AMENDED AND RESTATED COMMUNITY PLAN

FOR THE WILDFLOWER MASTER-PLANNED COMMUNITY

September 20, 2022

FINAL

WILDFLOWER

AT SARATOGA SPRINGS

A DAI Community







COMMUNITY PLAN

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Project Introduction

Why an Amended and Restated Community Plan is Needed

Individual Plans for Wildflower and The Springs were originally prepared by two separate groups. Wildflower purchased The Springs and is now combining the two Plans into one. Two master-planned communities, The Springs and Wildflower—encompassing 1,202 acres, 3,238 ERUs, 158 acres of future commercial, and 265.37 acres of open space (including type 4 residential area open space)—are being combined under one comprehensive master plan. With the continuity of one plan, master infrastructure and utilities are shared, which reduce long-term costs to the City and the Residents. Combining Wildflower and The Springs Plans will also improve the design of both projects, provide economies of scale for improvements, eliminate redundant utilities and infrastructure, create a synergistic open space plan, and eliminate entity confusion. As an added bonus, the combined design of parks, trails, and open space under this new plan helps establish Wildflower as Utah's first Active Family Community.

About Wildflower

The Wildflower community consists of approximately 1,202 acres and is located in northern Saratoga Springs, Utah. It is anticipated that the overall community will consist of 3,238 housing units, and it will consist of a mixture of residential types as defined by the four types (1, 2, 3, and 4) listed in this community plan. Wildflower will now combine open space and amenities with designs that allow for the first "Active Family" community in Utah.

As Utah's first official Active Family Community™, Wildflower appeals to a wide range of buyers with varied price points. The focus is to provide a variety of outdoor recreational opportunities for families through a network of parks, trails, and open space. Programmed community events and activities will make it easy to engage family and friends to spend quality time together. There will also be plenty of opportunities to participate in sports such as pickleball, basketball, and soccer. With more family time, more fitness, and definitely more fun, there's more to love at Wildflower. The parks will be developed in multiple phases and buildout timing will be based on growth and demand.

The theme for this community is based around Wildflowers. The local, indigenous flowers symbolize the integrity of the area—uncultivated and untouched. In the spirit of the Wildflower and all it represents, the project aims to maintain the natural beauty of the site and restore some of the natural topography, with amenities thoughtfully designed to integrate into the terrain. Throughout the community, the Wildflower theme is reinforced by incorporating native wildflower seed mixes into the landscaped areas around the parks, trails, and entrance nodes. In addition to the native areas, more formal types of landscaping will be interspersed within the project to create distinctive spaces and park areas.

Challenges

One of the unique challenges with the development of Wildflower is the location and inherent impact of Mountain View Corridor (MVC), which bisects the project. Because of this, only low-impact residential uses have been designed east of MVC, which is adjacent to the existing Harvest Hills neighborhood. Higher density residential and commercial uses have been allocated to the west and south end of the development where connecting roadways will provide easy access. On the west side of the project, almost two-hundred acres have been set aside as a business park for the purpose of job creation. The property furthest west will extend the community up the valley, creating a unique blend of connectivity and active lifestyle amenities.

Wildflower consists of building on very unique hillside topography. Overall, the project has been designed to have minimal impact on the mountain, while improving access to the area with a combination of pedestrian and cycling trails.

Another unique challenge has been planning the community next to a military installation. A large portion of Wildflower is adjacent to Camp Williams.

Density and Open Space

The Wildflower Community Plan is vested with 3,238 ERUs (Springs ERUs 1,770 and Wildflower ERUs 1,468) over approximately 1,202 acres for an average gross density of 2.69 ERUs per acre. Excluding the commercial land and Mountain View Corridor area, the density for residential ground has been calculated at 3.7 ERUs per acre (Total ERUs / Total Net Residential Area. See *Open Space Tabulation Exhibit* on Page 4-14). There are 265.37 total acres of open space, including Mountain View Corridor allotment, bringing the total percentage of open space to 30%. Wildflower was allowed to transfer ERUs from the Mountain View Corridor area to the west and increase the density in order to allow MVC to bisect the area and take property.

Findings Statement

1. Wildflower is consistent with goals, objectives, and policies of the City's General Plan, with particular emphasis placed upon those policies related to community identity, distinctive qualities in communities and neighborhoods, diversity of housing, integration of uses, pedestrian and transit design, and environmental protection.
2. Wildflower Community Plan is a combination of two previously approved and recorded plans, Wildflower and The Springs.
3. Wildflower does not exceed the number of equivalent residential units and square footage of nonresidential uses of the City's General Plan.
4. Wildflower contains sufficient standards to guide the creation of innovative design that responds to unique conditions. The entire project caters to the Mountain View Corridor and reserving property to encourage job creation.
5. Wildflower is compatible with surrounding development and properly integrates land uses and infrastructure with adjacent properties.

6. Wildflower includes adequate provisions for utilities, services, roadway networks, and emergency vehicle access; and public safety service demands will not exceed the capacity of existing and planned systems without adequate mitigation. See Utility and Roadway exhibits.

7. Wildflower is consistent with the guiding standards listed in ***The City's Vested Laws*** unless otherwise outlined in the appendix.

8. Wildflower contains the required elements as dictated in ***The City's Vested Laws*** unless otherwise outlined in the appendix.

9. All exhibits illustrate the intended goals for the Wildflower Community Plan.

The Submittal Process



Planned Community Zone

The Planned Community Zone establishes a process to enable the developer and the City to plan for future development while allowing the flexibility to respond to changes in the market over long build-out periods. The goal is to provide a project with unique identity and character, establish an innovative integration of uses, and preserve open space. In order to provide innovative design patterns, a variety of development and use standards needs to be established. In large developments, the PC zone allows greater flexibility compared to traditional zoning.

Community Plan

The Wildflower Community Plan provides a structure that determines the size, scope, intensity, and character of subsequent Village Plans. The Wildflower Community Plan addresses the following elements consistent with the Guiding Standards found in ***The City's Vested Laws*** that has been adopted by ordinance. Any standard set forth in the Wildflower Community Plan will override any Village Plan dependencies.

1. Development types and intensity
2. Equivalent residential unit (ERU) transfers
3. Development standards
4. Open space requirements

The Community Plan addresses the following elements pertaining to the overall development of the project:

1. Property legal description and vicinity plan
2. Land use map
3. Build-out allocations
4. Open space plan
5. Guiding principles
    - » Community and business identifiers
    - » Landscape concepts
    - » Residential and commercial development standards
6. Description of current and future utility capacities
7. Conceptual plans
    - » Mass grading plan
    - » Natural resources inventory
    - » Open space management plan
    - » Fire protection plan
8. Additional elements submitted in conjunction with the community plan
    - » Geological reports
    - » Environmental site assessment
    - » Traffic study

Village Plan

A Village Plan is a preliminary approval prior to subdivision or site plan approval and is intended to commit detailed standards to assure compliance with the Guiding Principles and intent of the Community Plan and to further commit land uses, supporting infrastructure, and design principles to individual phases or sub-areas of a Community Plan. Refer to the *Village Plan Phasing Exhibit* on page 2-05. Multiple Village Plans may be submitted concurrently and may be submitted out of order.

Site Plans

Site Plans pertain to developments which contain multi-family or commercial development. Site Plans may be approved administratively by staff when lotting plans, landscape plans, and building elevations are provided with the Village Plan submittal.

Preliminary and Final Plats

Preliminary and Final Plats pertain to individual lots and establish building placement, form, materials, sitework, landscaping, and other elements required for permitting. Preliminary and Final Plats may be approved administratively by staff when it follows an approved lotting plan provided with the Village Plan submittal.

01 Legal Descriptions

Legal Descriptions

Parcel #1 — Residential Area East of Mountain View Corridor

A Portion of the West Half of Section 10 and the South Half of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at the North 1/4 Corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence S0°11'02"W along the Quarter Section Line 3688.23 feet; thence N89°48'58"W 491.89 feet; thence N15°21'47"W 459.85 feet; thence along the arc of a 4440.00 foot radius curve to the right 2668.32 feet through a central angle of 34°26'00" (chord: N1°51'13"E 2628.34 feet); thence N19°04'13"E 684.52 feet to the southerly line of that real property described in Deed Entry No. 3238:2014 in the official records of the Utah County Recorder; thence along said real property the following six (6) courses: S18°26'38"E 1.65 feet; thence S25°22'31"E 60.27 feet; thence N89°45'50"E 164.03 feet; thence N0°02'37"E 198.17 feet; thence S89°57'58"W 121.39 feet; thence S64°33'09"W 20.59 feet to the proposed easterly right-of-way line of Mountain View Corridor; thence along said right-of-way line the following eight (8) courses: along the arc of a 3000.00 foot radius non-tangent curve to the right (radius bears: S67°52'05"E) 409.38 feet through a central angle of 7°49'07" (chord: N26°02'28"E 409.06 feet); thence along the arc of a 8140.00 foot radius curve to the left 1433.58 feet through a central angle of 10°05'27" (chord: N24°54'18"E 1431.73 feet); thence along the arc of a 750.00 foot radius curve to the right 974.95 feet through a central angle of 74°28'49" (chord: N57°06'00"E 907.74 feet); thence S85°39'35"E 665.49 feet; thence along the arc of a 1500.00 foot radius curve to the left 438.11 feet through a central angle of 16°44'05" (chord: N85°58'22"E 436.56 feet); thence N77°36'20"E 298.85 feet to the East Line of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence S0°05'10"E along the Section Line 1023.87 feet; thence N89°51'58"E 547.97 feet to the East Bank of the Jacob Welby Canal; thence along the said East Bank the following six (6) courses: S16°33'17"E 43.07 feet; thence S9°58'30"E 53.91 feet; thence S6°37'28"W 103.89 feet; thence S9°27'03"W 107.43 feet; thence S8°32'21"W 53.31 feet; thence S6°29'17"W 48.17 feet; thence N89°58'51"W 1118.84 feet to the Northwest Corner of Plat "W", Harvest Hills Subdivision; thence S26°33'37"W along the westerly line of Plats "W & R/S", Harvest Hills Subdivisions 1040.70 feet; thence S89°36'29"W along Plats "Z, AA & CC" Harvest Hills Subdivisions 1346.34 feet; thence N9°35'01"E 216.50 feet; thence West 315.47 feet; thence S3°19'17"E 215.67 feet to the point of beginning.

Contains: ±168.69 Acres

Parcel #2 — Residential Area West of Mountain View Corridor

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 the Southwest Corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence N0°20'24"E along the Section Line 928.72 feet; thence N33°57'04"E 556.57 feet; thence N5°03'04"E 230.08 feet; thence S69°16'00"E 15.42 feet; thence N20°44'00"E 10.00 feet; thence N69°16'00"W 18.23 feet; thence N5°03'04"E 7709.11 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 twelve (12) 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 197.23 feet; thence along the arc of a 5312.50 foot radius curve to the left 1686.05 feet through a central angle of 18°11'03" (chord: S0°08'50"W 1678.98 feet); thence S8°56'42"E 494.69 feet; thence along the arc of a 2074.50 foot radius curve to the left 426.55 feet through a central angle of 11°46'52" (chord: S14°50'08"E 425.80 feet); thence along the arc of a 3400.00 foot radius curve to the right 353.95 feet through a central angle of 5°57'53" (chord: S17°44'37"E 353.79 feet); thence S14°45'41"E 361.44 feet; thence S12°37'19"E 764.34 feet; thence along the arc of a 1800.00 foot radius curve to the right 268.03 feet through a central angle of 8°31'54" (chord: S8°21'22"E 267.78 feet) to the South Line of said Section 10; thence N89°52'02"W along the Section Line 1999.77 feet to the point of beginning.

Contains: ±274.17 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 Parcel #2 Contains: ±273.25 Acres

Parcel #3 — The Springs Revised

A portion of Sections 8 and 9, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at the East 1/4 Corner of Section 9, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence S0°20'24"W along the section line 1993.85 feet to a BLM aluminum pipe and cap monument marking the southeast corner of the north half of the southeast quarter of the southeast quarter of said Section 9; thence N89°59'41"W along the south line of said north half 1328.72 feet to a BLM aluminum pipe and cap monument marking the southwest corner of said north half; thence N0°06'28"W along the west line of said north half 494.86 feet; thence N69°50'21"W 80.07 feet; thence Northwesterly along the arc of a 12.00 foot radius non-tangent curve to the left (radius bears: N73°22'28"W) 17.59 feet through a central angle of 84°00'02" (chord: N25°22'29"W 16.06 feet) to a point of reverse curve; thence along the arc of a 865.50 foot radius curve to the right 112.52 feet through a central angle of 7°26'57" (chord: N63°39'01"W 112.45 feet) to a point of reverse curve; thence along the arc of a 1004.50 foot radius curve to the left 34.33 feet through a central angle of 1°57'29" (chord: N60°54'17"W 34.33 feet); thence N73°21'20"W 1157.00 feet to a BLM aluminum pipe and cap monument marking Corner No. 2 of Belle Spring Mine No. 1; thence N0°17'40"E 100.52 feet to Corner No. 3 of Belle Spring No. 6 (monument not found); thence N73°21'20"W 17.98 feet to the intersection with the Quarter Section Line; thence S0°33'34"E along the Quarter Section Line 365.10 feet to a BLM aluminum pipe and cap monument marking the Center South 1/16 Corner of said Section 9; thence N89°36'37"W along the south line of the north half of the southwest quarter of said Section 9, (defined in Deed Entry

No. 43758:2011 in the official records of the Utah County Recorder) 2634.36 feet to the southeast corner of the north half of the southeast quarter of Section 8, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence N88°46'35"W along said south line (defined in Deed Entry No. 28603:2015 in the official records of the Utah County Recorder) 2674.42 feet to the southeast corner of the northeast quarter of the southwest quarter of said Section 8; thence N88°45'57"W along the south line of said northeast quarter (defined in Deed Entry No. 28603:2015 in the official records of the Utah County Recorder) 1335.65 feet to the southwest corner of the northeast quarter of the southwest quarter of said Section 8; thence N0°47'51"E along the west line of said northeast quarter 1339.46 feet to a BLM aluminum pipe and cap monument marking the northwest corner of the northeast quarter of the southwest quarter of said Section 8; thence N0°20'25"E along the west line of the southeast quarter of the northwest quarter of said Section 518.47 feet to a BLM aluminum pipe and cap monument marking the intersection with the south line of that real property owned by the United States of America as defined on that dependent resurvey conducted under the direction of the Bureau of Land Management, the official plat thereof being on file in the office of the Bureau of Land Management dated September 17, 2002 (said real property is purported to be that real property described Deed Entry No. 178437:2007 in the official records of the Utah County Recorder); thence along the south line of that real property the following three (3) courses: N76°58'20"E 2259.24 feet to a BLM aluminum pipe and cap monument; thence N79°06'11"E 896.49 feet to a BLM aluminum pipe and cap monument; thence N75°14'36"E 302.99 feet to a BLM aluminum pipe and cap monument marking the intersection with the north line of the southeast quarter of the northeast quarter of said Section 8; thence S89°09'23"E along said north line 634.92 feet to a BLM aluminum pipe and cap monument marking the northwest corner of the south half of the northwest quarter of said Section 9; thence S88°33'27"E along the north line of said south half 2587.47 feet to a BLM aluminum pipe and cap monument marking the northeast corner of the south half of the northwest quarter of said Section 9; thence S0°34'00"E along the quarter section line 1154.58 feet to a BLM aluminum pipe and cap monument marking to the intersection with the north line of Belle Spring Claim No. 4 as defined on that dependent resurvey conducted under the direction of the Bureau of Land Management, the official plat thereof being on file in the office of the Bureau of Land Management dated September 17, 2002; thence S73°21'20"E along the north line of said claim 501.14 feet to a BLM aluminum pipe and cap monument marking the intersection with the quarter section line; thence S73°21'20"E 104.97 feet to a BLM aluminum pipe and cap monument marking Corner No. 2 of Belle Spring Mine No. 5; thence S73°21'20"E 799.24 feet to the intersection of the north line of Belle Spring Mine No. 5 and the east line of the northwest quarter of the southeast quarter of said Section 9; thence N0°06'28"W along said east line 248.56 feet to a BLM aluminum pipe and cap monument marking the northwest corner of the northeast quarter of the southeast quarter of said Section 9; thence S89°18'02"E along the quarter section line 1344.44 feet to the point of beginning.

Contains: ±474.29 Acres

Parcel # 4 — Collins South, North of Hwy 73

A portion of Sections 15 and 16, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located S89°52'02"E along the Section Line 335.82 feet from the Northwest Corner of Section 15, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence S89°52'02"E along the Section Line 1917.75 feet to the westerly right-of-way line of that Utah Department of Transportation project described in Deed Entry No. 73384:2011 in the official records of the Utah County Recorder; thence along said right-of-way line the following two (2) courses: southeasterly along the arc of a 9847.77

foot radius non-tangent curve to the right (radius bears: S77°12'23"W) 797.51 feet through a central angle of 4°38'24" (chord: S10°28'25"E 797.29 feet); thence S7°43'59"E 674.43 feet to the north line of that real property described in Deed Entry No. 21976:2010 in the official records of the Utah County Recorder; thence along said real property the following three (3) courses: S78°20'40"W 376.37 feet; thence S78°40'44"W 220.46 feet; thence S11°47'40"E 4.41 feet to the north right-of-way line of Highway 73 according to the official right-of-way maps thereof; thence S78°12'05"W along said right-of-way line 3743.84 feet to the east line of that real property described in Deed Entry No. 62164:2006 in the official records of the Utah County Recorder (defined on the record of survey No. 16-084); thence along said real property the following two (2) courses: N11°37'02"W 161.64 feet; thence N56°36'44"W 287.21 feet to the easterly line of that real property described in Deed Entry No. 3081:1970 which line is defined by that survey described in Deed Entry No. 78520:2002 in the official records of the Utah County Recorder; thence N33°57'47"E along said easterly line 1240.27 feet; thence along the extension of and that real property described in Deed Entry No. 115645:2009 and Entry No. 30217:2014 in the official records of the Utah County Recorder the following three (3) courses: N89°46'14"E 1332.78 feet; thence S72°20'32"E 258.56 feet; thence N5°04'59"E 1078.18 feet to the point of beginning.

Contains: ±133.46 Acres

Parcel #9-Mountain View Corridor

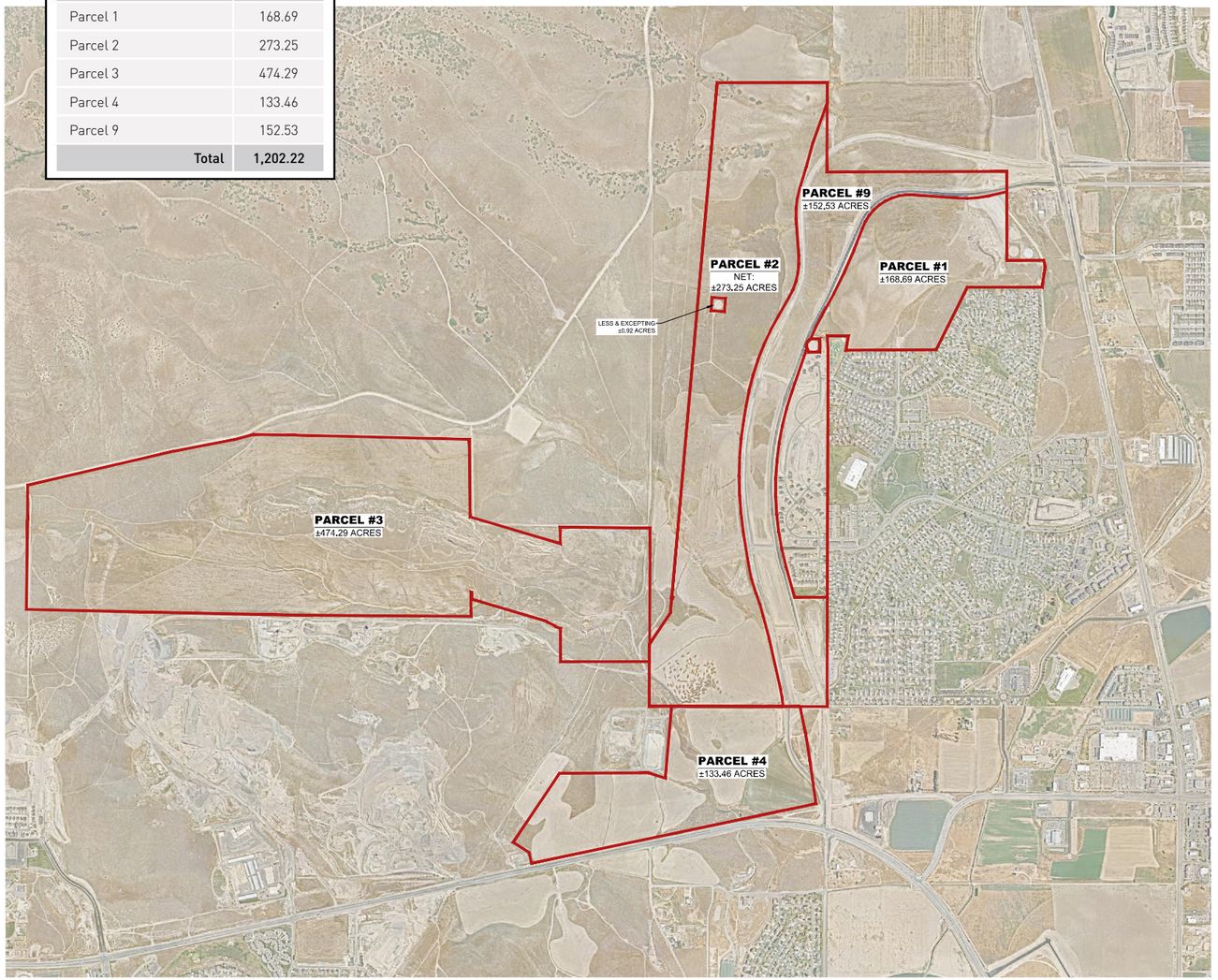
A Portion of the West Half of Section 10 and the South Half and Northwest Corner of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located S0°11'02"W along the Quarter Section Line 3688.22 feet from the North 1/4 Corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence S0°11'02"W along the Quarter Section Line 1630.93 feet to the South 1/4 Corner of said Section 10; thence N89°52'02"W along the Section Line 656.16 feet to the westerly right-of-way line of Mountain View Corridor; thence along said right-of-way line the following seventeen (17) courses: northwesterly along the arc of a 1800.00 foot radius non-tangent curve to the left (radius bears: S85°54'35"W) 268.03 feet through a central angle of 8°31'54" (chord: N8°21'22"W 267.78 feet); thence N12°37'19"W 764.34 feet; thence N14°45'41"W 361.44 feet; thence along the arc of a 3400.00 foot radius curve to the left 353.95 feet through a central angle of 5°57'53" (chord: N17°44'37"W 353.79 feet); thence along the arc of a 2074.50 foot radius curve to the right 426.55 feet through a central angle of 11°46'52" (chord: N14°50'08"W 425.80 feet); thence N8°56'42"W 494.69 feet; thence along the arc of a 5312.50 foot radius curve to the right 1686.05 feet through a central angle of 18°11'03" (chord: N0°08'50"E 1678.98 feet); thence N9°14'21"E 197.23 feet; thence along the arc of a 4000.00 foot radius curve to the right 1453.26 feet through a central angle of 20°48'59" (chord: N19°38'51"E 1445.28 feet); thence N30°03'20"E 320.30 feet; thence along the arc of a 1085.00 foot radius curve to the left 643.69 feet through a central angle of 33°59'29" (chord: N13°03'36"E 634.29 feet); thence N3°56'09"W 560.76 feet; thence along the arc of a 1229.50 foot radius curve to the right 452.55 feet through a central angle of 21°05'21" (chord: N6°36'32"E 450.00 feet); thence N17°09'12"E 330.78 feet; thence N15°24'52"E 391.36 feet; thence N19°43'22"E 600.87 feet; thence along the arc of a 1000.00 foot radius curve to the right 21.43 feet through a central angle of 1°13'41" (chord: N20°20'12"E 21.43 feet); thence S0°17'28"W 1029.41 feet to the east-west Quarter Section Line; thence N89°53'51"E along the Quarter Section Line 2688.30 feet to the East 1/4 Corner of said Section 3; thence S0°05'10"E along the Section Line 302.52 feet to the easterly right-of-way line of Mountain View Corridor; thence along said right-of-way line the following sixteen (16) courses: S77°36'20"W 298.85 feet; thence

along the arc of a 1500.00 foot radius curve to the right 438.11 feet through a central angle of 16°44'05" (chord: S85°58'23"W 436.56 feet); thence N85°39'35"W 665.48 feet; thence along the arc of a 750.00 foot radius curve to the left 974.95 feet through a central angle of 74°28'49" (chord: S57°06'00"W 907.74 feet); thence along the arc of a 8140.00 foot radius curve to the right 1433.58 feet through a central angle of 10°05'27" (chord: S24°54'18"W 1431.73 feet); thence along the arc of a 3000.00 foot radius curve to the left 409.38 feet through a central angle of 7°49'07" (chord: S26°02'28"W 409.06 feet); thence S57°47'12"W 19.57 feet; thence S48°30'04"W 19.49 feet; thence S37°28'54"W 20.32 feet; thence S24°08'37"W 30.20 feet; thence S9°30'34"W 20.23 feet; thence S5°22'50"E 29.35 feet; thence S18°26'38"E 18.67 feet; thence S19°04'13"W 684.52 feet; thence along the arc of a 4440.00 foot radius curve to the left 2668.32 feet through a central angle of 34°26'00" (chord: S1°51'13"W 2628.34 feet); thence S15°21'47"E 459.85 feet; thence S89°48'58"E 491.89 feet to the point of beginning.

Contains: ±152.53 Acres

Wildflower Parcels	
PARCELS	**ACRES**
Parcel 1	168.69
Parcel 2	273.25
Parcel 3	474.29
Parcel 4	133.46
Parcel 9	152.53
Total	**1,202.22**



NORTH

SCALE: 1"=800'

800 400 0 800

Note: This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement.

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WILDFLOWER
SARATOGA SPRINGS, UTAH

PARCELS EXHIBIT

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DESIGNED BY: GDM
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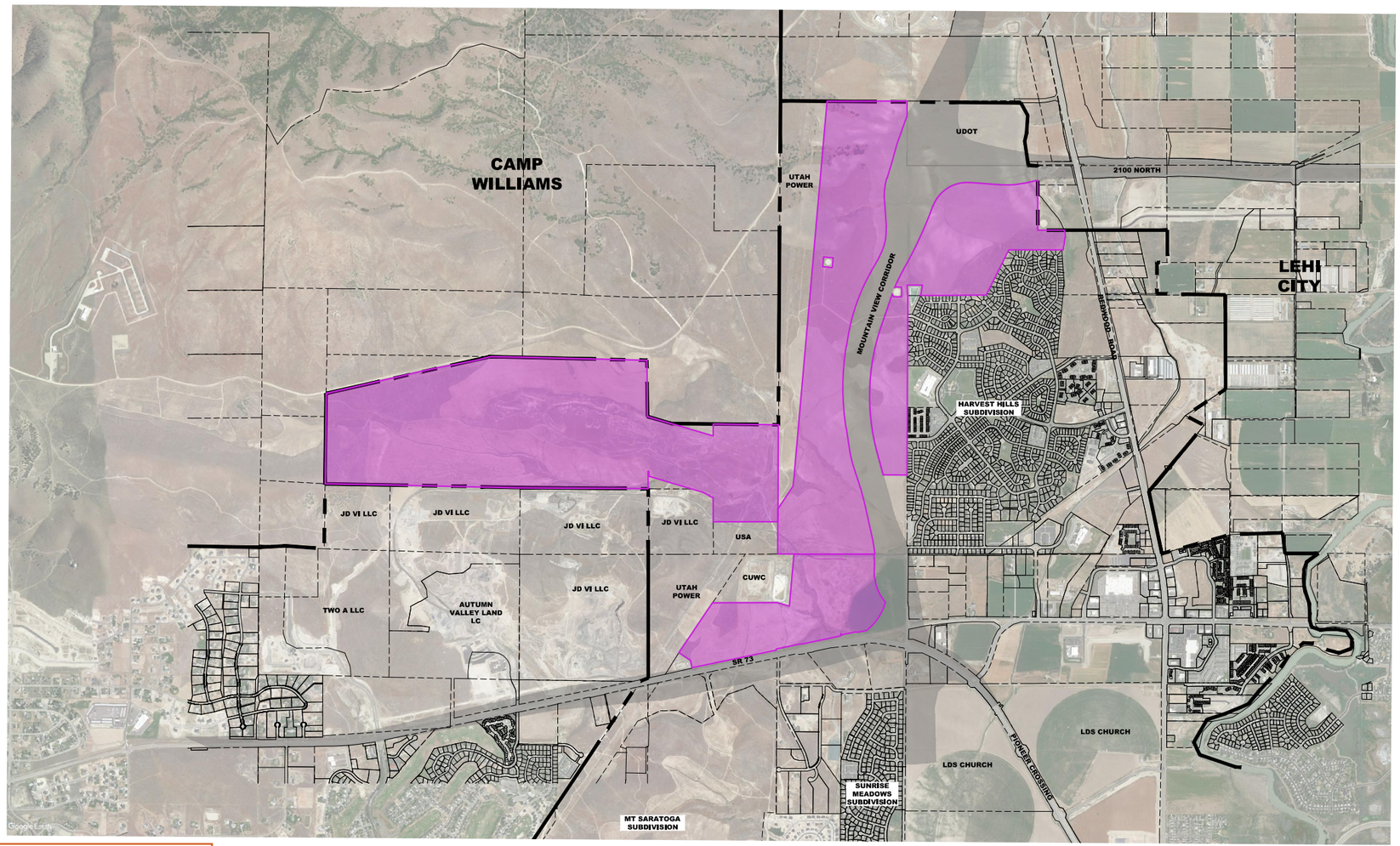
SHEET 1



NORTH

SCALE: 1"=1000'

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VICINITY MAP

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SCALE: 1"=1000'
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SHEET 1

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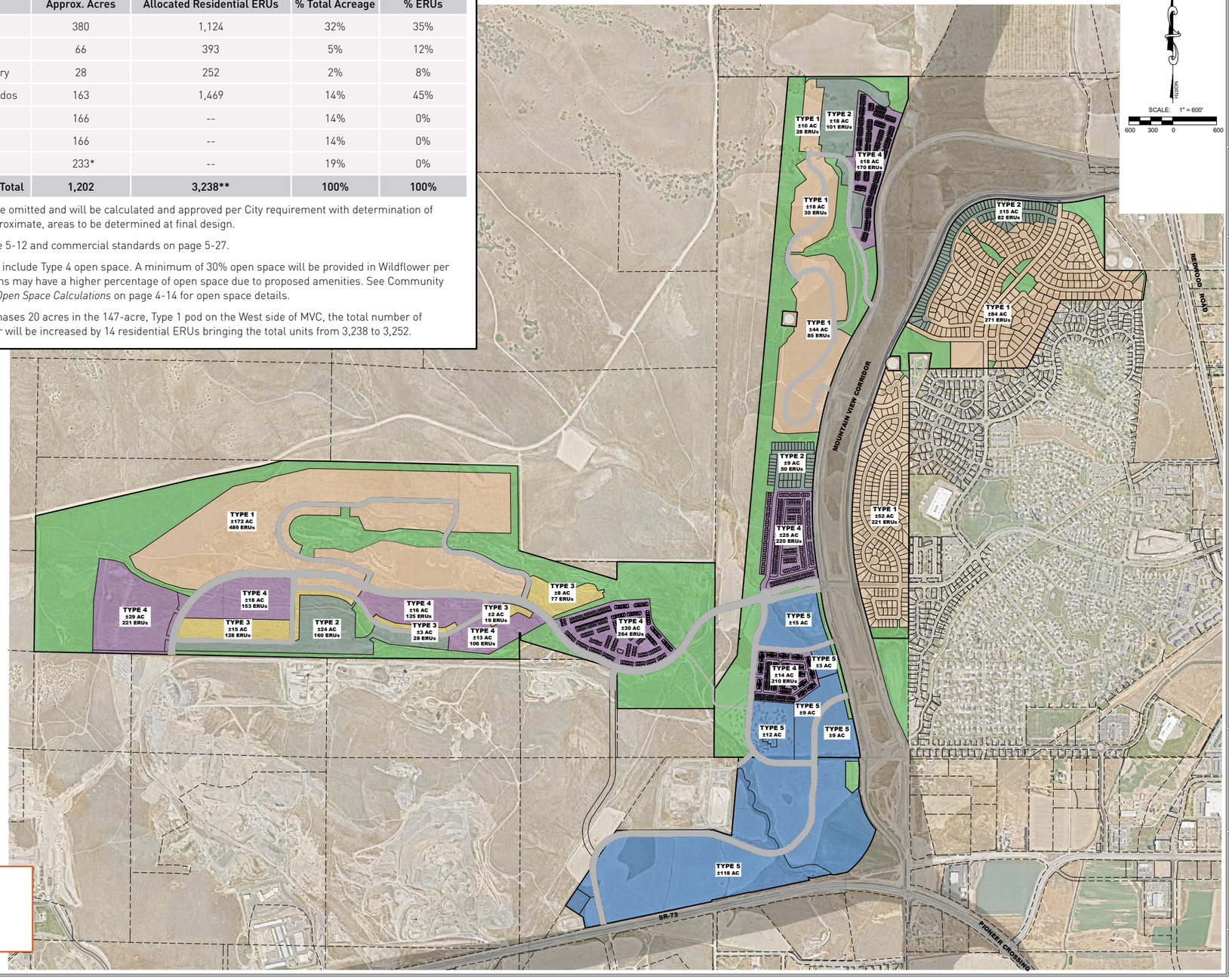
LEGEND					
Type*	**Description**	**Approx. Acres**	**Allocated Residential ERUs**	**% Total Acreage**	**% ERUs**
1	Single Family (5,000+ SF)	380	1,124	32%	35%
2	Single Family (<5,000 SF)	66	393	5%	12%
3	Single Family (<5,000 SF), 3-Story	28	252	2%	8%
4	Townhomes / Apartments / Condos	163	1,469	14%	45%
5	Commercial / Business Park	166	--	14%	0%
	Mountain View Corridor (MVC)	166	--	14%	0%
	General Open Space (OS)	233*	--	19%	0%
	Total	**1,202**	**3,238****	**100%**	**100%**

NOTES: Commercial / Business Park ERUs are omitted and will be calculated and approved per City requirement with determination of building use. All areas shown are approximate, areas to be determined at final design.

Refer to residential standards on page 5-12 and commercial standards on page 5-27.

* General open space acreage does not include Type 4 open space. A minimum of 30% open space will be provided in Wildflower per City code. However, future Village Plans may have a higher percentage of open space due to proposed amenities. See Community *Open Space Exhibit* on page 4-13 and *Open Space Calculations* on page 4-14 for open space details.

** In the event that Camp Williams purchases 20 acres in the 147-acre, Type 1 pod on the West side of MVC, the total number of residential units allowed in Wildflower will be increased by 14 residential ERUs bringing the total units from 3,238 to 3,252.



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WILDFLOWER
SARATOGA SPRINGS CITY, UTAH
MASTER PLAN

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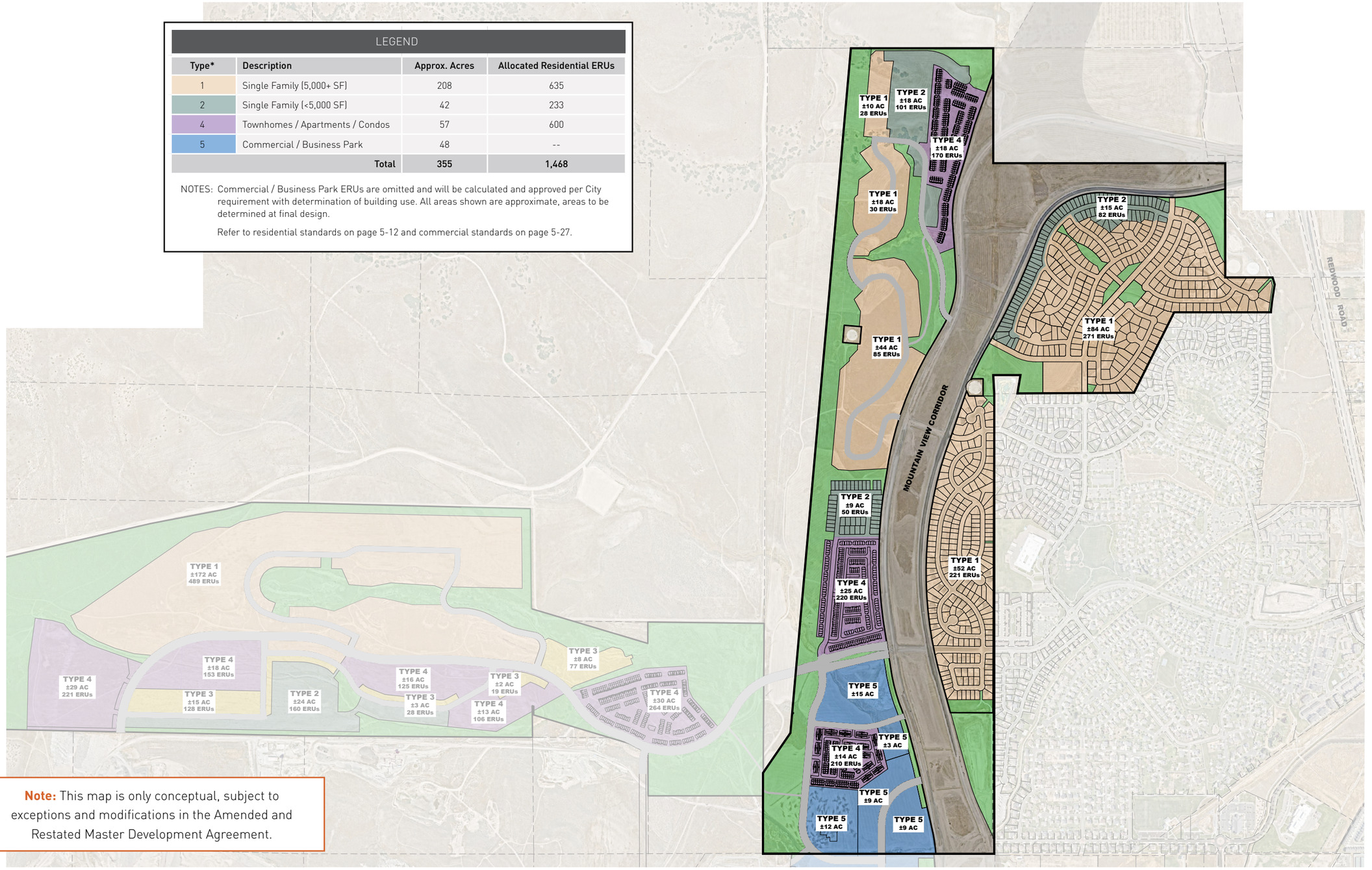
Note: This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement.

LEGEND			
Type*	**Description**	**Approx. Acres**	**Allocated Residential ERUs**
1	Single Family (5,000+ SF)	208	635
2	Single Family (<5,000 SF)	42	233
4	Townhomes / Apartments / Condos	57	600
5	Commercial / Business Park	48	--
	Total	**355**	**1,468**

NOTES: Commercial / Business Park ERUs are omitted and will be calculated and approved per City requirement with determination of building use. All areas shown are approximate, areas to be determined at final design.

Refer to residential standards on page 5-12 and commercial standards on page 5-27.

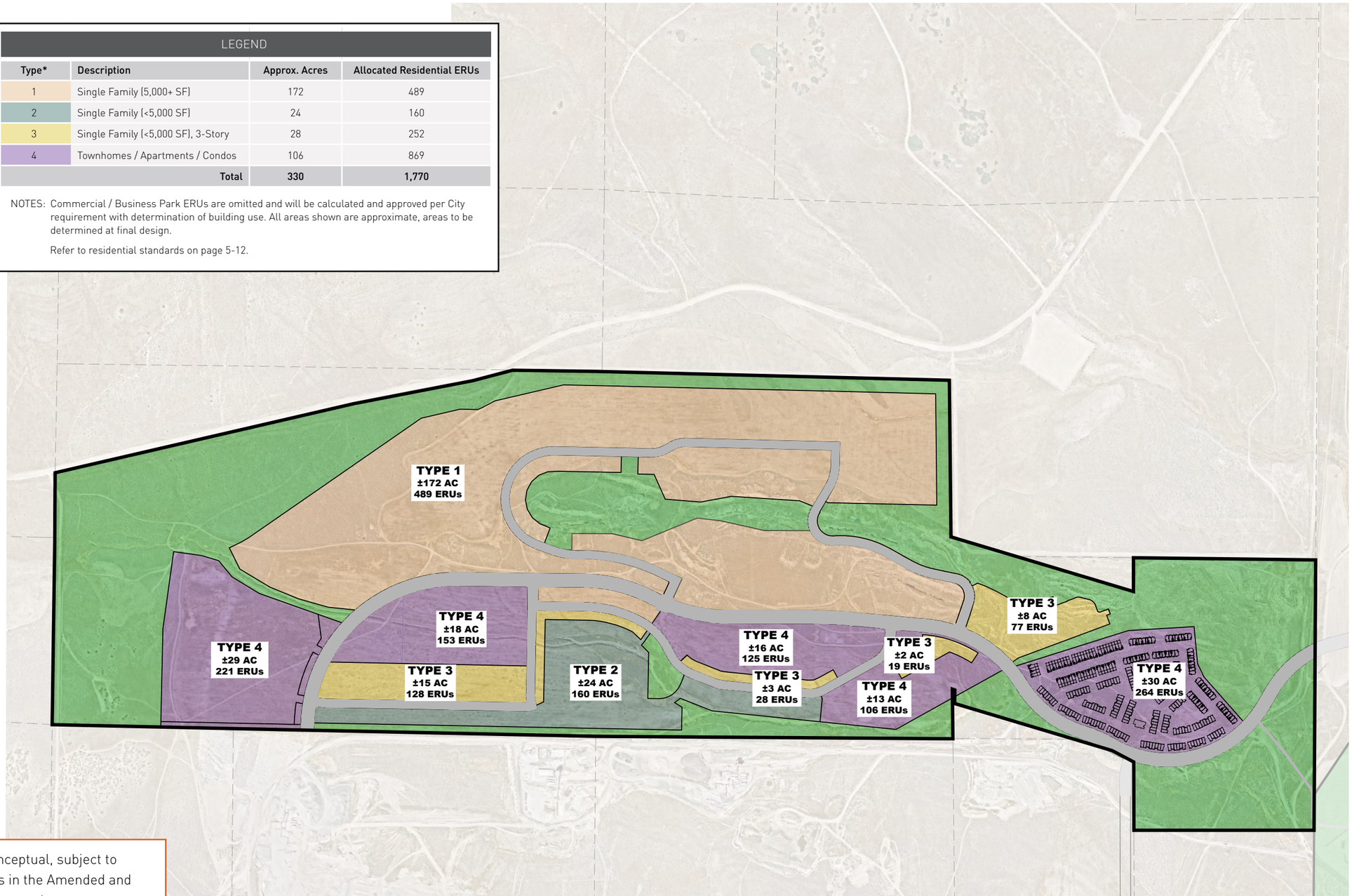


Note: This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement.

LEGEND			
Type*	**Description**	**Approx. Acres**	**Allocated Residential ERUs**
1	Single Family (5,000+ SF)	172	489
2	Single Family (<5,000 SF)	24	160
3	Single Family (<5,000 SF), 3-Story	28	252
4	Townhomes / Apartments / Condos	106	869
	Total	**330**	**1,770**

NOTES: Commercial / Business Park ERUs are omitted and will be calculated and approved per City requirement with determination of building use. All areas shown are approximate, areas to be determined at final design.

Refer to residential standards on page 5-12.



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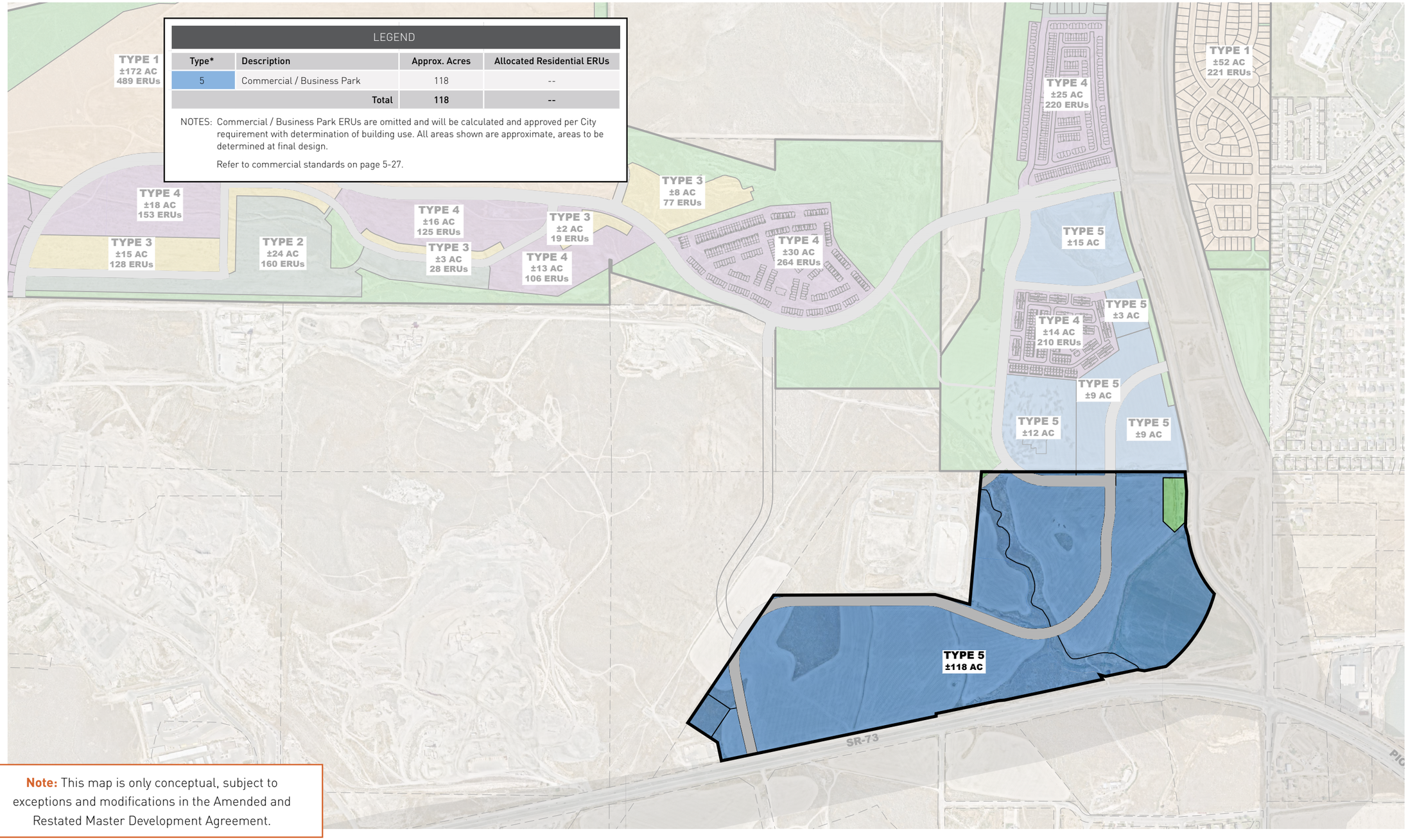


LEGEND

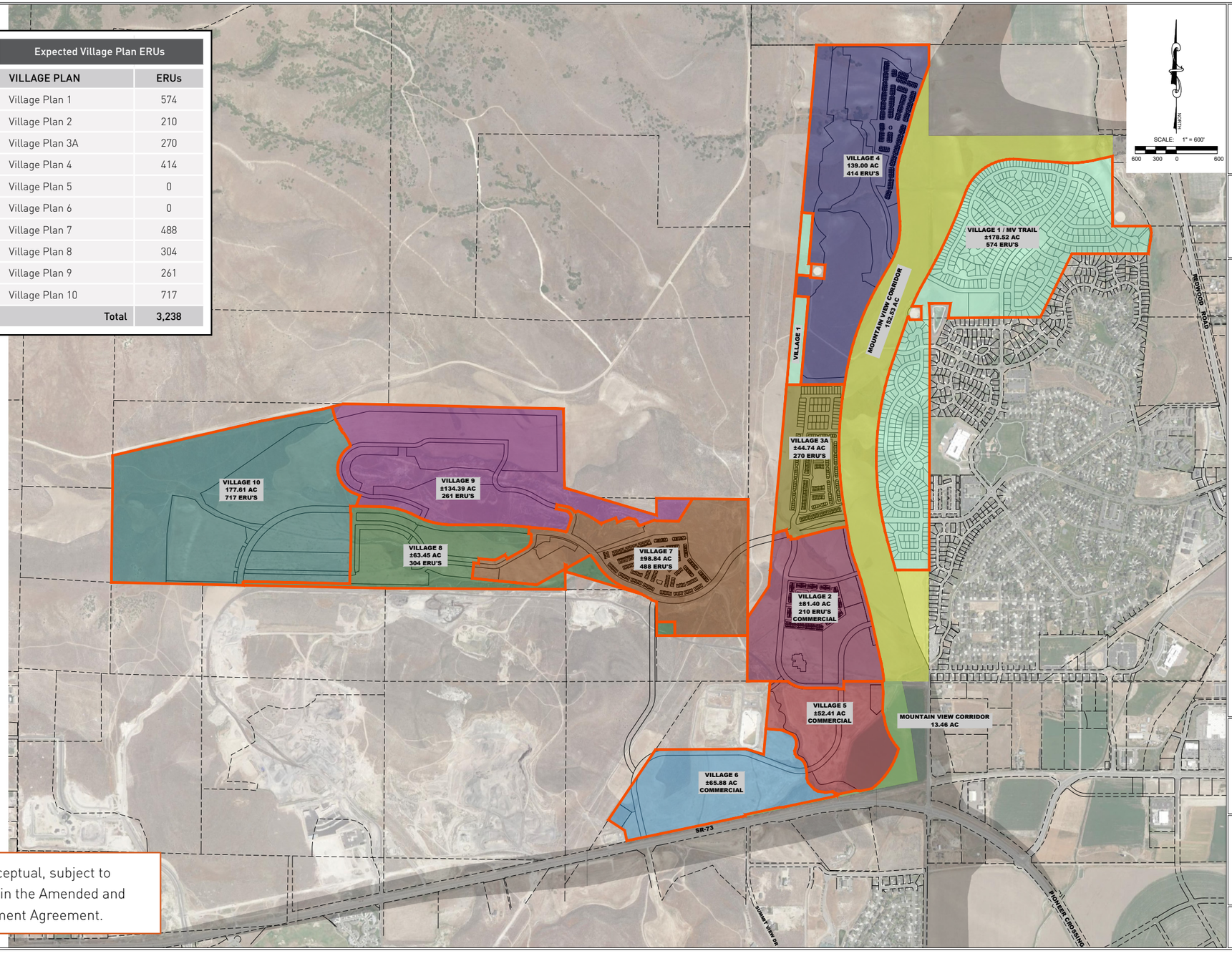
Type*	Description	Approx. Acres	Allocated Residential ERUs
5	Commercial / Business Park	118	--
	Total	**118**	**--**

NOTES: Commercial / Business Park ERUs are omitted and will be calculated and approved per City requirement with determination of building use. All areas shown are approximate, areas to be determined at final design.

Refer to commercial standards on page 5-27.

Note: This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement.

Expected Village Plan ERUs	
VILLAGE PLAN	**ERUs**
Village Plan 1	574
Village Plan 2	210
Village Plan 3A	270
Village Plan 4	414
Village Plan 5	0
Village Plan 6	0
Village Plan 7	488
Village Plan 8	304
Village Plan 9	261
Village Plan 10	717
Total	**3,238**



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WILDFLOWER
SARATOGA SPRINGS CITY, UTAH
VILLAGE PHASE PLAN

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Note: This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement.

03 Buildout Allocation

The Wildflower Community Plan allocates single-family and multi-family housing into four different types with a variety of lot sizes which will accommodate a mix of income levels, age ranges, and lifestyles. Housing types will vary based on the location within the community. Lower density single-family types have been designed near the existing neighborhoods of Harvest Hills and in areas where view lots will be available. Higher density housing types are interspersed throughout the community near Mountain View Corridor and in areas where connecting roadways will provide easy access.

Equivalent Residential Unit Transfers (ERUs)

An Equivalent Residential Unit (ERU) is defined by ***The City's Vested Laws*** as a unit of measurement to evaluate development impacts of proposed residential land uses on public infrastructure including water, sewer, storm drainage, parks, roads, and public safety. Each residential unit is a minimum of one ERU. Since build-out of the Wildflower development will occur over many years, flexibility is necessary to respond to market conditions, site conditions, and other factors. Therefore, residential ERUs may be transferred within the project as necessary to improve design, accessibility, and marketability. The City acknowledges that the master developer shall have the ability in its reasonable business judgment to transfer ERUs between residential areas within the project upon written notice to the City and delivery to the City of written consent of the property owners of the neighborhoods which are sending and receiving such densities (if different from the master developer), so long as any such transfer adheres to the following standards:

1. The maximum number of ERUs established in the Community Plan for all residential neighborhoods shall not exceed 3,238 as shown in the Land Use Master Plan.
2. Up to 15% of ERUs may be transferred into or out of any residential type or Village Plan.
3. Commercial ERUs to be determined at Village Plan, but will not count against any vested residential ERUs.
4. Any transfer of ERUs into or out of any residential type established in the Community Plan shall not exceed fifteen percent (15%) without approval of the City Council. In no case shall the transfer of ERUs into or out of any land-use designation or district shall exceed twenty-five (25%) of that established in the Community Plan.
5. ERUs may not be transferred from a more intensive neighborhood into a less intensive neighborhood as designated in this Community Plan, specifically, lots located east of the identified Mountain View Corridor and bordering any portion of the Harvest Hills subdivision, if such transfer would result in single-family lots smaller than 4,500 square feet. Single-family lots less than 4,500 square feet are permitted in Type 2 and Type 3 areas as shown on the Land Use Map Exhibits.
6. Density transfers will be finalized at time of Village Plan or through a Village Plan amendment.
7. ERUs may not be transferred into any open space, park, or school unless said use is replaced elsewhere.

8. This amendment includes a total density transfer of 336 units, 10.4% of the total ERUs. The total density transfers allowed in the approved Wildflower Amended and Restated Community Plan is 15%. The following chart details the change:

EQUIVALENT RESIDENTIAL UNIT (ERU) TRANSFERS					
Type	**Description**	**Current ERUs**	**Previously Approved ERUs**	**ERU Change**	**Percentage Change**
1	Single Family (5,000+ SF)	1,124	1,160	-36	-1.19%
2	Single Family (<5,000 SF)	393	693	-300	76.33%
3	Single Family (<5,000 SF), 3-Story	252	137	115	-45.63%
4	Townhomes / Apartments / Condos	1,469	1,248	221	-15.04%
Total		**3,238**	**3,238**	**0**	**0**

04 Open Space Plan

As illustrated in the Density and Open Space section in the Project Introduction, the Wildflower Community Plan will provide a minimum of 30% open space on a cumulative basis across the Community Plan area.

Landscaping Philosophy

The landscaping and open space of the Wildflower Community shall meet the requirements o***f Saratoga Springs Municipal Code Section 19.06 and 19.26*** respectively. The objective is to preserve and generally enhance the area's natural features as well as character of homes, buildings, streetscapes, trails, and open space areas, to strengthen and frame vistas and provide areas of shade intermittently.

Homeowners' lawn, patio, and garden areas are subject to approval by the Wildflower Design Review Committee (WDRC). Owners are encouraged to plant trees and shrubs to enhance the natural beauty of the area and improve erosion control within the Project.

Landscaping will be in line with ***City Code 19.06*** and ***19.26***. Fully irrigated and landscaped front yards are required before occupancy is allowed, or if occupancy occurs during winter months, by the following June 1st. This includes full irrigation and sod installation of park strips adjacent to or in front of the property. It is required that back yard landscaping is complete within two years from the time Certificate of Occupancy is received. Approval of landscaping plans shall be subject to the Wildflower Home Design Guidelines.

Landscaping may include a combination of lawn, trees, shrubs, mulch, rock or ground cover. Ground cover may include vegetative vines, low-spreading shrubs, annual or perennial flowering plants, or foliage plants, subject to general standards in the Wildflower Home Design Guidelines. The Wildflower Design Review Committee (WDRC) or applicable Homeowners Association will enforce the landscaping requirements.

Open Space Objectives

1. To improve parks and open spaces to meet the recreational needs of residents as per ***The City's Vested Laws***.
2. Design a network of private parks and open spaces using a variety of recreation types such as neighborhood parks, community demonstration gardens, greenways, connector trails, and pocket parks.
3. Create a short walking distance to open space/trails network for every home. Locate developed open space venues in areas of high visibility that are conducive to a variety of recreational uses, appropriate for the various areas and conditions.
4. Plan improvements will help meet the goals in the City's Parks, Trails and Open Space Master Plan.

Definition of Open Space

The term *Open Space* within the Wildflower Community Plan refers to open, landscaped, native (non-irrigated), and other improved areas that meet one or more of the following criteria:

1. Includes parks, recreational areas, gateways, trails, buffer areas, berms, view corridors, or other amenities that facilitate the creation of more attractive neighborhoods.
2. Includes entry features and any portion of park strip or landscaped median that exceeds City standards.
3. May include land set aside for a cemetery, as long as additional ERUs are not vested in lieu of this use.
4. Includes improved, native (non-irrigated), and passive areas.
5. Native (non-irrigated) means undisturbed landscaping or the installation of natural landscaping commonly found in unimproved, un-manicured landscapes. This commonly refers to native species of grasses, forbs, and shrubs commonly found in undisturbed landscapes. Native landscape includes the restoration of disturbed areas by replacement of topsoil, native seeding by drilling method, and covering with a hydraulically applied wood fiber mulch. A vegetative survey, in addition to a restoration plan, is required for all areas labeled as "native open space" and shall include the following information:
    a. Survey and identify what is existing
    b. Identify what is good and worth keeping and what is invasive or noxious and needs to be removed
    c. Specify what types of plants will be used to fill in area to achieve 70% vegetative coverage once invasive and noxious items are removed
    d. Identify means and methods for revegetation

The space may not include the following:

1. Surplus open space located on another lot unless previously approved as part of an overall site plan, development agreement, or plat approval.
2. Lands occupied by residential or commercial buildings, parking areas, and other hard surfaces with no recreational value.
3. Setbacks and spaces between multi-family structures that are no larger than 5,000 square feet, are not part of a community trail system, and are not developed as a recreational or community amenity.

Edge Conditions and Buffers

Edge conditions and buffers will be in line with City code.

General Street Tree Standards

A Master Street Tree Plan will be submitted at Village Plan to show the plant schedule for the street trees within the village boundaries. Generally, the standard for street trees is to plant one tree every 50 linear feet in park strips along streets. Trees may be moved or removed from the plan to accommodate driveways and intersection requirements. Park strips must be irrigated and landscaped in full prior to Certificate of Occupancy being issued.

Park Standards

All park areas, open space, greenways, and park strips not fronted by homes will be private and maintained by the HOA. Fronted park strips will be maintained by the private homeowner. Townhome open space will be managed by the HOA. All park areas, open space, greenways, natural open space and park strips will be private and maintained by the HOA or adjacent home owner. City will not be required to maintain any of the Wildflower open space.

