

Table of bulk and intensity Requirements Pilgrims Landing							20-Jan-99
	Existing Code R-3	Multi Fam High Density Condo pods	Med Density Single F K&B Pod	Apartments PSC pod	Commercial	Code Comm.	
Min Lot size	6000 = 1 unit 8000 = 2 units 10,000 = 3 units 12,000 = 4 units	1200' pad Limited common and common area for owners	1400' pad				
Max dwelling Per Acre	R2=6 R3=12	12..	6...	14..			
Min Lot width	65'	*	*	*	60'	60'	
Min Front yard	25'	20' fr top bck curb	20' fr. topback curb	20' from ROW	25'	25'	
Min Set back off Public	25'	20'					
Min rear yard	30' interior	*	25' -- See Note 12	*	25'	25'	
Corner Min rear	15'	*	15'	*			
Min side yard	8'	UBC code	6'	40' to next bldg	UBC code	UBC code	
Min side yard corner	25'	*	See Note 11	*			
Height Max	35' 2 story	38' 2 1/2 story	max 35 2 story	44' 3 story	5 story 70'	4 stry 60'	
Open space					10%	10%	
Min area one floor	900=R2& R3	1000'	1000'	800' apartment			
Min area two story	600/1200 total	600/1200 total	600/1200 total				
Cluster Lots			See Notes #13				
Min area PRD	10 acres	10 acres	10 acres	10 acres			
Specs for project allowed as a part of area plan.	<p>1. High back curb will be used on the City Roads.</p> <p>2. Private roads may use roll back provided there is a 10' long transition between the City curb and the private curb for aesthetics.</p> <p>3. All Rt. of Ways and roads will be public utility easements .</p> <p>* These need to be approved through the review process w/ City.</p> <p>4. 31' local Public Roads, flow line to flow Line 28 ft asphalt Allowed. In a 56' ROW This applies w/in single family pod only The Lehi code is 34' of asphalt + 4' of curb = 38 Feet.</p> <p>5. Cul De Sacs may have 84' asphalt bulbs in stead or 100 foot Lehi standard with no street parking.</p> <p>6. Covered Parking multi family may have 1/2 a garage per unit. In lue of covered .</p> <p>7. Meandering Sidewalks 1 side of the street only in the ROW are allowed.</p> <p>8. Decorative Street Lighting that meets lums standard is allowed</p> <p>9. Monument entry gates up to 12' high which do not obstruct line of sight.</p> <p>10. Garbage collation for the single family pod which is taken to the main street as required by the garbage contractor is provided by the City.</p> <p>All other Waste collection will be privately handled.</p> <p>11. Side yard on Corner Lots to be 17' from TBC provided that the Sight Triangle Per Lehi City Code is provided.</p> <p>12. 50 feet between homes, with a minimum of 15 feet on the traditional lots provided that the 50 feet is maintained.</p> <p>13. Setbacks on the cluster lots shall be as follows:</p> <ul style="list-style-type: none"> <li>20' from top back of curb on Public roads when home access off of the road.</li> <li>12' from top back of curb on Public roads when it is a side yard setback.</li> <li>15' rear yard</li> <li>6' side yards with a total of 12 feet between sides of homes</li> <li>House accessing off of a private drive shall provide a minimum of an 18' on individual driveways.</li> <li>Front yard setback off of the private drive shall be 10 feet minimum measured from the curb.</li> <li>Side yard on Corner Lots to provide the Sight Triangle Per Lehi City Code</li> </ul>						

Approved  
2/23/99



Planning, Design, Landscape

MEMO

Date: 29 October 1997

To: Development Review Committee  
Lehi City

From: John K. Sterzer

Re: **Pilgrim's Landing Area Plan**  
PC Zone - Anticipated uses

It is hard, at this time, to identify for certain the uses that will occur in the commercial areas of this development. We anticipate the requested uses to be generated from the following list:

