



VILLAGE PLAN
AREA 3A

November 30, 2018

FINAL



WILDFLOWER

AT SARATOGA SPRINGS

A **DAI** Community



VILLAGE PLAN

Prepared By

DAI

LEI Engineers & Surveyors

Landmark Design

Hales Engineering

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01 Legal Description

Legal Description Prepared by LEI



ENGINEERS
SURVEYORS
PLANNERS

LEGAL DESCRIPTION PREPARED FOR DAI

Job No. 13-0902
(August 09, 2018)

WILDFLOWER VILLAGE 3A LEGAL DESCRIPTION

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

Beginning at a point located $S0^{\circ}11'02''W$ along the Quarter Section Line 970.97 feet and West 1246.18 feet from the North 1/4 Corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence $S9^{\circ}14'21''W$ 71.02 feet; thence along the arc of a 5312.50 foot radius curve to the left 1686.05 feet through a central angle of $18^{\circ}11'03''$ [chord: $S0^{\circ}08'50''W$ 1678.98 feet]; thence $S8^{\circ}56'42''E$ 336.57 feet; thence $S81^{\circ}23'51''W$ 175.77 feet; thence along the arc of a 1095.00 foot radius curve to the left 114.94 feet through a central angle of $6^{\circ}00'51''$ [chord: $S78^{\circ}23'26''W$ 114.88 feet]; thence $S75^{\circ}23'00''W$ 448.32 feet; thence along the arc of a 15.00 foot radius curve to the left 20.94 feet through a central angle of $80^{\circ}00'00''$ [chord: $S35^{\circ}23'00''W$ 19.28 feet]; thence $S85^{\circ}23'00''W$ 83.00 feet; thence $N4^{\circ}37'00''W$ 28.31 feet; thence along the arc of a 15.00 foot radius curve to the left 26.18 feet through a central angle of $100^{\circ}00'00''$ [chord: $N54^{\circ}37'00''W$ 22.98 feet]; thence $S75^{\circ}23'00''W$ 26.32 feet; thence $N14^{\circ}37'00''W$ 107.00 feet; thence $S75^{\circ}23'00''W$ 47.97 feet; thence along the arc of a 1041.50 foot radius curve to the left 85.43 feet through a central angle of $4^{\circ}41'58''$ [chord: $S73^{\circ}02'01''W$ 85.40 feet]; thence $S70^{\circ}41'02''W$ 64.33 feet; thence $N5^{\circ}03'04''E$ 2189.45 feet; thence $N89^{\circ}37'56''E$ 846.96 feet to the point of beginning.

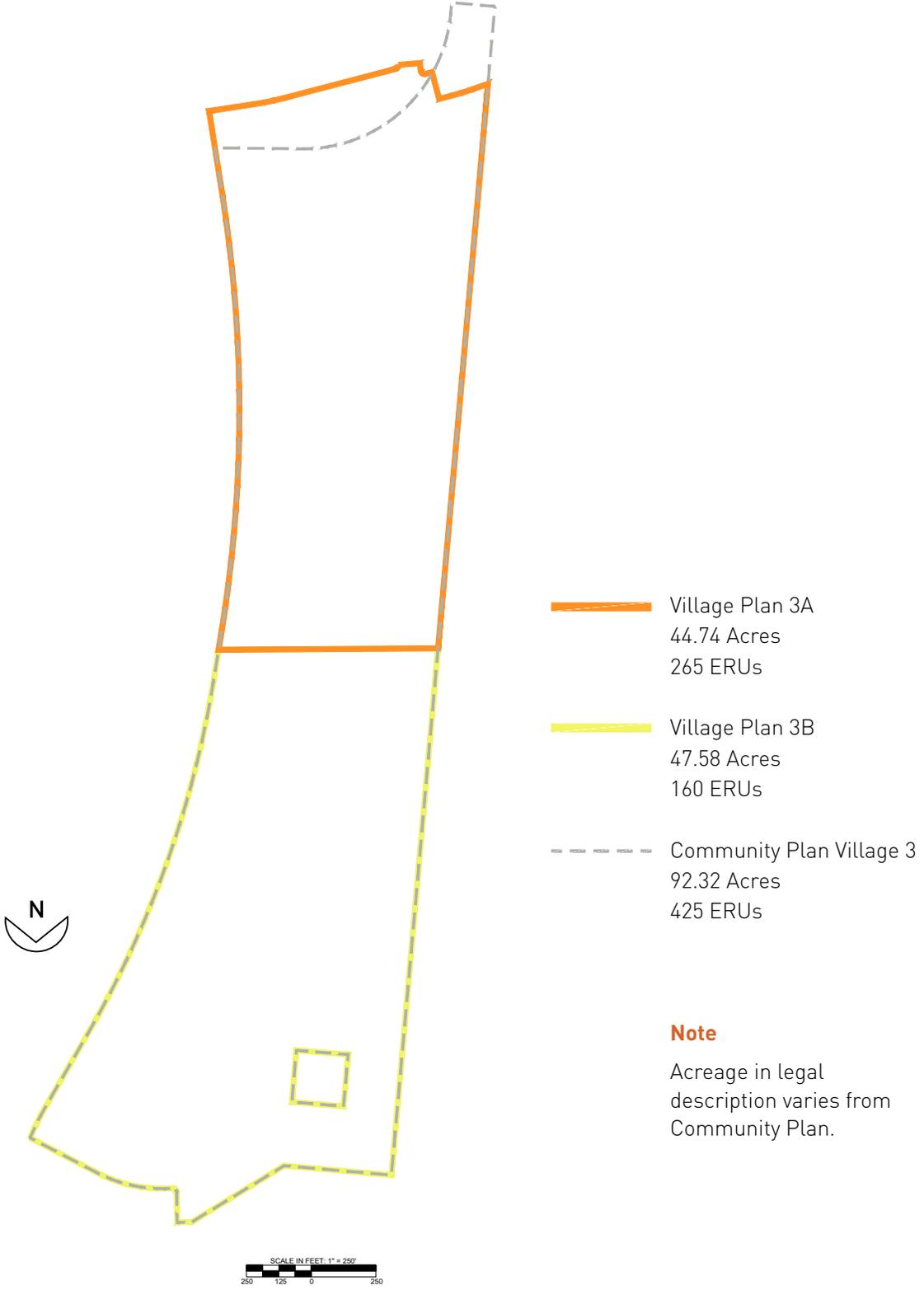
Contains: ± 44.74 Acres

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

Note: Acreage in legal description varies from Community Plan. See exhibit on the following page.



Boundary Difference Exhibit

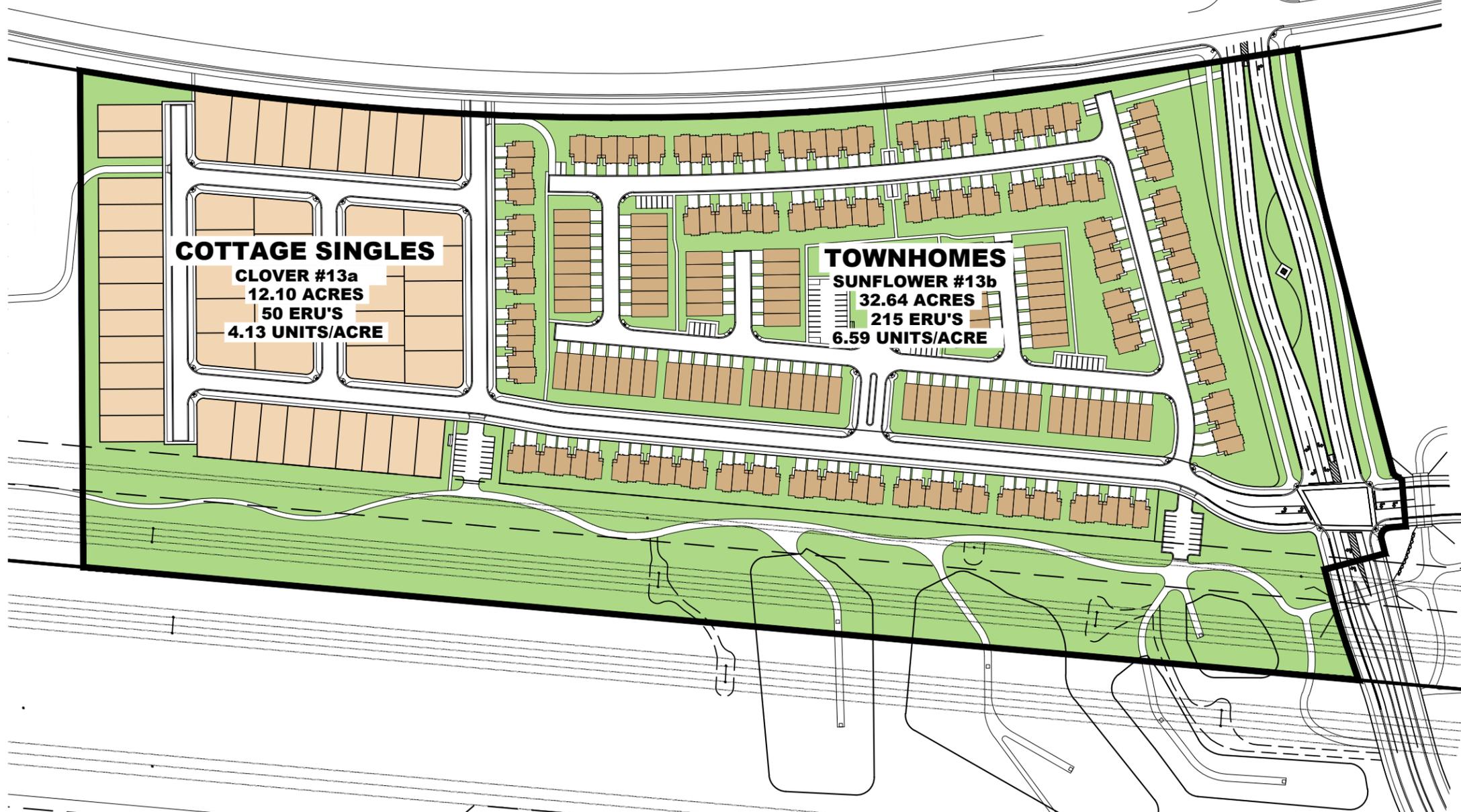




MOUNTAIN VIEW CORRIDOR

RESIDENTIAL LEGEND		
LAND USE	AREA*	ERUs*
 COTTAGE & VILLAGE SINGLES VILLAGE 3A (CLOVER NEIGHBORHOOD 13a)	±12.10 ACRES	50
 TOWNHOMES VILLAGE 3A (SUNFLOWER NEIGHBORHOOD 13b)	±32.64 ACRES	215
TOTAL	±44.74 ACRES	265

*ALL AREAS SHOWN ARE APPROXIMATE, AREAS TO BE DETERMINED AT FINAL DESIGN.



Master Plan

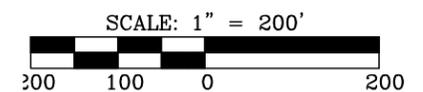
Uses that are permitted by right or conditionally permitted within Village Plan 3a are included below:

Permitted Uses

- » Accessory buildings (cottage homes only)
- » Apiaries
- » Low impact home occupations
- » Single-family, two-family, three-family, and multi-family dwellings
- » Production of fruit crops
- » Public and private parks, playgrounds, recreation areas, and other park improvements
- » Residential facilities for persons with a disability
- » Churches
- » Schools
- » Temporary sales trailers

Conditional Uses

- » Child care centers, educational centers, and preschools
- » Public and private utility buildings and facilities (city owned)
- » Residential facilities for elderly persons.



03 Buildout Allocation

Detailed Allocation of All Acreage

The following information details the allocation of all acreage within Village Plan Area 3a. Refer to Detailed Use Exhibit in Section 2, Open Space Tabulation Exhibit in Section 14, and Phasing Plan Exhibit in Section 7.

Area	Land Use	Acres	ERUs in Village Plan Area 3a	ERUs/Gross Acre
Neighborhood 13A	Lots/ROW	8.52	50	4.13
	Open Space	3.58		
	Total	12.10		
Neighborhood 13B	Lots/ROW	11.33	215	6.59
	Open Space	15.03*		
	Total	26.36		
Totals		44.74	265	5.36

* 13.86 usable open space. Refer to Open Space Tabulation exhibit in section 14.

Community Plan assigned ERUs for entire Mountain View Housing area, not individual neighborhoods within it. Refer to Density Transfers in Section 13 for allocation information.

- » 425 ERUs were assigned to Village Plan 3. Village Plan 3a uses 265, and the remaining 160 ERUs will be assigned to future Village Plan 3b.
- » All areas shown are approximate, areas to be determined at final design.
- » Refer to Lotting Plan for Neighborhood Breakdown in Section 8.

Future Population Projections

According to Saratoga Springs planning staff, the average household size in Saratoga Springs is 4.11 persons. The total number of new housing units in Village Plan Area 3a is 265. Multiplying the number of new housing units by the average household size of 4.11 persons provides a future population projection of 1,089.15 for Village Plan Area 3a.

Employment Levels

The land uses within Village Plan Area 3a are townhomes, Single-Family Cluster Homes, open space, and right-of-way. Therefore, no employment will be provided in Village Plan Area 3a.



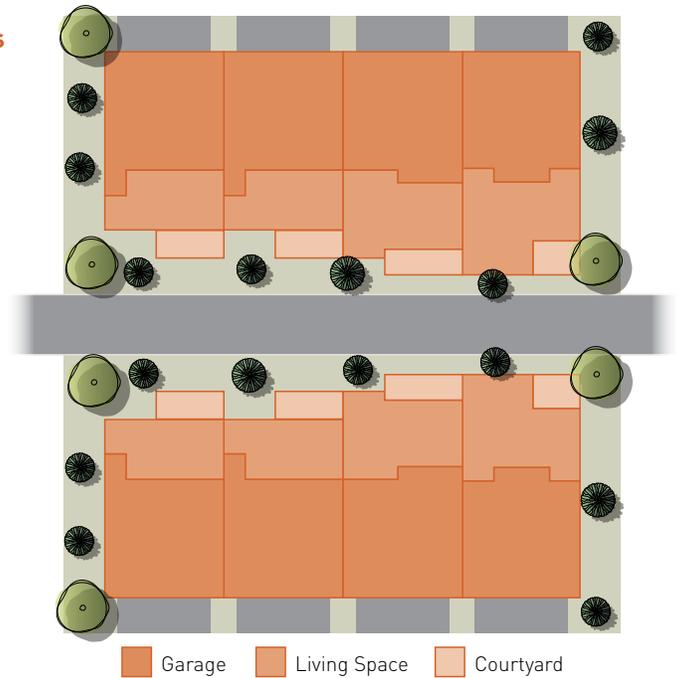
04 Development Standards

Rear-Load Townhomes

Building Description for Rear-Load Townhomes

These alley-load townhomes feature three or four bedrooms and two and a half or three bathrooms. There is an entry courtyard at the front of each townhome with a porch that opens into the dining room and open concept living area. All bedrooms are located upstairs. The second floor features a laundry room with full-size washer and dryer and owners' suite with attached master bath and walk-in closet.

- » 2-story
- » 2-car garage
- » 82 units
- » 3 floor plans
- » 1,500 to 2,000 square feet



Building Form Example for Rear-Load Townhomes



Development Standards for Rear-Load Townhomes

Disclaimer: If any requirements in the Development Standards conflict with City or State Codes as recorded on February 24, 2015, the City or State codes take precedence over the Development Standards.

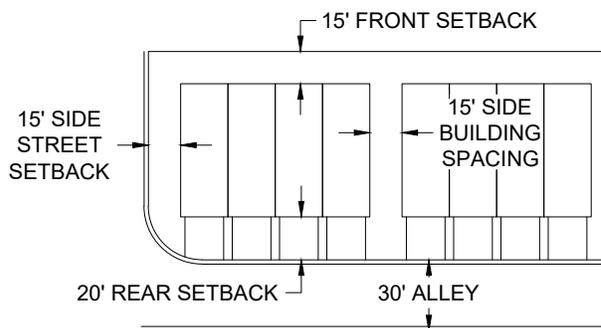
STANDARDS	
Number of Buildings Per Lot	1
Height	35' maximum height measured at the vertical distance from the established, finished grade surface at the building wall to the highest point of the coping of a flat roof or the deck line of a mansard roof; or the mean height level between eaves and ridge for gable, hip, or gambrel roofs.
Garages	2-car garage required
SETBACKS	
Front Yard*	15' minimum
Rear Access Garage**	20' minimum (to garage)
Rear Yard	20' minimum
Side Street	15' minimum
Side Building Spacing	15' minimum
Buffer Requirements	20' minimum between multi-family and single-family land uses

* All subdivisions in Wildflower Village Plan 3a that utilize a 15' front setback shall be required to include a note placed on the plat as notification that proper buffering shall be required to meet Questar Gas standards. Failure to meet proper buffering between the private utilities and public right-of-way may result in additional setback requirements and/or removal of foundations to meet this requirement.

** Off-street guest parking shall be provided for any unit with less than a 20-foot driveway at a minimum rate of 0.25 spaces per unit. A total 2.25 spaces are required per unit.

Building Setback Detail for Rear-Load Townhomes

All common space to be public utility easements in its entirety. For more information regarding the street detail, refer to the Roadway and Alley Cross-Section Exhibit in Section 11.



Front-Load Townhomes

Building Description for Front-Load Townhomes

These front-load townhomes feature three bedrooms, two and a half bathrooms, and a spacious main living area. On the main floor is a living room, semi-formal dining area, and kitchen with vaulted ceilings. Toward the front of the townhome there is access to the garage and a half bathroom. Upstairs, there are three bedrooms, a second full bathroom and laundry closet that fits a full-size washer and dryer. The master bedroom features an attached master bath and walk-in closet.

- » 2-story
- » 2-car garage
- » 133 units
- » Two floor plans
- » 1,450 to 1,600 square feet
- » 62 x 22 footprint

Building Form Example for Front-Load Townhomes



Development Standards for Front-Load Townhomes

Disclaimer: If any requirements in the Development Standards conflict with City or State Codes as recorded on February 24, 2015, the City or State codes take precedence over the Development Standards.

