



AMENDED AND
RESTATED
COMMUNITY PLAN

FOR THE WILDFLOWER
MASTER-PLANNED COMMUNITY

February 20, 2020

DRAFT



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 Community Plans for Wildflower and The Springs were originally prepared by two separate groups. Wildflower purchased The Springs and is now combining the two Community Plans into one. Two master-planned communities, The Springs and Wildflower—encompassing 1,202 acres, 3,238 ERUs, 158 acres of future commercial, and 312 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 Community 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. In order to accomplish this, specific engineering standards have been created for this project.

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 4-05). There are 312.38 total acres of open space, including Mountain View Corridor allotment, bringing the total percentage of open space to 35.56%. 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 community 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.



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 $S0^{\circ}11'02''W$ along the Quarter Section Line 3688.23 feet; thence $N89^{\circ}48'58''W$ 491.89 feet; thence $N15^{\circ}21'47''W$ 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 $34^{\circ}26'00''$ (chord: $N1^{\circ}51'13''E$ 2628.34 feet); thence $N19^{\circ}04'13''E$ 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: $S18^{\circ}26'38''E$ 1.65 feet; thence $S25^{\circ}22'31''E$ 60.27 feet; thence $N89^{\circ}45'50''E$ 164.03 feet; thence $N0^{\circ}02'37''E$ 198.17 feet; thence $S89^{\circ}57'58''W$ 121.39 feet; thence $S64^{\circ}33'09''W$ 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: $S67^{\circ}52'05''E$) 409.38 feet through a central angle of $7^{\circ}49'07''$ (chord: $N26^{\circ}02'28''E$ 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 $10^{\circ}05'27''$ (chord: $N24^{\circ}54'18''E$ 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 $74^{\circ}28'49''$ (chord: $N57^{\circ}06'00''E$ 907.74 feet); thence $S85^{\circ}39'35''E$ 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 $16^{\circ}44'05''$ (chord: $N85^{\circ}58'22''E$ 436.56 feet); thence $N77^{\circ}36'20''E$ 298.85 feet to the East Line of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence $S0^{\circ}05'10''E$ along the Section Line 1023.87 feet; thence $N89^{\circ}51'58''E$ 547.97 feet to the East Bank of the Jacob Welby Canal; thence along the said East Bank the following six (6) courses: $S16^{\circ}33'17''E$ 43.07 feet; thence $S9^{\circ}58'30''E$ 53.91 feet; thence $S6^{\circ}37'28''W$ 103.89 feet; thence $S9^{\circ}27'03''W$ 107.43 feet; thence $S8^{\circ}32'21''W$ 53.31 feet; thence $S6^{\circ}29'17''W$ 48.17 feet; thence $N89^{\circ}58'51''W$ 1118.84 feet to the Northwest Corner of Plat "W", Harvest Hills Subdivision; thence $S26^{\circ}33'37''W$ along the westerly line of Plats "W & R/S", Harvest Hills Subdivisions 1040.70 feet; thence $S89^{\circ}36'29''W$ along Plats "Z, AA & CC" Harvest Hills Subdivisions 1346.34 feet; thence $N9^{\circ}35'01''E$ 216.50 feet; thence West 315.47 feet; thence $S3^{\circ}19'17''E$ 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 $N0^{\circ}20'24''E$ along the Section Line 928.72 feet; thence $N33^{\circ}57'04''E$ 556.57 feet; thence $N5^{\circ}03'04''E$ 230.08 feet; thence $S69^{\circ}16'00''E$ 15.42 feet; thence $N20^{\circ}44'00''E$ 10.00 feet; thence $N69^{\circ}16'00''W$ 18.23 feet; thence $N5^{\circ}03'04''E$ 7709.11 feet; thence $N89^{\circ}52'43''E$ 1644.05 feet; thence $S0^{\circ}17'28''W$ 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

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 670.03 feet to the southeast corner of the northwest quarter of the southeast quarter of said Section 9; thence N89°45'47"W along the south line of said northwest quarter 160.09 feet to the intersection with the east line of Belle Spring Mine No. 1 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 along the boundary of Belle Spring Mine No. 1 the following three (3) courses: S0°17'40"W 82.66 feet to Corner No. 3 of Belle Spring Mine No. 1 (not monumented); thence N73°21'20"W 1211.23 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: ±473.78 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"



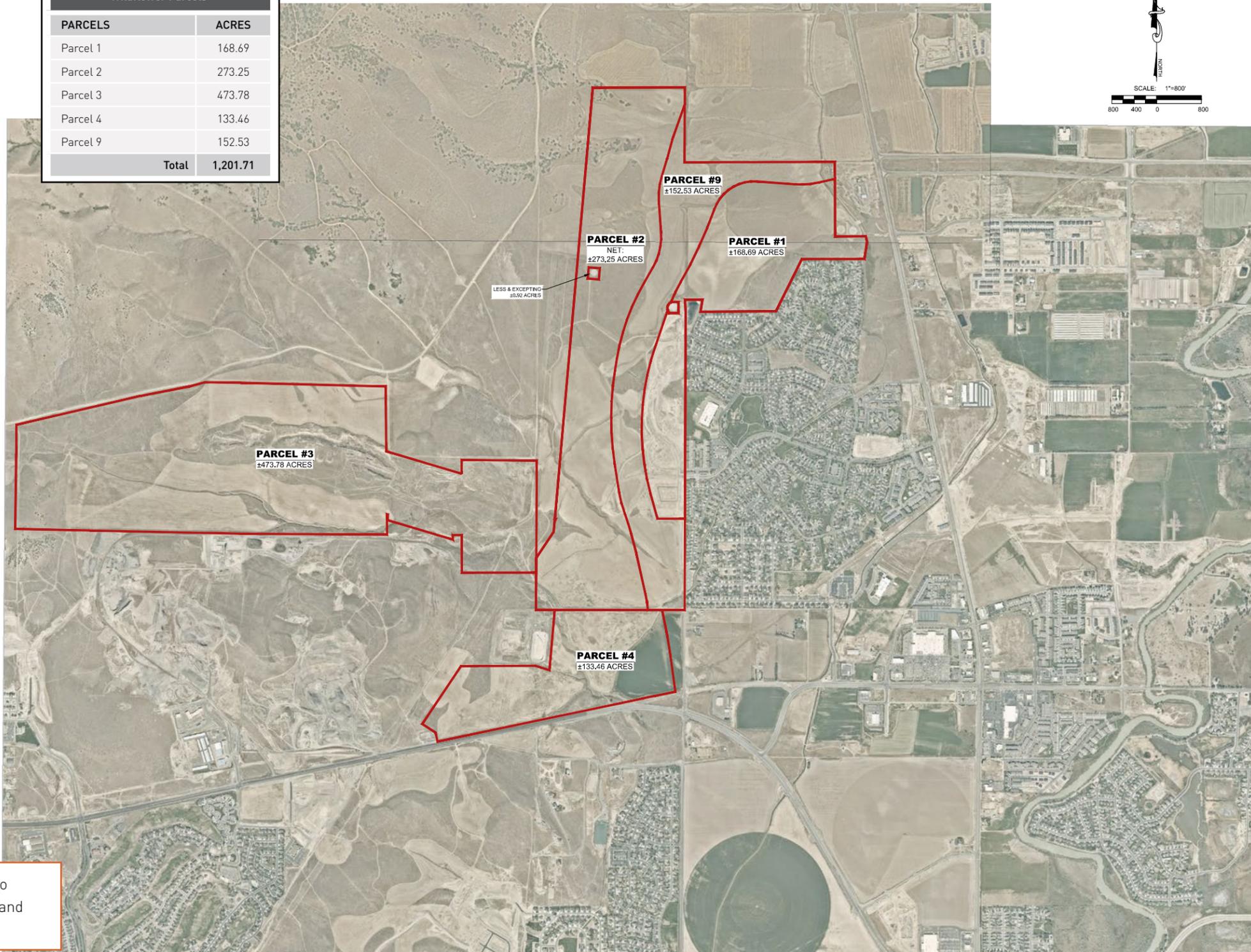
(chord: S85°58'23"W 436.56 feet); thence N85°39'35"W 665.48 feet; thence along the arc of a 750.00 foot radius curve to the left 974.95 feet through a central angle of 74°28'49" (chord: S57°06'00"W 907.74 feet); thence along the arc of a 8140.00 foot radius curve to the right 1433.58 feet through a central 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	473.78
Parcel 4	133.46
Parcel 9	152.53
Total	1,201.71



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

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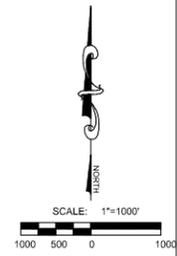
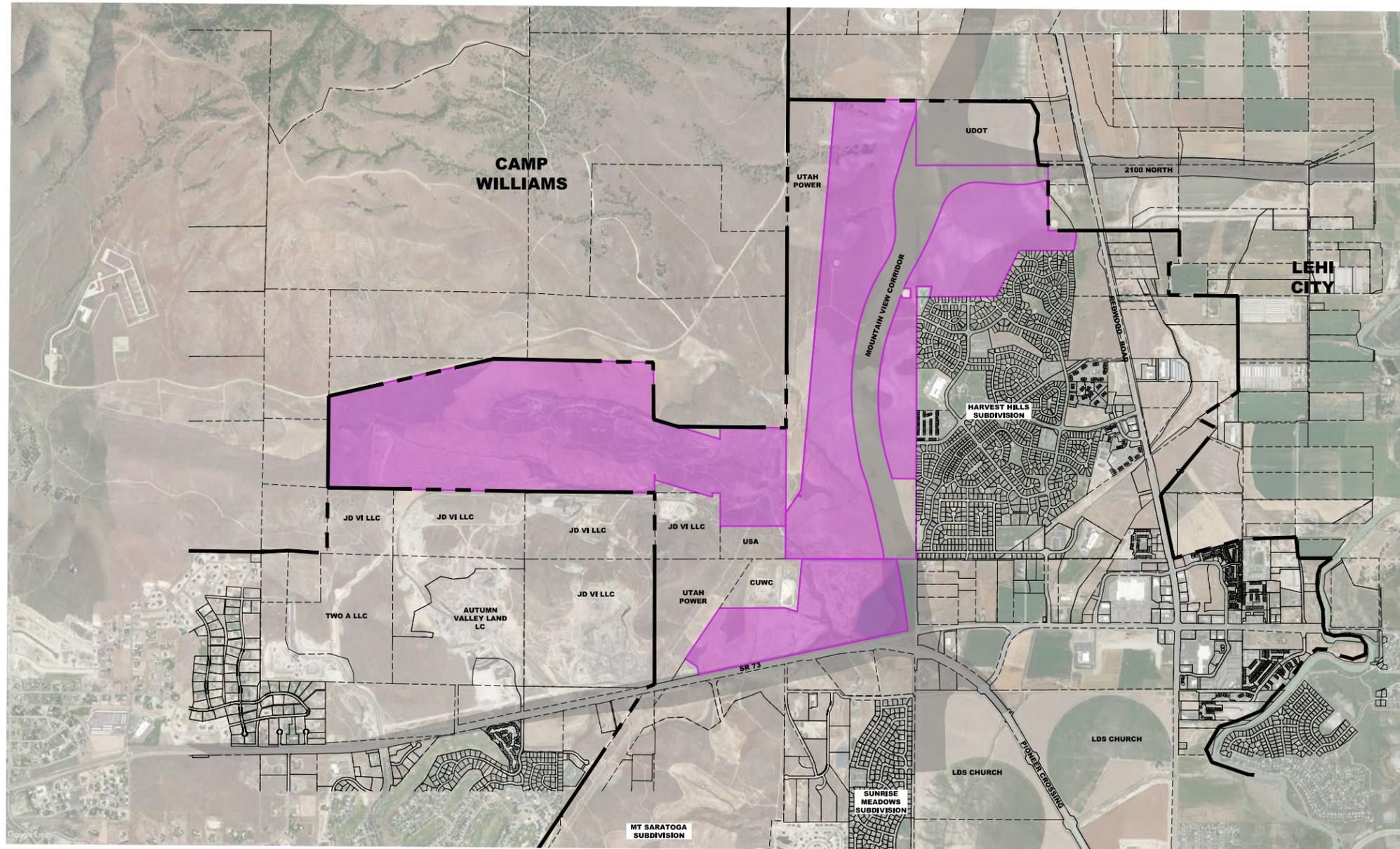
WILDFLOWER
 SARATOGA SPRINGS, UTAH
PARCELS EXHIBIT

REVISIONS	
1.	
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LEI PROJECT #:
2013-0902
 DRAWN BY:
BLS
 DESIGNED BY:
GDM
 SCALE:
1"=800'
 DATE:
10/8/2019

SHEET
1





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WILDFLOWER
 SARATOGA SPRINGS CITY, UTAH
VICINITY MAP

REVISIONS	
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LEI PROJECT #:
2017-0032
 DRAWN BY:
BDS
 DESIGNED BY:
GDM
 SCALE:
1"=1000'
 DATE:
10/8/2019

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





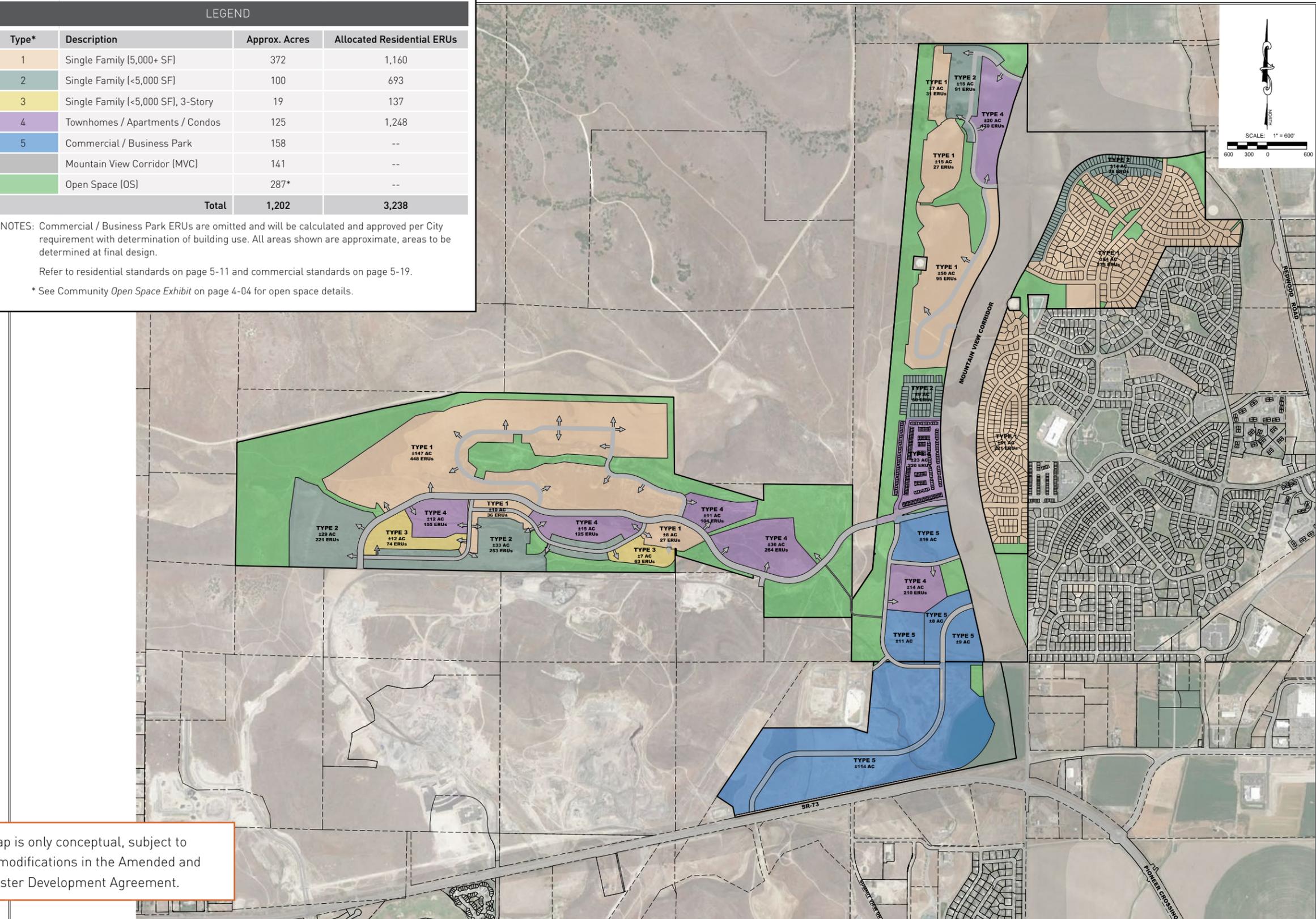
02 Land Use Map Exhibit

LEGEND			
Type*	Description	Approx. Acres	Allocated Residential ERUs
1	Single Family (5,000+ SF)	372	1,160
2	Single Family (<5,000 SF)	100	693
3	Single Family (<5,000 SF), 3-Story	19	137
4	Townhomes / Apartments / Condos	125	1,248
5	Commercial / Business Park	158	--
	Mountain View Corridor (MVC)	141	--
	Open Space (OS)	287*	--
Total		1,202	3,238

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 5-11 and commercial standards on page 5-19.

* See Community Open Space Exhibit on page 4-04 for open space details.



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SCALE: 1" = 600'

WILDFLOWER
 SARATOGA SPRINGS CITY, UTAH
MASTER PLAN

NO.	REVISIONS
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LEI PROJECT #:
2017-0032
 DRAWN BY:
BLS/DSE
 CHECKED BY:
GDM
 SCALE:
1" = 600'
 DATE:
11/12/2019

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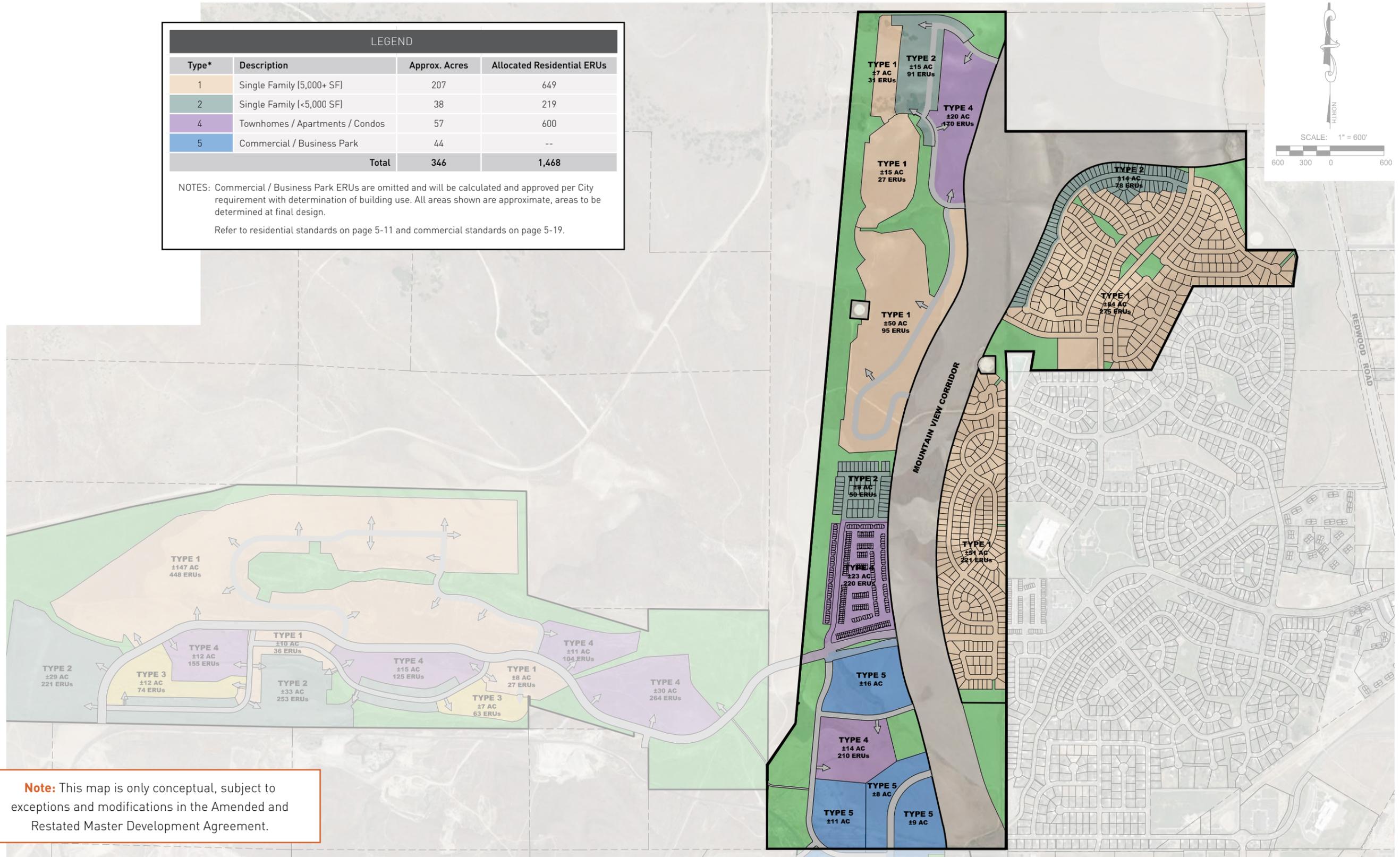
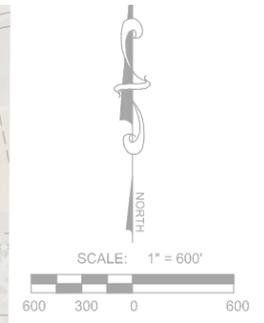
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Land Use Map Exhibit—East Side

LEGEND			
Type*	Description	Approx. Acres	Allocated Residential ERUs
1	Single Family (5,000+ SF)	207	649
2	Single Family (<5,000 SF)	38	219
4	Townhomes / Apartments / Condos	57	600
5	Commercial / Business Park	44	--
Total		346	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 5-11 and commercial standards on page 5-19.



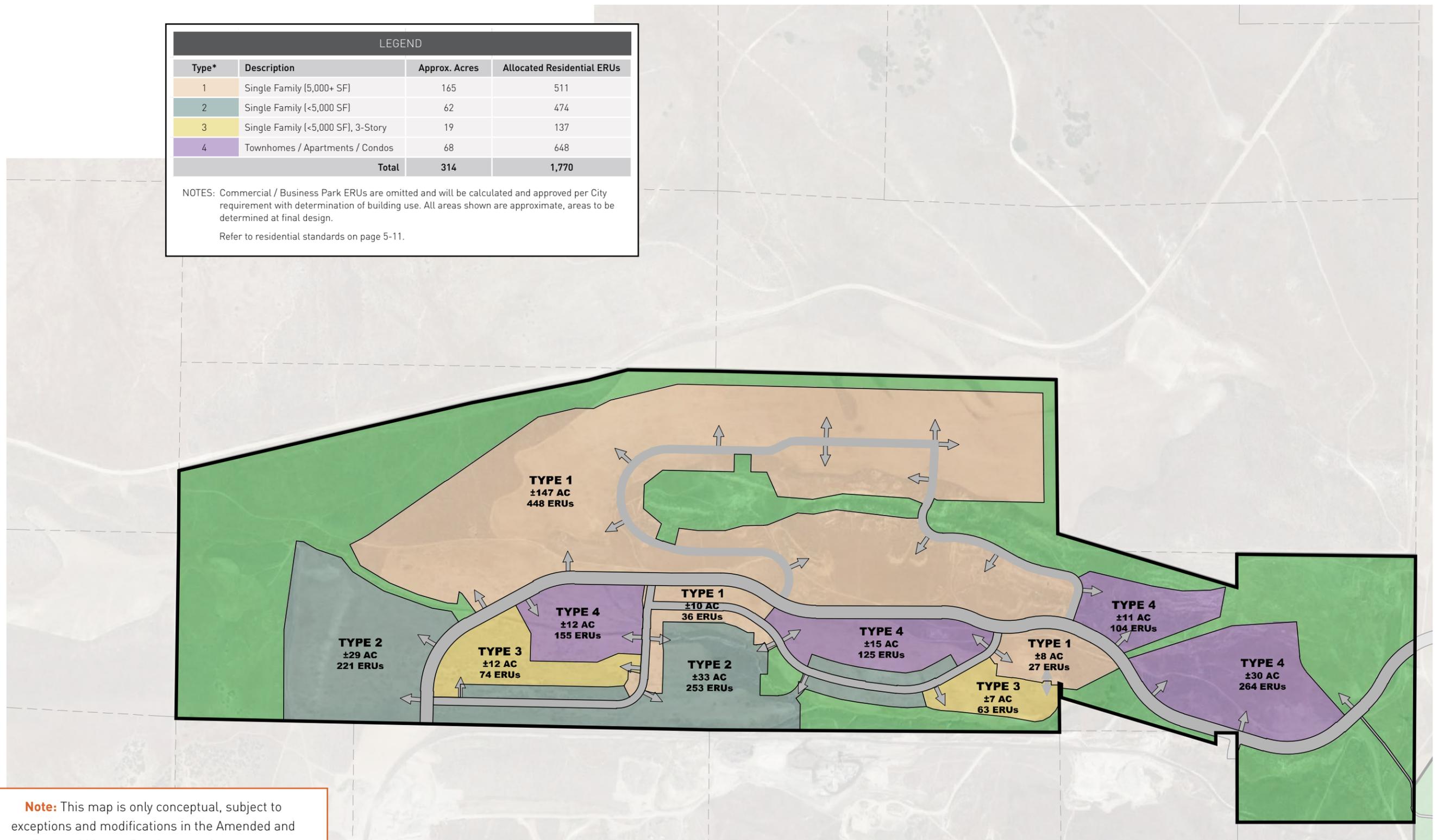
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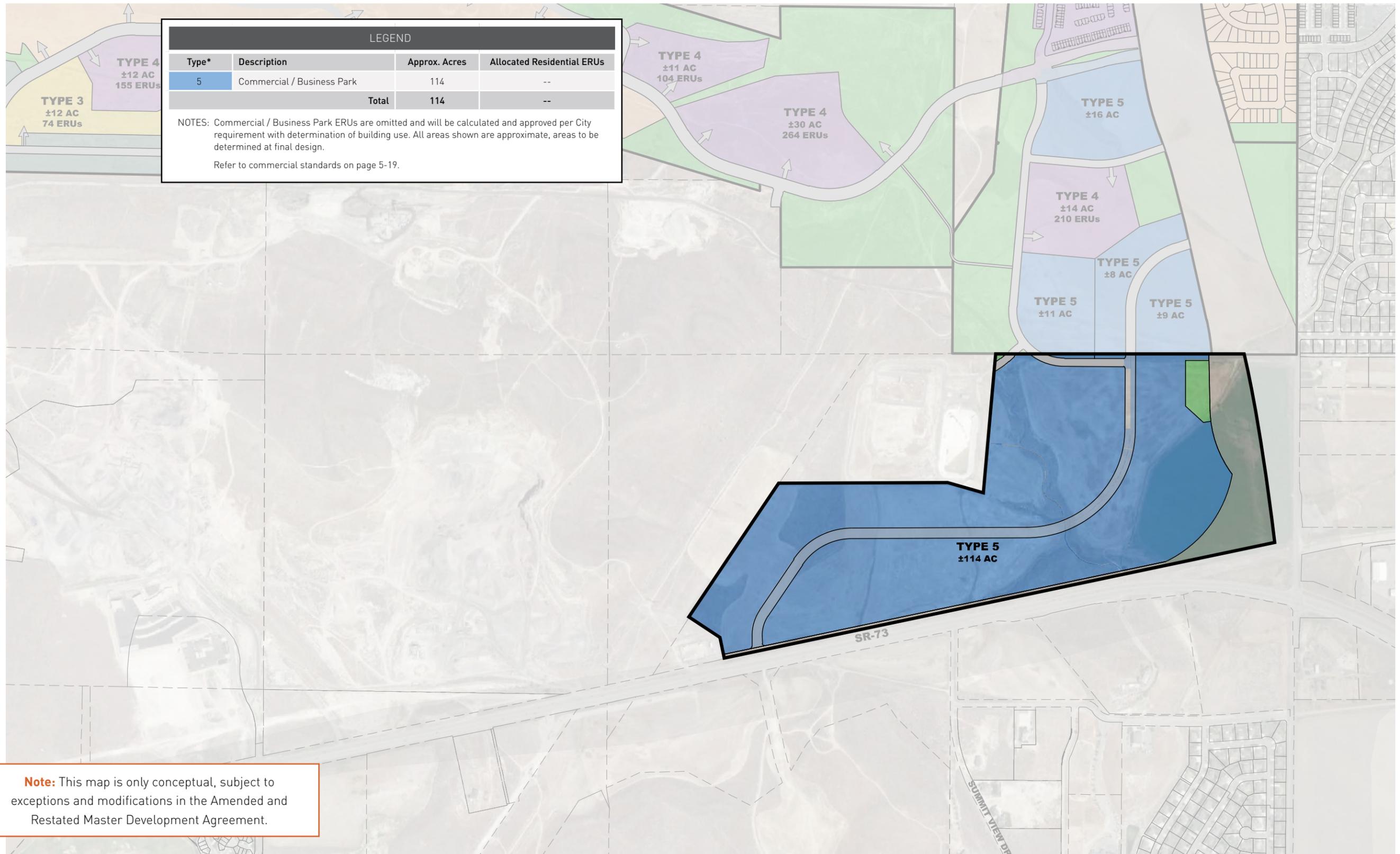
LEGEND			
Type*	Description	Approx. Acres	Allocated Residential ERUs
1	Single Family (5,000+ SF)	165	511
2	Single Family (<5,000 SF)	62	474
3	Single Family (<5,000 SF), 3-Story	19	137
4	Townhomes / Apartments / Condos	68	648
Total		314	1,770

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 5-11.



