EAGLE MOUNTAIN CITY

MASTER DEVELOPMENT AGREEMENT
FOR THE
LOWER HIDDEN VALLEY MASTER DEVELOPMENT PLANNED AREA

This Master Development Agreement for the Lower Hidden Valley Master Development Planned Area is entered into between Eagle Mountain City, a municipal corporation of the State of Utah (the "**City**") and OMR Investments, LLC, a Utah limited liability company, Vestin Mortgage, Inc. a Nevada corporation, and Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole (collectively "**Developer**").

This Agreement is made with reference to the following facts.

A. Developer has submitted to the City an application for a new development known as Lower Hidden Valley (the "**Project**").

B. The Project consists of approximately 244.6 acres of land (the "**Property**") located southeast of Pony Express Parkway. A legal description of the Property is attached as Exhibit **A**.

C. The Project will be zoned as residential in accordance with Chapter 17 of the Eagle Mountain Municipal Code, as amended (the "**Municipal Code**"), and improved in compliance with procedures and standards in the Municipal Code, the Utah Code and the terms of this Master Development Agreement.

D. Developer has received approval of the Land Use Element and Concept Plan for the Project from the Planning Commission and City Council of Eagle Mountain City. The approved land use map, which depicts the zoning for the Project and land uses which will be allowed by the City, is attached as Exhibit **B** (the "**Land Use Map**").

E. The parties wish to define the rights and responsibilities of the parties with respect to the development of the land and funding of improvements in the Master Development Plan area which is approved by the City in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties contained herein, the parties agree as follows:

1. Governing Standards. The Project shall be governed by the procedures, standards and requirements of the Municipal Code.

2. Zoning, Density and Land Use Standards. The Project will be zoned as residential in accordance with Chapter 17.25 of the Municipal Code. The residential zone must be a predominately residential use, but certain commercial and mixed-use developments are allowed as a conditional use within the Project. The Land Use Map is the zoning map for the Property.

2.1 Phases and Densities. The total Project densities are as follows:

Total Land Area:	244.6 acres
Total Buildable Acres:	205.1 acres
Total Residential Units:	1,256 units
Improved Open Space:	Not less than 24.2 acres

The overall density of the Project may not exceed a total of 1,256 residential dwelling units (the "**Maximum Density**"). In addition, the Property is divided into six phases (individual "**Phase**" and collectively "**Phases**") which permit a certain number of dwelling units within each Phase. The location of each of Phase is depicted on Exhibit **C** (the "**Phasing Map**"). The number of dwelling units provided for each Phase is a maximum, and dwelling units may not be transferred between Phases to increase the number of dwelling units for any particular Phase. Except as provided herein, the development of each Phase must contain improvements to meet the City's current Tier II, Tier III or Tier IV requirements concurrent with the density for that particular Phase, or such other requirements as adopted by the City in the future.

2.2 Maximum Density. Developer shall be entitled to develop up to the Maximum Density provided that Developer has complied with applicable provisions of the Municipal Code. Developer acknowledges that the City may enact future ordinances, amendments, or other development standards which increases or otherwise modify minimum lot size requirements, setbacks, frontage requirements, or other similar standards which relate to or have an effect on densities. Notwithstanding anything to the contrary herein, any City ordinance, amendment to the Municipal Code, or other development standard enacted, implemented, regulated and/or enforced by the City on or after the date of this Agreement which has the effect of prohibiting and/or unreasonably restricting Developer's ability to develop the vested densities set forth herein shall be inapplicable to the Property, unless the Council, on the record, finds that a compelling, countervailing public interest would be jeopardized without applying such ordinance, amendment or standard to the Property. The City makes no guarantee or warranty that the entitled Maximum Density can be achieved, and the parties acknowledge that as development progresses certain market, infrastructure, and/or other similar constraints beyond the control of the parties may be presented which could prevent the practical use of all vested densities.

2.3 Development Requirements. Unless the Municipal Code is amended to require other improvements, Developer shall construct improvements to meet the City's Tier II,

Tier III, and Tier IV requirements for the approved density within each Phase. A copy of Table 17.30.110 of the Municipal Code, which sets forth the necessary improvements to acquire the approved density, is attached hereto as Exhibit **D**.

3. Home Owners' Association. Prior to approval of any preliminary subdivision plat for the Project, as defined in Chapter 16.20 of the Municipal Code, Developer shall create a Home Owners' Association ("**HOA**") for the Project with legal authority to collect assessments and to maintain the improvements required to be dedicated to the HOA by this Agreement. Alternatively, Developer may join with and contract to dedicate said improvements to the existing Ranches HOA.

4. Design Guidelines. In order to provide for a higher standard of architecture and visual appeal for the Project, Developer has proposed design guidelines to be enforced by the HOA. A copy of the design guidelines are attached hereto as Exhibit **E**. The design guidelines are an integral part of the approval of the Project and must be adopted prior to approval of any final subdivision plat for the Project. The design guidelines are not intended to replace or supersede the City's Tier II, Tier III, and Tier IV requirements for the approved density within each Planning Area, and in the event of any conflict between the City's Tier II, Tier III, and Tier IV requirements and the design guidelines, the City's requirements shall control.

5. Improved Open Spaces and Trails. Developer's plan includes 24.3 acre of improved parks, 21 acres of native open space and 6.8 acres of community trails (collectively "**Park Improvements**"). A map and conceptual drawings depicting the size and location of the Park Improvements are attached hereto as Exhibit **F**. Developer shall comply with section 16.30.070 of the Municipal Code which requires a separate cash bond for all parks, trails, and open space improvements for each Phase of the development.

6. Trail Requirements. In addition to the requirements of the section 16.35.100 of the Municipal Code, all trails constructed adjacent to any street must be a minimum of eight feet in width.

7. Ownership and Maintenance of Park Improvements. Unless otherwise required by the City, all Park Improvements shall be dedicated to and maintained by the HOA. The HOA shall be solely responsible for all maintenance of the Park Improvements. The HOA shall at all times provide access to all Park Improvements for emergency services, including fire and police services.

8. Vesting of Improved Open Space, Parks and Trails. In accordance with Chapter 17.30 of the Municipal Code, bonus density entitlements, or increases in the number of residential units a developer is entitled to build on an acre (above the 0.8 residential dwelling units per acre base density of the residential zone), are permitted when a project provides additional improvements and amenities as outlined in Chapter 17.30 of the Municipal Code. These additional improvements and amenities include improved open space, parks and trails. The City agrees that that the proposed Park Improvements, as set forth on Exhibit F of this

Agreement, satisfy the improved open space, parks and trails requirement for the Maximum Density, and the City shall not require the Developer to build or develop additional improved open space, parks and trails in order to develop up to the Maximum Density.

9. Community Improvements. In conjunction with Chapter 17.30 of the Municipal Code, Developer must contribute $2,000 per buildable acre of land within the Project to fund construction of community wide improvements (regional parks or public buildings that will benefit the residents of this development).. Credit may be given to Developer for some trails and outlook structures constructed on Porters Lookout and for certain improvements at the petroglyph park, if determined to provide benefits above and beyond those required. This will be determined along with each subdivision plat approval. Necessary agreements will be executed by Developer to secure public use of these areas. Developer agrees that prior to recording each subdivision plat, Developer shall either place into a community improvement escrow fund for the Project (the "Improvement Fund") established with the City sufficient funds to meet the required community improvements, or otherwise demonstrate that a sufficient amount of community improvements have been constructed to meet the requirement. For example, if the first subdivision plat is for 10 acres, Developer will place $20,000 in the Improvement Fund or demonstrate that $20,000 of community improvements have been constructed to meet the requirements.

10. Transitioning and Setback Requirements. Developer agrees to comply with all transitioning requirements set forth in Chapter 17.60 of the City Code.

11. Slope Requirements. In addition to maximum slope requirements in the Municipal Code, Developer shall not construct any building or structure on a slope 25% or greater.

12. Off-Site Infrastructure Generally. Developer acknowledges that prior to the development of the Project, Developer may be required to construct improvements located outside the Project area (the "**Off-Site Infrastructure**"). The City may refuse in its sole and absolute discretion to approve any preliminary or final subdivision plat until the City reviews and approves the funding and construction mechanisms of all Off-Site Infrastructure necessary for the Phase of the Project subject to the preliminary or final subdivision plat.

13. On-Site Infrastructure Generally. Developer acknowledges that prior to the development of the Project, Developer will be required to construct improvements located inside the Project area (the "**On-Site Infrastructure**"). The City may refuse in its sole and absolute discretion to approve any preliminary or final subdivision plat until the City reviews and approves the funding and construction mechanisms of all On-Site Infrastructure necessary for the Phase of the Project subject to the preliminary or final subdivision plat.

14. Sanitary Sewer. Developer proposed Sanitary Sewer Master Plan is attached hereto as Exhibit **G**. The Sanitary Sewer Master Plan proposes to gravity flow sewer through new on-site sewer lines into and through existing City owned sewer lines located in the Pony

Express Parkway that flow to the Timpanogos Special Service District ("**TSSD**"). Developer acknowledges that existing capacity in the off-site sewer lines is limited and that such lines may have to be upsized or paralleled to accommodate proposed future capacity. City acknowledges that a portion of the master plan area lies within The Ranches SID area which funded certain sewer improvements and capacity. Developer shall not be required to upsize such capacity until the capacity allotted to as a result of said SID has been exceeded. In addition, wastewater facilities for any areas that are capable of gravity flowing to Eagle Mountain South Service Area wastewater facility (the "**SSA**"), or require a lift station to flow to TSSD, must be constructed in a manner to accommodate gravity flow to SSA.

15. Storm Water Improvements. Based upon the proposed Storm Water Master Plan, attached hereto as Exhibit **H**, it appears that the proposed uses and densities associated with the Project can reasonably be established without accelerating runoff and erosion in a way that would have adverse downslope or downstream impacts. Major storm drain improvement, including storm drain lines, detention basins, and ponds must be sized to accommodate future growth in surrounding areas as set forth on the Storm Water Master Plan.

16. Traffic Study and Roadway Improvements. Developer shall comply with the Municipal Code with respect to all roadways within the Project. In addition, the City has reviewed the traffic study ("**Traffic Study**") attached hereto as Exhibit **I**. Based on the Traffic Study, the following improvements are required:

16.1 Pony Express Parkway. As set forth in the Traffic Study, the Project will require the existing Pony Express Parkway to be upgraded to a five lane road from Hidden Valley Parkway to the termination of the existing five lane road. For the northeast bound roadway, this is at the western edge of the Hidden Canyon development. For the southwest bound roadway, this is at the western edge of the Ruby Valley subdivision. The Project will also require the installation of a traffic signal at the intersection of Pony Express Parkway and Hidden Valley Parkway. The improvements are part of City's Capital Facilities Plan and may be installed by City prior to development of the Project. However, if City has not previously installed the improvements, Developer is required to construct the improvements prior to recording any final subdivision plat for the Project. Prior to constructing the improvements, Developer may request, but not require, that the City (1) contribute any impact fees that may have been collected by the City up to that point toward construction of the improvements and (2) enter into a reimbursement agreement with Developer to reimburse Developer for the cost of the improvements through the collection of future impact fees by City.

16.2 Hidden Valley Parkway. The proposed Hidden Valley Parkway is currently not included in the City's Capital Facilities Plan. Therefore, it shall be the sole responsibility of the developer to install the section of Hidden Valley Parkway between Pony Express Parkway and Sage Road (aka Cross-Valley Parkway) as a four lane arterial road prior to approval of any final subdivision plat for the Project. Developer acknowledges that a part of the proposed Hidden Valley Parkway is located on property that is not subject to the agreement.

Developer shall be required to negotiate with the property owner and provide for dedication of the necessary right-of-way to construct this section of Hidden Valley Parkway prior to approval of any preliminary subdivision plat for the Project.

17. Culinary Water Infrastructure. Developer has submitted a Culinary Water Master Plan which details the major culinary water infrastructure improvements for the Project. A copy of the Culinary Water Master Plan is attached hereto as Exhibit **J**. It is anticipated that culinary water for Project will be provided by the existing water tank, as shown on the Culinary Water Master Plan. Developer shall be required to upsize all culinary water lines, as indicated on the Culinary Water Master Plan to provide water service to future developments.

18. Power and Gas Infrastructure. City has requested an analysis of the infrastructure that would currently be necessary to provide electricity and natural gas to the Project. A copy of the analysis is attached hereto as Exhibit **K**. The parties acknowledge that due to the uncertainty regarding the timing of the Project, changes in the City's electric and natural gas infrastructure may occur that alter the required improvements. Accordingly, City and Developer shall evaluate the electric and gas infrastructure necessary to service the Project in conjunction with each preliminary subdivision application for the Project. Prior to constructing the improvements that are contained in the City's Capital Facilities Plan, Developer may request that the City enter into a reimbursement agreement with Developer to reimburse Developer for the cost of the improvements through the collection of future impact fees by City.

19. Dedication of Facilities. Except as provided in a reimbursement agreement which may be entered between the City and Developer, Developer agrees to dedicate and donate free and clear of all encumbrances to the City all required spaces for the location of City owned utilities, utility facilities and improvements for the construction and use of utilities, roads, and other public ways.