STANDARDS	
Number of Buildings Per Lot	1
Height	35' maximum height measured at the vertical distance from the established, finished grade surface at the building wall to the highest point of the coping of a flat roof or the deck line of a mansard roof; or the mean height level between eaves and ridge for gable, hip, or gambrel roofs.
Garages	2-car garage required
SETBACKS	
Front Yard*	15' minimum
Front Access Garage**	20' minimum to garage
Rear Yard	20' minimum
Side Street	15' minimum
Side Building Spacing	15' minimum
Buffer Requirements	20' minimum between multi-family and single-family land uses

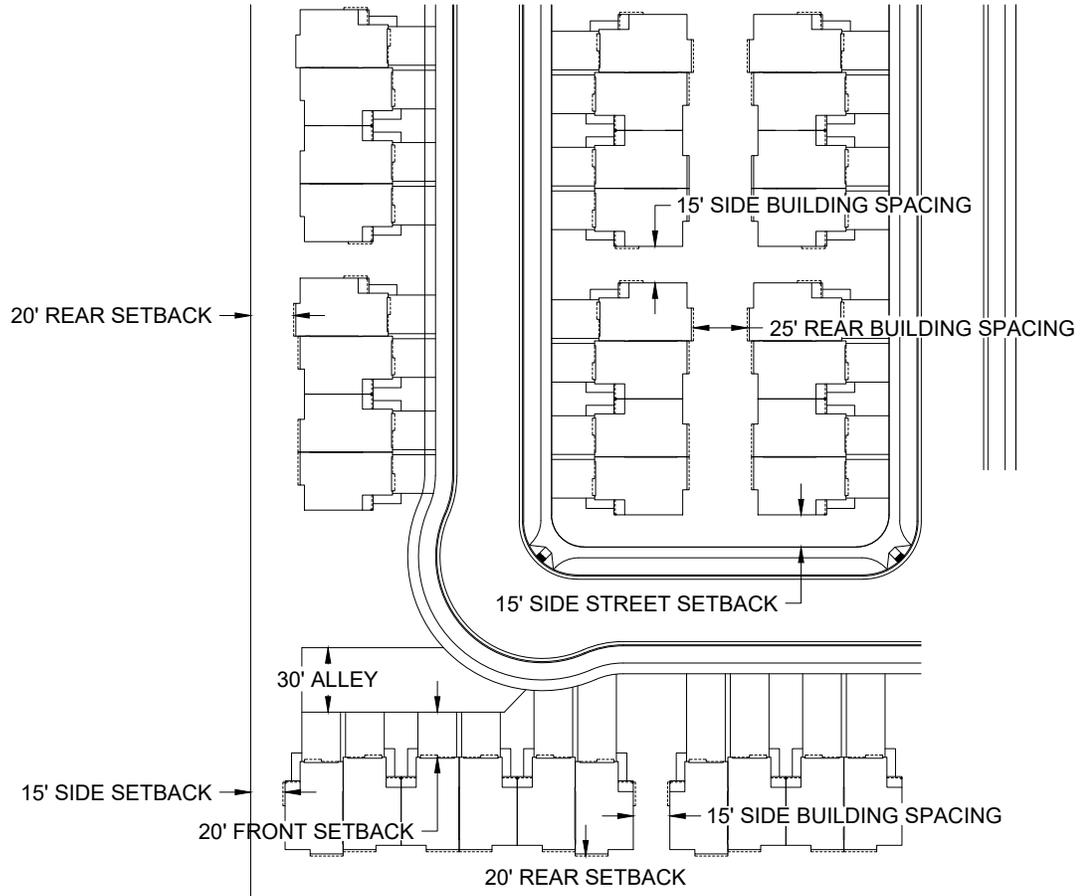
* All subdivisions in Wildflower Village Plan 3a that utilize a 15' front setback shall be required to include a note placed on the plat as notification that proper buffering shall be required to meet Questar Gas standards. Failure to meet proper buffering between the private utilities and public right-of-way may result in additional setback requirements and/or removal of foundations to meet this requirement.

** Off-street guest parking shall be provided for any unit with less than a 20-foot driveway at a minimum rate of 0.25 spaces per unit. A total 2.25 spaces are required per unit.



Building Setback Detail for Front-Load Townhomes

All common space to be public utility easements in its entirety. For more information regarding the alley detail, refer to the Roadway and Alley Cross-Section Exhibit in Section 11.

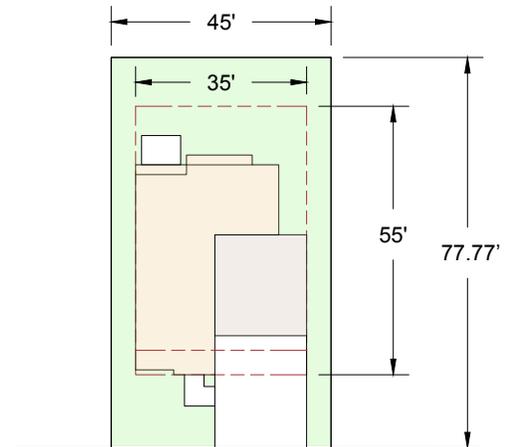


Cottage Singles

Building Description for Cottage Singles

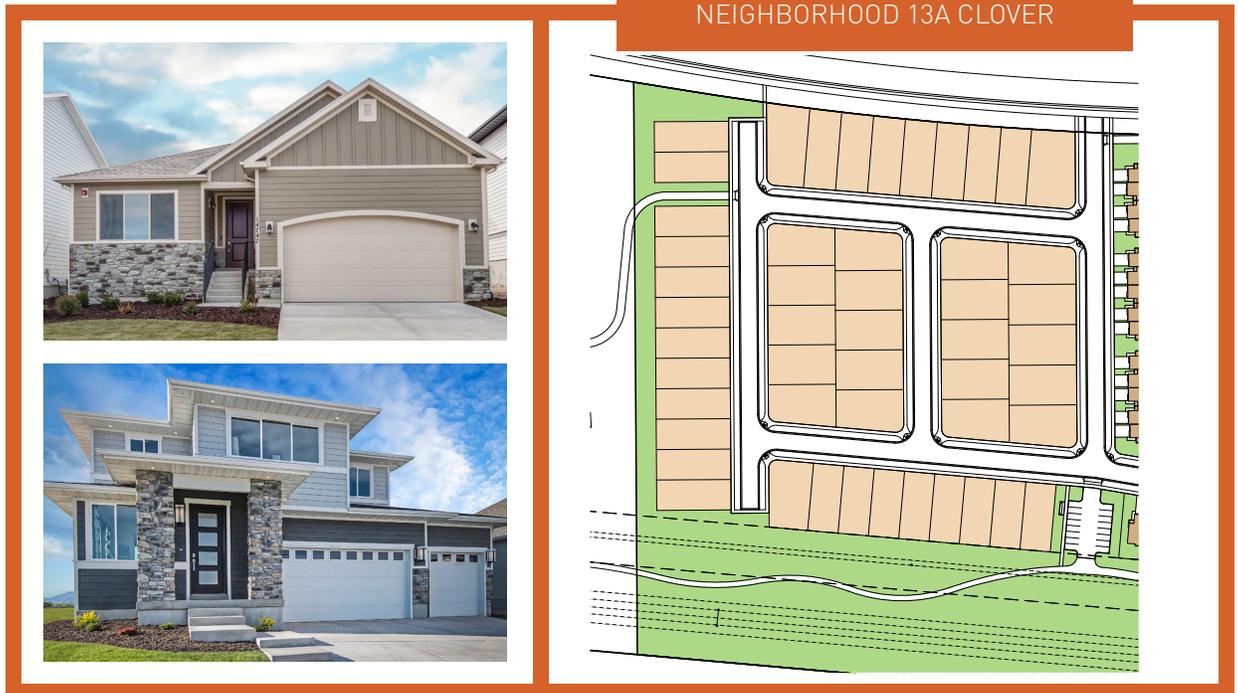
A variety of floor plans are available in these 35-foot wide home designs. Plans include 3 or 4 bedrooms and unfinished basements with the potential for more bedrooms in the future. All plans are open concept and include 2-car garages and a master suite. The lots are small for low maintenance and easy upkeep.

- » 1- and 2-story
- » 2-car garage minimum
- » 50 units
- » Five floor plans
- » 1,450 to 2,300 square feet
- » Small lots for easy maintenance



Typical Home Plan on Smallest Lot
Interlaken Floor Plan 3,500 Square Foot Lot

Building Form Example for Cottage Singles



Development Standards for Cottage Singles

Cottage Singles are considered Single-Family Cluster Homes as outlined in the Wildflower Community Plan. Single-Family Cluster Homes share similar characteristics of traditional single-family homes. Lot sizes are smaller and typically front a shared driveway. However, in this neighborhood, the Cottage Singles have access off a public road.

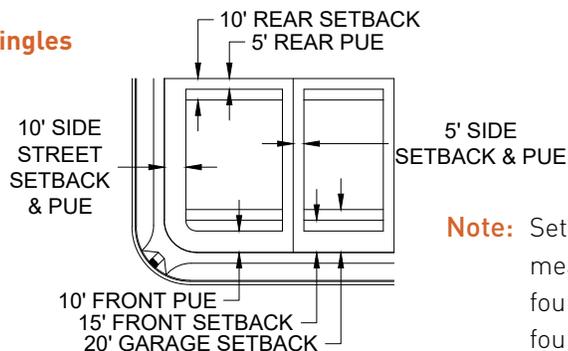
Disclaimer: If any requirements in the Development Standards conflict with City or State Codes as recorded on February 24, 2015, the City or State codes take precedence over the Development Standards.

STANDARDS	
Number of Buildings Per Lot	1 + outbuilding
Height — Principal Building	35' maximum height measured at the vertical distance from the established, finished grade surface at the building wall to the highest point of the coping of a flat roof or the deck line of a mansard roof; or the mean height level between eaves and ridge for gable, hip, or gambrel roofs.
Lot Coverage	60% maximum
Lot Width	45' minimum measured at front setback**
Lot Size	3,500 minimum square feet
SETBACKS	
Front Yard*	15' minimum
Front Access Garage	20' minimum to garage
Rear Yard	10' minimum
Side Yard	5' minimum
Corner Lots	10' minimum on side-facing street

Accessory structures shall meet the requirements of the **Saratoga Springs Municipal Code, Section 19.05**.

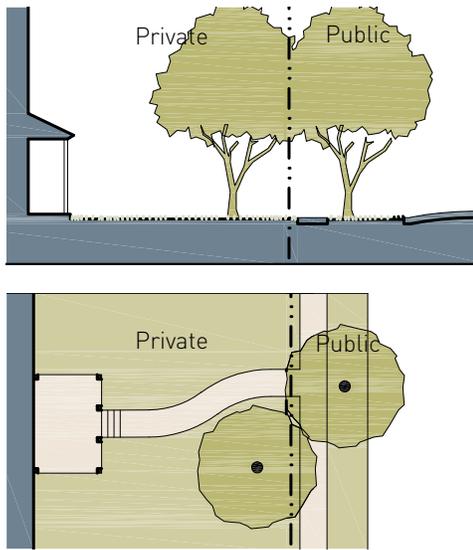
- * All subdivisions in Wildflower Village Plan 3a that utilize a 15' front setback shall be required to include a note placed on the plat as notification that proper buffering shall be required to meet Questar Gas standards. Failure to meet proper buffering between the private utilities and public right-of-way may result in additional setback requirements and/or removal of foundations to meet this requirement.

Building Setback Detail for Cottage Singles



Note: Setbacks to be measured from foundation to foundation.

Private Open Space — Cottage Singles



* Lawn, patio, and garden areas are subject to approval by the Wildflower Design Review Committee (WDRC).

PRIVATE YARD*	
Permitted Elements	<ul style="list-style-type: none"> » Front Yard Fencing, walls and hedges exceeding 3' in height may not be erected in any front yard space of any residential lot » Rear and Side Yard Fences 6' maximum. Fencing between homes with setbacks of five feet or less are required to be behind the rear building line
Surface Treatments	<ul style="list-style-type: none"> » Groundcover, lawn, trees, flower gardens, vegetable gardens, and small shrubs » Stone mulch use is limited and must be approved by the WDRC » Landscape boulders are allowed » Artificial turf not allowed in front yard
Decks	<ul style="list-style-type: none"> » An unenclosed deck may encroach up to five feet into a required rear setback
Schedule	<ul style="list-style-type: none"> » All residential lots shall have the front yard and side yards landscaped within one year, and interior side and back yards within two years after receiving a certificate of occupancy » Please reference City Code Section 19.06.05 Completion of Landscape Improvements; Adequate Assurances for exceptions to this requirement due to weather conditions

Parking

Off-street guest parking shall be provided for any product with less than a 20' driveway, at a minimum rate of 0.25 spaces per unit. Please reference City Code **Section 19.12.06 General Subdivision Improvement Requirements** for standards on garages and covered parking.

Subdivision Access

Two separate means of vehicular access onto a collector or arterial road shall be required whenever the total number of equivalent residential units (including adjacent developments and neighborhoods) served by a single means of access will exceed fifty. Please reference City Code **Section 19.12.06 General Subdivision Improvement Requirements** for standards on placement and exceptions to this requirement.

05 Design Guidelines

Architecture Materials

The architectural standards presented in this Village Plan 3a document are meant to govern the selection of building material and color scheme. 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. Additional materials may be introduced once approved by the WDRC. New materials to be introduced must maintain a high level of quality similar to the products listed below and must be shown to be appropriate to a specified architectural style.

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

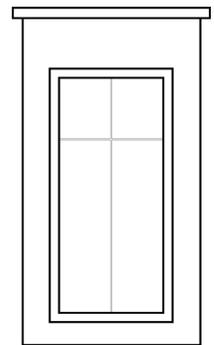


Elevations

Craftsman

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:

- » Lap siding, board and batten, and shake and shingle exteriors with limited use of stucco
- » Low-pitched gable roofs (4/12 and 6/12 roof pitches are most common)
- » Exposed rafter tails under eaves
- » Decorative corbels and braces
- » Front porches with extensions to the side and rear of the home
- » Porch supports (columns/pillars) that are typically rectangular or tapered (not round) with masonry bases
- » Large columns or pillars larger than 14 inches square
- » Large roof overhangs (typically 18 to 24 inches)
- » Window grids
- » Heavy, thick fascia
- » Single-hung and double casement windows
- » Exposed, decorative beams
- » Garage windows



Example of Typical Window and Door Casing and Trim



Craftsman Examples



Farmhouse

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, yet provided a space to comfortably entertain important visitors. Today, there is a growing interest in a simple, back-to-basics lifestyle. The new Farmhouse home design symbolizes that ideal, and gives today's homeowners a tangible and sentimental connection to the nation's history. The following features identify a Farmhouse-style home:

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



Farmhouse Examples



European

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. These homes are characterized by medium to steep roof pitches, detailed entrances, hip roof forms, arched openings and shutters. Unique elements such as multi-paneled windows of varying sizes, spacious living areas, and high ceilings create the unique blend of comfort and refinement. The following features identify a European-style home:

- » Moderate to high roof pitches
- » Hip roof forms
- » Arched or square openings
- » Decorative front porches
- » Shutters



European Examples



Prairie

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 and a rhythm of vertical and horizontal planes. The following features identify a Prairie-style home:

- » Low roof pitches (4/12-6/12)
- » Large modern-style windows (typically without grids)
- » Overhanging eaves ranging from 18 to 24 inches (must be fire-rated if less than 5 feet from property line)
- » Horizontal, clean lines in the detailing
- » Lap siding with masonry details
- » Brick or stone used for masonry elements
- » Open floor plans
- » Wide, rectangular columns or pillars
- » Prominent low chimneys
- » Large, tall windows
- » Modern, glass panel front door and garage
- » Wide front door (42 inches wide or larger)



Prairie Examples



Utah Traditional

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 certain sameness from community to community. The following features identify a Utah Traditional home:

- » Roof pitches of 6/12 and greater
- » Hipped and gabled roofs
- » Shutters
- » Masonry (brick or stone)
- » Body materials of siding or stucco
- » Gable returns
- » Arched windows, front doors, and garages
- » Use of copper or other metal on small roof elements
- » Bay or boxed windows
- » Wide front door



Utah Traditional Examples



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 must present exterior paint color groupings to the WDRC for approval before construction begins in a neighborhood. Each individual color must 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. Each lot must have a home design and elevation combination that is different from homes located next door and directly across the street.

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



Townhomes

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 townhomes. Enriched earth tones and cool colors are encouraged, while bright, fluorescent, or neon shades are not allowed.

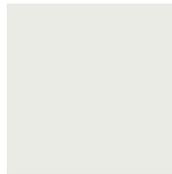
Multi-family residences can be overwhelming in size. A compatible color palette with three or four different combinations per complex is suggested so that buildings next to each other are a slightly different color scheme. The right colors can give balance, scale, and visual relief to an otherwise intimidating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



EXAMPLE COLORS - 01



Front Door
Kwal
Raccoon CL3176N



Soffit, Fascia, Trim
Hardie Color Plus
Arctic White

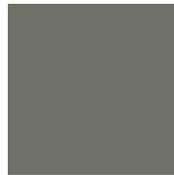


Hardie - Color 1
Hardie Color Plus
Boothbay Blue



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

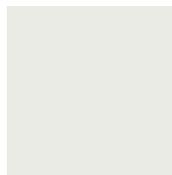


Hardie - Color 2
Hardie Color Plus
Sandstone Beige

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.

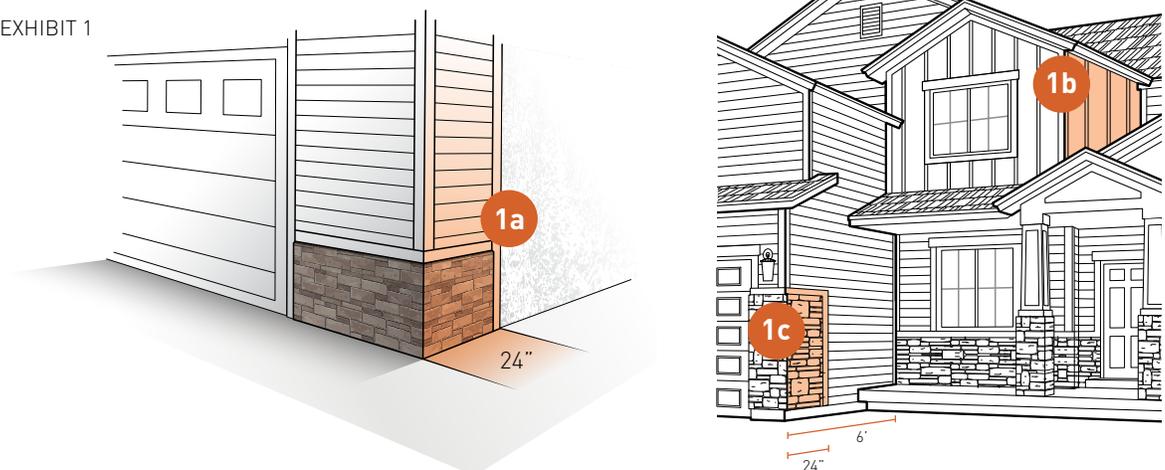
Exterior Guidelines for Single-Family Homes and Townhomes

1. Exterior recessed lighting shall be centered directly above each pillar/column on front facade with photo cell or Smart Home integration set to turn on 1/2 hour after sunset and turn off 1/2 hour before sunrise.
2. 12-inch minimum roof overhangs for roof pitches 6/12 and steeper and 18-inch minimum overhangs for roof pitches under 6/12 are required.
3. Minimum 4/12 roof pitch is required.
4. A single column must be at least 8 inches wide or 2 posts creating a single column must be a minimum of 14 inches wide.



5. 20% masonry, stone or brick, is required on *front elevation*. 100% composite siding may replace masonry requirements. Stucco is not allowed in the community.
6. Large, unbroken wall planes and windowless elevations are not allowed. Buildings should be interesting from all angles on all sides. At a minimum, elevations facing the street, on a corner, or adjacent to open space shall have at least one window on each above-grade level. All designs are subject to approval by the WDRC, and builders may be required to add additional windows as needed to satisfy this requirement.
7. Minimum 6-inch fascia is required.
8. All *front elevation* colors, materials, and siding details (stone, board and batten, shake, and lap siding, etc.) shall extend a minimum of 24 inches from front of house onto sides of home (see EXHIBIT 1a). Areas of front of house that protrude from the front elevation to create depth, have additional guidelines for wrapping materials and colors:
 - » If the distance from the *front of house* to the inside corner of the wall is 5 feet or less, the colors, materials, and siding details (stone, board and batten, shake, and lap siding, etc.) shall wrap the entire distance of the wall, extending to the inside corner where the two walls intersect (see EXHIBIT 1b). Also, *front of house* materials and siding details shall wrap the entire distance of wall on additional facades adjacent to or visible from major arterials.
 - » If the distance from the *front of house* to the inside corner of the wall is greater than 5 feet, the colors, materials, and siding details (stone, board and batten, shake, and lap siding, etc.) shall extend a minimum of 24 inches from front of house onto the side wall (see EXHIBIT 1c).
9. Covered front porches are required.
10. Garages shall be set back or project a minimum of 24 inches and shall not exceed more than 13 feet from the main building face or front porch.
11. All visible decking material and exterior staircases shall be constructed of maintenance-free materials. Decks and staircases with exposed natural wood are not allowed. Natural wood posts may be used if wrapped with a vinyl sleeve or composite material.

