



COMMUNITY
PLAN
AMENDMENT

September 7, 2016

DRAFT



WILDFLOWER

AT SARATOGA SPRINGS

A **DAI** Community



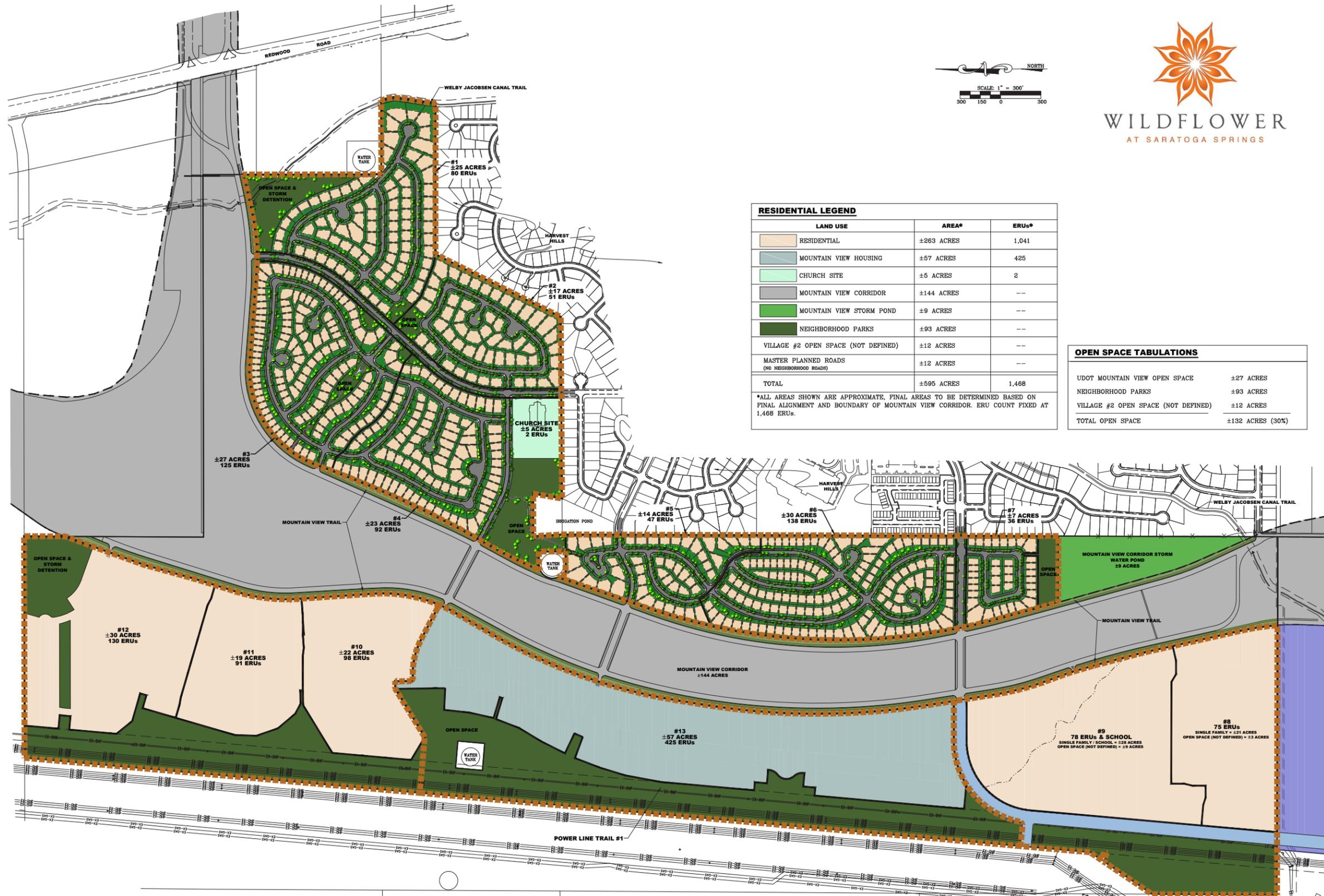
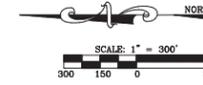
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WILDFLOWER
AT SARATOGA SPRINGS



RESIDENTIAL LEGEND

LAND USE	AREA*	ERUs*
RESIDENTIAL	±263 ACRES	1,041
MOUNTAIN VIEW HOUSING	±57 ACRES	425
CHURCH SITE	±5 ACRES	2
MOUNTAIN VIEW CORRIDOR	±144 ACRES	---
MOUNTAIN VIEW STORM POND	±9 ACRES	---
NEIGHBORHOOD PARKS	±93 ACRES	---
VILLAGE #2 OPEN SPACE (NOT DEFINED)	±12 ACRES	---
MASTER PLANNED ROADS (NO NEIGHBORHOOD ROADS)	±12 ACRES	---
TOTAL	±595 ACRES	1,468

*ALL AREAS SHOWN ARE APPROXIMATE, FINAL AREAS TO BE DETERMINED BASED ON FINAL ALIGNMENT AND BOUNDARY OF MOUNTAIN VIEW CORRIDOR. ERU COUNT FIXED AT 1,468 ERUs.

OPEN SPACE TABULATIONS

UDOT MOUNTAIN VIEW OPEN SPACE	±27 ACRES
NEIGHBORHOOD PARKS	±93 ACRES
VILLAGE #2 OPEN SPACE (NOT DEFINED)	±12 ACRES
TOTAL OPEN SPACE	±132 ACRES (30%)





WILDFLOWER
AT SARATOGA SPRINGS



LEGEND		
LAND USE	AREA	UNITS
RESIDENTIAL	±268 ACRES	1,043 ERUs
MOUNTAIN VIEW HOUSING	±57 ACRES	425 ERUs
NEIGHBORHOOD PARKS	±93 ACRES	--
MOUNTAIN VIEW STORM POND	±9 ACRES	--
MOUNTAIN VIEW CORRIDOR	±144 ACRES	--
REGIONAL COMMERCIAL	±160 ACRES	--

* PHASE 2 MAY BE CONSTRUCTED OUT OF ORDER.
** NO FUTURE RESIDENTIAL DENSITY SHALL BE PERMITTED ON THIS PROPERTY.





