



INTERMOUNTAIN HEALTHCARE VILLAGE PLAN

SARATOGA SPRINGS, UTAH

2021-09-16

FFKR ARCHITECTS

TABLE OF CONTENTS

1. DESCRIPTION.....	3
2. LAND USE.....	4
3. DETAILED BUILDOUT ALLOCATION.....	5
4. DEVELOPMENT STANDARDS.....	6
5. DESIGN GUIDELINES.....	9
6. ASSOCIATIONS.....	17
7. PHASING PLAN & LOTTING MAP.....	18
8. LANDSCAPING PLAN.....	20
9. UTILITY PLAN.....	24
10. VEHICULAR PLAN.....	25
11. PEDESTRIAN PLAN.....	26
12. DENSITY TRANSFERS.....	27
13. ADDITIONAL DETAILED PLANS.....	28
14. WILDLIFE CORRIDOR & SITE CHARACTERISTICS.....	30
15. FINDINGS.....	32
16. MITIGATION PLANS.....	33
17. OFFSITE UTILITIES.....	34

1. DESCRIPTION

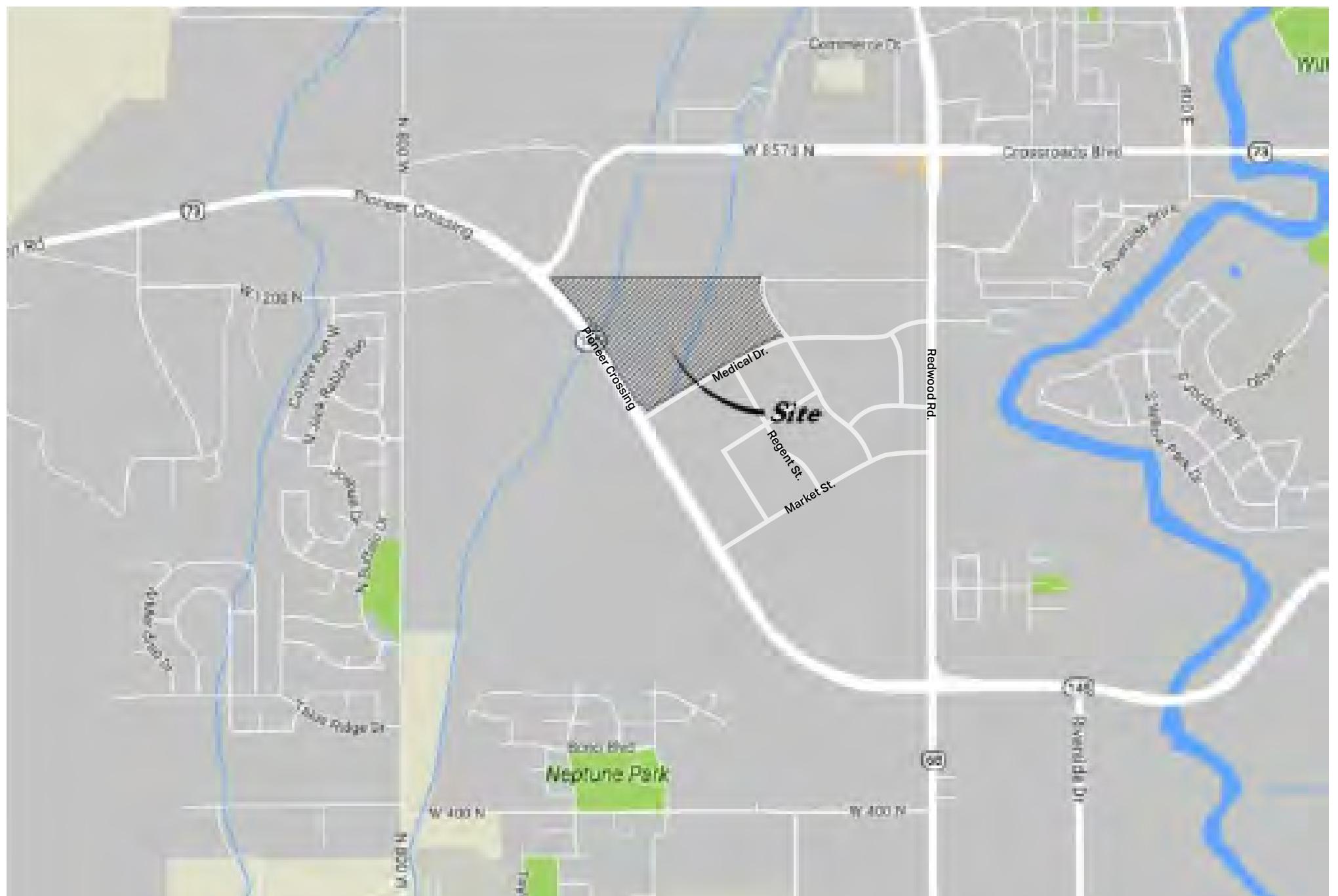
VILLAGE PLAN BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 14, and the Southeast Quarter of Section 15, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Saratoga Springs, Utah County, Utah: Beginning a point on the Northerly right-of-way line of Pioneer Crossing as described in Deed Entry No. 28749:2014 in the Official Records of the Utah County Recorder, said point being located 1309.52 feet North $0^{\circ}20'51''$ East along the Section Line, 129.47 feet West, and 38.50 feet North $30^{\circ}43'02''$ West from the Southeast Corner of said Section 15; and running thence along said Right-of-Way Line the following twelve (12) courses: North $30^{\circ}43'02''$ West 22.00 feet; North $75^{\circ}43'02''$ West 77.78 feet; North $30^{\circ}43'02''$ West 689.22 feet; Northwesterly along the arc of a 3375.00 foot radius curve to the left a distance of 169.64 feet; (Central Angle equals $2^{\circ}52'47''$ and Long Chord bears North $32^{\circ}09'26''$ West 169.62 feet); North $36^{\circ}44'25''$ East 70.96 feet; North $53^{\circ}15'35''$ West 36.00 feet; South $36^{\circ}44'25''$ West 58.33 feet; Northwesterly along the arc of a 3375.00 foot radius non-tangent curve to the left a distance of 41.10 feet (Center bears South $55^{\circ}45'20''$ West, Central Angle equals $0^{\circ}41'52''$ and Long Chord bears North $34^{\circ}35'36''$ West 41.10 feet); North $54^{\circ}36'28''$ East 43.95 feet; North $35^{\circ}23'32''$ West 53.00 feet; South $54^{\circ}36'28''$ West 43.95 feet; and Northwesterly along the arc of a 3375.00 foot radius non-tangent curve to the left a distance of 559.89 feet (Center bears South $54^{\circ}09'28''$ West, Central Angle equals $9^{\circ}30'18''$ and Long Chord bears North $40^{\circ}35'41''$ West 559.24 feet) to the Quarter Section Line; thence North $89^{\circ}57'37''$ East 1125.45 feet along the Quarter Section Line to the West Quarter Corner of said Section 14; thence North $89^{\circ}48'52''$ East 968.91 feet along the Quarter Section Line; thence Southeasterly along the arc of a 788.50 foot radius non-tangent curve to the left a distance of 411.26 feet (Center bears North $89^{\circ}11'01''$ East, Central Angle equals $29^{\circ}53'03''$ and Long Chord bears South $15^{\circ}45'31''$ East 406.62 feet); thence South $30^{\circ}42'02''$ East 174.31 feet; thence Southeasterly, Southerly and Southwesterly along the arc of a 20.50 foot radius curve to the right a distance of 35.78 feet (Central Angle equals $100^{\circ}00'00''$ and Long Chord bears South $19^{\circ}17'58''$ West 31.41 feet); thence South $69^{\circ}17'58''$ West 108.73 feet; thence Southwesterly along the arc of a 1038.50 foot radius curve to the left a distance of 181.25 feet (Central Angle equals $10^{\circ}00'00''$ and Long Chord bears South $64^{\circ}17'58''$ West 181.02 feet); thence South $59^{\circ}17'58''$ West 1221.60 feet to the point of beginning.

Contains: 40.44 Acres

Note: Area is net of Road.

VICINITY MAP



2. LAND USE

The Saratoga Springs City Center District Area Plan grants the right to develop in accordance with section 19.26.13 of the City Code.

This Village Plan will incorporate the Business Park Place Type as a guide during build out. Business Park as defined in Chapter 19.04 of the City Code provides for development in a campus type setting.

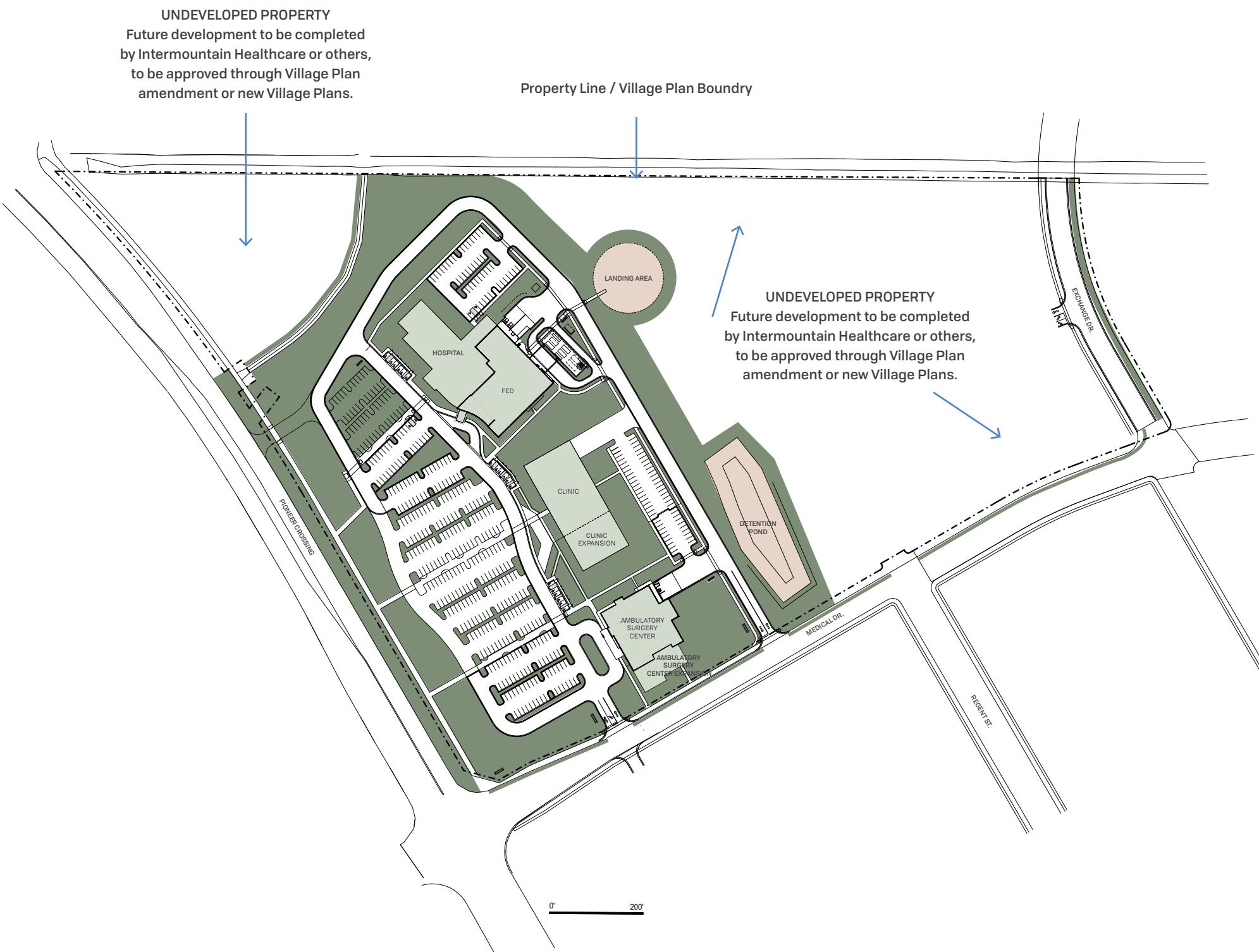
Business parks are comprised of low to medium density office buildings. Business parks can also contain a small amount of light industrial and retail uses. They provide a concentration of diverse employment opportunities in close proximity to housing. Business parks will be designed to be easily accessible by the freeway, major arterials, commuter rail and integrated into the community's street network for walkability. Business parks uses must be sensitive to and compatible with the surrounding uses. (Saratoga Springs City Center District Area Plan).