EXHIBIT 1



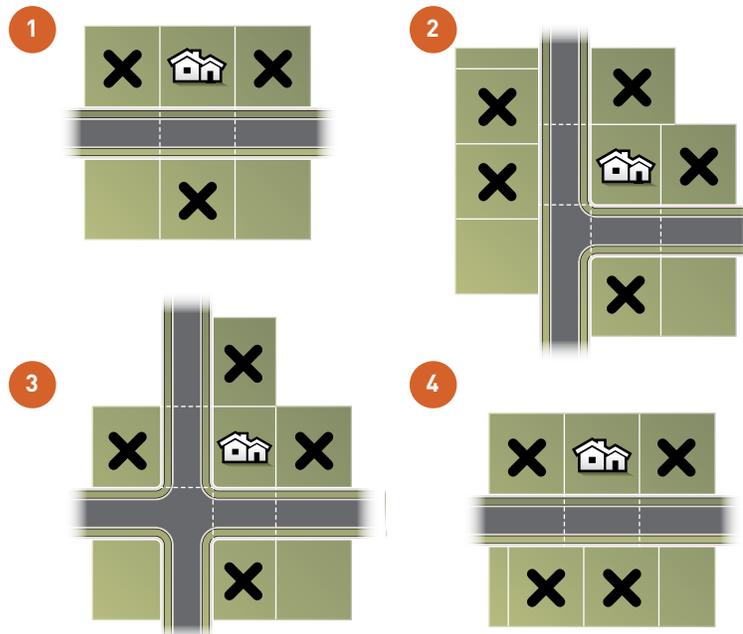
Limitation on Repetition of Design and Color

To ensure the desired theme and architectural character for Wildflower is realized, and to ensure the Community is enriched by variety in its architecture, careful attention will be paid to the mix of homes within each neighborhood. The following guidelines shall be followed for the production of single-family homes, or where individual floor plans are offered on a repeating basis within a parcel or plat:

- » A minimum of 5 unique floor plans will be required for builders who own 25 lots or less in one neighborhood. One additional plan will be required for each additional 15 lots.
- » A minimum of 2 distinctly different elevations and different color palettes shall be offered for each floor plan. Reverse elevation/floor plans shall not count as a different elevation.
- » To ensure Wildflower has a diverse mix of home designs and elevations interspersed throughout each neighborhood, several guidelines have been established to help select home designs and color schemes for each building lot.
- » Each lot must have a home design and elevation combination that is different from homes located next door and directly across the street.
- » The main exterior paint color must be chosen from a different color grouping than the adjacent homes or home(s) located directly across the street. Each color grouping consists of a number of exterior paint options that are similar in hue or tone.
- » The WDRC reserves the ability to approve or disapprove each color or color grouping.

Example of Design and Color Diversity

In the examples below, the lots identified with an **X** may not have the same elevation and home design combination or use an exterior color from the same color grouping as the subject home represented with a  icon (see EXHIBIT 2 below).



Fencing Plan

Fencing is an important component in every landscaping design, and it is a critical element to creating curb appeal. In order to maintain a consistent look throughout the community, fencing will be predetermined in every neighborhood.

Examples of Acceptable Fencing Types

The following styles and colors are acceptable examples of options:

6' Vinyl Semi-Privacy Fence*



* Openings in semi-privacy fence to match the City standard of 1-inch

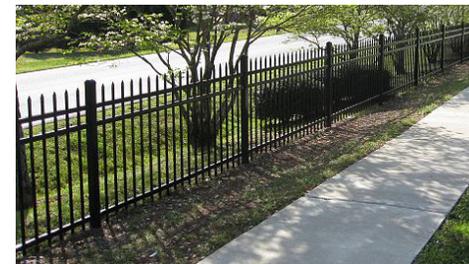
6' Vinyl Privacy Fence



6' SimTek Privacy Fence



3' Fortress Semi-Privacy Fence





Fencing Plan Exhibit

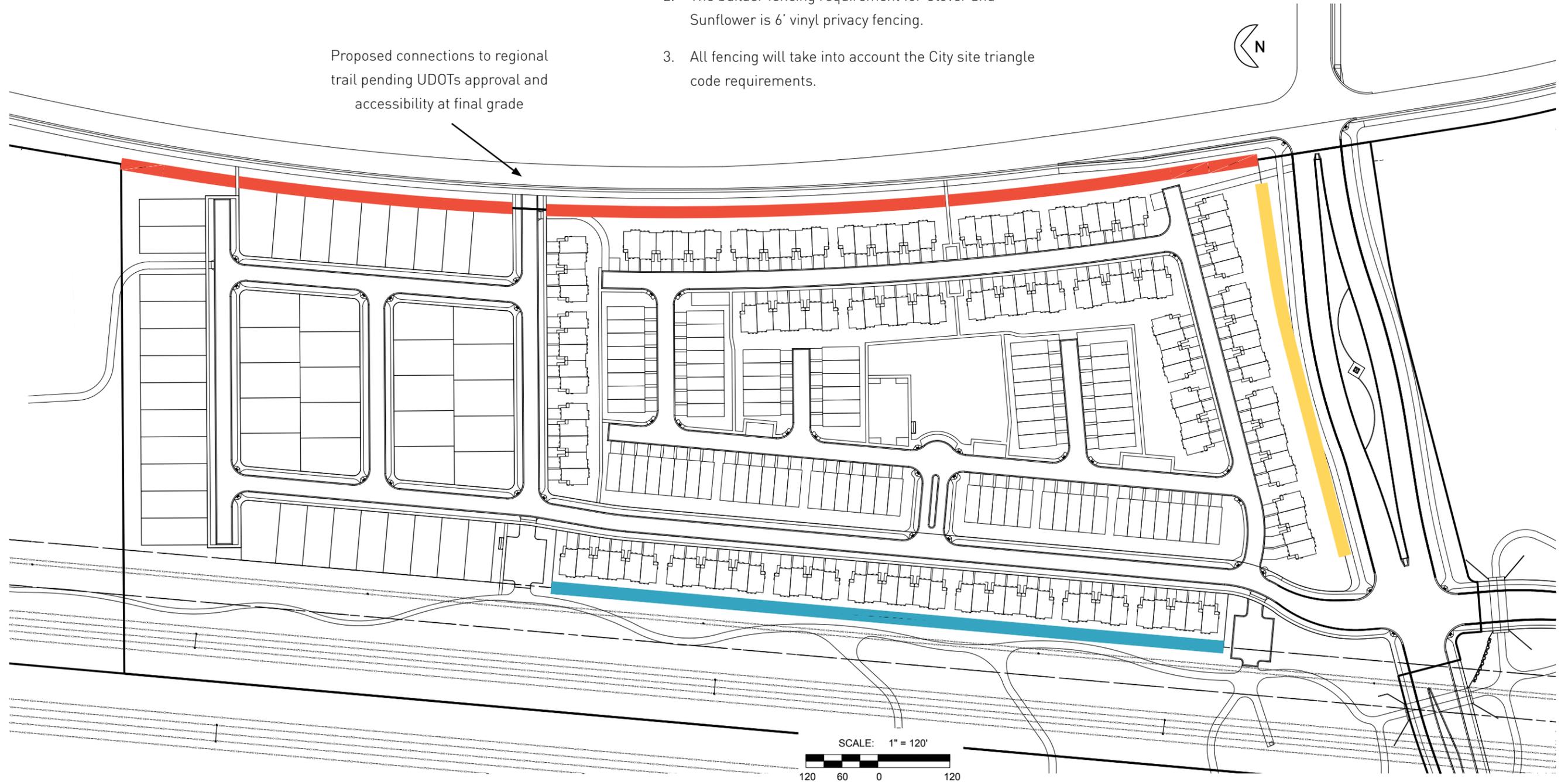
Legend

-  **DEVELOPER: 6' VINYL PRIVACY FENCE**
-  **DEVELOPER: 6' SIMTEK OR RHINO ROCK PRIVACY FENCE**
-  **DEVELOPER: 6' FORTRESS SEMI-PRIVACY FENCE**

Notes

1. If certificate of occupancy is issued between November and March, fencing to be installed by end of June.
2. The builder fencing requirement for Clover and Sunflower is 6' vinyl privacy fencing.
3. All fencing will take into account the City site triangle code requirements.

Proposed connections to regional trail pending UDOTs approval and accessibility at final grade



06 Associations

Master Homeowners Associations

In accordance with City Code **Section 19.26.03,2,d of the Planned Community Zone** ordinance, a Master Homeowners Association (HOA) will be 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.

Wildflower Design Review Committee (WDRC)

In order to create, maintain, and improve the Project as a pleasant, desirable and sustainable community, and to establish and implement a consistent and harmonious design concept, and to protect and promote the present and future values of Wildflower Development, all exterior, architectural building elevations and building materials, colors and usage design, site plan and landscape treatments, wall and fencing, and signage within Village Plan Area 3a, shall be subject to a Design Review Process and approval by the established Wildflower Development Review Committee (WDRC).

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 from the following: the Master Developer and a selected team of design professionals, planners, engineers, architects, contractors, etc. The Master Developer shall retain the right to retain or replace members of the WDRC at its discretion.



07 Phasing & Maintenance Plan

Maintenance

Maintenance for all common open space areas within Wildflower Village Plan Area 3a, including park strips, private parks, and developed and natural open space, will be provided by the Master Homeowners Association (HOA) described in Section 6 of this Village Plan. Any open space where ownership is transferred to the City for use as a City Park will be maintained by the City of Saratoga Springs.

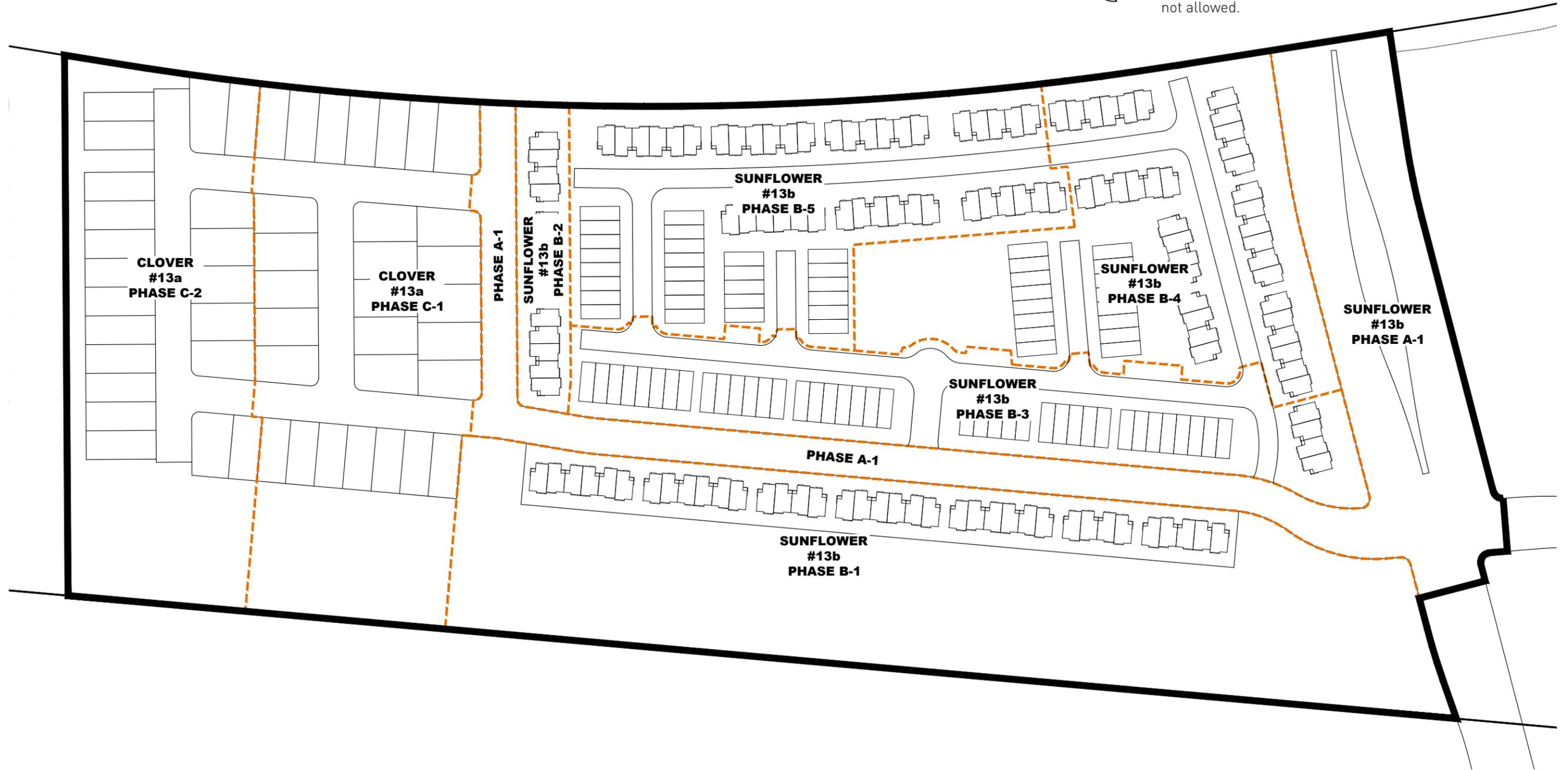
Phasing

As indicated on page 15 in the Wildflower Community Plan, Wildflower Village Plan Area 3a is shown as the third phase for the Wildflower at Saratoga Springs development. As noted in the Community Plan, phases may be constructed out of order. The first part of Phase 3, Village Plan Area 3a, is being constructed before Phase 2. Preliminary phasing for Village Plan Area 3a is shown on the Phase Plan on the following page, including open space. Phasing for open space in future village plan areas shown in the Detailed Use Plan in Section 3 will be determined at the corresponding Village Plan stage.





Phases that depend on future improvements are not allowed.



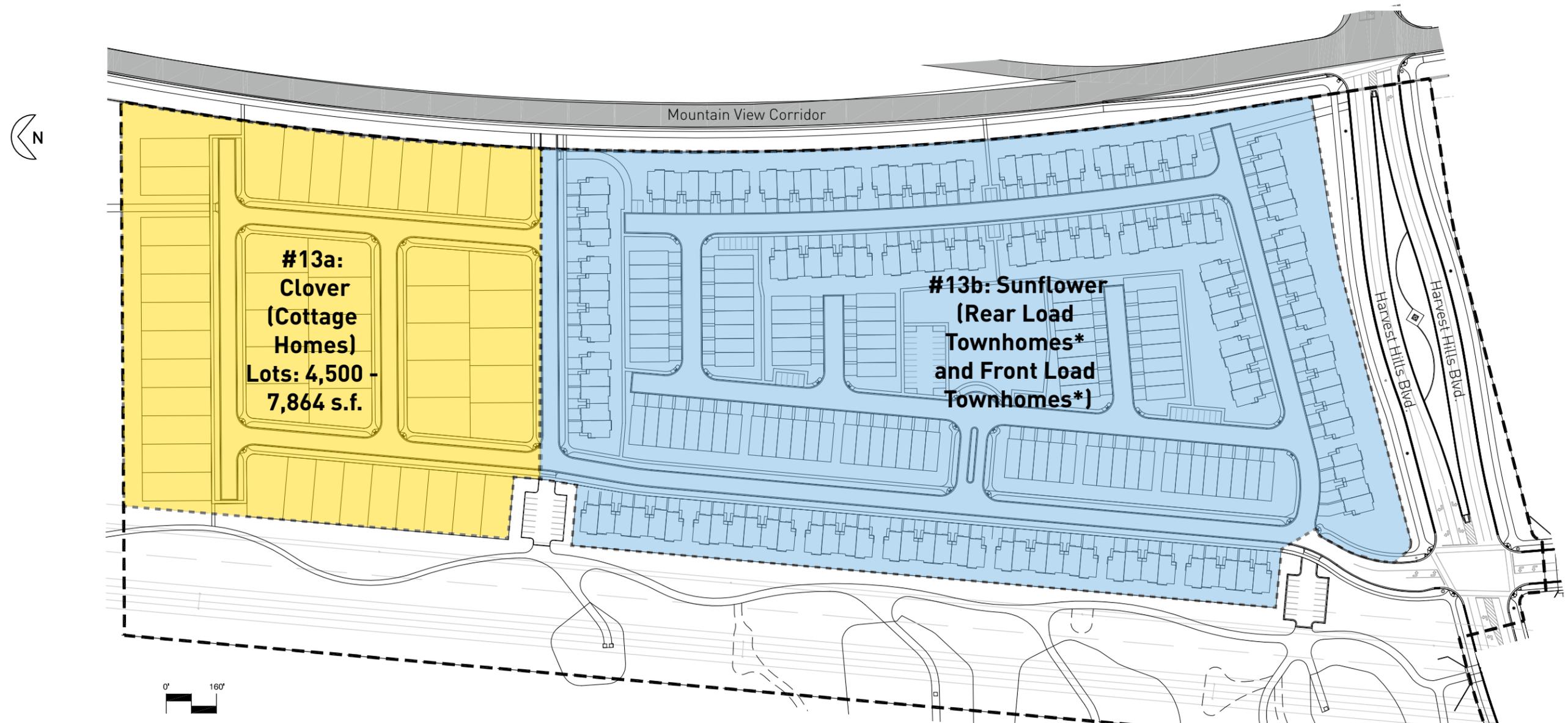


08 Lotting Map Exhibit

Note: Summary of setbacks. Full setback details can be found on page 30 of the Community Plan and in the Development Standards in Section 4 of this Village Plan.