EXHIBIT 3: Legal Description (Community Plan Page 16)



ENGINEERS
SURVEYORS
PLANNERS

LEGAL DESCRIPTIONS PREPARED FOR DAI Job No. 13-0902 (January 27, 2015)

OVERALL WILDFLOWER PROPERTY

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

Beginning at the North 1/4 Corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence S0°11'02"W along the Quarter Section Line 5319.15 feet to the South 1/4 Corner of said Section 10; thence N89°52'02"W along the Section Line 2655.93 feet to the Southwest Corner of said Section 10; thence N0°20'24"E along the Section Line 928.72 feet; thence N33°57'04"E 432.41 feet; thence S70°29'56"E 67.56 feet; thence N19°30'04"E 20.00 feet; thence N70°29'56"W 62.40 feet; thence N33°57'04"E 103.50 feet; thence N5°03'04"E 7949.57 feet; thence N89°52'43"E 1644.05 feet; thence S0°17'28"W 1333.65 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 1326.40 feet; ; thence N89°51'58"E 547.97 feet to the East Bank of the Jacob Welby Canal; thence along the said East Bank the following six (6) courses: S16°33'17"E 43.07 feet; thence S9°58'30"E 53.91 feet; thence S6°37'28"W 103.89 feet; thence S9°27'03"W 107.43 feet; thence S8°32'21"W 53.31 feet; thence S6°29'17"W 48.17 feet; thence N89°58'51"W 1118.84 feet to the Northwest Corner of Plat "W", Harvest Hills Subdivision; thence S26°33'37"W along the westerly line of Plats "W & R/S", Harvest Hills Subdivisions 1040.70 feet; thence S89°36'29"W along Plats "Z, AA & CC" Harvest Hills Subdivisions 1346.34 feet; thence N9°35'01"E 216.50 feet; thence West 315.47 feet; thence S3°19'17"E 215.67 feet to the point of beginning.

Gross Area Contains: ±596.19 Acres

LESS AND EXCEPTING THEREFROM THE FOLLOWING PROPERTY:

All of that real property described in Deed Entry No. 3238:2014 in the official records of the Utah County Recorder.

Net Area Contains: ±594.40 Acres

FUTURE COMMERCIAL PROPERTIES

PARCEL NO.	ACREAGE
58:033:0346	88.05
58:033:0308	46.50
58:033:0317	20.03
58:033:0327	11.30
58:033:0183	11.09
58:033:0193	7.90
58:033:0192	0.09
58:033:0187	18.39
58:033:0194	0.04
58:033:0184	1.56

- Civil Engineering
- Structural Engineering
- Surveying
- Land Planning
- Landscape Architecture

www.lei-eng.com

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☎ 801.495.2844 📠 801.495.2847
☎ 208.846.9600





Neighborhood Breakdown (Community Plan Page 27)

Area	Neighborhood Lot Size Percentage Exceptions	Minimum Lot Width at Front Setback	Typical Range of Lot Sizes	Side Yard Setbacks**
Neighborhood 1*	N/A	60	8,000 - 14,000	6'/12'
Neighborhood 2	Maximum 10% of lots 8,000 - 9,000 square feet	70	9,000 - 14,000	8'/16'
Neighborhood 3	N/A	45	4,500 - 7,000	5'/10'
Neighborhood 4	Maximum 25% of lots 4,500 - 5,000 sq. ft.	45	4,500 - 8,000	5'/10'
Neighborhood 5	Maximum 10% of lots 7,000 - 8,000 square feet	60	8,000 - 11,000	6'/12'
Neighborhood 6	N/A	50	4,500 - 7,000	5'/10'
Neighborhood 7	N/A	45	5,000 - 7,500	5'/10'
Neighborhood 8	N/A	45	4,500 - 7,000	5'/10'
Neighborhood 9	N/A	45	4,500 - 7,000	5'/10'
Neighborhood 10	N/A	45	4,500 - 7,000	5'/10'
Neighborhood 11	Maximum 20% of lots 5,000 - 6,000 square feet	50	6,000 - 12,000	5'/10'
Neighborhood 12	Maximum 25% of lots 9,000 - 10,000 square feet	70	9,000 - 20,000	8'/16'
Neighborhood 13***	NA – Lots may face private drives	45	3,500 - 4,500	5'/10'

* In Neighborhood 1, lots immediately adjacent to the Pumpkin Patch Neighborhood of Harvest Hills shall be equal to or greater than 10,000 square feet.