Parks shall be developed for both active and passive recreation activities, taking into consideration the demographic profile of residents. Wildflower open space is thoughtfully designed with interconnecting neighborhood trails, sidewalks, and low-volume residential streets. Benches, shade areas, picnic tables, and neighborhood trail access will be included as park enhancements, where appropriate. Wildflower will exceed the typical standards where possible, and introduce additional amenities like a dog park, off-leash dog trails, and dog wash station for residents to use.

Open space areas presented in the Community Plan are conceptual in nature. Details will be addressed in the individual Village Plans. Concept plans are included in the appendix. Examples of the various types of parks and open space in Wildflower are following:

1. ***Entrance Nodes***—Formal nodes serve as entrances into the community and showcase neighborhood identity through landscaping, public art structures, entrance features (monuments) and/or signage.

2. ***Pocket Parks***—These small parks allow for people to gather, relax and enjoy the outdoors. The green spaces typically feature simple elements such as benches and a few trees but may also include more active amenities like playground equipment, climbing boulders and lawn berms. The goal of these smaller parks is to meet the recreational needs of local residents and accommodate as many different users as possible, prioritizing the needs of the surrounding neighborhoods.

3. ***Neighborhood Parks***—These larger parks often serve as the focal point of a neighborhood, providing recreational space and amenities, as well as an informal gathering area for the community's residents. The intent of the park design is to create a sense of place that enhances neighborhood and community identity while meeting the recreational needs of the residents.

4. ***Greenways***—Greenways are linear open spaces with passive and sometimes active recreational elements. They may be designed around or integrated within natural open space, or they may take the form of linear developed parks. Greenways often serve as trail corridors, connecting key open spaces and providing critical connections from neighborhoods to larger parks and open space.

5. ***Connector Trails***—Connector trails may be composed of sidewalk connections, multipurpose paved trails, or unpaved pathways. They are used by pedestrians and cyclists to connect to the main trail and open space network. See Typical Trail Section Exhibit in section 4.

6. ***Demonstration Community Gardens***—Demonstration gardens are individual planting beds that feature collections like a pollinator garden, kitchen/herb garden, sensory garden, waterwise garden, succulent garden, woodland garden, etc. Demonstration gardens may be used as a perimeter, buffer around pergolas, barrier along a ravine, or may be a fill between pathways, etc.

On the *Community Amenity Exhibit* found on page 4-19, open space areas are labeled with one of the six types described above. Additional details and descriptions will be determined at Village Plan.

Suggested Plant List

The following is a suggested list of plant materials provided to builders and homeowners as part of the Wildflower Design Guidelines. This does not mean that all the listed plants and trees are guaranteed to thrive. It is the responsibility of each builder and/or homeowner to consult with appropriate professionals for installation and maintenance advice. Each homeowner is instructed to consult with their builder or landscaper regarding any issues or concerns they have with the types of plants on their landscaping plan.

Honey Locust and Hackberry will not be used in park strips.

LARGE TREES					
Botanical Name	**Common Name**	**Mature Size**	**Deciduous or Evergreen**	**Decorative**	**Sugg. by City**
Cedrus atlantica argentea 'Fastigiata'	Columnar Blue Atlas Cedar	40' x 10'	Evergreen		
Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	40' x 35'	Deciduous		yes
Ginkgo biloba 'Magyar' (males only)	Magyar Ginkgo	50' X 30'	Deciduous		Yes
Ginkgo biloba 'Shangra La' (males only)	Shangra La Ginkgo	55' x 40'	Deciduous		Yes
Gleditsia tricanthos inermis 'Skyline'	Skyline Honeylocust	40' x 35'	Deciduous		yes
Pinus nigra	Austrian Black Pine	50' x 30'	Evergreen		Yes
Pinus sylvestris	Scotch Pine	40' x 30'	Evergreen		Yes
Quercus bicolor 'Bonnie and Mike' Beacon	Columnar Oak	40' x 15'	Deciduous		
Quercus robur 'Fastigiata'	Columnar English Oak	60' x 15'	Deciduous		Yes
Quercus robur 'Skinny Genes'	Skinny Genes Columnar Oak	45' x 10'	Deciduous		
Quercus robur fastigiata 'Skyrocket'	Columnar English Oak	40' x 15'	Deciduous		
Quercus robur x alba 'Crimschmidt' Crimson Spire	Columnar English Oak	45' x 20'	Deciduous		
Quercus robur x bicolor 'Long' Regal Prince'	Columnar English Oak	40' x 15'	Deciduous		
Quercus robur x bicolor 'Nadler' Kindred Spirit	Columnar English Oak	30' x 6'	Deciduous		
Quercus x 'Adeline' Castle Green'	Columnar Oak	40' x 12'	Deciduous		
Quercus x 'Scarlet Letter'	Columnar Oak	40' x 15'	Deciduous		
Tilia americana 'Redmond'	Redmond American Linden	60' x 35'	Deciduous		
Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	50' x 35'	Deciduous		Yes
Tilia tomentosa 'Sterling'	Sterling Silver Linden	60' x 30'	Deciduous		Yes
Ulmus x 'Accolade'	Accolade Elm	50' x 25'	Deciduous		Yes
Zelkova serrata 'Green Vase'	Green Vase Zelkova	50' x 35'	Deciduous		

MEDIUM TREES					
Botanical Name	**Common Name**	**Mature Size**	**Deciduous or Evergreen**	**Decorative**	**Sugg. by City**
Acer glabrum	Rocky Mountain Maple	25' x 15'	Deciduous		
Acer truncatum x acer platanoides 'Crimson Sunset'	Crimson Sunset	35' x 25'	Deciduous		
Acer truncatum x acer platanoides 'Norwegian Sunset'	Norwegian Sunset	35' x 25'	Deciduous		
Acer truncatum x acer platanoides 'Ruby Sunset'	Ruby Sunset	25' x 20'	Deciduous		
Acer truncatum x acer platanoides 'Urban Sunset'	Urban Sunset	35' x 20'	Deciduous		
Acer truncatum x acer platanoides Pacific Sunset'	Pacific Sunset	30' x 25'	Deciduous		
Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	25' x 20'	Deciduous		
Cedrus atlantics glauca	Blue Atlas Cedar	30' x 20'	Evergreen		
Celtis occidentalis	Common Hackberry	40' x 30'	Deciduous		Yes
Chamaecyparis nootkatensis 'Pendula Green Arrow'	Weeping Alaskan Cedar	25' x 3'	Evergreen	Yes	
Gleditsia triacanthos inermis 'Shademaster'	Shademaster Locust	30' x 25'	Deciduous		Yes
Juniperus scopulorum	Rocky Mountain Juniper	30' x 30'	Evergreen		Yes
Malus x 'Marilee'	Marilee Flowering Crabapple	24' x 10'	Deciduous	Yes	
Prunus maackii	Amur Chokecherry	30' x 30'	Deciduous		Yes
Prunus serrulata 'Kwanzan'	Kwanzan Flowering Cherry	25' x 20'	Deciduous	Yes	
Ulmus x 'Frontier'	American Elm	30' x 25'	Deciduous		Yes
Zelkova serrata 'City Sprite'	Zelkova	24' x 18'	Deciduous		

SMALL TREES					
Botanical Name	**Common Name**	**Mature Size**	**Deciduous or Evergreen**	**Decorative**	**Sugg. by City**
Acer tataricum 'Hot Wings'	Hot Wings Tatarian Maple	20' x 15'	Deciduous		Yes
Acer tataricum 'Pattern Perfect'	Pattern Perfect Tatarian Maple	25' X 20'	Deciduous		Yes
Cedrus atlantica glauca 'Pendula'	Weeping Blue Atlas Cedar	15' x 15'	Evergreen	Yes	
Cedrus libani 'Beacon Hill'	Weeping Cedar of Lebanon	10' x 6'	Evergreen	Yes	
Cercis Canadensis 'Pink Heartbreaker'	Eastern Redbud	15' x 10'	Deciduous	Yes	
Chamaecyparis lawsoniana 'Pinpoint'	Pinpoint Blue False Cypress	20' x 7'	Evergreen		
Malus 'Amberina'	Amberina Flowering Crabapple	12' x 10'	Deciduous	Yes	
Malus x 'April Showers'	Weeping Flowering Crabapple	10' x 6'	Deciduous	Yes	
Malus x 'Cardinal's Robe'	Cardinal's Robe Flowering Crabapple	15' x 20'	Deciduous	Yes	
Malus x 'Harvest Gold'	Harvest Gold Flowering Crabapple	22' x 18'	Deciduous	Yes	
Malus x 'Indian Magic'	Indian Magic Crabapple	20' x 15'	Deciduous	Yes	Yes

SMALL TREES					
Botanical Name	**Common Name**	**Mature Size**	**Deciduous or Evergreen**	**Decorative**	**Sugg. by City**
Malus x 'Leprechaun'	Leprechaun Flowering Crabapple	8' x 8'	Deciduous	Yes	
Malus x 'Little Troll'	Little Troll Weeping Flowering Crabapple	16' x 16'	Deciduous	Yes	
Malus x 'Orange Crush'	Orange Crush Flowering Crabapple	15' x 15'	Deciduous	Yes	
Malus x 'Prairie Fire'	Prairie Fire Crabapple	20' x 20'	Deciduous	Yes	Yes
Malus x 'Raspberry Spear'	Raspberry Spear Crabapple	20' x 8'	Deciduous	Yes	
Malus x 'Red Barron'	Red Barron Crabapple	20' x 12'	Deciduous	Yes	
Malus x 'Red Jade'	Red Jade Weeping Crabapple	15' x 15'	Deciduous	Yes	
Malus x 'Red Jewel'	Red Jewel Crabapple	15' x 12'	Deciduous	Yes	
Malus x 'Snowdrift'	Snowdrift Crabapple	20' x 20'	Deciduous	Yes	
Malus x 'Sparkling Sprite'	Sparkling Sprite Crabapple	12' x 12'	Deciduous	Yes	
Picea abies 'Pendula'	Weeping Norway Spruce	10' x 15'	Evergreen	Yes	
Pinus densiflora umbraculifera 'Compacta'	Tanyosho Pine	6' x 6'	Evergreen	Yes	
Prunus subhirtella pendula	Weeping Flowering Cherry	20' x 20'	Deciduous	Yes	
Prunus subhirtella pendula 'Snow Fountain'	Weeping Flowering Cherry	15' x 8'	Deciduous	Yes	
Quercus gambelii	Gamble Oak	25' x 20'	Deciduous		Yes

SHRUBS				
Botanical Name	**Common Name**	**Mature Size**	**Deciduous or Evergreen**	**Sugg. by City**
Amelanchier alnifolia 'Obelisk'	Standing Ovation Serviceberry	15' x 4'	Deciduous	
Caryopteris x clandonensis 'Blue Mist'	Blue Mist Shrub	3' x 3'	Deciduous	Yes
Corylus avellana 'Red Dragon'	Red Leafed Filbert	8' x 5'	Deciduous	
Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	4' x 4'	Semi-Evergreen	
Ephedra viridis	Mormon Tea	2' x 4'	Evergreen	Yes
Forsythia x intermedia 'Arnold's Dwarf'	Dwarf Forsythia	3' x 6'	Deciduous	Yes
Forsythia x 'Show Off Sugar Baby'	Sugar Baby Dwarf Forsythia	3' x 3'	Deciduous	Yes
Hesperaloe parviflora 'Red Yucca'	Red Yucca	3' x 4'	Evergreen	
Juniperus horizontalis 'Blue Chip'	Blue Chip Creeping Juniper	12" x 6'	Evergreen	
Juniperus horizontalis 'Hughes"	Hughes Creeping Juniper	12" x 6'	Evergreen	
Juniperus horizontalis 'Wiltonii'	Wilton's Creeping Juniper	8" x 8'	Evergreen	
Juniperus procumbens 'Green Mound'	Japanese Garden Juniper	6" x 6'	Evergreen	
Juniperus scopulorum 'Blue Arrow'	Blue Arrow Upright Juniper	15' x 3'	Evergreen	
Juniperus scopulorum 'Moonglow'	Moonglow Upright Juniper	20' x 10'	Evergreen	
Juniperus scopulorum 'Wichita Blue'	Wichita Blue Upright Juniper	15' x 6'	Evergreen	

SHRUBS				
Botanical Name	**Common Name**	**Mature Size**	**Deciduous or Evergreen**	**Sugg. by City**
Lonicera x xylosteoides 'Clavy's Dwarf'	Honeysuckle Shrub	5' x 5'	Deciduous	
Magnolia soulangiana 'Susan'	Magnolia	12' x 12'	Deciduous	
Magnolia stellata 'Royal Star'	Magnoila	20' x 15'	Deciduous	
Mahonia aquifolium 'Compacta'	Compact Oregon Grape	3' x 4'	Evergreen	
Perovskia atriplicifolia 'Blue Steel'	Russian Sage	3' x 2'	Deciduous	
Perovskia atriplicifolia 'Little Lace'	Russian Sage	2' x 1	Deciduous	
Philadelphus x virginalis 'Miniature Snowflake'	Mock Orange	4' x 4'	Deciduous	Yes
Pinus mugo var. pumilio	Dwarf Mugo Pine	5' x 6'	Evergreen	
Pinus sylvestris 'Hillside Creeper'	Creeping Scotch Pine	2' x 8'	Evergreen	
Prunus besseyi 'Pawnee Buttes'	Sand Cherry	1' x 6'	Deciduous	
Rhamnus frangula 'Fine Line'	Fern Leaf Buckthorn	7' x 3'	Deciduous	
Rhamnus frangula columnaris	Tallhedge Buckthorn	15' x 4'	Deciduous	
Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	3' x 8'	Deciduous	
Rhus trilobata 'Autumn Amber'	Three Leaf Sumac	2' x 8'	Deciduous	Yes
Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	3' x 3'	Deciduous	
Rosa Meidiland series 'Red'	Red Meidiland Rose	4' x 6'	Deciduous	
Rosa Meidiland series 'White'	White Meidiland Rose	2' x 6'	Deciduous	
Sambucus nigra 'Laced Up'	Laced Up Elderberry	10' x 3'	Deciduous	
Symphoricarpos oreophilus	Mountain Snowberry	4' x 4'	Deciduous	
Symphoricarpos orbiculatus	Coralberry	5' x 8'	Deciduous	
Symphoricarpos x chenaultii 'Hancock'	Hancock Coralberry	2' x 8'	Deciduous	
Symphoricarpos x doorensbosii 'Kolmcan'	Kolmcan Coralberry	3' x 3'	Deciduous	
Symphoricarpos x doorensbosii 'Magic Berry'	Magic Berry Coralberry	5' x 5'	Deciduous	
Syringa meyeri 'Palibin'	Dwarf Korean Lilac	5' x 7'	Deciduous	
Syringa x 'Bloomerang'	Dwarf Reblooming Lilac	3' x 3'	Deciduous	
Viburnum dentatum 'Blue Muffin'	Southern Arrowwood	5' x 4'	Deciduous	
Viburnum opulus 'Compactum'	Compact European Cranberry	6' x 6'	Deciduous	
Viburnum opulus 'Nanum'	Dwarf European Cranberry	2' x 3'	Deciduous	Yes
Viburnum triolobum 'Alfredo'	American Cranberry	6' x 6'	Deciduous	
Yucca filamentosa 'Bright Edge'	Bright Edge Yucca	3' x 2'	Evergreen	

ORNAMENTAL GRASSES		
Botanical Name	**Common Name**	**Mature Size**
Bouteloua gracilis	Blue Grama Grass	2' x 2'
Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	2.5' x 1.5'
Calamagrostis acutiflora 'Eldorado'	Feather Reed Grass	4' x 2'
Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	5' x 3'
Calamagrostis x acutiflora 'Lightning Strike'	Lightning Strike Feather Reed Grass	4' x 2'
Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	3' x 2'
Deschampsia cespitosa	Tufted Hairgrass	2' x 2'
Deschampsia cespitosa 'Schottland'	Tufted Hairgrass	3' x 2'
Festuca mairei	Atlas Fescue	3' x 3'
Festuca ovina glauca 'Boulder Blue'	Boulder Blue Fescue	8" x 12"
Helictotrichon sempervirens 'Blue Oats'	Blue Oat Grass	3' x 2'
Miscanthus sinensis 'Adagio'	Dwarf Maiden Grass	4' x 4'
Miscanthus sinensis 'Dixieland'	Maiden Grass	3' x 4'
Miscanthus sinensis 'Gracillimus Nana'	Gracillimus Nana Maiden Grass	4' x 4'
Mischanthus sinensis 'Yaku Jima'	Dwarf Maiden Grass	5' x 2'
Pennisetum alopecuroides	Dwarf Fountain Grass	4' x 2'
Pennisetum alopecuroides 'Burgundy Bunny'	Burgundy Bunny Dwarf Fountain Grass	1 x 1.5'
Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	3' x 2'
Pennisetum alopecuroides 'Little Bunny'	Little Bunny Dwarf Fountain Grass	1' x 1'
Pennisetum alopecuroides 'Red Head'	Red Head Dwarf Fountain Grass	4' x 2.5'
Schizachyrium scoparium	Little Bluestem Grass	3' x 2'
Schizachyrium scoparium 'Blaze'	Blaze Little Bluestem	3' x 2'
Schizachyrium scoparium 'Blue Heaven'	Blue Heaven Little Bluestem	4' x 4'
Schizachyrium scoparium 'Smoke Signal'	Smoke Signal Little Bluestem	3' x 2'

PERENNIALS			
Botanical Name	**Common Name**	**Mature Size**	**Sugg. by City**
Allium x 'Summer Beauty'	Summer Beauty Allium	20' x 18'	
Alyssum wulfenianum 'Golden Spring'	Alpine Alyssum	6" x 18"	
Aquilegia caerulea 'Rocky Mountain Power'	Rocky Mountain Blue Columbine	18" x 15"	
Aquilegia chrysantha 'Denver Gold'	Yellow Columbine	30" x 18"	
Arabis alpinus 'Compinkie'	Rockcress	6" x 12"	
Arabis alpinus 'Snowcap'	Rockcress	6" x 12"	
Artemisia x 'Powis Castle'	Powis Castle Artemisia	36" x 30"	
Artemisia schmitiana 'Silvermound'	Silvermound	24" x 24"	Yes
Aster alpinus 'Alpine'	Apline Aster	12" x 16"	
Aster novae-angliae 'Purple Dome'	Purple Dome New England Aster	24" x 36"	
Aster novae-angliae 'Vibrant Dome'	Vibrant Dome New England Aster	24" x 36"	
Aster novae-angliae 'Wood's Pink'	Wood's Pink New England Aster	12" x 24"	
Aubrieta 'Audrey Purple Shades'	Audrey Purple Shades Rockcress	6" x 14"	
Aubrieta 'Red Cascade'	Rockcress	6" x 14"	
Callirhoe involucrata	Prairie Winecup	18" x 48"	
Crocosmia 'Lucifer'	Crocosmia	36" x 36"	
Echinacea purpurea 'Cheyenne Spirit'	Cheyenne Spirit Coneflower	30" x 24"	
Echinacea purpurea 'Butterfly Julia'	Butterfly Julia Coneflower	18" x 18"	
Echinacea sombrero	Coneflower	20" x 24"	
Epilobium septentrionale 'Wayne's Silver'	Wayne's Silver Zaushneria	12" x 24"	
Gaura lindheimeri	Whirling Butterflies	Varies	
Geranium 'Johnson's Blue'	Cranesbill	18" x 36"	
Geranium macrorrhizum 'Bevans'	Cranesbill	12" x 24"	
Hemerocallis x 'Always Afternoon'	Always Afternoon Daylily	22" x 24"	
Hemerocallis x 'Apricot Sparkles'	Apricot Sparkles Daylily	15" x 24"	
Hemerocallis x 'Cosmopolitan'	Cosmopolitan Daylily	20" x 27"	
Hemerocallis x 'Happy Returns'	Happy Returns Daylily	24" x 36"	
Hemerocallis x 'Little Grapette'	Grapette Daylily	12" x 18"	
Hemerocallis x 'Wineberry Candy'	Wineberry Candy	22" x 24"	
Heuchera sp.	Coral Bells	Varies	
Iberis sp.	Candytuft	Varies	
Kniphofia sp.	Red Hot Poker	Varies	
Lavandula angustifolia sp.	English Lavender	Varies	

PERENNIALS			
Botanical Name	**Common Name**	**Mature Size**	**Sugg. by City**
Mirabilis multiflora	Desert Four O'Clock	18" x 6'	
Penstemon barbatus sp.	Beardtongue	Varies	
Penstemon cyananthus	Wasatch Penstemon	36" x 24"	
Penstemon eatonii	Firecracker Beardtongue	36" x 12"	
Penstemon palmeri	Palmer's Beardtongue	60" x 24"	
Penstemon pinifolius sp.	Pineleaf Penstemon	12" x 12"	
Perovskia atriplicifolia sp.	Russian Sage	Varies	
Rudbeckia fulgida sp.	Black Eyed Susan	Varies	
Sedum spectabile 'Autumn Fire'	Showy Stonecrop	24" x 24"	
Sedum spectabile 'Autumn Joy'	Stonecrop	36" x 24"	

ORNAMENTAL GRASSES		
Botanical Name	**Common Name**	**Suggested by City**
Ajuga sp.	Bugleweed	Yes
Fragaria 'Lipstick'	Strawberry	
Galium odoratum	Sweet Woodruff	
Lamium maculatum sp.	Spotted Dead Nettle	
Lysimachia nummularia	Creeping Jenny	
Mahonia repens	Creeping Oregon Grape	
Sedum acre	Goldmoss Stonecrop	Yes
Sedum ochroleucum 'Red Wiggle'	Stonecrop	Yes
Thymus lanuginosus	Woolly Thyme	
Thymus serpyllum sp.	Thyme	
Veronica sp.	Speedwell	

Allocation of Points System for Open Space Amenities

Chapter 19.19 of the City's Vested Laws creates a points system for open space amenities to be provided by new development. The Parties acknowledge that the Open Space Plan as set forth in the Community Plan satisfies the City' s Open Space requirements. As plats and phases in the Project are developed, Master Developer may propose substitute amenities that differ from those shown in the Amenity Plan and the City Council—if the substitute amenity is considered a major amendment per Chapter 19.26 of the City Code–may choose, in its sole and absolute legislative discretion, to approve or reject the substitute amenities. If the substitute is a minor amendment per Chapter 19.26, the Planning Director will make the decision based on the criteria for open space in the Community Plan. In exercising its sole and absolute legislative discretion, the City Council may choose, but is not obligated to consider: (i) the cost for the Master Developer to provide the substitute amenity and whether such has an equal to or greater than cost to the Master Developer; and (ii) Master Developer's showing that the proposed substitute amenity will have equal or greater appeal to and functionality for the residents of the subject phase than the amenity shown on the Amenity Plan.

Open Space Requirements

Village by Village Approach

Each Village in the Project will be comprised of one or more subdivision plats, and must be developed in accordance with the approved Village Plan and the Community Plan. For each Village, at least thirty percent (30%) of Open Space acreage, amenities, and associated water right dedication must be provided within the Village (the "Village Open Space Requirements"). The actual completion of the amenities will be performed pursuant to plat approvals. The required water rights shall be dedicated at the time of recordation of a plat for which water rights are required. To demonstrate that it will comply with the Village Open Space Requirements of a given Village, Master Developer shall provide a landscape and irrigation plan for each plat. For each Village, the City will issue building permits until such time as building permits have been issued for forty percent (40%) of the total allowable residential units in the Village (the "40% Threshold"). When the 40% Threshold has been reached, the City shall stop issuing building permits in the Village until Master Developer has commenced construction and development of the Village Open Space Requirements for that Village. If, and only if, Master Developer has commenced construction of the Village Open Space Requirements for the subject Village, then the City shall continue to issue building permits in the Village. All of the Village Open Space Requirements must be completed and satisfied by the time building permits have been issued for eighty percent (80%) of the total allowable residential units in the Village (the "80% Threshold"). If the construction or installation of any Village Open Space Requirements are commenced then they shall be completed within twelve (12) months excluding the winter months. The City may withhold issuance of additional building permits after the 80% Threshold has been reached until all of the Village Open Space Requirements have been completed and satisfied. Once all of the Village Open Space Requirements have been completed and satisfied, the City will resume issuing building permits for the remaining allowable residential units in the Village. The provisions of this Section are intended to allow Master Developer to commence construction of up to forty percent (40%) of the allowable residential units in a given Village before commencing work on the Village Open Space Requirements, while still providing protection and assurance to the City that the Village Open Space Requirements will be completed in their entirety before building permits will be issued for the last twenty percent (20%) of the allowable residential units in the Village. Only one (1) Village in the entire Community Plan may be deficient in meeting the Village Open Space Requirements at any given time.

The Master Developer waives the requirements of Utah Code Chapter 10-9a with respect to restrictions on the City to deny building permits for unfinished and unbonded (i.e. without an "improvement completion assurance" as defined by Chapter 10-9a) private landscaping and open space requirements. The Master Developer also waives the requirements of Utah Code Chapter 10-9a with respect to restrictions on the City to require improvement completion assurances for private landscaping.

Plat by Plat Compliance

The Parties acknowledge that the thirty percent (30%) open space acreage requirement will be satisfied on a Village Plan level, even though certain plats within the Village, when analyzed on their own, may not contain thirty percent (30%) open space. When a particular plat does not provide 30% open space on its own, an accompanying offsite Open Space Dedication Plat will also be provided, with landscape and irrigation plans and the necessary water dedication, in order to satisfy the open space requirements of the subject phase. This approach will ensure that for each phase, as a final plat is approved for the phase, will have at least a minimum of 30% open space with sufficient landscaping, irrigation, and water for the open space areas. The entire Project will still meet the overall open space requirements as set forth in the approved Community Plan.

Open Space Improvement Completion Assurance Bonds

To provide the City with assurances that the open space/park improvements will be completed, the Parties agree that Master Developer will provide an improvement assurance bond for open space improvements on a plat-by-plat basis with the amount of the bond based on an approved landscape and amenity plan in accordance with the standard City process and requirements. When the City inspects and approves the open space improvements for each plat the open space bond will be released consistent with standard City procedures for releasing improvement assurance bonds. The "open space" bonds (for each plat) described in this Section will be in addition to any other applicable bonding requirements for public improvements in each plat/phase.

The Master Developer waives the requirements of Utah Code Chapter 10-9a with respect to restrictions on the City regarding the denial of building permits for unfinished and unbonded (i.e. without an "improvement completion assurance" as defined by Chapter 10-9a) private landscaping and open space requirements. The Master Developer also waives the requirements of Utah Code Chapter 10-9a with respect to restrictions on the City to require improvement completion assurances for private landscaping.

PEDESTRIAN SIGNALIZED CROSSING

PROPOSED TRAILHEAD

PROPOSED TRAIL TYPES

- 4' DIRT OFF-LEASH DOG TRAIL
- 4' DIRT TRAIL
- 5' SIDEWALK
- 8' ASPHALT TRAIL
- 8' ASPHALT TRAIL PARALLELED BY 4' DIRT TRAIL
- 10' ASPHALT TRAIL
- 12' ASPHALT ACCESS ROAD/TRAIL
- 12' ASPHALT ACCESS ROAD/TRAIL PARALLELED BY 4' DIRT TRAIL
- 20' ASPHALT UTILITY ACCESS/EMERGENCY ROAD/TRAIL
- 20' ASPHALT UTILITY ACCESS/EMERGENCY ROAD/TRAIL
- TRAILS BY OTHERS

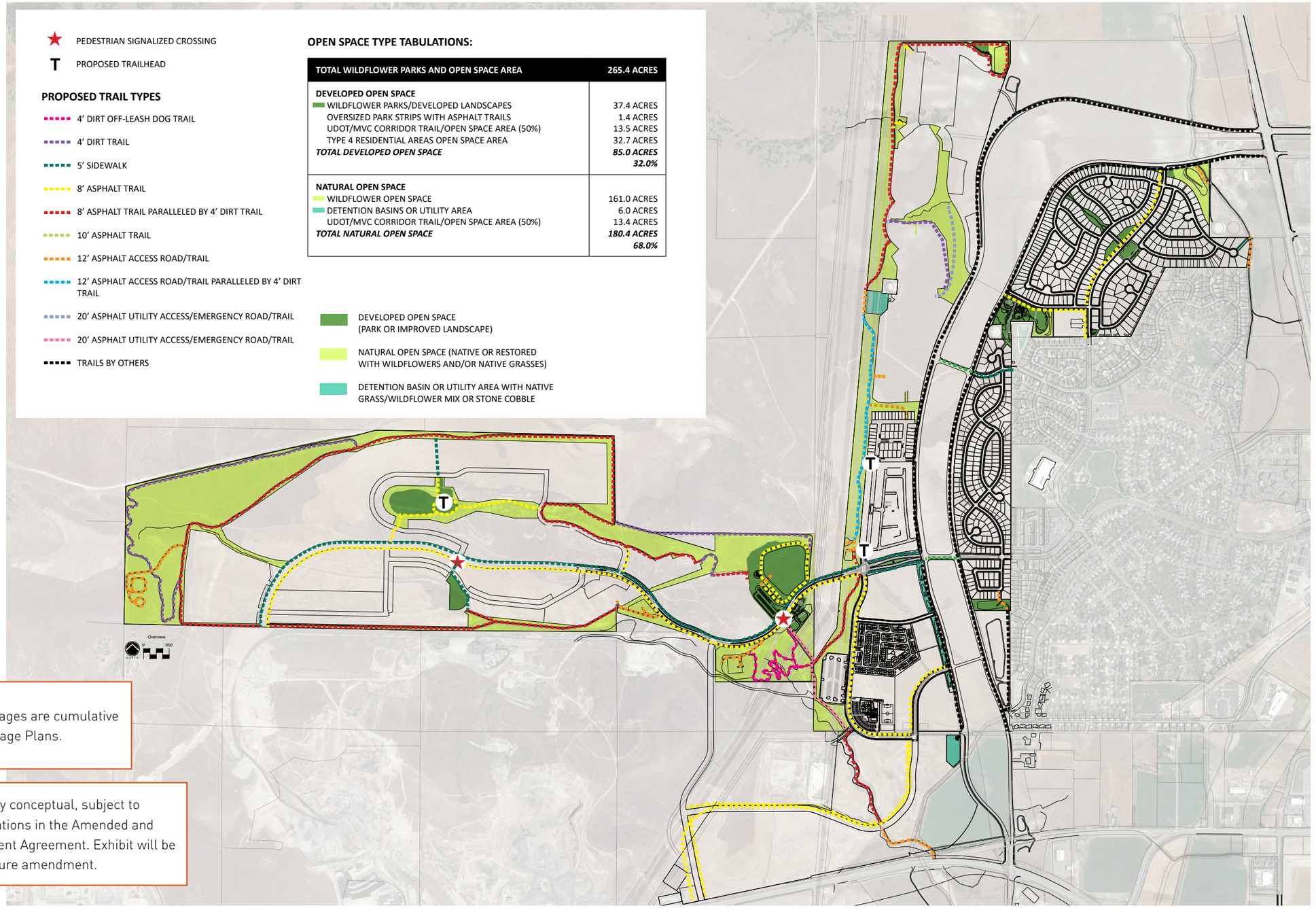
OPEN SPACE TYPE TABULATIONS:

TOTAL WILDFLOWER PARKS AND OPEN SPACE AREA	265.4 ACRES
DEVELOPED OPEN SPACE	
WILDFLOWER PARKS/DEVELOPED LANDSCAPES	37.4 ACRES
OVERSIZED PARK STRIPS WITH ASPHALT TRAILS	1.4 ACRES
UDOT/MVC CORRIDOR TRAIL/OPEN SPACE AREA (50%)	13.5 ACRES
TYPE 4 RESIDENTIAL AREAS OPEN SPACE AREA	32.7 ACRES
TOTAL DEVELOPED OPEN SPACE	***85.0 ACRES***
	32.0%
NATURAL OPEN SPACE	
WILDFLOWER OPEN SPACE	161.0 ACRES
DETENTION BASINS OR UTILITY AREA	6.0 ACRES
UDOT/MVC CORRIDOR TRAIL/OPEN SPACE AREA (50%)	13.4 ACRES
TOTAL NATURAL OPEN SPACE	***180.4 ACRES***
	68.0%

DEVELOPED OPEN SPACE (PARK OR IMPROVED LANDSCAPE)

NATURAL OPEN SPACE (NATIVE OR RESTORED WITH WILDFLOWERS AND/OR NATIVE GRASSES)

DETENTION BASIN OR UTILITY AREA WITH NATIVE GRASS/WILDFLOWER MIX OR STONE COBBLE



All open space percentages are cumulative across all Village Plans.

Note: This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement. Exhibit will be updated at future amendment.

Community Open Space Calculations

★ PEDESTRIAN SIGNALIZED CROSSING

T PROPOSED TRAILHEAD

PROPOSED TRAIL TYPES

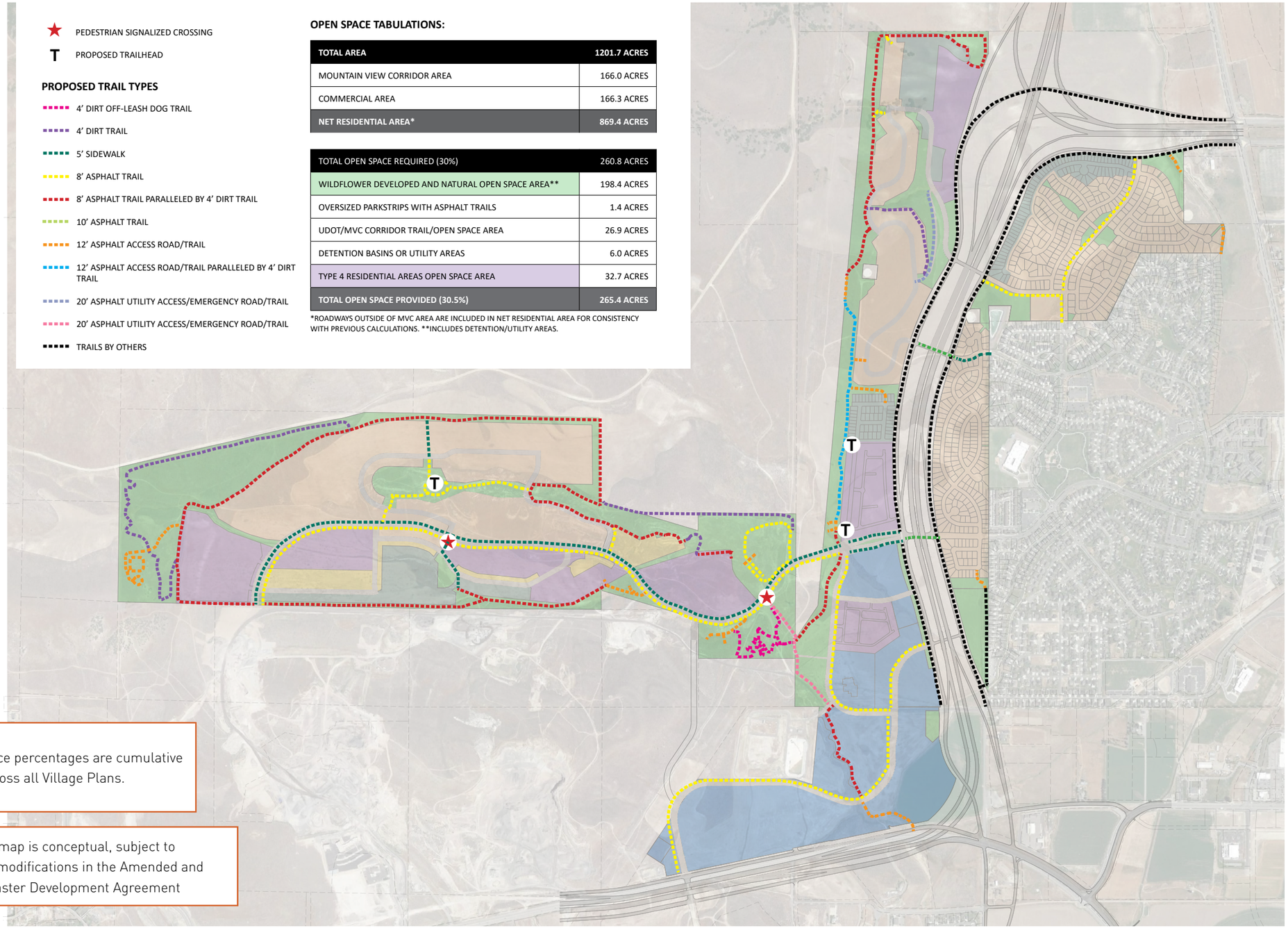
- 4' DIRT OFF-LEASH DOG TRAIL
- 4' DIRT TRAIL
- 5' SIDEWALK
- 8' ASPHALT TRAIL
- 8' ASPHALT TRAIL PARALLELED BY 4' DIRT TRAIL
- 10' ASPHALT TRAIL
- 12' ASPHALT ACCESS ROAD/TRAIL
- 12' ASPHALT ACCESS ROAD/TRAIL PARALLELED BY 4' DIRT TRAIL
- 20' ASPHALT UTILITY ACCESS/EMERGENCY ROAD/TRAIL
- 20' ASPHALT UTILITY ACCESS/EMERGENCY ROAD/TRAIL
- TRAILS BY OTHERS

OPEN SPACE TABULATIONS:

TOTAL AREA	**1201.7 ACRES**
MOUNTAIN VIEW CORRIDOR AREA	166.0 ACRES
COMMERCIAL AREA	166.3 ACRES
NET RESIDENTIAL AREA*	**869.4 ACRES**

TOTAL OPEN SPACE REQUIRED (30%)	260.8 ACRES
WILDFLOWER DEVELOPED AND NATURAL OPEN SPACE AREA**	198.4 ACRES
OVERSIZED PARKSTRIPS WITH ASPHALT TRAILS	1.4 ACRES
UDOT/MVC CORRIDOR TRAIL/OPEN SPACE AREA	26.9 ACRES
DETENTION BASINS OR UTILITY AREAS	6.0 ACRES
TYPE 4 RESIDENTIAL AREAS OPEN SPACE AREA	32.7 ACRES
TOTAL OPEN SPACE PROVIDED (30.5%)	**265.4 ACRES**

*ROADWAYS OUTSIDE OF MVC AREA ARE INCLUDED IN NET RESIDENTIAL AREA FOR CONSISTENCY WITH PREVIOUS CALCULATIONS. **INCLUDES DETENTION/UTILITY AREAS.



All open space percentages are cumulative across all Village Plans.

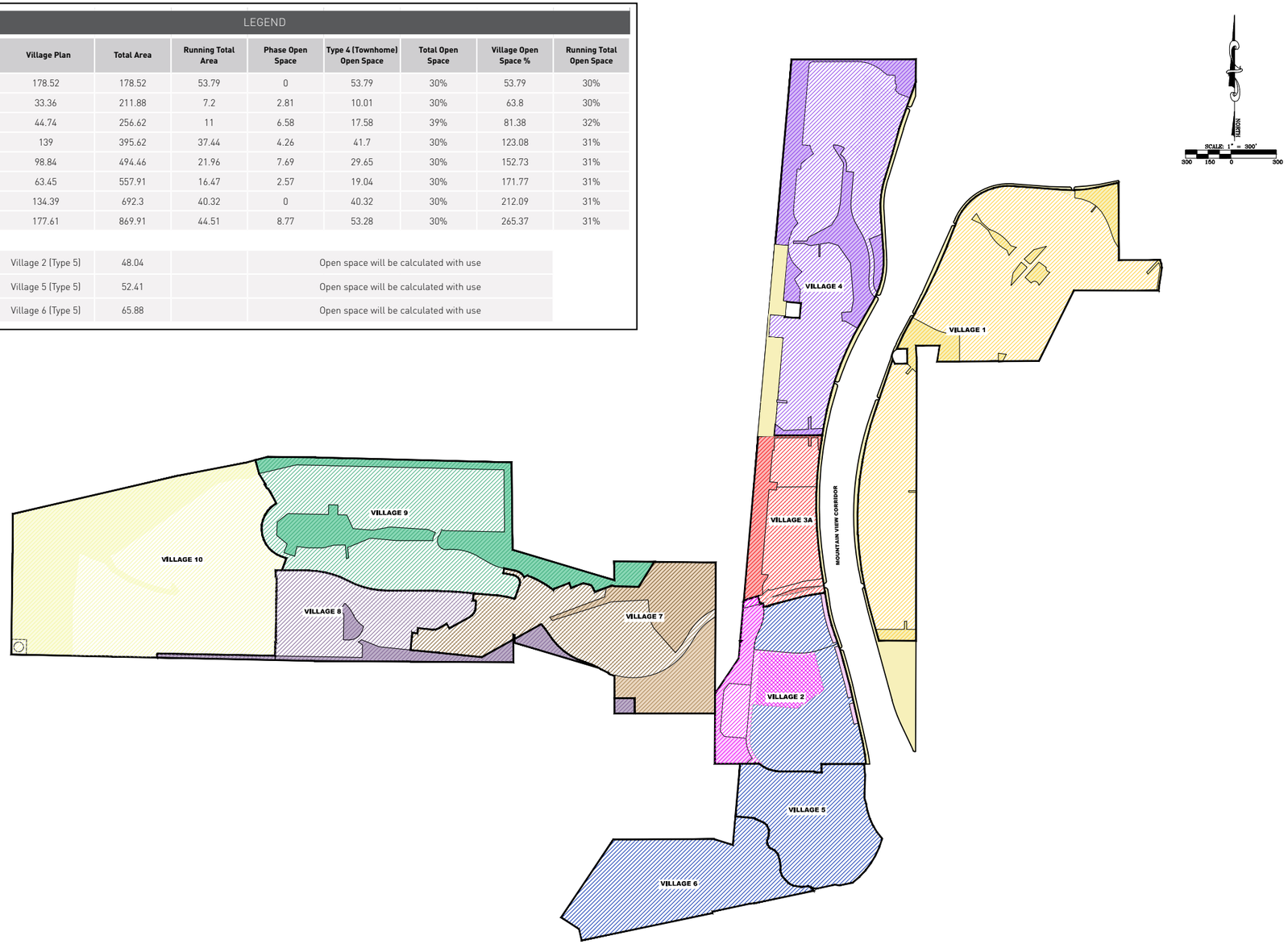
Note: This map is conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement

Conceptual Open Space Dedication Exhibit

LEGEND

Village Plan	Total Area	Running Total Area	Phase Open Space	Type 4 (Townhome) Open Space	Total Open Space	Village Open Space %	Running Total Open Space
178.52	178.52	53.79	0	53.79	30%	53.79	30%
33.36	211.88	7.2	2.81	10.01	30%	63.8	30%
44.74	256.62	11	6.58	17.58	39%	81.38	32%
139	395.62	37.44	4.26	41.7	30%	123.08	31%
98.84	494.46	21.96	7.69	29.65	30%	152.73	31%
63.45	557.91	16.47	2.57	19.04	30%	171.77	31%
134.39	692.3	40.32	0	40.32	30%	212.09	31%
177.61	869.91	44.51	8.77	53.28	30%	265.37	31%

Village 2 (Type 5)	48.04	Open space will be calculated with use
Village 5 (Type 5)	52.41	Open space will be calculated with use
Village 6 (Type 5)	65.88	Open space will be calculated with use



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WILDFLOWER
SARATOGA SPRING, UTAH

OPEN SPACE DEDICATION EXHIBIT

REVISIONS
1 .
2 .
3 .
4 .
5 .

LEI PROJECT #: 2013-0902
DRAWN BY: BLS
CHECKED BY: GDM
SCALE: 1" = 300'
DATE: 1/21/2021
EXHIBIT 1

U:\LAND DESKTOP PROJECTS\13-0902 DM COLLINS BROTHERS\DWG\LAND USE - MASTER PLAN\13-0902 OVERALL OS PHASE DEDICATION.DWG 1/21/2021 6:03 PM

# Total Units in Development	Equivalent Acres Required	Minimum # Amenity Points Required
3,238	81.0	3,238

EQUIVALENT ACRES PROVIDED			
Category	**Multiplier**	**Actual Acres Provided**	**Equivalent Acres Provided**
Unimproved - Not Sensitive Lands	0.15	0.00	0.00
Open Space - No Access	0.15	0.00	0.00
Sensitive Lands - Limited Access	0.33	0.00	0.00
Improvement of Existing City Open Space	0.67	0.00	0.00
Detention Basin - Limited Access	0.67	2.98	1.99
Detention Basin - No Access	0.00	18.60	0.00
Partially Improved	0.75	216.18	162.56
Fully Improved - Limited Access	0.75	0.00	0.00
Fully Improved - Full Access	1.00	27.61	27.61
Total Actual Acres Open Space		**265.37**	
Total Equivalent Acres			**192.16**
Required Amenity Points per Equivalent Acre			**40.0**
Total Required Amenity Points			**3,238.0**

"Fully Improved - Full Access" acres include Golden Hills Park a portion of Wildflower Lake since these are the only open space areas that meet the 75 point threshold requirement for this category. Aside from detention basins, the remaining open space, which includes developed open space and natural open space, have been assigned to the "Partially Improved" since these areas include developed open space that falls below the required 75 point threshold or are natural open space areas with trails.

					Village 1		Village 2		Village 3a		Village 4		Village 5		Village 6		Village 7		Village 8		Village 9		Village 10	
Equivalent Acres Required					14.4		5.3		6.8		10.4		0.0		0.0		12.2		7.6		8.1		16.4	
Equivalent Acres Provided					12.3		10.8		8.2		30.8		0.0		0.0		50.6		4.7		21.1		49.7	
Proposed Amenity	**Category**	**Points**	**Total Quantity**	**Total Points**	**Quantity**	**Points**	**Quantity**	**Points**	**Quantity**	**Points**	**Quantity**	**Points**	**Quantity**	**Points**	**Quantity**	**Points**	**Quantity**	**Points**	**Quantity**	**Points**	**Quantity**	**Points**	**Quantity**	**Points**
Dog Park with Dog Wash (1 acre manicured)	A	25.0	1.0	25.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	25.0	0.0	0.0	0.0	0.0	0.0	0.0
Lake	A	681.0	1.0	681.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	681.0	0.0	0.0	0.0	0.0	0.0	0.0
Splash Pad/Creek (2,250) (25 people)	B	90.0															2.0	180.0						
Restrooms (4stalls)	B	400.0	1.0	400.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	400.0	0.0	0.0	0.0	0.0	0.0	0.0
Play Field - Full Size	B	56.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Trail, paved (1000 LF)	B	41.3	71.4	2,948.8	6.3	260.2	5.8	239.5	2.4	99.1	7.2	297.4	2.3	95.0	0.0	0.0	13.9	574.1	10.6	437.8	10.8	446.0	12.1	499.7
Restrooms (2 stalls)	B	200.0	3.0	600.0	1.0	200.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	200.0	0.0	0.0	1.0	200.0	0.0	0.0
Playground Structure, 1 platform (250 SF)	C	25.0			6.0	150.0											4.0	100.0	1.0	25.0	4.0	100.0		
Pavilion, 16 x 44	C	23.0	2.0	46.1	1.0	23.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	23.0	0.0	0.0	0.0	0.0	0.0	0.0
Pickleball Court	D	22.5	4.0	90.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.0	90.0	0.0	0.0
Personal Watercraft Dock (non-motorized)	D	12.5															1.0	12.5						
Sandy Beach	D	7.0															1.0	7.0						
Basketball Half Court	D	16.5	1.0	16.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	16.5	0.0	0.0
Pavilion 12 x 12	D	4.7	14.0	65.5	3.0	14.0	0.0	0.0	0.0	0.0	1.0	4.7	0.0	0.0	0.0	0.0	9.0	42.1	1.0	4.7	0.0	0.0	0.0	0.0
Pavilion 20 x 20	D	15.6	4.0	62.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0	31.2	0.0	0.0	2.0	31.2	0.0	0.0
Pergola 12 x 12	D	4.0	2.0	8.0	1.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	4.0	0.0	0.0
Shade Sail	D	3.7	4.0	14.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.0	14.9	0.0	0.0	0.0	0.0	0.0	0.0
Trail, Soft Surface (per 1,000 LF)	D	8.3	44.2	366.9	1.7	14.1	2.3	19.1	0.2	1.7	5.7	47.3	1.5	12.5	0.0	0.0	6.9	57.3	4.7	39.0	9.9	82.2	11.3	93.8
Drinking Fountain w/pet/bottle filler	D	6.0	2.0	12.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	6.0	0.0	0.0	1.0	6.0	0.0	0.0
Picnic Table 6'	E	0.8	39.0	31.2	10.0	8.0	0.0	0.0	0.0	0.0	2.0	1.6	0.0	0.0	0.0	0.0	19.0	15.2	2.0	1.6	6.0	4.8	0.0	0.0
Soccer Goal	E	0.6	1.0	0.6	1.0	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Trash (32 gal)	E	0.6	5.0	3.0	1.0	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.0	1.8	0.0	0.0	1.0	0.6	0.0	0.0
Bench	E	0.4	40.0	16.0	14.0	5.6	0.0	0.0	0.0	0.0	2.0	0.8	0.0	0.0	0.0	0.0	10.0	4.0	2.0	0.8	12.0	4.8	0.0	0.0
Bike Rack - 4 bikes	E	0.3	2.0	0.6	1.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0
Parking - 1 space, paved	P	0.4	385.0	154.0	41.0	16.4	0.0	0.0	30.0	12.0	0.0	0.0	0.0	0.0	0.0	0.0	226.0	90.4	0.0	0.0	88.0	35.2	0.0	0.0
Additional EA Above Requirement*	B	40.0	112.2	4,488.0	0.0	0.0	5.6	222.0	1.5	58.0	20.5	818.0	0.0	0.0	0.0	0.0	38.4	1,536.0	0.0	0.0	13.1	522.0	33.3	1,332.0
*Maximum Allowed Additional EA Points**						*287.0*		*105.0*		*135.0*		*207.0*		*0.0*		*0.0*		*244.0*		*152.0*		*161.0*		*328.0*
Additional EA Points Applied*				**1,103.0**		**0.0**		**105.0**		**58.0**		**207.0**		**0.0**		**0.0**		**244.0**		**0.0**		**161.0**		**328.0**
Total Amenity Points				**5,542.5**		**696.9**		**363.6**		**170.8**		**558.8**		**107.4**		**0.0**		**2,709.8**		**508.9**		**1,182.3**		**921.5**

**Points for Additional Equivalent Acres Above Requirement is limited to a maximum of 50% of required amenity points. Max allowed points for additional EA's = 1,619 (Equivalent to 40.5 Equivalent Acres)*

ERU's		574		210		270		414		0		0		488		304		322		656
ERU's %		17.7%		6.5%		8.3%		12.8%		0.0%		0.0%		15.1%		9.4%		9.9%		20.3%
Amenity Points Required per Village		574.0		210.0		270.0		414.0		0.0		0.0		488.0		304.0		322.0		656.0
Cumulative Amenity Points Required		574.0		784.0		1,054.0		1,468.0		1,468.0		1,468.0		1,956.0		2,260.0		2,582.0		3,238.0
Cumulative Amenity Points Proposed		**696.9**		**1,060.5**		**1,231.3**		**1,790.0**		**1,897.5**		**1,897.5**		**4,607.3**		**5,116.1**		**6,298.4**		**7,220.0**
Cumulative Point Shortfall/Longfall		*122.9*		*276.5*		*177.3*		*322.0*		*429.5*		*429.5*		*2,651.3*		*2,856.1*		*3,716.4*		*3,982.0*

Introduction to Open Space Amenities

Wildflower has been designed to provide residents with a combination of amenities that will contribute to an active, healthy lifestyle, which promotes spending quality time with friends and family. Residents will have access to a variety of amenities focused on three major themes:

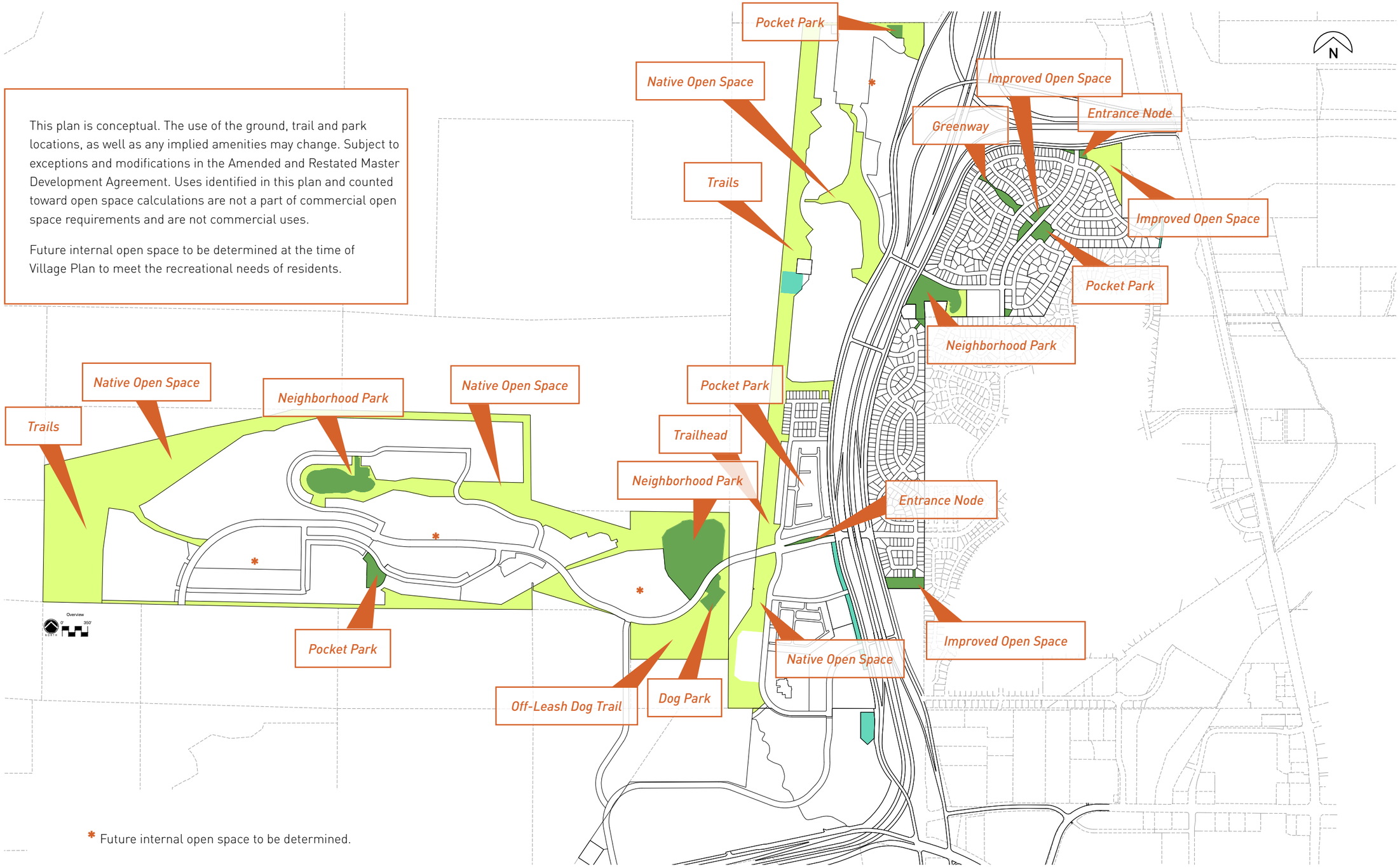
1. **Fitness.** Miles of walking, running, hiking, and biking trails offer year-round opportunities to maintain a fit and healthy lifestyle. Additional fitness classes offered by the HOA may include yoga in the park, fitness training, or mountain biking.

2. **Family.** All community parks, open space, and amenities are designed to encourage residents to spend quality time with friends and family, just right outside their back door.

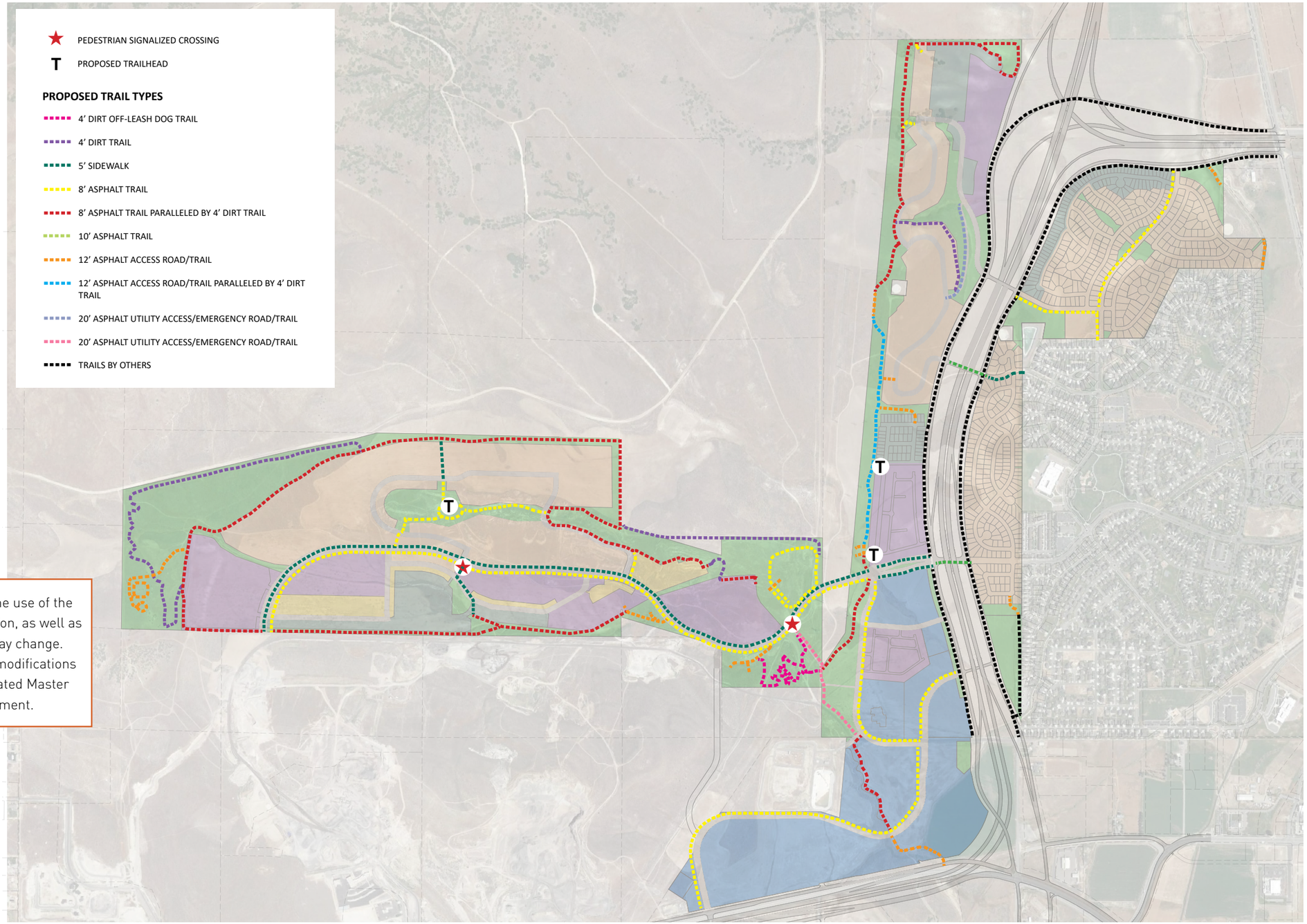
3. **Fun.** Having fun is an important part of life and Wildflower's Master HOA Association will promote this theme by offering regularly programmed events and activities such as movies in the park, Easter egg hunts, food truck Fridays, as well as group sporting and fitness activities.

This plan is conceptual. The use of the ground, trail and park locations, as well as any implied amenities may change. Subject to exceptions and modifications in the Amended and Restated Master Development Agreement. Uses identified in this plan and counted toward open space calculations are not a part of commercial open space requirements and are not commercial uses.