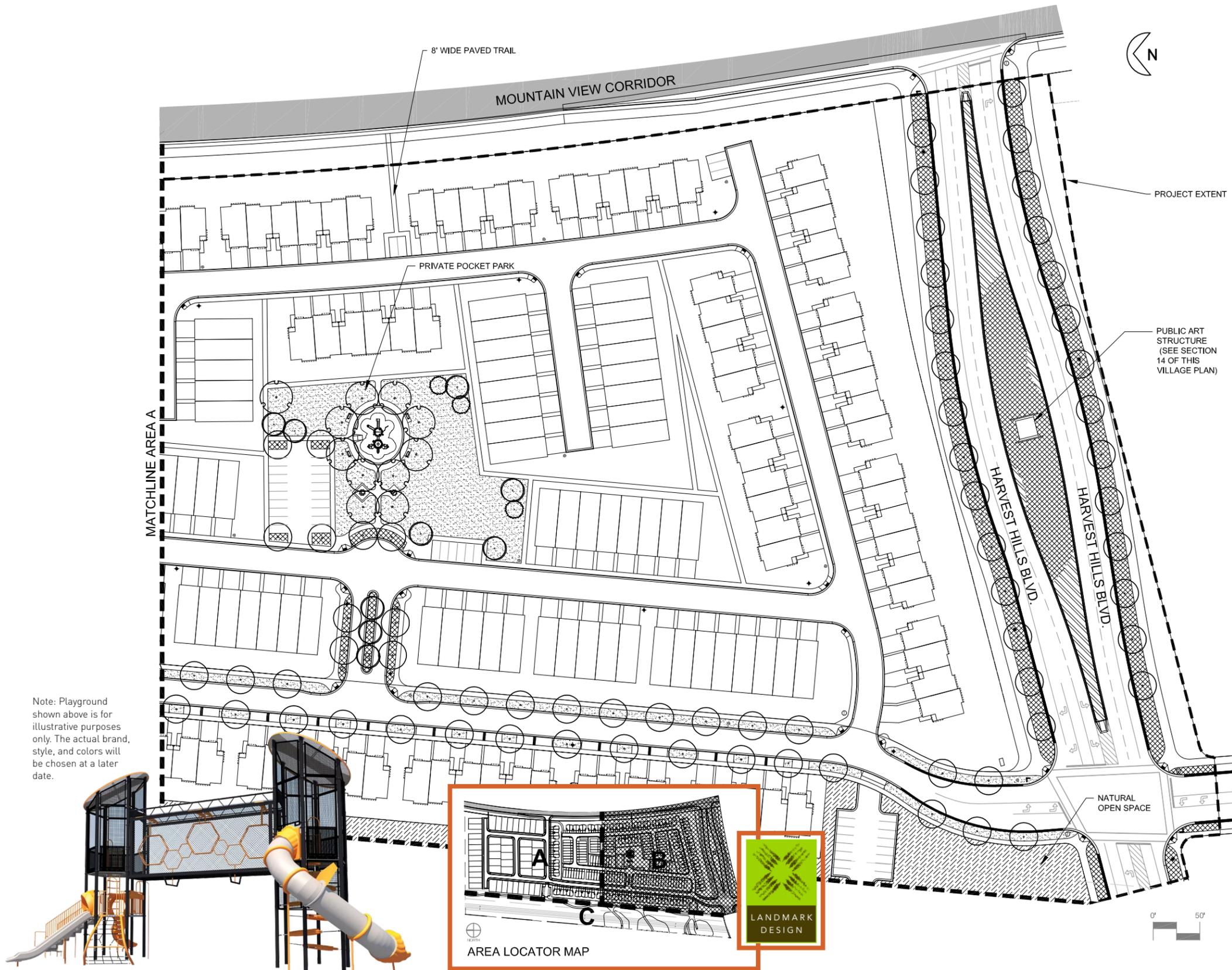
AREA	PRODUCT TYPE	NEIGHBORHOOD LOT SIZE PERCENTAGE EXCEPTIONS	MIN. LOT WIDTH AT FRONT SETBACK	MINIMUM LOT SIZE	MAXIMUM LOT SIZE	AVERAGE LOT SIZE	SIDE YARD SETBACKS
Neighborhood 13A Clover	Cottage Singles	none	45'	4,500 sq. ft.	7,864 sq. ft.	5,437 sq. ft.	5' minimum
Neighborhood 13B Sunflower	Front-Load Townhomes	N/A	N/A	N/A	N/A	N/A	15' minimum separation between buildings
	Rear-Load Townhomes	N/A	N/A	N/A	N/A	N/A	15' minimum separation between buildings

* Refer to Section 4 Development Standards





Landscape Concept Plan Exhibit - Area B



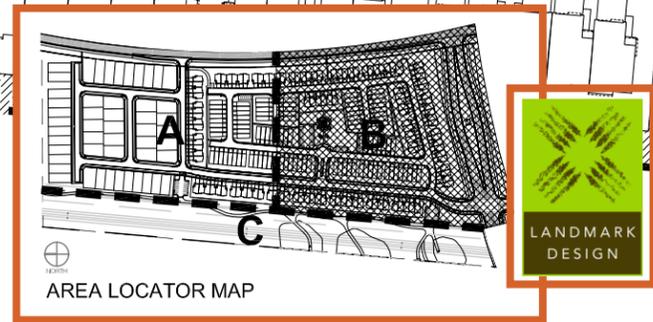
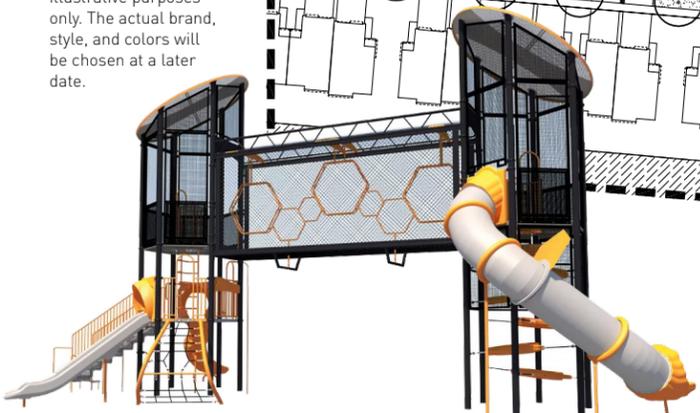
Concept Plan Schedule

	STREET TREES Acer lataricum 'Pattern Perfect' / Pattern Perfect Tatarian Maple Ginkgo biloba 'Shangra La' / Shangra La Ginkgo Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden Tilia tomentosa 'Sterling' / Sterling Silver Linden	163	2" Cal. 2" Cal. 2" Cal. 2" Cal.
	EVERGREEN TREES Juniperus scopulorum / Rocky Mountain Juniper Pinus nigra / Austrian Black Pine	3	2" Cal. 2" Cal.
	LARGE DECIDUOUS TREES Ginkgo biloba 'Magyar' / Magyar Ginkgo Quercus macrocarpa / Burr Oak Tilia tomentosa 'Sterling' / Sterling Silver Linden	11	2" Cal. 2" Cal. 2" Cal.
	MEDIUM/SMALL TREES Celtis occidentalis / Common Hackberry Malus x 'Prairie Fire' / Prairie Fire Crab Apple Malus x 'Red Jade' / Red Jade Crab Apple Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden Ulmus x 'Frontier' / American Elm	9	2" Cal. 2" Cal. 2" Cal. 2" Cal. 2" Cal.
	SHRUB/GRASS/PERENNIAL MIX Allium x 'Summer Beauty' / Summer Beauty Allium Aquilegia chrysantha 'Denver Gold' / Yellow Columbine Artemisia x 'Powis Castle' / Powis Castle Artemisia Aster alpinus 'Alpine' / Alpine Aster Aster novae-angliae 'Purple Dome' / Purple Dome New England Aster Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass Caryopteris x clandonensis 'Blue Mist' / Blue Mist Shrub Ephedra viridis / Mormon Tea Gaura lindheimeri 'Sparkle White' / Sparkle White Gaura Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass Hemerocallis x 'Always Afternoon' / Always Afternoon Daylily Lavandula angustifolia 'Munstead' / Munstead English Lavender Mirabilis multiflora / Desert Four O'Clock Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass Penstemon mexicali 'Pike's Peak Purple' / Penstemon Penstemon mexicali 'Red Rocks' / Penstemon Perovskia atriplicifolia 'Blue Steel' / Russian Sage Physocarpus opulifolius 'Little Devil' / Little Devil Ninebark Prunus besseyi 'Pawnee Buttes' / Sand Cherry Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac Rosa Meidiland series 'White' / White Meidiland Rose Rudbeckia fulgida 'City Garden' / Black Eyed Susan Schizachyrium scoparium 'Blaze' / Blaze Little Bluestem Sedum spectabile 'Autumn Fire' / Showy Stonecrop Sedum spectabile 'Autumn Joy' / Stonecrop	43,181 sf	1 gal 1 gal 1 gal 1 gal 1 gal 1 gal 1 gal 5 gal 5 gal 1 gal 1 gal 1 gal 1 gal 1 gal 1 gal 1 gal 1 gal 1 gal 5 gal 5 gal 5 gal 5 gal 1 gal 1 gal 1 gal
	LAWN BLEND Lolium perenne / Perennial Ryegrass Poa pratensis / Kentucky Bluegrass	80,538 sf	
	GROUNDCOVER SUN MIX Sedum acre / Goldmoss Stonecrop Sedum ochroleucum 'Red Wiggle' / Stonecrop Thymus lanuginosus / Woolly Thyme Thymus serpyllum 'Elfin' / Elfin Thyme Thymus serpyllum 'Pink Chintz' / Pink Chintz Thyme	6,613 sf	flat flat flat flat flat
	NATURAL OPEN SPACE REPAIR AND/OR REVEGETATE AS REQUIRED WITH PLANTINGS SIMILAR TO EXISTING FOOTHILL PLANT COMMUNITY.	390,707 sf	
	GREAT BASIN WILDFLOWER SEED MIX SEE AREA C FOR SEED MIX SCHEDULE	119,592 sf	

NOTES:

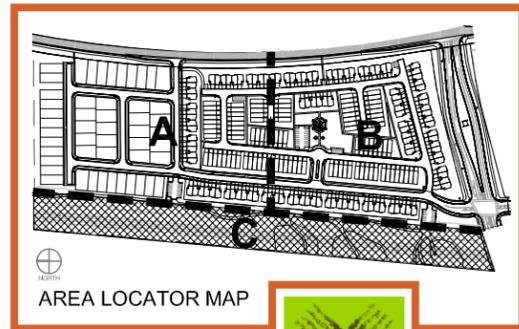
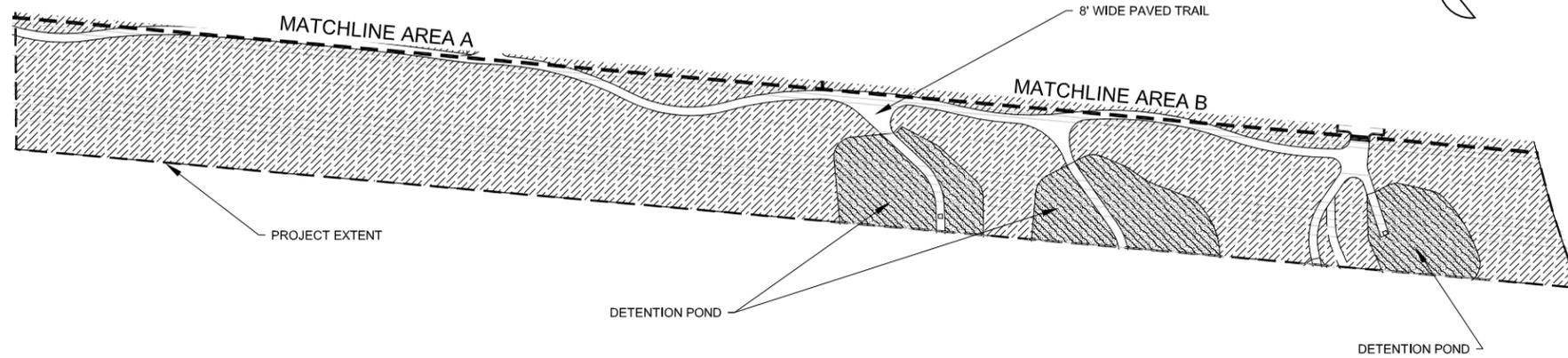
1. QUANTITIES SHOWN ARE FOR ENTIRE 3A VILLAGE PLAN.
2. LANDSCAPE PLANS ARE CONCEPTUAL AND EXACT SPECIES SELECTED AT TIME OF PLAT MAY VARY FROM THIS PLAN AS DETAILED DESIGN CONSIDERATIONS ARE MADE. PLANTS WILL GENERALLY BE SELECTED FROM THE CITY'S RECOMMENDED TREE & PLANT PALETTE, THOUGH OTHER APPROPRIATE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

Note: Playground shown above is for illustrative purposes only. The actual brand, style, and colors will be chosen at a later date.





Landscape Concept Plan Exhibit - Area C



DATA SHEET FOR ENTIRE VILLAGE PLAN AREA

Plant Type	Total Qty	Total SF (falls within other landscape areas)	Percent of Landscape (falls within other landscape areas)
Trees	186		
Shrub/Grass/Perennial Mix		43,181	17%
Shrubs	TBD at plat		
Ornamental Grasses	TBD at plat		
Perennials	TBD at plat		
Groundcovers	TBD at plat	6,613	3%
Turf		80,538	32%
Wildflower Seed Mix		119,592	48%
Crushed Stone Mulch		500	0%
Total Developed/Irrigated Landscape		250,424	100%
Bark Mulch (All Planting Beds)		43,181	
Drought Tolerant Species	14 total species (8 trees, 6 shrubs)		
	100% of these are drought tolerant (either low or moderate water use)		
Natural Open Space Restoration		390,707	

GREAT BASIN WILDFLOWER SEED MIX (GRANITE SEED COMPANY)

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

PERENNIALS

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

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

CONTACT GRANITE SEED COMPANY: 801-768-4422

Concept Plan Schedule

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- LANDSCAPING IN TOWNHOME AREAS TO BE DETAILED AT THE TIME OF PLATS.
- SEE LANDSCAPE CONCEPT PLAN - AREA C FOR DATA TABLE.





Plant Use Detail Exhibit

TREES



Freeman Maple



Pattern Perfect Maple



Shangri La Ginkgo



Common Hackberry



Greenspire Linden



Silver Linden



Magyar Ginkgo



Burr Oak



Frontier Elm



Red Jade Crabapple



Rocky Mountain Juniper



Austrian Pine

SHRUBS, GRASS, AND PERENNIAL MIX 1



Blaze Little Bluestem



Karl Foerster Grass



Mormon Tea



Blue Oat Grass



Overdam Grass



Hamlen Fountain Grass



Pawnee Buttes Sandcherry



Little Diablo Ninebark



Grow-Low Sumac

SHRUBS, GRASS, AND PERENNIAL MIX 2



Blue Mist Caryopteris



Blue Steel Russian Sage



Always Afternoon Daylily



Summer Beauty Allium



Denver Gold Columbine



Purple Dome Aster



Powis Castle Artemisia



Whirling Butterflies



Desert Four O'Clock



Autumn Joy Sedum



Munstead Lavender



Red Rocks Penstemon



Pike's Peak Penstemon



White Meidiland Rose



Autumn Fire Sedum



City Garden Rudbeckia



Alpine Aster

GROUNDCOVER MIX



Utah Sedum



Red Wiggle Sedum



Woolly Thyme



Elfin Thyme



Pink Chintz Thyme



10 Utility Plans

The following utility plan diagrams provide greater detail regarding the utilities for Wildflower Village Plan Area 3a.

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

Secondary Water System

Village 3a Secondary Water service will be provided through a pond located adjacent to the existing Zone 3 culinary tank. See Exhibit on page 10-03 for location details. This pond is sized with a capacity of 627,000 gallons of water and will service the secondary water needs of Wildflower Village 1 and Village 3a as well as approximately 160 units within Harvest Hills. These Harvest Hills units have been utilizing culinary water for both indoor and outdoor uses. The installation of this new pond will allow the Harvest Hills units to have true secondary water service and relieve significant use from the Zone 3 culinary system.

This pond will be replace the master-planned pond to be located within the Springs. The timing of this pond will be dependent on the development of additional villages. The source for this Zone 3 secondary pond will come from the proposed Welby Jacob Canal turnout, pond, and pump station located just south of Military Road. This pump station will provide adequate water for the Zone 3 temporary pond as well as being able to supply additional flow into Zone 2. The pump station will be built concurrently with the Zone 3 pond.

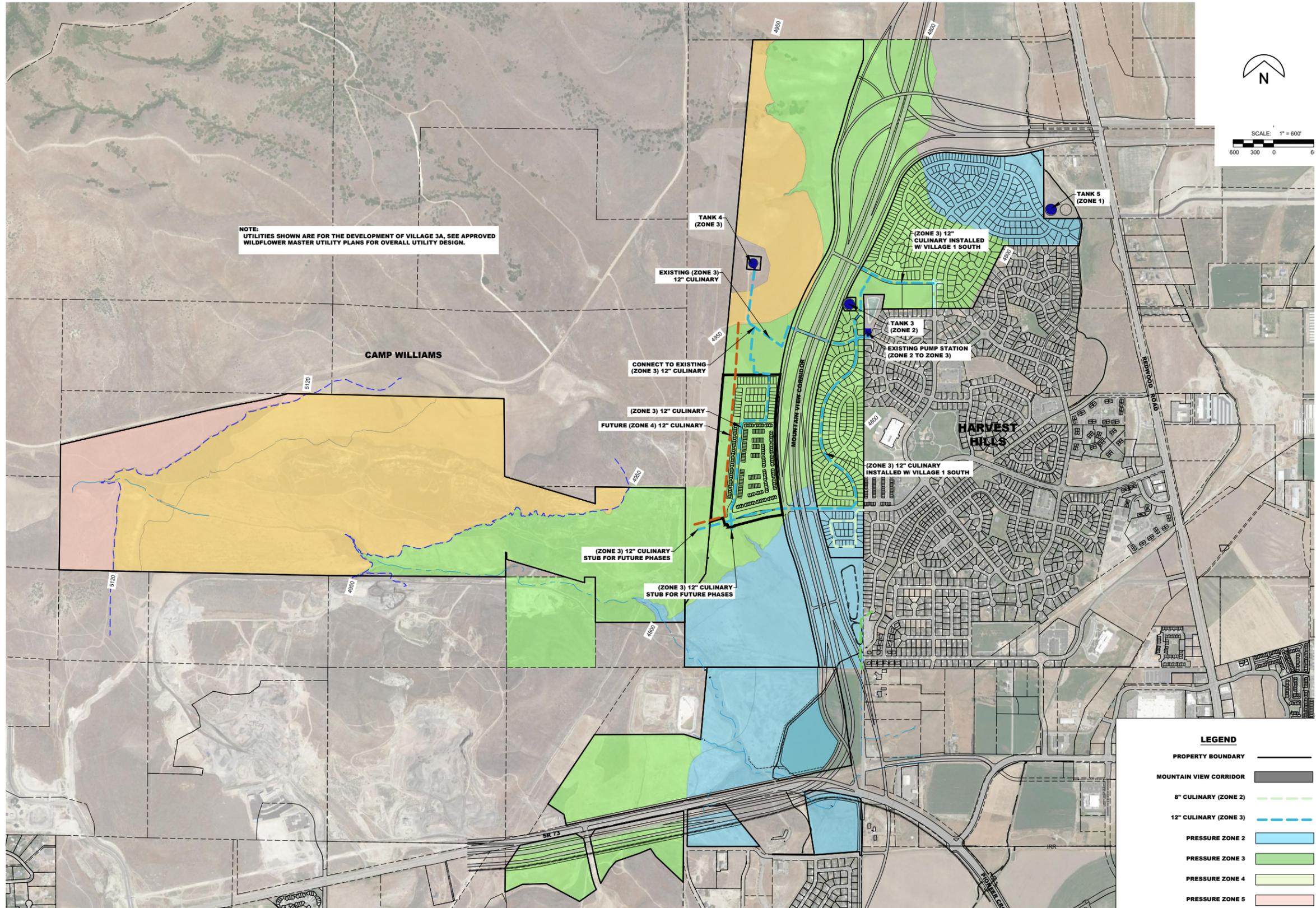
These source and storage improvements, along with adequate piping, will meet the secondary water need of the currently proposed Village 3a as well as all existing approved development within Zone 3 of the Wildflower development.

