

VILLAGE 8 MASTER PLAN

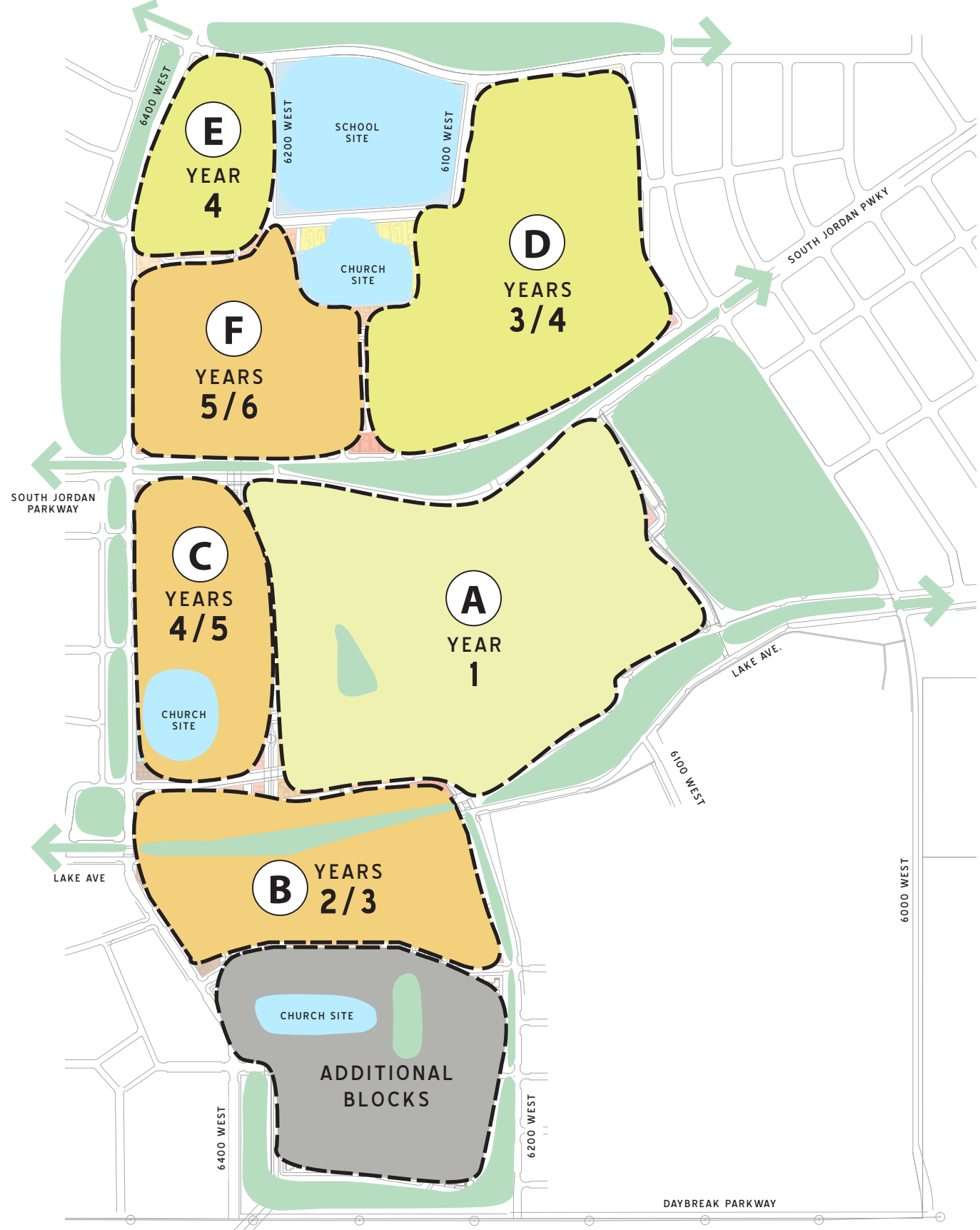
South Jordan, Utah

## Study 8 Segmentation & Phasing

*22 December 2015*

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kenkaysf.com





NEIGHBORHOOD PHASING (CONCEPTUAL)

