

585

594365

DECLARATION OF DESIGN GUIDELINES
OF
PHASE I OF THE SOUTH MOUNTAIN PROJECT

This Declaration is made and executed this 13th day of October, 1994 by SOUTH MOUNTAIN, L.C., a Utah limited liability company (hereinafter referred to as "Developer").

RECITALS:

A. Developer is the record owner of that certain tract of property more particularly described in Exhibit "A" attached to this Declaration constituting Phase I of the South Mountain Project (the "Project").

B. The Design Guidelines dated 9/21/94 are as approved by the Draper City Council and are a part of the Development Agreement dated September 6, 1994, between Developer and Draper City ("Development Agreement").

C. Developer desires to provide for preservation of the values and amenities in said Project and, to this end, and for the benefit of the Project and the owners thereof, Developer desires to subject the Property to the Design Guidelines attached hereto as Exhibit "B" ("Design Guidelines").

NOW THEREFORE, Developer declares that the Property is and shall be held, transferred, sold, developed, conveyed and occupied subject to the Design Guidelines.

1. Pursuant to the Development Agreement, changes and modification in the Design Guidelines may be made from time to time by Developers with written consent from Draper City.

10/14/94 12:48 PM 594365 585.00
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
METRO NATIONAL TITLE ,DEPUTY - WI
REC BY:8 WEBT

BK7036P62392

2. This Declaration and all the provisions hereof shall constitute covenants to run with the land or equitable servitudes, as the case may be, and shall be binding upon and shall inure to the benefit of Developer, all parties who hereafter acquire any interest in residential lots in the Project, and their respective grantees, transferees, heirs, devisees, personal representatives, successors, and assigns. By acquiring any interest in a Lot or in the Common Areas, the party acquiring such interest consents to, and agrees to be bound by, each and every provision of this Declaration.

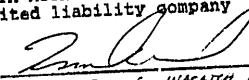
4. This Declaration and any amendment hereof shall take effect upon its being filed for record in the office of the County Recorder of Salt Lake County, Utah.

EXECUTED this 13th day of October, 1994.

Developer:

SOUTH MOUNTAIN, L.C., a Utah
limited liability company

By


PRESIDENT OF WASATCH PACIFIC S&L
IT'S MANAGER

STATE OF UTAH)
); ss.
COUNTY OF SALT LAKE)

On the 13th day of October, 1994, personally appeared before me Terry A. Diehl, known to me to be the managing member of South Mountain, L.C., a Utah limited liability company, and the said Terry A. Diehl duly acknowledged to me that he signed the foregoing instrument as a managing member for and on

BK 7036P62393

behalf of said limited liability company pursuant to authority in
him vested.



Kathy Ewing
NOTARY PUBLIC
Residing in the State of Utah

My Commission Expires:
10/22/96

WEST ONE BANK, IDAHO

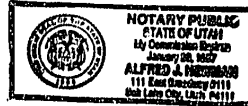
George W. Welch
BY: George W. Welch
ITS: Vice President

State of Utah, County of SALT LAKE: ss

On October 13, 1994, personally appeared before me
George W. Welch, who by me being duly sworn (or
affirmed) upon oath did say that such person is the
Vice President of WEST ONE BANK, IDAHO and that the
within and foregoing instrument was signed in behalf of said
Corporation by authority of the Board of Directors, and that the
said George W. Welch duly acknowledged to me that said
corporation executed the same.

Alfred J. Newman
Notary Public

My Commission Expires: 1/30/97
Residing at: SLC Utah





SOUTH MOUNTAIN

PREPARED FOR
SOUTH MOUNTAIN, L.C.

| | | |
|--|--|--|
| | <p>FINAL SUBMISSION 9 / 21 / 84</p> <p>DESIGN GUIDELINES</p> | |
|--|--|--|

BK 7036 PG 2395

DESIGN INTENT

- 1.1 THE PLAN
- 1.2 THE DEVELOPMENT GUIDELINES
- 1.3 CONTEXT

DESIGN REVIEW PROCESS

- 2.1 DESIGN REVIEW PROCESS
- 2.2 REQUIRED APPROVAL
- 2.3 RELEVANT DOCUMENTS
- 2.4 DESIGN REVIEW BOARD
- 2.5 SUBMITTAL REQUIREMENTS
 - 2.5.1 Preliminary Plan
 - 2.5.2 Preliminary Plan Package
 - 2.5.3 Final Documents
 - 2.5.4 Application Form and Fee
 - 2.5.5 Amendment to the Development Guidelines
 - 2.5.6 Miscellaneous
- 2.6 CONSTRUCTION REVIEW
- 2.7 APPEALS
- 2.8 SECONDARY APPLICATION

TOWN CENTER

- 3.1 DESIGN INTENT
- 3.2 GENERAL
 - 3.2.1 Parcel Plan
 - 3.2.2 Site Design
 - 3.2.3 Architecture
 - 3.2.3.a General Architectural Standards
 - 3.2.3.b Architectural Elements
 - 3.2.4 Miscellaneous
- 3.3 PERMITTED USES
 - 3.3.1 Town Square, Neighborhood Commercial and Civic Building Blocks
 - 3.3.2 Residential Blocks
- 3.4 TOWN SQUARE
 - 3.4.1 Site Design
 - 3.4.2 Architecture
 - 3.4.3 Plaza and Town Green
 - 3.4.4 Landscape
- 3.5 NEIGHBORHOOD COMMERCIAL
 - 3.5.1 Site Design
 - 3.5.2 Architecture
 - 3.5.3 Landscape
- 3.6 CIVIC BUILDINGS
 - 3.6.1 Site Design
 - 3.6.2 Architecture
 - 3.6.3 Landscape
- 3.7 PRIVATE SIDEWALKS

SK 7036Pc2396

RESIDENTIAL

- 4.1 GENERAL
 - 4.1.1 Town Center Residential
 - 4.1.2 Residential not in Town Center
- 4.2 SITE DESIGN
 - 4.2.1 General
 - 4.2.2 Town Center Residential
 - 4.2.3 Residential not in Town Center
- 4.3 ARCHITECTURE
 - 4.3.1 General
 - 4.3.2 Single Family Attached and Multi-family Dwellings
 - 4.3.3 Single Family Detached Dwellings
 - 4.3.4 The Springs and Hill Village
- 4.4 LANDSCAPE
 - 4.4.1 General
 - 4.4.2 Single Family Attached and Multi-family Dwellings
 - 4.4.3 Single Family Detached Dwellings
 - 4.4.4 The Springs and Hill Village
- 4.5 PRIVATE SIDEWALKS

STREETS

- 5.1 GENERAL
- 5.2 MAJOR COLLECTORS
 - 5.2.1 General
 - 5.2.2 Landscape
- 5.3 MINOR COLLECTORS
 - 5.3.1 General Type A, Type B and Type C
 - 5.3.2 Landscape Type A
 - 5.3.3 Landscape Type B
 - 5.3.4 Landscape Type C
- 5.4 LOCAL STREETS
 - 5.4.1 General
 - 5.4.2 Landscape Local Road Town Center
 - 5.4.3 Landscape Local Road with Street Trees
 - 5.4.4 Landscape Local Road Indigenous
 - 5.4.5 Local Road in "The Springs/Hill Village"
- 5.5 LANE
 - 5.5.1 General
 - 5.5.2 Landscape
- 5.6 ALLEY
 - 5.6.1 General
 - 5.6.2 Landscape
- 5.7 PUBLIC SIDEWALK
 - 5.7.1 General
 - 5.7.2 Layout
- 5.8 CARPARKS AND CUL-DE-SACS
 - 5.8.1 General
 - 5.8.2 Layout
 - 5.8.3 Landscape

BK 7036962397

PARKING

- 6.1 GENERAL
- 6.2 PARKING REQUIREMENTS
 - 6.2.1 Parking Spaces
 - 6.2.2 Parking Ratios
 - 6.2.3 Town Square
 - 6.2.4 Parking Construction
- 6.3 LAYOUT/SETBACKS
 - 6.3.1 Minimum Setbacks
 - 6.3.2 Layout
- 6.4 LANDSCAPE SCREENING

OPENSOURCE AND RECREATION

- 7.1 GENERAL
- 7.2 TREE GROVE
 - 7.2.1 General
 - 7.2.2 Landscape
- 7.3 PARKS
 - 7.3.1 General
 - 7.3.2 Landscape
- 7.4 RECREATION CENTER
 - 7.4.1 General
 - 7.4.2 Landscape
- 7.5 GOLF CLUBHOUSE
 - 7.5.1 General
 - 7.5.2 Landscape
- 7.6 NATURAL DRAINAGE
 - 7.6.1 General
 - 7.6.2 Landscape
- 7.7 STEEP SLOPES
 - 7.7.1 General
 - 7.7.2 Landscape
- 7.8 PATHS AND TRAILS
 - 7.8.1 General

GOLF COURSE - to be incorporated at a future date.

LANDSCAPE

- 8.1 GENERAL
- 8.2 PLANTING
 - 8.2.1 General
 - 8.2.2 Domestic Landscape
 - 8.2.3 Native Landscape and Revegetation
- 8.3 IRRIGATION
 - 8.3.1 General
 - 8.3.2 Domestic Landscape Irrigation
 - 8.2.3 Native Landscape or Revegetation Area Irrigation

BK 7036 Pg 2398


SOUTH MOUNTAIN
CONTENTS

SITE DESIGN CRITERIA

- 9.1 DRAINAGE AND GRADING
- 9.2 UTILITIES
- 9.3 SCREEN WALLS AND FENCES
- 9.4 PATIOS AND DECKS
- 9.5 SUN CONTROL DEVICES
- 9.6 PEDESTRIAN PAVING
- 9.7 SITE FURNISHINGS
- 9.8 LIGHTING
- 9.9 SIGNS AND GRAPHICS

APPENDIX

- A. PLANT SPECIES LIST
- B. EXHIBITS
 - A. Master Plan
 - B. Phase Development Plan
 - C. Zoning Plan
 - D. Design Review Process
 - E. Master Street Plan
 - F. Neighborhood Development Plan
 - G. Approval Process Checklist Form

GLOSSARY

BK 7036 Pe 2399

SITE DESIGN CRITERIA

- 9.1 DRAINAGE AND GRADING
- 9.2 UTILITIES
- 9.3 SCREEN WALLS AND FENCES
- 9.4 PATIOS AND DECKS
- 9.5 SUN CONTROL DEVICES
- 9.6 PEDESTRIAN PAVING
- 9.7 SITE FURNISHINGS
- 9.8 LIGHTING
- 9.9 SIGNS AND GRAPHICS

APPENDIX

- A. PLANT SPECIES LIST
- B. EXHIBITS
 - A. Master Plan
 - B. Phase Development Plan
 - C. Zoning Plan
 - D. Design Review Process
 - E. Master Street Plan
 - F. Neighborhood Development Plan
 - G. Approval Process Checklist Form

GLOSSARY

Community ... A sharing in common.

A community is concerned with both the process and the whole. A community may be defined by its diversity, its public space, its pedestrian scale, and the character of its neighborhoods. A community should be conceived according to similar principles. A community should be structured around the public domain and its streets and circulation system should be pedestrian friendly. A community should be safe, secure, diverse, hierarchical, and have discernable edges. A community should be a place that one can call home.

Environs ... To encircle, enclose, embrace.

The natural environment is more than the sum of its parts. No one part stands out to detract from the vast overall natural texture. The overall natural texture is composed of interacting unique individual components. The individual components harmoniously create a powerful whole. The natural environment is more than the sum of its parts.

**South Mountain ... Community in
harmony with the environs.**

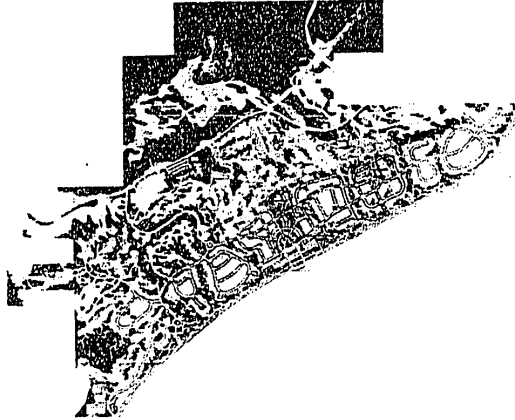
With the advent of the master planning for the South Mountain development, a community is formed in harmony with its natural environment. This built environment presents an opportunity from which all parts synergistically derive value from all others. No one element of the community can stand alone, and no one element can compete for attention while detracting from the value of the overall community texture. This master plan creates a living environment which is cohesive and attractive. Transforming this vision of consistent quality to built reality throughout South Mountain will be manifest through these Design Guidelines and ensured by the Design Review Board. The Design Review process will ensure a cohesive community/environmental mix and result in neighborhoods with timeless, lasting value.

BK 7036Pg2402

**South Mountain ... Community in
harmony with Draper City.**

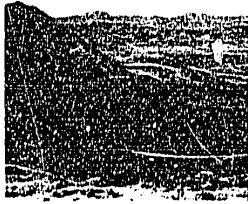
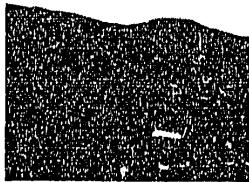
Through excellence in master planning and the enforcement of the South Mountain Guidelines, the South Mountain development will become a valued addition to the existing quality of Draper City. Through the continuation of the existing Draper fabric and the physical connection of Thirteenth and Third east from Draper City to South Mountain, a quality physical vehicular as well as pedestrian connection will be achieved. The plan for South Mountain provides for a community nestled amongst its native environment of oak and grassland slopes. These guidelines call for the presentation of native plant species while enhancing the built environment by providing for revegetation recommendations, as well as streetscape improvements. Through careful sighting of homes on the slopes, as well as the creation of unique and special home designs, the character of Draper City will be reflected and enhanced within the South Mountain community.

EX 7036PE2403



| 1.1 THE PLAN | 1.2 DEVELOPMENT GUIDELINES | |
|--|--|--|
| <p>The South Mountain master plan consists of a Town Center containing mixed-use commercial, retail, transportation, office, school, civic and residential uses; eight residential clusters along the hillside; an eighteen hole golf course with clubhouse an eighteen hole golf putting course; and a variety of public openspace and park amenities, all encompassed and embraced by the natural environment of the South Mountain of the Wasatch range. The Master Developer is able to ensure the quality development envisioned, through the creation of these guidelines and a design review process.</p> | <p>The development guidelines are intended to guide the physical development of the entire site excluding the design and development of the golf course itself.</p> <p>These Development Guidelines provide criteria for project review and an objective basis for the decisions and recommendations of the South Mountain Design Review Board. The review process will govern all proposed development. The guidelines are intended to direct the actions of all entities including the Master Developer, component builders, individual business and homeowners as well as any related sub-associations. These guidelines for South Mountain are binding on any person or entity which intends to construct, reconstruct, or modify any permanent or temporary</p> | <p>improvement within the master plan area. These guidelines and their strict enforcement will serve to protect property values and personal investment by ensuring quality and consistency of design, predictability, continuity, a sense of order, and the creation of community. The value of the community depends on the recognition that design affects behavior, and that a design decision will permeate the lives of residents not just visually but in the way residents live. This document establishes a framework through which the Town Center, texture of the neighborhoods and spatial relationships create visual continuity while accommodating the varied tastes and building methods which help to enrich the built environment.</p> |

BK 7036PG2404

| 1.3 CONTEXT | | |
|---|--|---|
| <p><i>The Master Plan recognizes that healthy communities, as well as, an attractive healthy environment, are complex organic systems. The challenge to all involved with South Mountain will be to work independently, as well as, together to ensure the most environmentally sensitive development possible while creating a strong sense of community.</i></p>  | <p>The South Mountain site is situated on the north face of the South Mountain in the Wasatch Range of Utah. The communities located along the Wasatch Range expect growth to occur on the bench areas, this holds true for the City of Draper. The plan area is within the hillside overlay district of the City of Draper, located 17 miles south of downtown Salt Lake City, Utah. The topography of the site is characterized by two benches left by the recession of the prehistoric Lake Bonneville. Much of the site has slope greater than 30 percent. The steepest areas are between the two benches, and above "The Springs" and "Hill Village" as one moves up the mountain to the south. Significant vistas present themselves from all areas on the property to downtown Salt Lake City and the surrounding</p> | <p>mountain range including the Lone Peak Wilderness Area, Corner Canyon and Mount Timpanogus to the east. Natural drainages running north to south across the entire mountain face, carry storm water runoff, provide unique visual opportunity and allow for development of recreation amenities sympathetic to the natural terrain.</p>  |

BK 7036P62405

| 2.1 DESIGN REVIEW PROCESS | | |
|--|--|--|
| <p>2.1.1 Any tract of land developed shall be contiguous and in single ownership or control; or in, case of multiple ownership of the tract, evidence shall be presented of a written agreement between the parties involved that development will be accordance with a single plan with common authority and common responsibility. "Contiguous" for purposes herein, shall include lands under common ownership or control, separated by streets, rights-of-way, drainages and other natural features, even though assigned separate lot and parcel numbers on the County's tax maps.</p> | <p>2.1.2 The Design Review Process will be administered by South Mountain L.C. or its successors or assigns. The requirements of the Design Review Process include the following:</p> <ul style="list-style-type: none"> • All layout and design of residential, civic and commercial development as well as open space, park and recreation areas are subject to the review and approval of the South Mountain Design Review Board. Any development, construction, reconstruction, refinishing or modification of any part of the exterior of any building or other improvements are prohibited until the applicant first obtains approval from the South Mountain Design Review Board. All development shall be constructed in accordance with the approved plans. | <ul style="list-style-type: none"> • All plans and specifications for site development, structures and other development shall be prepared by licensed or otherwise qualified land planners, architects, landscape architects, professional engineers, or other approved designers. A team of qualified professionals shall be utilized in the preparation of development plans. • Submittal procedures: Two sets of plans and other supporting documents as described below shall be delivered with a completed application form. The applicant shall complete an application and submit an application fee with the Preliminary submittal. The submittal shall be made in full to: <p style="margin-left: 20px;"> South Mountain Review Board South Mountain L.C. 12433 South Fort Street Draper, Utah 84020 </p> |

BK 7036 PG 24 06

| | | 2.2 REQUIRED APPROVALS |
|--|--|--|
| <ul style="list-style-type: none"> • These guidelines recommend that the applicant and their designers arrange for a pre-application meeting with the design coordinator of the South Mountain Design Review Board prior to any submittal and before initiating any detailed design studies. It is recommended that the applicant submit documents twice during the design process. A meeting may be scheduled by contacting the board at the address listed on page 2-1. | <ul style="list-style-type: none"> • The standards for review are as follows: The Board shall review each submission and evaluate the proposed project's consistency with the design intent of the master development plan and the proposed development's adherence to these development guidelines. The review shall include, without limitations, compliance with development guidelines, including consideration of circulation and street design, development styles, scale, materials, colors, the relationship of proposed improvements and natural site features, grading and drainage design, landscape design, streetscape image, impacts on surrounding areas and systems, site features, more specific requirements and recommendations detailed throughout this document. | <ul style="list-style-type: none"> • The approval of the South Mountain Design Review Board involves three stages: (1) pre-design (2) preliminary plan and (3) final documents. See Design Review Process Diagram. • The approval of a quorum of the Board is required in the preliminary plan review stage as well as the final document review stage. Pre-construction and final inspections will be done by the Board to validate the fulfillment of the conditions of approval. • The City of Draper requires its own Planning Commission and City Council review process. The requirements for the City review are set forth in the land use and development regulations. The City design review process and the Design Review Board procedures may take place concurrently. |

BK 7036PC2407

| | 2.3 RELEVANT DOCUMENTS | 2.4 DESIGN REVIEW BOARD |
|--|---|---|
| <p>• The Board may vote to take punitive or remedial action if violations are identified which are inconsistent with Board or the City of Draper approved plans.</p> | <p>The South Mountain Development Guideline is one of several documents providing development guidance for the master plan and is the primary document for use by builders, component developers, homeowners associations, and individual property owners in the design and implementation of any development within the community. Other documents governing the physical development of the property include the following:</p> <ul style="list-style-type: none"> • City of Draper Land Use and Development Regulations • City of Draper Hillside Overlay District Ordinance • Americans with Disabilities Act • Building Codes • And Others that the City of Draper may require. | <p>The South Mountain Design Review Board is established by South Mountain L.C. and regulated by the South Mountain Development Guidelines.</p> |

BK 7036 Pg 24 08

| 2.5 SUBMITTAL REQUIREMENTS | | |
|---|---|--|
| <p>2.5.1 Preliminary Plans Preliminary plans shall be submitted to the board for approval prior to the submission for review of final working drawings. All preliminary plans shall be drawn to an appropriate scale with the following information clearly indicated and drawings submitted.</p> <ul style="list-style-type: none"> • Project name • Sheet title • Scale and North Arrow • Name of development company or applicant name • Name of person(s) or firm(s) that prepared the plan • Date the drawings were completed and subsequent revision date <p>2.5.2 Preliminary Plan Package</p> <ul style="list-style-type: none"> • Site Plan: Overall layout showing parcel limits, vehicular circulation/parking, building or unit location, model home area, if applicable | <p>preliminary utility alignment and easements. A prototypical lot or unit plan shall also be included for each proposed residential floor plan configuration. The prototype plans should indicate typical setbacks, building footprints, driveway size and location, and walks and other appropriate site and landscape improvements. The plan shall tabulate total lot and floor area, total units and gross density or intensity.</p> <ul style="list-style-type: none"> • Grading Plan: Over lot grading and drainage concepts with proposed high points, flow lines, and low points shall be indicated. Existing and proposed contours shall be indicated at a consistent contour intended to clearly show the proposed grading concepts. All walls, fences and drainage structures shall be clearly identified. | <ul style="list-style-type: none"> • Landscape Plan: A plan showing planting and site development in the right-of-way, including, as applicable, edge treatments, landscape and streetscape design, pedestrian linkages, open space development and plant palette shall be submitted. • Architectural Floor Plans: Architectural floor plans of the standard living units or product lines shall be included. All rooms shall be labeled including balconies, decks, atriums, garages and storage buildings. The square footage of total living area of the unit and overall dimensions shall be indicated. The entire product line shall be represented in the submission showing the square footage of each unit and proposed number of units. |