The medical buildings proposed in this Village Plan will be a pleasing addition to the Business Park. Buildings are appropriately distanced from the boundaries of the Village Plan Area, and will have landscaping as described in Section 9.

BUSINESS PARK	
Range of Average Dwelling Units/ Acre	0 du/ac
Range of Average FAR	0.39-0.93
Range of Open Space	15-17%

Area of Development in Phase 1 and Phase 2: 21 Acres +/-

Projected Open Space at Phase 2 Buildout: 40% +/-



* NOTE:

Building, parking and walkway layouts are conceptual.

3. DETAILED SPACE ALLOCATION

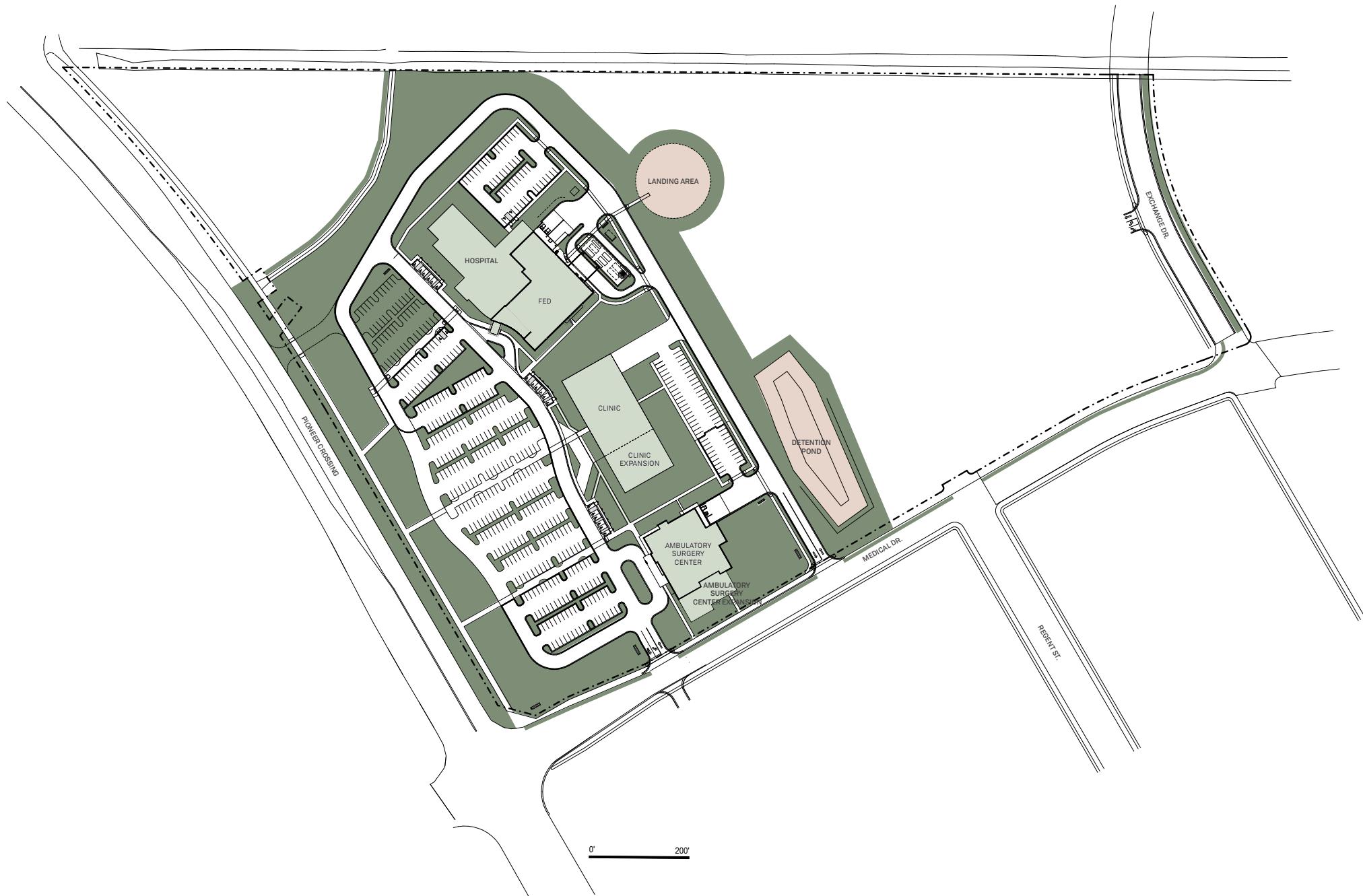
LOT BREAKDOWN		
Gross Area =		42.37
Net Area =		40.44
Right-of-Way =		1.93
ALLOWABLE BUILDING AREA FLOOR AREA RATIO (FAR)		
Site Area	Maximum Allowable Building Area	Proposed Allowable Building Area
40.44 Acres	1,638,257 Sq. ft.	1,200,000 Sq. ft.
EQUIVALENT RESIDENTIAL UNIT (ERU)		
Site Area	Maximum ERU	Proposed ERU
Based on 1 ERU/ 2,164.5 Sq. Ft.	757	555

The District Area Plan states the maximum Allowable Area of 1,638,257 square feet is allowable on this land, Intermountain is proposing a maximum Allowable Area of 1,200,000 square feet.

Proposed Area and ERU of Phase 1 and 2 Buildings	Gross S.F.	ERU
Freestanding Emergency Department	21,500	9.93
Inpatient Hospital Addition	24,500	11.32
Ambulatory Surgery Center	17,500	8.08
ASC Expansion	5,725	2.65
Medical Office Building	36,000	16.63
Total Area Proposed Phase 1 and 2 Buildings	105,225	48.61
Allowable Building Area and ERU per Community Plan	1,200,000	555.00
Allowable Building Area and ERU Remaining on Site	1,094,775	506.39

* NOTE:

Building, parking and walkway layouts are conceptual.

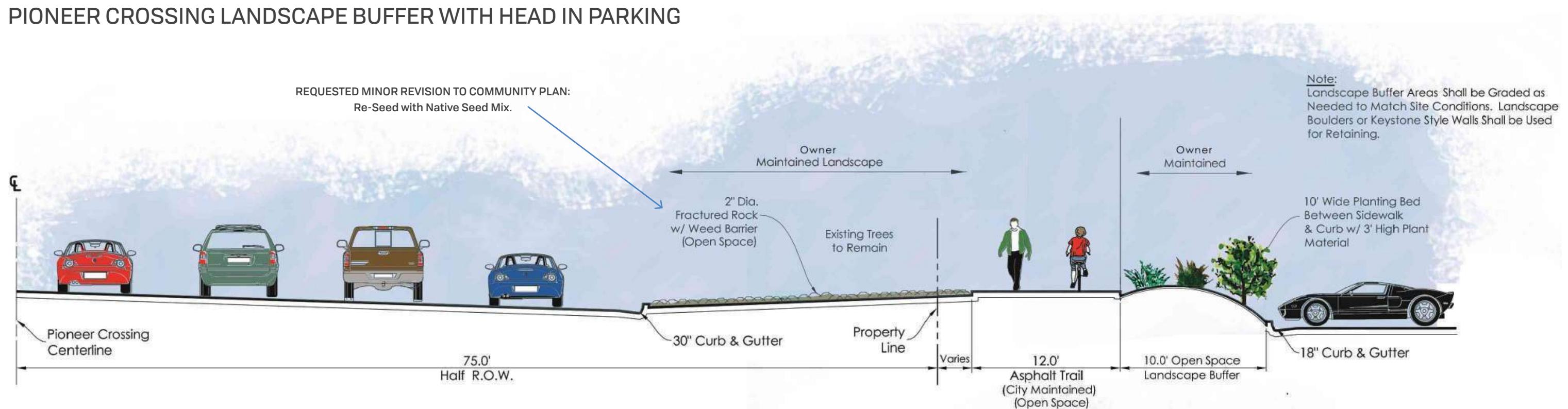


4. DEVELOPMENT STANDARDS

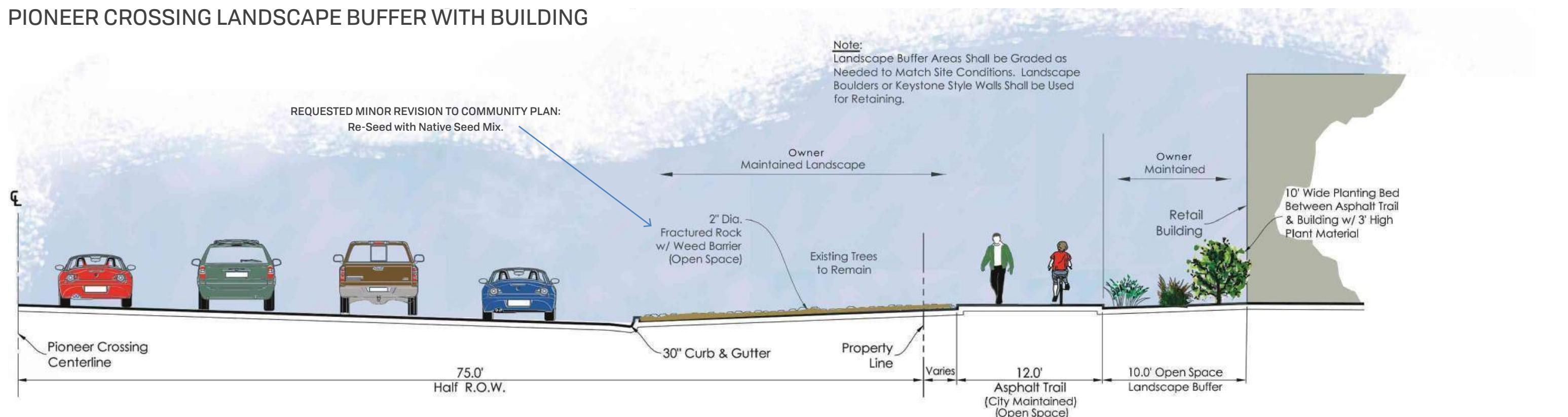
DEVELOPMENT CRITERIA PER COMMUNITY PLAN	
Building Height	Maximum building height 125 feet based on 7 stories at 16 feet plus a penthouse / maintenance facility on top of each building of 10 feet.
Setback and Yard Requirements	Front: As shown on Landscape Buffer Sections (Per Community Plan) Sides: 20 Feet Rear: 20 Feet
Off-Street Parking Requirements	Hospitals: 5 Stalls/1,000 Sq. Ft. Medical Office: 5 Stalls/1,000 Sq. Ft.
Minimum Private Open Space Requirement	15-17% Open Space

