



VILLAGE PLAN AREA 4

May 3, 2021

DRAFT



WILDFLOWER

AT SARATOGA SPRINGS

A **DAI** Community



VILLAGE PLAN

Prepared By

DAI

LEI Engineers & Surveyors

Landmark Design

Hales Engineering

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01 Executive Summary

Findings for Village Plan 4

Village Plan Area 4 is a 138.99-acre area within the 1,202-acre Wildflower Amended and Restated Community Plan (ARCP) located in Saratoga Springs, Utah. The Wildflower Village Plan Area 4 is compliant with all PC Zone Requirements for Village Plans as defined in **Section 19.26.09 of the Saratoga Springs Municipal Code**. We find that Village Plan Area 4:


- a. Is consistent with the adopted Wildflower ARCP; Village Plan Area 4 adheres to the development standards, thoroughfare types, and open spaces types and requirements established in the Wildflower ARCP.
- b. Does not exceed the total number of Equivalent Residential Units (ERUs) dictated in the adopted Wildflower ARCP;
 - » The number of potential ERUs established in the Wildflower ARCP for Village Plan Area 4 is 414. Village Plan Area 4 is comprised of three neighborhoods.
- c. Is consistent with the utility, infrastructure, and circulation plans of the Wildflower ARCP and Master Utility Plan; includes adequately sized utilities, services, and roadway networks to meet demands; and mitigates the fair-share of off-site impacts;
- d. Properly integrates utility, infrastructure, open spaces, pedestrian and bicycle systems, and amenities with adjacent properties;
 - » Wildflower has been designed to accommodate significant infrastructure elements that are important to the City within the structure of the property. Wildflower was designed to maximize pedestrian, bike, and other mobility options. Open space is highly integrated to provide direct and easy access to residents.

Contains the required elements as required in **Section 19.26.10 of the Saratoga Springs Municipal Code**.



02 Legal Description

Legal Description Prepared by LEI

 ENGINEERS SURVEYORS PLANNERS	LEGAL DESCRIPTION PREPARED FOR DAI Job No. 13-0902 (January 9, 2020)									
	VILLAGE 4 LEGAL DESCRIPTION A Portion of the West Half of Section 10 and West Half of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows: Beginning at a point located S0°11'02"W along the Quarter Section Line 970.97 feet and West 1246.18 feet from the North 1/4 Corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence S89°37'56"W 846.96 feet; thence N5°03'04"E 4991.91 feet; thence N89°52'43"E 1644.05 feet; thence S0°17'28"W 304.24 feet to the proposed westerly right-of-way line of Mountain View Corridor; thence along said right-of-way line the following ten (10) courses: thence southwesterly along the arc of a 1000.00 foot radius non-tangent curve to the left (radius bears: S69°02'57"E) 21.43 feet through a central angle of 1°13'41" (chord: S20°20'12"W 21.43 feet); thence S19°43'22"W 600.87 feet; thence S15°24'52"W 391.36 feet; thence S17°09'12"W 330.78 feet; thence along the arc of a 1229.50 foot radius curve to the left 452.55 feet through a central angle of 21°05'21" (chord: S6°36'32"W 450.00 feet); thence S3°56'09"E 560.76 feet; thence along the arc of a 1085.00 foot radius curve to the right 643.69 feet through a central angle of 33°59'29" (chord: S13°03'36"W 634.29 feet); thence S30°03'20"W 320.30 feet; thence along the arc of a 4000.00 foot radius curve to the left 1453.26 feet through a central angle of 20°48'59" (chord: S19°38'51"W 1445.28 feet); thence S9°14'21"W 126.21 feet to the point of beginning. Contains: ±149.74 Acres LESS AND EXCEPTING THEREFROM THE FOLLOWING PROPERTY: All of that real property owned by the City of Saratoga Springs as described in Deed Entry No. 3238:2014 in the official records of the Utah County Recorder. Contains: ±0.92 Acres Net Area of Village 4 Contains: ±148.82 Acres									
<ul style="list-style-type: none">• Civil Engineering• Structural Engineering• Surveying• Land Planning• Landscape Architecture www.lei-eng.com	<table border="0"><tr><td>Corporate Office: 3302 N. Main Street • Spanish Fork, UT 84660</td><td>☎ 801.798.0555</td><td>☎ 801.798.9393</td></tr><tr><td>Salt Lake Office: 14441 South 980 West • Bluffdale, UT 84065</td><td>☎ 801.495.2844</td><td>☎ 801.495.2847</td></tr><tr><td>Boise Office: 2040 S. Eagle Road • Meridian, ID 83642</td><td>☎ 208.846.9600</td><td></td></tr></table>	Corporate Office: 3302 N. Main Street • Spanish Fork, UT 84660	☎ 801.798.0555	☎ 801.798.9393	Salt Lake Office: 14441 South 980 West • Bluffdale, UT 84065	☎ 801.495.2844	☎ 801.495.2847	Boise Office: 2040 S. Eagle Road • Meridian, ID 83642	☎ 208.846.9600	
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Note: Acreage in legal description varies from Wildflower ARCP. See exhibit on the following page.

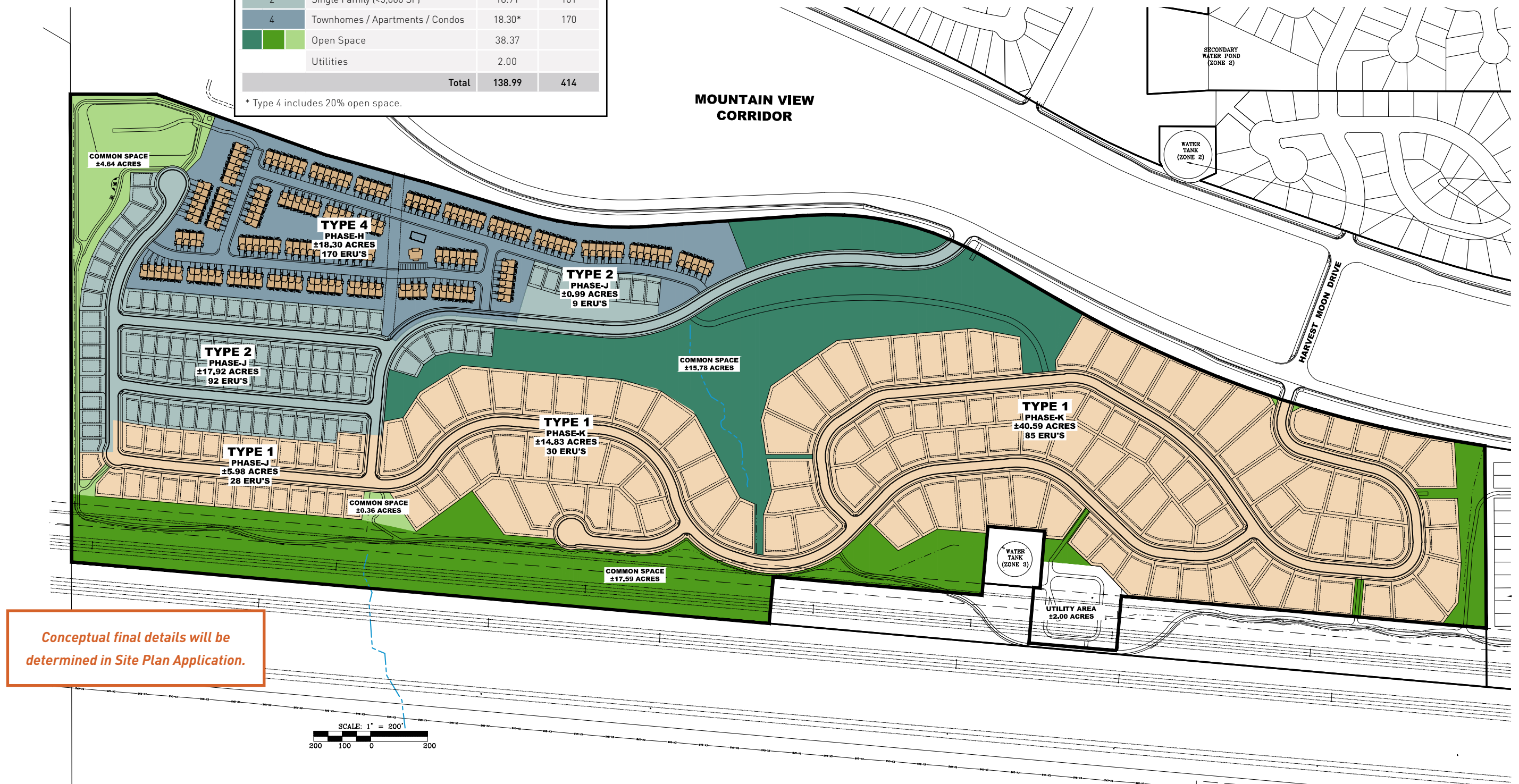




03 Detailed Use Exhibit

LEGEND			
Type*	Description	Acres	ERUs
1	Single Family (5,000+ SF)	61.41	143
2	Single Family (<5,000 SF)	18.91	101
4	Townhomes / Apartments / Condos	18.30*	170
	Open Space	38.37	
	Utilities	2.00	
Total		138.99	414

* Type 4 includes 20% open space.



03 Buildout Allocation

Detailed Allocation of All Acreage

The following information details the allocation of all acreage within Village Plan Area 4. Refer to the Detailed Use Exhibit on page 3.01, Open Space Tabulation Exhibit on page 12.07, and Lotting Map Exhibit on page 6.01.

Area	Type	Description	Land Use	Acres	ERUs in VP4	ERUs/ Gross Acre
Larkspur	Type 4	Front-Load Townhomes	Lots/ROW	14.64	170	9.25
			Open Space	3.66		
			Total	18.30		
Verbena	Type 1 Type 2	Single-Family Homes	Lots/ROW	18.91	129	4.72
			Open Space	4.64		
			Total	23.55		
Yarrow	Type 1	Single-Family Homes	Lots/ROW	61.40	115	1.58
			Open Space	15.78		
			Total	77.18		
		General Open Space		17.95		
		Utilities Area		2.00		
		Grand Total		138.99	414	2.98

There are 42.03 acres of open space. Refer to Open Space Tabulation Exhibit on page 12.07.

- » 414 ERUs were assigned to Village Plan 4.
- » All areas shown are approximate, areas to be determined at final design.
- » Refer to the Lotting Map Exhibit for Neighborhood Breakdown on page 6.01.



04 Development Standards & Design Guidelines

Type 1 and 2

Village Plan 4 development standards for Type 1 and 2 are consistent with standards established for the community. In addition, all building and landscape designs adhere to the design guidelines established in the Wildflower ARCP.

Type 4

Village Plan 4 development standards for Type 4 are consistent with standards established for the community. In addition, all building and landscape designs adhere to the design guidelines established in the Wildflower ARCP.

Type 4 plans adhere to ***Saratoga City Code Section 19.16.04*** which states “No building shall be closer than 5 feet from any private road, driveway or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building.” City code doesn’t define *Parking Space*. The closest definition is for *Off-street Parking* which is defined as the space within a building, lot, or parking lot, but not within any portion of any public street right-of-way, for the temporary parking of one vehicle. We interpret this definition as the measurement of 5’ feet from the foundation of a building to the space designated as parking of one vehicle or measured from the foundation to the right-of-way line as designated in the street cross section. The private 26’ right-of-way in the ARCP designates the right-of-way line as back of curb.



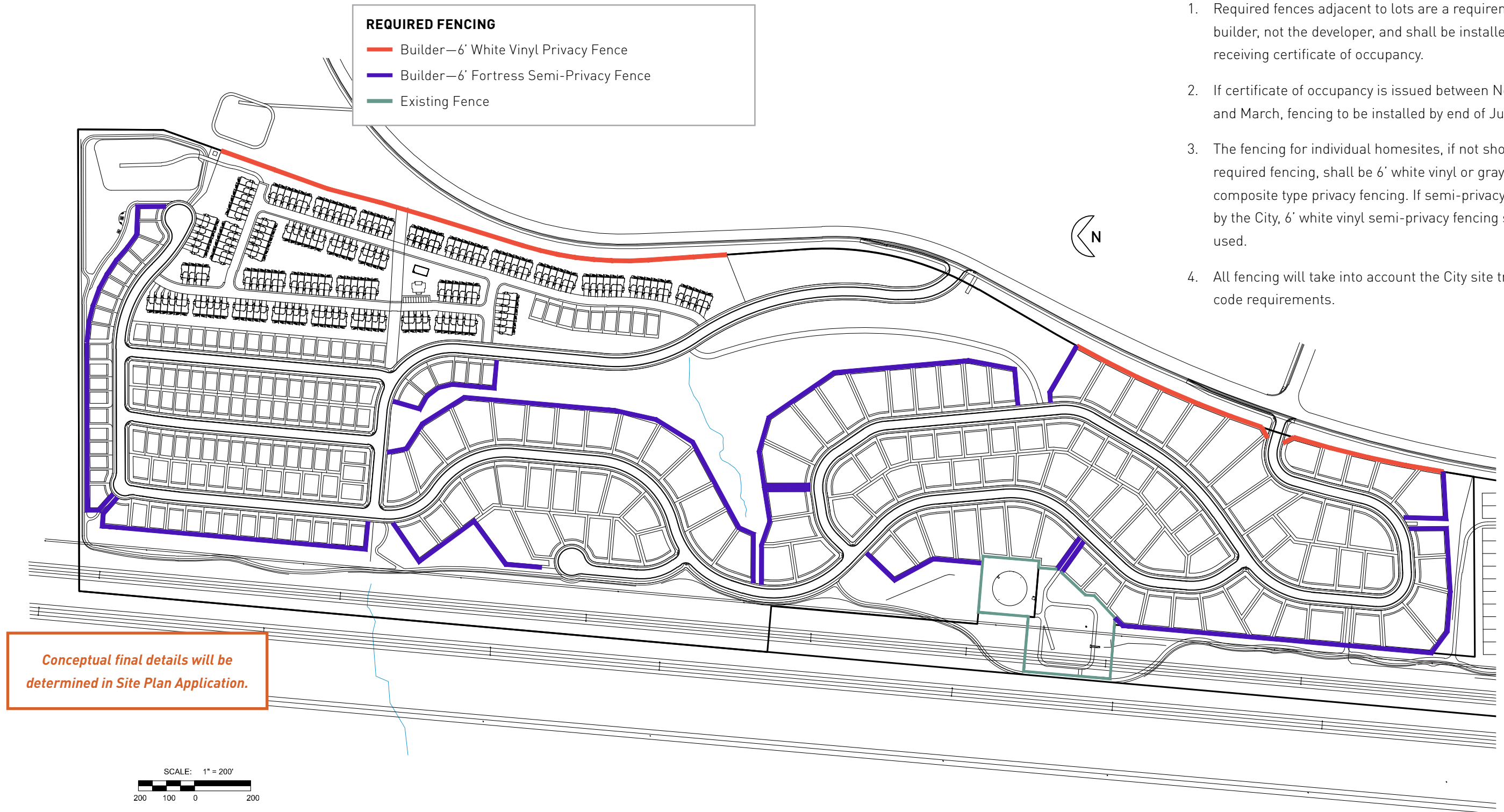
Master Homeowners Associations

In accordance with City Code **Section 19.26.03,2,d of the Planned Community Zone** ordinance, a Master Homeowners Association (HOA) has been established to review, approve, and enforce architectural requirements and restrictions, as well as address common area maintenance obligations as outlined in the Wildflower ARCP. Additional HOAs may be created based on end builder preferences. Master Homeowners Association will still be in affect over all parts of Wildflower. All sub HOAs shall be obligated to follow all Master Homeowners Association and WDRC regulations.