BK 7036P2409

| | | |
|--|--|---|
| <ul style="list-style-type: none"> • Exterior Elevations: Sketch elevations of each product type shall show overall architectural character, style, and scale, including exterior materials, roof pitches, as well as other important design details. All four exterior elevations with dimensions, materials, colors, textures, and the lines of typical natural and finished grades shall be indicated. • Sections: Sketch sections and profile through entire site including the house pad and its' relationship to the topography. | <p>2.5.3 Final Documents</p> <p>Two copies of the final construction documents, to be submitted for a building permit, shall be submitted for review only after approval of preliminary plans has been granted in writing. A copy of the South Mountain Design Review Board's approval letter shall be submitted with these documents. All final construction drawings shall be drawn to scale and shall include all of the drawings noted in the preliminary plan submitted with additional details, sections and other materials that are required for building permits. The final plan document package shall include:</p> <ul style="list-style-type: none"> • Site Plan: The site plan shall include all of the required information illustrated in the preliminary drawings with revised-where-requested information. • Grading Plan: The grading plans | <p>shall include all final grades and elevations around the lots and proposed buildings, drainage patterns, walks, walls, drainage structures, and other site improvements. The South Mountain Design Review Board will review all grading plans to ensure that minimal disturbance to the natural terrain occurs.</p> <ul style="list-style-type: none"> • Final Landscape Plan: The final landscape plans shall indicate all planting, including trees, shrubs, and ground cover for the entire development. A material schedule shall indicate proposed size and quantity of all materials, miscellaneous sculpture, irrigation systems, accent lighting, and other physical features. All proposed walls shall be submitted with dimensioned elevations and sections. • Entry Plan: The entry plan and profile drawings of the proposed |
|--|--|---|

| | | |
|---|---|---|
| <p>entry, showing landscaping, walls, drainage, lighting and other features.</p> <ul style="list-style-type: none"> • Model Area Plan: The model area plan for residential projects must be submitted for approval, including any plans for a model area home complex if included in the design program. The plans should include grading and layout with dimensions, landscape plans, location, dimensions and appearance of all temporary model area signage. • Exterior Elevations: All exterior elevations of architectural style submissions shall include elevations with colors, materials and finishes indicated. • Development Guidelines: A copy of the developer's proposed homeowners association rules, development guidelines, or other controlling mechanisms shall be submitted for approval. | <ul style="list-style-type: none"> • Other: The Design Review Board may request material samples if drawings and specifications do not provide adequate information. • 2.5.4 Application Form and Fees: The applicant must complete the appropriate application form. The Design Review Board shall have the right to require payment of reasonable fees for review of proposed plans, specifications, and other materials. • 2.5.5 Amendment to the Development Guidelines: These design guidelines may be amended from time to time by the affirmative vote of three (3) board representatives and approval by the City of Draper. • 2.5.6 Miscellaneous: All items submitted shall become the property of the Design Review Board. Changes to approved plans shall be resubmitted to the Board for approval. | <p style="text-align: center;">2.6 CONSTRUCTION REVIEW</p> <ul style="list-style-type: none"> • After approval of submittal to the Design Review Board, the construction, alteration or other work described therein shall be commenced and completed in accordance with the procedures set forth in the development guidelines. The Board has the right to enter the lot or premises and to inspect the project for compliance with the guidelines at any time, without advance notice to the owner nor the fear of trespass and liability. • Violations: Construction deemed by the Design Review Board to be in violation of the approved drawings and of the guidelines shall be corrected as instructed by the Board within fourteen days of written notice to the owner of such violation. Failure to correct such unapproved or unauthorized construction within the fourteen day time frame automatically gives the Board and its authorized agents |
|---|---|---|

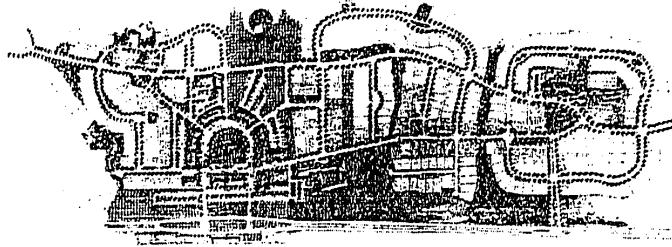
| | | |
|--|--|---|
| <p>the unrestricted right to enter the premises and take whatever action is necessary, including an order to stop construction until further notice. The cost of such abatement or removal shall be a binding obligation on the owner of the project and the costs incurred shall become a lien on the property.</p> <p>• Upon approval of final submittal the Board shall, upon written request from the applicant owner, provide such owner with a statement of approval in the form appropriate for recording on the Master Plan. The Design Review Board may also record a notice to reflect the fact that any work which has not been approved previously has been automatically revoked.</p> | <p>• The Design Review Board has adopted these guidelines and standards for the purpose of interpreting, applying, supplementing, and implementing the provisions of the guidelines pertaining to the design of subdivisions, apartment complexes, townhome developments, building and other improvements. A copy of these development guidelines as adopted, amended, or repealed, certified by a representative of the Board, shall be maintained in the office of South Mountain L.C. and shall be available for inspection during normal business hours by the developer, owner or prospective owner, or architect or agent of any such owner or representative of respective owner to inform themselves as to any and all such changes of these development guidelines.</p> | <p>• Provided that the Board representatives act in good faith and with due diligence, neither the Board or any representative thereof shall be liable to any owner or any other person for any damage, loss or prejudice suffered or claimed on account of any review study and/or approval of any documentation. The review and delivery of a form of approval or disapproval is not to be considered an opinion as to whether the construction methods or performance of the work proposed therein is defective, or whether the facts therein are correct or meet the City of Draper building codes.</p> <p>• The purpose of the construction review is to ensure that construction documents conform to the originally approved plans. Any changes to the plans or new information should be brought to the Design Review Board's</p> |
|--|--|---|

BK 7036FG2412

| | 2.7 APPEALS | 2.8 SECONDARY APPLICATION |
|--|---|--|
| <p>attention in a cover letter format. Submittal for this review shall include construction documents for previously approved plans and exterior elevations.</p> <ul style="list-style-type: none"> • An ongoing periodic review of the construction of the project will be undertaken to ensure conformity to the approved design. Deviations will be brought to the owners/ applicants attention along with the measures that the Design Review Board requires to mitigate or eliminate the deviation. • The Design Review Board may employ the services of professionals such as architects, land planners, landscape architects, or engineers to render professional advice or may charge the cost for services of such a professional to the owner/applicant but only after the owner/applicant has been informed in advance that such compensation shall be charged. | <ul style="list-style-type: none"> • The South Mountain Design Review Board has the authority to deviate from the requirements contained in these guidelines in the extenuating circumstances that would create an unreasonable hardship or burden for the owner/ applicant, tenant or resident. If it is determined that above conditions exist, an appeal must be filed with the Design Review Board. However, prior to approving any appeal, consistency with the objectives and general intent of the plan must be demonstrated. | <ul style="list-style-type: none"> • The Design Review Board has the authority to accept and consider "secondary" applications for minor alterations or additions to completed structures, which may be approved without going through the entire design review process. The determination of whether or not an application is secondary and the items to be submitted will be made by the Design Review Board at preliminary review. • Such applications include, but are not limited to, secondary or minor structural changes to building exteriors, changes in color scheme, the addition of skylights or solar panels atop roofs, and minor landscaping projects, including fences and walls. |

The Town Center is a mixture of residential, civic and commercial uses and is intended to serve a diverse community, with special attention to the needs of South Mountain's residents. The Town Center, containing the highest density and mix of uses, may include retail, office, restaurants and sidewalk cafes, professional services, residential dwellings above retail shops and offices, attached small lot single family dwellings and detached dwellings. Other encouraged uses are child care and nursery facilities, arts and crafts shops, and civic uses such as churches, recreational facilities, a post office, and government offices.

AK 7036 PG 24 | 4

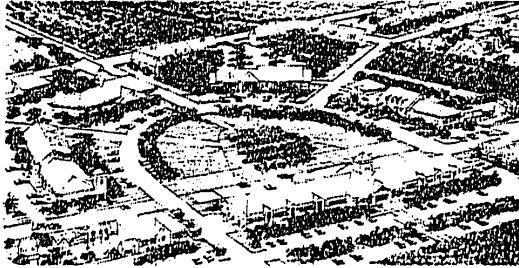


| 3.1 DESIGN INTENT | | |
|---|--|--|
| <p>The Town Center is designed to meet the following objectives:</p> <ul style="list-style-type: none"> • To create a mixed-use village environment which emphasizes pedestrian circulation and attractive civic spaces including streets, squares, greens and parks, with a unique sense of community and identity. • To reduce dependence on the automobile by providing living, shopping, employment and recreational opportunities within a walkable, pedestrian oriented, compact, mixed-use village center. • To encourage architectural styles and themes which reflect the scale, details, massing, and ornamentation characteristics of traditional villages. • To encourage the creation of a principal street with broad sidewalks and public spaces for a | <p>variety of commercial, civic, outdoor and community activities.</p> <ul style="list-style-type: none"> • To encourage the provision of affordable housing through a greater diversity of housing types. • To encourage dispersed parking spaces, the sharing of parking, and to discourage large parking lots and paved areas. • To encourage a village wide pedestrian/bicycle circulation system, linking the major elements of the community. • It is recognized that the village character requires narrower streets and pavement; reduced front yard setbacks and yard areas; the encouragement of on-street and shared parking; pedestrian and bicycle paths; and a mix of uses within a single building of group of buildings. More specifically, the village character will | <p>depend upon flexibility in terms of yard areas and setbacks; distances between buildings; street pavement widths; sight triangles; curb radii; parcel size; sidewalk widths; shared parking; public pedestrian spaces; and the vertical mixing of different uses.</p> |

BK 7036 PG 24 15

| 3.2 GENERAL | Area and Bulk Requirements | | | | | | |
|--|---|-------------|---------------|---------------------------|-----------------|------|------|
| 3.2.1 Parcel Plan | Land Use Type | No. Stories | Min. Lot Size | Min. Lot Width at Setback | Min. Yard Areas | | |
| | | | | | Front | Side | Rear |
| <ul style="list-style-type: none"> • All development within the Town Center shall conform to Exhibit A. The Parcel Plan locates all streets, parking areas, rights-of-way, buildings and lots comprising the Town Center. This section of the Development Guidelines correlates directly to the lots shown on the Parcel Plan. • The general layout of the Parcel Plan and spirit of the Master Plan shall be followed when proposing site designs within the Town Center. • Throughout the Town Center, all buildings fronts shall face the street, not the parking lot. | Retail Building, Office Building (Town Center Only), Civic and Recreation Buildings | 4 | Varies | 20' | 0' | 0' | 0' |
| | Note: All building locations and footprint configurations within the Town Center will be identified through the Town Center Master Planning Process by the South Mountain master developer. | | | | | | |

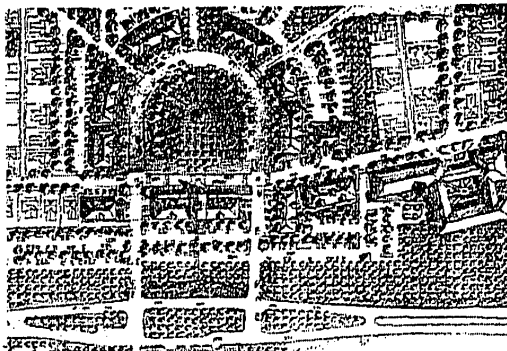
BK 7036 Pg 24 | 6



| | | |
|--|--|---|
| <p>3.2.2 Site Design This section applies to all site design in the Town Center.</p> <ul style="list-style-type: none"> • Site Organization: The organization of buildings, streets, drives, parking areas, walks, service areas, and other site components shall have a functional, safe, harmonious relationship, and be compatible with existing site features and adjacent areas. • Alignment of Buildings: Alignment of the major building axis shall be to the prevailing orientation of adjacent buildings. • Side Setbacks: Side setbacks from adjacent buildings shall recognize and complement symmetrical spacing between rows of buildings. • Visual Areas: Visual areas with focal points are encouraged. • Primary Building Face Setbacks shall be in accordance with the | <p>Area and Bulk Requirement Chart page 3-3.</p> <ul style="list-style-type: none"> • Town Center homesites will have one access drive per lot. Shared access drives serving two adjacent lots may exist. Single access drives shall not exceed 18' in width and shall meet street at 90° to the centerline. <p>3.2.3 Architecture This section applies to all the architecture, including residential architecture, in the Town Center.</p> <p><i>The Town Center of the South Mountain Master Plan area shall consist of a consistent theme or combination of styles, architectural elements and details. All buildings shall relate generally to this established architectural theme, including signs, light posts, and other site elements. The architectural style, expressed in the various buildings and their</i></p> | <p><i>architectural elements, may include Colonial, Georgian, Federal, Neo-Classical and Victorian themes and Prairie and American Shingle style. These styles are illustrated in the Appendix. All buildings shall be harmoniously related to each other and to the existing environment. new road network, as well as to open spaces such as the Town Green, and other civic spaces. Consideration shall be given to orientation, architectural style, color and materials, pedestrian linkages, vehicular circulation, parking, lighting, and street furniture.</i></p> <p><i>All exposed building facades shall reflect the quality of finish exhibited through the Town Center design components and governed by the South Mountain Development Guidelines Architectural</i></p> |
|--|--|---|

BK7036P62417


SOUTH MOUNTAIN
 TOWN CENTER



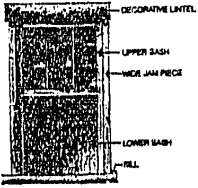
| | | |
|---|--|--|
| <p>facade detailing is subject to the South Mountain Design Review Board approval. An architectural theme reflected in building facades, details, and massing is essential to achieving the Town Center character and to the aesthetics of the public realm. A carefully chosen variety of architectural styles and appropriate diversity of building types is necessary in order to create the visual quality of a community. The architectural theme shall generally reflect the period styles found in traditional towns of the 18th, 19th and early 20th centuries.</p> <p>In general, buildings of a similar architectural style shall be grouped together along a street. The buildings around the Town Green shall reflect a predominant consistent architectural style.</p> | <p>The use of materials, trim, roofing, chimneys, siding, window, door elements and porches shall be consistent with the various architectural styles represented in the Town Center.</p> <p>3.2.3.a General Architectural Standards</p> <ul style="list-style-type: none"> • Style: New construction shall be of similar architectural style to the established theme and compatible with adjacent neighboring properties. • Roof Type and Pitch: Roof style, pitch and materials shall be similar to neighboring properties. New roof materials or additions shall match existing roof materials. Low roof pitches are generally undesirable. • Proportion: The relationship between the width and height of the front elevations of adjacent buildings shall be considered | <p>important within the design and construction or alteration of a building.</p> <ul style="list-style-type: none"> • Materials, Texture, and Color: Materials for new construction shall be similar in color texture and style. Acceptable colors of exterior use generally shall be light in shade or natural wood, such as cedar siding, stucco, drift, brick or stone. Either white, darker accent, or complimentary colors, harmonizing with the main colors, may be used for trim or awnings. • Architectural Elements and Features: Architecture features, including but not limited to, cornices, windows, doors, and trim, shall be important elements of thematic style within the Town Center. Historic building styles shall be regarded as a reference for new buildings only. Details and architectural elements shall reinforce the established |
|---|--|--|

SK 7036PS2418

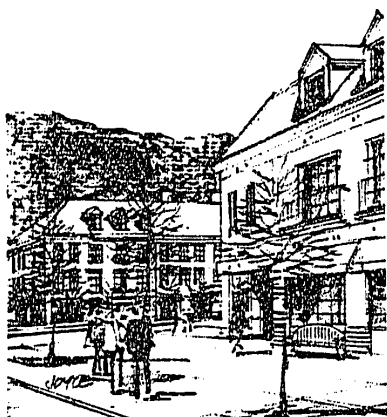
SOUTH MOUNTAIN
TOWN CENTER



| | | |
|---|--|--|
| <p>architectural themes and shall be included in the architectural drawings submitted for review.</p> <ul style="list-style-type: none"> • All buildings, commercial, retail, office and residential shall possess 4 sides of detailed finish and shall not be one sided. • <i>Facade Proportions:</i> The proportion of the facade treatments (doors and windows) of a building establish a rhythm which is perceived by a person viewing the building. These proportions shall be considered in the design and construction of a building. The proportion of width to height of doors and windows shall be, in general, one unit horizontal to two units vertical. • <i>Building Height and Siting:</i> The location of buildings on a parcel shall provide an appropriate harmonious relationship to adjacent structures, view corridors, | <p>ax is and focal points, in terms of height, setback and front yard.</p> <ul style="list-style-type: none"> • <i>Mechanical Equipment and Roof Projections:</i> Exterior mounted mechanical and electrical equipment, exposed to public view, shall be architecturally screened from view. Exposed roof vents and projections should be painted the same color as the roof and, where possible, located to rear of the building away from public view. • <i>Building Massing and Scale - Non-residential:</i> No building facade shall exceed three stories in height in a single plane. Useable space in the fourth floor dormer areas is encouraged. Cornice lines along a street frontage shall be generally uniform. • Human scale shall be achieved at ground level and along street frontages and entryways through the use of arcades, windows, porches, doors, columns, canopies, | <p>and details such as door trim, transoms, cornices, etc.</p> <ul style="list-style-type: none"> • Large single rectangular block buildings, with undifferentiated facades, especially with curtain walls, or large areas of glass are inappropriate. Massing shall be broken up through the use of dormered roofs, indentations, arcades and other design techniques. • All building facades within the Town Center shall be articulated with a base, a lower and upper facade, and capped with a cornice and/or a roof element. All visible building facades shall be brick, stone, finished masonry, wood or a combination thereof. • Care shall be taken through the design of all buildings in the Town Center to provide for safe snow and rain shedding above all pedestrian areas. |
|---|--|--|

| | | |
|---|---|---|
| <p>3.2.3.b Architectural Elements</p> <ul style="list-style-type: none"> • Roofs: Pitched roofs shall be the roof of choice in the Town Center. Roof shape (hip, flat, mansard or gable) and material shall be architecturally compatible with the rest of the building and should reflect the general pattern along the street. • Porches: Porches and balconies, suitable in size for sitting, are highly encouraged throughout the Town Center. It is envisioned that 70 percent of all buildings within the Town Center shall have porches or arcades and canopies. • Awnings: Awnings shall be solid or striped "canvas." Awning colors shall be compatible with exterior paint colors of the buildings along the street. No metal awnings are permitted. • Shutters: All shutters shall be white, black, green or compatible | <div style="text-align: center;">  </div> <p>color. All shutters shall be of wood or vinyl materials.</p> <ul style="list-style-type: none"> • Windows and doors: Window and door openings shall have a decorative trim and/or masonry detailing. Windows shall be multi-paned and doors shall be paneled. <p>3.2.4. Miscellaneous</p> <ul style="list-style-type: none"> • Air Conditioners: Compressors for central air conditioning units and heat pumps at ground level shall be screened by fencing or | <p>appropriate landscaping in such a way as to not block proper air circulation. Exterior units may be added or relocated only when they do not interfere visually and acoustically with neighbors and do not discharge hot air onto neighbor's property. Air conditioning units extending from windows generally will not be approved.</p> <ul style="list-style-type: none"> • Antennas: Conventional exterior antennas are prohibited. Interior alternatives are encouraged. Alternatives to the traditional exterior antennas will be considered. Design consideration of a specially designed exterior antenna is based on the availability of trees to visually screen or blend with the antenna; visibility from the neighboring homes and the street; size; color; and height of the roof line. • Attic Ventilators: Attic ventilators and turbines are encouraged but must match the siding or trim on |
|---|---|---|

BK 7036 PE 2420



| 3.3 POTENTIAL USES | | |
|--|---|---|
| <p>the house if mounted on a gable end or painted to match the roof if placed on a roof. Mechanisms shall be located on the least visible side of the ridge.</p> <ul style="list-style-type: none"> • <i>Chimneys and Metal Flues:</i> Large metal flues and chimney caps must be painted, and any vent through the roof shall be painted to match the roof color. Chimneys must be masonry or enclosed in the same material as the exterior of the building. | <p><i>A building or buildings may be erected or altered for use either in whole or in part and a parcel may be occupied for the following potential uses.</i></p> <p>3.3.1 Town Square, Neighborhood Commercial and Civic Building Blocks</p> <ul style="list-style-type: none"> • Commercial retail stores • Commercial office buildings • Mixed-use buildings • Civic buildings including schools, daycare, churches, train station, fire station, City Hall, library and amphitheater • Financial establishments with drive-in facilities • Restaurants and bars without drive-in facilities • Sidewalk cafes • Arts and craft studios and shops including antique shops • Movie or live stage theaters, movie theaters limited to single screen | <ul style="list-style-type: none"> • Outdoor shops/seasonal shops • Small research operations and light manufacturing buildings • Automotive store including gas station, limited to one in the Town Center • Medical clinics • Hotels, inns and bed & breakfasts • Residential • Customary accessory uses including parking and garages, off street parking requirements shall be determined by the Design Review Board, as well as the City of Draper requirements. <p>3.3.2 Residential Blocks</p> <ul style="list-style-type: none"> • Inns and bed & breakfasts • Individual non-retail small businesses, subject to Design Review Board approval • Non-retail arts and craft studios, subject to Design Review Board approval • Residential |

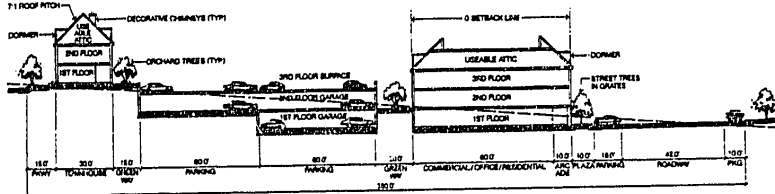
BK 7036pe2421



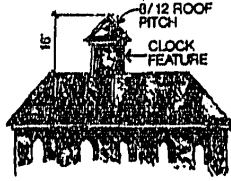
| 3.4 TOWN SQUARE | | |
|---|---|--|
| <ul style="list-style-type: none"> • Customary accessory uses including parking and garages, off-street parking requirements shall be determined by the Design Review Board. • Cross uses, shared parking and cross easements are encouraged. | <p>3.4.1 Site Design</p> <ul style="list-style-type: none"> • Primary Building Face Setbacks shall be in accordance with Area and Bulk Requirements Chart on page 3-3. • All parking lots and structures shall conform with Parking, Section 6. • Ninety degree and forty-five degree on-street parking may be permitted along the front face of commercial use buildings. This on-street parking shall be constructed by the Master Developer. • The minimum retail floor area ratio shall be .20. See the City of Draper zoning regulations for acceptable retail uses. Buildings in the Town Square shall be a minimum 2 stories and a maximum of 3 stories with pitched roof plus usable attic area. At least 80% of the retail floor area shall have a 2nd and 3rd story utilized for office, retail and/or residential | <p>dwelling including two story duplexes.</p> <p>3.4.2 Architecture</p> <ul style="list-style-type: none"> • Commercial, retail and office buildings shall be designed to reflect the pedestrian scale of a traditional village. • All retail buildings shall be connected, where possible, by continuous arcades, colonnades, canopies and awnings. • All blocks in a defined urban space shall possess facades which are consistent in their design theme. Colors, textures and/or materials may be consistent on all buildings in a block, to reinforce continuity, harmony, unity and balance. Acceptable exterior facade materials include: <ul style="list-style-type: none"> a. <i>Front:</i> Brick, stone, stucco. Wood by special exception. b. <i>Side/Rear:</i> All of the above and wood. |