20. Building Permits. No buildings or other structures shall be constructed within the Project prior to Developer first obtaining a build permit.

21. Water Rights. Developer shall comply with the Municipal Code, as amended, related to providing water or water rights to the City for the Project.

22. Bonding. All public improvements constructed within the Project shall be constructed in accordance with the City's current development standards and bonded by Developer in accordance with the City's bonding requirements to guarantee timely completion of all public improvements and payment of all subcontractors entitled to payment for work on the public improvements.

23. Withholding Approval Upon Default. The parties agree that the City shall not approve or record any subdivision plat in the Project if the Developer is in default on any obligation to the City which requires the construction of roads and completion of public improvements or other utility infrastructure to serve the Project. In addition, the City may

withhold approval of building permits to construct any building or structure within the Project if the Developer is not current with all obligations to the City at the time of application for the development approval and/or has not completed all required improvements within the time to complete required improvements approved by the City Council.

24. Reserved Powers. The parties agree that the City reserves certain legislative powers to amend its Development Code to apply standards for development and construction generally applicable throughout the City. It is the intent of the parties to vest the Developer with the specific land uses and development density defined specifically on the Land Use Map (Exhibit B) and to require compliance by the Developer with all other generally applicable standards, conditions and requirements enacted by the City to protect the safety, health and welfare of the current and future inhabitants of the City.

25. Impact Fees. Developer agrees to pay all impact fees when due at subdivision approval, subdivision recordation or upon application for building permits from the City as set forth more specifically in the City Impact Fee Ordinance as it may be amended from time to time. The parties may enter into a separate Reimbursement Agreement upon the enactment of impact fee requirements which shall provide for reimbursement to the Developer for certain improvements transferred to the City by the Developer as provided more specifically in the Reimbursement Agreement.

26. Annual Review of Compliance. The parties agree that the City may conduct an annual review of compliance by the Developer within the terms of this Agreement. It shall be an event of default if the Developer has failed to fund roads, parks or other utility infrastructure facilities required by this Agreement or by the City Development Standards, or if work remains incomplete on public infrastructure facilities without having received an adequate extension of time for the completion of such facilities from the City. It shall be an event of default if the Developer fails to deposit adequate collateral for the improvements required by this Agreement or fails to cure any defect discovered by the City upon inspection of any infrastructure utility facilities.

27. Default Notice. Upon the occurrence of an event of default, the City shall provide not less than fifteen (15) days notice to the Developer of a meeting of the City Council where the Developer's default shall be heard and reviewed by the City Council. The Developer shall be entitled to attend the hearing and comment on the evidence presented concerning the default. Upon a finding by the City Council that the Developer is in default, the City Council may order that work in the Project be terminated until the default is cured or may issue such further directions to City staff and to the Developer as deemed appropriate under the circumstances.

28. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the successors, heirs and assigns of the parties hereto, and to any entities resulting from the reorganization, consolidation, or merger of any party hereto.

29. Integration. This Agreement constitutes the entire understanding and agreement

28. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the successors, heirs and assigns of the parties hereto, and to any entities resulting from the reorganization, consolidation, or merger of any party hereto.

29. Integration. This Agreement constitutes the entire understanding and agreement between the parties, and supersedes any previous agreement, representation, or understanding between the parties relating to the subject matter hereof; provided however, that the Development Code of the City shall govern the procedures and standards for approval of each subdivision and public improvement.

30. Not Severable. The provisions of this Agreement are not severable, and should any provision hereof be deemed void, unenforceable or invalid, such provision shall affect the remainder of this Agreement, and shall provide grounds for dissolution of the Agreement at the option of the parties in the exclusive discretion of each of them.

31. Waiver. Any waiver by any party hereto of any breach of any kind or character what so ever by the other party, whether such waiver be direct or implied, shall not be construed as a continuing waiver of or consent to any subsequent breach of this Agreement on the part of the other party.

32. No Modification. This Agreement may not be modified except by an instrument in writing signed by the parties hereto.

33. Governing Law. This Agreement shall be interpreted, construed and enforced according to the laws of the State of Utah.

34. Costs of Enforcement. In the event of default on the part of any party to this Agreement, that party shall be liable for all costs and expenses incurred by the other parties enforcing the provisions of this Agreement, whether or not legal action is instituted.

35. Agreement to Run With the Land. This Agreement shall be recorded against the Property and shall be deemed to run with the land and shall be binding on Developer and all successors and assigns of any of the foregoing.

DATED this 23rd day of June, 2011.

OMR INVESTMENTS, LLC

By: _____
Print Name: Bill Turnbull
Title: Manager, Sage Communities LLC, Manager of OMR Investments, LLC

STATE OF UTAH)
:ss
COUNTY OF UTAH)

On the 23rd day of June, 2011, personally appeared before me Bill Turnbull, who being by me duly sworn, did say that he is the Manager of **OMR INVESTMENTS, LLC**, and that the foregoing instrument was duly authorized by the company and signed in behalf of said company.

MELANIE A. LAHMAN
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 606215
COMM. EXP. 04-25-2015

Melanie A. Lahman
NOTARY PUBLIC

DATED this 14th day of June, 2011.

VESTIN MORTGAGE, INC.

By: _____
Print Name: Michael V. Shustek
Title: President

STATE OF ~~UTAH~~ NEVADA)
:ss
COUNTY OF CLARK)

On the 14TH day of JUNE, 2011, personally appeared before me MICHAEL V. SHUSTEK, who being by me duly sworn, did say that he is the PRESIDENT of **VESTIN MORTGAGE, INC.**, and that the foregoing instrument was duly authorized by the company and signed in behalf of said company.

SHANNON R. HARPER
Notary Public State of Nevada
No. 98-1332-1
My Appt. Exp. January 21, 2015

Shannon R. Harper
NOTARY PUBLIC

DATED this 4 day of May, 2011.

EAGLE MOUNTAIN CITY

Heather Jackson, Mayor

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Recorder

CORPORATE SEAL
EAGLE MOUNTAIN
EST. 1996
STATE OF UTAH

Exhibit A

[Legal Description]

EXHIBIT "A"

(Legal Description)

PARCEL 1:

Commencing at the South quarter corner of Section 30, Township 5 South, Range 1 West, Salt Lake City Base and Meridian; thence South 89° 57' 5" West 1473.8 feet; thence South 21° 53' 28" West 42.66 feet; thence North 89° 57' 33" West 1063.45 feet; thence North 0° 51' 9" West 1549.61 feet; thence North 35° 52' 22" East 1043.59 feet; thence along a curve to the right (chord bears North 59° 25' 30" East 477.11 feet, radius = 597 feet); thence North 83° 32' 28" East 460.47 feet; thence South 39° 41' 56" East 1718.3 feet; thence South 0° 3' 9" West 1327.4 feet to the point of Beginning. (Tax Parcel No. 58:040:0149)

PARCEL 2:

Commencing at the Southeast corner of Section 25, Township 5 South, Range 2 West, Salt Lake Base and Meridian; thence North 0° 51' 9" West 1549.61 feet; thence South 35° 52' 22" West 427.97 feet; thence along a curve to the left (chord bears South 23° 56' 3" West 164.25 feet, radius = 397 feet); thence South 11° 59' 43" West 1072.14 feet; thence South 89° 36' 51" East 563.32 feet to the point of Commencement.

Less and excepting the following described property: Beginning at the Southeast corner of Section 25, Township 5 South, Range 2 West, Salt Lake Base and Meridian running thence North 89°36'41 West along the section line 8.14 feet; thence along the arc of a 227.00 foot radius non-tangent curve to the left 123.12 feet through a central angle of 31°04'32" (chord bears North 73°50'57" West 121.61 feet); thence North 89°23'13" West 152.70 feet; thence along the arc of 262.00 foot radius curve to the left 52.05 feet through a central angle of 11°22'56" (chord bears North 83°41'45" West 51.96 feet); thence North 78°00'17" West 221.13 feet; thence North 11°59'43" East along the easterly right-of-way line of the Pony Express Parkway 640.43 feet; thence South 37°05'14" East 679.81 feet; thence South 00°51'16" East 171.35 feet to the point of Beginning.

And also less and excepting the following description: Beginning at a point located North 89°36'41" West along the section line 8.14 feet from the Southeast corner of Section 25, Township 5 South, Range 2 West, Salt Lake Base and Meridian and running thence North 89°36'41" West along section line 509.34 feet; thence North 78°00'17" West 44.90 feet; thence North 11°59'43" East along the easterly right-of-way line of the Pony Express Parkway 76.00 feet; thence South 78°00'17 East 221.13 feet; thence along the arc of a 262.00 foot radius curve to the right 52.05 feet through a central angle of 11°22'56" (chord bears South 83°41'45" East 51.96) feet; thence South 89°23'13" East 152.70 feet; thence along the arc of a 227.00 foot radius non-tangent curve to the right 123.12 feet through a central angle of 31°04'32" (chord bears South 73°50'57" East 121.61 feet) to the point of Beginning.

(Tax Parcel Nos. 58:048:0033, 58:040:0149)

EXHIBIT "A"
Page 2

(Legal Description)

The North half of the Southwest quarter of the Northeast quarter and the Northeast quarter of the Northwest quarter and the Northwest quarter of the Northeast quarter of Section 31, Township 5 South, Range 1 West, Salt Lake Base and Meridian.

(Tax Parcel No. 58:040:0010)

Exhibit B

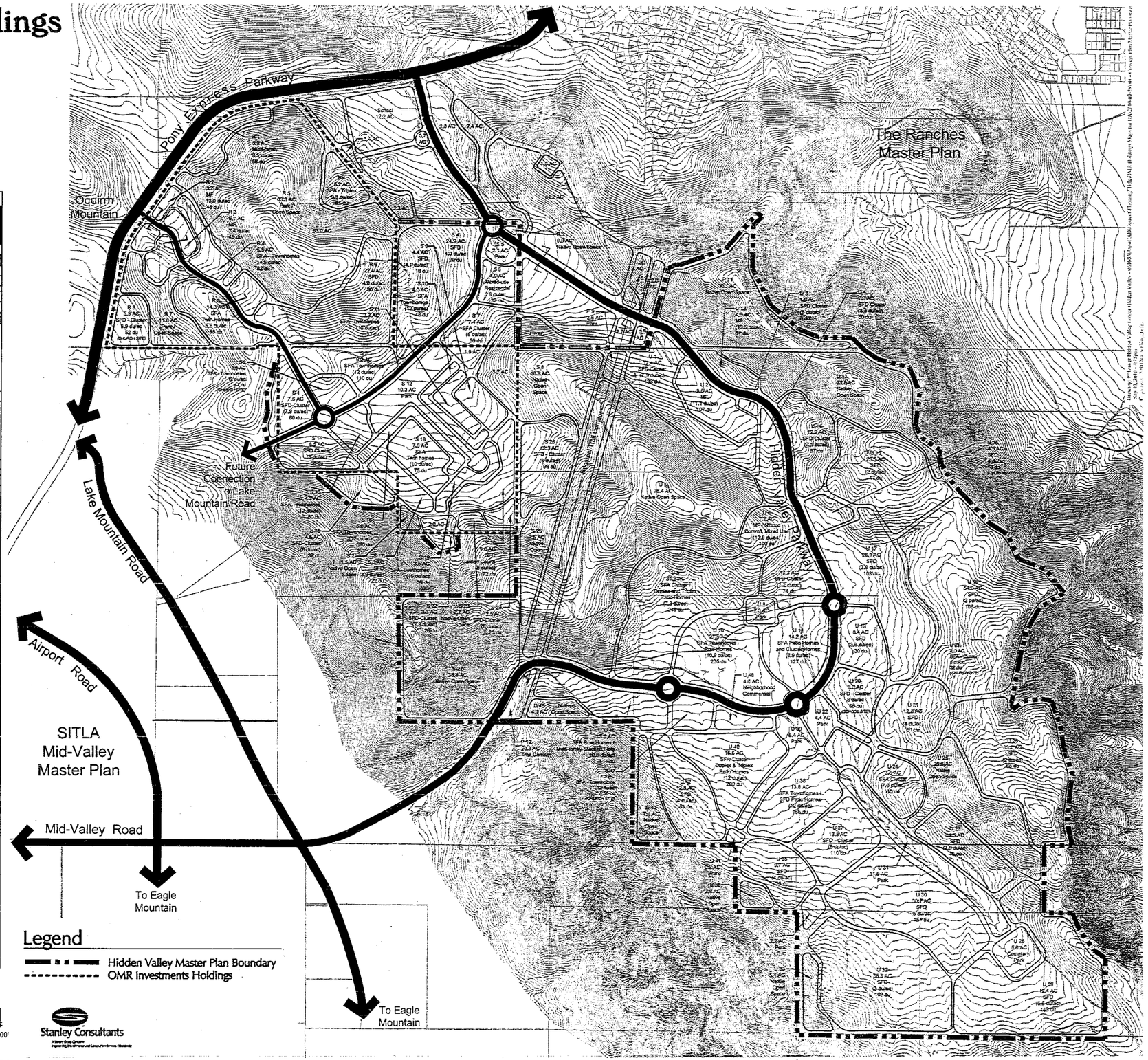
[Land Use Map]