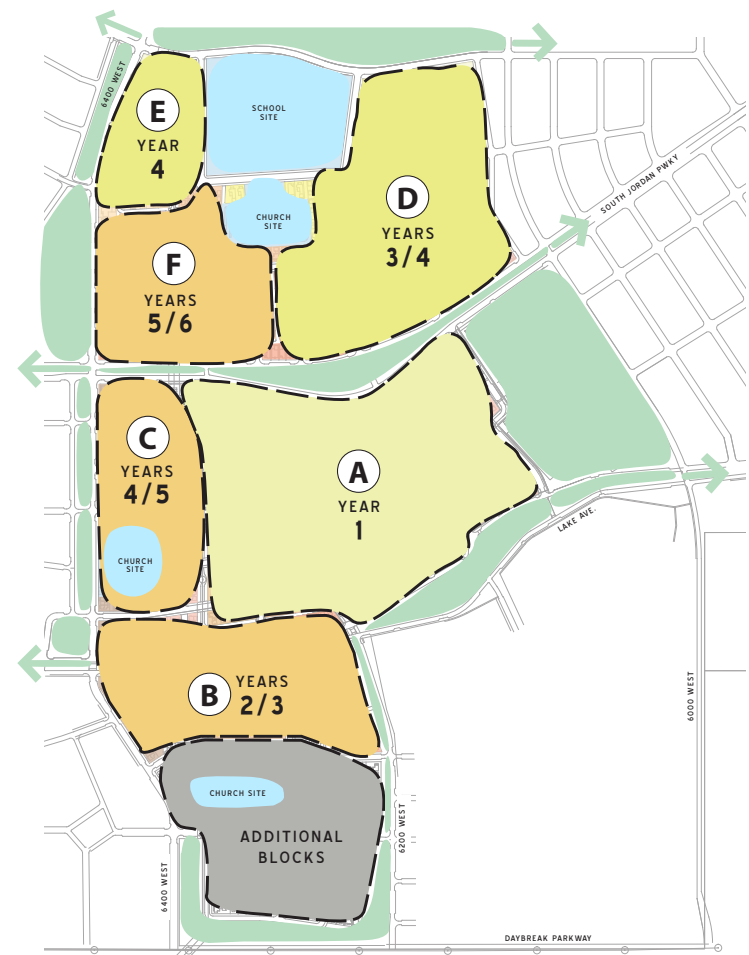


PRODUCT SEGMENTATION

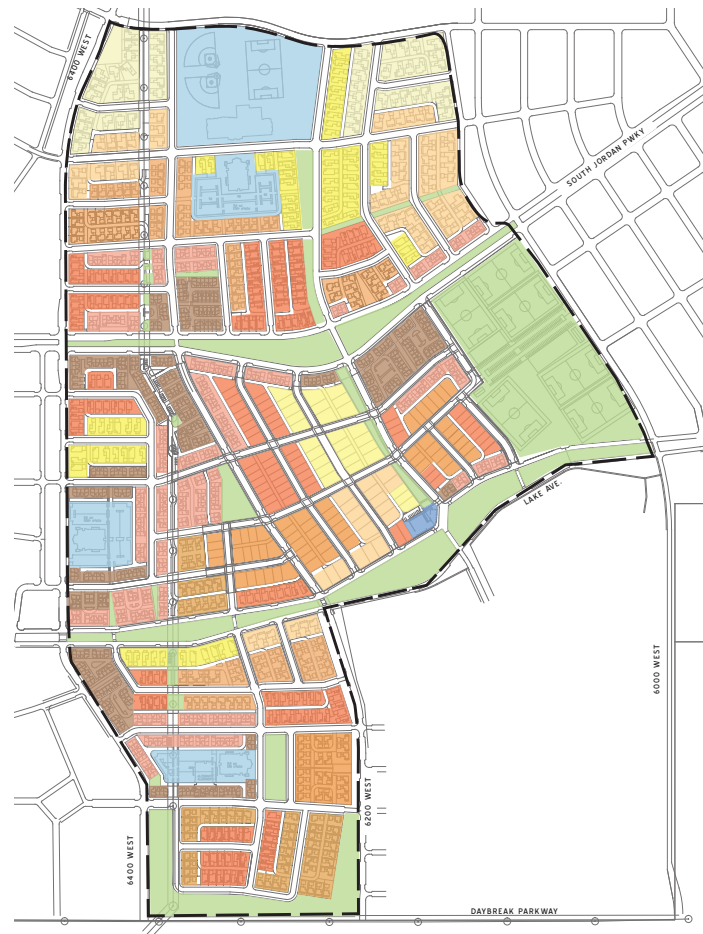
**PRODUCT TYPES**

Legend

- TYPE 1
- TYPE 2
- TYPE 3
- TYPE 4
- TYPE 5
- TYPE 6
- TYPE 7
- OPEN SPACE
- CIVIC USES



NEIGHBORHOOD PHASING (CONCEPTUAL)