BK 7036P82422

SOUTH MOUNTAIN
TOWN CENTER



| | | |
|---|---|---|
| <ul style="list-style-type: none"> Where several storefronts are located in one building, they shall carry a unified theme and design treatment. The design of windows and door openings, materials, signs and color will unify the facade. All store fronts shall have a consistent sill height approximately two feet above grade for display windows. Blank facades at the side and rear of buildings are discouraged. 80% of all commercial buildings within the Town Square shall have pitched roofs with a slope of at least 6/12. 80% of all pitch roofs shall have dormer windows. Flat roofs are not acceptable. Roof materials shall blend with the natural environment in color and texture. Several roofs should have cupolas similar to the Town Hall clock tower. | <ul style="list-style-type: none"> Each facade within the Town Square must be reflect a common architectural theme. All building elevations shall be consistent in color, texture and materials. The greatest degree of architectural detail shall be on the street facade, in direct public view. One 8 foot x 4 foot loading dock for deliveries and pick-up shall be provided for every 30,000 SF of office or retail. It shall be accessible from a parking lane. Office buildings of less than 30,000 SF are not required to have loading areas. | <p>3.4.3 Plaza and Town Green</p> <ul style="list-style-type: none"> The Plaza, the paved pedestrian area in front of retail shops and other commercial establishments, will be designed by the Master Developer. The plaza will include: <ol style="list-style-type: none"> Brick paving - in conformance with Section 9. Trees and planting - trees spaced maximum 25 feet on center and in conformance with Landscape, Section 8. Decorative lights, benches, trash receptacles, banners, kiosks, and other elements typically located on urban commercial/pedestrian streets. Site furnishings shall conform with Site Design Criteria, Section 9. The Town Green will be designed by the Master Developer. The green will be appropriately landscaped as an active urban gathering place, with park benches, siting |
|---|---|---|



BK 7036Pe2423

SOUTH MOUNTAIN
TOWN CENTER



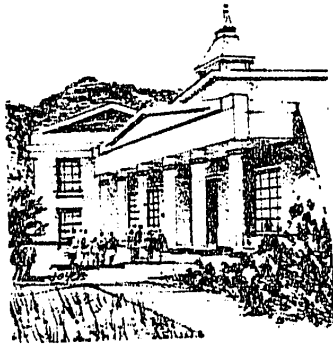
| | | |
|---|---|--|
| <p>areas, shaded areas, related street furniture and outdoor lighting.</p> <ul style="list-style-type: none"> • The Master Developer shall construct all Plaza improvements within the public street right-of-way and all Town Green improvements. | <ul style="list-style-type: none"> • Plaza and Town Green design shall be similar to the illustration in the South Mountain Master Plan and Design Development. <ul style="list-style-type: none"> • The Builder/Developers of specific parcels in the Town Square shall construct publicly accessible Plaza areas along the entire front of their property, which will allow a seamless and continuous pedestrian flow across the property line. | <p>This publicly accessible Plaza shall be constructed with the same materials as the Plaza within the public right-of-way and in accordance with the Plaza Master Plan.</p> <ul style="list-style-type: none"> • The Builder/Developers shall construct public pedestrian access at appropriate points. The access ways shall be constructed of materials compatible with the Plaza and in accordance with the Plaza Master Plan. • The Builder/Developers shall construct pedestrian access at the back of each building. The pedestrian access shall be constructed of materials compatible with the Plaza and in accordance with the Plaza Master Plan. Setbacks to parking shall be in accordance with Section 6. <p>3.4.4 Landscape</p> <ul style="list-style-type: none"> • Formal rows of large deciduous street trees shall be planted on each side of the street, 25 feet on center. |
|---|---|--|

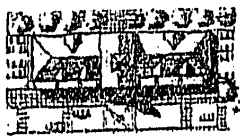
BK 7036Pc2424




| 3.5 NEIGHBORHOOD COMMERCIAL | | |
|---|--|---|
| <p>Trees to be the same species along the entire street, both sides. Trees in the Plaza shall be in tree grates.</p> <ul style="list-style-type: none"> • Raised planters may be included to allow opportunity for shrub and flower beds directly adjacent to buildings or as free standing elements in the Plaza. The Town Green should be a tree lined park including lawn panels and flower beds. • Where possible hedges should be used in place of screen walls and fences. • Any mulches or aggregates shall be earth tone in color. • All plant material shall be irrigated in accordance with Landscape, Section 8. • Attention shall be made to the quality of landscape treatment to all back and side yard landscapes. • All Trash receptacles shall be stored in enclosures and hidden from general view. | <p>3.5.1 Site Design</p> <ul style="list-style-type: none"> • Primary Building Face Setbacks shall be in accordance with the Area and Bulk Requirements Chart on page 3-3. • Maximum building coverage per parcel is 35 percent with surface parking. • Maximum impervious surface per parcel is 60 percent. • All parking shall conform with Parking, Section 6. A maximum of 20% of required parking is permitted in the front yard area. <p>3.5.2 Architecture</p> <ul style="list-style-type: none"> • Architecture shall conform with the residential home parcel landscape requirements for the applicable parcel size. • Retail store fronts may be included on Neighborhood Commercial buildings if desired by the Builder/ Developer. The store fronts shall be appropriately scaled to the surrounding architecture. | <ul style="list-style-type: none"> • Access shall be provided on site to the rear of the neighborhood commercial building to provide for trash removal, deliveries and parking. • No open storage shall be permitted. <p>3.5.3 Landscape</p> <ul style="list-style-type: none"> • Landscaping shall conform with the residential home site landscape requirements for the applicable parcel size. • Parking lot landscape shall conform with Parking, Section 6. |

AK 7036Pe2425



| | | |
|---|---|--|
| <p>3.6 CIVIC BUILDINGS</p> <p><i>The purpose is to provide governmental, institutional, educational, recreational, cultural, and religious facilities and services which enhance the shared community life and personal development of South Mountain residents.</i></p> <p>3.6.1 Site Design</p> <ul style="list-style-type: none"> • Primary Building Face Setback; shall be in accordance with the Area and Bulk Requirements Chart on page 3-3. • All parking shall conform with Parking, Section 6. • Civic Building, Elementary School, and Train Station site  | <p>designs shall be similar to Exhibit B and shall be subject to approval by the Design Review Board.</p> <ul style="list-style-type: none"> • Fire Station <ul style="list-style-type: none"> a. The fire station is envisioned to fit the texture of the surrounding residential neighborhood and for this reason may be located in a Neighborhood Commercial Parcel. b. Depending on the site selected, designated off-street parking may be required. If designated off-street parking is required, it shall conform with Parking, Section 6. c. Setbacks and landscaping shall conform with the residential home site requirements for the applicable parcel size. • Amphitheater <ul style="list-style-type: none"> a. The amphitheater is envisioned to nestle into the site and | <p>topography as shown in Exhibit A. This orientation will allow use of the natural land form for informal lawn seating on natural turf benches and take full advantage of views beyond the stage and across the valley. The amphitheater shall be simple and reflect the elegant detailing of the Town Center.</p> <ul style="list-style-type: none"> b. The amphitheater will be part of the Orchard landscape transition to the Golf Course. The site design shall address resolution of these three major components. c. The amphitheater shall accommodate at least a 1,000 person audience. d. The stage shall include the option for full coverage by a roof structure to be approved by the South Mountain Design Review Board. |
|---|---|--|

RC 70316
K7036P62425

| | | |
|--|--|---|
| <p>Performance area able to accommodate the current Draper Orchestra Symphony.</p> <p>c. The amphitheater design shall be subject to approval by the Design Review Board.</p>  <p>f. Parking for the amphitheatre shall be accommodated throughout the Town Center in the Town Square parking lots and structures and on-street parking. Parking shall conform with Parking, Section 6, including ADA standards.</p> | <p>3.6.2 Architecture</p> <ul style="list-style-type: none"> • The civic building architecture shall conform with the Town Square requirements, Section 3. • The Civic Building will have a 16 foot 'Clock Tower' on the roof. The clock should be clearly visible from Highland Drive. | <p>3.6.3 Landscape</p> <ul style="list-style-type: none"> • The civic buildings will be part of the Master Landscape Plan transition to the residential Town Center. The site design shall address resolution of civic building site needs, continuity of the Tree Grove and conform with Landscape/Tree Grove, Section 8. • Service areas, dumpsters and similar accessory structures and uses shall be screened from street views and adjoining properties, by shrub landscape materials or by screen walls. Screen wall materials shall be consistent with the adjacent architecture. • Parking lot landscape shall conform with Parking, Section 6 and Landscape/Tree Grove, Section 8. |
|--|--|---|

| 3.7 PRIVATE SIDEWALKS | | |
|---|--|--|
| <ul style="list-style-type: none">• All buildings shall have a front walk leading from the public sidewalk or park pathway to the front door.<ul style="list-style-type: none">Residential 3 - 5 ft wideCommercial/Civic 8-15 ft wide• Acceptable materials for private sidewalks shall be in accordance with Section 9.6.• All homes shall have a 3 foot minimum wide access sidewalk across the parkway from the street side of the sidewalk to the back of curb, as a continuation of the front walk. Walks may be attached or integral with driveway access from street. | | |

BK 7036 Pg 24 28

Within the South Mountain Development area, there are three distinct settings for residential uses. First, the Town Center includes smaller lot single family detached homes, zero lot line homes, duplex homes, multi-family townhomes and apartment/condominiums above retail stores on the Town Green of the Town Square. Second, there are the Hillside Neighborhoods which are clusters of single family homes to the east and west of the Town Center. Third, there are "The Springs," large lot clusters in the upper valleys and the "Hill Village," a more compact development pattern characterized by narrower streets with cobble edges, surrounding garden walls, and house facades with zero setbacks to protect native slope and vegetation. Some of the upper valley houses face onto an 18 hole putting course, others face small openspaces adjacent to the main road.

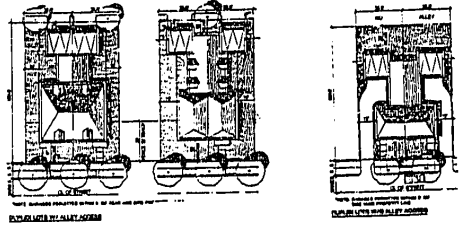
BK 7036Pe2429



| | | |
|--|--|---|
| <p>4.1 GENERAL</p> <p>4.1.1 Town Center Residential Seven types of housing are permitted for the Town Center. These are as follows:</p> <ul style="list-style-type: none"> • Single family detached (SFD) dwellings on 7,000 SF lots with a minimum lot width of 70 feet. • Single family detached (SFD) "Village" houses on 5,000 - 6,000 SF lots, with a minimum lot width of 45 feet. • Single family detached (SFD) "Patio" homes (zero lot line) on 4,000 SF lots. • Single family semi-detached duplex homes on 3,500 SF lots with a minimum lot width per dwelling of 35 feet. Duplex units have a common wall. • Village townhomes on lots of 2,000 - 3,000 SF with a minimum lot width of 25 feet. • Apartment or condominiums located above retail shops, with | <p>separate enclosed entries at the ground level.</p> <ul style="list-style-type: none"> • Occupiable living space/Granny flats are encouraged above detached garages in the Town Center. <p>4.1.2 Residential not in Town Center Three types of housing are envisioned for the residential areas outside the Town Center. These are as follows:</p> <ul style="list-style-type: none"> • <i>Hillside Neighborhoods</i>: Single family detached (SFD) dwellings on 8,000 SF to 1 acre lots with a minimum lot width 65 feet. • <i>The Springs</i>: Large lot single family detached dwelling clusters in valleys on 10,000 SF to 1 acre lots with a minimum lot width of 75 feet. The Master Developer | <p>shall prepare a master plan and guidelines to address unique design considerations and criteria for The Springs. This master plan will be prepared when market forces make development of this area economically feasible.</p> <ul style="list-style-type: none"> • <i>Hill Village</i>: Single family detached dwellings on primarily 1 acre lots with a varied lot width. The Master Developer shall prepare a master plan and guidelines to address unique design considerations and criteria for the Hill Village. This master plan will be prepared when market forces make development of this area economically feasible. • <i>Flag Lots</i>: Where difficult terrain prevents standard lot sizes, flag lots, with a private driveway, may have a minimum street frontage of 20 feet. |
|--|--|---|

BK 7036 PG 24 30

SOUTH MOUNTAIN
RESIDENTIAL



4.2 SITE DESIGN

4.2.1 General

- The City of Draper Hillside Ordinance has precedence over all criteria established herein. Each home lot in the Hillside Neighborhoods, The Springs and Hill Village will be reviewed by the Master Developer or the Design Review Board to establish building envelopes prior to property sale and commencing of individual home lot design.

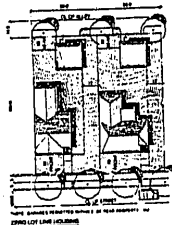
4.2.2 Town Center Residential

- Residential uses in the commercial village and dwellings in accessory buildings in residential areas shall not be included in this calculation of density. The gross land area of the Town Center shall be the base for calculating residential density.
- No wood, metal or any other hung or post supported second or third story decks will be accepted.
- Building heights will be measured from the original grade at base of

| Area and Bulk Requirements for Town Center Residential | | | | | |
|--|---------------|----------------|--|-------------------------|--|
| Building Type | Min. Lot Size | Min. Lot Width | Max. House Height | Max. Impervious Surface | Min. Yard Area Setbacks |
| SFD House | 7,000 sf | 70 ft. | 2.5 Stories or 50 ft. | 60% | FY 15' SY 5' RY 10' FAG 25' RAG 5' |
| SFD Village House | 5,000 sf | 45 ft. | 25' to ceiling of highest occupiable space | 70% | FY 10' SY 5' RY 10' FAG 25' RAG 5' |
| SFD Patio Home (Zero Lot Line) | 4,000 sf | 45 ft. | 25' to ceiling of highest occupiable space | 80% | Same as above SY 10' (one side) |
| Duplex House | 3,500 sf | 35 ft. | 25' to ceiling of highest occupiable space | 80% | Same as above SY 5' (one side) |
| Garages | | | attached detached | | SY5' RY 5' |

FY - Front Yard
SY - Side Yard
RY - Rear Yard
FAG - Front Access Garage min. distance to front property line
RAG - Rear Access Garage min. distance from rear property line
Lot widths are measured at the front building line.

BK 7036 PG 24 31



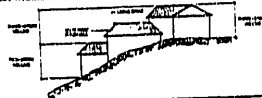
- structure 25' to ceiling of highest occupiable space.
- Structure heights utilizing the attic space with dormers in roof pitches greater than 8/12 will be given special consideration by the South Mountain Design Review Board.
- Primary Building Face Setbacks residential dwelling types in the Town Center shall be in accordance with the Chart on Area and Bulk Requirements, page 4-3.
- 4.2.3 Residential not in Town Center
- Primary Building Face Setbacks residential dwelling types in the Hillside Neighborhoods shall be in accordance with the Chart on Area and Bulk Requirements, page 4-4.
- The Master Developer shall prepare a master plan and guidelines to address unique design considerations and criteria for The Springs and the Hill Village. This master plan will be prepared when

Area and Bulk Requirements for Hillside Neighborhood

| Building Type | Min. Lot Size | Min. Lot Width | Max. House Height | Min. Yard Area Setbacks |
|---------------|---------------|----------------------------|---|--------------------------------------|
| SFD House | 8,000 sf | 45 ft. at the setback line | 2 Stories visual impact on the lot from the downhill side. Second story to be visual; roof at max. 10/12 pitch. | FY 15' SY 5' FAG 25' RAG 5' |
| SFD House | 10,000 sf | 75 ft. | Same | Same |
| SFD House | 14,000 sf | 80 ft. | Same | Same |
| Garages | | attached detached | | SY 5' RY 5' |

FY - Front Yard
SY - Side Yard
RY - Rear Yard

FAG - Front Access Garage Min. distance to front property line
RAG - Rear Access Garage min. distance from rear property line
Lot widths are measured at the front building line.



BK 7036 PG 24 32



| | Area and Bulk Requirements for The Springs and Hill Village | | | | |
|---|---|---|----------------------|---|---|
| | Building Type | Min. Lot Size | Min. Lot Width | Max. House Height | Min. Yard Area Setbacks |
| market forces make development of these areas economically feasible. • Primary Building Face Setbacks residential dwelling types in all hillside areas shall be determined during with the master plan for these areas. Lot sizes shall be in accordance with the Chart of Area and Bulk Requirements, page 4-5. • Primary building face stepping is encouraged to create a visual harmony between the existing topography and each individual home within the hillside. • No wood, metal or any other material hung or post supported second story decks will be accepted. See Section 9.4. • Hillside homesites will have one access drive per lot. Shared access drives serving two adjacent lots may exist. Single access drives shall not exceed 18' in width and shall meet street 90° to centerline. | SFD House | 10 000 sf | 65 ft. | 2 Stories visual impact on the lot from the downhill side. Second story to be visual; roof at max. 10/12 pitch. | FY 20' SY 10' RY 10' FAG 25' RAG 5'-18' |
| | SFD House | 10,000 sf | 80 ft. | Same | Same |
| | SFD House | 12,000 sf | 90 ft. | Same | Same |
| | SFD House | 14,000 sf | 90 ft. | Same | Same |
| | SFD House | 1/2 Acre | 100 ft. | Same | Same |
| | SFD House | 1 Acre | 100 ft. | Same | Same |
| | Garages | | attached detached | | SY 10' RY 10' |
| | FY - Front Yard SY - Side Yard RY - Rear Yard | FAG - Front Access Garage Min. distance to front property line RAG - Rear Access Garage min. distance from rear property line Lot Widths are measured at the front building line. | | | |

BK 7036P62433


SOUTH MOUNTAIN
 RESIDENTIAL



4.3 ARCHITECTURE

4.3.1 General

- All residential architecture must comply with Section 4.2 in the Town Center Section.
- Acceptable exterior facade materials include stone, brick, brick and shingles, brick and siding, synthetic concrete/stucco and horizontal wood paneling. No vertical wood siding is permitted. Front and side must be the same. Rear facade may be different.
- Sloped roofs in Town Center residential areas shall have a pitch of not less than 6/12. Sloped roofs in the Hillside Neighborhoods, The Springs and Hill Village shall have a pitch of not more than 10/12. The roof lines shall be broken by dormers. Architectural vents, chimneys, etc. The articulation of different height and size gabled roofs on one facade are prohibited. Roofs shall be of a dark color and asphalt shingled.

- In the Town Center, a majority of all residential structures shall have low front fences or hedges at the inside edge of the 5' lawn parcel adjacent to the back of sidewalk along the street.
- Garages shall be located away from the street whenever possible. 70% of all garages in the Town Center shall be to the rear of the lot and may be attached or detached. Garages may be accessed from an alley or lane. Side access garages are acceptable.

4.3.2 Single Family Attached and Multi-family Dwellings

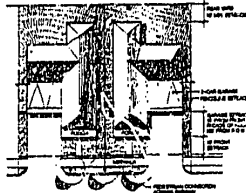
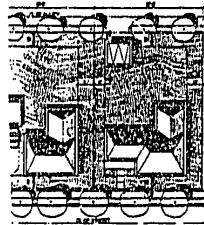
- All townhouse, duplex and ground floor units shall have a private rear yard of one hundred (100) SF minimum which shall be enclosed by a masonry or wood fence, wall, hedge or combination thereof at least 4 feet high, Section 9.3.
- No exterior R.V., boat or other




trailer storage is allowed in the Town Center.

- All multi-family dwellings shall have a patio or balcony of at least 30 square feet per unit with adequate screening for privacy along the street frontage.
- Dwellings located above retail shops shall have private entrances, either from a lobby within the building or stair towers at the rear of the building on the ground floor level.
- General storage shall be screened from public view for all attached or multi-family units, including interior and exterior storage for garbage, bicycles, garden equipment, barbecue equipment, etc.
- No multi-family building may exceed 12 units, except as approved by the Design Review Board.
- In-Home fire sprinkler systems are encouraged on the Hillside.

BK7036P62434

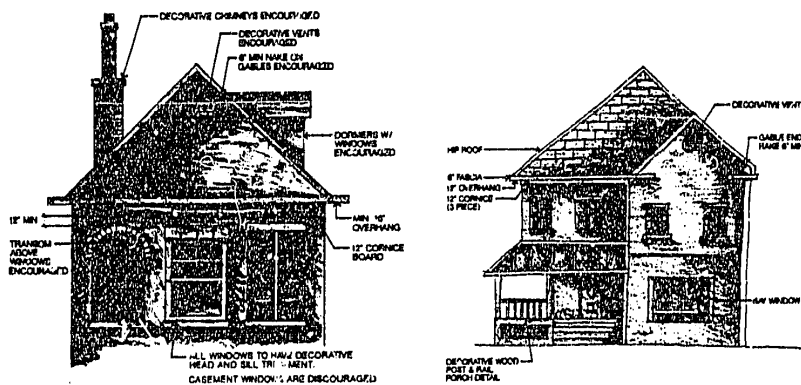
SOUTH MOUNTAIN
RESIDENTIAL

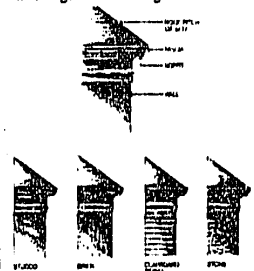


| | | |
|--|---|--|
| <p>ups of townhouses shall be of a similar style with varied details. Grouping of units and access to units must be designed to ensure a sense of safety and security for the residents, particularly when crossing or egressing vertical circulation elements. Rectangular townhouses with double loaded streets are not permitted.</p> <p>Single Family Detached</p> <p>Similar floor plans for multiple units in a block on the same street is prohibited. Similar front facade treatments are allowable.</p> <p>Equivalent aesthetic detailing will be required on all 4 sides of houses in single family detached areas. Architectural elevations will be reviewed by the Design Review Board.</p> | <ul style="list-style-type: none"> • Carriage houses: Garages with dwellings above are encouraged. Apartments above garages with separate private walk-ups are encouraged, such that the Town Center and Hillside neighborhoods will have carriage houses in: 30% of SFD Village houses, 20% of SFD Houses, and 70% of SFD Patio Homes. • Porches: Front porches are required in 60% minimum of all SFD Houses, 70% of all SFD Village Houses, 80% of all Duplex Houses, 100% of SFD Patio Homes, and 100% of all apartments/condominiums/townhouses along the street frontage. • Fences: A picket fence, free standing brick or stone walls or hedge is required in front yard directly behind the sidewalk for all SFD Village Houses and is optional for other dwelling types. The picket fence, free standing | <p>brick or stone walls or hedge to be installed by builder, and shall be aligned across property lines.</p> <p>4.3.4 The Springs and Hill Village Architectural guidelines for</p>    |
|--|---|--|

BK 703662435


SOUTH MOUNTAIN
 RESIDENTIAL



| 4.4 LANDSCAPE | |
|---|--|
| <p>residential dwellings shall be determined during the master plan preparation. Generally the architecture should blend in terms of native color, materials, and form with the mountain side environment. The roof pitches should be flatter than the Town Center. The roof lines will step with the site grade and the height of the roof should not exceed 1.5 stories above grade. See diagram on 4-4.</p>  | <p>4.4.1 General</p> <ul style="list-style-type: none"> Residential landscape design should strive to maximize low water landscape characteristics and minimize water requirements. Recreation center landscape design and materials shall conform to this Section and Landscape, Section 8. <p>4.4.2 Single Family Attached and Multi-family Dwellings</p> <ul style="list-style-type: none"> Maintain minimum 5 feet of uninterrupted turf on the house side of the sidewalk. A minimum of 80 percent of the front yard or facade with a street orientation is required to be covered with plant materials. These may include vegetative groundcovers, shrubs, trees, and turf. Foundation planting to cover exposed foundations and transition the home to the landscape is required as part of the required coverage with plant materials. |
| | <ul style="list-style-type: none"> Where possible hedges should be used in place of screen walls and fences. Any mulches or aggregates used in front yards shall be earth tone in color. Each lot shall have at least two shade or ornamental trees per dwelling. At least 50% of the required trees shall be in the front yard, or facade with a street orientation. <p>4.4.3 Single Family Detached Dwellings</p> <ul style="list-style-type: none"> A minimum of 65 percent of the front yard shall be covered with plant materials. These may include vegetative groundcovers, shrubs, trees, and turf. Foundation planting to cover exposed foundations and transition the home to the landscape is required as part of the required coverage with plant materials. Driveways, front porches, and entry walks shall be |