Future internal open space to be determined at the time of Village Plan to meet the recreational needs of residents.



* Future internal open space to be determined.



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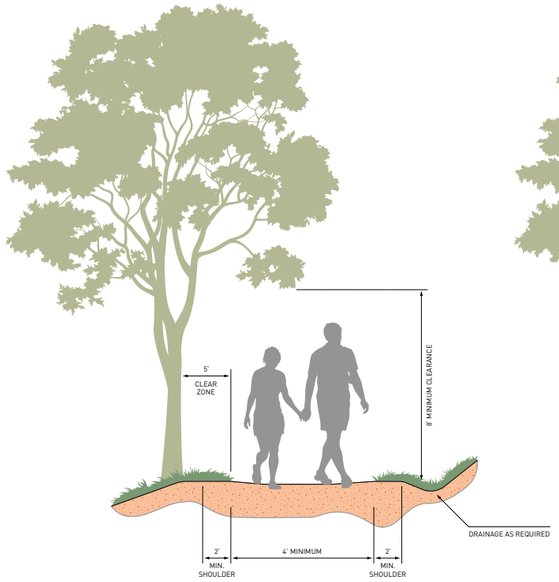
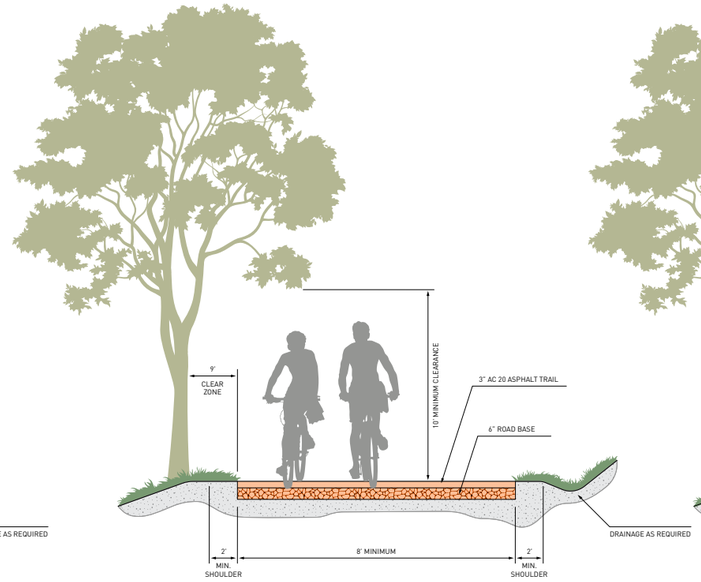
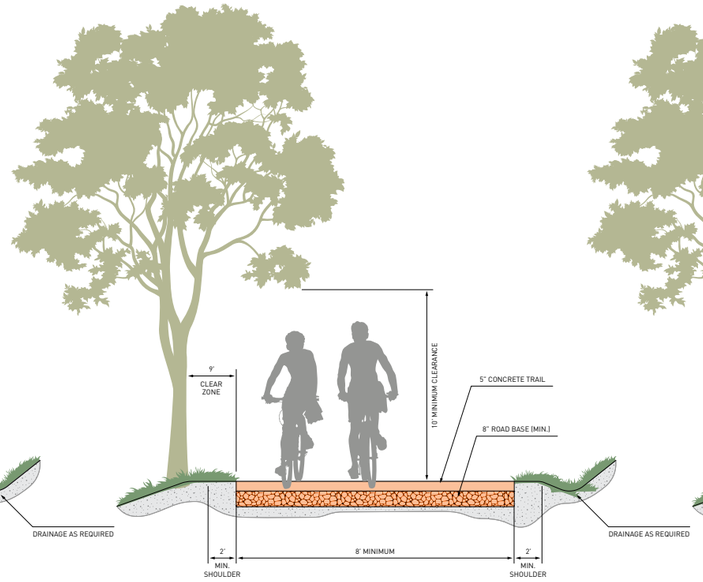


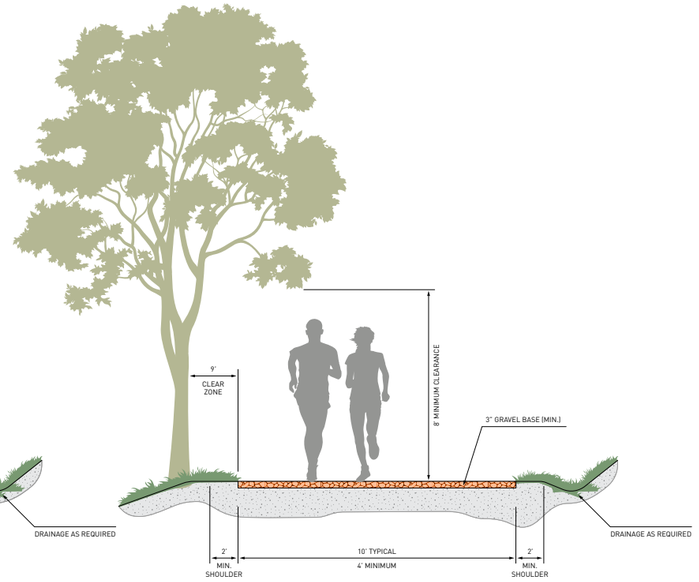
Dirt Trail



Asphalt Trail



Concrete Trail



Unpaved Trail

Notes:

1. Centerline radius of meandering trails shall be 100' minimum.
2. All trails are private. Some may have a Public Access Easement.
3. Cross-sections of trails may be widened on any of the trail types.




































All Pet Wash
All Pet Wash



05 Guiding Principles

Design Principles and Concepts

Wildflower residents can live, work, and recreate within the project area. The community offers a variety of residential housing types and also provides for future commercial development.

In conjunction with the Community Plan document, the following guiding principles will be implemented throughout Wildflower:

Transportation Plan: Effective planning of street and pedestrian thoroughfares will reduce the duration and length of vehicle trips throughout the community. A variety of transportation systems have been designed, which include vehicular systems, as well as bicycle and pedestrian trail systems.

Streetscapes: Thoroughfares will have attractive streetscapes, which may incorporate neighborhood entrance nodes and beautiful open space landscaping. Streetscapes are an important part of Wildflower that will serve many functions:

1. Project continuity contributes to the personality and brand of the community
2. Provide safety for all modes of transportation
3. Create a sense of place for residents and visitors

Street lights, outdoor furniture, trees, and other landscaping will all contribute to the character of the community. Narrowed intersections and roundabouts will be used to safely control vehicular traffic for both pedestrians and bicyclists.

Parks and Open Space: A network of parks and open space has been designed throughout Wildflower. This allows residents to recreate within the community and also provides connectivity through neighborhoods. See Conceptual Phasing Plan and Community Amenity exhibits in Section 4 for more information.

Character: A variety of housing types have been established, which will attract a range of ages, lifestyles, and income levels. Subtle variations in building materials, lot sizes, and home square footages will create unique identifying characteristics in each neighborhood, while maintaining a harmonious theme throughout the community. Creating a clear distinction between each neighborhood, yet maintaining a natural flow throughout the community, will be established by effectively designing open space and trail networks, as well as signage and landscape treatments.

Standard Street Light Details: Wildflower will conform to all Saratoga Springs Street Light Standards found in ***The City's Vested Laws***. The guiding standards include the following:

1. Minimize glare and obtrusive light by limiting outdoor lighting that is misdirected, excessive, or unnecessary.
2. Conserve energy and resources to the greatest extent possible.
3. Help protect the natural environment from the damaging effects of night lighting.
4. Conserve energy and resources to the greatest extent possible.
5. Promote general safety and welfare.

Dark Sky Initiatives: Wildflower will strive to support Saratoga Spring's efforts to create dark skies.

Landscaping: Wildflower will incorporate indigenous wildflowers into open space landscaping. This will enhance architectural features, commercial buildings, streetscapes, and trail systems. Landscaping plans for open space areas will include areas of intermittent shade, screening, and buffering to meet the requirements in Saratoga Spring's City code.

Commercial: Over 140 acres are reserved for Type 5 commercial development. These commercial uses will provide convenient proximity to shopping, as well as jobs, for Wildflower residents.

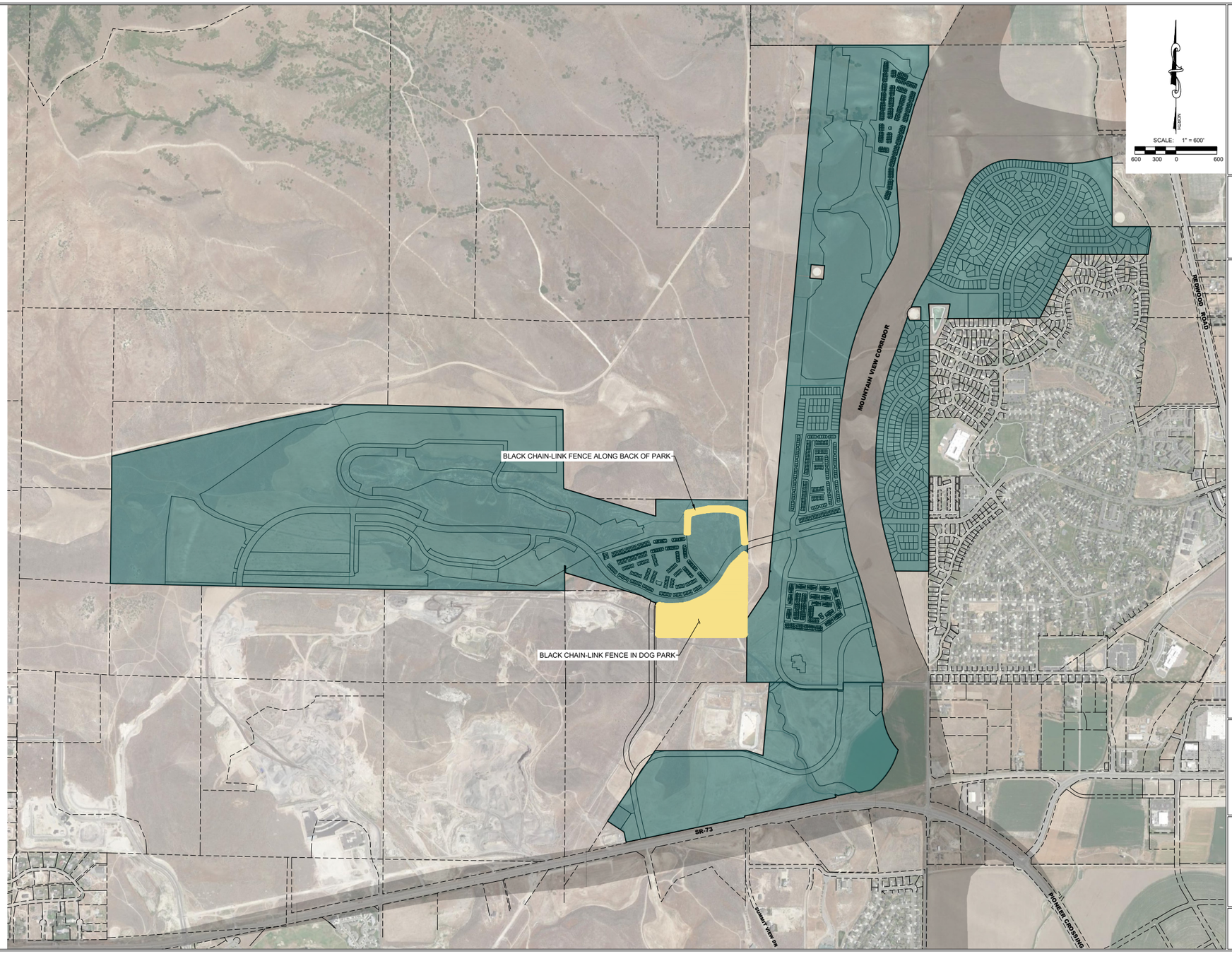
Mountain View Corridor: Appropriate buffering for each individual neighborhood area shall be determined at Village Plan.

Naming Conventions: Wildflower's theme naturally incorporates flowers and plants. The names of all streets, neighborhoods, parks, and trails within Wildflower reflects such names, as well as related themes.

Parking for Type 4: Parking requirements are per code or as stated on development standards.

Fencing: All fencing shall be constructed of maintenance-free materials. Natural wood and chain link fencing are not permitted to enclose residential lots. Chain link fencing is allowed for City utilities, and black chain link fencing is allowed around the lake and dog park amenities to allow the areas to be gated and private for resident-only use. Chain link fencing is not allowed in any other area(s). Semi-private fencing will be installed to separate residential areas and open space. The developer may use semi-private wrought iron fencing or vinyl fencing to enclose amenities or to separate residential areas and open space. Six-foot white vinyl fencing and gray concrete-type or composite fencing (ie. Simtek, Rhinorock, etc.) are approved for individual yards and developer-installed areas. Other materials and colors may be used if approved by the WDRC.

Required builder-installed fencing shall be installed prior to receiving a Certificate of Occupancy. If the Certificate of Occupancy is issued between November and March, required fencing shall be installed by the end of June. All fencing shall take into account the City site triangle code requirements. Detailed plans, as well as builder and developer responsibility will be determined at Village Plan.



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WILDFLOWER
SARATOGA SPRINGS CITY, UTAH

BLACK CHAIN-LINK FENCE EXHIBIT

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2017-0032
DRAWN BY: BLS
CHECKED BY: GDM
SCALE: 1" = 600'
DATE: 6/1/2021

SHEET 1

Community and Business Identifiers

Public Art Structure

The main entrance at Wildflower will feature a large public art structure that gives a strong first impression to those entering the community. The design, materials, and colors of this unique structure will be incorporated into primary, secondary, neighborhood, and park entrance features.

Entrance Features and Monuments

All entrance features will be located outside public utility easements (PUEs). Placement of these signs will be in compliance with the AASHTO clear sight triangle regulations. Specific locations and landscaping plans will be detailed at Village Plan.

Community Wayfinding Signs

Permanent directional signage will direct residents and visitors to parks, trailheads, RV storage, and other amenities within the community. Providing effective wayfinding will allow the open space network to be used to its full potential. Design details will be addressed at Village Plan.

Pedestal Signs in Commercial Areas

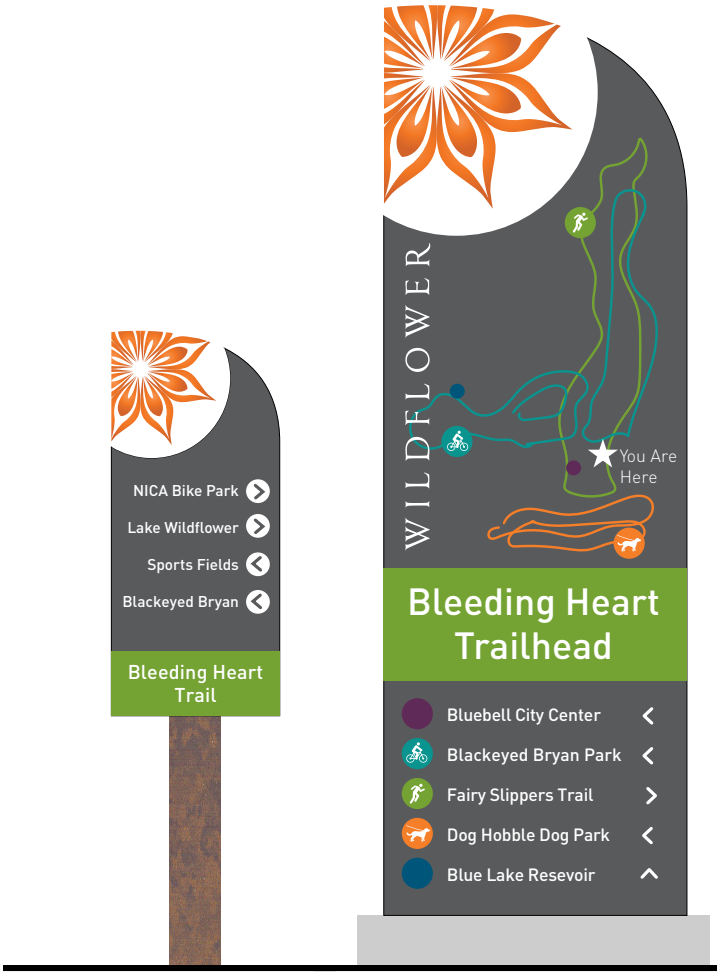
Commercial developments with multiple businesses shall be permitted to construct a pedestal sign per City code. The WDRC must approve the design prior to submittal.



Conceptual Pedestal Sign for Commercial Buildings
Size To Be Determined at Village Plan

Trail Signage

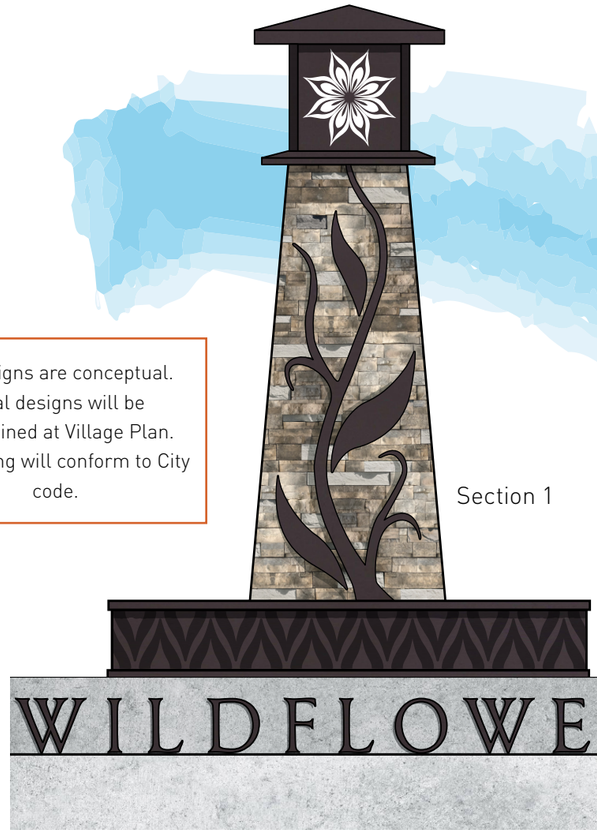
A trail system has been designed to connect parks and amenities with residential areas. Trails provide connectivity and walkability to commercial areas, schools, and major thoroughfares. The trail system is designed to appeal to a wide variety of users—from casual walkers to competitive runners and hardcore mountain bikers. Trail signs may be used to showcase trailhead locations, trail names, and distances. Trails will also be available through popular apps such as RunKeeper and Map My Walk. Final locations of signage to be determined at Village Plan.

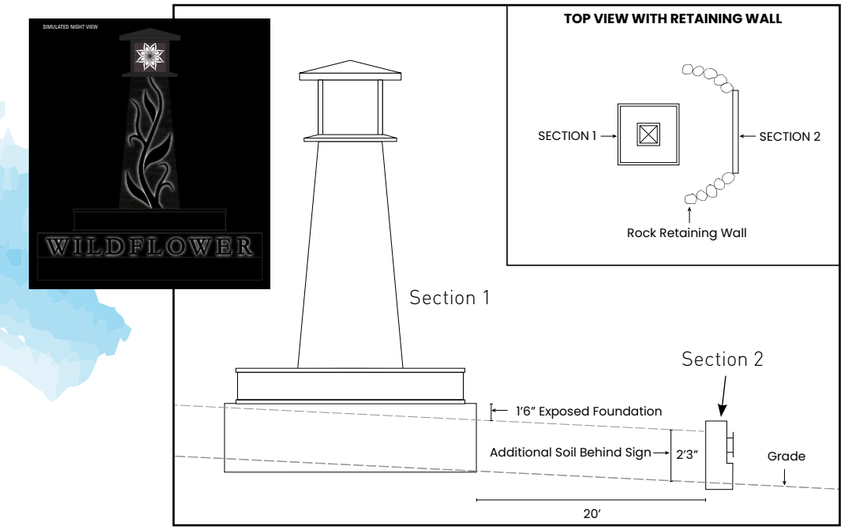


CONCEPTUAL DIRECTIONAL
Face Size 20" x 42"
Total Height from Ground 78"

CONCEPTUAL TRAIL MAP
36" x 108"

All designs are conceptual. Final designs will be determined at Village Plan. All lighting will conform to City code.





✱ Public Art Structure (4 sided)
20'W x 20'D x 30'H

Separate Wildflower Sign
(letters mounted on concrete base in front of public art structure tower)
Letters 28'W x 6"D x 27"H
Provided by Developer
LED illumination of the flower and stem - Face of sign Lit with hooded spotlight in compliance with City Code 19.11.05 14d



✱ 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

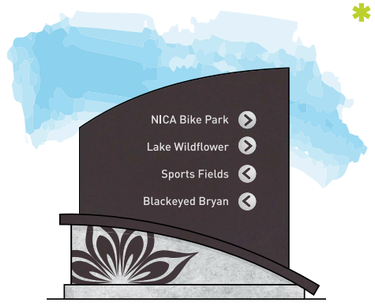


✱ Secondary Entrance Feature (development - 1 or 2 sided) 8'8"W x 4'7H
Provided by Developer
Face of sign lit with hooded spotlight in compliance with City Code 19.11.05 14d



✱ 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.



✱ 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

Conceptual Community Identifier Location Exhibit

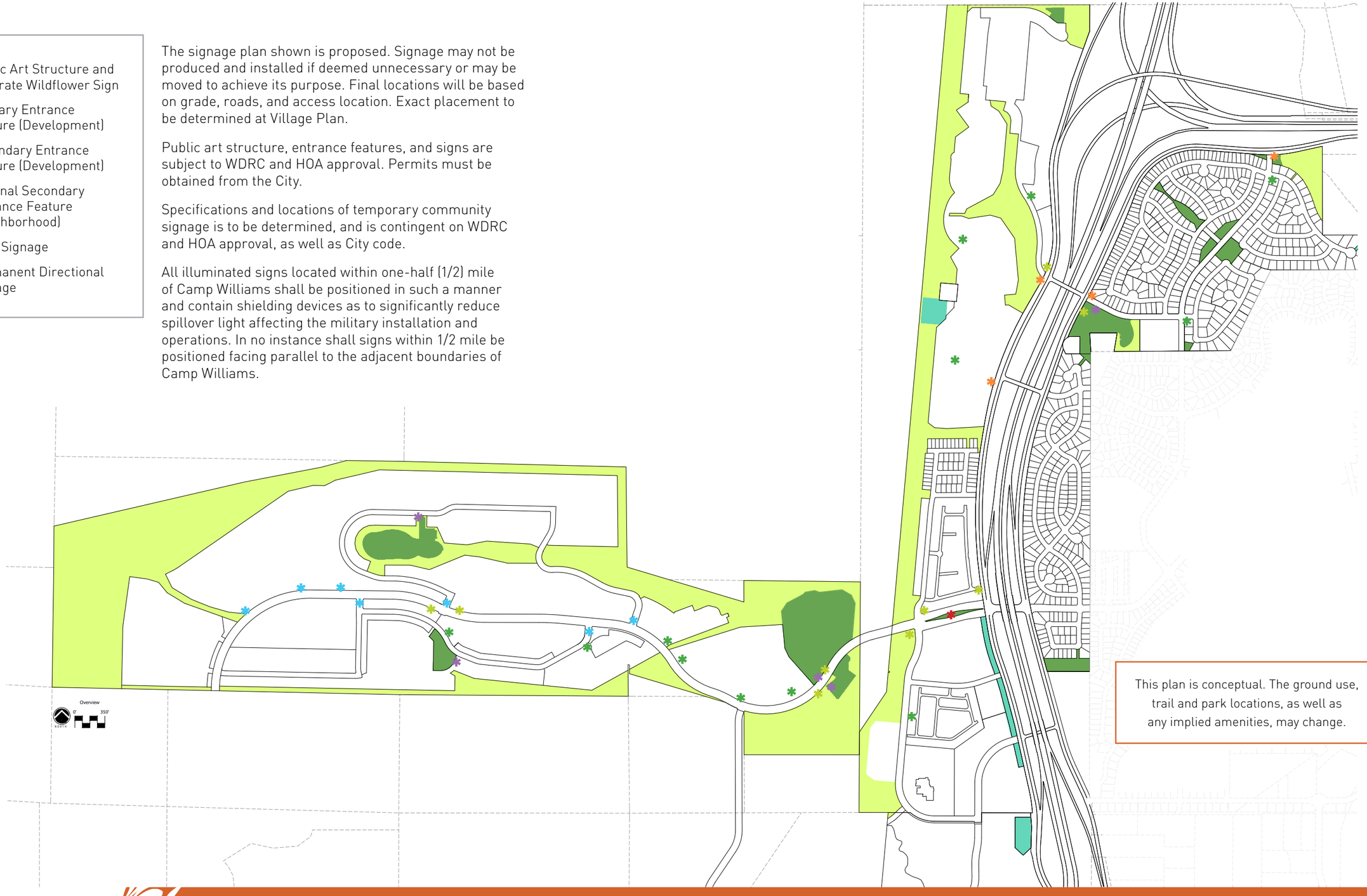
- Public Art Structure and Separate Wildflower Sign
- Primary Entrance Feature (Development)
- Secondary Entrance Feature (Development)
- Optional Secondary Entrance Feature (Neighborhood)
- Park Signage
- Permanent Directional Signage

The signage plan shown is proposed. Signage may not be produced and installed if deemed unnecessary or may be moved to achieve its purpose. Final locations will be based on grade, roads, and access location. Exact placement to be determined at Village Plan.

Public art structure, entrance features, and signs are subject to WDRC and HOA approval. Permits must be obtained from the City.

Specifications and locations of temporary community signage is to be determined, and is contingent on WDRC and HOA approval, as well as City code.

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.



This plan is conceptual. The ground use, trail and park locations, as well as any implied amenities, may change.

Sales Signs

Temporary Community Signs

Temporary community signage will be used to inform visitors they are entering the Wildflower community. Temporary directional signage will direct visitors to model homes and/or sales trailers during the selling process. Temporary development directional signage will be required to be removed immediately upon issuance of the certificate of occupancy for the last home located within a Village Plan, or by request of the WDRC or HOA, and are subject to City code.

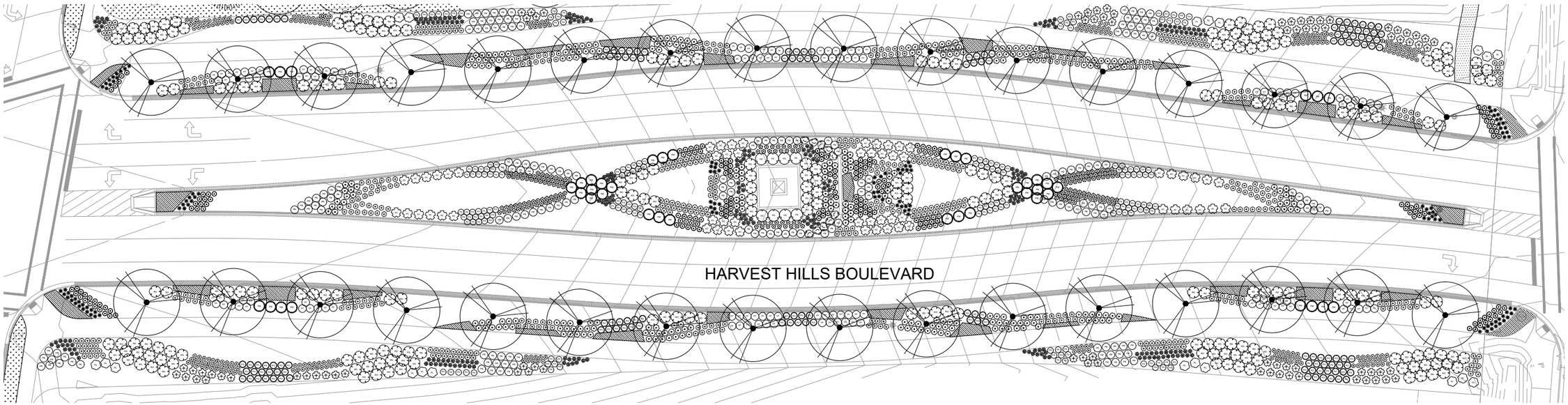
Conceptual Temporary Directional Signage
Approximate Size 5'W x 12'H (maximum)



Builder Signs for Model Homes, Sales Trailers, and Lots

A model home is considered a sales facility until it is sold. Temporary signs used in front of a model home, spec home, or sales trailer are builder-provided signs, and are not required to be community branded. They identify who the builder is and what the builder is offering in the community. Builder signs may also advertise builder contact info, as well as the name of the model home, floor plan, and features found in the model home. Model signs must be approved by the WDRC and HOA, and are required to adhere to the following community standards:

1. Model and spec homes may not be permitted to advertise properties or units located in another subdivision or property located outside of Wildflower.
2. Model and spec home signs must be removed within 30 days of when the last home is sold in the community or when the model home is sold.
3. Model and spec home signage must be approved by the HOA and WDRC prior to submitting City permit application.
4. Model and spec home and signage must comply with City code and builder must apply for required permits.
5. Builders may not install directional signage or weekend signs anywhere in the community.



NORTH

0' 30' 60'

PLANT SCHEDULE A-1

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GBS	7	Ginkgo biloba `Shangri La`	Shangri La Ginkgo	2" Cal.
JS	4	Juniperus scopulorum	Rocky Mountain Juniper	5`
MAA	4	Maackia amurensis	Amur Maackia	1.5" Cal.
TTS	32	Tilia tomentosa `Sterling`	Sterling Silver Linden	2" Cal.

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
AC	58	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	5 gal
FF	123	Forsythia x 'Fiesta'	Fiesta Forsythia	2 gal
PL	20	Philadelphus lewisii	Wild Mockorange	5 gal
PO	134	Physocarpus opulifolius `Little Devil`	Little Devil Ninebark	5 gal
PS	8	Physocarpus opulifolius `Summer Wine`	Summer Wine Ninebark	5 gal
PP	42	Pinus mugo `Pumilio`	Mugo Pine	5 gal
PM	44	Pinus mugo 'Mughus'	Dwarf Mugo Pine	5 gal
PB	199	Prunus besseyi `Pawnee Buttes`	Sand Cherry	5 gal
RG	225	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	5 gal
SH	23	Shepherdia argentea	Silver Buffaloberry	5 gal

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT
CO	170	Calamagrostis x acutiflora `Overdam`	Overdam Feather Reed Grass	1 gal
HS	187	Helictotrichon sempervirens	Blue Oat Grass	1 gal
MS	80	Miscanthus sinensis `Morning Light`	Eulalia Grass	1 gal
PV	281	Panicum virgatum `Shenandoah`	Switch Grass	1 gal

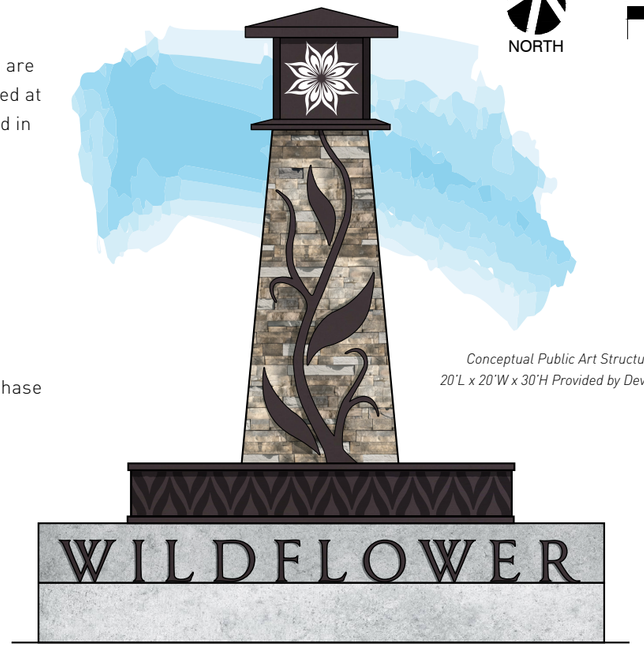
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT
GL	214	Gaura lindheimeri `Sparkle White`	Sparkle White Gaura	1 gal
HE	152	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal
NW	198	Nepeta x faassenii `Walkers Low`	Walkers Low Catmint	1 gal
PR	123	Penstemon rostriflorus	Bridge Penstemon	1 gal
PA	165	Perovskia atriplicifolia `Blue Steel`	Russian Sage	1 gal
RF	232	Rudbeckia fulgida 'Goldsturm'	Black-eyed Susan	1 gal
SA	309	Sedum spectabile `Autumn Joy`	Stonecrop	1 gal

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
GB	1,471	Geranium macrorrhizum `Beven`s Variety`	Beven`s Variety Geranium	4"pot	18" o.c.
TURF	3,624 sf	Turf Sod	Drought Tolerant Bluegrass Blend	sod	

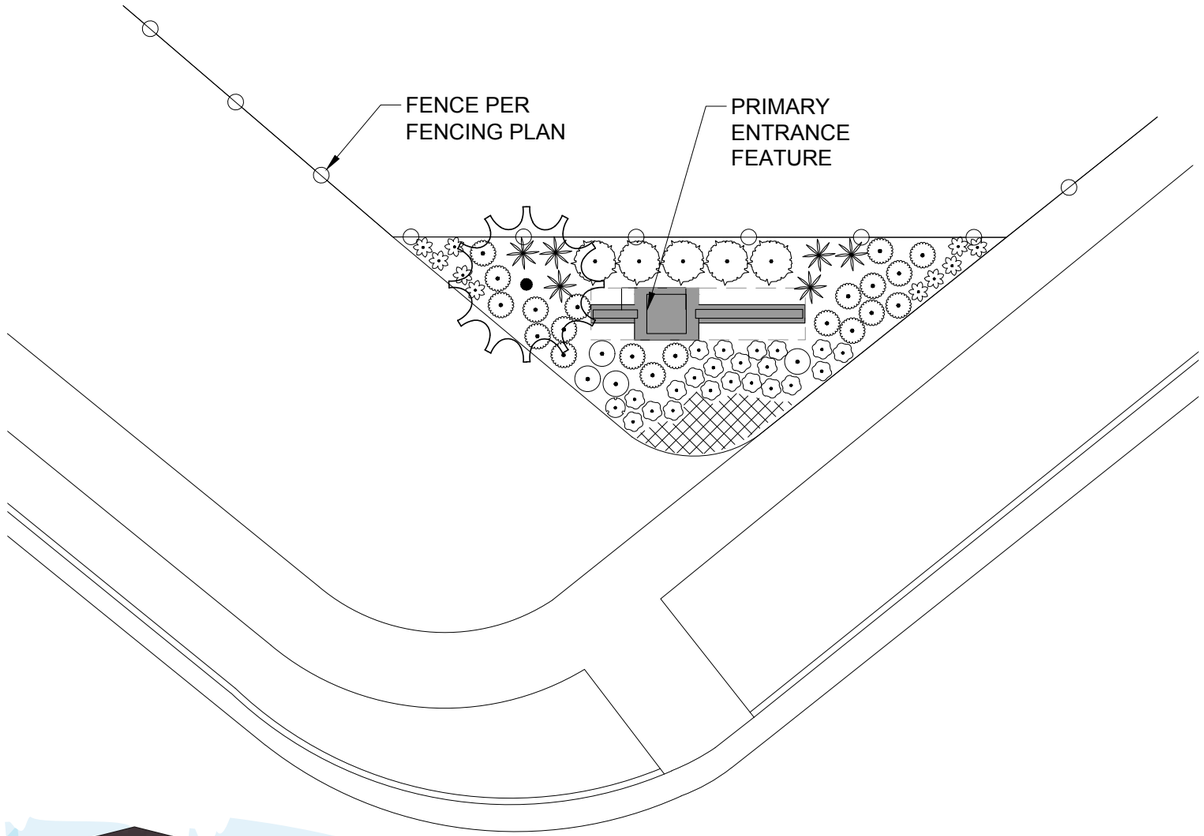
Notes

1. Location of public art structure and landscaping plan are conceptual. Location and specific details will be refined at plat stage. Public art structure and sign will be placed in common area and maintained by the HOA.
2. These features shall not conflict with traffic control signaling or traffic control devices.
3. Sight triangles will be adhered to according to the standards set by the American Association of State Highway and Transportation Officials (AASHTO).
4. Specific plant species and layouts may differ at plat phase to account for new information and/or individual site conditions.
5. Lighting will meet City code.

Conceptual Separate Wildflower Letters on 30' Wide Concrete Base
Letters Only 27.36'L x 3"W x 26.25"H
Wildflower Letters Placed on Two Sides of Public Art Structure
Provided by Developer



Conceptual Public Art Structure
20'L x 20'W x 30'H Provided by Developer





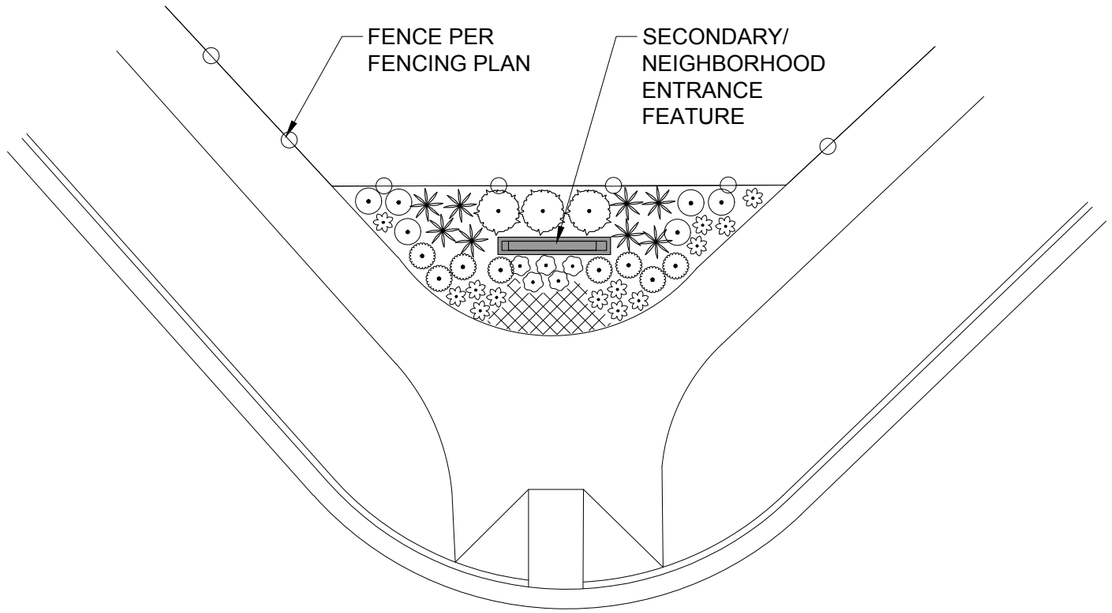
Conceptual Primary Entrance Feature
Approximate Size 16'L x 4'W x 11'H

CONCEPT PLANT SCHEDULE

ORNAMENTAL TREES		1	
Cedrus libani `Beacon Hill` / Beacon Hill Cedar			10 gal
Picea abies `Pendula` / Weeping Norway Spruce			10 gal
Pinus strobus `Pendula` / Pendulous White Pine			10 gal
LARGE ORNAMENTAL GRASSES (SELECT ONE)		5	
Miscanthus sinensis `Cabaret` / Cabaret Japanese Silver Grass			1 gal
Miscanthus sinensis `Graziella` / Graziella Maiden Grass			1 gal
Miscanthus sinensis `Morning Light` / Eulalia Grass			1 gal
MEDIUM ORNAMENTAL GRASSES (SELECT ONE)		6	
Calamagrostis x acutiflora `Lightning Strike` / Lightning Strike Feather Reed Grass			1 gal
Festuca mairei / Atlas Fescue			1 gal
Pennisetum alopecuroides / Fountain Grass			1 gal
MEDIUM FALL BLOOMING PERENNIALS (SELECT ONE)		4	
Aster x frikartii `Monch` / Monch Aster			1 gal
Rudbeckia fulgida `City Garden` / Black Eyed Susan			1 gal
Sedum spectabile `Autumn Joy` / Stonecrop			1 gal
MEDIUM SUMMER BLOOMING PERENNIALS (SELECT ONE)		20	
Echinacea purpurea `Butterfly Julia` / Butterfly Julia Coneflower			1 gal
Gaura lindheimeri `Sparkle White` / Sparkle White Gaura			1 gal
Lavandula angustifolia `Munstead` / Munstead English Lavender			1 gal
SMALL SPRING BLOOMING PERENNIALS (SELECT TWO)		10	
Aquilegia chrysantha `Denver Gold` / Yellow Columbine			1 gal
Aster alpinus `Alpine` / Apline Aster			1 gal
Scabiosa columbaria FLUTTER `Rose Pink` / Butterfly Blue Scabiosa			1 gal
SMALL SUMMER BLOOMING PERENNIALS (SELECT TWO)		21	
Hemerocallis x `Always Afternoon` / Lavendar Daylily			1 gal
Penstemon mexicali `Pike`s Peak Purple` / Penstemon			1 gal
Penstemon mexicali `Red Rocks` / Penstemon			1 gal
GROUNDCOVER (SELECT ONE)		32 sf	
Fragaria x `Lipstick` / False Strawberry		34	1 gal
Sedum acre / Goldmoss Stonecrop			flat
Thymus serpyllum `Pink Chintz` / Pink Chintz Thyme			flat

Notes

1. Location shown is approximate. Locations will be refined at plat stage. All entrance features will be placed in common areas and maintained by the HOA.
2. These features shall not conflict with traffic control signaling or traffic control devices.
3. Sight triangles will be adhered to according to the standards set by the American Association of State Highway and Transportation Officials (AASHTO).
4. Specific plant species and layouts may differ at plat phase to account for new information and/or individual site conditions.
5. Lighting will meet City code.





Conceptual Neighborhood Entrance Feature
Approximate Size 8'8"L x 4'7"H



Conceptual Secondary Entrance Feature
Approximate Size 8'8"L x 4'7"H

CONCEPT PLANT SCHEDULE

	LARGE ORNAMENTAL GRASSES (SELECT ONE)	3	
	Miscanthus sinensis `Cabaret` / Cabaret Japanese Silver Grass		1 gal
	Miscanthus sinensis `Graziella` / Graziella Maiden Grass		1 gal
	Miscanthus sinensis `Morning Light` / Eulalia Grass		1 gal
	MEDIUM ORNAMENTAL GRASSES (SELECT ONE)	8	
	Calamagrostis x acutiflora `Lightning Strike` / Lightning Strike Feather Reed Grass		1 gal
	Festuca mairei / Atlas Fescue		1 gal
	Pennisetum alopecuroides / Fountain Grass		1 gal
	MEDIUM FALL BLOOMING PERENNIALS (SELECT ONE)	6	
	Aster x frikartii `Monch` / Monch Aster		1 gal
	Rudbeckia fulgida `City Garden` / Black Eyed Susan		1 gal
	Sedum spectabile `Autumn Joy` / Stonecrop		1 gal
	MEDIUM SUMMER BLOOMING PERENNIALS (SELECT ONE)	8	
	Echinacea purpurea `Butterfly Julia` / Butterfly Julia Coneflower		1 gal
	Gaura lindheimeri `Sparkle White` / Sparkle White Gaura		1 gal
	Lavandula angustifolia `Munstead` / Munstead English Lavender		1 gal
	SMALL SPRING BLOOMING PERENNIALS (SELECT TWO)	13	
	Aquilegia chrysantha `Denver Gold` / Yellow Columbine		1 gal
	Aster alpinus `Alpine` / Apline Aster		1 gal
	Scabiosa columbaria FLUTTER `Rose Pink` / Butterfly Blue Scabiosa		1 gal
	SMALL SUMMER BLOOMING PERENNIALS (SELECT TWO)	5	
	Hemerocallis x `Always Afternoon` / Lavendar Daylily		1 gal
	Penstemon mexicali `Pike`s Peak Purple` / Penstemon		1 gal
	Penstemon mexicali `Red Rocks` / Penstemon		1 gal
	GROUNDCOVER (SELECT ONE)	24 sf	
	Fragaria x `Lipstick` / False Strawberry	26	1 gal
	Sedum acre / Goldmoss Stonecrop		flat
	Thymus serpyllum `Pink Chintz` / Pink Chintz Thyme		flat

Notes

1. Location shown is approximate. Locations will be refined at plat stage. All entrance features will be placed in common areas and maintained by the HOA.
2. These features shall not conflict with traffic control signaling or traffic control devices.
3. Sight triangles will be adhered to according to the standards set by the American Association of State Highway and Transportation Officials (AASHTO).
4. Specific plant species and layouts may differ at plat phase to account for new information and/or individual site conditions.
5. Lighting will meet City code.

General Development Standards — Single-Family Dwellings (Type 1)

Setbacks

- ***Front Yard:*** 15' minimum
- ***Front Access Garage:*** 20'minimum to count for parking, 18' in select sections
- ***Side Access Garage:*** 24' minimum, subject to standard driveway approach widths
- ***Rear Yard:*** 10' minimum
- ***Side Yard:*** Varies by lot size as measured at front setback
  - ***Lot widths between 45'- 50':*** 5'/10'
  - ***Lot widths between 51'- 60':*** 6/12'
  - ***Lot widths 61' and greater:*** 8'/16'
- ***Corner Lots:***
  - ***Front Yard:*** 15' minimum
  - ***Front Access Garage:*** 20' minimum
  - ***Side Yard Facing a Street:*** 15' minimum

Additional Development Standards

- ***Building Height:*** 35' maximum height as measured at the vertical distance from the established, finished grade surface at the building wall to the highest point of the coping of a flat roof or the deck line of a mansard roof; or the mean height level between eaves and ridge for gable, hip, or gambrel roofs.
- ***Lot Size:*** Varies by neighborhood and lot sizes on corner lots shall be increased by 10%.
- ***Lot Width:*** Lot width, measured at front setback, varies by neighborhood).
- ***Lot Frontage:*** 45' minimum measured at front setback
- ***Lots Adjacent to Harvest Hills:*** Lots adjacent to the Harvest Hills neighborhood shall be equal to or greater than the average lot width of the adjacent Harvest Hills Plat.
- ***Lot Coverage:*** As per Saratoga Springs Municipal Code
- ***Minimum Dwelling Size***: To be determined at Village Plan.
- ***Clear View Triangle:*** All structures shall be required to maintain a clear view triangle as defined under section 19.06 of the Saratoga Springs Municipal Code.

General Development Standards — Single-Family Cluster Homes (Type 2)

Type 2 cluster homes share similar characteristics of traditional single-family homes. Lot sizes are smaller and typically front a shared driveway.

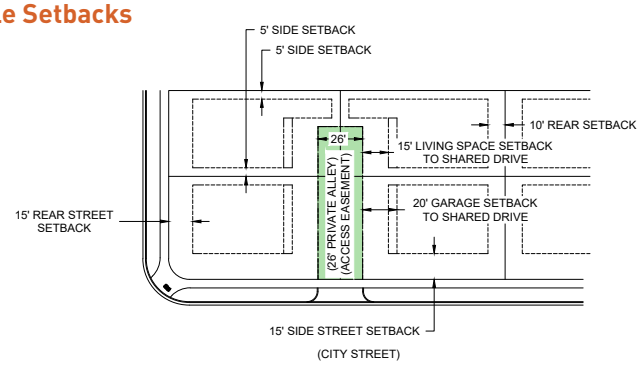
Setbacks

TYPE 2 (SINGLE-FAMILY HOMES)	
Development Standard	**Type 2**
Max. Height of Principal Bldg. Per Table 19.04.07	35'
Minimum Frontage	45'
MINIMUM SETBACKS FOR PRIMARY STRUCTURES (FROM EDGE OF SHARED DRIVE)	
Front Garage Access	20'
Side Street	15'
Side Setback	5'
Rear Setback	10'
Front Living	15'

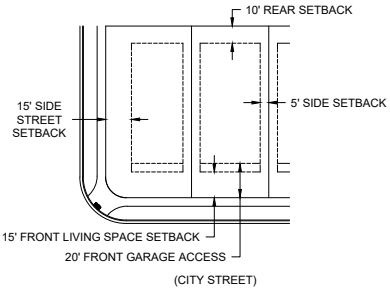
Additional Standards

- ***Building Height:*** 35' maximum height measured at the vertical distance from the established grade to the highest point of the coping of a flat roof; or the mean height level between eaves and ridge for gable, hip, or gambrel roofs.
- ***Lot Coverage:*** 60%
- ***Minimum Dwelling Size:*** To be determined at Village Plan
- ***Clear View Triangle:*** All structures shall be required to maintain a clear view triangle as defined under section 19.06 of the Saratoga Springs Municipal Code. Cluster lots accessing from a shared driveway are subject to a 15' site triangle.
- ***Garages:*** Minimum two-car garage is required
- ***Parking:*** Off-street parking shall be provided for any product with less than a 20' driveway at a rate of 0.25 spaces per unit with 2.25 parking space required per unit.

Example Setbacks



TYPE 2 CLUSTER LOT



TYPE 2 ON PUBLIC STREET

General Development Standards — Single-Family Homes (Type 3)

Type 3 homes share similar characteristics of traditional single-family homes. Lot sizes are smaller and homes may be three stories tall.

Setbacks

TYPE 3 (SINGLE-FAMILY HOMES)	
Development Standard	**Type 3**
Max. Height of Principal Bldg. Per Table 19.04.07	35'
Minimum Frontage	40'
MINIMUM SETBACKS FOR PRIMARY STRUCTURES	
Front Garage Access	20'
Side Street	15'
Side Setback	5'
Rear Set back	10'
Front Living	15'

Additional Standards

- ***Building Height:*** 35' maximum height measured at the vertical distance from the established grade to the highest point of the coping of a flat roof; or the mean height level between eaves and ridge for gable, hip, or gambrel roofs.
- ***Lot Coverage:*** 60%
- ***Minimum Dwelling Size:*** To be determined at Village Plan
- ***Clear View Triangle:*** All structures shall be required to maintain a clear view triangle as defined under section 19.06 of the Saratoga Springs Municipal Code. Cluster lots accessing from a shared driveway are subject to a 15' site triangle.
- ***Garages:*** Minimum two-car garage is required
- ***Parking:*** Off-street parking shall be provided for any product with less than a 20' driveway at a rate of 0.25 spaces per unit with 2.25 parking space required per unit.

General Development Standards — Accessory Structures Requiring a Building Permit

Setbacks

- ***Front Yard:*** Same as primary structure
- ***Side Yard:*** 5' minimum
- ***Rear Yard:*** 5' minimum
- ***Corner:*** Same as primary structure for front and streetside

Additional Development Standards

- ***Distance from Any Dwelling Unit:*** 5' minimum
- ***Height:*** As per Saratoga Springs Municipal Code
- ***Requirements:*** Accessory structures shall meet the requirements of the Saratoga Springs Municipal Code section 19.05.

General Development Standards — Townhomes, Apartments, and Condos (Type 4)

Townhomes are typically defined as a row of houses built in a similar style and sharing common walls as well as having a separate entrance for each dwelling. Townhomes may be front loaded or rear loaded with attached courtyards. Apartments and condos are stacked units.

TYPE 4 (MULTI-FAMILY HOMES)			
Development Standard	**Front-Load Townhomes**	**Rear-Load Townhomes**	**Apartments/Condos**
Buffer Requirement Between Multi & Single	20'	20'	
Max. Height of Principal Bldg. Per Table 19.04.07 MR-Zone	35'	35'	45' Stacked Table 19.04.07
MINIMUM SETBACKS FOR PRIMARY STRUCTURES			
Rear Garage Access	N/A	5'	5'
Front Garage Access	20'	N/A	5'
Side Street	15'	15'	10'
Side Building Spacing	15'	15'	15'
Rear Building Spacing	25'	N/A (backs to street)	15'
Rear Setback	15'	5'	15'
Front Living	15'	10'	10'

Height: As measured at the vertical distance from the established grade to the highest point of the coping of a flat roof or the deck line of a mansard roof; or the mean height level between eaves and ridge for gable, hip, or gambrel roofs.

Parking: Off-street parking shall be provided for any product with less than a 20' driveway at a rate of 0.25 spaces per unit with 2.25 parking space required per unit.

Type 1 — Single-Family Homes (5,000+ Square Feet Lot Size)

Single-family homes vary in design on a range of lot sizes. Single-family lot sizes start at 5,000 square feet and could exceed 20,000 square feet. Larger lots shall be located in neighborhoods adjacent to Camp Williams and near existing subdivisions, transitioning to smaller lots closer to Mountain View Corridor becomes closer. Homes shall be a variety of styles and colors, allowing neighborhood identities to be unique. Some communities may be gated.



Typical Craftsman Design

The Craftsman style originated in Southern California and quickly became the dominant style for smaller homes built throughout the country in the early 1900s. Though bungalows are the most common form of the Craftsman elevation, interpretations can be found in various locations and are sometimes called *stick houses*. The following features identify a Craftsman style home:

1. Lap siding, board and batten, and shake (shingle) exteriors
2. Low-pitched gable roofs (4/12 and 6/12 roof pitches are most common)
3. Exposed rafter tails under eaves
4. Decorative corbels, braces, and beams
5. Front porches with extensions to the side and rear of the home
6. Large porch supports (columns/pillars) that are typically rectangular or tapered (not round) with masonry bases
7. Large roof overhangs (typically 18 to 24 inches)
8. Window grids and window trim
9. Heavy, thick fascia
10. Single-hung and double casement windows









Typical Farmhouse Design

The design of the American Farmhouse was initially influenced strictly by function and geography. The farmhouse was always unpretentious, straightforward, and functional. It was shaped by the needs of the farmers, the local climate, and the materials available. The original farmhouse represented simple shelter structures. Today, there is a growing interest in a simple, back-to-basics lifestyle. The new Farmhouse home design symbolizes that ideal. The following features identify a Farmhouse-style home:

1. Simple, single- or double-column porch supports
2. Simple, rectangular floor plan
3. Large, often wrap-around, porches
4. Window grids
5. Gable-style roofs (not hipped)
6. Large flat surfaces of board and batten on front elevation (typically 1.5 to 2 stories)
7. Low roof pitches above porches (typically 3/12 to 5/12)
8. Steeper roof pitches on all main roofs, often as steep as 10/12 to 12/12
9. Dormers (gabled and shed dormers are appropriate)
10. Taller, more narrow windows
11. White or light-colored exterior colors
12. Dark or colored windows are common
13. Use of copper or other metal on small roof elements









Typical European Design

The European style combines an old world and romantic charm with modern elements. This style of home showcases many European influences such as Tudor-style design cues, Mediterranean floor plans, and Spanish home designs. The European style can easily range in size to fit each individual family's needs. The following features identify a European-style home:

1. Moderate to high roof pitches
2. Hip roof forms
3. Arched or square openings
4. Decorative front porches
5. Arched openings and shutters
6. Multi-paneled windows of varying sizes









Typical Prairie Design

The Prairie elevation is a recent style created by incorporating modern elements into the style of a traditional prairie home. This design emphasizes the simplicity and integrity that combines comfort, utility, and beauty, without imitating past styles. Prairie home plans have broad, gently sloping, shelter roofs with prominent, low chimneys. Balconies and terraces extend in several directions beyond the basic house, creating a protected outdoor space. The following features identify a Prairie-style home:

1. Low roof pitches (4/12-6/12)
2. Large modern-style windows (typically without grids)
3. Overhanging eaves ranging from 18 to 24 inches
4. Horizontal, clean lines in the detailing
5. Lap siding with brick or stone details elements
6. Open floor plans
7. Wide, rectangular columns or pillars
8. Prominent low chimneys
9. Large, tall windows
10. Modern, glass panels in front door and garage
11. Wide front door (42 inches wide or larger)









Typical Utah Traditional Design

Utah Traditional architecture is very similar to domestic architecture elsewhere in the United States. This style is based on existing cultural traditions and/or current trends in architecture, rather than being original. It does, however, represent the early pioneer heritage and the eventual merging of Utah with mainstream American society. The result provides a continuity from community to community. The following features identify a Utah Traditional style home:

1. Roof pitches of 6/12 and greater
2. A mix of hip and gable roof structures
3. Bay or boxed windows with shutters
4. Masonry (brick or stone)
5. Body materials such as lap siding, shingles, and board and batten
6. Gable returns
7. Arched windows, front entrances, and garage trim
8. Use of copper or other metal on small roof elements
9. Taller front door







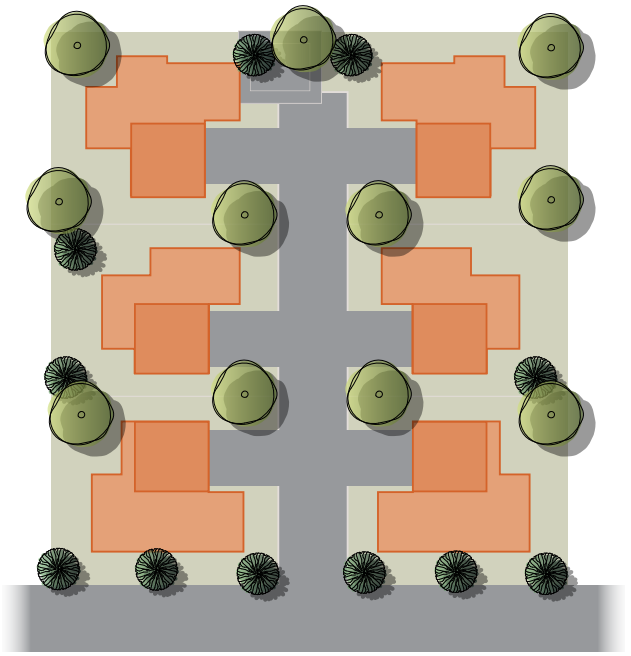


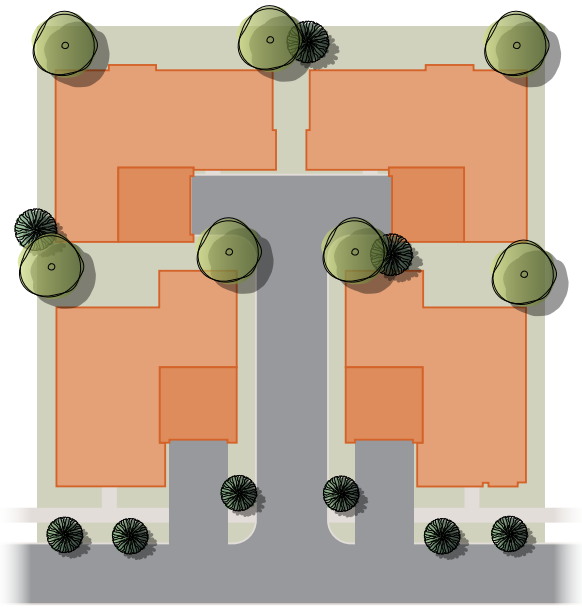
Type 2 — Single-Family Homes (<5,000 Square Feet Lot Size)

Type 2 homes have similar characteristics to Type 1 homes, with the exceptions that lot sizes are typically smaller and homes may have a shared driveway or have direct access from a public road. The number of homes within a shared-driveway cluster may vary, but will typically be built in groups of four or six.



Type 2 — Example Configurations





Type 3 — Single-Family (<5,000 Square Feet Lot Size) 3-Story

Type 3 single-family homes have similar characteristics to Type 1 and Type 2 homes, meaning the driveways may have access off a public road or a shared driveway. However, lot sizes are typically smaller, homes are mostly 3-story, and homes are designed for maintenance-free, resort-style living.