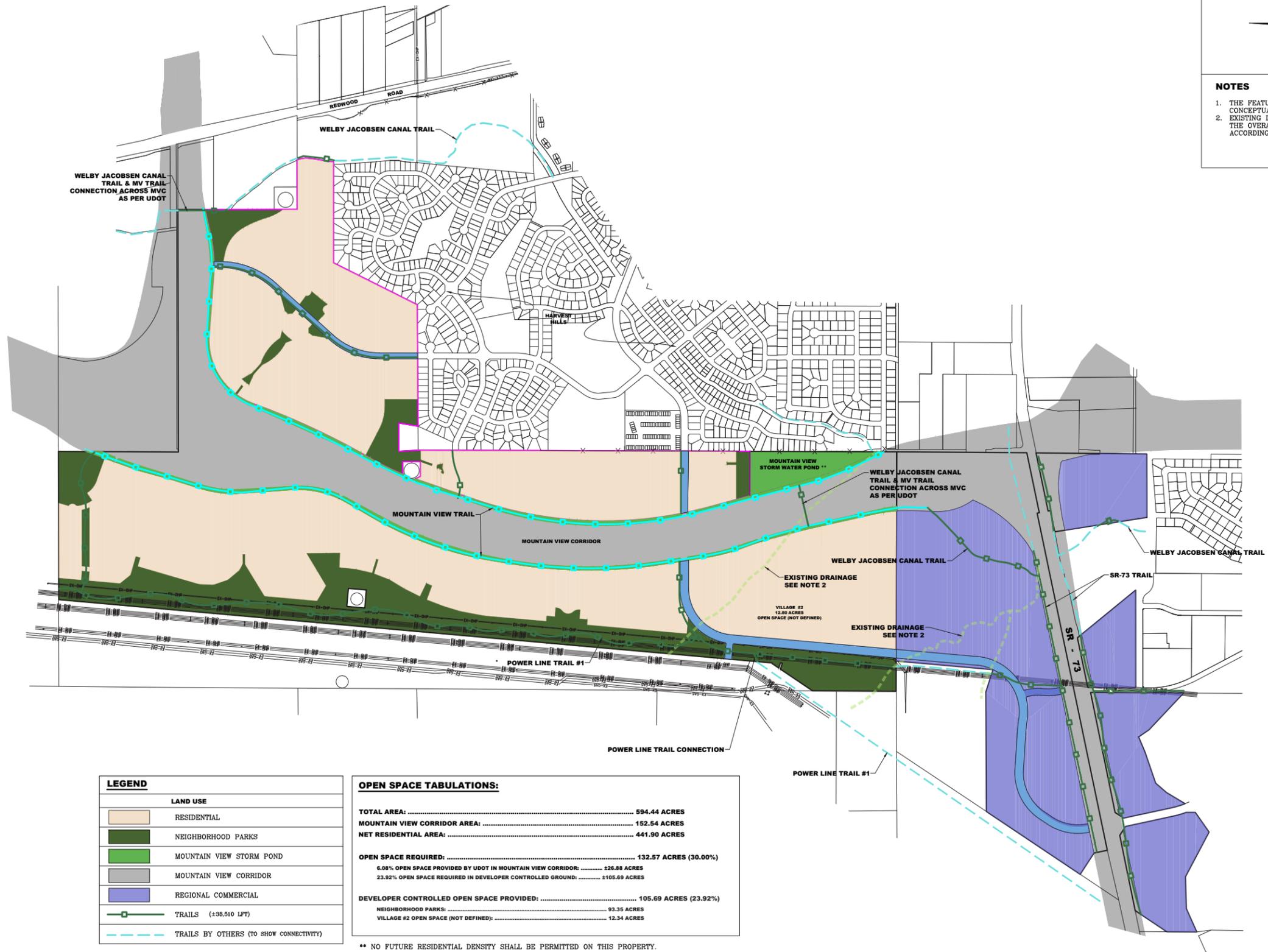
** Summary of setbacks. Full setback details can be found on page 26 of the Community Plan.

*** Cluster Homes located in multi-family area. See pages 30-32 of the Community Plan for product description.





EXHIBIT 4: Community Level Open Space (Community Plan Page 46)



NOTES

1. THE FEATURES AND AMENITIES IN THIS EXHIBIT ARE CONCEPTUAL IN NATURE.
2. EXISTING DRAINAGE WILL BE INCORPORATED INTO THE OVERALL OPEN SPACE PLAN AND IMPROVED ACCORDING TO CITY STANDARDS.

LEGEND	
LAND USE	
[Light Brown Box]	RESIDENTIAL
[Dark Green Box]	NEIGHBORHOOD PARKS
[Light Green Box]	MOUNTAIN VIEW STORM POND
[Grey Box]	MOUNTAIN VIEW CORRIDOR
[Blue Box]	REGIONAL COMMERCIAL
[Green Line with Square]	TRAILS (+38,510 LFT)
[Dashed Blue Line]	TRAILS BY OTHERS (TO SHOW CONNECTIVITY)

OPEN SPACE TABULATIONS:	
TOTAL AREA:	594.44 ACRES
MOUNTAIN VIEW CORRIDOR AREA:	152.54 ACRES
NET RESIDENTIAL AREA:	441.90 ACRES
OPEN SPACE REQUIRED:	132.57 ACRES (30.00%)
6.08% OPEN SPACE PROVIDED BY UDOT IN MOUNTAIN VIEW CORRIDOR:	\$26.88 ACRES
23.92% OPEN SPACE REQUIRED IN DEVELOPER CONTROLLED GROUND:	\$105.69 ACRES
DEVELOPER CONTROLLED OPEN SPACE PROVIDED:	105.69 ACRES (23.92%)
NEIGHBORHOOD PARKS:	93.35 ACRES
VILLAGE #2 OPEN SPACE (NOT DEFINED):	12.34 ACRES

** NO FUTURE RESIDENTIAL DENSITY SHALL BE PERMITTED ON THIS PROPERTY.



Open Space Management Plan

Wildflower meets the City's requirements for a minimum of 30-percent improved and native, public and private open space within the Planned Community District area, as shown on the following table and maps, and as described below:

UDOT has a total of 26.88 acres of open space within the residential portion of the Wildflower Community Plan. This is located in the Mountain View Corridor, its trails, and the detention basin. (See the Overall Open Space Exhibit found on page S14-11 for the Community Plan.) This accounts for 6.08% open space in the project. The development requires 30%, and developer will contribute to the overall residential area an additional 106.69 acres, which is 23.92% of the total residential land. Wildflower shall be required to meet a 23.92% open space requirement on a phase-by-phase basis to stay compliant, with the remaining percentage coming through UDOT. The remaining 6.08% will be improved by UDOT in conjunction with the Mountain View Corridor.





