESIDENTIAL ACREAGE)
TOTAL MULTIFAMILY AREA	18.2 ACRES (38.2% OF TOTAL RESIDENTIAL ACREAGE)

ALL OPEN SPACE AREAS TO BE MAINTAINED BY THE HOA. ALL PUBLIC RIGHTS-OF-WAY TO BE MAINTAINED BY WEST JORDAN CITY.





6' CEMENT/COMPOSITE FENCE



6' OPAQUE FENCING OR WALL



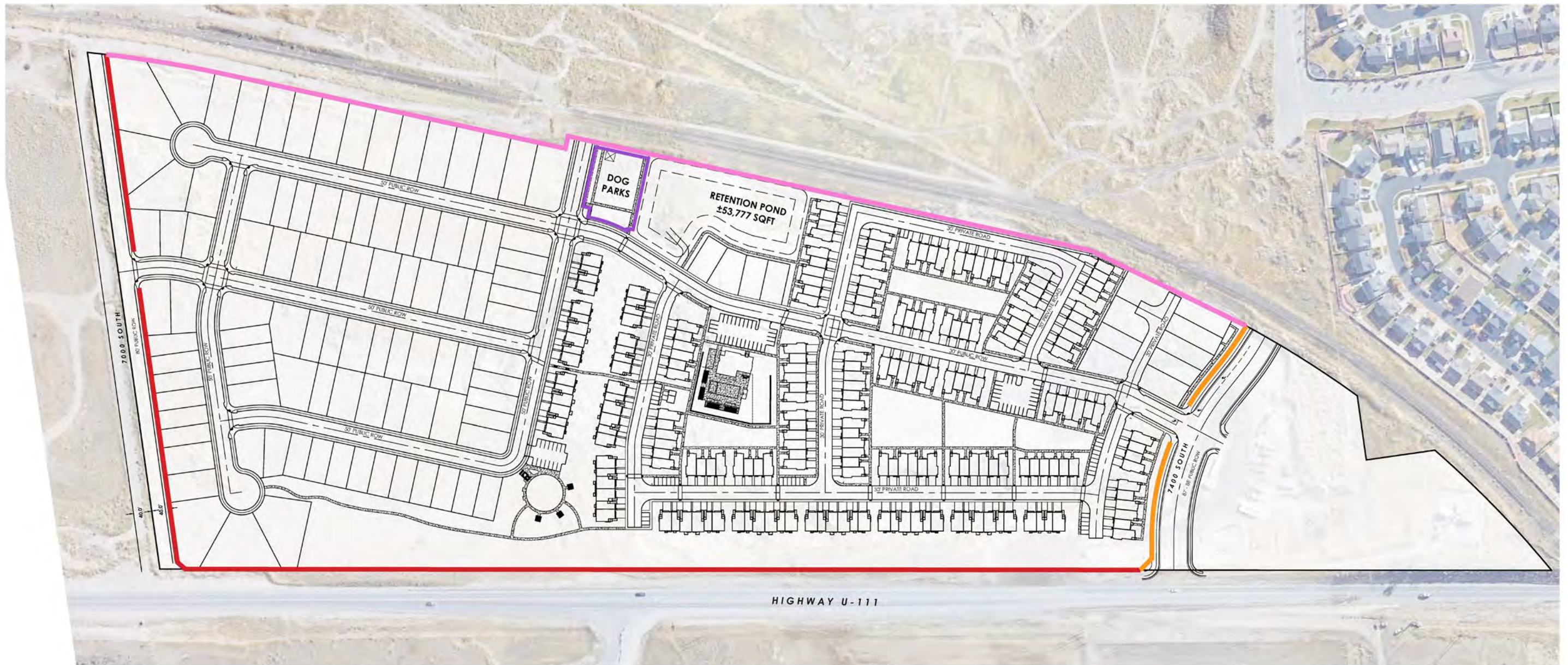
6' FORTRESS FENCE



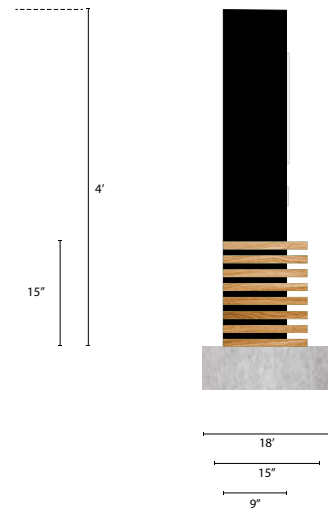
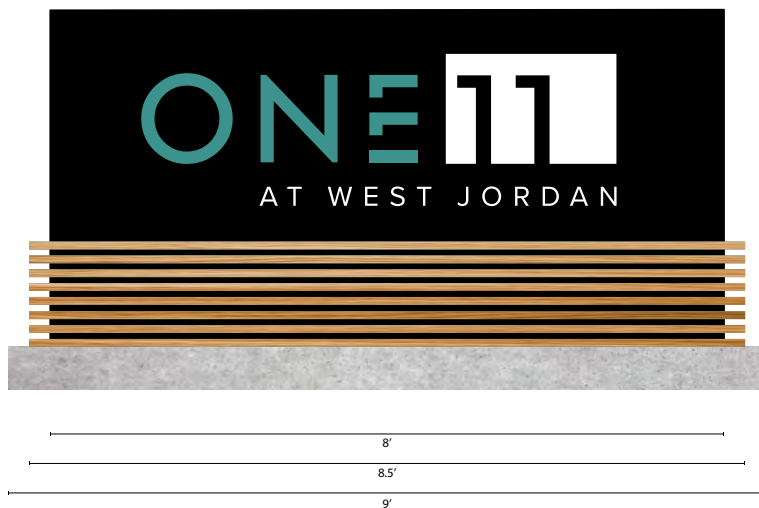
6' RUBBER-COATED CHAIN LINK FENCE

NOTES

1. All fences not adjacent to an individually owned Cottage or Village lot are to be maintained by the HOA.
2. Fences to be installed with their respective phases as set forth herein.
3. The fence examples depicted are representative of the general materials and type to be installed in the areas depicted.



ELEVATION & DETAILS



OPEN SPACE & AMENITIES



INTRODUCTION TO OPEN SPACE & AMENITIES

One11 includes open space and amenities that have been meticulously designed to provide residents of the community with areas to gather, recreate, and relax. All amenities and areas of open space are accessible through a connected network of sidewalks and trails thereby making available the benefits of these uses to all residents of One11. A portion of One11 includes slopes that are greater than 30%. These areas are not counted as “open space”. However, the slope of these areas has been preserved along the western border of One11 and will provide a valuable noise and aesthetic buffer to the residences from the Highway 111.

There are three primary amenities included in One11: (1) a dog park; (2) a playground (or tot lot); and (3) the clubhouse, pool, and gathering area. Each of these amenities will include additional improvements (as detailed later herein) to add value and a sense of placemaking where residents can strengthen connections between one another and the place where they live. One11 also includes areas of usable open space that are located throughout the project and designed to allow residents larger areas to recreate away from buildings but within the community.