Wildflower Design Review Committee (WDRC)

All builders are required to submit exterior elevations, materials, colors, and landscaping plans for a Design Review Process by the Wildflower Development Review Committee (WDRC). The WDRC must review and approve all residential site plans and building permits prior to City submittal as outlined in the Wildflower ARCP.





Notes

1. Required fences adjacent to lots are a requirement of the builder, not the developer, and shall be installed prior to receiving certificate of occupancy.
2. If certificate of occupancy is issued between November and March, fencing to be installed by end of June.
3. The fencing for individual homesites, if not shown as required fencing, shall be 6' white vinyl or gray concrete/composite type privacy fencing. If semi-privacy is required by the City, 6' white vinyl semi-privacy fencing shall be used.
4. All fencing will take into account the City site triangle code requirements.



05 Phasing & Maintenance Plan

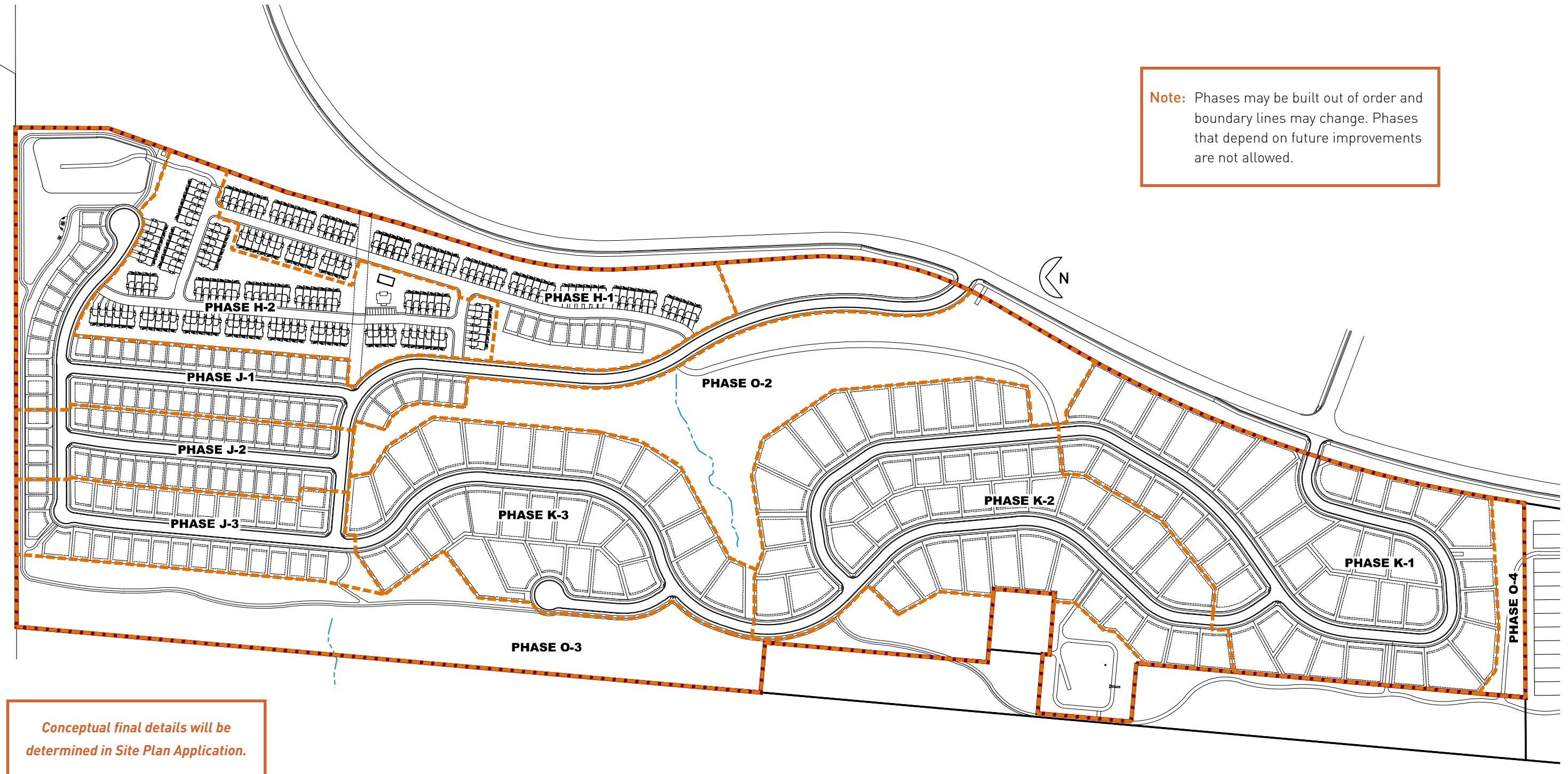
Maintenance

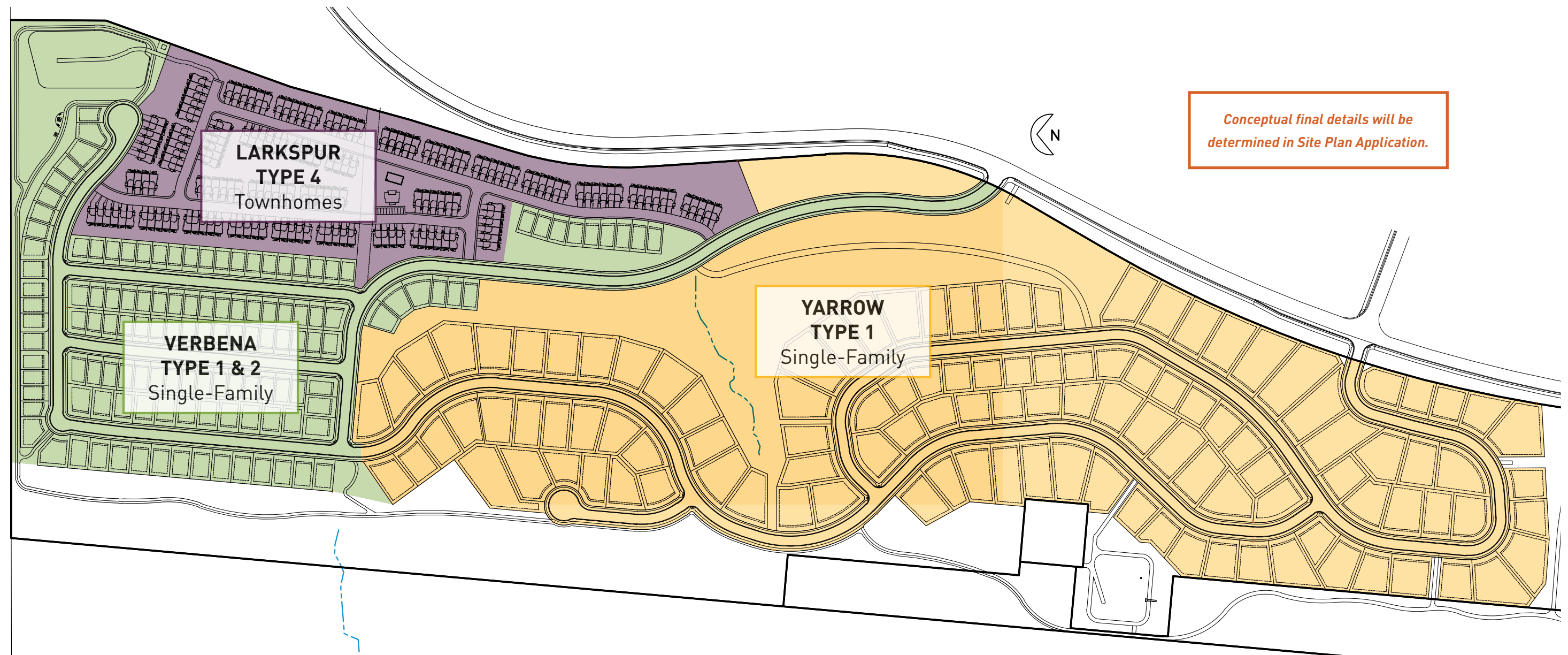
Maintenance for all common open space areas within Wildflower Village Plan 4, including park strips, private parks, and developed and natural open space, will be provided by the Master Homeowners Association (HOA) and/or Sub Homeowners Associations as described in the Wildflower ARCP.

Phasing

Wildflower Village Plan Area 4 will be developed in two main sections based on water availability. The north area of Wildflower is serviced by Zone 3 water. The remaining area to the south is serviced by Zone 4 and will be developed once those services are available. Some infrastructure will cross the northern section in order to service the phases located further to the south. These will all be presented and approved through the Platting or Encroachment Permit process.