EXHIBIT 5: Open Space Management Plan

Village Plan Area 1

	Units	Acres	Park Construction Value	Total Value Phase	Required/Phase	Discrepancy
Neighborhoods 1-7	571	15.74	\$2,071,804	\$2,071,804	\$1,142,000	\$929,804
Additional Open Space Ground Contributed from West of Corridor Towards Village Plan Area 1 Requirement	0	19.95	\$0	\$0	\$0	\$0
Total Village 1	571	35.69	\$0	\$2,071,804	\$1,142,000	\$929,804
Carryover to Village 2	0	0	-\$929,804	\$0	\$0	-\$929,804

Future Village Plan Requirements

	Units	Acres	Park Construction Value	Total Value Phase	Required/Phase	Discrepancy
Future Village Plans	897	71.31	\$864,196	\$864,196	\$1,794,000	-\$929,804
Carryover from Village Plan Area 1	0	0	\$929,804	\$929,804	\$0	\$929,804
Total Future Village Plans	897	71.31	\$1,794,000	\$1,794,000	\$1,794,000	\$0

UDOT Open Space in MVC Trails & Detention

	Units	Acres	Park Construction Value	Total Value Phase	Required/Phase	Discrepancy
UDOT MVC Trails & Detention	0	26.0	\$0	\$0	\$0	\$0
Total UDOT	0	26.0	\$0	\$0	\$0	\$0

Total Open Space Required Per Community Plan

	Units	Acres	Park Construction Value	Total Value Phase	Required/Phase	Discrepancy
Village Plan Area 1	571	35.7	\$2,071,804	\$2,071,804	\$1,142,000	\$929,804
Future Village Plans	897	71.3	\$864,196	\$864,196	\$1,794,000	-\$929,804
UDOT	0	26.0	\$0	\$0	\$0	\$0
Total Village Plan Area 1	1,468	133	\$2,936,000	\$2,936,000	\$2,936,000	\$0

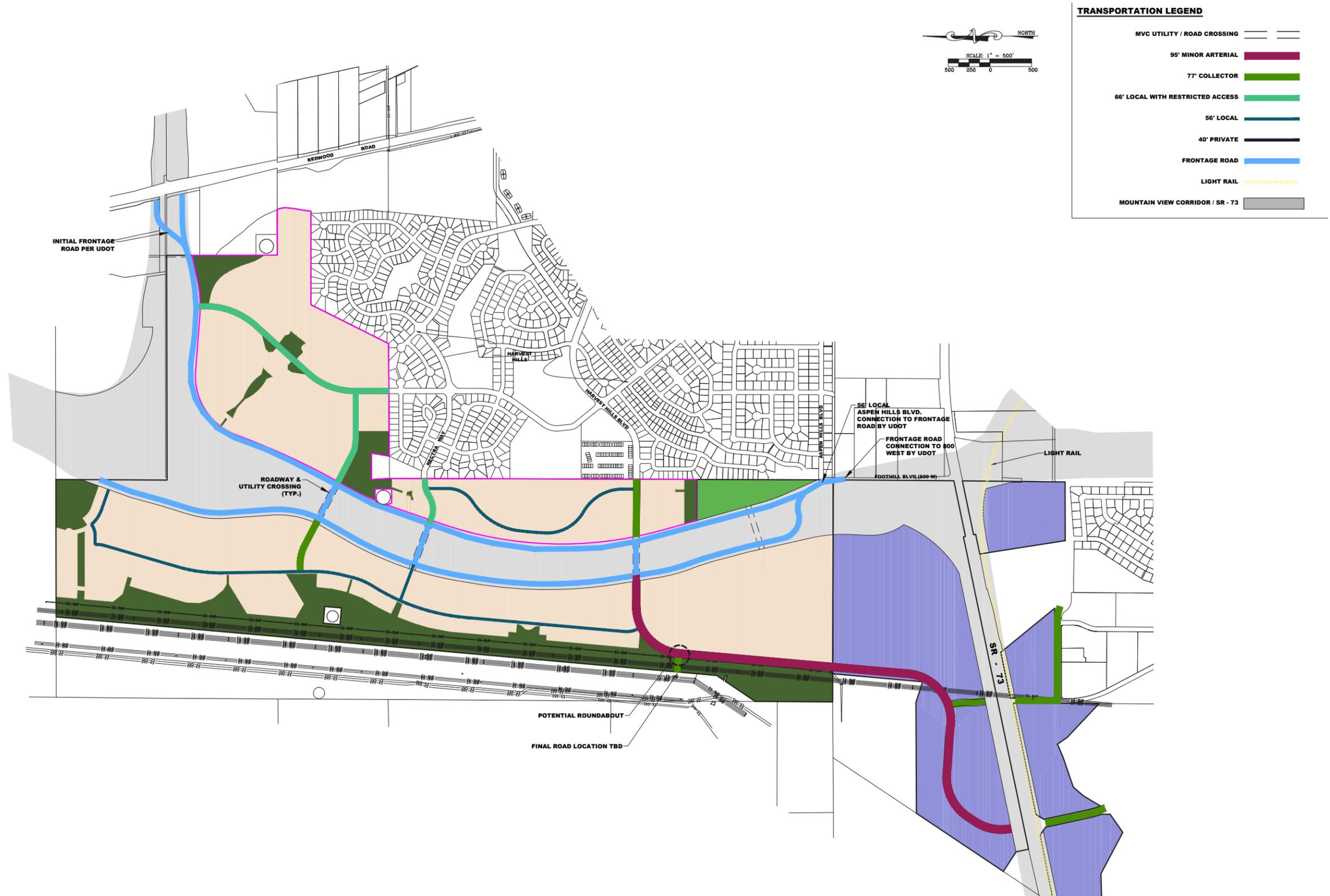
Total Open Space Required Per Community Plan