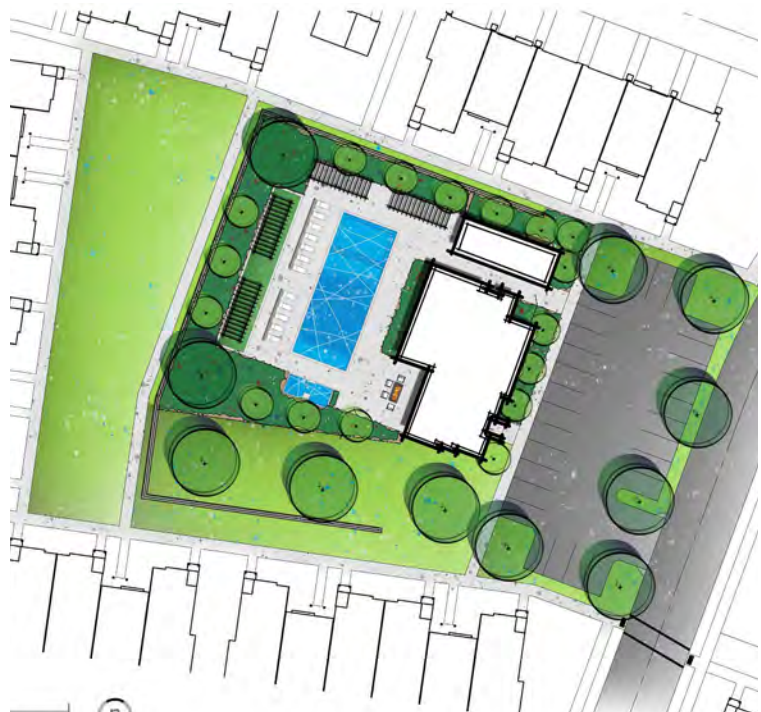
A ten foot regional trail will also be located adjacent to 7400 South. When this trail is fully completed by the City (or other development), it will provide residents of One11 with additional and regional connectivity to other areas of the City.