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





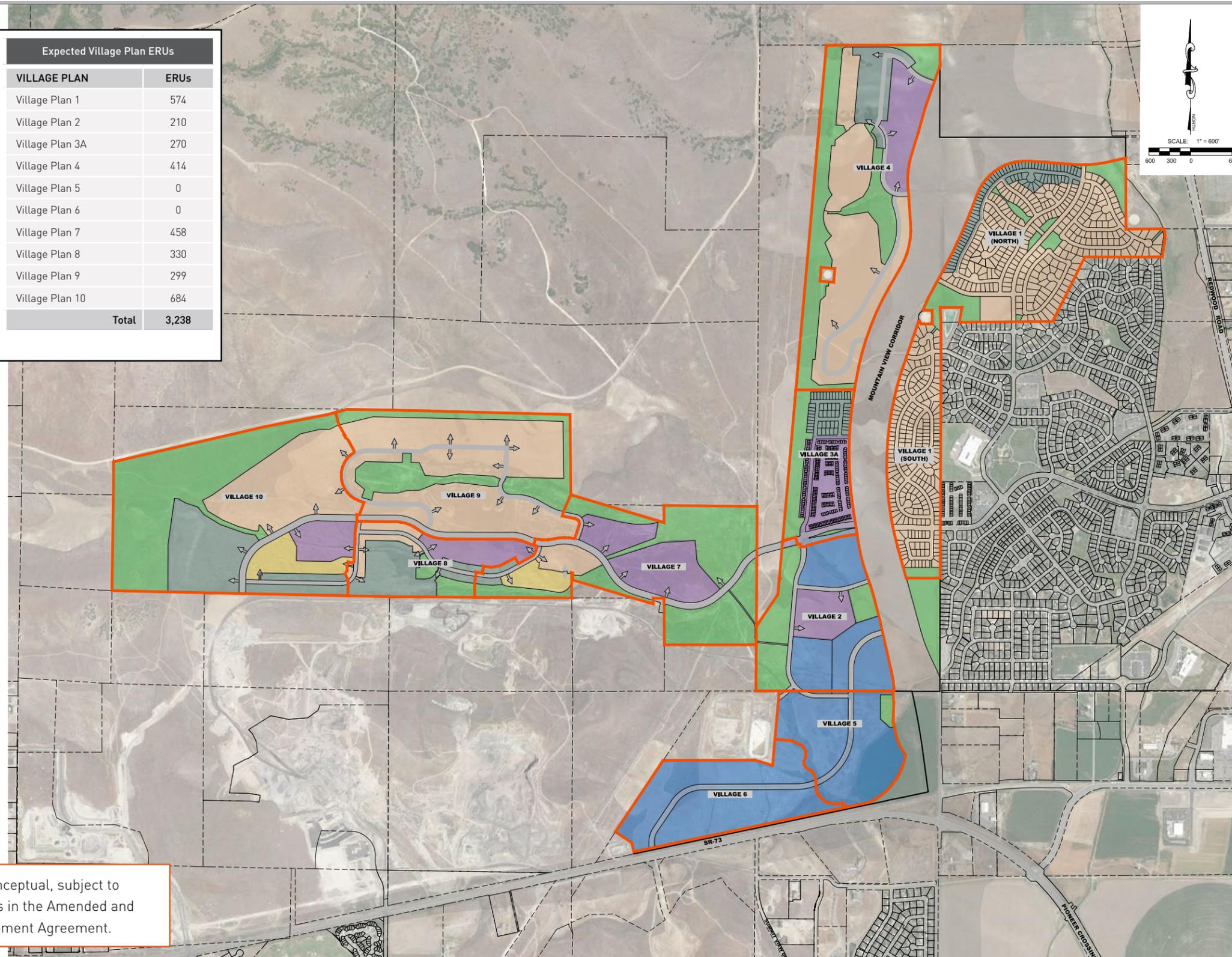
Note: This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement.





Village Plan Phasing Exhibit

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	458
Village Plan 8	330
Village Plan 9	299
Village Plan 10	684
Total	3,238



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WILDFLOWER
 SARATOGA SPRINGS CITY, UTAH
VILLAGE PHASE PLAN

REVISIONS

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

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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.



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 of *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 which comply with the 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. Includes buildings associated with a Community Center and hard surfaced areas such as swimming pools, sports courts, and associated parking areas.
4. May include land set aside for a cemetery, as long as additional ERUs are not vested in lieu of this use.
5. Permitted open space includes improved, native (non-irrigated), and passive areas.
6. 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 could include the restoration of disturbed areas by replacement of topsoil, native seeding by drilling method, and covering with a hydraulically applied wood fiber mulch.

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

A 20' buffer shall be required between residential and commercial areas. This provides a needed transition between land uses. Further details shall be provided at Village Plan. The buffer may include setbacks and will not be in addition to the setbacks.

Park Standards

All park areas, open space, greenways, and park strips not fronted by homes will be private and maintained by the HOA.

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. Developer shall be required to improve parks and open space as per “The Open Space Agreement”. 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.

Open spaces will be labeled with one of the six types described above. Additional details and descriptions will be determined at Village Plan.

Phasing and Improvement of Open Space

The phasing of the project will be based on availability of utilities and market absorption. The developer shall phase open space improvements consistent with a phasing plan. Phases may be constructed out of order and may be modified. Open space shall be platted phase by phase or village plan by village plan to always maintain the 30% open space criteria. Platting can be ahead of schedule but never behind schedule. Open space will be platted following standard city process. The open space improvements for the area to be platted is not required to be designed and does not need to be included as part of this initial platting. Prior to the open space being improved, Developer will be required to comply with “The Open Space Agreement”.

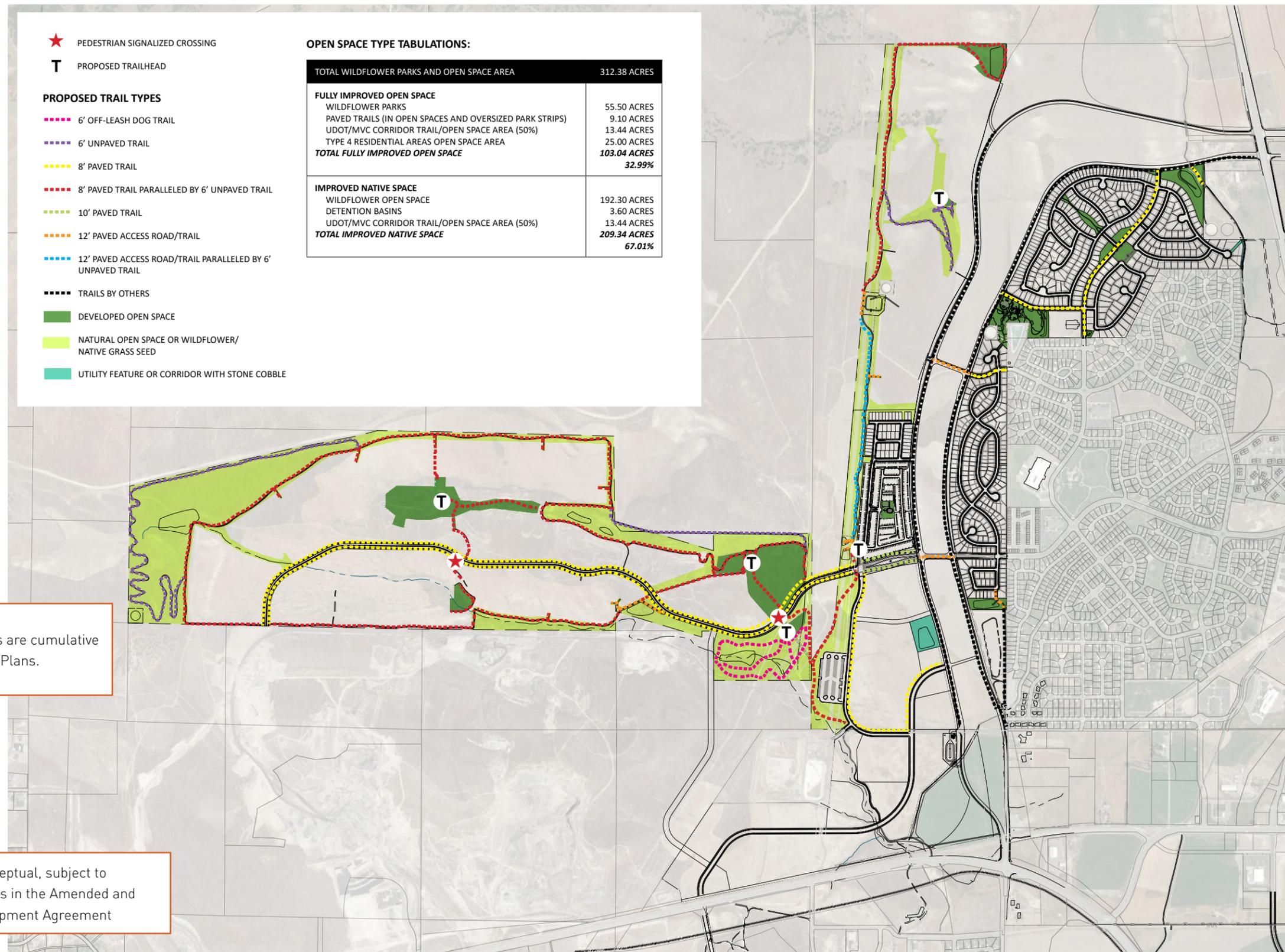


Introduction to Open Space Amenities

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.





- ★ PEDESTRIAN SIGNALIZED CROSSING
 - T PROPOSED TRAILHEAD
- PROPOSED TRAIL TYPES**
- 6' OFF-LEASH DOG TRAIL
 - 6' UNPAVED TRAIL
 - 8' PAVED TRAIL
 - 8' PAVED TRAIL PARALLELED BY 6' UNPAVED TRAIL
 - 10' PAVED TRAIL
 - 12' PAVED ACCESS ROAD/TRAIL
 - 12' PAVED ACCESS ROAD/TRAIL PARALLELED BY 6' UNPAVED TRAIL
 - TRAILS BY OTHERS
 - DEVELOPED OPEN SPACE
 - NATURAL OPEN SPACE OR WILDFLOWER/NATIVE GRASS SEED
 - UTILITY FEATURE OR CORRIDOR WITH STONE COBBLE

OPEN SPACE TYPE TABULATIONS:

TOTAL WILDFLOWER PARKS AND OPEN SPACE AREA		312.38 ACRES
FULLY IMPROVED OPEN SPACE		
WILDFLOWER PARKS		55.50 ACRES
PAVED TRAILS (IN OPEN SPACES AND OVERSIZED PARK STRIPS)		9.10 ACRES
UDOT/MVC CORRIDOR TRAIL/OPEN SPACE AREA (50%)		13.44 ACRES
TYPE 4 RESIDENTIAL AREAS OPEN SPACE AREA		25.00 ACRES
TOTAL FULLY IMPROVED OPEN SPACE		103.04 ACRES
		32.99%
IMPROVED NATIVE SPACE		
WILDFLOWER OPEN SPACE		192.30 ACRES
DETENTION BASINS		3.60 ACRES
UDOT/MVC CORRIDOR TRAIL/OPEN SPACE AREA (50%)		13.44 ACRES
TOTAL IMPROVED NATIVE SPACE		209.34 ACRES
		67.01%

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





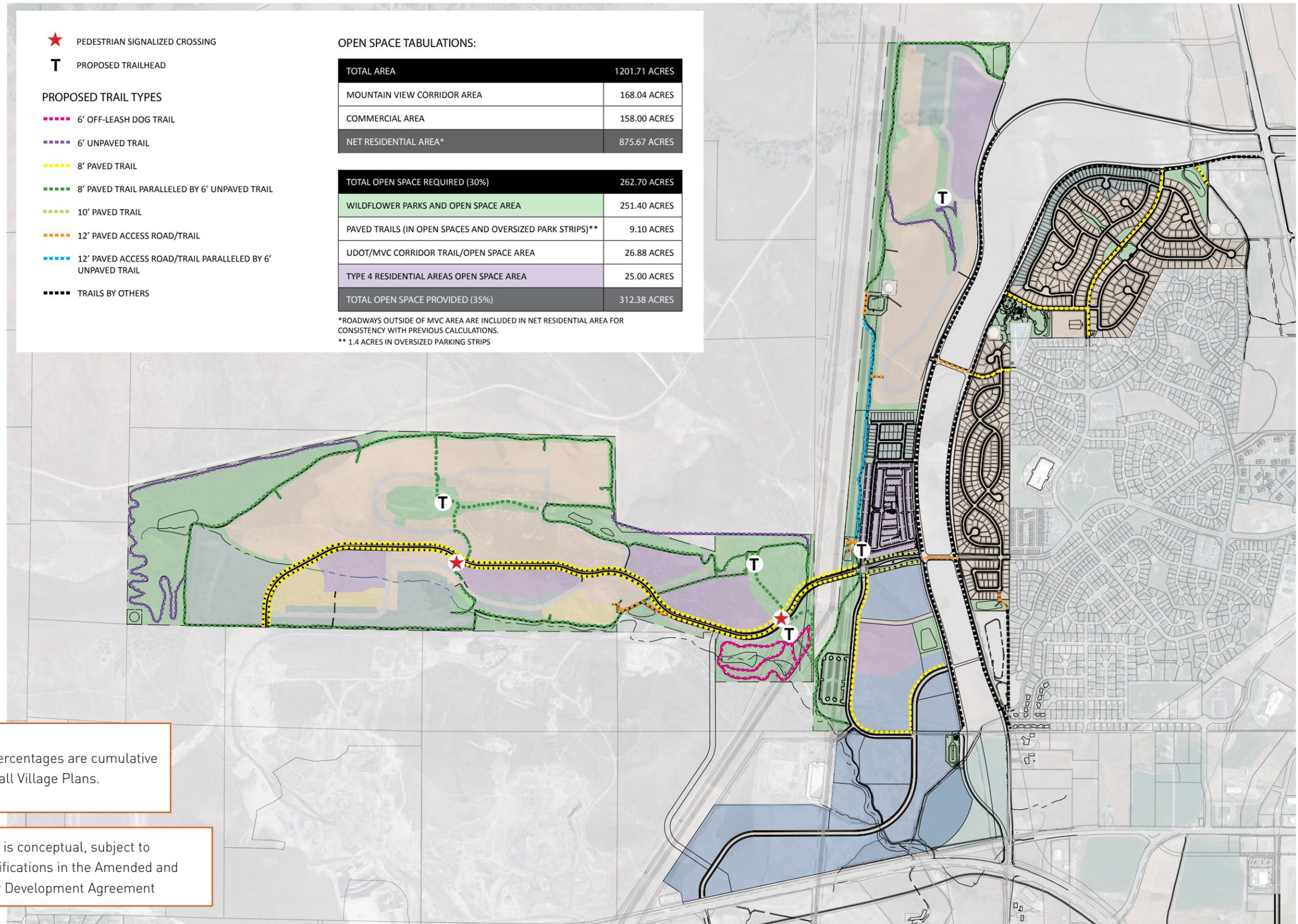
Community Open Space Calculations

- ★ PEDESTRIAN SIGNALIZED CROSSING
 - T PROPOSED TRAILHEAD
- PROPOSED TRAIL TYPES**
- 6' OFF-LEASH DOG TRAIL
 - 6' UNPAVED TRAIL
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 - 12' PAVED ACCESS ROAD/TRAIL
 - 12' PAVED ACCESS ROAD/TRAIL PARALLELED BY 6' UNPAVED TRAIL
 - TRAILS BY OTHERS

OPEN SPACE TABULATIONS:

TOTAL AREA	1201.71 ACRES
MOUNTAIN VIEW CORRIDOR AREA	168.04 ACRES
COMMERCIAL AREA	158.00 ACRES
NET RESIDENTIAL AREA*	875.67 ACRES
TOTAL OPEN SPACE REQUIRED (30%)	262.70 ACRES
WILDFLOWER PARKS AND OPEN SPACE AREA	251.40 ACRES
PAVED TRAILS (IN OPEN SPACES AND OVERSIZED PARK STRIPS)**	9.10 ACRES
UDOT/MVC CORRIDOR TRAIL/OPEN SPACE AREA	26.88 ACRES
TYPE 4 RESIDENTIAL AREAS OPEN SPACE AREA	25.00 ACRES
TOTAL OPEN SPACE PROVIDED (35%)	312.38 ACRES

*ROADWAYS OUTSIDE OF MVC AREA ARE INCLUDED IN NET RESIDENTIAL AREA FOR CONSISTENCY WITH PREVIOUS CALCULATIONS.
 ** 1.4 ACRES IN OVERSIZED PARKING STRIPS



All open space percentages are cumulative across all Village Plans.

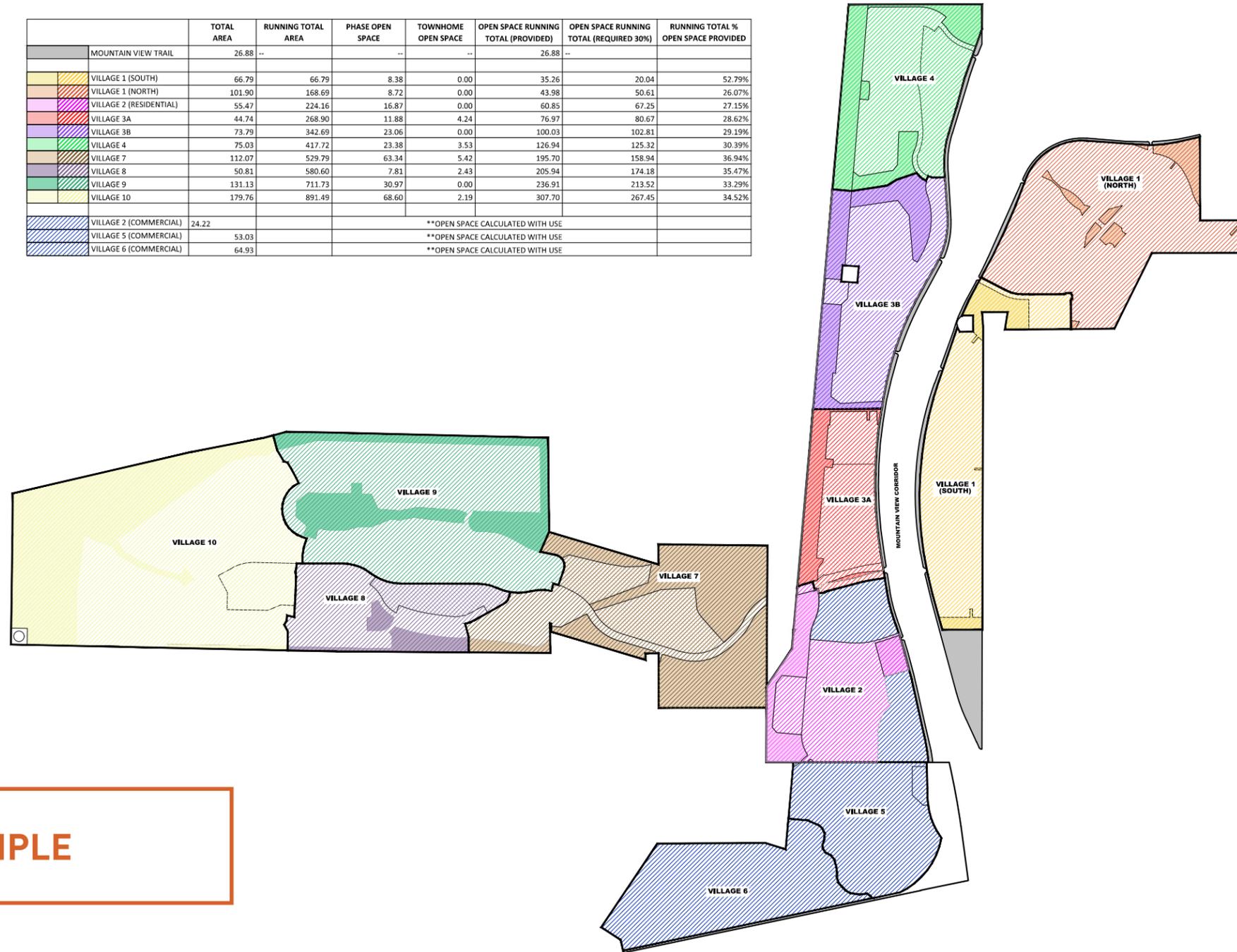
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Conceptual Open Space Dedication Exhibit

	TOTAL AREA	RUNNING TOTAL AREA	PHASE OPEN SPACE	TOWNHOME OPEN SPACE	OPEN SPACE RUNNING TOTAL (PROVIDED)	OPEN SPACE RUNNING TOTAL (REQUIRED 30%)	RUNNING TOTAL % OPEN SPACE PROVIDED
MOUNTAIN VIEW TRAIL	26.88	--	--	--	26.88	--	
VILLAGE 1 (SOUTH)	66.79	66.79	8.38	0.00	35.26	20.04	52.79%
VILLAGE 1 (NORTH)	101.90	168.69	8.72	0.00	43.98	50.61	26.07%
VILLAGE 2 (RESIDENTIAL)	55.47	224.16	16.87	0.00	60.85	67.25	27.15%
VILLAGE 3A	44.74	268.90	11.88	4.24	76.97	80.67	28.62%
VILLAGE 3B	73.79	342.69	23.06	0.00	100.03	102.81	29.19%
VILLAGE 4	75.03	417.72	23.38	3.53	126.94	125.32	30.39%
VILLAGE 7	112.07	529.79	63.34	5.42	195.70	158.94	36.94%
VILLAGE 8	50.81	580.60	7.81	2.43	205.94	174.18	35.47%
VILLAGE 9	131.13	711.73	30.97	0.00	236.91	213.52	33.29%
VILLAGE 10	179.76	891.49	68.60	2.19	307.70	267.45	34.52%
VILLAGE 2 (COMMERCIAL)	24.22				**OPEN SPACE CALCULATED WITH USE		
VILLAGE 5 (COMMERCIAL)	53.03				**OPEN SPACE CALCULATED WITH USE		
VILLAGE 6 (COMMERCIAL)	64.93				**OPEN SPACE CALCULATED WITH USE		



SAMPLE

LEI
ENGINEERS
SURVEYORS
PLANNERS
 3302 N. Main Street
 Spanish Fork, UT 84660
 Phone: 801.798.0595
 Fax: 801.798.9393
 office@lei-eng.com
 www.lei-eng.com

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:
10/10/2019

EXHIBIT
1





Open space bonding and dedication shall be tracked with staff through the open space exhibit and tracking sheet. Adequate open space will be platted in order to always maintain the proper ratio.

SAMPLE

OPEN SPACE ACREAGE AND RECORDED PLATS VILLAGE PLAN 1 WILDFLOWER						
Plat	Total Plat Acres	Plat Open Space	Running Total Open Space	Running Total Acres	Running % Openspace	Status
APPROVED PLATS						
VP1 Plat C-1	9.21	1.84	1.84	9.21	20.0%	Recorded. Open space improved and houses being built.
VP1 Plat A-1A	7.91		1.84	17.12	10.7%	Recorded. Houses being built.
VP1 Plat A-1B	3.65		1.84	20.77	8.9%	Recorded. Houses being built.
VP1 Plat A-2	5.8		1.84	26.57	6.9%	Recorded. Houses being built.
VP1 Plat B-1	9.51		1.84	36.08	5.1%	Recorded. Houses being built.
VP1 Plat B-2	4.37		1.84	40.45	4.5%	Recorded. Houses being built.
VP1 Plat B-3	3.53		1.84	43.98	4.2%	Recorded. Houses being built.
VP1 Plat A-3	3.55	0.05	1.89	47.53	4.0%	Approved and being improved.
VP1 Plat B-4	5.57		1.89	53.10	3.6%	Approved and being improved.
VP1 Plat F-1	6.73	0.13	2.02	59.83	3.4%	Approved and being improved.
VP1 Plat E-1	10.30	4.62	6.64	70.13	9.5%	Approved and being improved.
OS to Plat	13.53%					
Excess OS	0.00%					



Introduction to Open Space Amenities

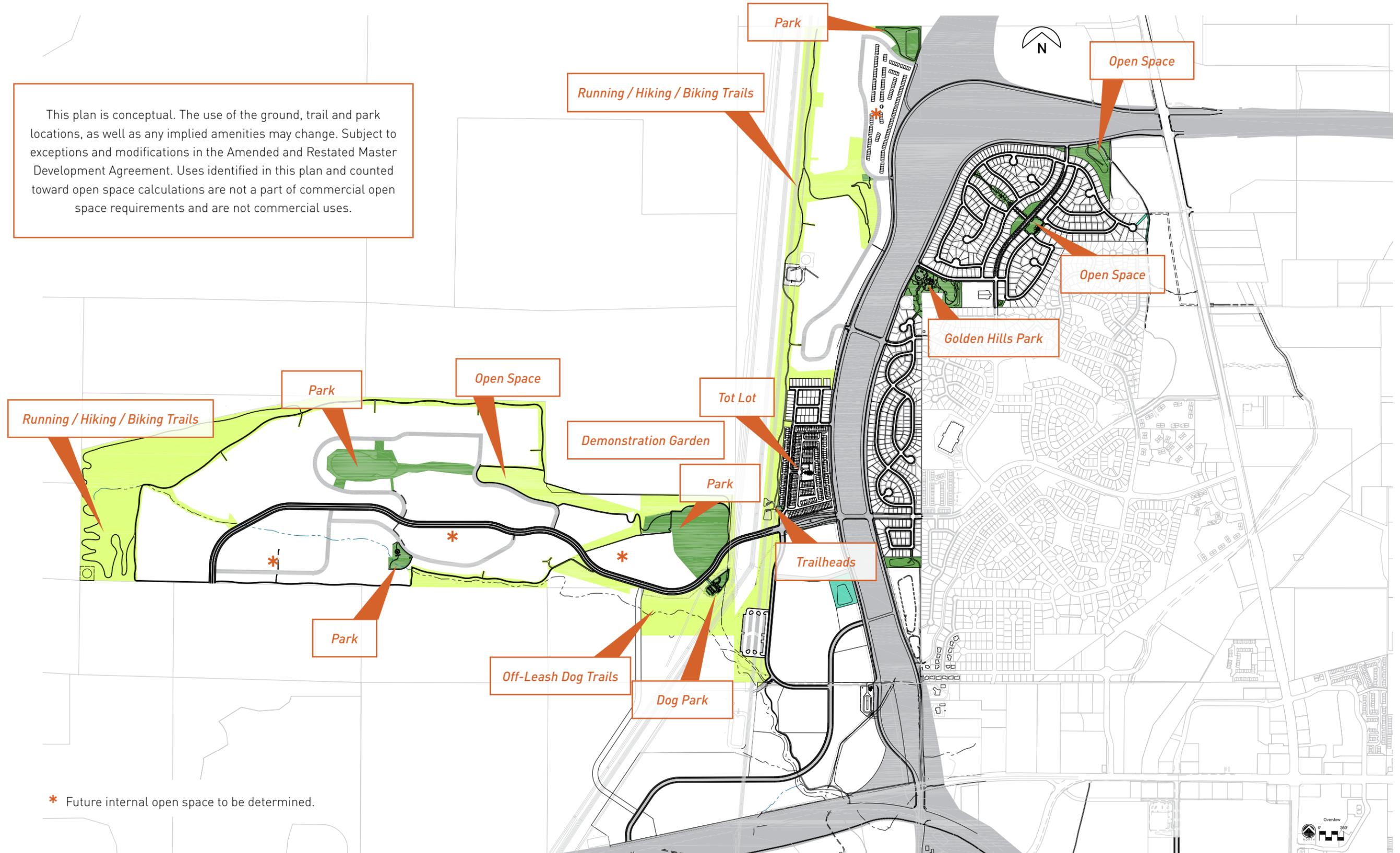
Wildflower has been designed to provide residents with a combination of amenities that will contribute to an active, healthy lifestyle, which promotes spending quality time with friends and family. Residents will have access to a variety of amenities focused on three major themes:

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.



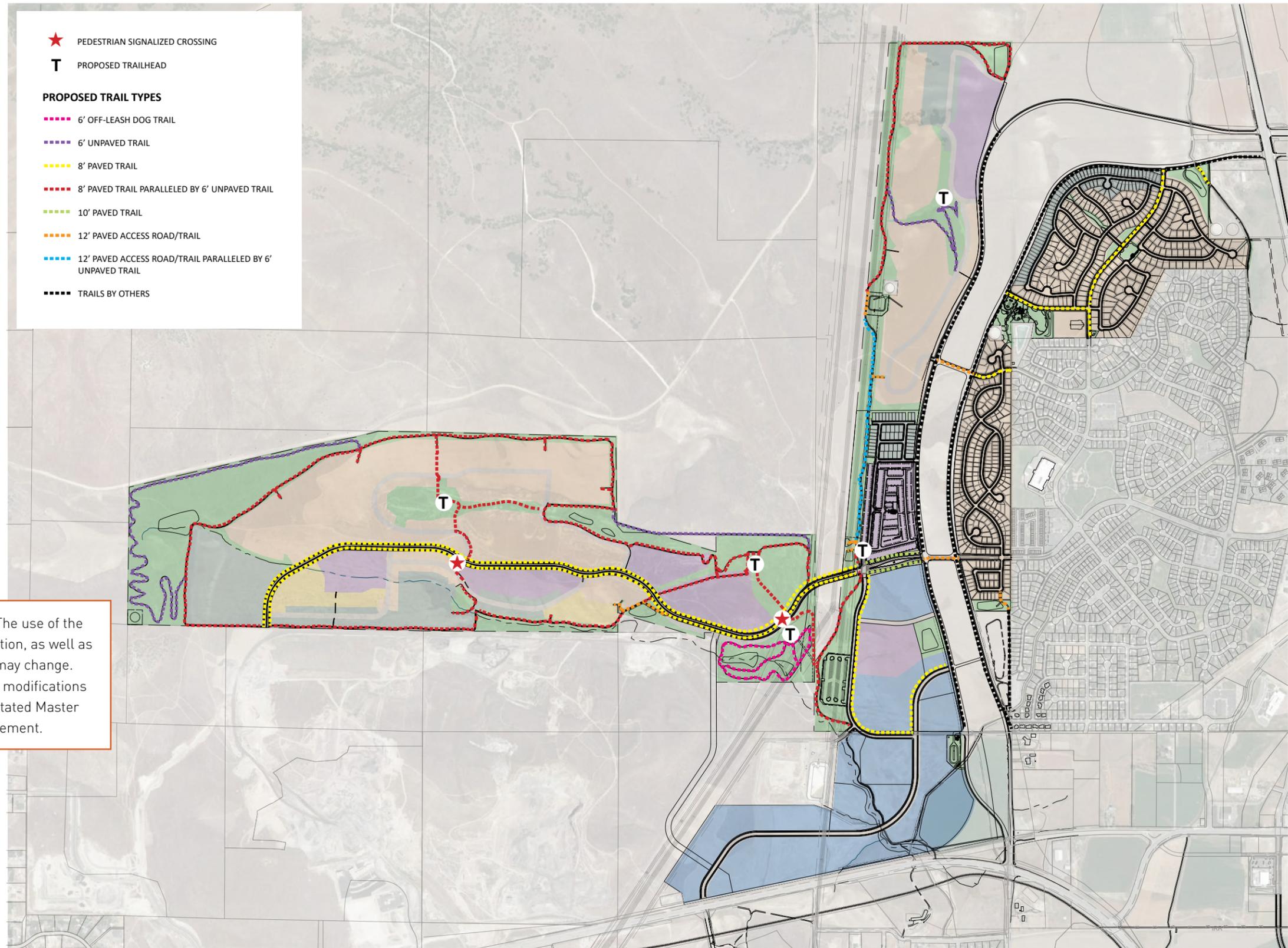


This plan is conceptual. The use of the ground, trail and park locations, as well as any implied amenities may change. Subject to exceptions and modifications in the Amended and Restated Master Development Agreement. Uses identified in this plan and counted toward open space calculations are not a part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



* Future internal open space to be determined.