BK 7036pe2436

| | | |
|---|--|--|
| <p>no greater than 35 percent of the front yard area coverage.</p> <ul style="list-style-type: none"> • Front yard landscapes for all single family detached homes are required. Front yard landscaping will be required prior to issuing a certificate of occupancy. Consideration will be made by the South Mountain Design Review Board to seasonal planting requirements. • Individual homeowners shall install frontyard landscape in all hillside areas within a 6 month period after occupancy. • Where possible hedges should be used in place of screen walls and fences. • Any mulches or aggregates used in front yards shall be earth tone in color. • Each lot shall have at least five trees, including two shade and two ornamental trees. At least one ornamental and shade tree shall be in the front yard. | <p>4.4.4 The Springs and Hill Village <i>The natural gambel oak landscape at South Mountain is fragile, can be easily damaged, and may take years to grow back once damaged. The City of Draper Hillside Ordinance includes regulations intended to provide protection to the natural areas. The future master plan for The Springs and Hill Village will integrate the City's regulations into the Development Guidelines. As envisioned, each Lot will consist of a Natural Area and a Building Envelope, which will include a Transitional Area and a Private Area.</i></p> <ul style="list-style-type: none"> • The Building Envelope is the portion of each Lot within which all improvements must be built and alterations to the existing landscape may be permitted. The most appropriate Building Envelope will be identified for each Lot | <p>based on the natural features of the Lot, views, relationship to adjacent Building Envelopes, and topography by the Master Developer. Slight modifications to the Building Envelope may be made by the Design Review Committee upon application of an Owner as part of the design review process.</p> <ul style="list-style-type: none"> • The Natural Area is that portion of the Lot which lies outside of the Building Envelope and must remain as natural gambel oak forest. Irrigation of the Natural Area is not permitted. The indigenous vegetation does not require additional water. Irrigation of the Natural Area can lead to disease and death of the native plants, attract undesirable insects, and aid in the spread of undesirable plant species or weeds. • The Transitional Area is that part of the Building Envelope which is visible from the street and from |
|---|--|--|

| | | |
|--|--|--|
| <p>adjacent properties, and is adjacent to the Natural Area. The plant materials which are permitted to be used in the Transitional Area will be limited. The purpose of the Transitional Area is to provide a gradual transition between the indigenous plant materials of the Natural Area and the approved non-indigenous plant materials permitted within the Private Area without establishing strong contrasts in vegetation elements. The plant materials will not have high water demands and will be drought resistant. Minimal irrigation in the Transitional Area will be allowed only with the approval of the Design Review Board. Irrigation systems will be carefully designed to limit all irrigation to the Transitional Area, without any overspray or runoff onto the Natural Area.</p> | <p>•The <i>Private Area</i> is that part of the Building Envelope which is not visible from the street or from adjacent properties because it is hidden behind walls or structures, and is separated from the Natural Area either by a Transitional Area or a design element such as an approved wall or fence. The Private Area will be the least restrictive in terms of what plants, shrubs, and trees can be planted therein. The Private Area may include, for example, a courtyard or atrium, or the area behind a wall where non-indigenous plants would be appropriate despite their increased watering needs. The Private Area may be designed as a mini-oasis area, which may be as lush and varied as desired by the Owner.</p> | <p>4.5 PRIVATE SIDEWALKS</p> <ul style="list-style-type: none"> • All buildings shall have a sidewalk leading from the public sidewalk or park pathway to the front door. • Acceptable materials for private sidewalks shall be in accordance with Section 9. • All homes are encouraged to have a 3 foot wide access walk across the parkway from the street side of the sidewalk to the back of curb. • Whenever possible this access shall align with the homes' private sidewalk. |
|--|--|--|

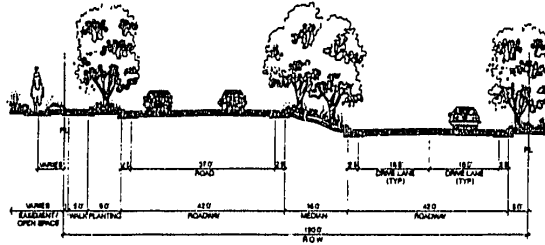
Streets and squares are traditionally the primary public spaces and primary facilitator of pedestrian and vehicular movement in a community. South Mountain strives to accommodate all modes of transportation ie: buses, light rail, bikes, pedestrians, etc. South Mountain strives to provide safe, walkable neighborhoods through the establishment of pleasant, traditionally scaled streetscapes. The streets are activated by including front porches on homes and locating them close to the sidewalks thereby allowing for interaction between neighbors and surveillance of the street.

Garages are accessed from alleys to allow for sidewalk continuity along the streets. Street widths have been reduced to slow traffic and tree lined parkways further enhancing the safe pedestrian environment in residential areas while allowing for efficient vehicular circulation. A hierarchy of streetscape sections have been designed that are appropriate in scale and character with the function of the street and its adjacent uses.

BR 7036re2439

| 5.1 GENERAL | | |
|--|--|--|
| <ul style="list-style-type: none"> • All streets shall be constructed in accordance with these guidelines and the Street Designation Plan, Exhibit C. • All streets, cul-de-sacs, carparks and streetscapes shall be constructed as public streets by the Master Developer. • All streets, sidewalks and curbs within the public street rights-of-way shall be maintained by City of Draper. • Direct internal access to adjacent properties shall be provided, if applicable. The plan must avoid juxtaposition of land uses or building types which would have an adverse effect on existing neighborhoods. The use and location of openspace should enhance the entire area. • Landscaping in public streets, alleys and lanes rights-of-way, including carparks and cul-de-sacs, shall be temporarily maintained by | <p>the Master Developer. The City of Draper shall be responsible for landscape maintenance in the right-of-way including carparks and cul-de-sacs, directly adjacent to their property immediately upon purchase of the property. All landscaping in the major collector right-of-way shall be maintained by the City of Draper. The landscape installation, as well as the maintenance of the alley right-of-way, shall be the responsibility of the homebuilder and shall be consistent with the South Mountain Development Guidelines. The individual maintenance of the alley landscaping shall be the responsibility of the homeowner.</p> <ul style="list-style-type: none"> • The Tree Grove in the Town Center shall be planted in accordance with Section 8. All remaining rights-of-way shall be planted in accordance with this Section. | <ul style="list-style-type: none"> • Street lights shall be located as needed to provide adequate light levels and shall be aligned with trees and pedestrian lights. • Street lights shall be included on all streets per the City of Draper Standards. • Grading shall be in accordance with Grading, Section 9. • Acceptable plant lists are included in Appendix A. • All landscape, sidewalks, fences, walls and street improvements installed shall be located according to the streetscape sections. |

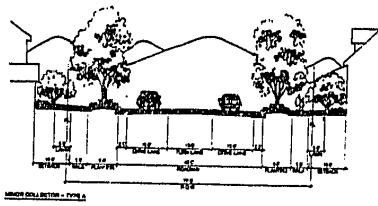
BK 7036P62440



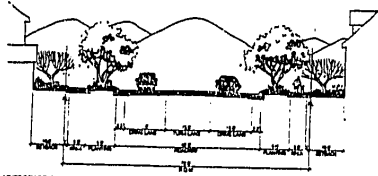
| 5.2 MAJOR COLLECTOR | |
|--|--|
| <p>5.2.1 General</p> <ul style="list-style-type: none"> Highland Drive will be a traditional neighborhood boulevard adapted to the Salt Lake Region environment. A 5 foot wide concrete sidewalk on the south side of the major collector shall conform with Section 5, page 3 of these guidelines. <p>5.2.2 Landscape</p> <ul style="list-style-type: none"> Formal rows of large deciduous street trees shall be planted on each side of the street, 25 to 35 feet, based on variety, on center and located a minimum of 4.5 feet from the back of curb. Plant double row of large deciduous street trees in center median. Trees to be the same species along entire street, both sides. | <ul style="list-style-type: none"> Native and indigenous prairie grass mix shall be planted in all non-paved areas of the right-of-way. Large contiguous drifts of drought tolerant accent plants may be planted in the center median at entries for visual interest. |

BK 7036Pg244 |


SOUTH MOUNTAIN
STREETS



MINOR COLLECTOR - TYPE A

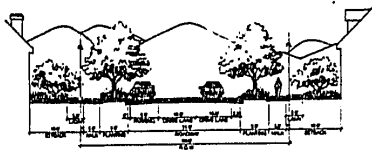


MINOR COLLECTOR - TYPE B

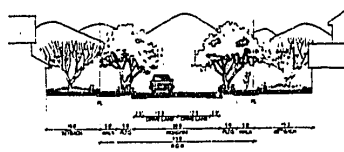
| 5.3 MINOR COLLECTORS | | |
|--|---|---|
| <p>5.3.1 General Type A, and Type C</p> <ul style="list-style-type: none"> • Minor Collectors will be traditional neighborhood streetscapes adapted to the Salt Lake Region environment. • Pedestrian lights shall be located minimum of 4.5 feet from back of curb and at the direction of the Architectural Review Board. <p>5.3.2 Landscape Type A</p> <ul style="list-style-type: none"> • A 5 foot wide concrete sidewalk on both sides shall conform with Section 9 of these guidelines. • Formal rows of large deciduous street trees shall be planted on each side of the street, 30 feet on center and centered in the parkway. Trees to be the same species along the entire street, both sides. | <ul style="list-style-type: none"> • Low water evergreen groundcover or drought tolerant grasses shall be planted in the parkway. Groundcover to be the same species along the entire street, both sides. • See Road Hierarchy Plan, Exhibit E. | <p>5.3.4 Landscape Type C</p> <ul style="list-style-type: none"> • A 5 foot wide concrete sidewalk on both sides shall conform to Section 9 of these guidelines. • Informal drifts of indigenous trees and shrubs shall be planted on each side of the street. Tree species and massing shall reflect naturally existing vegetative patterns on the South Mountain of the Wasatch Range. Indigenous plant materials shall be minimum 5 gallon containers. Quantity to be determined as if planting trees 30 feet on center. • Native and indigenous prairie grass mix shall be planted in all non-paved areas of the right-of-way. • See Road Hierarchy Plan, Exhibit E. |

BK 7036Pe2442

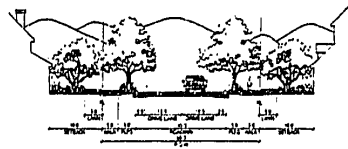
SOUTH MOUNTAIN
STREETS



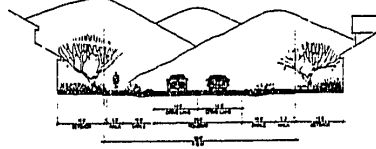
LOCAL ROAD IN TOWN CENTER



LOCAL ROAD WITH NATIVE LANDSCAPE



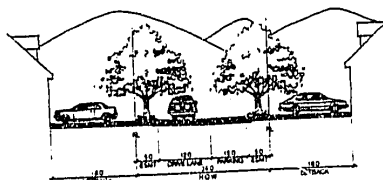
LOCAL ROAD WITH STREET TREES



LOCAL ROAD IN THE SPRINGS & HILLS VILLAGE

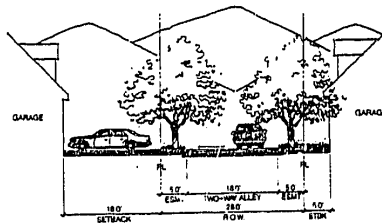
| 5.4 LOCAL STREETS | | |
|--|---|---|
| <p>5.4.1 General</p> <ul style="list-style-type: none"> Local streets will be traditional neighborhood streetscapes adapted to the Salt Lake Region environment. Pedestrian lights shall be located 5 feet from the back of curb and at the direction of the Architectural Review Board. Carparks and cul-de-sacs shall conform with Section 5.8 of these guidelines. <p>5.4.2 Landscape Local Road Town Center</p> <ul style="list-style-type: none"> A 5 foot wide concrete sidewalk on both sides shall conform with Section 9 of these guidelines. Formal rows of large deciduous street trees shall be planted on each side of the street, 30 feet on center and centered in the parkway. Trees to be same species along each block, both sides. Tree species to vary on adjoining blocks. | <ul style="list-style-type: none"> Low water evergreen groundcover shall be planted in the parkway. Groundcover to be the same species along each block, both sides. Groundcover species to vary on adjoining blocks. <p>5.4.3 Landscape Local Road with Street Trees</p> <ul style="list-style-type: none"> A 5 foot wide concrete sidewalk on both sides shall conform with Section 9 of these guidelines. Landscape treatment to be the same as the Local Road Town Center. Parking is to occur on one side of the road for this road type. <p>5.4.4 Landscape Local Road Indigenous</p> <ul style="list-style-type: none"> A 5 foot wide concrete sidewalk on both sides shall conform with Section 9 of these guidelines. Informal drifts of indigenous trees and shrubs shall be planted on each side of the street. Tree species and massing shall reflect | <p>naturally existing vegetative patterns on the South Mountain of the Wasatch Range. Quantity to be determined as if planting trees 30 feet on center.</p> <ul style="list-style-type: none"> Native and indigenous prairie grass mix shall be planted in all non-paved areas of the right-of-way. <p>5.4.5 Local Road in "The Springs/Hill Village"</p> <ul style="list-style-type: none"> A 5 foot wide concrete sidewalk on both sides shall conform with Section 9 of these guidelines. No curb to be provided. No required street trees. All trees along the street and frontyard drifts of indigenous trees and shrubs. Plantings in these areas to respond to master plan guides for these areas as market requires. See Road Hierarchy Plan, Exhibit E. |

BK 7036P82443




| | | |
|---|---|---|
| <p>5.5 LANE</p> <p><i>South Mountain provides the opportunity for a limited number of homes to front directly onto parks uninterrupted by driveways and streets. By providing vehicular access directly from the lane to the back of the home lot, residents can enjoy an uninterrupted view and direct access to the park from their front porch. Lanes will be traditional neighborhood alleys adapted to the Salt Lake Region environment.</i></p> <p>5.5.1 General</p> <ul style="list-style-type: none"> • Drainage shall flow along the lane centerline. • Architecturally mounted lighting shall conform with Section 9 of these guidelines. • No sidewalks shall be provided. <p>5.5.2 Landscape</p> <ul style="list-style-type: none"> • Large deciduous street trees shall be planted on each side of the lane, 50 feet on center (or as allowable | <p>by driveways) and 3 feet from the edge of pavement. Trees to be same species along each lane, both sides. Tree species to vary from adjoining local street.</p> <ul style="list-style-type: none"> • Low water evergreen groundcover shall be planted in right-of-way. Groundcover to be same species along each lane, both sides. Groundcover species to vary from adjoining local street. | <ul style="list-style-type: none"> • All lanes to be constructed by the Master Developer per the South Mountain Master Plan and Development Guidelines |
|---|---|---|

EX 7036res2444

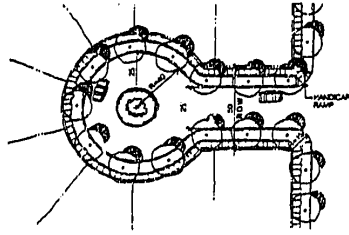


TWO-WAY ALLEY

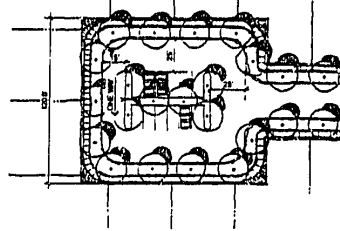
| | | |
|--|---|--|
| <p>5.6 ALLEY</p> <p><i>South Mountain provides the opportunity for houses and front porches to enliven the street. This is accomplished by eliminating the need for driveways and cars parked in driveways in front of homes. By providing vehicular access directly from the alley to the back of the home lot, sidewalks on the streets flow uninterrupted. Alleys will be traditional neighborhood alleys adapted to the Salt Lake Region environment.</i></p> <p>5.6.1 General</p> <ul style="list-style-type: none"> • Drainage to flow along the alley centerline. • Architecturally mounted lighting shall conform with Section 9 of these guidelines. • No sidewalks shall be provided. | <p>5.6.2 Landscape</p> <ul style="list-style-type: none"> • Large deciduous street trees shall be planted on each side of the alley, 50 feet on center (or as allowable by driveways) and 3 feet from the edge of pavement. Trees to be same species along each alley, both sides. Tree species to vary from adjoining local street. • Low water evergreen groundcover shall be planted in right-of-way. Groundcover to be same species along each alley, both sides. Groundcover species to vary from adjoining local street.  | <ul style="list-style-type: none"> • All alleys to be constructed by the Master Developer per the South Mountain Master Plan and Development Guidelines |
|--|---|--|

| 5.7 PUBLIC SIDEWALK | | |
|--|--|--|
| <p>5.7.1 General</p> <ul style="list-style-type: none"> • The design objective for the sidewalks and pathways is to provide a safe and pleasant pedestrian system to link residential areas, community facilities, and public amenities. The guidelines also strive to create connections to the overall pedestrian system to allow all residents maximum pedestrian access throughout South Mountain. • All sidewalks in public rights-of-way shall be constructed by the Master Developer. • All sidewalks within the public street rights-of-way shall be maintained by the City of Draper. • To the extent possible, sidewalks should be free of gratings and utility covers. • Sidewalk criteria does not apply to the Town Square plaza. See Section 3 for Plaza guidelines. | <p>5.7.2 Layout</p> <ul style="list-style-type: none"> • All sidewalks shall be located and sized according to the streetscape sections, Section 5. • Concrete sidewalks shall be constructed according to the City of Draper standards. • Sidewalks shall have a continuous common surface not interrupted by steps or abrupt changes in level exceeding 1/2 inch. The walk surface shall be continuous across driveways and parking lots. • Uniform curb ramps shall be used throughout South Mountain, per Americans with Disabilities Act Standards. • Sidewalks at intersections shall be brick paving (Town Center only) or stamped concrete. • Bicycle safe grates are required. | <ul style="list-style-type: none"> • Crosswalks shall be provided at major and minor collector streets only. Crosswalks shall be brick or stamped concrete paving to match the sidewalk intersections throughout the Town Center. |

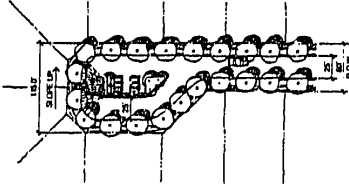
SOUTH MOUNTAIN
STREETS



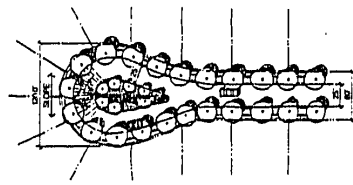
CUL-DE-SAC



MOTOR BOULAVARD



MOTOR COURT ON SLOPE



TEAR DROP COURT ON SLOPE

5.8 CARPARKS & CUL-DE-SACS

5.8.1 General

- The design objective for the carparks is to provide safe, functional and unobtrusive parking areas that can be shared by several homes within the context of a traditional residential neighborhood. To accomplish this, carparks and cul-de-sacs have been designed that diminish the need for long driveways and are appropriate in scale and character with the function the adjacent residential uses.
- All carparks and cul-de-sacs shall be constructed as public streets by the Master Developer.
- Street lights shall be located as needed to provide adequate light levels (between trees) and centered in median.

5.8.2 Layout

- All landscape, sidewalks, fences, walls and street improvements installed shall be located according

to the carpark and cul-de sac plans, Exhibits, and referenced criteria.

- Number of parking spaces shall be provided in accordance with the City of Draper standards.
- Carpark and cul-de-sac perimeter edges to conform with Local Road criteria, Section 5.
- Parking is not permitted along perimeter of carpark.
- Provide 8 foot wide planting median between parking bays.
- Provide minimum 6 foot wide island at end of each median and between adjacent parking spaces. Maximum 5 adjacent parking spaces permitted.
- Provide 3 foot wide concrete sidewalk across the median for access.

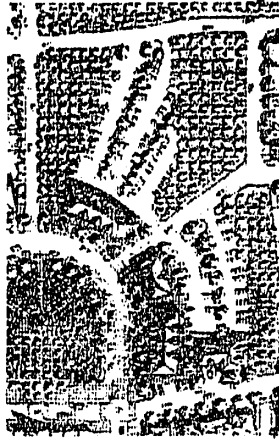
5.8.3 Landscape

- Large deciduous trees shall be planted 20 feet on center and centered in the median. A deciduous tree shall be centered in each island. Trees to be same species within median and islands.
- Low water evergreen shrubs shall be planted in the median. Shrubs to be maximum 3 foot height and same species within each carpark.
- Low water evergreen groundcover shall be planted in the islands. Groundcover to be same species within each carpark.
- Earth berm all medians to 1 foot height in center.
- Carpark and cul-de-sac perimeter edge landscape shall conform with Local Road criteria, Section 5.

South Mountain strives to provide safe, functional and unobtrusive parking lots that allow for efficient vehicular circulation. To accomplish this, both parking lots and tops of parking structures have been designed to diminish expansive parking areas and to be appropriate in scale and character with the function of the parking lot and its adjacent uses. All parking areas will be landscaped to provide shade and screen paving and cars from view of public streets.