- public aquarium/botanical park
- hotel/motel
- business/office
- convenience store with
- gas pumps
- retail shops
- car wash
- rest/nursing home
- retirement home
- child day care
- public buildings
- cultural/artistic use, i.e.: gallery, performing arts
- medical/dental
- financial institutions
- health care facility
- health club
- Laundromat
- convention center
- restaurant
- fast food

**J. STERZER ASSOCIATES**

2335 East Treasure Mountain Circle Sandy, Utah 84093  
Tel. (801) 944-4720 Fax (801) 944-4727

### Development Data

Land Use	Acres	Density Units per Ac.
Commercial	27.6	
Planet Earth	18.0	
Hotel	12.0	
Parks/Open Space	6.0	
Residential		
Apartments	142	12-14
Condominiums	24.0	10
Single Family	35.4	6
Totals:	137.2	8.5 to 8.9

# Pilgrim's Landing

at Thanksgiving Point

## Preliminary Master Plan

prepared for:

### P. S. TAGGART ENTERPRISES

3425 N. White Pine Canyon Road  
Park City, Utah 84060  
(801) 655-9575

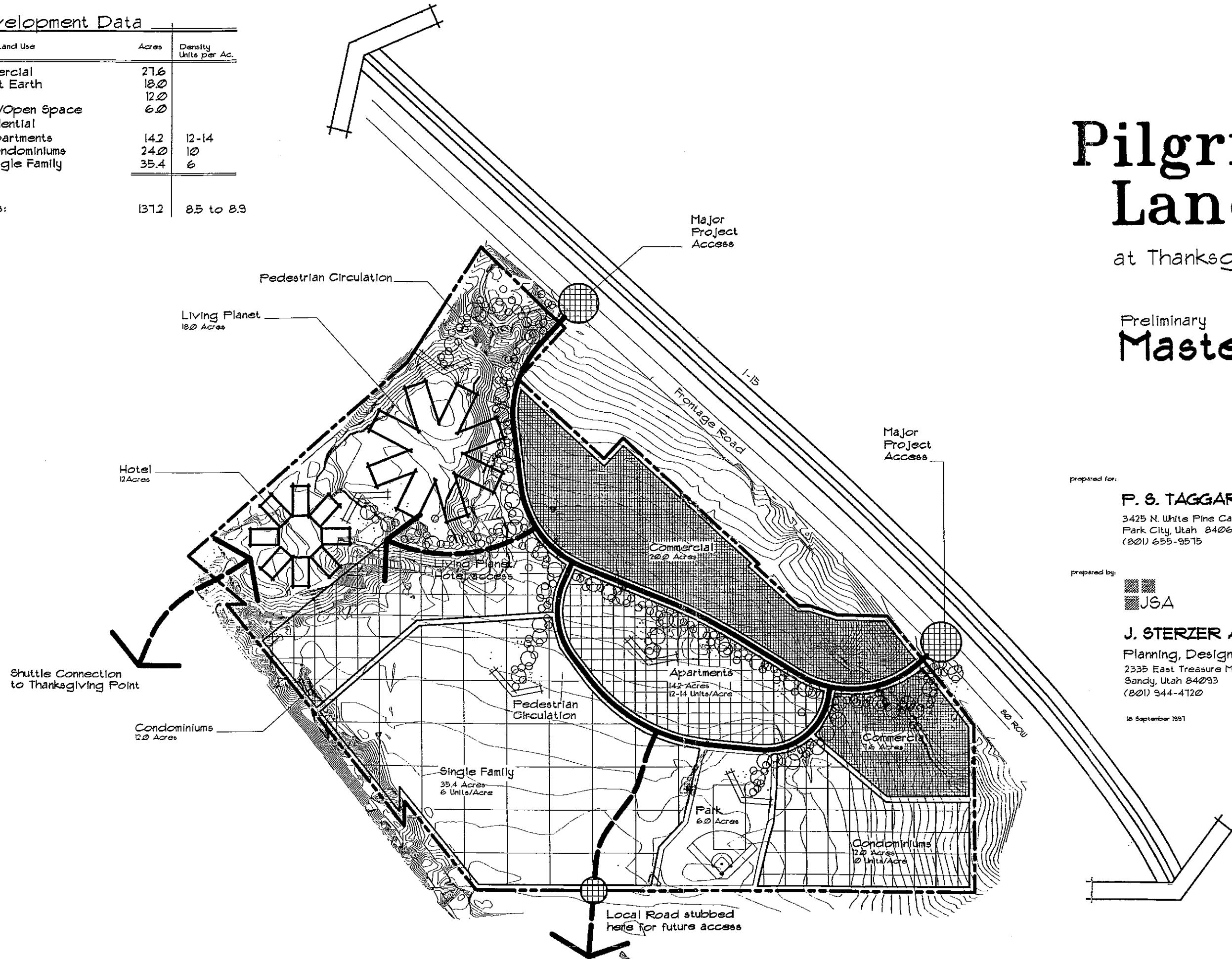
prepared by:



### J. STERZER ASSOCIATES

Planning, Design, Landscape  
2335 East Treasure Mountain Circle  
Sandy, Utah 84093  
(801) 944-4720

18 September 1997



NORTH



SCALE: 1"=200'



Living Planet Site

Units on edge  
taking up 8-10'  
in grade

Townhouse unit w/  
third story flat  
(typical)

Hotel Site

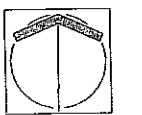
Parcel entry/  
signage

Single Family Parcel

Play Area

Secondary  
access  
point

NORTH



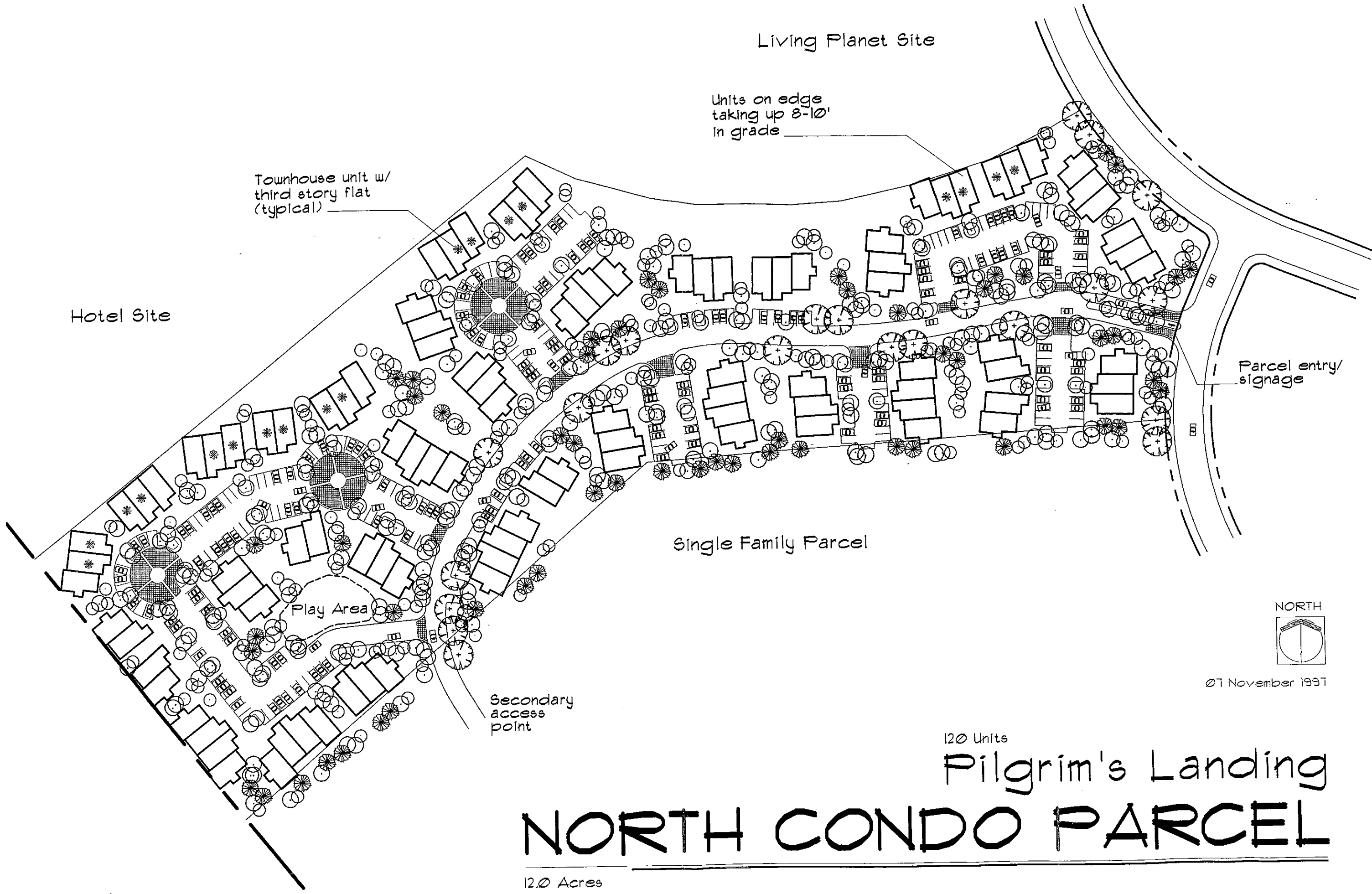
07 November 1997

120 Units

Pilgrim's Landing

# NORTH CONDO PARCEL

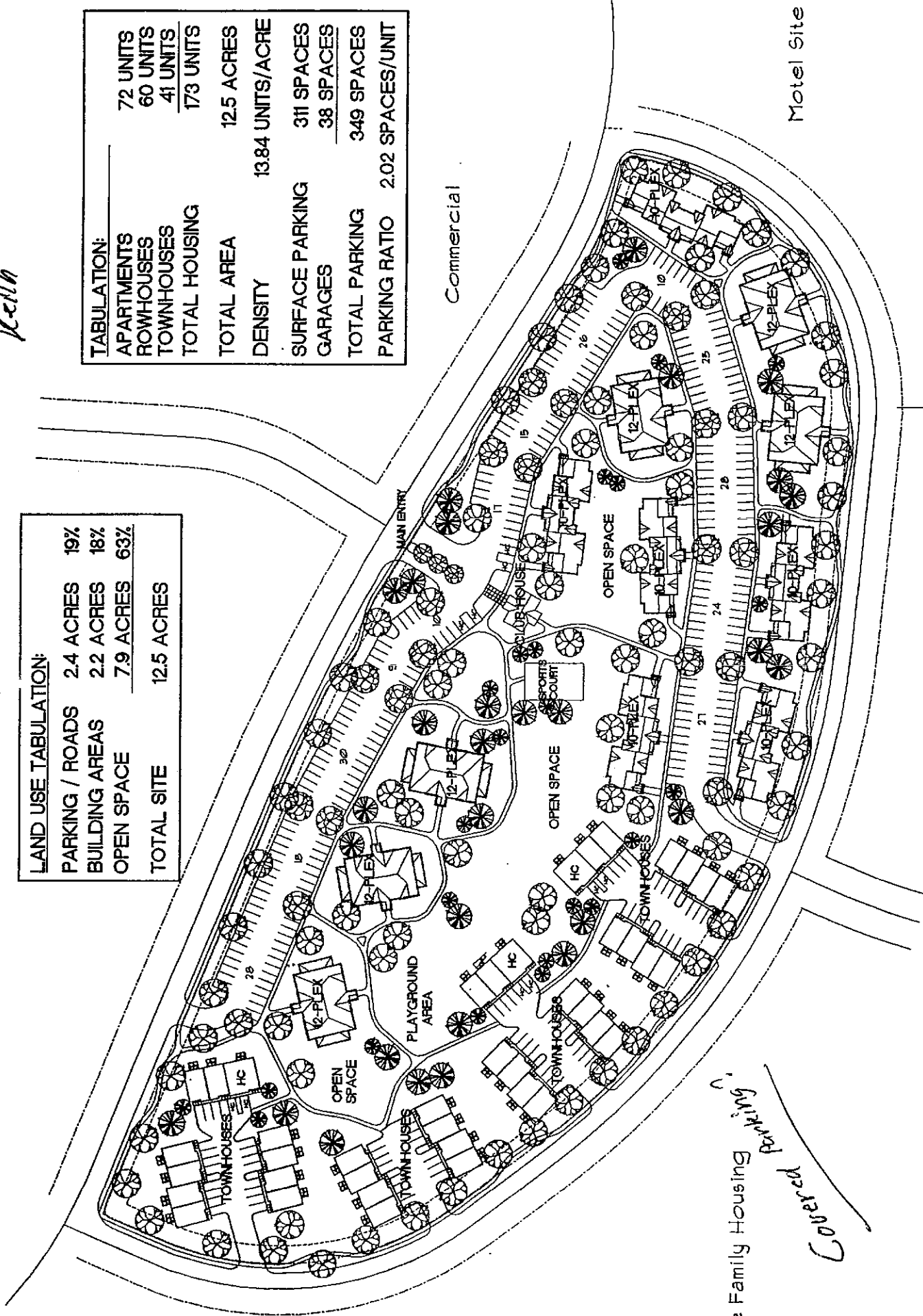
12.0 Acres



1/14/88  
Keth

LAND USE TABULATION:		
PARKING / ROADS	2.4 ACRES	19%
BUILDING AREAS	2.2 ACRES	18%
OPEN SPACE	7.9 ACRES	63%
<b>TOTAL SITE</b>	<b>12.5 ACRES</b>	

TABULATION:		
APARTMENTS	72 UNITS	
ROWHOUSES	60 UNITS	
TOWNHOUSES	41 UNITS	
<b>TOTAL HOUSING</b>	<b>173 UNITS</b>	
