



VILLAGE PLAN AREA 7

March 5, 2021

Approved April 13, 2021
Amended November 13, 2025



WILDFLOWER
AT SARATOGA SPRINGS



Prepared By

DAI

LEI Engineers & Surveyors

Landmark Design

Hales Engineering

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01 Executive Summary

Findings for Village Plan 7

Village Plan Area 7 includes an 98.84-acre area within the 1,202-acre Wildflower Amended and Restated Community Plan (ARCP) located in Saratoga Springs, Utah. The Wildflower Village Plan Area 7 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 7:

- a. Is consistent with the adopted Wildflower Amended and Restated Community Plan (ARCP); Village Plan Area 7 adheres to the development standards, thoroughfare types, and open spaces types and requirements established in the Wildflower ARCP.
- b. Does not exceed the total number of Equivalent Residential Units (ERUs) dictated in the Wildflower ARCP;
 - » The number of potential ERUs established in the Wildflower ARCP for Village Plan Area 7 is 488. Village Plan Area 7 is comprised of three residential neighborhoods.
 - » In addition, all acreages, ERUs, open space calculations, etc. are consistent with the proposed amendment for the Wildflower ARCP.
- c. Is consistent with the utility, infrastructure, and circulation plans of the Wildflower ARCP and Master Utility Plan; includes adequately sized utilities, services, and roadway networks to meet demands; and mitigates the fair-share of off-site impacts;
- 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.

Contains the required elements as required in ***Section 19.26.10 of the Saratoga Springs Municipal Code***.

02 Legal Description

Legal Description for Village Plan 7 Prepared by LEI

LEI
ENGINEERS
SURVEYORS
PLANNERS

**LEGAL DESCRIPTIONS
PREPARED FOR
DAI
Job No. 13-0902
(January 21, 2021)**

VILLAGE 7 LEGAL DESCRIPTION

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

Beginning at the East 1/4 Corner of Section 9, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence S0°20'24"W along the Section Line 1993.85 feet to a BLM aluminum pipe and cap monument marking the southeast corner of the north half of the southeast quarter of the southeast quarter of said Section 9; thence N89°59'41"W along the south line of said north half 1062.50 feet; thence N0°00'19"E 200.41 feet; thence S89°53'32"W 266.62 feet; thence N0°06'28"W along the west line of said north half 294.98 feet; thence N69°50'21"W 80.07 feet; thence Northwesterly along the arc of a 12.00 foot radius non-tangent curve to the left (radius bears: N73°22'28"W 17.59 feet through a central angle of 84°00'02" (chord: N25°22'29"W 16.06 feet) to a point of reverse curve; thence along the arc of a 865.50 foot radius curve to the right 112.52 feet through a central angle of 7°26'57" (chord: N63°39'01"W 112.45 feet) to a point of reverse curve; thence along the arc of a 1004.50 foot radius curve to the left 225.27 feet through a central angle of 12°50'57" (chord: N66°21'01"W 224.80 feet) to a point of reverse curve; thence along the arc of a 865.50 foot radius curve to the right 621.09 feet through a central angle of 41°06'57" (chord: N52°13'01"W 607.85 feet); thence along the arc of a 873.50 foot radius curve to the left 164.52 feet through a central angle of 10°47'29" (chord: N37°03'17"W 164.28 feet); thence S60°58'36"W 403.64 feet to the intersection with the west line of Belle Spring Mine No. 1; thence N0°17'40"E along said wet line 50.76 feet to Corner No. 3 of Belle Spring No. 6 (monument not found); thence N73°21'20"W 17.98 feet to the intersection with the Quarter Section Line; thence S0°33'34"E along the Quarter Section Line 64.97 feet; thence S60°58'36"W 476.73 feet; thence N84°16'21"W 947.46 feet; thence N5°43'39"E 228.50 feet; thence S84°16'21"E 68.75 feet; thence N5°43'30"E 68.00 feet; thence S84°16'21"E 199.90 feet; thence N87°25'32"E 40.10 feet; thence N66°14'02"E 40.17 feet; thence N60°58'36"E 121.00 feet; thence S29°01'24"E 68.00 feet; thence N60°58'36"E 302.64 feet; thence along the arc of a 170.50 foot radius curve to the left 114.84 feet through a central angle of 38°35'25" (chord: N41°40'53"E 112.68 feet); thence along the arc of a 80.00 foot radius curve to the left 23.87 feet through a central angle of 17°05'54" (chord: N13°50'14"E 23.79 feet); thence N5°17'16"E 98.27 feet; thence along the arc of a 12.00 foot radius curve to the left 18.85 feet through a central angle of 90°00'00" (chord: N39°42'44"W 16.97 feet); thence N84°42'44"W 30.00 feet; thence N5°17'16"E 95.00 feet; thence S84°42'44"E 340.10 feet; thence along the arc of a 968.50 foot radius curve to the right 199.32 feet through a central angle of 11°47'30" (chord: S78°49'16"E 198.97 feet); thence along the arc of a 12.00 foot radius curve to the left 18.85 feet through a central angle of 88°08'38" (chord: N63°00'10"E 16.69 feet); thence N18°55'49"E 180.95 feet; thence along the arc of a 100.50 foot radius curve to the left 170.11 feet through a central angle of 96°58'43" (chord: N29°33'53"W 150.52 feet); thence N78°03'15"W 144.67 feet; thence N11°56'45"E 62.00 feet; thence S78°03'15"E 157.26 feet; thence along the arc

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Boise Office: 2040 S. Eagle Road • Meridian, ID 83642 208.846.9600





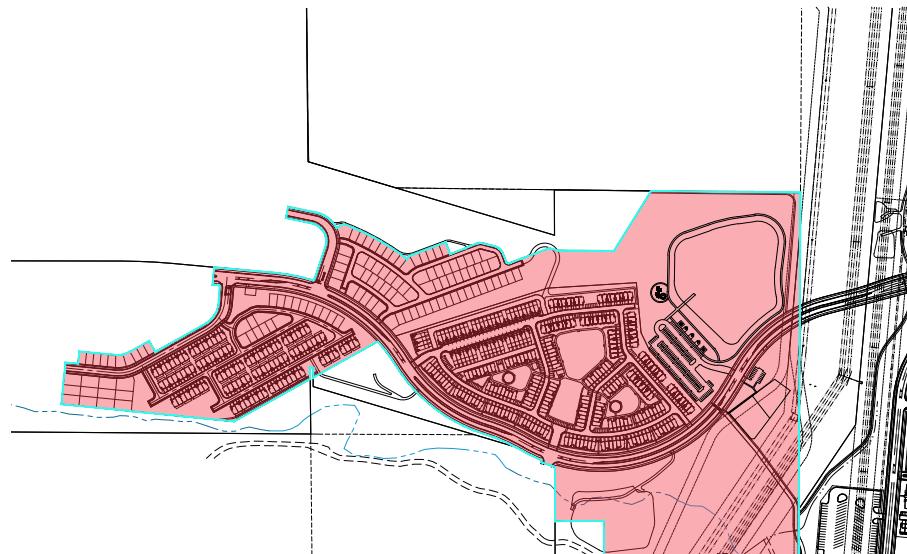
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of a 162.50 foot radius curve to the right 142.49 feet through a central angle of $50^{\circ}14'20''$ (chord: S52°56'05"E 137.96 feet); thence N62°11'05"E 46.97 feet; thence S68°21'29"E 52.93 feet; thence S66°12'15"E 45.97 feet; thence S64°17'01"E 42.22 feet; thence S62°26'41"E 42.22 feet; thence S60°36'20"E 42.22 feet; thence S58°46'00"E 42.22 feet; thence S56°55'40"E 42.22 feet; thence S55°05'20"E 42.22 feet; thence S53°15'00"E 42.22 feet; thence N37°40'10"E 21.45 feet; thence N69°35'32"E 212.47 feet; thence S20°24'28"E 69.00 feet; thence N69°35'32"E 84.23 feet; thence along the arc of a 10.00 foot radius curve to the left 7.95 feet through a central angle of $45^{\circ}34'23''$ (chord: N46°48'21"E 7.75 feet); thence N69°35'32"E 60.19 feet; thence along the arc of a 71.00 foot radius curve to the right 43.11 feet through a central angle of $34^{\circ}47'29''$ (chord: N86°59'17"E 42.45 feet); thence S75°36'59"E 59.61 feet; thence along the arc of a 71.00 foot radius curve to the right 68.41 feet through a central angle of $55^{\circ}12'31''$ (chord: S48°00'43"E 65.80 feet); thence S20°24'28"E 39.99 feet; thence along the arc of a 17.00 foot radius curve to the left 26.70 feet through a central angle of $90^{\circ}00'00''$ (chord: S65°24'28"E 24.04 feet); thence N69°35'32"E 68.35 feet; thence N69°35'32"E 161.42 feet; thence S73°32'24"E 41.11 feet; thence S89°18'02"E 313.15 feet; thence N31°55'48"E 387.34 feet; thence S89°18'02"E along the quarter section line 815.38 feet to the point of beginning.

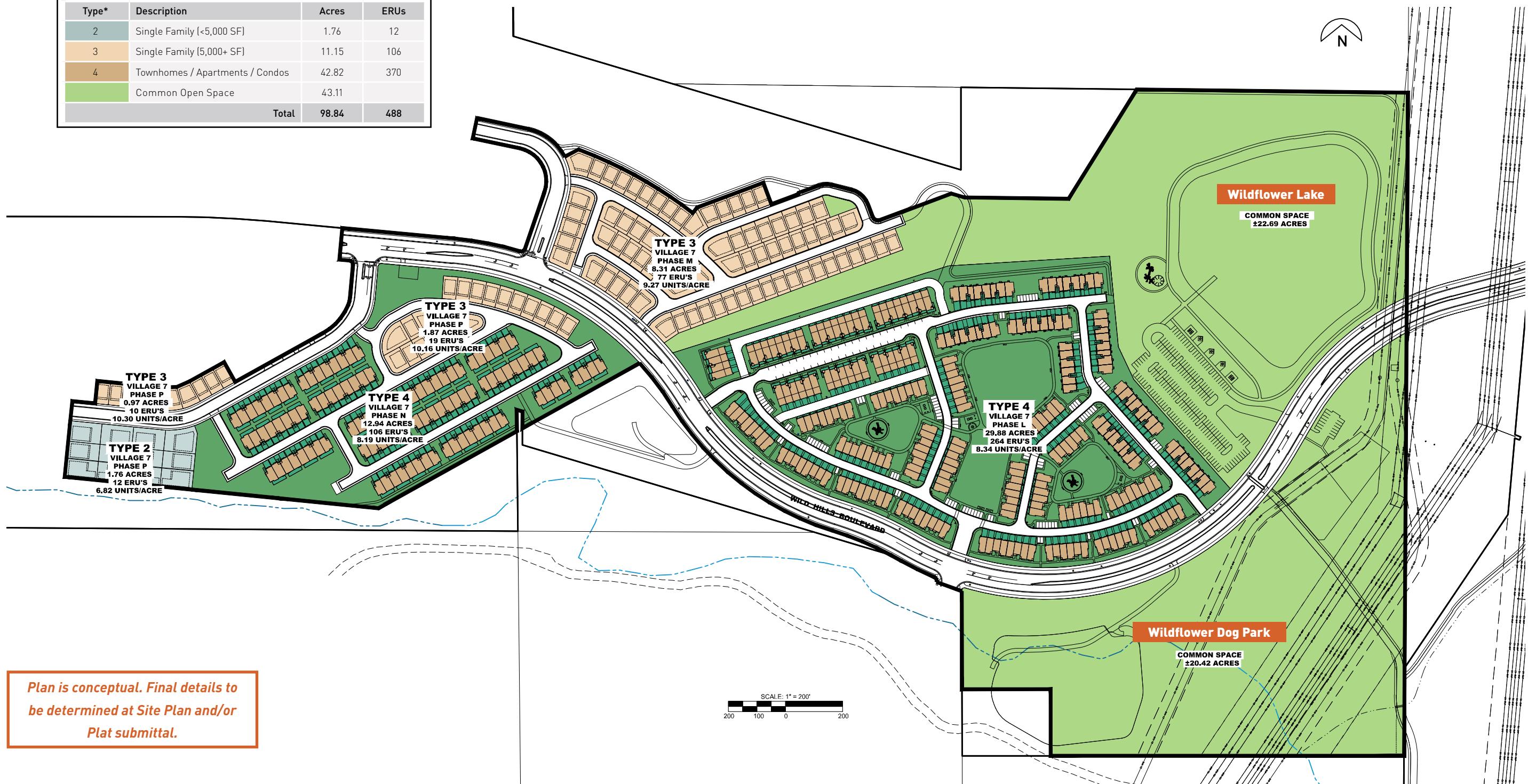
Contains: ± 98.84 Acres





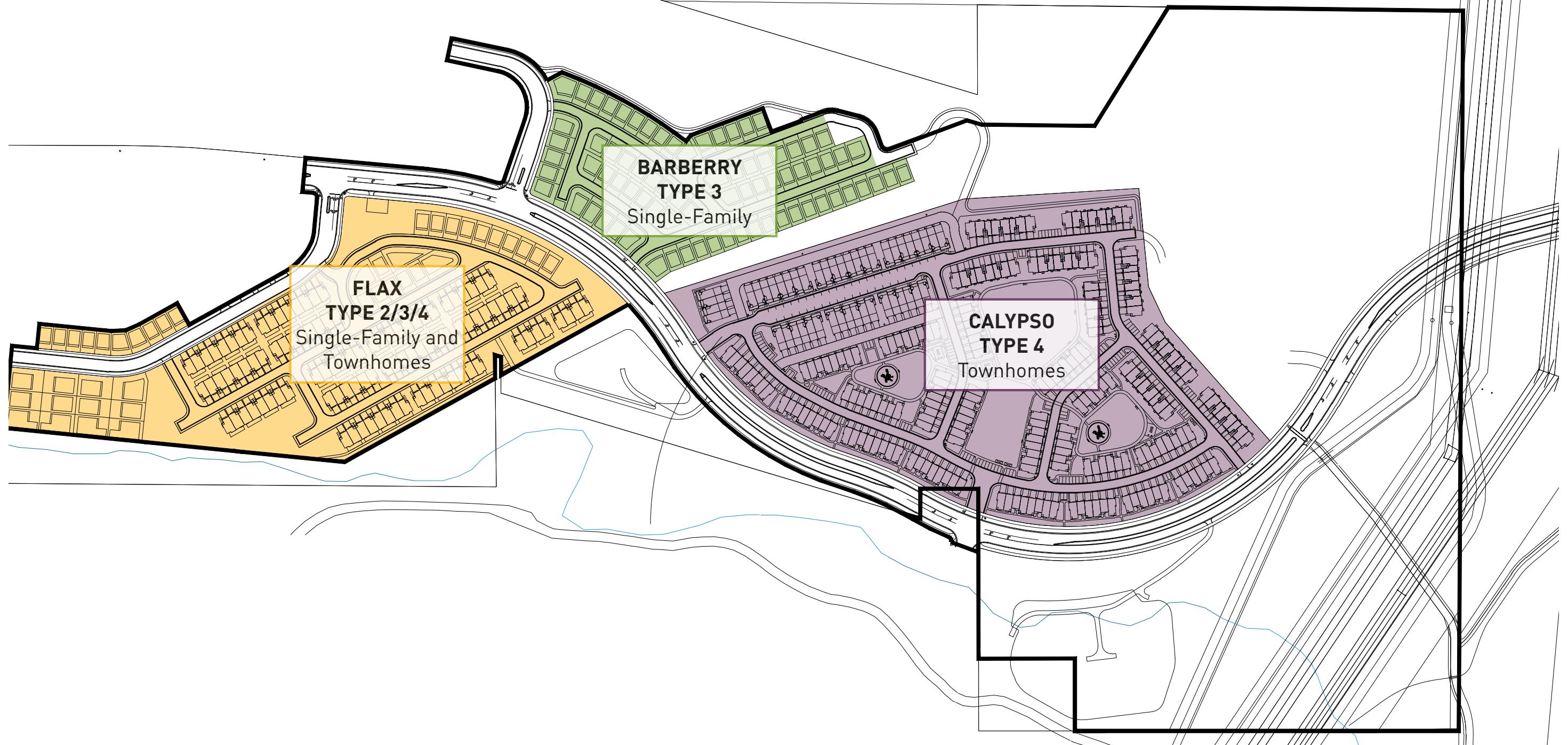
03 Detailed Use Exhibit

LEGEND			
Type*	Description	Acres	ERUs
2	Single Family (<5,000 SF)	1.76	12
3	Single Family (5,000+ SF)	11.15	106
4	Townhomes / Apartments / Condos	42.82	370
	Common Open Space	43.11	
Total		98.84	488





Plan is conceptual. Final details to be determined at Site Plan and/or Plat submittal.



04 Buildout Allocation

Detailed Allocation of All Acreage

The following information details the allocation of all acreage within Village Plan Area 7. Refer to the *Detailed Use Exhibit* on page 4-01, *Open Space Tabulation Exhibit* on page 10-07, and *Lotting Map Exhibit* on page 3-02.

Area	Type	Description	Land Use	Acres	ERUs in VP7	ERUs/ Gross Acre		
Flax	Type 2/3/4	Single-Family and Townhomes	Lots/ROW	14.95	147	9.83		
			Open Space	2.59				
			Total	17.54				
Barberry	Type 3	Single-Family	Lots/ROW	8.31	77	9.27		
			Open Space	--				
			Total	8.31				
Calypso	Type 4	Townhomes	Lots/ROW	24.78	264	10.37		
			Open Space	5.10				
			Total	29.88				
			Open Space	43.11				
			Grand Total	98.84	488	9.8		
			Total Open Space	50.8				
			Net Residential Acres	48.04				

* The total open space is 50.8 acres. Refer to *Open Space Tabulation Exhibit* on page 10-07.