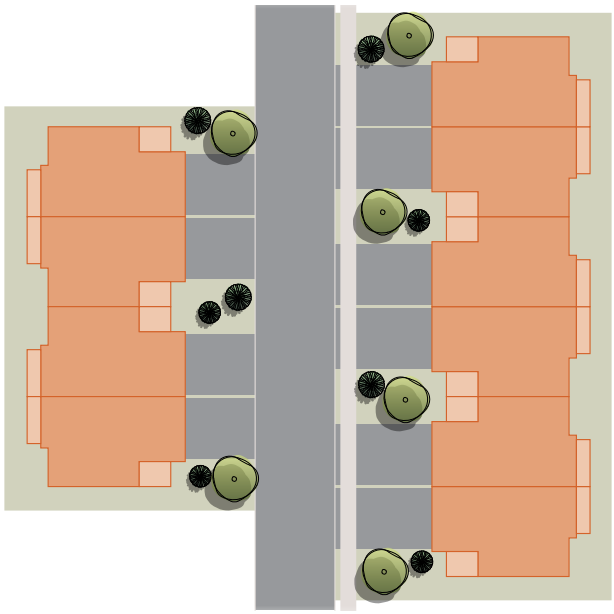


Type 4 — Townhomes, Apartments, and Condos

Type 4 homes are higher density, attached residential units. These homes that are built in a row with all units sharing a similar style. They share at least one common wall and each unit has a separate entrance and 1-car garage. Garages may be built at the front or rear of the home. These types are referred to as front load or rear load. Type 4 also includes apartment homes and condos which are self-contained housing units that occupy only part of a building, generally on a single story. All horizontal penetrations such as, but not limited to, window wells, balconies, eaves or bay/box windows will not affect the five-foot setback which is measured from wall to wall. There will be two parking spaces per unit. Landscaping will follow the City's amenity point system.

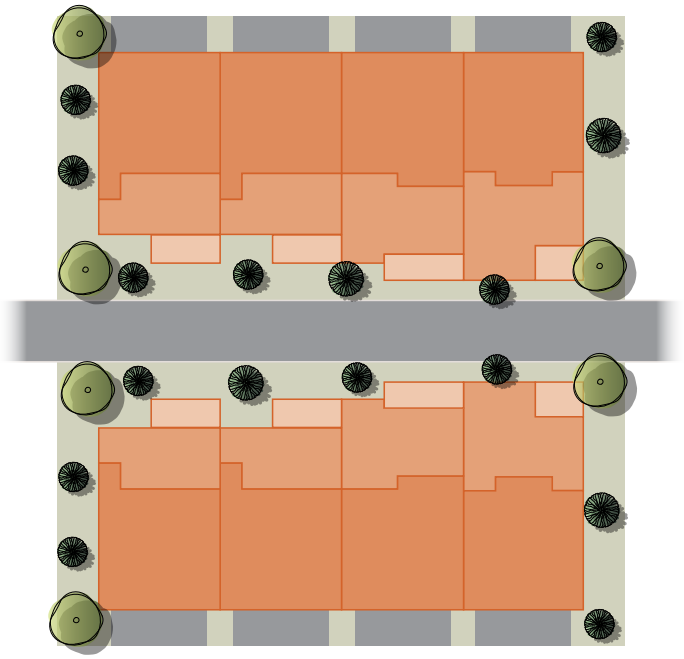
Type 4 Example — Front Load Townhomes





Type 4 Example — Rear Load Townhomes





Type 4 Example — Apartment Homes and Condos



Typical Contemporary Design

While the contemporary style is relatively new, it still has a history. Contemporary architecture emerged between the 1920s and the 1950s in Europe, before making its way to America. Bauhaus, a German school of art and architecture, led the architectural movement that is now defined as contemporary or modern. The focus of the Bauhaus movement is characterized by economic sensibility and simplicity. The *less is more* principle is key to contemporary architectural design. The following features are common in a contemporary home:

1. Expansive roofs with pitches that are often flat with no pitch or dramatically angled
2. Minimalist design with straight, clean, lines and sharp edges
3. Low, horizontal massing with flat or hip roofs and long-span steel trusses
4. Generous use of glass and natural light
5. Masonry (brick or stone) combined with concrete tiles or siding, stained wood cladding, and steel
6. Emphasis of rectangular forms and horizontal and vertical lines
7. Emphasis on open, flowing interior spaces
8. Wide front door









Architectural Materials

The architectural standards presented in this a document are meant to be an abbreviated guideline for the selection of building materials and color schemes. The matrix below contains the potential building materials and how they can be used in conjunction with the included home elevations. Materials are not limited to the details below, and additional materials may be introduced at Village Plan and approved by the WDRC.

Repetitious and homogenous building styles are not permitted in the Wildflower Community; a variety of housing types, color variations and types of materials help create the unique neighborhoods that will make up the development. Single-family homes with the same style, floor plan or color scheme will not be built on lots adjacent to or across the street from each other. Further details are provided at Village Plan. A detailed *Home Design Guidelines Handbook*, as well as detailed process documents and checklists required by the WDRC, are provided to each builder. This extensive design review process for all floor plans, elevations, and color groupings will ensure the guidelines are followed and maintained throughout all neighborhoods.

On the following chart, the exterior materials selected for each architectural style are typical, but may vary. The WDRC will approve all elevations and materials proposed by builders to assure designs fit within the Wildflower criteria approved at Village Plan and documented in the *Home Design Guidelines Handbook*.

		ARCHITECTURAL STYLES					
		Prairie	Craftsman	Farmhouse	Utah Traditional	European	Contemporary
EXTERIOR MATERIALS	Composite Siding	✸	✸	✸	✸	✸	
	Stone / Brick	✸	✸	✸	✸	✸	✸
	Stained Wood Siding						✸
	Stone / Brick Not Required	✸	✸	✸			✸
	Architectural Asphalt Shingles	✸	✸	✸	✸	✸	✸
	Gable Returns			✸	✸	✸	
	Metal Roofing	✸	✸	✸			✸
	Main Body Low Pitched Roofs (Under 6/12—18" Minimum Overhang)	✸	✸	✸			✸
	Exposed Rafter Tails	✸	✸	✸		✸	✸
	Shutters	✸		✸	✸	✸	
	Arched Windows as Accents Only				✸	✸	

Commercial Standards

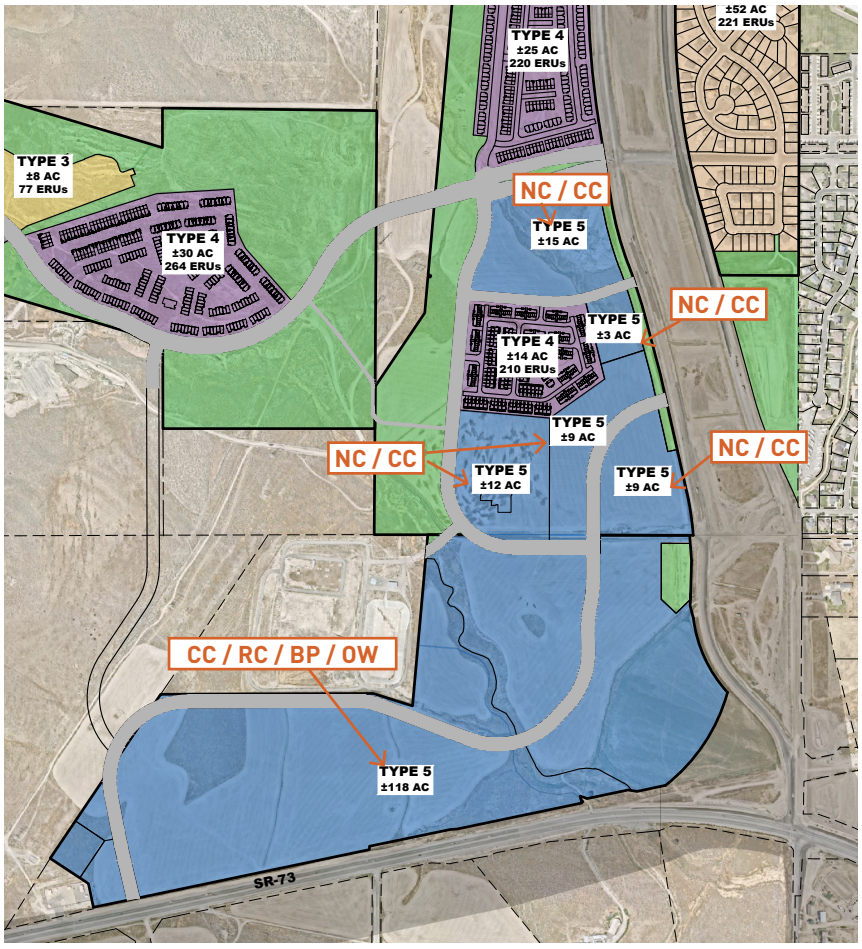
Type 5 — Community Commercial / Business Park

The purpose of the Community Commercial / Business Park type is to allow for medium-sized permitted commercial developments near residential neighborhoods, with establishments that will serve the nearby community. Development under these regulations should provide for Neighborhood Commercial (NC), Community Commercial (CC), Regional Commercial (RC), Business Park (BP), and Office Warehouse (OW), subject to location restrictions as determined during Village Plan review. Improvements such as trails, seating, and lighting that would help create gathering spaces and promote pedestrian activity are expected. Setbacks and configurations will be in line with City code.

The total number of Equivalent Residential Units (ERUs) within these areas will be calculated as defined in Saratoga City code. Commercial ERUs will not be counted as part of the 3,238 residential units permitted in Types 1-4.

Permitted Uses

Permitted uses within Type 5 areas will follow as per the table provided in ***Saratoga City Municipal code, section 19.04.11***. The labels show correlating uses as a guideline.



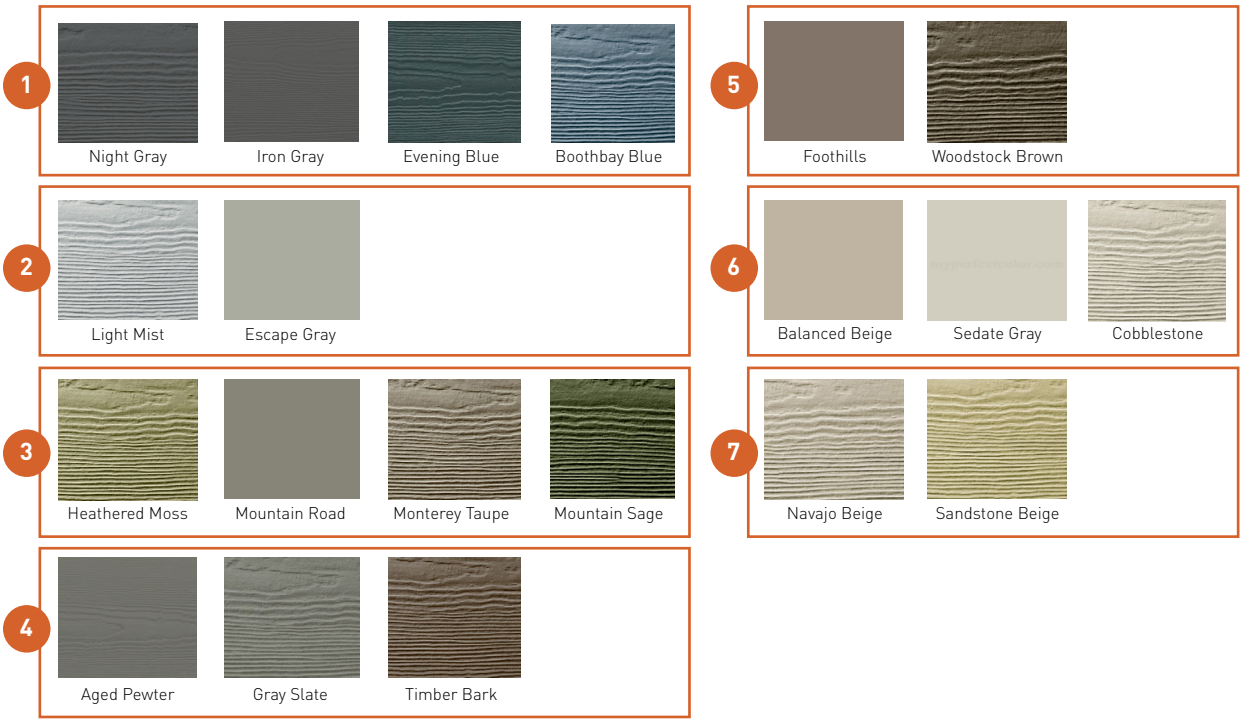
Single-Family Homes

Color is a critical element for creating the ambiance of the overall community. A well-designed color palette should be based on natural elements. Appropriate use of color will bring unity to each neighborhood and help establish a sense of community.

All exterior colors shall be compatible with the architectural style of each dwelling. Bright, artificial colors such as pastels, neons, fluorescents, etc. shall not be allowed.

Each builder shall present exterior paint color groupings to the WDRC for approval before construction begins in a neighborhood. Each individual color shall be grouped with other colors that are similar in hue and tone. Color groupings make it easier to track and regulate product mix rules, so that homes next to each other do not look the same or too similar to the home next door or right across the street. The product mix rule also applies to home design/elevation combinations.

Since grouping similar colors together is subjective, the following diagram offers an example of color groupings that are acceptable at Wildflower.



Type 4 Townhomes, Apartments, and Condos

The surrounding community and architectural style within Wildflower will have a big impact on color choices. Exterior building colors on multi-family residences shall be compatible within individual neighborhoods and to adjacent buildings. Therefore, the same rules that apply to single-family homes also apply to Type 4 homes. Enriched earth tones and cool colors are encouraged, while bright, fluorescent, or neon shades are not allowed.

Multi-family residences can be overwhelming in size. A compatible color palette with three or four different combinations per complex is suggested so that buildings next to each other are a slightly different color scheme. The right colors can give balance, scale, and visual relief to an otherwise intimidating building. The following colors are example color palettes that can be used together within a multi-family community.



EXAMPLE COLORS - 01	Front Door Kwal Racoon CL3176N	Soffit, Fascia, Trim Hardie Color Plus Arctic White	Hardie - Color 1 Hardie Color Plus Boothbay Blue	Hardie - Color 2 Hardie Color Plus Sandstone Beige
EXAMPLE COLORS - 02	Front Door Kwal Jumpsuit CL2986A	Soffit, Fascia, Trim Hardie Color Plus Arctic White	Hardie - Color 1 Hardie Color Plus Heathered Moss	Hardie - Color 2 Hardie Color Plus Sandstone Beige
EXAMPLE COLORS - 03	Front Door Sherwin Williams Fireweed SW6328	Soffit, Fascia, Trim Hardie Color Plus Arctic White	Hardie - Color 1 Hardie Color Plus Timber Bark	Hardie - Color 2 Hardie Color Plus Sandstone Beige

Native Regional Suitability

The color palette established for Wildflower is based on the native and natural hues found in the landscape and flowers on the property and the surrounding area. Approved colors include earth tones, as well and as saturated colors found naturally in mountainous and prairie landscapes.

Stylistic Appropriateness

The colors used at Wildflower should reflect the architectural styles being offered at Wildflower. Fewer colors on individual buildings are typically more appropriate than incorporating a large variety of colors. This keeps homes from distracting from the overall ambiance of the community.

Community Cohesiveness

The relationship of colors between neighboring homes is critical when selecting the overall palette for a group of homes or buildings within a townhome community. A sense of flow is created by balancing building elements, which have similar tones across many buildings, yet incorporate a variety of color elements, making each home unique.

Main Body and Trim

A sense of flow is created by requiring similar color tones on building elements such as trim, soffits, fascia, and garage doors throughout the community. Uniqueness may be expressed by incorporating a larger variety of colors on the main body of the home.

Roofing Colors and Materials

It is especially important to consider the value of even slight color variations that can be found within materials such as roofing shingles. These added variations can encourage even more diversity and architectural interest within each neighborhood, as well as throughout the community.

Master Owners Association

In accordance with ***The City's Vested Laws***, a Master Home Owners Association (HOA) has been established to review, approve, and enforce architectural requirements and restrictions, and to address common area maintenance obligations for the entire Wildflower Community. Where required, typically in multi-family areas in later phases, sub-HOAs will be established to address area-specific costs.

Design Guidelines

The design guidelines for Wildflower were established to encourage a high level of design quality and variety, while promoting compatibility within and between residential neighborhoods. The architectural character and form of each home contributes an essential part of the community's desired ambiance and image. The *Home Design Guidelines Handbook* contains *General Design Criteria*, which addresses a variety of design requirements applicable to all residential product types and styles, as well as specific *Product Design Criteria*, which addresses additional requirements applicable to each of the *Recommended Architectural Styles*.

Builders are required to understand and apply the design principles established in the *Home Design Guidelines Handbook*, as well as follow the procedures in the process documents provided.

Wildflower Design Review Committee (WDRC)

The goal of the WDRC is to ensure Wildflower is a pleasant, desirable, and sustainable community, with a harmonious design concept. The WDRC protects and promotes the present and future values of the Wildflower development. All exterior architectural building elevations, materials, colors, landscaping designs, fencing details, and signage within Wildflower shall be subject to a design review and approval process established by the Wildflower Design Review Committee.

The WDRC shall review and approve all residential site plans and building permits prior to beginning the City of Saratoga Springs submittal and review processes. The WDRC shall consist of representatives of the Master Developer, as well as a selected team of design professionals, planners, engineers, architects, and/or contractors. The Master Developer shall retain the right to retain or replace members of the WDRC at its discretion.

Natural Resources Inventory

Slopes

Slopes greater than 30% equals approximately 26.6 acres. For the purpose of determining sensitive lands area, incidental and isolated areas over 30% have not been included. It is anticipated, during mass grading, that all of these areas will be graded or protected by erosion control methods. Due to the man-made nature of many of the existing slopes, it is anticipated that significant areas will be mass graded in order to consolidate building areas, provide safe slopes, and provide access. Therefore, slope areas of between 30% and 50% will be allowed in the open space area between Camp Williams and Village Plan 7. However, any existing slopes greater than 30% will be allowed to remain unchanged.

Soils

A Geotechnical Investigation has been conducted for the eastern portion of the wildflower development by Infinity Consultants, dated January 17, 2014. It is anticipated that the additional parcels within the Wildflower development will have similar soil characteristics. Excerpts from the investigation include:

1. The subsurface soils encountered at the site consist 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, while layers of gravel are frequently found in the subsurface soils.

2. 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.

3. 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 clay 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 gravel may be designed for a net allowable pressure of 1,800 PSF.

4. 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.

5. 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.

6. 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)

7. Roadway design to be based on current City Standard with CBR test results to be provided by the geotechnical engineer at the anticipated roadway subgrade elevation.

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:

1. "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."

2. 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."

3. The full phase I environment site assessment is to be submitted separately and available for further detail.

Existing storm water channels contained within the property may be amended and/or piped to address location, flow, and safety.

Dams and Canals

No dams exist above this site. The Provo Reservoir Canal clips the far northeast and southeast corners of the property.

Shrubs, Trees, and Wildlife

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 1" caliper removed during grading operations will be replaced within the development with like kind or better, 1" caliper minimum.

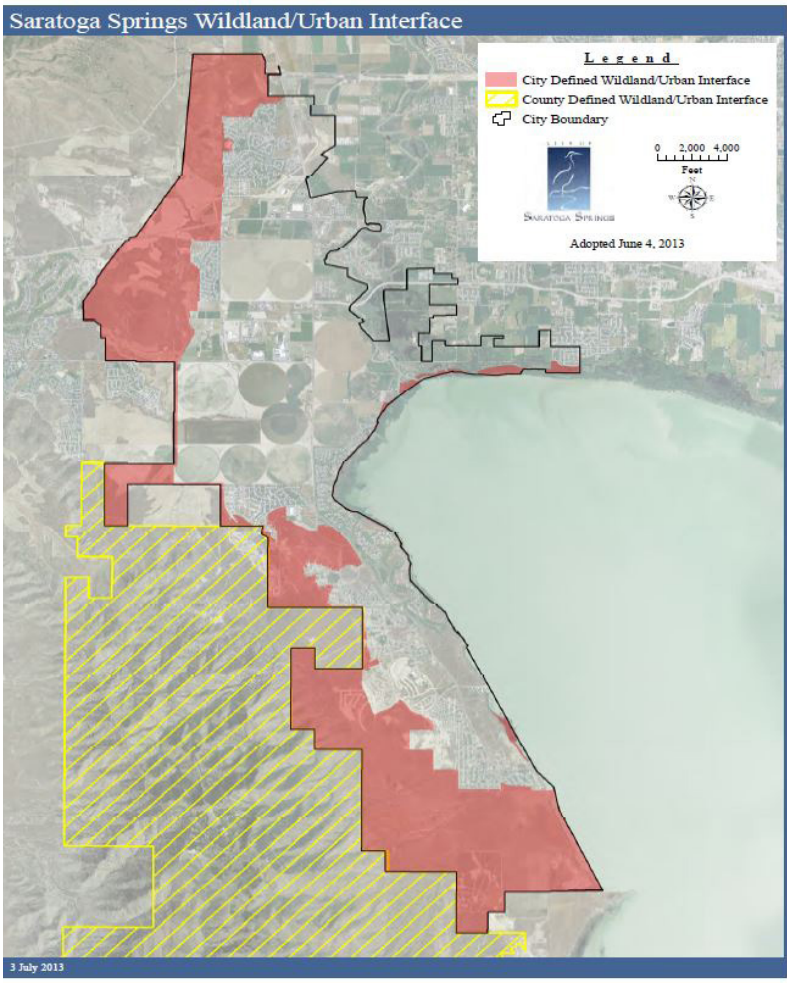
Flood Plain Data

Area project area is within flood zone "X" as shown 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 shall be completed prior to development, i.e. soil stabilization, environmental hazards, etc.

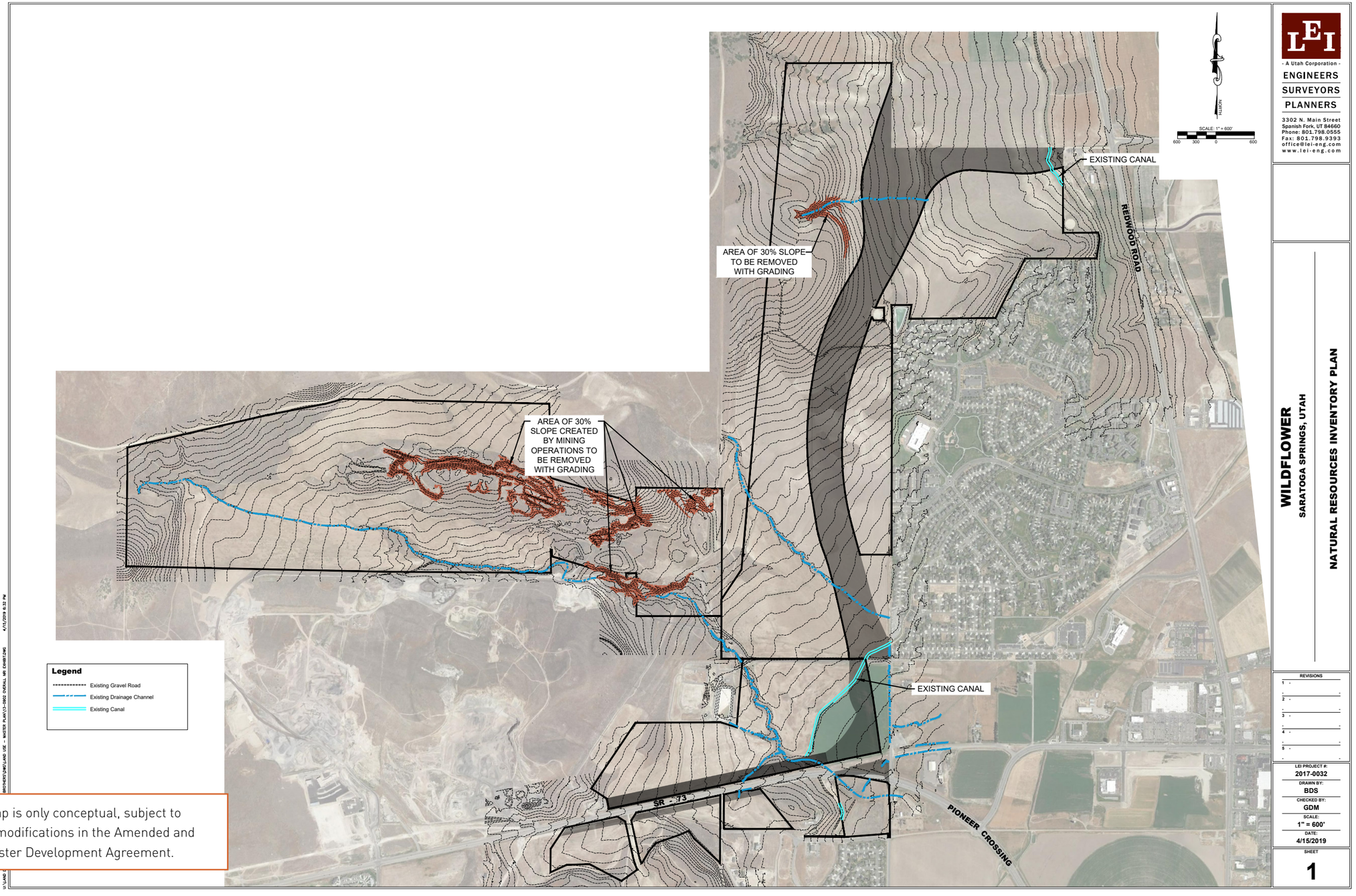
Wildland/Urban Interface



Fire Protection Plan

The project lies entirely within the City defined Wildland/Urban Interface. At the time a preliminary plat is submitted, a Fire Protection Plan in accordance with the Wildland/Urban Interface Code shall be prepared to assess site specific wildfire risk. This assessment includes consideration of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, building ignition and fire-resistance factors, fire protection systems and equipment, defensible space and vegetation management. Feasibility of the Fire Protection Plan will be reviewed at time of preliminary plat and full details finalized before a final plat is approved.

Natural Resources Inventory Plan Exhibit

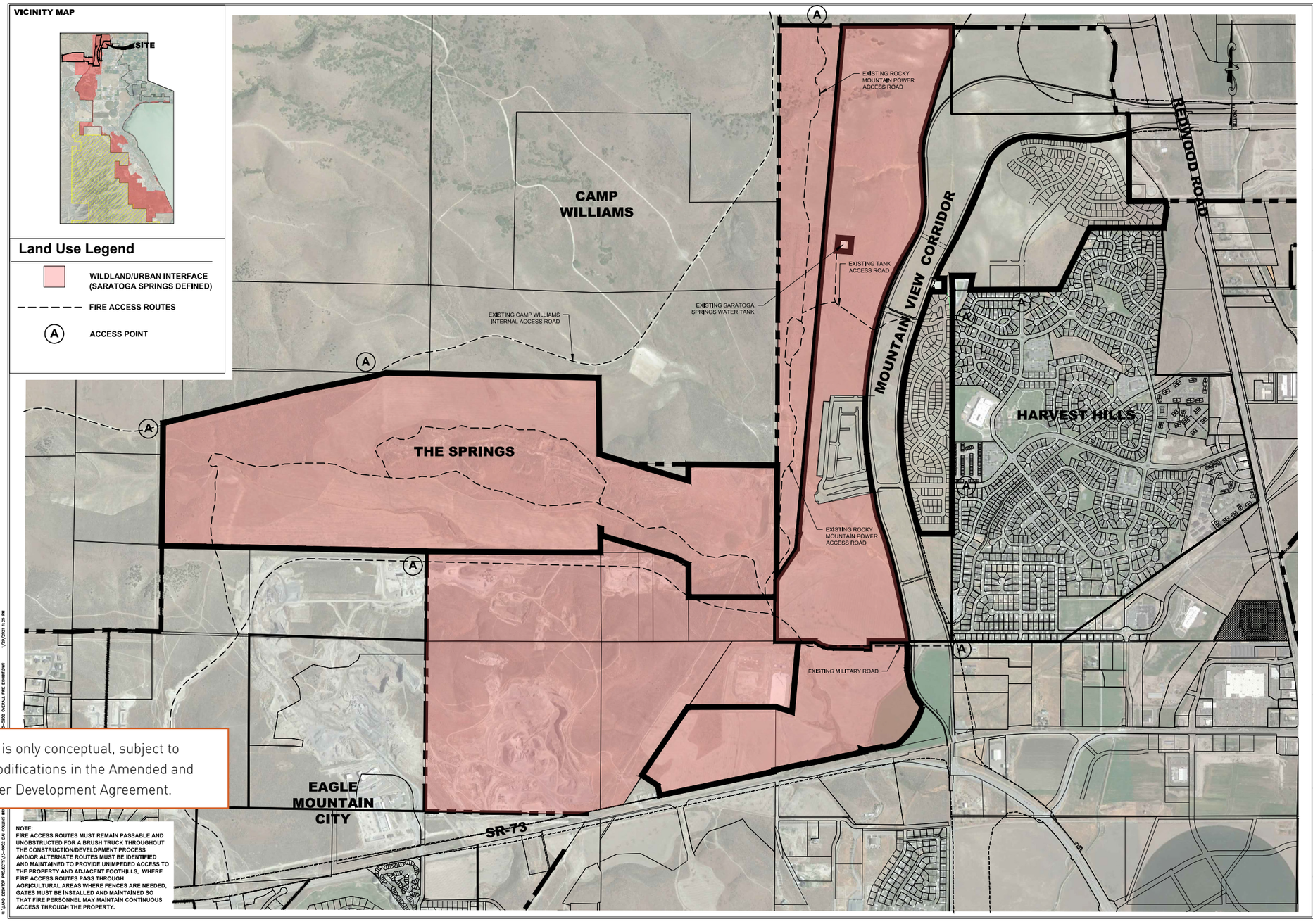


Note: This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement.

Environmental Site Assessment

An Environmental Site Assessment was conducted by Infinity Consultants. The following are the essential findings of the investigation, expressing that no major environmental issues were found.

1. Utilities such as water, sewer, electricity and gas are available in the streets of the Harvest Hill Subdivision to the east of the Subject Property. Capacity needs to be verified.
2. Surficial soils were visually inspected and appear to be sandy silts with gravel and boulders at higher elevations. The property is covered by native grasses, weeds, and plowed fields.
3. The property slopes gradually and changes several hundred feet from its high point in the west to lowest points in the southeast. The slope is much steeper in the northwest and west areas.
4. An irrigation canal runs through the Subject Property at two locations, First in the southern part of the property just north of and then crossing Cedar Fort Road, then second in the northeast portion of the property.
5. All drainages crossing the property seem to end at the irrigation canal.
6. There are high power electrical transmission lines bordering the center of our project.
7. There are no constructed structures on the entire property or evidence of past structures.
8. The Central Utah Water Conservancy District is currently constructing a large drinking water storage tank just west of the Subject Property at about 8800 North. Buried drinking water pipes are being installed across the Subject Property to supply this tank.



Note: This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement.

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WILDFLOWER - SPRINGS
SARATOGA SPRINGS, UTAH
FIRE ACCESS PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-0902
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: NTS
DATE: 1/29/2021
SHEET 1







APPENDIX

A1 Engineering Standards Specific to Wildflower

A2 Approved Master Utility and System Plans

A3 Open Space Concept Exhibits

A4 Grading Criteria

A1 Engineering Standards Specific to Wildflower

1. It is understood that a permanent, paved access road is required for all utilities. However, in case of temporary installation conditions, such as extension of utilities through future phases of developments, a temporary all-weather surface is sufficient. A 12 foot access road shall be constructed to all manholes and shall be capable of supporting H-20 loading as determined by a geotechnical engineer.
2. Sewer Mains shall be located as indicated on the City's Standard drawings and shall be located in ROW, dedicated open spaces, private open spaces or 20 foot wide easement.
3. The maximum operating pressure for the water system in the home is to be 110 psi unless otherwise approved by the City Engineer.
4. Use 2019 standards for piping.
5. 18' driveways are allowed, but are not to be counted as parking.
6. All City approvals to be effective for 12 months from the approval date.
7. Clear sight triangle to conform to AASHTO standards.

1. ***Clear Sight Triangles Section 19.06.11*** should be updated to conform to AASHTO standards.
2. Hillside Development
    a. ***Section 19.10.03.4.e*** to be updated to allow up to a 30% slope with reseeding and properly prepared grading with erosion control matting required above 30% slope.
    b. ***Section 19.10.04.5*** should be eliminated.
    c. ***Section 19.10.04.7*** should include "unless appropriate retaining walls are constructed."
    d. ***Section 19.10.04.18.c*** to be updated to "...shall be set back 30 feet from the center line..."

A2 Approved Master Utility and System Plans

Transportation

The Roadway Master Plan exhibit on the following pages shows a network of thoroughfares and identifies specific types of roadways. Multi-modal transportation elements focus on sustainable and well-designed, pedestrian-oriented neighborhoods and thoroughfares. See exhibits for proposed roadway sections for arterial, collector, and local roads.

Secondary Access

Secondary access requirements shall be met and addressed through phasing so that no more than 50 lots may be constructed on any existing road until a second access is provided per ***The City's Vested Laws***.

Traffic Impact Introduction

Hales Engineering conducted an traffic study of the project area, with the most recent version updated on August 15, 2018. This study addresses the traffic impacts associated with the proposed Wildflower development located in Saratoga Springs, Utah. The proposed project is located west of Redwood Road and mainly north of SR-73 in the north-western part of Saratoga Springs.

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 2024 and 2040 conditions were also analyzed.

The following pages include excerpts from the traffic study including the executive summary, summary of key findings and recommendations, memorandum, and appendix A and B. The complete study, in its entirety, is available for review.

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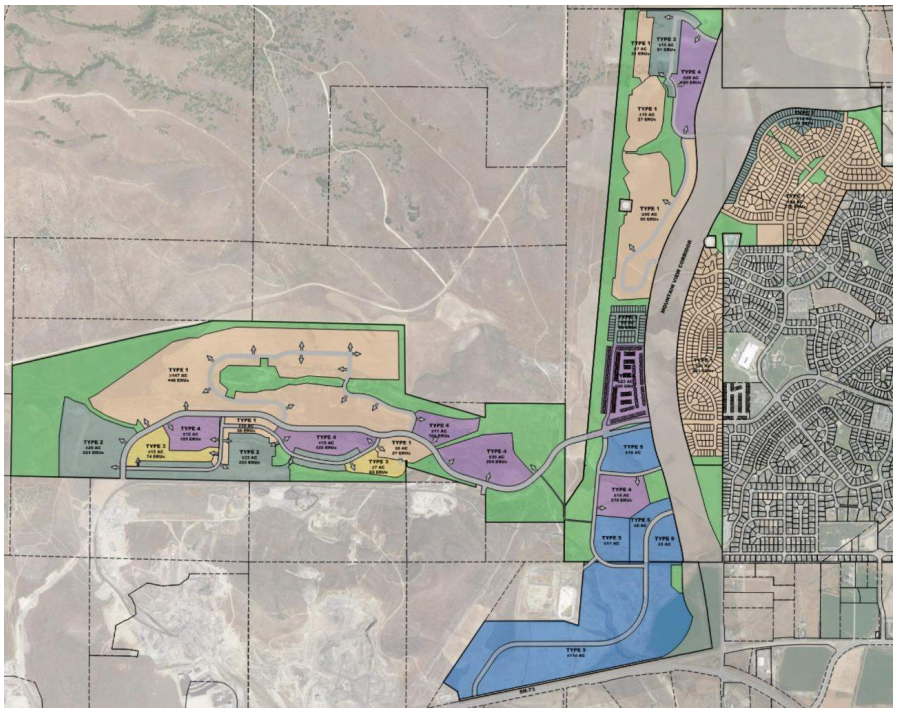
Wildflower

Traffic Impact Study – Update II



Saratoga Springs, Utah

August 15, 2018

UT18-1281

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11/14/2019
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EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Wildflower and The Springs developments located in Saratoga Springs, Utah. The proposed project is located west of Redwood Road and mainly north of SR-73 in the north-western part of Saratoga Springs.

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 2024 and 2040 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-1A
LOS Analysis - Evening Peak Hour
Saratoga Springs - Wildflower TIS

Intersection	Level of Service (Sec/Veh)[1]					
	Existing (2018) Background	Future (2024) Background	Future (2024) Plus Project (Existing Roads)	Future (2024) Plus Project (Future Roads)	Future (2040) Background	Future (2040) Plus Project (Future Roads)
Harvest Moon Drive / Providence Drive	A (1.5)	A (1.6)	F (>50.0)	A (2.0)	A (1.4)	A (1.7)
Harvest Moon Drive / Nectar Way	A (1.1)	A (1.3)	F (>50.0)	A (1.6)	A (1.4)	A (1.7)
Fall Harvest Drive / Harvest Moon Drive	A (3.1) / WB	A (3.5) / WB	F (>50.0) / SB	A (3.9) / WB	A (2.8) / WB	A (2.8) / WB
Fall Harvest Drive / Redwood Road (SR-68)	F (>50.0) / EB	F (>50.0) / EB	F (>50.0) / EB	A (7.3) / EB	A (9.0) / EB	A (9.3) / EB
Providence Drive / Harvest Hills Boulevard	A (2.5)	A (2.5)	F (>50.0)	A (3.6)	A (2.6)	A (3.9)
Harvest Moon Drive / Harvest Hills Boulevard	A (4.0)	A (4.0)	F (>50.0)	A (3.9)	A (3.7)	A (4.4)
Harvest Hills Boulevard / Redwood Road (SR-68)	C (26.6)	D (48.9)	F (>80.0)	B (13.9)	C (22.5)	C (24.4)
Aspen Hills Boulevard / Redwood Road (SR-68)	F (>50.0) / EB	F (>50.0) / EB	F (>50.0) / EB	D (28.8) / EB	D (34.0) / EB	E (36.2) / EB
Aspen Hills Boulevard / Foothill Boulevard	A (5.9) / WB	A (5.7) / WB	F (>50.0) /NB	-	-	-
Foothill Boulevard / Cory B Wride Memorial Highway (SR-73)	C (23.6)	C (24.9)	F (>80.0)	F (>80.0)	C (25.8)	D (36.3)

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.

Source: Hales Engineering, August 2018

TABLE ES-1B
LOS Analysis - Evening Peak Hour
Saratoga Springs - Wildflower TIS

Intersection	Level of Service (Sec/Veh)[1]					
	Existing (2018) Background	Future (2024) Background	Future (2024) Plus Project (Existing Roads)	Future (2024) Plus Project (Future Roads)	Future (2040) Background	Future (2040) Plus Project (Future Roads)
Tanuki Drive / SB Mountain View Corridor Frontage Road	-	-	-	E (44.9) / EB	-	A (7.4) / EB
Mountain View (South Access) / SB Mountain View Corridor Frontage Road	-	-	-	A (2.4) / EB	-	F (>50.0) / EB
Providence Drive / EB 2100 North Frontage Road	-	-	-	A (4.9) / NB	-	A (4.4) / NB
Harvest Moon Drive / NB Mountain View Corridor Frontage Road	-	-	-	B (15.9)	-	B (14.3)
Harvest Moon Drive / SB Mountain View Corridor Frontage Road	-	-	-	D (34.6) / WB	-	A (8.4)
RIRO 10 / SB Mountain View Corridor Frontage Road	-	-	-	A (2.8) / EB	-	C (22.5) / EB
Harvest Hills Boulevard / NB Mountain View Corridor Frontage Road	-	-	-	C (22.3)	-	D (43.5)
Harvest Hills Boulevard / SB Mountain View Corridor Frontage Road	-	-	-	D (38.4)	-	C (33.9)
Tanuki Drive / Harvest Hills Boulevard	-	-	-	D (30.3) / SB	-	F (>50.0) / SB
RIRO 1 / SB Mountain View Corridor Frontage Road	-	-	-	A (3.5) / EB	-	D (35.6) / EB
Mount Saratoga Road / NB Mountain View Corridor Frontage Road	-	-	-	C (22.2)	-	C (22.0)
Mount Saratoga Road / SB Mountain View Corridor Frontage Road	-	-	-	D (40.7)	-	C (27.8)
Tanuki Drive / Mount Saratoga Road	-	-	-	A (3.2) / EB	-	A (1.3) / NB
RIRO 2 / SB Mountain View Corridor Frontage Road	-	-	-	A (3.0) / EB	-	B (16.5) / EB
RIRO 3 / SB Mountain View Corridor Frontage Road	-	-	-	D (28.3) / EB	-	C (25.2) / EB
West Road / Mount Saratoga Road	-	-	-	A (5.5) / EB	-	A (6.6) / EB
RIRO 4 / WB SR-73 Frontage Road	-	-	-	A (2.5) / SB	-	D (28.9) / SB
RIRO 5 / WB SR-73 Frontage Road	-	-	-	A (2.9) / SB	-	E (46.3) / SB
Hillside Drive / WB SR-73 Frontage Road	-	-	-	A (2.3) / SB	-	F (>50.0) / SB
RIRO 6 / WB SR-73 Frontage Road	-	-	-	A (3.1) / SB	-	F (>50.0) / SB
Mount Saratoga Road / WB SR-73 Frontage Road	-	-	-	C (25.4)	-	C (22.1)
Mount Saratoga Road / EB SR-73 Frontage Road	-	-	-	C (25.4)	-	C (22.5)
RIRO 7 / EB SR-73 Frontage Road	-	-	-	A (3.4) / NB	-	E (36.2) / NB
Hillside Drive / EB SR-73 Frontage Road	-	-	-	A (2.4) / NB	-	D (27.2) / NB
RIRO 8 / EB SR-73 Frontage Road	-	-	-	A (3.1) / NB	-	B (15.4) / NB
RIRO 9 / EB SR-73 Frontage Road	-	-	-	A (3.2) / NB	-	F (>50.0) / NB
West Road / Harvest Hills Boulevard	-	-	-	C (19.5) / NB	-	A (0.9) / WB
Harvest Hills Boulevard / Ranches Parkway	-	-	-	C (27.2)	-	C (24.9)

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.

Source: Hales Engineering, August 2018

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TABLE ES-2
Recommended Storage Lengths
Saratoga Springs - Wildflower TIS

Intersection	Storage Length (feet)							
	Northbound		Southbound		Eastbound		Westbound	
	LT	RT	LT	RT	LT	RT	LT	RT
Redwood Road (SR-68) / Harvest Hills Boulevard	300	--	150	100	300	175	150	100
Redwood Road (SR-68) / Aspen Hills Boulevard	--	--	--	--	225	200	--	--
NB Mountain View Corridor Frontage Road / Cory B Wride Memorial Highway (SR-73)	350	175	--	--	150	--	--	825
SB Mountain View Corridor Frontage Road / Cory B Wride Memorial Highway (SR-73)	--	--	325	225	--	--	350	--
NB Mountain View Corridor Frontage Road / Harvest Moon Drive	--	--	--	--	175	--	--	--
SB Mountain View Corridor Frontage Road / Harvest Moon Drive	--	--	--	--	--	--	100	--
NB Mountain View Corridor Frontage Road / Harvest Hills Boulevard	225	--	--	--	225	--	--	250
SB Mountain View Corridor Frontage Road / Harvest Hills Boulevard	--	--	325	225	--	150	325	--
SB Mountain View Corridor Frontage Road / RIRO 1	--	--	--	--	--	200	--	--
NB Mountain View Corridor Frontage Road / Mount Saratoga Road	225	--	--	--	150	--	--	--
SB Mountain View Corridor Frontage Road / Mount Saratoga Road	--	--	--	125	--	--	175	--
SB Mountain View Corridor Frontage Road / RIRO 2	--	--	--	--	--	--	--	--
Cory B Wride Memorial Highway (SR-73) / RIRO 5	--	--	--	150	--	--	--	--
Cory B Wride Memorial Highway (SR-73) / Hillside Drive	--	--	--	175	--	--	--	--
Cory B Wride Memorial Highway (SR-73) / RIRO 6	--	--	--	225	--	--	--	--
Mount Saratoga Road / Cory B Wride Memorial Highway (SR-73)	300	350	175	100	250	125	225	--
RIRO 7 / EB Cory B Wride Memorial Highway (SR-73)	--	150	--	--	--	--	--	--
Hillside Drive / Cory B Wride Memorial Highway (SR-73)	--	125	--	--	--	--	--	--
Cory B Wride Memorial Highway (SR-73) / RIRO 9	--	275	--	--	--	--	--	--
Cory B Wride Memorial Highway (SR-73) / Harvest Hills Boulevard	150	--	--	--	--	--	300	100
Ranches Parkway / Cory B Wride Memorial Highway (SR-73)	--	300	--	--	125	150	--	--

Source: Hales Engineering, August 2018

SUMMARY OF KEY FINDINGS/RECOMMENDATIONS

The following is a summary of key findings and recommendations:

Existing (2018) Background

- The Fall Harvest Drive / Redwood Road (SR-68) intersection and the Aspen Hills Boulevard / Redwood Road (SR-68) intersections are currently operating at LOS F.
    - The poor levels of service at these intersections can be attributed to the difficulty of executing a left-turn movement from a stop-controlled approach onto a busy roadway during peak traffic periods.
    - The Aspen Hills Boulevard / Redwood Road (SR-68) intersection does not currently satisfy the minimum criteria of the peak hour signal warrant. It is recommended that conditions at this intersection be monitored and that a traffic signal be installed when warranted.
    - In interest of safety, it is recommended that prohibiting left-turn movements at the Fall Harvest Drive / Redwood Road (SR-68) be considered. It is also recommended that as the vacant land north of Fall Harvest Drive develops, connectivity be established between Fall Harvest Drive and 2400 North (the location of the future signal). This would allow for vehicles that previously turned left at Fall Harvest Drive to divert to Harvest Hills Boulevard or 2400 North, which will both be signalized in the future.
- All other study intersections are currently operating at LOS C or better.

Future (2024) Background (Existing Roads)

- This scenario assumes no roadway improvements or new roads within the study area. Therefore, it was assumed that the portion of Mountain View Corridor that is planned had not been built.
- The Fall Harvest Drive / Redwood Road (SR-68) intersection and the Aspen Hills Boulevard / Redwood Road (SR-68) intersections are anticipated to continue operate at LOS F in this scenario despite limiting left-turn movements. This is a result of congestion on Redwood Road (SR-68) increasing in 2024.
- All other study intersections are anticipated to operate at acceptable levels of service.

Future (2024) Plus Project (Existing Roads)

- This scenario adds full project traffic to the roadway network that currently exists in 2018 without any future improvements.
- It is anticipated that all existing intersections will operate at LOS F for these future (2024) plus project condition with only the existing roadways.

- In this scenario it is anticipated that 95th percentile queues would extend hundreds of feet at each existing intersection. These queues would extend through roundabouts in the Harvest Hills development causing grid lock for many turning movements.
- Without another north/south arterial (Mountain View Corridor) in Saratoga Springs, it was assumed that all north and south traffic volumes would travel through the existing roads in the Harvest Hills community. Should this scenario occur in 2024 plus project conditions, Harvest Moon Drive, Providence Drive, and Fall Harvest Drive would need to increase their respective capacities to accommodate evening peak hour traffic. Alternatively, another north/south arterial west of the Harvest Hills community would allow project traffic to travel with minimal impact to the existing Harvest Hills community.

Future (2024) Plus Project (Future Roads)

- This scenario assumed all future roadway improvements that are planned in the study area including construction of the Mountain View Corridor Frontage roads and widening Cory B Wride Memorial Highway (SR-73) to a seven-lane cross section.
- It is anticipated that the Foothill Boulevard – Mountain View Corridor Frontage Roads / Cory B Wride Memorial Highway (SR-73) intersection will operate at LOS F in evening peak hour traffic conditions.
    - In 2024 conditions, Hales Engineering recommends dual left-turn lanes on the southbound approach, and three thru-lanes in the east/west direction. These improvements are recommended in addition to the existing intersection design shown in the Mountain View Corridor Interactive Map on the UPlan website.
    - The anticipated entering traffic volumes at the Mountain View Corridor Frontage Roads / Cory B Wride Memorial Highway (SR-73) intersection are over the capacity of a signalized intersection. A freeway interchange between these two state roadways should be implemented.

Future (2040) Background

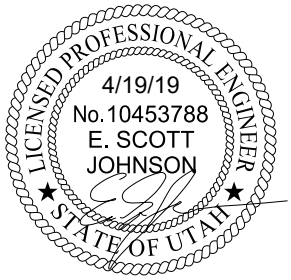
- All existing intersections are anticipated to operate at acceptable levels of service during the evening peak hour.

Future (2040) Plus Project

- The following intersection are anticipated to operate at LOS E or LOS F in future (2040) plus project conditions:
    - Aspen Hills Boulevard / Redwood Road (SR-68)
    - RIRO 5 / WB Cory B Wride Memorial Highway (SR-73)
    - RIRO 7 / EB Cory B Wride Memorial Highway (SR-73)
    - Mountain View (South Access) / SB Mountain View Corridor Frontage Road
    - Tanuki Drive / Harvest Hills Boulevard

  - Hillside Drive / WB Cory B Wride Memorial Highway (SR-73)
  - RIRO 6 / WB Cory B Wride Memorial Highway (SR-73)
  - RIRO 9 / EB Cory B Wride Memorial Highway (SR-73)
- Many of the stop-controlled project access roads are anticipated to operate at LOS E or LOS F in plus project conditions. As required by Administrative Rule R930-6 acceleration and deceleration lanes will help in reducing vehicle delay and improve safety for unsignalized project access onto frontage roads.
- It is anticipated that eastbound 95th percentile queues at the SB Mountain View Corridor Frontage Road / EB Cory B Wride Memorial Highway (SR-73) Frontage Road intersection may block RIRO 9 causing this access to fail.
- Harvest Hills Boulevard is anticipated to experience queues of several hundred feet on the eastbound and westbound approaches near Mountain View Corridor.

MEMORANDUM



Date: April 19, 2019

To: Daniel Herzog

From: Hales Engineering

Subject: Saratoga Springs – Wildflower Comment Response Memo

UT18-1281

This memorandum addresses the comments made by Saratoga Springs City Staff regarding the traffic impact study (TIS) completed for the proposed Wildflower development dated August 15, 2018.

Foothill Boulevard

The comment from Staff regarding Foothill Boulevard reads as follows:

> *"Foothill Blvd should not be confused with MVC. Foothill Blvd begins south of SR-73. Please remove this reference to Foothill Blvd."*

After further discussions with Staff, it was clarified that the City wishes to differentiate Foothill Boulevard from Mountain View Corridor (MVC) since one is maintained by the State (MVC) and the other is maintained by the City (Foothill Boulevard).

The reason that both Foothill Boulevard and MVC are used in the nomenclature for the intersection in question is that both Foothill Boulevard and MVC are part of this intersection; foothill Boulevard constitutes the south leg and MVC will constitute the north leg. The roadways are labeled as such throughout the report (see Figure 5b and Figure 9b) as such. Removing the reference to Foothill Boulevard would imply the MVC is replacing Foothill Boulevard, which is not the case.

Recommended Mitigation Measures

The comment from Staff regarding recommended mitigation measures reads as follows:

1220 North 500 West, Ste. 202 Lehi, UT 84043 p 801.766.4343
www.halesengineering.com

> *"The recommendations are sporadic. Describe recommended improvements to mitigate ALL of the impacts."*

After further discussions with Staff, it was decided that Hales Engineering would produce a map showing each recommendation and its location. This map is included in Appendix A.

Functional Classification

The comment from Staff regarding functional classification reads as follows:

> *"Provide a map showing recommended functional classifications for all of the proposed streets. This cannot wait until the village plan level."*

A map showing the recommended functional classifications is included in Appendix B.

If you have any questions regarding this memorandum, please feel free to contact us.

1220 North 500 West, Ste. 202 Lehi, UT 84043 p 801.766.4343
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APPENDIX A

Recommended Mitigation Measures

1220 North 500 West, Ste. 202 Lehi, UT 84043 p 801.766.4343
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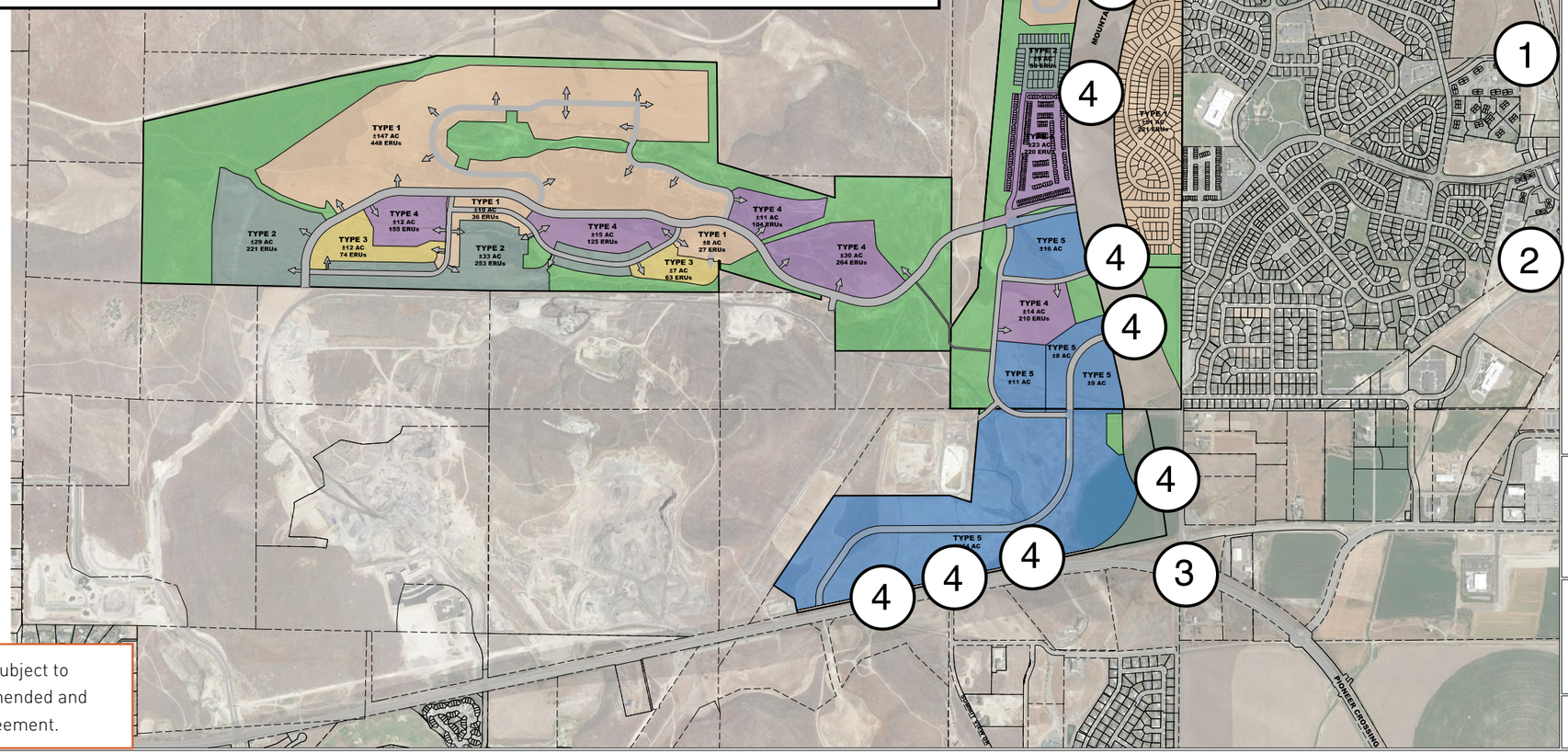
Recommended Mitigation Measures

1. Consider restricting left-turn movements at Fall Harvest Drive / Redwood Road intersection. Provide connection between Fall Harvest Drive and future signal at 2400 North.
2. Install traffic signal at Aspen Hills Boulevard / Redwood Road intersection when warrants are met.
3. Dual left-turn lanes on SB approach. Three through lanes on the EB and WB approaches. Grade separated interchange.
4. Right-turn auxiliary lanes at unsignalized approaches to MVC as required by UDOT.



Note: This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement.

APPENDIX B

Recommended Functional Classification

1220 North 500 West, Ste. 202 Lehi, UT 84043 p 801.766.4343
www.halesengineering.com

Functional Classification*

UDOT Road

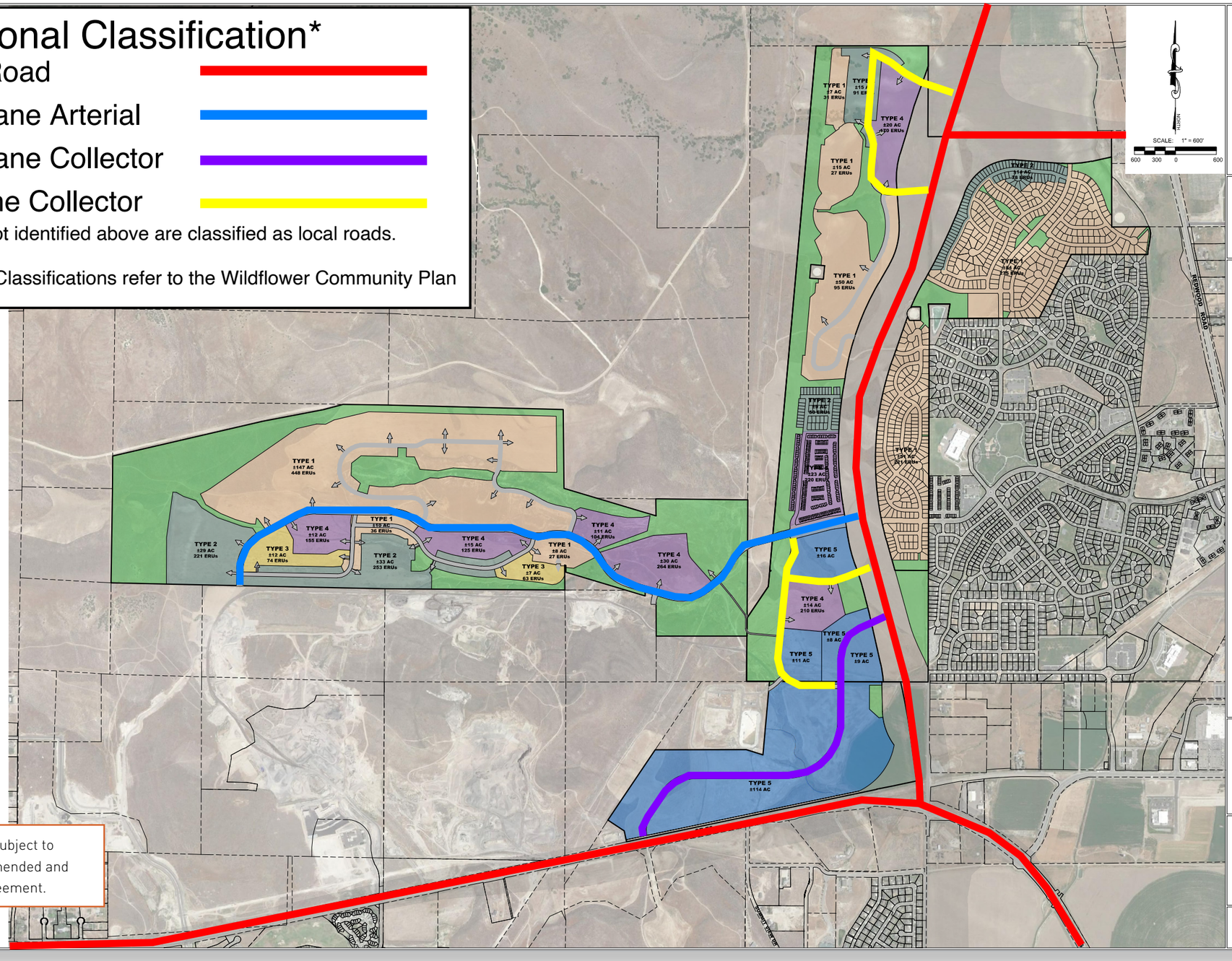
Three-Lane Arterial

Three-Lane Collector

Two-Lane Collector

All streets not identified above are classified as local roads.