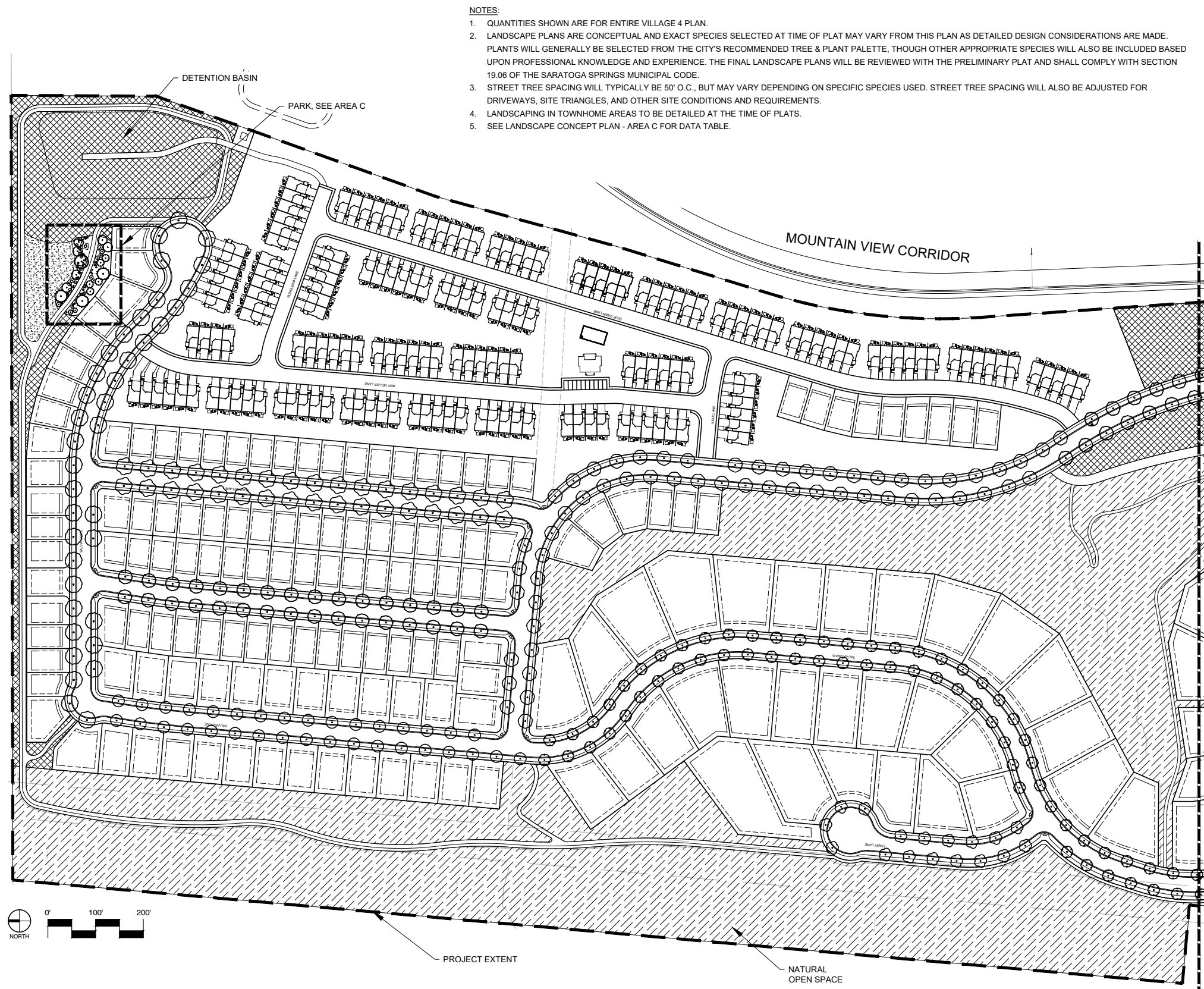








Landscape Concept Plan Exhibit - Area A

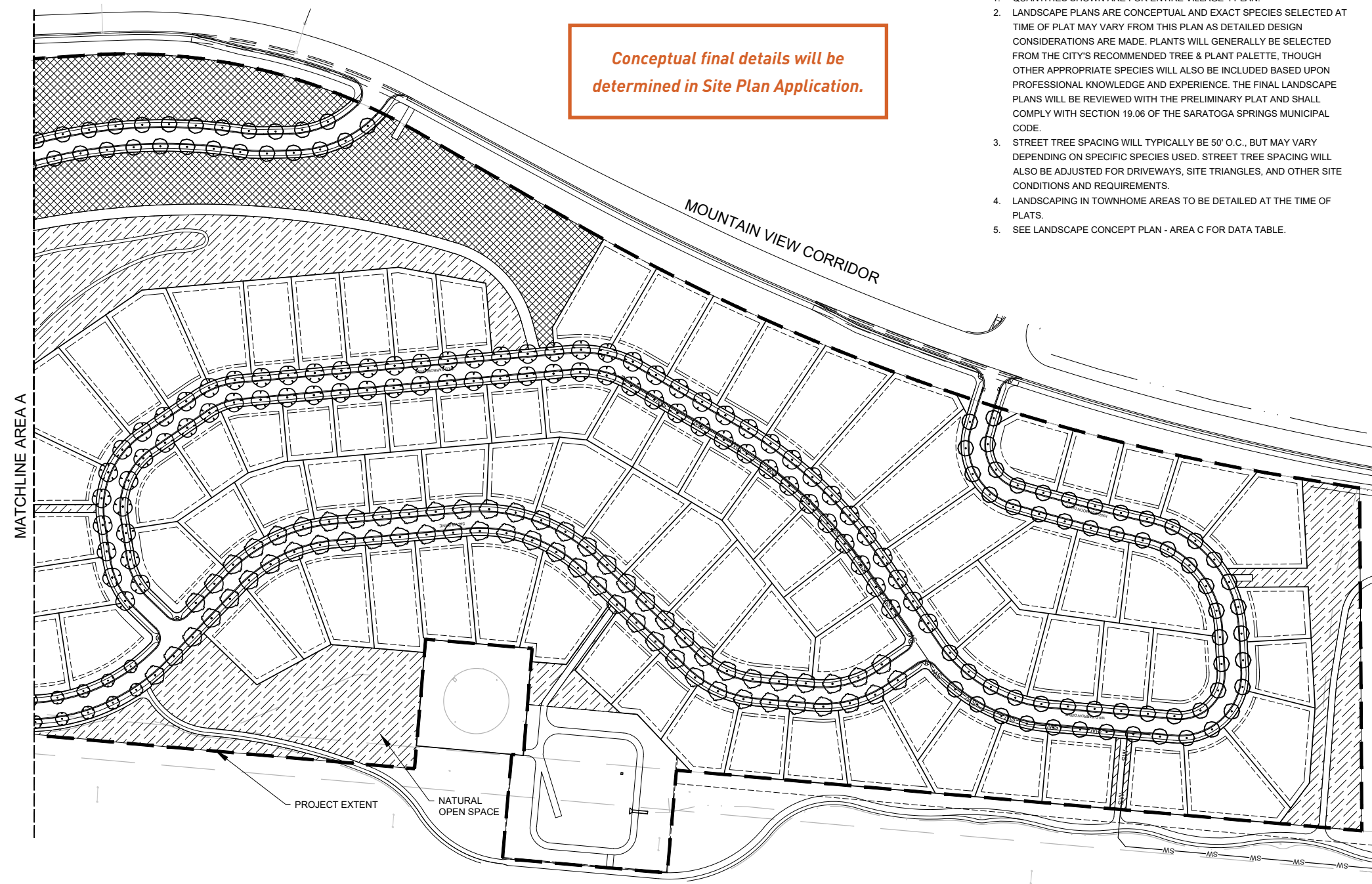


- NOTES:
1. QUANTITIES SHOWN ARE FOR ENTIRE VILLAGE 4 PLAN.
 2. LANDSCAPE PLANS ARE CONCEPTUAL AND EXACT SPECIES SELECTED AT TIME OF PLAT MAY VARY FROM THIS PLAN AS DETAILED DESIGN CONSIDERATIONS ARE MADE. PLANTS WILL GENERALLY BE SELECTED FROM THE CITY'S RECOMMENDED TREE & PLANT PALETTE, THOUGH OTHER APPROPRIATE SPECIES WILL ALSO BE INCLUDED BASED UPON PROFESSIONAL KNOWLEDGE AND EXPERIENCE. THE FINAL LANDSCAPE PLANS WILL BE REVIEWED WITH THE PRELIMINARY PLAT AND SHALL COMPLY WITH SECTION 19.06 OF THE SARATOGA SPRINGS MUNICIPAL CODE.
 3. STREET TREE SPACING WILL TYPICALLY BE 50' O.C., BUT MAY VARY DEPENDING ON SPECIFIC SPECIES USED. STREET TREE SPACING WILL ALSO BE ADJUSTED FOR DRIVEWAYS, SITE TRIANGLES, AND OTHER SITE CONDITIONS AND REQUIREMENTS.
 4. LANDSCAPING IN TOWNHOME AREAS TO BE DETAILED AT THE TIME OF PLATS.
 5. SEE LANDSCAPE CONCEPT PLAN - AREA C FOR DATA TABLE.

Concept Plant Schedule

TREES	BOTANICAL NAME	COMMON NAME	QTY
	*Acer truncatum 'Norwegian Sunset'	Maple	34
	*Cercis canadensis	Eastern Redbud	4
	*Ginkgo biloba 'Magyar'	Magyar Ginkgo	1
	*Ginkgo biloba 'Shangri-La'	Shangri-La Ginkgo	74
	*Pinus nigra	Austrian Black Pine	3
	Prunus serrulata 'Kwanzan'	Kwanzan Japanese Flowering Cherry	6
	*Quercus robur x bicolor 'Long' TM	Regal Prince Oak	5
	*Tilia americana 'Redmond'	Redmond American Linden	38
	*Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	34
	*Tilia tomentosa 'Sterling'	Sterling Silver Linden	58
	*Ulmus americana 'Princeton'	American Elm	126
	*Ulmus x 'Accolade'	Accolade Elm	17
	*Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	80
	*Zelkova serrata 'Village Green'	Sawleaf Zelkova	63
SHRUBS	BOTANICAL NAME	COMMON NAME	QTY
	*Caryopteris x clandonensis 'Blue Mist'	Blue Mist Shrub	17
	*Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5
	*Rosa Meidiland series 'White'	White Meidiland Rose	7
	*Symphoricarpos x chenaultii 'Hancock'	Hancock Coralberry	3
	*Viburnum opulus 'Nanum'	Dwarf European Viburnum	8
ORNAMENTAL GRASS	BOTANICAL NAME	COMMON NAME	QTY
	*Festuca mairei	Atlas Fescue	12
PERENNIALS	BOTANICAL NAME	COMMON NAME	QTY
	*Hemerocallis x 'Always Afternoon'	Lavendar Daylily	8
*DENOTES LOW TO MODERATE WATER REQUIREMENT			
	LAWN BLEND Lolium perenne / Perennial Ryegrass Poa pratensis / Kentucky Bluegrass		16,100 sf
	NATURAL OPEN SPACE REPAIR/REVEGETATE AS REQUIRED WITH CUSTOM GREAT BASIN WILDFLOWER/GRASS SEED MIX (SEE AREA C)		1,150,000 sf
	CUSTOM GREAT BASIN WILDFLOWER/GRASS SEED MIX SEE AREA C FOR SEED MIX SCHEDULE		384,000 sf

Conceptual final details will be determined in Site Plan Application.

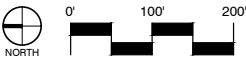


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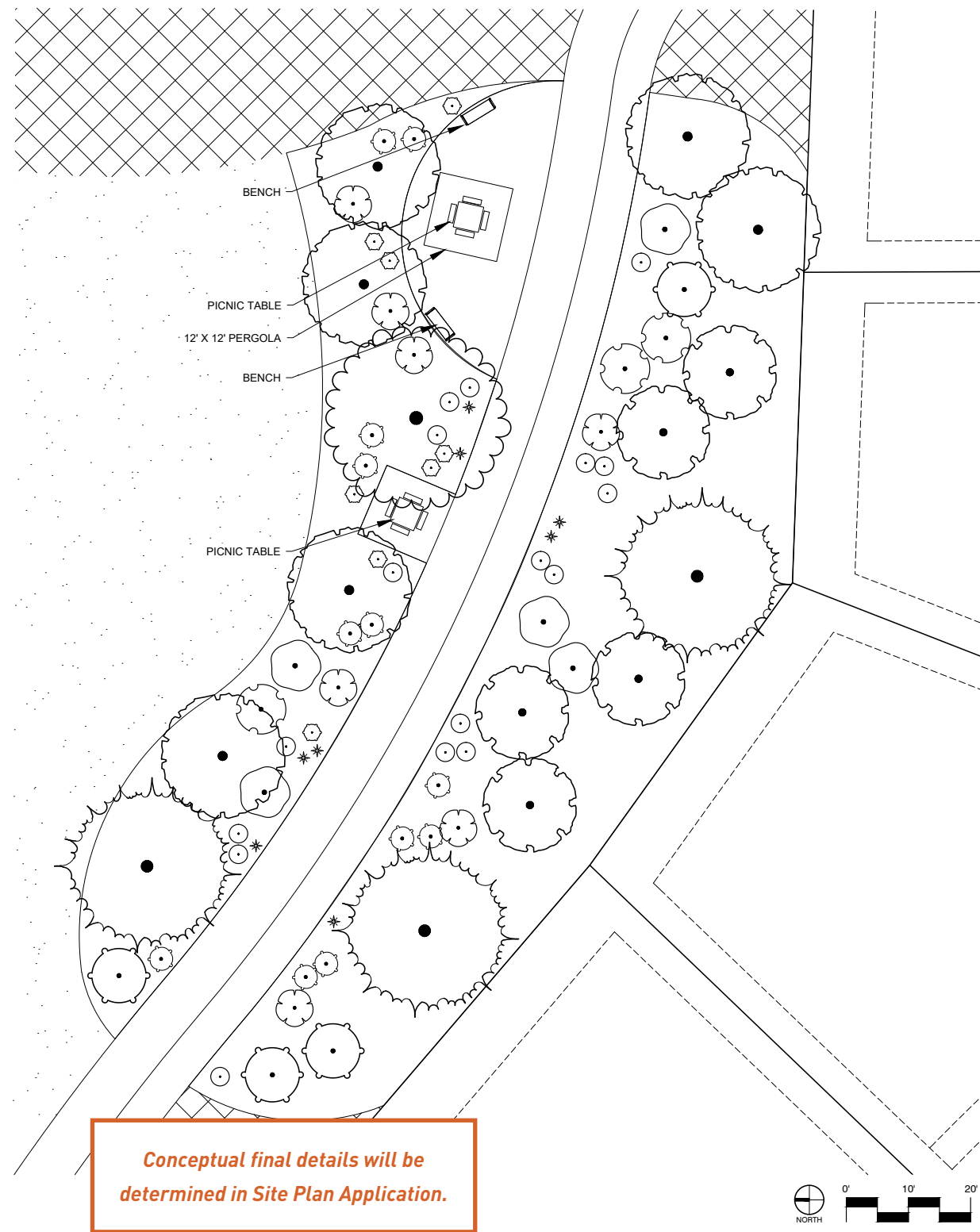
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	*Pinus nigra	Austrian Black Pine	3
	Prunus serrulata 'Kwanzan'	Kwanzan Japanese Flowering Cherry	6
	*Quercus robur x bicolor 'Long' TM	Regal Prince Oak	5
	*Tilia americana 'Redmond'	Redmond American Linden	38
	*Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	34
	*Tilia tomentosa 'Sterling'	Sterling Silver Linden	58
	*Ulmus americana 'Princeton'	American Elm	126
	*Ulmus x 'Accolade'	Accolade Elm	17
	*Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	80
	*Zelkova serrata 'Village Green'	Sawleaf Zelkova	63
SHRUBS	BOTANICAL NAME	COMMON NAME	QTY
	*Caryopteris x clandonensis 'Blue Mist'	Blue Mist Shrub	17
	*Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5
	*Rosa Meidiland series 'White'	White Meidiland Rose	7
	*Symphoricarpos x chenaultii 'Hancock'	Hancock Coralberry	3
	*Viburnum opulus 'Nanum'	Dwarf European Viburnum	8
ORNAMENTAL GRASS	BOTANICAL NAME	COMMON NAME	QTY
	*Festuca mairei	Atlas Fescue	12
PERENNIALS	BOTANICAL NAME	COMMON NAME	QTY
	*Hemerocallis x 'Always Afternoon'	Lavender Daylily	8
*DENOTES LOW TO MODERATE WATER REQUIREMENT			
	LAWN BLEND		16,100 sf
	Lolium perenne / Perennial Ryegrass		
	Poa pratensis / Kentucky Bluegrass		
	NATURAL OPEN SPACE		1,140,000 sf
	REPAIR/REVEGETATE AS REQUIRED WITH CUSTOM GREAT BASIN WILDFLOWER/GRASS SEED MIX (SEE AREA C)		
	CUSTOM GREAT BASIN WILDFLOWER/GRASS SEED MIX		384,000 sf
	SEE AREA C FOR SEED MIX SCHEDULE		





Landscape Concept Plan Exhibit - Area C



- NOTES:
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CUSTOM GREAT BASIN WESTERN WILDFLOWER SEED MIX (GRANITE SEED COMPANY)

- 68% WESTERN WILDFLOWER MIX (SEE BELOW)
30% SHEEP FESCUE (FESTUCA OVINA)
2% SAGEBRUSH (ARTEMISIA SP.)

GREAT BASIN WESTERN WILDFLOWER SEED MIX (GRANITE SEED COMPANY)

- 14.80% LUPINE, PERENNIAL
12.95% BLANKETFLOWER
11.10% CANDYTUFF, ANNUAL
11.10% POPPY, CALIFORNIA
7.40% CORNFLOWER, DWARF BLUE
7.40% FLAX, BLUE
7.40% POPPY RED CORN
3.70% INDIAN BLANKET
3.70% PENSTEMON, ROCKY MOUNTAIN
3.70% GREENTHREAD
2.77% EVENING PRIMROSE, DWARF
1.85% CLARKIA
1.85% GILIA, GLOBE
1.85% ASTER, PRAIRIE
1.85% PENSTEMON, PALMER
1.85% CONEFLOWER, PRAIRIE
1.22% GOLDENEYE, SHOWY
0.92% CLARKIA, DEERHORN
0.74% COREOPSIS, PLAINS

PLEASE NOTE THAT EXACT MIX MAY CHANGE DEPENDING ON ANNUAL SEED HARVEST RATES AND AVAILABILITY.