AMENITY AREAS

*Conceptual Rendering
of Dog Park*



*Conceptual Rendering
of Clubhouse & Pool*

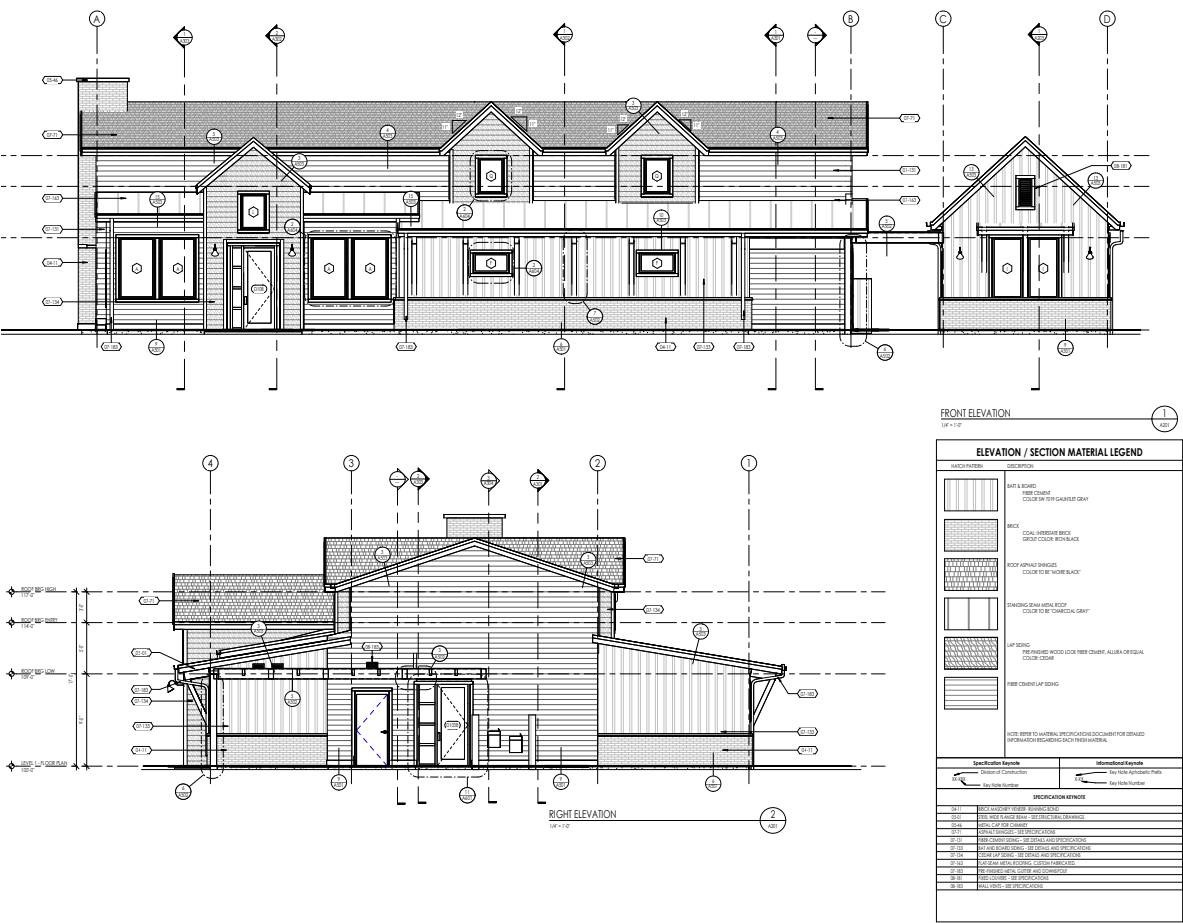


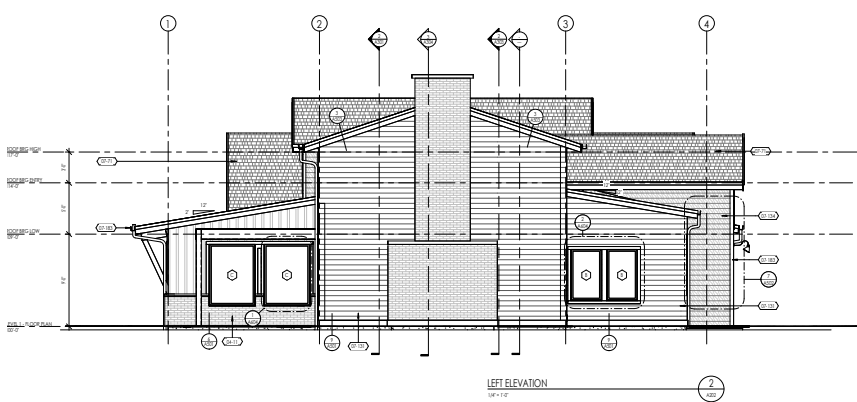
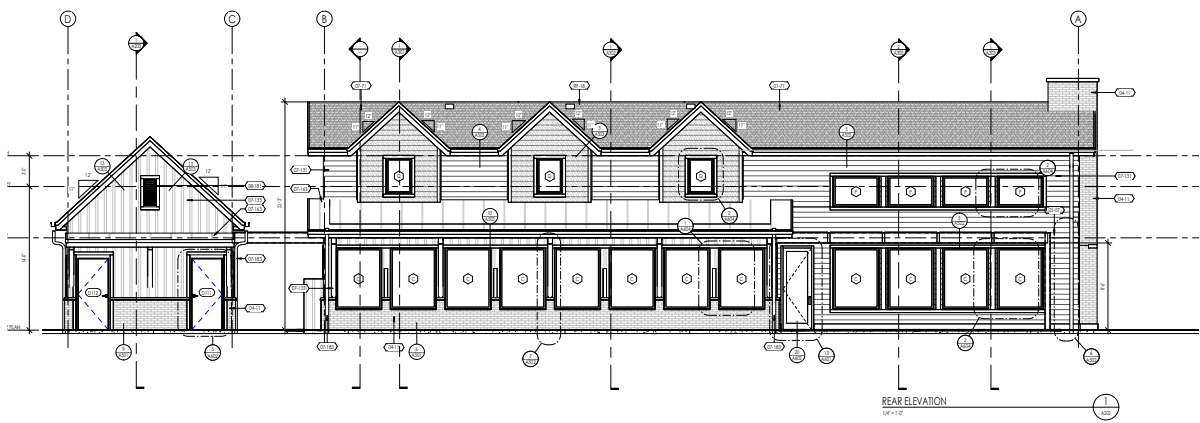
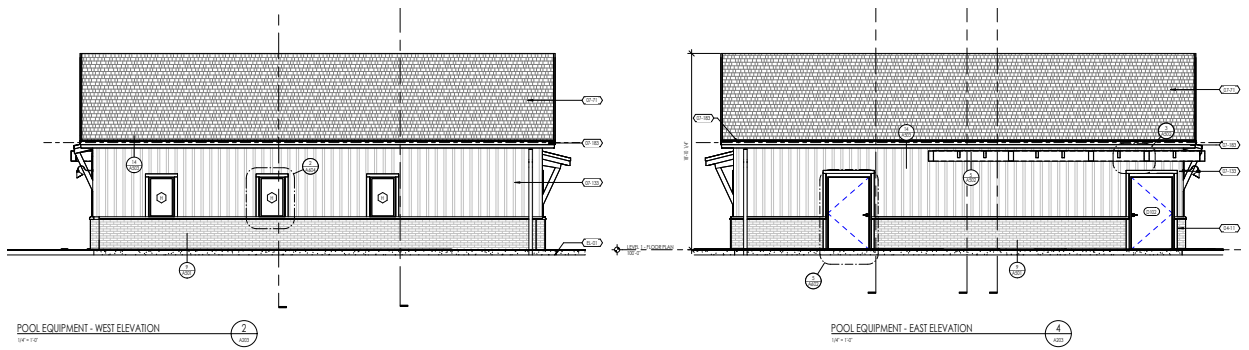
CLUBHOUSE

Conceptual Rendering



Conceptual Elevations



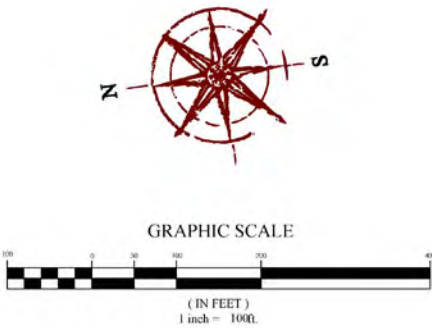


ELEVATION / SECTION MATERIAL LEGEND	
MATERIALS	DESCRIPTION
	S&P & BOARD WOOD CHAIR COLOR: FORD CHALKED GRAY
	BRICK TRADITIONAL BRICK GROUP COLOR: BROWN/BLACK
	ROOF WOOD SHAKES COLOR: FORD WINE BLUES
	SHEDDING WOOD SHAKES COLOR: FORD WINE BLUES
	LAP SIDING WOOD SHAKES COLOR: FORD WINE BLUES
	FIBER CONCRETE WOOD SHAKES COLOR: FORD WINE BLUES
NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL.	
Specification Keynote	Informational Keynote
	Division of Construction
	Material Keynote
SPECIFICATION KEYNOTE	
B-11	ROOF SHAKES - WOOD SHAKES
B-12	ROOF SHAKES - WOOD SHAKES
B-13	ROOF SHAKES - WOOD SHAKES
B-14	ROOF SHAKES - WOOD SHAKES
B-15	ROOF SHAKES - WOOD SHAKES
B-16	ROOF SHAKES - WOOD SHAKES
B-17	ROOF SHAKES - WOOD SHAKES
B-18	ROOF SHAKES - WOOD SHAKES
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B-79	ROOF SHAKES - WOOD SHAKES
B-80	ROOF SHAKES - WOOD SHAKES
B-81	ROOF SHAKES - WOOD SHAKES
B-82	ROOF SHAKES - WOOD SHAKES
B-83	ROOF SHAKES - WOOD SHAKES
B-84	ROOF SHAKES - WOOD SHAKES
B-85	ROOF SHAKES - WOOD SHAKES
B-86	ROOF SHAKES - WOOD SHAKES
B-87	ROOF SHAKES - WOOD SHAKES
B-88	ROOF SHAKES - WOOD SHAKES
B-89	ROOF SHAKES - WOOD SHAKES
B-90	ROOF SHAKES - WOOD SHAKES
B-91	ROOF SHAKES - WOOD SHAKES
B-92	ROOF SHAKES - WOOD SHAKES
B-93	ROOF SHAKES - WOOD SHAKES
B-94	ROOF SHAKES - WOOD SHAKES
B-95	ROOF SHAKES - WOOD SHAKES
B-96	ROOF SHAKES - WOOD SHAKES
B-97	ROOF SHAKES - WOOD SHAKES
B-98	ROOF SHAKES - WOOD SHAKES
B-99	ROOF SHAKES - WOOD SHAKES
B-100	ROOF SHAKES - WOOD SHAKES

PLAYGROUND

Conceptual Renderings

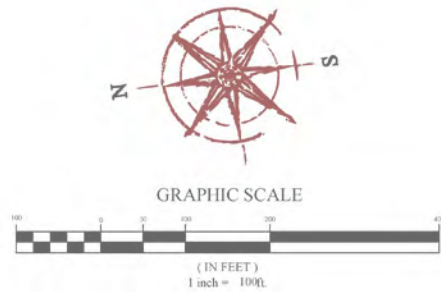




LEGEND		
	PRIVATE OPEN SPACE	10.2 ACRES (21.4% OF TOTAL RESIDENTIAL ACREAGE)
	SLOPES ABOVE 30%	2.1 ACRES (4.4% OF TOTAL RESIDENTIAL ACREAGE)
	NATIVE RE-VEGETATION	3.6 ACRES