OMR Investments Holdings

LOWER HIDDEN VALLEY

Master Development Plan

Land Use Data						
PARCEL	LAND USE	AREA (AC)	DENSITY (DU/AC)	DU	RES TIER	% OF MASTER PLAN AREA
LOWER HIDDEN VALLEY						
P 4	SFA - TRIPLEX	6.2	9.8	61	III	
SUBTOTAL RESIDENTIAL		6.2	9.8	61		0.6%
LOWER HIDDEN VALLEY TOTALS		6.2	9.8	61		0.6%
HIDDEN VALLEY WEST						
R 1	MULTI-FAMILY	5.9	9.5	56	III	
R 2	MULTI-FAMILY	3.7	13.0	48	IV	
R 3	MULTI-FAMILY	6.1	7.4	45	III	
R 4	SFA - TOWNHOMES	5.5	14.9	82	IV	
R 6	SFD	22.4	4.0	90	II	
R 8	SFA - TWIN HOMES	14.3	6.8	98	III	
R 9	SFD - CLUSTER (Church Site)	5.9	8.9	52	III	
SUBTOTAL RESIDENTIAL		63.8	7.4	471		5.7%
R 1	PARKS	0.7	*acres included in Residential Subtotal*			
R 5 *(partial)*	PARK / OPEN SPACE	55.7				
R 5	PARKS	7.3				
R 6	PARKS	1.4	*acres included in Residential Subtotal*			
R 7	PARK / OPEN SPACE	8.5				
R 7	PARKS	3.1				
SUBTOTAL PARKS & OPEN SPACE		76.7				6.8%
HIDDEN VALLEY WEST TOTALS		138.4	3.4	471		12.3%
MID-VALLEY						
S 1 *(partial)*	SFD - CLUSTER	5.6	8.0	45	III	
S 2	SFA - TOWNHOMES (Church Site)	3.5	11.7	41	III	
S 3	SFA - TOWNHOMES	9.2	12.0	110	III	
S 4 *(partial)*	SFD	0.6	3.3	2	II	
S 7 *(partial)*	SFA - CLUSTER	1.9	7.9	15	III	
S 9	SFD	4.4	4.1	18	II	
S 10	SFA - TOWNHOMES	4.0	12.0	48	III	
S 11	SFA - TWIN HOMES	3.3	10.0	33	III	
S 13	SFA - TOWNHOMES	4.2	11.9	50	III	
S 14 *(partial)*	SFD - CLUSTER	8.3	8.0	66	III	
S 16	SFA - TOWNHOMES	5.0	12.0	60	III	
S 17 *(partial)*	SFD	4.2	4.0	17	II	
S 18	SFA - TWIN HOMES	7.5	10.0	75	III	
S 19	SFA - TWIN HOMES	3.6	10.0	36	III	
S 20	SFD - GARDEN COURTS	9.0	8.0	72	III	
S 22 *(partial)*	SFD - CLUSTER	2.0	8.0	16	III	
S 24	SFD - CLUSTER	2.5	8.0	20	III	
SUBTOTAL RESIDENTIAL		78.8	9.2	724		7.0%
S 3	PARK	1.5	*acres included in Residential Subtotal*			
S 8	NATIVE OPEN SPACE *(partial)*	5.7				
S 12 *(partial)*	PARK	10.2				
S 21	NATIVE OPEN SPACE	1.5				
S 23	NATIVE OPEN SPACE	2.7				
SUBTOTAL PARKS & OPEN SPACE		21.6				1.9%
ROW		1.1				
MID-VALLEY TOTALS		100.0	7.2	724		8.9%
HIDDEN VALLEY COMBINED DATA						
SFD	TRADITIONAL	31.6	4.0	127		
SFD	CLUSTER	33.3	8.1	271		
TOTAL SINGLE FAMILY		64.9	6.1	398		5.8%
MF	SFA	68.2	10.4	709		
MF	MULTI-FAMILY	15.7	9.5	149		
TOTAL MULTI-FAMILY		83.9	10.2	858		7.5%
TOTAL RESIDENTIAL		148.8	8.4	1,256		13.3%
TOTAL PARKS *(includes 3 areas totaling 3.6 acres, that are included also in "Total Residential" above)*		24.2	-	-		2.2%
TOTAL NATIVE OPEN SPACE		74.1	-	-		6.6%
TOTAL ROW		1.1				0.1%
TOTAL		244.6	5.1	1,256		21.8%



LOWER HIDDEN VALLEY
Master Development Plan

Eagle Mountain City, Utah
September 29, 2010

NORTH

0' 500' 1000' 1500'

SCALE: 1" = 500'

Stanley Consultants

Exhibit C

[Phasing Map]

OMR Investments Holdings

LOWER HIDDEN VALLEY

Phasing Plan

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

PHASE 6

Pony Express Parkway

Oquirrh Mountain

Lake Mountain Road

Airport Road

Mid-Valley Road

SITLA Mid-Valley Master Plan

The Ranches Master Plan

Future Connection To Lake Mountain Road

Hidden Valley Parkway

Regional Trail Corridor

To Eagle Mountain

To Eagle Mountain

Legend

- Hidden Valley Master Plan Boundary
- OMR Investments Holdings
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Phase 6

LOWER HIDDEN VALLEY
Phasing Plan

Eagle Mountain City, Utah
September 29, 2010

NORTH SCALE: 1" = 500'

0' 500' 1000' 1500'

Stanley Consultants

Exhibit D

[Development Code]

17.30.110 Tables.

Table 17.30.110(a) Tier I Residential Bonus Density Entitlements (Required)

Bonus Density	Improvement	Required/Optional
0.8	*Base Density Improvements*	*Required*
0.8	Improved open space: 4% improved open space (total buildable acres)	Required
	Fund or construct community improvements/amenities	Required
	Entryways and monuments	Required
	Professional land planning	Required
1.6	**Total density granted required to do all improvements noted above**	

0.81 to 1.6 dwelling units per acre: Tier I.

Table 17.30.110(b) Tier II Residential Bonus Density Entitlements (Optional)

Bonus Density	Improvement	Required/Optional
0.8	*Base Density Improvements*	*Required*
0.8	*Tier I Improvements*	*Required*
	Improved open space: 8% improved open space (total buildable acres)	
0.5	Architectural and landscape guidelines/CC&Rs/design review committee	Optional
0.7	Street trees, enlarged park strips, fencing, and street signposts	Optional
1.0	Masonry materials (75% of the exterior)	Optional
Up to 1.5	Residential lot landscaping (1 front and sides, 0.5 rear)	Optional
0.1 – 0.6	Recreational amenities	Optional
5.9	**Total available (cannot exceed 5.2 dwelling units per acre)**	

1.61 to 5.2 dwelling units per acre: Tier II.

Table 17.30.110(c) Tier III Residential Bonus Density Entitlements (Required)

Bonus Density	Improvement	Required/Optional
0.8	*Base Density Improvements*	*Required*
0.8	*Tier I Improvements*	*Required*
3.6	*Tier II Improvements*	*Required*
7.0	Improved open space: 8% improved open space (total buildable acres) *plus* 10% of Tier III development acreage	Required
	Clubhouse (all multifamily development)	Required
	Swimming pool	Required
12.2	**Total density granted required to do all improvements noted above**	

5.21 to 12.2 dwelling units per acre: Tier III.

Table 17.30.110(d) Tier IV Residential Bonus Density Entitlements (Optional)

Bonus Density	Improvement	Required/Optional
0.8	*Base Density Improvements*	*Required*
0.8	*Tier I Improvements*	*Required*
3.6	*Tier II Improvements*	*Required*
7.0	*Tier III Improvements*	*Required*
	Improved open space: 8% improved open space (total buildable acres) *plus* 10% of Tier III and Tier IV development acreage	
1.5	Covered parking	Optional
3.5	Garages	Optional
3.5	Masonry materials (75%)	Optional
3.5	Storage units (100 square feet)	Optional
24.2	**Total available (cannot exceed 22.7 dwelling units per acre)**	

12.21 to 22.7 dwelling units per acre: Tier IV.

[Ord. O-24-2008 § 2 (Exh. A Tables 6.1 – 6.4); Ord. O-27-2006 § 2 (Exh. A Tables 6.1 – 6.4); Ord. O-23-2005 § 3 (Exh. 1(1) Tables 6.1 – 6.4)].

17.30.120 Improved open space calculations.

Example 1

Total Land Area: 160 Acres

Total Buildable Land: 100 Acres

Tier I and II: 80 Acres

Tier III and IV: 20 Acres

8% x 100 = 8 Acres

10% x 20 = 2 Acres (to be built within Tier III and IV areas)

Total Improved Open Space Required = 10 Acres (10% of buildable land)

Example 2

Total Land Area: 160 Acres

Total Buildable Land: 100 Acres

Tier I and II: 50 Acres

Tier III and IV: 50 Acres

8% x 100 = 8 Acres

10% x 50 = 5 Acres (to be built within Tier III and IV areas)

Total Improved Open Space Required = 13 Acres (±13% of buildable land)

Example 3

Total Land Area: 30 Acres

Total Buildable Land: 30 Acres

Tier I and II: 25 Acres

Tier II and III: 5 Acres

8% x 30 = 2.4 Acres

10% x 5 = 0.5 Acres (to be built within Tier III and IV areas)

Total Improved Open Space Required = 2.9 Acres (±10% of buildable land)

Example 4

Total Land Area: 30 Acres

Total Buildable Land: 30 Acres

Tier I and II: 0 Acres

Tier III and IV: 30 Acres

8% x 30 = 2.4 Acres

10% x 30 = 3.0 Acres (to be built within Tier III and IV areas)

Total Improved Open Space Required = 5.4 Acres (± 18% of buildable land)

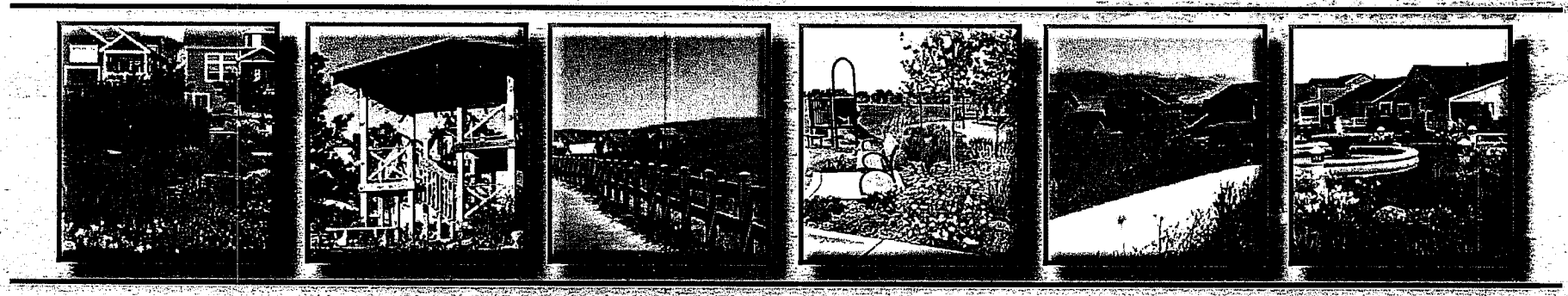
[Ord. O-24-2008 § 2 (Exh. A, Exh. 6.5)].