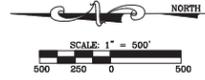
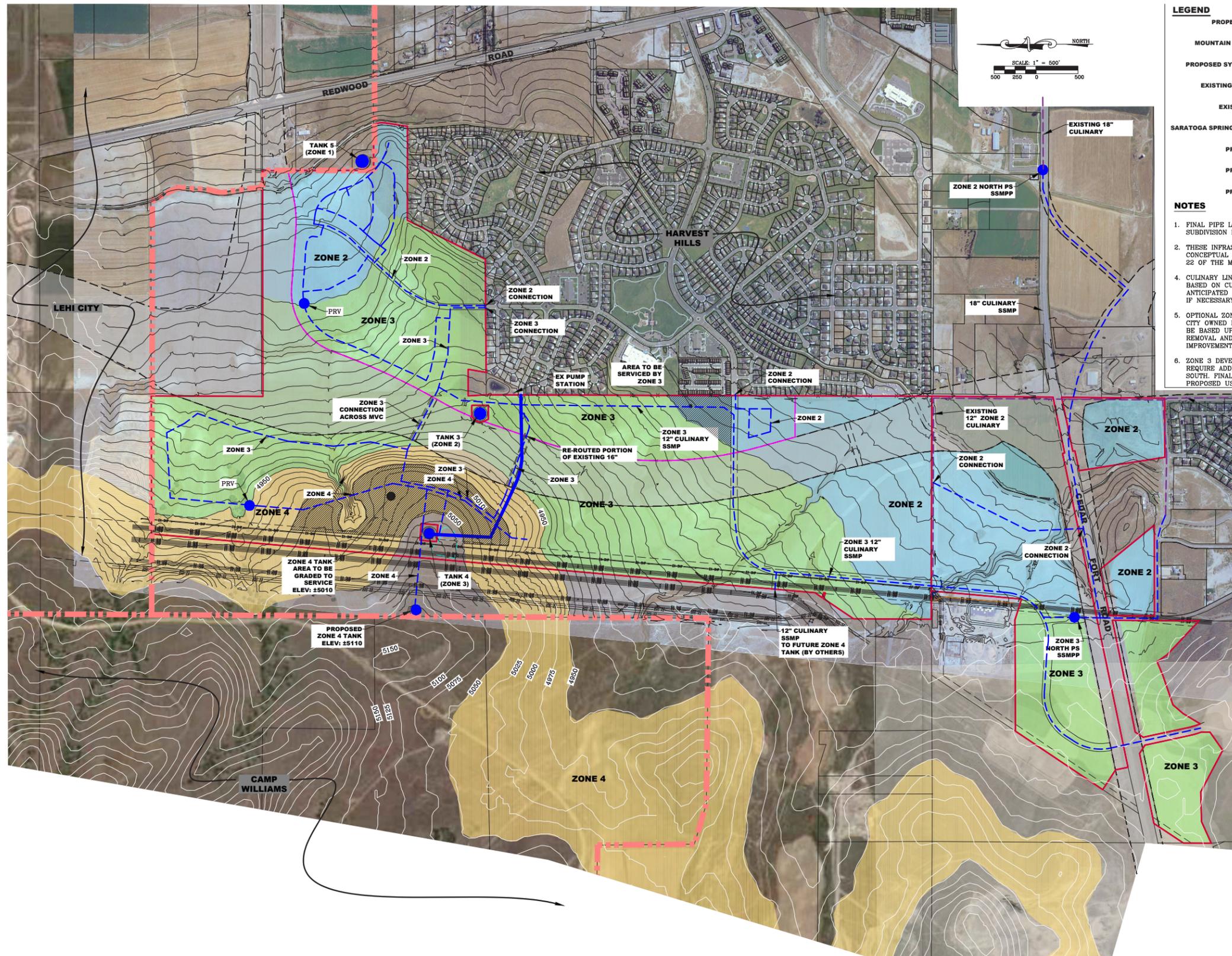
	Units	Acres of Open Space	% of Total Ground
Wildflower Owned (Village Plan Area 1 plus Future Village Plans)	1,468	107	24.15%
UDOT	0	26	5.85%
Total Village Plan Area 1	1,468	133	30%

The open space outside of this Village Plan shall be dedicated at the time any plat does not have the sufficient 23.92% Open Space and sufficient Open Space is not available to dedicate from within this Village Plan.

Estimates for each park and amenity to be prepared and submitted by a licensed landscape architect at time of platting toward the required values of this village plan. Construction values to count all park/open space improvements and equipment costs.