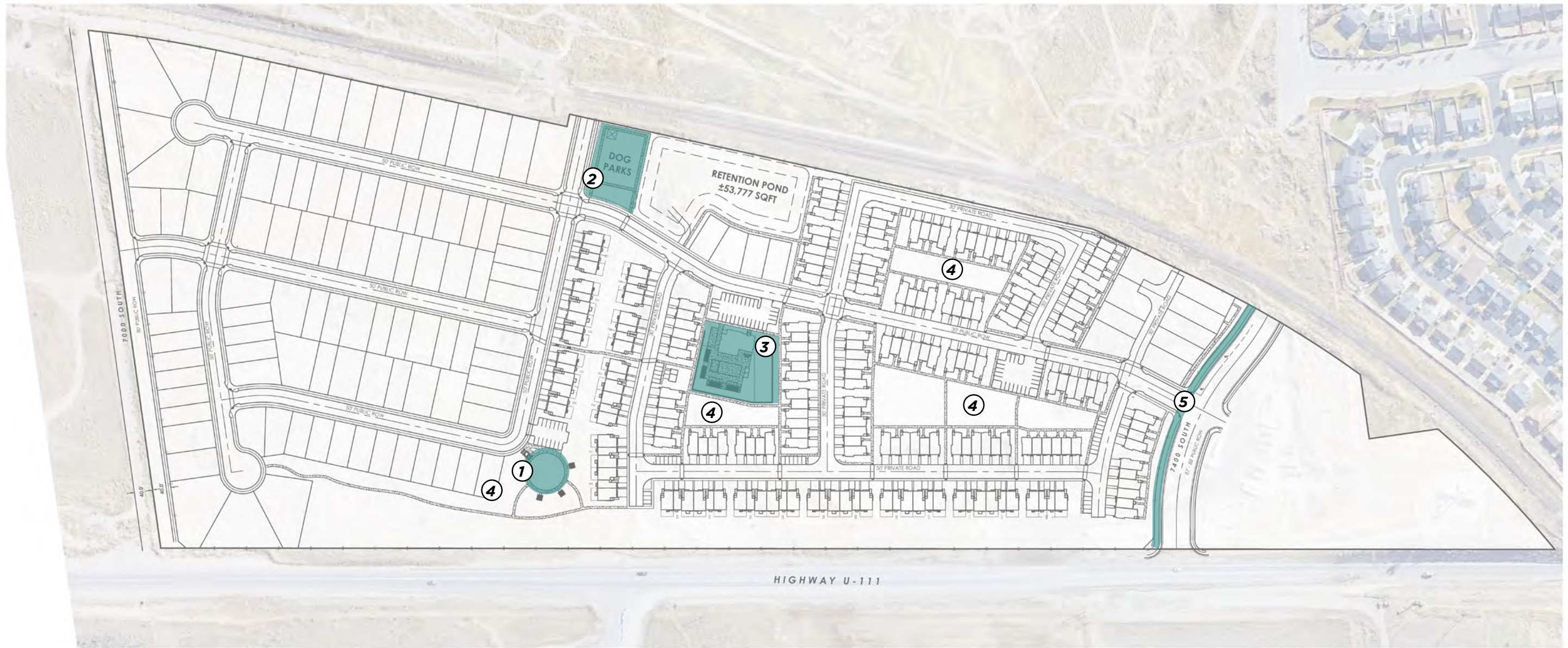
- NOTES:
1. ALL OPEN SPACE TO BE PRIVATE OPEN SPACE FOR USE BY THE RESIDENTS OF ONELEVEN
 2. ALL OPEN SPACE AREAS AND AMENITIES TO BE OWNED AND MAINTAINED BY THE HOA





AMENITY KEY

- 1 PLAYGROUND
- 2 DOG PARK
- 3 CLUBHOUSE & POOL
- 4 OPEN PLAY FIELDS
- 5 10' REGIONAL TRAIL



PARKING & CONNECTIVITY



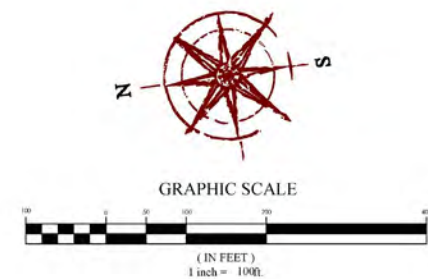


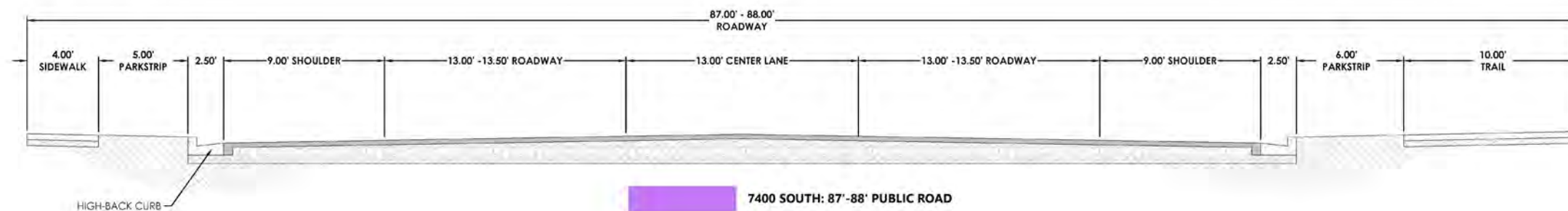
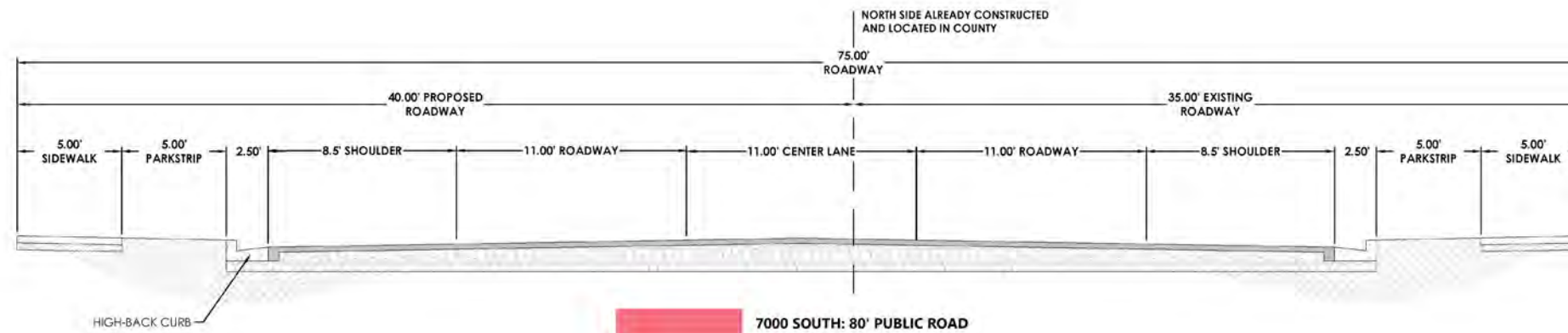
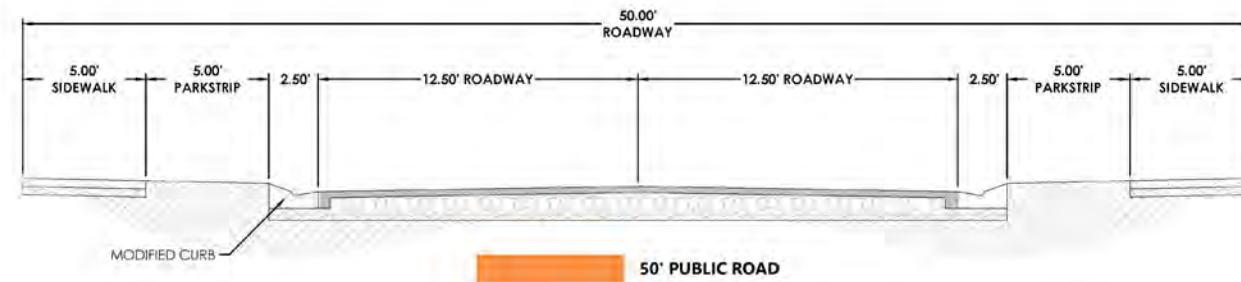
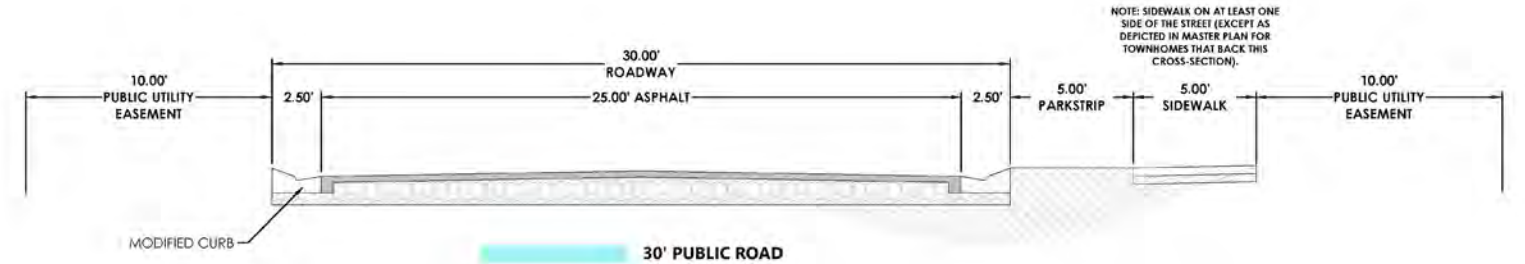
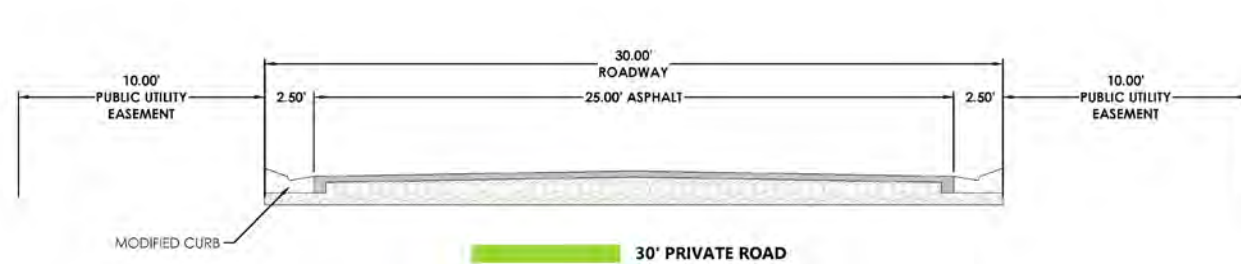
LEGEND