<b>TOTAL AREA</b>	<b>12.5 ACRES</b>	
<b>DENSITY</b>	<b>13.84 UNITS/ACRE</b>	
SURFACE PARKING	311 SPACES	
GARAGES	38 SPACES	
<b>TOTAL PARKING</b>	<b>349 SPACES</b>	
<b>PARKING RATIO</b>	<b>2.02 SPACES/UNIT</b>	



Condominiums

Single Family Housing  
Covered Parking



# SCHEMATIC SITE PLAN - APARTMENT COMMUNITY

SCALE: 1" = 50'-0"

Condominiums



J Planning, Design, Landscape

MEMO

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Lehi City

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Planning, Design, Landscape

MEMO

Date: 03 November 1997

To: Development Review Committee  
Lehi City

From: John K. Sterzer

Re: **Pilgrim's Landing** Area Plan  
Phasing  
LCDC Section 15-2

Development phasing for the **Pilgrim's Landing** project is generally market-based and the following schedule is preliminary and subject to change. Please refer to the Phasing Exhibit.

### Phase One

- Apartment parcel: 175-180 units; completion in summer of 1999
- South condominium parcel: 120 units; construct about 5 units/month; move-in fall 1998
- Single Family parcel: 220-230 lots; construct 5-6 homes/month
- move-in fall 1998; construct 5-6 homes/month
- Park: completion in summer 1999
- Commercial - retirement home: completion spring to summer 1999
- South project entry: summer 1998
- Infrastructure to support the above: loop road, main entry and associated internal roads

### Phase Two

- North condominium parcel: completion winter 2000
- Commercial parcel(s): 1999 to 2001
- North project entry: 1999 to 2001
- Appropriate infrastructure: 1999 to 2001

### Phase Three

- Hotel and shuttle: 2000+
- Commercial parcel(s): 2000+
- Mid project entry: 2000+
- Completion of infrastructure: 2000+

Total build-out in approximately six years: 1997 to 2003.