BR 7036Pg2448


SOUTH MOUNTAIN
 PARKING



| 6.1 GENERAL | 6.2 PARKING REQUIREMENTS | |
|---|---|---|
| <ul style="list-style-type: none"> • All landscape, sidewalks, medians and other improvements shall be located according to the parking lot plans and sections, Section 6. • Parking lot standards apply to parking lots and top level of structures for commercial and civic buildings, recreational facilities and attached residential. Refer to Carparks and Cul-de-sacs, Section 5, for single family detached parking criteria. • Where standards have not been included within this document, all applicable City standards will apply. | <p>6.2.1 Parking Spaces Parking spaces shall be provided in conformance with the City of Draper standards or stated below, whichever is more restrictive.</p> <p>6.2.2 Parking Ratios Parking ratios include on-street and off street spaces and shared parking. All full size spaces should be 9 ft x 18 ft with a two foot overhang. Handicap spaces shall be provided per A.D.A. standards.</p> <ul style="list-style-type: none"> • Town Center <ul style="list-style-type: none"> a. Residential: Two (2) spaces per single family or duplex dwelling plus one-half (.5) space per dwelling shall be required for visiting guests/invitees. For attached and multi-family dwellings, 1.0 spaces for the first bedroom, plus an additional .5 spaces per additional bedroom. One and | <ul style="list-style-type: none"> one-half (.5) spaces per dwelling shall be required for residential dwellings over retail. b. Retail: minimum 5, maximum 10 spaces per 1,000 SF of the aggregate gross floor area including all permitted retail space, or whichever is greater. • Office shall provide 4.5 spaces per 1,000 SF of gross floor area. • Restaurants shall provide 12 spaces per 1,000 SF. • Theatres shall provide one (1) space per five (3) seats. • Child care/nursery facilities shall be determined by the board. <p>6.2.3 Town Square The Town Square area of the Town Center will be master planned by the Master Developer. This master</p> |

BK 7036 PG 24 4 9


SOUTH MOUNTAIN
PARKING

| | | |
|---|---|--|
| <p>plan will determine appropriate floor elevations for commercial and residential buildings adjacent to the parking structures, Section 3-10, and assess parking requirements, staging of parking structure construction. The Town Square assessment district will include adjacent commercial properties, and will be responsible for maintaining the shared parking facilities and landscape. Parking near the Town Square area shall designate spaces for residential units and allow public access through the rest of the lot or structure.</p> | <p>6.2.4 Parking Construction All parking shall be constructed in conjunction with the building generating the parking need. Parking structures in the Town Square area will be constructed by the Developer as build-out occurs.</p> | <p>6.3 LAYOUT/SETBACKS</p> <p>6.3.1 Minimum Setbacks</p> <ul style="list-style-type: none"> • 10 feet from buildings • 10 feet from all property lines <p>6.3.2 Layout</p> <ul style="list-style-type: none"> • Provide entries that are unobstructed by parking and avoid parking spaces along entry and exit drives. • Provide tree planters in parking lots as approved by the Architectural Review Committee. • Provisions shall be made for the removal and stockpiling of snow from all parking areas. |
|---|---|--|

BK 7036PS2450

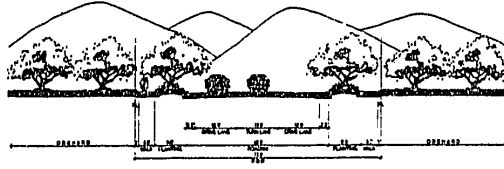
| 6.4 LANDSCAPE SCREENING | |
|--|---|
| <ul style="list-style-type: none"> • Large deciduous street trees shall be planted at the perimeter of the parking lot and centered in the minimum 5 foot median, clear of car over hangs. Plant trees 20 feet on center. One tree shall be centered in each island. Trees shall be same species within median. Trees shall be same species within islands. • Low water using evergreen shrub shall be planted in the 8 foot median. Shrubs shall be maximum 3 foot height and same species within each parking lot. • Provide low water using shrub hedges along parking perimeter facing public streets. Shrubs shall be maximum 3 foot height and same species along each perimeter. • Low water using evergreen groundcover shall be planted in the 8 foot island. Groundcover to be same species within each island along a median. | <ul style="list-style-type: none"> • Street lights shall be located as needed to provide adequate light levels (between trees) and centered in 5 foot medians. • Earth berm all medians to 1 foot height in center. • A 5 foot wide concrete sidewalk shall cross the median to provide access every 12 adjacent parking spaces. • Landscaping and lighting to conform with Sections 8 and 9 of these guidelines. |

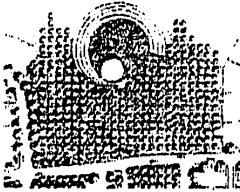
BK 7036P62451



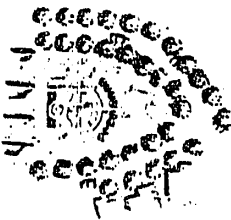
South Mountain strives to provide varying sized open spaces for individual recreation, visual contrast to the development, and community interaction. By preserving the natural drainage gullies, the community is woven into the indigenous ecosystem of the Wasatch Range. Through careful siting of development areas, the use of indigenous plant materials and the sensitive layout of roads, the community is allowed to visually lie within the natural environment without becoming an imposing visual detraction. This weaving emphasizes South Mountain's commitment to preserving the existing ecosystem and respect for the unique environmental characteristics of the land.

BK 7036 Pe 24.52

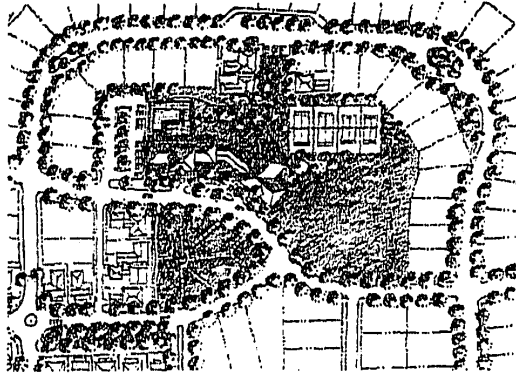


| 7.1 GENERAL | | 7.2 TREE GROVE |
|---|--|---|
| <ul style="list-style-type: none"> • Openspaces shall be constructed in accordance with these guidelines and the Master Plan, Exhibit A. • All openspace, including the Tree Grove, shall be preserved or constructed as public openspace by the Master Developer. Openspace shall be maintained by the Master Developer until it is turned over to the City of Draper. • The Tree Grove shall be constructed by the Master Developer. The Master Developer shall maintain the Tree Grove until it is turned over to the City of Draper. | <ul style="list-style-type: none"> • All recreational facilities shall be constructed as public facilities by the Master Developer or Private Recreation Developers. Recreational facilities shall be maintained by the owner or operator of the facility. • Town Green guidelines are included in the Town Square, Section 3. | <p><i>The design objective is to intersperse the regionally familiar apple orchard texture throughout the central portion of the Town Center as shown in the Master Plan, Exhibit A. The Tree Grove is adapted to maximize ornamental characteristics and minimize maintenance.</i></p> <p>7.2.1 General</p> <ul style="list-style-type: none"> • Where the Tree Grove landscape interfaces with street landscape, Tree Grove tree pattern requirements shall take precedence over  |

BK 7036Pg24.53

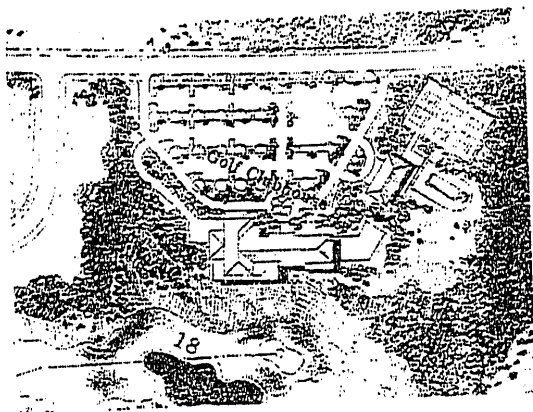
| 7.3 PARKS | | |
|--|--|--|
| <p>street tree requirements. The interface shall be designed to create a smooth transition between the streetscape and the Tree Grove.</p> <p>7.2.2 Landscape</p> <ul style="list-style-type: none"> • Formal rows of flowering ornamental trees shall be planted 30 feet on center. Spacing shall be adapted to transition at streetscapes. Tree species to be planted in a large block to create a consistent alternating pattern throughout the Tree Grove. • Native and indigenous prairie grass mix shall be planted in all non-paved areas of the Tree Grove. • Compacted aggregate paths shall be constructed to provide pedestrian access from Highland Drive and the train station, through the Town Center, to the Amphitheater. | <p><i>The design objective is to intersperse traditional neighborhood parks throughout the Town Center and Hillside Neighborhoods as shown in the Master Plan, Exhibit A.</i></p> <p>7.3.1 General</p> <ul style="list-style-type: none"> • Designated park areas shall be designed to best balance preserving the natural vegetation/topography and providing useable turf area for recreation. South Mountain will strive for a composite distribution of 70 percent usable <div style="text-align: center;">  </div> | <p>irrigated turf area and 30 percent native landscape area in the parks. Individual parks will not need to match the target distribution.</p> <ul style="list-style-type: none"> • Where homes face onto parks, a sidewalk shall be provided which parallels the home lots and receives the private residence walks. • Parks may include small structures such as gazebos or kiosks, and play equipment. • All parks are to be constructed by the master developer and maintained by the City of Draper. • Park designs shall be reviewed by the Design Review Board and Draper City Parks Commission. <p>7.3.2 Landscape</p> <ul style="list-style-type: none"> • Park design should strive to maximize native landscape characteristics and minimize water requirements. • Park landscape design and materials shall conform with this Section and Landscape, Section 9. |

BK 7036 Pg 2454
 of 2454



| 7.4 RECREATION CENTER | |
|---|--|
| <p><i>The design objective is to provide a major recreational facility within the Hillside Neighborhoods as shown in the Master Plan.</i></p> <p>7.4.1 General</p> <ul style="list-style-type: none"> • The Recreation Center shall be designed to best balance preserving the natural vegetation/topography and providing useable turf area for recreation. South Mountain will strive for a composite distribution of 85 percent useable irrigated turf area and 15 percent native landscape area at the recreation center. • The building shall conform with Civic Building criteria, Section 3. • Parking shall conform with Section 6. • The recreation center design and site plan shall be reviewed by the Design Review Board and Draper City. | <p>7.4.2 Landscape</p> <ul style="list-style-type: none"> • Recreation center landscape design should strive to maximize native landscape characteristics and minimize water requirements. • Recreation center landscape design and materials shall conform to this Section and Landscape, Section 8. |

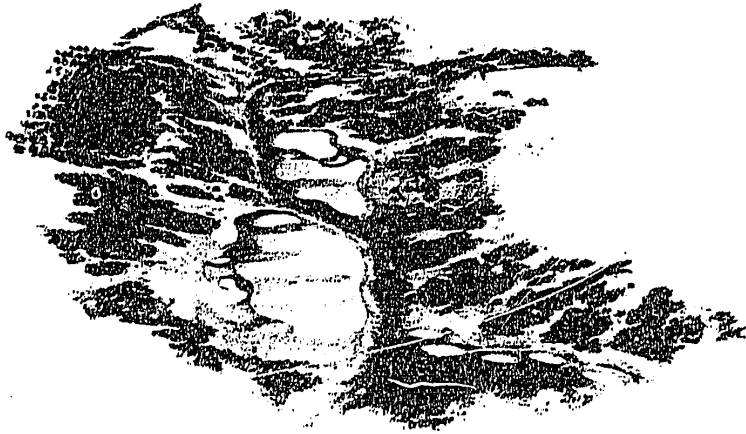
BK 7036res2455





| | | |
|--|--|--|
| <p>7.5 GOLF CLUBHOUSE</p> <p><i>The design objective is to provide a clubhouse adjacent to Traverse Ridge Road as shown in the Master Plan.</i></p> <p>7.5.1 General</p> <ul style="list-style-type: none"> • The clubhouse shall be designed to preserve the natural vegetation and topography. The only irrigated turf associated with the clubhouse shall be the practice greens and driving range associated with the golf course. The driving range shall be sited to avoid major grading and minimize visual impact in the native environment. • The building shall be sited into the natural terrain and shall not exceed a 2 story bulk height. • Parking shall conform with Section 6. | <ul style="list-style-type: none"> • The clubhouse design and site plan shall be reviewed by the Design Review Board and Draper City. <p>7.5.2 Landscape</p> <ul style="list-style-type: none"> • Clubhouse design should strive to maximize native and indigenous landscape characteristics and minimize water requirements. • Clubhouse landscape design and materials shall conform to this Section and Landscape, Section 8. | |
|--|--|--|

| 7.6 NATURAL DRAINAGES | | 7.7 STEEP SLOPES |
|---|--|---|
| <p><i>The design objective is to preserve significant natural drainage gullies throughout South Mountain as shown in the Master Plan, Exhibit A.</i></p> <p>7.6.1 General</p> <ul style="list-style-type: none"> • In no case shall the limits of any significant natural drainages be violated during construction of any individual building lots. The violator will be required to revegetate the disturbed area. In addition, penalties for disturbance of significant natural drainage gullies shall be assessed by the Design Review Board, local, state and federal agencies, as applicable. • If revegetation is necessary, plans shall be prepared by the violator and reviewed by the Design Review Board and other agencies as may apply. | <p>7.6.2 Landscape</p> <ul style="list-style-type: none"> • Landscape revegetation shall conform to this Section and Landscape, Section 8. | <p><i>The design objective is to preserve steep slopes in accordance with the City of Draper Hillside Ordinance. Disturbance of slopes greater than 30 percent due to the construction of access roads and homesites throughout the community shall be acceptable only upon approval by the City of Draper.</i></p> <p>7.7.1 General</p> <ul style="list-style-type: none"> • If revegetation is necessary, plans shall be prepared by the violator and reviewed by the Design Review Board. <p>7.7.2 Landscape</p> <ul style="list-style-type: none"> • Landscape revegetation shall conform to this Section and Landscape, Section 8. |

BK 7036Pg2457



| 7.8 PATHS AND TRAILS | | |
|--|---|---|
| <p><i>The design objective for the sidewalks, paths and trails is to provide a safe and pleasant pedestrian system to link residential areas, community facilities, and public amenities. The guidelines also strive to create connections to the overall pedestrian system to allow all residents maximum pedestrian access throughout South Mountain.</i></p> <p>7.8.1 General</p> <ul style="list-style-type: none"> • All pathways within open space shall be maintained by the Master Developer until they are turned over to the City. • Paths and trails shall be constructed of pervious materials such as compacted aggregate. • Paths and trails shall have a continuous common surface not interrupted by steps or abrupt changes in level. | <p>Each path and trail shall be designed to be compatible with natural features and community open space.</p> <ul style="list-style-type: none"> • Curved paths and trails should be designed as sweeping curves to create visually appealing landscape forms. Abrupt or irregular curves and jogs should be avoided.  | <ul style="list-style-type: none"> • Pathways within parks, recreation areas and open space may require generous widths to accommodate anticipated pedestrian traffic. • Trail materials, alignment and widths shall be approved by the City. • Paths, trails and sidewalks shall be connected at 90° angles whenever possible and include a 2.5 foot radius at each corner. • Where possible walkways should be aligned to maximize views of the surrounding hillsides and vista views to mountains beyond.  |

The design objective of the planting is to maximize the use of landscape materials to create sustainable landscapes that are appropriate to their function and location within the community. The domestic landscape strives to create pleasant, shady streets and public spaces. The native landscape, openspace, and existing drainage gullies, strives to weave the natural hillside landscape character with the domestic landscape to visually and ecologically unify South Mountain. Both landscapes consist primarily of plant materials that are easy to maintain and use minimal water.


BK 7036P62459


SOUTH MOUNTAIN
 LANDSCAPE

| 8.1 GENERAL | 8.2 PLANTING | |
|---|--|--|
| <ul style="list-style-type: none"> • This Section is intended to provide general criteria regarding landscape and irrigation purpose and requirements. It includes community-wide applicable criteria only. Landscapes and irrigation requirements for specific development parcels are included in the guideline section pertaining to that development category. | <p>8.2.1 General</p> <ul style="list-style-type: none"> • Plant materials shall be tolerant to the Salt Lake Region climate. Plant material selection shall be controlled by these guidelines for street trees, parkway groundcovers, parking lot screening and all commercial, civic and residential development parcels. Plant materials associated with each of these categories are listed in Appendix A. • No tree, shrub, or plant shall overhang, or otherwise encroach upon, any sidewalk or plaza between finished grade to a height of 8 feet. • The use of berms as landscape features is encouraged if continuous expanses of landforms can be created to look natural. • All projects shall be maintained in a neat and attractive condition. Minimum requirements include | <ul style="list-style-type: none"> replacing dead or dying plant material, watering and general clean-up. • Homes or buildings within the Town Center shall have landscaping and irrigation for frontyards by the Home Builder finished within two months of completion and prior to issuance of occupancy permit. Special consideration will be given for plant materials having unique seasonal planting requirements. Prior to landscaping, all property shall be kept in a neat, weed-free, dust-free, and erosion resistant condition. • Frontyard landscapes in all Hillside neighborhoods shall be installed by the individual Homeowners within 6 months of occupancy. • The landscape concept, planting and irrigation plans shall be submitted for review and approval by the Design Review Board. |

BK 7036PS2460



| <p>8.2.2 Domestic Landscape <i>Domestic landscaped areas are envisioned to reflect traditional neighborhood landscape textures adapted to the Salt Lake Region. Domestic landscapes are permitted in the Town Center and Hillside Neighborhoods. Water conserving plant material should be utilized wherever possible. This landscape should thrive with carefully monitored water application by an underground irrigation system.</i></p> | <ul style="list-style-type: none"> • All domestic landscape plant materials must comply with the following minimum size standards: <table border="0"> <thead> <tr> <th style="text-align: left;"><u>Vegetative Type</u></th> <th style="text-align: left;"><u>Minimum Size</u></th> </tr> </thead> <tbody> <tr> <td>Shade Trees</td> <td>2" caliper</td> </tr> <tr> <td>Coniferous Tree</td> <td>6' height</td> </tr> <tr> <td>Shrubs</td> <td>5 gallon (5' o.c. max. spacing)</td> </tr> </tbody> </table> <ul style="list-style-type: none"> • All plant material shall be healthy and live at the end of one growing season. | <u>Vegetative Type</u> | <u>Minimum Size</u> | Shade Trees | 2" caliper | Coniferous Tree | 6' height | Shrubs | 5 gallon (5' o.c. max. spacing) | <p>8.2.3 Native Landscape and Revegetation <i>Native landscapes and revegetation areas are envisioned to reflect the indigenous plant materials and landscape textures. They are mandatory in "The Springs" and "Hill Village". Native landscapes consist primarily of drought tolerant plant material. This landscape should thrive with very little or no irrigation except during period of initial establishment.</i></p>  |
|---|---|------------------------|---------------------|-------------|------------|-----------------|-----------|--------|---------------------------------|--|
| <u>Vegetative Type</u> | <u>Minimum Size</u> | | | | | | | | | |
| Shade Trees | 2" caliper | | | | | | | | | |
| Coniferous Tree | 6' height | | | | | | | | | |
| Shrubs | 5 gallon (5' o.c. max. spacing) | | | | | | | | | |

BK 7036f62461

| | | 8.3 IRRIGATION | | | | | | | | | |
|---|---------------------------------|-----------------------|-------|------------|-----------------|-----------|--------|---------------------------------|---|--|--|
| <ul style="list-style-type: none"> • All native landscape plant materials must comply with the following minimum size standards: <table border="0" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Vegetative Type</th> <th style="text-align: left; border-bottom: 1px solid black;">Minimum Size</th> </tr> </thead> <tbody> <tr> <td>Trees</td> <td>2" caliper</td> </tr> <tr> <td>Coniferous Tree</td> <td>6' height</td> </tr> <tr> <td>Shrubs</td> <td>5 gallon (5' o.c. max. spacing)</td> </tr> </tbody> </table> <ul style="list-style-type: none"> • All plant material shall be healthy and live at the end of one growing season. | Vegetative Type | Minimum Size | Trees | 2" caliper | Coniferous Tree | 6' height | Shrubs | 5 gallon (5' o.c. max. spacing) | <p>8.3.1 General</p> <ul style="list-style-type: none"> • Irrigation shall be controlled by these guidelines for all development parcels except the golf course. • Pressure vacuum breaker or reduced pressure backflow preventer is required for all irrigation. • The Master Developer shall provide a sleeve under the sidewalk at each parcel for future irrigation installation by the owner. • Drip irrigation is encouraged for all plant material larger than 1 quart, within planting beds. | <p>8.3.2 Native Landscape or Revegetation Area Irrigation</p> <ul style="list-style-type: none"> • All native landscape and revegetation areas may be watered manually or by an underground irrigation system for initial establishment. | |
| Vegetative Type | Minimum Size | | | | | | | | | | |
| Trees | 2" caliper | | | | | | | | | | |
| Coniferous Tree | 6' height | | | | | | | | | | |
| Shrubs | 5 gallon (5' o.c. max. spacing) | | | | | | | | | | |

BK 7036 Pe 24 62

The objective of the site design for South Mountain is to create both a sense of community through unified elements and a strong relationship with the environment, with which it must co-exist. Smooth slope transitions will characterize the grading concepts and the promotion of an open and inviting community will be encouraged. Site furnishings will be selected to create visual continuity, reinforce community character and provide for aesthetic outdoor use areas.