- » 488 ERUs were assigned to Village Plan 7 residential neighborhood.
- » All areas shown are approximate, areas to be determined at final design.
- » Refer to the *Lotting Map Exhibit* for Neighborhood Breakdown on page 3-02.

05 Development Standards & Design Guidelines

Type 1, 2 & 3

Village Plan 7 development standards for Type 1, 2 and 3 are consistent with standards established for the community. In addition, all building and landscape designs adhere to the design guidelines established in the Wildflower ARCP.

Type 4

Village Plan 7 development standards for Type 4 are consistent with standards established for the community. In addition, all building and landscape designs adhere to the design guidelines established in the Wildflower ARCP. Building designs must be submitted to and approved by the WDRC.

Type 4 plans adhere to **Saratoga City Code Section 19.16.04** which states "No building shall be closer than 5 feet from any private road, driveway or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building." City code doesn't define *Parking Space*. The closest definition is for *Off-street Parking* which is defined as the space within a building, lot, or parking lot, but not within any portion of any public street right-of-way, for the temporary parking of one vehicle. We interpret this definition as the measurement of 5' feet from the foundation of a building to the space designated as parking of one vehicle or measured from the foundation to the right-of-way line as designated in the street cross section. The private 26' right-of-way in the ARCP designates the right-of-way line as back of curb.

The amenities in the Calypso Type 4 townhome neighborhood will include a minimum of two playgrounds, three pavilions with picnic tables, two BBQ grills, firepit with seating, and 10 benches. Additional details will be determined at Site Plan submittal.

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) has been established to review, approve, and enforce architectural requirements and restrictions, as well as address common area maintenance obligations as outlined in the Wildflower ARCP. Additional HOAs may be created based on end builder preferences. Master Homeowners Association will still be in affect over all parts of Wildflower. All sub HOAs shall be obligated to follow all Master Homeowners Association and WDRC regulations.

Wildflower Design Review Committee (WDRC)

All builders are required to submit exterior elevations, materials, colors, and landscaping plans for a Design Review Process by the Wildflower Development Review Committee (WDRC). The WDRC must review and approve all residential site plans and building permits prior to City submittal as outlined in the Wildflower ARCP.

REVISIONS

1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2023-0055
DRAWN BY: BLS
CHECKED BY: GDM
SCALE: 1" = 150'
DATE: 11/5/2025
SHEET

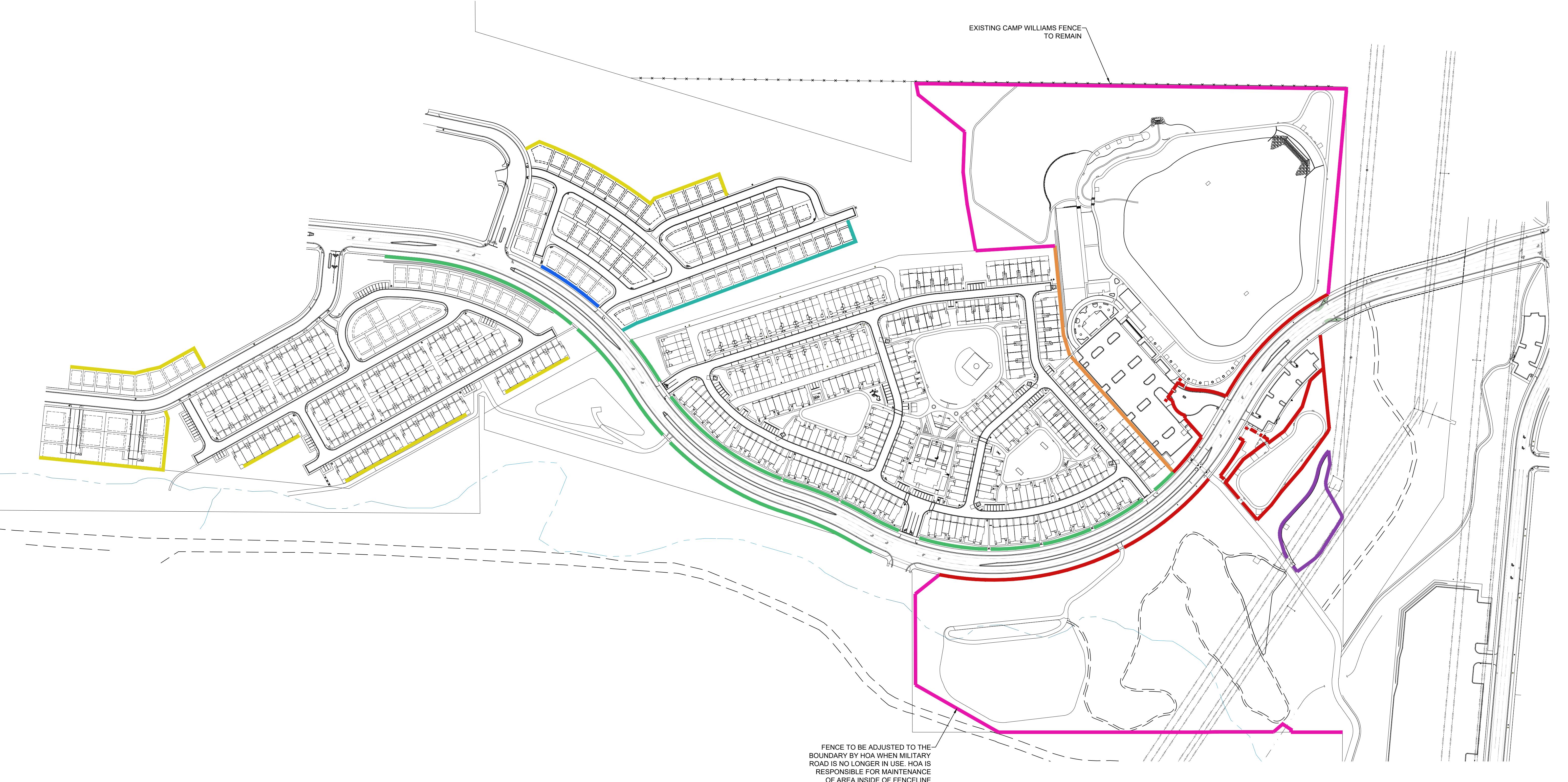
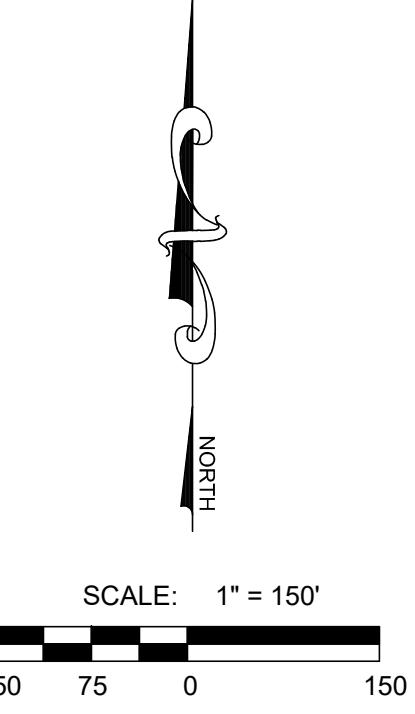
5-03

LEGEND

- 4' FORTRESS FENCE**
- 5' VINYL SEMI-PRIVACY FENCE**
- 6' FORTRESS FENCE**
- 6' CONCRETE LIKE OR COMPOSITE PRIVACY FENCE**
- 6' SEMI-PRIVATE WHITE VINYL FENCE**
- 6' SOLID VINYL PRIVACY FENCE**
- 6' SOLID WHITE VINYL PRIVACY FENCE INSTALLED BY OWNER**
- 6' BLACK CHAINLINK FENCE**

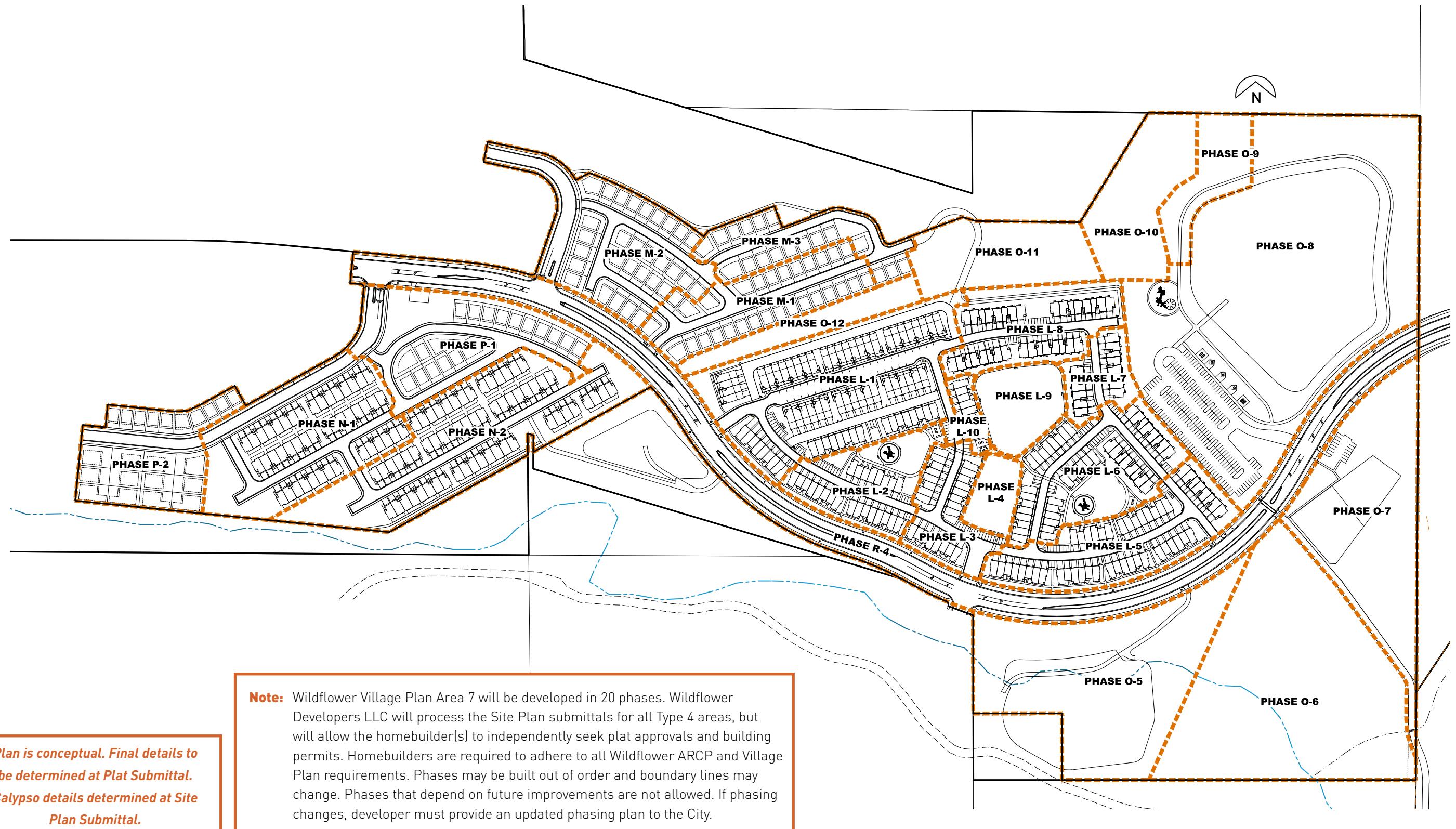
NOTES

1. IF CERTIFICATE OF OCCUPANCY IS ISSUED BETWEEN NOVEMBER AND MARCH, FENCING TO BE INSTALLED BY END OF JUNE.
2. ALL FENCING WILL TAKE INTO ACCOUNT THE CITY SITE TRIANGLE CODE REQUIREMENTS.





Phasing Plan Exhibit



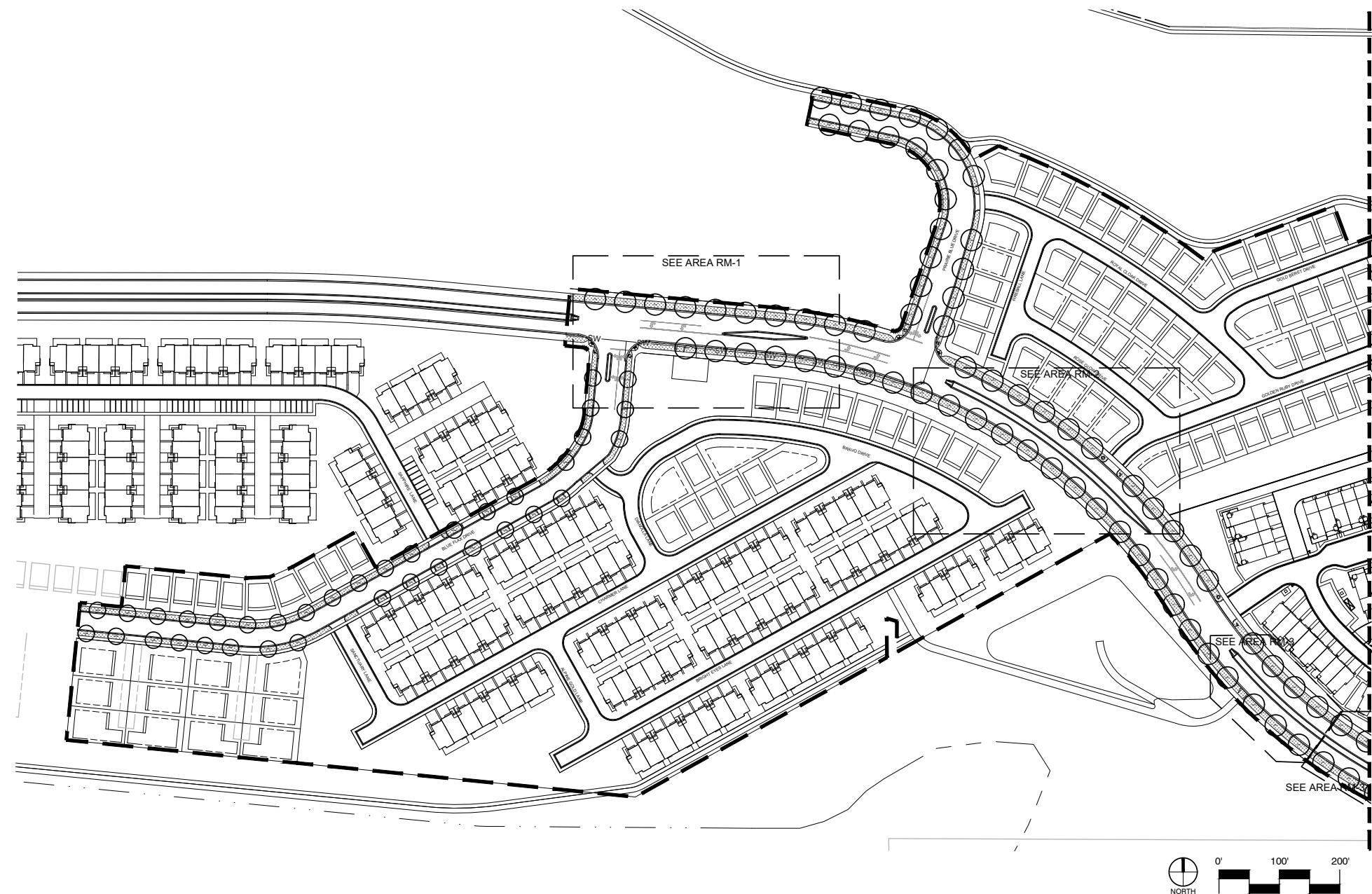
Plan is conceptual. Final details to be determined at Plat Submittal.
Calypso details determined at Site Plan Submittal.

Note: Wildflower Village Plan Area 7 will be developed in 20 phases. Wildflower Developers LLC will process the Site Plan submittals for all Type 4 areas, but will allow the homebuilder(s) to independently seek plat approvals and building permits. Homebuilders are required to adhere to all Wildflower ARCP and Village Plan requirements. Phases may be built out of order and boundary lines may change. Phases that depend on future improvements are not allowed. If phasing changes, developer must provide an updated phasing plan to the City.





Landscape Concept Plan - Area A



Plan is conceptual. Final details to be determined at Plat submittal.

LANDSCAPE CONCEPT PLAN - AREA A

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GBM	37	Ginkgo biloba 'Magyar'	Magyar Maidenhair Tree	2" Cal.
TTS	51	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.
UAC	21	Ulmus x 'Accolade'	Accolade Elm	2" Cal.
ZSV	78	Zelkova serrata 'Village Green'	Sawleaf Zelkova	2" Cal.
ZSW	6	Zelkova serrata 'Wireless'	Sawleaf Zelkova	2" Cal.