PRODUCT SEGMENTATION

PRODUCT TYPES

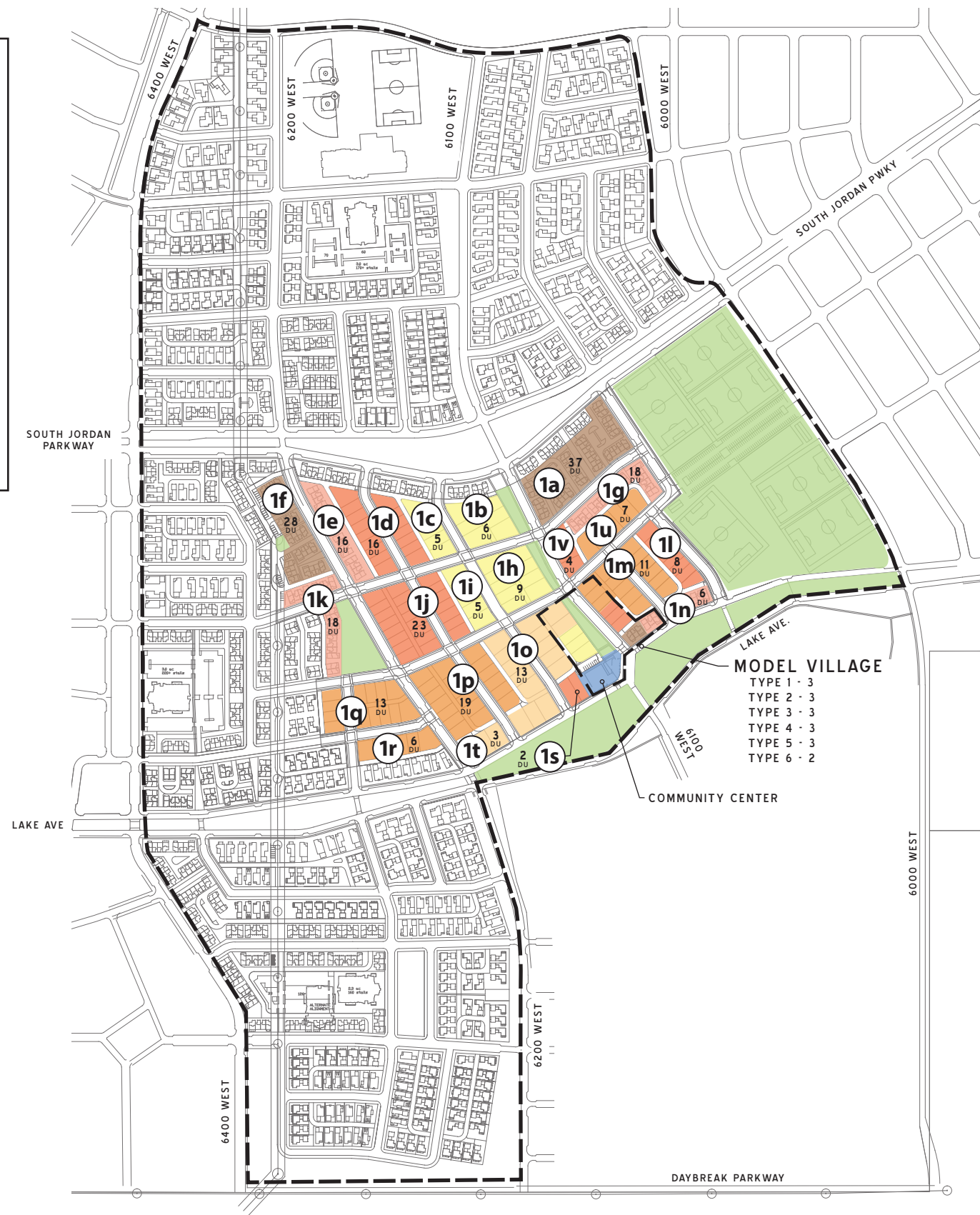


YEARLY ABSORPTION

Segment	Model Name	Years Active	Years																								Totals				Additional Blocks	
			Roll-Out							Peak							Finish															
			1 & 1.5			2				3			4				5				6				Target	Actual	Δ	Δ%	Actual	Total		
			Target	Actual	Δ	Target	Actual	Δ	Cum Δ	Target	Actual	Δ	Cum Δ	Target	Actual	Δ	Cum Δ	Target	Actual	Δ	Cum Δ	Target	Actual	Δ							Cum Δ	
Attached SF	1 Towns 2-Story TH Type I	1 (mid unit)	63	68	5	21	25	4	9	42	45	3	12	42	47	5	17	42	44	2	19	31	24	-7	12	241	253	12	105%	25	278	
		2 (end unit)																														
		3 (end unit)																														
Attached SF	2 Family Towns 2-Story TH Type II	1 (mid/end)	57	61	4	21	30	9	13	39	38	-1	12	39	47	8	20	39	33	-6	14	32	23	-9	5	227	232	5	102%	49	281	
		2 (end unit)																														
		3 (end unit)																														
Detached SF	3 Sideyard Homes I 40 x 86 and 45 x 86	1																														
		2	54	56	2	18	21	3	5	36	36	0	5	36	38	2	7	24	24	0	7											
		3																														
		4																														
Detached SF	4 Backyard Homes I 50 x 86 and 55 x 86	1																														
		2	54	59	5	18	26	8	13	36	36	0	13	36	31	-5	8	21	24	3	11											
		3																														
Detached SF	5 Sideyard Homes II 50 x 101 and 55 x 101	1																														
		2	18	28	10	18	11	-7	3	36	36	0	3	21	25	4	7															
		3																														
Detached SF	6 Backyard Homes II 55 x 101 and 60 x 101	1																														
		2	15	18	3	15	6	-9	-6	30	30	0	-6	14	22	8	2															
		3																														
Detached SF	7 Manor Homes 60 x 101 and 65 x 101	1																														
		2								24	26	2	2	16	23	7	9															
		3																														
			261	290	29	111	119	8	37	243	247	4	41	204	233	29	70	126	125	-1	51	63	47	-16	17	1,008	1,061	53	105%	175	1,236	

PRODUCT TYPES

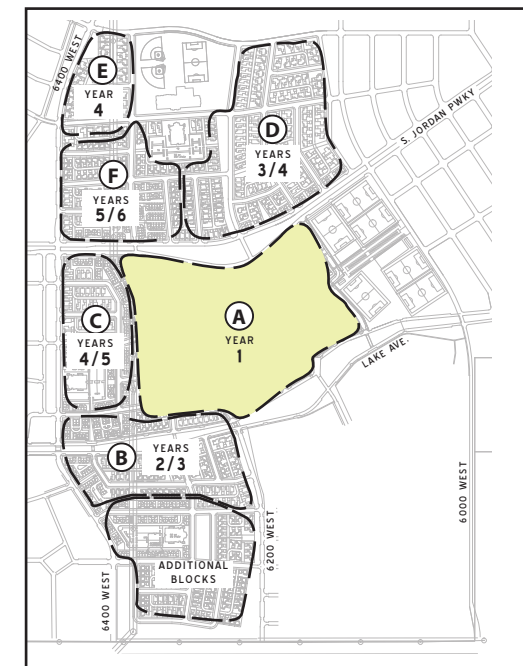
Legend	
	TYPE 1
	TYPE 2
	TYPE 3
	TYPE 4
	TYPE 5
	TYPE 6
	TYPE 7
	OPEN SPACE
	CIVIC USES
	COMMUNITY CENTER



- 1a
- 1f
- 1n
- 1g
- 1e
- 1k
- 1s
- 1d
- 1v
- 1l
- 1j
- 1m
- 1q
- 1p
- 1r
- 1u
- 1c
- 1b
- 1i
- 1h
- 1t
- 1o

Segment	Module		Years Active	PHASE ONE Units Years 1 + 1.5				
	Width	Depth		Target	Actual	%	Total	Δ
1 Towns 2-Story TH Type I	Mid Unit	63'	All	63	36	53%	68	5
	End Unit			29	47%			
2 Family Towns 2-Story TH Type II	Mid Unit	68'	All	57	29	48%	61	4
	End Unit			32	52%			
3 Sideyard Homes I 40 x 86 45 x 86	Narrow 40	86'	1-5	54	33	64%	56	2
	Narrow 40+			9	36%			
	Wide 45+			11				
	Narrow 50			7				
	Narrow 50+			18	42%			
4 Backyard Homes I 50 x 86 and 55 x 86	Narrow 50	86'	1-5	54	15	58%	59	5
	Narrow 50+			7				
	Wide 55			19				
	Narrow 60			7				
	Narrow 60+			2	32%			
5 Sideyard Homes II 50 x 101 55 x 101	Narrow 50	101'	1-4	18	8	68%	28	10
	Narrow 50+			2				
	Wide 55			11				
	Narrow 55			5	39%			
6 Backyard Homes II 55 x 101 and 60 x 101	Narrow 55+	101'	1-4	15	2	61%	18	3
	Wide 60			2				
	Wide 60+			9				
	Not a Part of Phase One							
<b>Grand Total</b>				Target	261	Actual	290	29

NEIGHBORHOOD KEY



PRODUCT TYPES

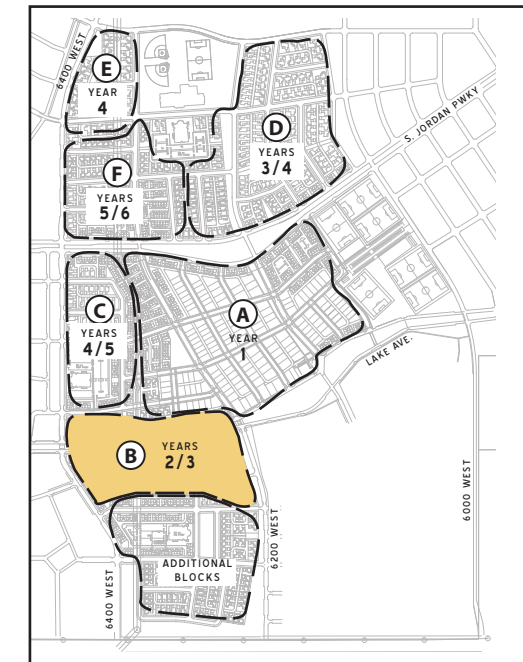
Legend	
	TYPE 1
	TYPE 2
	TYPE 3
	TYPE 4
	TYPE 5
	TYPE 6
	TYPE 7
	OPEN SPACE
	CIVIC USES
	COMMUNITY CENTER