Conceptual Plant Schedule

TREES	BOTANICAL NAME	COMMON NAME	QTY
	*Acer truncatum 'Norwegian Sunset'	Maple	34
	*Cercis canadensis	Eastern Redbud	4
	*Ginkgo biloba 'Magyar'	Magyar Ginkgo	1
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	*Zelkova serrata 'Village Green'	Sawleaf Zelkova	63

SHRUBS	BOTANICAL NAME	COMMON NAME	QTY
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	*Viburnum opulus 'Nanum'	Dwarf European Viburnum	8

ORNAMENTAL GRASS	BOTANICAL NAME	COMMON NAME	QTY
	*Festuca mairei	Atlas Fescue	12

PERENNIALS	BOTANICAL NAME	COMMON NAME	QTY
	*Hemerocallis x 'Always Afternoon'	Lavendar Daylily	8

*DENOTES LOW TO MODERATE WATER REQUIREMENT

	LAWN BLEND Lolium perenne / Perennial Ryegrass Poa pratensis / Kentucky Bluegrass	16,100 sf
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	NATURAL OPEN SPACE REPAIR/REVEGETATE AS REQUIRED WITH CUSTOM GREAT BASIN WILDFLOWER/GRASS SEED MIX (SEE AREA C)	1,140,000 sf
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	CUSTOM GREAT BASIN WILDFLOWER/GRASS SEED MIX SEE AREA C FOR SEED MIX SCHEDULE	384,000 sf
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DATA SHEET FOR ENTIRE VILLAGE PLAN AREA

Plant Type	Total Qty	Total SF	Percent of Landscape
Trees	543	N/A	N/A
Shrub/Grass/Perennial Mix in Bark Mulch		8,800	2%
Turf		16,100	4%
Wildflower Seed Mix		383,175	94%
Total Developed/Irrigated Landscape		408,075	100%
Drought Tolerant Species	21 total species (14 trees, 7 shrubs/grasses/perennials) 95% of these are drought tolerant (either low or moderate water use)		
Natural Open Space Restoration in Disturbed Areas		1,150,000	

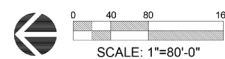


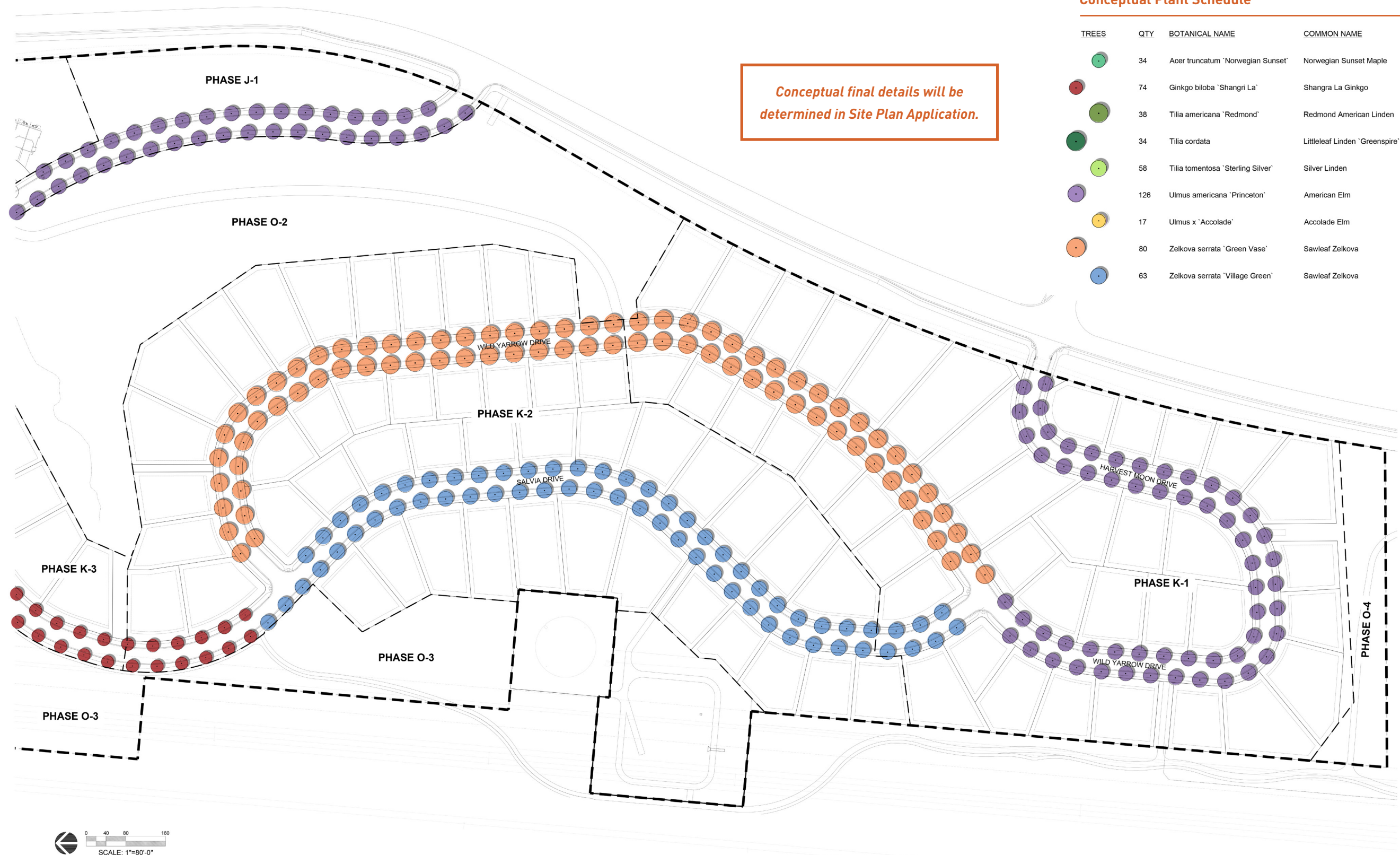


Conceptual Plant Schedule

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
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	74	Ginkgo biloba 'Shangri La'	Shangra La Ginkgo	2" Cal.
	38	Tilia americana 'Redmond'	Redmond American Linden	2" Cal.
	34	Tilia cordata	Littleleaf Linden 'Greenspire'	2" Cal.
	58	Tilia tomentosa 'Sterling Silver'	Silver Linden	2" Cal.
	126	Ulmus americana 'Princeton'	American Elm	2" Cal.
	17	Ulmus x 'Accolade'	Accolade Elm	2" Cal.
	80	Zelkova serrata 'Green Vase'	Sawleaf Zelkova	2" Cal.
	63	Zelkova serrata 'Village Green'	Sawleaf Zelkova	2" Cal.

Conceptual final details will be determined in Site Plan Application.





Conceptual Plant Schedule

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	34	Acer truncatum 'Norwegian Sunset'	Norwegian Sunset Maple	2" Cal.
	74	Ginkgo biloba 'Shangri La'	Shangri La Ginkgo	2" Cal.
	38	Tilia americana 'Redmond'	Redmond American Linden	2" Cal.
	34	Tilia cordata	Littleleaf Linden 'Greenspire'	2" Cal.
	58	Tilia tomentosa 'Sterling Silver'	Silver Linden	2" Cal.
	126	Ulmus americana 'Princeton'	American Elm	2" Cal.
	17	Ulmus x 'Accolade'	Accolade Elm	2" Cal.
	80	Zelkova serrata 'Green Vase'	Sawleaf Zelkova	2" Cal.
	63	Zelkova serrata 'Village Green'	Sawleaf Zelkova	2" Cal.





TREES



Norwegian Sunset Maple



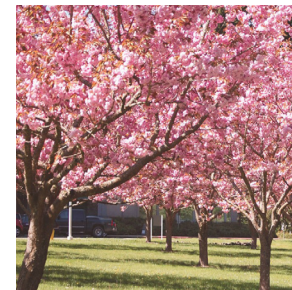
Eastern Redbud



Magyar Ginkgo



Shangri-La Ginkgo



Kwanzan Flowering Cherry



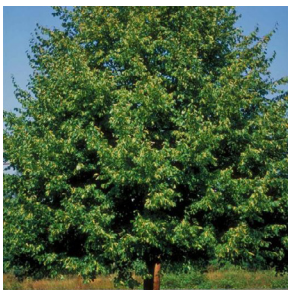
Regal Prince Oak



Redmond Linden



Austrian Pine



Greenspire Linden



Silver Linden



Princeton Elm



Accolade Elm



Green Vase Zelkova

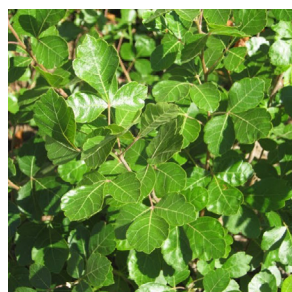


Village Green Zelkova

SHRUBS,
GRASS, AND
PERENNIAL
MIX



Blue Mist Caryopteris



Grow-Low Sumac



Mormon Tea



Meidiland Rose



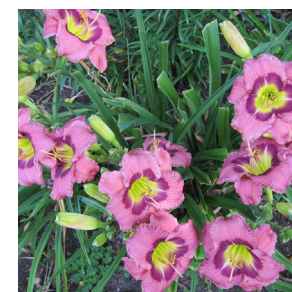
Hancock Coralberry



Dwarf European Cranberry



Atlas Fescue



Always Afternoon Daylily

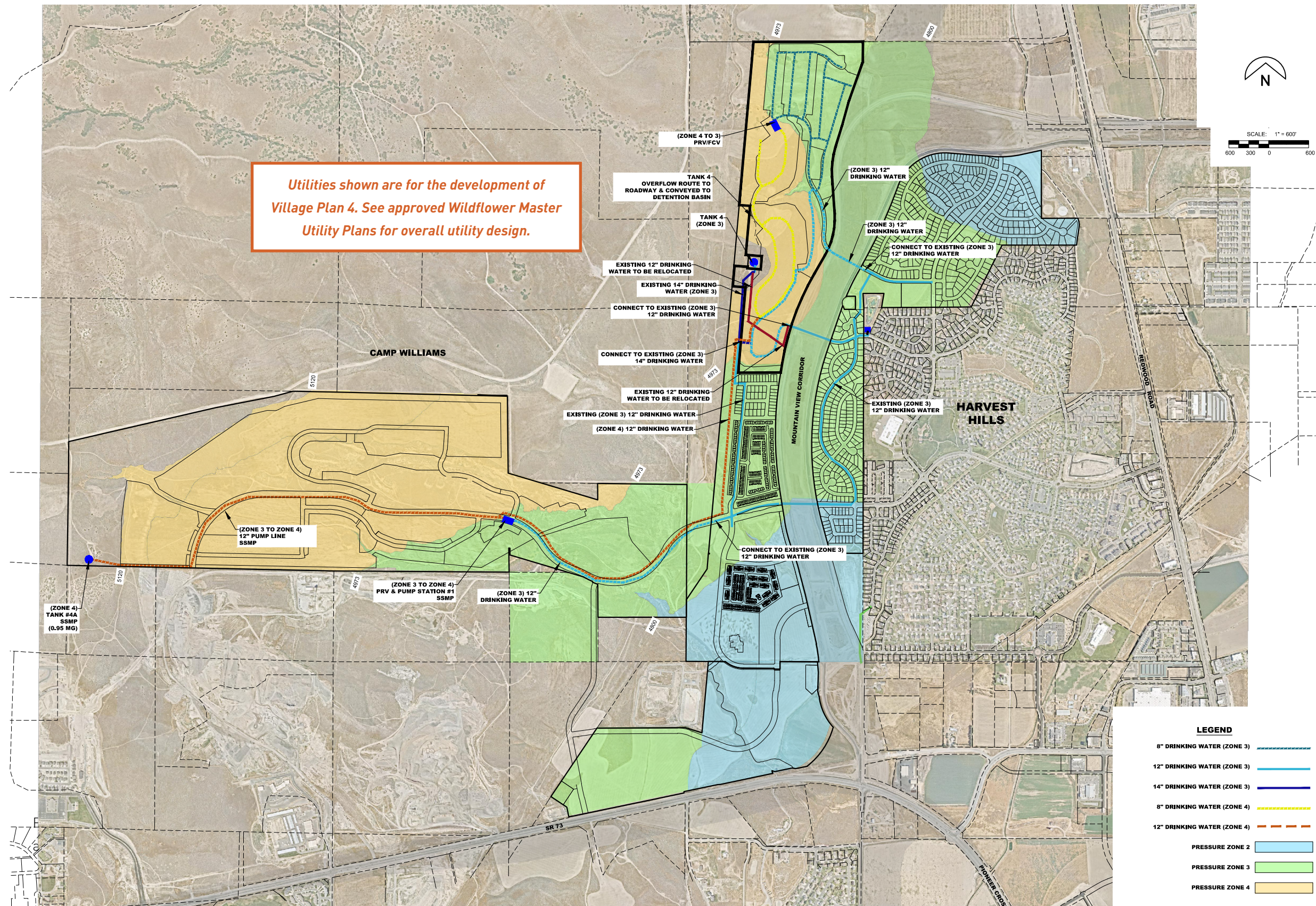


08 Utility Plans

The following utility plan diagrams provide master utilities that will serve Wildflower Village Plan Area 4.