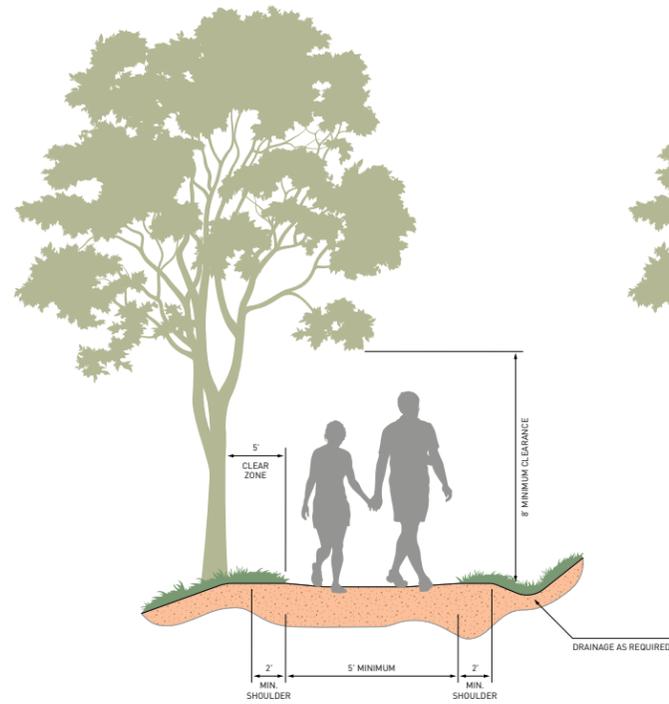


This plan is conceptual. The use of the ground, trail and park location, as well as any implied amenities may change. Subject to exceptions and modifications in the Amended and Restated Master Development Agreement.

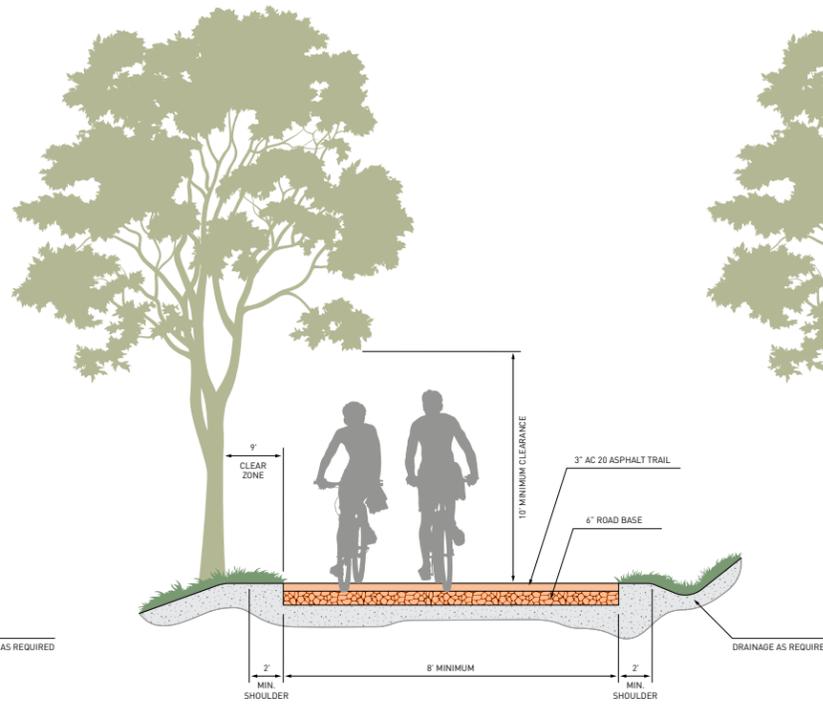




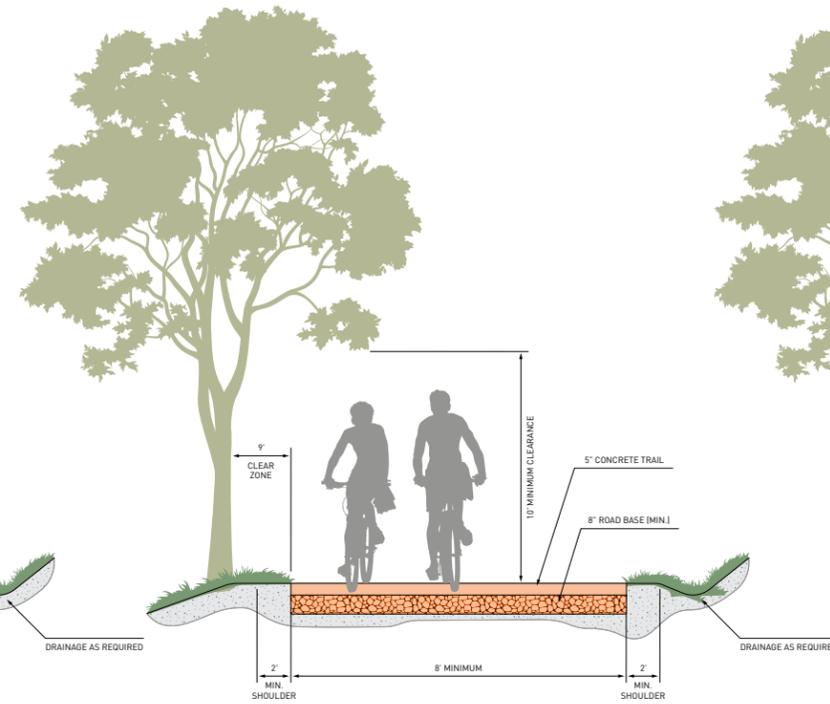
Typical Trail Section Exhibit



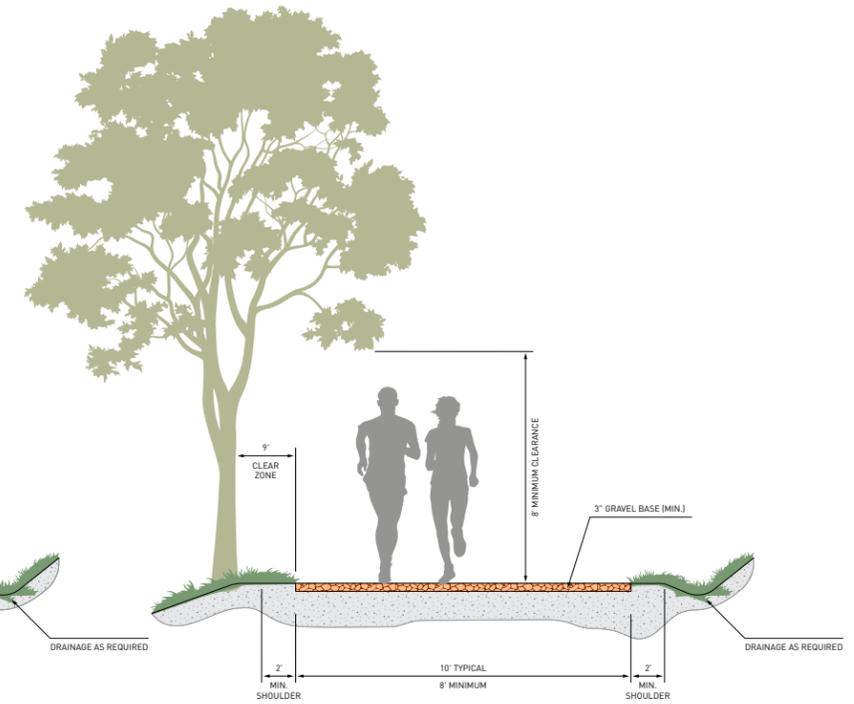
Walking Trail



Paved Asphalt Trail



Paved 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.





Conceptual Sports-Themed Park Amenities





Conceptual Park Amenities



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.

Fencing: All fencing shall be constructed of maintenance-free materials. Natural wood and chain link fencing are not permitted, except for City utilities. Semi-private fencing will be installed to separate residential areas and open space. Six-foot white vinyl fencing and gray SimTek fencing 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.

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.



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

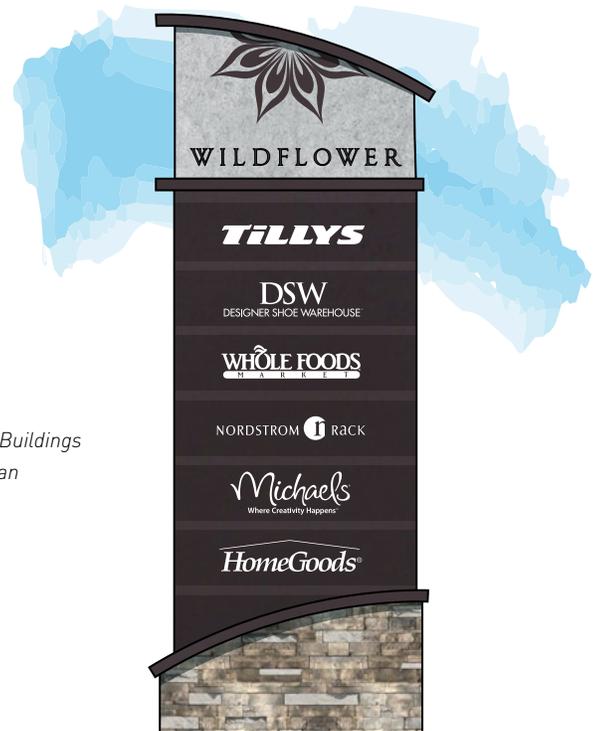
All entrance features will be located outside public utility easements (PUEs). Placement of these signs will be in compliance with the AASHTO clear sight triangle regulations. Specific locations and landscaping plans will be detailed at Village Plan.

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.

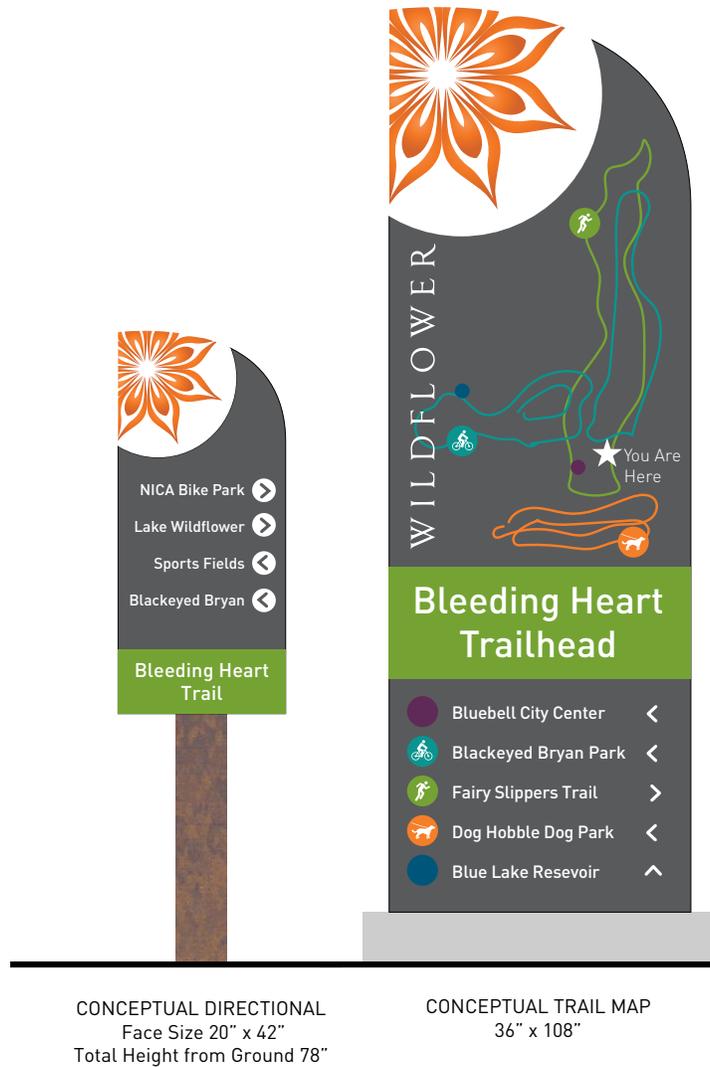


*Conceptual Pedestal Sign for Commercial Buildings
Size To Be Determined at Village Plan*



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.





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

Section 1

Section 2

TOP VIEW WITH RETAINING WALL

SECTION 1 SECTION 2

Rock Retaining Wall

Section 1

Section 2

1'6" Exposed Foundation

Additional Soil Behind Sign

2'3"

Grade

20'

*** 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 4'7"H
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 4'7"H
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 WDRS 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 WDRS 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

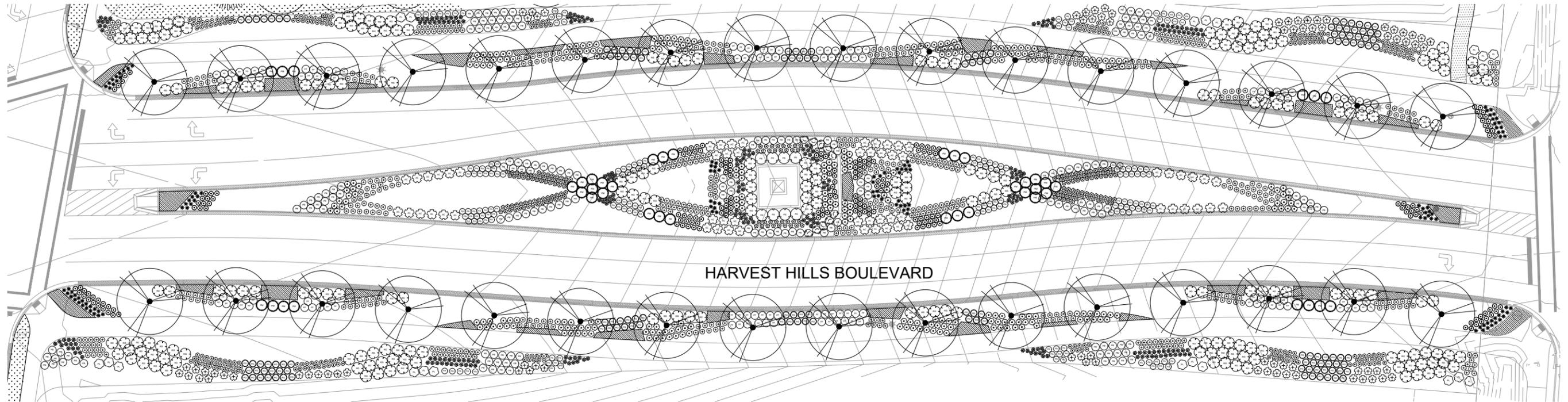
A model home is considered a sales facility until it is sold. Temporary signs used in front of a model home, spec home, or sales trailer are builder-provided signs, and are not required to be community branded. They identify who the builder is and what the builder is offering in the community. Builder 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.





Landscaping Concept for Public Art Structure



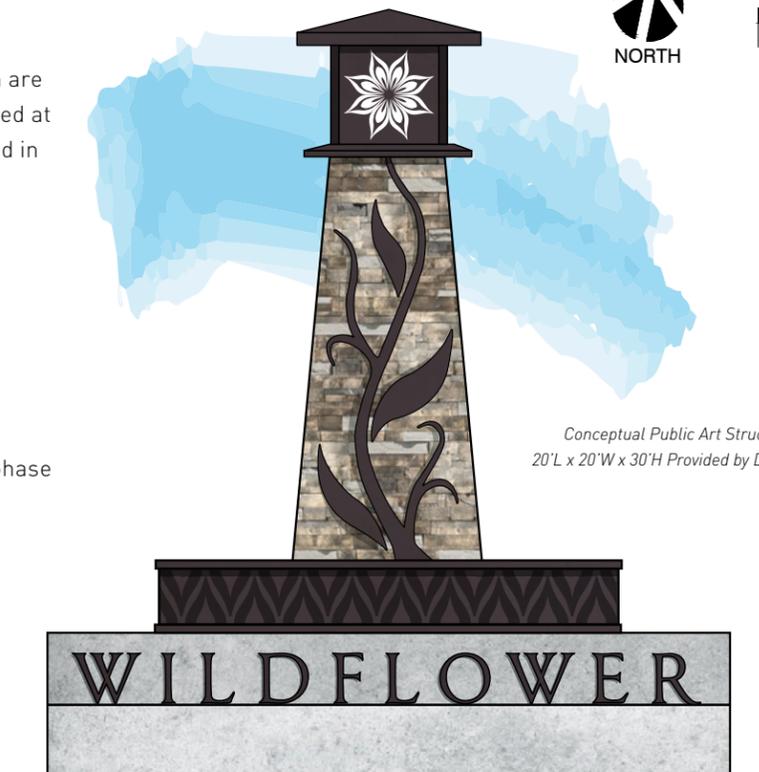
PLANT SCHEDULE A-1

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

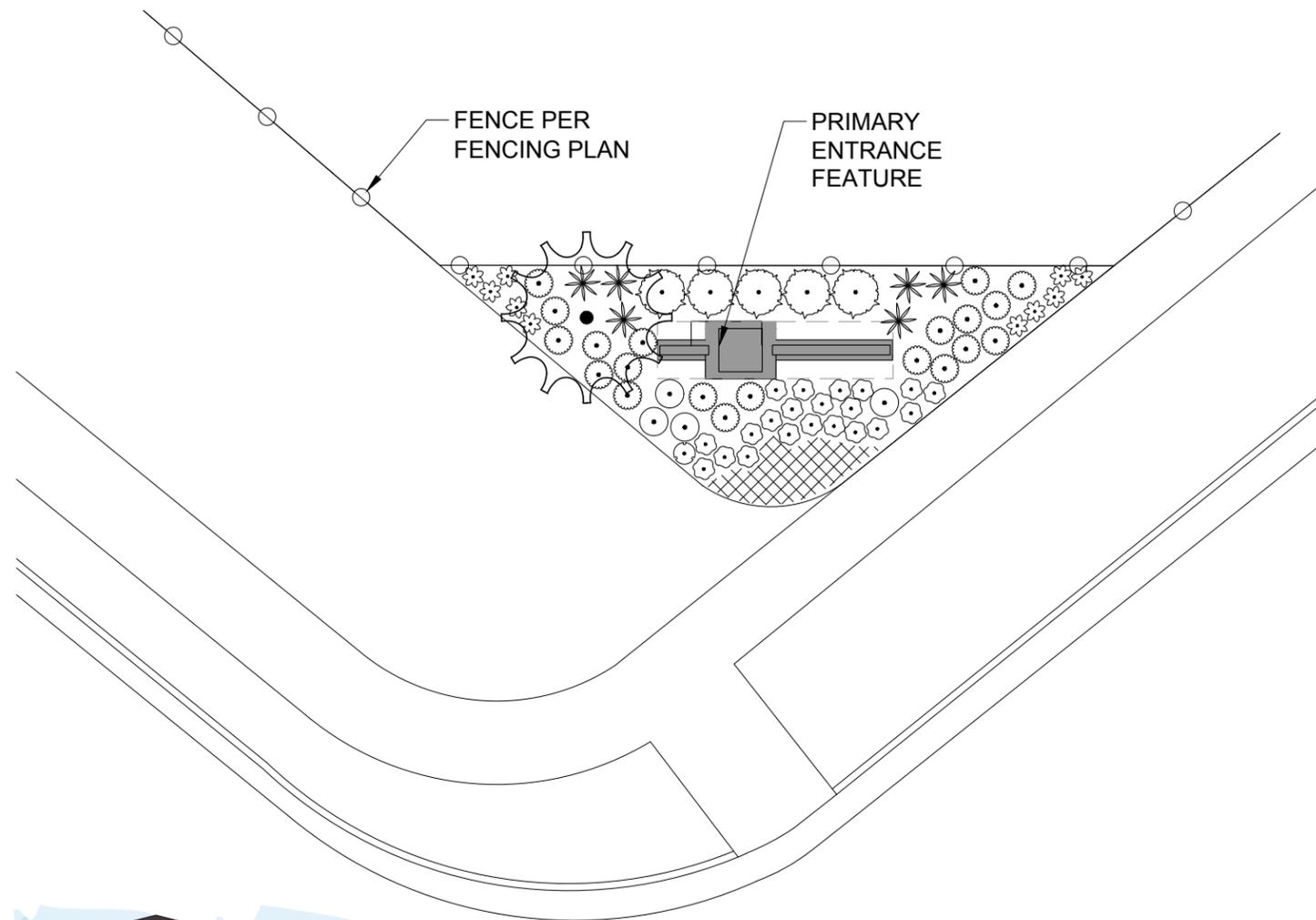


Conceptual Public Art Structure
 20'L x 20'W x 30'H Provided by Developer





Landscaping Concept for Primary Entrance Feature



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' / Alpine 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			1 gal
	Sedum acre / Goldmoss Stonecrop			flat
	Thymus serpyllum 'Pink Chintz' / Pink Chintz Thyme			flat

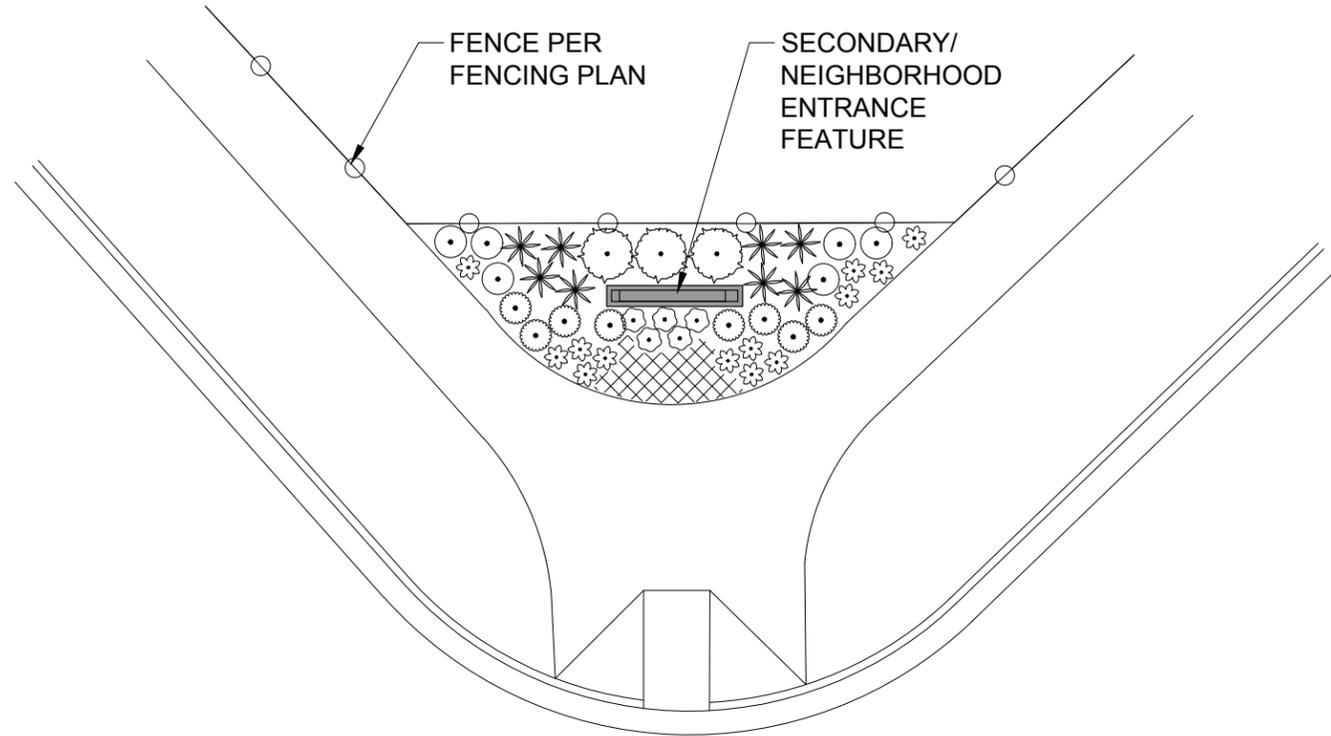
Notes

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.





Landscaping Concept for Secondary and Neighborhood Entrance Features



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



Guiding Development Standards

Residential Lot Standards

The Residential area shown on the Land Use Master Plan in Section 2 shall be comprised of single-family homes with some multi-family products as allowed with the designated ERUs. The following information highlights the building and neighborhood configuration, as well as setbacks, based on type of development.

TABLE OF BUILDING REQUIREMENTS BY TYPE

	SINGLE-FAMILY HOMES				MULTI-FAMILY HOMES		
	Type 1	Type 2		Type 3	Type 4		
	Lot	Individual Driveway	Shared Driveway	3-Story Urban Lot	Front Load Townhomes	Rear Load Townhomes	Apartments/Condos
Minimum Lot Size Sq. Ft.	5,000	3,600	2,850	2,400	N/A	N/A	N/A
Max. Height of Principal Bldg.	35'	35'	35'	35'	35'	40'	40'
MINIMUM SETBACKS FOR PRIMARY STRUCTURES							
Front	15''	15'	15'	15'	15'	5'	20'
Front Garage Access	20'	20'	20' from Sidewalk or shared driveway	18'	18'	N/A	N/A
Side Garage Access	24'	24'	N/A	N/A	N/A	N/A	N/A
Side Setbacks	5'/10'	5'/10''	5'	5'/10''	5'	5'	5'
Space Between Buildings	10'	10'	10'	10'	10'	10'	
Corner (Side Facing Street)	15'	15'	15'	15'	N/A	N/A	N/A
Rear	10'	10'	10'	10'	10'		

Accessory structures shall meet the requirements of *The City's Vested Laws*. Parking will meet City's code requirements.



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

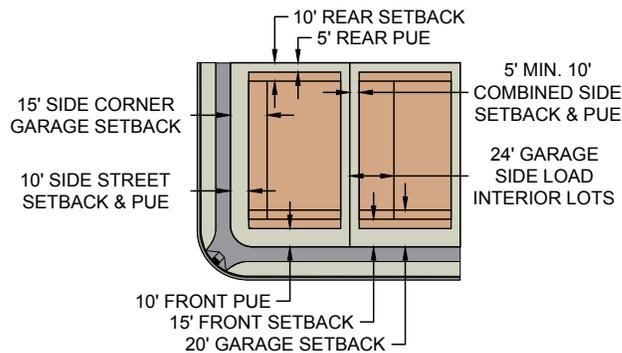
Single-family homes vary in design on a range of lot sizes. Single-family lot sizes start at 5,000 square feet and could exceed 20,000 square feet. Larger lots shall be located in neighborhoods adjacent to Camp Williams and near existing subdivisions, transitioning to smaller lots closer to Mountain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



TYPE 1 — SINGLE-FAMILY (5,000+ SQUARE FEET LOT SIZE)

Development Standards

Buildings Per Lot	1 + accessory building	
Height — Principal Building	35' maximum height measured at the vertical distance from the established grade (after mass grading is complete) 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.	
Garage Requirement	2-car minimum	
Lot Width	50' minimum measured at front setback	
Lot Size	5,000 square feet minimum	



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 — SINGLE-FAMILY (<5,000 SQUARE FEET LOT SIZE)

Development Standards

Buildings Per Lot 1 + accessory building

Height — Principal Building 35' maximum height measured at the vertical distance from the established grade (after mass grading is complete) 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.

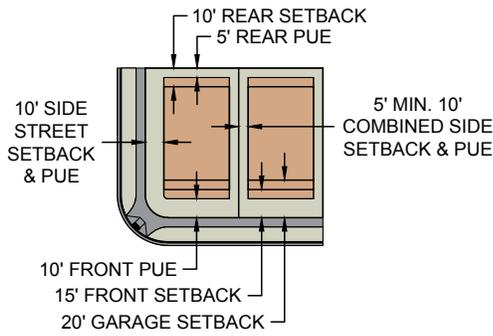
Garage Requirement 2-car minimum

Lot Width 45' minimum measured at front setback

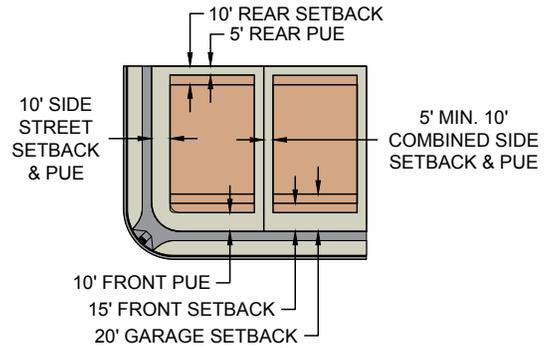
Lot Size 2,850 sf minimum shared driveway / 3,600 sf minimum individual driveway

Accessory structures shall meet the requirements of *The City's Vested Laws*.



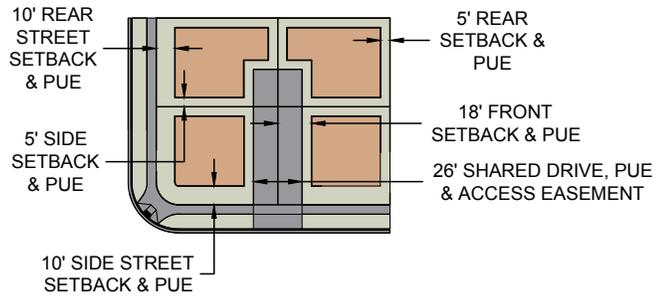


COTTAGE LOT

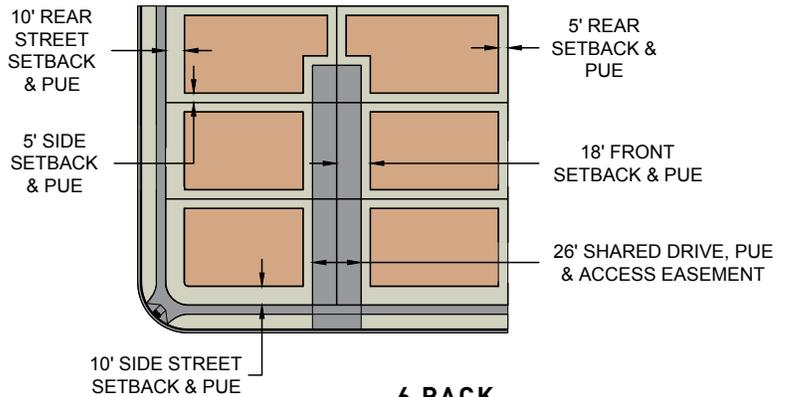


VILLAGE SINGLES

4 PACK



Note: Location of residence and visitor parking will be adequate and will be detailed at Site Plan and/or Village Plan.



6 PACK



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

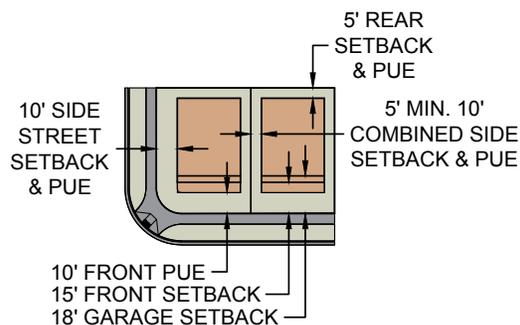
Type 3 single-family homes have similar characteristics to Type 1 and Type 2 homes, meaning the driveways may have access off a public road or a shared driveway. However, lot sizes are typically smaller, homes are mostly 3-story, and homes are designed for maintenance-free, resort-style living.



TYPE 3 — SINGLE-FAMILY (<5,000 SQUARE FEET LOT SIZE) 3-STORY

Development Standards

Buildings Per Lot	1 + accessory building
Height — Principal Building	35' maximum height measured at the vertical distance from the established grade (after mass grading is complete) 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.
Garage Requirement	2-car minimum
Lot Width	40' min. measured at front setback*
Lot Size	2,400 square feet minimum*



* Type 3 may be designated as a footprint development, designed per City code.