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
FA	74	Forsythia x intermedia 'Arnold's Dwarf'	Dwarf Forsythia	5 gal
PO	9	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5 gal
PB	105	Prunus besseyi 'Pawnee Buttes'	Sand Cherry	5 gal
RG	76	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal
RA	10	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	5 gal
RR	74	Rosa 'Zephirine Drouhin'	Red Rose	5 gal
RW	78	Rosa Meidiland series 'White'	White Meidiland Rose	5 gal
VM	33	Viburnum dentatum 'Blue Muffin'	Southern Arrowwood	5 gal

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT
C	213	Calamagrostis x acutiflora 'Lightning Strike'	Lightning Strike Feather Reed Grass	1 gal

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT
M	3	Mirabilis multiflora	Desert Four O'Clock	1 gal

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

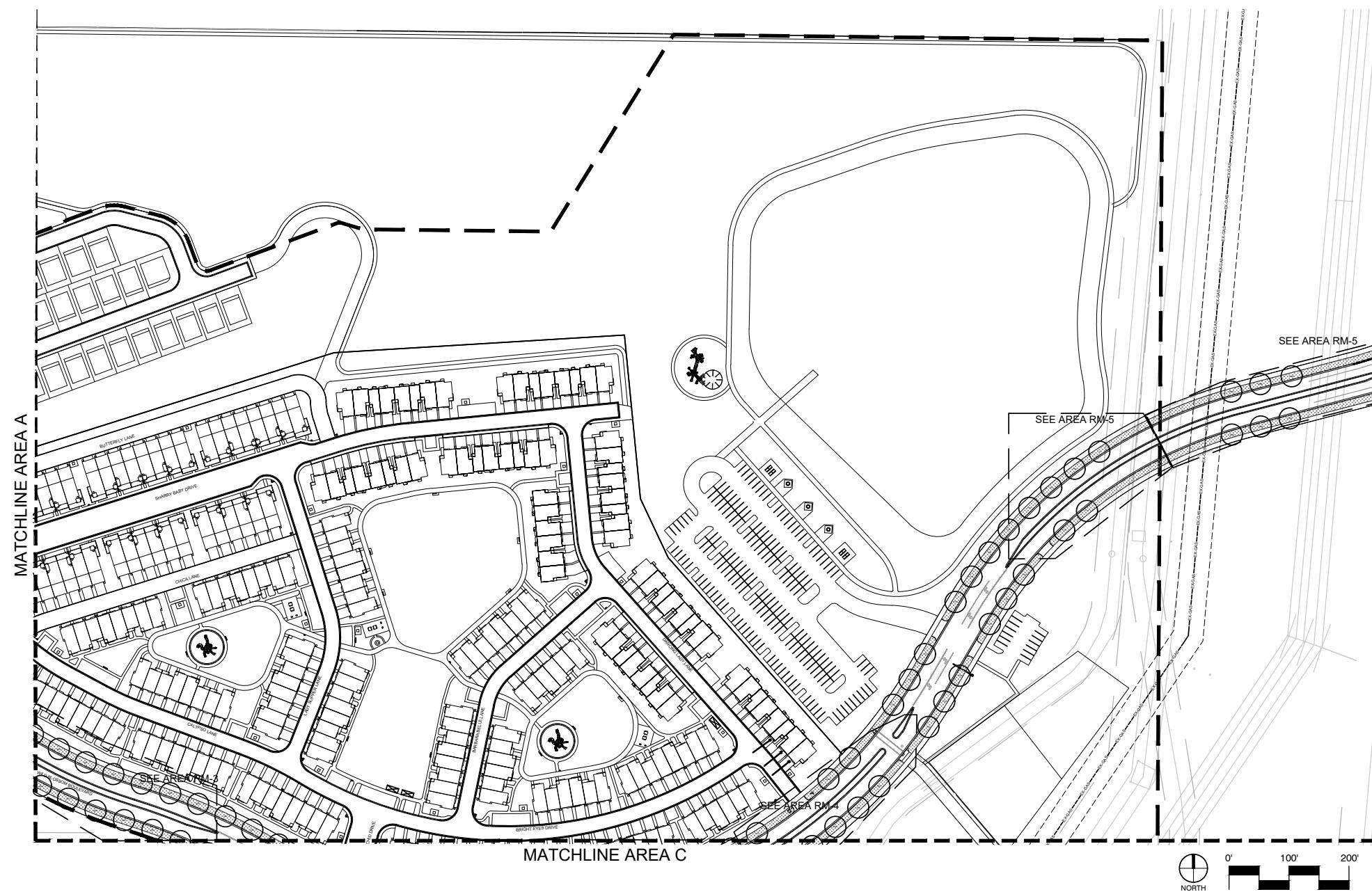
NOTES:

1. QUANTITIES SHOWN ARE FOR ENTIRE VILLAGE 7 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.





Landscape Concept Plan - Area B



The implied playground components shown in Calypso Type 4 are for illustrative purposes only. The actual brand, style and colors will be determined at Site Plan submittal.



Plan is conceptual. Final details to be determined at Plat Submittal. Calypso details determined at Site Plan Submittal.

LANDSCAPE CONCEPT PLAN - AREA B

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GBM	37	Ginkgo biloba 'Magyar'	Magyar Maidenhair Tree	2" Cal.
TTS	51	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.
UAC	21	Ulmus x 'Accolade'	Accolade Elm	2" Cal.
ZSV	78	Zelkova serrata 'Village Green'	Sawleaf Zelkova	2" Cal.
ZSW	6	Zelkova serrata 'Wireless'	Sawleaf Zelkova	2" Cal.
<hr/>				
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
FA	74	Forsythia x intermedia 'Arnold's Dwarf'	Dwarf Forsythia	5 gal
PO	9	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5 gal
PB	105	Prunus besseyi 'Pawnee Buttes'	Sand Cherry	5 gal
RG	76	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal
RA	10	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	5 gal
RR	74	Rosa Meidiland series 'Red'	Red Meidiland Rose	5 gal
RW	78	Rosa Meidiland series 'White'	White Meidiland Rose	5 gal
VM	33	Viburnum dentatum 'Blue Muffin'	Southern Arrowwood	5 gal
<hr/>				
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT
C	213	Calamagrostis x acutiflora 'Lightning Strike'	Lightning Strike Feather Reed Grass	1 gal
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PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT
M	3	Mirabilis multiflora	Desert Four O'Clock	1 gal

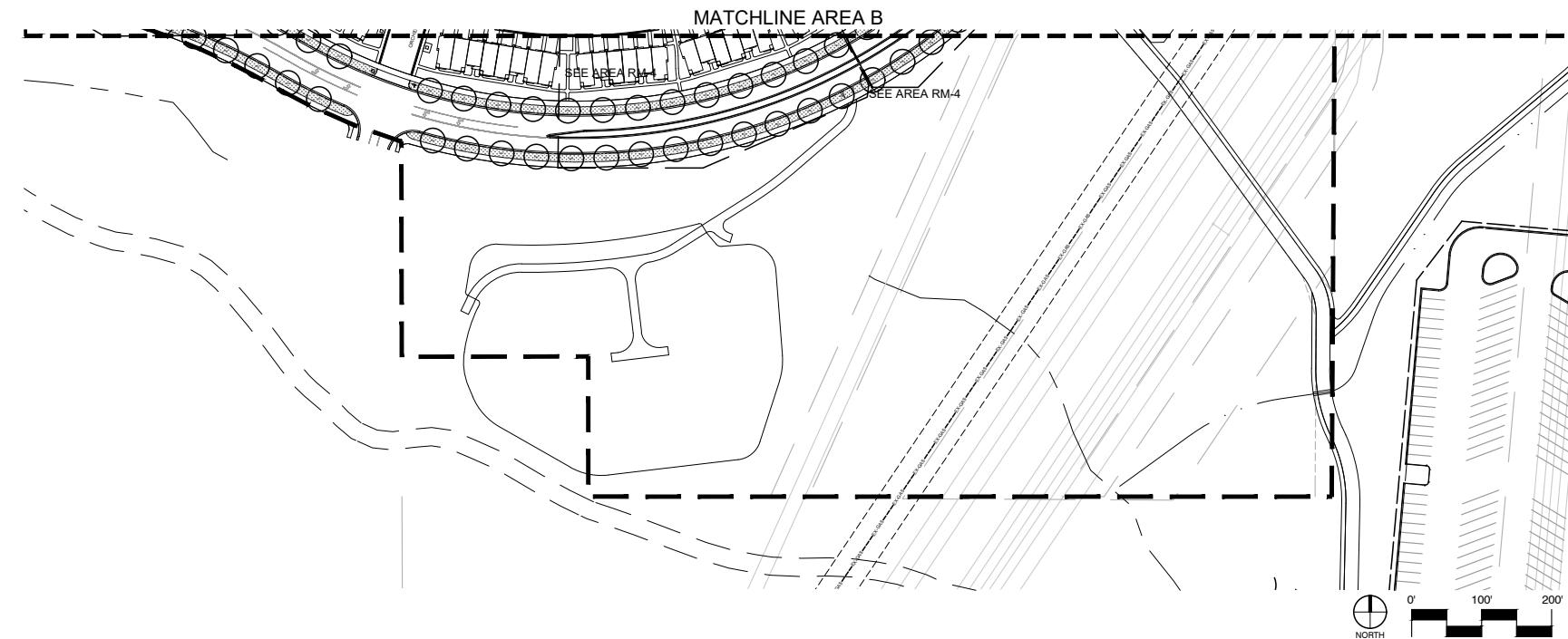
LAWN BLEND
Lolium perenne / Perennial Ryegrass
Poa pratensis / Kentucky Bluegrass

NOTES:

1. QUANTITIES SHOWN ARE FOR ENTIRE VILLAGE 7 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.



Landscape Concept Plan - Area C



LANDSCAPE CONCEPT PLAN - AREA C

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GBM	37	Ginkgo biloba 'Magyar'	Magyar Maidenhair Tree	2" Cal.
TTS	51	Prunus tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.
UAC	21	Ulmus x 'Accolade'	Accolade Elm	2" Cal.
ZSV	78	Zelkova serrata 'Village Green'	Sawleaf Zelkova	2" Cal.
ZSW	6	Zelkova serrata 'Wireless'	Sawleaf Zelkova	2" Cal.

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.
FA	74	Forsythia x intermedia 'Arnold's Dwarf'	Dwarf Forsythia	5 gal
PO	9	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5 gal
PB	105	Prunus besseyi 'Pawnee Buttes'	Sand Cherry	5 gal
RG	76	Rhus alaternus 'Gro-Low'	Gro-Low Fragrant Sumac*	5 gal
RA	10	Rubus phoenicolasius 'Glenred'	Glenred Alpine Currant*	5 gal
RR	74	Rosa Meidiland series 'Red'	Red Meidiland Rose	5 gal
RW	78	Rosa Meidiland series 'White'	White Meidiland Rose*	5 gal
VM	33	Viburnum dentatum 'Blue Muffin'	Southern Arrowwood	5 gal

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT.
C	213	Calamagrostis x acutiflora 'Lightning Strike'	Lightning Strike Feather Reed Grass	1 gal

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT.
M	3	Mirabilis multiflora	Desert Four O'Clock*	1 gal

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

NOTES:

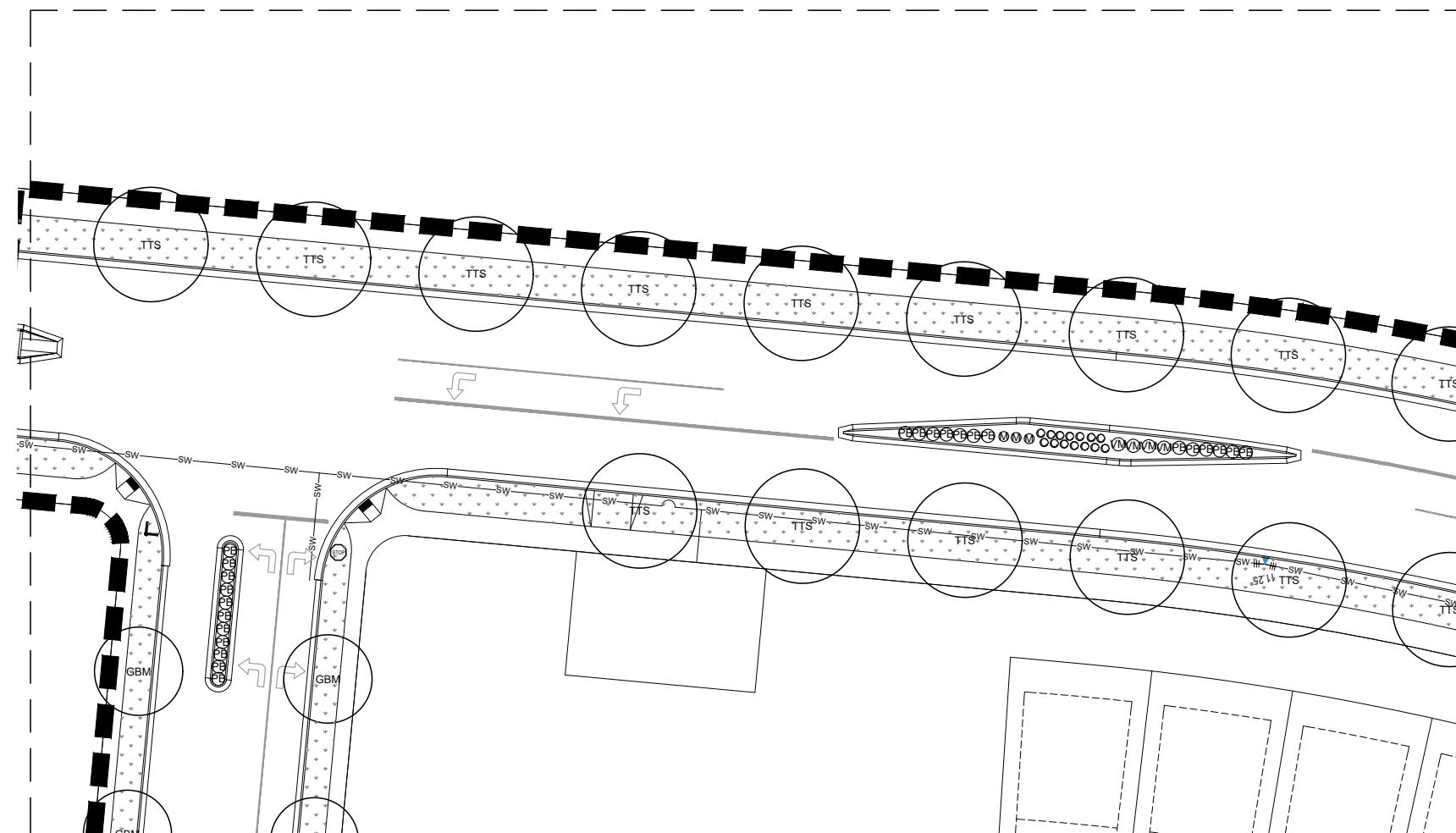
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3. STREET TREE SPACING WILL TYPICALLY BE 50' O.C., BUT MAY VARY DEPENDING ON SPECIFIC SPECIES USED. STREET TREE SPACING WILL ALSO BE ADJUSTED FOR DRIVEWAYS, SITE TRIANGLES, AND OTHER SITE CONDITIONS AND REQUIREMENTS.

Plan is conceptual. Final details to be determined at Plat submittal.