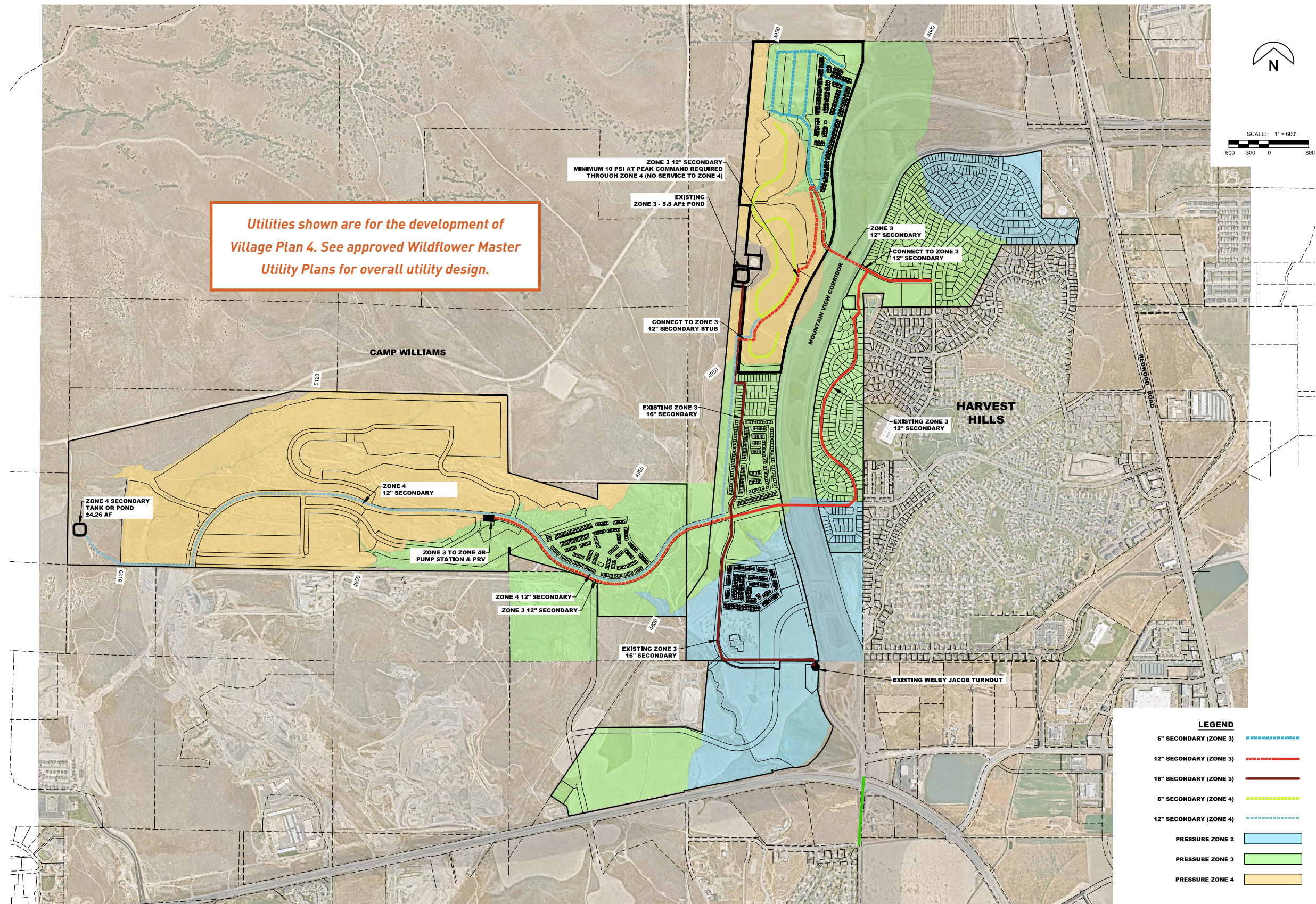
- » Culinary Water Plan
- » Secondary Water Plan
- » Sewer Plan
- » Storm Drain