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 — FRONT LOAD TOWNHOMES

Development Standards

Height — Principal Building	35’ maximum height measured at the vertical distance from the established grade (after mass grading is complete) 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.	
Landscaping	20% minimum	





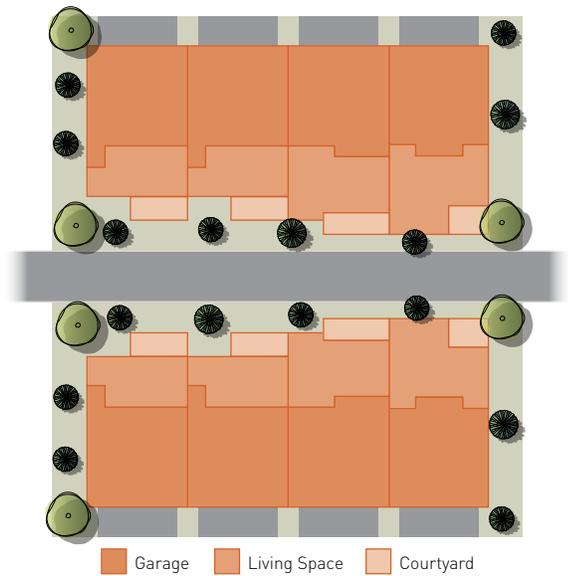
TYPE 4 — REAR LOAD TOWNHOMES

Development Standards

Height — Principal Building

40' maximum height measured at the vertical distance from the established grade (after mass grading is complete) 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.

Landscaping 20% minimum





TYPE 4 — APARTMENT HOMES AND CONDOS

Development Standards

Height — Principal Building

40' maximum height measured at the vertical distance from the established grade (after mass grading is complete) 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.

Parking

1 per bedroom or 2 per unit, whichever is less



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 office space, light manufacturing (subject to location restrictions as determined during Site Plan review), and commercial operations. 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.

Permitted and Conditional Uses

The following table lists the permitted (P) and conditional (C) uses for commercial types located within the Wildflower Community. Uses not listed are prohibited.

	Type 5 Community Commercial / Business Park	Type 5 Community Commercial / Business Park
Animal Hospital, Large / Large Veterinary Office	P	P
Animal Hospital, Small / Small Veterinary Office	P	P
Arts & Crafts Sales	P	P
Automobile Rental & Leasing Agency, 10 or fewer total vehicles	P*	P
Automobile Rental & Leasing Agency, more than 10 total vehicles	P*	P
Automobile Repair, Major	P*	P
Automobile Repair, Minor	P*	P
Automobile Sales	P*	P
Automobile, Boat, All-Terrain Vehicle (ATV), Motorcycle, Recreation Vehicle, Sales & Service	P*	P
Bakery, Retail	P	P
Bookstore	P	P
Building Material Sales (with Outdoor Storage)	P*	P
Building Material Sales (without Outdoor Storage)	P*	P
Car Wash (Full Service)	P	P
Car Wash (Self Service)	P	P
Child Care Center		P
Churches		P
Commercial Recreation		P
Commuter / Light Rail Station		P
Convenience Store		P
Convenience Store / Fast Food Combination		P
Copy Center		P
Dry Cleaners		P
Dwelling, Above commercial		P
Educational Center		P
Electronic Media Rental & Sales		P
Electronic Sales & Repair		P
Equipment Sales & Services		P
Financial Institution		P
Fitness Center (5,000 Sq. Ft. or Less)		P
Fitness Center (5,001 Sq. Ft. or Larger)		P
Floral Sales		P
Funeral Home (5,000 Sq. Ft. or Less)		P



	Type 5 Community Commercial / Business Park
Funeral Home (Larger Than 5,000 Sq. Ft.)	P
Grocery Store	P
Hair Salon	P
Hardware & Home Improvement Retail	P
Hospital	P
Hotels	P
Ice Cream Parlor	P
Kennel, Commercial	P
Laundromat	P
Library	P
Light Manufacturing	P*
Neighborhood Grocery Store	P
Motels	P
Non-Depository Institutions	P
Office, Flex (Warehouse and Lab)	P
Office, High Intensity	P
Office, Medical and Health Care	P
Office, Professional	P
Public Parks, Playgrounds, Recreation Areas, or Other Park Improvements	P
Personal Service Establishment	P
Plant & Tree Nursery	P
Postal Center	P
Preschool	P
Printing, Lithography & Publishing Establishments	P
Public & Private Utility Building or Facility	P
Public Building or Facilities (City Owned)	P
Reception Centers	P

	Type 5 Community Commercial / Business Park
Recreation Center	P
Recreation Rentals	P
Recreational Vehicle Sales	P
Refueling Station, Public	P
Refueling Station, Private	P
Research & Development	P
Restaurant, Casual	P
Restaurant, Deli	P
Restaurant, Sit Down	P
Retail Sales	P
Retail, Big Box	P
Retail, Flex (Warehouse and Shipping)	P
Retail, Specialty	P
School, Public	P
School, Trade or Vocational	P
Storage, Self-Storage, or Mini Storage Units	P*
Storage, Outdoor	P*
Theater	P
Transit-Oriented Development (TOD)	P

* Each use marked with a "*" will not exceed 20% of the total commercial acreage.



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				*	*	



Elevations

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



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



Exterior Color Schemes

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.

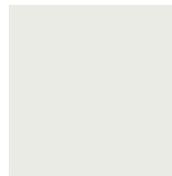
Multi-family residences can be overwhelming in size. A compatible color palette with three or four different combinations per complex is suggested so that buildings next to each other are a slightly different color scheme. The right colors can give balance, scale, and visual relief to an otherwise intimidating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



EXAMPLE COLORS - 01



Front Door
Kwal
Raccoon CL3176N



Soffit, Fascia, Trim
Hardie Color Plus
Arctic White



Hardie - Color 1
Hardie Color Plus
Boothbay Blue

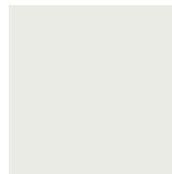


Hardie - Color 2
Hardie Color Plus
Sandstone Beige

EXAMPLE COLORS - 02



Front Door
Kwal
Jumpsuit CL2986A



Soffit, Fascia, Trim
Hardie Color Plus
Arctic White

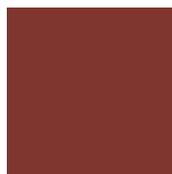


Hardie - Color 1
Hardie Color Plus
Heathered Moss

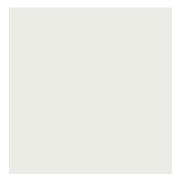


Hardie - Color 2
Hardie Color Plus
Sandstone Beige

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 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.



Community Architectural Standards

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.



06 Conceptual Plans

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.

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

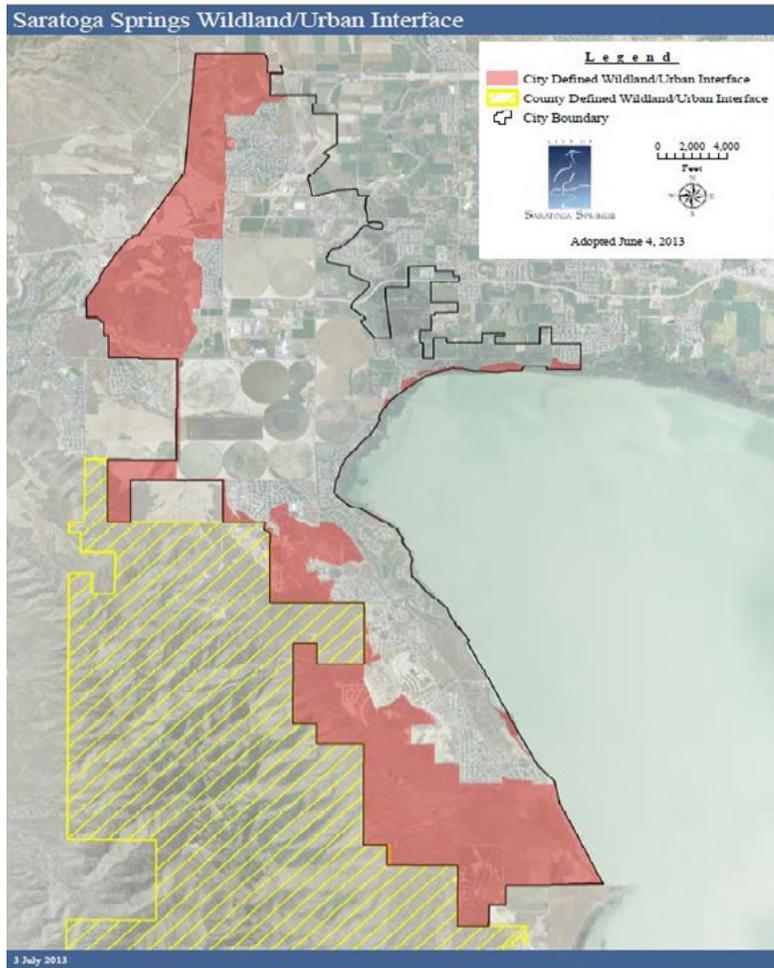
Area project area is within flood zone "X" as shown as shown on firm maps 4955170105b (July 17, 2002) and 4955170115b (July 17, 2002).

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.



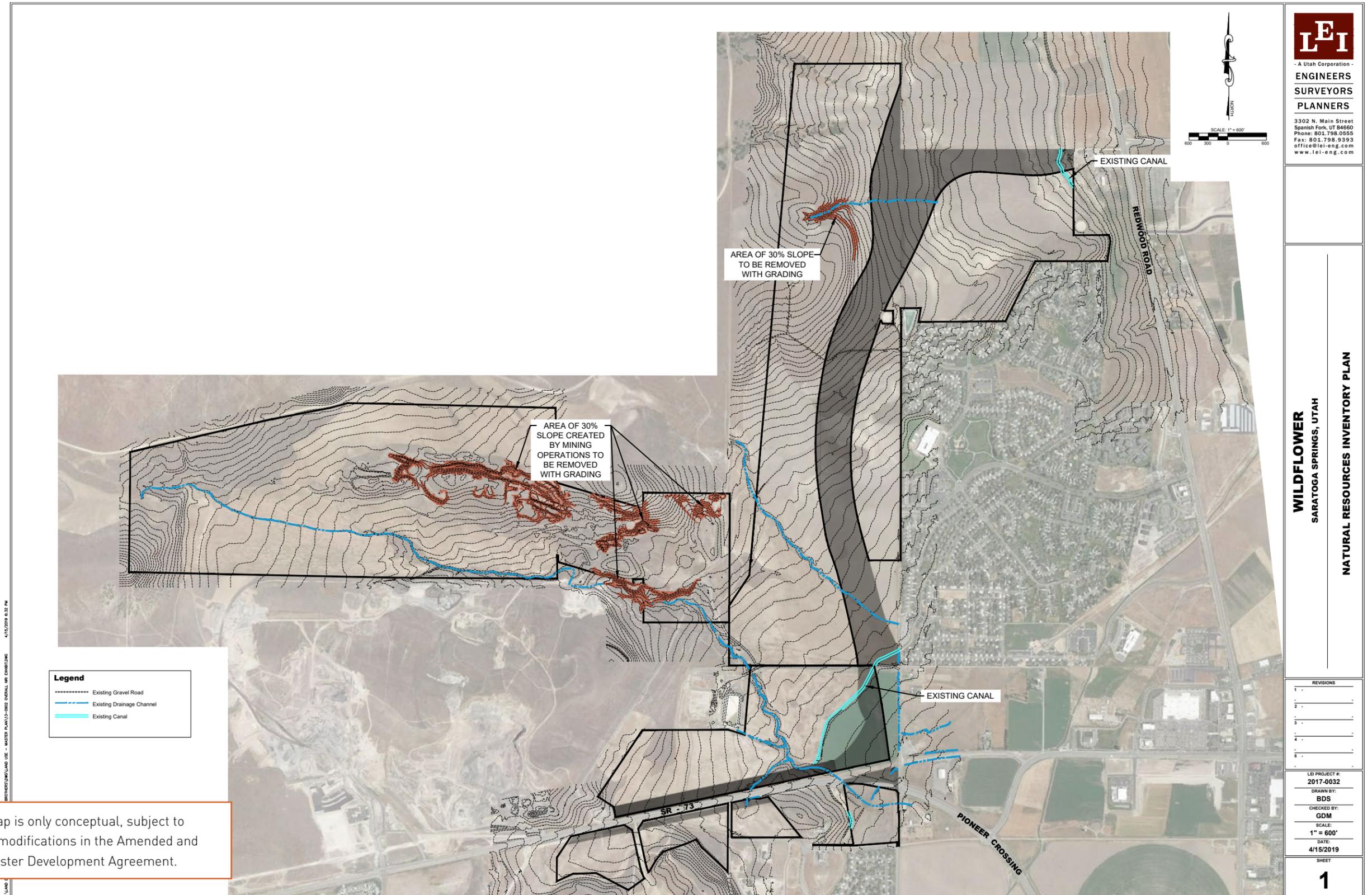
Wildland/Urban Interface



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.





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
 NATURAL RESOURCES INVENTORY PLAN

REVISIONS	
1	
2	
3	
4	
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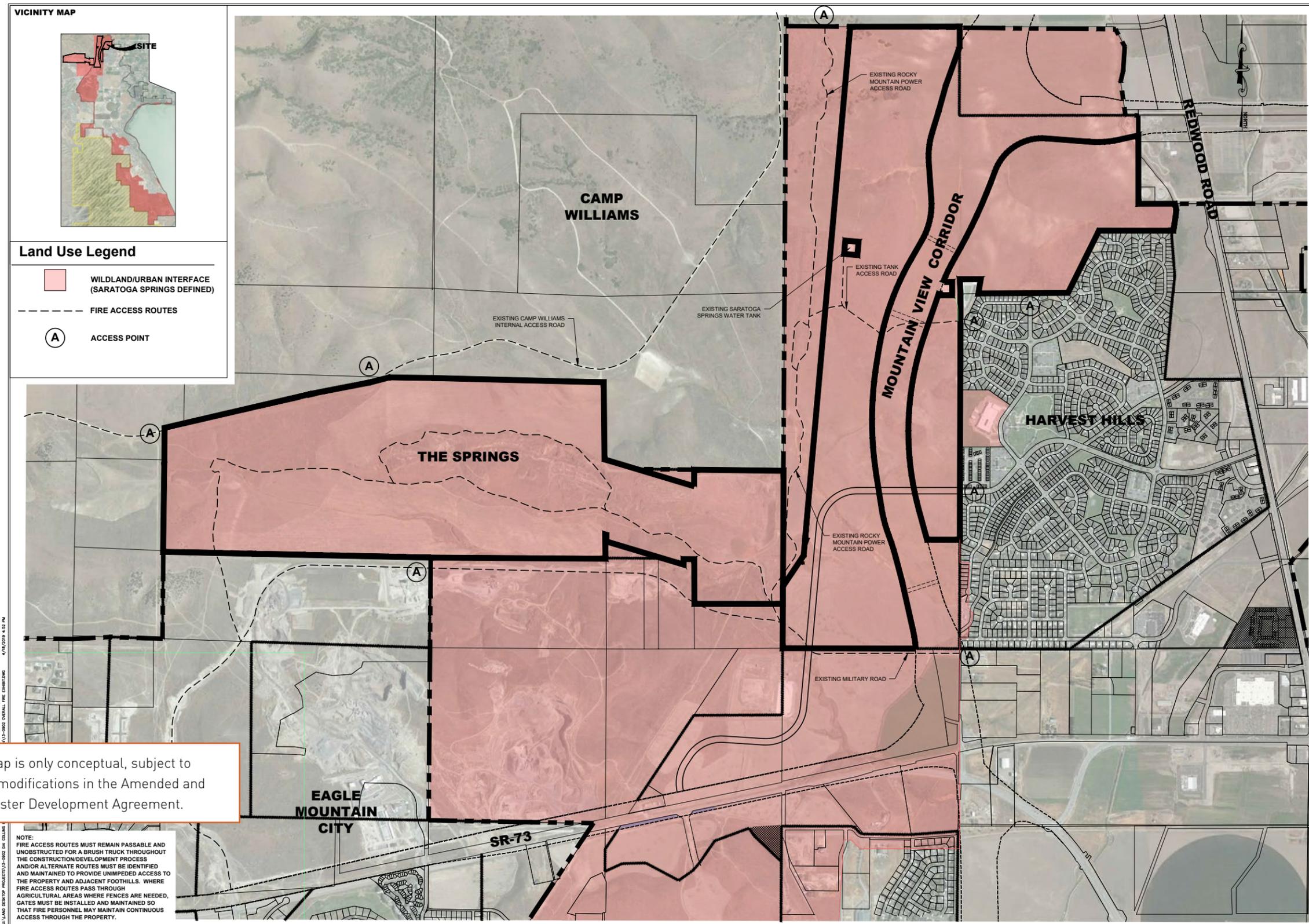
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Environmental Site Assessment

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.

NOTE: FIRE ACCESS ROUTES MUST REMAIN PASSABLE AND UNOBSTRUCTED FOR A BRUSH TRUCK THROUGHOUT THE CONSTRUCTION/DEVELOPMENT PROCESS AND/OR ALTERNATE ROUTES MUST BE IDENTIFIED AND MAINTAINED TO PROVIDE UNIMPEDED ACCESS TO THE PROPERTY AND ADJACENT FOOTHILLS. WHERE FIRE ACCESS ROUTES PASS THROUGH AGRICULTURAL AREAS WHERE FENCES ARE NEEDED, GATES MUST BE INSTALLED AND MAINTAINED SO THAT FIRE PERSONNEL MAY MAINTAIN CONTINUOUS ACCESS THROUGH THE PROPERTY.

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 Fax: 801.798.9393
 office@lei-eng.com
 www.lei-eng.com

WILDFLOWER - SPRINGS
 SARATOGA SPRINGS, UTAH
FIRE ACCESS PLAN

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APPENDIX

A1 Engineering Standards Specific to Wildflower

A2 Approved Master Utility and System Plans

A3 Open Space Concept Exhibits

A4 Master Utilities Plan (Provided as Separate Document)

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.
6. All city approvals to be effective for 12 months from the approval date.
7. Mass grading to conform to 2019 standards.
8. Clear sight triangle to conform to AASHTO standards.



Title 19

1. **Clear Sight Triangles Section 19.06.11** should be updated to conform to AASHTO standards.
2. Parking
 - a. **Parking Space Requirements Section 19.09.10** for multi-family should allow for a covered stall rather than only enclosed.
3. 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 19.10.04.2** to be updated to allow grading of slopes greater than 30% if included in an overall mass grading plan. It is too restrictive to not allow a change in existing slopes over 30%. Mass grading will presented and approved through standard City processes.
 - c. **Section 19.10.04.5** should be eliminated.
 - d. **Section 19.10.04.7** should include “unless appropriate retaining walls are constructed.”
 - e. **Section 19.10.04.9.a** to be updated to “The grade of man-made slopes shall not exceed 50 percent or a 2:1 slope.”
 - f. **Section 19.10.04.10.a** to be updated to allow retaining walls up to 10 feet.
 - g. **Section 19.10.04.18.c** to be updated to “...shall be set back 30 feet from the center line...”
4. 19.12 Subdivisions
 - a. **Section 19.12.06.2.f** to be updated to “Corner lots for residential use shall be platted with sufficient width to accommodate the approved side street setback.”



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 a 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.

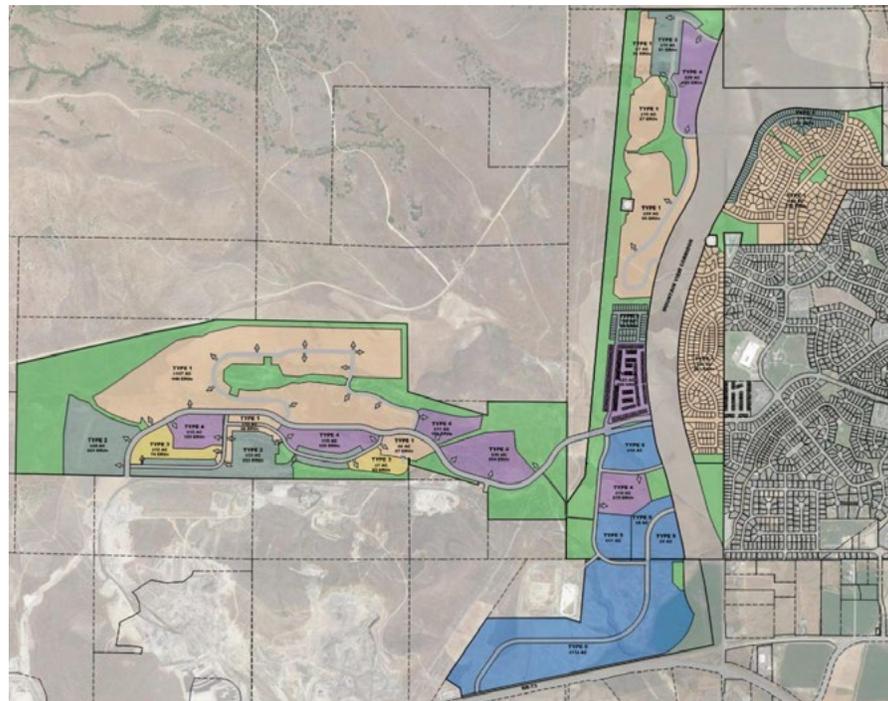
The following pages include excerpts from the traffic study including the executive summary, summary of key findings and recommendations, memorandum, and appendix A and B. The complete study, in its entirety, is available for review.





Wildflower

Traffic Impact Study – Update II



Saratoga Springs, Utah

August 15, 2018

UT18-1281



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



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	-	-	-
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 w orst approach for all other unsignalized intersections.

Source: Hales Engineering, August 2018



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) / RIRO 7	300	350	175	100	250	125	225	--
EB Cory B Wride Memorial Highway (SR-73) / Hillside Drive / Cory B Wride Memorial Highway (SR-73)	--	150	--	--	--	--	--	--
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

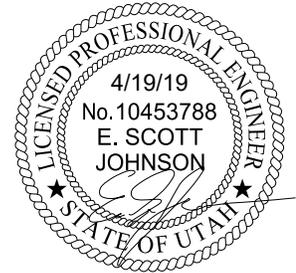


- Hillside Drive / WB Cory B Wride Memorial Highway (SR-73)
- RIRO 6 / WB Cory B Wride Memorial Highway (SR-73)
- RIRO 9 / EB Cory B Wride Memorial Highway (SR-73)
- Many of the stop-controlled project access roads are anticipated to operate at LOS E or LOS F in plus project conditions. As required by 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:



“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.



APPENDIX A

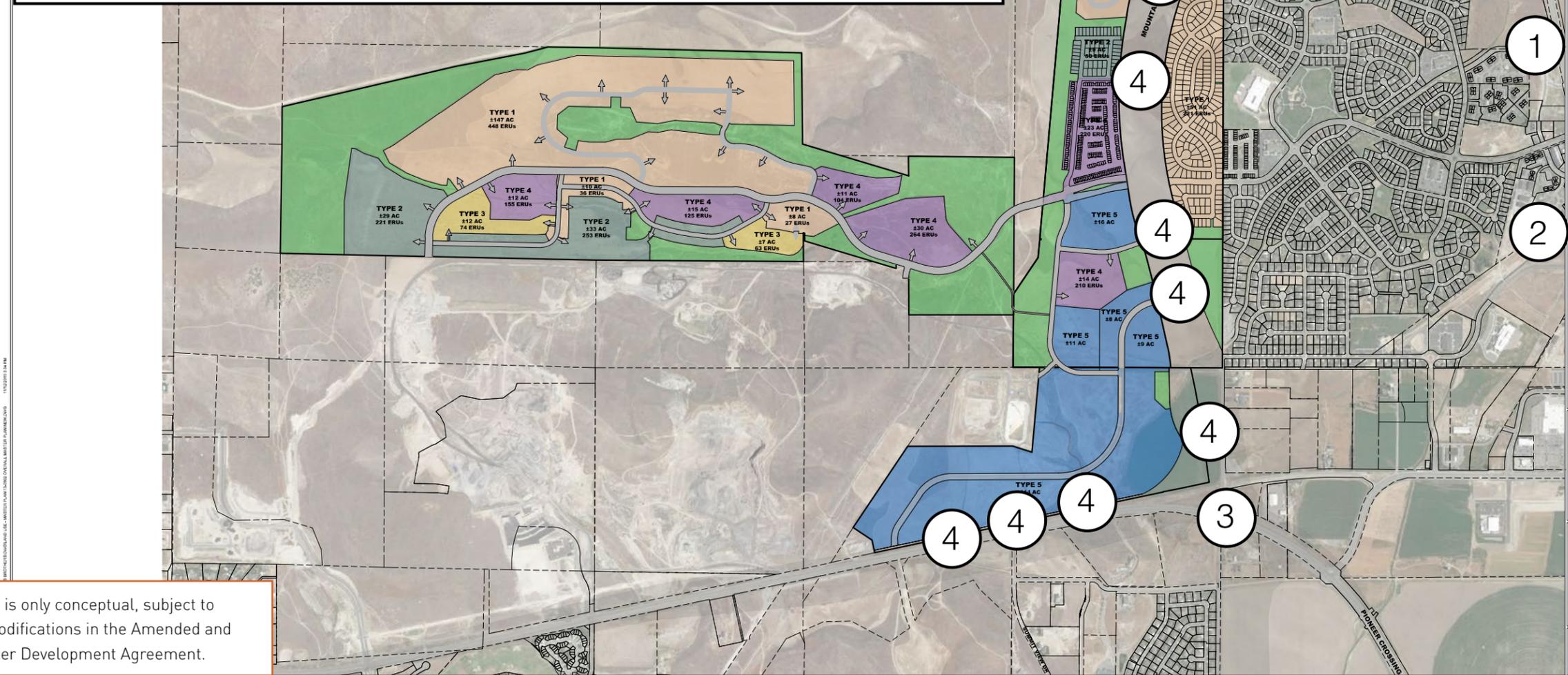
Recommended Mitigation Measures





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.

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SCALE: 1" = 600'

WILDFLOWER
SARATOGA SPRINGS CITY, UTAH
MASTER PLAN

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APPENDIX B

Recommended Functional Classification





Functional Classification*

UDOT Road █

Three-Lane Arterial █

Three-Lane Collector █

Two-Lane Collector █

All streets not identified above are classified as local roads.

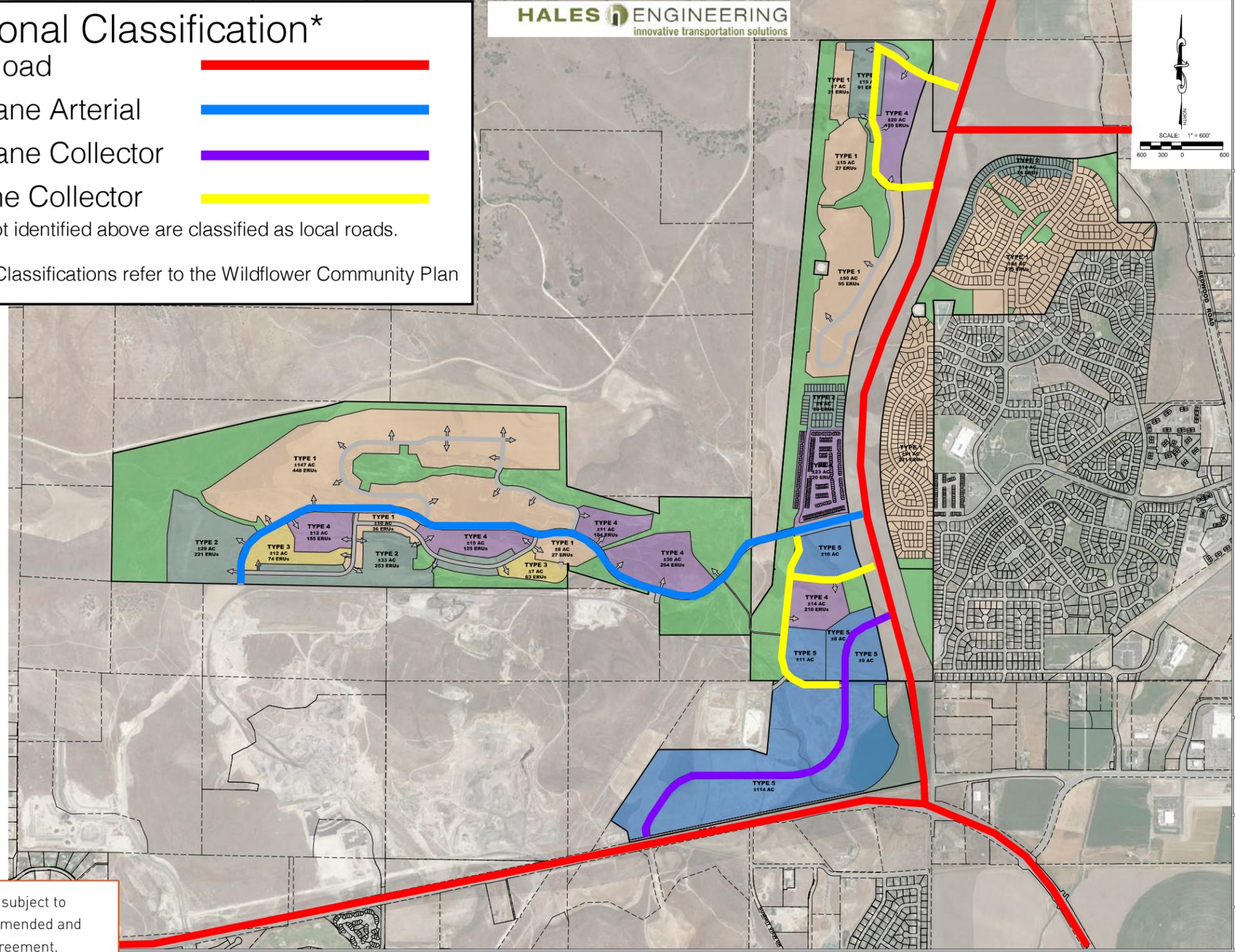
*Functional Classifications refer to the Wildflower Community Plan

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WILDFLOWER
SARATOGA SPRINGS CITY, UTAH
MASTER PLAN

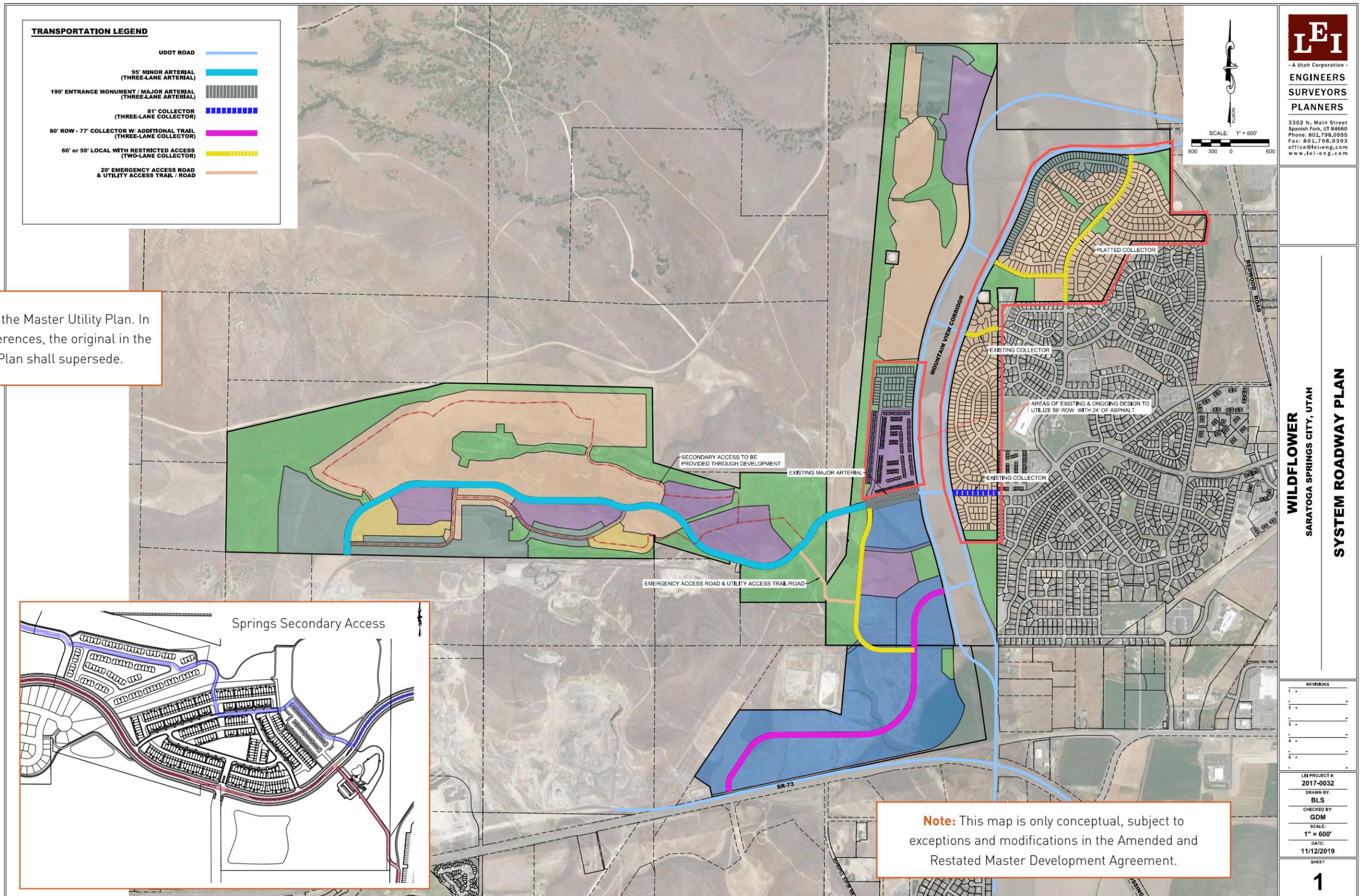
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Note: This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement.