Storm Drain System

The proposed storm drainage facilities will consist of inlets, catch basins, and pipes that will route the collected runoff to detention basins. These detention basins are to be located along the west and south end of the Wildflower Village 3a development. The Wildflower detention ponds have been sized to detain the 100-year, 3-hour storm event. These ponds will ultimately discharge into the existing irrigation canal. See Exhibit on page 10-06 for location details. A detailed Storm Drain Report dated September 20, 2018, was created to by LEI Engineers & Surveyors. The conclusion as stated in the report, is as follows:

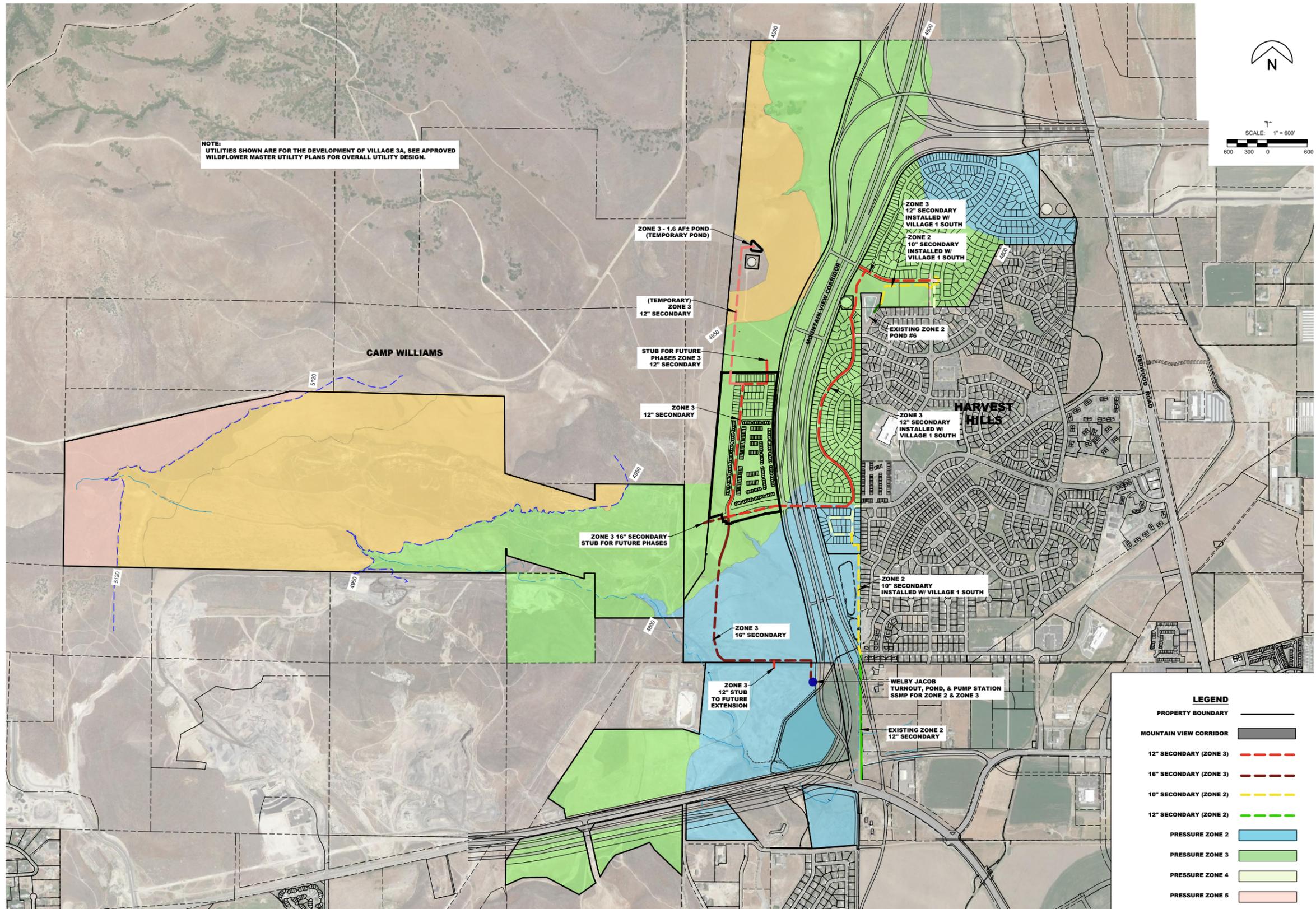
“A model was created using Autodesk Storm and Sanitary Analysis to estimate the runoff flows and volumes for the Wildflower Village 3A development. The development has been designed to detain onsite and offsite runoff with the use of detention ponds. The detained runoff will be released at a reduced rate in order to lower the overall discharge into the existing canal. This will allow the discharge rate downstream of the prosed development to be reduced during large storm events. This design will be further refined including pipe sizing and orifice sizing as individual plats and construction drawings are completed.”







Secondary Water Plan Exhibit



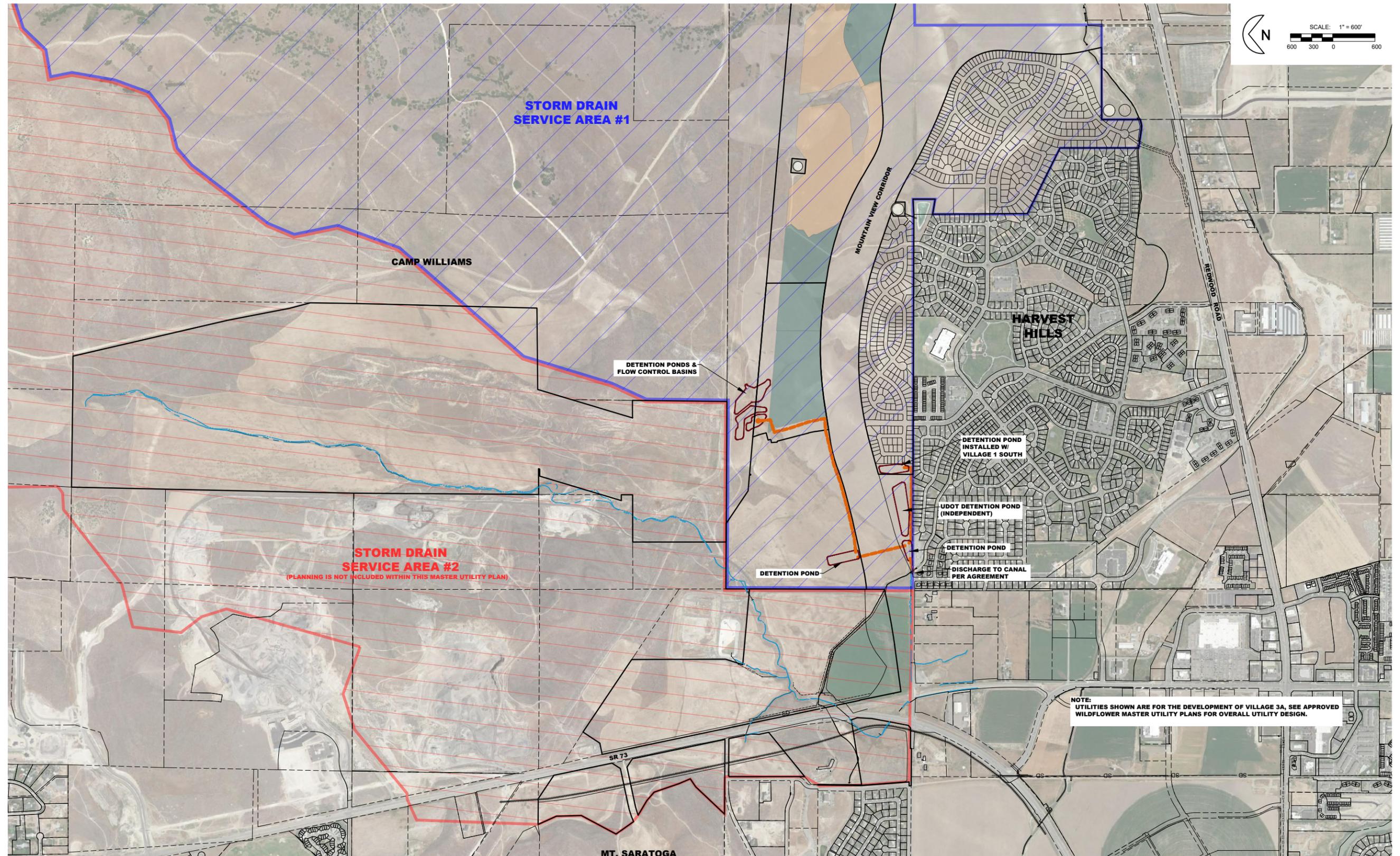
Sewer Plan

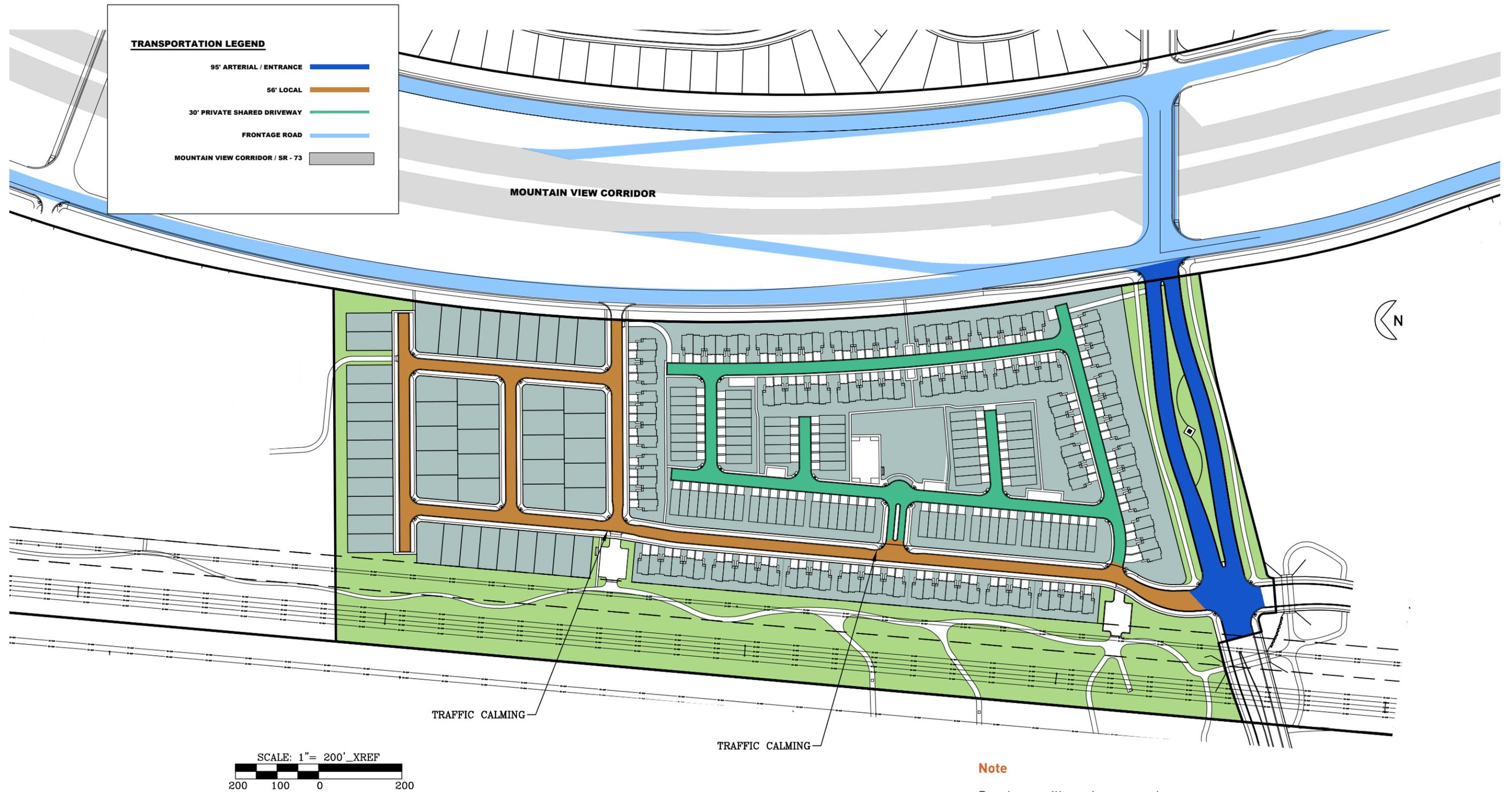
- » All internal sewer to be 8" minimum.
- » For preliminary planning purposes, a value of 2 ERUs per acre is used for all regional commercial.
- » These infrastructure improvements are conceptual in nature and subject to section 22 of the master development agreement.
- » Sewer lines under MVC land to be installed based on Mountain View Corridor drawings. Elevations to be coordinated with UDOT drawings.
- » Available capacity within Coyote Run Road previously determined by land design engineering as detailed in memo dated 12/6/7. Applying current design flow criteria as determined by IFFP, the remaining capacity is 227 ERUs.
- » 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.
- » 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 3,360 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 community plan does not guarantee capacity will be available for proposed development at the lift station.
- » 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, which assumes a slope of 1.2%. A lesser slope will yield less ERUs. 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.
- » Due to the extreme cut of Mountain View Corridor within this area, a gravity flow is not feasible (anticipated over 30 feet). UDOT will be responsible for the installation of a utility bridge upon construction of the main Mountain View Corridor lanes.

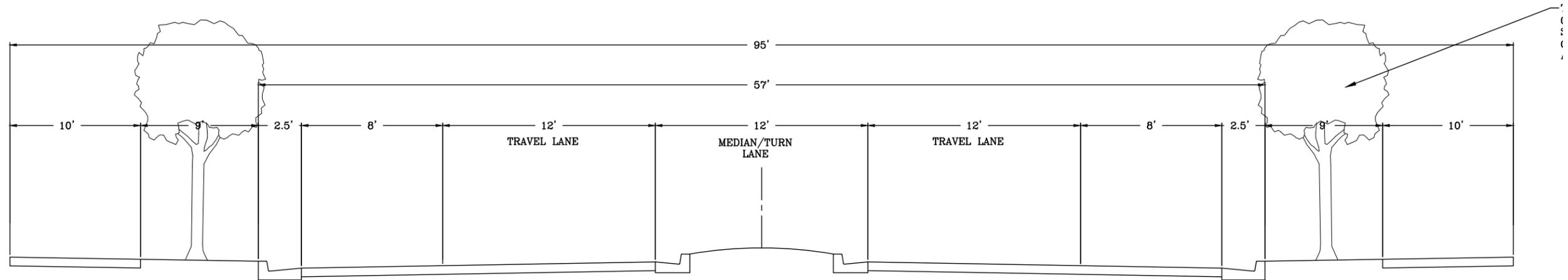




Overall Storm Zone Detail Exhibit







95' RIGHT-OF-WAY MINOR ARTERIAL ROADWAY CROSS SECTION

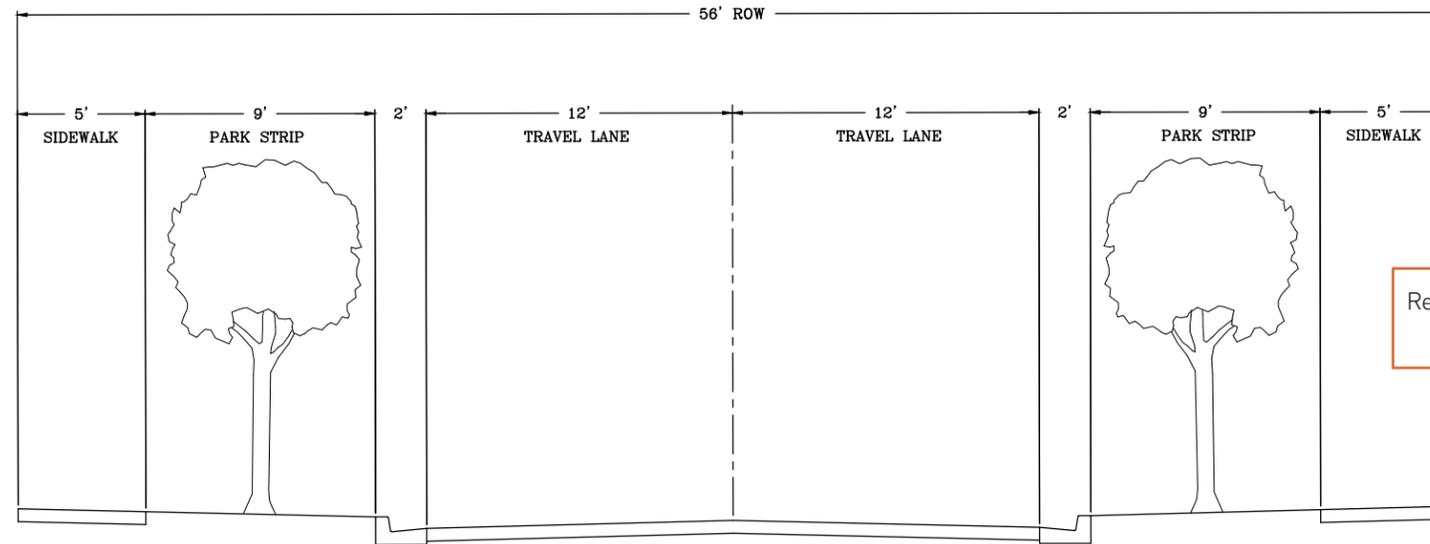
Based on current city standards at the time of Wildflower Community Plan approval.

- » Trees shall meet the specifications found in *Saratoga City Code Section 02726*
- » Trees are to be placed every 50' on both sides of the road
- » Stagger locations from one side of the road to the other
- » Grade "A" minimum in all applications





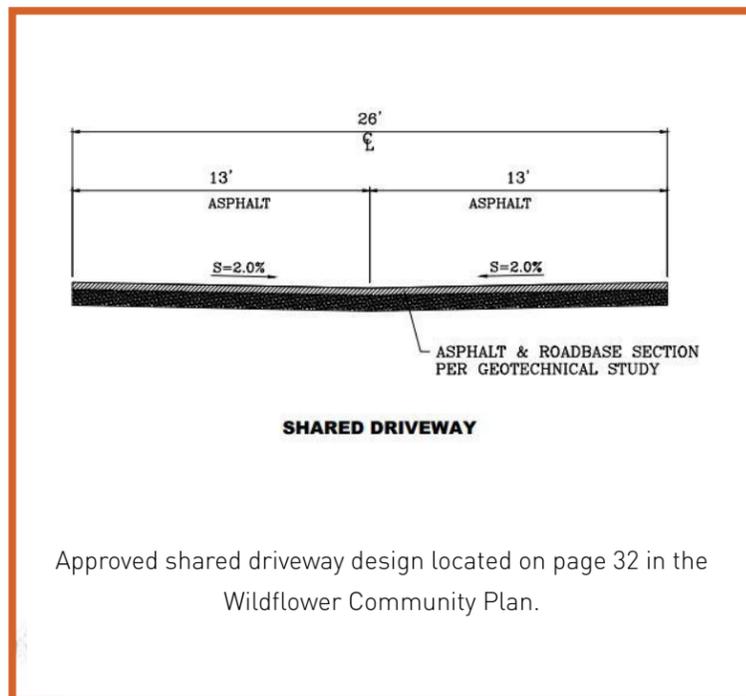
Approved Community Plan Design — Local Street



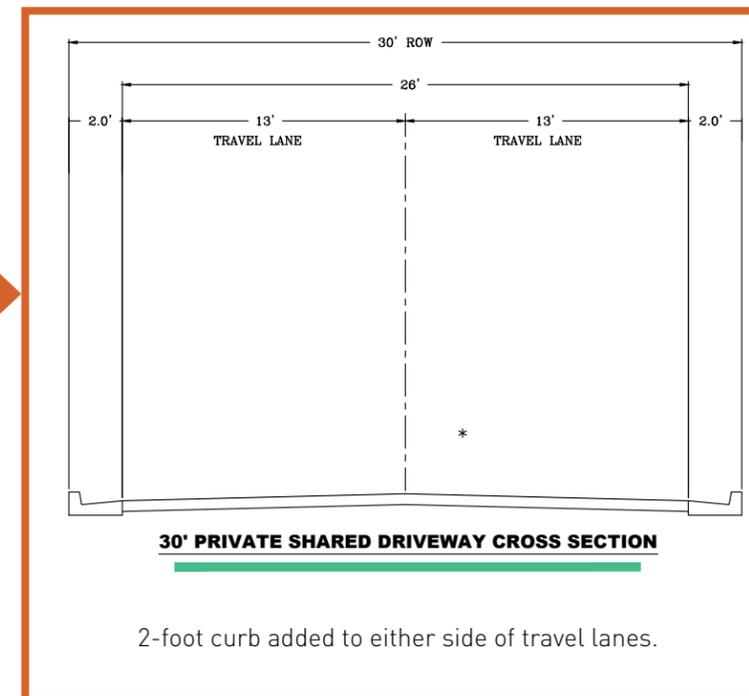
Refer to the Local Street Exhibit on page 66 of the Wildflower Community Plan.