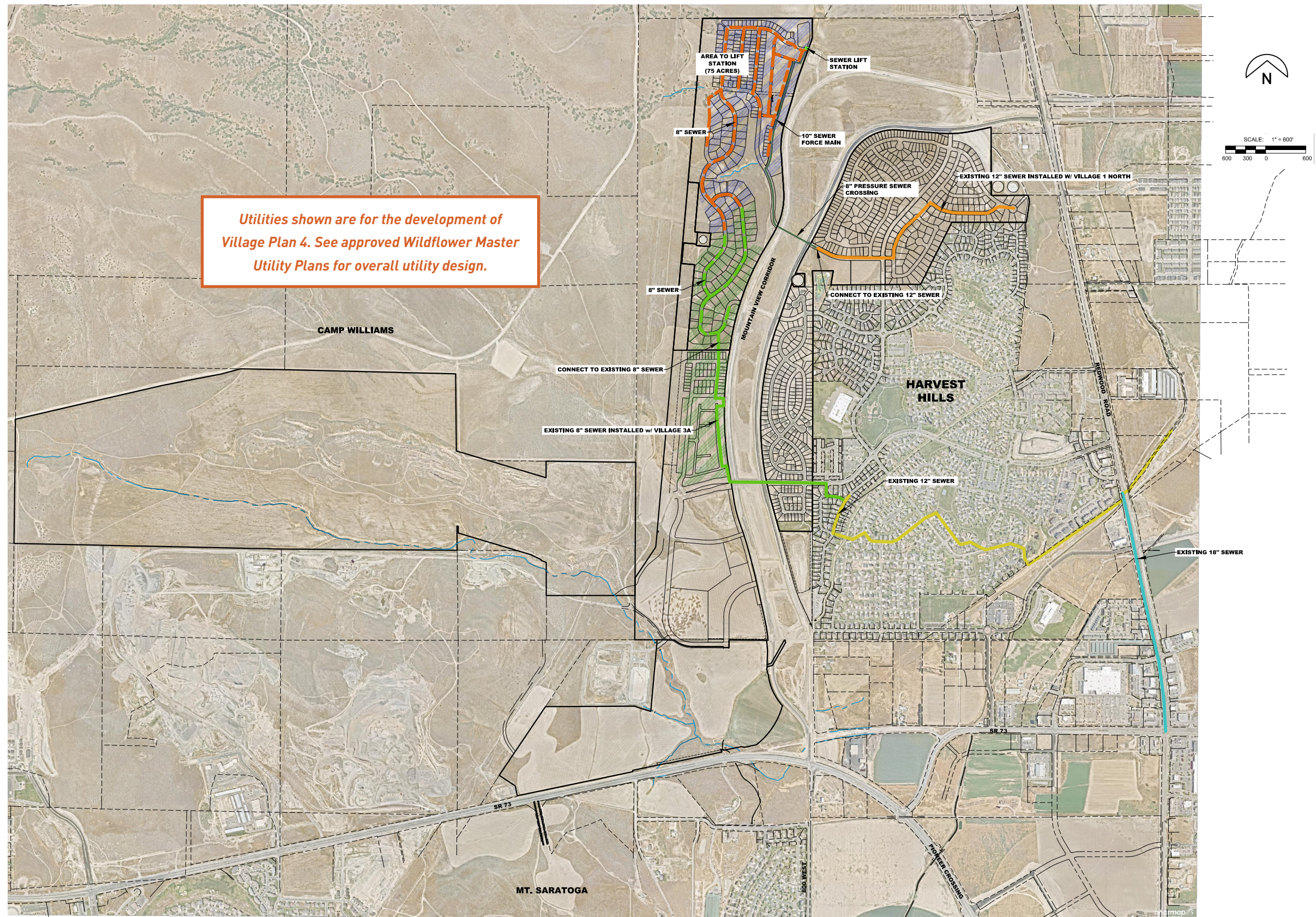


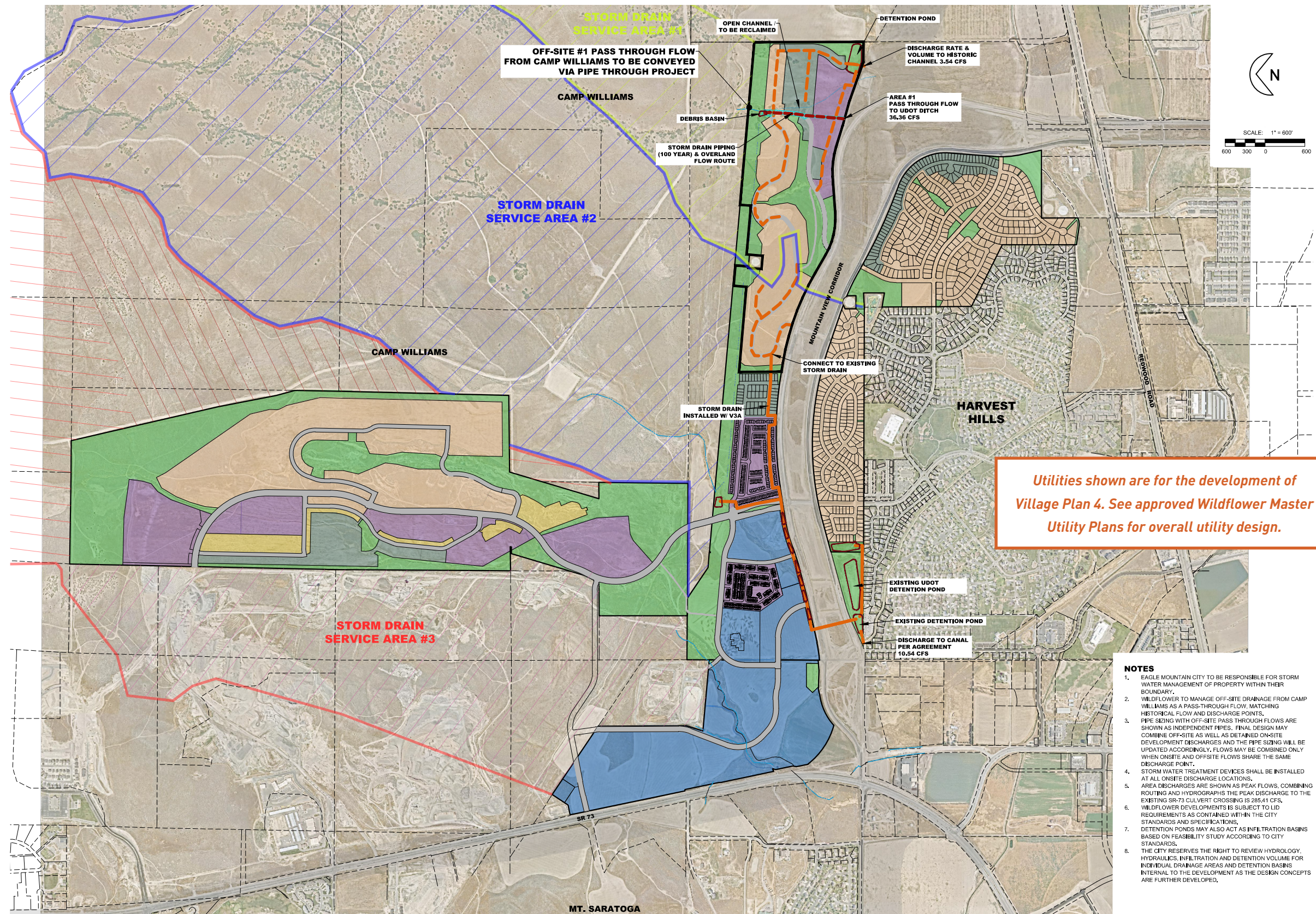




Secondary Water Plan Exhibit









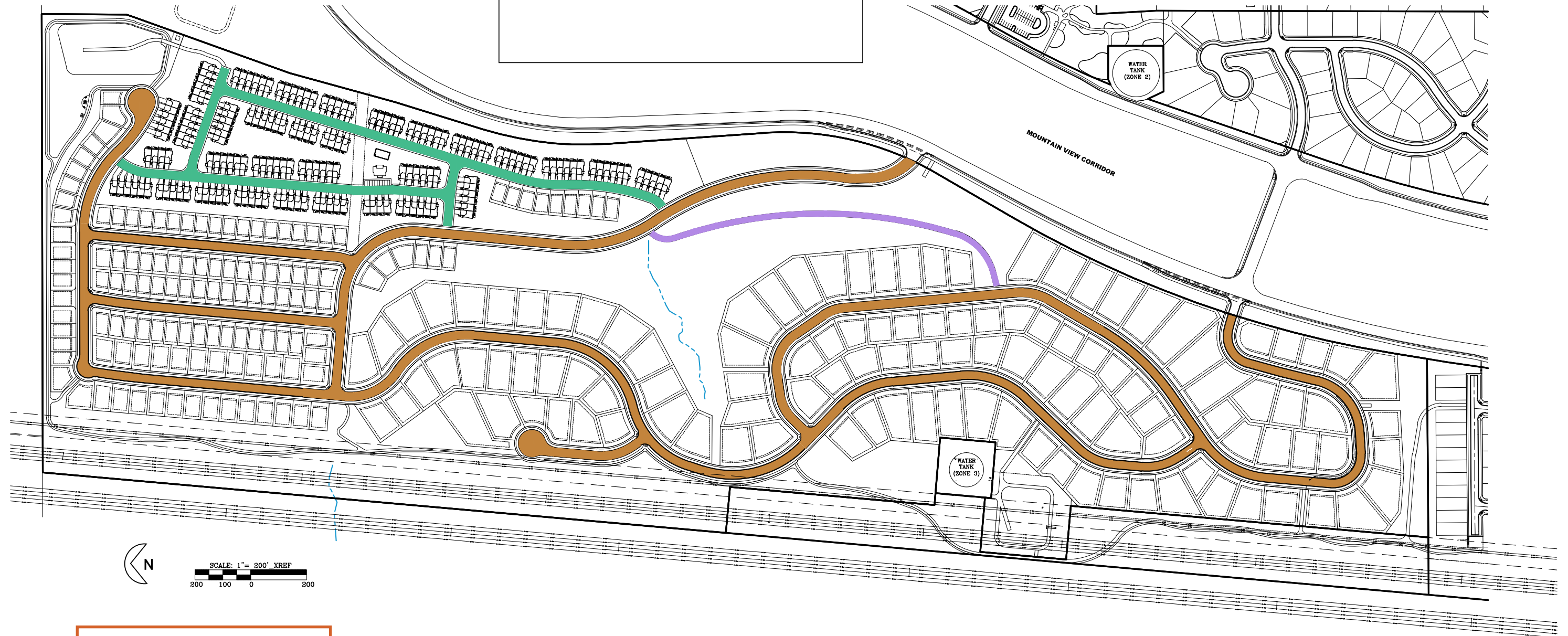
TRANSPORTATION LEGEND

59' LOCAL ROAD

26' PRIVATE DRIVE

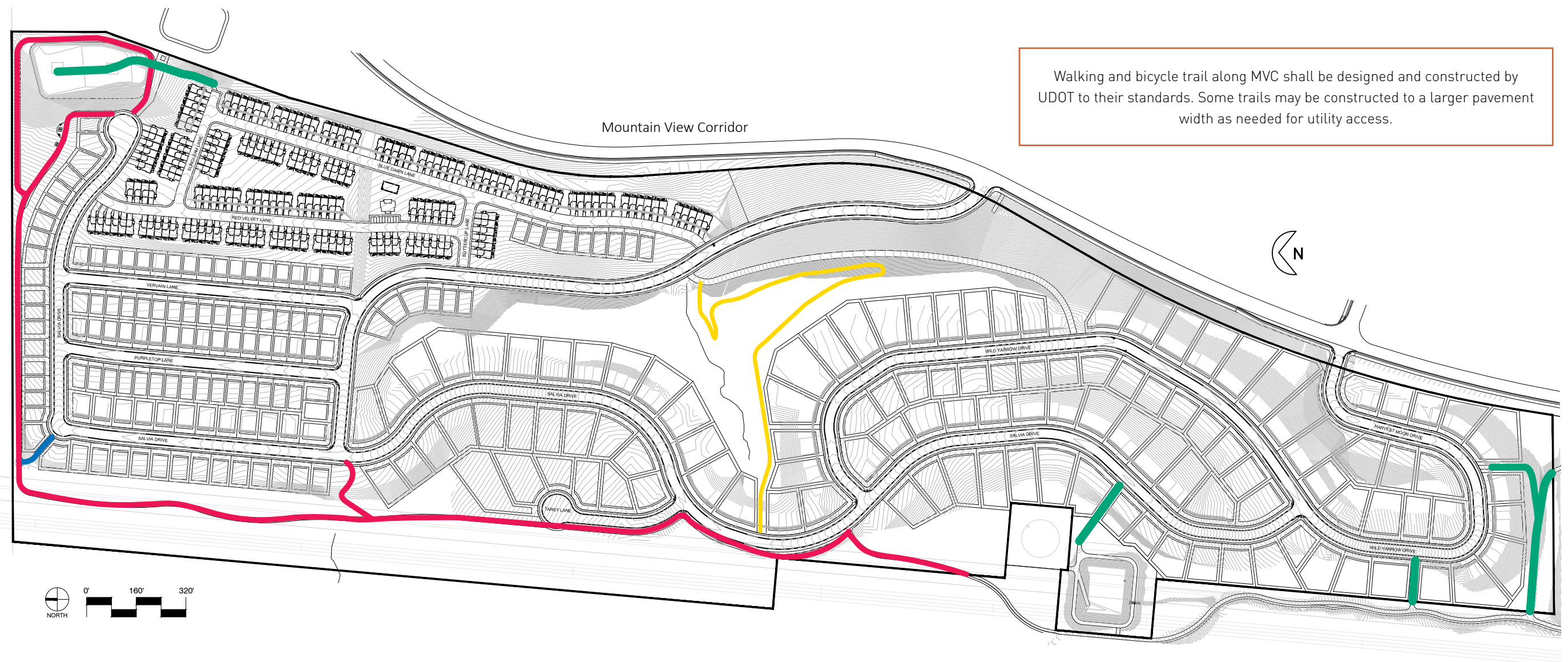
20' TRAIL / UTILITY / EMERGENCY ACCESS

Note: Roadway cross-sections are detailed in the Wildflower ARCP.



Conceptual final details will be determined in Site Plan Application.





Walking and bicycle trail along MVC shall be designed and constructed by UDOT to their standards. Some trails may be constructed to a larger pavement width as needed for utility access.

- 6' Unpaved Trail
- 8' Asphalt Trail
- 8' Asphalt Trail Paralleled by 4' Unpaved Trail
- 12' Asphalt trail

Conceptual final details will be determined in Site Plan Application.



11 Density Transfers

In Village Plan 4, the number of ERUs are the same as detailed in the Wildflower Amended and Restated Community Plan (ARCP). No density transfers are required.



12 Additional Detailed Plans

The following elements have been included to detail plans and direction contained in the Wildflower ARCP for Village Plan Area 4:

- » Signage Key Exhibit
- » Signage Plan Exhibit
- » Temporary Signage Plan
- » Grading Plan
- » Open Space Management
- » Traffic Study





All designs are conceptual. All lighting will conform to guidelines outlined in the recorded Wildflower ARCP.



- * Primary Entrance Feature (development - 1 sided)
16'L x 4'D x 11'H
Provided by Developer
LED illumination of the flower - Face of sign lit with hooded spotlight in compliance with City Code 19.11.05 14d



- * Optional Secondary Entrance Feature (neighborhood - 1 or 2 sided) 8'8"W x 4'7H
Provided by Builder
Lit with hooded spotlight in compliance with City Code 19.11.05 14d
 - OPTIONAL locations for builder-funded entrance features
 - Developer will coordinate with subs for production and installation including landscaping and utilities



- * Park Signage (1 or 2 sided) 5'W x 4.25'H
Provided by Developer
Lit with hooded spotlight in compliance with City Code 19.11.05 14d
 - Names of parks and RV storage TBD at Village Plan



- * Permanent Directional Signage (2 sided) 5'W x 4.25'H
Provided by Developer
Lit with hooded spotlight in compliance with City Code 19.11.05 14d
 - Permanent directional signage will be located in easements or open space
 - Wayfinding signage for parks, trailheads, etc.

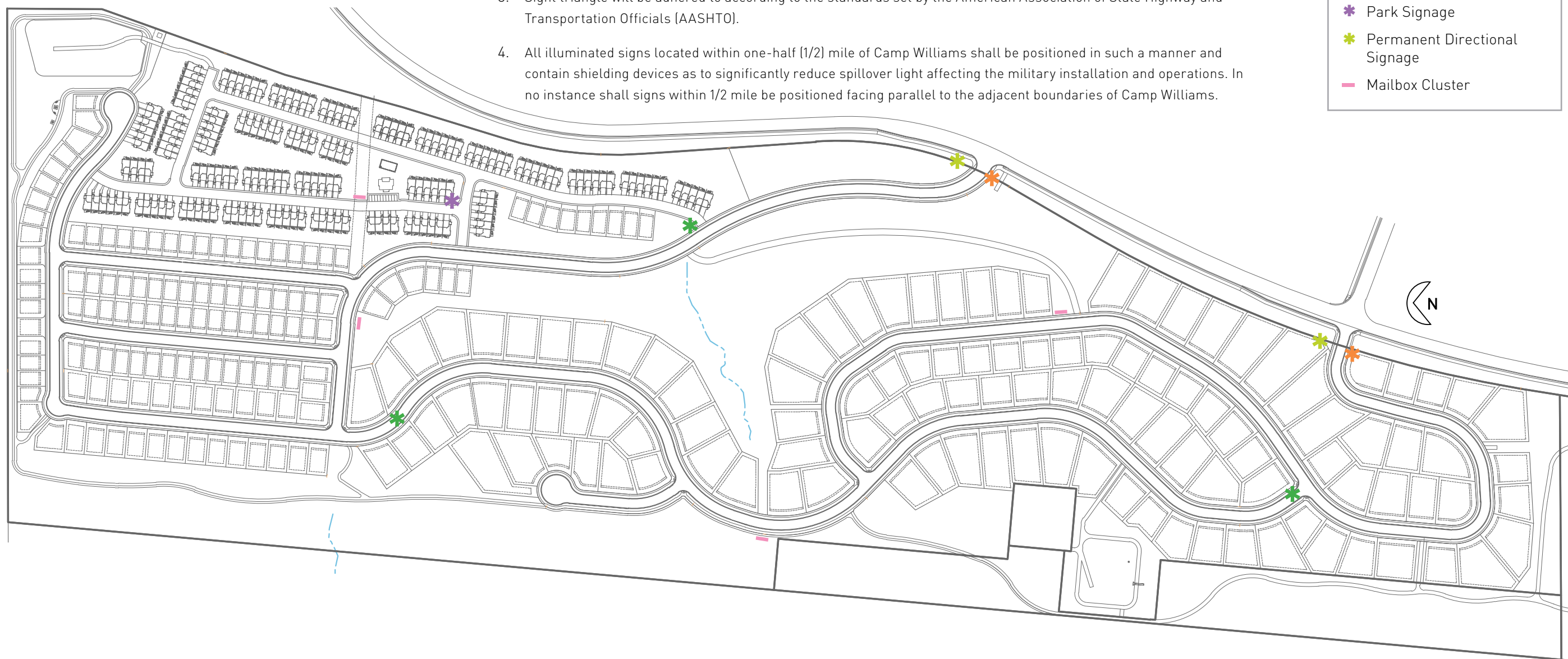




Notes

1. Locations shown represent the approximate vicinity of signs. Locations will be refined at sign permit application. All entrance features will be placed in common areas or signage easements.
2. These features shall not conflict with traffic control signaling or traffic control devices.
3. Sight triangle will be adhered to according to the standards set by the American Association of State Highway and Transportation Officials (AASHTO).
4. All illuminated signs located within one-half (1/2) mile of Camp Williams shall be positioned in such a manner and contain shielding devices as to significantly reduce spillover light affecting the military installation and operations. In no instance shall signs within 1/2 mile be positioned facing parallel to the adjacent boundaries of Camp Williams.

- * Primary Entrance Feature (Development)
- * Optional Secondary Entrance Feature (Neighborhood)
- * Park Signage
- * Permanent Directional Signage
- Mailbox Cluster



Conceptual final details will be determined in Sign Permit Application.



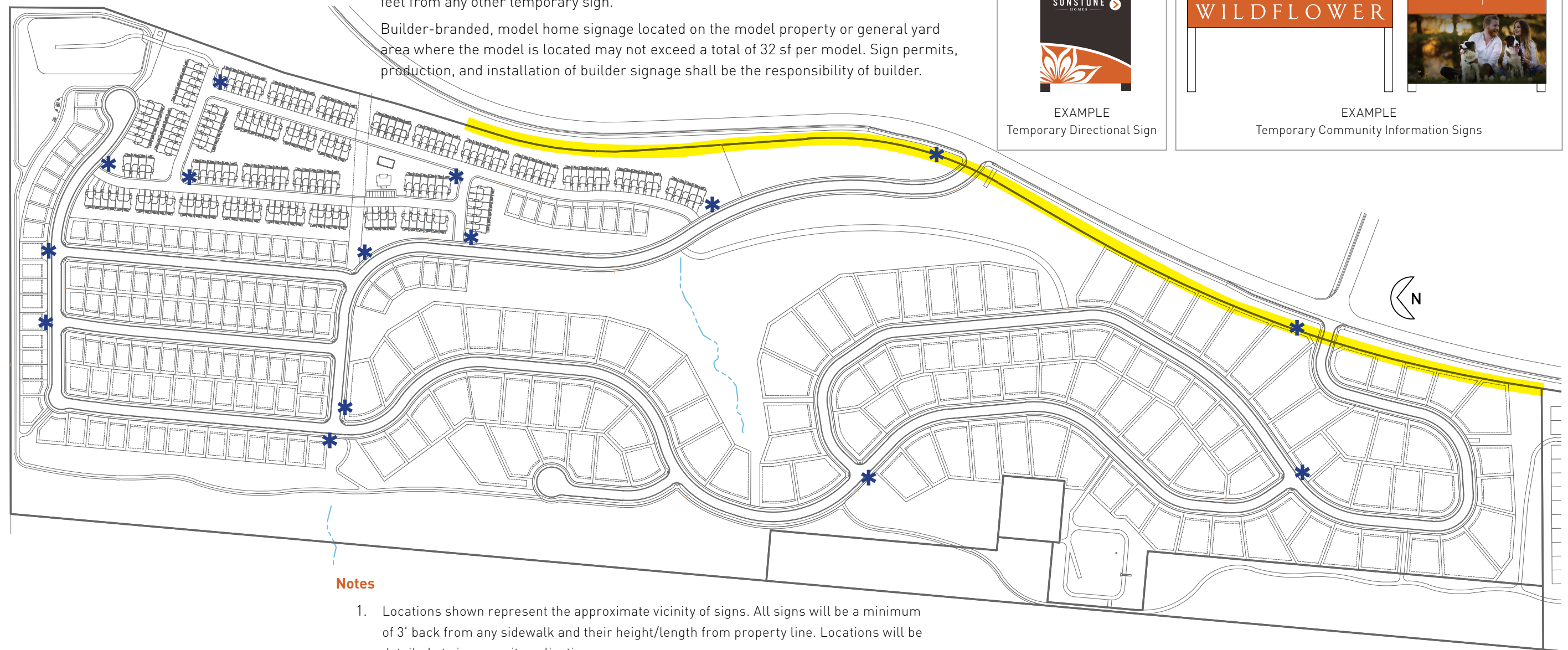


Temporary Signage Plan Exhibit

Conceptual final details will be determined in Sign Permit Application.

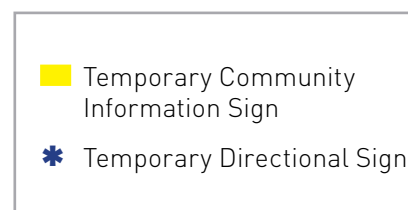
Temporary directional signage (*) may be installed where indicated, as needed to direct traffic to builder model home(s). Also, the areas highlighted in yellow (■) along MVC may require up to seven branded temporary community information signs during active development. The design and message may vary, but the purpose is to provide information about the Wildflower community. Sign faces shall not exceed 96 sf and height of sign will not exceed 12 feet from grade. Temporary community information signage shall be at least 200 feet from any other temporary sign.