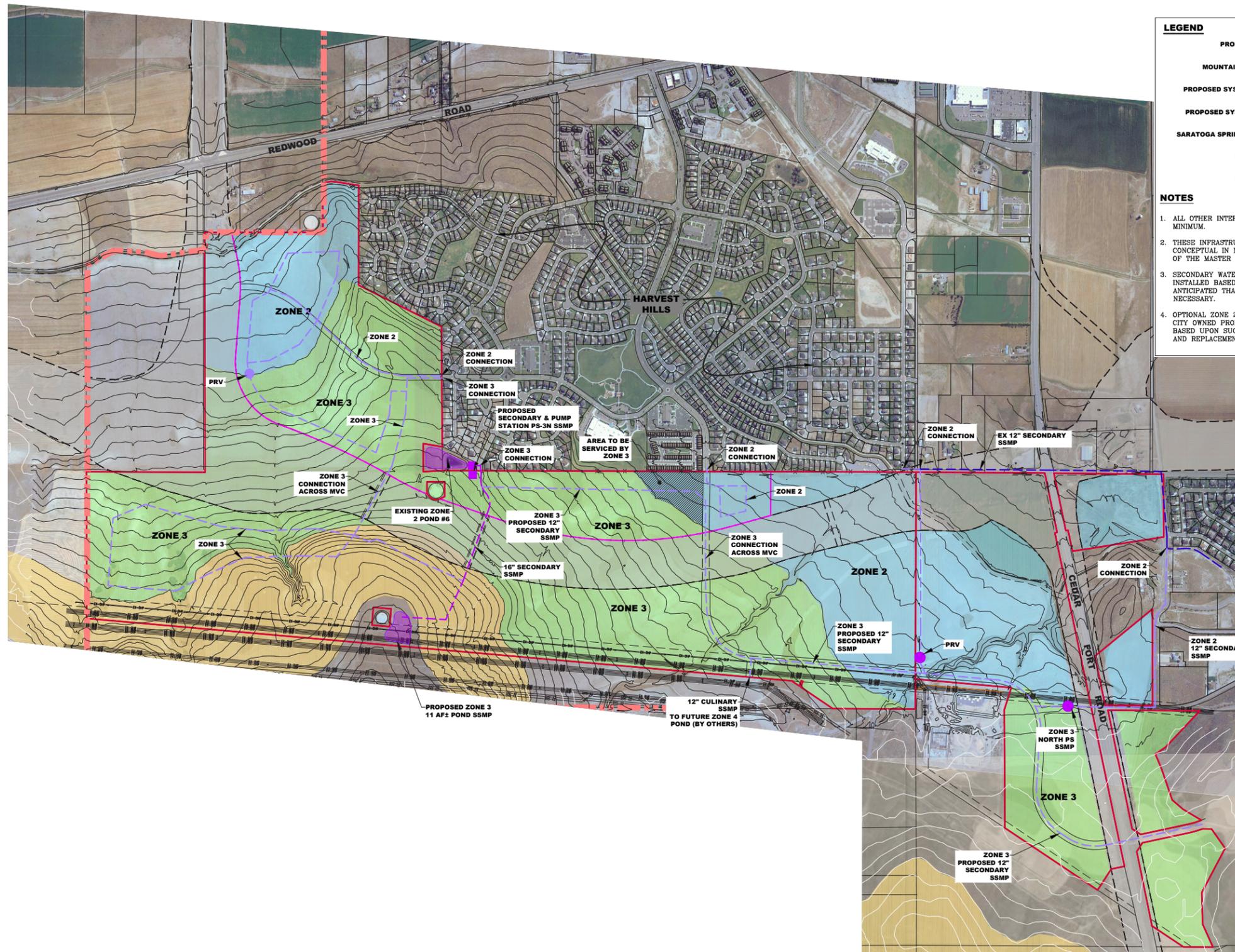


LEGEND

PROPERTY BOUNDARY	—
MOUNTAIN VIEW CORRIDOR	▭
PROPOSED SYSTEM CULINARY	- - -
EXISTING SYSTEM WATER	—
EXISTING CULINARY	- - -
SARATOGA SPRINGS MASTER PLAN SSMP	
PRESSURE ZONE 2	▭
PRESSURE ZONE 3	▭
PRESSURE ZONE 4	▭

- NOTES**
1. FINAL PIPE LOCATION & SIZE TO BE BASED ON SUBDIVISION DESIGN & USES
 2. THESE INFRASTRUCTURE IMPROVEMENTS ARE CONCEPTUAL IN NATURE AND SUBJECT TO SECTION 22 OF THE MASTER DEVELOPMENT AGREEMENT.
 3. CULINARY LINES UNDER MVC LAND TO BE INSTALLED BASED ON CURRENT NATURAL GROUND. IT IS ANTICIPATED THAT UDOT WILL LOWER THESE LINES, IF NECESSARY.
 4. OPTIONAL ZONE 2 CONNECTION TO BE PLACED WITHIN CITY OWNED PROPERTY. ACCEPTANCE OF OPTION TO BE BASED UPON SUCCESSFUL NEGOTIATION OF REMOVAL AND REPLACEMENT OF EXISTING PRIVATE IMPROVEMENTS.
 5. ZONE 3 DEVELOPMENT SOUTH OF SR-73 MAY REQUIRE ADDITION STORAGE OR SERVICED FROM THE SOUTH. FINAL DETERMINATION TO BE BASED ON PROPOSED USES.