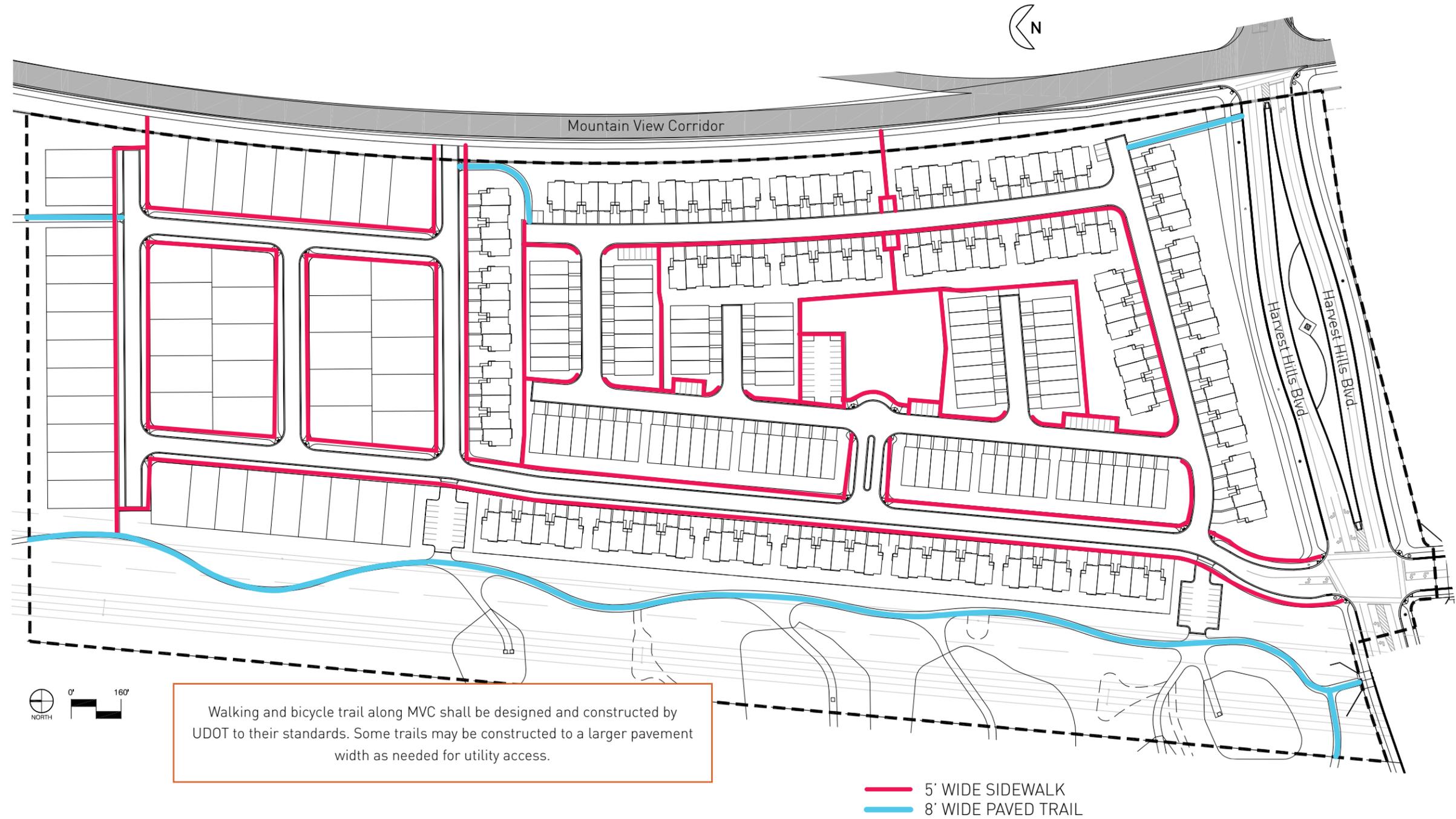
56' LOCAL RIGHT-OF-WAY ROADWAY CROSS SECTION

Approved Community Plan Design - Shared Driveway



Proposed Betterment of Approved Design





13 Density Transfers

An Equivalent Residential Unit (ERU) is defined by the Saratoga Springs Municipal Code as a unit of measurement to evaluate development impacts on public infrastructure including water, sewer, storm drainage, parks, roads, and public safety of proposed residential and commercial land uses. Every residential and commercial unit is a minimum of one ERU. Since buildout of the Wildflower development will occur over many years, flexibility is necessary to respond to market conditions, site conditions, and other factors. Therefore, residential density 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:

- » Any transfer of ERUs into or out of any neighborhood 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 exceed twenty-five (25%) of that established in the Community Plan. ERU transfers shall comply with the neighborhood breakdown on page 27 of the Community Plan.
- » ERUs may not be transferred from a more intensive neighborhood into a less intensive neighborhood designated in this Community Plan 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.
- » ERUs may not be transferred into any open space or park unless said use and acreage is replaced elsewhere within the same neighborhood.

In the Amended Wildflower Community Plan dated October 18, 2017, the following diagrams establish the number of Equivalent Residential Units (ERUs) and density for Wildflower:

- » Exhibit Two: Land Use Master Plan (page 14)
- » Equivalent Residential Unit Transfers (page 21)
- » Density (page 22) of the "Wildflower Community Plan"

Village Plan Area 3a is 44.74 acres in size and contains 265 units. See Detailed Buildout Allocation in Section 3 for density transfers within Village Plan Area 3a. Remaining ERUs for Phase 3 will be assigned in the rest of Village Plan Area 3b. This will be accomplished by submitting a community plan amendment moving some of the mountain housing units to the north.

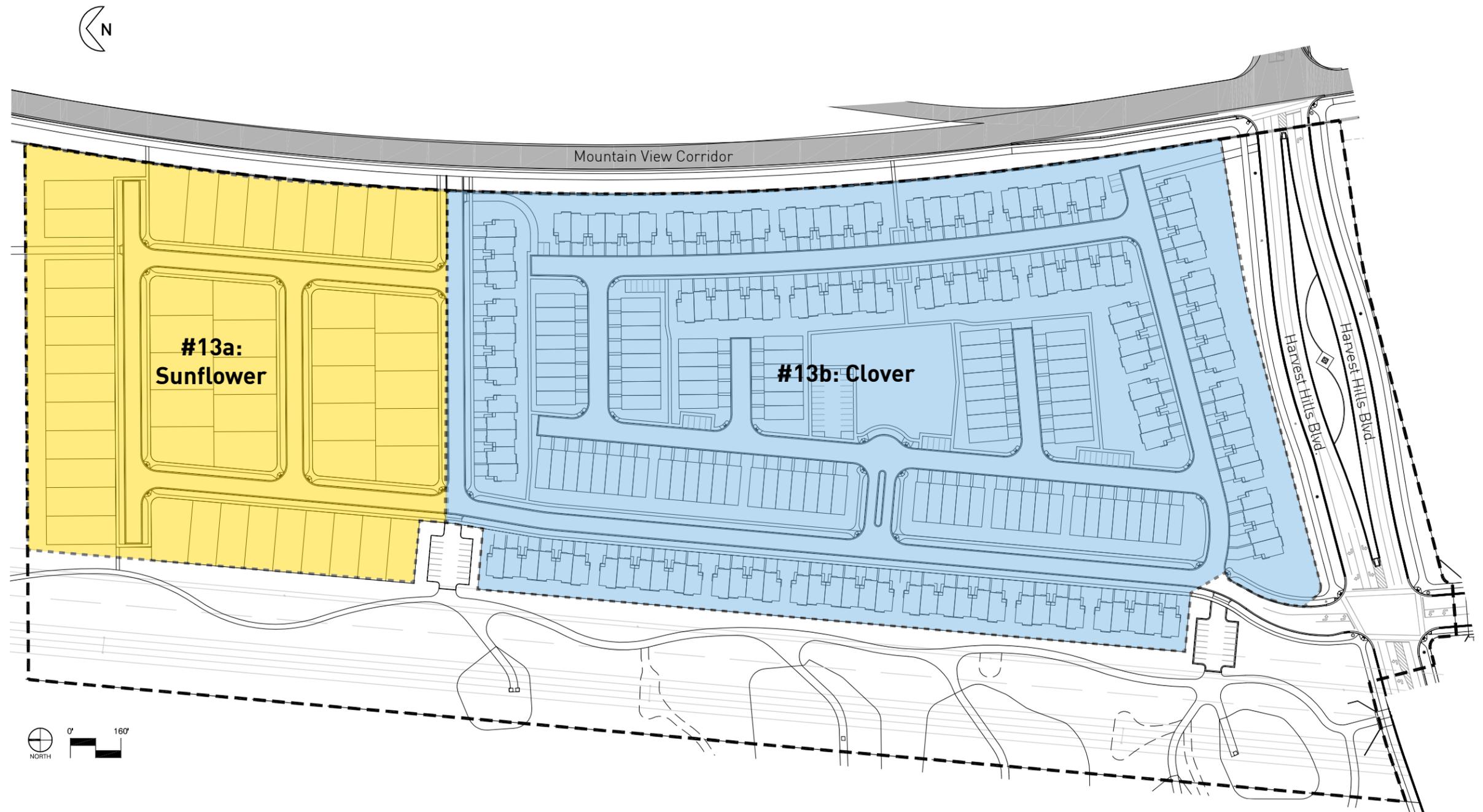


14 Additional Detailed Plans

The following elements have been included to detail plans and direction contained in the Community Plan for Village Plan Area 3a:

- » Neighborhood Names
- » Signage Plan
- » Grading Plan
- » Open Space Management
- » Natural Resource Inventory Plan
- » Wildlife Mitigation
- » Sensitive Lands Protection
- » Fire Protection Plan
- » Traffic Study





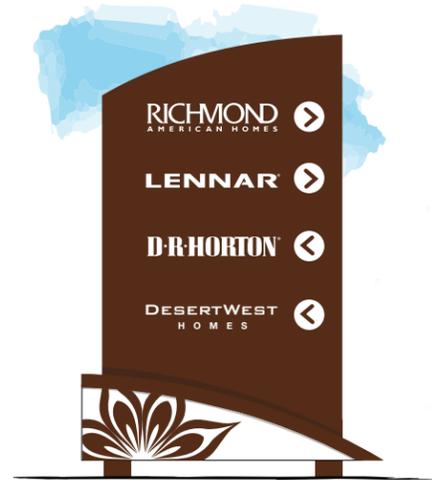


Signage and Entrance Feature Key Exhibit



* Public Art Structure and Separate Wildflower Sign

20'L x 20'W x 30'H Public Art Structure
27.36'L x 3"W x 26.25"H Wildflower Letters Only
Provided by Developer. Concrete dimensions TBD.



* Community Directional Temporary Sign

5'L x 12'H (maximum)
Provided by Developer

- Not all locations on map will have temporary signage. Temporary signage will be located in open space.



* Secondary Entrance Feature (Development)

8'L x 4'H
Provided by Developer



* Secondary Entrance Feature (Neighborhood)

8'L x 4'H *Provided by Build*

- OPTIONAL locations for builder-funded neighborhood entrance features
- Developer will coordinate with subs for production and installation including landscaping and utilities
- Builder may only have one model home sign in front of home
- Bootlegs are not permitted

Public art structure, signage, and entrance feature designs, materials, and colors are conceptual and may change during the production stage.



* Park Signage

5'L x 4.25'H
Provided by Developer

- Name of park TBD



* Permanent Directional Signage

5'L x 4.25'H
Provided by Developer

- Locations listed TBD

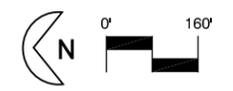


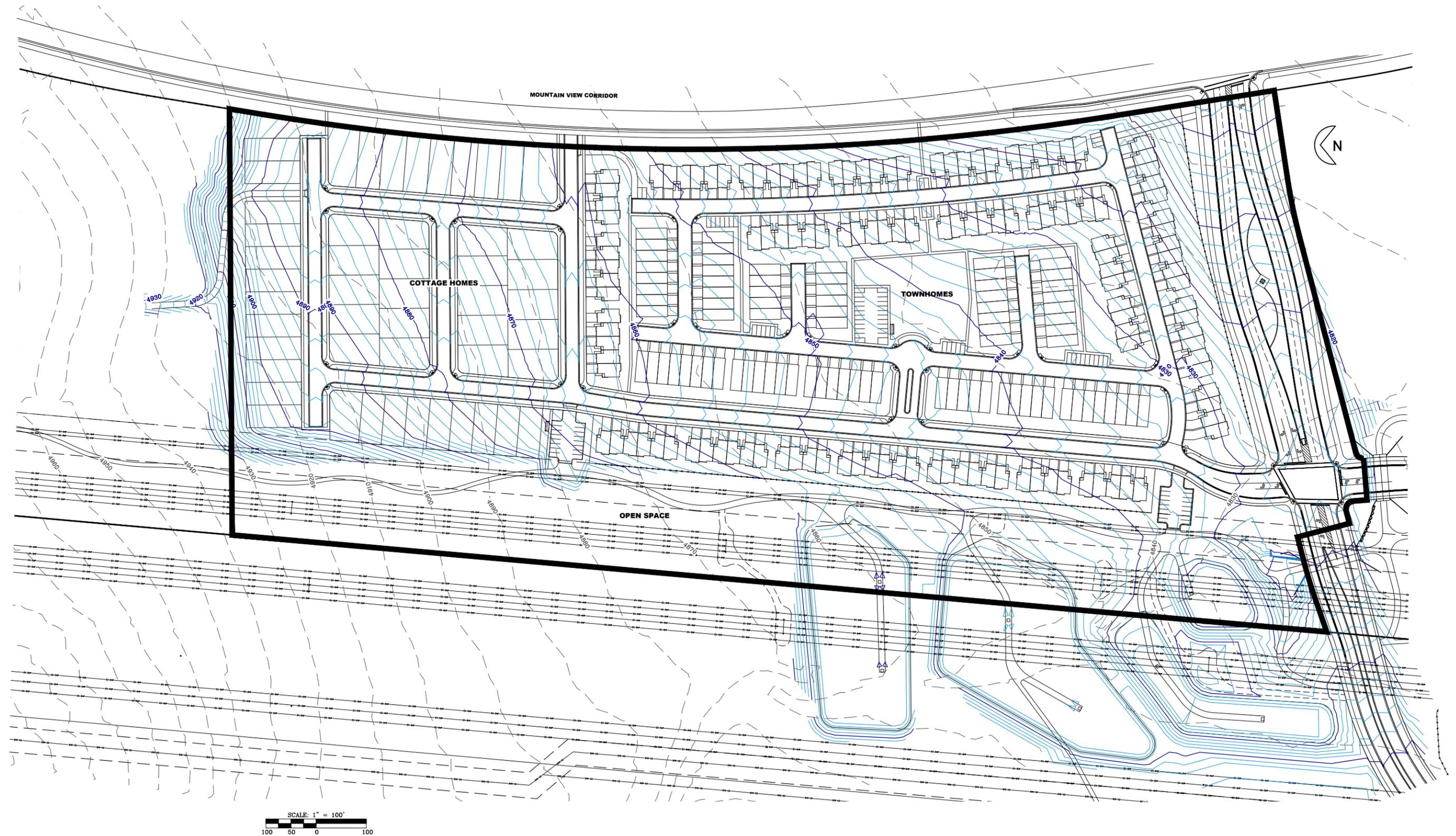


-  Public Art Structure and Separate Wildflower Sign
-  Secondary Entrance Feature (Development)
-  Optional Secondary Builder Entrance Feature (Neighborhood)
-  Permanent Directional Signage
-  Park Signage
-  Community Directional Temporary Sign

Notes

1. Locations shown represent the approximate vicinity of signs. Locations will be refined at plat stage. All entrance features will be placed in common areas.
2. These features shall not conflict with traffic control signaling or traffic control devices.
3. Sight triangle will be adhered to according to the standards set by the American Association of State Highway and Transportation Officials (AASHTO).





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 Community Level Open Space Exhibit found on page 6 of the Community Plan Amendment.) 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 105.69 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.

The total acreage within Village Plan 3a is approximately 44.70 acres. Of that 44.70 acres, 10.69 acres is needed to meet the open space required percentage of 23.92%. The open space provided is 17.44 usable acres or approximately 39% of the requirement. Some of this area will be used to satisfy the requirement for open space within the Village Plan 1 area so that, on a plat-by-plat basis, the open space requirement is satisfied. The developer is also committed to spend \$2,000 per unit on improvements.