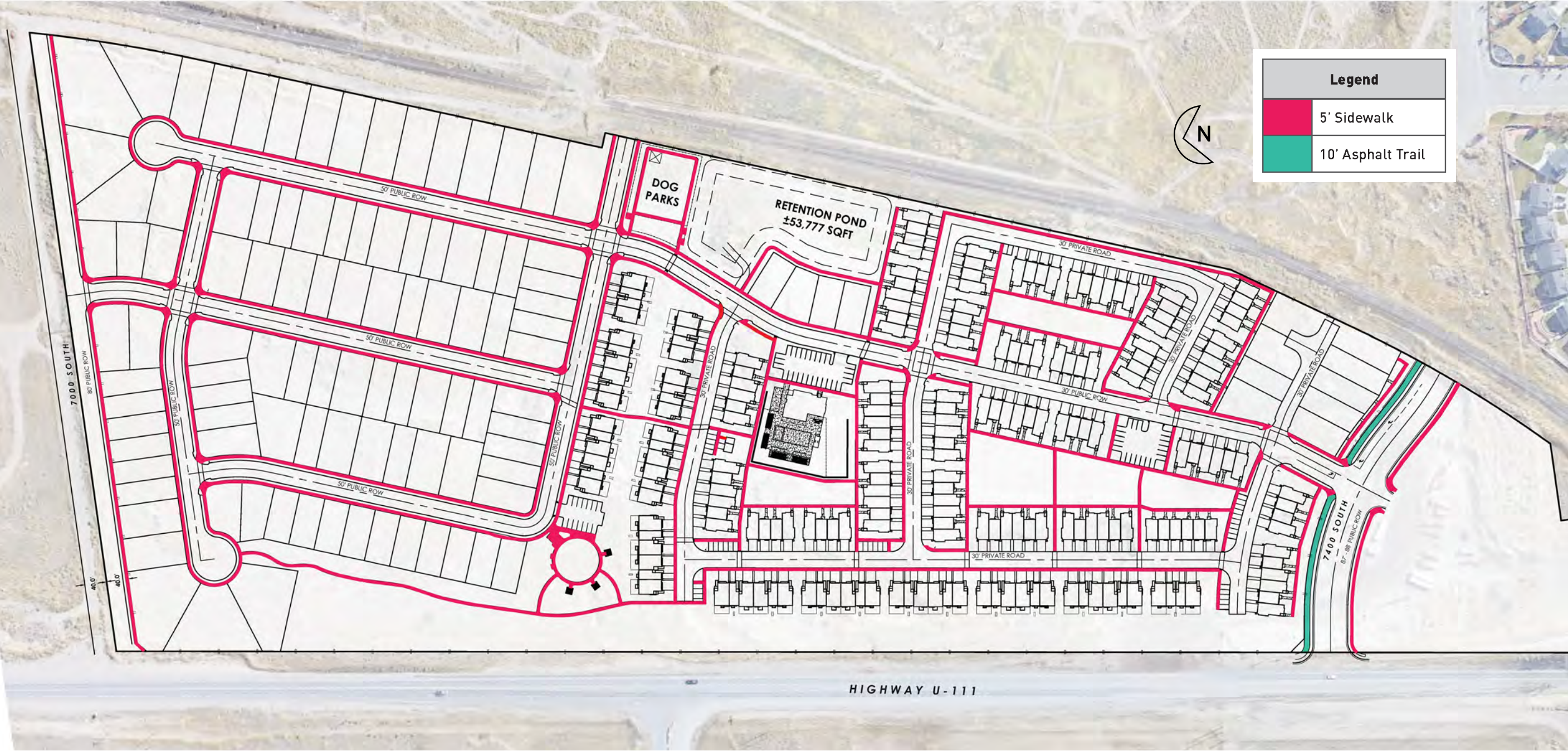
	30' PRIVATE ROAD
	30' PUBLIC ROAD
	50' PUBLIC ROAD
	7000 SOUTH: 80' PUBLIC ROAD
	7400 SOUTH: 87'-88' PUBLIC ROAD