Landscape Concept Plan - Area RM-1 Roadway Median



LANDSCAPE CONCEPT PLAN - AREA RM-1 ROADWAY MEDIAN

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GBM	37	Ginkgo biloba 'Magyar'	Magyar Maidenhair Tree	2" Cal.
TTS	51	Tilia x 'Sterling'	Sterling Silver Linden	2" Cal.
UAC	21	Ulmus x 'Accolade'	Accolade Elm	2" Cal.
ZSV	78	Zelkova serrata 'Village Green'	Sawleaf Zelkova	2" Cal.
ZSW	6	Zelkova serrata 'Wireless'	Sawleaf Zelkova	2" Cal.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
FA	74	Physocarpus x 'Diabolo'	Dwarf Forsythia	5 gal
PO	9	Physocarpus opulifolium 'Little Devil'	Little Devil Ninebark	5 gal
PB	105	Prunus besseyi 'Pawnee Buttes'	Sand Cherry	5 gal
RG	76	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal
RA	10	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	5 gal
RR	74	Rosa Mediland series 'Red'	Red Mediland Rose	5 gal
RW	78	Rosa Mediland series 'White'	White Mediland Rose	5 gal
VM	33	Viburnum dentatum 'Blue Muffin'	Southern Arrowwood	5 gal
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT
C	213	Calamagrostis x acutiflora 'Lightning Strike'	Lightning Strike Feather Reed Grass	1 gal
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT
M	3	Mirabilis multiflora	Desert Four O'Clock	1 gal
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	114,893 sf	Turf Sod	Bluegrass Ryegrass Blend	sod

NOTES:

1. QUANTITIES SHOWN ARE FOR ENTIRE VILLAGE 7 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.

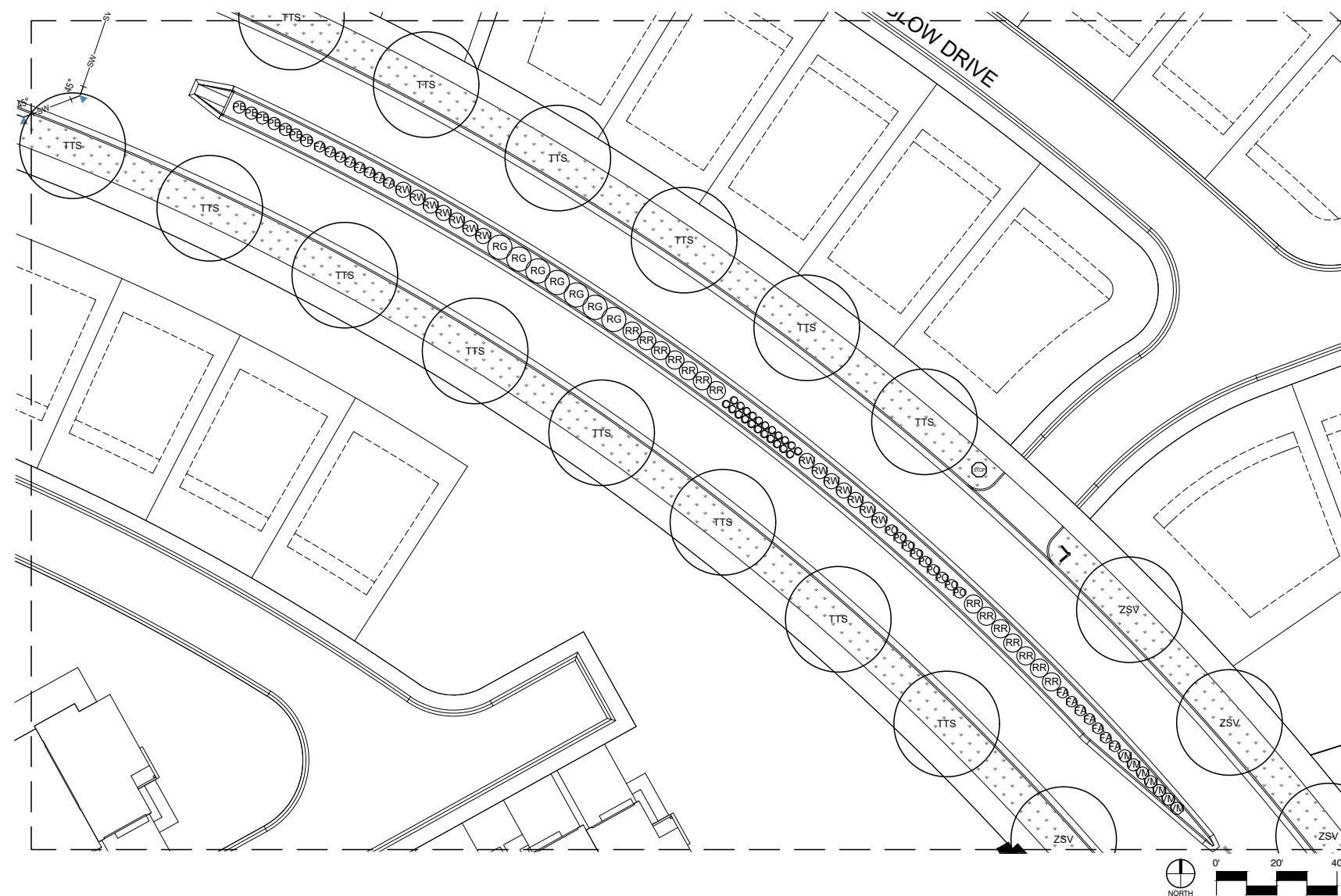


Plan is conceptual. Final details to be determined at Plat submittal.





Landscape Concept Plan - Area RM-2 Roadway Median



Plan is conceptual. Final details to be determined at Plat submittal.

LANDSCAPE CONCEPT PLAN - AREA RM-2 ROADWAY MEDIAN

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GBM	37	Ginkgo biloba 'Magyar'	Magyar Maidenhair Tree	2" Cal.
TTS	51	Tilia x 'Sterling'	Sterling Silver Linden	2" Cal.
UAC	21	Ulmus x 'Accolade'	Accolade Elm	2" Cal.
ZSV	78	Zelkova serrata 'Village Green'	Sawleaf Zelkova	2" Cal.
ZSW	6	Zelkova serrata 'Wireless'	Sawleaf Zelkova	2" Cal.
<hr/>				
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
FA	74	Fragnaria x 'Arnold's Dwarf'	Dwarf Fragaria	CONT
PO	9	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5 gal
PB	105	Prunus besseyi 'Pawnee Buttes'	Sand Cherry	5 gal
RG	76	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal
RA	10	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	5 gal
RR	74	Rosa Mediland series 'Red'	Red Mediland Rose	5 gal
RW	78	Rosa Mediland series 'White'	White Mediland Rose	5 gal
VM	33	Viburnum dentatum 'Blue Muffin'	Southern Arrowwood	5 gal
<hr/>				
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
C	213	Calamagrostis x acutiflora 'Lightning Strike'	Lightning Strike Feather Reed Grass	1 gal
<hr/>				
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
M	3	Mirabilis multiflora	Desert Four O'Clock	1 gal
<hr/>				
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
114,893 sf		Turf Sod	Bluegrass Ryegrass Blend	sod

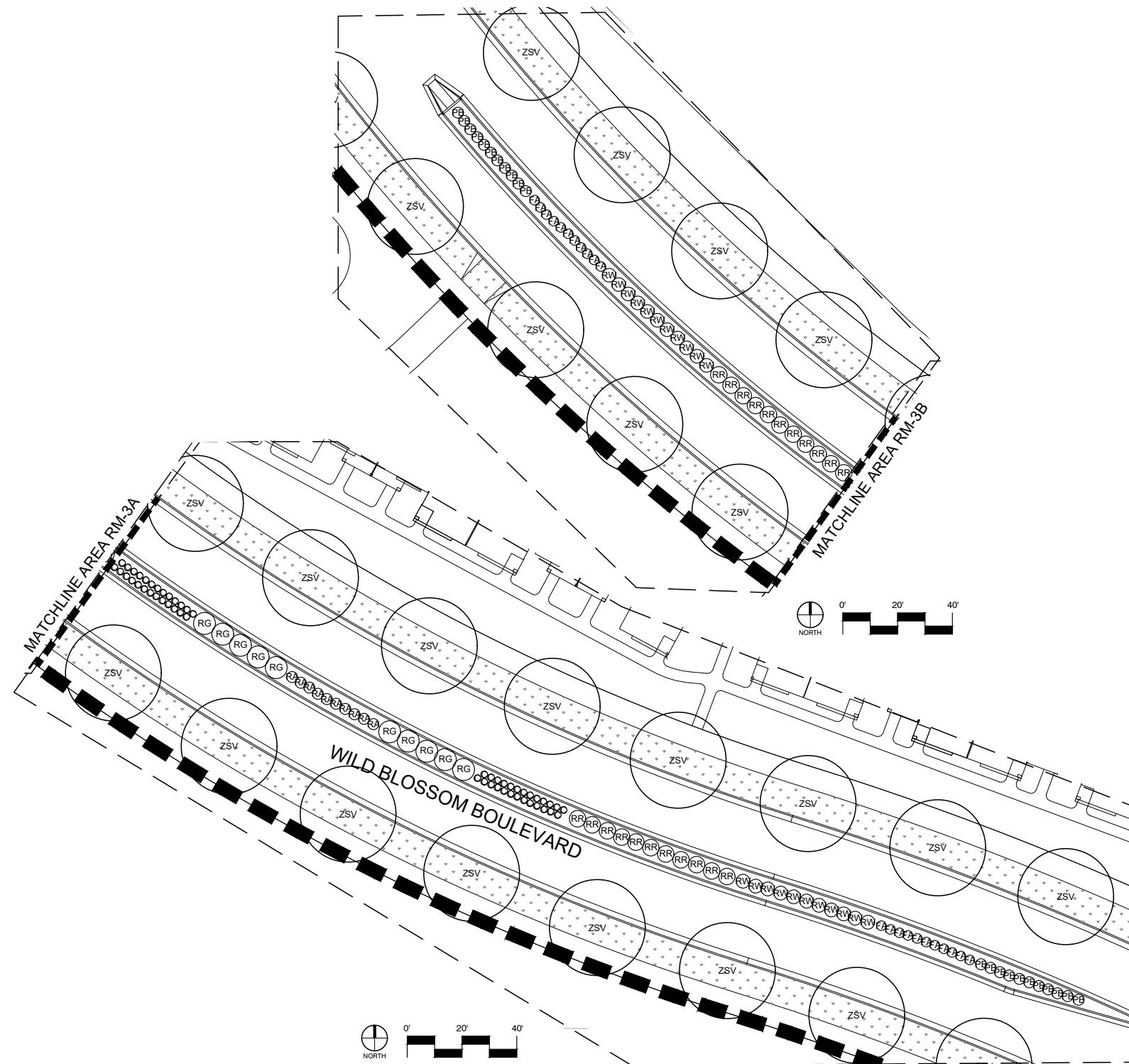
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Landscape Concept Plan - Area RM-3 Roadway Median



LANDSCAPE CONCEPT PLAN - AREA RM-3 ROADWAY MEDIAN

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GBM	37	Ginkgo biloba 'Magyar'	Magyar Maidenhair Tree	2" Cal.
TTS	51	Tilia x 'Sterling'	Sterling Silver Linden	2" Cal.
UAC	21	Ulmus x 'Accolade'	Accolade Elm	2" Cal.
ZSV	78	Zelkova serrata 'Village Green'	Sawleaf Zelkova	2" Cal.
ZSW	6	Zelkova serrata 'Wireless'	Sawleaf Zelkova	2" Cal.

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
FA	74	Fraxinus x intermedia 'Arnold's Dwarf'	Dwarf Fraxinus	5 gal
PO	9	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5 gal
PB	105	Prunus besseyi 'Pawnee Buttes'	Sand Cherry	5 gal
RG	76	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac*	5 gal
RA	10	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant*	5 gal
RR	74	Rosa Medland series 'Red'	Red Medland Rose	5 gal
RW	78	Rosa Medland series 'White'	White Medland Rose*	5 gal
VM	33	Viburnum dentatum 'Blue Muffin'	Southern Arrowwood	5 gal

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT
C	213	Calamagrostis x acutiflora 'Lightning Strike'	Lightning Strike Feather Reed Grass	1 gal

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT
M	3	Mirabilis multiflora	Desert Four O'Clock*	1 gal

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	114,893 sf	Turf Sod	Bluegrass Ryegrass Blend	sod

NOTES:

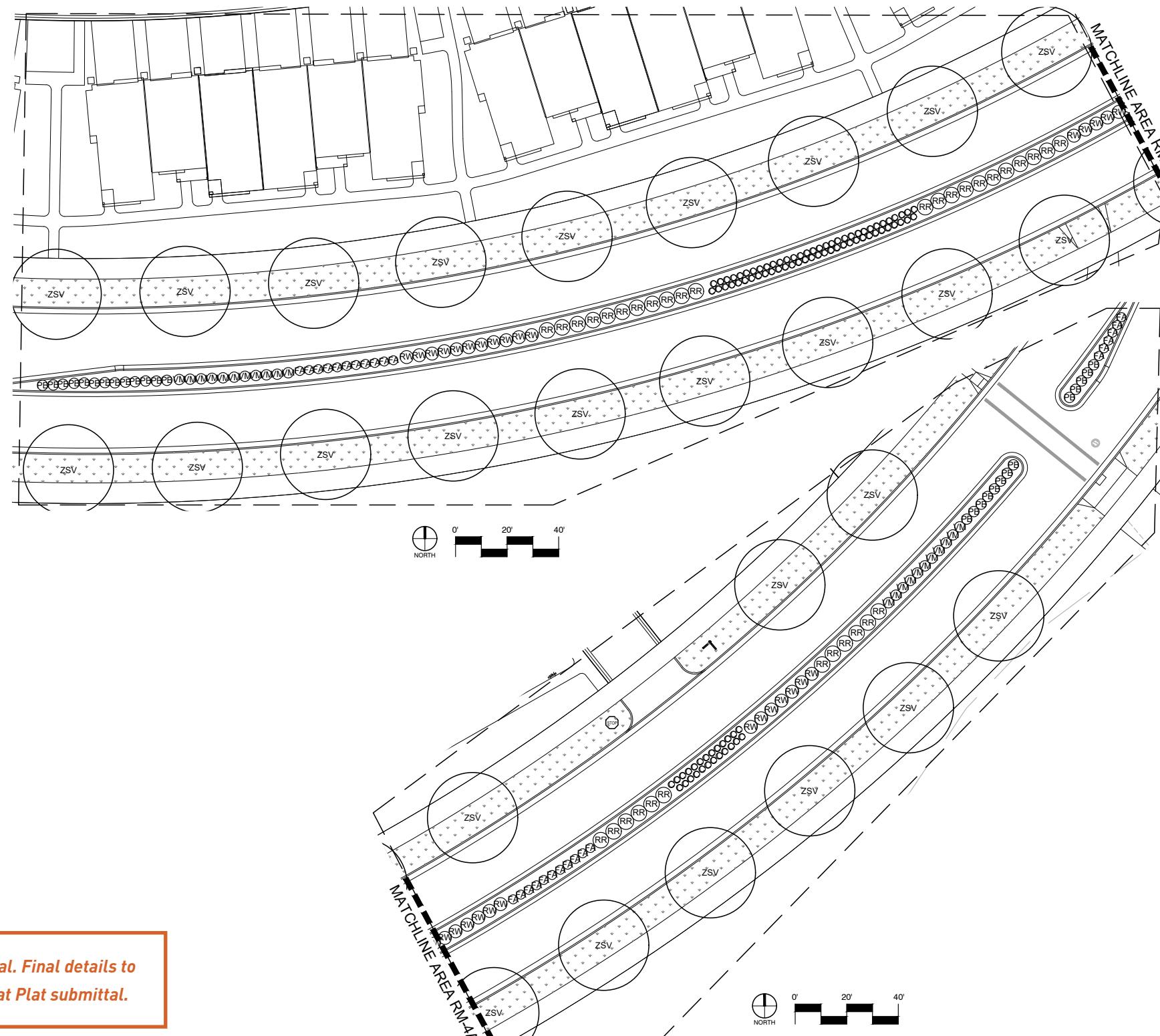
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Plan is conceptual. Final details to be determined at Plat submittal.





Landscape Concept Plan - Area RM-4 Roadway Median



LANDSCAPE CONCEPT PLAN - AREA RM-4 ROADWAY MEDIAN

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GBM	37	Ginkgo biloba 'Magyar'	Magyar Maidenhair Tree	2" Cal.
TTS	51	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.
UAC	21	Ulmus x 'Accolade'	Accolade Elm	2" Cal.
ZSV	78	Zelkova serrata 'Village Green'	Sawleaf Zelkova	2" Cal.
ZSW	6	Zelkova serrata 'Wireless'	Sawleaf Zelkova	2" Cal.

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
FA	74	Frangula x intermedia 'Arnold's Dwarf'	Dwarf Fragaria	CONT
PO	9	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5 gal
PB	105	Prunus besseyi 'Pawnee Buttes'	Sand Cherry	5 gal
RG	76	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac*	5 gal
RA	10	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant*	5 gal
RR	74	Rosa Medland series 'Red'	Red Medland Rose	5 gal
RW	78	Rosa Medland series 'White'	White Medland Rose*	5 gal
VM	33	Viburnum dentatum 'Blue Muffin'	Southern Arrowwood	5 gal

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
C	213	Calamagrostis x acutiflora 'Lightning Strike'	Lightning Strike Feather Reed Grass	CONT

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
M	3	Mirabilis multiflora	Desert Four O'Clock*	CONT

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	114,893 sf	Turf Sod	Bluegrass Ryegrass Blend	sod

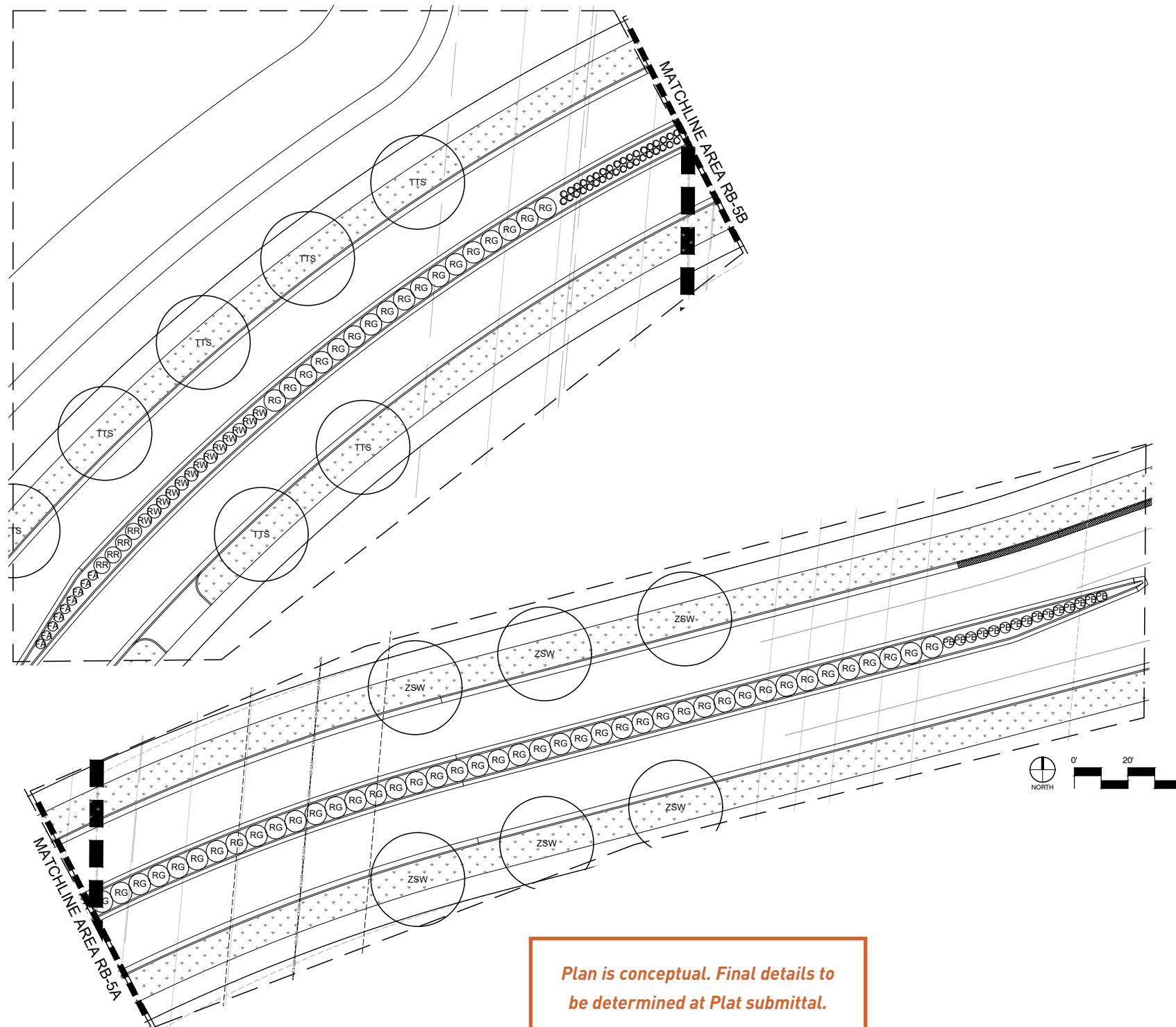
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Landscape Concept Plan - Area RM-5 Roadway Median



LANDSCAPE CONCEPT PLAN - AREA RM-5 ROADWAY MEDIAN

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
GBM	37	Ginkgo biloba 'Magyar'	Magyar Maidenhair Tree	2" Cal.
TTS	51	Tilia x montevara 'Sterling'	Sterling Silver Linden	2" Cal.
UAC	21	Ulmus x 'Accolade'	Accolade Elm	2" Cal.
ZSV	78	Zelkova serrata 'Village Green'	Sawleaf Zelkova	2" Cal.
ZSW	6	Zelkova serrata 'Wireless'	Sawleaf Zelkova	2" Cal.