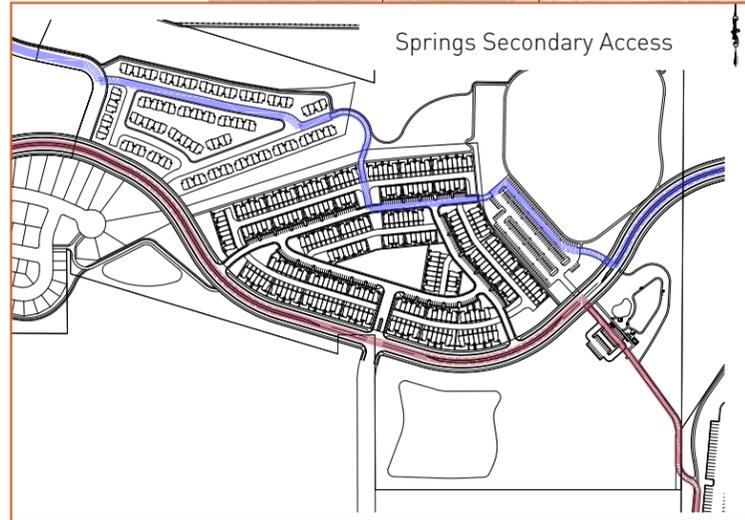
Roadway Master Plan Exhibit



TRANSPORTATION LEGEND

UDOT ROAD	
95' MINOR ARTERIAL (THREE-LANE ARTERIAL)	
190' ENTRANCE MONUMENT / MAJOR ARTERIAL (THREE-LANE ARTERIAL)	
81' COLLECTOR (THREE-LANE COLLECTOR)	
80' ROW - 77' COLLECTOR W/ ADDITIONAL TRAIL (THREE-LANE COLLECTOR)	
66' or 59' LOCAL WITH RESTRICTED ACCESS (TWO-LANE COLLECTOR)	
20' EMERGENCY ACCESS ROAD & UTILITY ACCESS TRAIL / ROAD	

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.

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WILDFLOWER
 SARATOGA SPRINGS CITY, UTAH
SYSTEM ROADWAY PLAN

REVISIONS

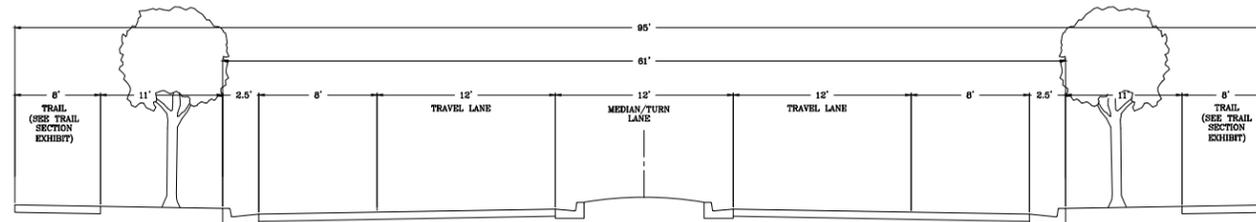
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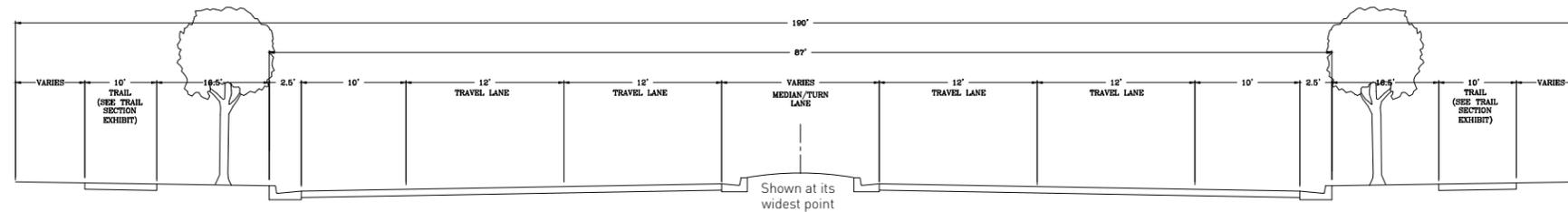


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**95' RIGHT-OF-WAY MINOR ARTERIAL ROADWAY CROSS SECTION
PER CITY DETAIL ST-10 (2019) W/ 8' TRAILS**



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

WILDFLOWER
SARATOGA SPRING, UTAH
ARTERIAL ROADWAY CROSS SECTIONS

REVISIONS	
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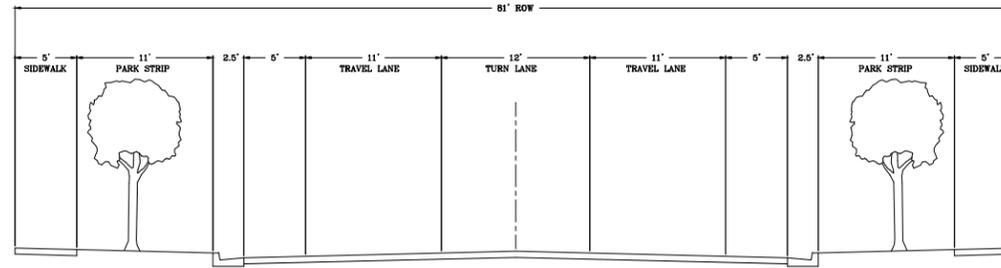
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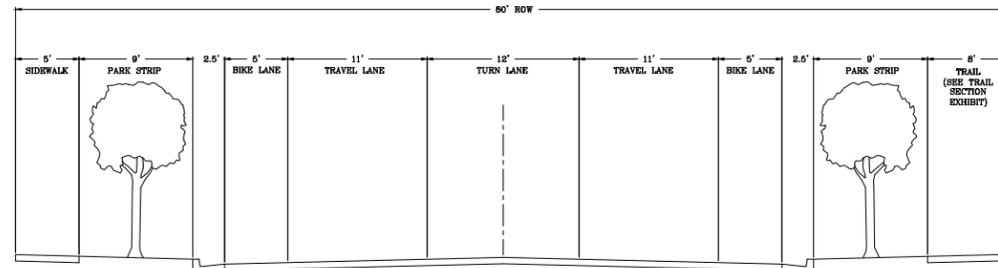




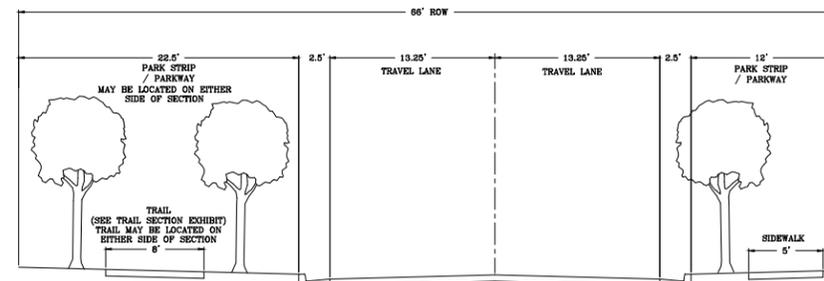
Collector Roadway Cross-Sections Exhibit



EXISTING 81' RIGHT-OF-WAY COLLECTOR ROADWAY CROSS SECTION



**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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WILDFLOWER
SARATOGA SPRING, UTAH
COLLECTOR ROADWAY CROSS SECTIONS

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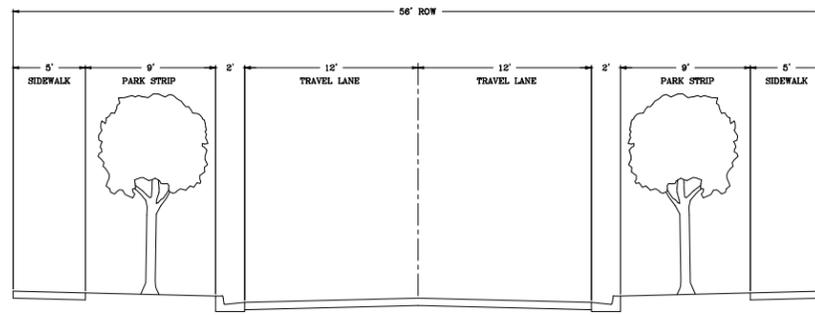
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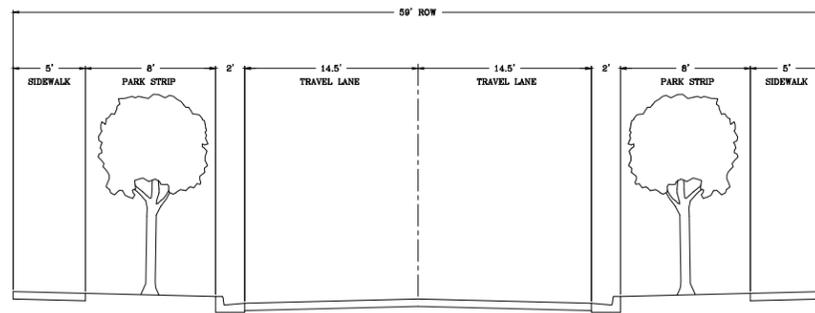


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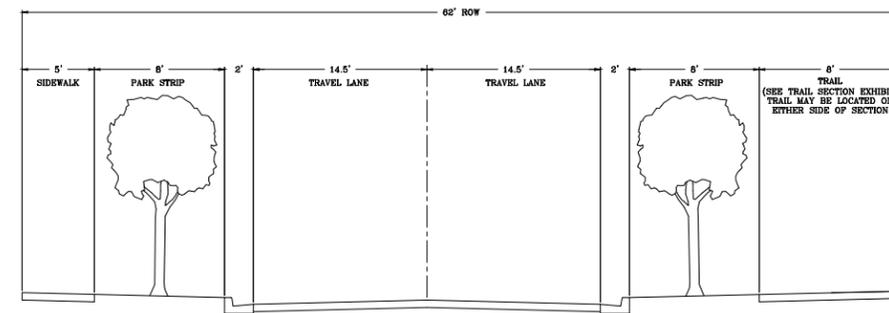
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**56' RIGHT-OF-WAY ROADWAY CROSS SECTION
PER CITY DETAIL ST-8 (2015)
ROADWAY ADOPTED WITH ORIGINAL WILDFLOWER COMMUNITY PLAN, TO BE UTILIZED IN AREAS THAT DESIGNS ARE UNDERWAY AND COMPLETED
SEE ROADWAY PLAN FOR AREAS**



**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**

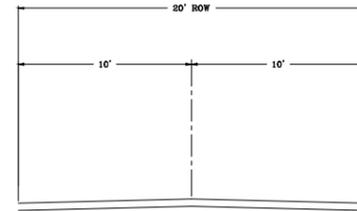
**WILDFLOWER
SARATOGA SPRING, UTAH
LOCAL ROADWAY CROSS SECTIONS**

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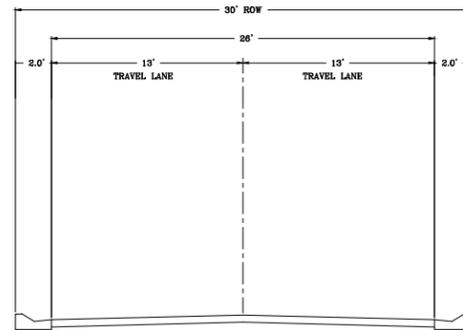
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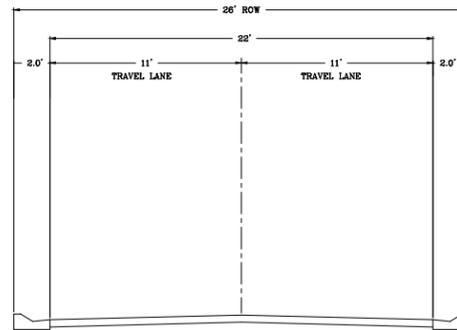




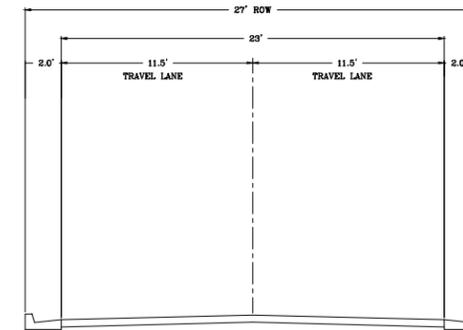
**20' EMERGENCY ACCESS ROAD
& UTILITY ACCESS TRAIL / ROAD**



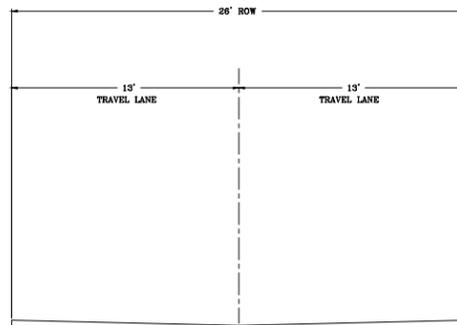
30' PRIVATE SHARED DRIVEWAY CROSS SECTION



26' PRIVATE SHARED DRIVEWAY CROSS SECTION



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



26' PRIVATE ALLEY CROSS SECTION



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WILDFLOWER
SARATOGA SPRING, UTAH
PRIVATE ROADWAY CROSS SECTIONS

REVISIONS	
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2013-0902
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EXHIBIT
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Road Design Criteria

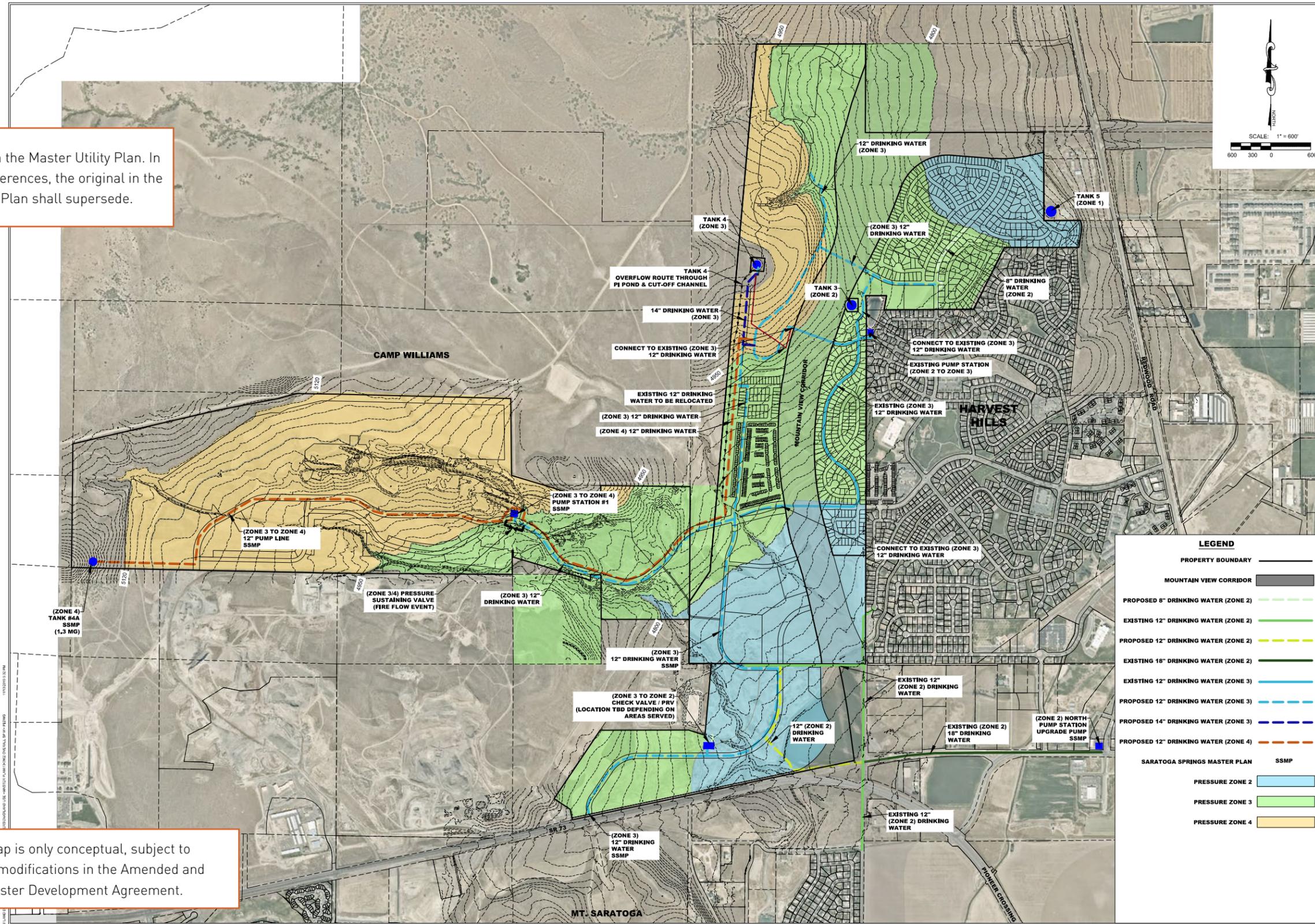
The following standards shall be applied to all roadway designs unless noted otherwise:

1. Roadway Grades:
 - a. All local residential roads to have a maximum ten percent (10%) grade, with up to fifteen percent (15%) grade allowed in purely residential neighborhoods. It must be shown how bus service can be provided to areas with streets greater than ten percent (10%).
 - b. Collector roads to have a maximum eight percent (8%) grade.
2. Intersection Grades:
 - a. Through streets shall have a five percent (5%) maximum from curb PC/PT to curb PC/PT.
3. Roadway Cross Slope:
 - a. The standard crown is two percent (2%).
 - b. A single slope crown of four percent (4%) may be utilized in designated hillside areas.
4. Local Residential Design Speed:
 - a. Slope averages less than four percent (4%) shall have a design speed of 30 mph, posted 25 mph.
 - b. Slope averages between four percent (4%) to twelve percent (12%) shall have a design speed of 25 mph, posted 20 mph.
 - c. Connection roads with a maximum length of six hundred (600) feet shall have a design speed of 20 mph, posted 15 mph (cul-de-sacs, stop control on each end).
 - d. Horizontal and vertical design to be based on design speed and current AASHTO standards.

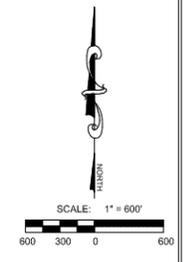




This is a copy from the Master Utility Plan. In the case of any differences, the original in the Master Utility Plan shall supersede.



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



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WILDFLOWER
 SARATOGA SPRINGS CITY, UTAH
DRINKING WATER SYSTEM PLAN

LEGEND

PROPERTY BOUNDARY	—
MOUNTAIN VIEW CORRIDOR	█
PROPOSED 8" DRINKING WATER (ZONE 2)	---
EXISTING 12" DRINKING WATER (ZONE 2)	---
PROPOSED 12" DRINKING WATER (ZONE 2)	---
EXISTING 18" DRINKING WATER (ZONE 2)	---
EXISTING 12" DRINKING WATER (ZONE 3)	---
PROPOSED 12" DRINKING WATER (ZONE 3)	---
PROPOSED 14" DRINKING WATER (ZONE 3)	---
PROPOSED 12" DRINKING WATER (ZONE 4)	---
SARATOGA SPRINGS MASTER PLAN SSMP	SSMP
PRESSURE ZONE 2	█
PRESSURE ZONE 3	█
PRESSURE ZONE 4	█

REVISIONS

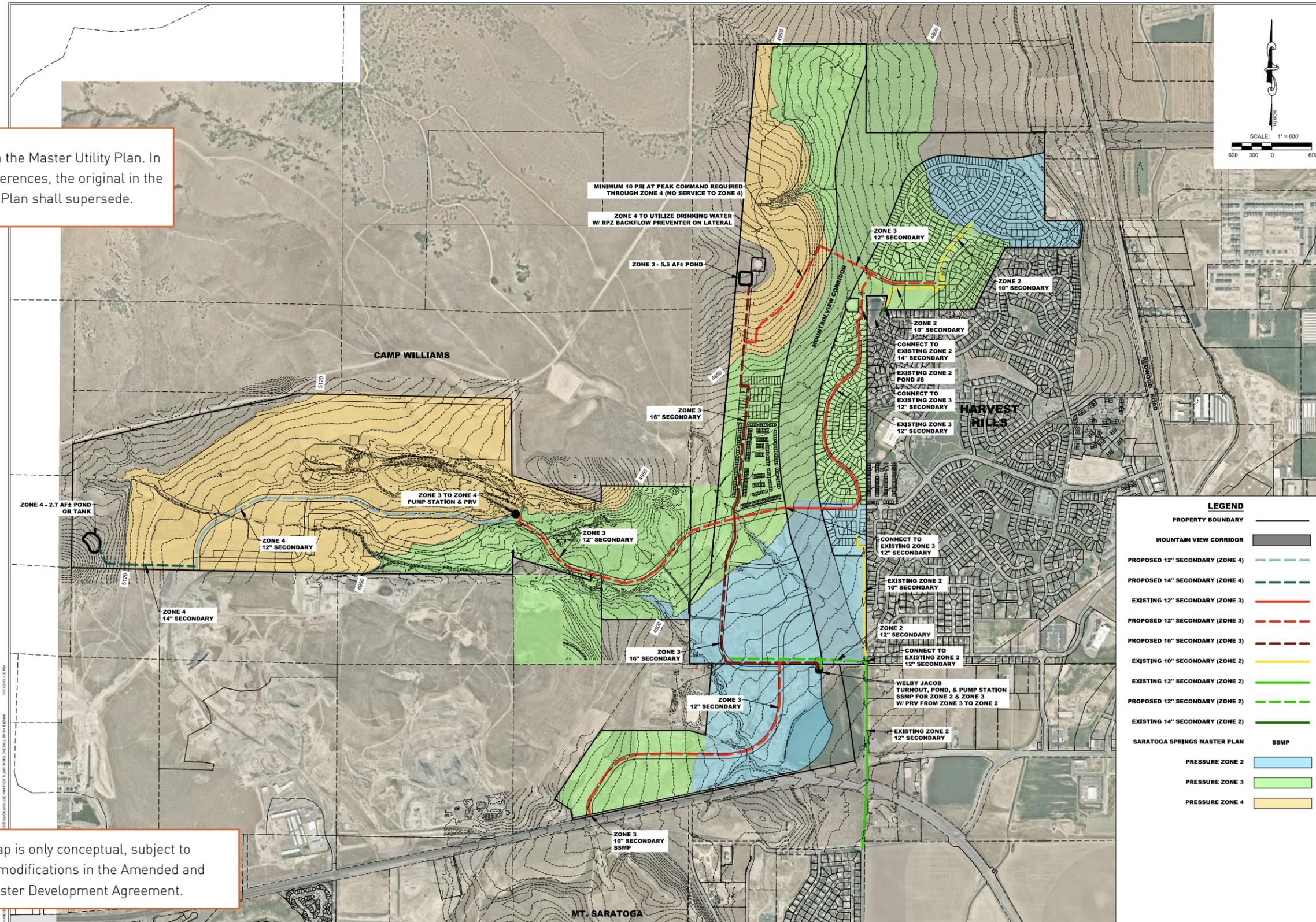
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LEI PROJECT #: 2017-0032
 DRAWN BY: RWH
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 SCALE: 1" = 600'
 DATE: 11/13/2019
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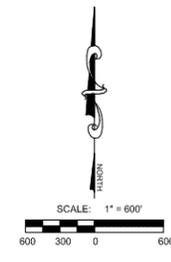


Secondary Water Exhibit

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WILDFLOWER - SPRINGS
 SARATOGA SPRINGS CITY, UTAH
SECONDARY WATER SYSTEM PLAN

LEGEND

PROPERTY BOUNDARY	—
MOUNTAIN VIEW CORRIDOR	▬
PROPOSED 12" SECONDARY (ZONE 4)	--- (blue)
PROPOSED 14" SECONDARY (ZONE 4)	--- (light blue)
EXISTING 12" SECONDARY (ZONE 3)	--- (red)
PROPOSED 12" SECONDARY (ZONE 3)	--- (orange)
PROPOSED 16" SECONDARY (ZONE 3)	--- (dark orange)
EXISTING 10" SECONDARY (ZONE 2)	--- (yellow)
EXISTING 12" SECONDARY (ZONE 2)	--- (green)
PROPOSED 12" SECONDARY (ZONE 2)	--- (light green)
EXISTING 14" SECONDARY (ZONE 2)	--- (dark green)
SARATOGA SPRINGS MASTER PLAN	SSMP
PRESSURE ZONE 2	■ (light blue)
PRESSURE ZONE 3	■ (light green)
PRESSURE ZONE 4	■ (light orange)

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LEI PROJECT #: 2017-0032
 DRAWN BY: RWH
 CHECKED BY: GDM
 SCALE: 1" = 600'
 DATE: 11/13/2019

SHEET 1

Sewer

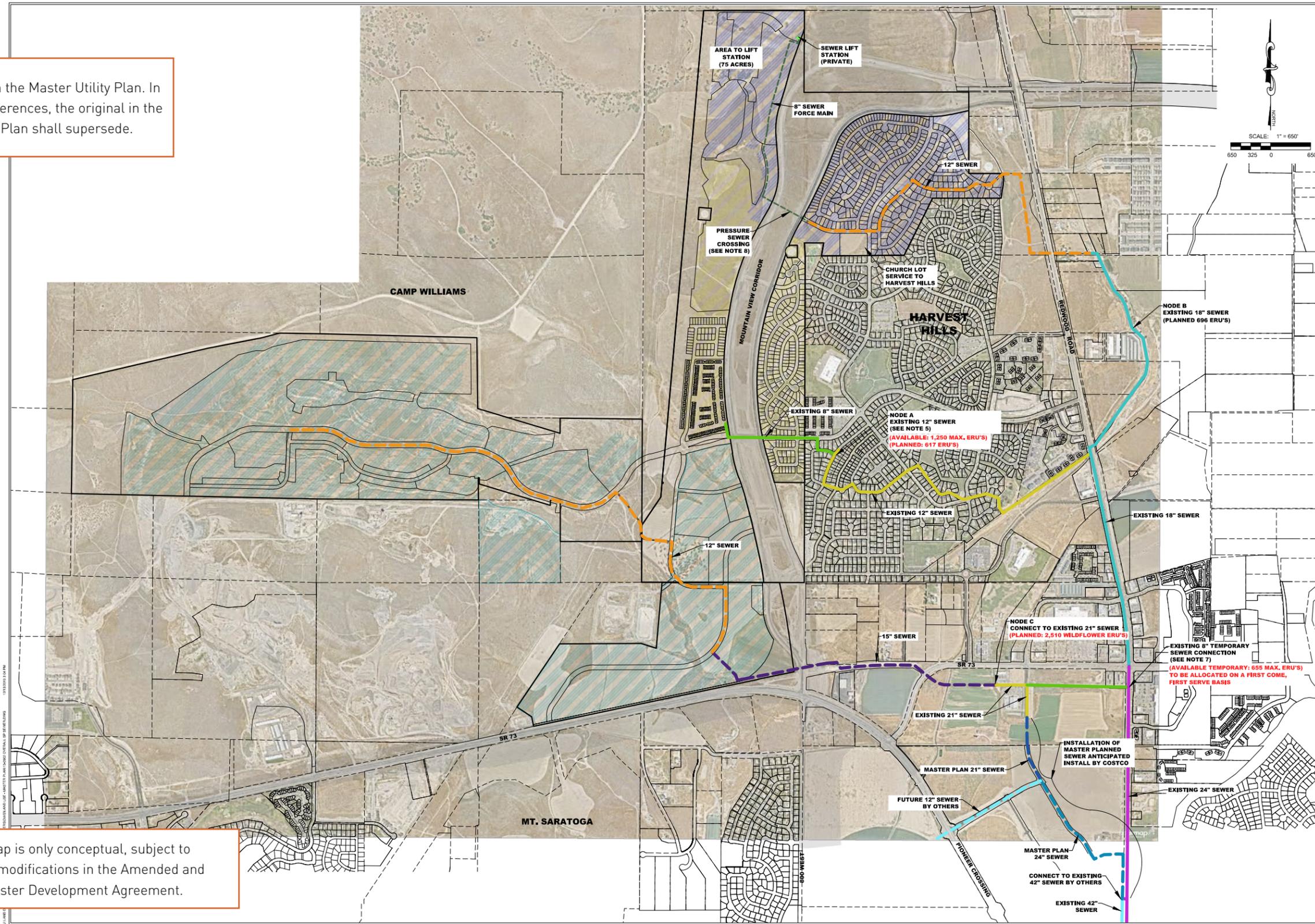
1. For preliminary planning purposes, a value of 2 ERUs per acre is used for all regional commercial.
2. These infrastructure improvements are conceptual in nature and subject to section 22 of the master development agreement.
3. Sewer lines under MVC land to be installed based on Mountain View Corridor 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.