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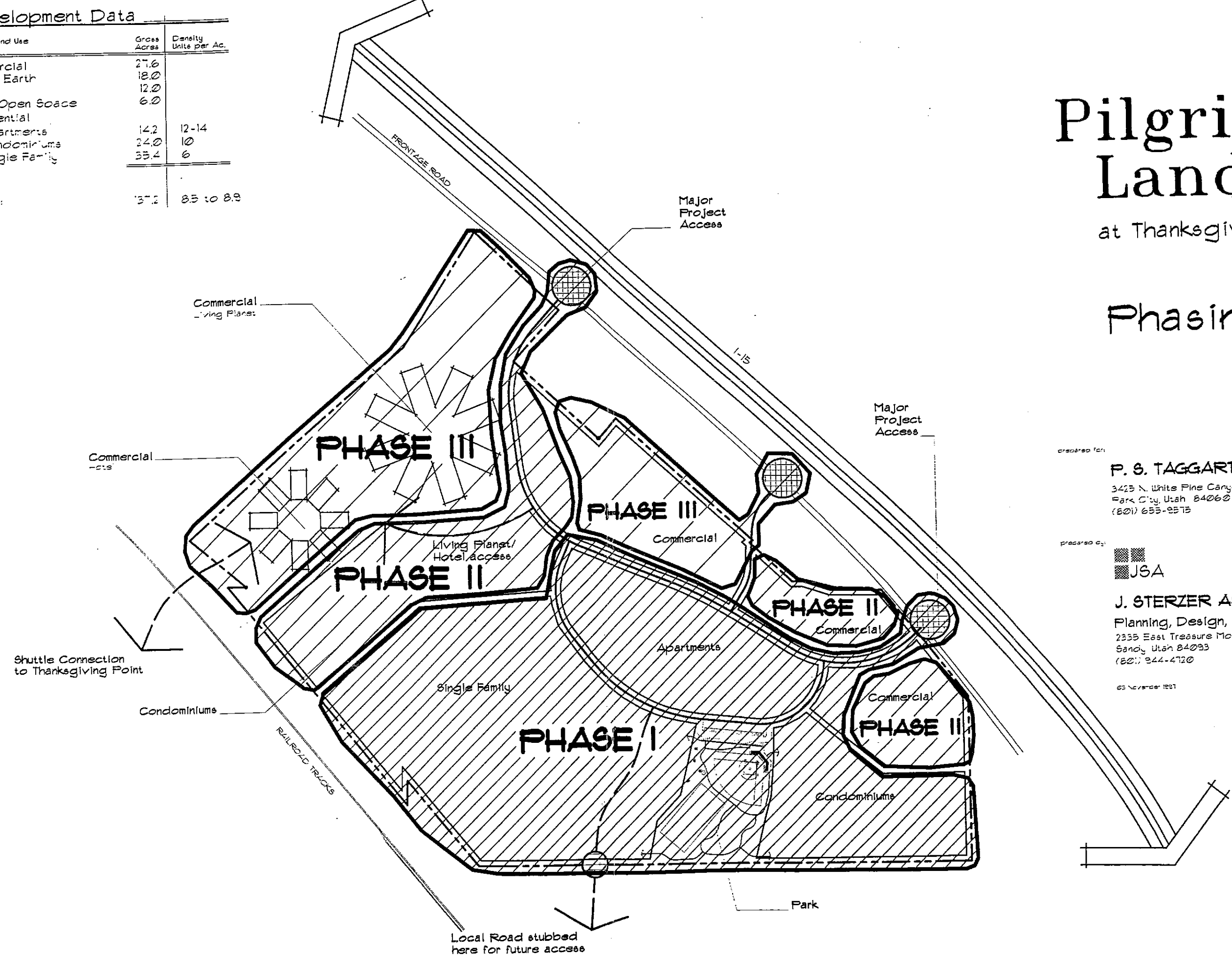
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# Pilgrim's Landing

at Thanksgiving Point

## Phasing Plan



created for:  
**P. S. TAGGART ENTERPRISES**  
 3425 N. White Pine Canyon Road  
 Park City, Utah 84060  
 (801) 653-9575

prepared by:  
  
**J. STERZER ASSOCIATES**  
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 2335 East Treasure Mountain Circle  
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03 November 1991