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
FA	74	Fraxinus x intermedia 'Arnold's Dwarf'	Dwarf Fraxinus	5 gal
PO	9	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5 gal
PB	105	Prunus besseyi 'Pawnee Buttes'	Sand Cherry	5 gal
RG	76	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac*	5 gal
RA	10	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant*	5 gal
RR	74	Rosa Medland series 'Red'	Red Medland Rose	5 gal
RW	78	Rosa Medland series 'White'	White Medland Rose*	5 gal
VM	33	Viburnum dentatum 'Blue Muffin'	Southern Arrowwood	5 gal

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT
C	213	Calamagrostis x acutiflora 'Lightning Strike'	Lightning Strike Feather Reed Grass	1 gal

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT
M	3	Mirabilis multiflora	Desert Four O'Clock*	1 gal

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT
	114,893 sf	Turf Sod	Bluegrass Ryegrass Blend	sod

NOTES:

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Plant Use Details

TREES



Magyar Ginkgo



Silver Linden



Accolade Elm



Village Green Zelkova



Wireless Zelkova

SHRUBS, GRASS, AND PERENNIAL MIX



Arnold's Dwarf Forsythia



Little Diablo Ninebark



Pawnee Buttes Sandcherry



Grow-Low Sumac



Green Mound Currant



Red Meidiland Rose



White Meidiland Rose



Southern Arrowwood



Lightning Strike Feather Reed Grass



Desert Four O'Clock





Street Tree Plan - Base A

BASE A





Street Tree Plan - Base B & C



Plan is conceptual. Final details to be determined at Plat submittal.



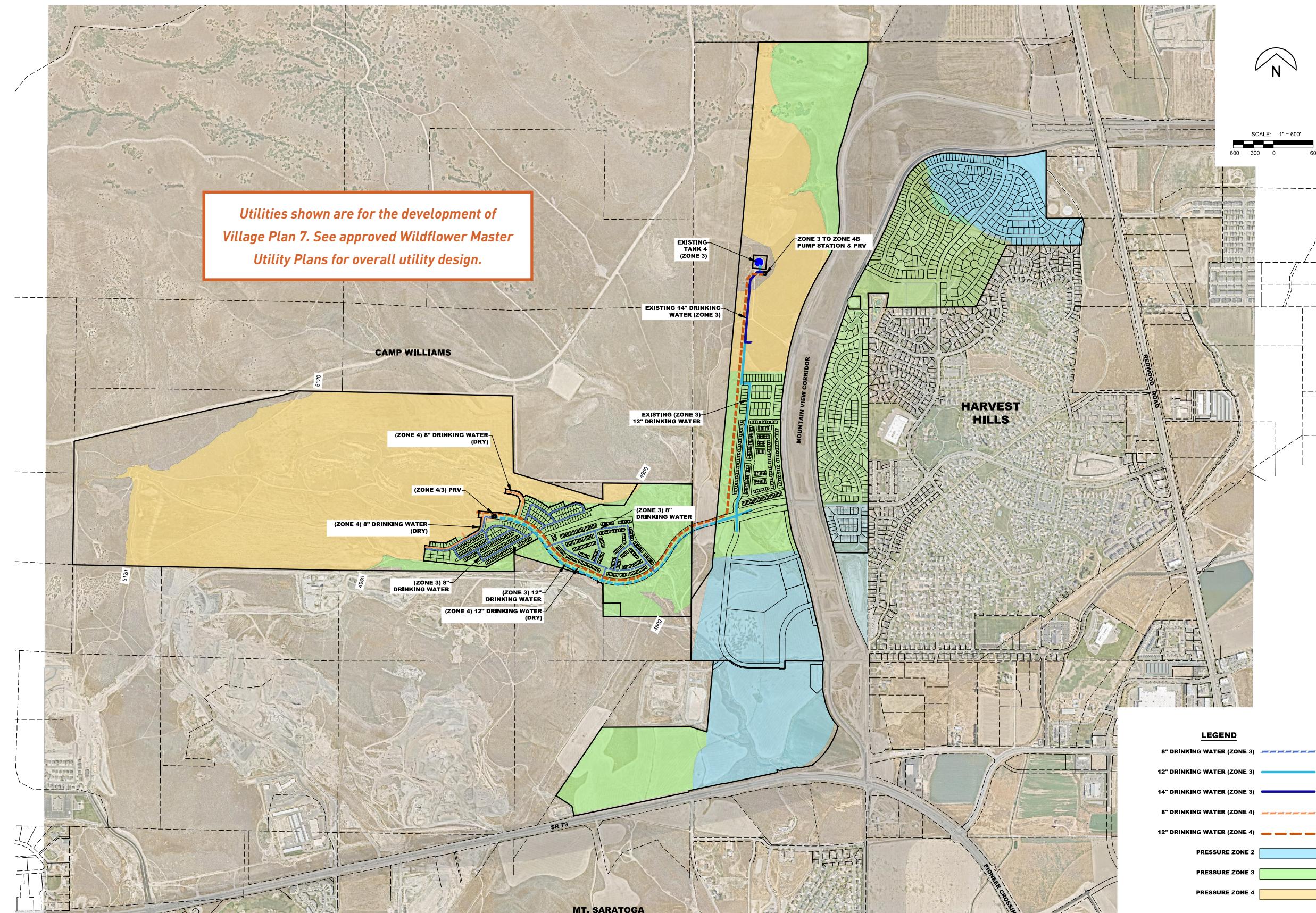
08 Utility Plans

The following utility plan diagrams provide master utilities that will serve Wildflower Village Plan Area 7.

- » System Master Utility Plan—Culinary Water
- » System Master Utility Plan—Secondary Water
- » System Master Utility Plan—Sewer
- » System Master Utility Plan—Storm Drain

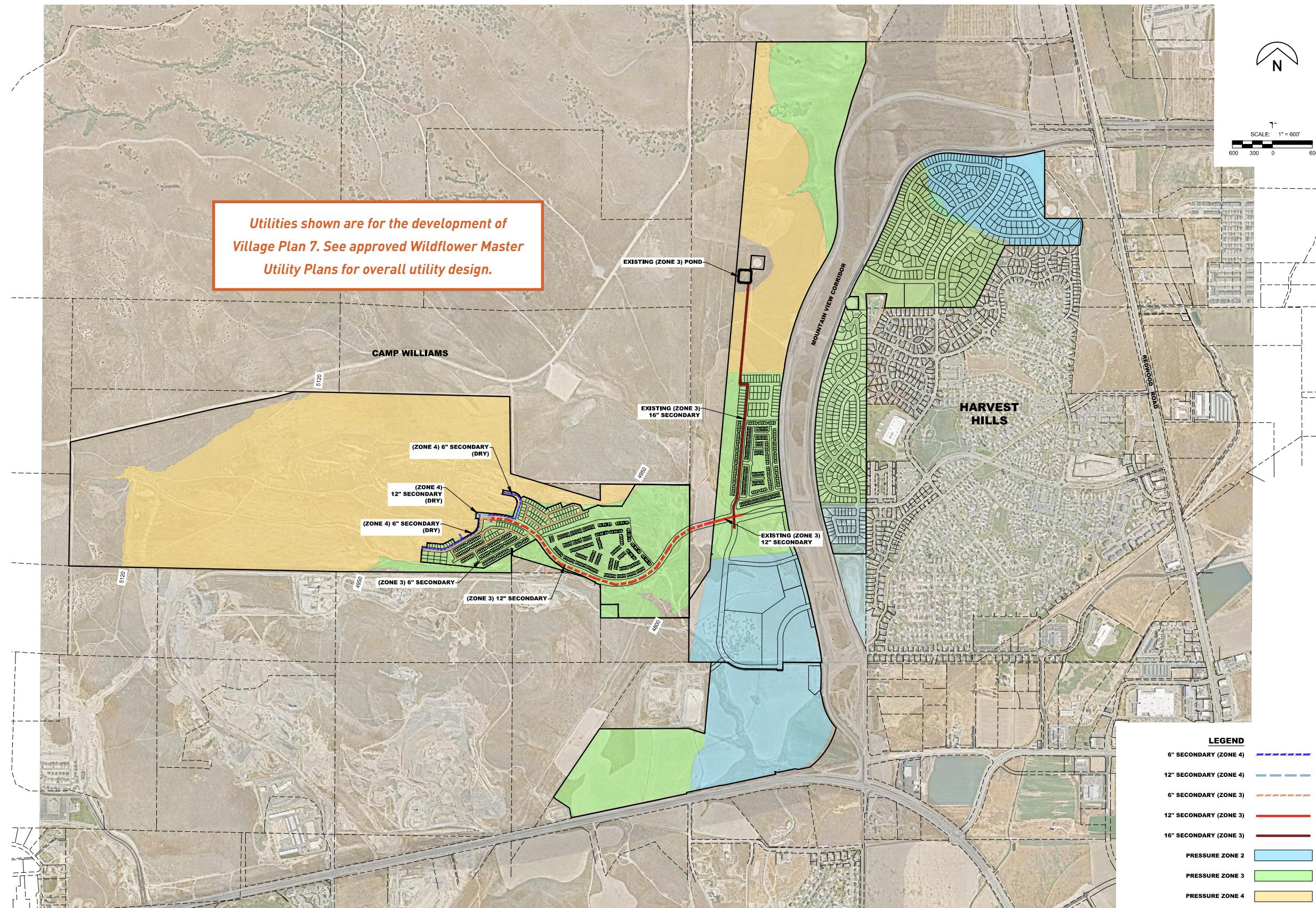


System Master Utility Plan—Culinary Water





System Master Utility Plan—Secondary Water



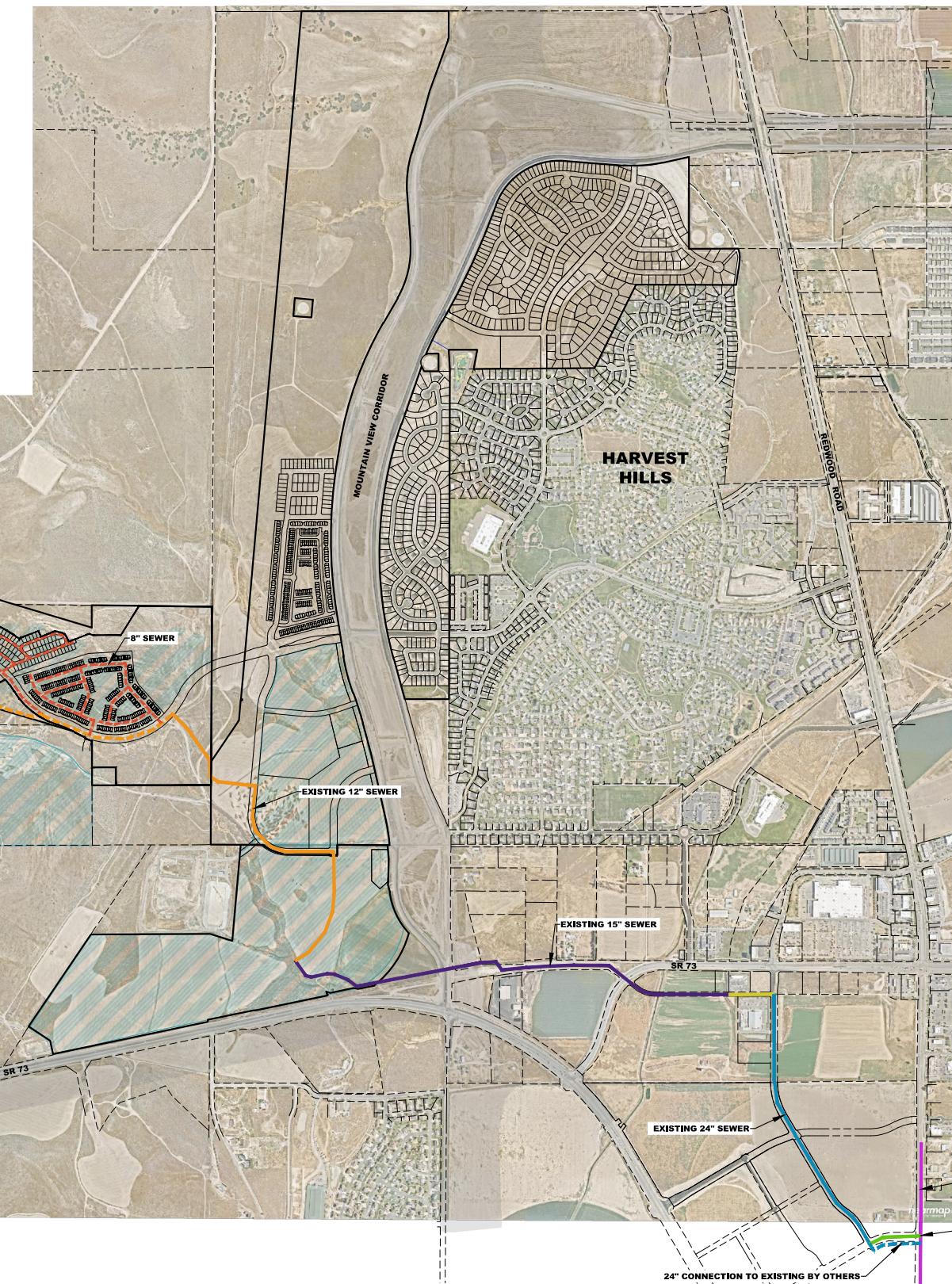


System Master Utility Plan—Sewer

SHEET NOTE

1. THE CAPACITY OF THE EXISTING 8-INCH SEWER LINE NEAR MARKET STREET IS LIMITED UNTIL IT IS REPLACED WITH THE FUTURE 24-INCH CONNECTION. THE REMAINING CAPACITY IN THE 8-INCH PIPE IS APPROXIMATELY 100 EGRUS (12-18-2020). THE REMAINING CAPACITY OF THE PIPE WILL BE PROVIDED ON A FIRST-COME, FIRST-SERVE BASIS.