4. DEVELOPMENT STANDARDS

PIONEER CROSSING LANDSCAPE BUFFER WITH HEAD IN PARKING

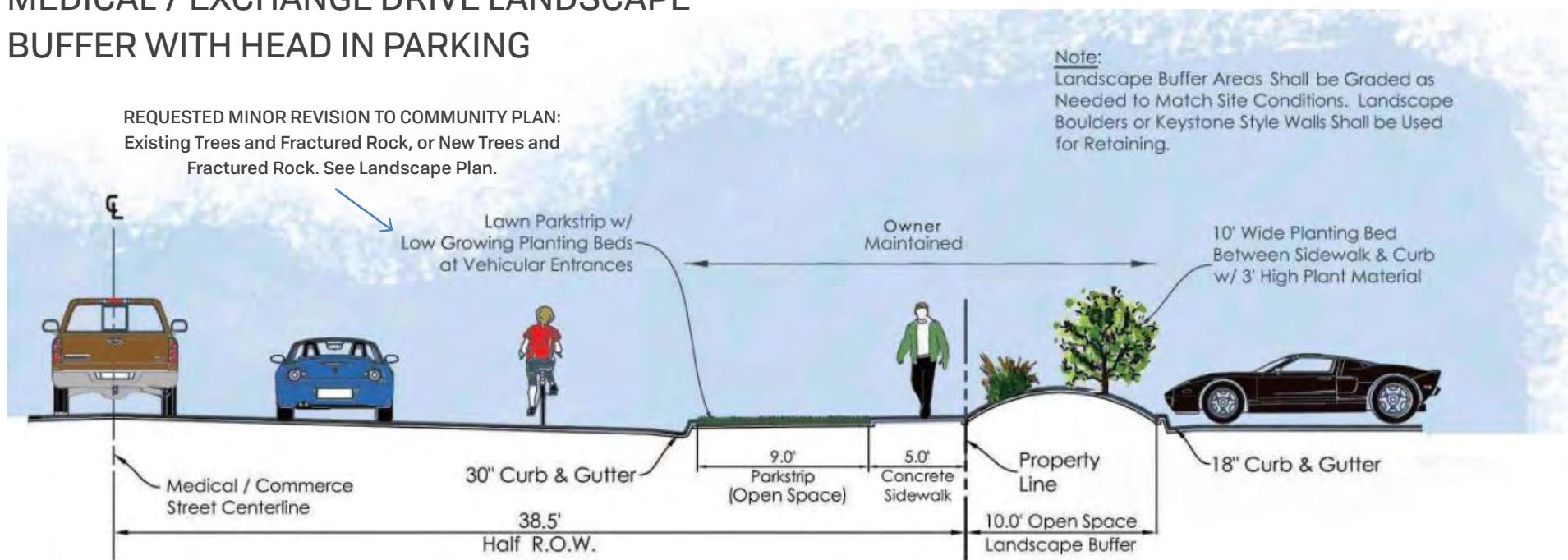


PIONEER CROSSING LANDSCAPE BUFFER WITH BUILDING

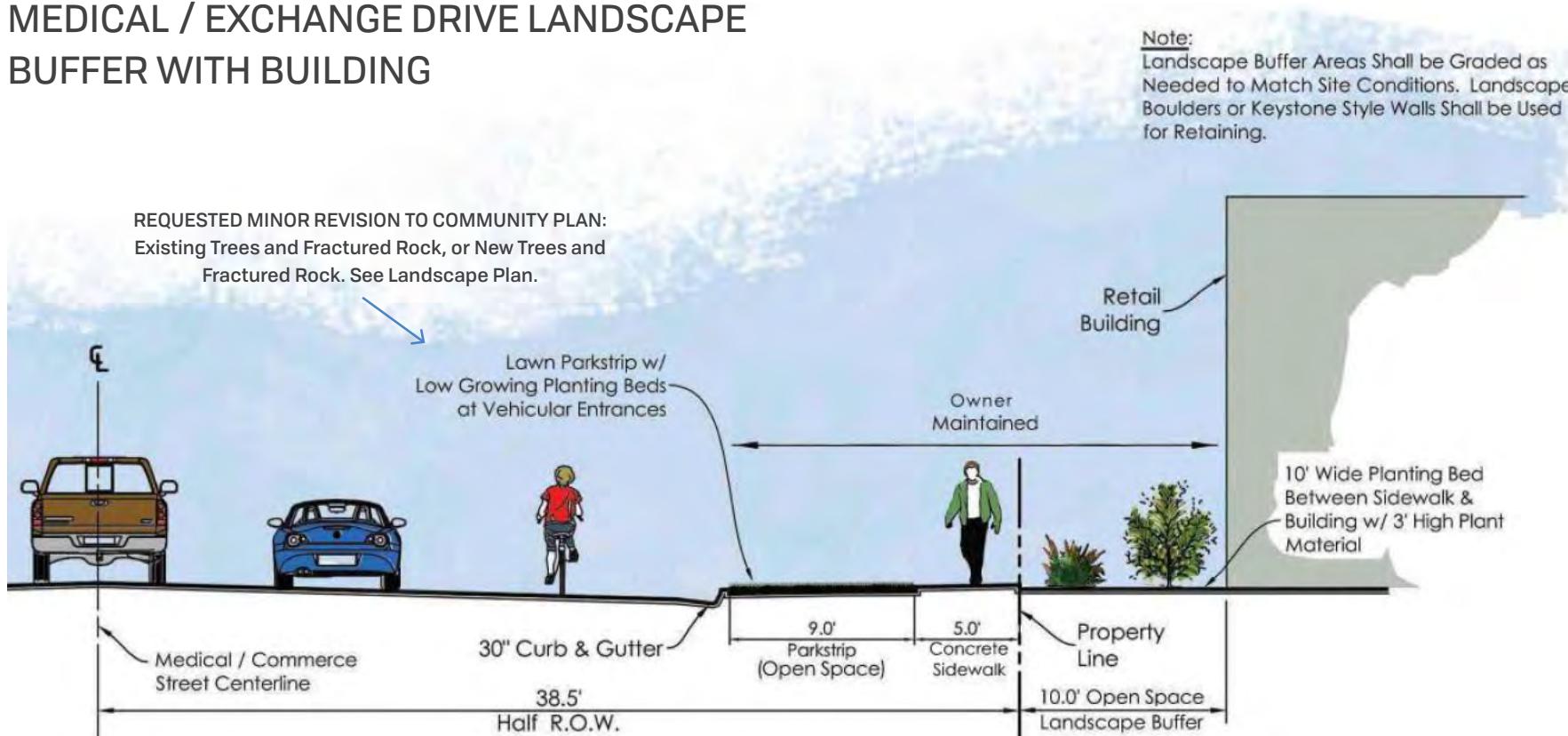


4. DEVELOPMENT STANDARDS

MEDICAL / EXCHANGE DRIVE LANDSCAPE BUFFER WITH HEAD IN PARKING



MEDICAL / EXCHANGE DRIVE LANDSCAPE BUFFER WITH BUILDING



5. DESIGN GUIDELINES

LAND USE TYPE

Business Park Place type will be implemented by Hospital and Office, Medical and Health Care as the only permitted uses (Title 19 land uses).

DESIGN GUIDELINES

The buildings in the Village Plan will follow the Design Philosophies and Use of Materials documented in the approved community plan. The accompanying rendering is a schematic depiction of the proposed Free Standing Emergency Department, and the potential future Inpatient Addition. This building is anticipated as one story structure, with a 1.5 story entry lobby to be prominent from surrounding streets. The rendering demonstrates the intended use of the design philosophies and materials. The remaining buildings in the village plan will harmonize with the Freestanding Emergency Department.

* Note:

Final building elevations have not been developed. Design is generally following concepts presented.

CONCEPTUAL MASSING - AMBULATORY SURGERY CENTER



CONCEPTUAL MASSING - FREESTANDING EMERGENCY DEPARTMENT WITH POTENTIAL FUTURE INPATIENT ADDITION



5. DESIGN GUIDELINES

EXTERIOR BUILDING SIGNAGE - AMBULATORY SURGERY CENTER



5'-0" x 10'-0" Overall Dimension



5'-0" x 20'-0" Overall Dimension
Backlit Sign

* NOTE:

Building elevations and signage are conceptual.

5. DESIGN GUIDELINES

EXTERIOR BUILDING SIGNAGE - FREESTANDING EMERGENCY DEPARTMENT



16" High Backlit Letters
Note: Emergency sign also occurs
at Rear Ambulance Entrance



Intermountain
SARATOGA SPRINGS EMERGENCY SERVICES
A SERVICE OF AMERICAN FORK HOSPITAL

5'-0" x 10'-0" Overall Dimension

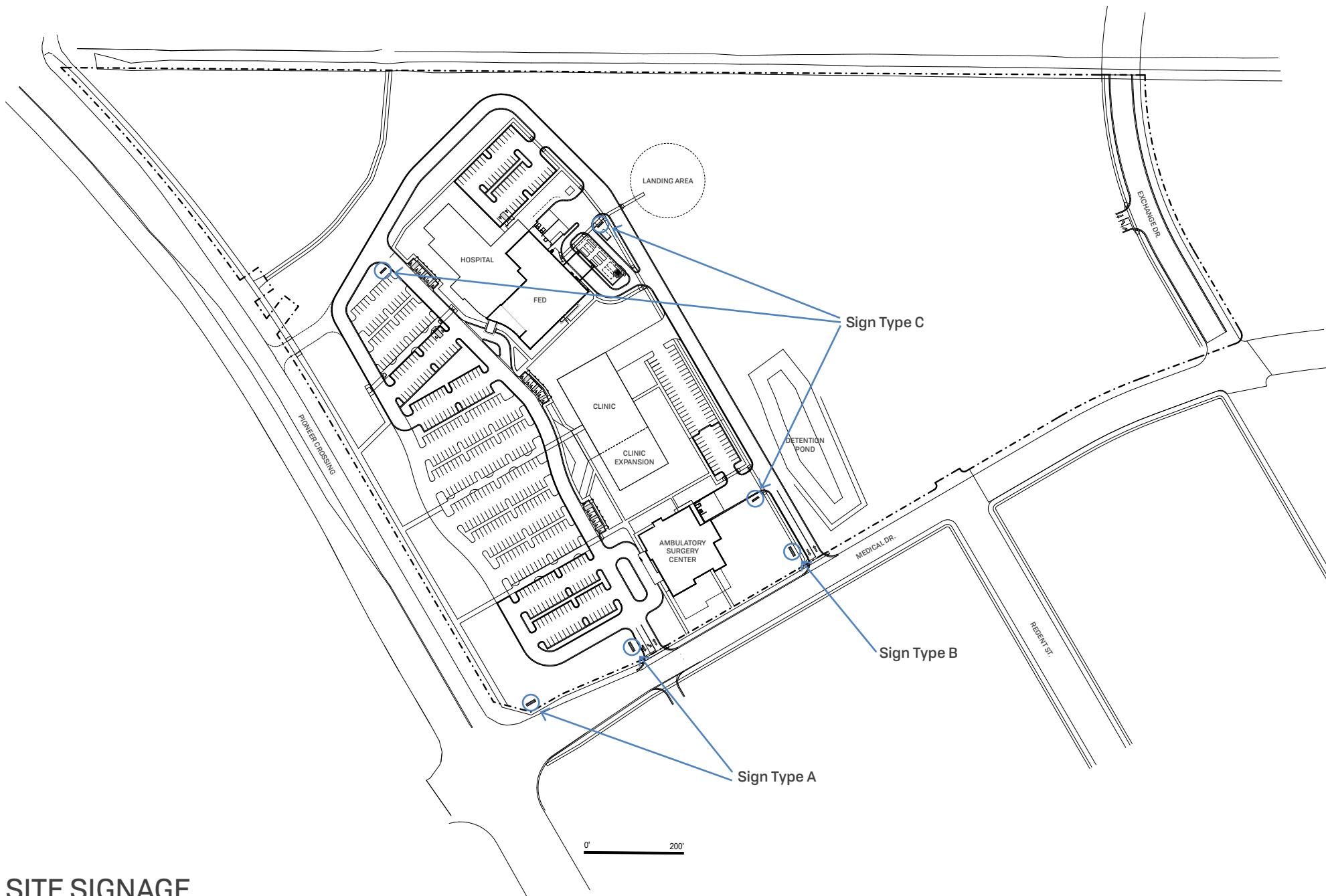


5'-0" x 20' 0" Overall Dimension
Backlit Sign

* NOTE:

Building elevations and signage are conceptual.