BK 7036 PG 2463

| 9.1 DRAINAGE AND GRADING | | |
|---|---|--|
| <p><i>The design objective of the grading and drainage is to create smooth slope transitions between grade changes, integrate buildings and site improvements onto the site, minimize the negative impacts of grading during construction, and to encourage the use of landform as a landscape design element.</i></p> <ul style="list-style-type: none"> • All development grading and drainage shall conform to the City of Draper Hillside Overlay District Zoning Ordinance. • Protect adjoining properties from flooding or surface drainage patterns. Do not alter the existing drainage patterns of a site or the quantity of water that drains onto adjacent properties unless the changes are part of an overall drainage plan and provisions are made to accommodate altered drainage patterns. | <ul style="list-style-type: none"> • Retaining walls shall be constructed of a material that visually matches the exterior building material or that is an integral material in the landscape. No retaining walls shall exceed 4 feet in height without prior approval by the Architectural Design Review Board. Grade changes that require retaining walls exceeding 4 feet must be terraced with a minimum 3 foot separation between walls. The maximum slope permitted in the planting area between walls is 3:1. | <ul style="list-style-type: none"> • Many of the parcels within South Mountain have average cross slopes exceeding 30%. Cuts and fills shall be kept to a minimum and must be shown on construction documents. The following recommendations will help reduce excessive grading: <ol style="list-style-type: none"> a. Street layouts which minimize cut and fill b. Building with internal steps and multiple levels c. Low Retaining walls and building stem walls d. Drainage easements e. Earth integrated structures |



PICKET FENCE



PICKET FENCE WITH HEDGE

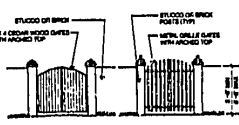


BRICK WALL WITH METAL FENCE AND GATE



BRICK POSTS WITH METAL FENCING AND HEDGE

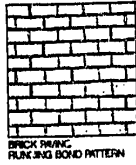
| 9.2 UTILITIES | | 9.3 SCREEN WALLS AND FENCES |
|---|---|--|
| <p><i>The design objective for utilities is intended to incorporate utility structures into the Town Center in a visually unobtrusive manner, and to integrate utility easements into the open space and public street system.</i></p> <ul style="list-style-type: none"> • All parcels shall be served by public water, gas and sewer. • All electric service, telephone and cable television lines shall be located underground. • Whenever possible utilities shall be located in alley and lane rights-of-way. All other utility easements shall be located in public street rights-of-way. • All drainage structures and utility covers shall be placed flush with the surface on which they occur. • Concrete pads for all utility appurtenances shall not be more than 6 inches above the adjoining | <p>ultimate finish grade. Pads adjoining walkways shall be the same elevation and flush with the walkway.</p> <ul style="list-style-type: none"> • All utility buildings and structures are to be designed to fit the South Mountain theme. Design of individual buildings will depend on the type of building and its location in the community. Any developer, builder, or utility company constructing above grade structures or buildings must be reviewed by the Design Review Board to determine architectural image requirements. | <p><i>The design objective for the screen walls and fences is to provide screening and privacy elements for use when plant material is inadequate or impractical. Where possible, low walls or fences, landscaping, or the absence of walls, are preferred to promote an open and inviting community.</i></p> <ul style="list-style-type: none"> • This section pertains to screen walls and fences only. Refer to Grading and Drainage, Section 9, for retaining wall guidelines. • The wall and fence elevations, above, show the various screen options for South Mountain. All screen walls and fences shall be designed in accordance with these options. • The "openness" of a fence will be required. Solid fences may provide unwanted shade and loss of ventilation and views. |

| | | |
|---|---|---|
| <ul style="list-style-type: none"> • Wall materials may include brick, stone, and stucco. Timber walls are not permitted. • Fence materials may include 'wrought iron,' finished lumber, post and board, post and rail, white picket, as well as vertical board and batter. Split rail and chain link fences are not permitted. A vinyl chain link fence may be acceptable if covered with approved plant material. • Use of plant material alone or in combination with screen walls or fences should be considered. • All screen walls and fences shall be finished on the top with a cap, or rails and posts. • All screen walls and fences shall step, rather than slope, to accommodate grade change. • Screen walls and fences are not permitted in front yards, except as permitted elsewhere in these guidelines. Picket fences, hedges | <div style="text-align: center;">  </div> <p>and gates, which shall not exceed 4 feet in height, see illustration.</p> <ul style="list-style-type: none"> • Property line fences and walls, where permitted by the Design Review Board shall not exceed 6 feet in height. • Rear and side yard patios and decks may be fenced or screened with a fence or wall not to exceed 6 feet in height. • Screen walls and fences which are extensions of buildings shall be constructed of materials matching or compatible with those of the | <p>building. Color shall be consistent with the colors in the neighborhood. Height shall not exceed 6 foot height.</p> <ul style="list-style-type: none"> • With smaller lots it is desirable to visually extend properties beyond the property line. This should be considered when proposing fences which may visually define and separate areas, making them appear smaller. • When located along alleys or lanes, screen wall and fences shall be of the same material and design and shall attach to each garage at the same location on each structure. • All fencing shall be designed such that both sides reflect the same design and finish detailing. |
|---|---|---|

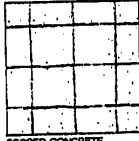
BK 7036pe2466

| 9.4 PATIOS AND DECKS | | |
|---|--|---|
| <ul style="list-style-type: none"> • Screen walls are not permitted along public open space. • No additions or extensions will be allowed to the top of screen walls or fences. • Screen wall and fence design, color and location are subject to approval by the Design Review Board. • Picket fences are encouraged in the front yards of houses within the Town Center. Wherever possible, picket fences shall run continuous and align across property lines. | <p><i>Patios and decks provide for extension of indoor space. Ground level patios generally have less visual impact than elevated decks.</i></p> <ul style="list-style-type: none"> • Patios and decks must be approved by the Design Review Board. • Patios or decks should generally be located in rear yards. Front and side yard and above grade locations will be evaluated according to their individual merits. Porches are encouraged in front yards. • When using the area under the deck for informal storage, the impact on neighbors shall be considered. Storage shall be maintained in a neat uncluttered appearance. Special screening or landscaping may be required. • Patio materials shall have natural weathering qualities such as brick, wood and stone. | <ul style="list-style-type: none"> • Wood decks shall generally match the trim or dominant color of the building. Certain wood such as redwood and cedar may be left to weather naturally. • Details of railings, posts, stairs, steps, benches, and other details as well as proposed changes to windows and doors shall be submitted for review and approval by the Design Review Board. • No second story hung or post supported decks will be acceptable. All second story exterior space shall be integral with the architecture and shall resemble a balcony or terrace. |

| 9.5 SUN CONTROL DEVICES | | |
|---|--|---|
| <p><i>Awnings and trellis work to provide an effective means for controlling glare and excessive heat build-ups on windows and doors and help reduce summer energy consumption and utility costs.</i></p> <ul style="list-style-type: none"> • Sun control devices shall be compatible with the architectural character of the building in terms of style, color and materials. • Awnings shall be of simple design without decorative embellishments such as scallops, fringes and contrasting color stitching. Solid color should be used rather than stripes or patterns. • Awnings and trellises shall be consistent with the scale of the buildings to which they are attached. | <ul style="list-style-type: none"> • The location of any awning or trellis shall not adversely affect views, light, winter sun, or natural ventilation of adjacent properties. • Trellis work shall match the trim color of the building. • Pipe frames for canvas awnings shall be painted to match the trim of the dominant color of the building. If awnings are removed for winter storage, pipe frames must also be removed. | <ul style="list-style-type: none"> • Construction details or photographs of proposed sun control devices including attachment to building, dimensions, color, and materials shall be submitted for review and approval by the Design Review Board. In the case of fabric awnings, submission of sample material shall be included. • Materials are available for application on inside of windows to reduce thermal transmission and glare. These materials may provide effective and economical alternatives to awnings and trellises. Effective sun control can also be provided by deciduous trees planted to shade windows. |



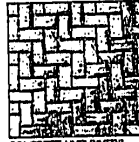
BRICK PAVING
RUNNING BOND PATTERN



SCORED CONCRETE



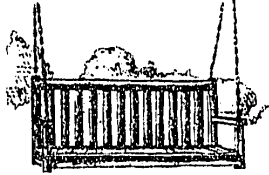
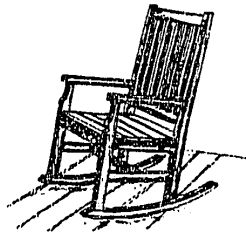
STONE PAVING



CONCRETE UNIT PAVERS
HERRINGBONE PATTERN

| 9.6 PEDESTRIAN PAVING | | Paving Application | | | | | |
|---|--------------------------------------|--------------------|-------|-----------------|-------------|---------------------|---------|
| <ul style="list-style-type: none"> • Paving, paths and trails shall have a continuous common surface not interrupted by steps or abrupt changes in level. • Paths, trails and sidewalks shall be connected at 90° angles whenever possible and include a 2.5 foot radius at each corner. • Paving materials and location shall be approved by the Design Review Board. • Paths and trails shall be constructed of pervious materials such as compacted aggregate. Equestrian trails shall be built in accordance with the City of Draper code. • Acceptable pedestrian area paving materials for selected uses are indicated in the following chart. | | Concrete | Brick | Concrete Pavers | Stone Slabs | Compacted Aggregate | Asphalt |
| | Paving | | | | | | |
| | Public Sidewalks Paralleling Streets | ● | ● | | | | |
| | Public Sidewalks at Intersections | ● | ● | | | | |
| | Crosswalks | ● | ● | ● | | | ● |
| | Cross-Parkway Sidewalk Access | ● | ● | ● | ● | | |
| | Plaza | ● | ● | ● | | | |
| | Paving near Commercial Uses | ● | ● | ● | ● | | |
| | Private Front Yard Sidewalks | ● | ● | ● | ● | | |
| | Trails | | ● | | | ● | ● |

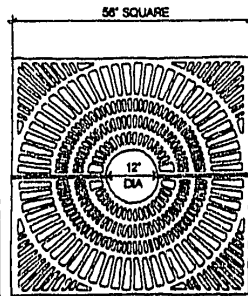
RK 7036Pe2469



9.7 SITE FURNISHINGS

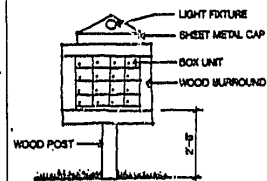
The design objective for the site furnishings is to select furnishings that are visually compatible with South Mountain's theme and durable. These furnishings will be used along public streets, at civic buildings and in openspaces to create visual continuity, reinforce community character and provide outdoor use areas.

- Benches shall be styled to match the architectural character of the majority of the buildings.
- Tree grates shall be fan type and traditional in ornamental work.
- Trash receptacles shall be combined with the street lights where possible.
- Where feasible, furnishings should be clustered combining seating, telephones, lighting, mailboxes, and trash receptacles. Such


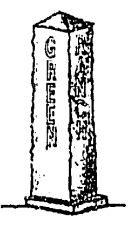


clusters are encouraged in conjunction with the Plaza, civic buildings, parks and the recreation center.

- Where distance from front door to mailbox structure exceeds 200', an overhead canopy will be required.



- Mailboxes shall be communal, where possible, located in accessible public space at the end of each set of homes along a block.
- Permanent bar-b-que grills should be placed in the rear of the house and not be located within 10 feet of the side and rear property lines.
- Clotheslines must be taken down when not in use.
- Trash cans shall be stored out of sight. This can be accomplished by storing them in garages or basements, or by appropriate exterior screening, fencing, or landscaping.

| 9.9 SIGNS AND GRAPHICS | | |
|---|---|---|
| <p><i>The design objective for the signage criteria is to create a functional information system with graphic style and image that contributes to the South Mountain character in an unobtrusive manner. All entry treatment and common area signage shall be consistent in materials, character, scale and finish to define a community.</i></p> <ul style="list-style-type: none"> • All street signs are per City of Draper Standards, yet may have subtle unique characteristics pertaining to the South Mountain Development. • Permanent developer identification signs are not permitted. Temporary model home monuments shall be reviewed and approved by the South Mountain Design Review Board. |  |  |
| | <ul style="list-style-type: none"> • Special consideration may be made, at a future date, for permanent entry features, i.e. monuments, landscaping, guard gates, etc. in the "Springs" and "Hill Village", as well as the Town Center, Golf Clubhouse, Equestrian Center, Community Recreation Center, Elementary School and Amphitheater. • Sign design shall be consistent in materials and scale with the | <p>building or use it serves. In general, signs shall be smaller than those in typical commercial centers.</p> <ul style="list-style-type: none"> • Signs must be compatible with the architecture and details of the buildings and oriented to the pedestrian. A variety of signs is encouraged; however, when a building requires several different signs, they should be consistent in size, material, colors and font style. |

BK 7036pe2471

| | | |
|--|---|---|
| <ul style="list-style-type: none"> • Sign placement and configuration shall comply with the minimum sign regulations for the City of Draper. • For shops and stores, recommended signage is a graphically consistent system of darker colored traditional style letters, routed or applied to a neutral background over the store window area. Hanging signs are acceptable. • Signs may be lit based on approval by the Design Review Board. • The following sign types and placements are permitted: <ul style="list-style-type: none"> a. Building facade signs, below the lower cornice, above or on the lintel of windows and doors. b. Hanging signs, not to exceed 4 square feet per side which shall not interrupt the line of the facade. The sign design and bracket must complement the building and street. | <ul style="list-style-type: none"> c. Signs on canopies and awnings, with letters 1 foot high or less are permitted. d. Signs must be located at the place of business to which they refer, on premises. No stick-on window signs are permitted. Signs etched on the interior of windows are permitted provided they do not exceed 10% of the window area and do not obscure the merchandise inside the store. f. A sign shall not obscure, conflict with, or cover any architectural detail (i.e. cornice) and must be aligned with major building elements such as windows, trim, and structural lines. g. Businesses located on the upper floor of buildings shall place their identification signage on | <ul style="list-style-type: none"> the ground level of the building, not to exceed 2 square feet total in area per sign face. Freestanding and grouped signs on posts are not permitted. • Monument entrance signs may be provided along Highland Drive at the three entrances to South Mountain, as well as the Town Center, Equestrian Center, Golf Clubhouse, Community Recreation Center and Elementary School. • A Commercial District Signage Guideline package will be developed at a future date, and shall become a part of these Development Guidelines. • Signage shall be subject to review and approval by the Design Review Board and City of Draper. |
|--|---|---|

APPENDIX A - PLANT SPECIES LIST

Methodology
Plant materials were selected after consideration of limiting environmental factors. Extensive research was conducted utilizing local as well as governmental sources. This search included local plant communities, soil surveys, plant material suitability to design, annual precipitation, historical presence in the area, and regional climate. These factors as well as market availability of B&B and containerized plant stock were the primary factors that determined which species were selected.

Revegetation Seed Mlx

| <u>Common Name</u> | <u>Botanical Name</u> | <u>PLS lb/AC</u> | <u>Variety</u> |
|-----------------------|------------------------|------------------|----------------|
| Crested Wheatgrass | Agropyron cristatum | 1.0 | |
| Pubescent Wheatgrass | Agropyron trichophorum | 4.0 | |
| Russian Wildrye | Elymus junceus | 2.0 | |
| Thickspike Wheatgrass | Agropyron dasystachyum | 2.0 | |
| Bluebunch Wheatgrass | Agropyron spicatum | 2.0 | |
| Tall Wheatgrass | Agropyron elongatum | 4.0 | |
| Great Basin Wildrye | Elymus cinereus | 2.0 | Magnar |
| Indian Ricegrass | Oryzopsis hymenoides | 1.0 | |
| | | 18.0 PLS lbs/AC | |

Wildflower Seed Mlx

| <u>Common Name</u> | <u>Botanical Name</u> | <u>PLS lb/AC</u> | <u>Variety</u> |
|-----------------------|-----------------------|------------------|----------------|
| Blue Flax | Linium lewisii | 1.0 | |
| Small Burnet | Sanguisorba minor | 3.0 | |
| Blanket Flower | Gaillardia aristata | 1.0 | |
| White Yarrow | Achillea millefolium | 0.1 | |
| Palmer Penstemon | Penstemon palmerii | 0.5 | |
| Rocky Mnt. Penstemon | Penstemon strictus | 0.5 | |
| Wasatch Penstemon | Penstemon cyananthus | 0.25 | |
| Firecracker Penstemon | Penstemon eatonii | 0.25 | |
| Scarlet Globemallow | Sphaeralcea coccinea | 0.10 | |
| | | 6.7 PLS lbs/AC | |

Non-Irrigated Lawn Seed Mlx

| <u>Common Name</u> | <u>Botanical Name</u> | <u>PLS lb/AC</u> | <u>Variety</u> |
|-----------------------|-----------------------|------------------|----------------|
| Streambank Wheatgrass | Agropyron riparium | 8.0 | Sodar |
| Crested Wheatgrass | Agropyron cristatum | 4.0 | Ephraim |
| Sheep Fescue | Festuca ovina | 4.0 | MX-86 |
| | | 16.0 PLS lbs/AC | |

BK 7036Fe2473

PLANT SPECIES LIST CONT.

Irrigated Turf Seed Mix

| <i>Common Name</i> | <i>Botanical Name</i> | <i>PLS lb/AC</i> | <i>Variety</i> |
|--------------------------|-----------------------|------------------|--------------------------|
| Perennial Ryegrass | Lolium perenne | 63.0 | Pinnacle/Premier, Glade |
| Mixed Kentucky Bluegrass | Poa pratensis | 147.0 | Batitia, nuStar, Eclipse |
| | | 210 PLS lbs/AC | |

Revegetation Species - Shrub/Woody Species

| <i>Common Name</i> | <i>Botanical Name</i> |
|------------------------------|----------------------------------|
| Gambel's Oak | Quercus gambelli |
| Woods Rose | Rosa woodsii |
| Serviceberry | Amelanchier alnifolia |
| Curly-leaf Mountain Mahogany | Cercocarpus ledifolius |
| Rubber Rabbitbrush | Chrysothamnus nauseosus |
| Chokecherry | Prunus virginiana v. melanocarpa |
| Antelope Bitterbrush | Purshia tridentata |
| Golden Currant | Ribes aureum |
| Rocky Mountain Juniper | Juniperus scopulorum |
| Four Wing Saltbush | Atriplex canescens |

Community - Parkway - Trees (Deciduous)

| <i>Common Name</i> | <i>Botanical Name</i> | <i>Variety</i> |
|-------------------------------|--------------------------|------------------|
| Columnar Norway Maple | Acer platanoides | Columnare |
| Armstrong Maple | Acer rubrum | Armstrong |
| Bowhall Maple | Acer rubrum | Bowhall |
| Centurion Crab | Malus sp. | Centurion |
| Klehm's Improved Betchel Crab | Malus ioensis | Klehm's Improved |
| Madonna Crab | Malus sp. | Madonna |
| Radiant Crab | Malus sp. | Radiant |
| Red jade Crab | Malus sp. | Red Jade |
| Royalty Crab | Malus sp. | Royalty |
| Spring Snow Crab | Malus sp. | Spring Snow |
| Chrimson Cloud Hawthorne | Crataegus laevigata | Chrimson Cloud |
| Columnar/Dawyck Beech | Fagus sylvatica | Fastigiata |
| Rohani Beech | Fagus sylvatica 'rohani' | Rohani |
| Bolleana Poplar | Populus alba | Pyramidalis |
| Capital Pear | Pyrus calleryana | Chanticleer |
| Columnar English Oak | Quercus robur | Fastigiata |
| Red Oak | Quercus rubra | |

BK 7036P82474

PLANT SPECIES LIST CONT.

Community - Residential - Trees (Deciduous)

| <u>Common Name</u> | <u>Botanical Name</u> | <u>Variety</u> |
|-------------------------|-----------------------|----------------|
| Japanese Laceleaf Maple | Acer palmatum | Dissectum |
| Whitespire Birch | Betula platyphylla | Whitespire |
| Crusader Hawthorne | Crataegus cv. | Cruzam |
| Washington Hawthorne | Crataegus phaenopyrum | Washington |
| Imperial Honeylocust | Gleditsia tricanthos | Imperial |
| Shademaster Honeylocust | Gleditsia tricanthos | Shademaster |
| Kentucky Coffeetree | Gymnocladus dioica | |
| Pin Oak | Quercus palustris | |
| Greenspire Linden | Tilia cordata | |
| Red Oak | Quercus rubra | |
| River Birch | Betula nigra | |

Community - Residential - Trees (Evergreen)

| <u>Common Name</u> | <u>Botanical Name</u> | <u>Variety</u> |
|--------------------|-----------------------|----------------|
| Skyrocket Juniper | Juniperus virginiana | Skyrocket |
| Austrian Pine | Pinus nigra | |

Community - Residential - Shrubs (Evergreen)

| <u>Common Name</u> | <u>Botanical Name</u> | <u>Variety</u> |
|------------------------|---------------------------------------|-----------------|
| William Penn Barberry | Berberis gladwynensis | William Penn |
| Rose Glow Barberry | Berberis thunbergii | Rose Glow |
| Crimson Pygmy Barberry | Berberis thunbergii atropurpurea nana | Crimson Pygmy |
| Butterfly Bush | Buddleia davidii | |
| Wintergreen Boxwood | Buxus koreana | Wintergreen |
| Winter gem Boxwood | Buxus microphylla asiatic | Winter Gem |
| Cranberry Cotoneaster | Cotoneaster apiculata | |
| Silver King Euonymus | Euonymus japonica | Silver King |
| Miss Kim Lilac | Syringa vitutina | Miss Kim |
| Daphne Spirea | Spirea japonica | Alpina |
| Pink Spirea | Spirea bumalda | Dolchica |
| Little Princess Spirea | Spirea japonica | Little Princess |
| Vanhoutte Spirea | Spirea vanhouttei | |

BK 7036Pg 24 75

PLANT SPECIES LIST CONT.

Community - Residential - Groundcovers

| <u>Common Name</u> | <u>Botanical Name</u> | <u>Variety</u> |
|---------------------------|-----------------------|------------------|
| Emerald Gaiety Euonymus | Euonymus fortei | Emerald Gaiety |
| Emerald and Gold Euonymus | Euonymus fortunei | Emerald and Gold |
| St. Johnswort | Hypericum calycimur | |
| Spring Cinquefoil | Potentilla verna | |
| Utah or Goldmoss Sedum | Sedum acre | |
| Dwarf Mountain Lover | Pachistima canbyi | |

Community - Residential - Perennials

| <u>Common Name</u> | <u>Botanical Name</u> | <u>Variety</u> |
|------------------------------|--------------------------|---------------------|
| Rock Jasmine | Androsace lanuginosa | |
| Basket of Gold | Alyssum saxatile | compactum |
| Pink Rockcress | Arabis alpina | Compinkie |
| Sweet William Double Dwarf | Dianthus barbatus | Double Flowered Mix |
| Knappii Dianthus | Dianthus knappii | |
| Bravado Coneflower | Echinacea purpurea | Bravado |
| White Swan Coneflower | Echinacea purpurea | White Swan |
| Porter's Sulphur Flower | Erigonum umbellatum | Porterii |
| Blanket Flower | Gaillardia aristata | |
| Burgandy Blanket flower | Gaillardia grandiflora | Burgandy |
| Wild Geranium | Geranium viscosissimum | |
| Chilean Avens | Geum quellyon | Mrs. Bradshaw |
| Pink Flowering Baby's Breath | Gypsophila pacifica | |
| Apricot Rock Rose | Helianthemum nummularium | Apricot |
| Daylily | Hemerocallis hybrids | mixed |
| Hosta/Plantain Lily | Hosta sp. | mixed |
| Candytuft | Iberis sempervirens | Candytuft |
| Iris | Iris sp. | mixed |
| English Lavendar | Lavenula angustifolia | |
| Gayfeather | Liatris sp. | mixed |
| Lily Turf | Liriope muscar! | mixed |
| Lupine | Lupinus polyphyllus | Russell Strain |
| Bee Balm | Monarda didyma | mixed |
| Mexican Primrose | Oenothera berlandieri | sisky |
| Oriental Poppy | Papaver orientale | mixed |
| Penstemon | Penstemon sp. | mixed |
| Phlox | Phlox sp. | mixed |

BK 7036P62476

PLANT SPECIES LIST CONT.