Exhibit E

[Design Guidelines]

Hidden Valley Community
Master Design Guidelines

Eagle Mountain, Utah



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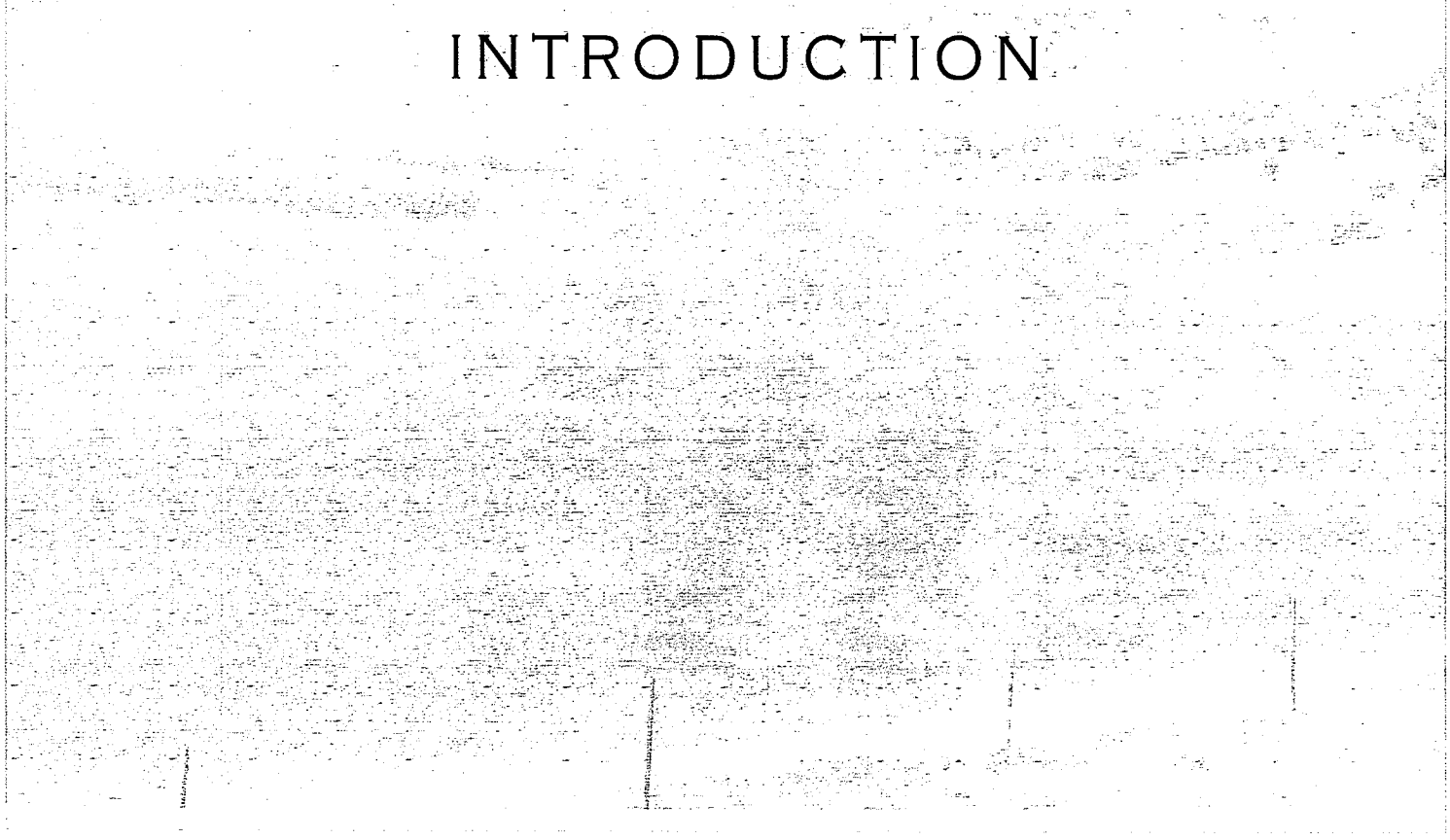
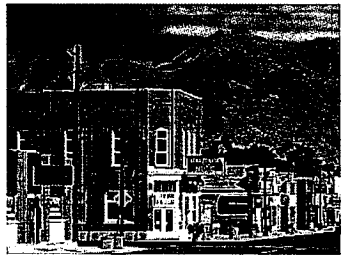
CHAPTER 1
INTRODUCTION





The overall community theme is strongly rooted in the heritage of the Utah Valley, generally emphasizing rural and small-town Utah elements.

1.1 Purpose and Intent of the Guidelines

The purpose of the **Hidden Valley Community Master Design Guidelines** ("Guidelines") is to provide the Hidden Valley stakeholders with a clear statement of the design philosophy, principles, and development criteria for Hidden Valley. Hidden Valley stakeholders include land owners, Eagle Mountain City officials, master developers, sub-developers, home builders and other contractors, prospective buyers, and homeowners.

The intent of these Guidelines is to facilitate the appropriate, coherent, and compatible uses of land in order to:

- *Establish* **a unified community appearance that will complement the native land forms and landscape;**
- *Encourage* **a variety of residential densities, home types and styles, and associated lifestyles;**
- *Promote* **distinct, individual neighborhoods through creative site planning, pedestrian and vehicular circulation, architecture, landscape architecture, and overall community design;**
- *Provide* **a comprehensive system of convenient recreational amenities for both passive and active uses; and**
- *Recognize* **the economic realities of changing real estate markets and the necessity to provide financial rewards for Hidden Valley stakeholders.**

Accordingly, these Guidelines direct development throughout Hidden Valley and provide the critical principles unifying the various neighborhoods within the Hidden Valley master plan in a manner that will assure high-quality design and construction. These Guidelines are to be used as a design guideline template for individual neighborhoods and are applicable to the development of site plans, architecture plans, and landscape plans that will be submitted to and reviewed by the Hidden Valley Design Review Committee ("Hidden Valley DRC"), and post-construction changes proposed by homeowners and/or homeowners' association(s). These Guidelines shall be used for any area within the Hidden Valley Master Plan that does not prepare individual neighborhood design guidelines in conformance with these Guidelines.

1.2 How to Use These Guidelines

The Guidelines are divided into three parts:

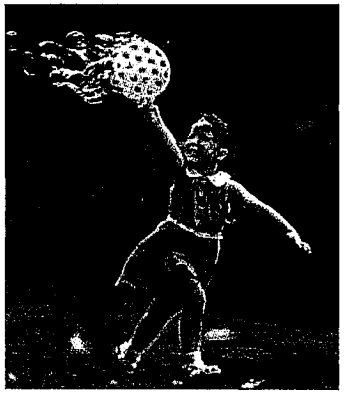
- **Guiding Principles and Regulatory Framework (Chapter 2)** –This section contains information pertaining to the overall principles that will direct the physical design of Hidden Valley as it is built out over the multi-year life of the project, and the relationship of these Guidelines to individual neighborhood design guidelines and other regulations that control its development. This section includes a detailed procedure for design review, including: concept plan review, plan submittal and final inspection. The design review procedure insures that quality development and construction occurs in every neighborhood and is compatible with the overall Hidden Valley community while accommodating the uniqueness of each neighborhood. This section also contains the procedures for variances, appeals and the review of modifications to existing structures.

- **Site Planning Guidelines (Chapter 3)** –This section describes the concepts which form the foundation of the Guidelines and presents an overall philosophy for the physical character of Hidden Valley. This chapter establishes detailed site design principles that are the framework for the more detailed design components within these Guidelines. This section describes concepts related to community and neighborhood development, and best practices for site sustainability, including the preservation of native landscapes and the configuration of parking lots, circulation features, and pedestrian spaces. In addition, practices are identified to promote site-sensitive grading and construction techniques in areas suitable for development to prevent the inappropriate "grading out" of landscape features, such as ridgelines and drainage ways (overlot or strip grading), and to encourage "contour grading" that harmonizes with the natural contours of the land rather than "mass grading" that reduces inherent land values.

- **Design Standards (Chapter 4)** –This section discusses detailed design standards for architecture, landscape architecture, signage, and lighting. This section also addresses a palette of acceptable and encouraged architectural elements, materials, and colors, some of which are rooted in the vernacular architecture of traditional Utah County and others of which have a distinctively contemporary flair. These Guidelines are intended to increase building variety and visual interest throughout the community while ensuring overall compatibility and design quality.

CHAPTER 2

GUIDING PRINCIPLES AND REGULATORY FRAMEWORK



2.1 Community Vision & Guiding Principles

The design philosophy for community development at Hidden Valley, and the consequent design standards necessary to achieve that preferred development, are intended to make the land and homes more desirable to the builder community and more marketable to the home-buying public than nearby subdivisions. Enhanced marketability accelerates land and lot sales, quickens absorption of housing product, and ultimately yields superior valuation and demand over the life of the Hidden Valley project.

2.1.1 Design Theme

Hidden Valley provides for a mix of complimentary land uses; diverse, high-quality housing and neighborhood design; community amenities that benefit residents of the neighborhood, Eagle Mountain City, and the region; a unifying first-class community image; and stewardship of the natural environment. An emphasis is placed on the creation of a well-planned mix of conventional neighborhoods, "neo-traditional" higher-density neighborhoods with mixed products, and neighborhood commercial and civic uses at central locations. The preservation and integration of vast expanses of open space throughout the community will be a unifying and unique element of Hidden Valley.

Hidden Valley will ultimately feature a wide range of housing types and some modest mixed use/neighborhood commercial developments at varying developmental densities.

2.1.2 Historical Context, Site Description

Hidden Valley is located in a large perched valley on the northern flanks of Lake Mountain, approximately 30 miles south of Salt Lake City and 30 miles northwest of Provo on 1,100 acres adjacent to The Ranches development. The overall community is further defined by its topography into three distinct areas: the lower valley, the mid-valley, and the upper valley, and is zoned for 4,648 residences of different types at various residential densities. In addition, mixed-uses and commercial/retail districts are located at focal points throughout the community, and are provided to support community commercial services for the neighborhoods at Hidden Valley.

Primary access and visibility to the undeveloped community is from Pony Express Parkway, which follows the historic route of the famous Pony Express Trail, and forms the northwestern boundary of the community.

Broad, sweeping views characterize the higher-elevation slopes of Hidden Valley.

2.1.3 Community Background

Approved in 2009 by the Eagle Mountain City Council, the Hidden Valley Master Plan ("Master Plan") establishes the development framework for the Hidden Valley community. The Master Plan identifies development pods, and establishes future land uses (residential, commercial, civic, park, open space, etc.) and densities for each pod.

In addition, the Master Plan illustrates conceptual locations of the primary circulation system (parkways and community trails), and street cross-sections to be used throughout the community. The Parks and Open Space Map identifies the locations and acreages required to be built. The Master Plan documents are included for reference in Figures 5.1 – 5.4.

The official approved Master Plan should be consulted before development commences to ensure compliance with these documents and subsequent amendments.

2.2 Conflicts with Other Regulations

All development within Hidden Valley shall comply with laws of the State of Utah and the United States of America and with the codes and regulations of Eagle Mountain City. All development shall also comply with the Declaration of Covenants, Conditions and Restrictions for Hidden Valley ("Hidden Valley CC&Rs") adopted for Hidden Valley. To the extent that the Hidden Valley Community Master Design Guidelines conflict with design standards that are required by an entity having jurisdiction over development in Hidden Valley, then the Hidden Valley Community Master Design Guidelines shall prevail. To the extent that any provisions of the Hidden Valley Community Master Design Guidelines conflict with the provisions of the Hidden Valley CC&Rs, the Hidden Valley CC&Rs shall control.

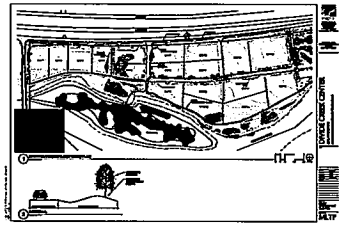
Exceptions to the specific provisions of the Hidden Valley Community Master Design Guidelines may be granted by the Hidden Valley DRC at its sole discretion. All exceptions are considered unique, and are not to be a precedent for any future decision by the Hidden Valley DRC.

2.2.1 Additional Sources for Information

- **Hidden Valley Master Plan** (2009): master development plan map, open space plan, phasing plan, residential density plan, roadway hierarchy plan, and existing slope plan (as amended)
- **Eagle Mountain City Development Code**
- **Eagle Mountain City General Plan**: includes Eagle Mountain's community development criteria, vision and goals of the City
- **Eagle Mountain City Zoning Map**
- **Hidden Valley Master Development Agreement**
- **Hidden Valley Master Covenants, Conditions and Restrictions** (Hidden Valley CC&Rs)

The Design Review Process will address the following:

- *Site Planning*
- *Architecture*
- *Landscape Architecture*
- *Signage*
- *Lighting*



Submittals to the Hidden Valley DRC should include plans and drawings with adequate detail to assist the Hidden Valley DRC in determining the conformance of the proposal with these Guidelines.

2.3 Design Review Process

The Hidden Valley Master Design Review Committee ("Hidden Valley DRC") shall be created at the time that the Hidden Valley CC&Rs are recorded at Eagle Mountain City. The Hidden Valley DRC shall have jurisdiction over design review for proposed development on all private parcels at Hidden Valley. As specified in the Hidden Valley CC&Rs, it shall be the responsibility of the Hidden Valley DRC to ensure that all proposed improvements at Hidden Valley are in compliance with the design principles of the community as reflected in the Hidden Valley Community Master Design Guidelines ("Guidelines"). The Hidden Valley DRC shall use its reasonable discretion and make final determinations in good faith directed in these Guidelines.

The decisions of the Hidden Valley DRC are final, but may be appealed to the Hidden Valley Community Council per the process identified herein. Hidden Valley DRC approval is required prior to submittal of a site plan, preliminary plat, and/or building permit to Eagle Mountain City, and prior to the commencement of construction or exterior physical modification in Hidden Valley. The applicant or builder shall submit such plans and specifications necessary to demonstrate conformance with the intent of the Guidelines.

All applicants are responsible for addressing and meeting any and all applicable local, state, and federal codes and regulations. The Hidden Valley DRC shall not be responsible for reviewing or approving any plans and specifications with regard to accessibility, engineering design, structural engineering, safety, or for compliance with any applicable zoning, building, or other local, state and federal laws, ordinances and policies.

A design review process has been established to ensure that all development within Hidden Valley meets the requirements set forth in these Guidelines and Hidden Valley CC&Rs. The review covers site planning, architecture, landscape architecture, signage, and exterior lighting.

2.3.1 Five Steps of Process

1. **Pre-Design Meeting**
2. **Preliminary Plan Submittal**
3. **Final Plan Submittal**
4. **Construction Period**
5. **Final Inspection**

A submittal for review and approval is to be made to the Hidden Valley DRC at each step with the associated review fee. The Hidden Valley DRC shall determine the specific submittal documents required at the time of the Pre-Design Meeting. Approval to submit plans for each successive step in the design review process is contingent on an approval of the previous step, and shall be issued by the Hidden Valley DRC. It is recommended but not required that architectural plans be prepared by a licensed architect, and that landscape plans (excluding homeowner landscape improvement plans) be prepared by a licensed landscape architect.