5. DESIGN GUIDELINES



SITE SIGNAGE

* NOTES:

1. See following pages from approved Community Plan for sign types.
2. See following page from approved Community Plan for approved site light fixture.
- Sight lighting layout will be included at Site Plan Review.
3. Building, parking and walkway layouts are conceptual.

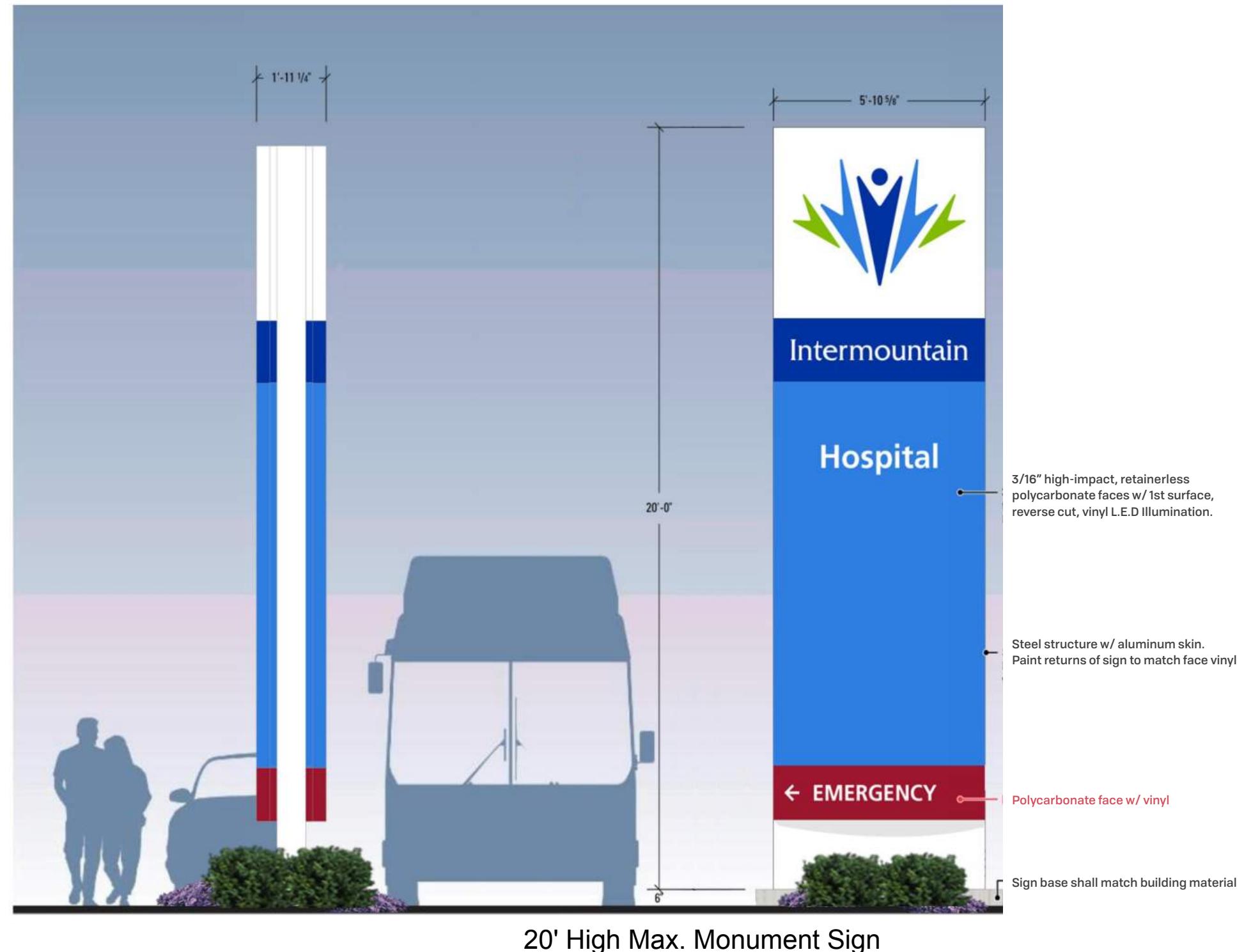


5. DESIGN GUIDELINES

EXTERIOR SITE SIGNAGE - SITE SIGN TYPE A

ii) 20' High Max. Monument Sign:

- Intermountain Healthcare is requesting a 20 foot maximum sign height for all signs, net of a support base.
- Signs shall be installed at major accesses or one per street.
- One additional sign will be located on Pioneer Crossing at the northwest corner of the project.
- Sign bases are to be monument style and match the building materials.
- All monument signs shall receive under-story plantings. Plant material shall be a mixture of shrubs and colorful perennials. Shrubs shall be a combination of deciduous and evergreen to provide year round color. Lawn shall not be planted around signs. Plant materials shall be low growing to not block signs. Incorporate large groupings of colorful plant material to draw attention to signs.

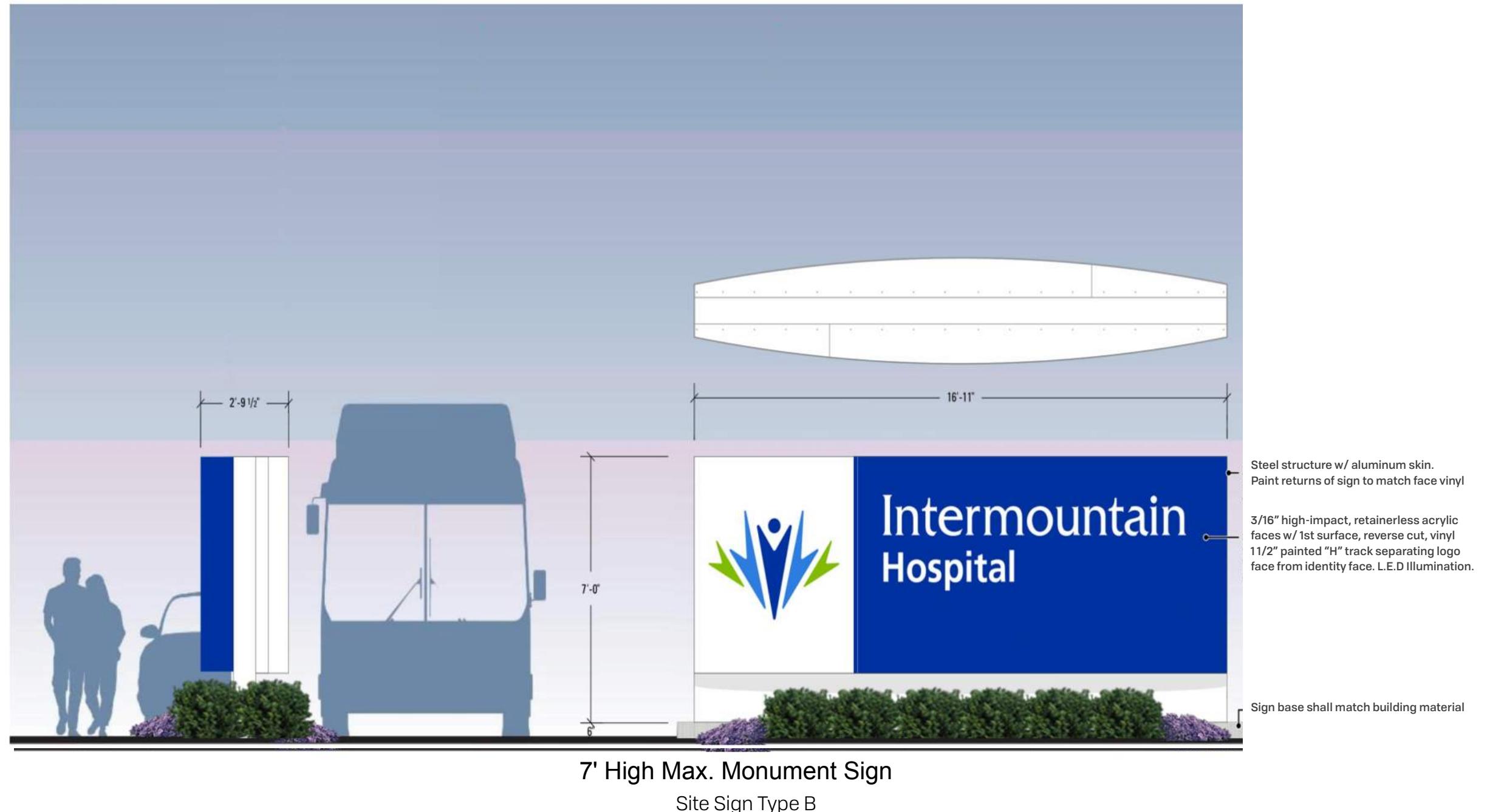


5. DESIGN GUIDELINES

EXTERIOR SITE SIGNAGE - SITE SIGN TYPE B

iii) 7' High Max. Monument Sign:

- Signs shall be installed at minor access points
- Sign bases are to be monument style and match the building materials.
- All monument signs shall receive under-story plantings. Plant material shall be a mixture of shrubs and colorful perennials. Shrubs shall be a combination of deciduous and evergreen to provide year round color. Lawn shall not be planted around signs. Plant materials shall be low growing to not block signs. Incorporate large groupings of colorful plant material to draw attention to signs.