*Functional Classifications refer to the Wildflower Community Plan



Note: This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement.

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WILDFLOWER
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MASTER PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2017-0032
DRAWN BY: BLS/DSE
CHECKED BY: GDM
SCALE: 1" = 600'
DATE: 11/12/2019
SHEET: 1

HALES ENGINEERING
innovative transportation solutions

MEMORANDUM



Date: February 24, 2021

To: Nate Shipp

From: Hales Engineering

Subject: Saratoga Springs Wildflower Village Roadway Review Memo

UT21-1851

This memorandum discusses the study completed for the Wildflower Village Project in Saratoga Springs, Utah. A question had been raised about the traffic anticipated on the major roads in and near the project with the updated plans. The update to the unit counts in Village 2 and Village 7 is a relatively small change. Trip generation for the developments was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 10th Edition, 2017. Comparisons of trip generation for Village 2 and Village 7 are shown in Table 1 and Table 2, respectively.

Table 1: Village 2 Weekday Daily Trip Generation

Land Use	Prior Trips	Updated Trips	Delta
Townhomes	1,460	1,440	-20

Table 2: Village 7 Weekday Daily Trip Generation

Land Use	Prior Trips	Updated Trips	Delta
Single-family detached housing	992	1,212	220
Townhomes/Condos/Apts	2,920	2,758	-162
Total	**3,912**	**3,970**	**58**

The total difference in trips is 20 fewer trips in Village 2 and 58 more trips in Village 7 in an average weekday condition. These numbers are not significant enough to change the results of their respective traffic impact studies. The roadway functional classification recommendations from these studies still stand.

Additionally, it is anticipated that the proposed roadway cross-sections as shown in the respective updated site plans (see appendix) should be adequate to accommodate the traffic generated by these developments.

Let us know if you have any questions or would like further detail.

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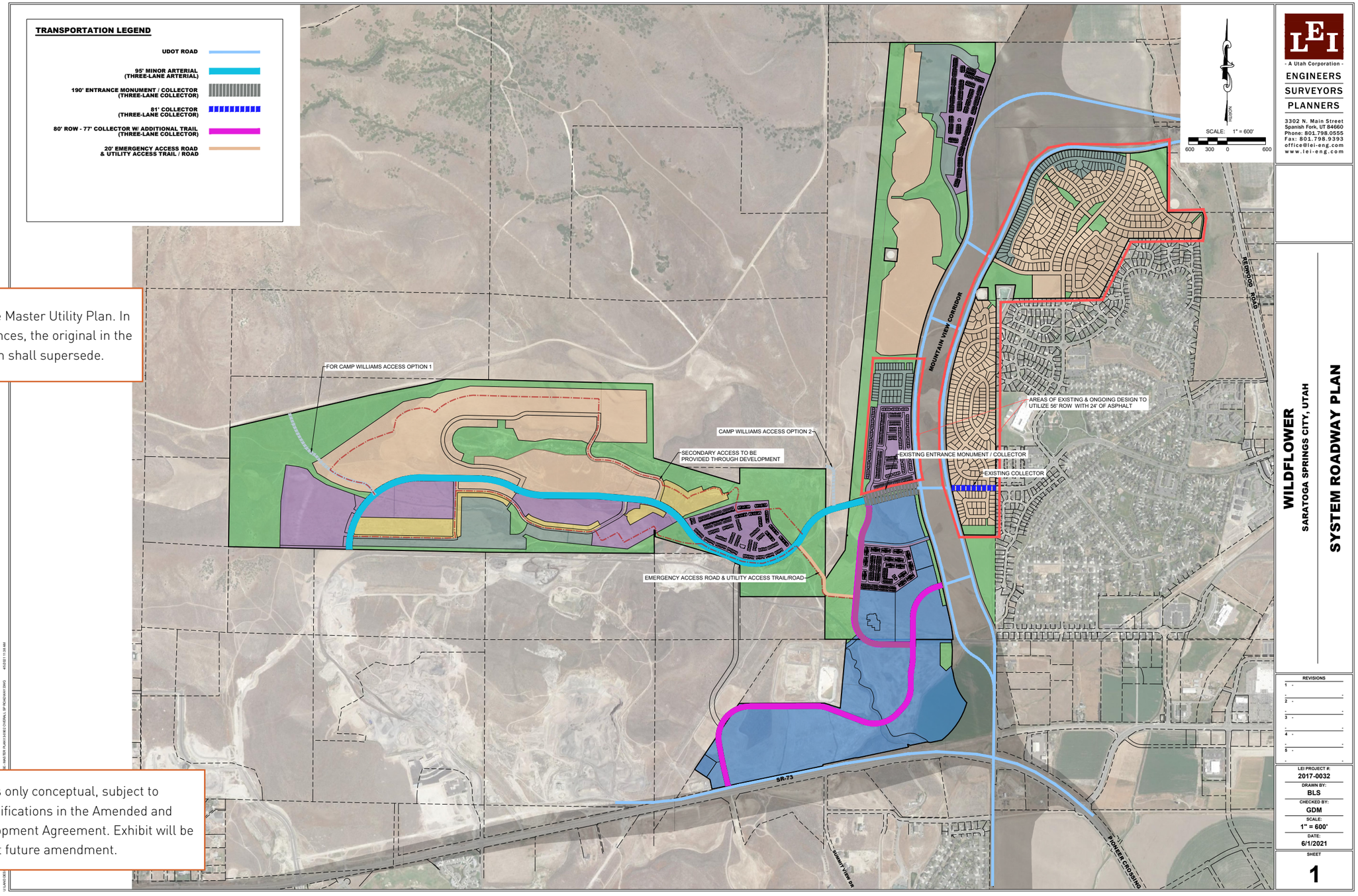
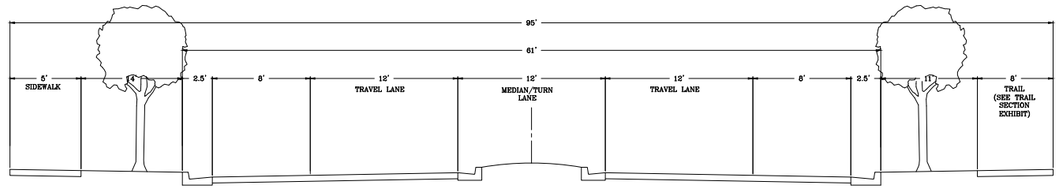
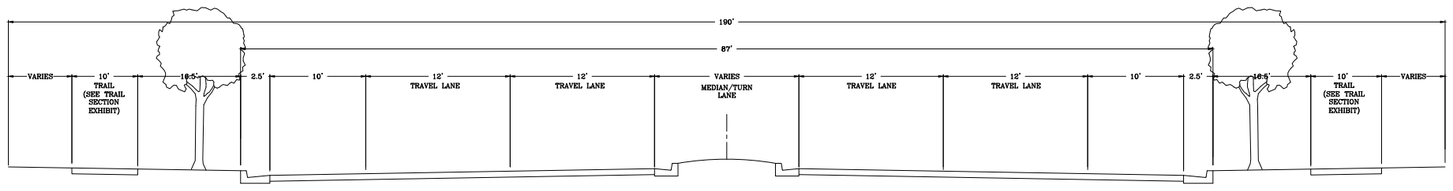
This is a copy from the Master Utility Plan. In the case of any differences, the original in the Master Utility Plan shall supersede.



Note: This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement. Exhibit will be updated at future amendment.



95' RIGHT-OF-WAY MINOR ARTERIAL ROADWAY CROSS SECTION
PER CITY DETAIL ST-10 (2019) W/ 8' TRAILS



EXISTING 190' RIGHT-OF-WAY / ENTRANCE MONUMENT MAJOR ARTERIAL ROADWAY CROSS SECTION
AS APPROVED WITH VILLAGE 3A PLAT A-1

Note: Utility locations per City standards.

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ARTERIAL ROADWAY CROSS SECTIONS

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2 -
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4 -
5 -

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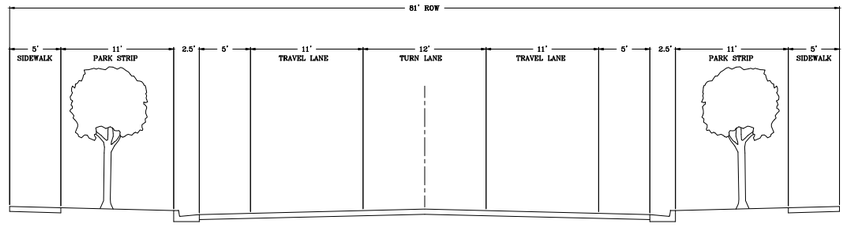
DRAWN BY: DSE
CHECKED BY: GDM
SCALE: NONE
DATE: 12/17/2021

EXHIBIT
4



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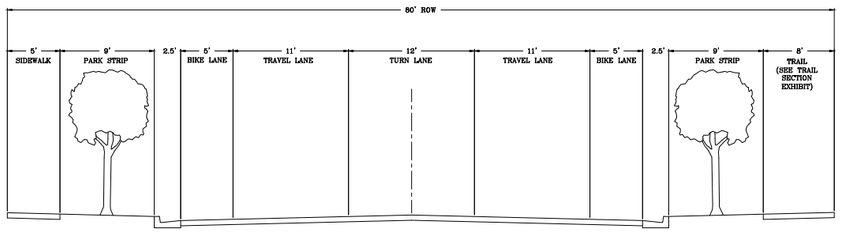
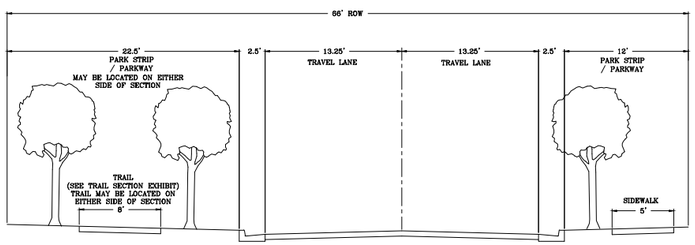


80' RIGHT-OF-WAY COLLECTOR ROADWAY CROSS SECTION
PER CITY STANDARD ST-9 (2019) W/ 8' TRAIL



EXISTING / APPROVED 66' RIGHT-OF-WAY LIMITED ACCESS ROADWAY CROSS SECTION
(MATCHING EX PROVIDENCE & HARVEST MOON DR)

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COLLECTOR ROADWAY CROSS SECTIONS

REVISIONS
1 .
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LEI PROJECT #: 2013-0902
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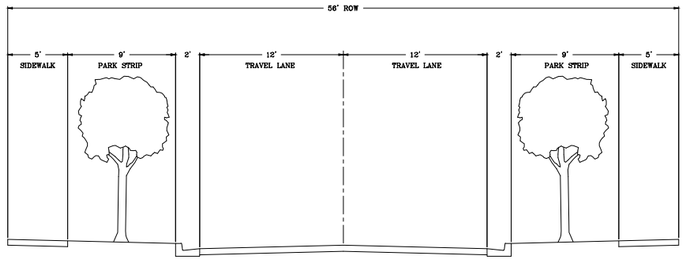
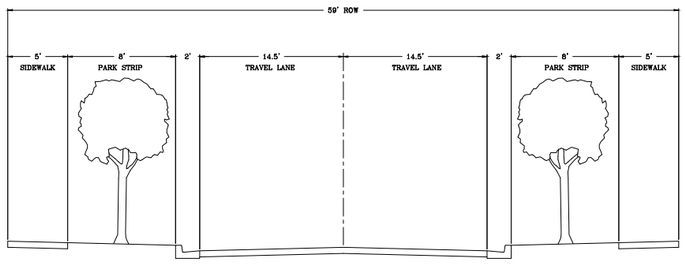
CHECKED BY: GDM
SCALE: NONE
DATE: 11/12/2019

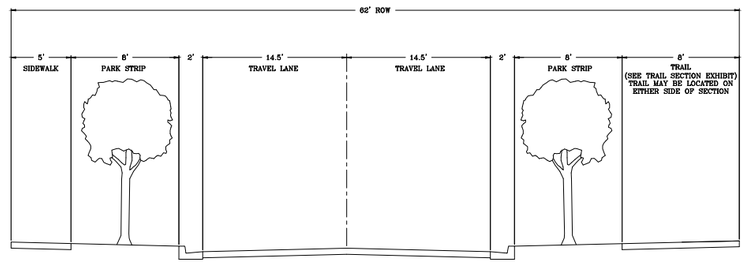
EXHIBIT
3



56' RIGHT-OF-WAY ROADWAY CROSS SECTION
PER CITY DETAIL ST-8 (2015)
ROADWAY ADOPTED WITH ORIGINAL WILDFLOWER COMMUNITY PLAN, TO BE UTILIZED IN AREAS THAT DESIGNS ARE UNDERWAY AND COMPLETED SEE ROADWAY PLAN FOR AREAS



59' RIGHT-OF-WAY ROADWAY CROSS SECTION
PER CITY STANDARD ST-8 (2019)



62' RIGHT-OF-WAY ROADWAY CROSS SECTION
PER CITY STANDARD ST-8 (2019) W/ 8' TRAIL

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LOCAL ROADWAY CROSS SECTIONS

REVISIONS
1 -
2 -
3 -
4 -
5 -

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2013-0902
DRAWN BY:
DSE
CHECKED BY:
GDM
SCALE:
NONE
DATE:
11/12/2019

EXHIBIT
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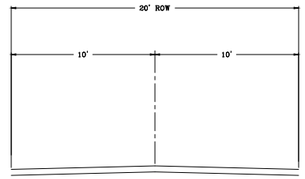
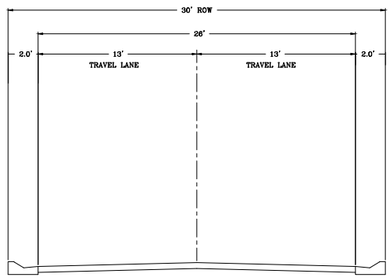
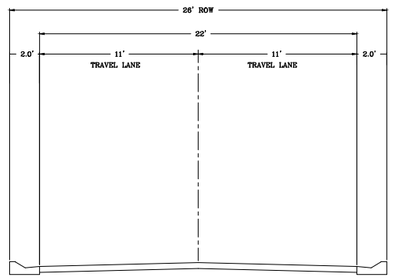


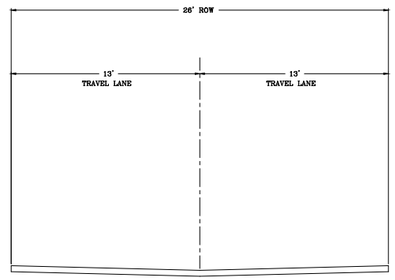
20' EMERGENCY ACCESS ROAD & UTILITY ACCESS TRAIL / ROAD



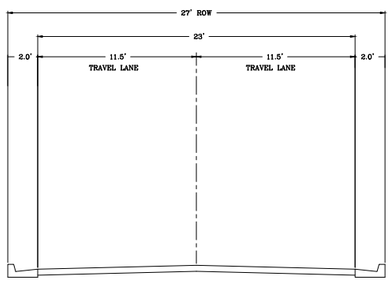
30' PRIVATE ROADWAY CROSS SECTION



26' PRIVATE ROADWAY CROSS SECTION



26' PRIVATE ALLEY CROSS SECTION



27' PRIVATE SHARED ROADWAY CROSS SECTION W/ HIGH BACK CURB

Note: Utility locations per City standards.

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PRIVATE ROADWAY CROSS SECTIONS

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1 -
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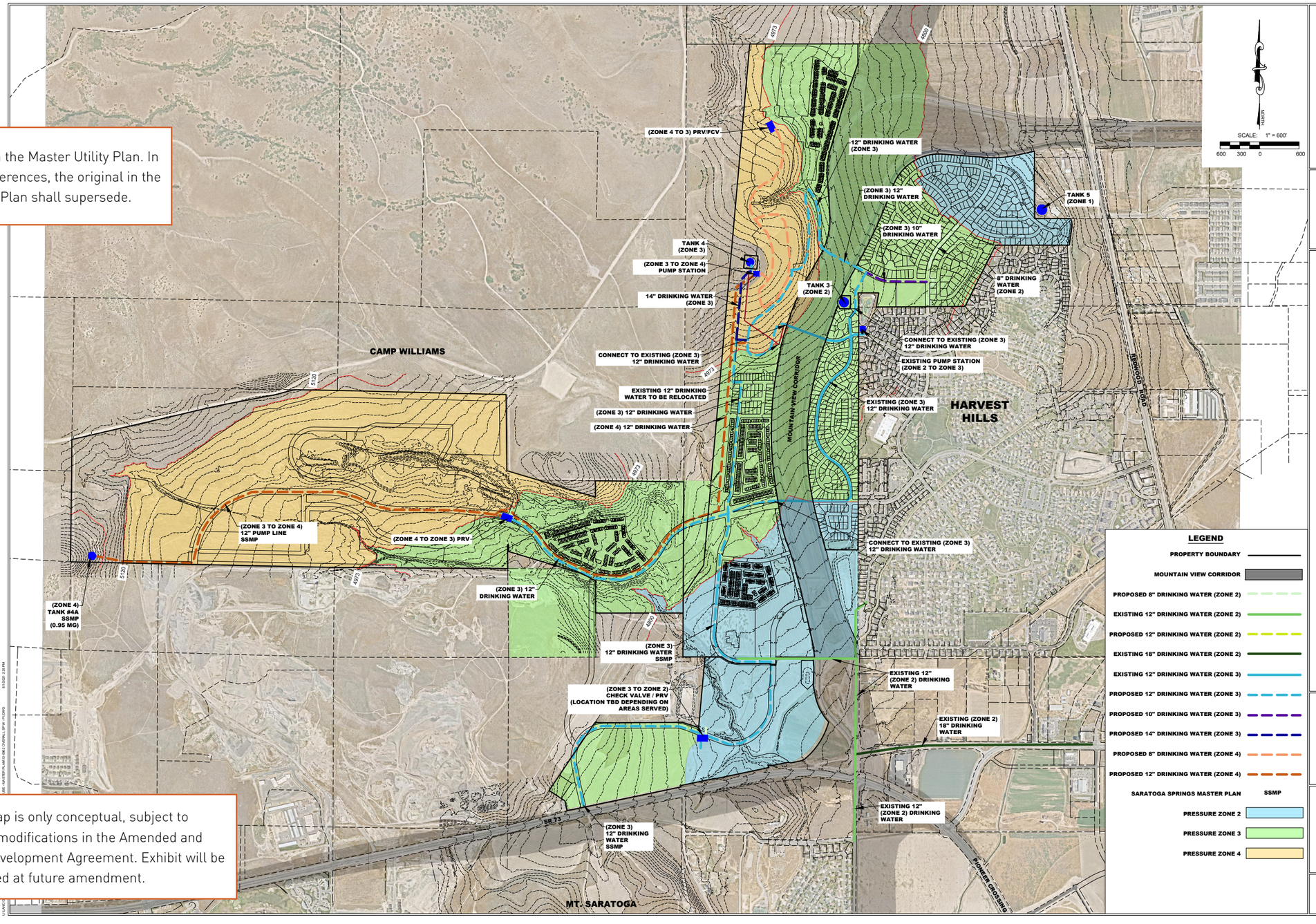
EXHIBIT 1

PM 12:18:55 11/19/2021 - MASTER PLAN\2-0902 OVERALL STREET SECTIONS.DWG

This is a copy from the Master Utility Plan. In the case of any differences, the original in the Master Utility Plan shall supersede.



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DRINKING WATER SYSTEM PLAN

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5 -

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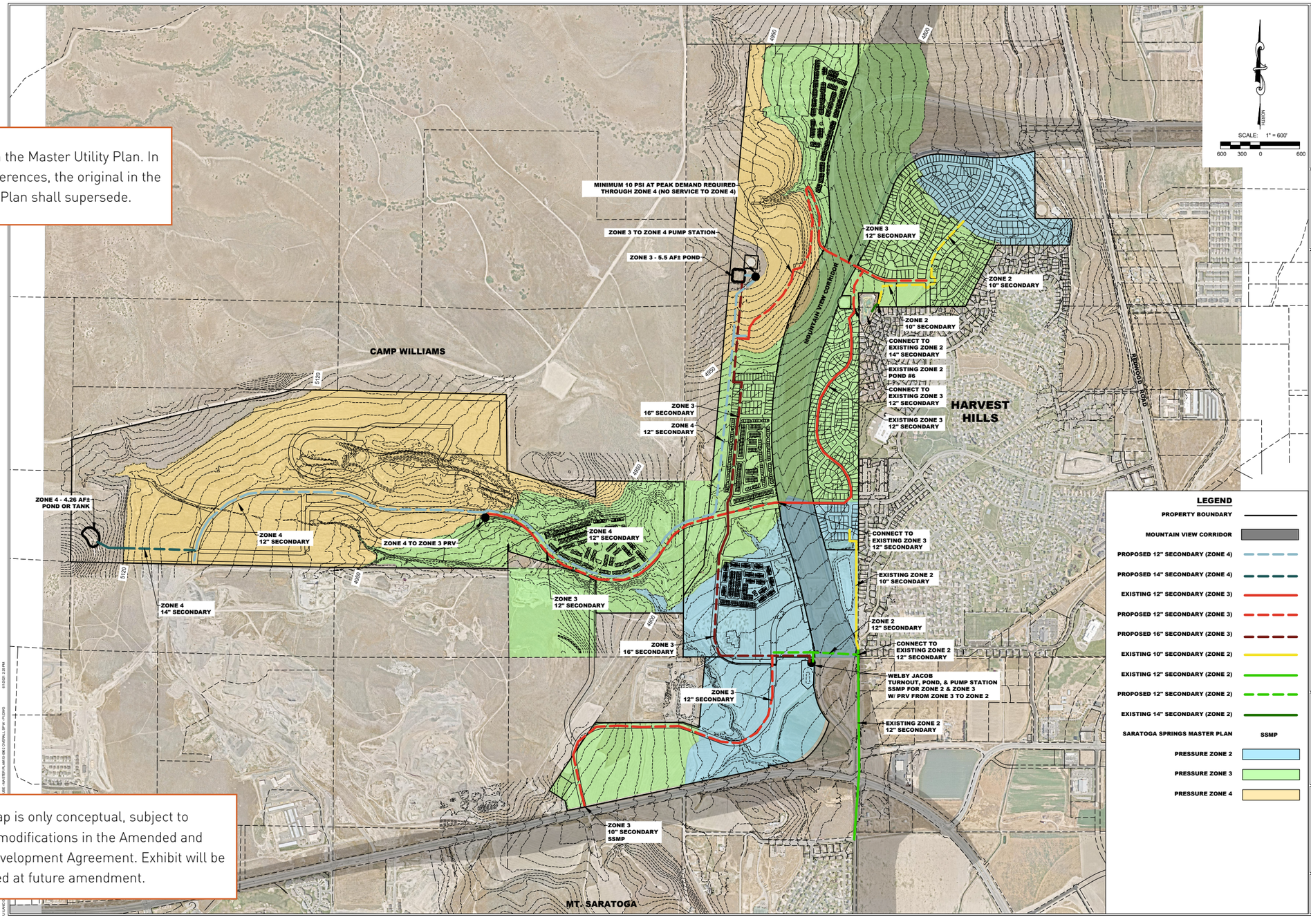
CHECKED BY: GDM
SCALE: 1" = 600'
DATE: 6/1/2021

SHEET 1

Note: This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement. Exhibit will be updated at future amendment.

This is a copy from the Master Utility Plan. In the case of any differences, the original in the Master Utility Plan shall supersede.



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WILDFLOWER
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SECONDARY WATER SYSTEM PLAN

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1 -
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4 -
5 -

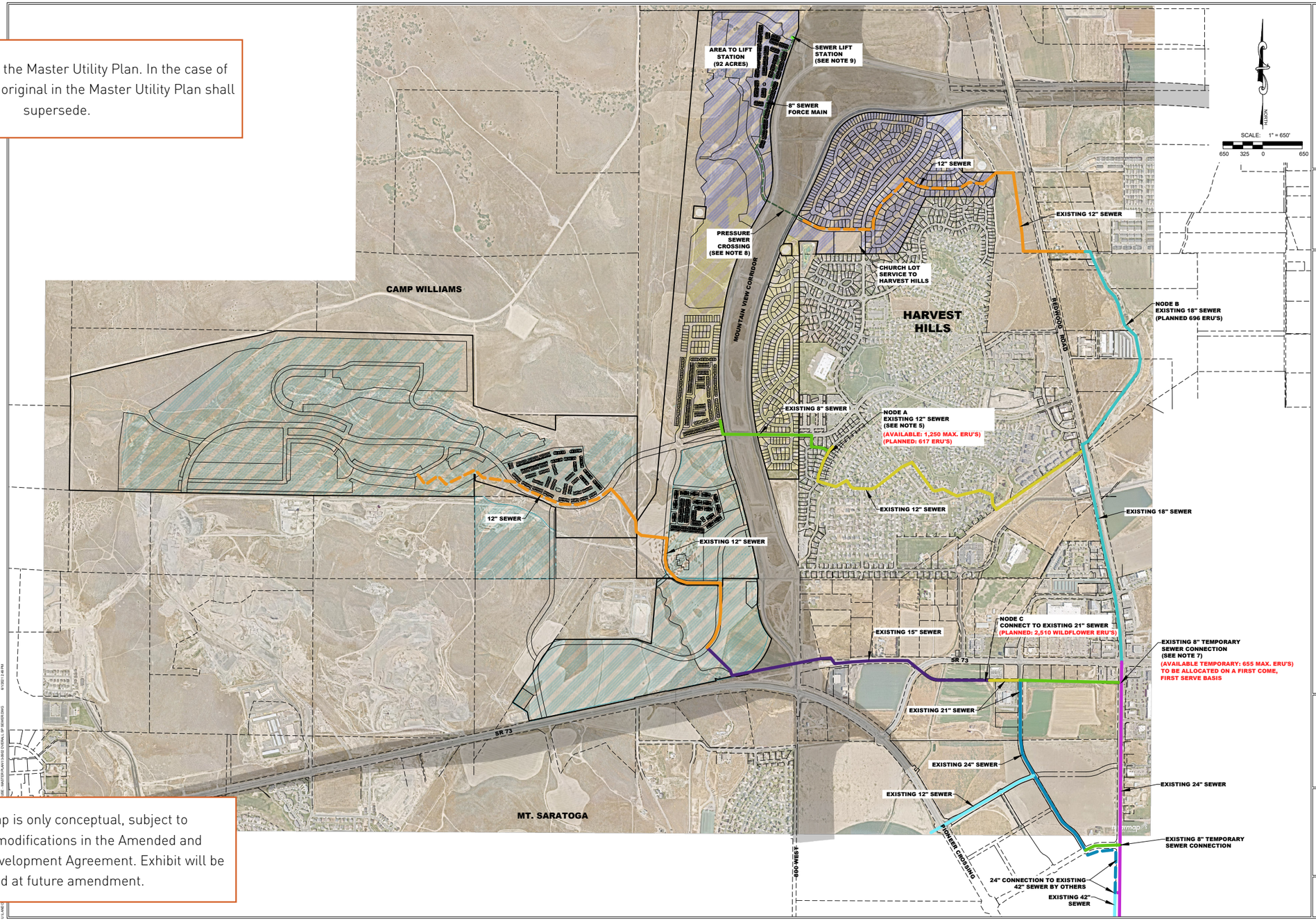
LEI PROJECT #: 2017-0032
DRAWN BY: RWH
CHECKED BY: GDM
SCALE: 1" = 600'
DATE: 6/1/2021
SHEET: 1

Note: This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement. Exhibit will be updated at future amendment.

Sewer

1. For preliminary planning purposes, a value of 2 ERUs per acre is used for all regional commercial.
2. These infrastructure improvements are conceptual in nature and subject to section 22 of the master development agreement.
3. Sewer lines under MVC land to be installed based on Mountain View Corridor drawings. Elevations to be coordinated with UDOT drawings.
4. Sewer to be conveyed to existing line located in Goldenrod Way. According to technical memorandum prepared by bowen collins and associates dated 10/15/14, excess capacity exists within the Goldenrod Way and downstream sewer lines. In addition, the proposed sewer outfalls are subject to the limitations identified in the March 6, 2015 memorandum prepared by Bowen Collins and Associates.
5. There is limited capacity in the Posey Lift Station. The current (October 2016) lift station only has capacity for approximately 600 additional ERUs from all upstream development. After a proposed expansion project at the lift station, the capacity is expected to increase by another 3360 ERUs. Once this capacity is consumed, additional development upstream of the Posey Lift Station will not be possible until some major improvements are completed from the City's sewer master plan. The capacity in the lift station will be provided on first come, first serve basis and will not be reserved until impact fees have been paid. Approval of this plan does not guarantee capacity will be available for proposed development at the lift station.
6. Sewer to be conveyed through existing 8 inch sewer to a maximum of 655 ERUs. At which time the alternate master plan line must be installed. Capacities according to email from Bowen Collins and Associates dated February 7, 2018. The capacity in the 8 inch sewer will be provided on first come, first serve basis and will not be reserved until impact fees have been paid. Approval of this plan does not guarantee capacity will be available for proposed development.

This is a copy from the Master Utility Plan. In the case of any differences, the original in the Master Utility Plan shall supersede.



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WILDFLOWER
SARATOGA SPRINGS CITY, UTAH

SEWER SYSTEM PLAN

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1 -
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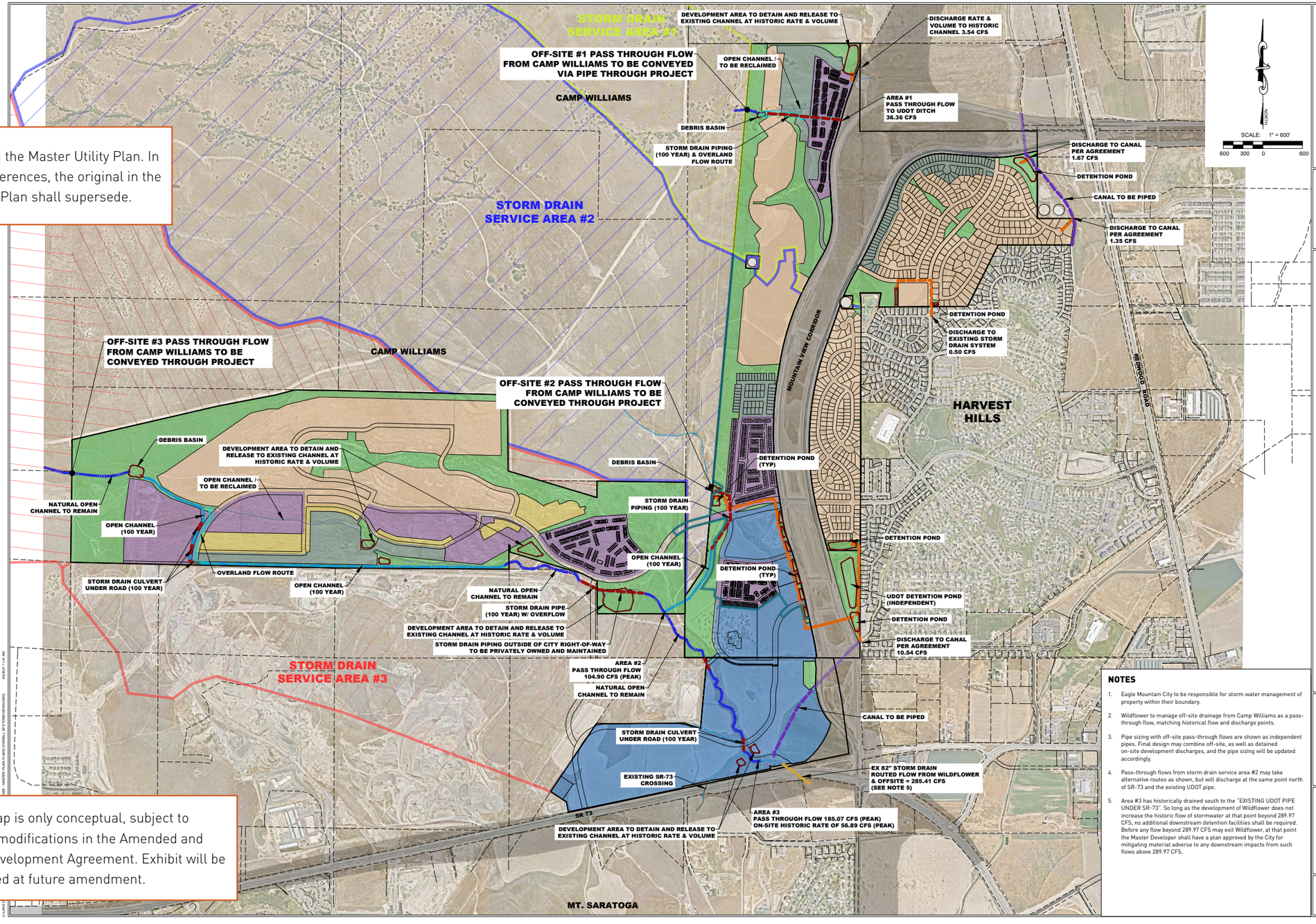
5 -

LEI PROJECT #: 2017-0032
DRAWN BY: BLS
CHECKED BY: GDM
SCALE: 1" = 650'
DATE: 6/1/2021
SHEET 1

Note: This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement. Exhibit will be updated at future amendment.

This is a copy from the Master Utility Plan. In the case of any differences, the original in the Master Utility Plan shall supersede.



Note: This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement. Exhibit will be updated at future amendment.

NOTES

1. Eagle Mountain City to be responsible for storm water management of property within their boundary.
2. Wildflower to manage off-site drainage from Camp Williams as a pass-through flow, matching historical flow and discharge points.
3. Pipe sizing with off-site pass-through flows are shown as independent pipes. Final design may combine off-site, as well as detained on-site development discharges, and the pipe sizing will be updated accordingly.
4. Pass-through flows from storm drain service area #2 may take alternative routes as shown, but will discharge at the same point north of SR-73 and the existing UDOT pipe.
5. Area #3 has historically drained south to the "EXISTING UDOT PIPE UNDER SR-73". So long as the development of Wildflower does not increase the historic flow of stormwater at that point beyond 289.97 CFS, no additional downstream detention facilities shall be required. Before any flow beyond 289.97 CFS may exit Wildflower, at that point the Master Developer shall have a plan approved by the City for mitigating material adverse to any downstream impacts from such flows above 289.97 CFS.

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WILDFLOWER
SARATOGA SPRINGS CITY, UTAH

SYSTEM STORM DRAIN PLAN

REVISIONS
1 -
2 -
3 -
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5 -

LEI PROJECT #: 2017-0032
DRAWN BY: BLS
CHECKED BY: GDM
SCALE: 1" = 600'
DATE: 6/1/2021
SHEET 1

ELEVATIONS TABLE		
Minimum Elevation	Maximum Elevation	Color
-70.00	-30.00	
-30.00	-10.00	
-10.00	-5.00	
-5.00	0.00	
0.00	5.00	
5.00	10.00	
10.00	30.00	
30.00	50.00	



The mass grading exhibit shows the area of the development with a gradient color scale based on the planned grading. Red and Purple being each extreme between cut and fill, Green will also have moderate earth work. More details will come with Village Plan, plats, and grading permits.

Refer to standards in section A4.

Note: This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement.

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WILDFLOWER
SARATOGA SPRING, UTAH

OVERALL PLAN GRADING

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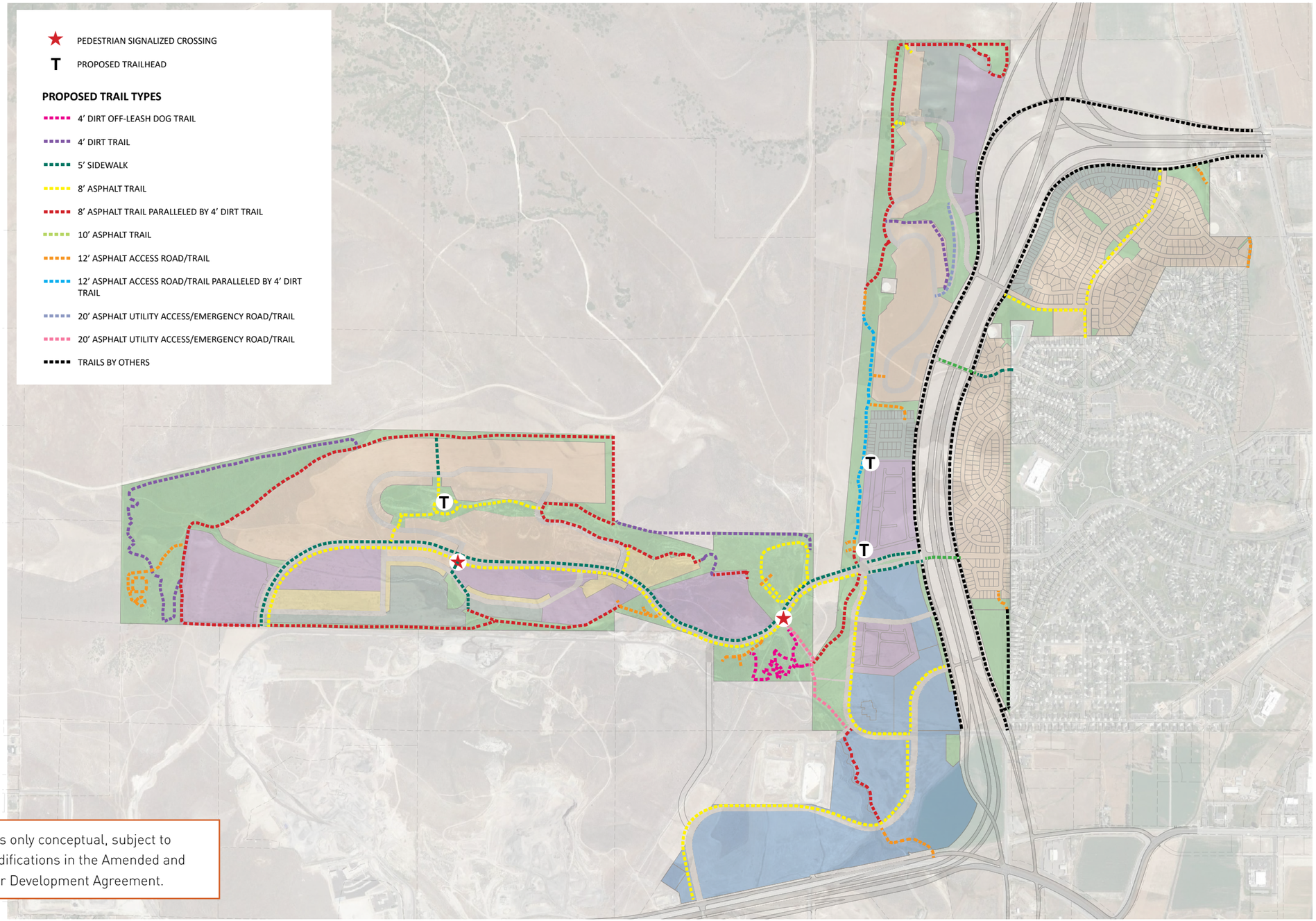
LEI PROJECT #: 2013-0902
DRAWN BY: BLS
CHECKED BY: GDM
SCALE: 1" = 500'
DATE: 11/12/2019
SHEET 1



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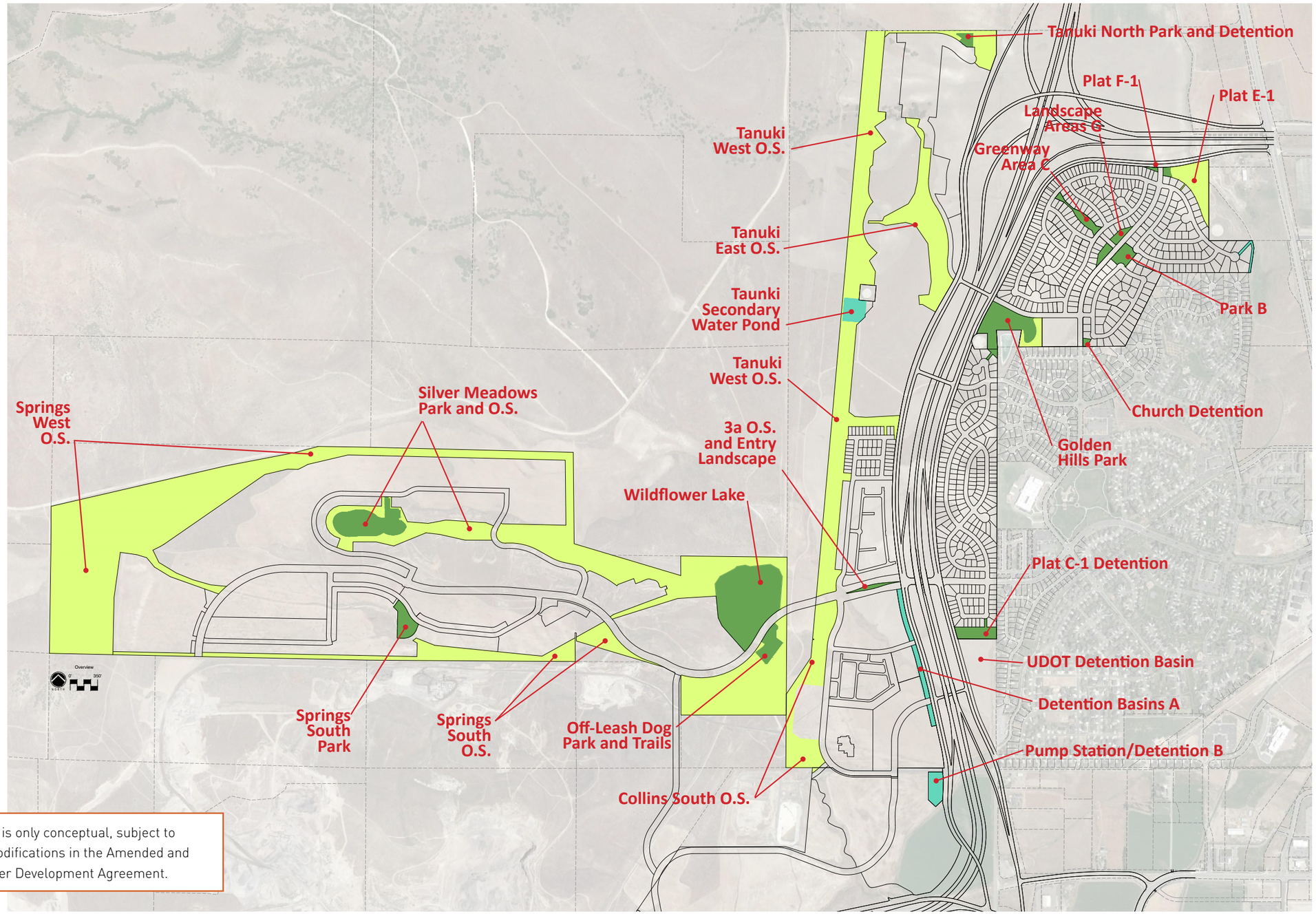

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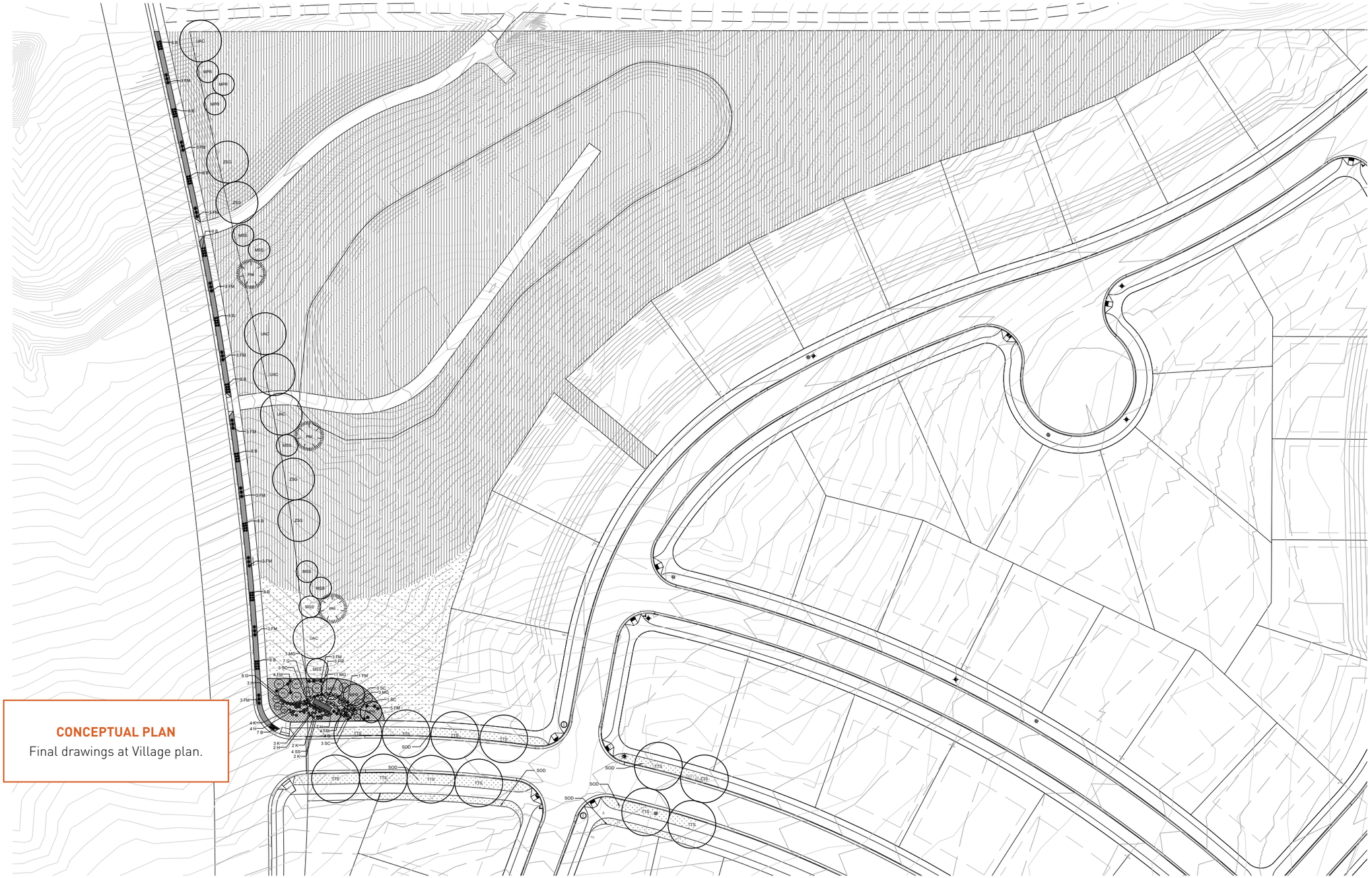
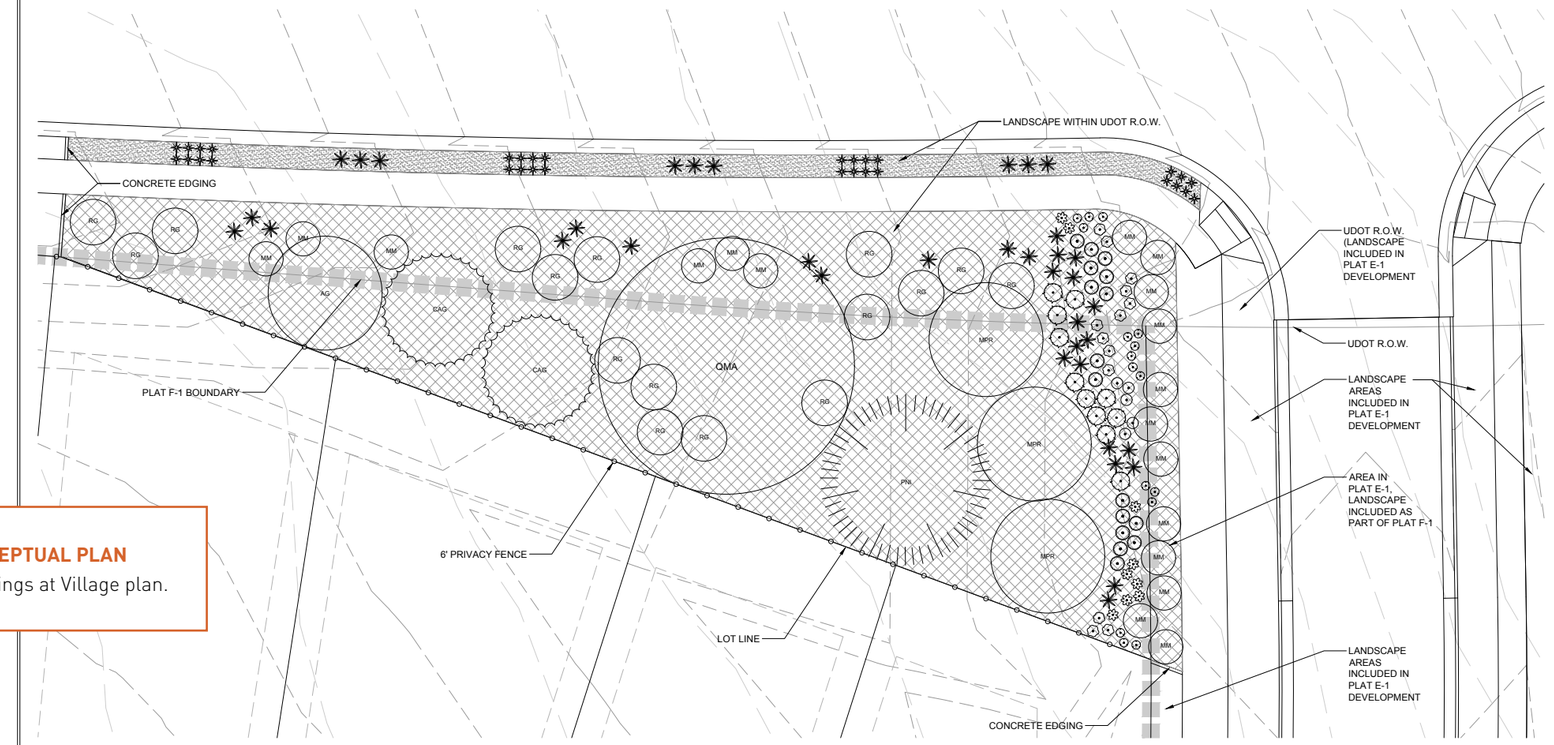


CONCEPTUAL PLAN
Final drawings at Village plan.

CONCEPTUAL PLAN
Final drawings at Village plan.



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AG	1	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry*	2" Cal.
CAG	2	Cedrus atlantica 'Glauca'	Blue Atlas Cedar*	2" Cal.
MPR	3	Malus x 'Prairifire'	Prairifire Crab Apple	2" Cal.
PNI	1	Pinus nigra	Austrian Black Pine*	6'
QMA	1	Quercus macrocarpa	Burr Oak*	2" Cal.

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	FM	37	Festuca mairei	Atlas Fescue*	1 gal
RG	RG	16	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac*	5 gal

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	B	31	Bouteloua gracilis `Blonde Ambition`	Blue Grama*	1 gal
	MG	11	Miscanthus sinensis `Graziella`	Graziella Maiden Grass*	1 gal

PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	G	16	Gaura lindheimeri `Sparkle White`	Sparkle White Gaura*	1 gal
	H	13	Hemerocallis x `Always Afternoon`	Always Afternoon Daylily*	1 gal
MM	MM	18	Mirabilis multiflora	Desert Four O`Clock*	1 gal
	PB	16	Penstemon barbatus 'Elfin Pink'	Elfin Pink Beard Tongue*	1 gal
	SC	9	Scabiosa columbaria FLUTTER `Rose Pink`	Butterfly Blue Scabiosa*	1 gal
	SS	5	Sedum spectabile `Autumn Joy`	Stonecrop*	1 gal

* Drought Tolerant Species

DATA TABLE

ITEM	AREA (S.F.)	PERCENT	CITY REQ.
TOTAL SITE AREA	**11,030**	**100.0%**	
PLAT F-1	5,435	49.3%	
PLAT E-1	345	3.1%	
UDOT R.O.W.	5,250	47.6%	
TOTAL LANDSCAPED AREA	**9,600**	**87.0%**	
SIDEWALK	1,430		
LAWN (TURF GRASS)	-	-	<70%
PLANTING BEDS*	9,600	100.0%	
BARK MULCH*	8,800	91.7%	
STONE MULCH*	800	8.3%	
AREA LIVE VEGETATION AT MATURITY*	**6,820**	**71.0%**	**>50%**
ITEM	**QTY.**	**PERCENT**	**CITY REQ.****
DECIDUOUS TREES	5		5
EVERGREEN TREES	3		3
SHRUBS	53		14
ORNAMENTAL GRASSES	42		
PERENNIALS	77		
TOTAL PLANT SPECIES	15		
DROUGHT TOLERANT PLANT SPECIES	14	93.3%	>50%

*as percent of landscaped area
**Required landscaped area (5,780 SF) excludes UDOT R.O.W.

SEE SHEET LP-2 FOR GENERAL LANDSCAPE NOTES.

Bark Mulch - 3" Deep with Weed Barrier (+/- 8,800 SF)

Stone Mulch (1" minus) - 3" Deep with Weed Barrier (+/- 800 SF)

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STATE OF UTAH — LISA M. BENSON — 5198020 — REGISTERED LANDSCAPE ARCHITECT

WILDFLOWER VILLAGE 1 (NORTH) - PLAT F-1
SARATOGA SPRINGS CITY, UTAH
PLANTING PLAN

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(801) 474-3300

LEI PROJECT #: 2013-0902
DRAWN BY: LBE
CHECKED BY: HH
SCALE: --
DATE: 4/5/2019
SHEET: LP-1

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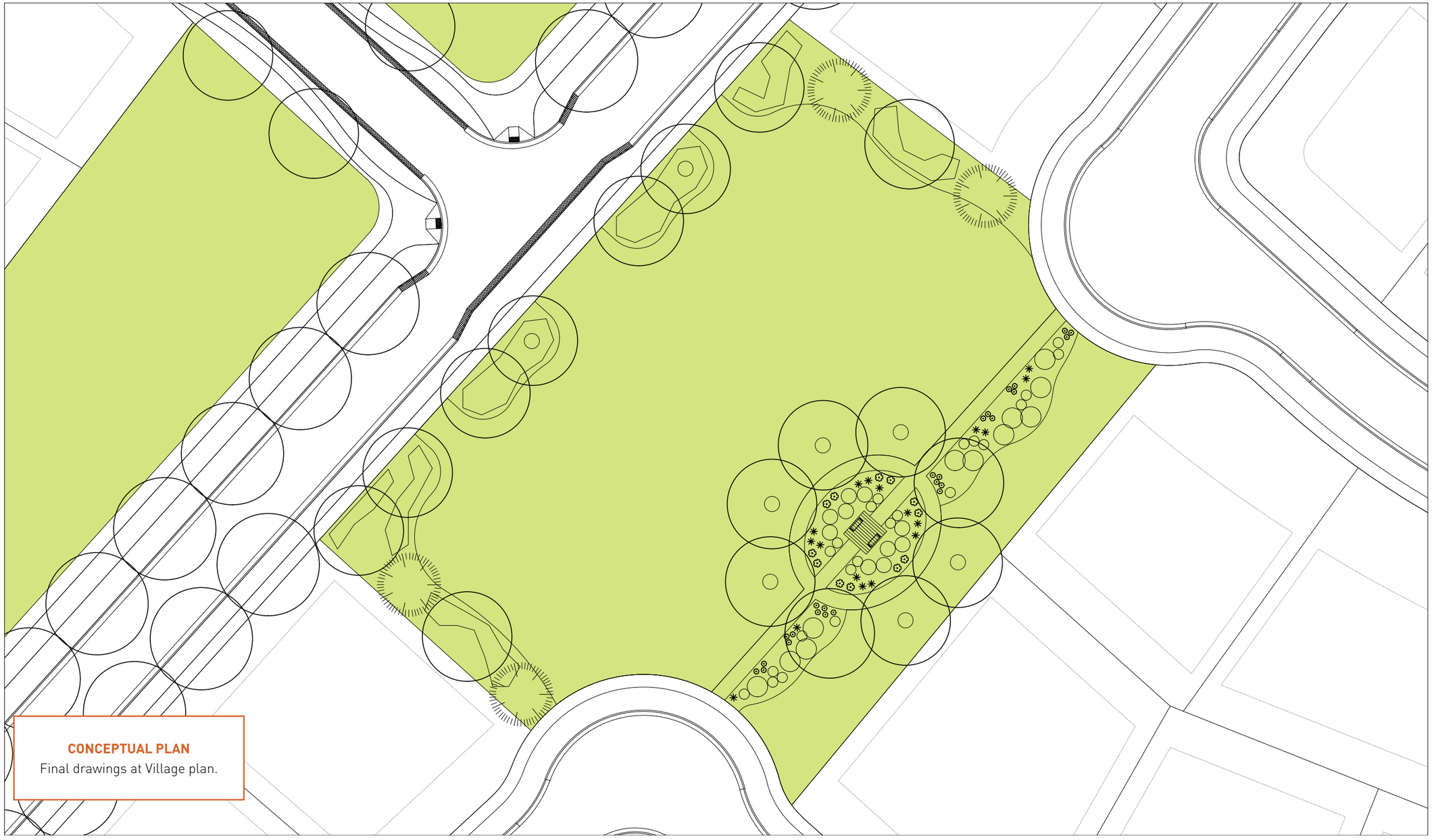
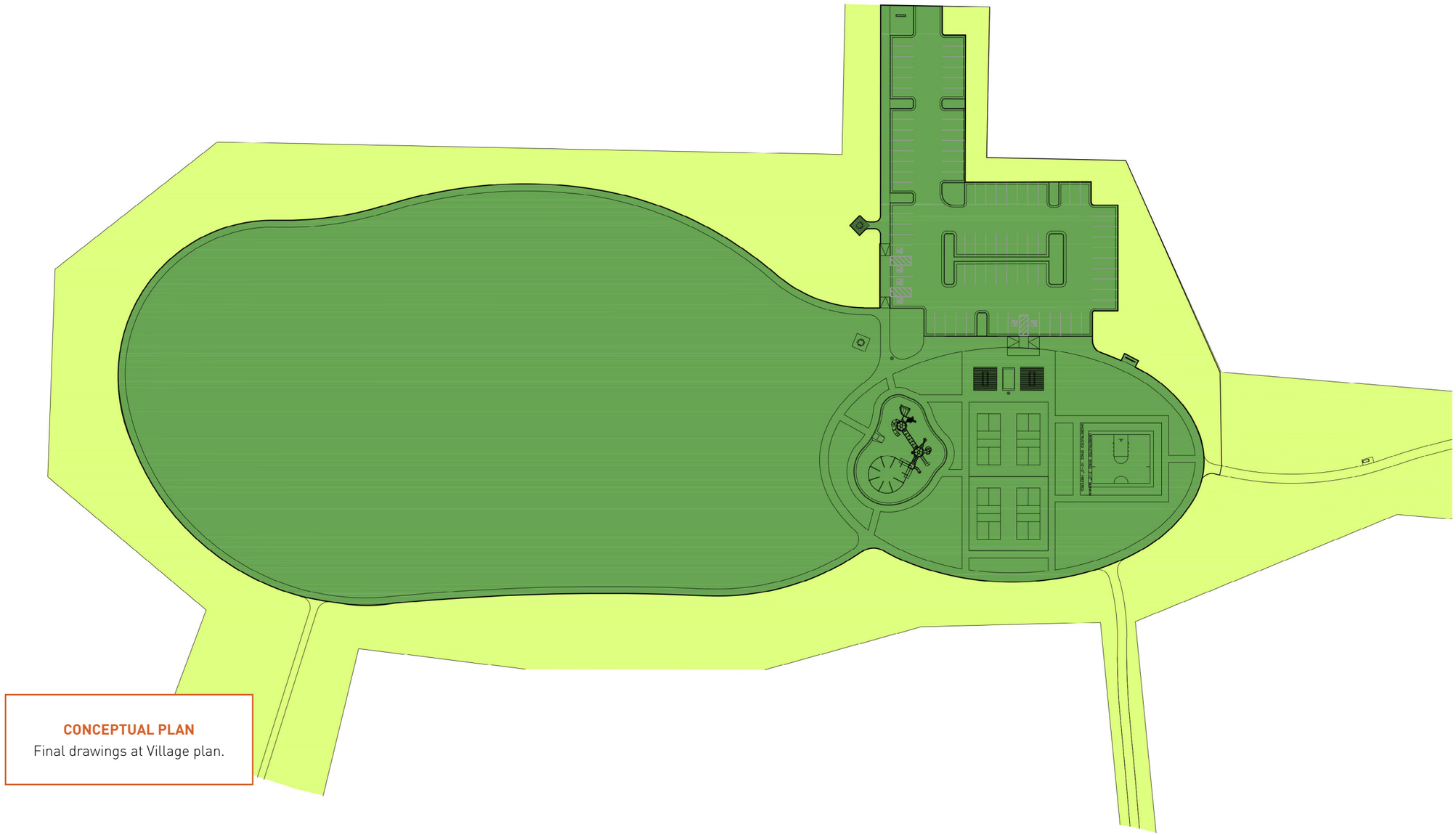


CONCEPTUAL PLAN
Final drawings at Village plan.