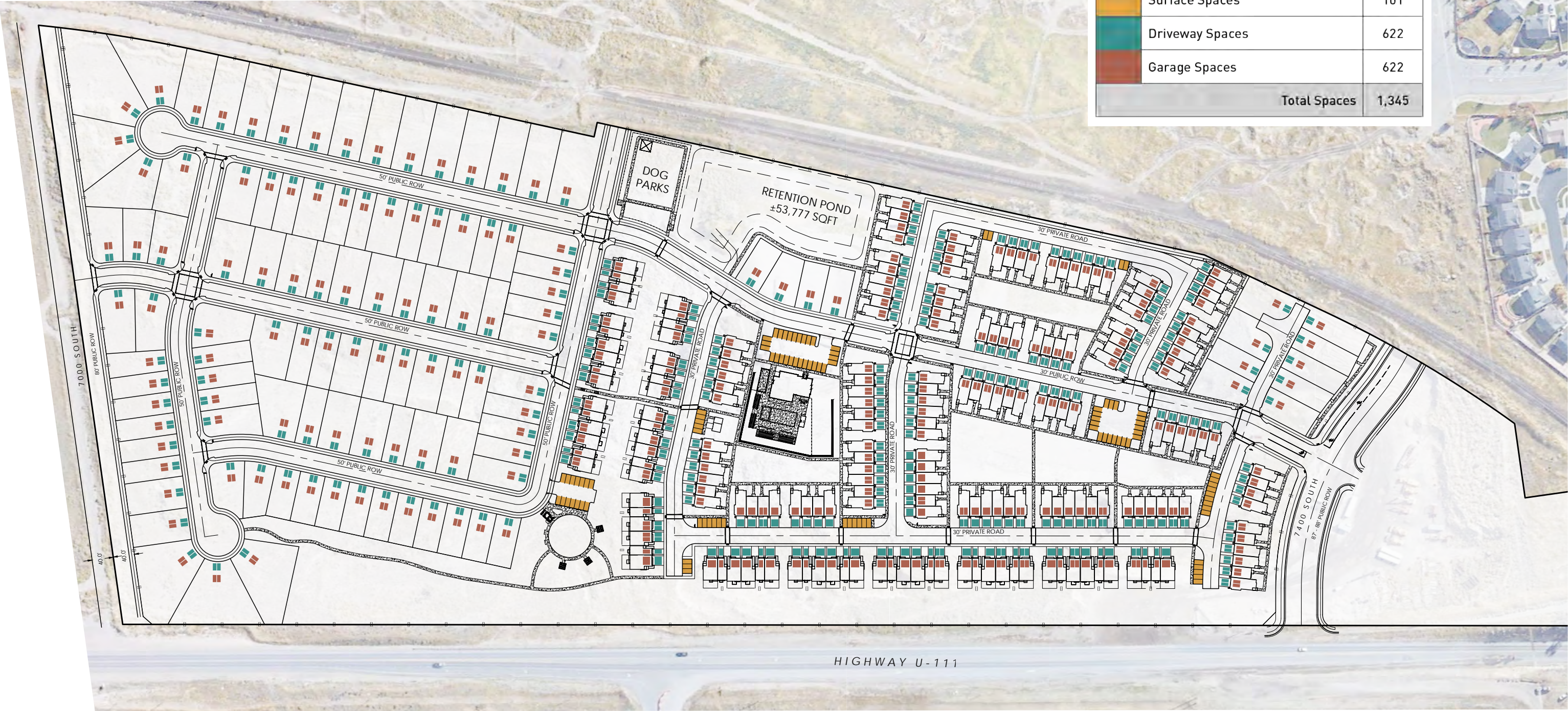
NOTES:

1. Except as otherwise set forth herein, all public rights-of-way to be owned and maintained by West Jordan City.
2. Park strips and sidewalks in the public right of way that are located in front of single family detached homes shall be maintained by the home owner. All other park strips and sidewalks (including those within the public right of way along the south side of 7000 South and the north side of 7400 South) to be maintained by the HOA.
3. Park strips and sidewalks located in the public right of way along 7400 South in front of the commercial area shall be maintained by the commercial property owner.







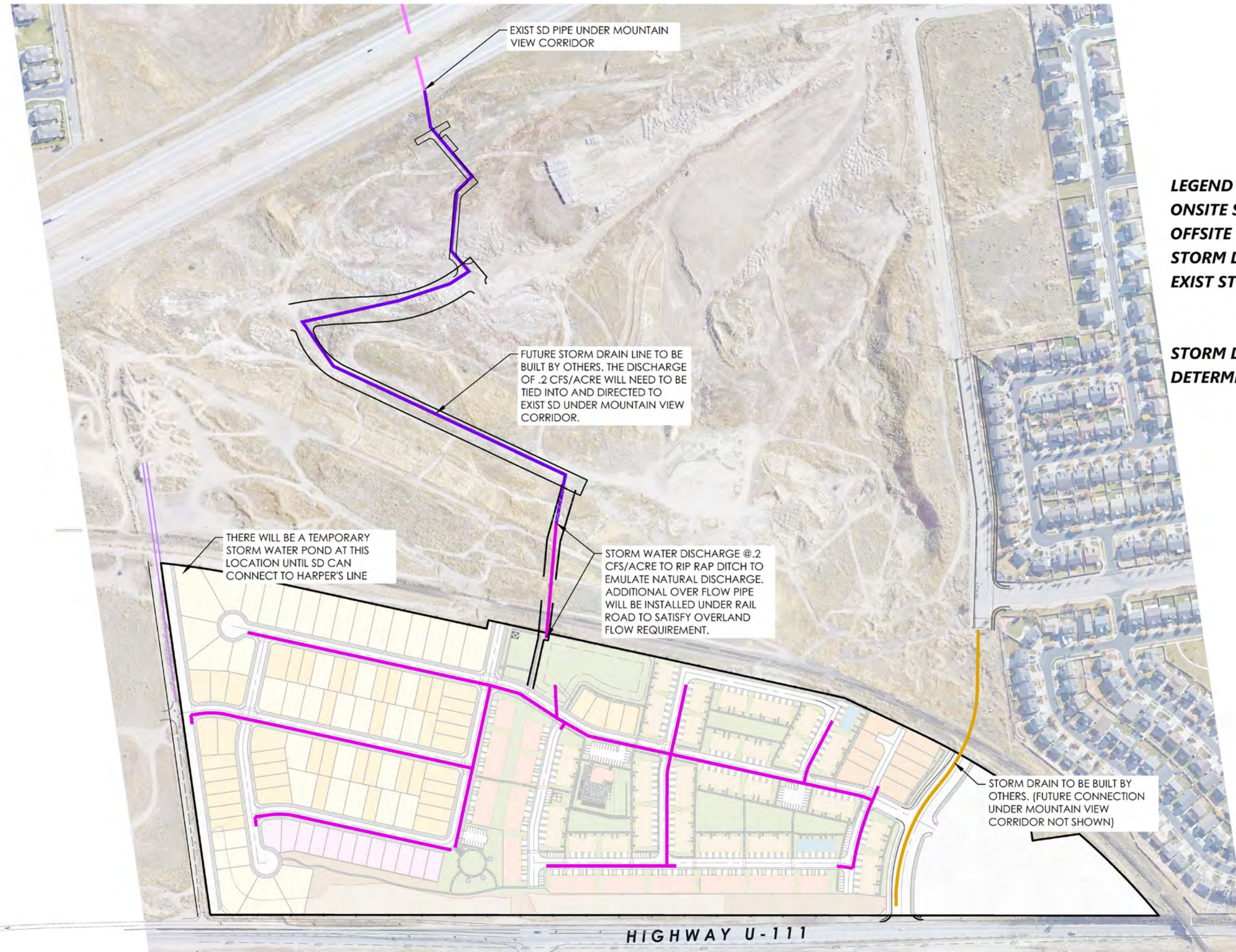


Parking Spaces		
Surface Spaces	101	
Driveway Spaces	622	
Garage Spaces	622	
Total Spaces		1,345