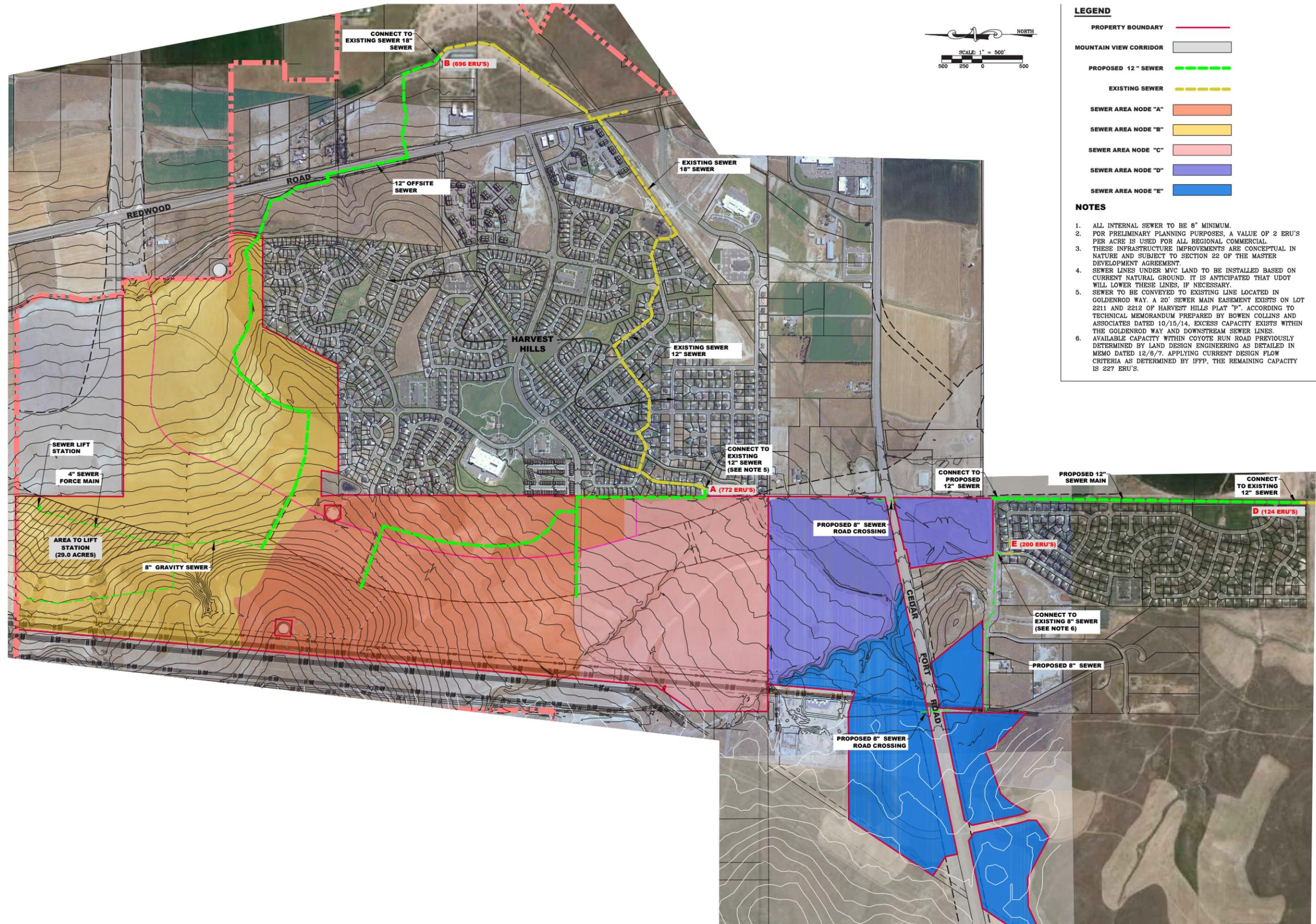
LEGEND

- PROPERTY BOUNDARY
- MOUNTAIN VIEW CORRIDOR
- PROPOSED SYSTEM SECONDARY
- PROPOSED SYSTEM SECONDARY
- SARATOGA SPRINGS MASTER PLAN SSMP
- PRESSURE ZONE 2
- PRESSURE ZONE 3

NOTES

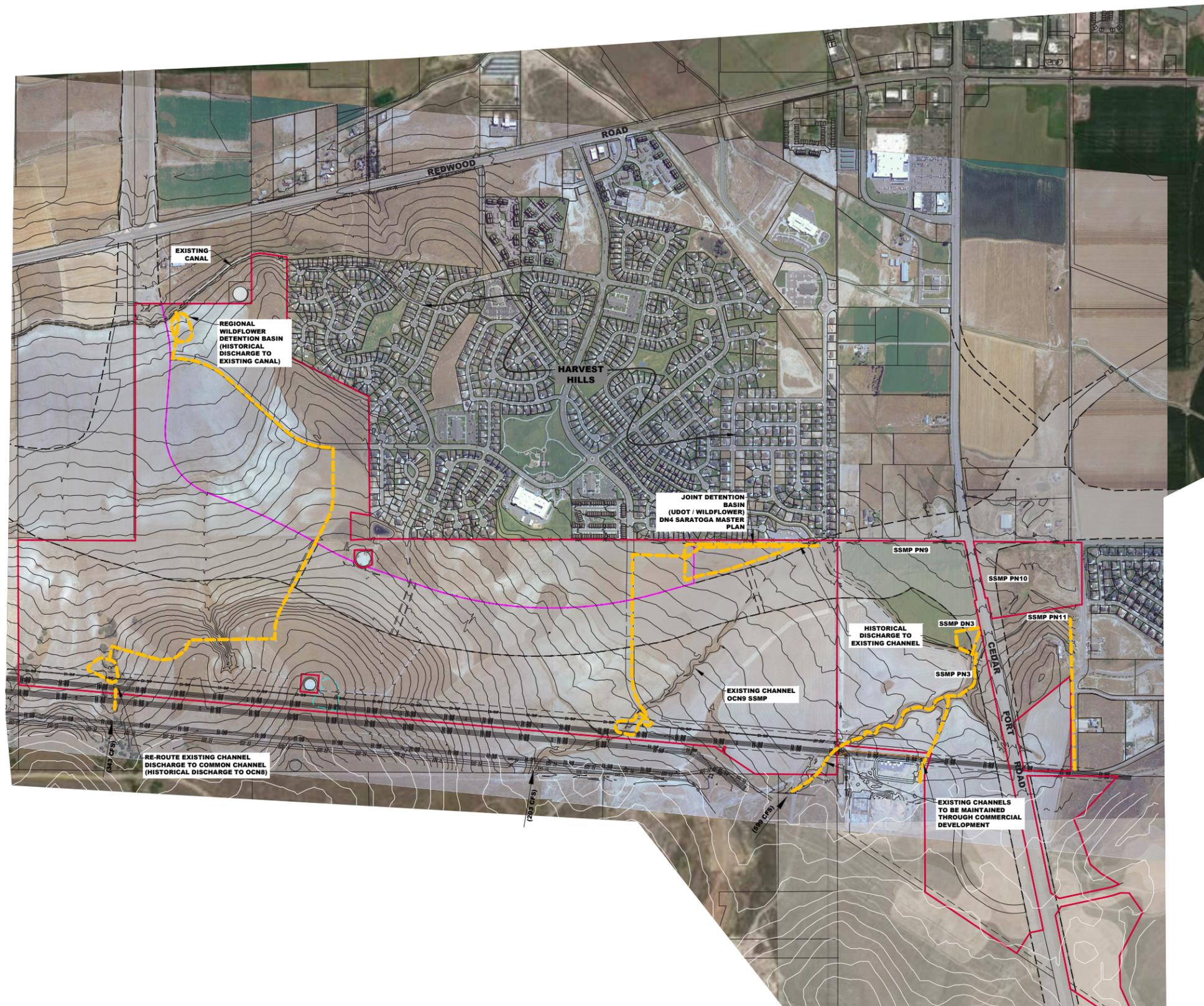
1. ALL OTHER INTERIOR SECONDARY WATER LINES TO BE 6" MINIMUM.
2. THESE INFRASTRUCTURE IMPROVEMENTS ARE CONCEPTUAL IN NATURE AND SUBJECT TO SECTION 22 OF THE MASTER DEVELOPMENT AGREEMENT.
3. SECONDARY WATER LINES UNDER MVC LAND TO BE INSTALLED BASED ON CURRENT NATURAL GROUND. IT IS ANTICIPATED THAT UDOT WILL LOWER THESE LINES, IF NECESSARY.
4. OPTIONAL ZONE 2 CONNECTION TO BE PLACED WITHIN CITY OWNED PROPERTY. ACCEPTANCE OF OPTION TO BE BASED UPON SUCCESSFUL NEGOTIATION OF REMOVAL AND REPLACEMENT OF EXISTING PRIVATE IMPROVEMENTS.