CONCEPTUAL PLAN
Final drawings at Village plan.



CONCEPTUAL PLAN
Final drawings at Village plan.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
APE	8	Acer platanoides `Emerald Queen`	Emerald Queen Maple	2" Cal.
ATP	7	Acer tataricum `Pattern Perfect`	Pattern Perfect Tatarian Maple	2" Cal.
AGA	10	Amelanchier x grandiflora `Autumn Brilliance`	`Autumn Brilliance` Serviceberry	2" Cal.
COC	6	Celtis occidentalis	Common Hackberry	2" Cal.
GTI	9	Gleditsia triacanthos inermis `Shademaster` TM	Shademaster Locust	2" Cal.
MIM	4	Malus x `Indian Magic`	Indian Magic Crab Apple	2" Cal.
PNI	8	Pinus nigra	Austrian Black Pine	6'
PSY	8	Pinus sylvestris	Scotch Pine	6'
PAB	14	Platanus x acerifolia `Bloodgood`	London Plane Tree	2" Cal.
QMA	11	Quercus macrocarpa	Burr Oak	2" Cal.
TTS	8	Tilia tomentosa `Sterling`	Sterling Silver Linden	2" Cal.
UAC	4	Ulmus x `Accolade`	Accolade Elm	2" Cal.
ZSG	35	Zelkova serrata `Green Vase`	Sawleaf Zelkova	2" Cal.

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
CC	82	Caryopteris x clandonensis `Blue Mist`	Blue Mist Shrub	5 gal
FA	60	Forsythia x intermedia `Arnold`s Dwarf`	Dwarf Forsythia	5 gal
PO	43	Physocarpus opulifolius `Little Devil`	Little Devil Ninebark	5 gal
PB	120	Prunus besseyi `Pawnee Buttes`	Sand Cherry	5 gal
RG	53	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	5 gal
RA	59	Ribes alpinum `Green Mound`	Green Mound Alpine Currant	5 gal
RR	26	Rosa Meidiland series `Red`	Red Meidiland Rose	5 gal
RW	40	Rosa Meidiland series `White`	White Meidiland Rose	5 gal
VM	39	Viburnum dentatum `Blue Muffin`	Southern Arrowwood	5 gal

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT
CL	80	Calamagrostis x acutiflora `Lightning Strike`	Lightning Strike Feather Reed Grass	1 gal
S	74	Schizachyrium scoparium	Little Bluestem Grass	1 gal

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT
A	21	Aster alpinus `Alpine`	Apline Aster	1 gal
E	37	Echinacea purpurea `Butterfly Julia`	Butterfly Julia Coneflower	1 gal
G	22	Gaura lindheimeri `Sparkle White`	Sparkle White Gaura	1 gal
H	96	Hemerocallis x `Always Afternoon`	Always Afternoon Daylily	1 gal
L	80	Lavandula angustifolia `Munstead`	Munstead English Lavender	1 gal
MM	30	Mirabilis multiflora	Desert Four O`Clock	1 gal
K	30	Penstemon mexicali `Pike`s Peak Purple`	Penstemon	1 gal
P	42	Penstemon mexicali `Red Rocks`	Penstemon	1 gal
R	54	Rudbeckia fulgida `City Garden`	Black Eyed Susan	1 gal
SA	5	Sedum spectabile `Autumn Joy`	Stonecrop	1 gal

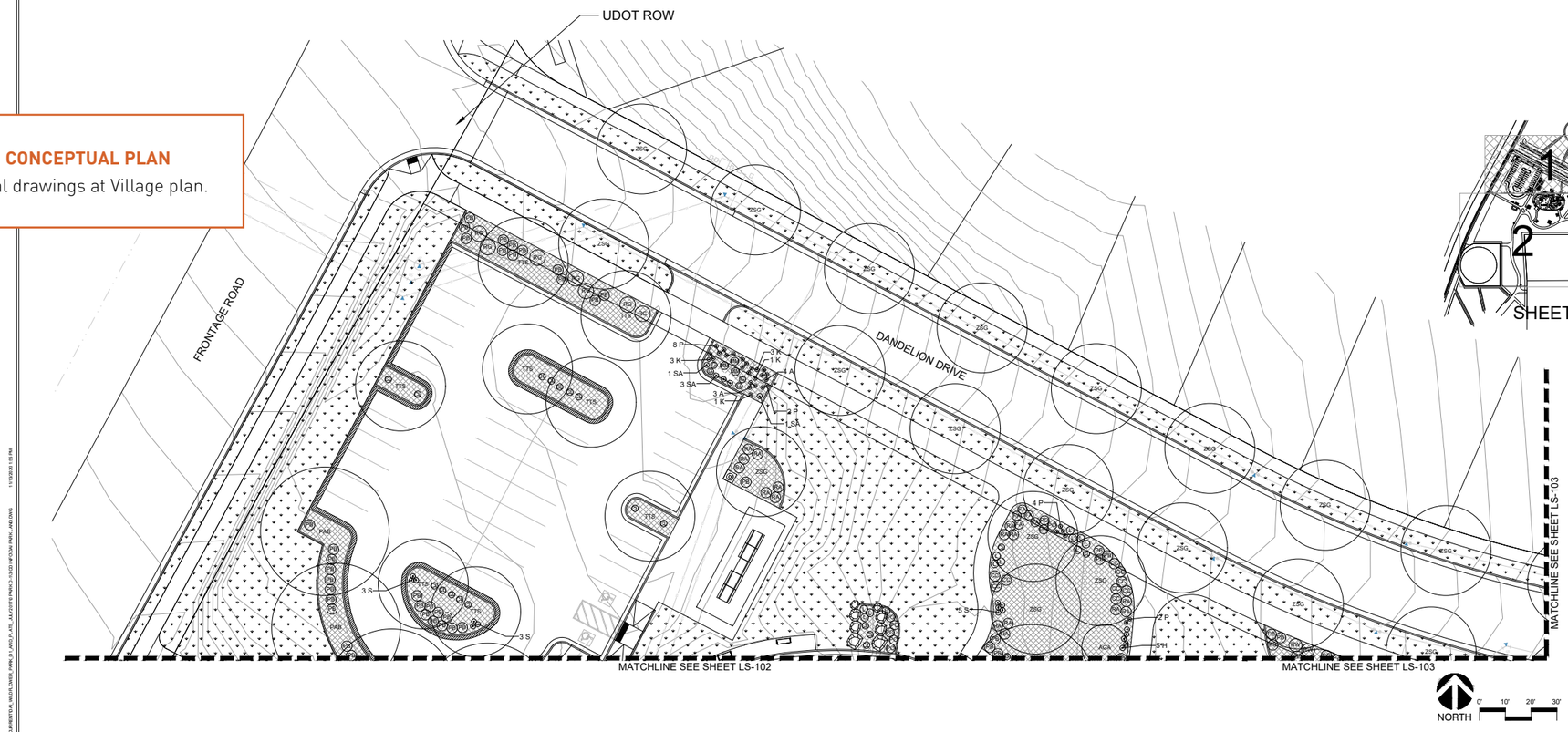
GROUND COVER MATERIALS

- Wildflower Seed Mix (see this sheet) (+/- 50,000 SF)
- Turf Sod Drought Tolerant Bluegrass Blend (80% Bluegrass, 20% Ryegrass) (+/-145,000 SF)
- Bark Mulch - 3" Deep (+/-58,000 SF)

NOTES:

1. SEE SHEET LP-501 FOR GENERAL LANDSCAPE NOTES, WILDFLOWER SEED MIX, MATURE PLANT SIZES, AND DATA TABLE.

CONCEPTUAL PLAN
Final drawings at Village plan.



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STATE OF UTAH — LISA M. WINDSOR — 5198020 — 02/12/2014 — LICENSED LANDSCAPE ARCHITECT

WILDFLOWER - PLAT "D-1"
VILLAGE 1 - SOUTH
SARATOGA SPRINGS CITY, UTAH

LANDSCAPE PLANTING PLAN

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LEI PROJECT #: 2013-0902
DRAWN BY: ST
CHECKED BY: HH
SCALE: **
DATE: 11/13/2020
SHEET: LP-101

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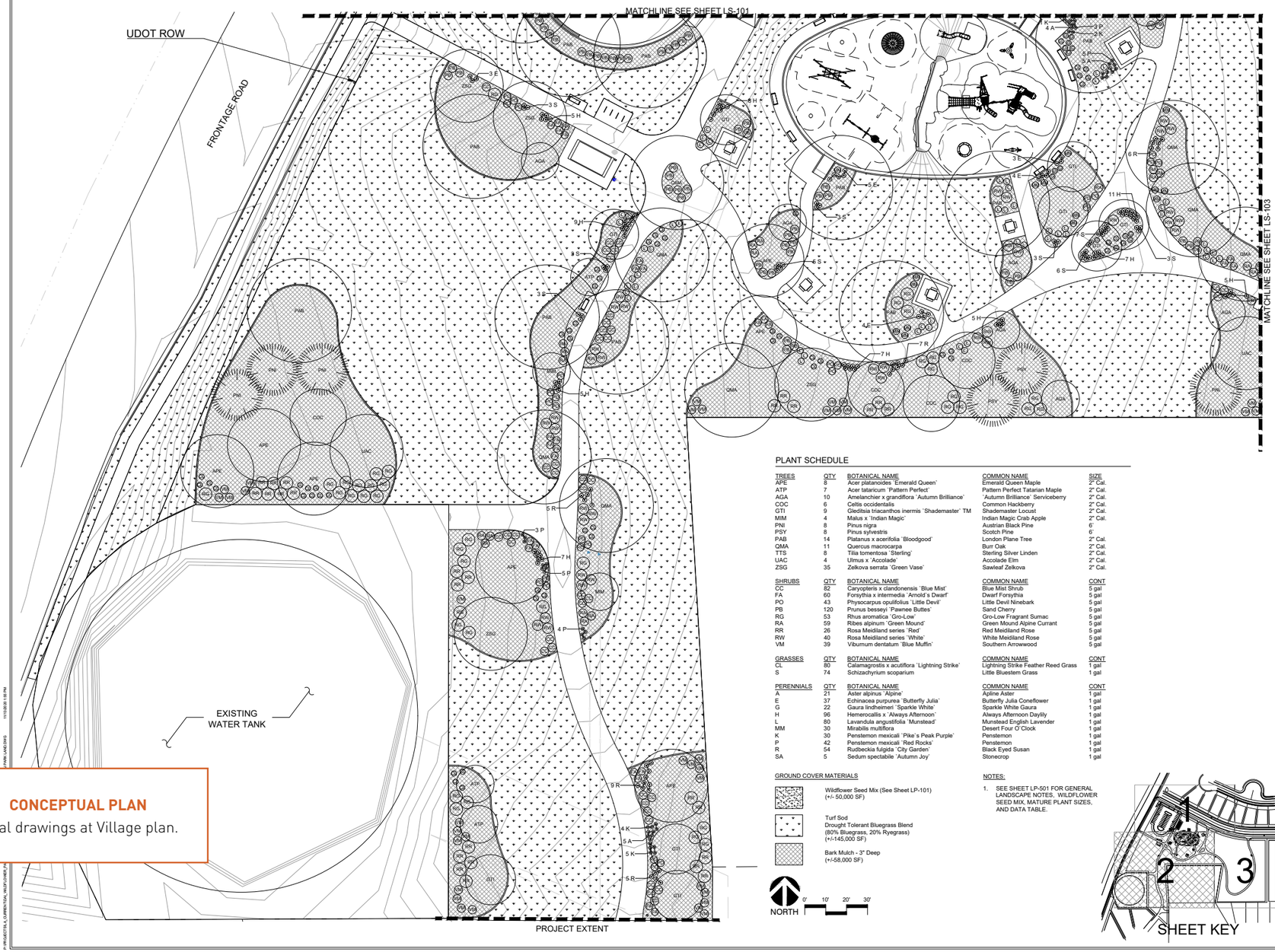

CONCEPTUAL PLAN

Final drawings at Village plan.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
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R	54	Rudbeckia fulgida `City Garden`	Black Eyed Susan	1 gal
SA	5	Sedum spectabile `Autumn Joy`	Stonecrop	1 gal

GROUND COVER MATERIALS

Wildflower Seed Mix (See Sheet LP-101)
(+/- 50,000 SF)

Turf Sod
Drought Tolerant Bluegrass Blend
(80% Bluegrass, 20% Ryegrass)
(+/-145,000 SF)

Bark Mulch - 3" Deep
(+/-58,000 SF)

NOTES:

1. SEE SHEET LP-501 FOR GENERAL LANDSCAPE NOTES, WILDFLOWER SEED MIX, MATURE PLANT SIZES, AND DATA TABLE.

SHEET KEY

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STATE OF UTAH
LISA M. HANSEN
5198020
02/21/2014
LICENSED LANDSCAPE ARCHITECT

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WILDFLOWER - PLAT "D-1"
VILLAGE 1 - SOUTH
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LANDSCAPE PLANTING PLAN

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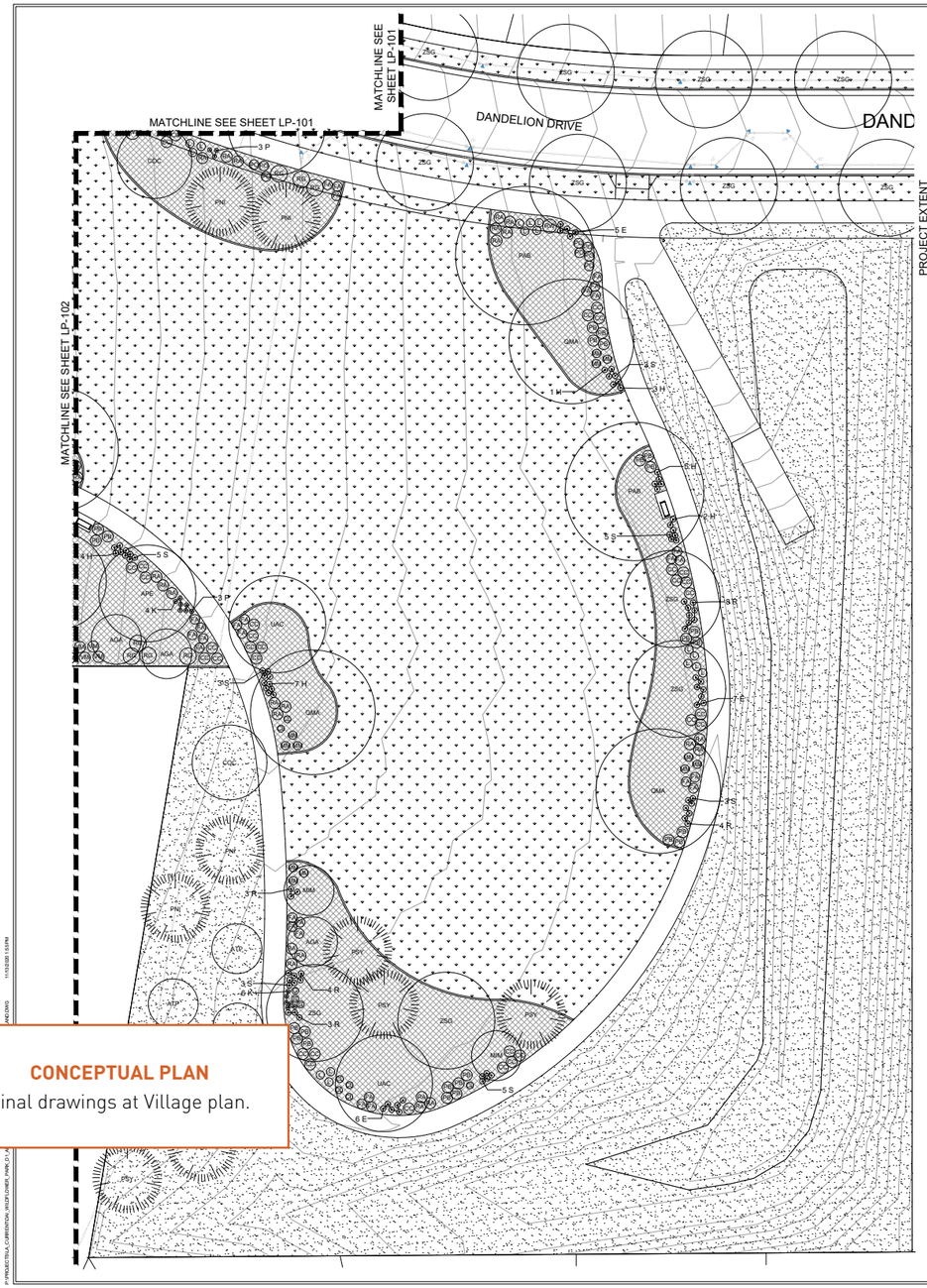
CHECKED BY: HH
SCALE: =
DATE: 11/13/2020

SHEET
LP-102



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
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COC	6	Celtis occidentalis	Common Hackberry	2" Cal.
GTI	9	Gleditsia triacanthos inermis `Shademaster` TM	Shademaster Locust	2" Cal.
MIM	4	Malus x `Indian Magic`	Indian Magic Crab Apple	2" Cal.
PNI	8	Pinus nigra	Austrian Black Pine	6`
PSY	8	Pinus sylvestris	Scotch Pine	6`
PAB	14	Platanus x acerifolia `Bloodgood`	London Plane Tree	2" Cal.
QMA	11	Quercus macrocarpa	Burr Oak	2" Cal.
TTS	8	Tilia tomentosa `Sterling`	Sterling Silver Linden	2" Cal.
UAC	4	Ulmus x `Accolade`	Accolade Elm	2" Cal.
ZSG	35	Zelkova serrata `Green Vase`	Sawleaf Zelkova	2" Cal.

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
CC	82	Caryopteris x clandonensis `Blue Mist`	Blue Mist Shrub	5 gal
FA	60	Forsythia x intermedia `Arnold`s Dwarf`	Dwarf Forsythia	5 gal
PO	43	Physocarpus opulifolius `Little Devil`	Little Devil Ninebark	5 gal
PB	120	Prunus besseyi `Pawnee Buttes`	Sand Cherry	5 gal
RG	53	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	5 gal
RA	59	Ribes alpinum `Green Mound`	Green Mound Alpine Currant	5 gal
RR	26	Rosa Meidland series `Red`	Red Meidland Rose	5 gal
RW	40	Rosa Meidland series `White`	White Meidland Rose	5 gal
VM	39	Viburnum dentatum `Blue Muffin`	Southern Arrowwood	5 gal

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT
CL	80	Calamagrostis x acutiflora `Lightning Strike`	Lightning Strike Feather Reed Grass	1 gal
S	74	Schizachyrium scoparium	Little Bluestem Grass	1 gal

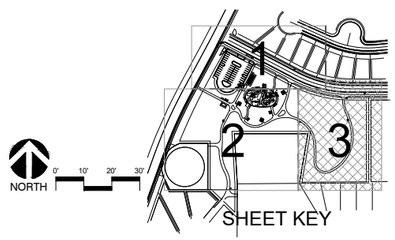
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT
A	21	Aster alpinus `Alpine`	Alpine Aster	1 gal
E	37	Echinacea purpurea `Butterfly Julia`	Butterfly Julia Coneflower	1 gal
G	22	Gaura lindheimeri `Sparkle White`	Sparkle White Gaura	1 gal
H	96	Hemerocallis x `Always Afternoon`	Always Afternoon Daylily	1 gal
L	80	Lavandula angustifolia `Munstead`	Munstead English Lavender	1 gal
MM	30	Mirabilis multiflora	Desert Four O`Clock	1 gal
K	30	Penstemon mexicali `Pike`s Peak Purple`	Penstemon	1 gal
P	42	Penstemon mexicali `Red Rocks`	Penstemon	1 gal
R	54	Rudbeckia fulgida `City Garden`	Black Eyed Susan	1 gal
SA	5	Sedum spectabile `Autumn Joy`	Stonecrop	1 gal

GROUND COVER MATERIALS

- Wildflower Seed Mix (See Sheet LP-101) (+/- 50,000 SF)
- Turf Sod Drought Tolerant Bluegrass Blend (80% Bluegrass, 20% Ryegrass) (+/- 145,000 SF)
- Bark Mulch - 3" Deep (+/- 58,000 SF)

NOTES:

1. SEE SHEET LP-501 FOR GENERAL LANDSCAPE NOTES, WILDFLOWER SEED MIX, MATURE PLANT SIZES, AND DATA TABLE.



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STATE OF UTAH — LICENSED LANDSCAPE ARCHITECT — LISA M. BENSON — 5198020 — 12/31/2019

WILDFLOWER - PLAT "D-1"
VILLAGE 1 - SOUTH
SARATOGA SPRINGS CITY, UTAH

LANDSCAPE PLANTING PLAN

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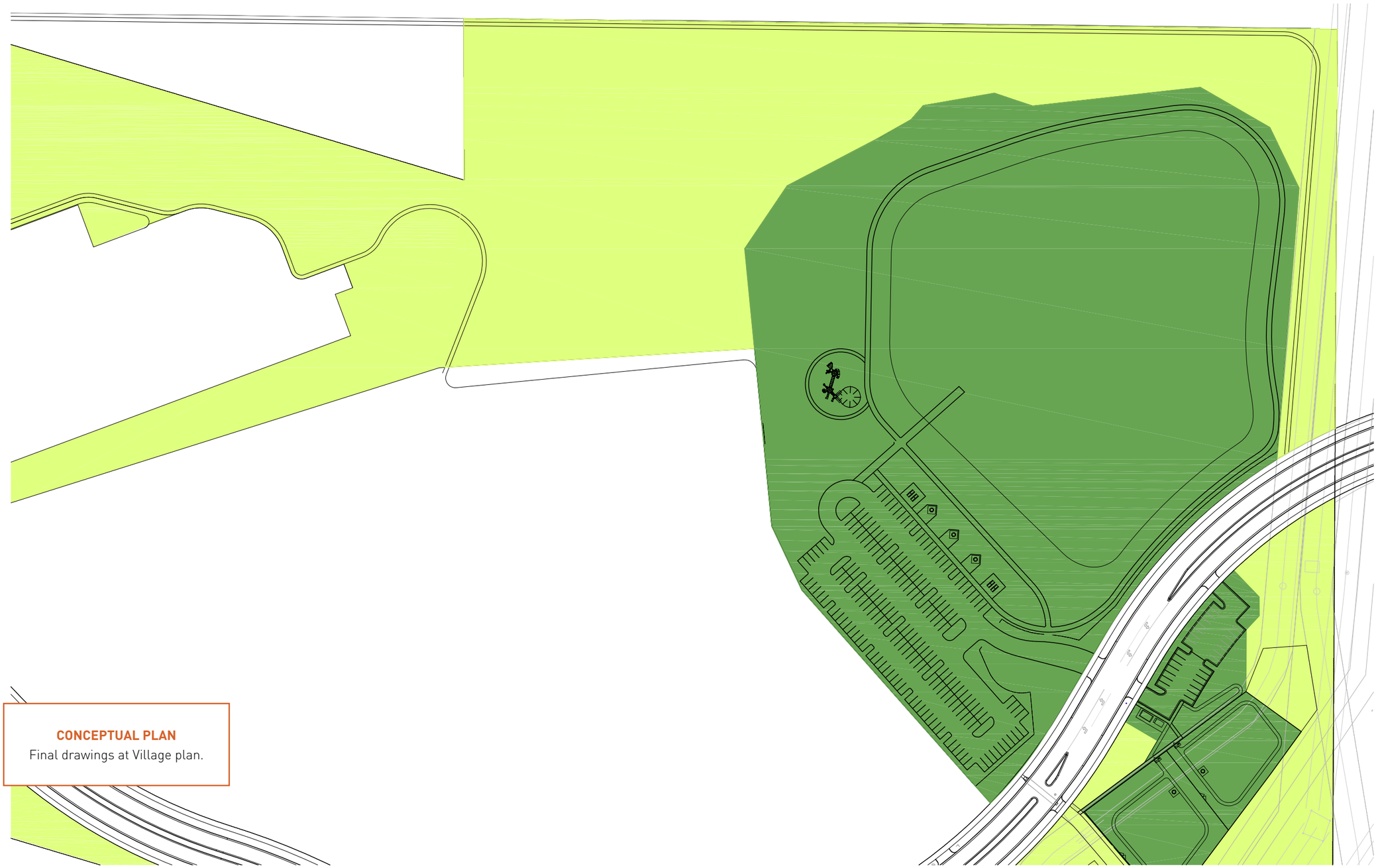
DATE: 11/13/2020

SHEET
LP-103



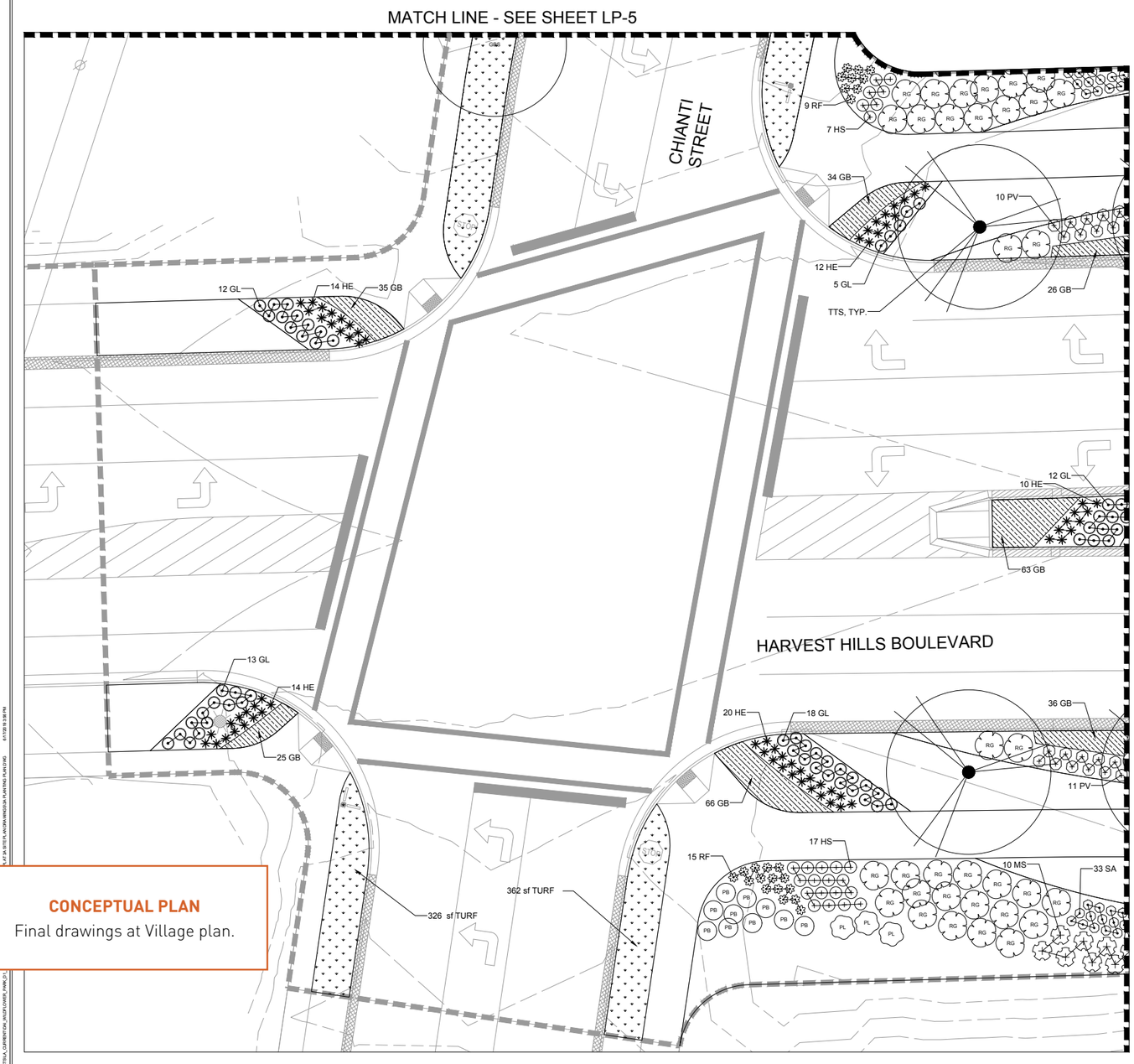
CONCEPTUAL PLAN
Final drawings at Village plan.



CONCEPTUAL PLAN
Final drawings at Village plan.



CONCEPTUAL PLAN
Final drawings at Village plan.



CONCEPTUAL PLAN
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PLANT SCHEDULE A-1

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GBS	7	Ginkgo biloba `Shangri La`	Shangri La Ginkgo	2" Cal.
JS	4	Juniperus scopulorum	Rocky Mountain Juniper	5'
MAA	4	Maackia amurensis	Amur Maackia	1.5" Cal.
TTS	32	Tilia tomentosa `Sterling`	Sterling Silver Linden	2" Cal.

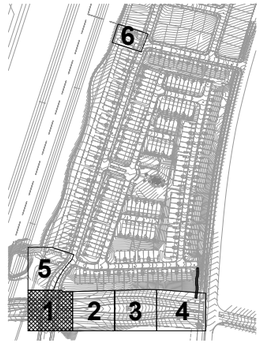
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
AC	58	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	5 gal
FF	123	Forsythia x 'Fiesta'	Fiesta Forsythia	2 gal
PL	20	Philadelphus lewisii	Wild Mockorange	5 gal
PO	134	Physocarpus opulifolius `Little Devil`	Little Devil Ninebark	5 gal
PS	8	Physocarpus opulifolius `Summer Wine`	Summer Wine Ninebark	5 gal
PP	42	Pinus mugo `Pumilio`	Mugo Pine	5 gal
PM	44	Pinus mugo 'Mughus'	Dwarf Mugo Pine	5 gal
PB	199	Prunus besseyi `Pawnee Buttes`	Sand Cherry	5 gal
RG	225	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	5 gal
SH	23	Shepherdia argentea	Silver Buffaloberry	5 gal

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT
CO	170	Calamagrostis x acutiflora `Overdam`	Overdam Feather Reed Grass	1 gal
HS	187	Helictotrichon sempervirens	Blue Oat Grass	1 gal
MS	80	Miscanthus sinensis `Morning Light`	Eulalia Grass	1 gal
PV	281	Panicum virgatum `Shenandoah`	Switch Grass	1 gal

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT
GL	214	Gaura lindheimeri `Sparkle White`	Sparkle White Gaura	1 gal
HE	152	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal
NW	198	Nepeta x faassenii `Walkers Low`	Walkers Low Catmint	1 gal
PR	123	Penstemon rostriflorus	Bridge Penstemon	1 gal
PA	165	Perovskia atriplicifolia `Blue Steel`	Russian Sage	1 gal
RF	232	Rudbeckia fulgida 'Goldsturm'	Black-eyed Susan	1 gal
SA	309	Sedum spectabile `Autumn Joy`	Stonecrop	1 gal

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
GB	1,471	Geranium macrorrhizum `Beven`s Variety`	Beven`s Variety Geranium	4"pot	18" o.c.
TURF	3,624 sf	Turf Sod	Drought Tolerant Bluegrass Blend	sod	

NORTH
0' 10' 20'



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WILDFLOWER - VILLAGE 3A PLAT A-1
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

PLANTING PLAN

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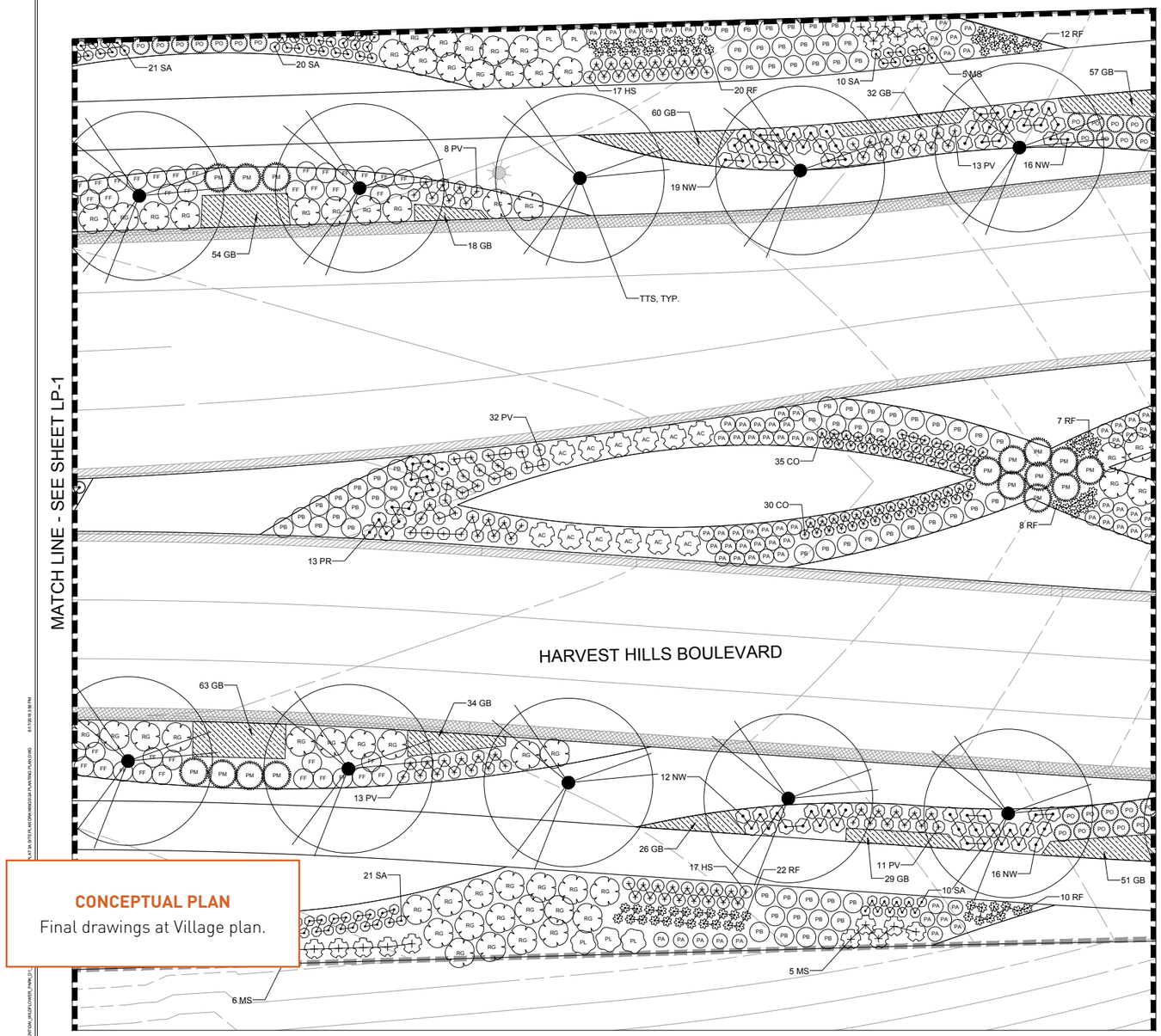

CONCEPTUAL PLAN
Final drawings at Village plan.

NORTH
0' 10' 20'

PLANT SCHEDULE A-1

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MAA	4	Maackia amurensis	Amur Maackia	1.5" Cal.
TTS	32	Tilia tomentosa `Sterling`	Sterling Silver Linden	2" Cal.

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
AC	58	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	5 gal
FF	123	Forsythia x 'Fiesta'	Fiesta Forsythia	2 gal
PL	20	Philadelphus lewisii	Wild Mockorange	5 gal
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PS	8	Physocarpus opulifolius `Summer Wine`	Summer Wine Ninebark	5 gal
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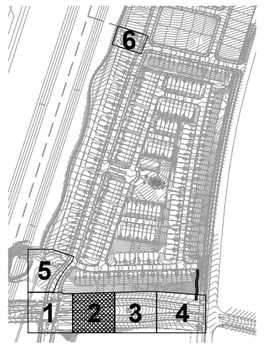
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT
CO	170	Calamagrostis x acutiflora `Overdam`	Overdam Feather Reed Grass	1 gal
HS	187	Helictotrichon sempervirens	Blue Oat Grass	1 gal
MS	80	Miscanthus sinensis `Morning Light`	Eulalia Grass	1 gal
PV	281	Panicum virgatum `Shenandoah`	Switch Grass	1 gal

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT
GL	214	Gaura lindheimeri `Sparkle White`	Sparkle White Gaura	1 gal
HE	152	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal
NW	198	Nepeta x faassenii `Walkers Low`	Walkers Low Catmint	1 gal
PR	123	Penstemon rostriflorus	Bridge Penstemon	1 gal
PA	165	Perovskia atriplicifolia `Blue Steel`	Russian Sage	1 gal
RF	232	Rudbeckia fulgida 'Goldsturm'	Black-eyed Susan	1 gal
SA	309	Sedum spectabile `Autumn Joy`	Stonecrop	1 gal

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
GB	1,471	Geranium macrorrhizum `Beven`s Variety`	Beven`s Variety Geranium	4"pot	18" o.c.
TURF	3,624 sf	Turf Sod	Drought Tolerant Bluegrass Blend	sod	



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WILDFLOWER - VILLAGE 3A PLAT A-1
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

PLANTING PLAN

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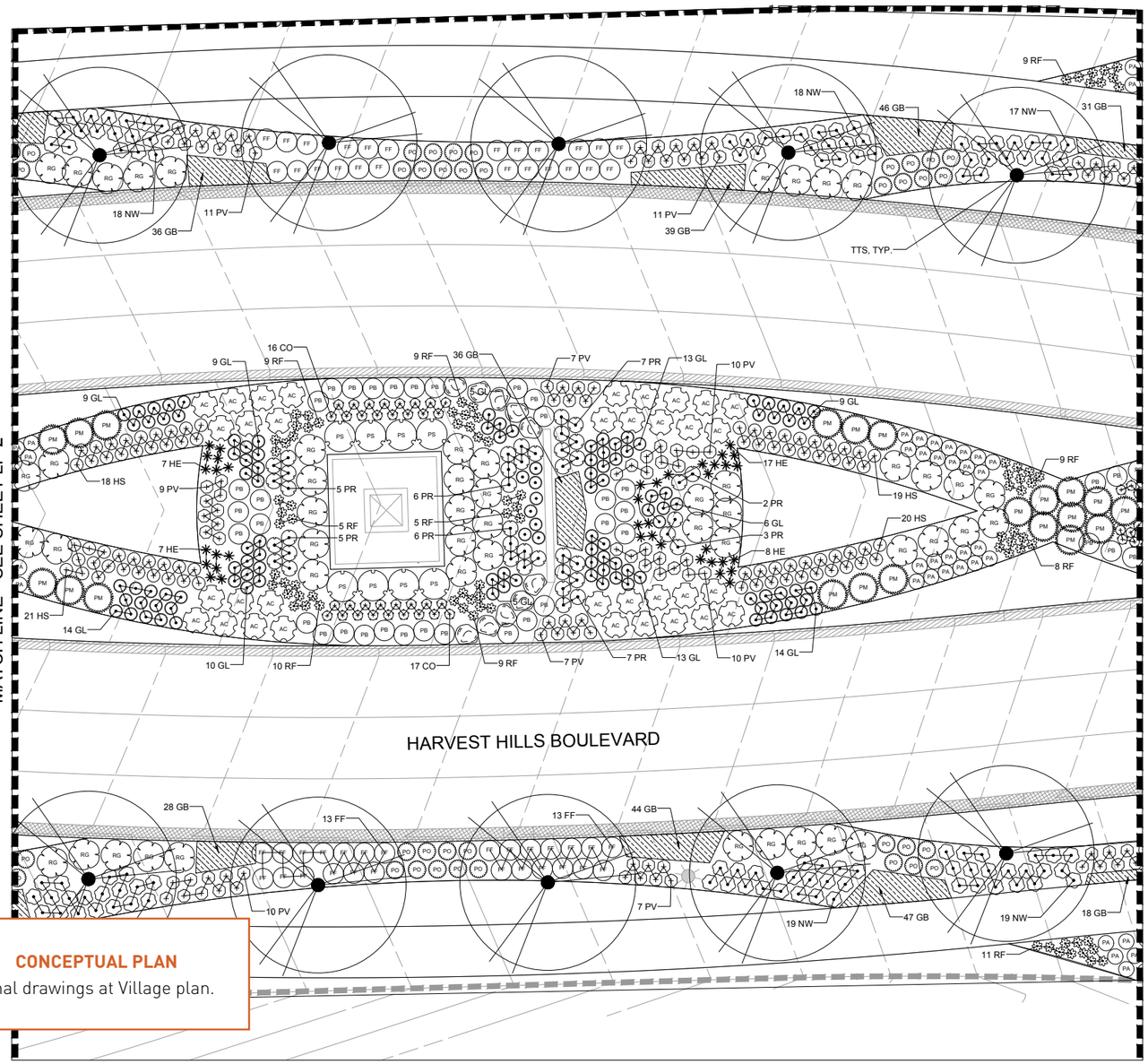

CONCEPTUAL PLAN

Final drawings at Village plan.

NORTH

0' 10' 20'

PLANT SCHEDULE A-1

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
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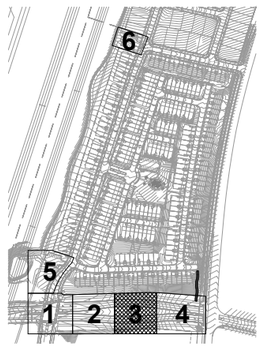

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WILDFLOWER - VILLAGE 3A PLAT A-1
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

PLANTING PLAN

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DATE: 6/17/2018

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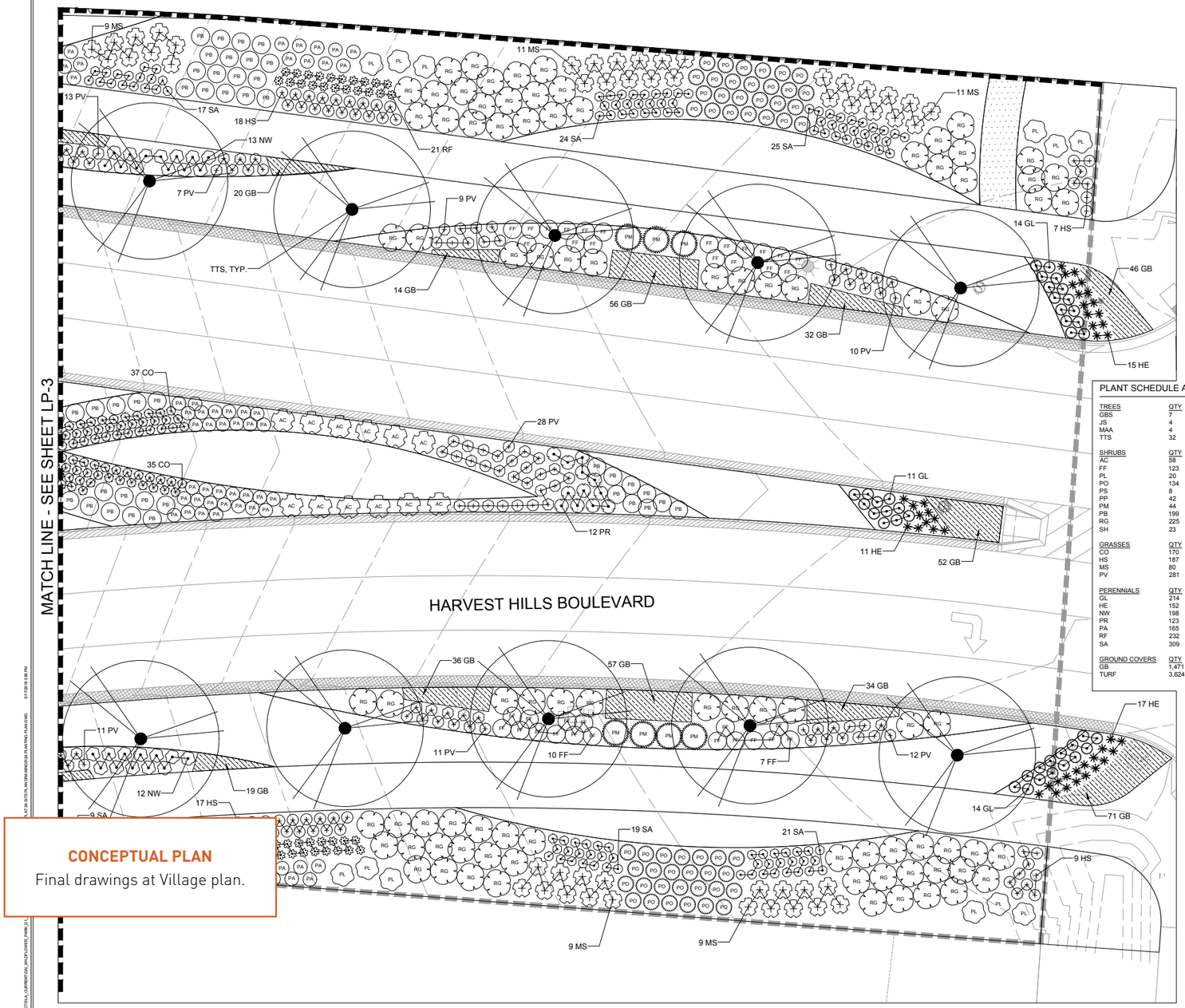

CONCEPTUAL PLAN
Final drawings at Village plan.

PLANT SCHEDULE A-1

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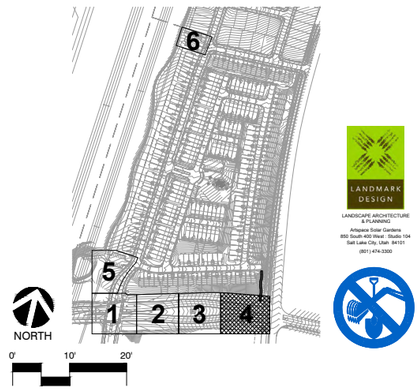
TURF	3,624 sf	Turf Sod	Drought Tolerant Bluegrass Blend	sod	



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WILDFLOWER - VILLAGE 3A PLAT A-1
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

PLANTING PLAN

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Artpeace Solar Gardens
850 South 400 West - Studio 104
Salt Lake City, Utah 84101
(801) 474-3300

LEI PROJECT #:
2013-0902
DRAWN BY:
ST
CHECKED BY:
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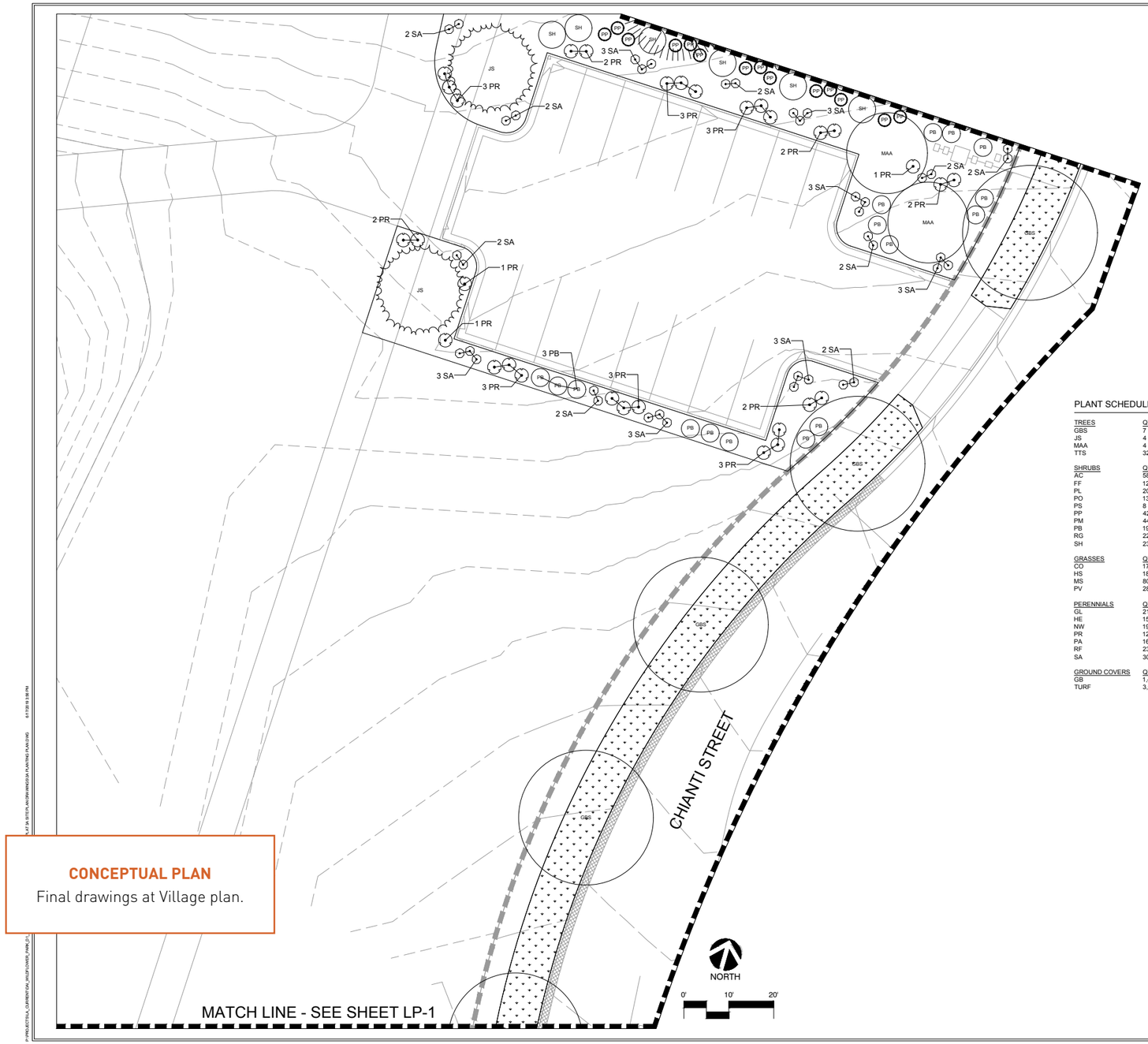
SCALE:
DATE:
6/17/2018
SHEET
LP-4



CONCEPTUAL PLAN

Final drawings at Village plan.

PLANT SCHEDULE A-1

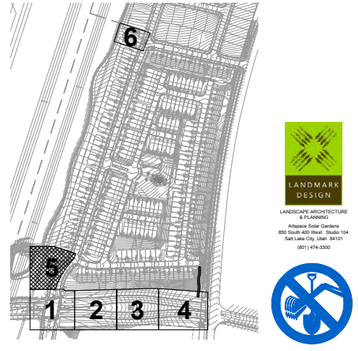
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GBS	7	Ginkgo biloba `Shangri La`	Shangri La Ginkgo	2" Cal.
JS	4	Juniperus scopulorum	Rocky Mountain Juniper	5'
MAA	4	Maackia amurensis	Amur Maackia	1.5" Cal.
TTS	32	Tilia tomentosa `Sterling`	Sterling Silver Linden	2" Cal.

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
AC	58	Arctostaphylos x coloradoensis 'Chieftain'	Chieftain Manzanita	5 gal
FF	123	Forsythia x 'Fiesta'	Fiesta Forsythia	2 gal
PL	20	Philadelphus lewisii	Wild Mockorange	5 gal
PO	134	Physocarpus opulifolius `Little Devil`	Little Devil Ninebark	5 gal
PS	8	Physocarpus opulifolius `Summer Wine`	Summer Wine Ninebark	5 gal
PP	42	Pinus mugo `Pumilio`	Mugo Pine	5 gal
PM	44	Pinus mugo 'Mughus'	Dwarf Mugo Pine	5 gal
PB	199	Prunus besseyi `Pawnee Buttes`	Sand Cherry	5 gal
RG	225	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	5 gal
SH	23	Shepherdia argentea	Silver Buffaloberry	5 gal

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT
CO	170	Calamagrostis x acutiflora `Overdam`	Overdam Feather Reed Grass	1 gal
HS	187	Helictotrichon sempervirens	Blue Oat Grass	1 gal
MS	80	Miscanthus sinensis `Morning Light`	Eulalia Grass	1 gal
PV	281	Panicum virgatum `Shenandoah`	Switch Grass	1 gal

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT
GL	214	Gaura lindheimeri `Sparkle White`	Sparkle White Gaura	1 gal
HE	152	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal
NW	198	Nepeta x faassenii `Walkers Low`	Walkers Low Catmint	1 gal
PR	123	Penstemon rostriflorus	Bridge Penstemon	1 gal
PA	165	Perovskia atriplicifolia 'Blue Steel'	Russian Sage	1 gal
RF	232	Rudbeckia fulgida 'Goldsturm'	Black-eyed Susan	1 gal
SA	309	Sedum spectabile `Autumn Joy`	Stonecrop	1 gal

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
GB	1,471	Geranium macrorrhizum `Beven`s Variety`	Beven`s Variety Geranium	4"pot	18" o.c.
TURF	3,624 sf	Turf Sod	Drought Tolerant Bluegrass Blend	sod	



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REVIEW SET
NOT FOR
CONSTRUCTION

WILDFLOWER - VILLAGE 3A PLAT A-1
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

PLANTING PLAN

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LANDMARK DESIGN
LANDSCAPE ARCHITECTURE & PLANNING
Artspace Solar Gardens
850 South 400 West - Studio 104
Salt Lake City, Utah 84101
(801) 474-3300

LEI PROJECT #: 2013-0902
DRAWN BY: ST
CHECKED BY: HH
SCALE:
DATE: 6/17/2018
SHEET: LP-5

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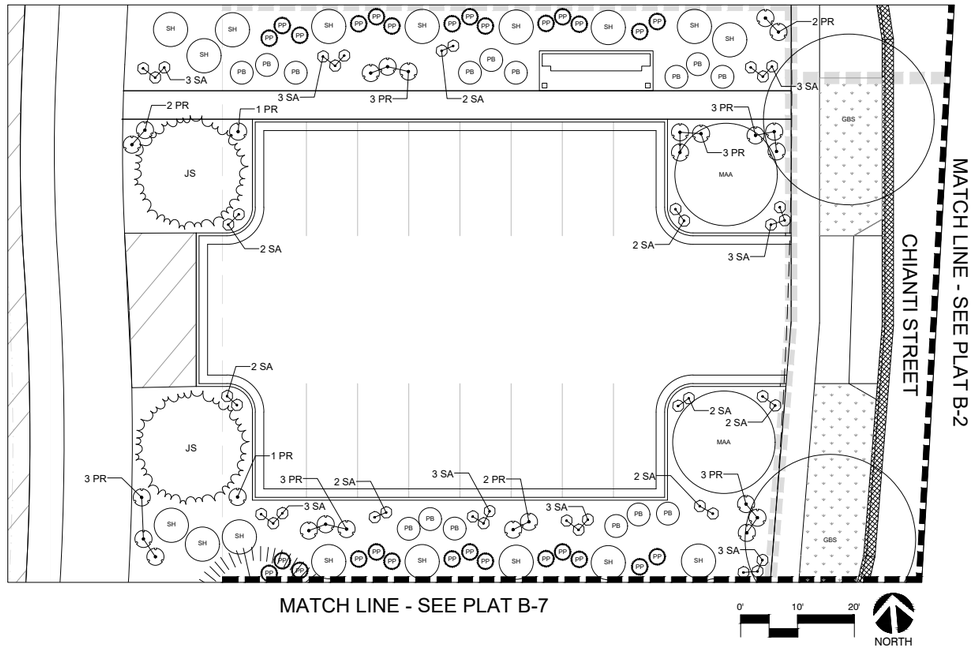


PLANT SCHEDULE B-6

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
JS	4	Juniperus scopulorum	Rocky Mountain Juniper (DT)	6'
MAA	4	Maackia amurensis	Amur Maackia (DT)	2" Cal.

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
PP	42	Pinus mugo `Pumilio`	Mugo Pine (DT)	5 gal
PB	29	Prunus besseyi `Pawnee Buttes`	Sand Cherry (DT)	5 gal
RG	3	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac (DT)	5 gal
SH	23	Shepherdia argentea	Silver Buffaloberry (DT)	5 gal

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT
PR	57	Penstemon rostriflorus	Bridge Penstemon (DT)	1 gal
PA	3	Perovskia atriplicifolia `Blue Steel`	Russian Sage (DT)	1 gal
SA	77	Sedum spectabile `Autumn Joy`	Stonecrop (DT)	1 gal

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
SEED 2	375,101 sf	Custom Wildflower/Grass Seed Mix	Custom Wildflower/Grass Seed Mix	seed	

GREAT BASIN WESTERN WILDFLOWER SEED MIX (GRANITE SEED COMPANY)

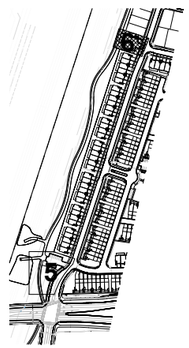
PERCENT	SPECIES
14.80	LUPINE, PERENNIAL
12.95	BLANKETFLOWER
11.10	CANDYTUFT, ANNUAL
11.10	POPPY, CALIFORNIA
7.40	CORNFLOWER, DWARF BLUE
7.40	FLAX, BLUE
7.40	POPPY RED CORN
3.70	INDIAN BLANKET
3.70	PENSTEMON, ROCKY MOUNTAIN
3.70	GREENTHREAD
2.77	EVENING PRIMROSE, DWARF
1.85	CLARKIA
1.85	GILIA, GLOBE
1.85	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.

NOTES FOR SEED MIXES:
CONTACT GRANITE SEED COMPANY: 801-768-4422
APPLY AT 1-2 LBS. PER 1,000 SQ. FT.

EXACT SEED MIX COMPOSITION TO BE DETERMINED BY GRANITE SEED COMPANY.

SEE RESTORING NATIVE AREA SUPPLEMENTAL SPECIFICATIONS (02727).