UTILITIES & GRADING

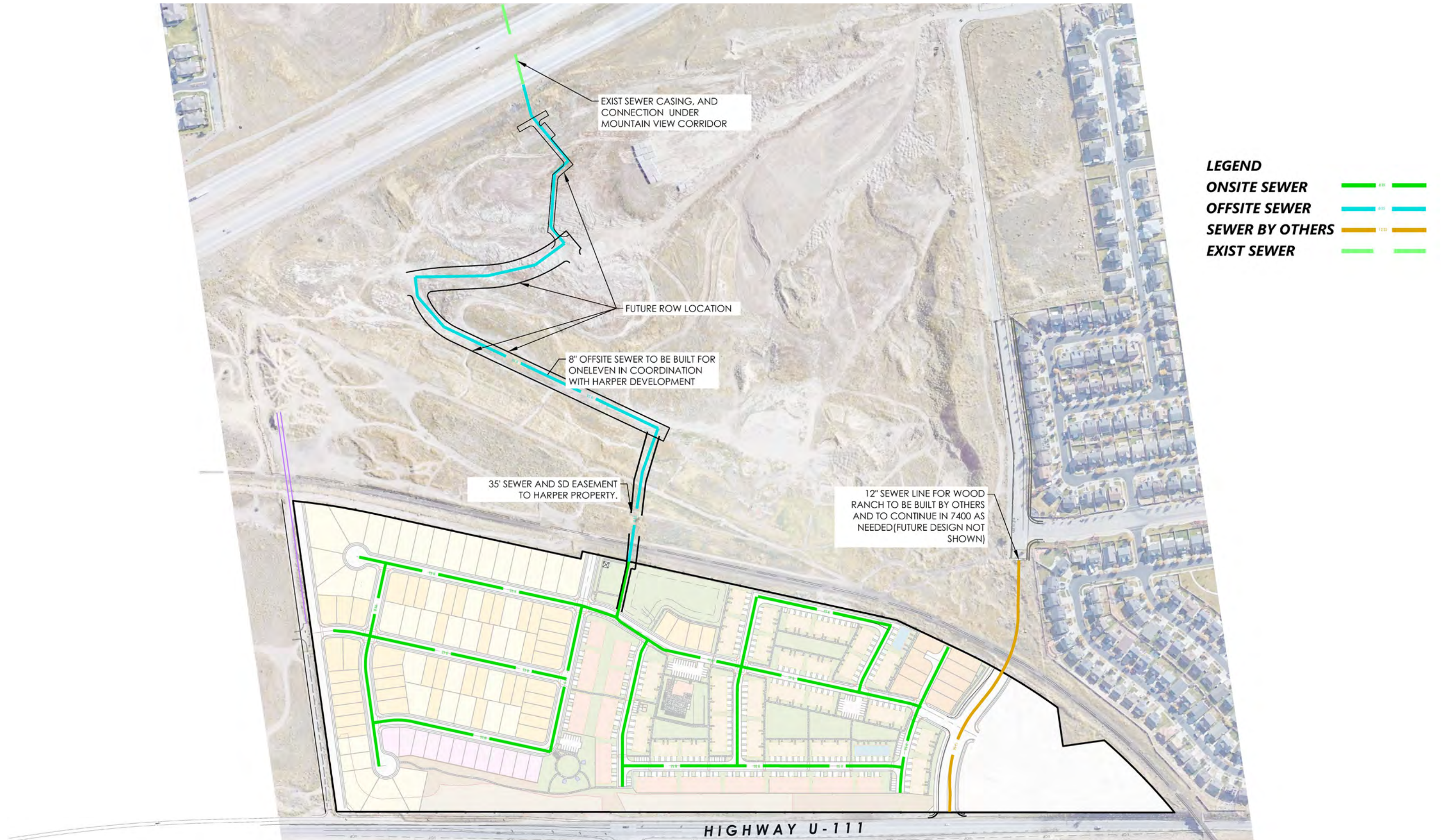


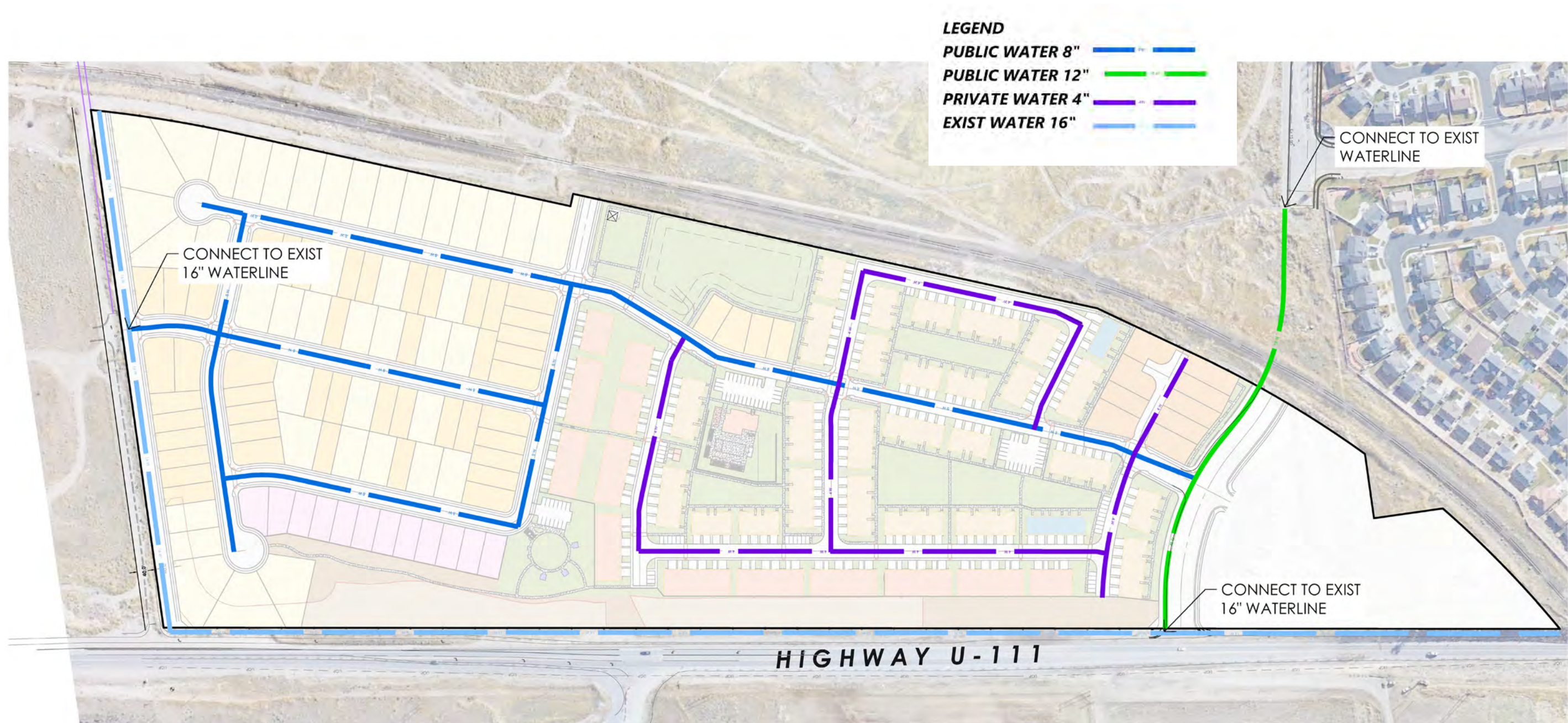


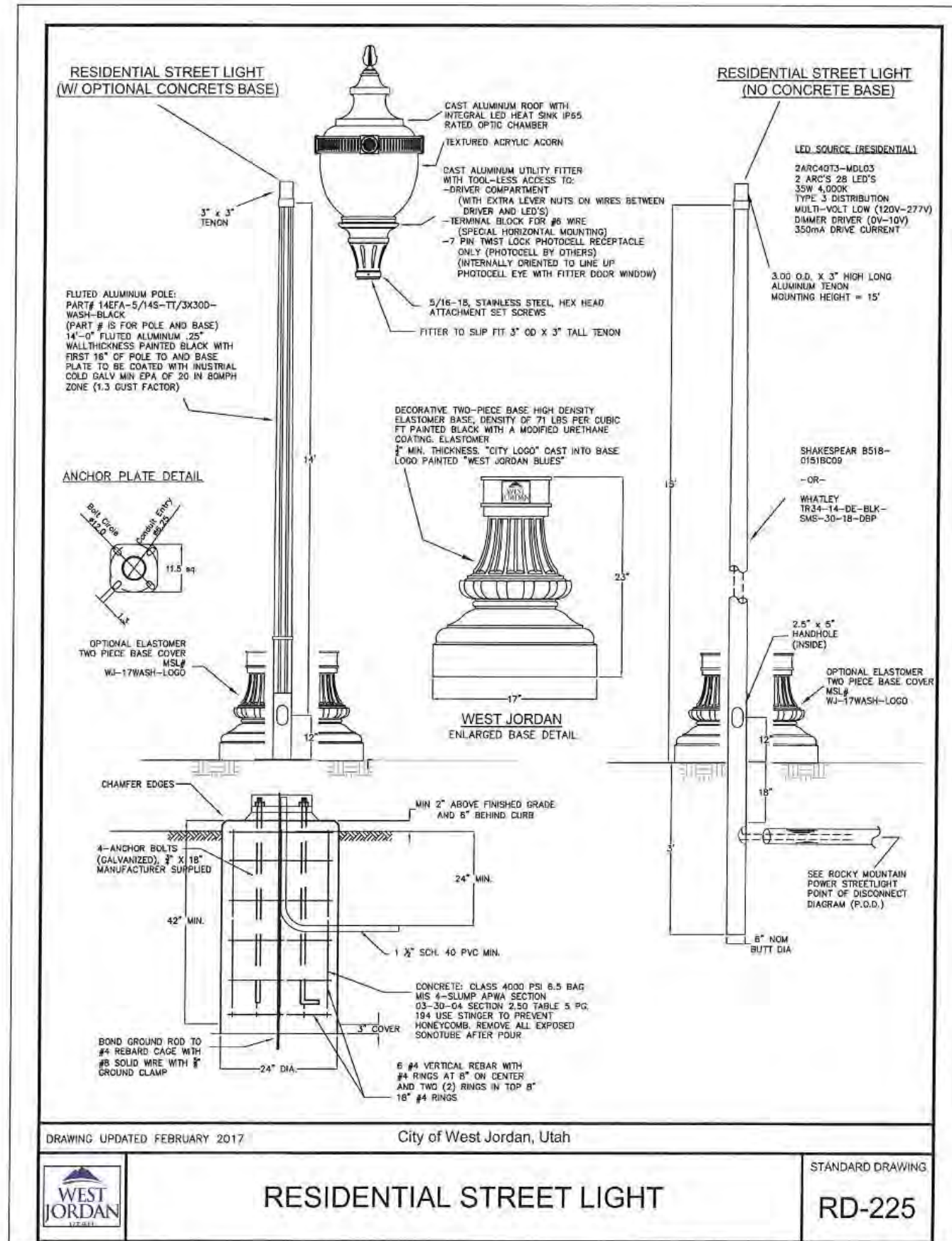
LEGEND

- ON SITE STORM DRAIN
- OFFSITE FUTURE STORM DRAIN
- STORM DRAIN BY OTHERS
- EXIST STORM DRAIN

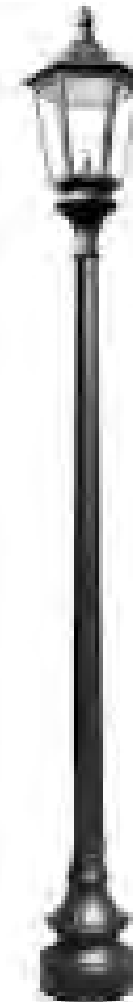