- 2f
- 2c
- 2j 2g 2a
- 2i 2b 2h
- 2e
- 2d

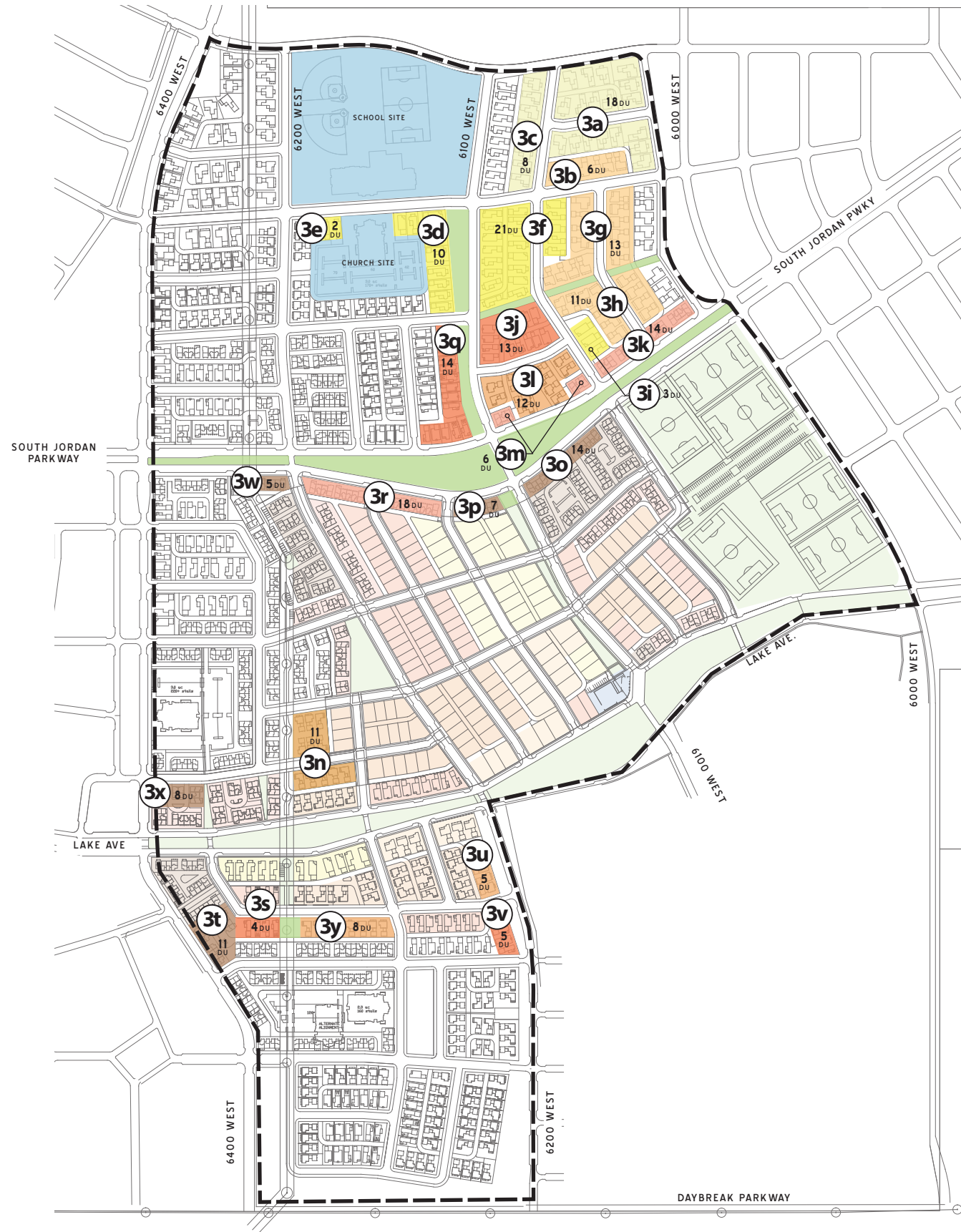
Segment	Model Name	Years Active	2			
			Q3+Q4 2017			
			Target	Actual	Δ	Cum Δ
Attached SF	1 (mid unit)	All	21	25	4	9
	2 (end unit)					
	3 (end unit)					
2 Family Towns 2-Story TH Type II	1 (mid/end)	All	21	30	9	13
	2 (end unit)					
	3 (end unit)					
3 Sideyard Homes I 40 x 86 45 x 86	1	1-5	18	21	3	5
	2					
	3					
	4					
4 Backyard Homes I 50 x 86 and 55 x 86	1	1-5	18	26	8	13
	2					
	3					
5 Sideyard Homes II 50 x 101 55 x 101	1	2-4	18	11	-7	3
	2					
	3					
6 Backyard Homes II 55 x 101 and 60 x 101	1	2-4	15	6	-9	-6
	2					
	3					
7 Manor Homes 60 x 101 65 x 101	1	3-4				
	2					
	3					
			111	119	8	37

NEIGHBORHOOD KEY



PRODUCT TYPES

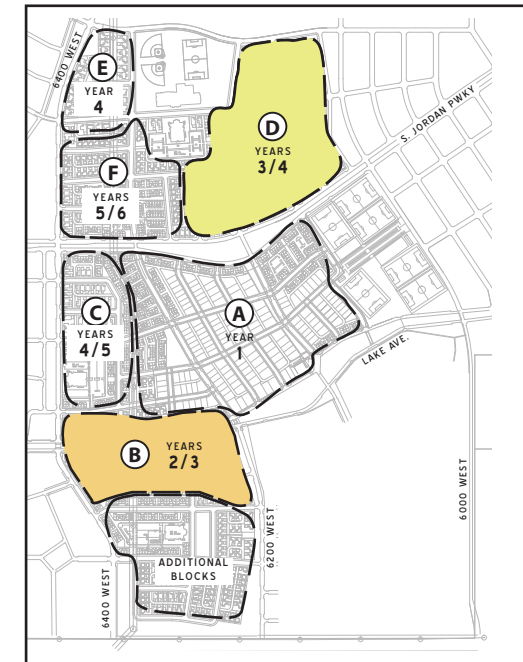
Legend	
	TYPE 1
	TYPE 2
	TYPE 3
	TYPE 4
	TYPE 5
	TYPE 6
	TYPE 7
	OPEN SPACE
	CIVIC USES
	COMMUNITY CENTER