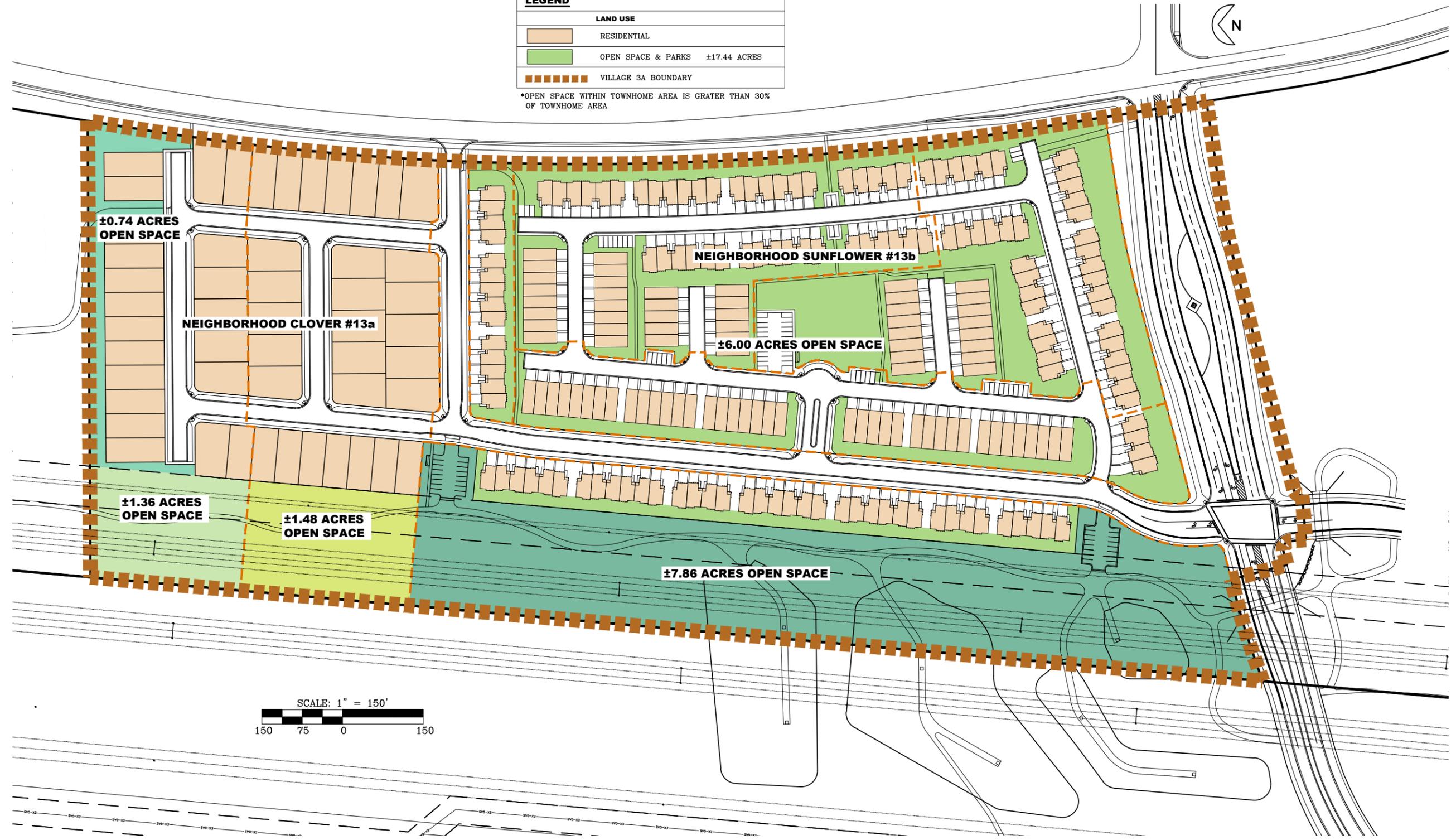


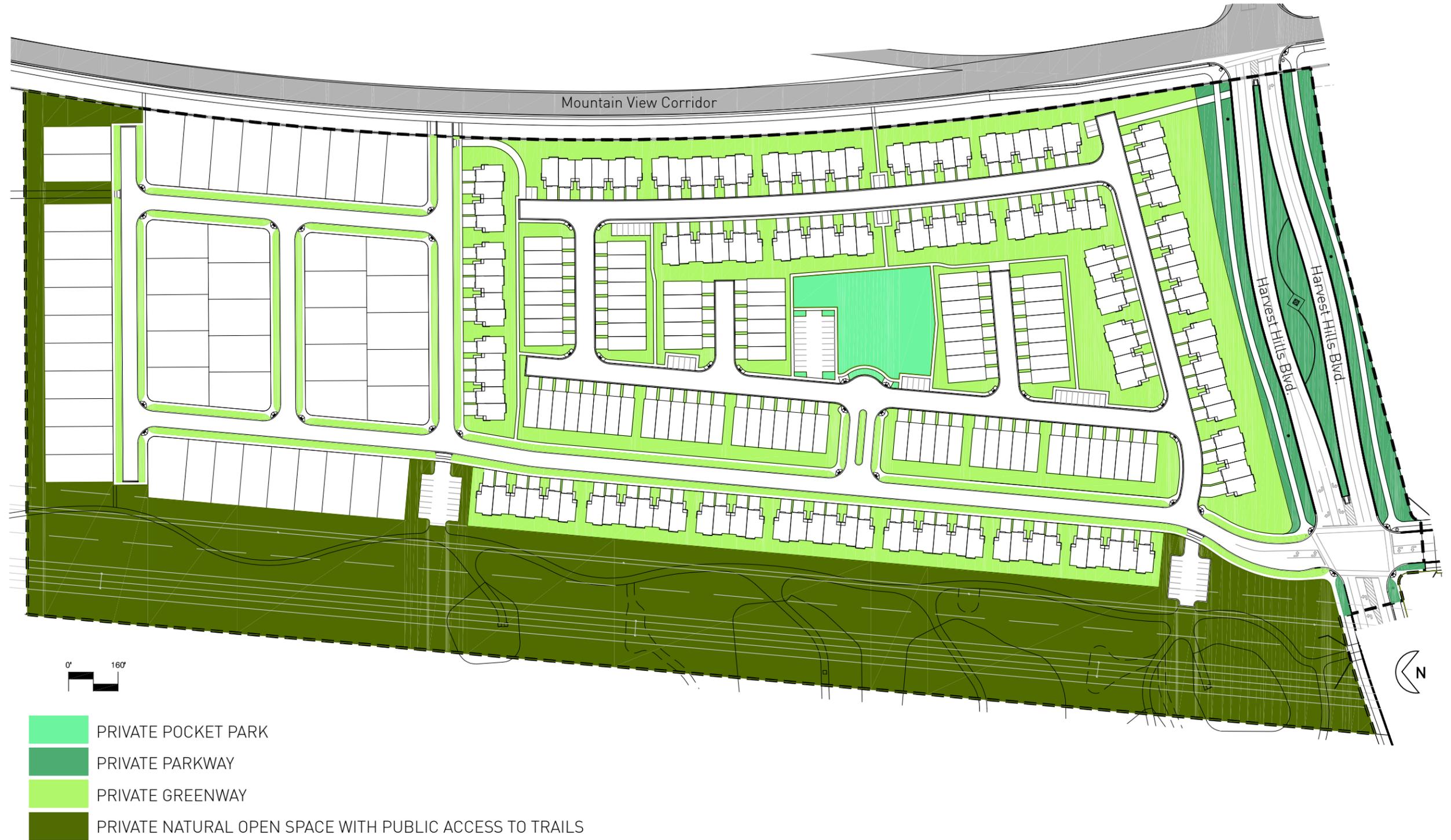


Open Space Tabulation Exhibit

LEGEND	
LAND USE	
	RESIDENTIAL
	OPEN SPACE & PARKS ±17.44 ACRES
	VILLAGE 3A BOUNDARY

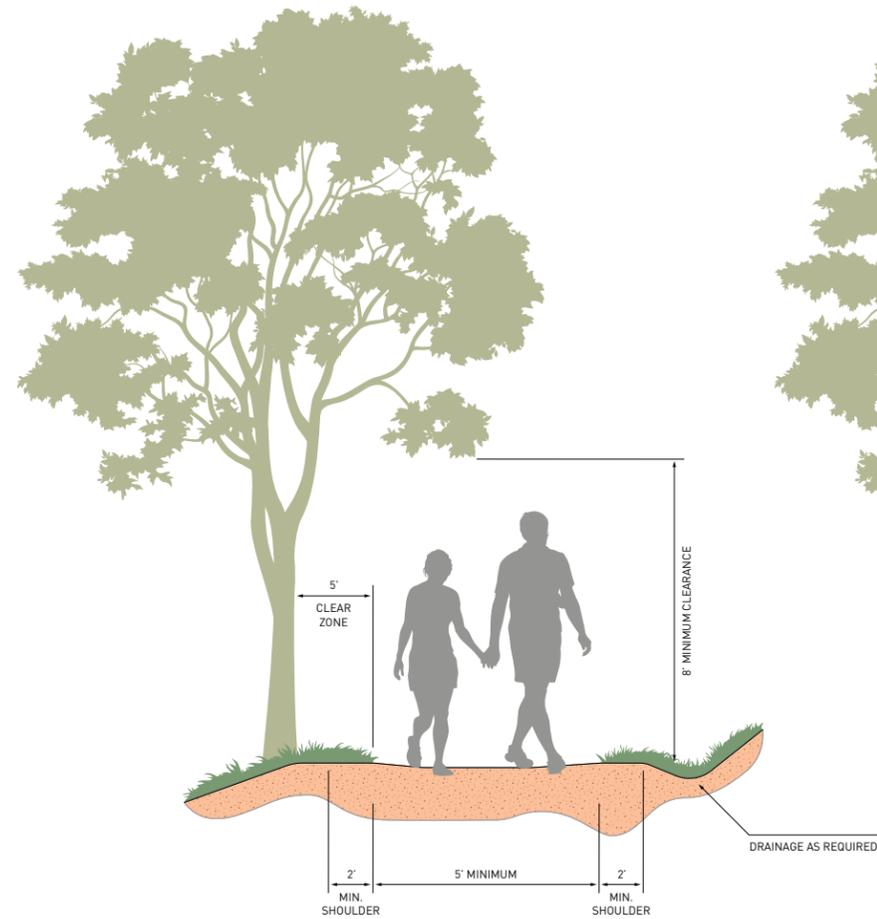
*OPEN SPACE WITHIN TOWNHOME AREA IS GRATER THAN 30% OF TOWNHOME AREA



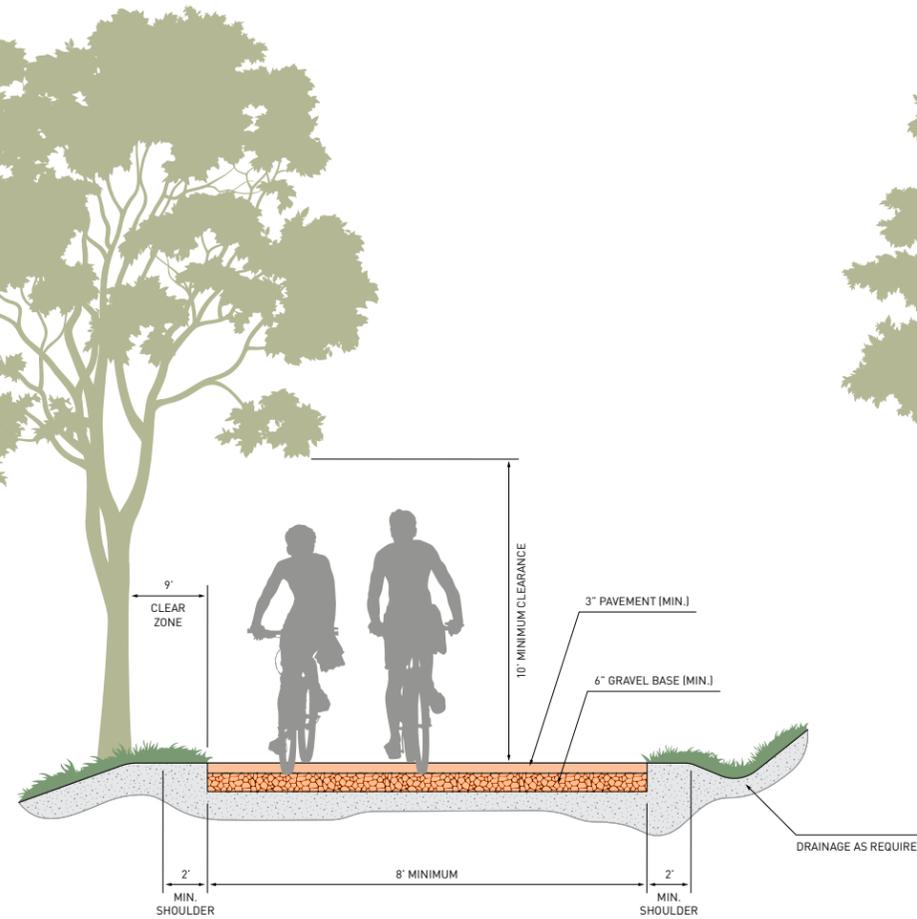




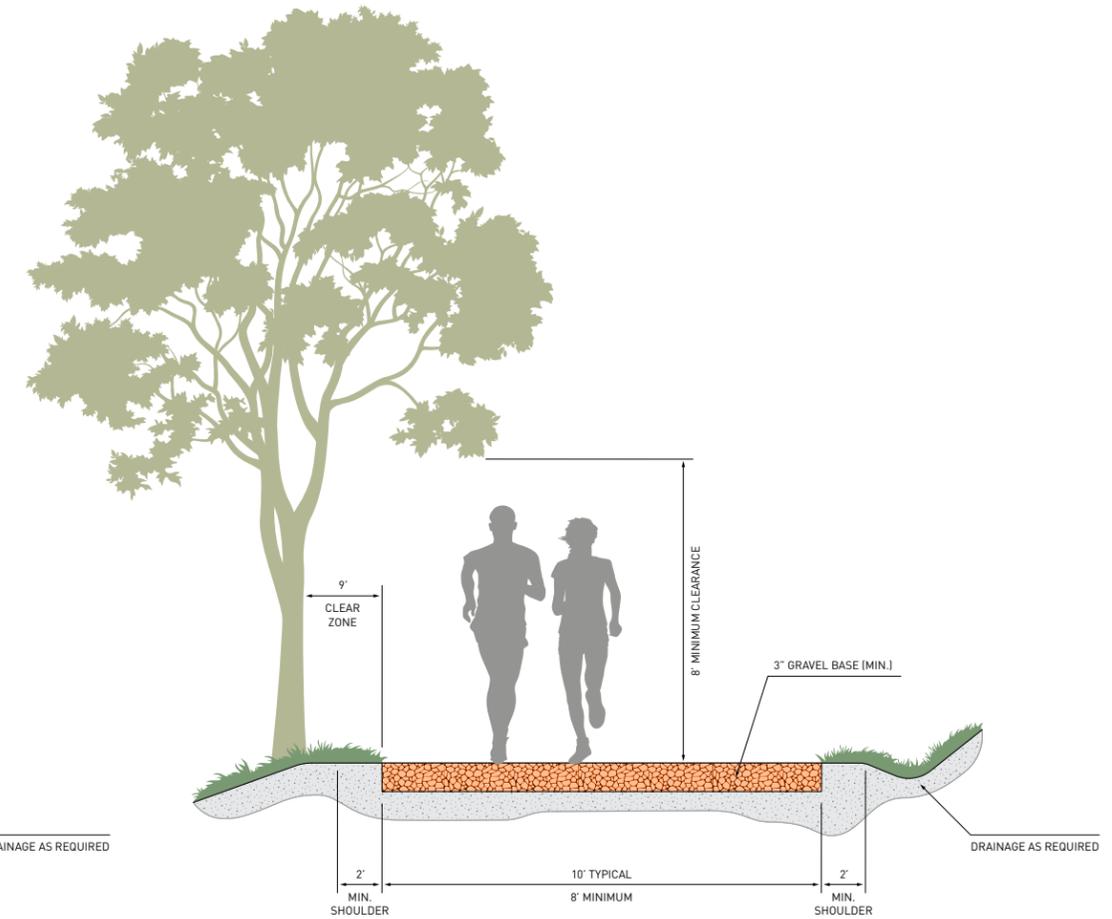
Typical Trail Section Exhibit



Walking Trail



Paved Trail



Unpaved Trail

Notes

1. All trails shall be ADA accessible and provide maintenance access.
2. Centerline radius of meandering trails shall be 100' minimum.
3. The running grade of all trails shall be \leq 50 percent of the side-slope grade.



Natural Resources Inventory

Slopes

There are no significant areas of slope greater than 30%. For the purpose of determining sensitive lands area, incidental and isolated area over 30% have not been included.

Soils

A geotechnical investigation for Wildflower Village Plan 3A, referred to as “The Wildflower Tanuki Subdivision,” was conducted by Infinity Consultants on March 23, 2018. The results of that study are highlighted in the following executive summary.

Geotechnical Investigation
March 23, 2018

Wildflower Tanuki
Saratoga Springs, Utah

EXECUTIVE SUMMARY

- 1 The Wildflower Tanuki Subdivision is a proposed 157 acre development located west of Harvest Hills in Saratoga Springs Utah. The project area is located on the western borders of the Harvest Hills subdivision and south of the NSA Data Center. The site predominantly slopes to the southeast on the southern end with mild slopes and slopes to the northeast on the northern end with moderate slopes on the central west side of the area. Approximately 80 percent of the property is farmed, the remaining 20 percent of the property is undisturbed rangeland with wild grasses and sage brush.
- 2 The subsurface soils encountered at the site consist of primarily of sandy clays (CL). Dark brown topsoil layers were found at most test pit locations. The sandy clays are underlain by silty sands (SM) or silty gravels (GM) in most test pits.
- 3 No subsurface water was encountered to the maximum depth investigated, approximately 12 feet.
- 4 It is our opinion that the site is suitable for the proposed construction. The buildings supported on spread footings bearing on the undisturbed natural silts, clays or sands should be designed for a net allowable pressure of 1,500 pounds per square foot. Footings bearing on natural undisturbed gravels or at least 3 feet of compacted structural fill may be designed for a net allowable bearing pressure of 2,000 psf.
- 5 The sandy clays near the surface generally exhibited signs of being potentially collapsible, such as having some pinholes and being lightweight. At depth, the sandy clays generally are lighter in color and do not show evidence of being collapsible. Some layers of cemented clays are found throughout the site.
- 6 For this property, a minimum roadway profile consisting of 3 inches asphalt over 7 inches of road base on compacted native material is recommended for residential streets. The standard Saratoga Springs City residential roadway section satisfies this requirement. Soft areas in native subgrade should be removed and replaced with properly compacted structural fill.
- 7 Additional geotechnical information related to foundations, subgrade preparation, pavement design, retaining walls, and materials is included in Section 4 of this report.



Wetlands

No wetlands exist on this site.

Special Protection Areas

A phase I environmental site assessment has been conducted for the wildflower development by Infinity Consultants, dated December 12, 2013. The conclusion of this assessment states:

- » “The subject property consists of open, unused land with no structures. There has not been any historic use of the property that is inconsistent with its current use. There is no evidence of current or past use, storage, or production of hazardous chemicals or petroleum products at environmentally significant levels on the subject property.”
- » In the opinion of Infinity Consultants, this assessment has provided no evidence of “recognized environmental conditions,” as defined by the ASTM standard, in connection with the subject property. Therefore, it can be concluded that no further action is required.”
- » The full phase I environment site assessment is to be submitted separately and available for further detail.

Dams and Canals

No dams exist above this site. No canals exist on the property.

Shrubs, Trees, and Wildlife

- » Subject property has been historically used for agriculture and thus there are no significant shrubs or trees. Wildlife is typical of the foothill areas of the Wasatch Front. No known endangered, threatened, or rare flora or fauna are known to exist on the site.
- » There are no trees on site that meet the “Tree Preservation” City code requirement, therefore, no trees will need to be replaced.