Step 1: Pre-Design Meeting

To initiate the review and approval process prior to preparing any detailed drawings for a proposed improvement, the owner and architect or builder shall meet with the Hidden Valley DRC to present and discuss the proposed project and to explore and resolve any questions regarding construction requirements or the interpretation of the Guidelines or the design review process. This informal review will offer guidance prior to the Preliminary Plans submittal.

Step 2: Preliminary Plan Submittal

This review covers conceptual site planning and architecture, and preliminary landscape architecture for any proposed development or improvement in Hidden Valley. At this stage, site planning is particularly important and should be developed with sufficient detail to indicate the general layout and arrangement of streets, buildings, and open spaces. Three (3) paper sets and one electronic set of Preliminary Plans are to be submitted to the Hidden Valley DRC for review. Plans should include the following information:

Site Survey

- Parcel boundaries, dimensions and legal description
- Existing contours at 2-foot intervals
- Major existing terrain features or historical features

Site Plans (at a scale of no less than 1" = 100')

- Name of owner or developer, consultants and date of submittal
- Property boundary and site coverage data (e.g., total planning area acreage, number of dwelling units, dwelling units per acre, typical lot sizes, and open space acreage)
- Proposed lots, building envelopes and setbacks (SFD neighborhoods)
- Proposed building footprints and building setbacks (SFA, multifamily, mixed-use and commercial developments)
- Maximum building height/number of stories
- Streets and Rights-of-Way (ROW) widths
- Parking lot layout, where applicable, including the location of handicapped spaces, and numerical data for parking
- Sidewalks, off-street trails, and bicycle lanes
- Community areas, such as courtyards and plazas
- Parks, open spaces and amenity areas
- Existing utility easements
- North arrow and scale

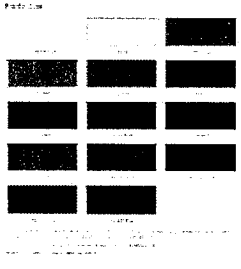
Schematic Architectural Plans (at a scale of no less than 1/8" = 1'-0")

- Floor plan(s)
- Elevation(s) (See Architecture Guidelines for Elevation Articulation Ratio calculation in Section 4.2)
- Typical exterior materials, colors, and finishes under consideration

Preliminary Landscape Architecture Plans (at a scale of no less than 1" = 100')

- Conceptual landscape plan showing locations of lawns, trees, shrubs, and planting beds
- Conceptual fence and/or wall plan
- Plant materials under consideration (See Appendix 6.3 for Approved Plant List)

Preliminary architectural plans for residential and commercial developments should be submitted to the Hidden Valley DRC as soon as possible to ensure that they are consistent with these Guidelines, and allow for changes, if necessary.



A sample of the proposed colors and materials to be used should be submitted with architecture plans to the Hidden Valley DRC for evaluation and approval.

Step 3: Final Plan Submittal

This review covers specific designs for site planning, architecture, landscape architecture, signage, and exterior lighting. After preliminary approval is obtained, Final Plans shall be submitted to the Hidden Valley DRC. The Final Plan drawings should further elaborate upon the approved Preliminary Plans. This review should include resolution of the conditions placed on the prior Preliminary Plan approval. Three (3) complete paper sets and one (1) electronic set of design drawings are to be submitted to the Hidden Valley DRC for review. Plans should include the following information:

Site Plans (at a scale of no less than 1" = 100')

- Property boundary and site coverage data (e.g., total planning area acreage, number of dwelling units, dwelling units per acre, lot sizes, and open space acreage)
- Dwelling/footprint location and setbacks (front, rear, sides)
- Dwelling heights/number of stories
- Street width and Right-of-Way (ROW)
- Parking lot layout, where applicable, including the location of standard, compact, and handicapped spaces and numerical data for each type of parking
- Sidewalks, off-street trails, bicycle lanes, and paths
- Community areas such as courtyards and plazas
- Parks, open space and amenity areas (with acreage)
- Development phasing concept (if applicable)
- Locations and finished floor elevations of homes
- Utility easements and locations (sewer, water, gas, power, and telecommunications)
- Conceptual grading plan with existing and proposed grades and limits of construction
- Location of on-site exterior lighting
- Location of accessory structures, decks, driveways, etc.
- North arrow and scale

Covenants, Conditions and Restrictions ("Hidden Valley CC&Rs"), including but not limited to the following:

- EAR requirements
- Size of proposed dwellings, including minimum square feet of dwelling
- Exterior material and color requirements
- Minimum setbacks for building envelope
- Other thematic elements

Architecture Plans (at the same scale as site plans)

- Floor plan(s) (including the square footage of each residence)
- Elevations: three (3) elevations for each floor plan with full graphic representation of exterior treatments
- Calculation of Elevation Articulation Ratio (EAR) (See Architecture Standards for EA Ratio calculation - Section 4.2)
- Roof Plan
- Sample board of exterior materials (e.g., cladding, roof materials), colors and finishes for building body and trim
- Location of wall-mounted lights
- Method of screening of exterior utility boxes and mechanical and communications equipment (for multifamily and commercial)

Landscape Architecture Plans (at a scale of no less than 1" = 100')

- Location, size, quantity, and types of plant materials (See Appendix 6.3 for Approved Plant List)
- Location and dimensions of berms and other grading elements
- Location and type of hardscape materials
- Location and description of site furnishings
- Description of type(s) of irrigation proposed
- Location, type and materials of fencing and/or walls

Step 4: Construction Period

An appointed representative of the Hidden Valley DRC will observe all work in progress and will advise the Hidden Valley DRC to give notice of non-compliance, if found.

Step 5: Final Inspection

Upon completion of any project or modification for which final design approval was given (in Step 3 above) by the Hidden Valley DRC, the owner or developer shall give written notice of completion to the Hidden Valley DRC. Within such reasonable time as the Hidden Valley DRC may determine, but in no case exceeding 14 calendar days from receipt of such written notice of completion, a member of the Hidden Valley DRC will inspect the project, improvements or modification.

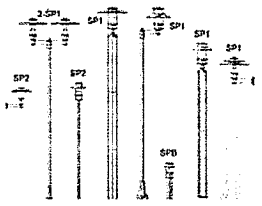
If the completed improvement has conformed with the Guidelines and followed the approved plans, the Hidden Valley DRC will issue a Final Inspection Certificate signifying compliance.

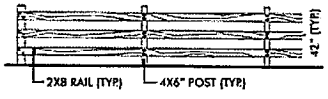
2.3.2 Review of Modification

The review of any modifications, including but not limited to changing of colors, materials, additions and landscaping alterations of an existing structure shall require the submission of an Application for Review to the Hidden Valley DRC. Depending on the scope of the modification, the Hidden Valley DRC may require the revised submission of all or some of the plans and specifications described above.

2.3.3 Variances

Variances may be granted in some circumstances (including, but not limited to topography, natural obstructions, hardship or environmental considerations) when deviations may be required. The Hidden Valley DRC shall have the power to grant a variance from strict compliance in such circumstances, so long as the variance does not result in a material violation of the Hidden Valley CC&Rs. No variance shall be effective unless approved in writing. Each variance is for one specific occurrence, and may be applied only to the approved area.





For a list of items to include for each review, please see the Design Review Checklist in Appendix 6.4.

2.3.4 Appeals

Any owner or developer shall have the right to appeal a decision by the Hidden Valley DRC by submitting the information and documentation described above; however such appeal shall be considered only if the owner or developer has modified the proposal or has new information which would, in the opinion of the Hidden Valley Community Council warrant a reconsideration. If the owner or developer fails to appeal a decision of the Hidden Valley DRC within 30 days of the decision, then the decision of the Hidden Valley DRC is final. In the case of disapproval and resubmittal, the Hidden Valley DRC shall have ten calendar days from the date of each resubmittal to approve or disapprove any resubmittal.

2.3.5 Hidden Valley DRC Review Process

Unless otherwise explicitly provided herein to the contrary, all approvals required under these Guidelines shall be in writing, and may be granted or withheld at the sole discretion of the Hidden Valley DRC. Any approval pursuant to these Guidelines does not constitute a warranty, assurance, or representation by the approving party.

Applicant(s) shall submit requests for approval to the specified agent for the Hidden Valley Homeowners' Association. Such application(s) shall include the items indicated above (in Step 3). The Hidden Valley DRC will review and evaluate all applications on a semi-monthly basis, confirming compliance of the design with the Guidelines and verifying that recommendations made by the Hidden Valley DRC, if any, have been incorporated. Written responses to applications will be sent to the applicant within fifteen days of the monthly review meeting.

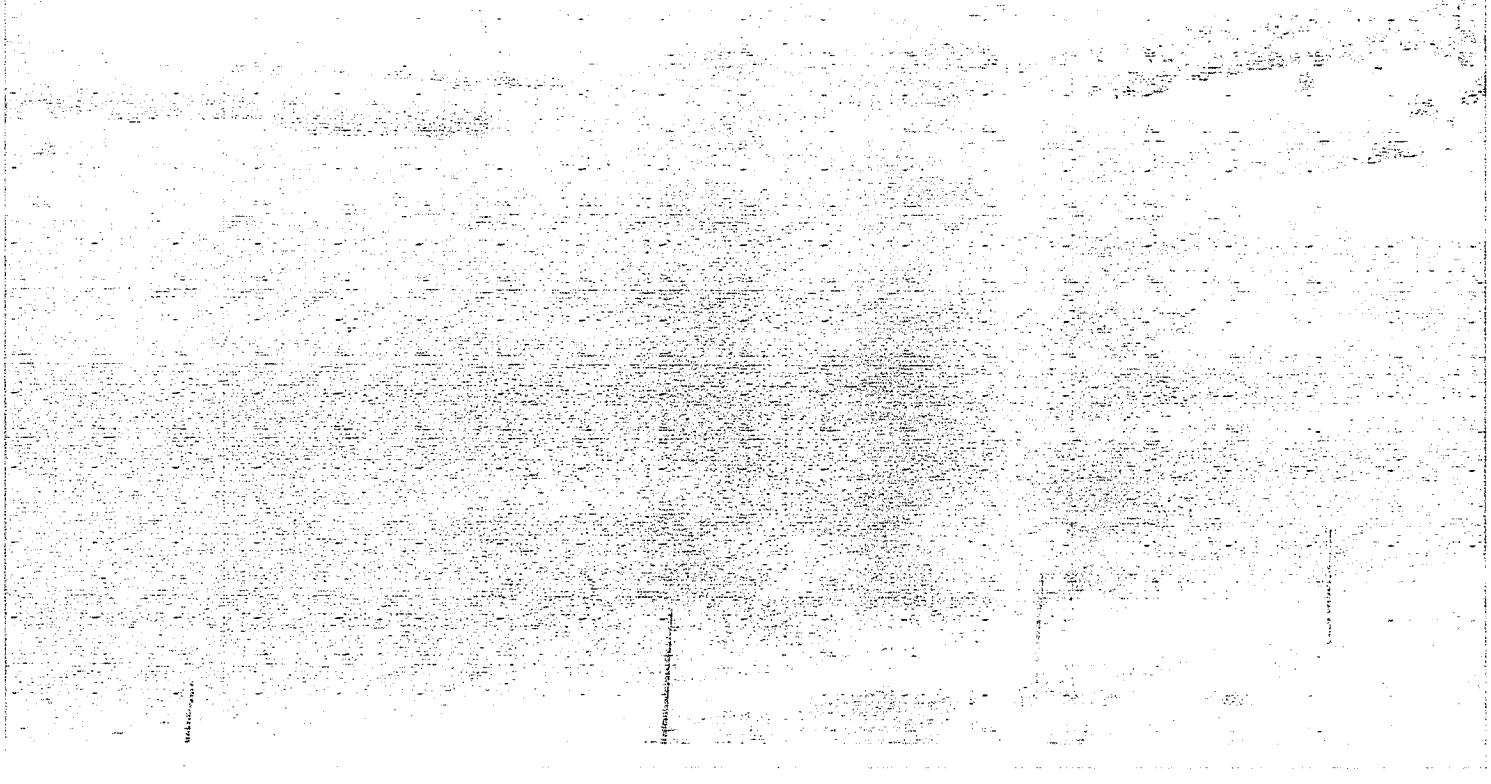
In the event that the Hidden Valley DRC approves an application, a Hidden Valley DRC Approval Notice ("Approval Notice") will be sent to the applicant. A copy of this Approval Notice shall accompany any application for Site Plan, Plat or Building Permit submitted to Eagle Mountain City for consideration.

The Hidden Valley DRC reserves the right to request additional information as deemed necessary to adequately evaluate any submittal (i.e.: renderings, sketches, 3-dimensional physical or digital model(s), staking, etc.).

Review fees for improvements shall be set and approved by the Hidden Valley DRC. A fee schedule shall be given to each applicant at the time of the Pre-Design Meeting. Hidden Valley DRC review fees shall be paid upon commencement of Step 2, as described above.