Community - Residential - Perennials cont.

| <u>Common Name</u> | <u>Botanical Name</u> | <u>Variety</u> |
|--------------------|----------------------------|----------------|
| Lavendar Cotton | Santolina chamaecyparissus | |
| Stoke's Aster | Stokeis laevis | Cyanea |
| Germander | Teucrium chamaedrys | |
| Speedwell | Veronica spicata | Rose |
| Speedwell | Veronica teucrium | Royal Blue |
| Showy Goldeneye | Viguiera hirta multiflora | |

Community - Orchard - Trees

| <u>Common Name</u> | <u>Botanical Name</u> | <u>Variety</u> |
|--------------------|-----------------------|----------------|
| Spring Snow Crab | Malus sp. | Spring Snow |
| Pink Princess Crab | Malus sp. | Pink Princess |
| Redspire Pear | Pyrus calleryana | Redspire |
| Aristocrat Pear | Pyrus calleryana | Aristocrat |

Local Nursery Contacts:

| | | |
|---|---|---|
| Progressive Plants 9180 South Wasatch Blvd. Sandy, Utah 84093 (801) 942-7333 | Lone Peak State Forest Nursery Lone Peak Conservation Center 14650 South Prison Road Draper, Utah 84020-9599 (801) 571-0900 Contact: Scott Ziedler | Folger Seed Co. 6950 South, 400 West, #1 Midvale, Utah 84047 (801) 255-1131 Contact: Orsen or Allen |
|---|---|---|



SOUTH MOUNTAIN

APPENDIX

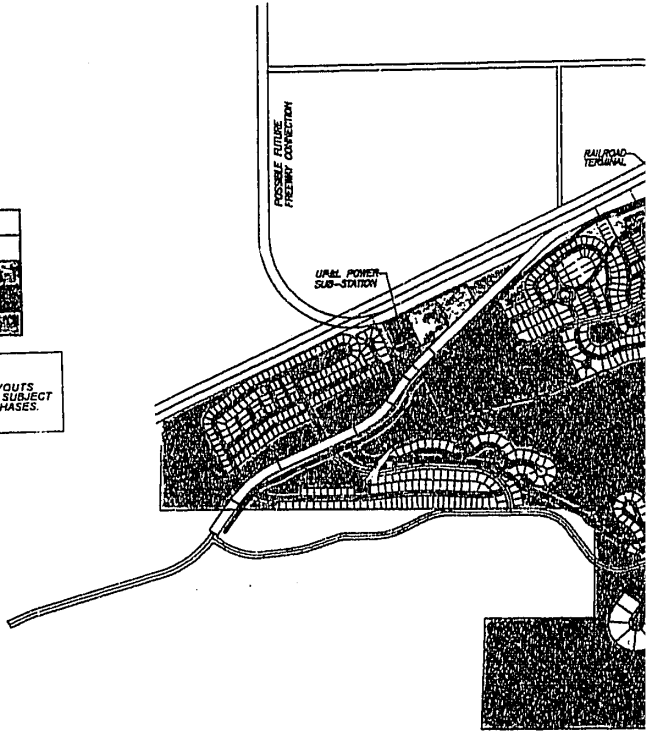
| APPENDIX B - EXHIBITS | |
|-----------------------|--|
| EXHIBIT - A | MASTER DEVELOPMENT PLAN |
| EXHIBIT - B | PHASE DEVELOPMENT MAP |
| EXHIBIT - C | ZONING MASTER PLAN |
| EXHIBIT - D | DESIGN REVIEW PROCESS DIAGRAM |
| EXHIBIT - E | STREET MASTER PLAN |
| EXHIBIT - F | NEIGHBORHOOD DEVELOPMENT PLAN |
| EXHIBIT - G | PARK & RECREATIONAL AREAS MASTER PLAN |

SOUTH MOUNTAIN
MASTER DEVELOPMENT PLAN
EXHIBIT-A



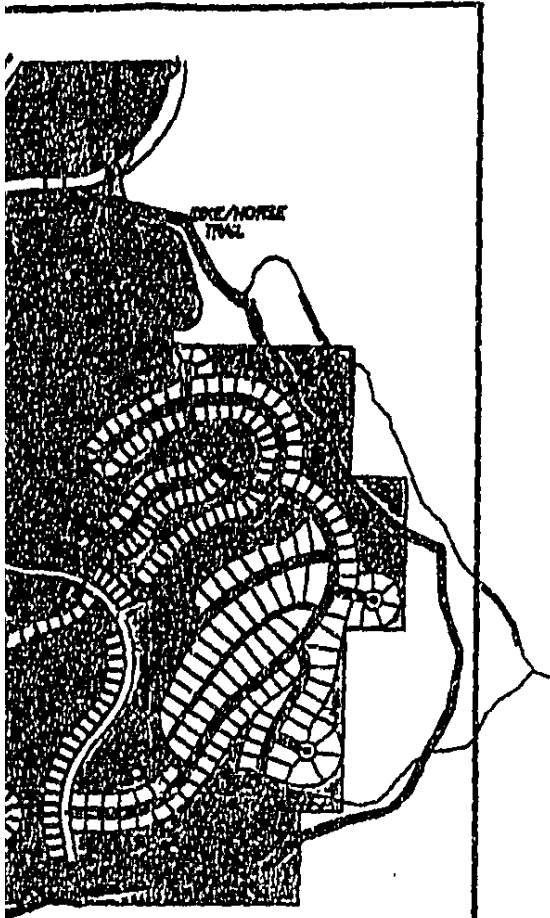
| LEGEND: | |
|-------------|----------------------------|
| RESIDENTIAL | [Stippled pattern] |
| COMMERCIAL | [Cross-hatched pattern] |
| TRAILS | [Dotted pattern] |
| OPEN SPACE | [Diagonal hatched pattern] |

DISCLAIMER:
LOCAL ROADS AND LOT LAYOUTS
SHOWN FOR EXAMPLE ONLY - SUBJECT
TO APPROVALS ON SPECIFIC PHASES.



**WILDING
ENGINEERING**

BK 7036 PG 2479



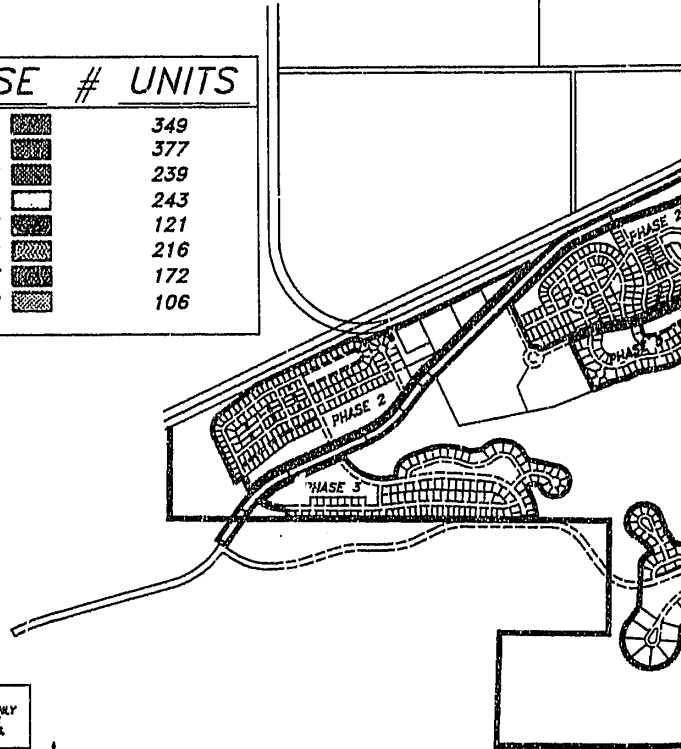
| | | |
|----------------|------|--------|
| BY NAME | | DATE |
| SOUTH MOUNTAIN | | 7/3/06 |
| BY PART | | NTS |
| BY | DATE | 1 OF 1 |

BK 7036 PG 2480

SOUTH MOUNTAIN

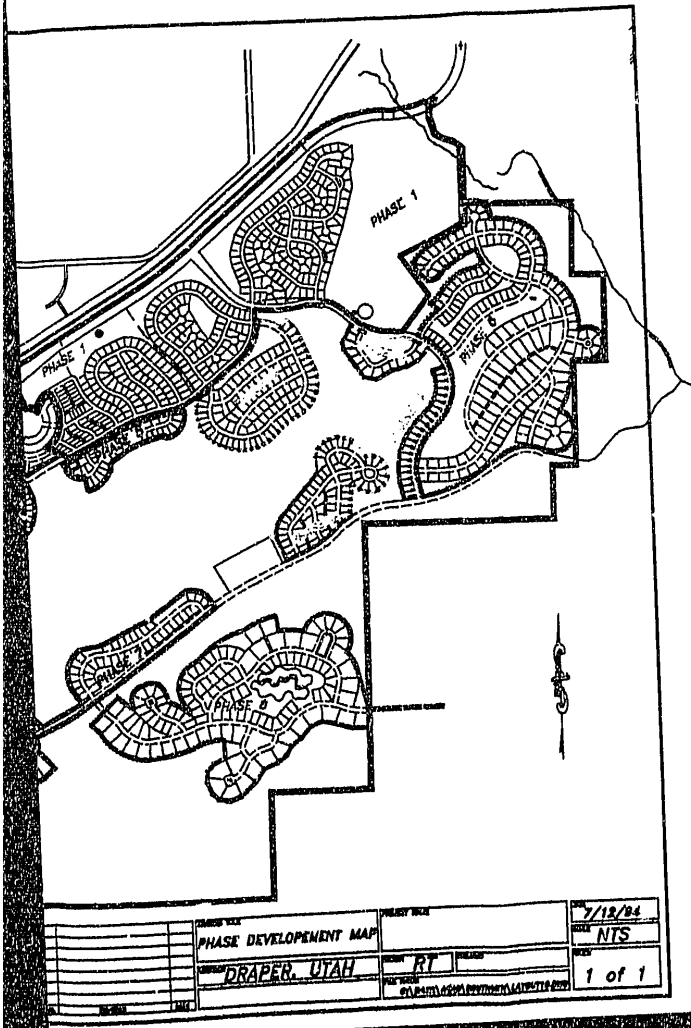
PHASE DEVELOPEMENT MAP
EXHIBIT-B

| PHASE # | # UNITS |
|---------|---------|
| PHASE 1 | 349 |
| PHASE 2 | 377 |
| PHASE 3 | 239 |
| PHASE 4 | 243 |
| PHASE 5 | 121 |
| PHASE 6 | 216 |
| PHASE 7 | 172 |
| PHASE 8 | 106 |



DISCLAIMER
CURRENT ISAL PLAN ONLY
SUBJECT TO CHANGE AS
DEVELOPMENT PROCEEDS





**WILDING
ENGINEERING**

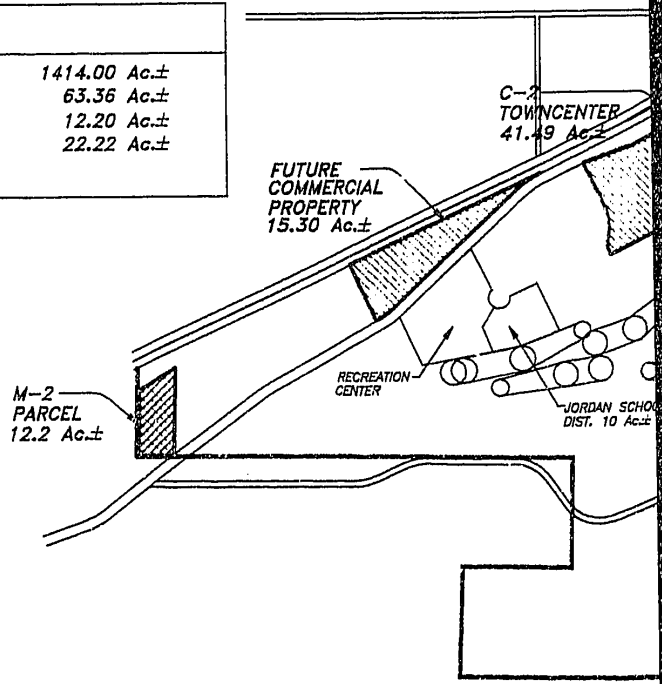


BK 7036FB2482

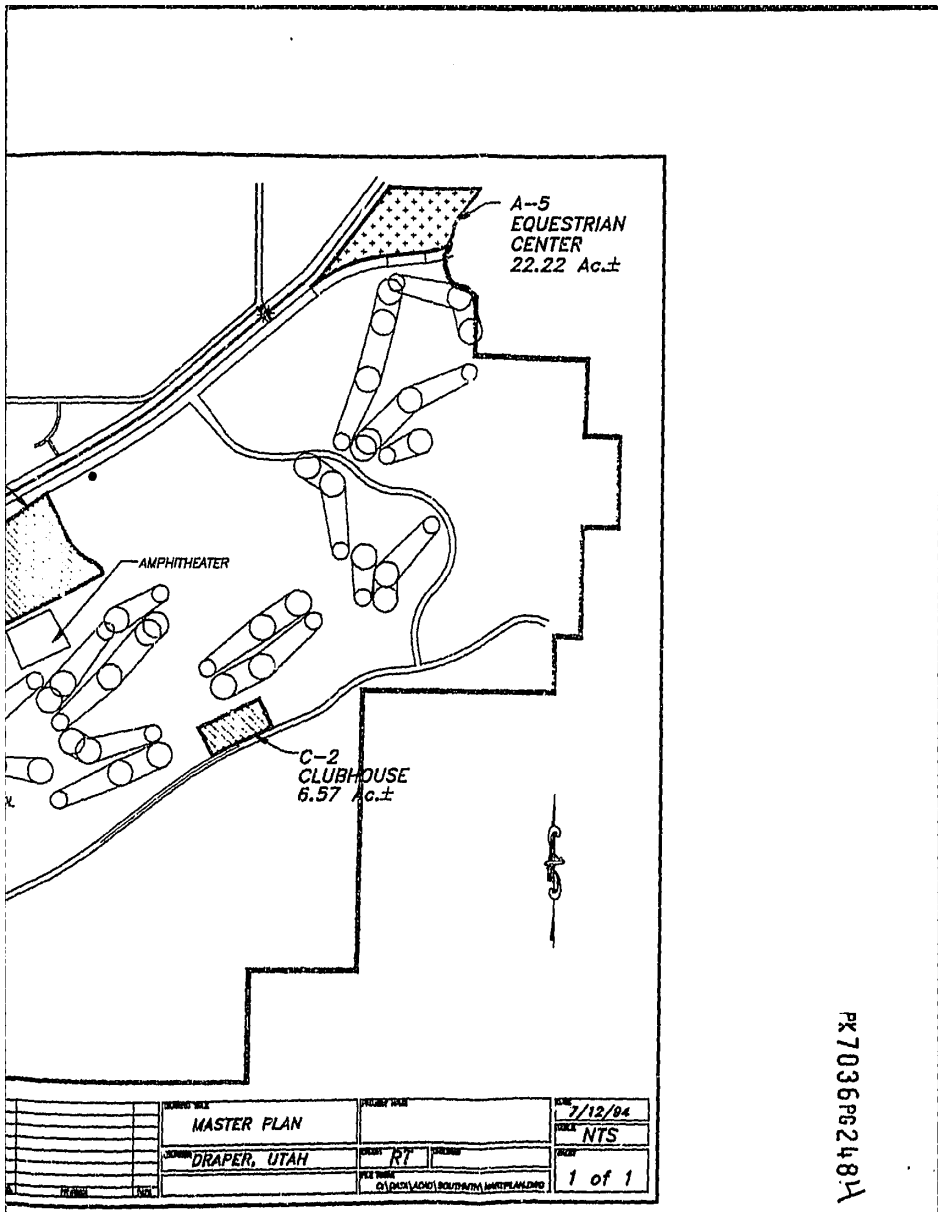
SOUTH MOUNTAIN

MASTER PLAN (EXISTING ZONING)
EXHIBIT-C

| | | |
|-----|---|--------------|
| RM |  | 1414.00 Ac.± |
| C-2 |  | 63.36 Ac.± |
| M-2 |  | 12.20 Ac.± |
| A-5 |  | 22.22 Ac.± |

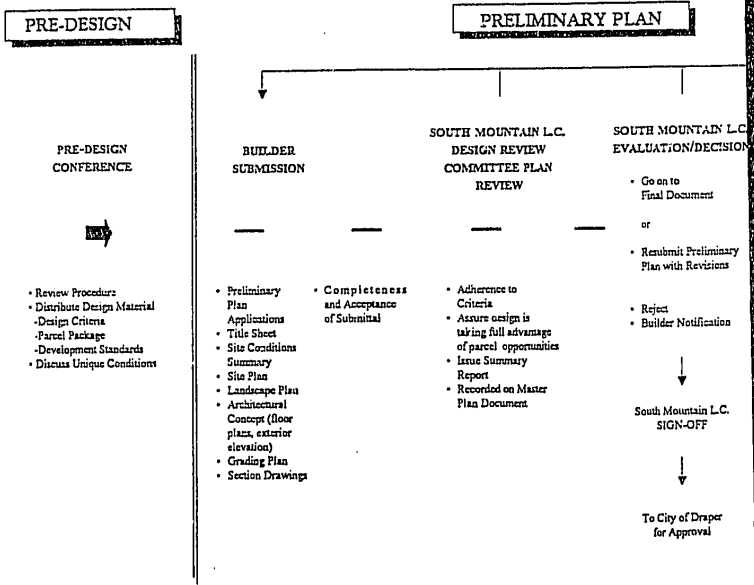


**WILDING
ENGINEERING**
PLANNING AND ENGINEERING
1000 S. 10th Street
Tulsa, Oklahoma 74106
918-438-9111



PK7036P62481A

DESIGN REVIEW PROCESS
EXHIBIT

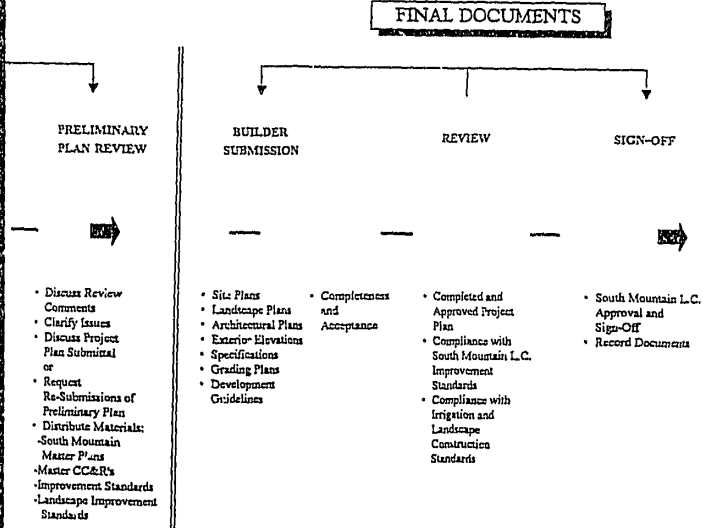


BK 7036PG2485

INTAIN

PROCESS DIAGRAM

D

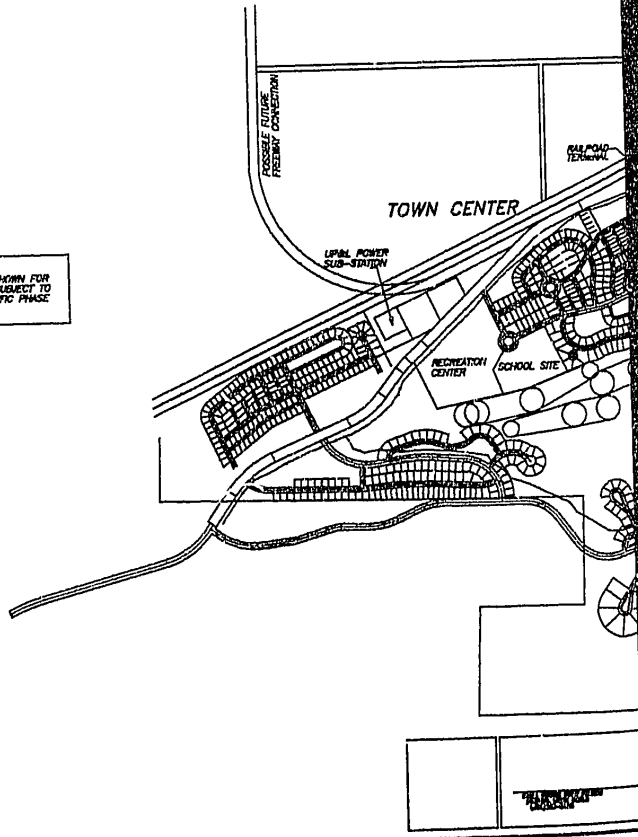


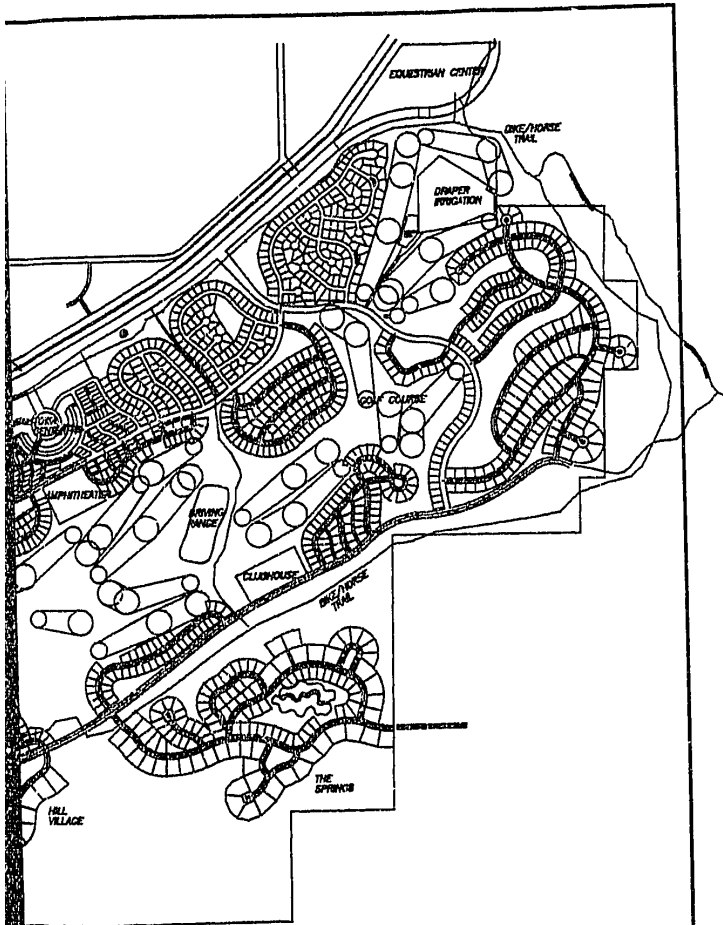
BK7036PG248b

SOUTH MOUNTAIN
MASTER STREET PLAN
EXHIBIT-E



DISCLAIMER:
LOCAL ROADS SHOWN FOR
EXAMPLE ONLY - SUBJECT TO
CHANGE WITH SPECIFIC PHASE
APPROVALS.