Master Sewer Exhibit

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 - SPRINGS
 SARATOGA SPRINGS CITY, UTAH
SEWER SYSTEM PLAN

REVISIONS
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LEI PROJECT #: 2017-0032
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 CHECKED BY: GDM
 SCALE: 1" = 650'
 DATE: 12/13/2019
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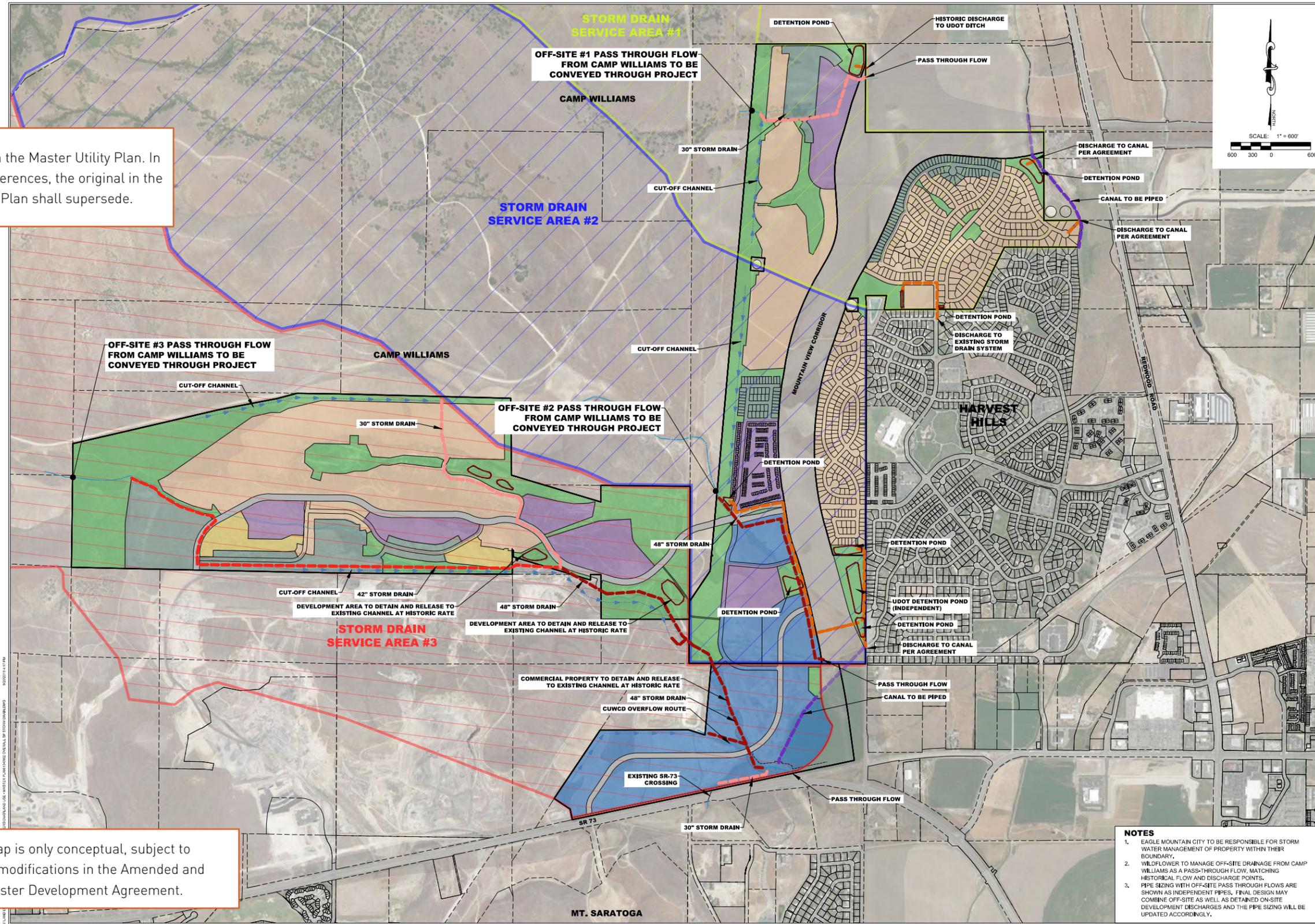
Note: This map is only conceptual, subject to exceptions and modifications in the Amended and Restated Master Development Agreement.



Master Storm Drain Exhibit

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WILDFLOWER - SPRINGS
 SARATOGA SPRINGS CITY, UTAH
SYSTEM STORM DRAIN PLAN

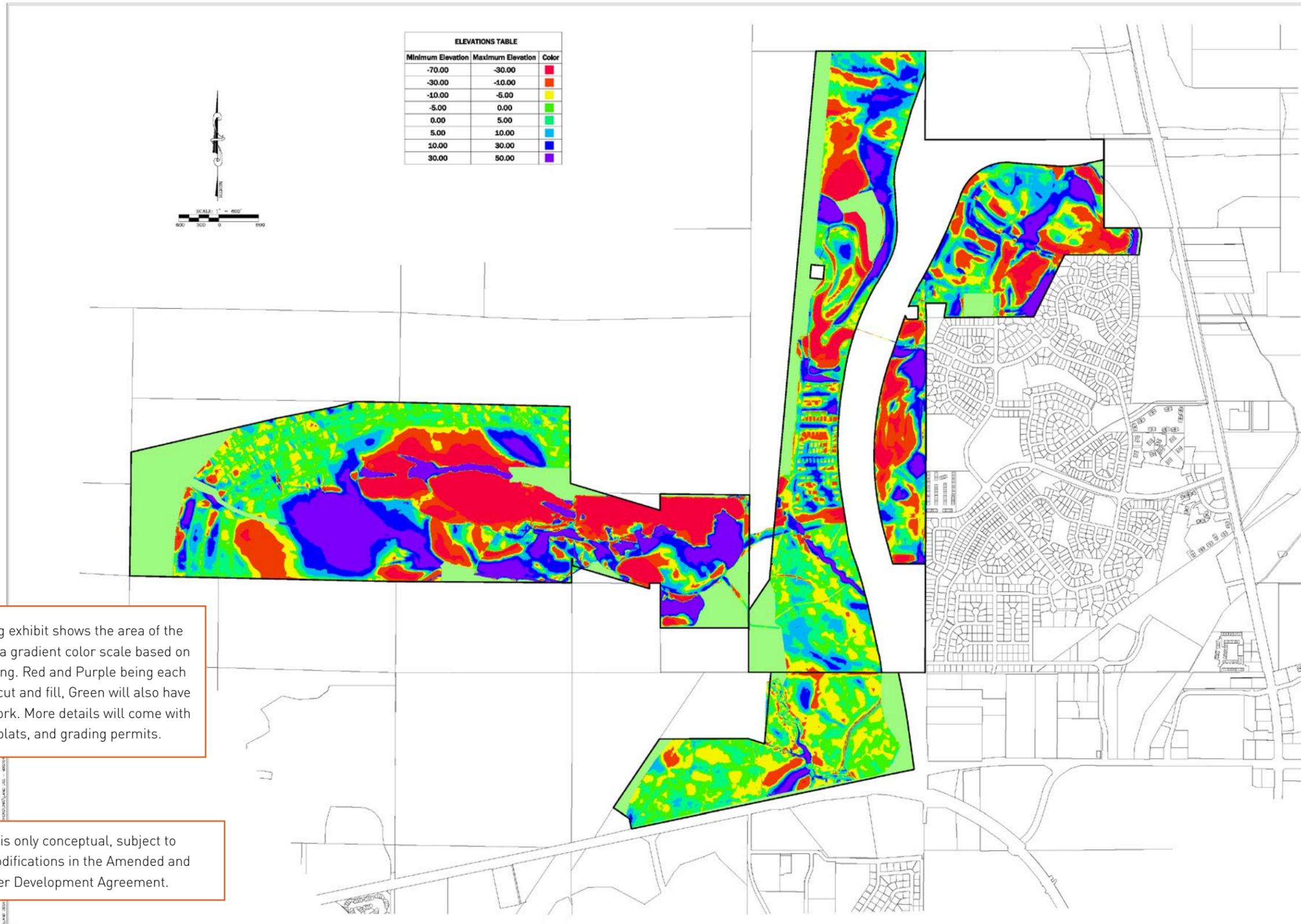
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1" = 600'
 DATE:
11/13/2019

- NOTES**
1. EACH 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.

SHEET
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WILDFLOWER
SARATOGA SPRING, UTAH
OVERALL PLAN GRADING

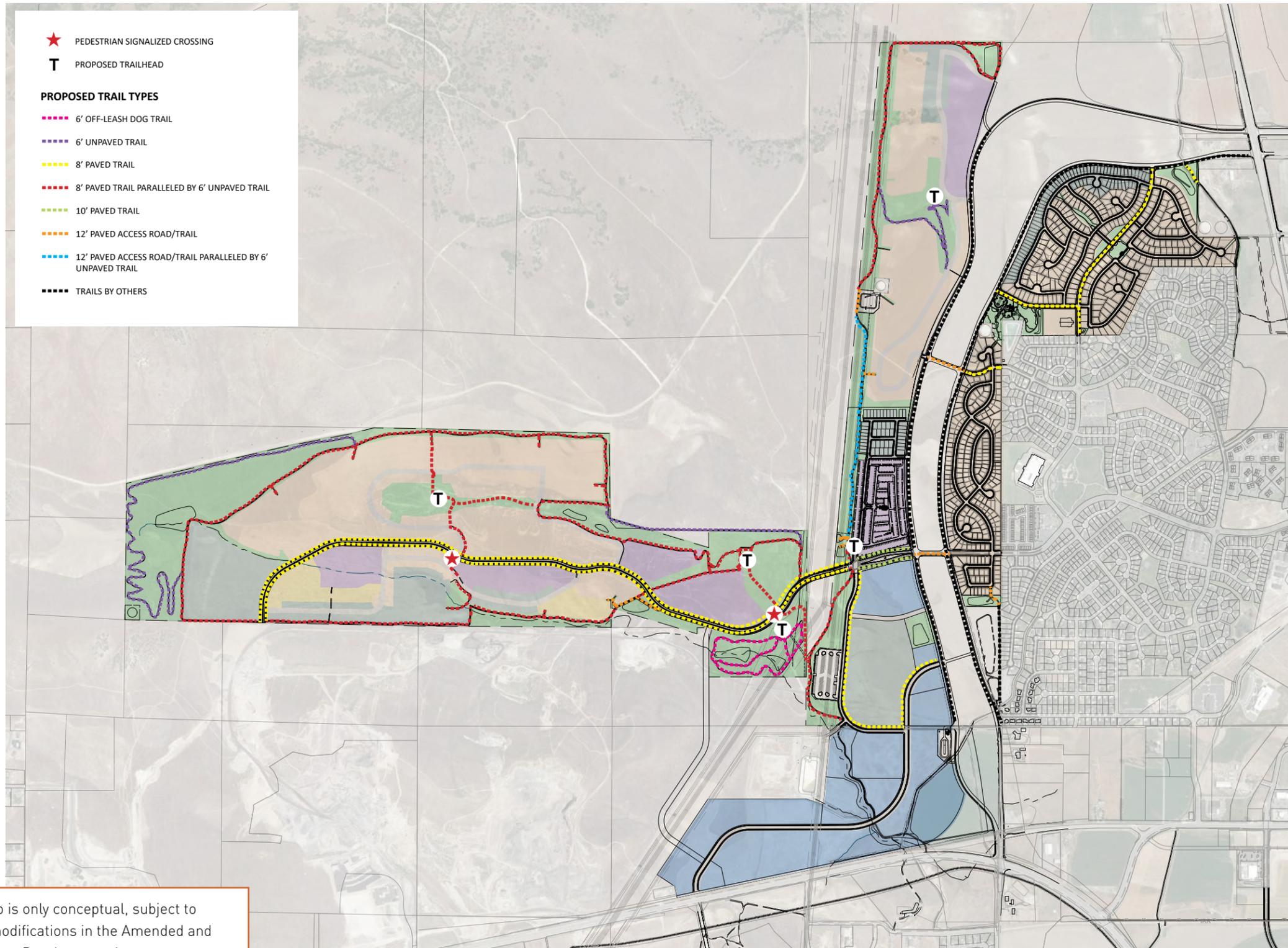
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1" = 500'
DATE:
11/12/2019
SHEET

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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.

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



Wildflower Trails Master Plan

October 17, 2019

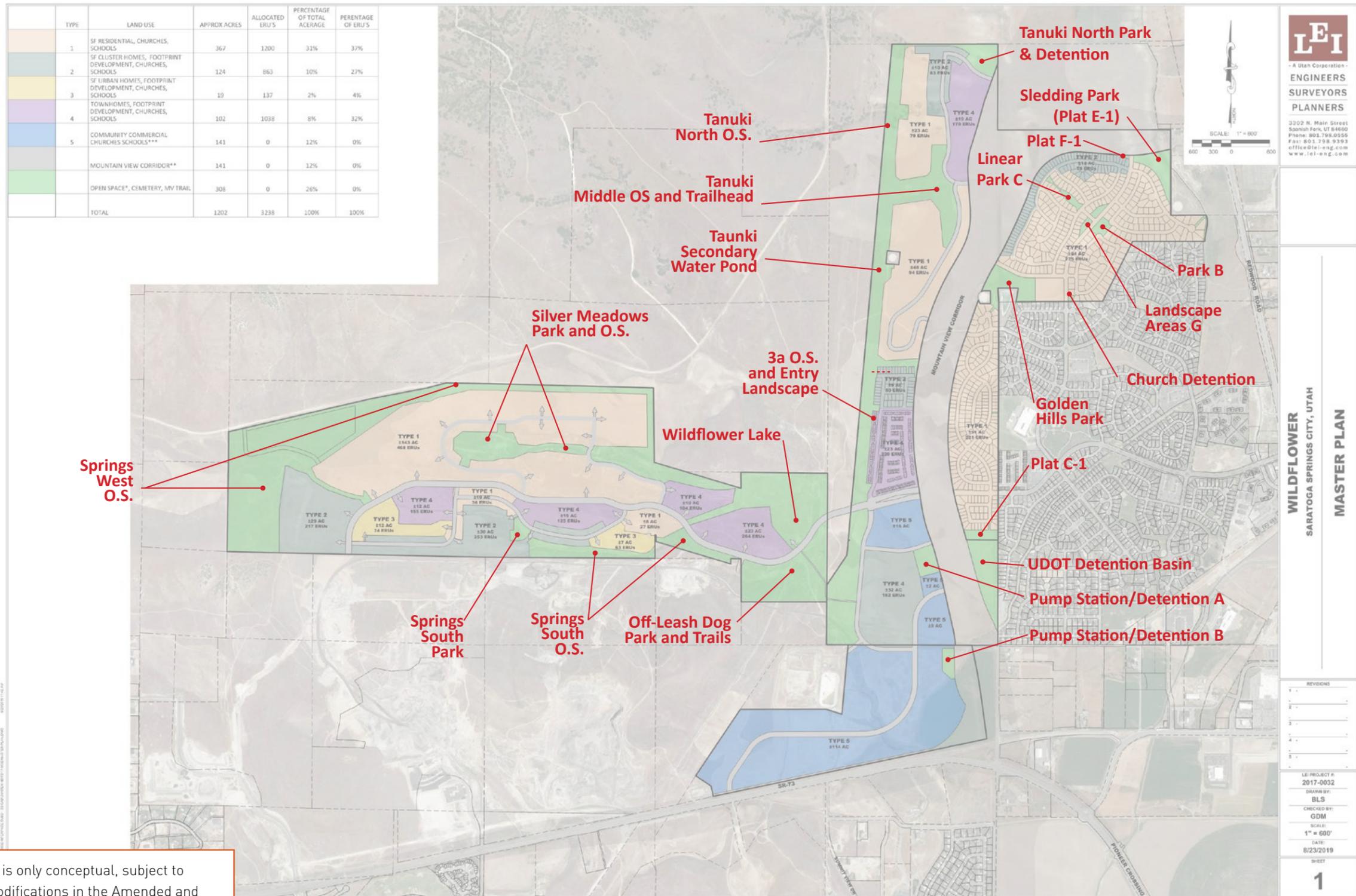


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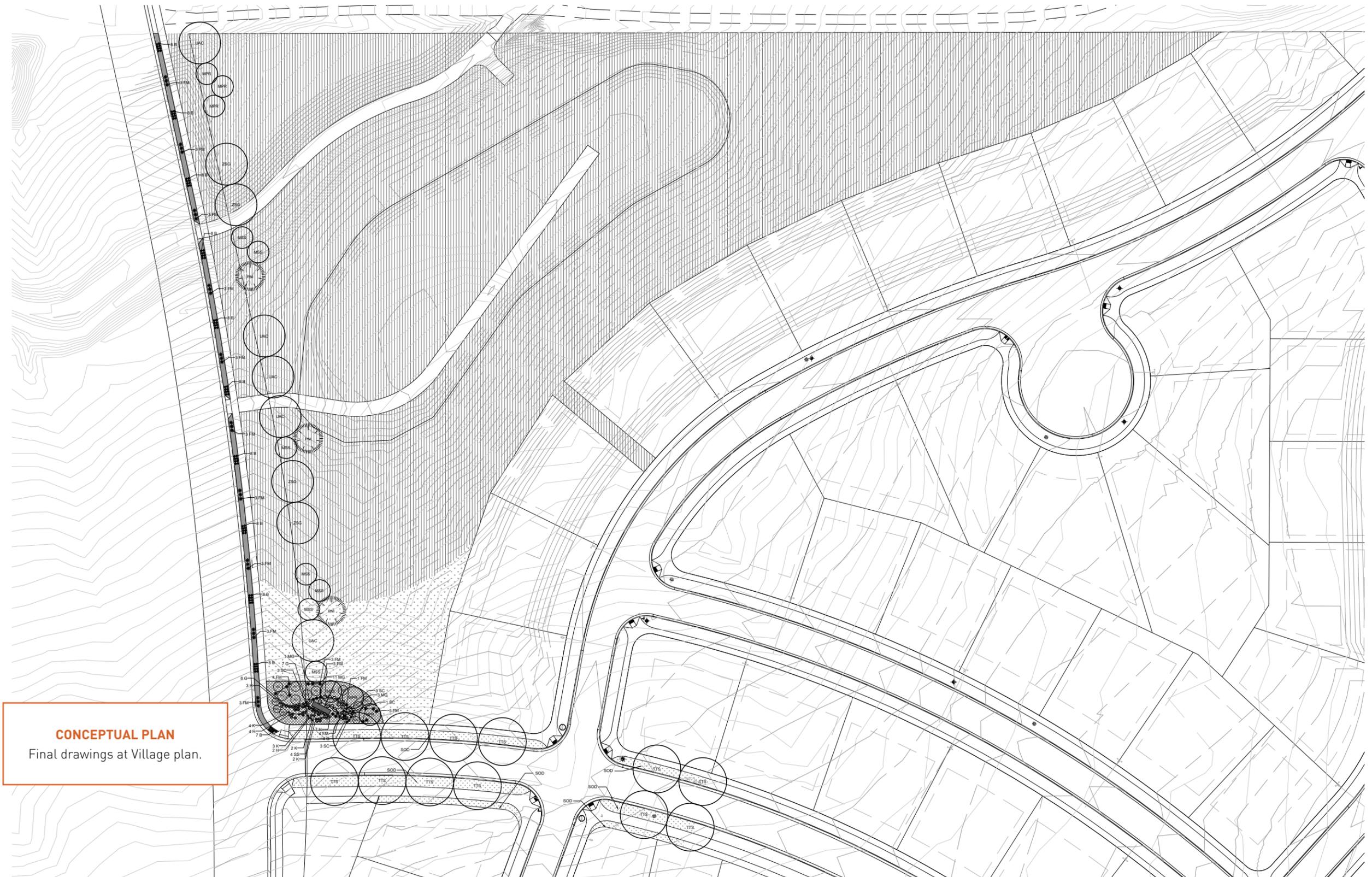


Open Space Locator Map



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

October 18, 2019
Wildflower Parks and Open Space Locator Map for Costs

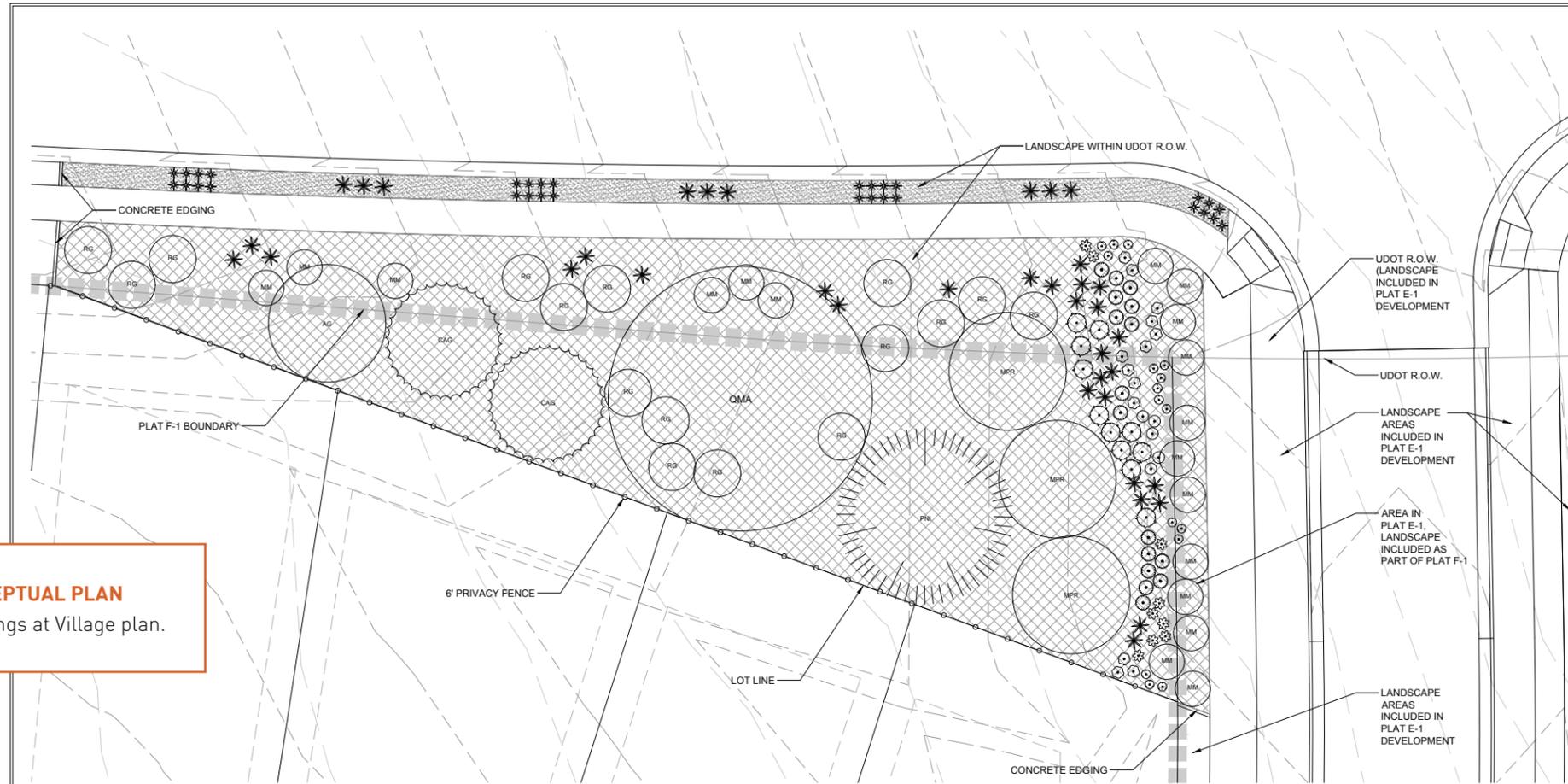


CONCEPTUAL PLAN
Final drawings at Village plan.





Plat F-1



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 'Prairiefire'	Prairiefire 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	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	18	Mirabilis multiflora	Desert Four O'Clock*	1 gal
○	PB	16	Penstemon barbatus 'Elin Pink'	Elin 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	11,090	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	9,500	87.0%	
SIDEWALK	1,430		
LAWN (TURF GRASS)	-	-	<70%
PLANTING BEDS*	9,500	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	5
EVERGREEN TREES	3	3	3
SHRUBS	53	53	14
ORNAMENTAL GRASSES	42	42	
PERENNIALS	77	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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WILDFLOWER VILLAGE 1 (NORTH) - PLAT F-1
SARATOGA SPRINGS CITY, UTAH
PLANTING PLAN

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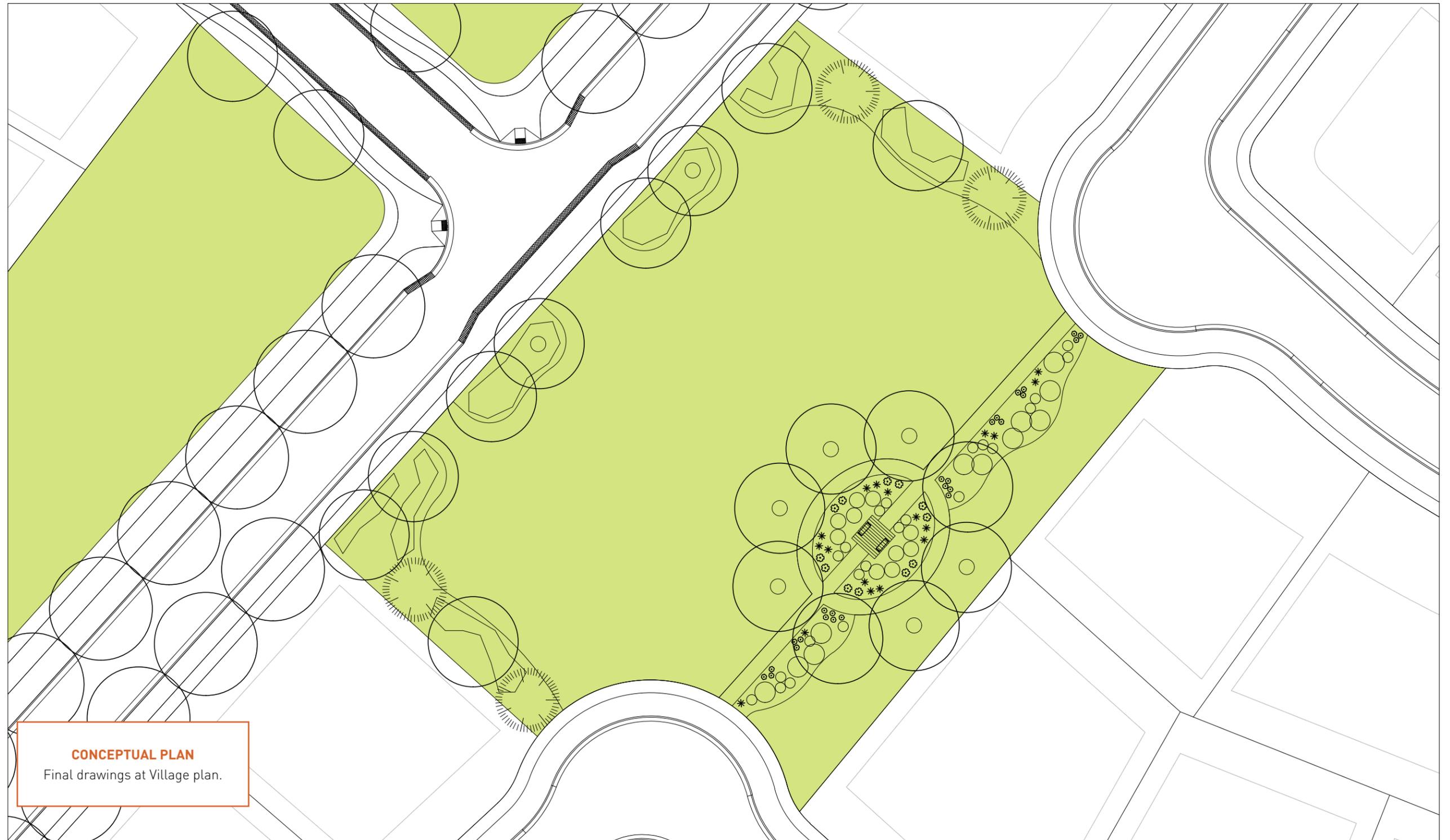
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LANDMARK DESIGN
LANDSCAPE ARCHITECTURE & PLANNING
Angela Blair-Gardner
880 South 400 West, Suite 104
Salt Lake City, Utah 84101
(801) 474-3300

LEI PROJECT #:
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4/5/2019

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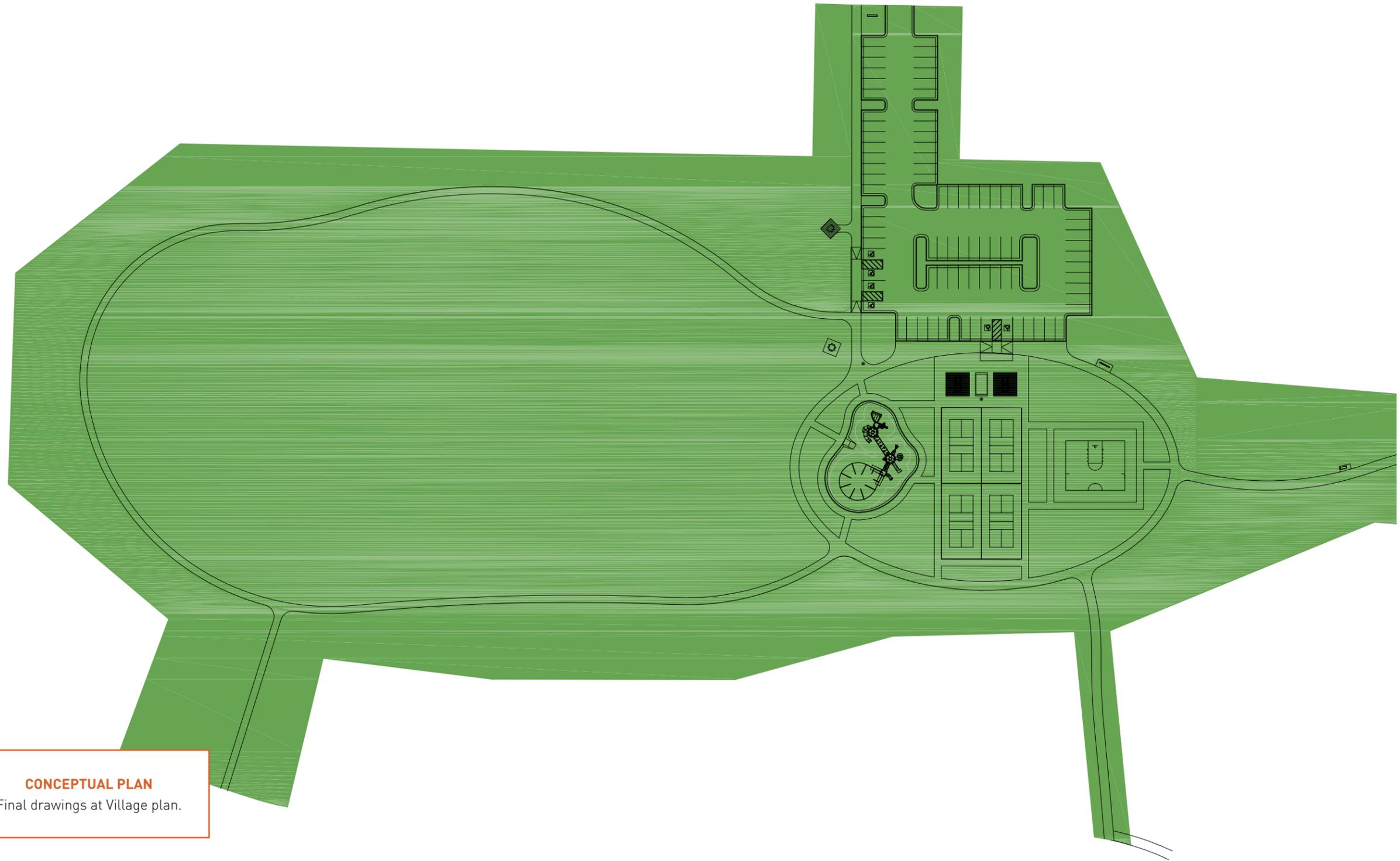
CONCEPTUAL PLAN
Final drawings at Village plan.