Hidden Valley DRC:
- *Meets semi-monthly*
- *Reviews Submittals*
- *Decisions may be appealed within 30 days*
- *Review fees paid in Step 2*

CHAPTER 3
SITE PLANNING GUIDELINES



These Guidelines encourage the creation of attractive and stimulating neighborhoods in which to ***live, work and play.***

3.1 Purpose and Overview

The site planning guidelines are a reference to assist developers, home builders, City officials, and homeowners in understanding the goals and objectives for development within Hidden Valley. These guidelines complement the Eagle Mountain City Development Code and provide design strategies and examples of potential solutions for the economically and aesthetically successful development of Hidden Valley.

These guidelines will be utilized during the design review process to encourage the highest level of design quality while providing the flexibility necessary to encourage creativity by individual project designers and developers. The site planning guidelines are general in nature and should be interpreted with some flexibility in their application to any specific development parcel within Hidden Valley.

3.2 General Planning Standards

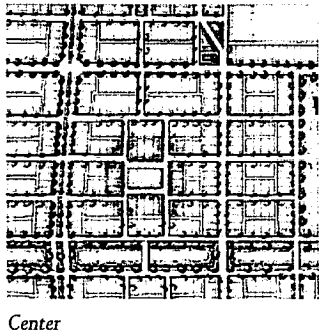
3.2.1 Principles of Community Design

Community Design is the integration of the site, architecture, and landscape improvements within the context of the overall Hidden Valley Master Plan. The intent of this section is to protect and enhance open space areas as a central element of the community while encouraging creativity and quality development of the built environment. The inherent topographic character of Hidden Valley with its broad and gently sloping valley areas, and steeply sloping edges creates opportunities for a wide variety of patterns and densities of development over much of the site while preserving and featuring the surrounding hillsides that define it.

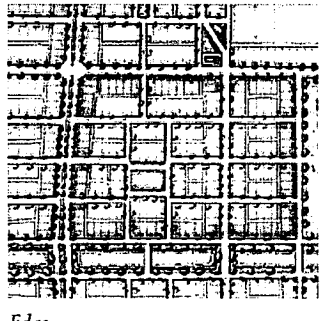
The intent of community design principles is that Hidden Valley be composed of a well-connected series of neighborhoods, each defined by a unique character and set of amenities. These neighborhoods, as the fundamental building blocks of Hidden Valley, may be composed of residential lots or commercial, mixed-use or civic development parcels, blocks, parkways and collector streets, parks and open spaces.

In the flats along the valley floors, development will be composed of traditionally-designed neighborhoods with gridded street and lot patterns. Moving toward the edges of the valleys and into more steeply sloping areas, the neighborhood form will become more organic by conforming to the topography of the site.

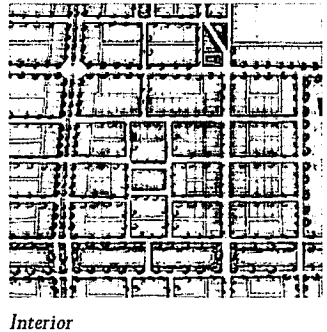
The three zones of a Neo-Traditional Neighborhood



Center



Edge



Interior

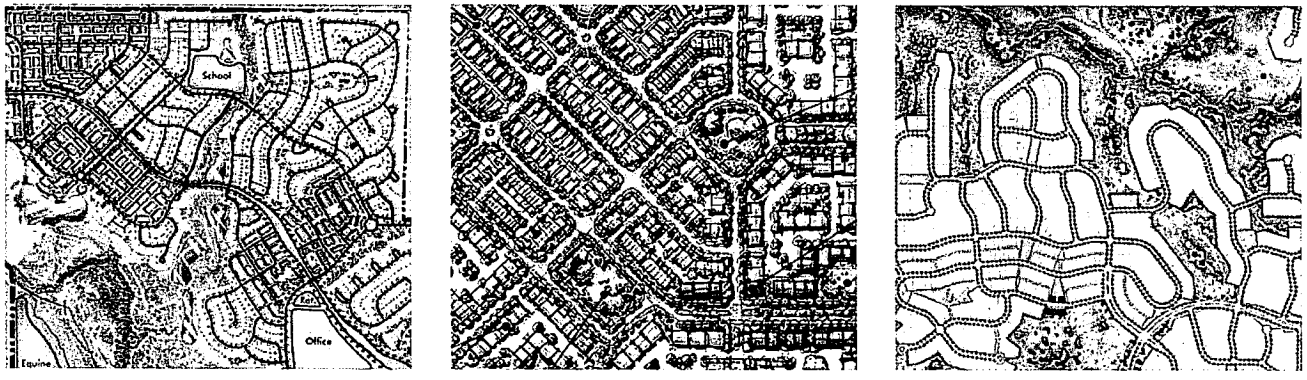
3.2.1.1 Neo-Traditional Neighborhoods

Neo-traditional neighborhoods are compact, vibrant, pedestrian-oriented developments that provide a variety of uses, diverse housing types, and are anchored by a central public space or civic activity. Neo-traditional neighborhoods use a grid or modified grid pattern of streets, and often include homes that are alley-loaded. Neo-traditional neighborhoods are based on the principle that neighborhoods should be walkable, interconnected, distinctive, affordable, environmentally friendly and true to the context of their surroundings.

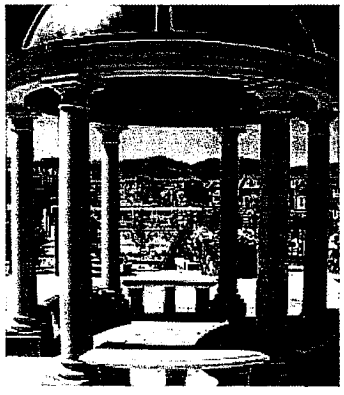
Within Hidden Valley, neo-traditional neighborhoods will be the predominant form in the flat valley centers.

The following elements are common characteristics of a neo-traditional neighborhood:

- **The neighborhood has a discernable center. This is often a square or a green, or may be a busy or memorable street corner.**
- **Most of the dwellings are within a five minute walk of the neighborhood center or a significant public space.**
- **There are a variety of dwelling types interspersed with each other – e.g. single-family houses, twin homes, rowhouses, live-work units, and apartments – so that younger and older people, singles, and families of various economic levels may find a place to live in the neighborhood.**
- **Certain prominent sites at the termination of street vistas or in the neighborhood center are reserved for civic buildings, larger homes or parks.**
- **At the edge of the neighborhood, there may be shops and offices of sufficiently varied types to supply the weekly needs of a household.**
- **Streets are places for people, not just cars. Streets are relatively narrow and shaded by rows of trees.**
- **The streets form an inter-connected network, dispersing traffic and providing a variety of vehicular routes to any destination.**
- **Well-connected trails and sidewalks connect neighborhood destinations, encouraging walking.**
- **Buildings are oriented toward the street, with vehicular access that can be served by an alley.**
- **Parking lots are screened with vegetation or placed behind buildings.**



Examples of neighborhoods that incorporate neo-traditional design principles



Important connections and design features throughout the neighborhood should respond to the pedestrian scale of the neighborhood.

3.2.1.2 Conventional Neighborhoods

Conventional residential neighborhoods make up the bulk of the community, and are located principally around the edges of the valleys, and along the developable hillsides found throughout Hidden Valley. As development feathers out from the neo-traditional centers, the neighborhoods will become more organic in form, conforming to the topography found in these areas. Although the neighborhoods will have a "looser" design, several of the principles of neo-traditional development remain relevant: Views should be anchored with significant architecture, landscape features or views; streets should be walkable and inviting to pedestrians; parks should be located within easy access to every home; and homes should address the street. Alleys are much less common in these neighborhoods, if they are present at all. Nevertheless, garage doors should not dominate the street view of a home or lot.

Within Hidden Valley, conventional neighborhood forms will predominate along the edges of the valleys, along the sloping areas and hillsides.

The following elements are common characteristics of a conventionally designed neighborhood:

- **The pattern of streets tends to follow topography and natural features present on the site.**
- **Most of the dwellings are within a five minute walk of a park or public space.**
- **There may be a variety of dwelling types interspersed with each other – single-family houses, twin homes, rowhouses, live-work units, and apartments.**
- **Prominent sites at corners or the termination of street vistas have larger homes or parks.**
- **Streets are places for people, not just cars. Streets are relatively narrow and shaded by rows of trees.**
- **The streets form an inter-connected network to the extent permitted by topography and natural features, dispersing traffic and providing at least two vehicular routes to most destinations.**
- **Well-connected trails and sidewalks connect neighborhood destinations, encouraging walking.**
- **Buildings are oriented toward the street but their garages are visually minimized.**
- **Parking lots are screened with vegetation or placed behind buildings.**

Examples of typical layouts for conventionally designed neighborhoods in hilly settings

3.2.2 Site Planning

3.2.2.1 Neighborhood Character and "Uniqueness"

Each neighborhood in Hidden Valley should have its own identity. Opportunities for neighborly interaction and casual encounters are encouraged whenever possible. Neighborhood gathering places and parks are placed within an easy walk of every home, and provide the opportunity for easily-supervised play for young children and quiet common areas for adults to socialize. A network of streets, parks and open spaces promotes the freedom of movement for pedestrians and helps to stitch together the various neighborhoods in the community.

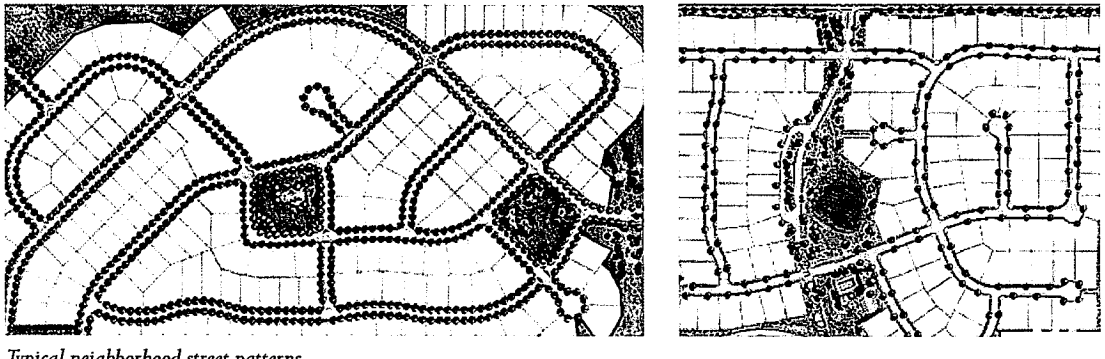
In order to create and define authentic and unique neighborhoods, it is important to incorporate the following principles:

- **Neighborhoods should be distinguishable, visually as well as by name.**
- **A mix of architectural styles, massing, and form throughout each neighborhood and within each block enhances the style of the neighborhood.**
- **Architecture shall define streetscapes and parks.**
- **Building elevations, setbacks, styles, and massing shall be used to create variation and interest along thoroughfares.**
- **Placement of dwellings close to the street creates a more interesting, framed streetscape.**

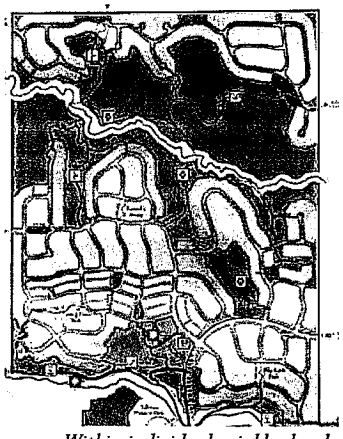
3.2.2.2 Lot and Street Patterns

Blocks may vary greatly in size and shape due to specific conditions of an individual neighborhood. Small blocks are generally desirable to provide the greatest amount of pedestrian connectivity; however, larger blocks are acceptable if they are broken up by greenways or pedestrian paths to provide the desired connections. Generally and where not impractical due to topography, blocks are encouraged to be no longer than 600 feet without some kind of mid-block pedestrian way.

On straight streets, landscaped medians, "knuckles", and/or "eyebrows" with landscaped islands shall be introduced to ameliorate the length of straight stretches of street pavement. Generally and where not impractical there should be no more than twelve homes in a row should occur without a change in the orientation of the road center-line (i.e. curve, kink, or intersection).



Typical neighborhood street patterns



Within individual neighborhoods, sidewalks should connect all homes and businesses to parks and other publicly-accessible buildings and open space, and provide access to the community-wide trail network.

3.2.2.3 Sidewalk/ Trail Locations & Neighborhood Connectivity

A comprehensive system of non-vehicular trails and sidewalks accessing the neighborhoods supports the importance of connectivity. Where practical all streets should have a detached sidewalk on both sides of the street that connects every residence or business with the community trail network to support non-vehicular access and recreation throughout Hidden Valley. Attached sidewalks, or sidewalks on one side of the street only, may be provided if this does not adversely affect pedestrian connectivity and specific site conditions make detached walks or dual walks impractical or unnecessary.

Trails and trailheads should be clearly marked with directional/informational signage, as described in Chapter 3. The locations of the primary trails and trailheads are identified on the Open Space Plan (See Figure 5.3).