STORM DRAIN PIPE SIZING WILL BE DETERMINED AT PRELIMINARY

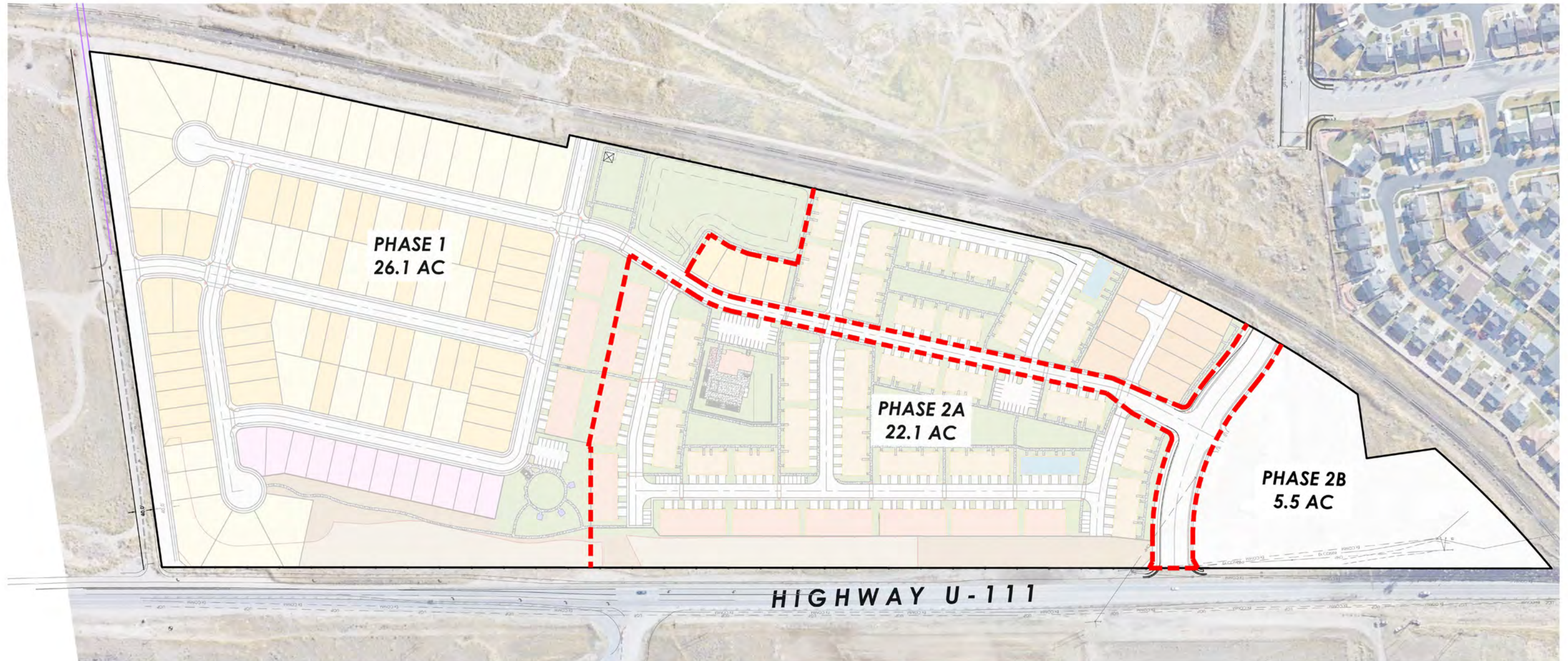






Street Light Example





NOTE

1. Master Developer to construct a secondary emergency access through phase 2A in accordance with Section D.9 of the MDA.