- 3x 3w 3p 3t 3o
- 3r 3k 3m
- 3q 3j 3s 3v
- 3l 3y 3n 3u
- 3e 3d 3f 3i
- 3g 3h 3b
- 3a 3c

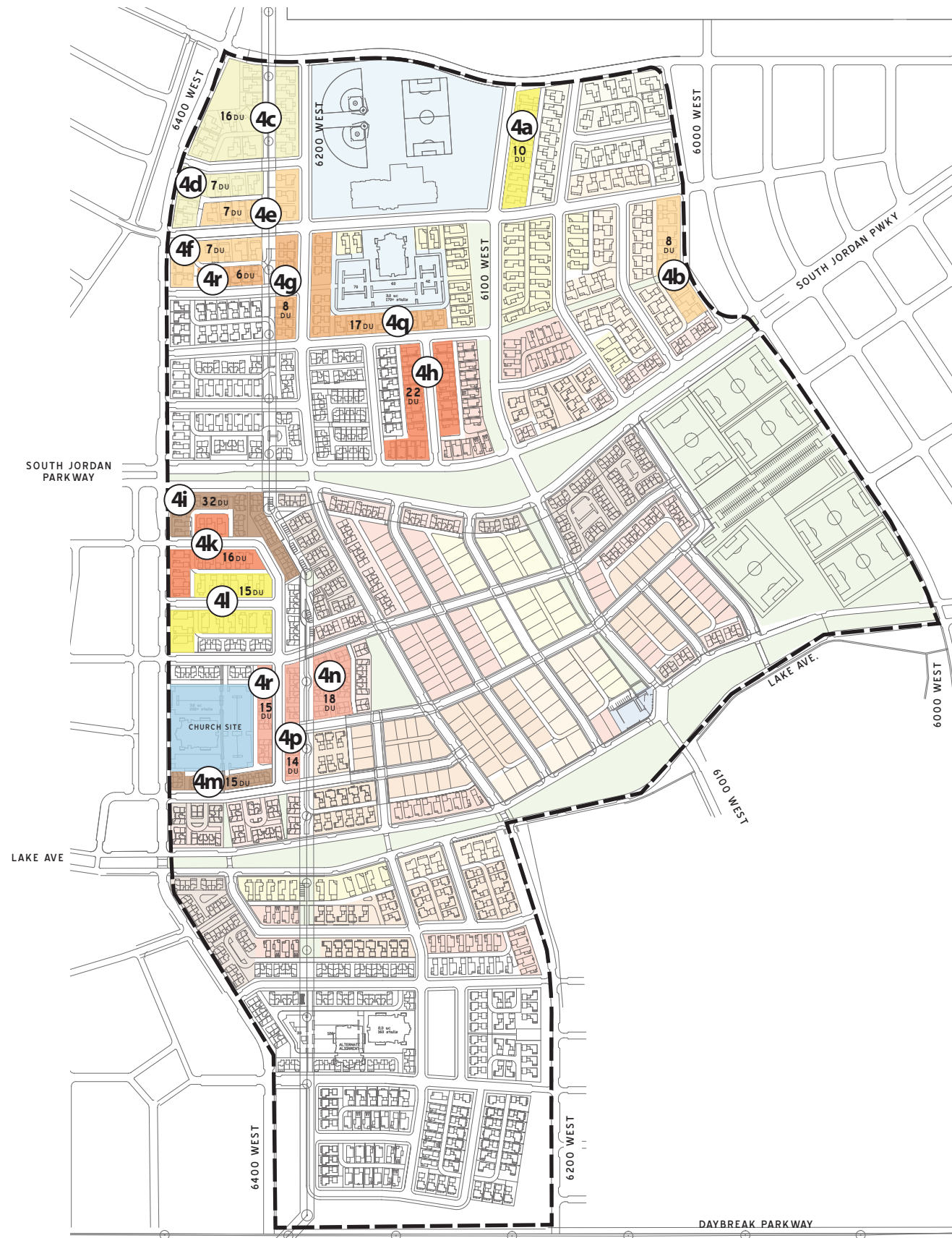
Segment	Model Name	Years Active	3				
			2018				
			Target	Actual	Δ	Cum Δ	
Attached SF	1 Towns 2-Story TH Type I	1 (mid unit)	All	42	45	3	12
		2 (end unit)					
		3 (end unit)					
Attached SF	2 Family Towns 2-Story TH Type II	1 (mid/end)	All	39	38	-1	12
		2 (end unit)					
		3 (end unit)					
Detached SF	3 Sideyard Homes I 40 x 86 and 55 x 86	1	1-5	36	36	0	5
		2					
		3					
		4					
Detached SF	4 Backyard Homes I 50 x 86 and 55 x 86	1	1-5	36	36	0	13
		2					
		3					
Detached SF	5 Sideyard Homes II 50 x 101 and 55 x 101	1	2-4	36	36	0	3
		2					
		3					
Detached SF	6 Backyard Homes II 55 x 101 and 60 x 101	1	2-4	30	30	0	-6
		2					
		3					
Detached SF	7 Manor Homes 60 x 101 and 65 x 101	1	3-4	24	26	2	2
		2					
			3				
			243	247	4	41	

NEIGHBORHOOD KEY



PRODUCT TYPES

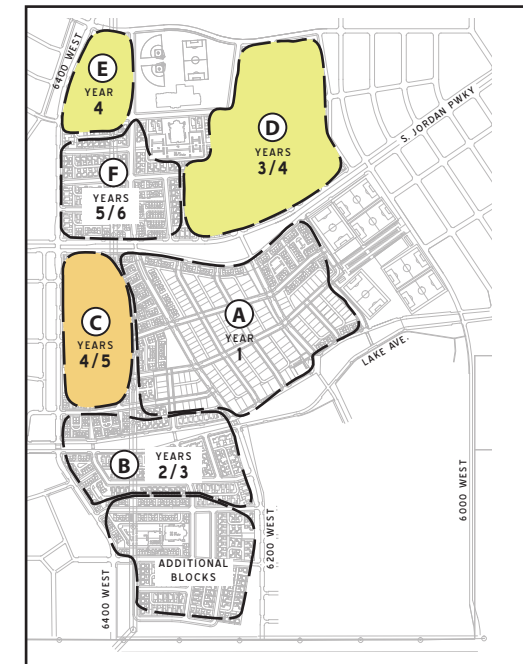
Legend	
	TYPE 1
	TYPE 2
	TYPE 3
	TYPE 4
	TYPE 5
	TYPE 6
	TYPE 7
	OPEN SPACE
	CIVIC USES
	COMMUNITY CENTER