The minimum width for a sidewalk is 4 feet. Sidewalks which directly abut curbing are discouraged, however in the event a sidewalk directly abuts curbing, the sidewalk shall be a minimum of 5 feet. Sidewalks may need up to an additional 2 feet of width if they directly abut fences, walls and buildings. Within commercial areas and places with high pedestrian volumes, sidewalks should be sized and surfaced appropriately for anticipated pedestrian traffic volumes.

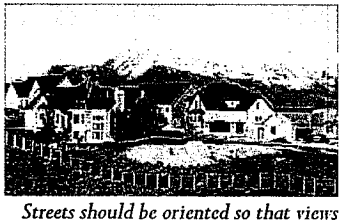
3.2.2.4 Ridgelines and View Preservation

Hidden Valley is surrounded by dramatically sloping topography, with ridges surrounding the development. From the site, there are also panoramic views toward the Oquirrh Mountains and Mt. Timpanogos. Care should be taken during the site planning process to ensure the preservation of existing sightlines and "framing" of key views. The following principles should be used:

- **Use architecture to "frame" view corridors and anchor key views.**
- **Enhance and preserve existing key views by orienting streets toward views.**
- **Don't "build out" the views with improperly sited buildings.**
- **Place parks and vistas to capture key views.**
- **Views add value and desirability to the neighborhood.**

The steep hillsides and ridgelines at Hidden Valley are areas of high visibility. Where homes or other buildings are on steeply sloping sites around the perimeter of the valleys, a higher architectural finish is expected, as these buildings will be visible from the valley floors. Inside development parcels that are of an elevation at or above 5,280', Enhanced Elevation Articulation Ratio ("Enhanced EA Ratio") shall be required for all structures. When visible from streets or publicly-accessible areas below, the rear elevations of these structures shall also meet an Enhanced EA Ratio.

Refer to *Figure 5.5* for the location of the 5,280' contour line, and *Appendix 6.5* for Enhanced EA Ratio requirements.

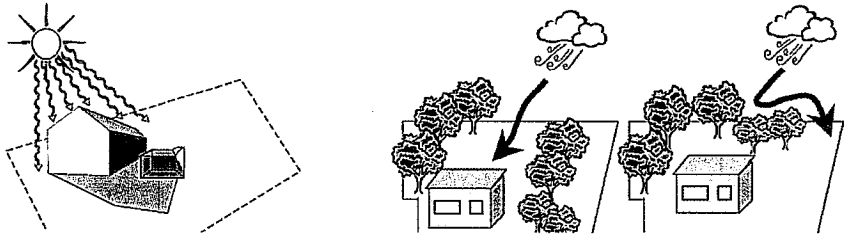


Streets should be oriented so that views are not "built out." Where sightlines terminate within a neighborhood, there should be significant architecture or a park or open space view.

3.2.2.5 Climatic Conditions: Solar Orientation and Wind Patterns

Homes and buildings in Hidden Valley should be oriented, to the extent possible, to take advantage of the natural climate, so that a majority of primary living spaces receive direct sunlight for the daylight hours, and take advantage of the prevailing wind patterns.

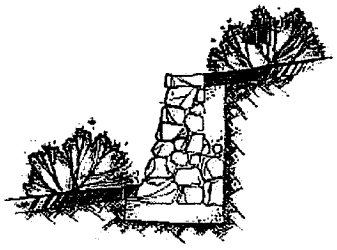
- **Dwellings should be positioned to minimize the impact of shadows on adjacent properties, to the extent possible and reasonable.**
- **Site design should utilize building forms, natural landforms and landscaping to take advantage of prevailing summer breezes and winter sun, and to serve as buffers against adverse winter wind conditions and summer sun.**



3.2.2.6 Sustainability: Best Practices and Goals

The Hidden Valley Master Plan has been developed to take into account the context of its natural surroundings and environment. To promote the long-term health and welfare of the community, development within Hidden Valley should incorporate sustainable features whenever possible. Sustainable development principles include:

- ***Diversity of Uses:*** Provide a variety of uses, housing types, and recreational opportunities within relatively close proximity to promote community livability, transportation efficiency and walkability.
- ***Heat Island Reduction:*** Limit paved areas to the minimum amount necessary, provide street trees along all streets to shade large expanses of paving and provide canopy trees in parking lots to shade parking areas.
- ***Connectivity to Community Bicycle/Pedestrian Network:*** Provide access to trailheads within 1/4 mile of each home and business to encourage alternative modes of travel for short trips.
- ***Storm Water Management/Aquifer Recharge/Bioretention:*** Where topography allows, encourage bioswales and filter strips to intercept draining water, slowing the water to allow for sediment dissipation and water infiltration back into the ground.
- ***Construction Waste Management:*** Set up and maintain construction waste management areas that encourage the separation of construction debris and support recycling of reusable materials.
- ***"Built Green" Architecture:*** Encourage the design and construction of buildings that utilize green building practices and may be certified by the U.S. Green Building Council.
- ***Water Use:*** Encourage drip irrigation and the use of appropriate "low-water demand" landscape plants to reduce water consumption for landscaping.
- ***Light Pollution Reduction:*** Protect the night sky while providing a safe and maintainable lighting package within the community by requiring full-cutoff fixtures and limiting the quantity of fixtures used.
- ***Local Food Production:*** Encourage the establishment of community garden plots to promote community-based and local food production to minimize the impacts from transporting food long distances and increase direct access to fresh food.



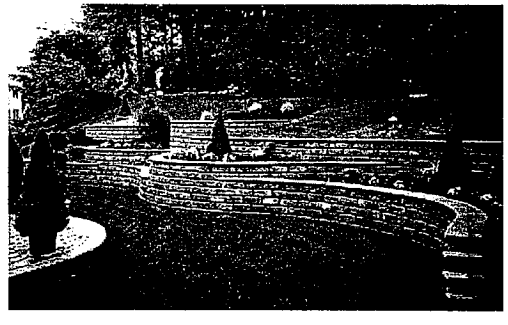
Retaining walls are encouraged to be constructed of natural materials, especially in highly visible areas to blend in with the community's natural setting.

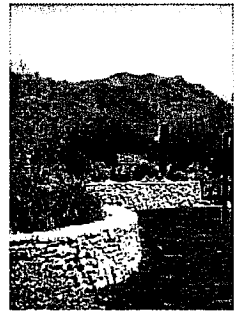
3.2.3 Site Improvements

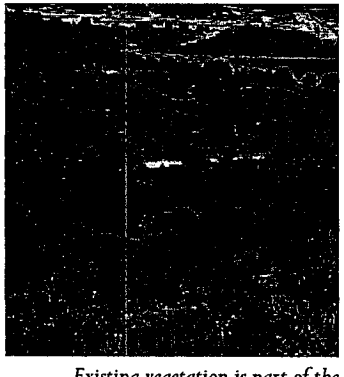
3.2.3.1 Grading, Erosion Control & Retaining Wall Design

As neighborhoods within Hidden Valley are developed, some grading of the site will be necessary. While grading is necessary, it should be sensitive to the native environment, and overlot grading or mass grading of an entire neighborhood is discouraged. The following principles shall be employed during the development of Hidden Valley:

- **Significant topographic features should not be "graded out." Consistent with the goal of enhancing the natural environment at Hidden Valley, grading should strive to mimic the natural lay of the land.**
- **Grading and site design shall protect existing trees to the greatest extent possible.**
- **During construction, erosion control measures such as erosion fences shall be used to minimize erosion.**
- **Where retaining walls are necessary or desired, they should be an earth-tone color that blends in with the environment.**
- **Where retaining walls higher than five feet are necessary, they should be stepped at regular intervals, rather than one large monolithic wall.**







Existing vegetation is part of the beauty of the site, and as such, it should be preserved and enhanced when possible.

3.2.3.2 Preservation of Existing Vegetation

Site design shall be compatible with the natural habitats and features found in Hidden Valley. Development plans shall direct development away from sensitive ecological resources, minimizing disturbance, and enhancing existing conditions or restoring or replacing lost resource values.

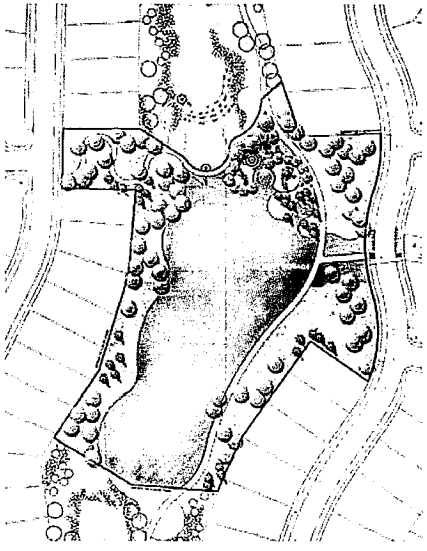
When development occurs in or adjacent to natural areas, vegetation to be preserved shall be clearly marked and the limits of construction shall be identified. Existing vegetation to be preserved and construction limits shall be approved by the Hidden Valley DRC. A temporary barrier fence shall be installed and maintained for the duration of the construction period.

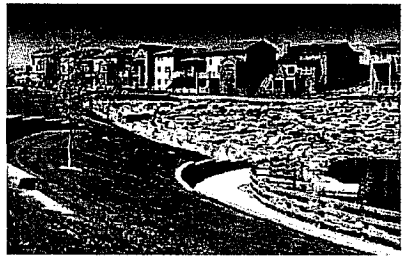
3.2.3.3 Storm Water / Drainage Management

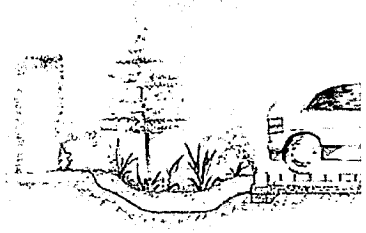
Development should minimize storm water runoff and necessary storm water systems while using the most current technology to improve the quality of storm water before it reaches natural systems that may be affected by poor water quality. This philosophy reduces infrastructure costs, increases ground water recharge and improves the environment.

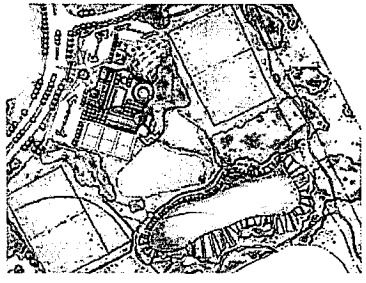
- **Site drainage shall be compatible with adjacent property drainage and in accordance with the overall master drainage plan for Hidden Valley. Developers and owners are responsible for controlling the drainage resulting from development and may not direct water onto an adjacent property, unless such a diversion is located within an established drainage easement or within an approved drainage report.**
- **Excess run-off from the site shall be minimized with sites graded to provide positive drainage away from buildings.**
- **Water from parking lots, roof drains, and other areas should be consciously directed to landscape areas that could benefit from the additional water rather than piping it off the property, thereby improving water quality by filtration through landscape materials.**
- **Drainage shall be conveyed along streets, drives and swales along property lines, or in open space corridors.**
- **Drainage will be sheet flow and surface drained where possible, however some below-grade drainage using storm water piping and culverts may be required.**
- **Surface drainage systems and detention/retention ponds shall be irregular in plan and graded to create an aesthetically pleasing character that mimics natural landforms. Side slopes shall vary.**
- **Drainage shall be directed to natural or improved drainage channels, or dispersed into shallow sloping planting areas for retention.**
- **Storm drainage shall not connect into sanitary sewer systems.**

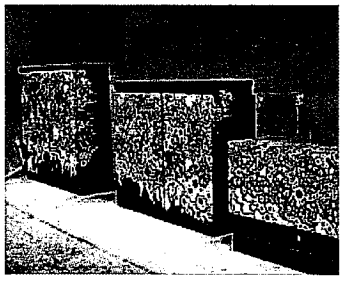
If properly designed and engineered, storm water detention areas may function as recreational amenities (i.e. open fields, play fields, ball courts) for the community when they are not detaining water. This use may offset additional park land required within a subdivision.











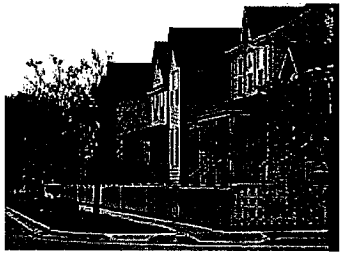
Artfully decorated utility transformers.

3.2.3.4 Easements & Utilities

Utility and drainage easements facilitate the conveyance of storm water and the installation and maintenance of public and private utilities. No site improvements or landscaping that may result in damage to or interference with utilities or drainage will be permitted within these easements. Grading may be permitted within these easements if it does not interfere with drainage or the maintenance of utilities. Fencing may be permitted in easements with permission of the easement holder and approval by the Hidden Valley DRC. If it is necessary to remove fencing to work inside a utility easement, the easement holder may do so, and has no responsibility to repair or replace such fencing.

Connections to all utilities including water, sanitary sewer, gas, electricity, telephone, and cable television shall be installed underground from existing trunk lines except where the lines daylight at transformer and pedestal locations. Utility connections from main service lines to individual buildings shall be located to minimize disruption of the site and existing vegetation. Transformers, pedestals and pull boxes should be located out of public view or screened as much as possible to minimize their appearance. Utilities should be located in alleys when possible.