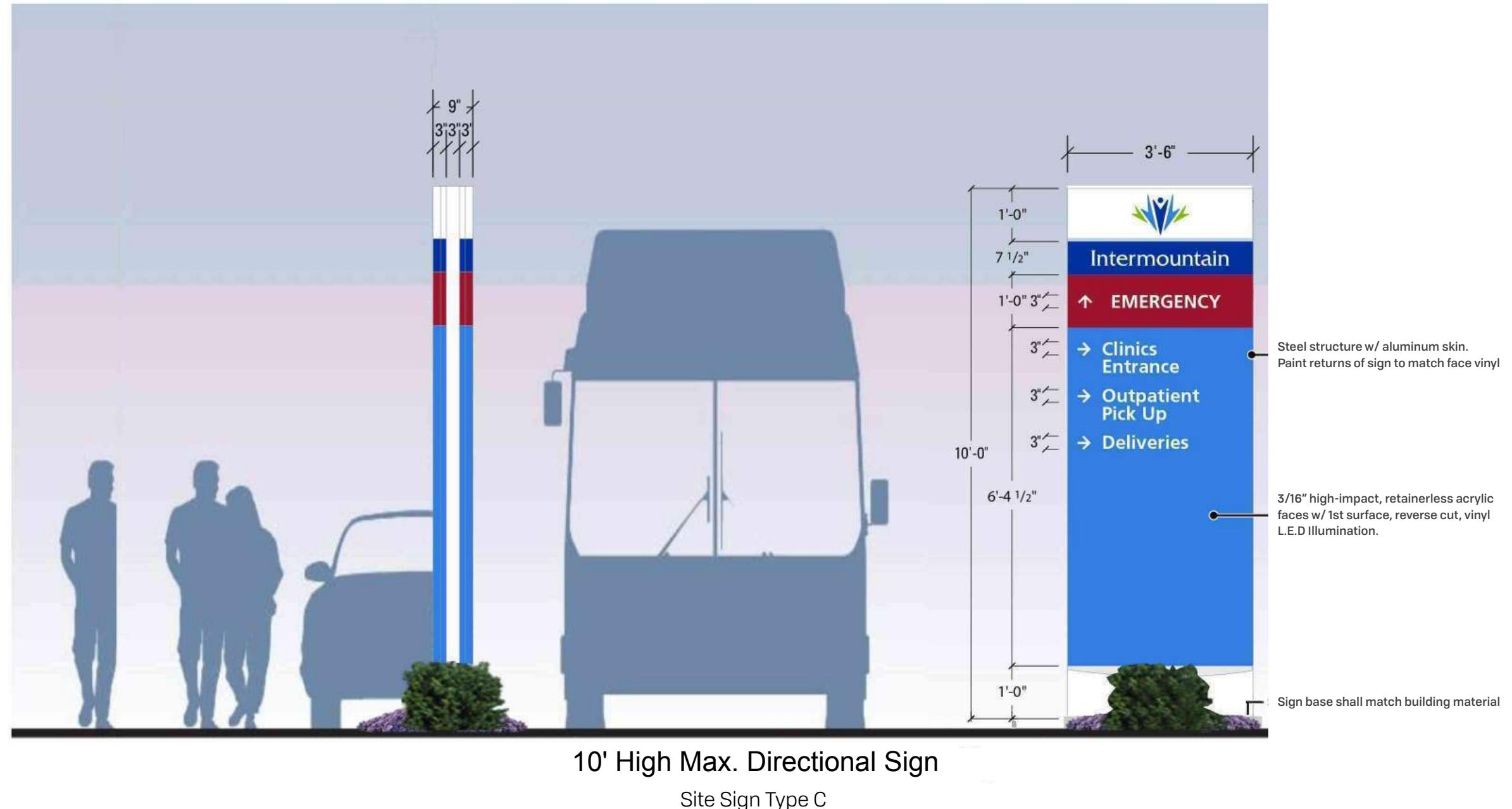
5. DESIGN GUIDELINES

EXTERIOR SITE SIGNAGE - SITE SIGN TYPE C

iv) 10' High Max. Directional

Sign:

- Signs shall be installed internal to site as needed.
- Sign bases are to be monument style and match the building materials.
- All directional signs shall receive under-story plantings. Plant material shall be a mixture of shrubs and colorful perennials. Shrubs shall be a combination of deciduous and evergreen to provide year round color. Lawn shall not be planted around signs. Plant materials shall be low growing to not block signs. Incorporate large groupings of colorful plant material to draw attention to signs.



5. DESIGN GUIDELINES

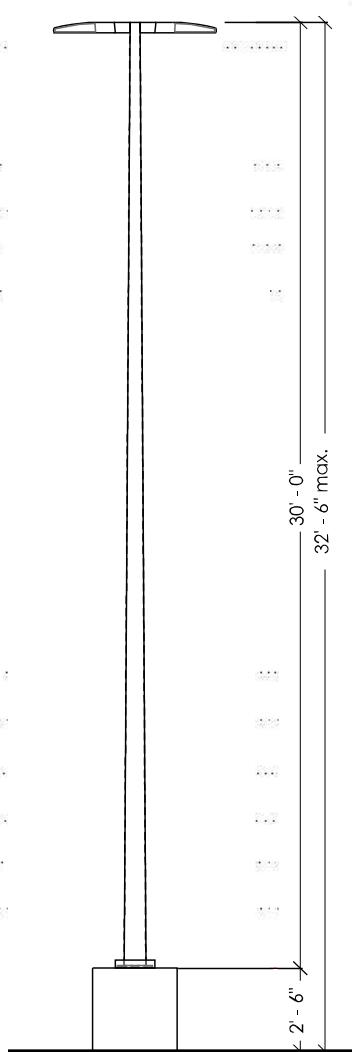
SITE LIGHTING

1. Section 19.11 Lighting shall govern with the exception that parking lot light poles may include fixtures of the type and design shown below. Poles shall be black and are permitted to be 32.5 feet in height.

All exterior lighting shall comply with the city of Saratoga Springs dark sky ordinance.

Lighting at emergency entrance locations will remain lit at all times.

Specific lighting structure will be detailed in the Village Plan.



OFF-STREET PARKING REQUIREMENTS

Hospitals	5 Stalls/1,000 Sq. ft.
Medical Office	5 Stalls/1,000 Sq. ft.

HEIPORT

1. A heliport will be permitted providing it conforms to the U.S Department of Transportation (USDOT) and Federal Aviation Administration (FAA) Advisory Circular 150/5390-2C dated April 24, 2012.

SIGNAGE

i) Requirements:

Section 19.18 sign regulations shall govern with the following exceptions that:

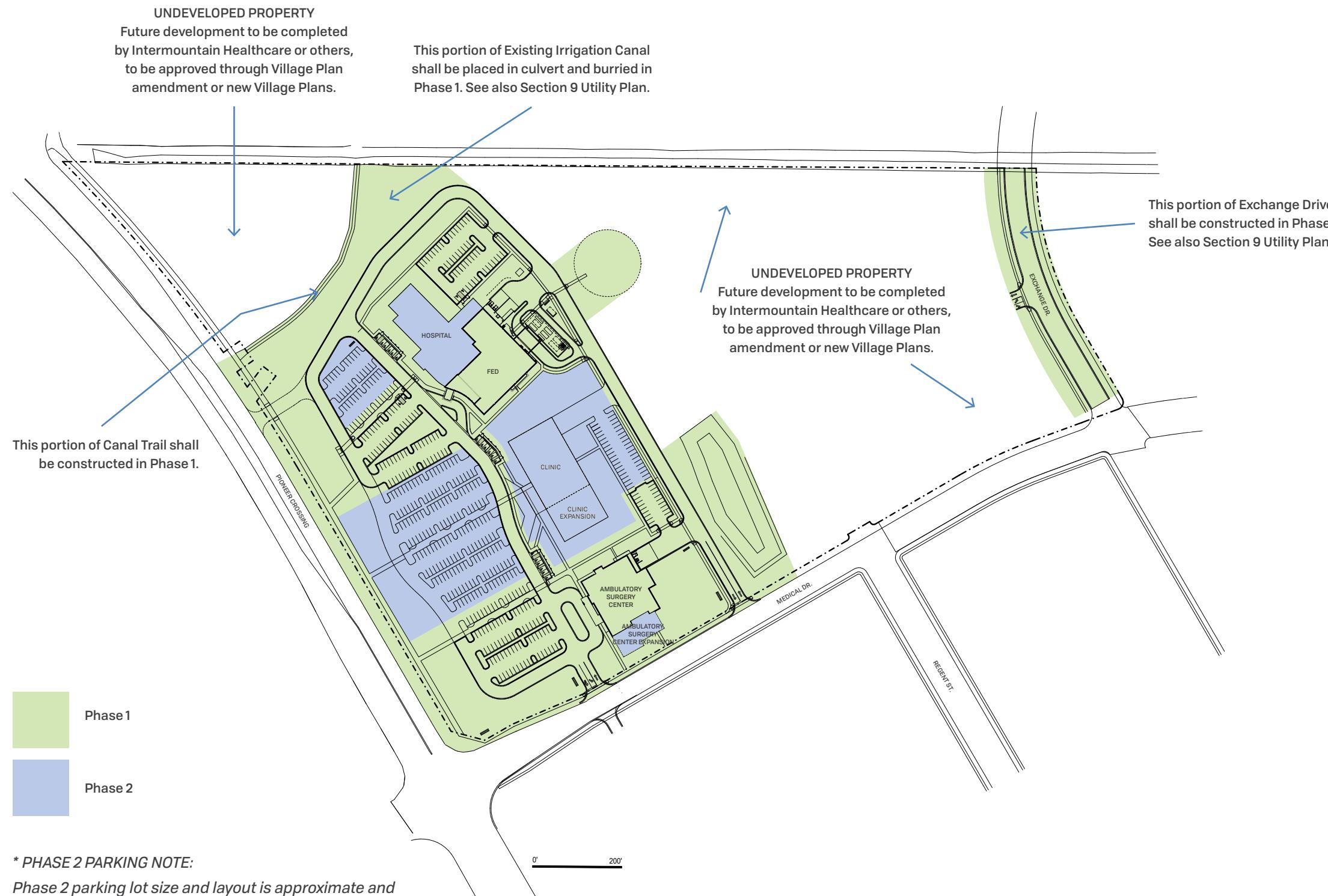
- 1) Signs consistent with the exhibits in the village and community plan shall be allowed.
- 2) Building number signs up to (5) five feet in height will not count towards the overall allowed signage for each building face.

6. ASSOCIATIONS

Intermountain Healthcare will be the sole owner of the property and buildings. As such, no owner's association, master association, design review committee, or other governing body will be created to review, approve and enforce architectural requirements and restrictions and common area maintenance obligations.

In the event Intermountain should sell part of the property, proper steps will be taken by Intermountain to amend the Village Plan and/or follow relevant guidelines and procedures required by Saratoga Springs City Code.

7. PHASING PLAN



*** PHASE 2 PARKING NOTE:**

Phase 2 parking lot size and layout is approximate and may vary based on final size of Phase 2 building.

Building, parking and walkway layouts are conceptual.



7. LOTTING MAP

LOT BREAKDOWN	
Gross Area =	42.37
Net Area =	40.44
Right-of-Way =	1.93

ALLOWABLE BUILDING AREA FLOOR AREA RATIO (FAR)		
Site Area	Maximum Allowable Building Area	Proposed Allowable Building Area
40.44 Acres	1,638,257 Sq. ft.	1,200,000 Sq. ft.