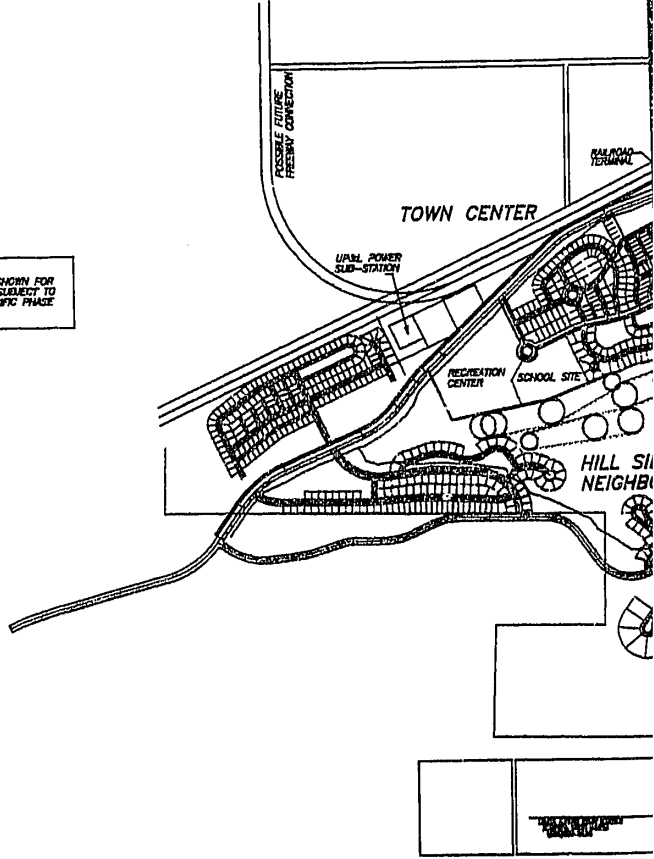
| | | | | |
|--|--|--|---------------------------------------|-------------------------------|
| SHEET NO. _____ PROJECT NO. _____ DATE _____ | | SHEET TITLE MASTER STREET PLAN | PROJECT NAME SOUTH MOUNTAIN | DATE 7/12/06 |
| DRAWN BY DISAPER LITAN | | CHECKED BY GDW | DESIGNED BY [Blank] | SCALE NTS |
| PROJECT LOCATION [Blank] | | PROJECT NUMBER [Blank] | | SHEET NUMBER 1 OF 1 |

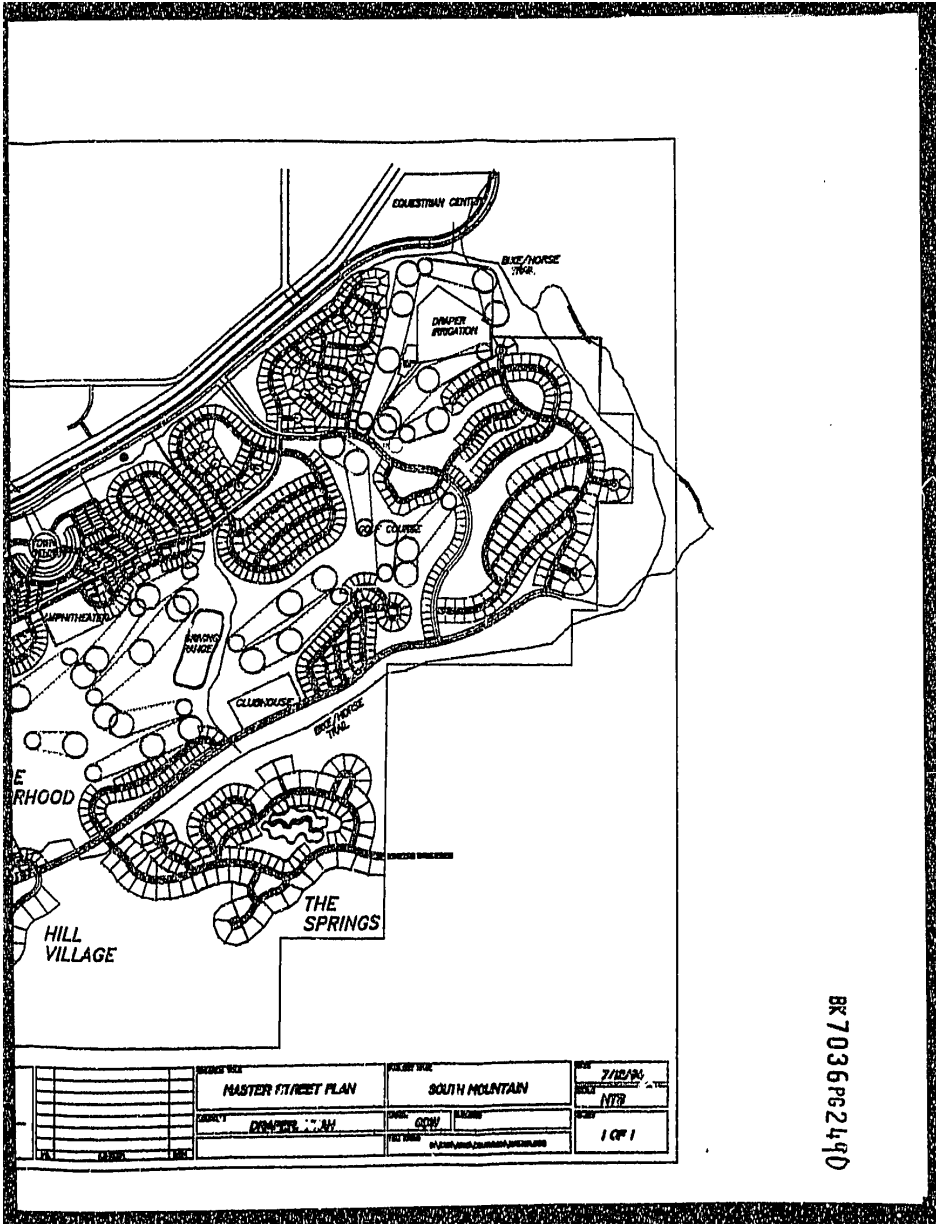
BK 7036Fe2489

SOUTH MOUNTAIN
NEIGHBORHOOD DEVELOPMENT PLAN
EXHIBIT-F











DISCLAIMER:
LOCAL ROADS SHOWN FOR
EXAMPLE ONLY - SUBJECT TO
CHANGE WITH SPECIFIC PHASE
APPROVALS.

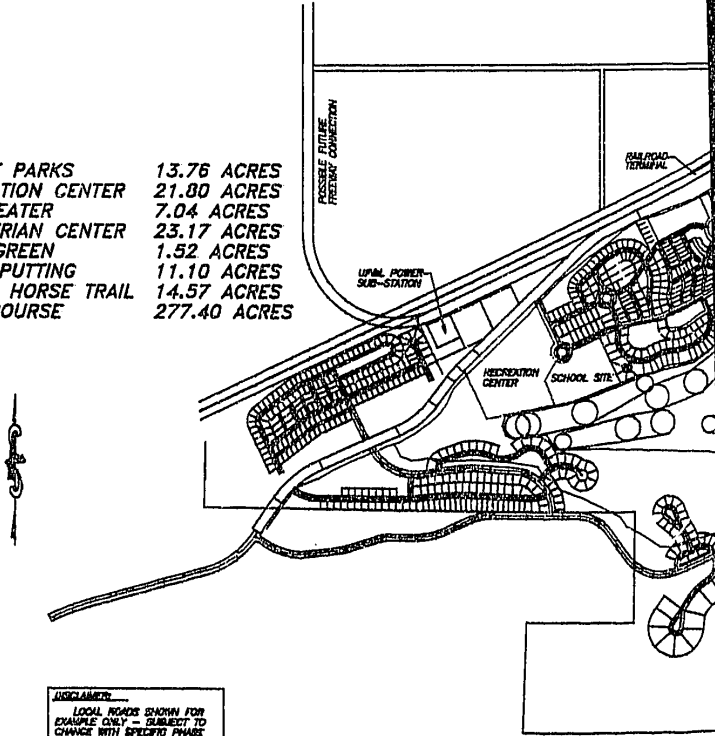




BK 7036Pg2490

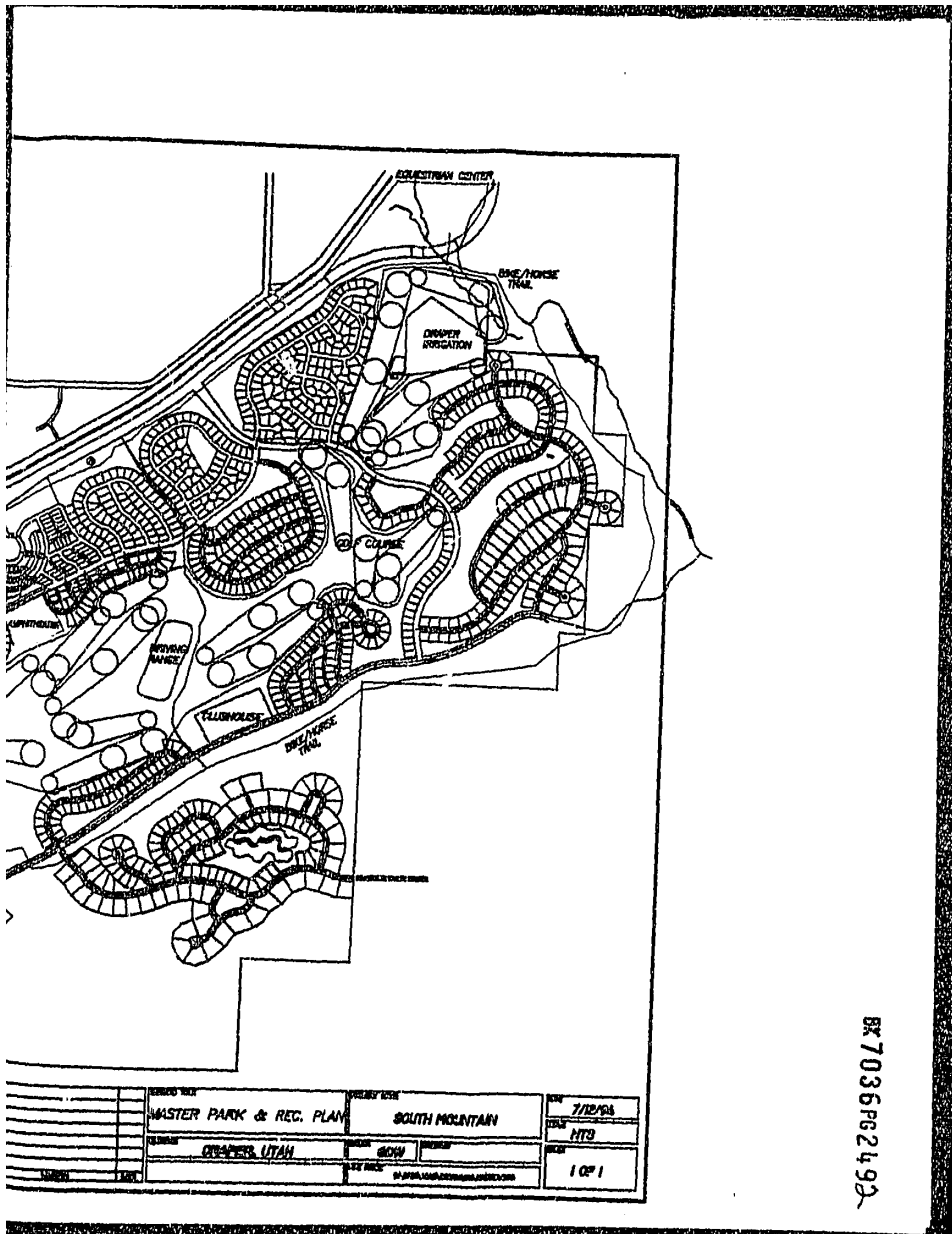
SOUTH MOUNTAIN
 MASTER PARK & RECREATIONAL AREAS
 EXHIBIT-G

| | | |
|---|--------------------|--------------|
|  | POCKET PARKS | 13.76 ACRES |
|  | RECREATION CENTER | 21.80 ACRES |
|  | AMPITHEATER | 7.04 ACRES |
|  | EQUESTRIAN CENTER | 23.17 ACRES |
|  | TOWN GREEN | 1.52 ACRES |
|  | LAKE PUTTING | 11.10 ACRES |
|  | BIKE & HORSE TRAIL | 14.57 ACRES |
|  | GOLF COURSE | 277.40 ACRES |



DISCLAIMER:
 LOCAL ROADS SHOWN FOR
 EXAMPLE ONLY - SUBJECT TO
 CHANGE WITH SPECIFIC PHASE
 APPROVALS.





BK 7036782492

| APPROVAL PROCESS CHECKLIST FORM | | |
|---|------------------|----------------|
| | Preliminary Plan | Final Document |
| 1. Sheet size 24" x 36" | 1 | 1 |
| Original on film or vellum | 2 | 2 |
| Copies - number required | | |
| 2. Names and addresses of: | X | X |
| A. Builder | X | X |
| B. Owners | X | X |
| C. Land Planner | X | |
| D. Registered Land Surveyor in the State of Utah | X | X |
| 3. North point and date of preparation. | X | X |
| 4. Scale written and graphic, 1" = 50' or larger. | X | X |
| 5. Vicinity map showing major land use divisions, street and major drainage features for at least one-fourth (1/4) mile on all sides of the proposed project located in relation to governmental section lines. | X | X |
| 6. Indication of existing zoning. | X | |
| 7. A key or index shall be on the first page if the plat consists of more than one page. | X | X |
| 8. Legal description of project site. | X | X |
| 9. A statement or tabulation reflecting the total acreage of the project and breakdown as to land uses, such as building lots, streets, deed public areas, recreation easements. | X | |

BK 7036P62493

| | Preliminary Plan | Final Document |
|---|------------------|----------------|
| 10. Boundary line of the project in a heavy solid line. | X | X |
| 11. Topographic contouring by a Registered Land Surveyor or Engineer: | | |
| A. Existing topography and a grading plan, with 2' interval covering the project site and 100' in all directions. | X | X |
| 12. Drainage channels, wooded areas and other significant natural features within the tract of at least 100' immediately adjacent thereto. | X | X |
| 13. Boundary of existing 100 year flood plain, if applicable. | X | X |
| 14. Lines depicting any proposed modifications to drainage channels or flood plains. | X | X |
| 15. General land plan reflecting land use divisions including residential, streets, recreational easements and other significant features. | X | |
| 16. Specific land plan for site and at least 100' adjacent thereto reflecting existing and proposed lot and property boundaries, streets, utility lines, drainage structures with easements and dedications, all significant dimensions to nearest foot; show the square footage within each lot. | X | |

BK 7036PS2494

| | Preliminary Plan | Final Document |
|--|------------------|----------------|
| <p>17. A preliminary layout map showing the method of moving storm water through the project will be needed. This map should also show runoff concentrations in acres of drainage area on each street entering each intersection. (This may be combined with topographic map.) Flow arrows should clearly show the complete runoff flow pattern.</p> <p>A. Details of ditch and culvert.</p> <p>B. Calculations of projected quantity of storm water entering project naturally from area outside of project.</p> <p>C. Quantities of flow from each pickup point.</p> <p>D. Location, size and grades of required culverts, drain inlets and storm drainage sewers.</p> <p>E. Details of on-site retention of storm water as required by Draper City.</p> <p>F. Overlot grading from lot to lot to street drainage required.</p> <p>18. Specific land plan, fully surveyed, reflecting exact location of all boundaries, streets, recreational easements, utility easements, public areas and any other proposed divisions.</p> | X | X |

R 7036Pc2495

| | Preliminary Plan | Final Document |
|---|------------------|----------------|
| <p>19. Subdivision Boundary and Interior Streets: An accurate and complete boundary survey and survey of interior street lines shall be made of the land to be subdivided. A traverse of the exterior boundaries and interior streets of the tract, and of each block, when computed from field measurements on the ground, must close within a limit of one foot to ten thousand feet (1" to 10,000") of perimeter. The boundary of the subdivision shall be clearly indicated on the final plat. All lines shown on the plat which do not constitute a part of the subdivision shall be dashed. Any area enclosed by the subdivision, but not a part thereof, shall be labeled "Not a part of this subdivision". Adjacent subdivisions shall be identified by official names.</p> | X | X |
| <p>20. Dimensions, Bearing or Angles, Curve Data: The final plat shall show all survey and mathematical information and data necessary to locate all monuments and to locate and retrace any and all interior and exterior boundary lines appearing thereon including bearings or angles, continued with distances and deflection angles for all circular curves. Where, under unusual circumstances, curves other than circular are used, the final plat must indicate type of curve and all pertinent data.</p> | | X |

| | Preliminary Plan | Final Document |
|---|------------------|----------------|
| <p>21. Lots and Blocks: All lots and blocks and all parcels offered for dedication for any purpose shall be particularly delineated and designated with all dimensions, boundaries and courses clearly shown and defined in every case. Parcels offered for dedication, other than for streets or easements, shall be designated by letter or number which shall be explained on the map. Sufficient linear, angular and curve data shall be shown to determine readily the bearing and length of the boundary lines of every block, lot and parcel which is part thereof. All lots and wherever practicable, blocks, in their entirety shall be shown on one sheet. No ditto marks shall be used for lot dimensions. All lots and blocks shall be numbered systematically.</p> <p>22. Streets: The plat shall show the right-of-way lines and names of each street, and the width of any portion being dedicated, and widths of any existing dedications. The widths, locations and names of adjacent streets and other public properties within fifty feet (50') of the subdivisions shall be shown. If any street in the subdivision is a continuation of an existing street, the conformity or the amount of nonconformity of such street, to</p> | | X |

BR 7036Pe2497

| | Preliminary Plan | Final Document |
|--|------------------|----------------|
| such existing street shall be accurately shown. Whenever the center line of a has been established or recorded, the data shall be shown on the final plat. | | X |
| <p>23. Easements: The sidelines of all easements including easements for utilities and drainage shall be shown by fine-dashed lines. If any easements already of record cannot be definitely located, a statement of the existence, the nature thereof and its recorded reference must appear on the title sheet. Distances and bearings on the sidelines of lots which are cut by easements must be arrowed or shown that the plat will indicate clearly the actual length of the lot lines. The widths of all easements and sufficient ties thereto to definitely locate the same with respect to the subdivision must be shown. All easements must be clearly labeled and identified. If an easement shown on the plat is already of record, its recorded reference must be given. If an easement is being dedicated by the plat, it shall be set out in the owner's certificate of dedication and dedicated to the City.</p> | | X |
| <p>24. Building Setback Line/Building Envelope: The plat shall show building setback lines by long thin dashed lines.</p> | X | |

BK 7036 Ps 2498

| | Preliminary Plan | Final Document |
|---|------------------|----------------|
| 36. A general warranty deed which deeds to the City, or other appropriate public agency, all lands other than streets which are to be held for or used for public purposes. | | X |
| 37. Street profiles in accordance with Development Guidelines. | | X |
| 38. Two (2) sets of pavement design computations. | | X |
| 39. One set with approved house numbers and two (2) prints of same. | | X |
| 40. Indicate on plan approved building envelopes. | X | X |
| 41. Indicate on plan approved building footprint(s) with finished floor elevations. | X | X |
| 42. Provide all building elevations of each side, labeled with dimensions, materials and color. | X | X |
| 43. Provide fence elevations complete with dimensions, materials and color, (if applicable). | X | X |
| 44. Provide one set of complete Landscape Plans for streetscapes/parks, etc. | X | X |
| 45. Provide one set of complete Irrigation Plans for streetscape/parks, etc. | X | X |

| | Preliminary Plan | Final Document |
|--|------------------|----------------|
| 25. The location and description of all section corners and permanent survey monuments in or near the tract, to at least one of which the subdivision shall be referenced. | | X |
| 26. Surveyor's certificate of survey, signed with seal, and the date of the survey. | X | X |
| 27. Street maintenance agreement, if applicable. | | X |
| 28. Street lighting agreement, if applicable. | | X |
| 29. Certificate of South Mountain Design Review Board approval. | | X |
| 30. Certificate of Planning and Zoning Commission approval. | | X |
| 31. Certificate of the City's acceptance of ways, easements and public land dedications. | | X |
| 32. County Clerk and Recorder's certificate. | | X |
| 33. Documentary evidence of water supply, sewage disposal, electricity, gas, storm drainage, telephone. | X | |
| 34. Flood Plain Development Plan consisting of map and supporting data, (if applicable). | X | |
| 35. Treasurer's certificate of taxes, reflecting that taxes are not delinquent. | | X |

82-70316 Pg 2500

SOUTH MOUNTAIN
GLOSSARY

| GLOSSARY | | |
|---|---|---|
| <p>Builder/Developer Builder/Developer shall mean a developer/builder of an individual parcel other than the master developer and individual home builders.</p> <p>Building Height Average grade along the front facade of the building to the highest point of the roof ridge.</p> <p>Building Line The horizontal line, at the ground plane, which corresponds to a front, side or rear facade of the building.</p> <p>Community Openspace Community openspace is defined as any public recreational or facility grounds including, but not limited to: improved park areas provided for passive recreation including gardens, walking areas, picnic areas; linear open space connections developed to provide pedestrian and bicycle linkages between village centers, neighborhood focuses, parks and residential areas. These connections can make dual use of preserved natural drainages, new drainage ways and utility easements. Walkways in these areas are to be a minimum of 8' or 5' if a separate bicycle path is provided.</p> | <p>Design Theme A conceptual theme that is established for an area of South Mountain which forms the basis for all design decisions that are made toward realizing the final form of the area. The Design Theme provides a visual basis for architecture, engineering, site planning and landscape architecture.</p> <p>Drought Tolerant Plant Material Plant materials that do not require irrigation after initial establishment, as opposed to exotic plant material that is not indigenous to the area and requires large amounts of irrigation.</p> <p>Disabled Accessible Means of access and egress that are easily utilized by people having temporary, activity, or mobility impairments, and complies with Federal ADA requirements.</p> <p>Floor Area Ratio Ratio of area defined as gross square footage of building divided by the gross square footage of the parcel.</p> <p>Home Owners Association A non-profit corporation, established by the Master Developer for the purpose of managing, establishing, and maintaining community property and services within South Mountain.</p> | <p>Impervious Cover Total square footage of area of hard or impervious surface, which includes the house, walkways, driveways, etc., divided by the total parcel square footage.</p> <p>Landscape An outdoor area that is improved with one or a combination of ground cover, shrubbery, trees, water, features or sculptures, earth berms, walls, or fences, based on a design that maximizes function, aesthetics and maintenance considerations.</p> <p>Landscape Buffer An area of land landscaped with earthform and plant materials for the purpose of minimizing adverse effects of smoke, odor, noise, dust, glare or visual pollution from incompatible adjacent uses.</p> <p>Master Developer South Mountain L.C. or its successors or assigns.</p> <p>Natural Drainages A natural watercourse or gully that is dry except during a rain season.</p> |

RK 7036pc2501

| | | |
|---|--|---|
| <p>Neighborhood The Neighborhood as a development concept applied to South Mountain promotes the combination of residential, commercial, religious, educational and recreational facilities into a balanced land use development pattern. This pattern balances the number of residential units with appropriately sized, easily accessible levels of commercial uses and community facilities.</p> <p>On-Site Within the boundary of the development parcel or development site referenced.</p> <p>Parkway The ribbon of landscape area between the back of curb and the sidewalk.</p> <p>Parcel A parcel of land, established by the primary developer, to be developed according to a specific program and planning and design criteria.</p> <p>Service Areas and Yards Areas required to provide loading facilities and storage of waste products and trash at commercial buildings, offices, community facilities or multi-family projects.</p> | <p>Setback, Building The distance between the property line of a lot and the closest point on the exterior face of a building. Parts of a building, such as cantilevered eaves, decks, or bay windows may encroach into the setback.</p> <p>Setback, Parking The distance between the property line of a lot and the back curb of a parking area.</p> <p>Sign Any device, structure, fixture or placard using graphics, symbols and/or written copy for the primary purpose of identification or advertising any establishment, product, goods or services.</p> <p>Site Furnishing Utilitarian outdoor elements intended for public use such as benches, trash receptacles, public telephones, newspaper dispensers, postal delivery units and lighting standards.</p> <p>Streetscape All of the plant material, walkways, walls, street furnishings and building facades adjacent to a roadway that establish the visual character of the public street.</p> <p>URC Abbreviation for Uniform Building Code.</p> | <p>Utility Structures or Appurtenances Elements of the utility system that extend above ground and can be seen by residents of South Mountain. Utility appurtenances include, but are not limited to, electric transformers, switch and junction boxes, telephone switch and junction boxes, cable television switch boxes, gas vents and valves, irrigation controllers and valve boxes.</p> <p>Walkway Paved pedestrian connections.</p> <p>Water Conserving Plant Materials Plant materials that may or may not require irrigation but do so in a limited way, as opposed to exotic plant material that is not indigenous to the area and requires large amounts of irrigation.</p> <p>Yard Area The area of the parcel left after the house footprint has been placed. <i>Front</i> - That area in the front of the house that displays the address. <i>Side</i> - That area along the side of the house that extends to the parcel limit line. <i>Rear</i> - That area in the rear of the house which may back onto an alley or into open space.</p> <p>For other definitions, refer to terms and definitions contained in the City of Draper Ordinances.</p> |
|---|--|---|

BK 7036/pe2502