CONCEPTUAL PLAN
Final drawings at Village plan.





CONCEPTUAL PLAN
Final drawings at Village plan.





Golden Hills Park

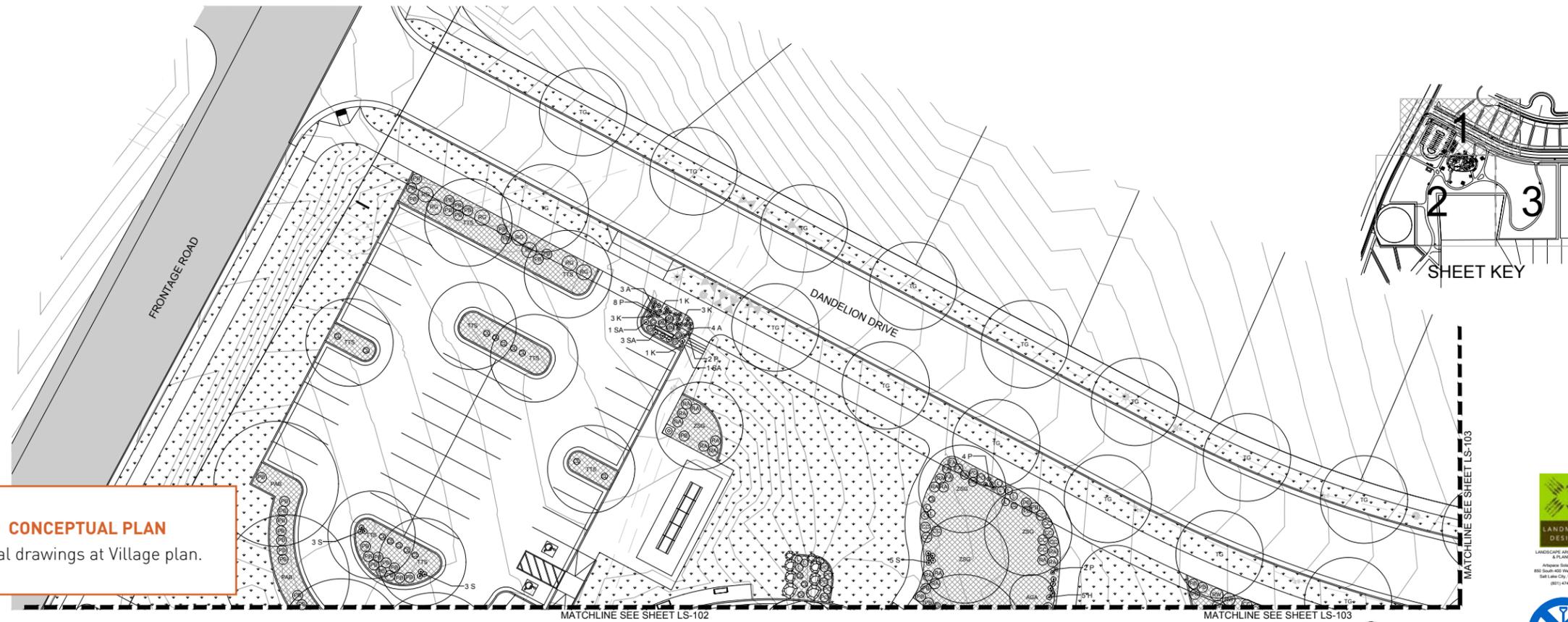
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
APE	8	Acer platanoides 'Emerald Queen'	Emerald Queen Maple	2" Cal.
ATP	7	Acer falcatum '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.
MMI	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.
TG	23	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2" Cal.
TTS	8	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.
UAC	4	Ulmus x 'Accolade'	Accolade Elm	2" Cal.
ZSG	12	Zelkova serrata 'Green Vase'	Sawleaf Zelkova	2" Cal.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
CC	82	Caryopteris x candoniensis '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 Mediland series 'Red'	Red Mediland Rose	5 gal
RW	40	Rosa Mediland series 'White'	White Mediland Rose	5 gal
VM	39	Viburnum dentatum 'Blue Muffin'	Southern Arrowwood	5 gal
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT
CL	80	Calamagrostis x aciculifera '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

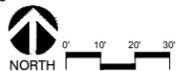
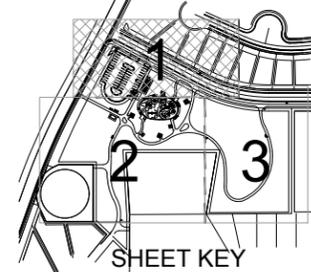
NOTES:

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

GROUND COVER MATERIALS	DESCRIPTION
	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)



CONCEPTUAL PLAN
Final drawings at Village plan.



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WILDFLOWER - PLAT "D-1"
VILLAGE #1 - SOUTH
SARATOGA SPRINGS CITY, UTAH
LANDSCAPE PLANTING PLAN

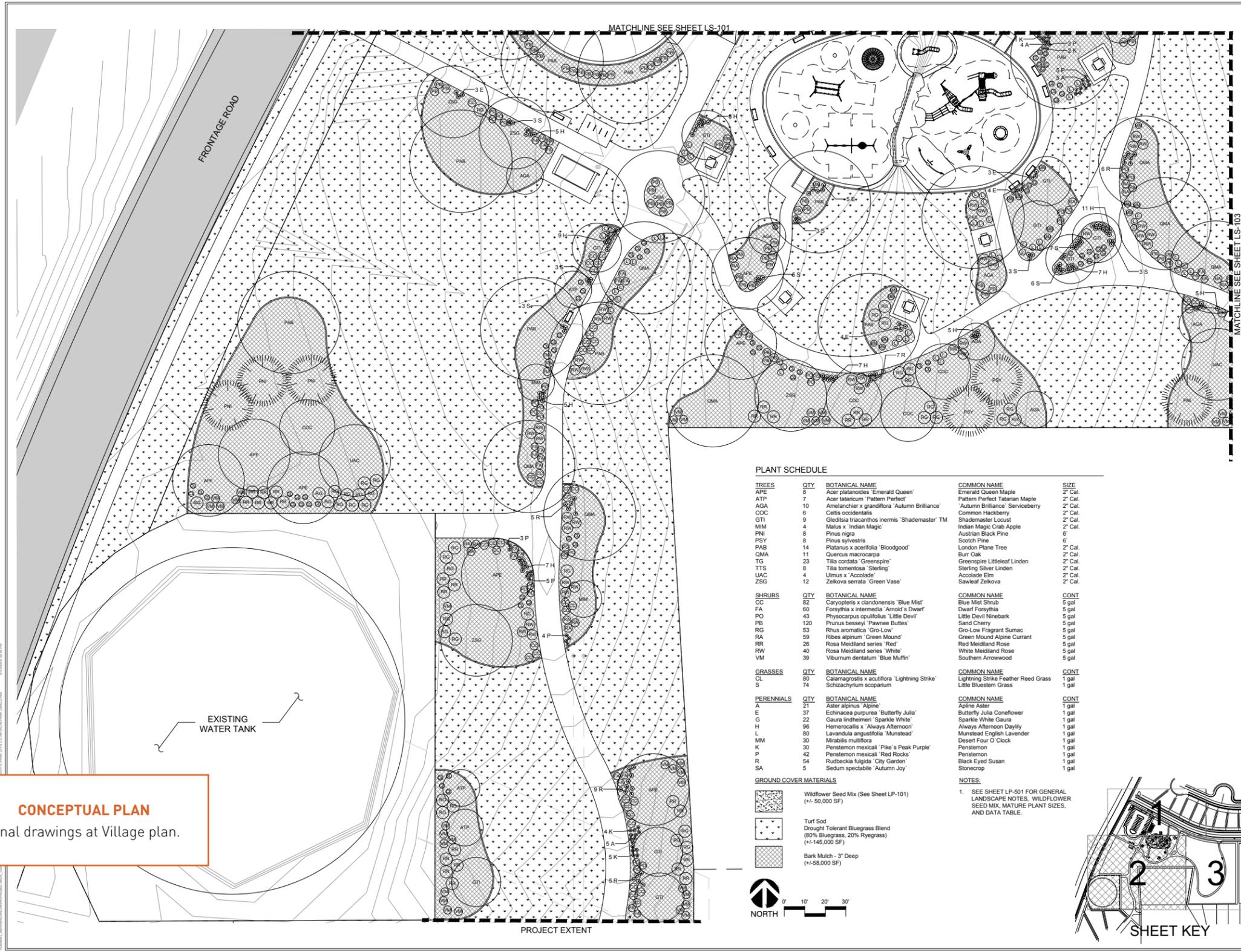
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LANDMARK DESIGN
LANDSCAPE ARCHITECTURE & PLANNING
Alpine Solar Gardens
255 South 400 West, Suite 104
Salt Lake City, Utah 84111
(801) 474-2000





CONCEPTUAL PLAN
Final drawings at Village plan.

PLANT SCHEDULE

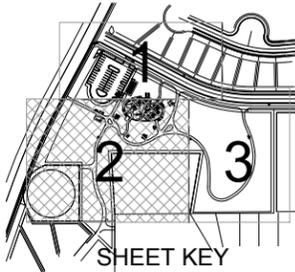
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
APE	8	Acer platanoides 'Emerald Queen'	Emerald Queen Maple	2" Cal.
ATP	7	Acer tartaricum 'Pattern Perfect'	Pattern Perfect Tatarian Maple	2" Cal.
AGA	10	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	2" Cal.
COC	6	Celtis occidentalis	Common Hackberry	2" Cal.
GTT	9	Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust	2" Cal.
MIN	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.
OMA	11	Quercus macrocarpa	Burr Oak	2" Cal.
TG	23	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2" Cal.
TTS	8	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.
UAC	4	Ulmus x 'Accolade'	Accolade Elm	2" Cal.
ZSG	12	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
PD	43	Rhus typhina 'Little Devil'	Little Devil Ninebark	5 gal
PB	120	Prunus besseyi 'Pawnee Bells'	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
SR	54	Rudbeckia fulgida 'City Garden'	Black Eyed Susan	1 gal
SA	5	Sedum spectabile 'Autumn Joy'	Stoncrop	1 gal

GROUND COVER MATERIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT
		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)		



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**WILDFLOWER - PLAT "D-1"
VILLAGE #1 - SOUTH
SARATOGA SPRINGS CITY, UTAH**
LANDSCAPE PLANTING PLAN

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LP-102



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 latarium '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.
GTT	9	Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust	2" Cal.
MMI	4	Malus x 'Indian Magic'	Indian Magic Crab Apple	2" Cal.
PN	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.
TG	23	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2" Cal.
TTS	8	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.
UAC	4	Ulmus x 'Accolade'	Accolade Elm	2" Cal.
ZSG	12	Zelkova serrata 'Green Vase'	Sawleaf Zelkova	2" Cal.

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.
CC	82	Caryopteris x candoniensis '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.

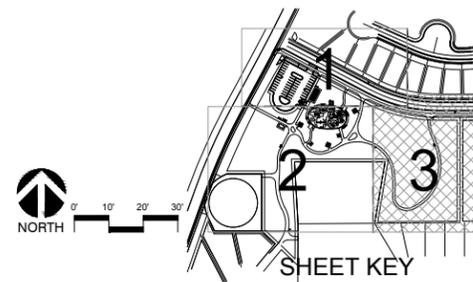
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT.
A	21	Aster alpinus 'Alpine'	Alpine Aster	1 gal.
E	37	Echinacea purpurea 'Butterfly Julia'	Butterfly Julia Coneflower	1 gal.
G	22	Gaura lindheimeri 'Sparkle White'	Sparkle White Gaura	1 gal.
H	96	Hemerocallis x 'Always Afternoon'	Always Afternoon Daylily	1 gal.
L	90	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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**WILDFLOWER - PLAT "D-1"
VILLAGE #1 - SOUTH
SARATOGA SPRINGS CITY, UTAH**
LANDSCAPE PLANTING PLAN

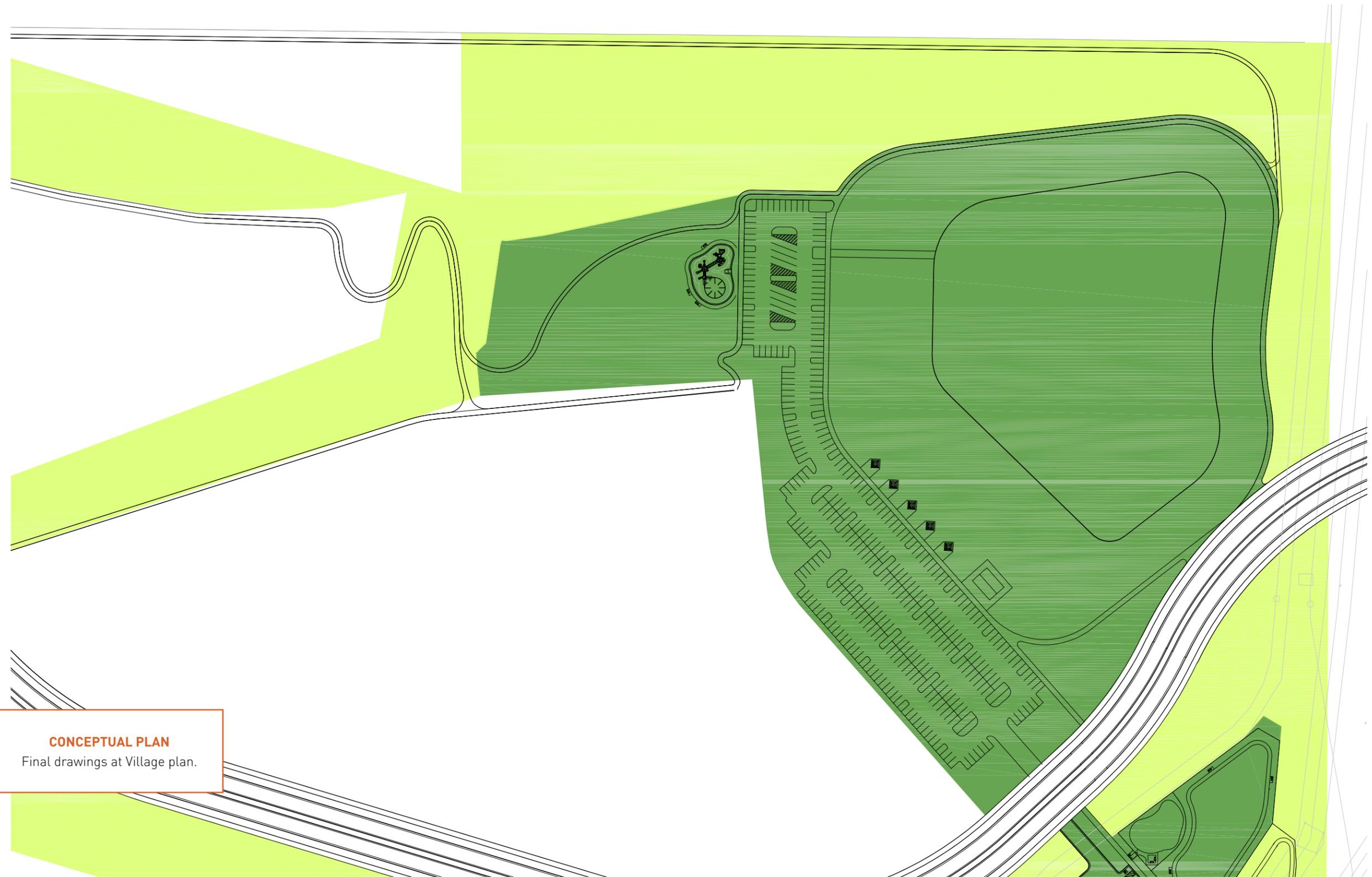
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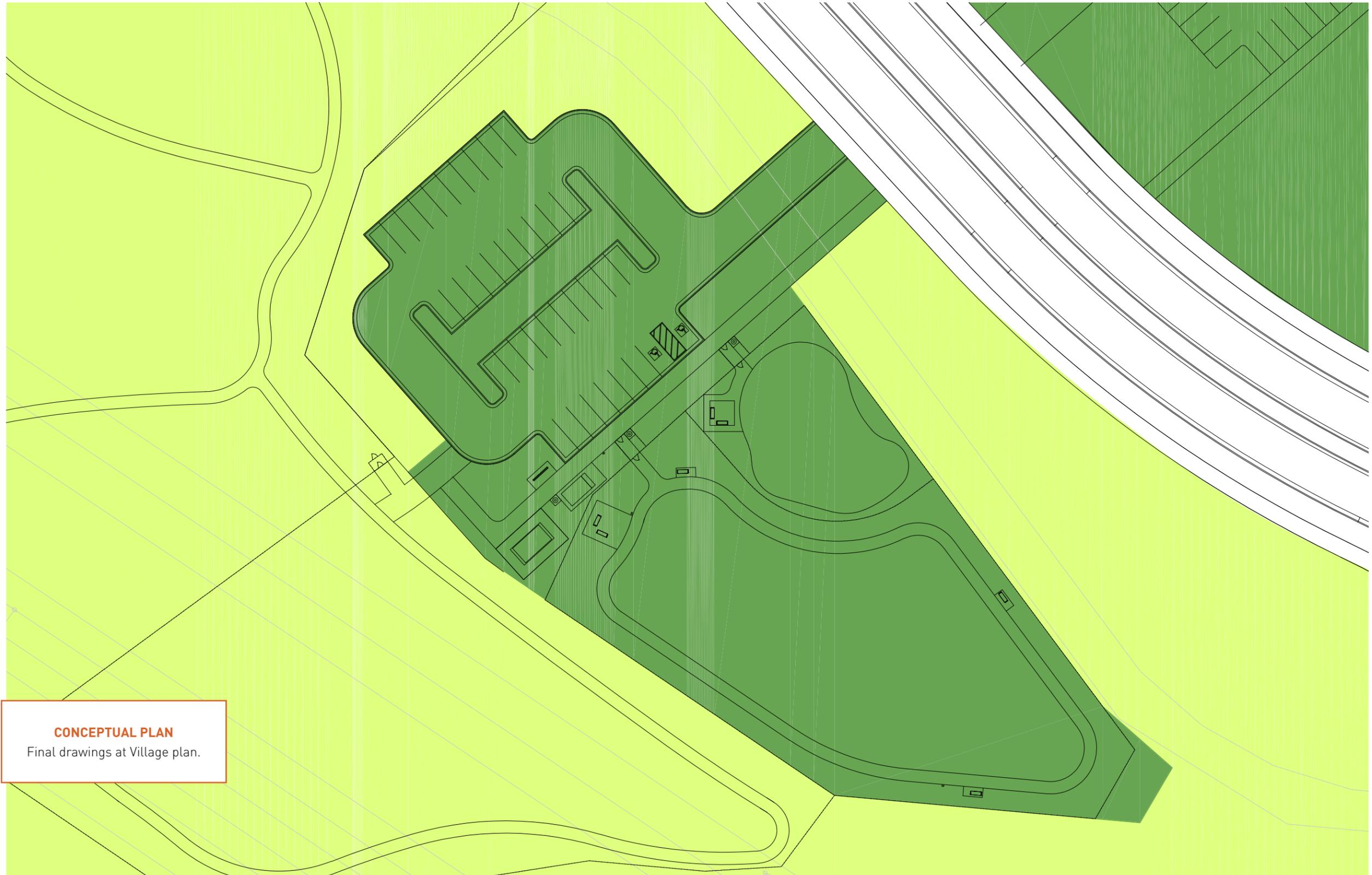


LP-103



CONCEPTUAL PLAN
Final drawings at Village plan.

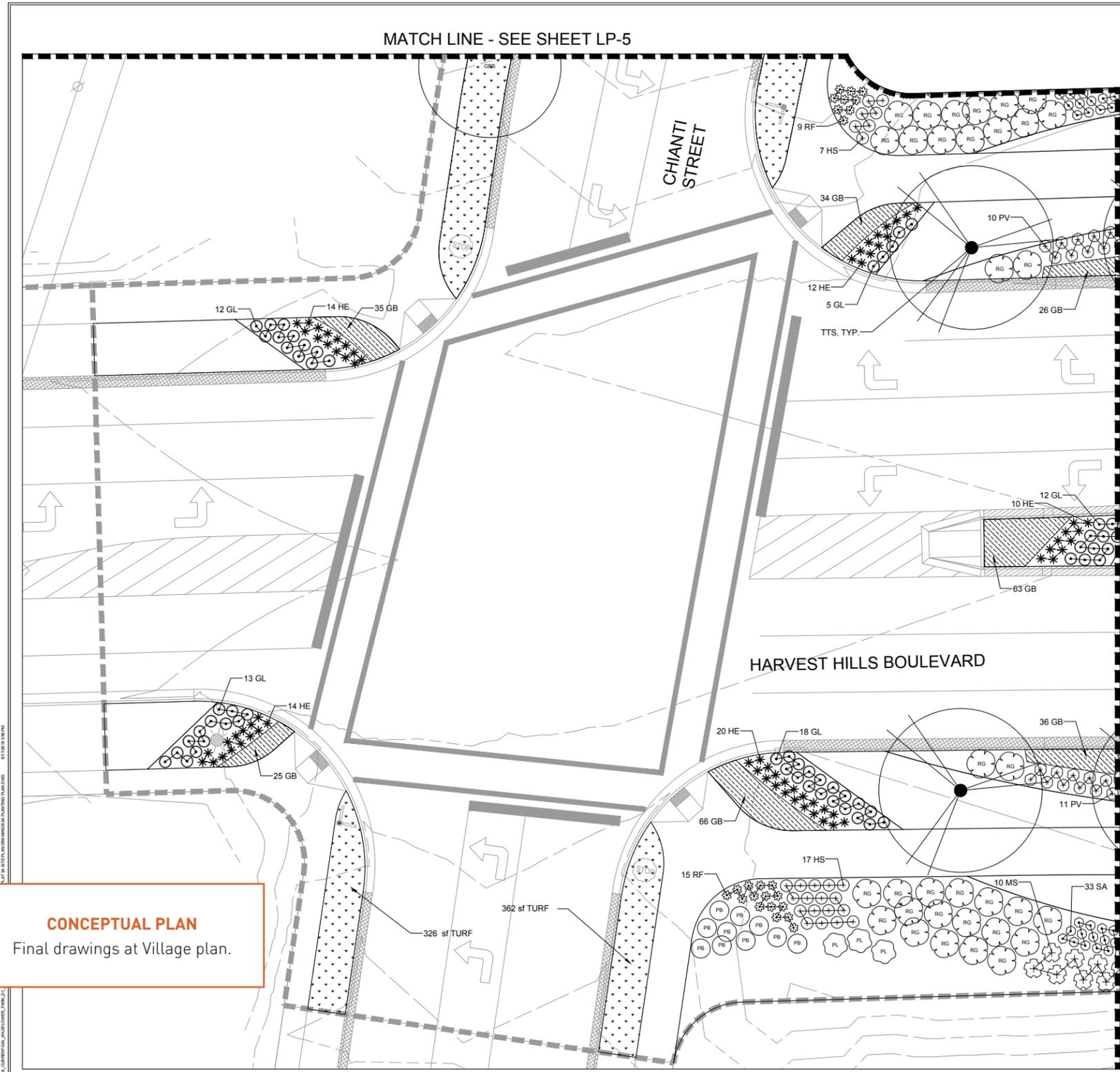




CONCEPTUAL PLAN
Final drawings at Village plan.







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 faassoni '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'	Stonewall	1 gal

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
GB	1,471	Cerastium macrorrhizum 'Beven's Variety'	Beven's Variety Cerastium	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

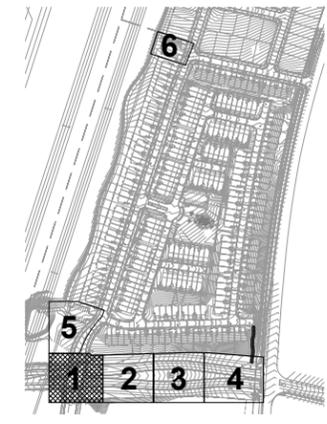
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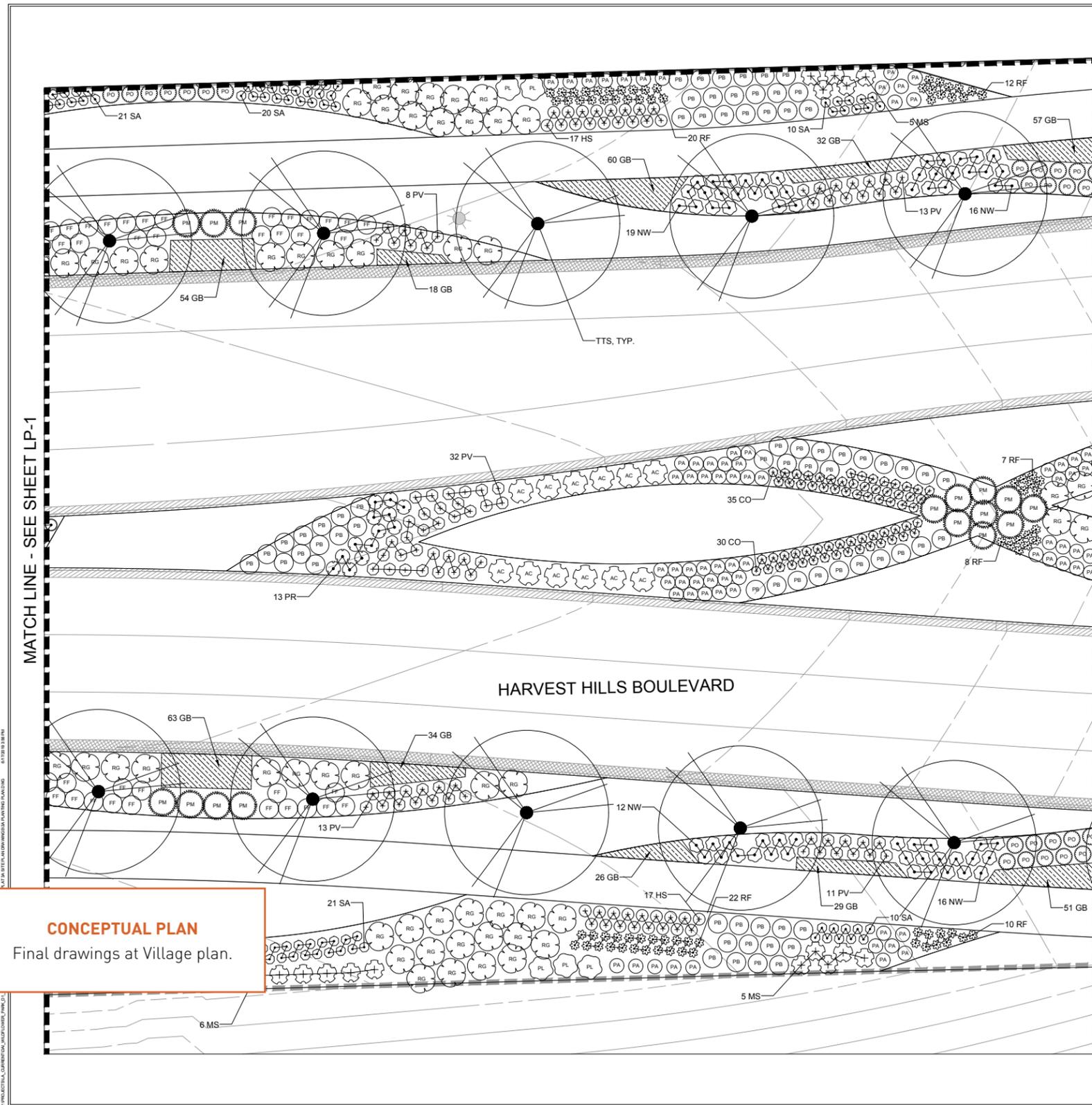
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CONCEPTUAL PLAN
Final drawings at Village plan.