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STATE OF UTAH — LISA HOLLENHORST — NO. 5198020 — LICENSED LANDSCAPE ARCHITECT

WILDFLOWER - VILLAGE 3A PLAT B-6
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

PLANTING PLAN

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CHECKED BY: HH
SCALE:
DATE: 01/11/2021

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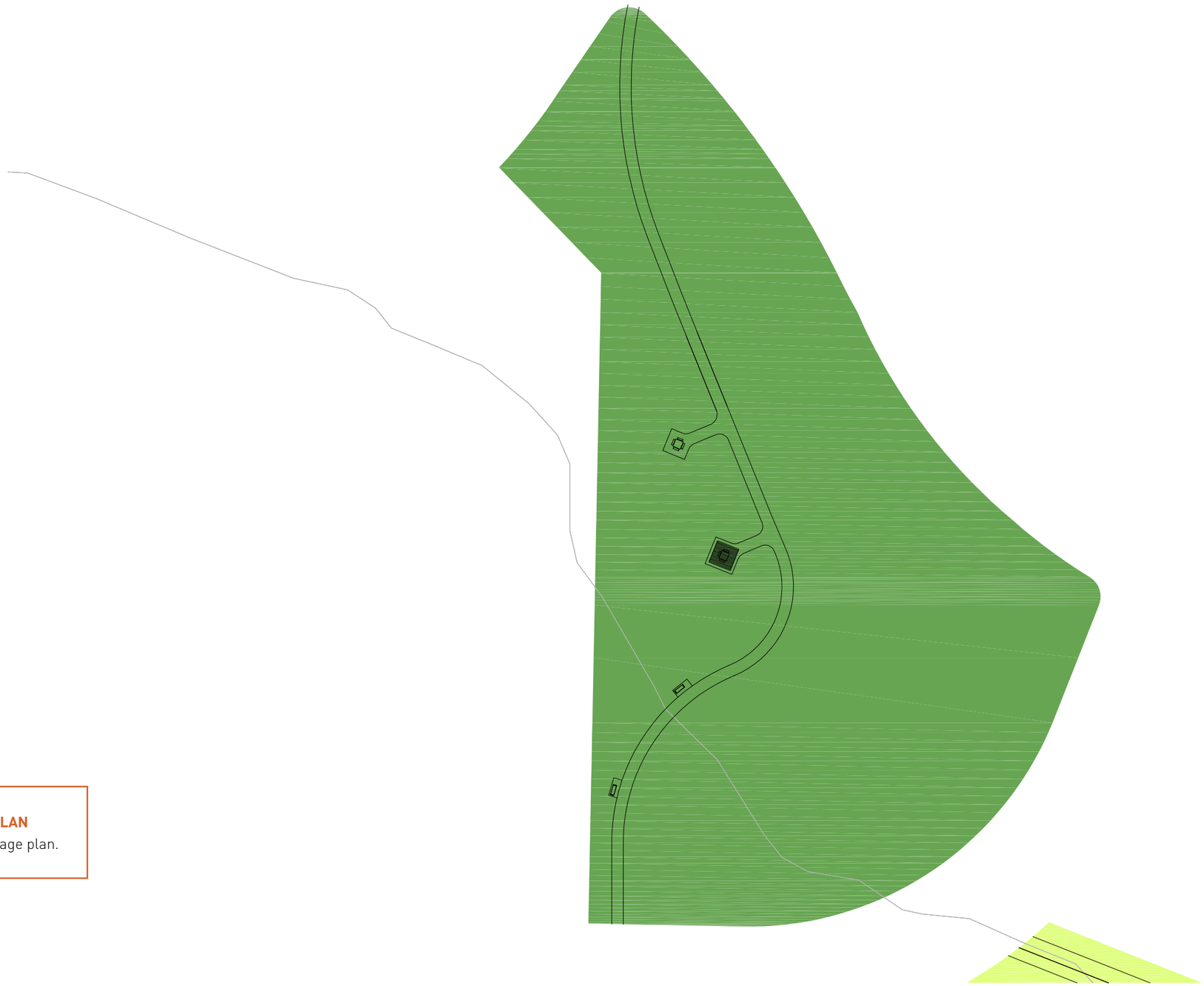
LP-6

P:\PROJECTS\LA_DEPENDS\04_WILDFLOWER_PARK\01_AND_PLATS_3A_3B\17-PLAT PLANTING (PERFECTING AREAS)\LAYOUT 3A SITE PLAN\DRAWINGS\3A PLANTING PLAN.DWG 1/13/2021 1:58 PM

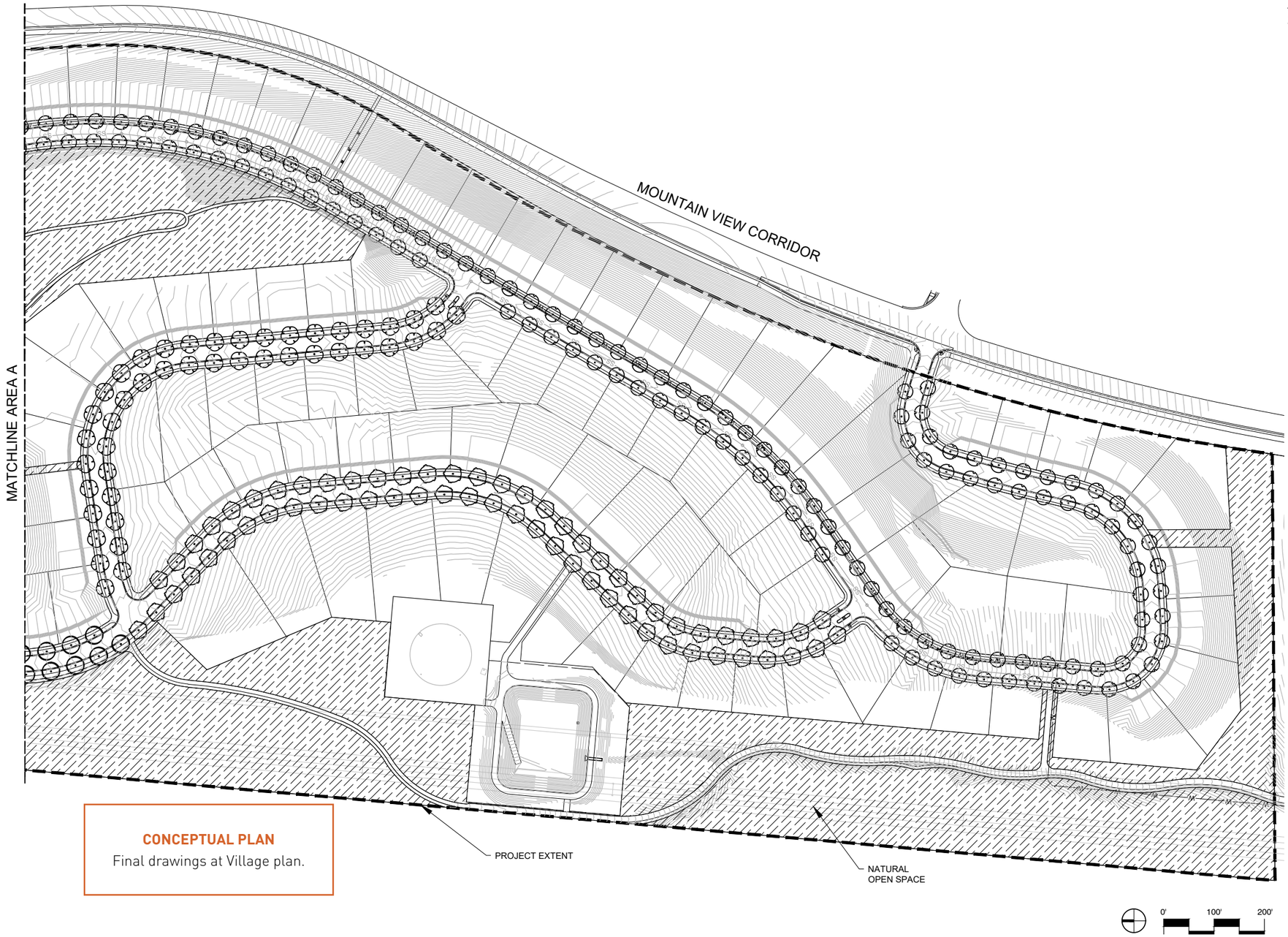


CONCEPTUAL PLAN
Final drawings at Village plan.



CONCEPTUAL PLAN
Final drawings at Village plan.

LANDSCAPE CONCEPT PLAN - AREA B



CONCEPTUAL PLAN
Final drawings at Village plan.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	QTY
	Acer truncatum `Norwegian Sunset`	Maple	39
	Celtis occidentalis `Chicagoland`	Common Hackberry	143
	Cercis canadensis	Eastern Redbud	4
	Ginkgo biloba `Magyar`	Magyar Ginkgo	3
	Gleditsia triacanthos `Skyline`	Skyline Honey Locust	66
	Pinus nigra	Austrian Black Pine	1
	Prunus serrulata `Kwanzan`	Kwanzan Japanese Flowering Cherry	6
	Quercus robur x bicolor `Long` TM	Regal Prince Oak	5
	Tilia americana `Redmond`	Redmond American Linden	46
	Tilia cordata `Greenspire`	Greenspire Littleleaf Linden	36
	Tilia tomentosa `Sterling`	Sterling Silver Linden	60
	Ulmus americana `Princeton`	American Elm	34
	Ulmus x `Accolade`	Accolade Elm	26
	Zelkova serrata `Green Vase`	Green Vase Sawleaf Zelkova	45
	Zelkova serrata `Village Green`	Sawleaf Zelkova	64

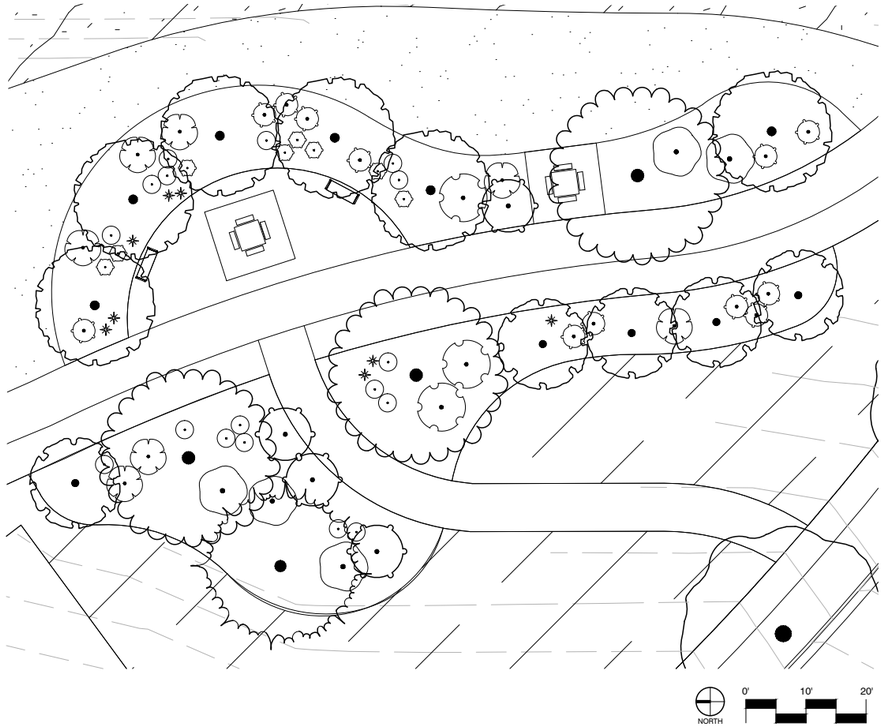
LAWN BLEND
Lolium perenne / Perennial Ryegrass
Poa pratensis / Kentucky Bluegrass

NATURAL OPEN SPACE
REPAIR AND/OR REVEGETATE AS REQUIRED WITH PLANTINGS SIMILAR TO EXISTING FOOTHILL PLANT COMMUNITY.

GREAT BASIN WILDFLOWER SEED MIX
SEE AREA C FOR SEED MIX SCHEDULE

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.

LANDSCAPE CONCEPT PLAN - AREA C



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	QTY
	Acer truncatum `Norwegian Sunset`	Maple	39
	Celtis occidentalis `Chicagoland`	Common Hackberry	143
	Cercis canadensis	Eastern Redbud	4
	Ginkgo biloba `Magyar`	Magyar Ginkgo	3
	Gleditsia triacanthos `Skyline`	Skyline Honey Locust	66
	Pinus nigra	Austrian Black Pine	1
	Prunus serrulata `Kwanzan`	Kwanzan Japanese Flowering Cherry	6
	Quercus robur x bicolor `Long` TM	Regal Prince Oak	5
	Tilia americana `Redmond`	Redmond American Linden	46
	Tilia cordata `Greenspire`	Greenspire Littleleaf Linden	36
	Tilia tomentosa `Sterling`	Sterling Silver Linden	60
	Ulmus americana `Princeton`	American Elm	34
	Ulmus x `Accolade`	Accolade Elm	26
	Zelkova serrata `Green Vase`	Green Vase Sawleaf Zelkova	45
	Zelkova serrata `Village Green`	Sawleaf Zelkova	64

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

LAWN BLEND — 30,070 sf
Lolium perenne / Perennial Ryegrass
Poa pratensis / Kentucky Bluegrass

NATURAL OPEN SPACE — 1,614,673 sf
REPAIR AND/OR REVEGETATE AS REQUIRED WITH PLANTINGS SIMILAR TO EXISTING FOOTHILL PLANT COMMUNITY.

GREAT BASIN WILDFLOWER SEED MIX — 109,036 sf
SEE AREA C FOR SEED MIX SCHEDULE

DATA SHEET FOR ENTIRE VILLAGE PLAN AREA

Plant Type	Total Qty	Total SF	Percent of Landscape
Trees	578	N/A	N/A
Shrub/Grass/Perennial Mix in Bark Mulch		4,547	3%
Turf		30,070	21%
Wildflower Seed Mix		109,036	76%
Total Developed/Irrigated Landscape		143,653	100%
Drought Tolerant Species	22 total species (15 trees, 7 shrubs)		
	80% of these are drought tolerant (either low or moderate water use)		
Natural Open Space Restoration		1,614,673	

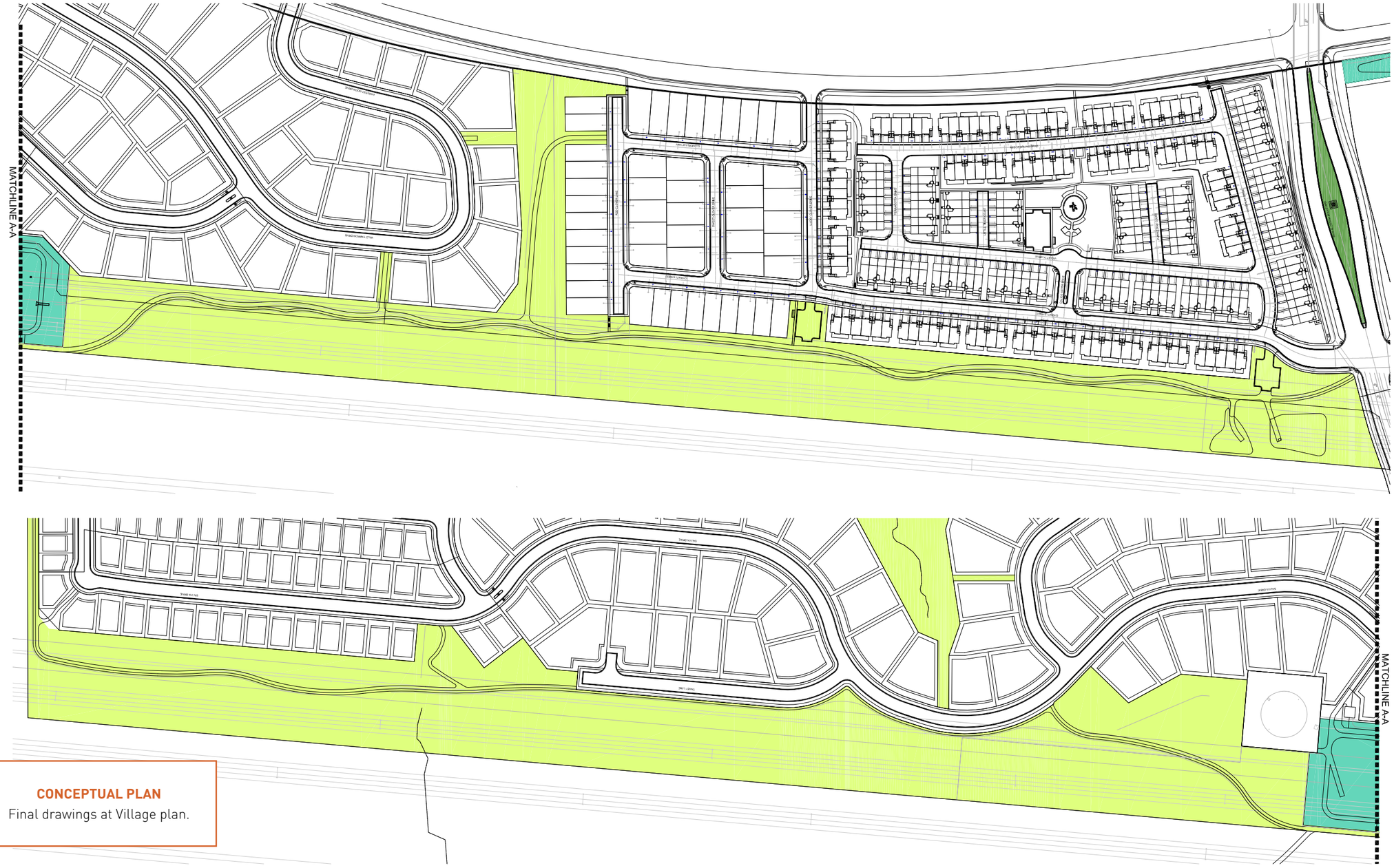
GREAT BASIN WILDFLOWER SEED MIX (GRANITE SEED COMPANY)
APPLY AT 1-2 LBS. PER 1,000 SQ. FT.
ANNUALS
CENTAUREA CYANUS / BACHELOR BUTTON
CHEIRANTHUS ALLIONII / WALLFLOWER
CLEOME SERRULATA / ROCKY MOUNTAIN BEEPLANT
COREOPSIS TINCTORIA / PLAINS COREOPSIS
COSMOS SULPHUREUS / SULPHUR COSMOS
ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY
GAILLARDIA PULCHELLA / FIREWHEEL
GILIA SP. / GILIA SPECIES
LINARIA MAROCCANA / BABY SNAPDRAGON
LINUM GRANDIFLORUM / SCARLET FLAX
PAPAVER RHOEAS / SHIRLEY POPPY
PHLOX DRUMMONDII / DRUMMOND PHLOX

PERENNIALS
ASTER SP. / ASTER SPECIES
CASTILLEJA SP. / PAINTBRUSH SPECIES
COREOPSIS LANCEOLATA / LANCE-LEAVED COREOPSIS
ECHINACEA PURPUREA / PURPLE CONEFLOWER
GAILLARDIA ARISTATA / BLANKET FLOWER
LINUM LEWISII / LEWIS BLUE FLAX
LUPINUS SP. / LUPINE SPECIES
PENSTEMON SP. / PENSTEMON SPECIES
RATIBIDA COLUMNIFERA / PRAIRIE CONEFLOWER
RATIBIDA COLUMNIFERA FORMA PULCHERRIMA / MEXICAN HAT

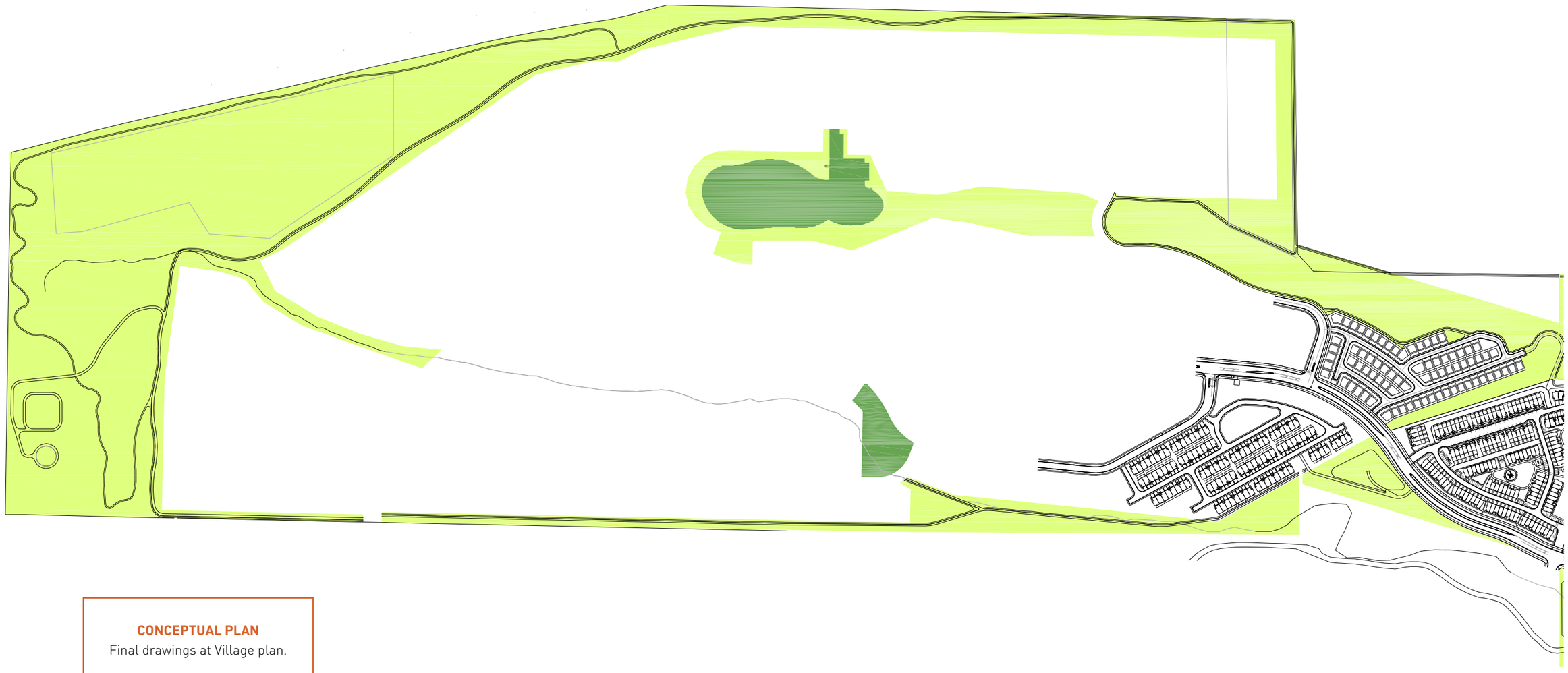
RUDBECKIA HIRTA / BLACK-EYED SUSAN
SPHAERALCEA SP. / GLOBEMALLOW SPECIES
BALSAMORHIZA SAGITTATA / ARROWLEAF BALSAMROOT

CONTACT GRANITE SEED COMPANY: 801-768-442

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.



CONCEPTUAL PLAN
Final drawings at Village plan.



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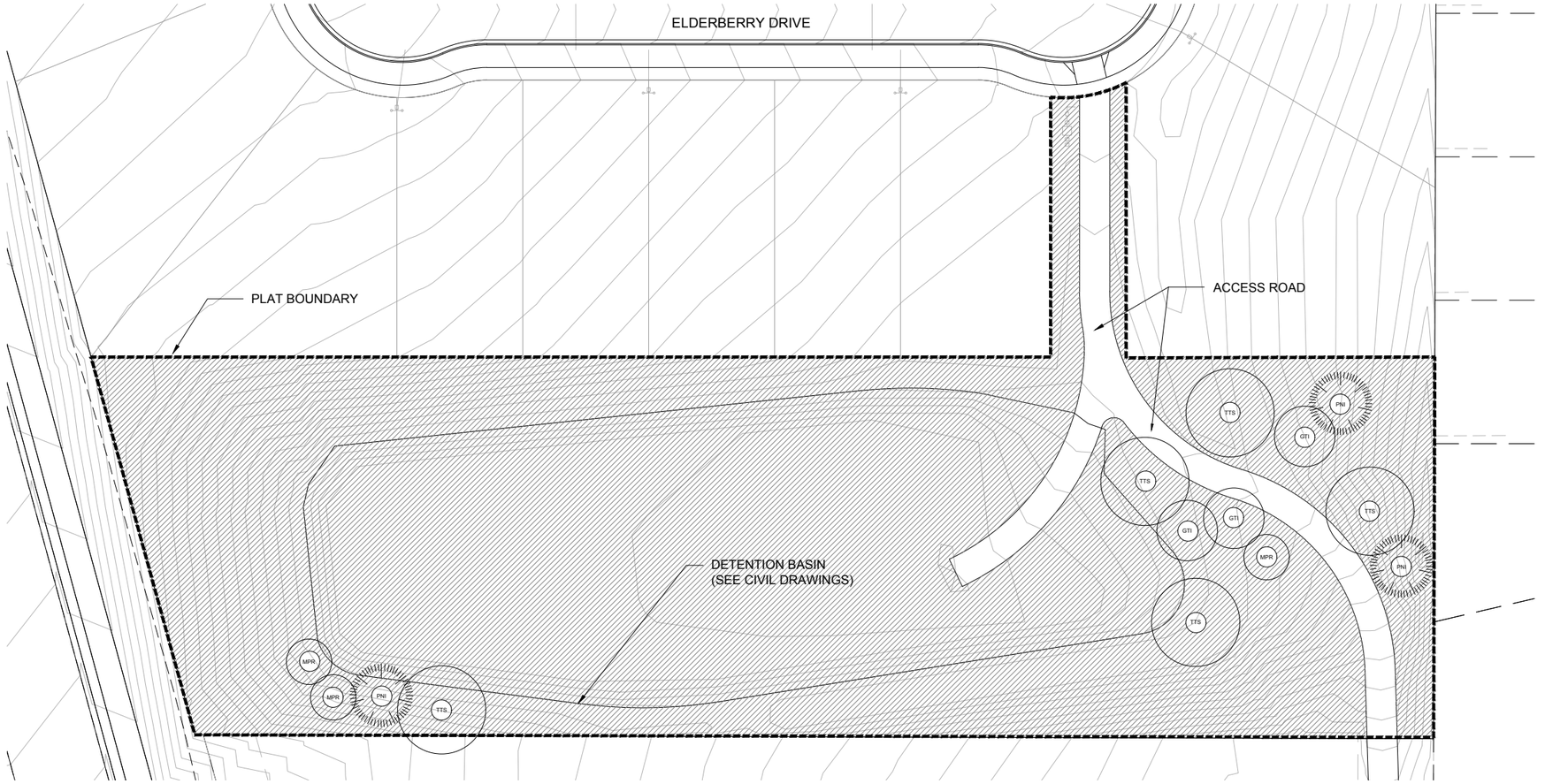

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GTI	3	Gleditsia triacanthos inermis `Shademaster` TM	Shademaster Locust	2" Cal.
MPR	3	Malus x `Prairifire`	Prairifire Crab Apple	2" Cal.
PNI	3	Pinus nigra	Austrian Black Pine	6'
TTS	5	Tilia tomentosa `Sterling`	Sterling Silver Linden	2" Cal.

LAWN	QTY	BOTANICAL NAME	COMMON NAME	NOTES
	75,400sf	Poa Pratensis	Kentucky Bluegrass	Sod

NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS. REFER TO SECTION 02726 LANDSCAPING FOR LANDSCAPING SPECIFICATIONS.

0' 20' 40'

NORTH

CONCEPTUAL PLAN

Final drawings at Village plan.

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LISA M. BENSON
REG. NO. 5198020
STATE OF UTAH
LICENSED LANDSCAPE ARCHITECT

WILDFLOWER - PLAT "C-1"
VILLAGE #1 - SOUTH
SARATOGA SPRINGS CITY, UTAH

PLANTING PLAN

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LEI PROJECT #: 2013-0902
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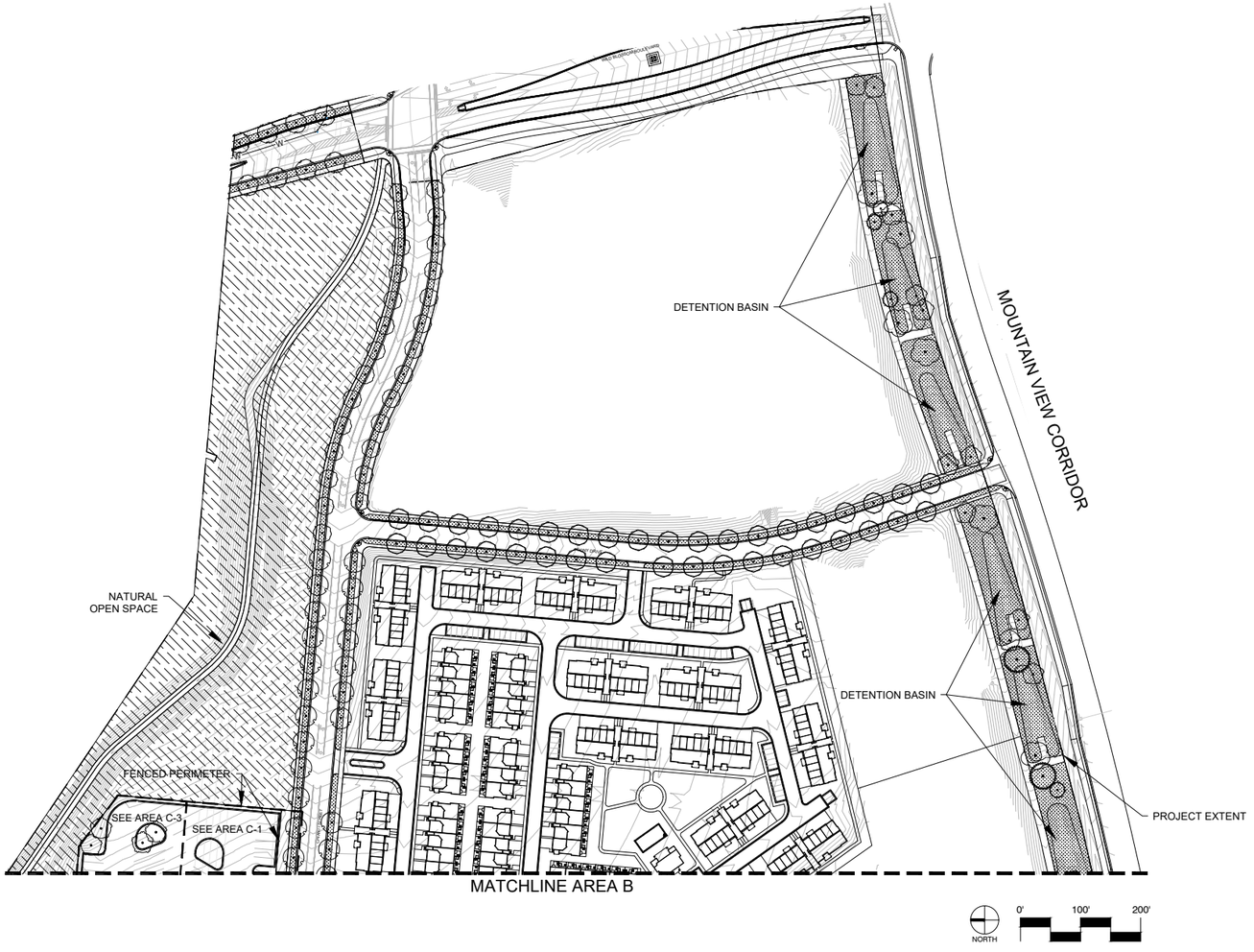
SCALE: --
DATE: 1/10/2019

SHEET L1



LANDSCAPE CONCEPT PLAN - AREA A

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	QTY
	Ginkgo biloba `Shangri La`	Shangri La Ginkgo	27
	Juglans nigra	Black Walnut	2
	Pinus nigra	Austrian Black Pine	7
	Quercus macrocarpa	Burr Oak	8
	Quercus x macdanielii `Clemons` TM	Heritage Oak	37
	Tilia cordata `Greenspire`	Greenspire Littleleaf Linden	50
	Tilia tomentosa `Sterling`	Sterling Silver Linden	8
	Zelkova serrata `Green Vase`	Green Vase Sawleaf Zelkova	37
	Zelkova serrata `Wireless`	Sawleaf Zelkova	52

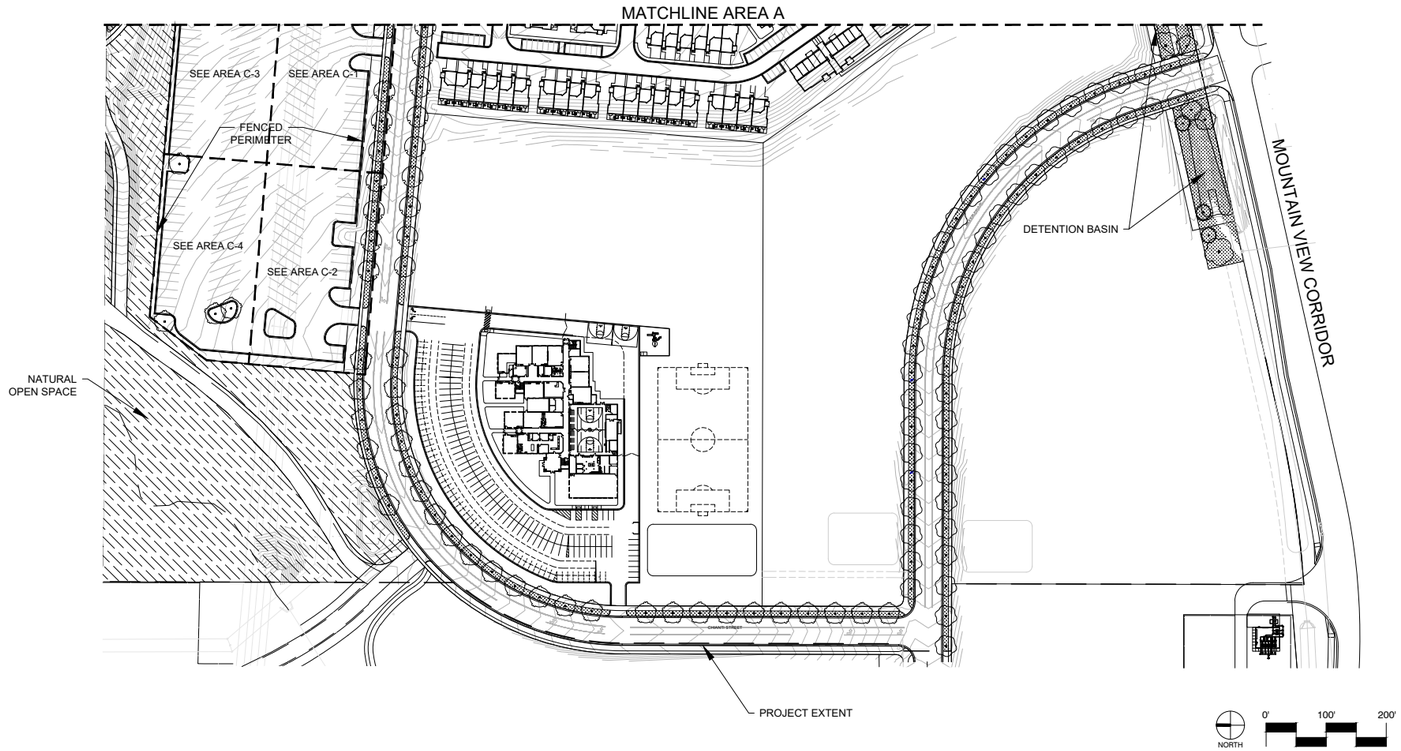
LAWN BLEND — 91,630 sf
LOLIUM PERENNE / PERENNIAL RYEGRASS
POA PRATENSIS / KENTUCKY BLUEGRASS

NATURAL OPEN SPACE — 1,614,673 sf
REPAIR AND/OR REVEGETATE AS REQUIRED WITH PLANTINGS SIMILAR TO EXISTING FOOTHILL PLANT COMMUNITY.

NOTES:
1. QUANTITIES SHOWN ARE FOR ENTIRE VILLAGE 2 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.. STREET TREE SPACING WILL ALSO BE ADJUSTED FOR DRIVEWAYS, SITE TRIANGLES, AND OTHER SITE CONDITIONS AND REQUIREMENTS.

DATA SHEET FOR ENTIRE VILLAGE PLAN AREA

Plant Type	Total Qty	Total SF	Percent of Landscape
Trees	228	N/A	N/A
Shrub/Grass/Perennial Mix in Bark Mulch	630	36,100	17%
Turf (including park strips)		174,700	83%
Total Developed/Irrigated Landscape		210,800	100%
Turf in park strips		83,900	
Drought Tolerant Species	20 total species (10 trees, 10 shrub/perennial/grass)		
	80% of these are drought tolerant (either low or moderate water use)		
Natural Open Space Restoration		448,000	



LANDSCAPE CONCEPT PLAN - AREA B

PLANT SCHEDULE

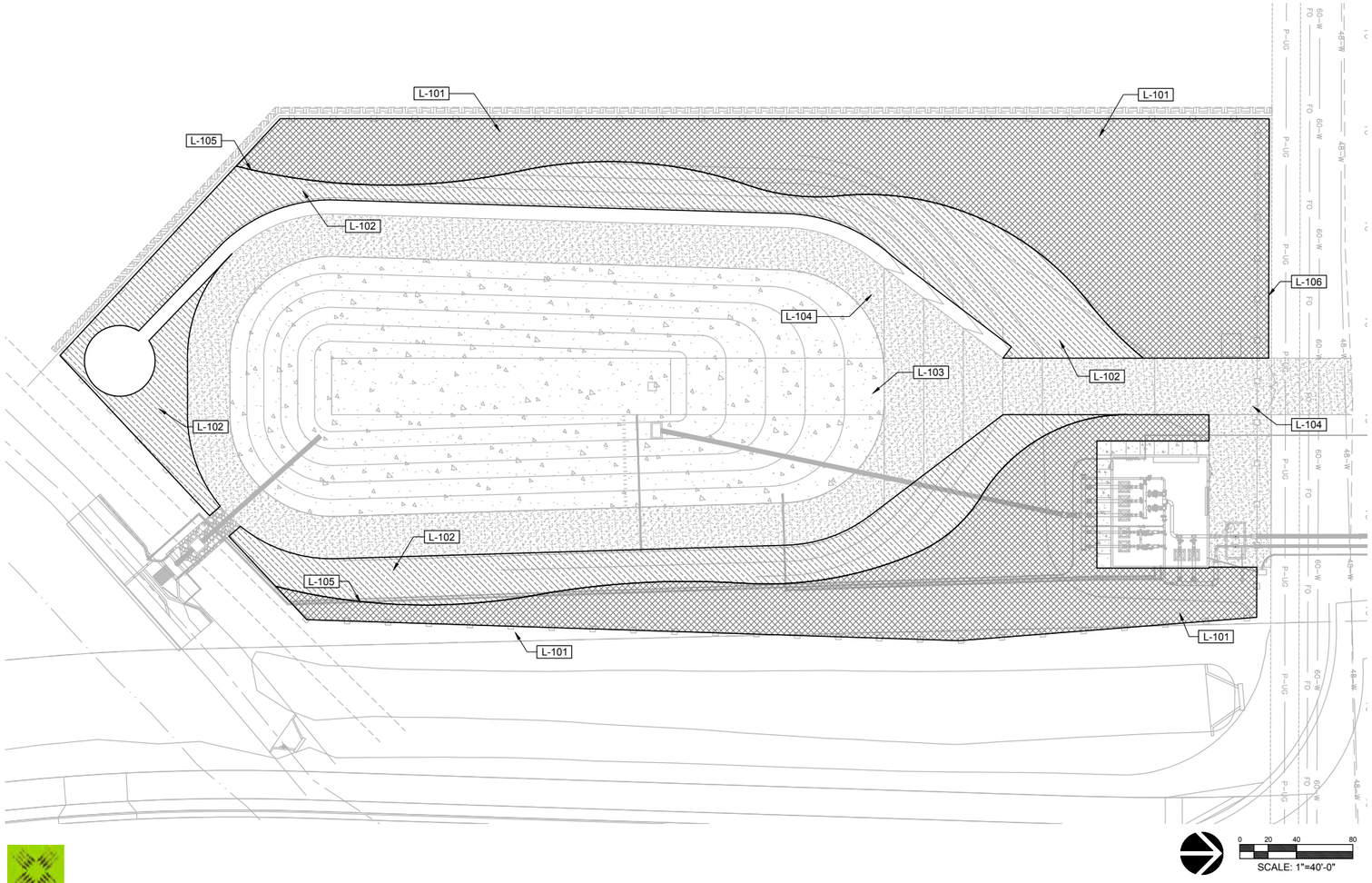
TREES	BOTANICAL NAME	COMMON NAME	QTY
	Ginkgo biloba `Shangri La`	Shangri La Ginkgo	27
	Juglans nigra	Black Walnut	2
	Pinus nigra	Austrian Black Pine	7
	Quercus macrocarpa	Burr Oak	8
	Quercus x macdanielii `Clemons` TM	Heritage Oak	37
	Tilia cordata `Greenspire`	Greenspire Littleleaf Linden	50
	Tilia tomentosa `Sterling`	Sterling Silver Linden	8
	Zelkova serrata `Green Vase`	Green Vase Sawleaf Zelkova	37
	Zelkova serrata `Wireless`	Sawleaf Zelkova	52

LAWN BLEND — 91,630 sf
LOLIUM PERENNE / PERENNIAL RYEGRASS
POA PRATENSIS / KENTUCKY BLUEGRASS

NATURAL OPEN SPACE — 1,614,673 sf
REPAIR AND/OR REVEGETATE AS REQUIRED WITH PLANTINGS SIMILAR TO EXISTING FOOTHILL PLANT COMMUNITY.

NOTES:

1. QUANTITIES SHOWN ARE FOR ENTIRE VILLAGE 2 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.. STREET TREE SPACING WILL ALSO BE ADJUSTED FOR DRIVEWAYS, SITE TRIANGLES, AND OTHER SITE CONDITIONS AND REQUIREMENTS.



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
L-101	CRUSHED STONE MULCH AREA (SOUTH TOWN 1.5" CRUSHED)
L-102	STONE COBBLE MULCH AREA (SOUTH TOWN 6" DIA.)
L-103	CONCRETE AREA (SEE CIVIL DRAWINGS)
L-104	ASPHALT AREA (SEE CIVIL DRAWINGS)
L-105	LANDSCAPE CURBING, TYP. (SEE DETAIL 4 ON SHEET L-2)
L-106	FENCE LINE CURBING, TYP. (SEE DETAIL 5 ON SHEET L-2)

NOTES

1. THE CONTRACTOR MUST EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
2. BEFORE ANY EXCAVATION CONTACT "BLUE STAKES" OR NOTIFY APPROPRIATE UTILITY COMPANIES, AND COORDINATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF UTILITIES, SLEEVES, CONDUITS, ETC.
3. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE AND VERIFYING QUANTITIES AND AREAS. THERE MAY BE SIGNIFICANT SLOPES ON THE SITE.
4. THE CONTRACTOR MUST COORDINATE WITH ALL OTHER ASSOCIATED TRADES TO BEST FACILITATE PROGRESS ON THE JOB.
5. THE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS IN LANDSCAPED AREAS.
6. AREAS NORTH OF THE FENCE AND ALONG MILITARY ROAD WILL BE LANDSCAPED IN ACCORDANCE TO CITY GUIDELINES WHEN THE REMAINDER OF THE SITE AND/OR ROW IS IMPROVED.
7. GROUND IN STONE MULCH AREAS TO BE TREATED WITH PRE-EMERGENT HERBICIDE PRIOR TO PLACING STONE MULCH.

LANDMARK DESIGN
LANDSCAPE ARCHITECTURE & PLANNING
Artspace Solar Gardens
850 South 400 West Studio 104
Salt Lake City, Utah 84101
(801) 474-3300

STATE OF UTAH — LISA [illegible] — NO. 5198020 — LICENSED LANDSCAPE ARCHITECT

CONCEPTUAL PLAN
Final drawings at Village plan.

FILE NAME:
FILE DATE:

HANSEN ALLEN & LUCE INC. ENGINEERS

PROJECT ENGINEER

DESIGNED	ST	3			
DRAFTED	ST	2			
CHECKED	LB	1			
DATE	20 MARCH 2019	NO.	DATE	REVISIONS	BY APVD.

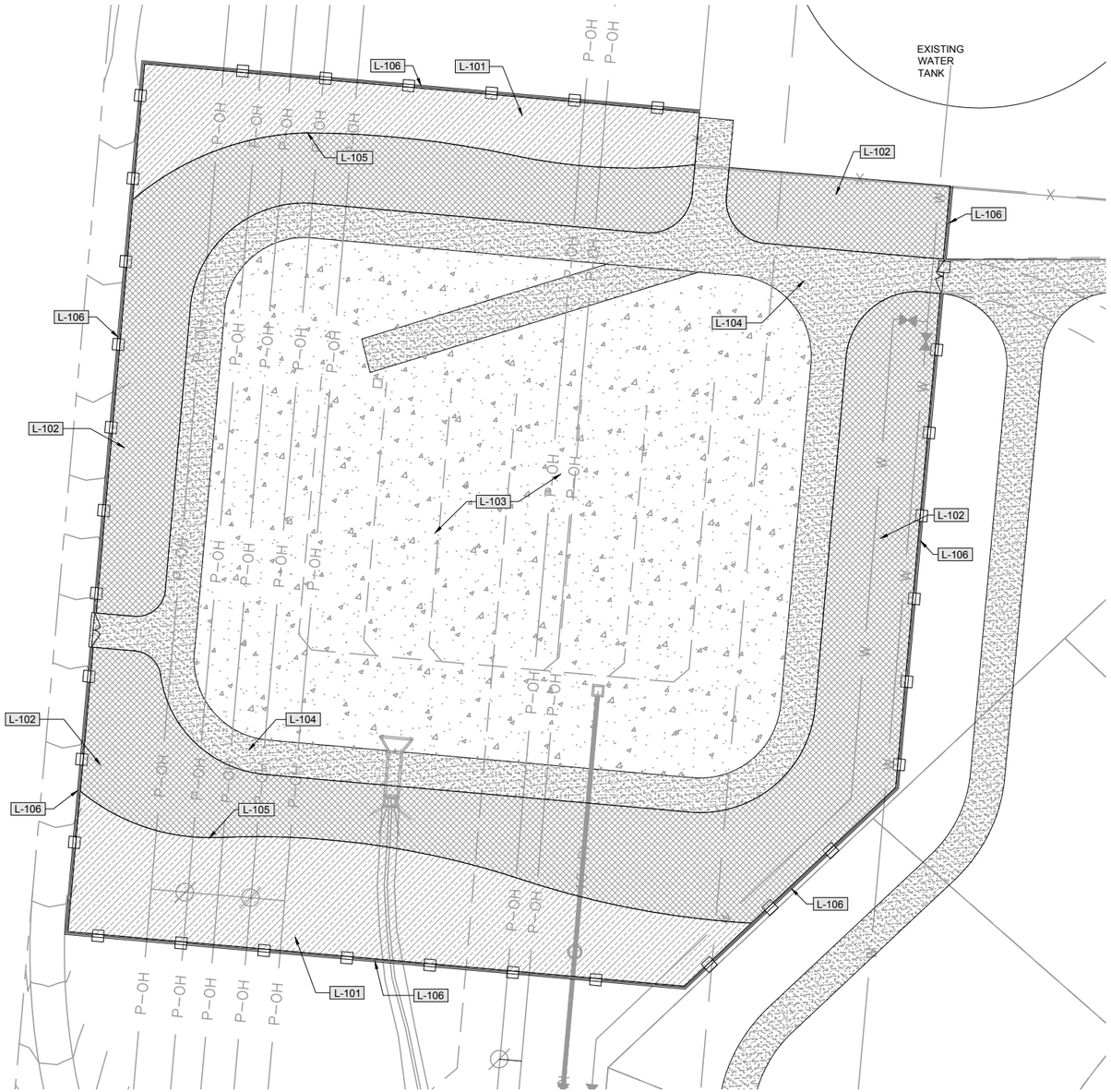
SCALE: AS SHOWN

CITY OF SARATOGA SPRINGS

WELBY–JACOB POND AND PUMP STATION
MATERIALS PLAN

SHEET: L–1
360.18.200

CONCEPTUAL PLAN
Final drawings at Village plan.



REFERENCE NOTES SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION
L-101	CRUSHED STONE MULCH AREA (MOUNTAIN ROSE 1.5" CRUSHED)
L-102	STONE COBBLE MULCH AREA (SOUTHTOWN TAN 6" DIA.)
L-103	CONCRETE AREA (SEE CIVIL DRAWINGS)
L-104	ASPHALT AREA (SEE CIVIL DRAWINGS)
L-105	LANDSCAPE CURBING, TYP. (SEE DETAIL 1 ON SHEET L-2)
L-106	FENCE LINE CURBING, TYP. (SEE DETAIL 2 ON SHEET L-2)

NOTES

1. THE CONTRACTOR MUST EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
2. BEFORE ANY EXCAVATION CONTACT "BLUE STAKES" OR NOTIFY APPROPRIATE UTILITY COMPANIES, AND COORDINATE WITH THE GENERAL CONTRACTOR FOR THE LOCATION OF UTILITIES, SLEEVES, CONDUITS, ETC.
3. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE AND VERIFYING QUANTITIES AND AREAS. THERE MAY BE SIGNIFICANT SLOPES ON THE SITE.
4. THE CONTRACTOR MUST COORDINATE WITH ALL OTHER ASSOCIATED TRADES TO BEST FACILITATE PROGRESS ON THE JOB.
5. THE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS IN LANDSCAPED AREAS.
6. AREAS OUTSIDE OF THE FENCE LINE WILL BE LANDSCAPED IN ACCORDANCE TO CITY GUIDELINES WHEN THE REMAINDER OF THE SITE AND/OR ROW IS IMPROVED.
7. GROUND IN STONE MULCH AREAS TO BE TREATED WITH PRE-EMERGENT HERBICIDE AND WEED BARRIER FABRIC PRIOR TO PLACING STONE MULCH.

LANDMARK DESIGN
LANDSCAPE ARCHITECTURE & PLANNING
Artspace Solar Gardens
850 South 400 West - Studio 104
Salt Lake City, Utah 84101
(801) 474-3300

STATE OF UTAH — LISA M. [illegible] — NO. 5198020 — LICENSED LANDSCAPE ARCHITECT

0 20 40 80
SCALE: 1"=40'-0"

FILE NAME:
FILE DATE:
17/04

HANSEN ALLEN & LUCE INC ENGINEERS	PROJECT ENGINEER	DESIGNED ST	3				
		DRAFTED ST	2				
		CHECKED LB	1				
		DATE 16 JULY 2019	NO.	DATE	REVISIONS	BY	APVD.

SCALE: AS SHOWN

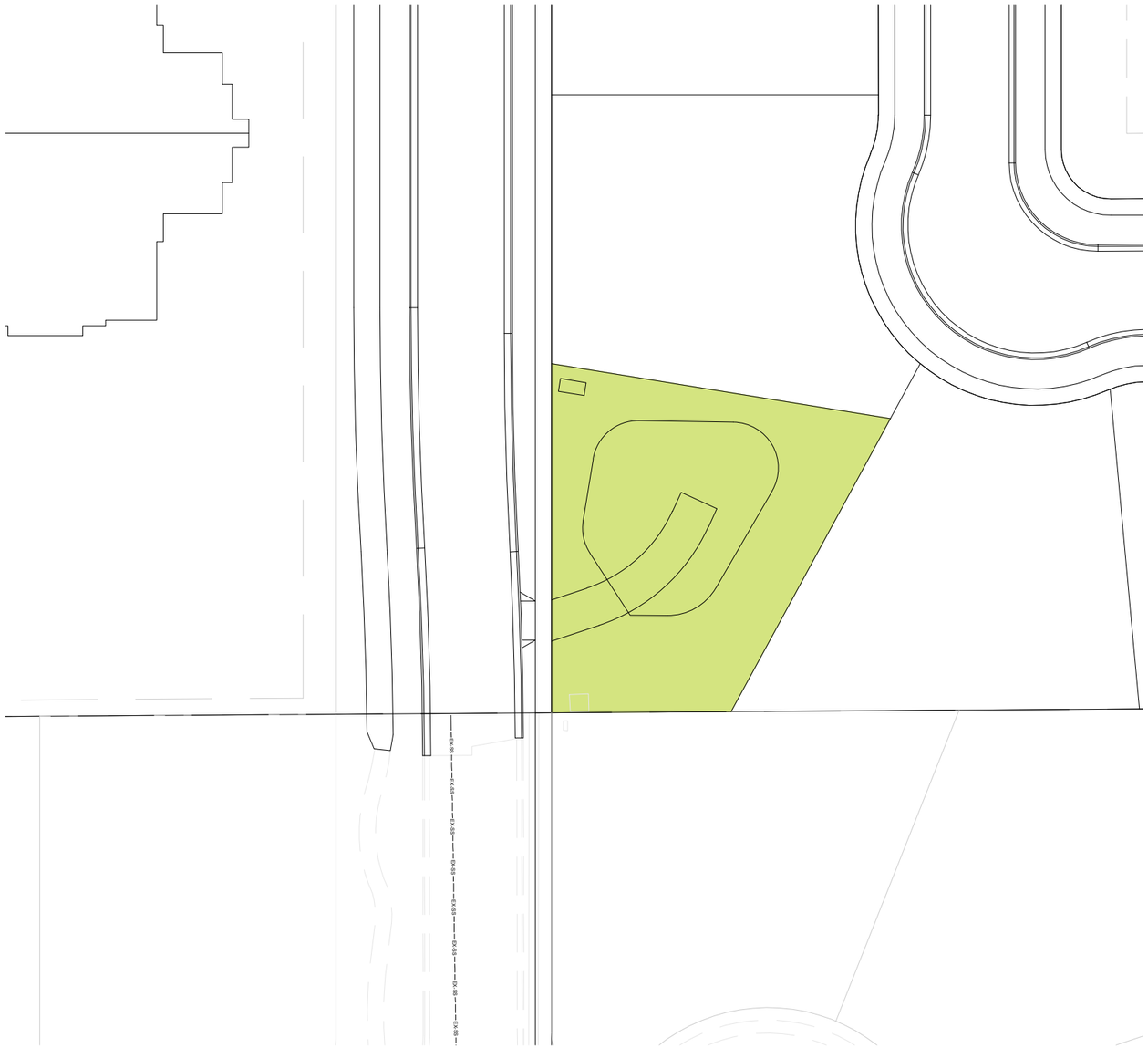
SARATOGA SPRINGS

WILDFLOWER ZONE 3 POND
LANDSCAPE PLAN

SHEET L-1
380.18.300

CONCEPTUAL PLAN
Final drawings at Village plan.





CONCEPTUAL PLAN
Final drawings at Village plan.



Exhibits

The Exhibits contained herein are conceptual in nature and are subject to review and change based on a more in-depth review by the Saratoga Springs Engineering Department. The following Exhibits are provided:

1. *Exhibit A.* This exhibit depicts the remaining Wildflower development with designated grading areas as outlined within this document.
2. *Exhibit B, Consisting of 2 Sheets:*
    a. Exhibit B1 contains a 1939 aerial photo of the overall "Springs" portion of the Wildflower development and provides historical background regarding the grading and mining of the site. The mining areas, haul roads and agricultural areas are identified. The eastern portion of the property had not been excavated at that point in time.
    b. Exhibit B2 shows the state of the property in 2020 with no active mining. The exhibit depicts mined areas, haul roads, stockpile areas and agricultural areas.
3. *Exhibit C, Consisting of 7 Sheets:*
    a. Exhibit C1 shows the overall "Springs" portion of the Wildflower development and gives photographic examples of the Mining Reclamation Area showing excavations and slopes. The locations of 6 cross sections are shown.
    b. Exhibit C2 shows existing and proposed contours for Cross Section "A" depicting the cut and fill areas necessary to accommodate roadways and development pads. The maximum cut in this area is over 40 feet and the maximum fill is over 13 feet.
    c. Exhibit C3 shows the proposed Cross Section "B" through a large cut slope area as well as the cut through an existing mining spoils pile. This location represents one of the maximum cut areas of approximately 70 feet which is necessary to clean up areas of previous mining operations, stabilize slopes and provide for a development pad. The cut area shown is the removal and relocation of an existing mining spoils pile with a depth of at least 25 feet. This stockpile area contains undocumented fill and must be removed and

placed in fill areas according to the requirements of a geotechnical study.

d. Exhibit C4 depicts Cross Section "C" which is through a deep section of the old mining operations that will be filled over 20 feet to accommodate the proposed recreational pond. This area would be unbuildable without significant cut / fill due to drainage and access.
e. Exhibit C5 shows Cross Section "D" through several of the mining "fingers" where clay extraction occurred. As shown, the mined areas are deep, steep sloped and no reclamation measures were performed following the mining. Areas of Mining Surplus Material are also shown which would be the primary source to fill in the mined areas. This Grading Criteria would then be applied to create roadways, development pads and open space.
f. Exhibit C6 depicts Cross Section "E" which shows one of the areas of extreme Mining Surplus Material of approximately 35 feet. This undocumented overburden material must be reworked, moved, or used for open space.
g. Exhibit C7 shows an area of extreme cut and fill. The fill area is a deep hole in the ground with no drainage or access.

4. *Exhibit D.* This exhibit shows the existing drainage channel through the "Springs" portion of Wildflower. Cross sections are included which depict the depth and steep slopes associated with the existing channel.
5. *Exhibit E.* This exhibit covers the preliminary proposed grading for Village 1 North of Wildflower. The intent of this exhibit is to show that while the larger Agricultural / Natural Ground Areas allow for a maximum cut or fill, this maximum is only used on a portion of the property. Ultimately, each Village Plan of Wildflower will produce a similar drawing as part of the Village Plan process.
6. *Exhibit F.* This exhibit shows the distinction of cut/fill areas within the "Springs" portion of Wildflower.

Mining Reclamation Area Criteria

Intent of Grading Efforts

The intent of the grading within this area is to reclaim previously disturbed areas, stabilize man-made slopes, provide drainage, move previously placed mining spoils and enhance safety. Grading activities are not intended to provide sustained commercial aggregate operations.

Description of Area

This area is approximately 171 acres and is characterized by surface mining activities that have occurred over at least the last 80 years as shown through Exhibits B1 and B2 which verify the disturbed nature of the site and the need for significant reclamation. Topographical maps, preliminary geotechnical reports, aerial photography and extensive on-site observations were utilized by professional engineers and designers to identify and distinguish the following types of land disturbance:

1. *Mining Areas*. Substantial cut areas exist on the property where clay materials were mined. These areas of clay were interspersed within the property and generally followed rock formations. The mining of the clay does not appear to be completed in any systematic or safe manner. The remaining contour of the land is now unsafe due to large vertical slopes, potentially unstable soils, and no drainage provisions. It does not appear that surface reclamation of any kind was completed following the mining operations.
2. *Mining Surplus Material Piles*. The mining operations also produced a large quantity of unusable material that was stockpiled throughout the property. None of these areas were placed sufficiently to construct any improvement over them without full excavation or mitigation. Many of these areas are proposed to be moved to fill the mining areas.
3. *Mining Slough Area.* These areas are not as defined as the extensive Mining Surplus Materials Piles, but contain random debris, fill, explorations, and general disturbance.
4. *Haul Roads*. Many of the haul roads appear to be similar over the 80-year time frame. These roads have been used, filled, and graded for decades and have altered the natural ground.

Proposed Grading Standards

In order to provide a safe site for development, re-grade existing mined slopes and provide for drainage, significant grading must be completed. Exhibits B1, B2, C1 through C7 and F provide examples of the existing topography as well as the proposed grading and cross sections.

1. *Maximum Cut or Fill*. To address the unique nature of the area, two different grading standards are applied:
    a. A maximum cut or fill of 30' from the existing grade will be allowed for up to 100 acres. This acreage accounts for the full Mining Slough

Area as well as half of the Mining Area and Mining Surplus Materials Piles as depicted in Exhibit F.