*Utilities shown are for the development of
Village Plan 7. See approved Wildflower Master
Utility Plans for overall utility design.*

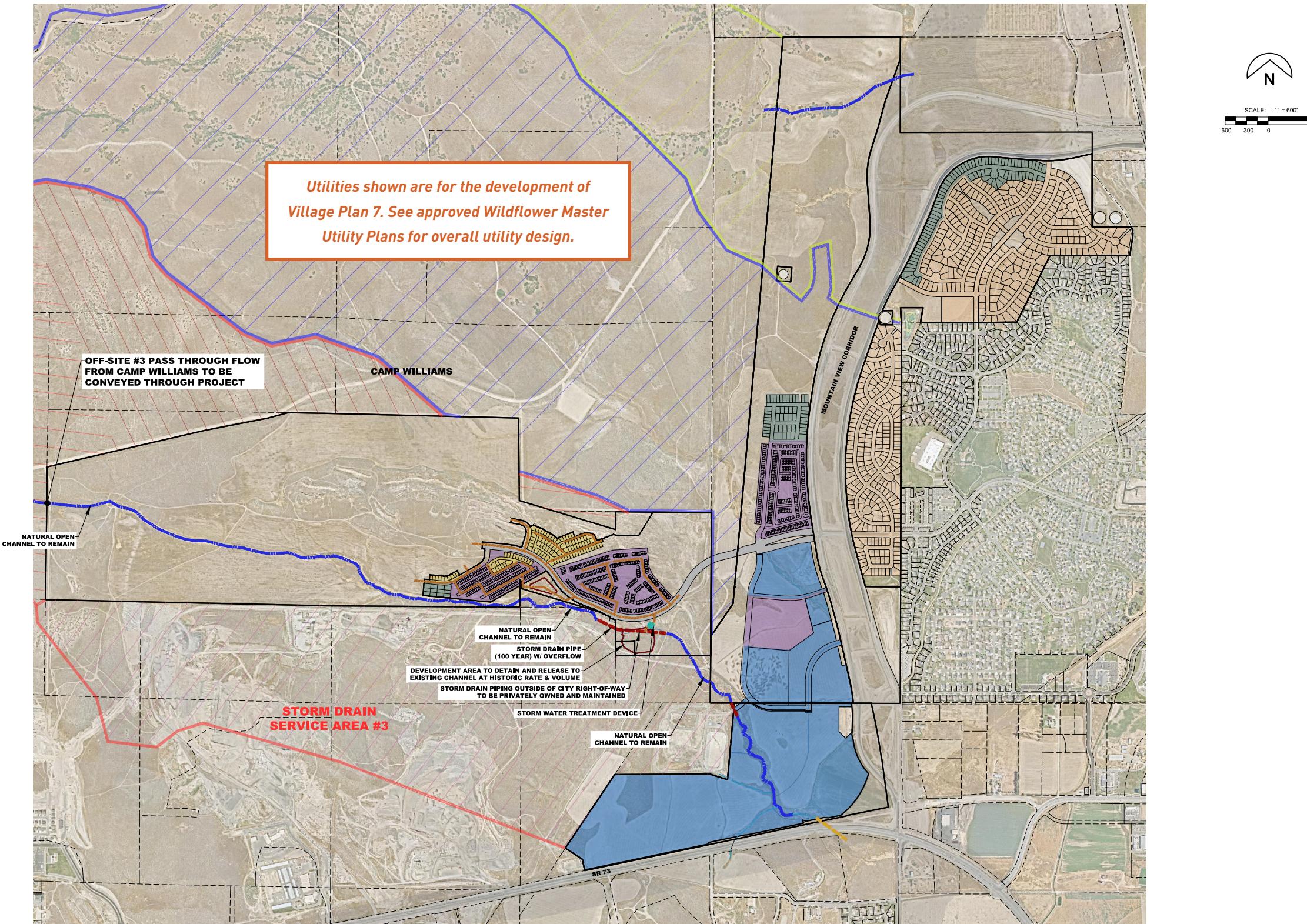


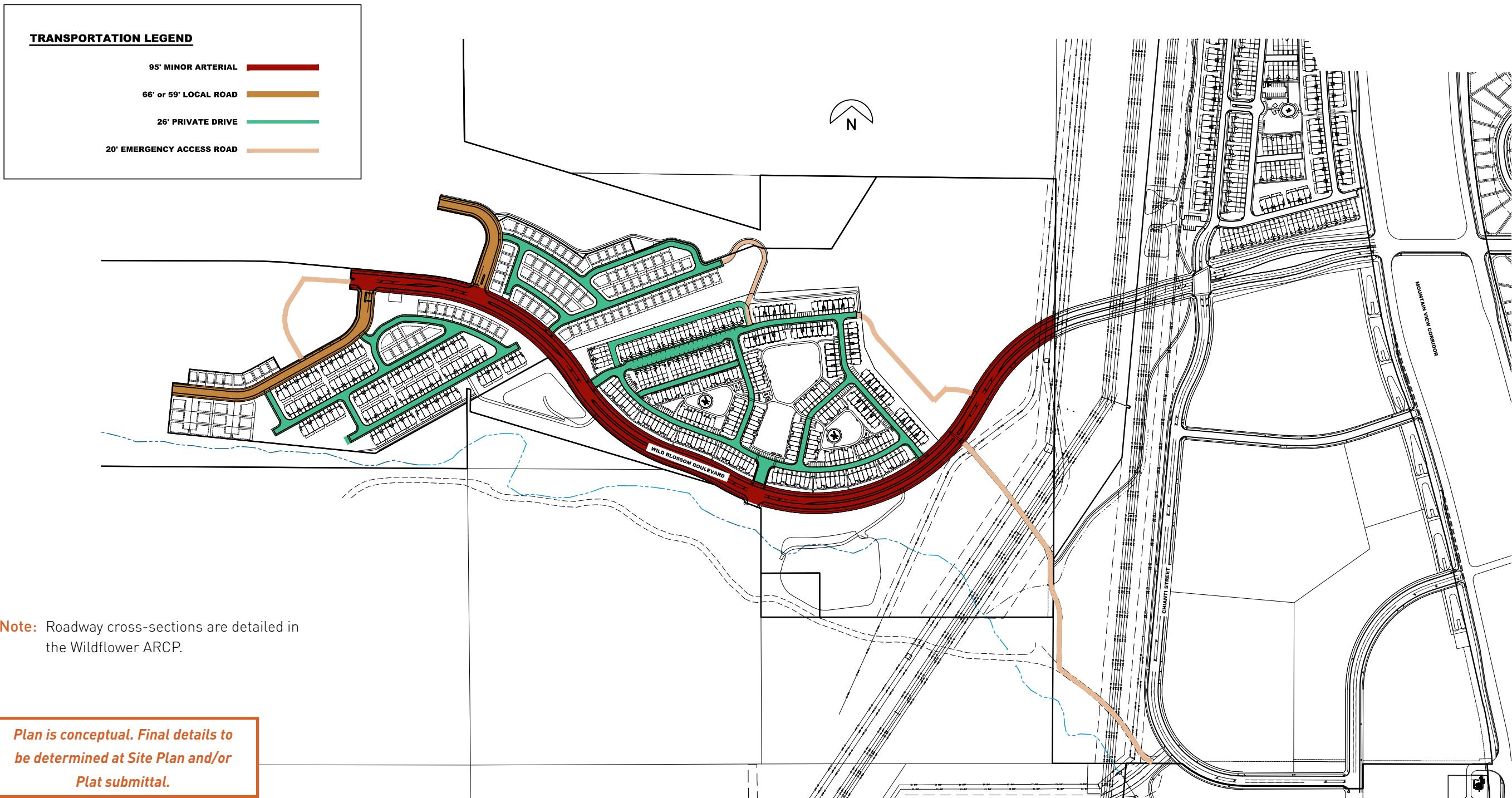
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650 325 0 650

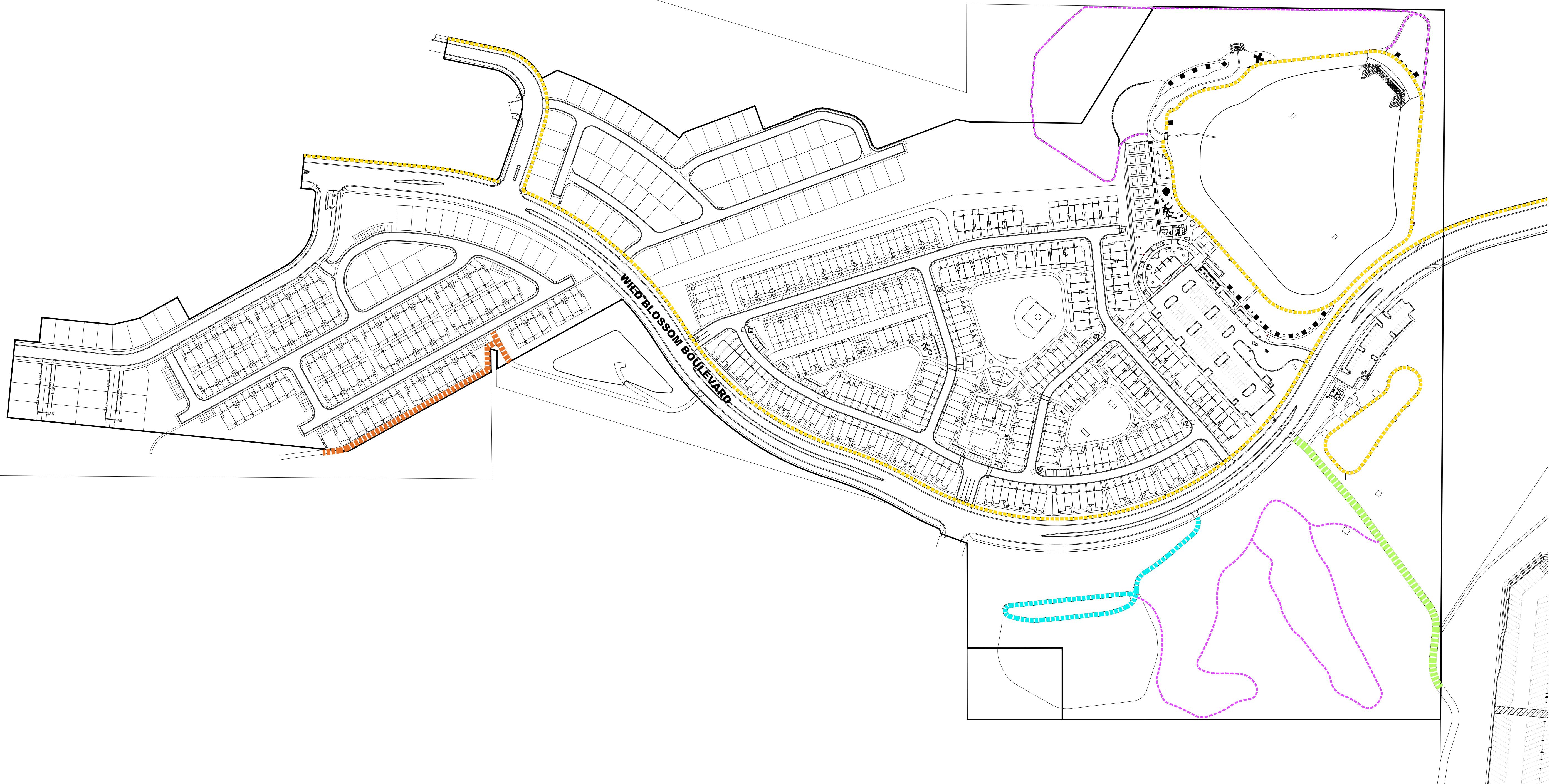
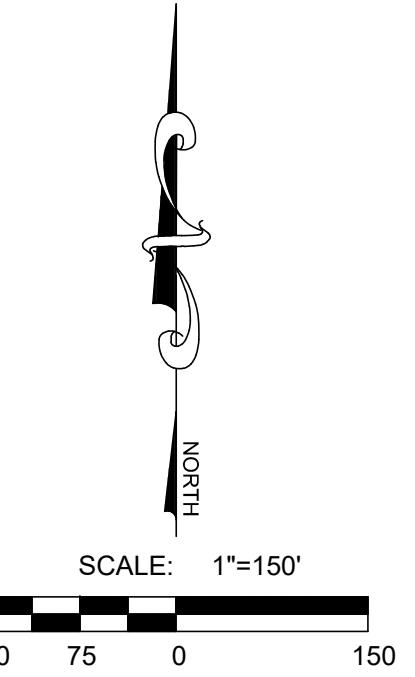
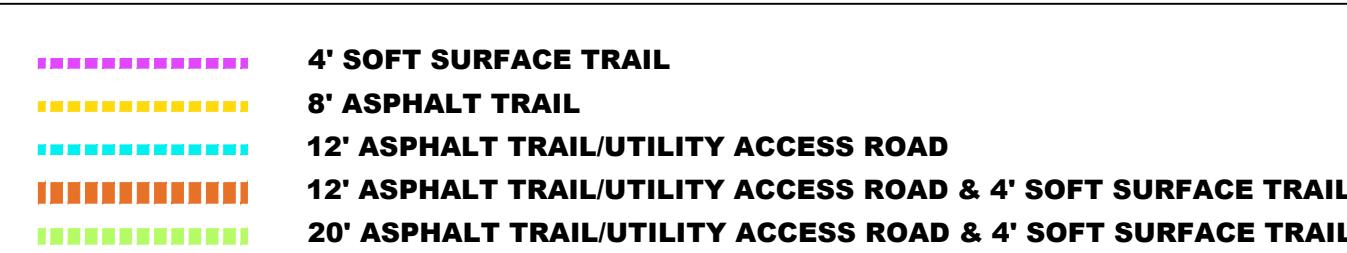




System Master Utility Plan—Storm Drain







11 Density Transfers

No density transfers are required from the approved Wildflower ARCP.

12 Additional Detailed Plans

The following elements have been included to detail plans and direction contained in the Wildflower ARCP for Village Plan Area 7:

- » Signage Plan Legend
- » Signage Plan Exhibit
- » Temporary Signage Plan
- » Grading Plan
- » Open Space Management
- » Traffic Study

Lighting Related to Camp Williams

The Wildflower Design Guidelines requires that "Exterior building lighting shall be designed to avoid spilling onto adjacent residences and into the sky. Specifically, lighting shall illuminate downward with a concealed light source. This will minimize glare, as well as lateral and upward light leakage."

Furthermore, all illuminated signs located within one-half (1/2) mile of Camp Williams shall be positioned in such a manner and contain shielding devices as to significantly reduce spillover light affecting the military installation and operations. In no instance shall signs within 1/2 mile be positioned facing parallel to the adjacent boundaries of Camp Williams.



Signage Plan Legend

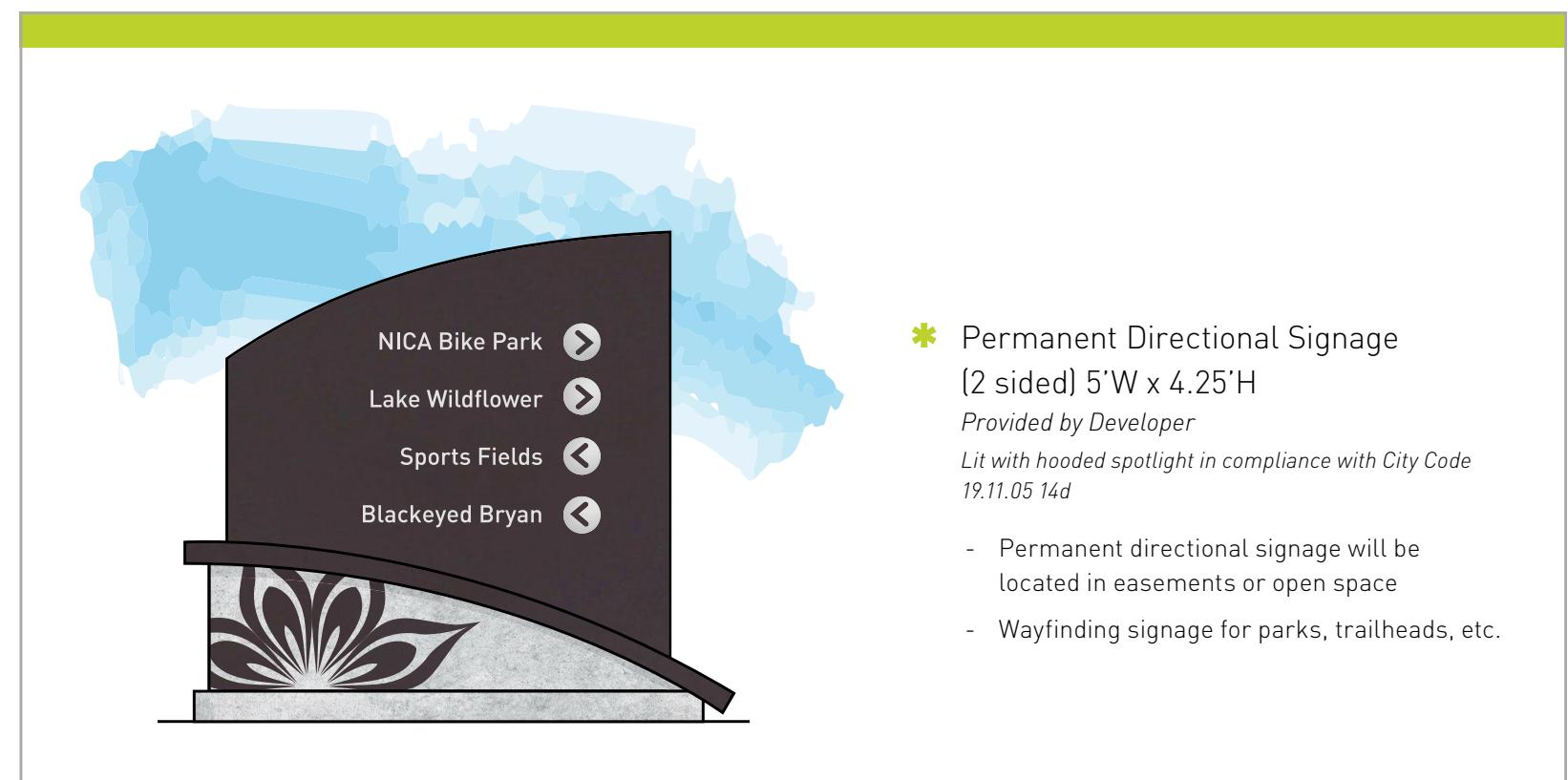
All designs are conceptual.
All lighting will conform to
City code.



- ✿ Optional Secondary Entrance Feature (neighborhood - 1 or 2 sided) 8'8"W x 4'7H
Provided by Builder
Lit with hooded spotlight in compliance with City Code 19.11.05 14d
 - OPTIONAL locations for builder-funded entrance features
 - Developer will coordinate with subs for production and installation including landscaping and utilities



- ✿ Park Signage (1 or 2 sided)
5'W x 4.25'H
Provided by Developer
Lit with hooded spotlight in compliance with City Code 19.11.05 14d
 - Names of parks and RV storage TBD at Village Plan



- ✿ Permanent Directional Signage (2 sided) 5'W x 4.25'H
Provided by Developer
Lit with hooded spotlight in compliance with City Code 19.11.05 14d
 - Permanent directional signage will be located in easements or open space
 - Wayfinding signage for parks, trailheads, etc.