- LEGEND**
- PROPERTY BOUNDARY
 - MOUNTAIN VIEW CORRIDOR
 - PROPOSED 12" SEWER
 - EXISTING SEWER
 - SEWER AREA NODE "A"
 - SEWER AREA NODE "B"
 - SEWER AREA NODE "C"
 - SEWER AREA NODE "D"
 - SEWER AREA NODE "E"
- NOTES**
1. ALL INTERNAL SEWER TO BE 8" MINIMUM.
 2. FOR PRELIMINARY PLANNING PURPOSES, A VALUE OF 2 ERU'S PER ACRE IS USED FOR ALL REGIONAL COMMERCIAL.
 3. THESE INFRASTRUCTURE IMPROVEMENTS ARE CONCEPTUAL IN NATURE AND SUBJECT TO SECTION 22 OF THE MASTER DEVELOPMENT AGREEMENT.
 4. SEWER LINES UNDER MVC LAND TO BE INSTALLED BASED ON CURRENT NATURAL GROUND. IT IS ANTICIPATED THAT UDOT WILL LOWER THESE LINES, IF NECESSARY.
 5. SEWER TO BE CONVEYED TO EXISTING LINE LOCATED IN GOLDENROD WAY. A 20' SEWER MAIN EASEMENT EXISTS ON LOT 2211 AND 2212 OF HARVEST HILLS PLAT "P". 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.
 6. AVAILABLE CAPACITY WITHIN COYOTE RUN ROAD PREVIOUSLY DETERMINED BY LAND DESIGN ENGINEERING AS DETAILED IN MEMO DATED 12/6/77. APPLYING CURRENT DESIGN FLOW CRITERIA AS DETERMINED BY IFFP, THE REMAINING CAPACITY IS 227 ERU'S.

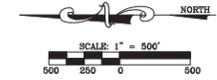




LEGEND

- PROPERTY BOUNDARY —
- MOUNTAIN VIEW CORRIDOR
- PROPOSED STORM DRAIN —
- SARATOGA SPRINGS MASTER PLAN — SSMP

- NOTES**
1. ONLY REGIONAL BASINS ARE SHOWN, ADDITION LOCAL BASINS WILL BE REQUIRED BASED ON FINAL DESIGN.
 2. ALL COMMERCIAL TO BE REQUIRED TO DETAIN STORM WATER ON EACH SITE WITH RELEASE AT HISTORICAL RATES.
 3. THESE INFRASTRUCTURE IMPROVEMENTS ARE CONCEPTUAL IN NATURE AND SUBJECT TO SECTION 22 OF THE MASTER DEVELOPMENT AGREEMENT.
 4. UDOT HAS ALLOWED THE DEVELOPER TO CO-LOCATE STORAGE WATER AREAS TO SERVE BOTH THE PROJECT AND MVC UPON THE REQUEST AND APPROVAL OF THE CITY.
 5. STORM DRAIN LINES UNDER MVC LAND TO BE INSTALLED BASED ON CURRENT NATURAL GROUND. IT IS ANTICIPATED THAT UDOT WILL LOWER THESE LINES, IF NECESSARY.
 6. OFF-SITE FLOWS FROM WEST OBTAINED FROM CITY STORM DRAIN IFFP (DRAFT).
 7. SSMP PROJECT IDENTIFIERS OBTAINED FROM CITY STORM DRAIN IFFP (DRAFT).



Final design & sizing to be coordinated & approved with final plats.

An executed agreement between Saratoga Springs & Canal Company allowing for drainage shall be required prior to final plat approval.

If discharge is not allowed into the existing canal to manage the 100-year event, downstream storm facilities will be required according to the City's Capital Facilities Plan and Impact Fee Facilities Plan.