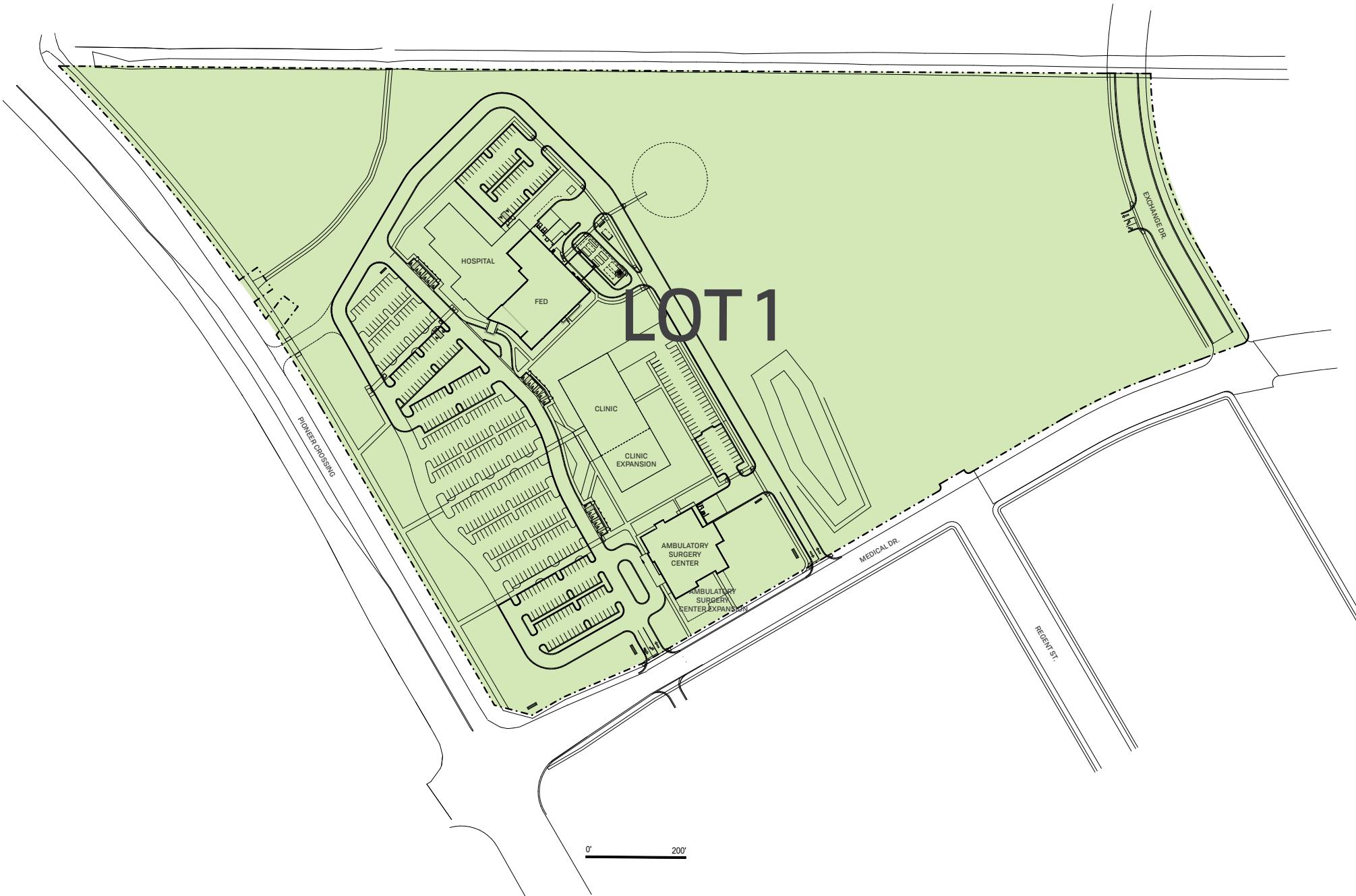
EQUIVALENT RESIDENTIAL UNIT (ERU)		
Site Area	Maximum ERU	Proposed ERU
Based on 1 ERU/ 2,164.5 Sq. Ft.	757	555

The District Area Plan states the maximum Allowable Area of 1,638,257 square feet is allowable on this land, Intermountain is proposing a maximum Allowable Area of 1,200,000 square feet.

Proposed Area and ERU of Phase 1 and 2 Buildings	Gross S.F.	ERU
Freestanding Emergency Department	21,500	9.93
Inpatient Hospital Addition	24,500	11.32
Ambulatory Surgery Center	17,500	8.08
ASC Expansion	5,725	2.65
Medical Office Building	36,000	16.63
Total Area Proposed Phase 1 and 2 Buildings	105,225	48.61
Allowable Building Area and ERU per Community Plan	1,200,000	555.00
Allowable Building Area and ERU Remaining on Site	1,094,775	506.39

* NOTE:

Building, parking and walkway layouts are conceptual.



8. LANDSCAPING PLAN - PHASE 1



* NOTES.

1. Building, parking and walkway layouts are conceptual.
2. Landscape layout is conceptual.

* NOTES (9/16/2021):

SEE PLANTING LEGEND FOR UNDERSTORY OF SHRUBS, GRASSES AND PERENNIALS.
D. DAP OPEN SPACE TYPE IS CONNECTOR TRAIL.

	LARGE SHADE TREE <i>Ginkgo biloba 'Mugyar'</i> / Magyar Maidenhair Tree <i>Platanus x acerifolia 'Bloodgood'</i> / Bloodgood London Plane Tree <i>Quercus macrocarpa</i> / Burr Oak <i>Quercus robur 'Fastigiata'</i> TM / Skyscraper English Oak <i>Ulmus parvifolia</i> / Lacebark Elm <i>Ulmus x 'Accolade'</i> / Accolade Elm <i>Zelkova serrata 'Green Vase'</i> / Green Vase Sawleaf Zelkova	122	B & B, 2' Cal B & B, 2' Cal
	LARGE EVERGREEN TREE <i>Cedrus atlantica</i> / Atlas Cedar <i>Cedrus libani</i> / Lebanon Cedar	11	B & B, 8'-10' H B & B, 8'-10' H
	SHADE AND OR FLOWERING TREE <i>Acer tataricum</i> / Tatarian Maple <i>Celtis occidentalis</i> / Common Hackberry <i>Magnolia x 'Sunburst'</i> / Sunburst Magnolia <i>Malus x 'Prairifire'</i> / Prairiefire Crabapple <i>Malus x 'Spring Snow'</i> / Spring Snow Crabapple <i>Prunus virginiana</i> / Chokecherry <i>Ulmus x 'Frontier'</i> / Frontier Elm	27	15 gal B & B, 2' Cal 15 gal 15 gal B & B, 2' Cal 15 gal B & B, 2' Cal
	SHRUBS, PERENNIALS AND GRASSES TO BE PLANTED IN 12" OF AMENDED TOPSOIL AND 1 1/2" TO 3" ANGULAR TAN ROCK MULCH, TYPICAL**		
	SHRUB, GRASSES AND PERENNIALS	214,827 sf (verified 9/14/21, ASD)	
	<i>Calamagrostis x acutiflora 'Overdam'</i> / Overdam Feather Reed Grass	1 gal	
	<i>Chrysanthus nauseosus nauseosus</i> / Dwarf Blue Rabbitbrush	1 gal	
	<i>Crassula x 'Lucifer'</i> / Lucifer Montbretia	1 gal	
	<i>Festuca mairei</i> / Atlas Fescue	1 gal	
	<i>Hemerocallis x 'Happy Returns'</i> / Happy Returns Daylily	1 gal	
	<i>Hesperaloe parviflora</i> / Red Yucca	1 gal	
	<i>Juniperus horizontalis 'Alton'</i> / Blue Rug Juniper	5 gal	
	<i>Lavandula angustifolia 'Munstead'</i> / Munstead English Lavender	1 gal	
	<i>Miscanthus sinensis 'Gracillimus Nana'</i> / Dwarf Eulalia Grass	1 gal	
	<i>Nepeta x faassenii 'Blue Wonder'</i> / Blue Wonder Catmint	1 gal	
	<i>Panicum virgatum 'Heavy Metal'</i> / Heavy Metal Switch Grass	1 gal	
	<i>Perovskia atriplicifolia 'Little Spire'</i> / Little Spire Russian Sage	1 gal	
	<i>Pinus sylvestris 'Hillside Creeper'</i> / Hillside Creeper Scotch Pine	5 gal	
	<i>Prunus x cistena</i> / Purple Leaf Sand Cherry	5 gal	
	<i>Rhus trilobata 'Gro Low'</i> / Skunkbush Sumac	5 gal	
	<i>Ribes alpinum</i> / Alpine Currant	5 gal	
	<i>Rudbeckia fulgida</i> / Coneflower	1 gal	
	<i>Symporicarpus albus</i> / Common White Snowberry	5 gal	
	<i>Taxus x media 'Hicksii'</i> / Hicks Anglo-Japanese Yew	5 gal	
	<i>Viburnum trilobum</i> / American Cranberrybush	5 gal	
	<i>Viburnum x burkwoodii</i> / Burkwood Viburnum	5 gal	
	<i>Yucca filamentosa 'Color Guard'</i> / Color Guard Adam's Needle	1 gal	
	NATIVE SEEDMIX	421,083 sf	
	<i>Achillea millefolium</i> / Common Yarrow	seed	
	<i>Bromus marginatus</i> / Mountain Brome	seed	
	<i>Chrysanthus nauseosus</i> / Rubber Rabbitbrush	seed	
	<i>Elymus trachycaulus</i> / Slender Wheatgrass	seed	
	<i>Festuca ovina</i> / Sheep Fescue	seed	
	<i>Gaillardia aristata</i> / Blanket Flower	seed	
	<i>Linum lewisii 'Blue Flax'</i> / Blue Flax	seed	
	<i>Lupinus argenteus 'Silver'</i> / Lupine	seed	
	<i>Pascopyrum smithii</i> / Western Wheatgrass	seed	
	<i>Penstemon cyananthus</i> / Nasatch Penstemon	seed	
	<i>Poa secunda ampla</i> / Big Bluegrass	seed	
	<i>Pseudoroegneria spicata</i> / Bluebunch Wheatgrass	seed	
	TURF GRASS SOD	19,048 sf	
	PIONEER CROSSING - NATIVE SEED MIX RESEED WITH NATIVE SEED MIX AND EXISTING TREES TO REMAIN ALONG PIONEER CROSSING AND TRAIL	38,312 sf	
	MEDICAL DRIVE PARK STRIP EXISTING ROCK MULCH AND TREES TO REMAIN	12,662 sf	
	EXCHANGE DRIVE PARK STRIP ROCK MULCH TO MATCH MEDICAL DRIVE AND NEW STREET TREES TO BE PLANTED	4,649 sf	

INTERMOUNTAIN HEALTHCARE VILLAGE PLAN

2021-09-16

FFKR ARCHITECTS

8. LANDSCAPING PLAN - PHASE 2



* New 10' minimum width sidewalk extending to building entrance, with planters spaced 30 feet maximum

* OPEN SPACE NOTE:

The Saratoga Springs City Center District Area

Plan, Business Park Range of Open Space

Requirement of 15% to 17% is being used.

Project overall landscape percentage at Phase 1 and 2 build-out: 40%

* NOTES:

1. Building, parking and walkway layouts are conceptual.

2. Landscape layout is conceptual.

** NOTES (9/16/2021):

1. SEE PLANTING LEGEND FOR UNDERSTORY OF SHRUBS, GRASSES AND PERENNIALS.
2. DAP OPEN SPACE TYPE IS CONNECTOR TRAIL.

LARGE SHADE TREE	163
Ginkgo biloba 'Magyar' / Magyar Maidenhair Tree	
Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree	
Quercus macrocarpa / Burr Oak	
Quercus robur 'Fastigata' TM / Skysrocket English Oak	
Ulmus parvifolia / Lacebark Elm	
Ulmus x 'Accolade' / Accolade Elm	
Zelkova serrata 'Green Vase' / Green Vase Sawleaf Zelkova	
LARGE EVERGREEN TREE	14
Cedrus atlantica / Atlas Cedar	
Cedrus libani / Lebanon Cedar	
SHADE AND OR FLOWERING TREE	43
Acer tataricum / Tatarian Maple	
Celtis occidentalis / Common Hackberry	
Magnolia x 'Sunburst' / Sunburst Magnolia	
Malus x 'Prairifire' / Prairifire Crabapple	
Malus x 'Spring Snow' / Spring Snow Crabapple	
Prunus virginiana / Chokecherry	
Ulmus x 'Frontier' / Frontier Elm	
SHRUBS, GRASSES AND PERENNIALS	238,948 sf (verified 9/14/21, ASD)
Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	1 gal
Chrysanthemum 'nauseosus' / Dwarf Blue Rabbitbrush	1 gal
Crocosmia 'Lucifer' / Lucifer Montbretia	1 gal
Festuca marel / Atlas Fescue	1 gal
Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 gal
Hesperaloe parviflora / Red Yucca	1 gal
Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	5 gal
Lavandula angustifolia 'Munstead' / Munstead English Lavender	1 gal
Miscanthus sinensis 'Gracillimus Nana' / Dwarf Eulalia Grass	1 gal
Nepeta x faassenii 'Blue Wonder' / Blue Wonder Catmint	1 gal
Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass	1 gal
Pervovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage	1 gal
Pinus sylvestris 'Hillside Creeper' / Hillside Creeper Scotch Pine	5 gal
Prunus x cistena / Purple Leaf Sand Cherry	5 gal
Rhus trilobata 'Gro Low' / Skunkbush Sumac	5 gal
Ribes alpinum / Alpine Currant	5 gal
Rubbeckia fulgida / Coneflower	1 gal
Symphoricarpos albus / Common White Snowberry	5 gal
Taxus x media 'Hicksii' / Hicks Anglo-Japanese Yew	5 gal
Viburnum trilobum / American Cranberrybush	5 gal
Viburnum x burkwoodii / Burkwood Viburnum	5 gal
Yucca filamentosa 'Color Guard' / Color Guard Adam's Needle	1 gal
NATIVE SEEDMIX	192,621 sf
Achillea millefolium / Common Yarrow	seed
Bromus marginatus / Mountain Brome	seed
Chrysanthemum 'nauseosus' / Rubber Rabbitbrush	seed
Elymus trachycaulus / Slender Heatgrass	seed
Festuca ovina / Sheep Fescue	seed
Gallardia aristata / Blanket Flower	seed
Lium lewisi 'Blue Flax' / Blue Flax	seed
Lupinus argenteus 'Silver' / Lupine	seed
Pascopyrum smithii / Western Wheatgrass	seed
Penstemon cyananthus / Wasatch penstemon	seed
Poa secunda 'ampla' / Big Bluegrass	seed
Pseudoroegneria spicata / Bluebunch Wheatgrass	seed
TURF GRASS SOD	22,607 sf
PIONEER CROSSING - NATIVE SEED MIX	38,312 sf
RESEED WITH NATIVE SEED MIX AND EXISTING TREES TO REMAIN ALONG PIONEER CROSSING AND TRAIL	
MEDICAL DRIVE PARK STRIP	12,662 sf
EXISTING ROCK MULCH AND TREES TO REMAIN	
EXCHANGE DRIVE PARK STRIP	4,649 sf
ROCK MULCH TO MATCH MEDICAL DRIVE AND NEW STREET TREES TO BE PLANTED	

8. LANDSCAPING

EXAMPLES OF LANDSCAPE PLANTINGS AND ROCK MULCH



Intermountain Utah Valley Hospital, Provo, UT



Intermountain Utah Valley Hospital, Provo, UT



Intermountain Utah Valley Hospital, Provo, UT



Intermountain Kem C. Gardner Transformation Center, Murray, UT



Intermountain Alta View Hospital, Sandy, UT

8. LANDSCAPING

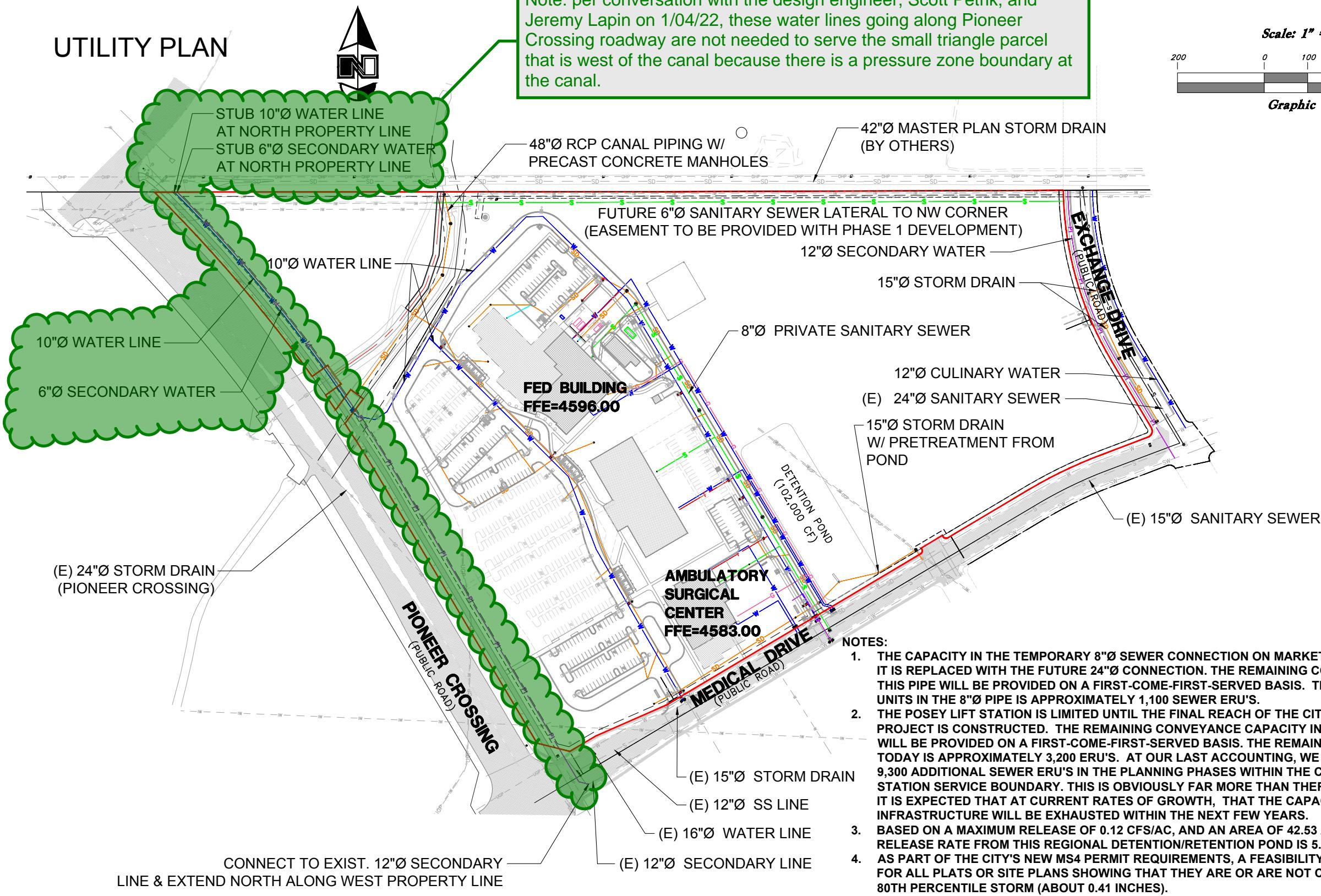
EXAMPLES OF DRY LAND SEED AND DROUGHT TOLERANT PLANTINGS



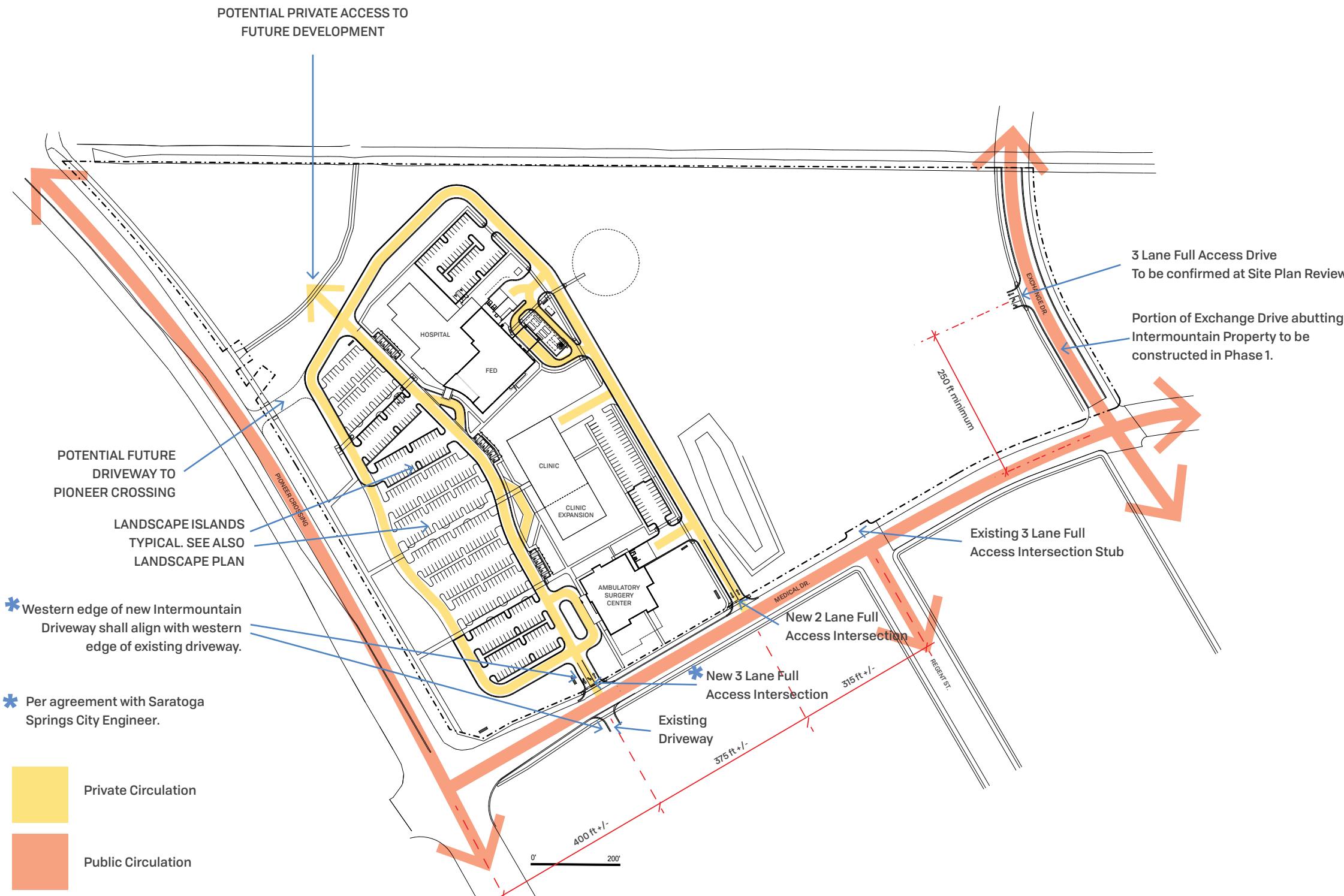
Intermountain Lehi Clinic InstaCare, Lehi, UT

9. UTILITY PLAN

UTILITY PLAN



10. VEHICULAR PLAN



* NOTE:

Building, parking and walkway layouts are conceptual.



11. PEDESTRIAN PLAN



*** PEDESTRIAN WALKWAY ALIGNMENT NOTE:**

Pedestrian Walkways through parking lots have been located to avoid conflict with vehicles in patient drop-off zones.