Signage Location Exhibit



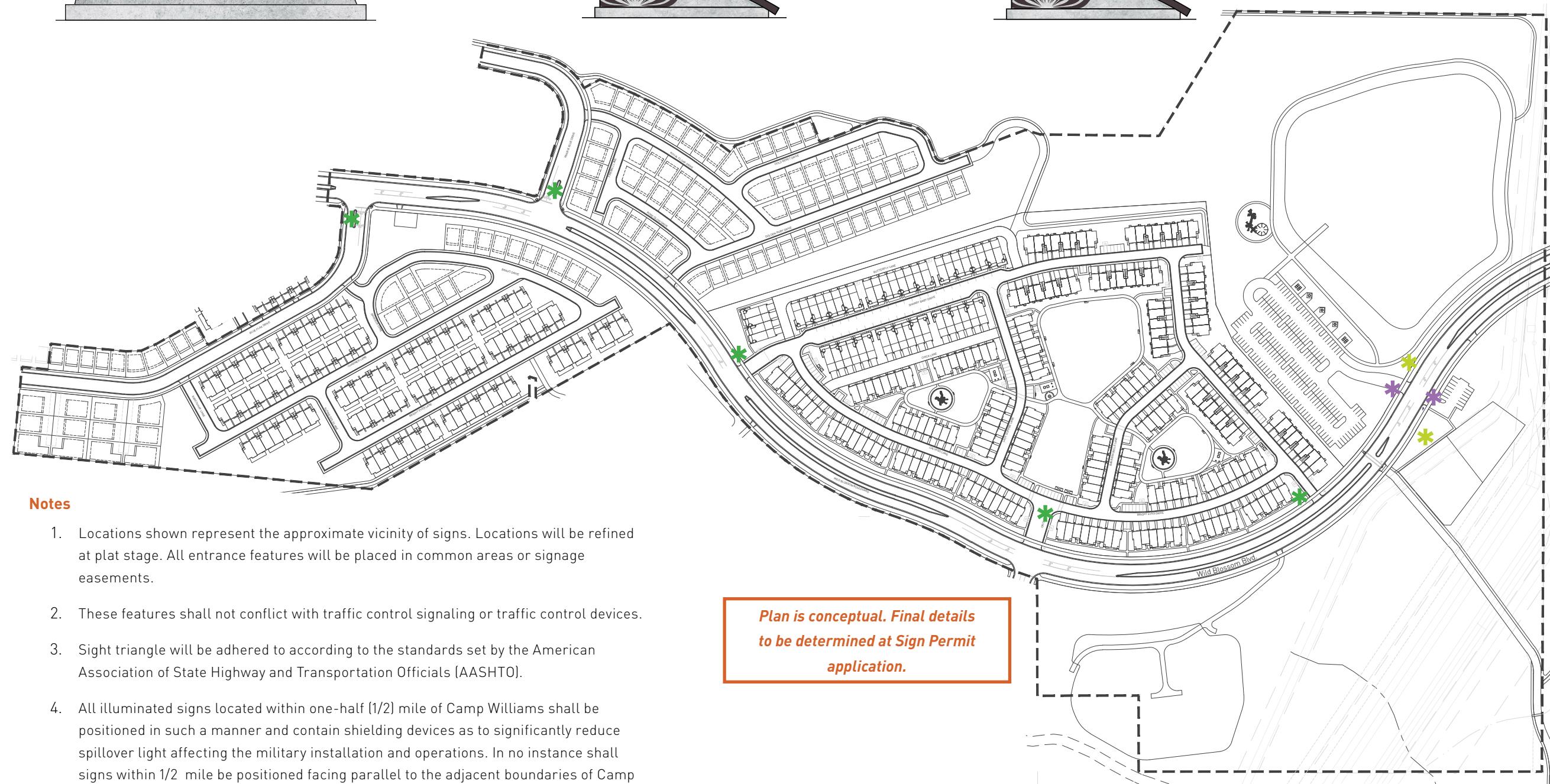
* Optional
Secondary
Entrance
Feature



* Park
Signage



* Permanent
Directional
Signage



Notes

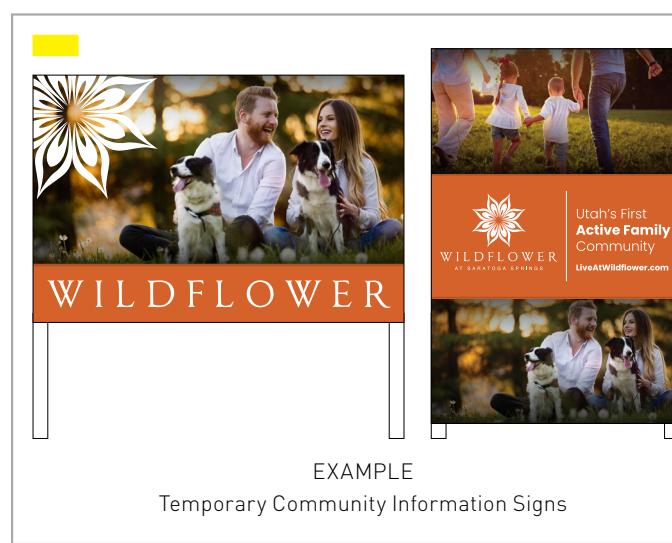
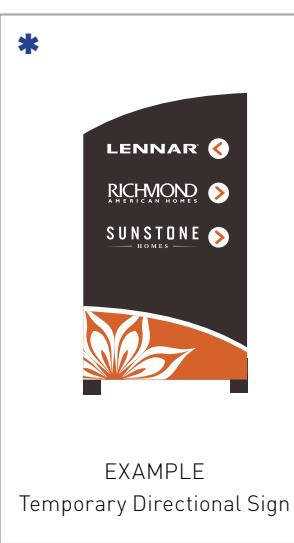
1. Locations shown represent the approximate vicinity of signs. Locations will be refined at plat stage. All entrance features will be placed in common areas or signage easements.
2. These features shall not conflict with traffic control signaling or traffic control devices.
3. Sight triangle will be adhered to according to the standards set by the American Association of State Highway and Transportation Officials (AASHTO).
4. All illuminated signs located within one-half (1/2) mile of Camp Williams shall be positioned in such a manner and contain shielding devices as to significantly reduce spillover light affecting the military installation and operations. In no instance shall signs within 1/2 mile be positioned facing parallel to the adjacent boundaries of Camp Williams.

Plan is conceptual. Final details to be determined at Sign Permit application.





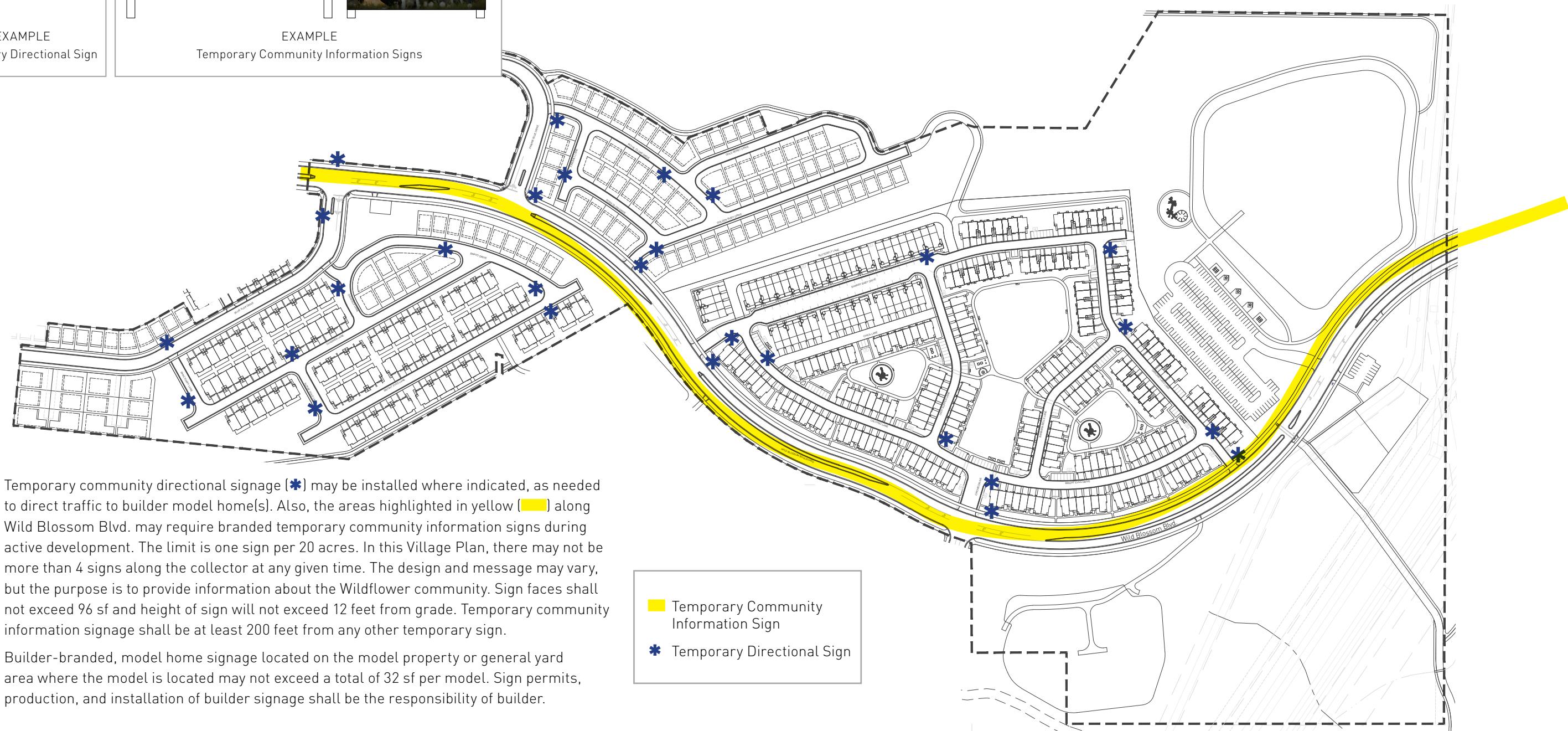
Temporary Signage Location Exhibit



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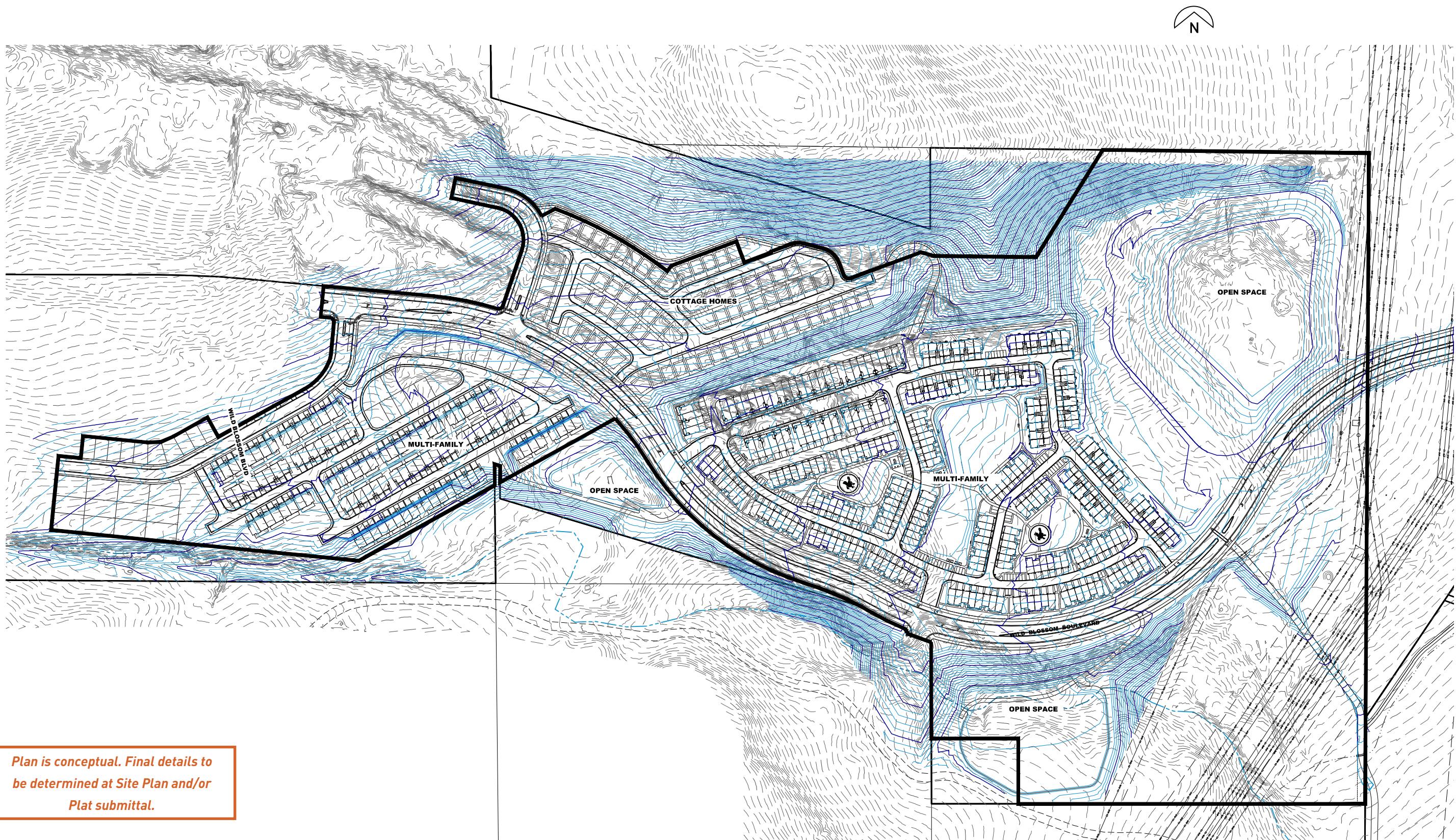
Notes

1. Locations shown represent the approximate vicinity of signs. All signs will be a minimum of 3' back from any sidewalk and their height/length from property line. Locations will be detailed at sign permit application.
2. Signs 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).
4. Temporary signs will be installed on builder-owned lots or open space, not on privately owned lots.





Conceptual Grading Plan Exhibit



Open Space Management Plan

The total acreage within Village Plan 7 is 98.84 total acres with 50.8 acres of open space. 43.11 acres is general open space and an additional 7.69 acres are provided in the Calypso, Type 4 neighborhood. The residential acreage is comprised of 42.30 acres of Type 4 residential, 1.76 acres of Type 2, 11.15 acres of Type 3. Of the 42.30 acres of Type 4, 7.69 additional acres of open space are provided. The open space percentage in Village Plan 7 is 51.4%. All open space and parks are private and managed by the HOA. There are a minimum of 488 amenity points allocated to Village Plan 7.

General open space is managed by the Master HOA, and Type 4 open space is managed by a sub-HOA. The amenities in the open space labeled as Wildflower Lake and Wildflower Dog Park will be finalized at plat submittal. The following is an example of included amenities, but the specific categories may change at plat submittal. However, a minimum of 2,709.8 amenity points will be included in Village Plan 7.

Minimum # Amenity Points Required	Minimum # Amenity Points Provided	# Amenity Points Above Required	Amenities Start at 40% Permits Pulled	Amenities Complete at 80% Permits Pulled.
488	3,614.9	3,126.9	195.0	390.0

Category	Multiplier	Quantity	Provided
Dog Park (1 Acre Manicured, Includes Dog Wash)	A	1.5	37.5
Lake	A	1.0	681.0
Restrooms (4 Stalls)	B	3.0	1200.0
Trail, Paved (1000 LF)	B	14.2	585.2
Splash Creek (2,250)(25 People)	B	2.0	180.0
Playground Structure, 1 Platform (250 SF)	C	4.0	100.0
Playground Structure, Zipline - Per 75' of Rideable Line	D	1.0	17.5
Pavilion, Extra Large 30'x75'	C	1.0	39.0
Pergola, 12x12	D	16.0	64.0
Pavilion Hammock	D	1.0	4.0
Pickleball	D	8.0	180.0
Sandy Beach (2.45 AC)	D	1.0	7.0
Trail, Soft Surface (Per 1,000 FT)	D	5.9	49.0
Drinking Fountain w/ Pet / Bottle Filler	D	1.0	6.0
Picnic Table 6'	E	18.0	144.0
Volleyball Pit	E	1.0	1.3
Trash (32 Gallon)	E	15.0	9.0
Bench	E	25.0	10.0
Cornhole, Bocce Ball	E	3.0	9.0
Parking - 1 Space, Paved	P	170.0	68.0
Amenity Points			3261.9
Additional EA Points Applied			353.0
Total Amenity Points			3614.9

The amenity details for all Type 4 townhome neighborhoods will be determined at Site Plan and/or Plat submittal. The amenity points will add up to a minimum of 370. An example is detailed below.