- 4i 4j 4m 4o
- 4r 4p 4n
- 4k 4h
- 4g 4q 4r
- 4a 4l
- 4e 4f 4b
- 4c 4d

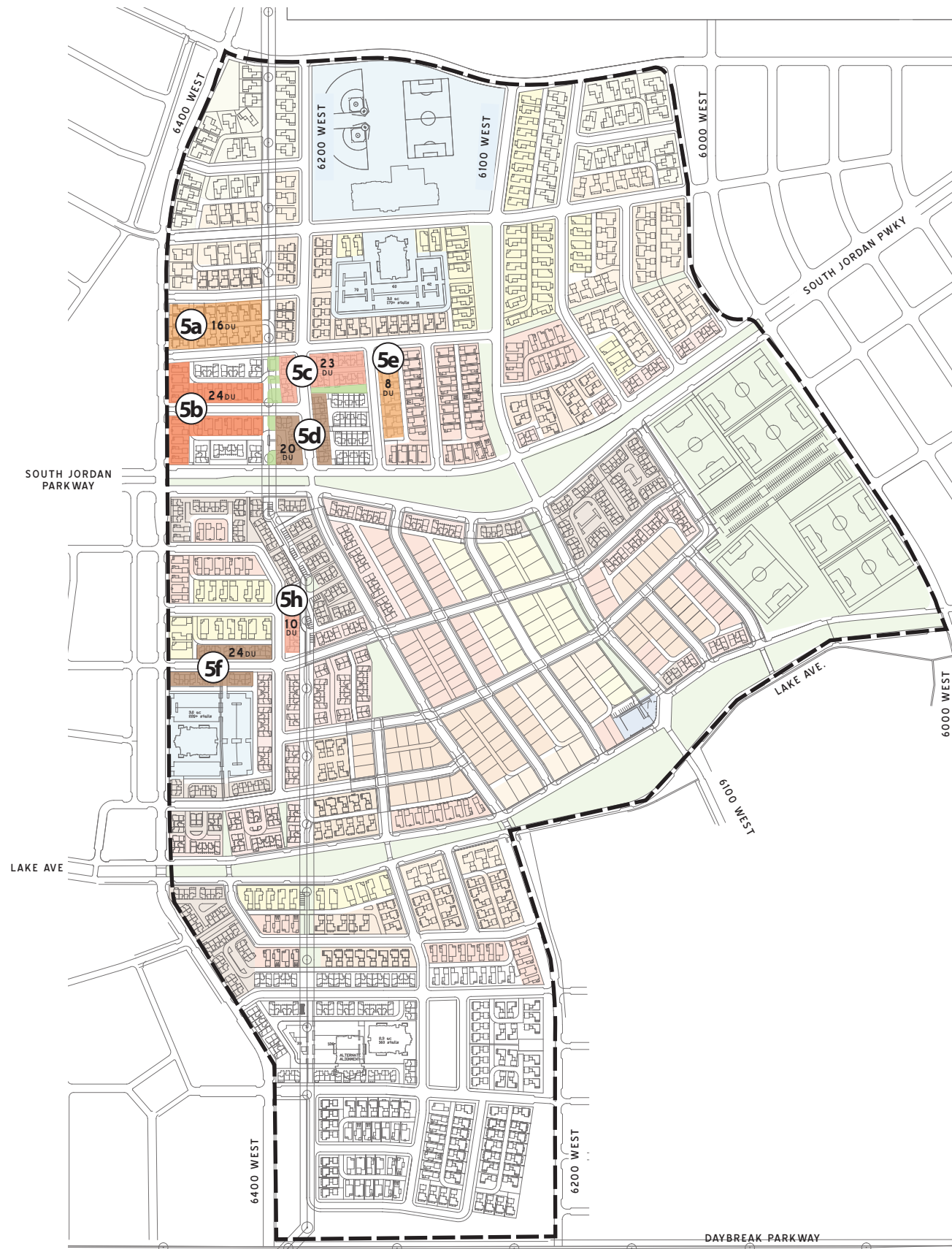
Segment	Model Name	Years Active	4				
			2019				
			Target	Actual	Δ	Cum Δ	
Attached SF	1 Towns 2-Story TH Type I	1 (mid unit)					
		2 (end unit)	All	42	47	5	17
		3 (end unit)					
Attached SF	2 Family Towns 2-Story TH Type II	1 (mid/end)					
		2 (end unit)	All	39	47	8	20
		3 (end unit)					
Detached SF	3 Sideyard Homes I 40 x 86 45 x 86	1					
		2	1-5	36	38	2	7
		3					
		4					
Detached SF	4 Backyard Homes I 50 x 86 and 55 x 86	1					
		2	1-5	36	31	-5	8
		3					
Detached SF	5 Sideyard Homes II 50 x 101 55 x 101	1					
		2	2-4	21	25	4	7
		3					
Detached SF	6 Backyard Homes II 55 x 101 and 60 x 101	1					
		2	2-4	14	22	8	2
		3					
Detached SF	7 Manor Homes 60 x 101 65 x 101	1					
		2	3-4	16	23	7	9
		3					
			204	233	29	70	

NEIGHBORHOOD KEY



PRODUCT TYPES

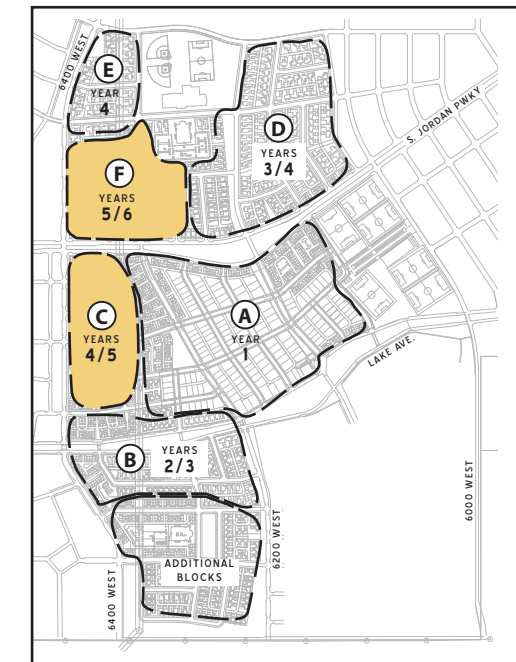
Legend	
	TYPE 1
	TYPE 2
	TYPE 3
	TYPE 4
	TYPE 5
	TYPE 6
	TYPE 7
	OPEN SPACE
	CIVIC USES
	COMMUNITY CENTER