*** NOTE:**

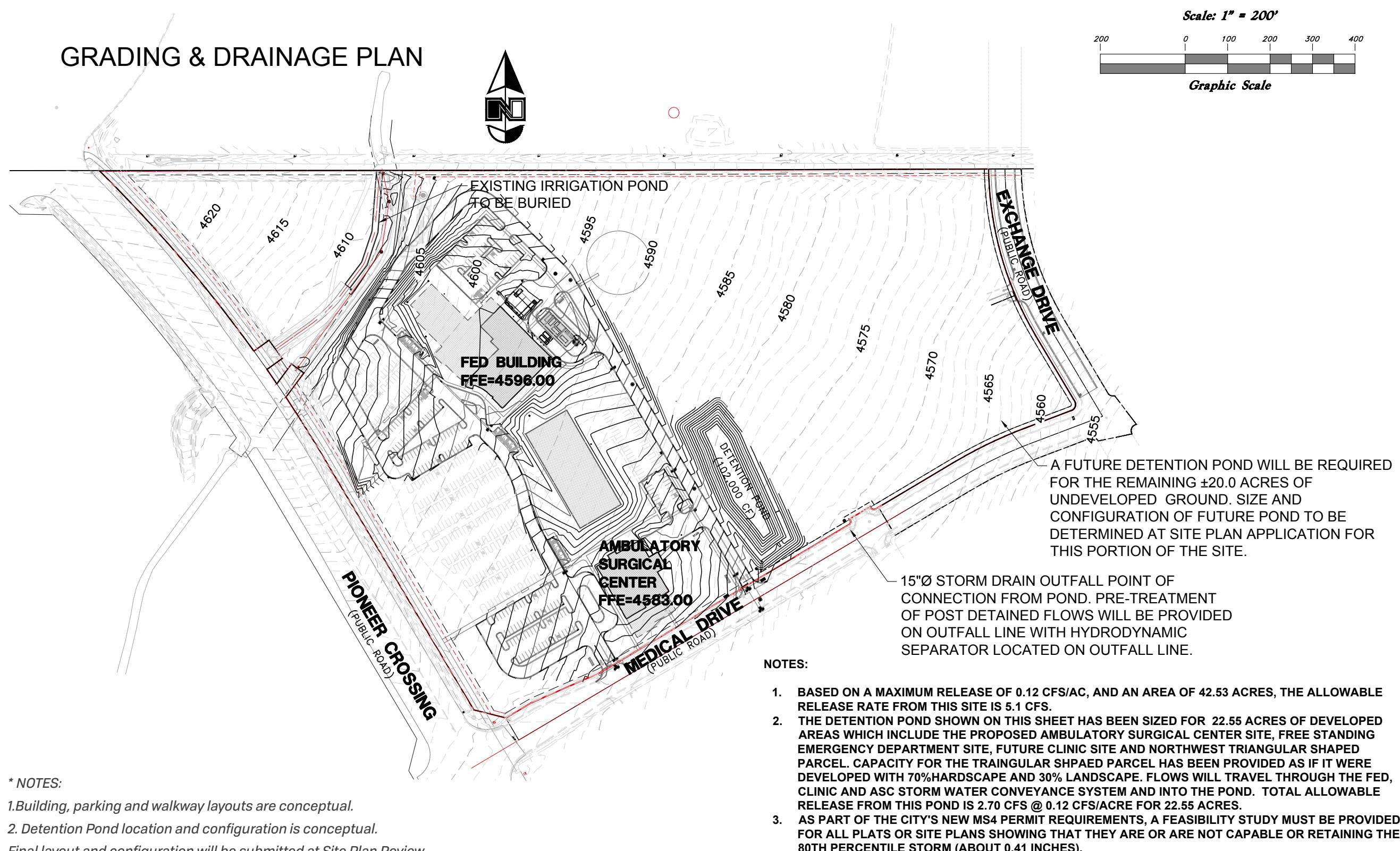
Building, parking and walkway layouts are conceptual.



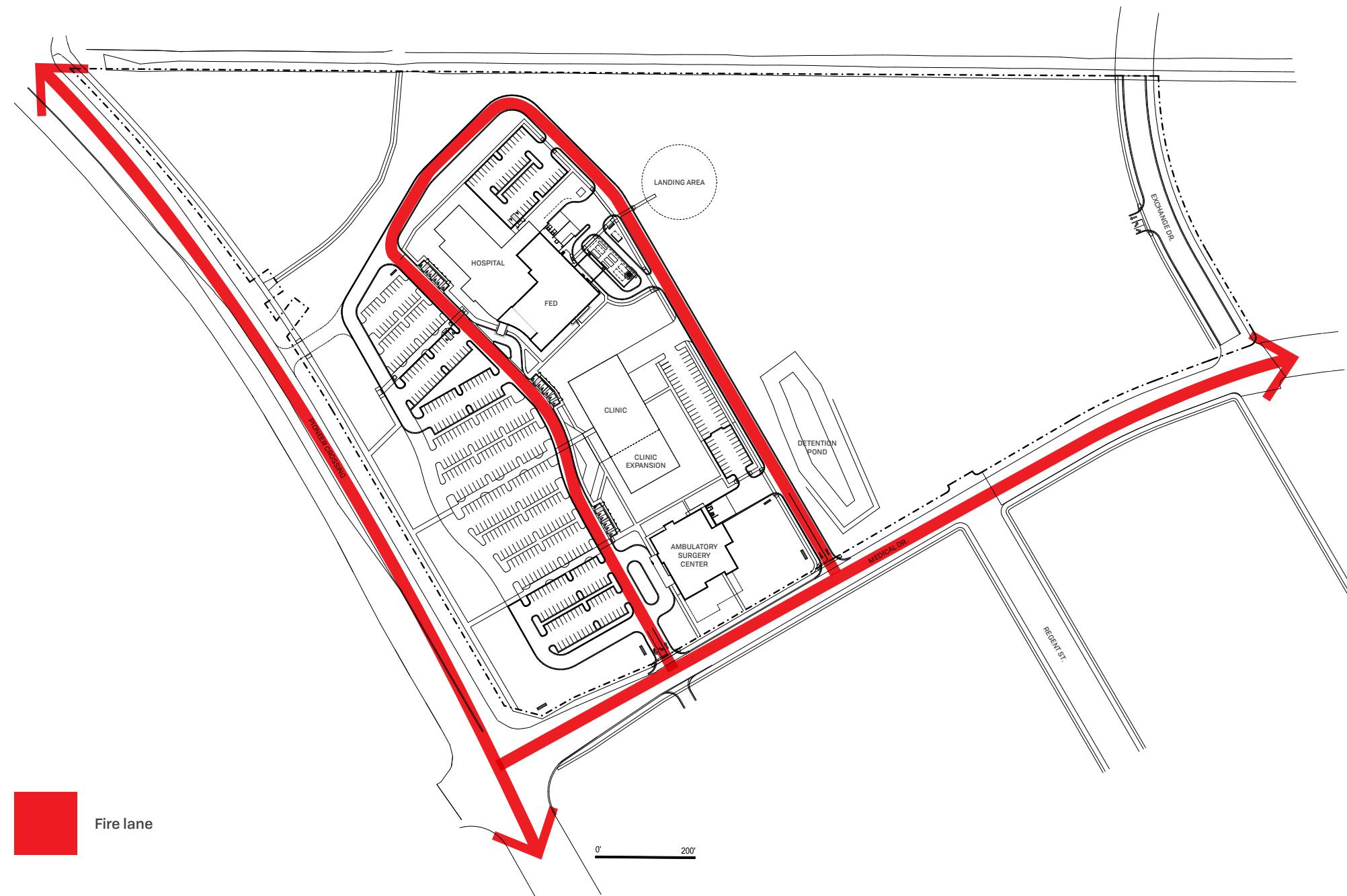
12. DENSITY TRANSFERS

Density Transfers are not required for this Village Plan.

13. ADDITIONAL DETAILED PLANS - GRADING & DRAINAGE PLAN



13. ADDITIONAL DETAILED PLANS - FIRE LANE PLAN



* NOTES:

1. All fire department needs will be addressed at final site plan approval.
2. Building, parking and walkway layouts are conceptual.



14. WILDLIFE CORRIDOR

There are no identified, designated, or protected wildlife corridors on the property.

14. SITE CHARACTERISTICS

WATERWAYS

A Utah Lake Distributing Canal extends through the northwest portion of the 40 acre property. The canal will be placed in an underground culvert in Phase 1 of this Village Plan.

An abandoned irrigation pond exists just east of the canal, within the boundary of this Village Plan. It will be filled in and graded per the approved Community Plan.

FAULT LINES AND GEOLOGICAL INFORMATION

The site is located in an area mapped as having a "low to moderate" potential for liquefaction (Anderson and others, 1994). The soil type most susceptible to liquefaction during a large earthquake is loose, clean sand. The liquefaction potential for soil decreases with an increase in fines content and density.

Liquefaction is not considered a hazard at the site because the water table is more than 30 feet below grade.

The subsurface soils correspond with site class D.

There are no mapped active faults extending through the site. The closest mapped active fault to the site is the Wasatch fault located approximately 9.5 miles to the east (UGS, 2017)

SLOPES

The site currently slopes from the west to east at approximately 3% with the exception of the existing canal. No slopes exist on the site that are greater than 30%.

CANAL

A Utah Lake Distributing Canal extends through the northwest corner of the 40 acre property, just outside of the boundary of this Village Plan Area. The canal will be placed under ground. See Utility Plan.

STORM WATER DETENTION

On-site storm water detention for this Village Plan is provided as shown on the grading and utility drawings.

15. FINDINGS

1. The Intermountain Healthcare Village Plan is generally consistent with the goals, objectives, and policies of the District Area Plan (DAP). Using the business park place type as a guide the Village Plan has been created to allow for development of a medical style campus that is in harmony with the DAP guidelines. Intermountain Healthcare's design philosophy encourages aesthetic harmony with the surrounding environment.
2. The Intermountain Healthcare Village Plan contains sufficient standards to guide the creation of innovative design that responds to unique conditions.
3. The Intermountain Healthcare Village Plan is compatible with the surrounding development and properly integrates land uses and infrastructure with adjacent properties.
4. The Intermountain Healthcare Village Plan includes adequate provisions for utilities, services, roadway networks, and emergency vehicle access.
5. The Intermountain Healthcare Village Plan is consistent with the guiding standards. It incorporates the place type from the DAP and provides additional guidance on developing a medical campus in harmony with the surrounding developments.
6. The Intermountain Healthcare Village Plan contains the required elements required by section 19.26.07 of the Planned Community Zone.
7. The Intermountain Healthcare Village Plan meets the minimum required open space on the adopted DAP.

16. MITIGATION PLANS

Phase I Environmental Site Assessment was performed on the Undeveloped 42-Acre Parcel property located at 34 West Market Street in Saratoga Springs, Utah. The purpose of the Phase I Environmental Site Assessment was to identify, to the extent feasible pursuant to the processes described in ASTM E 1527-13, recognized environmental conditions in connection with the subject property.

The subject property consists of approximately 42.3 acres of vacant agricultural land with an irrigation canal present near the western boundary of the property, an unpaved gravel road running along the northern property boundary, and a new four lane road (Pioneer Crossing) running along the western property boundary. At the time of the site reconnaissance, no evidence of recognized environmental conditions on the property were observed.

According to the current property owner, the subject property has historically been used for agricultural production. The subject property has been owned by Suburban Land Reserve, the current owner or affiliated organizations of the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter day Saints for approximately 21 Years.

The subject property was identified as a former leaking underground storage tank site, known as the Saratoga West Crops Project canal Pump (Facility ID 1000677, Release EHYY). During removal of 3,000-gallon diesel underground storage tank of January 14,1993, closure samples indicated a release of diesel to soil at a concentration of 203 milligrams per kilogram (mg/kg) at the north end of the underground storage tank. The impacted area was over excavated and approximately 128 Cubic yards of soil was aerated at an off-site concrete silage pad. Soil samples collected at the limits of the excavation were below laboratory detection limits for diesel-related petroleum hydrocarbons. Utah department of Environmental Response and Remediation issued a "No Further Action" letter in April 1995. The release from the former underground storage tank on the subject property would be considered an historical recognized environmental condition.

One leaking underground storage tank site was identified on the east adjoining property. The site has received regulatory closure. Based on regulatory agency records, the identified release would not be expected to have impacted the subject property.

The presence or likely presence of any hazardous substance or petroleum products in, on, or at a property (1) due to a release to the environment; (2) under conditions indicative of a release to the environment, or (3) under conditions that pose a material threat of a future release to the environment (ASTM E 1527-13).

17. OFF-SITE UTILITIES

Adequate water, sanitary sewer, and storm drainage utilities exist in Medical Drive as shown on Section 10.