Flood Plain Data

Area shown on the Natural Resources Plan falls within flood zone “x” (area determined to be outside of 500 year flood plain) as shown on firm maps 4955170105b (July 17, 2002) and 4955170115b (July 17, 2002)

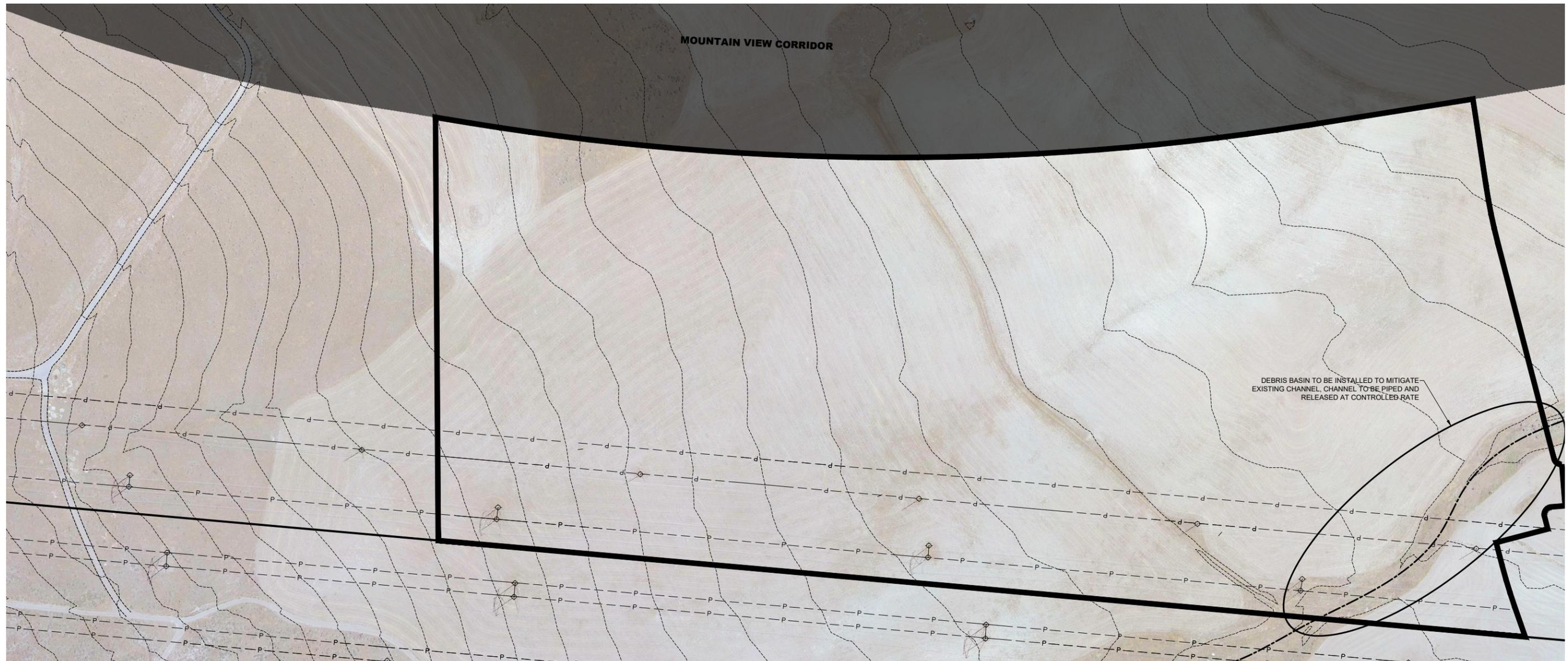
Mitigation Requirement

- » If areas of proposed development are determined unsuitable due to any of the above conditions, acceptable mitigation must be completed prior to development, i.e. soil stabilization, environmental hazards, etc.





LEGEND
----- EXISTING GRAVEL ROAD
----- EXISTING DRAINAGE CHANNEL



Wildlife Mitigation Plan

As indicated in the Natural Resources Inventory Plan in Section 14 of this document, Wildlife is typical of the foothill areas of the Wasatch Front, and no known endangered, threatened, or rare flora or fauna are known to exist on the site. Therefore, no wildlife mitigation is required for Village Plan Area 3a.

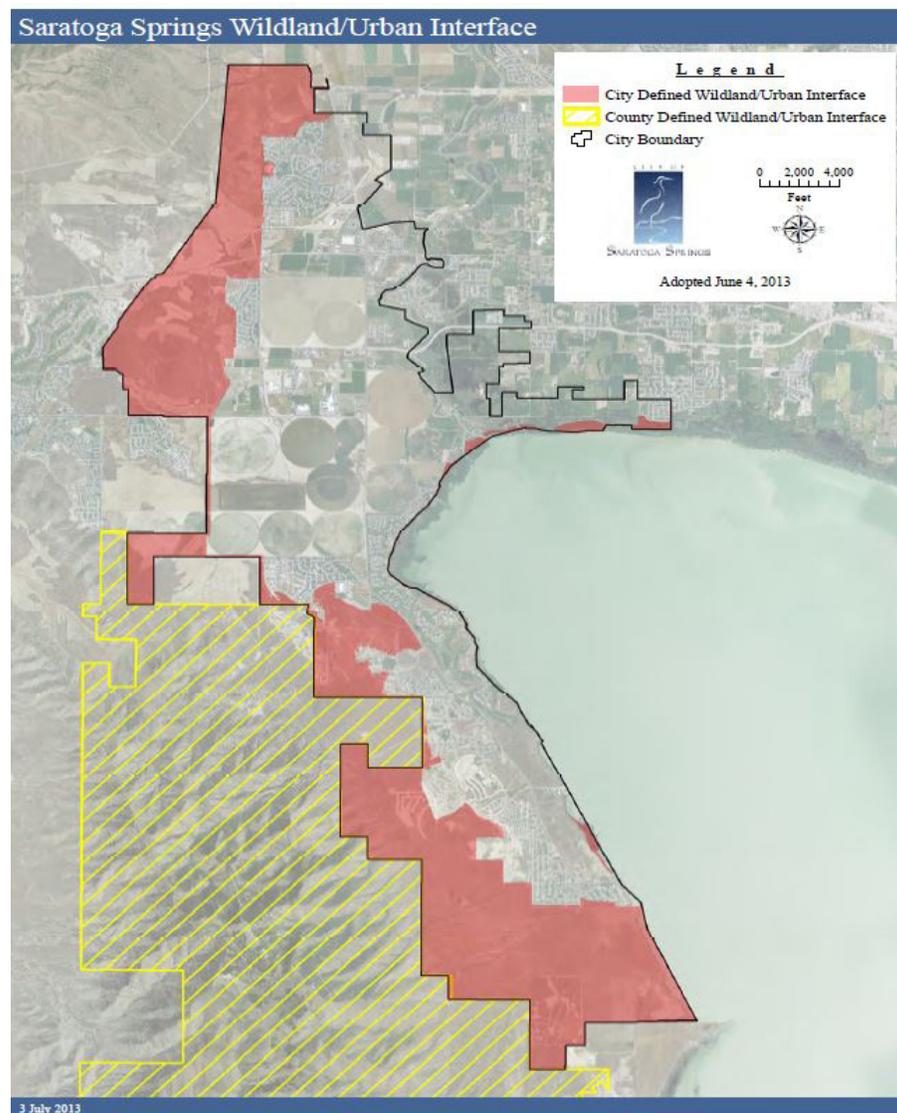
Sensitive Lands Protection

In order to control stormwater discharge from the Camp Williams site to the west of Village 3a, the existing stormwater channel is proposed to be disturbed and improved to include storm basins. These basins will detain and manage the unregulated stormwater flow from Camp Williams. Through this management, the Wildflower development has gained approval from the Welby Jacob Canal Company to discharge stormwater into their existing canal system. This approval is advantageous to both the developer and City.



Fire Protection Plan

As described in the Wildflower Community 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 Utah 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 shall be in accordance with the Utah Wildland Urban Interface Code.

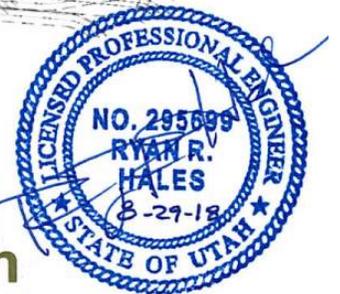
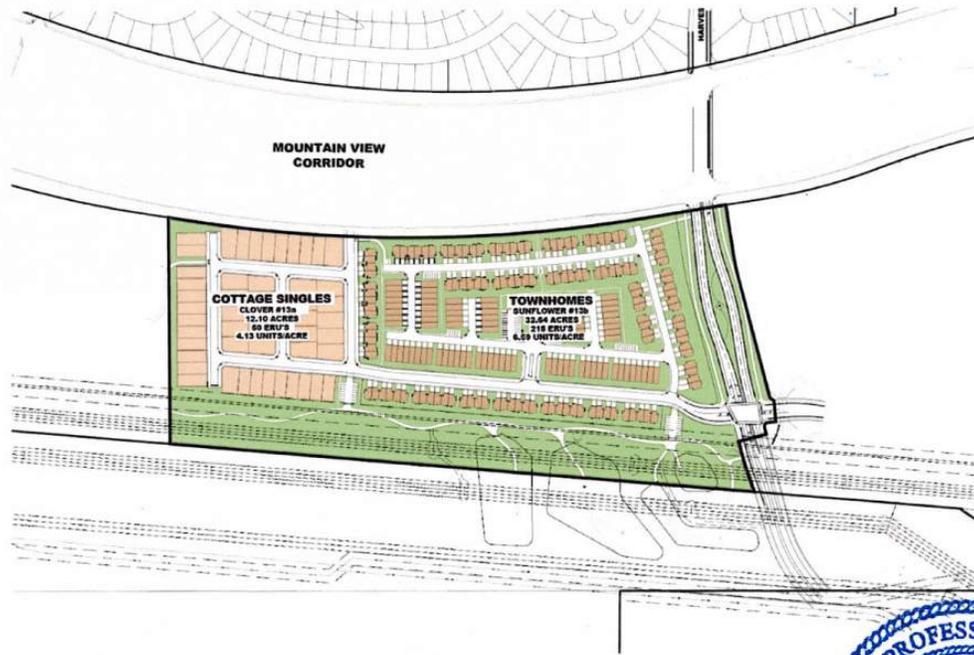


Traffic Study

Village Plan 3a

HALES ENGINEERING
innovative transportation solutions

Wildflower Village 3A Traffic Impact Study UPDATE



Saratoga Springs, Utah

August 29, 2018

UT18-1306



EXECUTIVE SUMMARY

This study update addresses the traffic impacts associated with the proposed Wildflower Village 3A development located in Saratoga Springs, Utah. The proposed project is located west of the proposed Mountain View Corridor extension between 2100 North and SR-73, between Harvest Hills Boulevard and Harvest Moon Drive.

Included within the analyses for this study are the traffic operations and recommended mitigation measures for future 2019 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-1 LOS Analysis - Evening Peak Hour Saratoga Springs - Wildflower Village 3A TIS Update						
Intersection	Level of Service (Sec/Veh) ¹					
	Future (2019) Background	Future (2019) Plus Project	Future (2024) Background	Future (2024) Plus Project	Future (2040) Background	Future (2040) Plus Project
Harvest Moon Drive / SB Mountain View Corridor	F (>50) / WB	F (>50) / WB	A (5.4)	A (5.7)	A (9.1)	A (9.4)
Harvest Moon Drive / NB Mountain View Corridor	B (13.9) / EB	B (13.5) / EB	B (11.7)	B (12.1)	B (10.2)	B (10.3)
Harvest Hills Boulevard / SB Mountain View Corridor	D (34.8) / WB	F (>50) / WB	A (7.9)	B (10.6)	C (26.7)	C (27.0)
Harvest Hills Boulevard / NB Mountain View Corridor	B (12.9) / EB	C (15.2) / EB	B (17.2)	B (17.7)	C (32.2)	C (31.9)
Tanuki Drive / Harvest Hills Drive	-	A (3.7) / SB	-	A (3.7) / SB	E (48.2) / SB	F (>50) / SB
Project Access / SB Mountain View Corridor	-	B (11.3) / EB	-	C (18.6) / EB	-	C (18.2) / EB

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-2
Recommended Storage Lengths
Saratoga Springs - Wildflower Village 3A TIS Update

Intersection	Storage Length (feet)							
	Northbound		Southbound		Eastbound		Westbound	
	LT	RT	LT	RT	LT	RT	LT	RT
Harvest Moon Drive / SB Mountain View Corridor	-	-	100	100	-	100	100	-
Harvest Moon Drive / NB Mountain View Corridor	100	100	-	-	100	-	-	100
Harvest Hills Boulevard / SB Mountain View Corridor	-	-	375	350	-	100	250	-
Harvest Hills Boulevard / NB Mountain View Corridor	275	100	-	-	225	-	-	150
Tanuki Drive / Harvest Hills Drive	125	100	125	-	100	-	100	100

Source: Hales Engineering, August 2018

SUMMARY OF KEY FINDINGS/RECOMMENDATIONS

The following is a summary of key findings and recommendations:

- Mountain View Corridor (SR-85) is planned to be constructed from 2100 North (SR-85) to SR-73 by March 2019, which will provide the primary access for the proposed project. The first phase of this section of Mountain View Corridor will only include frontage roads, with a future freeway planned by 2034. The one-way frontage roads will have two lanes in each direction. It was assumed that the frontage roads were constructed for the future (2019) conditions.
- All study intersections are anticipated to operate at acceptable levels of service in future (2019) background conditions, except for the Harvest Moon Drive / Southbound Mountain View Corridor intersection.
- The development will consist of residential townhome and single-family units.
- All study intersections are anticipated to operate at acceptable levels of service with project traffic added, except for the Harvest Moon Drive and Harvest Hills Boulevard intersections on Southbound Mountain View Corridor.
 - o Both the Harvest Moon Drive and Harvest Hills Boulevard intersections with Mountain View Corridor are planned to be signalized. It is recommended that



these intersections be monitored, and that signals be constructed when traffic volumes meet signal warrants.

- Assuming that all of Village 3A is occupied prior to the completion of the frontage roads, the Village 3A project may add up to 172 vehicles during the evening peak hour to Harvest Hills Boulevard. Based on recent data collection, Harvest Hills Boulevard currently experiences a volume of almost 500 vehicles during the evening peak hour.
 - By comparison, with the frontage roads constructed, it is anticipated that Village 3A may add approximately 17 vehicles to Harvest Hills Boulevard during the evening peak hour.
- All study intersections are anticipated to operate at acceptable levels of service through 2024 both without and with project traffic.
- According to the Mountainland Association of Governments (MAG) TransPlan40, the Mountain View Corridor freeway is anticipated to be completed by 2040. This would include a full freeway with one-way frontage roads connected by ramps at key locations connecting to the Mountain View Corridor to the north, and to SR-73 and a future north / south corridor to the south.
- It was assumed that the rest of the Wildflower development was constructed for future (2040) conditions.
- All study intersections are anticipated to operate at an acceptable LOS during the evening peak hour in future (2040) background conditions except for the Tanuki Drive / Harvest Hills Boulevard intersection.
 - It is recommended that the Tanuki Drive / Harvest Hills Boulevard intersection be monitored, and that a signal be installed when warranted. It is anticipated that the intersection will operate at an acceptable LOS with a signal.
- All study intersections are anticipated to operate at an acceptable LOS during the evening peak hour in future (2040) background and plus project conditions except for the Tanuki Drive / Harvest Hills Boulevard intersection.
 - It is recommended that the Tanuki Drive / Harvest Hills Boulevard intersection be monitored, and that a signal be installed when warranted. It is anticipated that the intersection will operate at an acceptable LOS with a signal.



15 Site Characteristics

General site characteristics for Wildflower were provided in the Community Plan, page 92, first paragraph in the geotechnical investigation (text is provided below).

Wildflower is a proposed 800-acre development “located west of Redwood Road approximately 1.5 miles north of highway 73 (Lehi Main Street/Cedar Fort Road) in Saratoga Springs Utah. The project area is located on the northern and western borders of the Harvest Hills subdivision and consists of a northern region and a southern region that are joined by a narrow neck of property. The northern regional slopes generally to the east and has some steep slopes. The southern region of the property predominantly slopes to the southeast with mild slopes. Approximately 70 percent of the property was previously farmed. The remaining 30 percent of the property is undisturbed rangeland with wild grasses and sagebrush.”

General site characteristics were also provided in the Community Plan on page 89, under the summary of the Environmental Site Assessment conducted by Infinity Consultants.

- » “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,.
- » The property slopes gradually and changes several hundred feet from its high point in the northwest to the lowest points in the northeast and south. The slope is much steeper in the northwest, in the vicinity to the western most City water tank.
- » 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.
- » All drainages crossing the property seem to end at the irrigation canal.
- » There are high power electrical transmission lines bordering the west boundary of the Subject Property.
- » There are no constructed structures on the entire property or evidence of past structures.”



16 Findings

Village Plan Area 3a, 44.74 acres, is the next phase within the 800-acre Wildflower Community Plan located in Saratoga Springs, Utah. The Wildflower Village Plan Area 3a is compliant with all PC Zone Requirements for Village Plans as defined in **Section 19.26.09 of the Saratoga Springs Municipal Code**. We find that Village Plan Area 3a:

- a. Is consistent with the adopted Wildflower Community Plan;
 - » Village Plan Area 3a adheres to the development standards, thoroughfare types, and open spaces types and requirements established in the Wildflower Community Plan.
- b. Does not exceed the total number of Equivalent Residential Units (ERUs) dictated in the adopted Community Plan;
 - » The number of potential ERUs established in the Community Plan for the Mountain View Housing Area, which includes Village Plan Areas 3a, is 425. Village Plan Area 3a establishes a maximum of 265 within the 2 neighborhoods. The remainder of the units will be allocated in future village plan phases.
- c. Is consistent with the utility, infrastructure, and circulation plans of the Wildflower Community Plan; includes adequately sized utilities, services, and roadway networks to meet demands; and mitigates the fair-share of off-site impacts;
 - » Village Plan Area 3a implements the utility, infrastructure, and circulation plans as specified in the Wildflower Community Plan.
- d. Properly integrates utility, infrastructure, open spaces, pedestrian and bicycle systems, and amenities with adjacent properties;
 - » Wildflower has been designed to accommodate significant infrastructure elements that are important to the City within the structure of the property. Wildflower was designed to maximize pedestrian, bike, and other mobility options. Open space is highly integrated to provide direct and easy access to residents.
- e. Contains the required elements as required in **Section 19.26.10 of the Saratoga Springs Municipal Code**.



17 Mitigation Plans

According to the Natural Resources Inventory Plan in Section 14:

- » There are no significant areas of slope greater than 30%;
- » No wetlands exist on this site;
- » No subsurface water was encountered to the maximum depth investigated;
- » The site is suitable for the proposed construction;
- » No active faults are mapped to extend near or through the property;
- » No dams exist above this site;
- » No known endangered, threatened, or rare flora or fauna are known to exist on the site; and
- » All project area is within the flood zone "X."

Section 14 states that "if areas of proposed development are determined unsuitable due to any of the above conditions, acceptable mitigation must be completed prior to development, i.e. soil stabilization, environmental hazards, etc."

Section 14 also states that a debris basin is to be installed to mitigate the existing channel. The channel is to be piped and released at controlled rate.

Section 14 also states that "In order to control stormwater discharge from the Camp Williams site to the west of Village 3, the existing stormwater channel is proposed to be disturbed and improved to include storm basins. These basins will detain and manage the unregulated stormwater flow from Camp Williams. Through this management, the Wildflower development has gained approval from the Welby Jacob Canal Company to discharge stormwater into their existing canal system. This approval is advantageous to both the developer and City."



18 Master Development Agreement

A Master Development Agreement has been approved by the City and was recorded with the County on February 24, 2015 as entry 21748:2015.

The First Amendment to the Development Agreement was approved by the City and recorded on January 4, 2018 as entry 1204:2018.

