

CLIENT: Zenith Development LLC
2040 Murray Holladay Road,
Suite 204
Salt Lake City, Utah 84117
(801) 428-3755

REVISIONS:

**SITE PLAN
SUBMITTAL**

PRINCETON TERRACE
8377 SOUTH DURHAM STREET SANDY, UTAH



Review Plan
Not Released For
Construction

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Not Released For
Construction

Site
Development
S-1.0

Issue Date: April 24, 2020

BUILDING TYPE SUMMARY

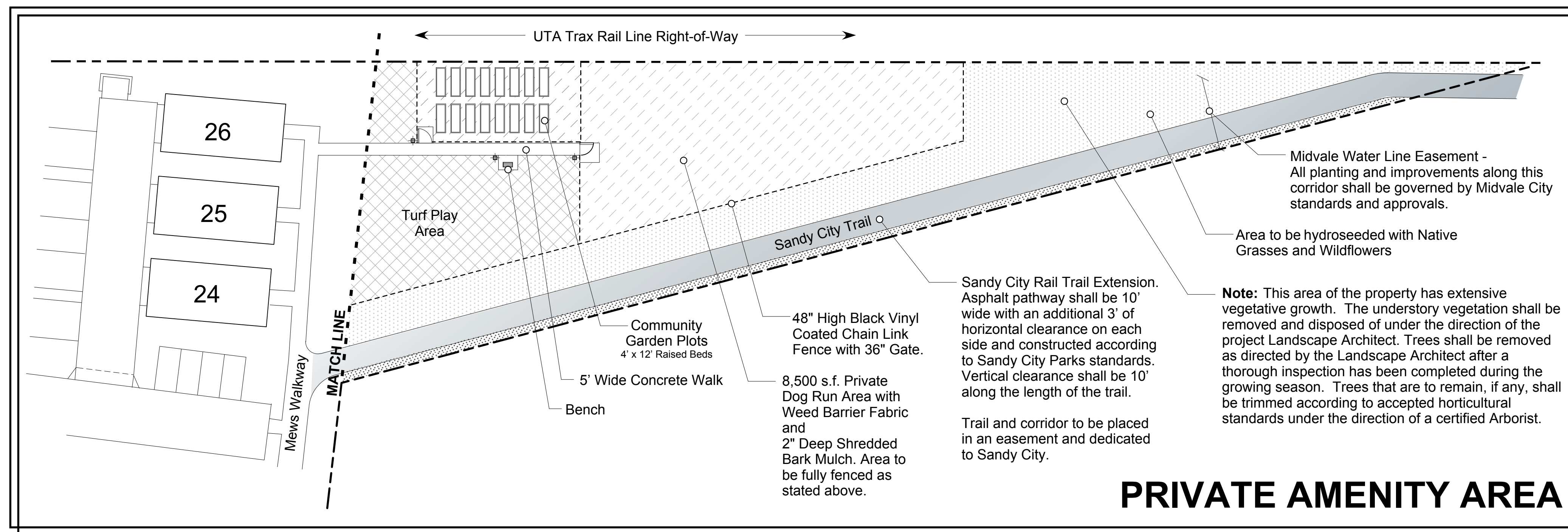
Type "A" Townhomes 48 Units @ 840 s.f. Footprint	
Type "B" Townhomes 10 Units @ 680 s.f. Footprint	
SFR Cottage Homes 5 Units @ 1,200 s.f. Footprint	