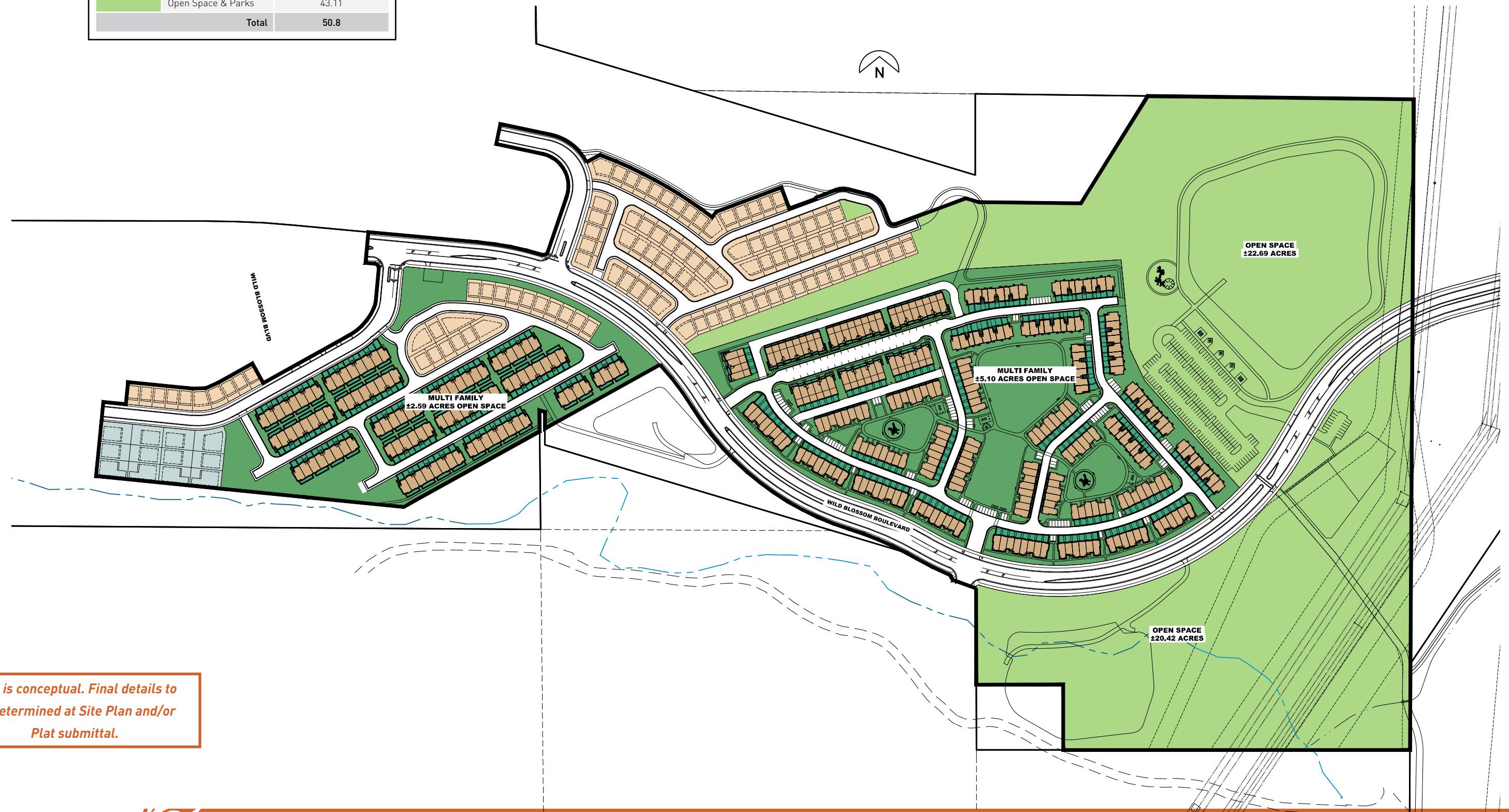
Type 4 Amenity Points			
Example Amenity	Quantity	Points Per Each	Total Points
Clubhouse Associated w/ Pool	1	150.0	150
Pool 25' x 50'	1	150.0	150
Playground	2	25	50
Pickleball Court	1	22.5	22.5
Total Type 4 Amenity Points			372.5



Open Space Tabulation Exhibit

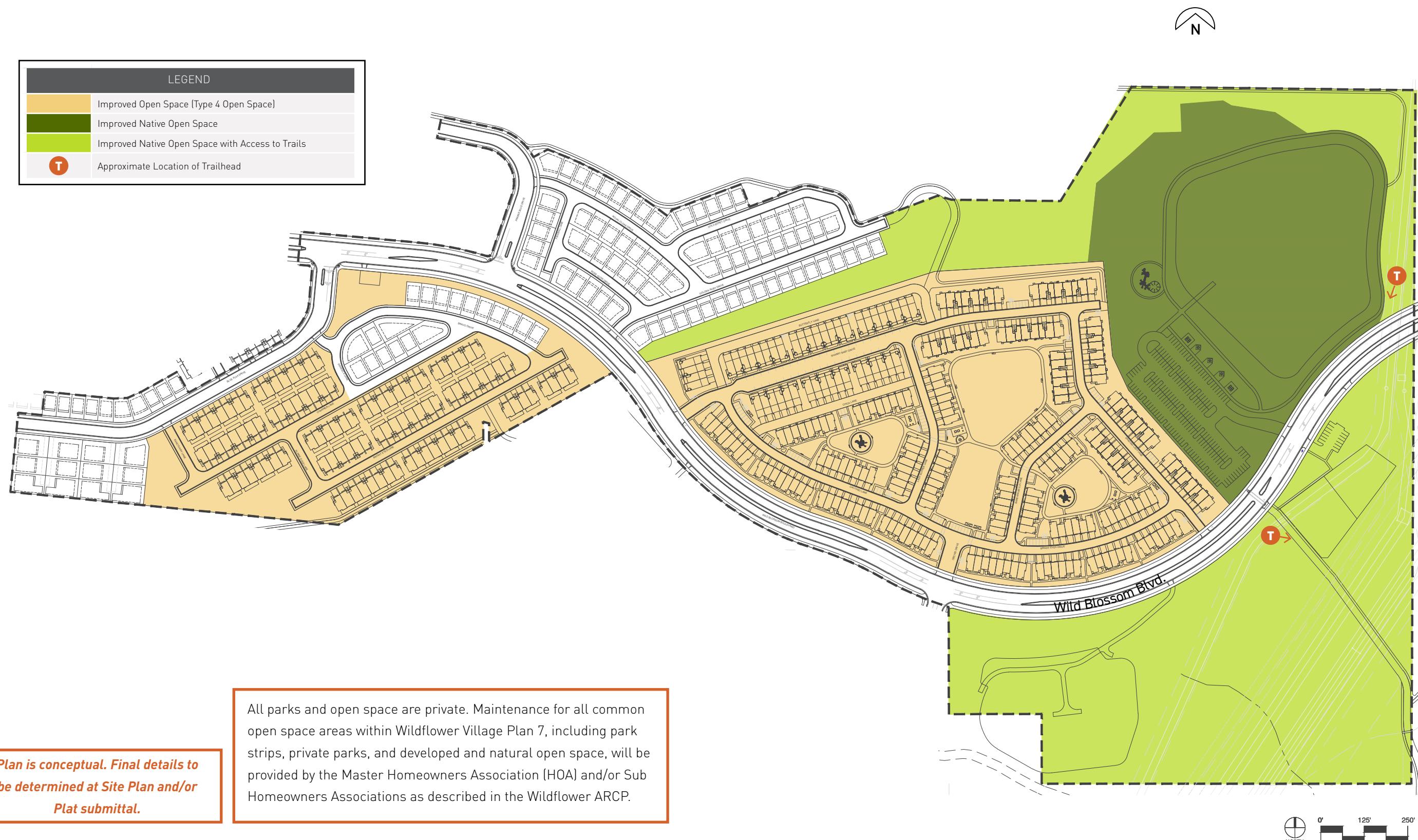
LEGEND		
	Land Use	Open Space
	Type 4	7.69
	Open Space & Parks	43.11
	Total	50.8

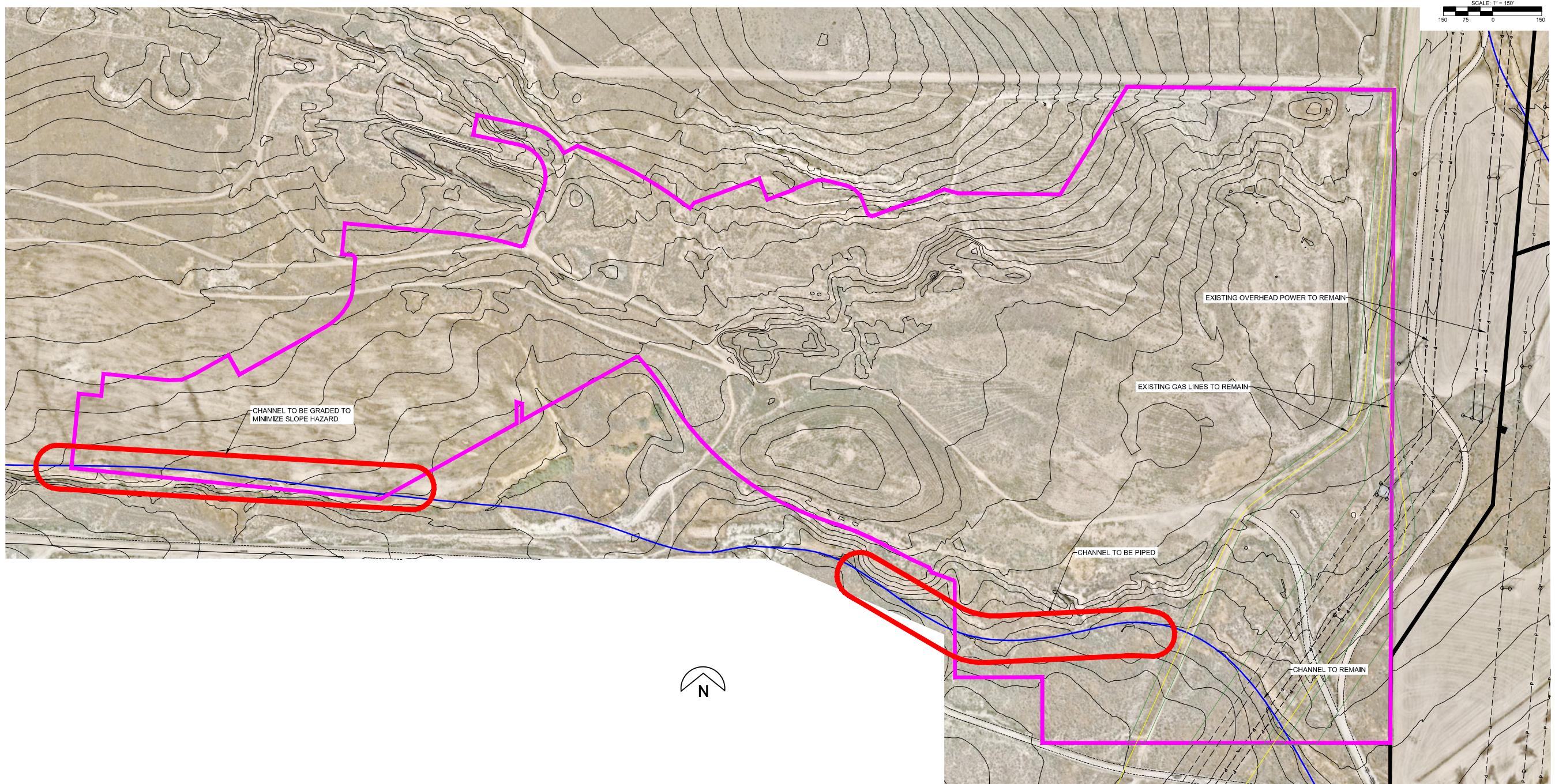
SCALE: 1" = 150'
150 75 0 150





Open Space Management Exhibit



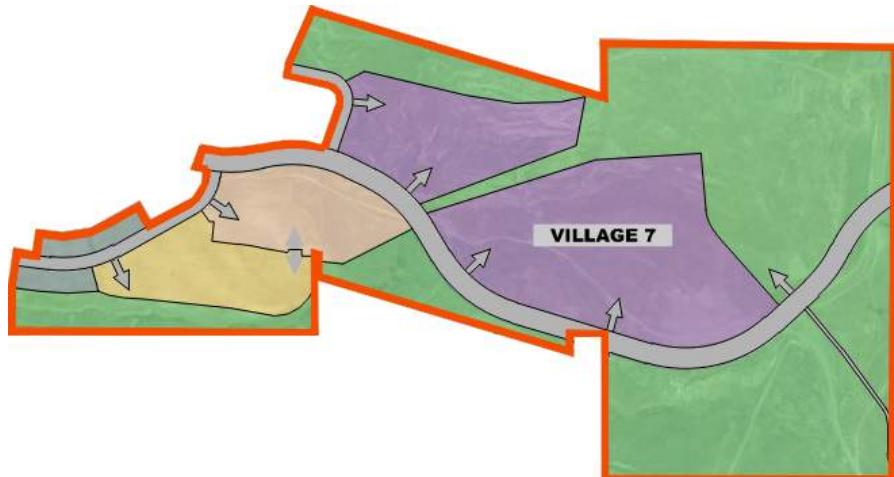


Traffic Study

Village Plan 7

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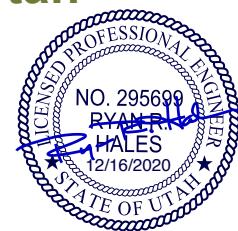
Wildflower Village 7 Traffic Impact Study



Saratoga Springs, Utah

December 16, 2020

UT19-1604



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EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Wildflower Village 7 development located in Saratoga Springs, Utah. The proposed project is located on the west side of Mountain View Corridor (MVC), west of the Wildflower Village 3A and Village 2 developments.

Included within the analyses for this study are the traffic operations and recommended mitigation measures for existing conditions and plus project conditions (conditions after development of the proposed project) at key intersections and roadways near the site. Future 2025 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 7 TIS

Intersection	Level of Service (Sec/Veh) ¹			
	Existing (2019) Background	Existing (2019) Plus Project	Future (2025) Background	Future (2025) Plus Project
Harvest Hills Boulevard / SB MVC FR	D (38.6)	E (56.0)	C (22.0)	C (26.7)
Harvest Hills Boulevard / NB MVC FR	C (23.3)	C (26.4)	B (19.7)	C (25.0)
Harvest Moon Drive / SB MVC FR	B (11.8)	B (13.3)	B (12.6)	B (13.4)
Harvest Moon Drive / NB MVC FR	C (27.7)	D (49.7)	B (16.6)	C (22.0)
Tanuki Drive / Harvest Hills Boulevard	A (6.9) / WB	A (8.0) / NB	A (7.7) / WB	A (8.6) / NB
West Road / Harvest Hills Boulevard ²	-	-	-	A (4.8) / NB

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.
2. This intersection is a project access and was only analyzed in "plus project" scenarios.

Source: Hales Engineering, January 2020



TABLE ES-2 Recommended Storage Lengths Saratoga Springs - Wildflower Village 7 TIS									
Intersection	Storage Length (feet)								
	Northbound		Southbound		Eastbound		Westbound		
	LT	RT	LT	RT	LT	RT	LT	RT	
Harvest Hills Boulevard / SB MVC FR	-	-	-	-	-	-	200	125	-
Harvest Hills Boulevard / NB MVC FR	-	-	-	-	300	-	-	-	100
Tanuki Drive / Harvest Hills Boulevard	-	125	100	-	-	-	125	100	

Source: Hales Engineering, January 2020

SUMMARY OF KEY FINDINGS/RECOMMENDATIONS

The following is a summary of key findings and recommendations:

- New turning movement counts were collected along the newly constructed MVC frontage road system in Saratoga Springs. The estimated project trip assignments of Wildflower Village 3A, Village 4, and Village 2 were added on top of these volumes for the existing (2019) background volumes in this report.
- All study intersections are currently operating at an acceptable LOS during the evening peak hour in existing (2019) background conditions.
- The development will consist of residential townhomes and single-family housing.
- The intersections of Harvest Hills Boulevard / NB MVC FR and Harvest Hills Boulevard / SB MVC FR are expected to operate at failing levels of service during the evening peak hour with project traffic added. All other intersections are anticipated to operate at an acceptable LOS during the evening peak hour in existing (2019) plus project conditions.
 - Recommendation: That Harvest Hills Boulevard between the Access 1 / Harvest Hills Boulevard and Harvest Hills Boulevard / SB MVC FR intersections have a 5-lane cross section with two lanes in the east- and westbound directions and a two-way left-turn median.
 - Recommendation: That dual protected left-turn lanes be added to the eastbound movement at the Harvest Hills Boulevard / NB MVC FR intersection.
 - Recommendation: That Harvest Hills Boulevard should be designated as a regional route connecting Saratoga Springs to Eagle Mountain.
- All study intersections are anticipated to operate at an acceptable LOS during the evening peak hour in future (2025) background conditions.
- All study intersections are anticipated to operate at an acceptable LOS during the evening peak hour in future (2025) plus project conditions.



13 Site Characteristics

Village Plan 7 is located in the center section of the Wildflower development, west of the main entrance area with public art structure. The property is bordered by Camp Williams on the north. Mountain View Corridor (MVC) is located on the east side of the property. The main access point is from Wild Blossom Blvd, which runs through the center of the Village Plan. See the *Natural Resources Inventory* exhibit on page 10-09 for more details regarding the site characteristics.

14 Master Development Agreement

This Village Plan is subordinate to the Master Development Agreement, Wildflower ARCP, and Master Utility Plan, which are approved and recorded by the City.