5d 5f  
5c  
5b  
5e 5a

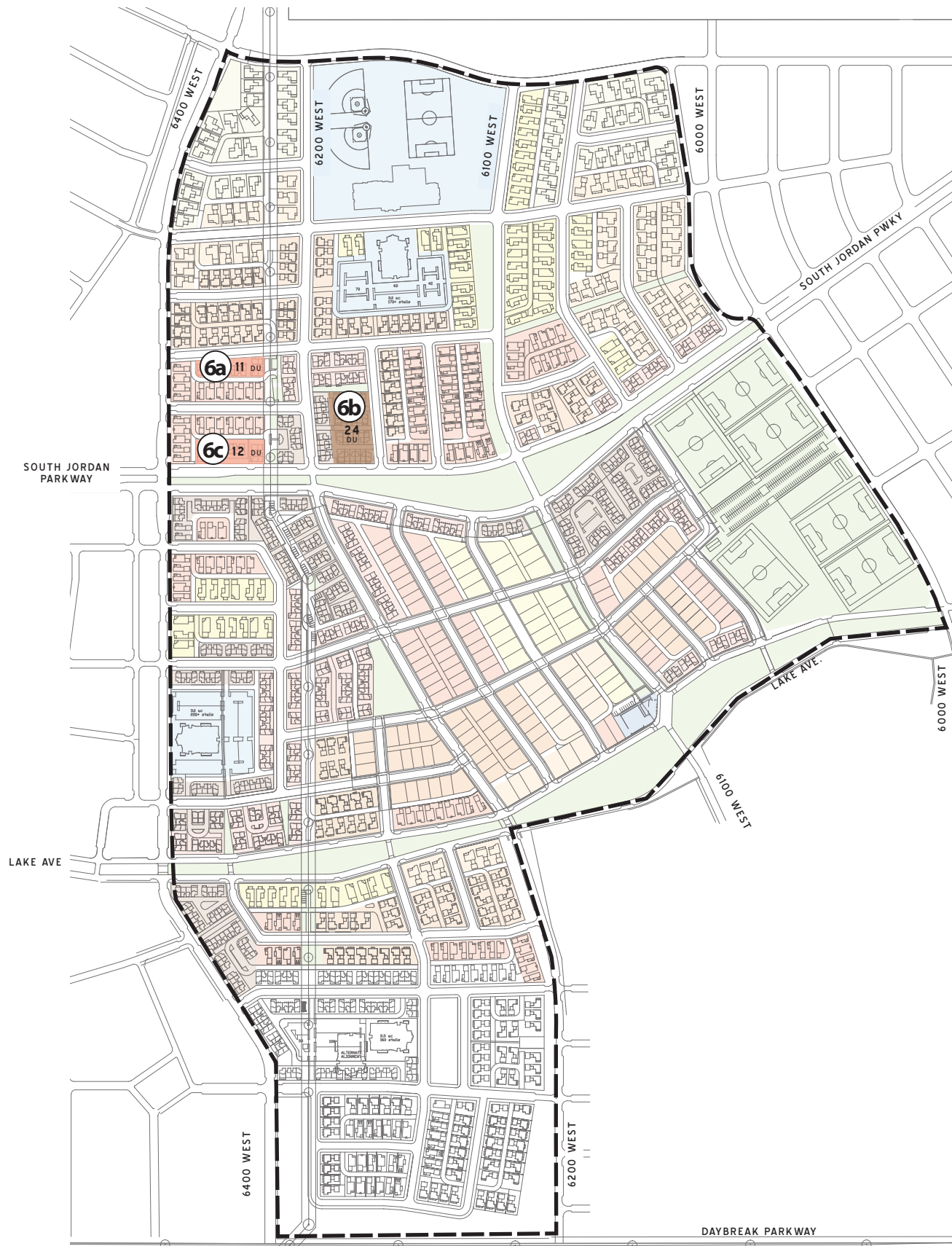
Segment	Model Name	Years Active	5				
			2020				
			Target	Actual	Δ	Cum Δ	
Attached SF	1 Towns 2-Story TH Type I	1 (mid unit)	All	42	44	2	19
		2 (end unit)					
		3 (end unit)					
Attached SF	2 Family Towns 2-Story TH Type II	1 (mid/end)	All	39	33	-6	14
		2 (end unit)					
		3 (end unit)					
Detached SF	3 Sideyard Homes I 40 x 86 and 45 x 86	1	1-5	24	24	0	7
		2					
		3					
		4					
Detached SF	4 Backyard Homes I 50 x 86 and 55 x 86	1	1-5	21	24	3	11
		2					
		3					
Detached SF	5 Sideyard Homes II 50 x 101 and 55 x 101	1	2-4				
		2					
		3					
Detached SF	6 Backyard Homes II 55 x 101 and 60 x 101	1	2-4				
		2					
		3					
Detached SF	7 Manor Homes 60 x 101 and 65 x 101	1	3-4				
		2					
		3					
			126	125	-1	51	

NEIGHBORHOOD KEY



PRODUCT TYPES

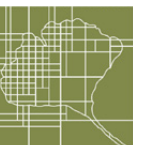
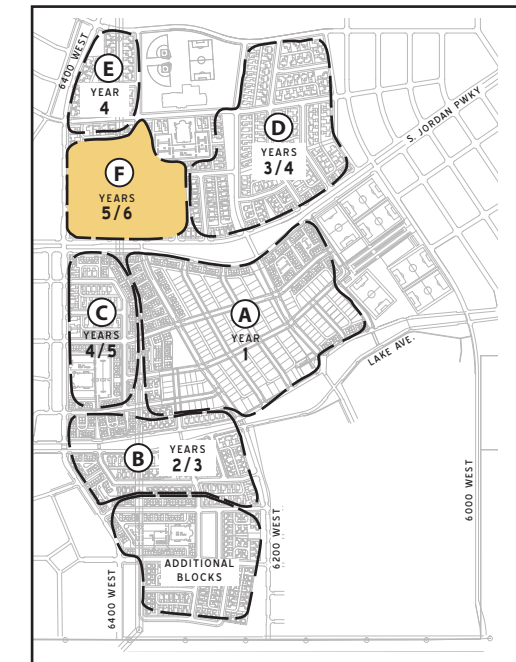
Legend	
	TYPE 1
	TYPE 2
	TYPE 3
	TYPE 4
	TYPE 5
	TYPE 6
	TYPE 7
	OPEN SPACE
	CIVIC USES
	COMMUNITY CENTER