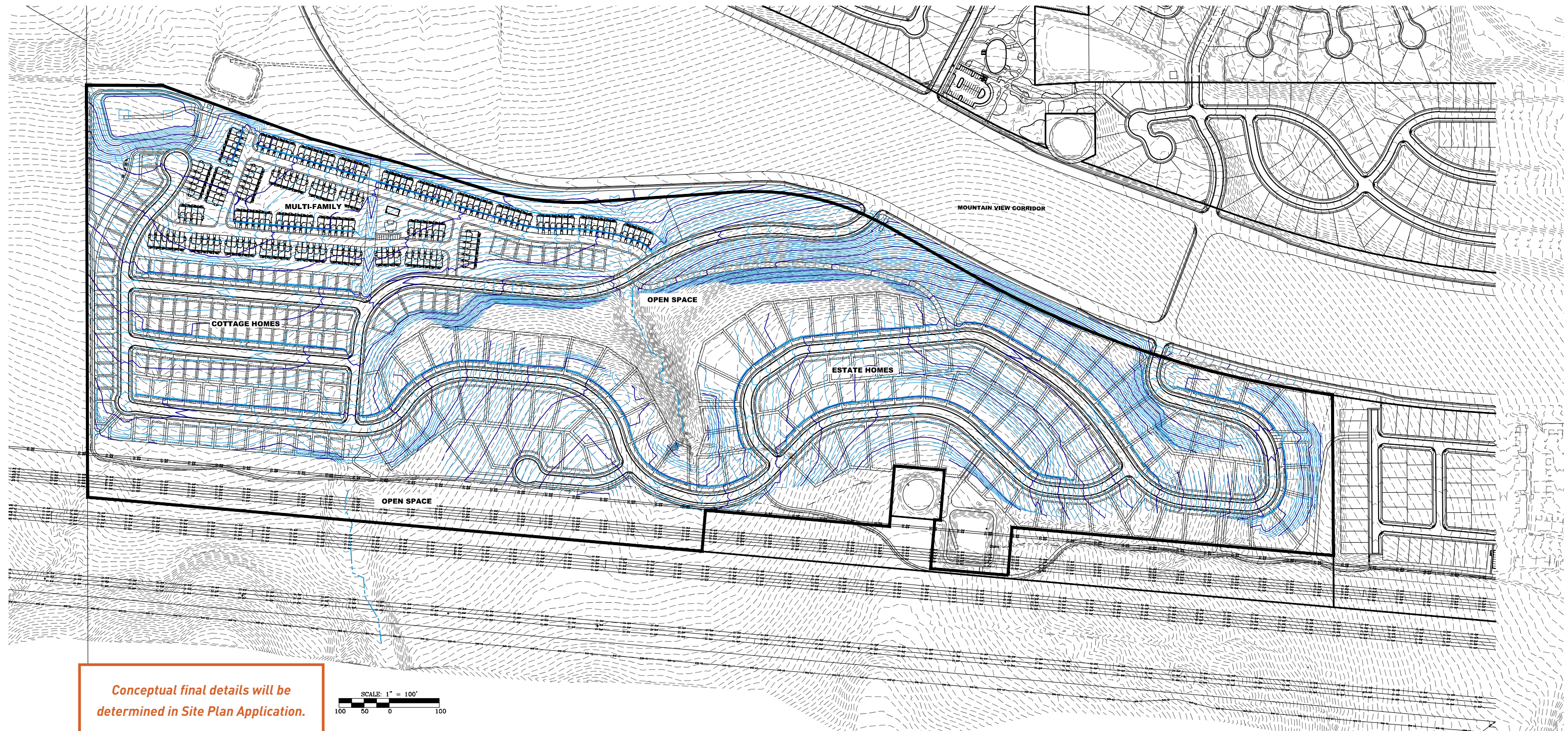
Builder-branded, model home signage located on the model property or general yard area where the model is located may not exceed a total of 32 sf per model. Sign permits, production, and installation of builder signage shall be the responsibility of builder.



Notes

1. Locations shown represent the approximate vicinity of signs. All signs will be a minimum of 3' back from any sidewalk and their height/length from property line. Locations will be detailed at sign permit application.
2. Signs shall not conflict with traffic control signaling or traffic control devices.
3. Sight triangle will be adhered to according to the standards set by the American Association of State Highway and Transportation Officials (AASHTO).
4. Temporary signs will be installed on builder-owned lots or open space, not on privately owned lots.





Open Space Management Plan

The total acreage within Village Plan 4 is approximately 138.99 acres. The open space provided is 42.03 acres, which is approximately 30% of the total acreage.

Equivalent Acres Required	Equivalent Acres Provided	Minimum # Amenity Points Required	Minimum # Amenity Points Provided	# Amenity Points Above Required
10.4	30.8	414	558.8	144.8

EQUIVALENT ACRES REQUIRED 10.4		EQUIVALENT ACRES PROVIDED 30.8	
Category	Multiplier	Quantity	Points
Trail, paved (1000 LF)	B	7.2	297.4
Pavilion 12 x 12	D	1.0	4.7
Trail, Soft Surface (per 1,000 LF)	D	5.7	47.3
Picnic Table 6'	E	2.0	1.6
Bench	E	2.0	0.8
Additional EA Above Requirement*		20.5	818.0
Maximum Allowed Additional EA Points*			207.0
Additional EA Points Applied*			207.0
Total Amenity Points			558.8

General open space is managed by the Master HOA, and Type 4 open space is managed by a sub-HOA.

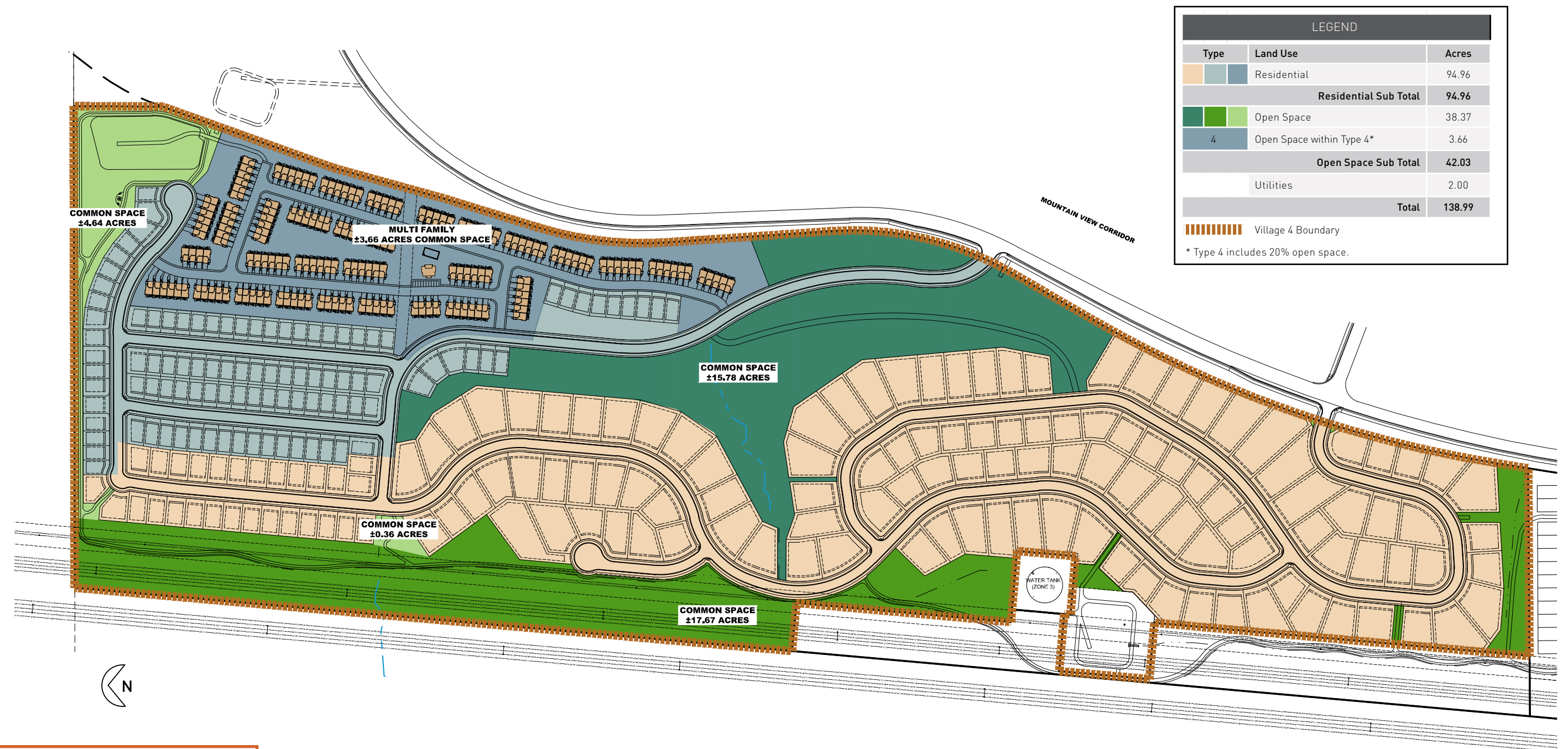
The amenity details for the Larkspur Type 4 townhome neighborhood will be determined at Site Plan and/ or Plat submittal. At a minimum, the amenities will include a 1,346 sf clubhouse, 25' x 50' swimming pool, and two playgrounds. These amenities add up to 350 amenity points as detailed below.

Type 4 Amenity Points			
Proposed Amenity	Quantity	Points Per Each	Total Points
Clubhouse Associated w/ Pool	1	150.0	150
Pool 25' x 50'	1	150.0	150
Playground	2	25	50
Total Type 4 Amenity Points			350



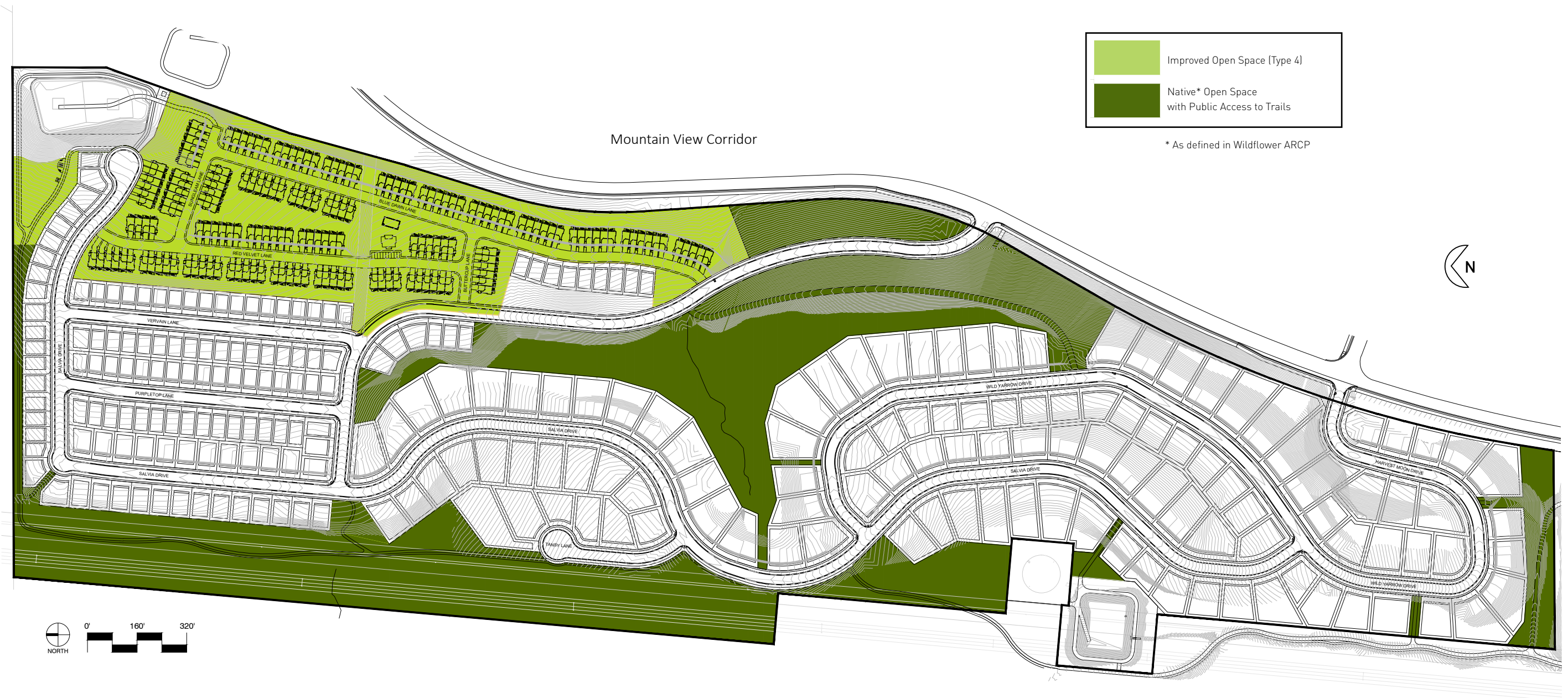


Open Space Tabulation Exhibit



Conceptual final details will be determined in Site Plan Application.





Conceptual final details will be determined in Site Plan Application.





SLOPES

SLOPE GRATER THAN 30% = 2.99 ACRES (FOR PURPOSE OF DETERMINING SENSITIVE LANDS AREA, INCIDENTAL & ISOLATED AREA OVER 30% HAVE NOT BEEN INCLUDED.)