2. To address the heavily mined areas, a maximum cut or fill of 80' will be necessary. This maximum would apply to approximately 71 acres which corresponds to half of the Mining Area and Mining Surplus Materials Piles as depicted in Exhibit F.

Channel Reclamation Criteria

Description of Area

Several large storm drainage channels exist within the development area which are fed from drainage of Camp Williams property. The course of these channels has been altered by agricultural and mining activities, maintenance has been lacking and erosion uncontrolled. With the development of Wildflower, it is proposed that these drainages be improved through re-routing, armoring of surfaces, piping, and the installation of debris catchments. The defined area covers approximately 50 acres.

Proposed Grading Standards

As shown in Exhibit D, many of the existing channels have excessive side slopes and depths that would not be conducive to development, maintenance, or safety. Therefore, the following alterations are allowed in accordance with City Standards:

1. The channel may be reclaimed through fill, slope changes, or piping.
2. A 100-year surface flood route must be maintained through the development.

Mining / Channel Transition Area Criteria

Description of Area

To transition from the grading intensive areas of the Mining and Channel Reclamation Areas to the Agricultural / Natural Ground Area, a mid-range set of grading standards must be employed. This area is located within 200 feet of the Mining Reclamation Area and 100 feet of the Channel Reclamation Area. The defined area covers approximately 121 acres.

Proposed Grading Standards

A maximum cut or fill of 20' from the existing grade will be allowed.

Agricultural / Natural Ground Area 1 Criteria

Description of Area

This area is characterized by historical agricultural uses or undisturbed natural ground. These areas are typical of hillside development and contain existing slopes of generally 5 to 15 percent. The defined area covers approximately 466 acres.

Proposed Grading Standards

A maximum cut or fill of 12' from the existing grade will be allowed.

Agricultural / Natural Ground Area 2 Criteria

Description of Area

This area is characterized by historical agricultural uses or undisturbed natural ground that is more challenging grade wise due to steeper slopes of approximately 10 to 25 percent. The defined area covers approximately 59 acres.

Proposed Grading Standards

1. A maximum cut or fill of 20' from the existing grade will be allowed.
2. Lots along Fernleaf Drive adjacent to the existing Harvest Hills development must design and install a storm retention system for the 100-year storm event. Retention volumes are to be shown on the subdivision plat.
3. If retaining walls are necessary to make lots buildable or if retaining walls cross property lines, they shall be considered subdivision improvements.
4. Retaining walls shall be a minimum of 20 feet from the rear property lines for lots directly adjacent to the existing Harvest Hills development.

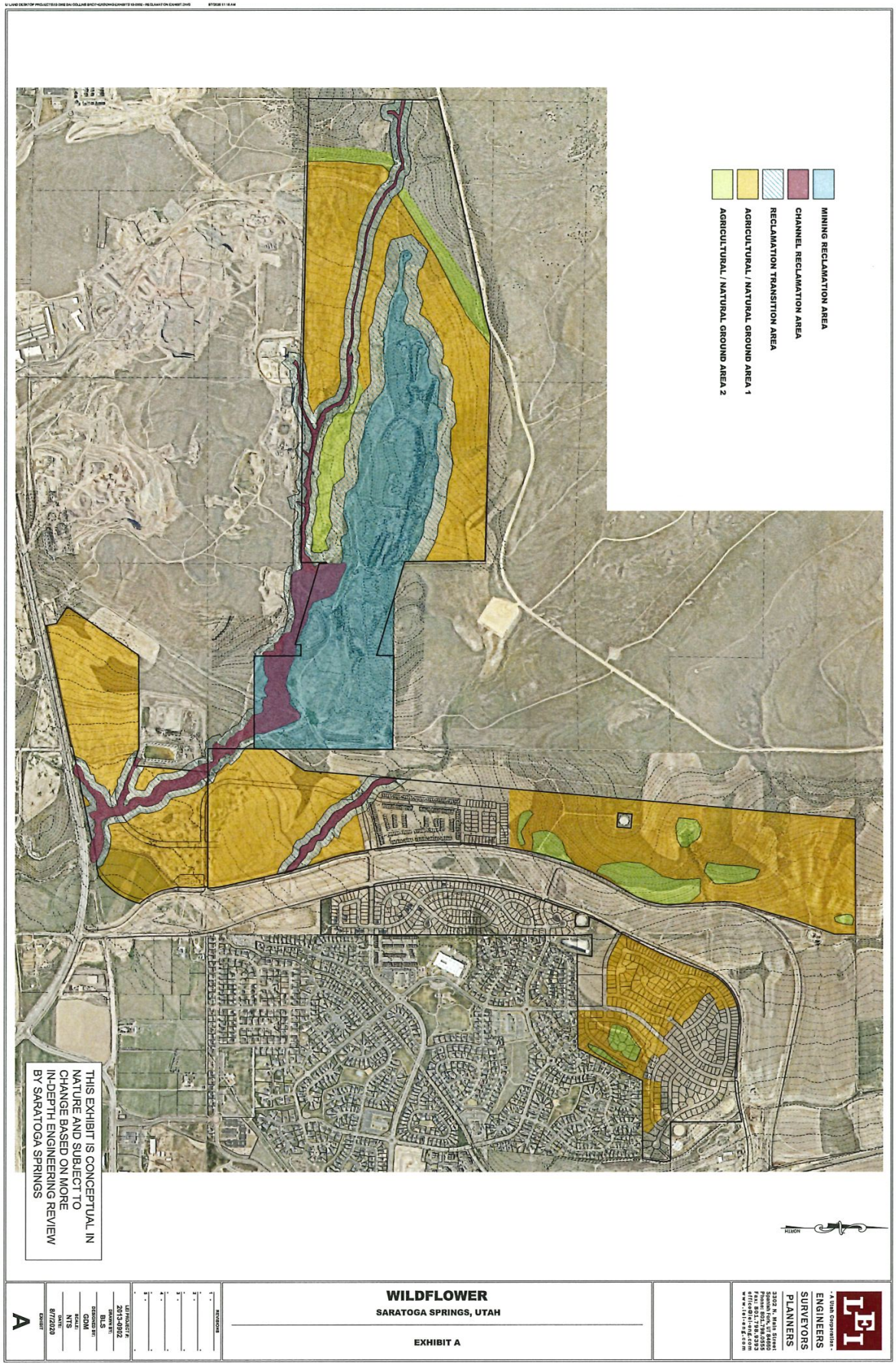
Other Grading Criteria

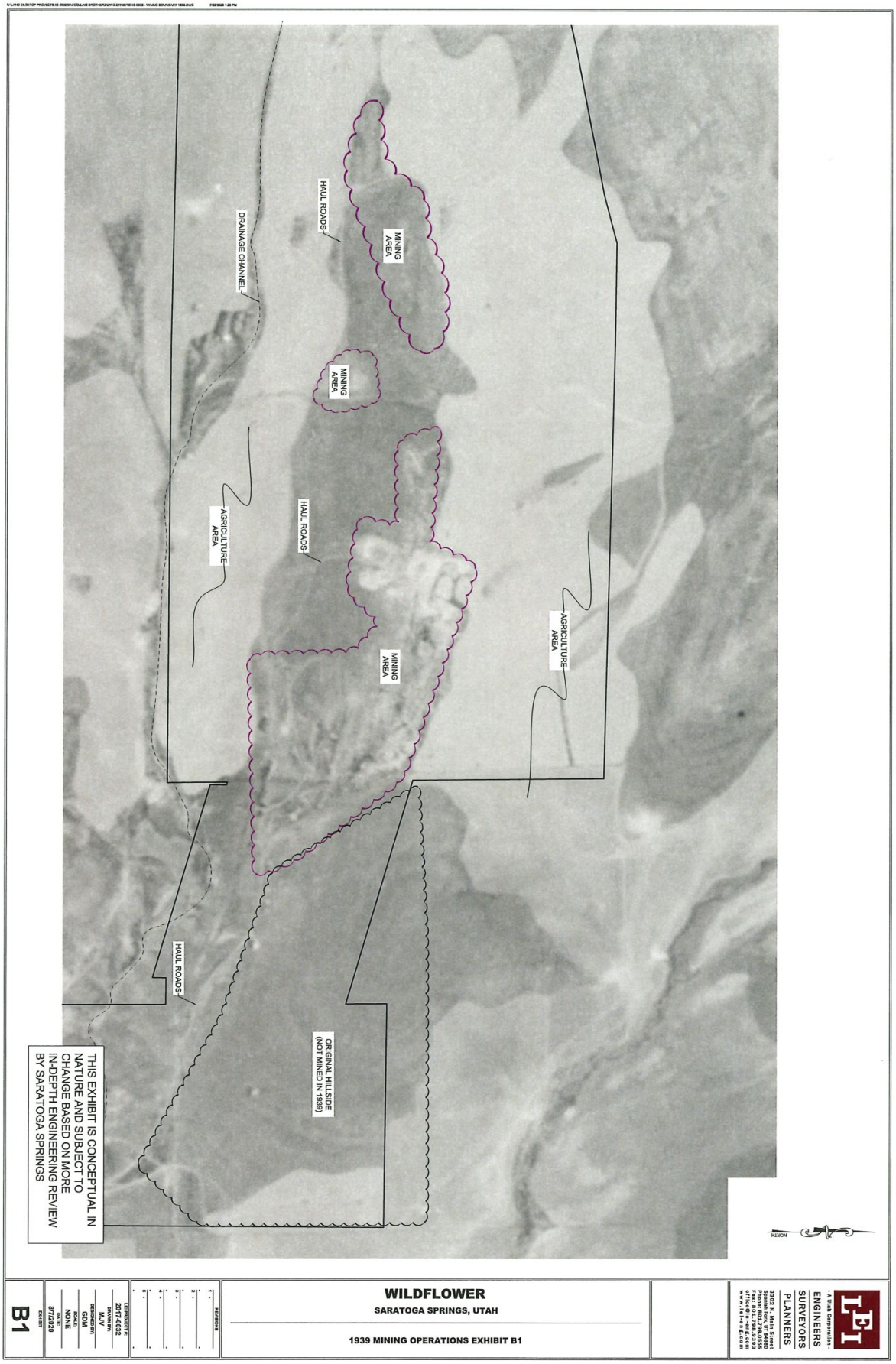
1. Retaining Walls
    a. A single rock retaining wall shall not exceed ten feet in height as measured from the lowest adjacent grade to the top of wall.
    b. When the overall retained height would exceed ten feet or materials other than rock are to be utilized, the retaining wall shall be segmented into a maximum of three stepped walls with no individual wall exceeding six feet in height as measured from the lowest adjacent grade to the top of the wall.
    c. The width of the terrace between any two retaining walls shall be at least half the height of the tallest adjacent wall as measured from the face of the higher

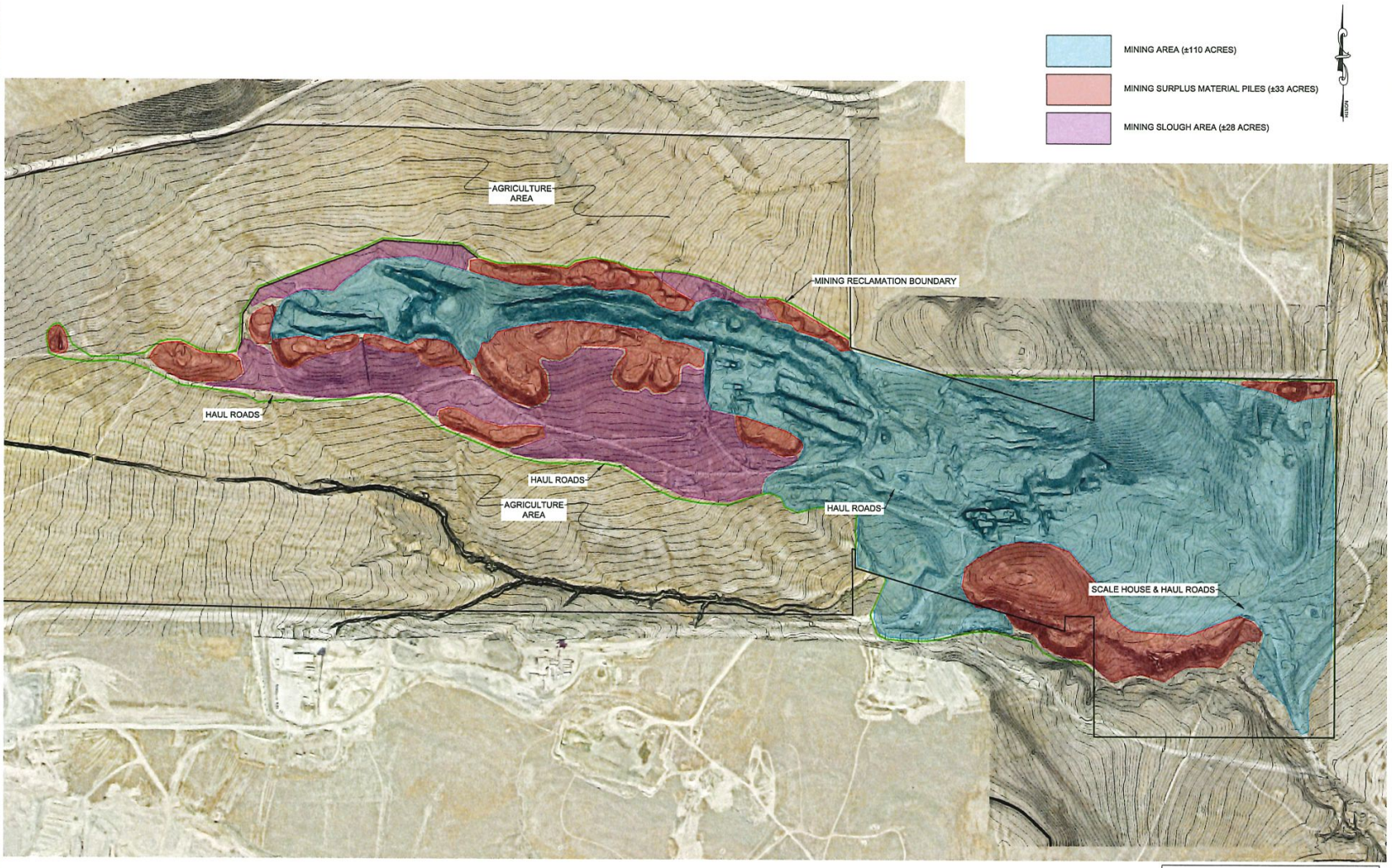
wall to the back side of the lower wall. The minimum horizontal distance shall be three feet.

d. Any single retaining wall greater than four feet or terraced retaining walls of any height shall be designed by an engineer licensed by the State of Utah.
e. Terraces created between retaining walls shall be permanently landscaped.
f. If retaining walls are necessary to make lots buildable or if retaining walls cross property lines, they shall be considered subdivision improvements.
g. Retaining walls shall be a minimum of 20 feet from the rear property lines for lots directly adjacent to the existing Harvest Hills development.

2. Slopes
    a. All slopes shall be stabilized according to City Standards.
    b. Slopes of thirty-three percent (33%) or less are acceptable and shall be stabilized according to City Standards.
    c. Slopes greater than thirty-three percent (33%) and up to fifty percent (50%) will be allowed based on the findings and recommendations of a site-specific geotechnical study regarding stability, erosion control and grading methods. These slopes will not be allowed within building lots.
    d. Slopes greater than fifty percent (50%) will not be allowed except for rock outcroppings or other unique site features and only based on the findings of a site-specific geotechnical study. These slopes will not be allowed within building lots.
    e. Retaining walls are not included in slope calculations.
3. Contouring
    a. All permanent cuts, fills or graded slopes shall be re-contoured to blend into the natural grade of the surrounding land. The outside corners or edges shall be rounded to eliminate sharp corners and shall have a minimum curvature radius of at least five feet.


MINING RECLAMATION AREA
CHANNEL RECLAMATION AREA
RECLAMATION TRANSITION AREA
AGRICULTURAL / NATURAL GROUND AREA 1
AGRICULTURAL / NATURAL GROUND AREA 2
THIS EXHIBIT IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE BASED ON MORE IN-DEPTH ENGINEERING REVIEW BY SARATOGA SPRINGS
NORTH
WILDFLOWER
SARATOGA SPRINGS, UTAH
EXHIBIT A
A
LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.8393
www.lei-eng.com


HAUL ROADS
MINING AREA
DRAINAGE CHANNEL
MINING AREA
AGRICULTURE AREA
HAUL ROADS
AGRICULTURE AREA
MINING AREA
HAUL ROADS
ORIGINAL HILLSIDE (NOT MINED IN 1939)
THIS EXHIBIT IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE BASED ON MORE IN-DEPTH ENGINEERING REVIEW BY SARATOGA SPRINGS
NORTH
WILDFLOWER
SARATOGA SPRINGS, UTAH
1939 MINING OPERATIONS EXHIBIT B1
LEI
A Utah Corporation
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.0558
office@lei-eng.com
www.lei-eng.com
LEI PROJECT #
2017-0032
DRAWN BY:
MWP
DESIGNED BY:
GDM
SCALE
NONE
DATE
8/7/2020
EXHIBIT
B1
REVISIONS



THIS EXHIBIT IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE BASED ON MORE IN-DEPTH ENGINEERING REVIEW BY SARATOGA SPRINGS

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
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Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

WILDFLOWER
SARATOGA SPRINGS, UTAH

2020 MINING OPERATIONS EXHIBIT - B2

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2017-0032
DRAWN BY: MJV
DESIGNED BY: GDM
SCALE: NONE
DATE: 8/7/2020
EXHIBIT
B2



THIS EXHIBIT IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE BASED ON MORE IN-DEPTH ENGINEERING REVIEW BY SARATOGA SPRINGS

SCALE: 1"=400'
400 200 0 400

WILDFLOWER
SARATOGA SPRINGS, UTAH

EXHIBIT C1

C1

LEI PROJECT #: 2013-0902
DRAWN BY: BLS
REVIEWED BY: GDM
SCALE: 1"=400'
DATE: 7/22/2020
EXHIBIT

REVISIONS

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.0558
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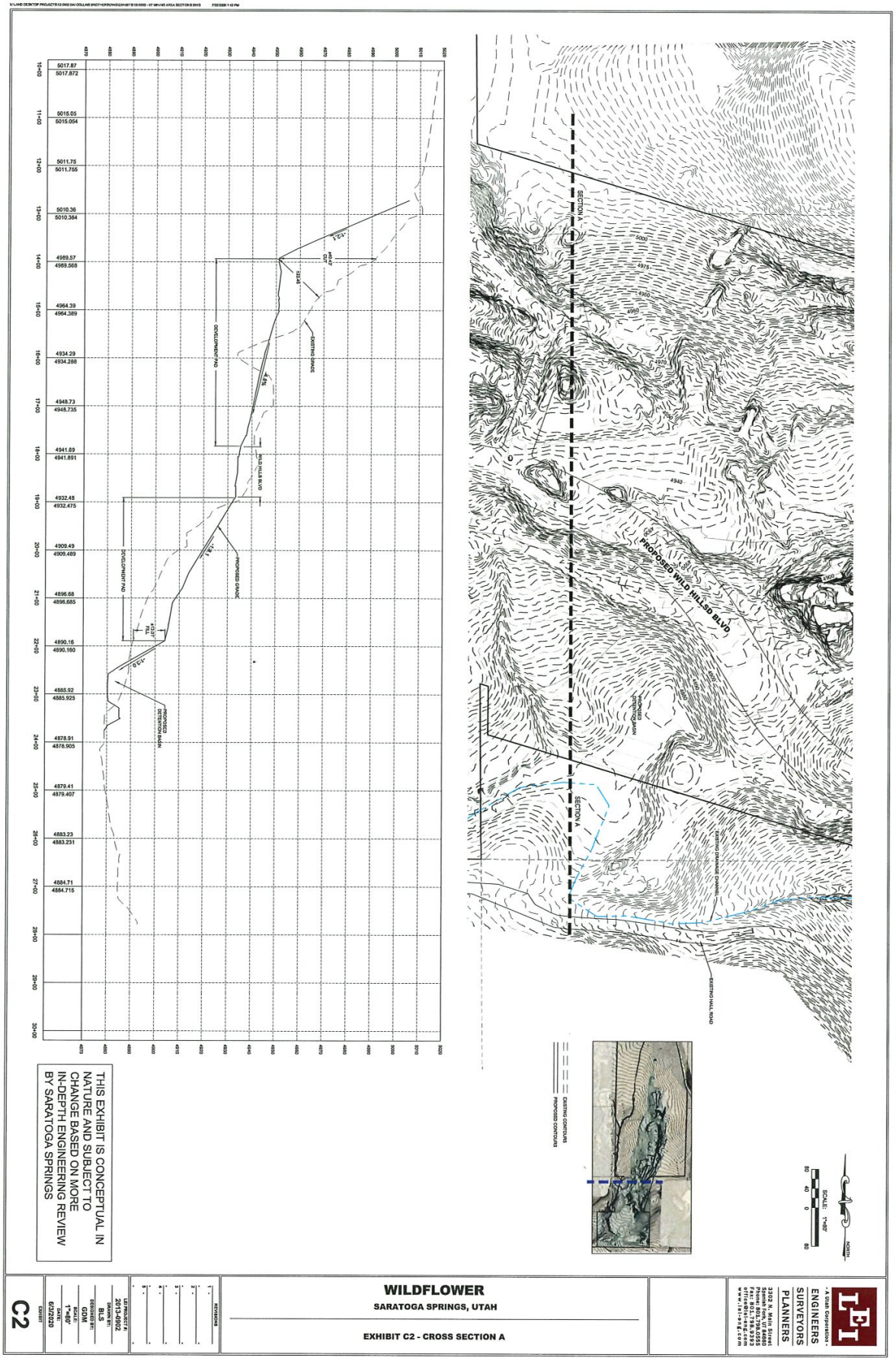

SECTION A
PROPOSED WILD HILLSD BLVD
EXISTING DRAINAGE CHANNEL
EXISTING HAUL ROAD
EXISTING CONTOURS
PROPOSED CONTOURS
SCALE: 1"=80'
NORTH
DEVELOPMENT PAD
EXISTING GRADE
WILD HILLS BLVD
PROPOSED GRADE
PROPOSED DETENTION BASIN
THIS EXHIBIT IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE BASED ON MORE IN-DEPTH ENGINEERING REVIEW BY SARATOGA SPRINGS
WILDFLOWER
SARATOGA SPRINGS, UTAH
EXHIBIT C2 - CROSS SECTION A
LEI
ENGINEERS
SURVEYORS
PLANNERS
C2

SECTION B
SECTION B
PROPOSED WILD HILLSD BLVD
MINING SURPLUS FILE
DEVELOPMENT PAD
EXISTING GRADE
PROPOSED GRADE
MINING SURPLUS FILE
WILD HILLS BLVD
EXISTING CONTOURS
PROPOSED CONTOURS
SCALE: 1"=80'
NORTH
WILDFLOWER
SARATOGA SPRINGS, UTAH
EXHIBIT C3 - CROSS SECTION B
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C3
LEI PROJECT #: 2013-0902
DRAWN BY: BLS
REVIEWED BY: GDM
SCALE: 1"=80'
DATE: 6/2/2020
REVISIONS
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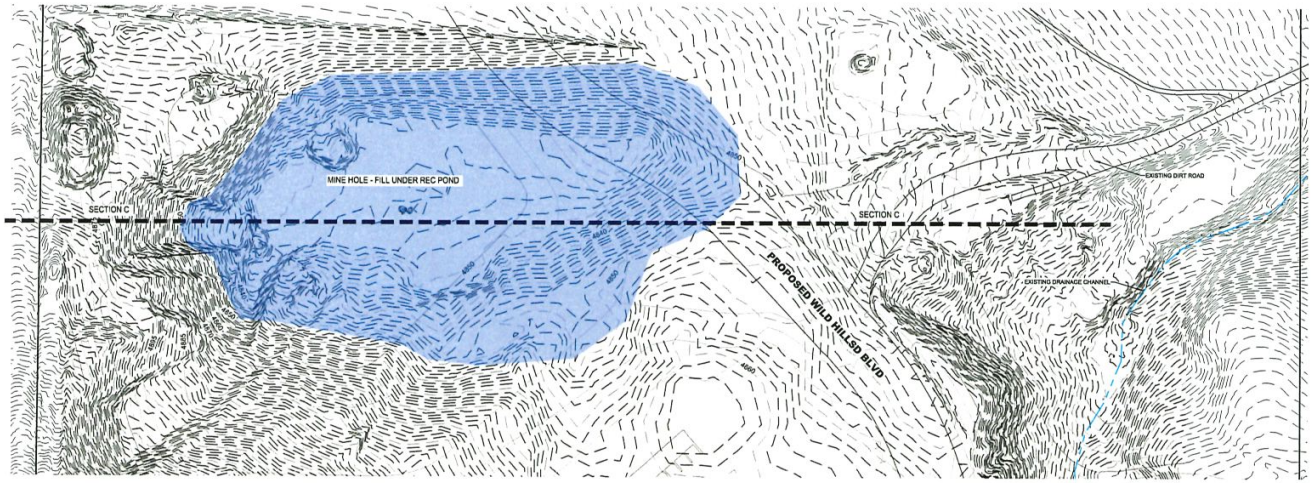
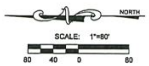
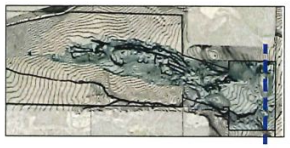
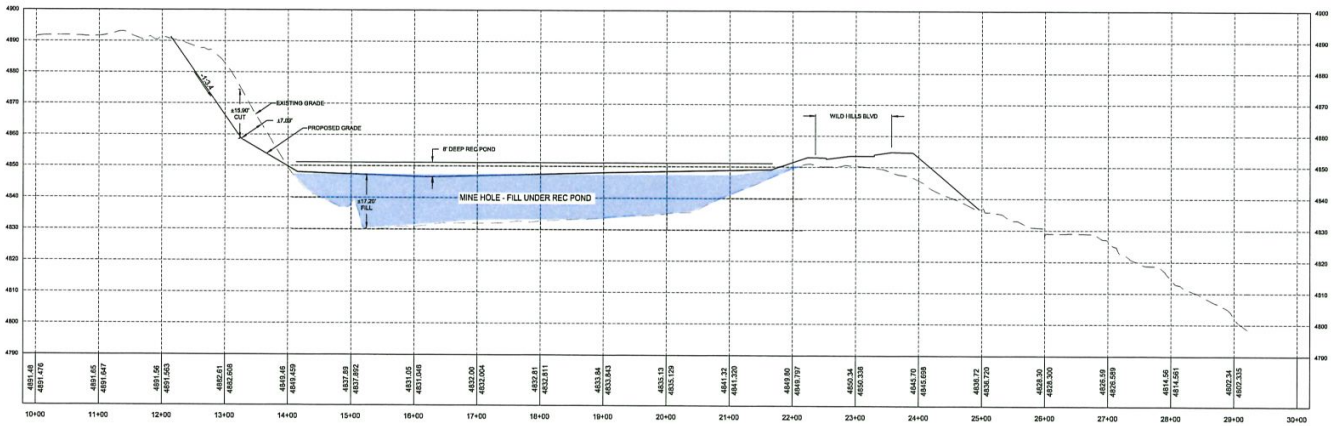






EXISTING CONTOURS
PROPOSED CONTOURS



THIS EXHIBIT IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE BASED ON MORE IN-DEPTH ENGINEERING REVIEW BY SARATOGA SPRINGS

LEI
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WILDFLOWER
SARATOGA SPRINGS, UTAH

EXHIBIT C4 - CROSS SECTION C

REVISIONS
1 -
2 -
3 -
4 -
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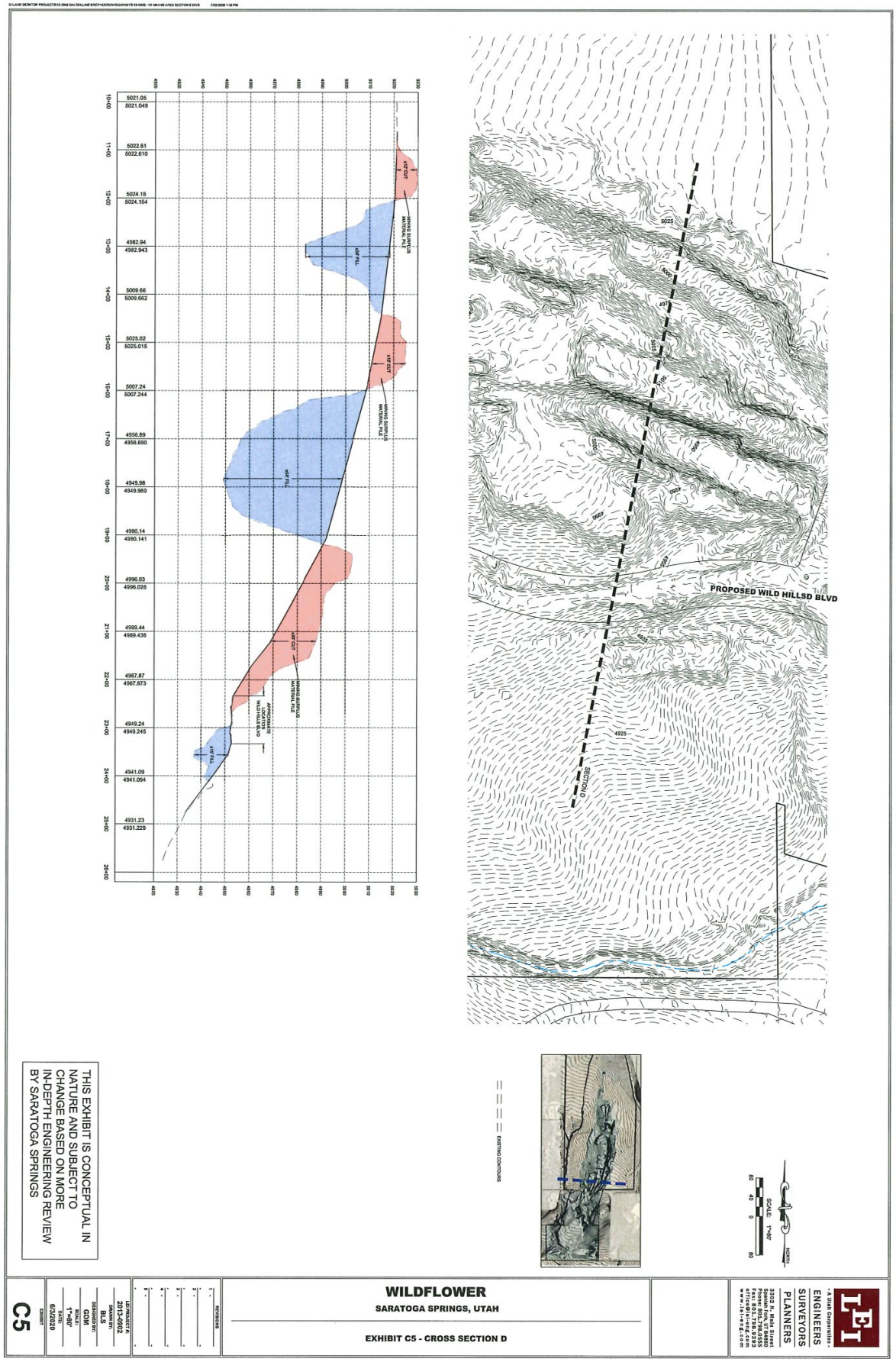
6 -

LEI PROJECT #: 2013-0902
DRAWN BY: BLS
DESIGNED BY: GDM
SCALE: 1"=80'
DATE: 7/22/2020

EXHIBIT
C4


PROPOSED WILD HILLSD BLVD
SECTION D
THIS EXHIBIT IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE BASED ON MORE IN-DEPTH ENGINEERING REVIEW BY SARATOGA SPRINGS
WILDFLOWER
SARATOGA SPRINGS, UTAH
EXHIBIT C5 - CROSS SECTION D
C5
LEI
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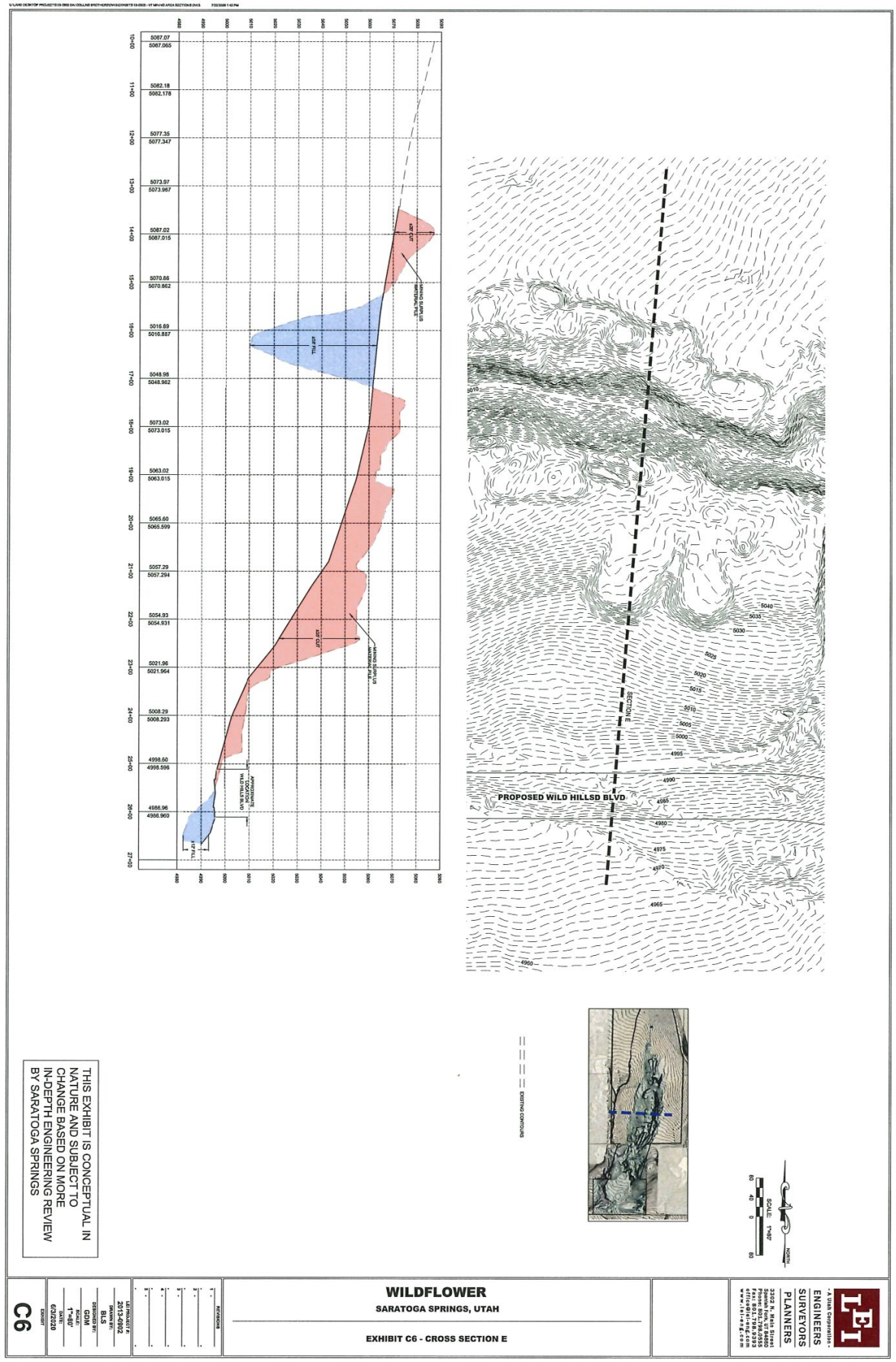
PROPOSED WILD HILLSD BLVD
SECTION E
THIS EXHIBIT IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE BASED ON MORE IN-DEPTH ENGINEERING REVIEW BY SARATOGA SPRINGS
WILDFLOWER
SARATOGA SPRINGS, UTAH
EXHIBIT C6 - CROSS SECTION E
C6
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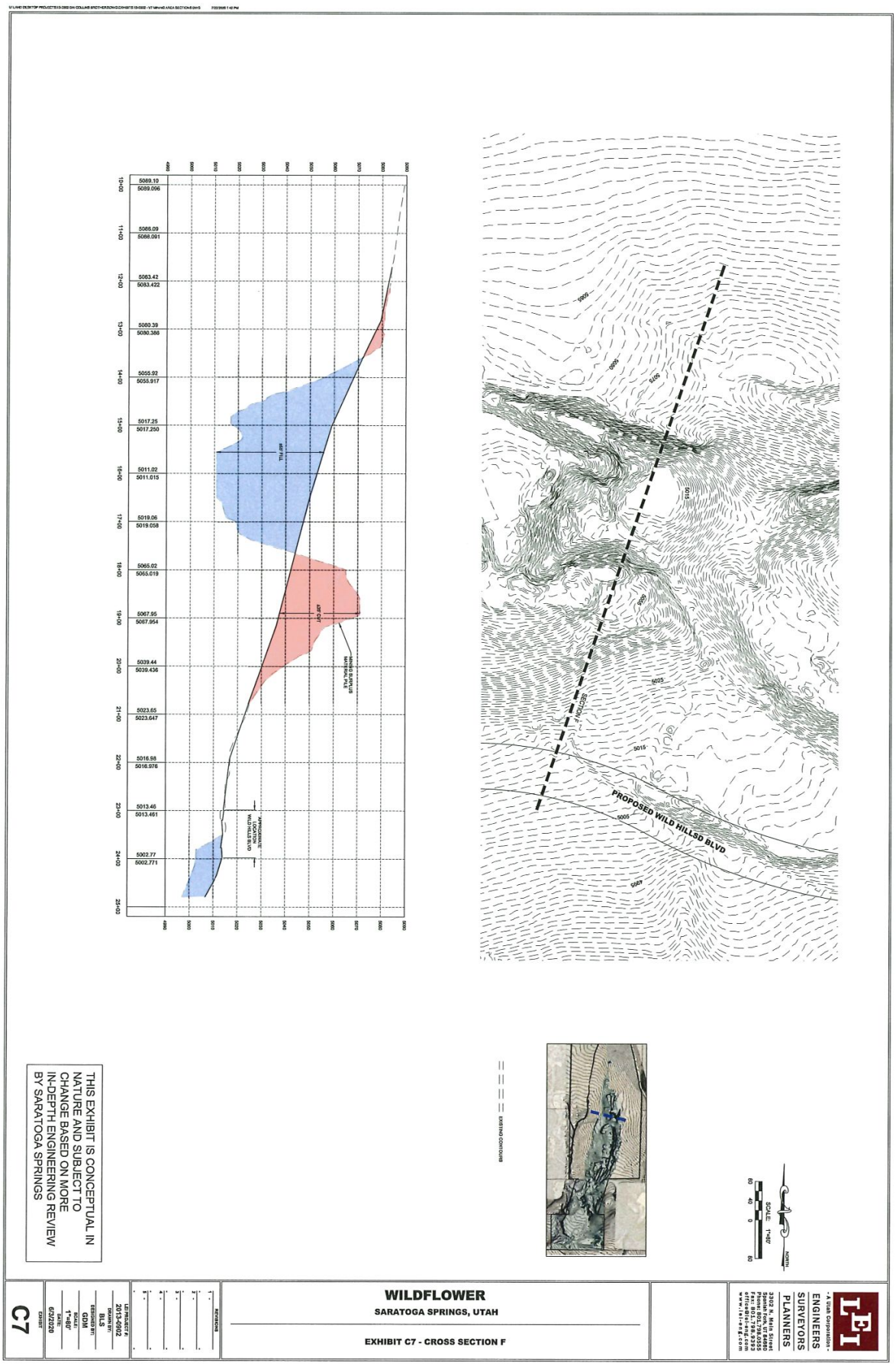
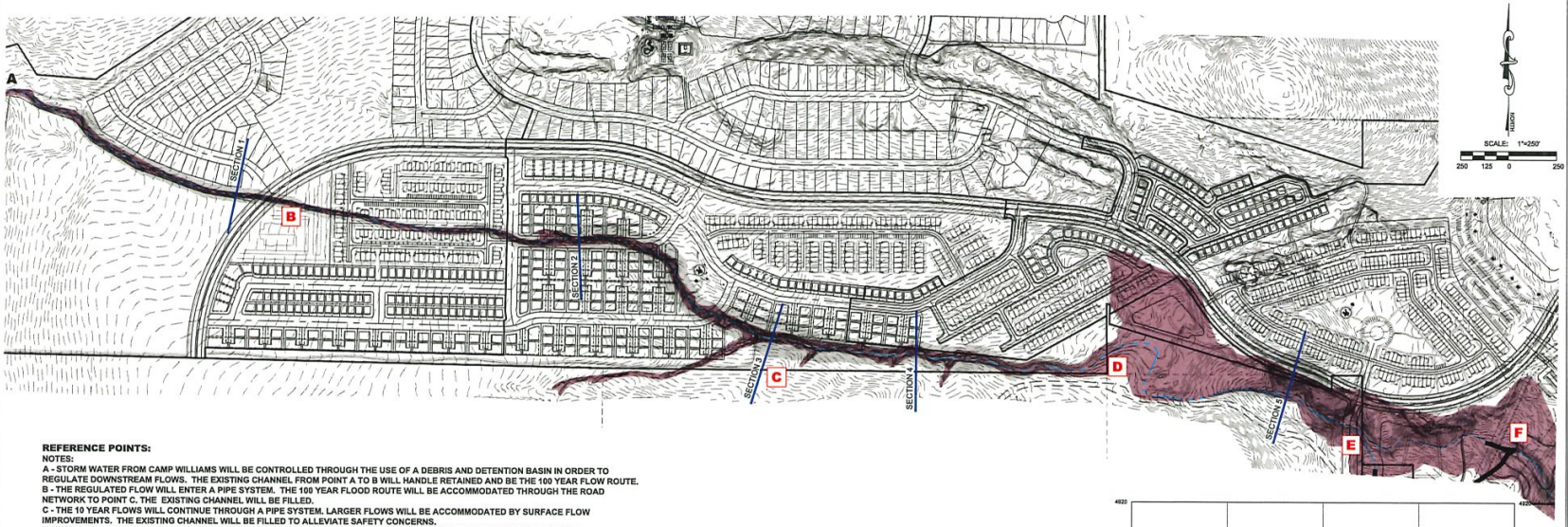


PROPOSED WILD HILLSD BLVD
SECTION F
EXISTING CONTOURS
THIS EXHIBIT IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE BASED ON MORE IN-DEPTH ENGINEERING REVIEW BY SARATOGA SPRINGS
WILDFLOWER
SARATOGA SPRINGS, UTAH
EXHIBIT C7 - CROSS SECTION F
C7



REFERENCE POINTS:

NOTES:

A - STORM WATER FROM CAMP WILLIAMS WILL BE CONTROLLED THROUGH THE USE OF A DEBRIS AND DETENTION BASIN IN ORDER TO REGULATE DOWNSTREAM FLOWS. THE EXISTING CHANNEL FROM POINT A TO B WILL HANDLE RETAINED AND BE THE 100 YEAR FLOW ROUTE.

B - THE REGULATED FLOW WILL ENTER A PIPE SYSTEM. THE 100 YEAR FLOOD ROUTE WILL BE ACCOMMODATED THROUGH THE ROAD NETWORK TO POINT C. THE EXISTING CHANNEL WILL BE FILLED.

C - THE 10 YEAR FLOWS WILL CONTINUE THROUGH A PIPE SYSTEM. LARGER FLOWS WILL BE ACCOMMODATED BY SURFACE FLOW IMPROVEMENTS. THE EXISTING CHANNEL WILL BE FILLED TO ALLEVIATE SAFETY CONCERNS.

D - THE 10 YEAR PIPE FLOW WILL BE DIVERTED TO AVOID THE OUT-PARCEL OF LAND. LARGER SURFACE FLOWS WILL CONTINUE.

E - ALL DRAINAGE SYSTEMS CONVERGE AT THIS POINT WHERE A REGIONAL DETENTION BASIN IS PROPOSED. THE FLOWS FROM CAMP WILLIAMS WILL BE DISCHARGED AND ON-SITE DETAINED FLOWS WILL BE DISCHARGED AS WELL.

F - ALL STORMWATER FROM THE SPRINGS AND OTHER CONTRIBUTING AREAS ARE DISCHARGED INTO THE EXISTING CHANNEL..

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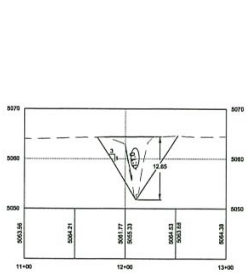

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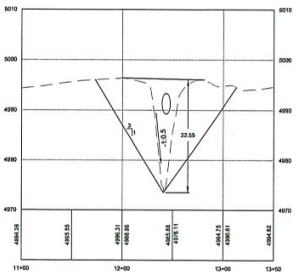

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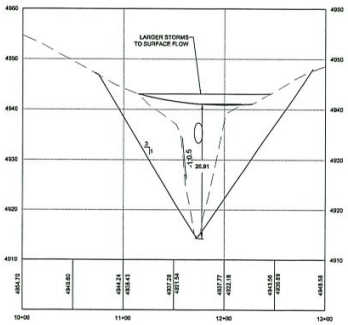

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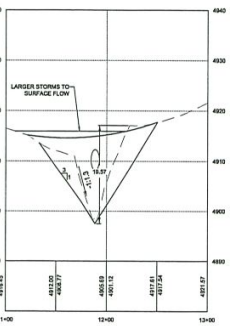

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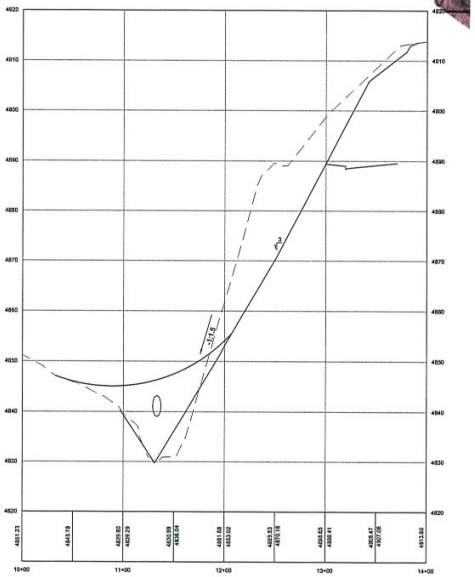

SECTION 5

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WILDFLOWER
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EXHIBIT D

REVISIONS
1 -
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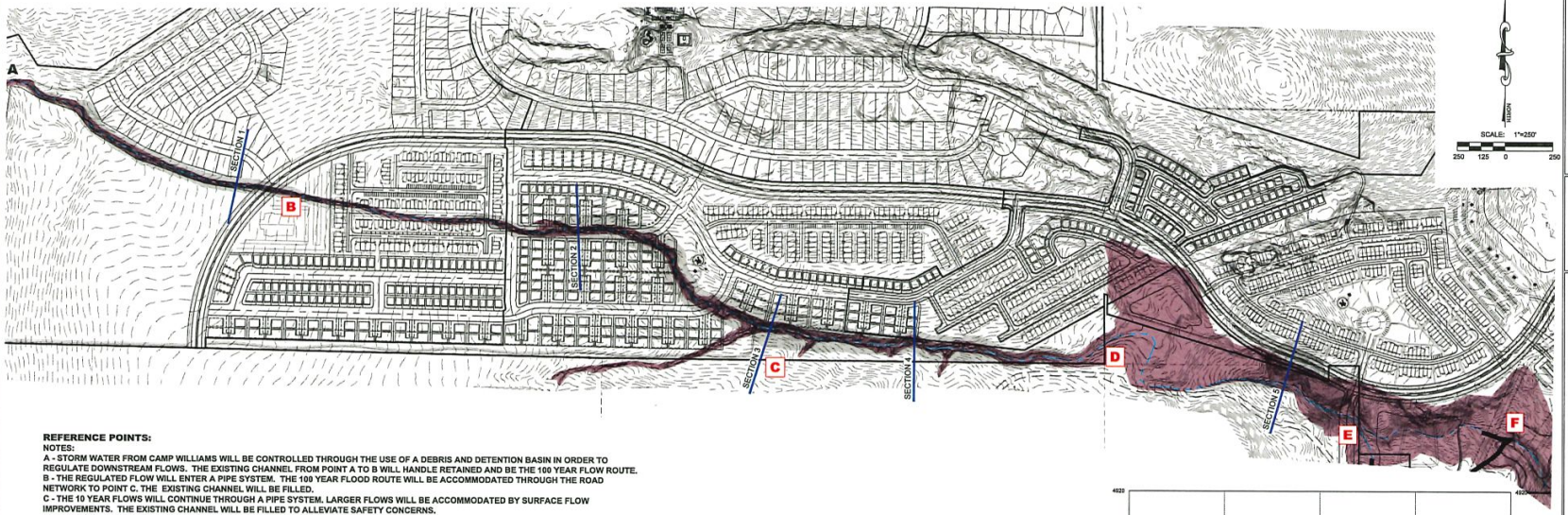
LEI PROJECT #: 2013-0902
DRAWN BY: BLS
DESIGNED BY: GDM
SCALE: 1"=250'
DATE: 8/7/2020
EXHIBIT
D



REFERENCE POINTS:

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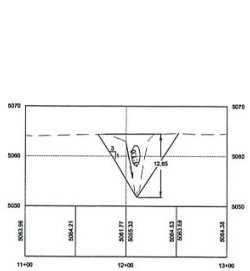

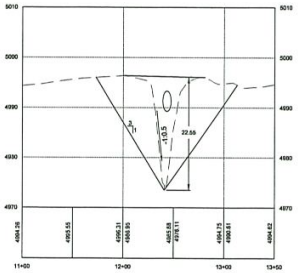

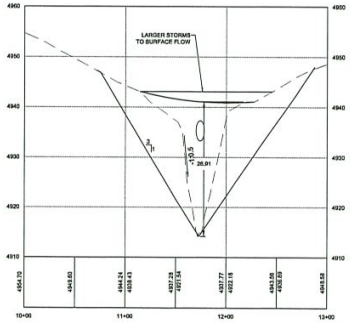

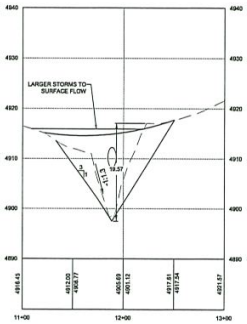

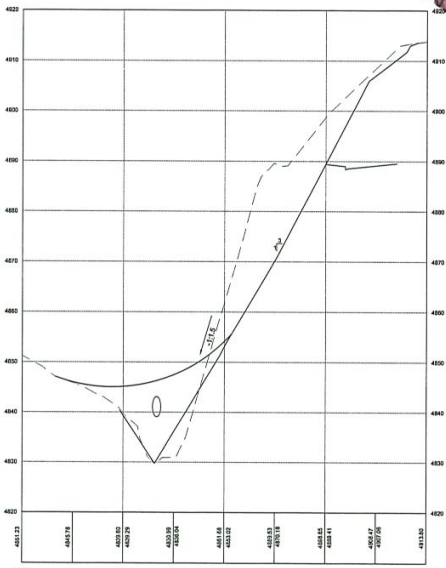

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WILDFLOWER
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EXHIBIT D

REVISIONS
1 -
2 -
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LEI PROJECT #: 2013-0902
DRAWN BY: BLS
DESIGNED BY: GDM
SCALE: 1"=250'
DATE: 8/7/2020
EXHIBIT D

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-18.00	-12.00	105513.73	
2	-12.00	-4.00	609952.78	
3	-4.00	-2.00	465190.20	
4	-2.00	0.00	915639.18	
5	0.00	2.00	1745594.75	
6	2.00	4.00	686551.96	
7	4.00	12.00	629821.43	
8	12.00	16.00	13777.88	

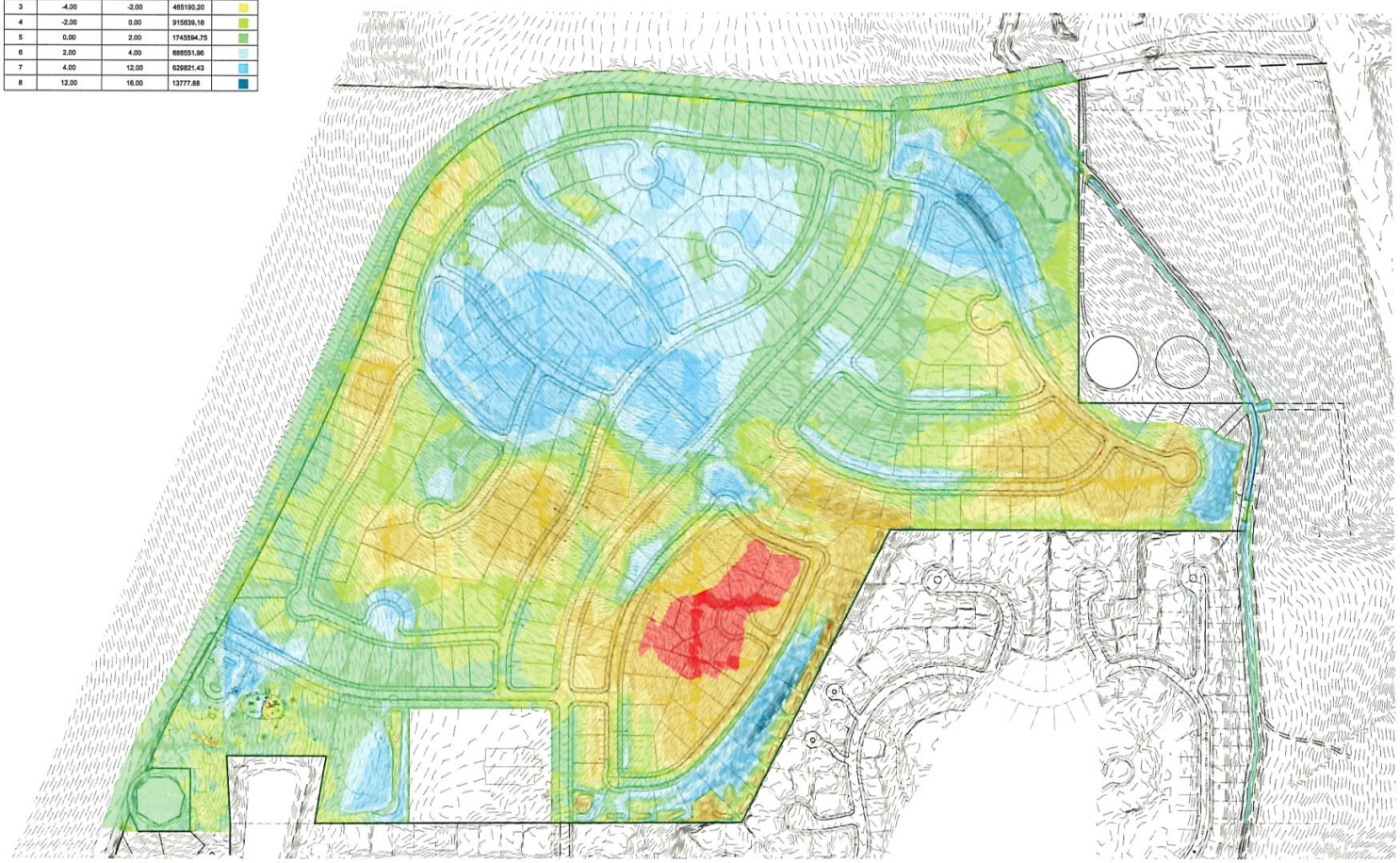

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EXHIBIT E

REVISIONS
1 -
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4 -
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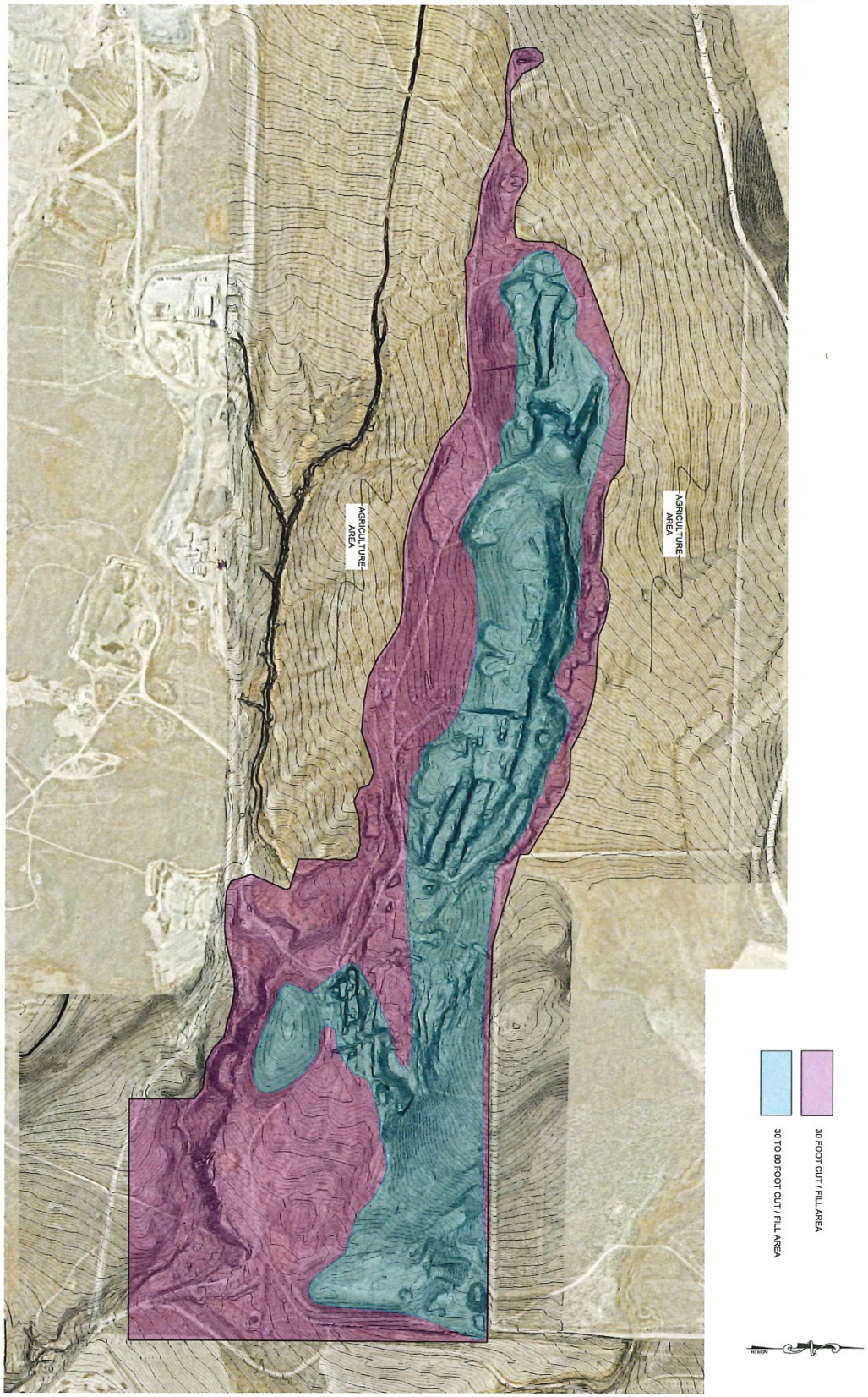
LEI PROJECT #: 2013-0902
DRAWN BY: BLS
DESIGNED BY: GDM
SCALE: 1"=150'
DATE: 7/22/2020

EXHIBIT
E



WILDFLOWER - SPRINGS

SARATOGA SPRINGS, UTAH

EXHIBIT F

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REVISIONS
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LEI PROJECT #: 2017-0032
DRAWN BY: MJV
DESIGNED BY: GDM
SCALE: NONE
DATE: 7/22/2020

EXHIBIT F