6b  
6c 6a

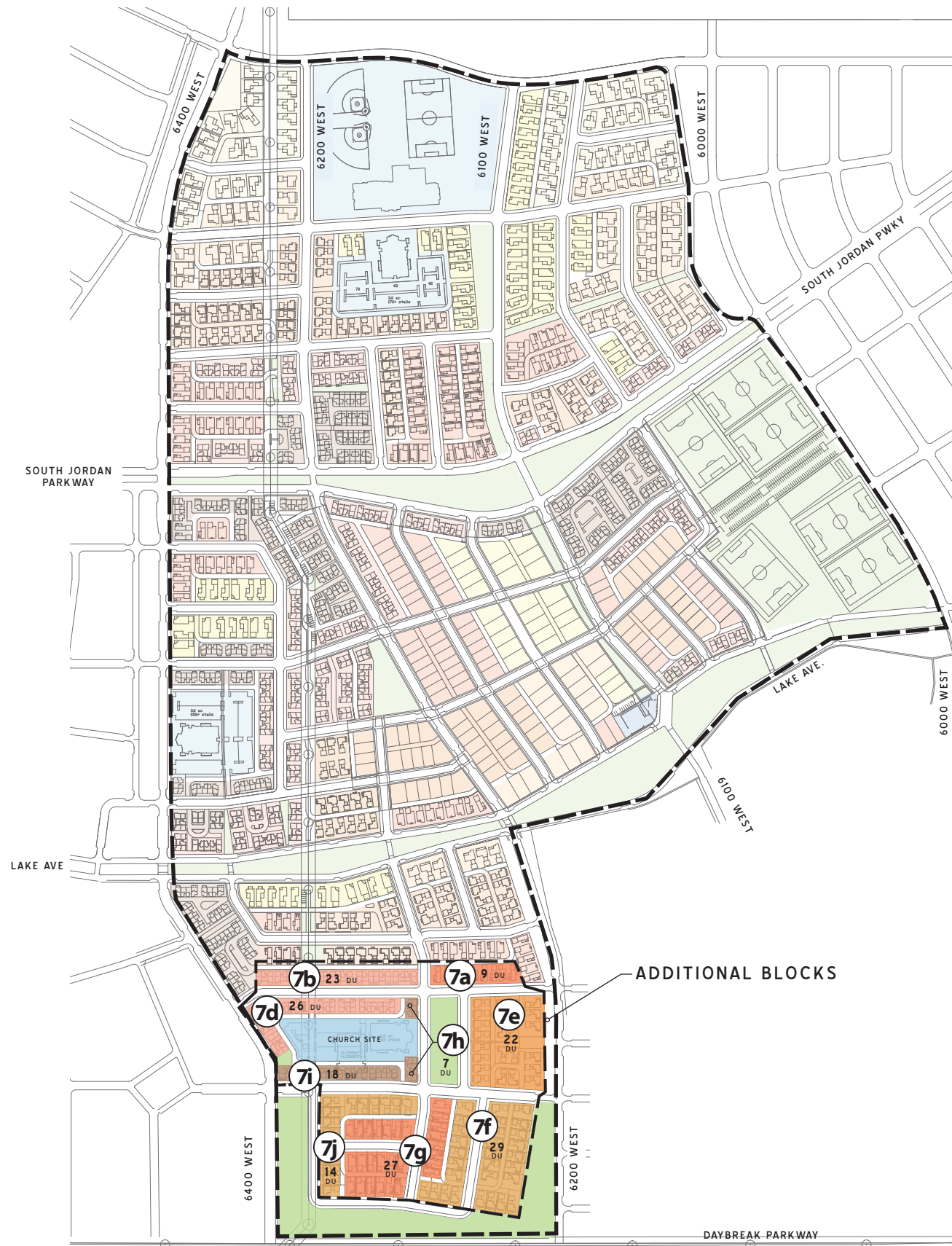
Segment	Model Name	Years Active	6			
			2021			
			Target	Actual	Δ	Cum Δ
Attached SF	1 Towns 2-Story TH Type I	1 (mid unit)	31	24	-7	12
		2 (end unit)				
		3 (end unit)				
Attached SF	2 Family Towns 2-Story TH Type II	1 (mid/end)	32	23	-9	5
		2 (end unit)				
		3 (end unit)				
Detached SF	3 Sideyard Homes I 40 x 86 45 x 86	1	1-5			
		2				
		3				
		4				
Detached SF	4 Backyard Homes I 50 x 86 and 55 x 86	1	1-5			
		2				
		3				
Detached SF	5 Sideyard Homes II 50 x 101 55 x 101	1	2-4			
		2				
		3				
Detached SF	6 Backyard Homes II 55 x 101 and 60 x 101	1	2-4			
		2				
		3				
Detached SF	7 Manor Homes 60 x 101 65 x 101	1	3-4			
		2				
		3				
			63	47	-16	17

NEIGHBORHOOD KEY



PRODUCT TYPES

Legend	
	TYPE 1
	TYPE 2
	TYPE 3
	TYPE 4
	TYPE 5
	TYPE 6
	TYPE 7
	OPEN SPACE
	CIVIC USES
	COMMUNITY CENTER



- (7h) (7i)
- (7b) (7d)
- (7g)
- (7e) (7f) (7j)

	Segment	Model Name	Years Active	Additional Blocks	
				Actual	Total
Attached SF	1 Towns 2-Story TH Type I	1 (mid unit) 2 (end unit) 3 (end unit)	All	25	278
	2 Family Towns 2-Story TH Type II	1 (mid/end) 2 (end unit) 3 (end unit)	All	49	281
Detached SF	3 Sideyard Homes I 40 x 86 45 x 86	1	1-5	36	211
		2			
		3			
		4			
	4 Backyard Homes I 50 x 86 and 55 x 86	1	1-5	65	241
		2			
		3			
5 Sideyard Homes II 50 x 101 55 x 101	1	2-4		100	
	2				
	3				
6 Backyard Homes II 55 x 101 and 60 x 101	1	2-4		76	
	2				
	3				
7 Manor Homes 60 x 101 65 x 101	1	3-4		49	
	2				
	3				
				175	1,236

NEIGHBORHOOD KEY

