

## **EXHIBIT B**

### **Development Standards**

1. The minimum house size for up to 12 ramblers shall be 1,550 square feet. The minimum house size for all other ramblers shall be 1,600 square feet. The minimum house size for all other home plans shall be 2,100 square feet. If soil conditions allow, all homes shall have basements.
2. At least 60% of all homes shall have a 3 car garage. 3 car garages shall be offered as an option on all homes.
3. All homes shall include brick or stone on the front elevation.
4. All homes shall have a minimum 6-inch fascia.
5. The front windows and front doors on all homes shall include pop-outs with subtle color variations.
6. Architectural shingles shall be used on the roofs of all homes.
7. The minimum front yard setback shall be 25 feet.
8. At least 50% of all homes shall have a front porch with no less than 50 sq. ft. of usable, unobstructed space.
9. Covered porches may project into the front setback a distance of 5 feet provided substantial columns (greater than 4" x 4" posts) are used.
10. The rear setback for homes with decks on the back of the home may be reduced to 15'.
11. The side yard setback opposite the garage may be reduced to 6' for homes with a 3 car garage. Side yards adjacent to a street shall be 20'.
12. The homebuilder shall install street trees as part of the landscaping package. Street trees shall be provided as follows: 2 trees for a standard lot, 1 tree for a cul-de-sac lot and 4 trees for a corner lot. Street tree variety shall be determined by the City during the subdivision approval process.
13. The homebuilder shall install front yard landscaping and irrigation for all homes. Front yard landscaping and irrigation shall include the necessary irrigation materials, sod, at least 5, 2 gallon plants and 1 tree planted in the front yard. The homebuilder shall also provide a \$1,000 landscape voucher to each homeowner for side and rear yard landscaping.
14. Only the homes shown in Exhibit C shall be constructed in the development. Additional home plans may be used if they are first reviewed and approved by the City Council. Stucco shall not be used as an exterior material.
15. With the exception of one lot in the far northeast corner, the minimum lot width for the development shall be 80 feet.
16. The minimum lot area for the development shall be 8,000 square feet.
17. Developers shall dedicate to the City property for an approximately 12' wide linear parkway running east to west that connects 6400 West to Orchard Elementary and an approximately 1 acre neighborhood park that is connected to the linear parkway and is centrally located as shown in the concept plan in Exhibit D. The exact location and shape of the linear park and neighborhood park shall be determined during the preliminary plat review process. No offsets to park impact fees shall be granted.
18. The City will be responsible for all the park improvements, and shall pay half of the costs for the roads accessing the neighborhood park.

19. If necessary, the City will grant easements to the Developer on or across the park space for utilities as required by West Valley City's Engineering Division.
20. The maximum density for the development shall be based on the concept plan in Exhibit D.
21. Developers shall work together to design and subdivide the property.
22. An entry feature shall be provided at the main development entrance along 6400 West within the linear parkway. The design of entry feature shall be consistent with Exhibit E.
23. Address plates shall be provided for each home. The same style of address plate shall be used throughout the development. The style of address plate shall be consistent with Exhibit F.
24. Residential street lights shall be installed throughout the development in accordance with Public Works standards; however, the style of street light installed shall be consistent with Exhibit G.
25. Fencing shall be installed along the south side of the linear parkway. The type of fencing to be installed shall be a 6' tall, solid (no openings), tan, vinyl fence with brick columns spaced an average of 40' apart.
26. Homebuilders shall work together to have some variety of lot ownership so that one homebuilder does not have all of his lots consolidated in one portion of the development.