SOILS

- A GEOTECHNICAL INVESTIGATION HAS BEEN CONDUCTED BY INFINITY CONSULTANTS, DATED JANUARY 17, 2014. EXCERPTS FROM THE INVESTIGATION INCLUDE:
- THE SUBSURFACE SOILS ENCOUNTERED AT THE SITE CONSIST OF PRIMARILY OF SANDY CLAYS (CL) AND SILTY CLAYS (CL-ML), SILTY SANDS (SM) AND CLAYEY SANDS (SC) WERE FOUND INTERSPERSED WITH CLAYEY SOILS ON THE RIDGE AND IN ITS NEAR VICINITY. COBBLES AND BOULDERS ARE FREQUENTLY FOUND IN THE NEAR SURFACE SOILS AND TOPSOIL. LAYERS OF GRAVEL ARE FREQUENTLY FOUND IN THE SUBSURFACE SOILS.
 - NO SUBSURFACE WATER WAS ENCOUNTERED TO THE MAXIMUM DEPTH INVESTIGATED, APPROXIMATELY 16 FEET IN THE TEST PITS AND 50 FEET IN THE BORINGS ALONG THE NORTHERN RIDGE LINES.
 - IT IS OUR OPINION THAT THE SITE IS SUITABLE FOR THE PROPOSED CONSTRUCTION. THE BUILDINGS SUPPORTED ON SHALLOW SPREAD FOOTINGS BEARING ON THE UNDISTURBED NATURAL SILT OR CLAY SOILS SHOULD BE DESIGNED FOR A NET ALLOWABLE PRESSURE OF 1,250 POUNDS PER SQUARE FOOT, SHALLOW FOOTINGS BEARING ON NATURAL UNDISTURBED WELL GRADED SANDS, GRAVELS OR AT LEAST 1 FOOT OF COMPACTED STRUCTURAL FILL MAY BE DESIGNED FOR A NET ALLOWABLE BEARING PRESSURE OF 1,500 PSF. BASEMENT FOOTINGS THAT ARE EMBEDDED A MINIMUM OF 6 FEET DEEP FROM THE NATIVE GROUND SURFACE AND ARE BEARING ON THE UNDISTURBED NATURAL SILT OR CLAYS MAY BE DESIGNED FOR A NET ALLOWABLE PRESSURE OF 1,500 PSF. BASEMENT FOOTINGS EMBEDDED MORE THAN 6 FEET AND BEARING ON UNDISTURBED NATURAL WELL GRADED SANDS OR GRAVELS MAY BE DESIGNED FOR A NET ALLOWABLE PRESSURE OF 1,800 PSF.
 - AT THE TIME OF THE SITE INVESTIGATION WAS CONDUCTED, VEGETATION AT THE SITE CONSISTED PRIMARILY OF SAGE BRUSH, WITH FARMED AND FALLOW FIELDS, NATIVE GRASSES AND WEEDS WERE PRESENT AROUND THE PERIMETER OF THE FIELDS.
 - BASED ON THE INFORMATION COLLECTED DURING OUR FIELD INVESTIGATION AND SUBSEQUENT LABORATORY TESTING, WE ANTICIPATE THAT COLLAPSE-SUSCEPTIBLE SOILS WILL NOT BE ENCOUNTERED DURING CONSTRUCTION.
 - NO ACTIVE FAULTS ARE MAPPED TO EXTEND THROUGH OR NEAR THE PROPERTY. THE CLOSEST MAPPED FAULT TO THE SITE LIES BENEATH UTAH LAKE, LOCATED APPROXIMATELY 4.5 MILES TO THE SOUTH, (MACHETTE, 1992).

WETLANDS

NO WETLANDS EXIST ON THIS SITE.

SPECIAL PROTECTION AREAS

A PHASE I ENVIRONMENTAL SITE ASSESSMENT HAS BEEN CONDUCTED FOR THE WILDFLOWER DEVELOPMENT BY INFINITY CONSULTANTS, DATED DECEMBER 12, 2013. THE CONCLUSION OF THIS ASSESSMENT STATES:
"THE SUBJECT PROPERTY CONSISTS OF OPEN, UNUSED LAND WITH NO STRUCTURES. THERE HAS NOT BEEN ANY HISTORIC USE OF THE PROPERTY THAT IS INCONSISTENT WITH ITS CURRENT USE. THERE IS NO EVIDENCE OF CURRENT OR PAST USE, STORAGE, OR PRODUCTION OF HAZARDOUS CHEMICALS OR PETROLEUM PRODUCTS AT ENVIRONMENTALLY SIGNIFICANT LEVELS ON THE SUBJECT PROPERTY."

IN THE OPINION OF INFINITY CONSULTANTS, THIS ASSESSMENT HAS PROVIDED NO EVIDENCE OF "RECOGNIZED ENVIRONMENTAL CONDITIONS," AS DEFINED BY THE ASTM STANDARD, IN CONNECTION WITH THE SUBJECT PROPERTY. THEREFORE, IT CAN BE CONCLUDED THAT NO FURTHER ACTION IS REQUIRED."

THE FULL PHASE I ENVIRONMENT SITE ASSESSMENT IS TO BE SUBMITTED SEPARATELY AND AVAILABLE FOR FURTHER DETAIL.

DAMS AND CANALS

NO DAMS EXIST ABOVE THIS SITE. NO CANALS EXIST ON THE PROPERTY.

SHRUBS, TREES AND WILDLIFE

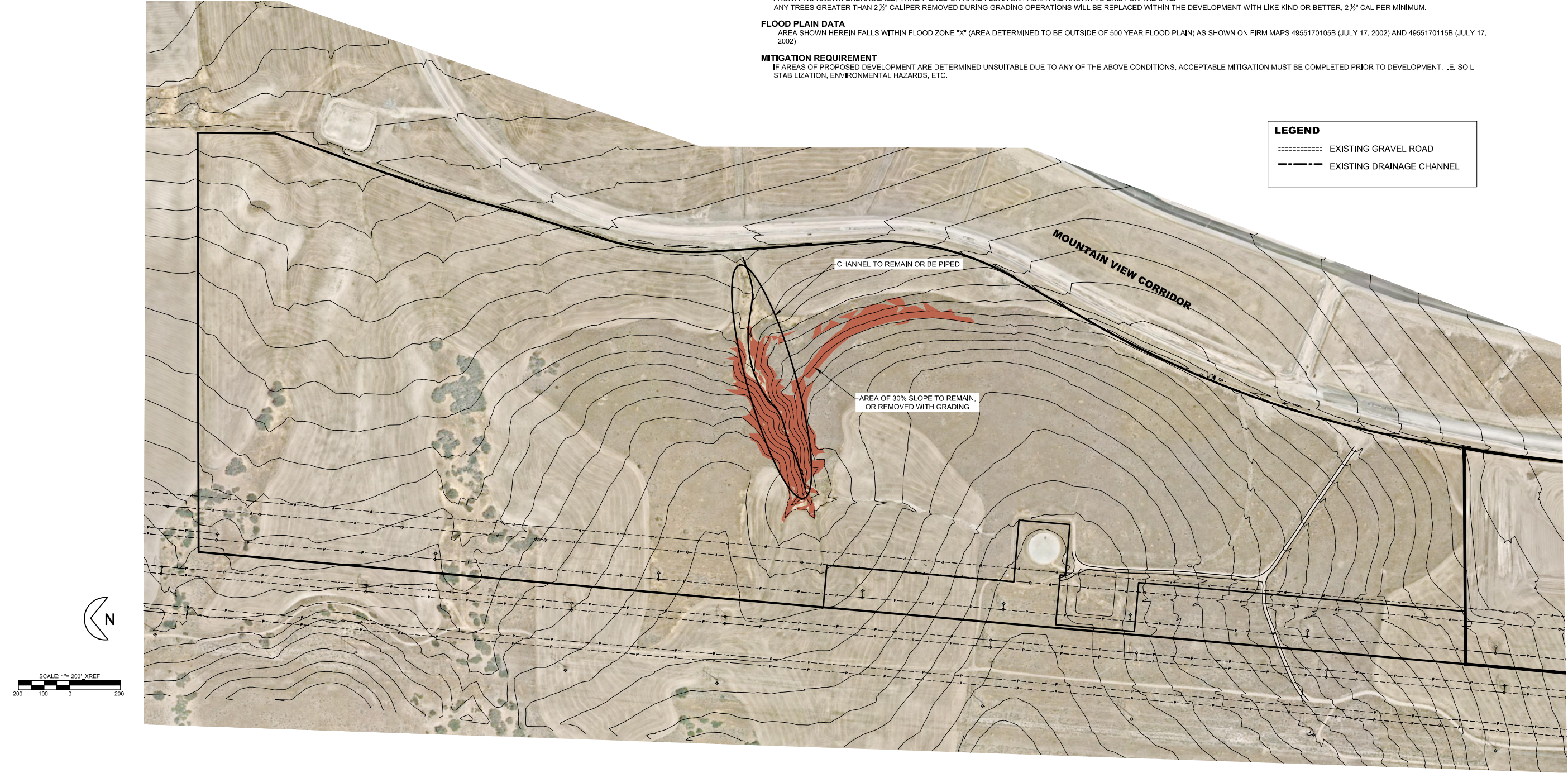
SUBJECT PROPERTY HAS BEEN HISTORICALLY USED FOR AGRICULTURE AND THUS THERE ARE NO SIGNIFICANT SHRUBS OR TREES. WILDLIFE IS TYPICAL OF THE FOOTHILL AREAS OF THE WASATCH FRONT. NO KNOWN ENDANGERED, THREATENED OR RARE FLORA OR FAUNA ARE KNOWN TO EXIST ON THE SITE. ANY TREES GREATER THAN 2 1/2" CALIPER REMOVED DURING GRADING OPERATIONS WILL BE REPLACED WITHIN THE DEVELOPMENT WITH LIKE KIND OR BETTER, 2 1/2" CALIPER MINIMUM.

FLOOD PLAIN DATA

AREA SHOWN HEREIN FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS SHOWN ON FIRM MAPS 4955170105B (JULY 17, 2002) AND 4955170115B (JULY 17, 2002)

MITIGATION REQUIREMENT

IF AREAS OF PROPOSED DEVELOPMENT ARE DETERMINED UNSUITABLE DUE TO ANY OF THE ABOVE CONDITIONS, ACCEPTABLE MITIGATION MUST BE COMPLETED PRIOR TO DEVELOPMENT, I.E. SOIL STABILIZATION, ENVIRONMENTAL HAZARDS, ETC.



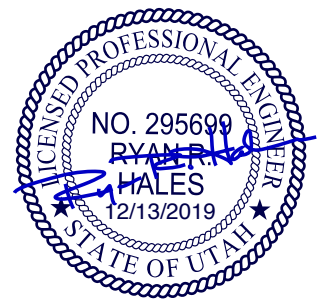
Traffic Study

Village Plan 4

HALES  **ENGINEERING**
innovative transportation solutions

Wildflower Village 4

Traffic Impact Study



Saratoga Springs, Utah

December 13, 2019

UT19-1599



EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Wildflower Village 4 development located in Saratoga Springs, Utah. The proposed project is located on the west side of Mountain View Corridor (MVC), north of Harvest Moon Drive.

Included within the analyses for this study are the traffic operations and recommended mitigation measures for existing conditions and plus project conditions (conditions after development of the proposed project) at key intersections and roadways near the site. Future 2025 conditions were also analyzed.

The evening peak hour level of service (LOS) was computed for each study intersection. The results of this analysis are shown in Table ES-1. Recommended storage lengths are shown in Table ES-2.

TABLE ES-1 LOS Analysis - Evening Peak Hour Saratoga Springs - Wildflower Village 4 TIS				
Intersection	Level of Service (Sec/Veh) ¹			
	Existing (2019) Background	Existing (2019) Plus Project	Future (2025) Background	Future (2025) Plus Project
Harvest Moon Drive / SB MVC FR	B (13.9) / WB	D (30.1) / WB	C (24.2) / WB	F (>50) / WB
Harvest Moon Drive / NB MVC FR	A (8.1) / EB	A (8.1) / EB	B (14.2) / EB	B (15.1) / EB
Harvest Hills Boulevard / SB MVC FR	B (14.5)	B (13.9)	C (21.8)	C (22.9)
Harvest Hills Boulevard / SB MVC FR	A (9.5)	A (9.4)	B (11.5)	B (11.5)
Access 2 / SB MVC FR ²	-	B (14.7) / EB	-	F (>50) / EB
Access 3 / SB MVC FR ²	-	C (20.7) / SEB	-	F (>50) / SEB
<p>1. Intersection LOS and delay (seconds/vehicle) values represent the overall intersection average for roundabout, signalized, all-way stop controlled intersections and the worst approach for all other unsignalized intersections.</p> <p>2. This intersection is a project access and was only analyzed in "plus project" scenarios.</p> <p>Source: Hales Engineering, December 2019</p>				

TABLE ES-2 Recommended Storage Lengths Saratoga Springs - Wildflower Village 4 TIS								
Intersection	Storage Length (feet)							
	Northbound		Southbound		Eastbound		Westbound	
	LT	RT	LT	RT	LT	RT	LT	RT
Harvest Moon Drive / SB MVC FR	-	-	100	100	-	100	100	-
Harvest Moon Drive / NB MVC FR	100	100	-	-	100	-	-	-
Harvest Hills Boulevard / SB MVC FR	-	-	100	100	-	100	125	-
Harvest Hills Boulevard / SB MVC FR	100	100	-	-	100	-	-	100
Access 2 / SB MVC FR	-	-	-	100	-	-	-	-
Access 3 / SB MVC FR	-	-	-	100	-	-	-	-
Source: Hales Engineering, December 2019								

SUMMARY OF KEY FINDINGS/RECOMMENDATIONS

The following is a summary of key findings and recommendations:

- New turning movement counts were collected along the newly-constructed MVC frontage road system in Saratoga Springs. The estimated project trip assignment of Wildflower Village 3A was added on top of these volumes for the “existing (2019) background” volumes.
- All study intersections are currently operating at an acceptable LOS during the evening peak hour in existing (2019) background conditions.
- The development will consist of residential townhome and single-family units.
- All study intersections are anticipated to operate at an acceptable LOS during the evening peak hour with project traffic added.
 - **Recommendation:** Install right-turn deceleration lanes at each access.
- All study intersections are anticipated to operate at an acceptable LOS during the evening peak hour in future (2025) background conditions.
- The Harvest Moon Drive / SB MVC FR, Access 2 / MVC FR, and Access 3 / MVC FR intersections are anticipated to operate at LOS F during the evening peak hour in future (2025) plus project conditions.
 - **Recommendation:** That traffic signals be installed at the Harvest Moon Drive / MVC FR intersections when warranted.
 - The delays at Access 2 and Access 3 are due to high through volumes on the MVC FR. It is anticipated with the MVC freeway being installed by 2030 that





most of the through volumes on MVC will be drawn away from the frontage roads.



13 Site Characteristics

Village Plan 4 is located at the north end of the Wildflower development. It is boxed in on three sides. Mountain View Corridor (MVC) is located on the east side of the property, Camp Williams is on the west side and Lehi City on the North. MVC complicates the access with south only frontage roads. The high point is located at the onsite city water tank and slopes down from there. The bulk of the property slopes to the south. A large part of the area is in the Zone 4 Water region and will not be developed until such infrastructure is built. The portion on the south end is located in the Zone 3 Water region and can be developed earlier. All other site characteristics were included in the approved Wildflower ARCP.



14 Master Development Agreement

This Village Plan is subordinate to the Master Development Agreement, Wildflower ARCP, and Master Utility Plan, which are approved and recorded by the City.