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

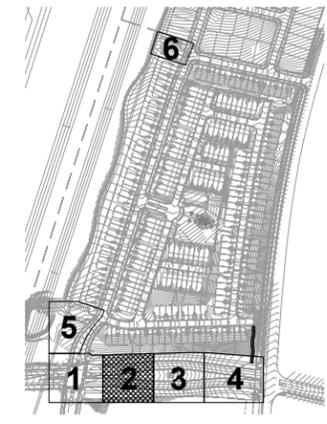
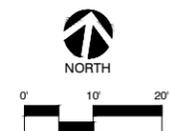
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT.
GL	214	Gaura lindheimeri 'Sparkle White'	Sparkle White Gaura	1 gal
HE	152	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal
NW	198	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	1 gal
PR	123	Penstemon rostriflorus	Bridge Penstemon	1 gal
PA	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'	Stoncrop	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	

MATCH LINE - SEE SHEET LP-3

MATCH LINE - SEE SHEET LP-1

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

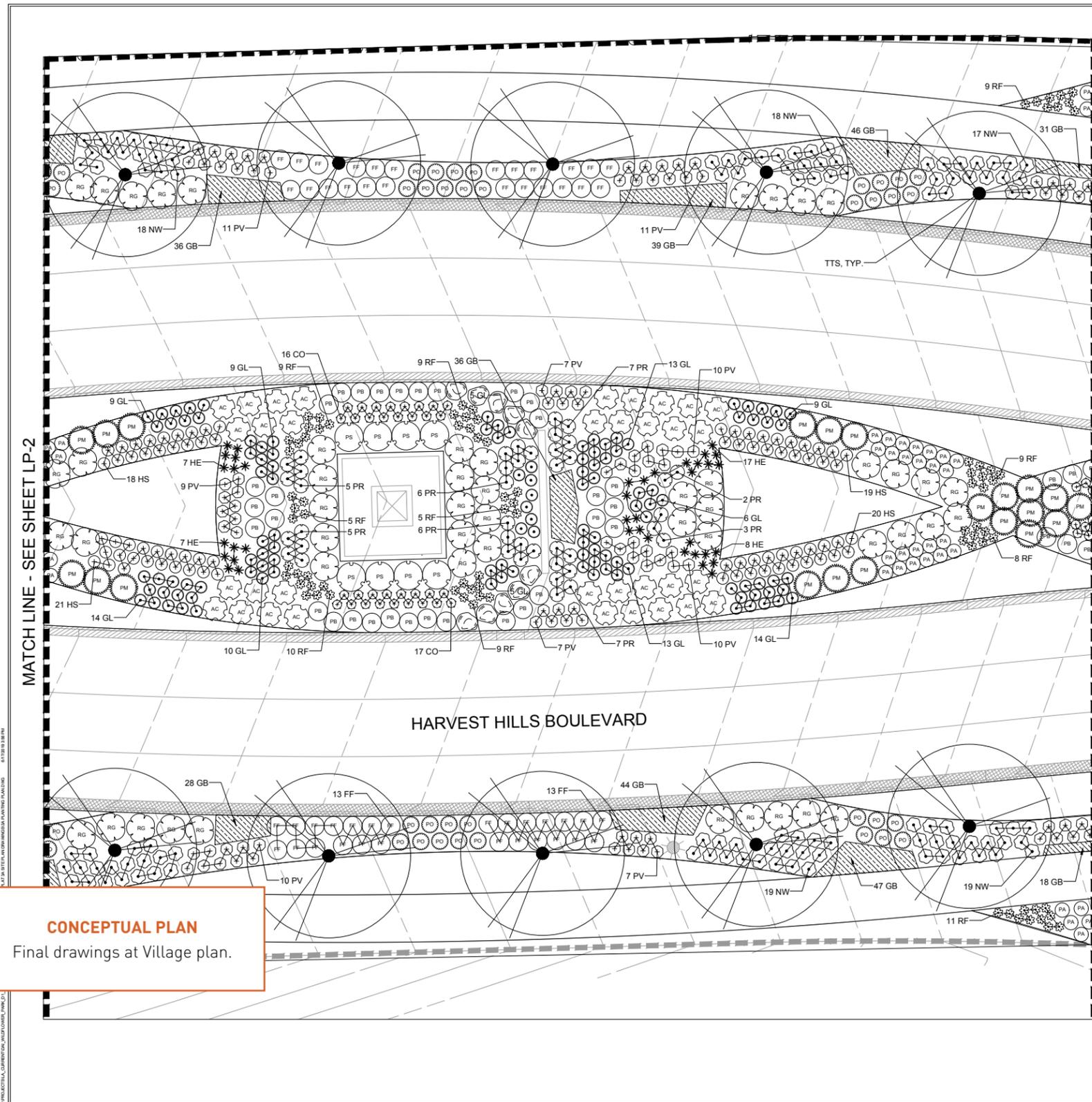
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CONCEPTUAL PLAN
Final drawings at Village plan.

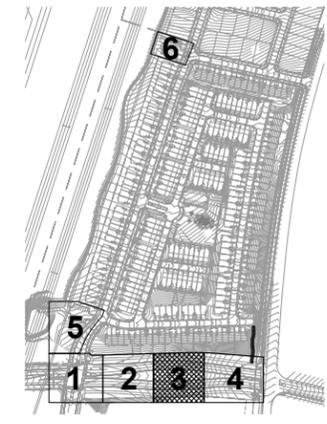
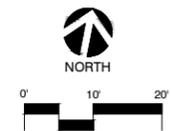
PLANT SCHEDULE A-1

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	
FL	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 besseyi 'Pawnee Buttes'	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 Butteberry	5 gal	
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	
CO	170	Callamagrostis 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	

MATCH LINE - SEE SHEET LP-4

MATCH LINE - SEE SHEET LP-2

HARVEST HILLS BOULEVARD



LANDMARK DESIGN
LANDSCAPE ARCHITECTURE & PLANNING
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850 South 400 West, Suite 104
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www.le-i-eng.com

REVIEW SET
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CONSTRUCTION

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

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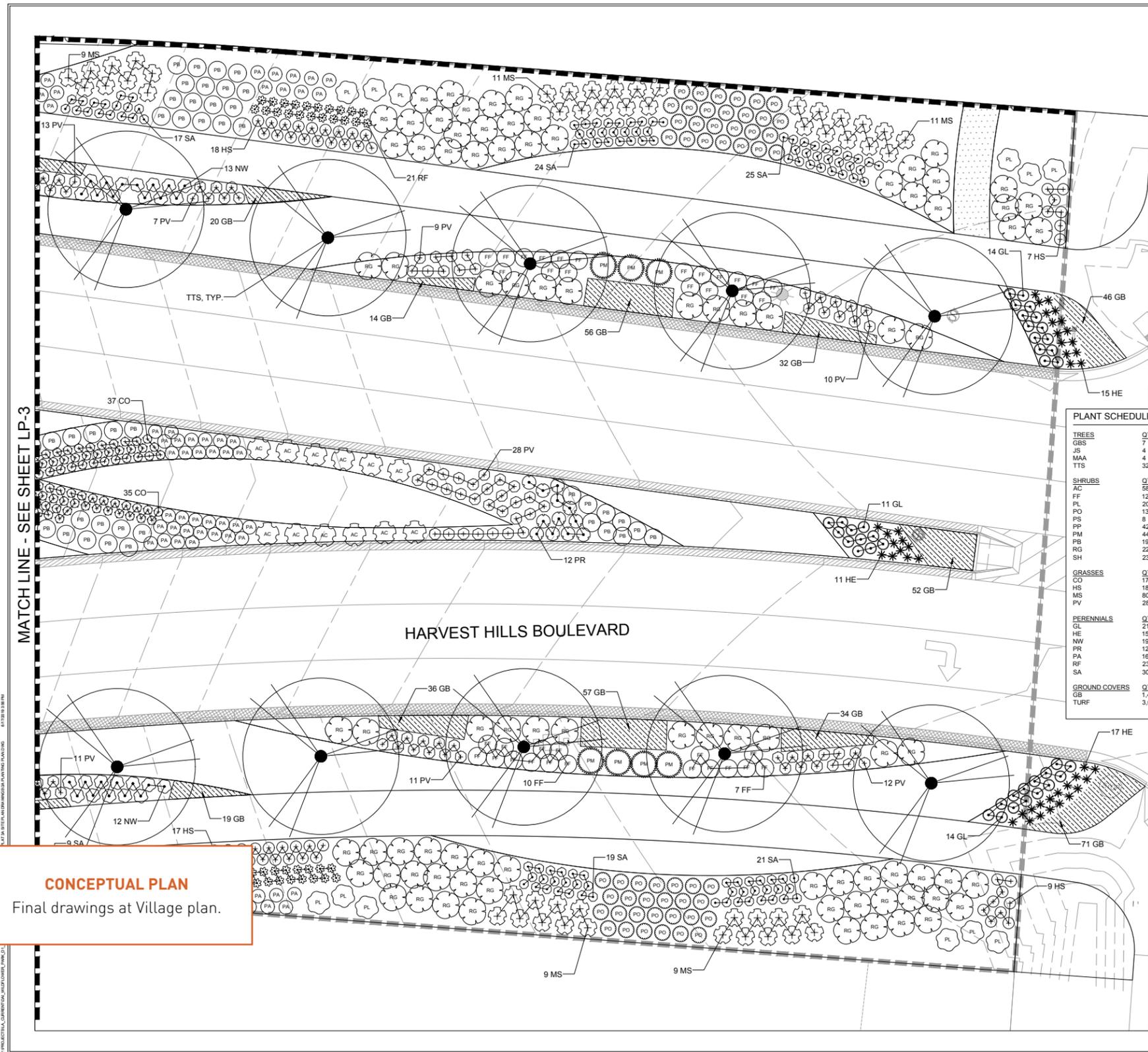
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2013-0902
DRAWN BY:
ST
CHECKED BY:
HH
SCALE:
DATE:
6/17/2018

SHEET
LP-3





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	157	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 'Sparkie White'	Sparkie White Gaura	1 gal
HE	152	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal
NW	198	Nepeta x 'basenii' 'Walkers Low'	Walkers Low Catmint	1 gal
PR	123	Penstemon tomentosus	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	Scedum spectabile 'Autumn Joy'	Stonecrop	1 gal
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT
GB	1,471	Geranium macrorrhizum 'Beven's Variety'	Beven's Variety Geranium	4" pot
TURF	3,624 sq ft	Turf Sod	Drought Tolerant Bluegrass Blend	sod



REVIEW SET
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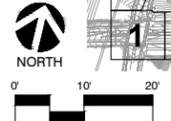
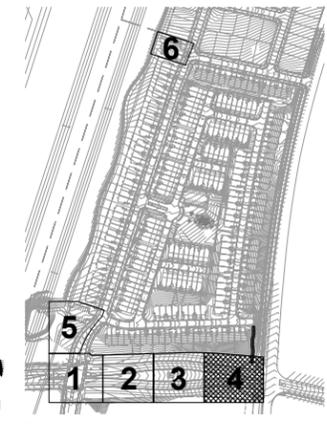
WILDFLOWER - VILLAGE 3A PLAT A-1
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
PLANTING PLAN

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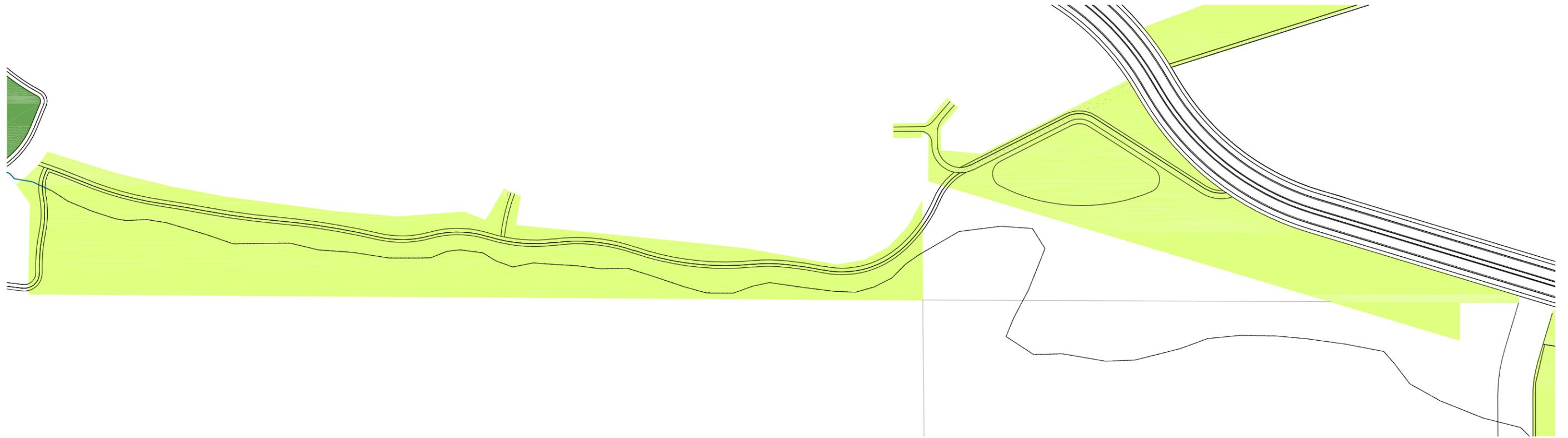
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6/17/2018
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CONCEPTUAL PLAN
Final drawings at Village plan.





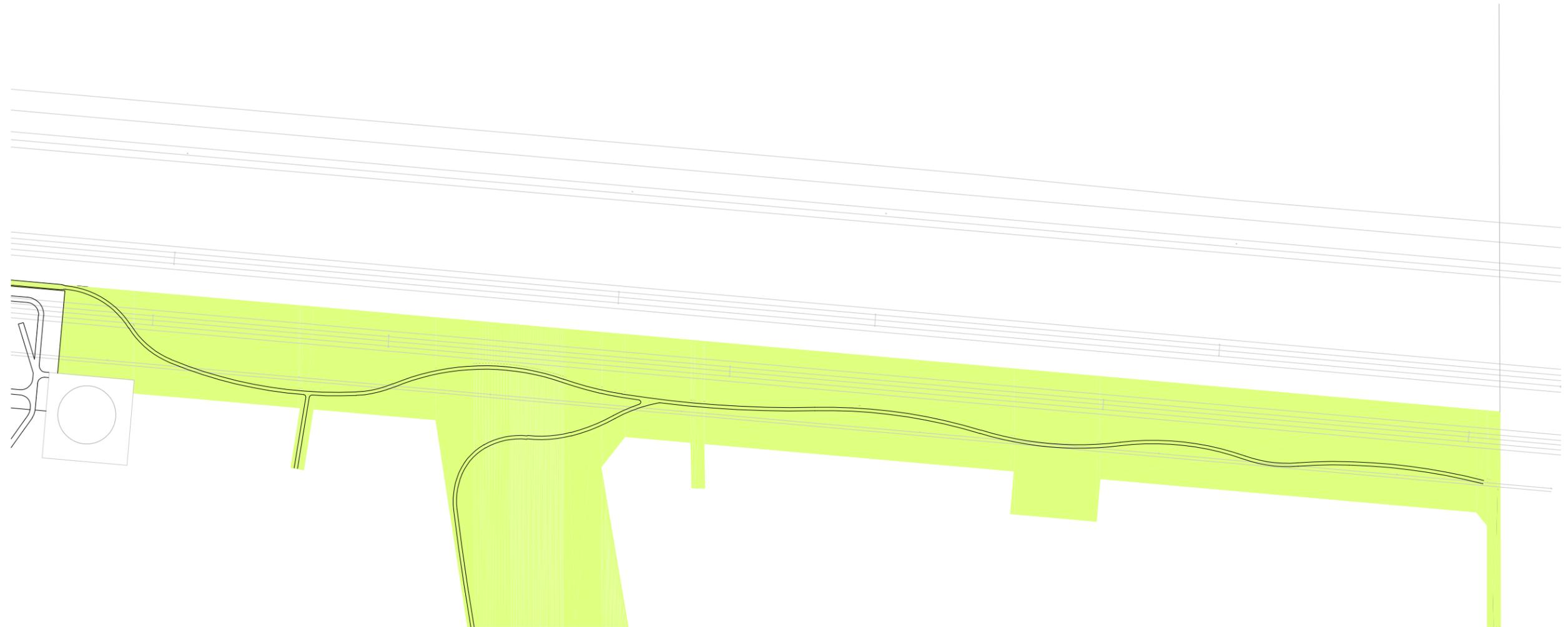
CONCEPTUAL PLAN
Final drawings at Village plan.





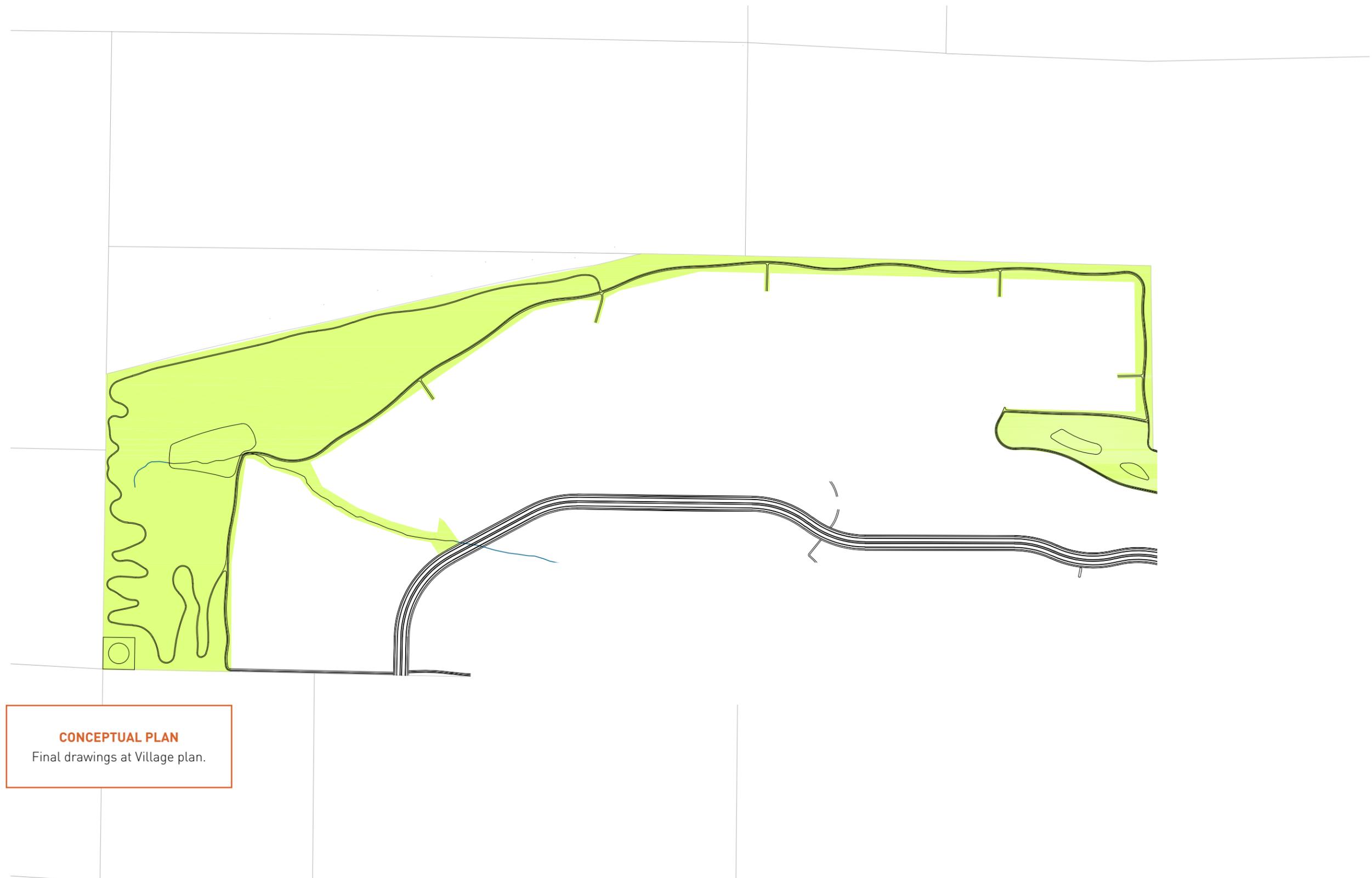
CONCEPTUAL PLAN
Final drawings at Village plan.





CONCEPTUAL PLAN
Final drawings at Village plan.



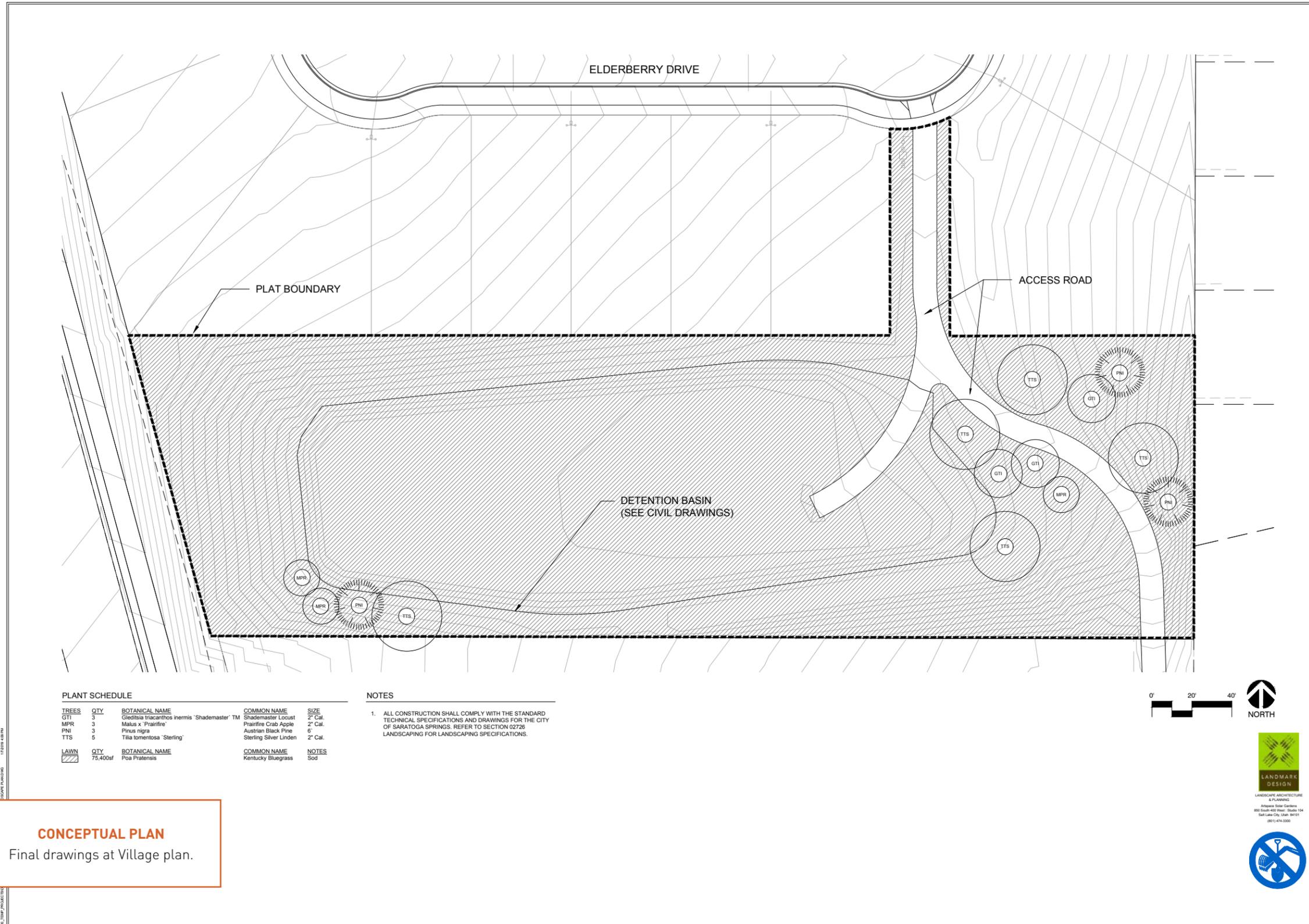


CONCEPTUAL PLAN
Final drawings at Village plan.





Plat C-1 Detention



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GTI	3	Gleditsia triacanthos 'Shademaster'™	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	Soil

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.



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

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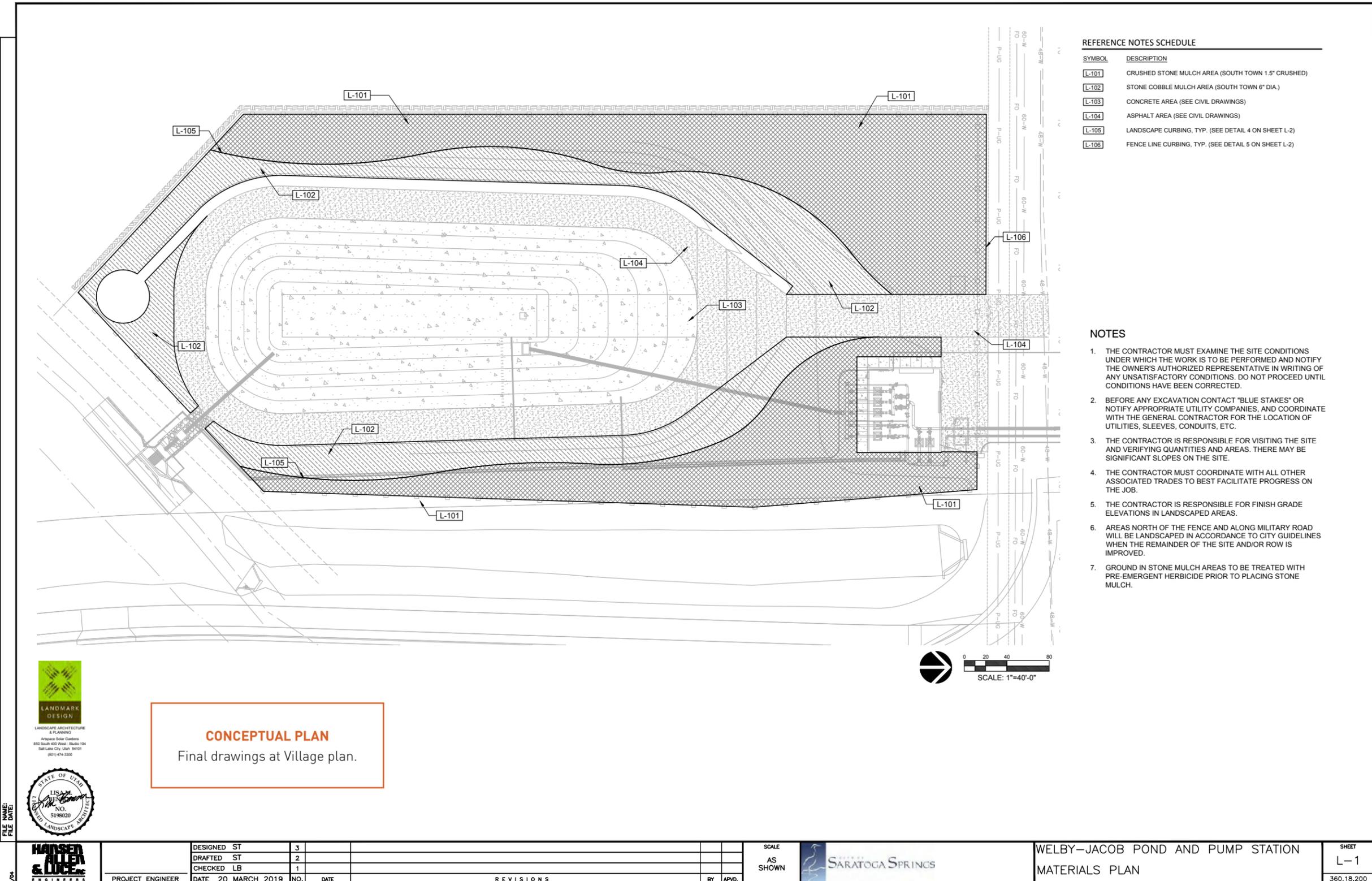
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LEI PROJECT #:
2013-0902
 DRAWN BY:
LBE
 CHECKED BY:
HH
 SCALE:

 DATE:
1/10/2019

SHEET
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CONCEPTUAL PLAN
 Final drawings at Village plan.



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.

CONCEPTUAL PLAN
Final drawings at Village plan.



LANDSCAPE ARCHITECTURE & PLANNING
450 South 400 West, Studio 104
Salt Lake City, Utah 84111
(801) 474-3300



FILE NAME:
FILE DATE:



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PROJECT ENGINEER	DATE	20 MARCH 2019	NO.	DATE	BY	APVD.

SCALE
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WELBY-JACOB POND AND PUMP STATION
MATERIALS PLAN

SHEET
L-1
360.18.200





Tanuki Secondary Water Pond

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.



LANDSCAPE ARCHITECTURE & PLANNING
Angeles Solar Gardens
400 South 400 West, Studio 104
Salt Lake City, Utah 84111
(801) 474-3300



FILE NAME:
FILE DATE:
7/24



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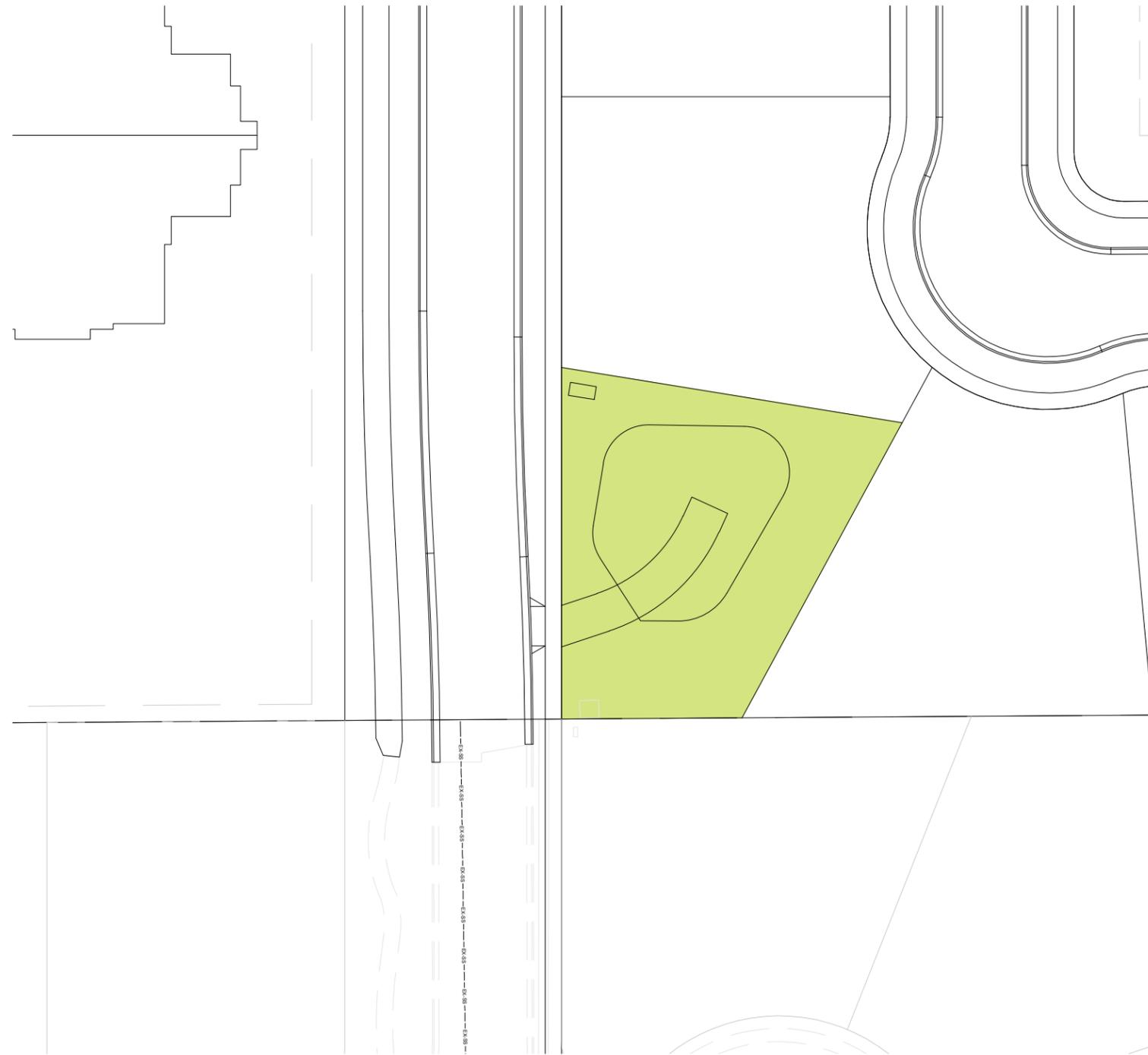
WILDFLOWER ZONE 3 POND
LANDSCAPE PLAN

SHEET
L-1
360.18.300



CONCEPTUAL PLAN
Final drawings at Village plan.





CONCEPTUAL PLAN
Final drawings at Village plan.