SITE COVERAGE SUMMARY

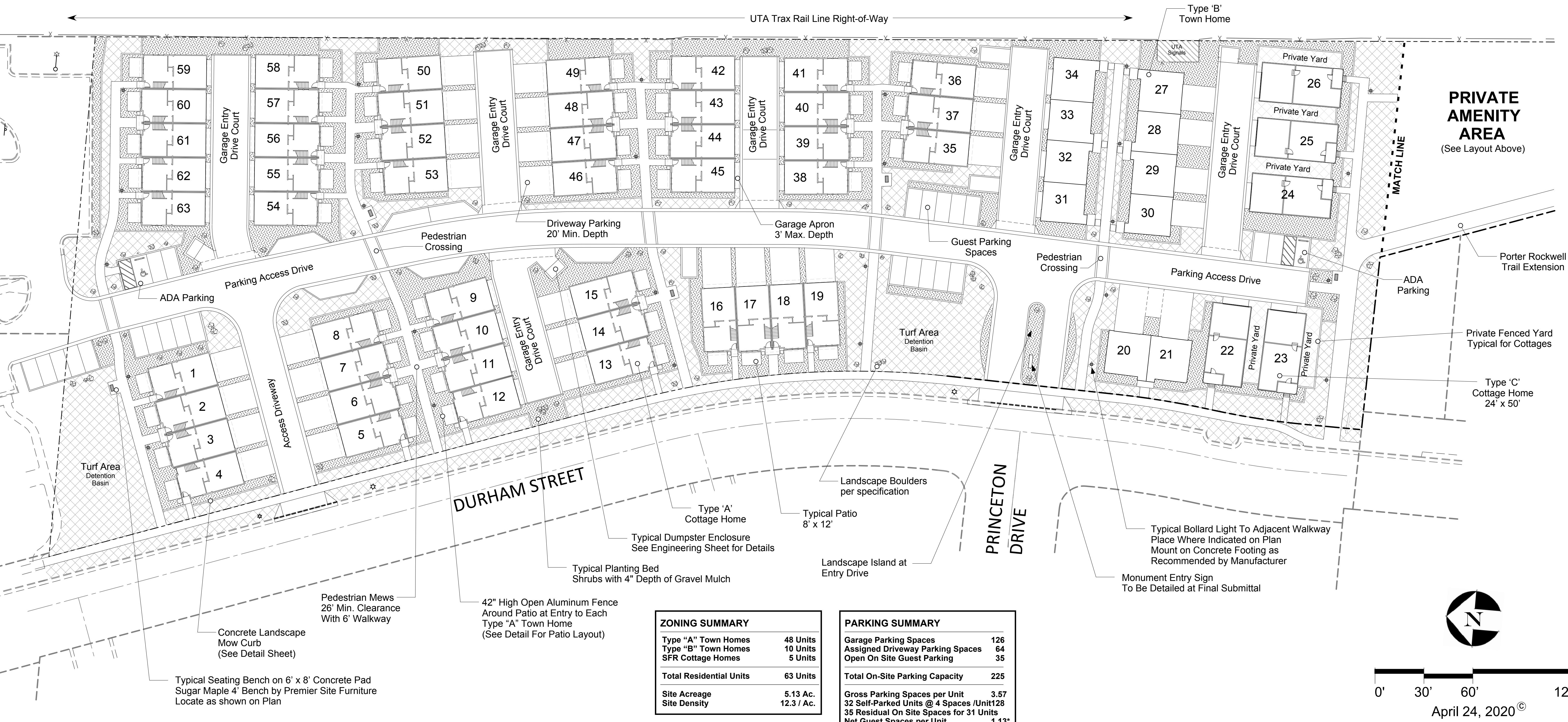
Building Footprint Per Architect	53,120 s.f.	23.8%
Drives and Access Ways Per Engineer's Plan	63,216 s.f.	28.3%
Walks & Entry Paths Per Site Plan	14,263 s.f.	6.4%
Rail Trail Pathway -10' Width per City Spec	5,160 s.f.	2.3%
Patioes -At Town Home "A" Units	4,800 s.f.	2.1%
Private Yards At Cottage Homes	2,590 s.f.	1.2%
Turf - Sod From Approved Sod Source	33,630 s.f.	15.0%
Planting Beds 4" Depth of Mulch w/ Plants per Plan	26,880 s.f.	12.0%
Native Seeding Along Rail Trail Path	9,230 s.f.	4.1%
Amenity Areas - Community Garden w/ bark mulch Dog Run w/ mulch	2,228 s.f. 8,346 s.f.	1.0% 3.7%
Total Site Area 5.13 Acres	223,463 s.f.	100%

SITE FURNISHINGS

Sugar Maple Bench Model Number MM400RB Color - Copper Vein Steel slat bench - 48" long x 29" deep x 40" high Surface mount to concrete with expansion anchors and stainless steel bolts	6 Required
Premier Site Furniture 115 N 2nd W Rexburg, ID 83440 (208) 352-0742 https://premier-sitefurniture.com/product/sugar-maple-bench/	Manufacturer
Kichler 27" High Architectural Bollard Light Style Number 65G38 Color - Textured Bronze Bulb - 11.6 watt T5 wedge base LED low wattage 12V Aluminum construction - 27" high x 4" wide x 5.5" deep Surface mount to concrete or footing with expansion anchors and stainless steel bolts per manufacturer's specifications	30 Required
Kichler Lighting LLC (866) 558-5706 https://www.kichler.com/kichler/products/landscape-lighting/path-spread/textured-bollard-62613791/	Manufacturer



PRIVATE AMENITY AREA



ZONING SUMMARY

Type "A" Town Homes	48 Units
Type "B" Town Homes	10 Units
SFR Cottage Homes	5 Units
Total Residential Units	63 Units
Site Acreage	5.13 Ac.
Site Density	12.3 / Ac.

PARKING SUMMARY

Garage Parking Spaces	126
Assigned Driveway Parking Spaces	64
Open On Site Guest Parking	35
Total On-Site Parking Capacity	225
Gross Parking Spaces per Unit	3.57
32 Self-Parked Units @ 4 Spaces /Unit	128
35 Residual On Site Spaces for 31 Units	
Net Guest Spaces per Unit	1.13*

* Based on Guest Spaces per Unit Not Self-Parked