Utility pedestals and screened service areas are less obtrusive when located in alleyways



It is the intent of these guidelines to discourage monotonous repetition along neighborhood streets.

3.2.4 Neighborhood Types

There are a variety of residential land uses found throughout Hidden Valley. An important goal of these guidelines is to ensure compatibility of these land uses and cohesiveness throughout the entire development and create functional and visual variety along streets and the public realm. A range of housing styles creates varied looks but cohesive neighborhoods.

3.2.4.1 Single-family Detached Neighborhoods

All single-family detached subdivision plans shall be evaluated using the guidelines contained in this section with emphasis on the following criteria:

- **Proportional mix and location of different home types**
- **Placement of the dwelling unit on the lot**
- **Location and orientation of garages**
- **Preservation of ridgelines**
- **Preservation of significant views**
- **Preservation of natural features (e.g., drainages, native vegetation, sloping hillsides)**
- **Treatment of walls and fences**

Product variation per neighborhood

The creation of interesting, diverse and distinctive neighborhoods by integrating varying lot types, home sizes and architectural character in a harmonious relationship is encouraged. A variety of home sizes in a single neighborhood addresses the needs of different households. The diversity of building types and home sizes not only creates a more appealing neighborhood, but also promotes increased housing opportunities to a variety of ages and incomes, promoting a socially vibrant community.

The following criteria shall be used to ensure a variety of lot types throughout a neighborhood:

- **Within a defined block, where ten or fewer lots comprise the block, only one lot size shall be required, although more than one size may be provided.**
- **Where a block has more than 10 lots, a minimum of two lot sizes may be encouraged: lot size changes should be in the 20% range.**

In addition to the above, the developer/builder shall provide at least three distinct floor plans and elevations to create variation as seen from the street (i.e. garage placement, front porch location, placement of doors and windows, change in color and/or materials).

Distinct floor plans and elevations contribute to an interesting neighborhood

Street tree types and locations are defined to create variety and interest and to establish neighborhoods as unique places.

Similar lots on a given block shall provide a mix of floor plans and elevations to create variation in building relationships.

Diversity and Distribution of Home Types

Buildings physically define streetscapes while encouraging neighborhood sociability. Each streetscape should have a unique character:

- **Special attention shall be given to the mix of architectural styles in creating streetscapes.**
- **Streetscapes shall be visibly pleasing in terms of building scale, proportion, pattern, balance, material composition and color palette.**
- **Streetscapes shall respond to the public realm while creating a safe and comfortable environment for the pedestrian.**

Varied Lot Width and Side-yard Setbacks

Making some lots wider and some narrower than the average is encouraged. This also allows for the placement of different shapes and sizes of homes as well as variations in open space dimensions. On narrow lots, a variation of only two to four feet in home width can make a perceptible difference.

Varied Garage Placement and Orientation

Lot size should permit some garages to be side-loaded from the street in order to break up the monotony of a line of garage doors being placed parallel to the street. Alley-accessed, rear loaded garages (either attached to the dwelling or detached) are encouraged where possible. Careful consideration shall be given to the location of garages and driveways at corners so that a side load configuration does not cause conflicts with automobile traffic circulation at those corners. Placing the side loaded garage on the interior of the corner lot is preferred. Garage setbacks shall allow driveway parking that keeps the sidewalk clear of vehicles (15 feet minimum, 18 feet preferred).

Home Placement and Garage Access

Access should be carefully considered when placing each home on the lot/building site because of the close relationship between the access drive, building footprint, grade of the street, and individual lot drainage. Driveway location and grade typically will dictate the finished floor elevation of the home.

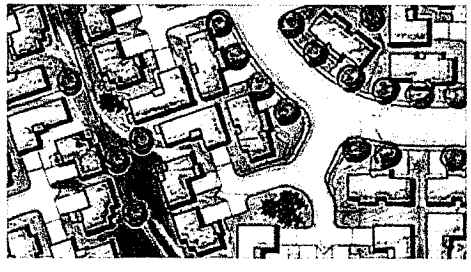
Recommended driveway grades are 2-8% within ten feet from the sidewalk or garage, and up to 12% on all other portions of the driveway, where applicable. While these grading standards should be met whenever possible, setting elevations for proper drainage should take precedence.

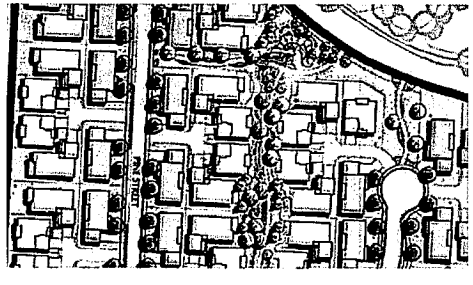
3.2.4.2 Single-family Cluster Development

Clustering of buildings is a unique site planning opportunity at Hidden Valley. Cluster developments may include detached residences, attached residences, or both as site constraints permit. Clustering homes preserves open space, allowing these open areas to be aggregated into one or more larger spaces for parks, community gardens or "view corridors" that are for use by all members of the development. Often, these open areas are held "in common", and are maintained by a sub-master homeowners' association of which all residents are members. Clustering units is a useful technique for planning areas that are constrained by topography or other site features that make traditional single-family lot development undesirable.

The following design techniques should be implemented whenever possible:

- **Create a hierarchy of open spaces with small, intimate spaces that relate to unit entries.**
- **Use reduced-width private drives to diminish impervious coverage on the site.**
- **Create small parking courts with direct access to unit entries rather than large perimeter parking lots.**
- **Accommodate guest and resident parking with parallel parking lanes and bays along drives and neighborhood streets where possible.**
- **Preserve unique site elements and open spaces.**
- **Provide amenities and outdoor recreation areas.**
- **Use a variety of building plans to add interest to site plan.**
- **Vary building orientations to avoid the monotony of "barracks-like" site configurations.**



A combination of a front-load and side-load garage on a twin home reduces the dominance of the garage doors on the front facade of this home.

3.2.4.3 Single-family Attached Neighborhoods

Single-family attached homes provide an alternative to traditional detached homes, and are encouraged in specific areas within Hidden Valley. The construction of twin homes (duplexes), townhomes and rowhomes lends diversity to the community, providing additional home styles and appealing to buyers who may not want a traditional single-family home.

The following design techniques should be considered and implemented whenever possible:

- **Vary front setbacks to avoid a long row of "lined up" buildings.**
- **Place the front doors of homes along the streets, to define the street and create a pedestrian-friendly environment.**
- **Use staggered and jogged unit planes within the same structure to create an interesting street scene.**
- **Use materials changes on facades to reduce monotony.**
- **Include modified units and reversed building plans to add variety.**
- **Vary building orientations to avoid the monotony of "barracks-like" site configurations.**

Clustering Buildings

Attached homes may be clustered to respond to site constraints and preserve open space for use as park, common lawn and/or gardens.

Home Placement and Garage Access on lots and in relation to streets & alleys

Front-loaded row homes are discouraged, as they often lead to a garage-dominated streetscape that is hostile to the pedestrian environment and decreases property values. When possible, use alleys to provide access to rowhomes and townhomes.

High-quality finishes and changes in materials on facades create interesting neighborhoods

3.2.4.4 Multifamily Neighborhoods

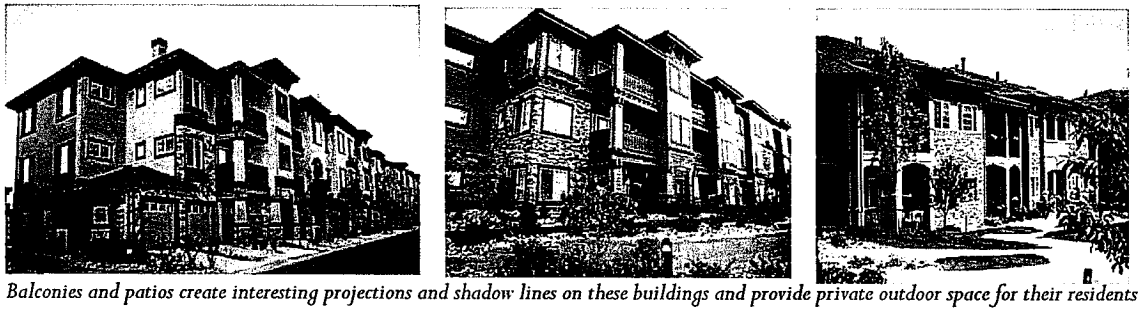
Multi-family developments add an important component to the home types available at Hidden Valley. Multi-family developments further add diversity to the community, and should be designed so that they are integrated into the fabric of Hidden Valley.

The following site planning techniques should be implemented whenever possible:

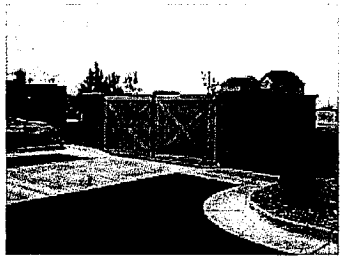
- **Multi-family communities should be integrated into their surroundings. Developments that are surrounded by high walls, privacy fencing and rows of garages and/or carports should be avoided.**
- **Buildings with long unbroken facades and box-like forms devoid of architectural are not permitted.**
- **Building footprints and facades should be broken-up to provide visual relief, and give the appearance of a collection of smaller structures.**
- **To the extent possible, each of the units should be individually recognizable through the use of balconies and other projections, setbacks, and an appropriate rhythm of windows and doors.**
- **Vary front setbacks to avoid a long row of "lined up" buildings.**
- **Front doors of homes should be visible from the street or drive leading to the building, creating a pedestrian-friendly environment.**
- **Use material changes on facades to increase visual interest.**
- **Include modified units and reversed building plans to add variety.**
- **Vary building orientations to avoid the monotony of "barracks-like" site configurations.**
- **Preserve unique site elements and open spaces.**
- **Provide for amenities and outdoor recreation areas that are visible from residences, providing natural surveillance.**

Support Facilities and Service Areas

Support structures within multi-family residential neighborhoods such as laundry facilities, recreation buildings and/or sales and leasing centers, should be consistent in architectural design and form with the rest of the development. Sales and leasing centers, possibly combined with lifestyle amenity structures, may be prominently located at the primary entrance to the development, but other service areas and support facilities (such as laundry facilities, community rooms, recreation buildings, and outdoor recreation areas) should be placed in convenient locations in the interior of the residential neighborhood to minimize visual impacts on adjacent neighborhoods.



Balconies and patios create interesting projections and shadow lines on these buildings and provide private outdoor space for their residents



Service areas don't have to be neighborhood "eyesores."

Screening for Loading and Trash Collection

Loading areas and trash collection areas should be screened with landscaping, walls, or both to reduce their impact on the community and adjacent neighborhoods. In addition, dumpsters and/or trash compactors should be carefully located to avoid being placed directly in one's line of sight upon entering a neighborhood. Concealing or obscuring air conditioning units and utility panels is also strongly encouraged.

Parking

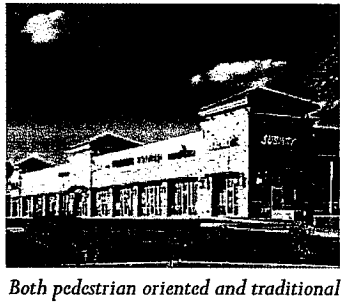
Parking lots shall be designed to be safe, convenient and attractive, but should not visually dominate a neighborhood. It is preferred that smaller parking lots should be conveniently distributed throughout a project site. Perimeter parking lots shall be avoided. Perimeter parking areas provide a poor image of a neighborhood and often function as barriers between the multi-family neighborhood and the surrounding community.

3.2.4.5 Commercial and Mixed-Use Development Areas

Commercial developments in Hidden Valley may take a variety of physical forms depending on location and the type of businesses located within.

Types of Development

Commercial development is anticipated to include neo-traditional neighborhood commercial developments that are pedestrian oriented and primarily serve individual neighborhoods as well as traditional commercial strips and pad sites that serve the entire Hidden Valley community. Depending on the location and type of development, vertical and horizontal mixed uses may be included, and are encouraged to increase the vitality of the community.



Both pedestrian oriented and traditional commercial developments can be attractive if well designed and detailed.

Building Orientation

Buildings should be oriented toward the primary street on which they are located, and set close to the street in order to frame the street and create a pleasant pedestrian environment.

Parking

Parking lots shall be designed to be safe, efficient, convenient, and attractive, but should not visually dominate a site. When possible, parking lots should be located to the rear or sides of buildings.

- **The number and dimensions of parking spaces will be per City standards.**
- **Landscaped islands shall be used to define parking lot entrances, the ends of all parking aisles, and the location of access drives, and to provide pedestrian refuge areas and walkways.**
- **Parallel and/or angled parking is encouraged along the fronts of buildings to promote walking and reduce the impact of large parking lots.**
- **Parking lots shall be screened from adjacent streets and public areas with vegetation, berms, and/or landscape walls.**

Service Areas
Loading and service areas, including trash collection and storage facilities, shall be located to minimize the visual impact from public thoroughfares, primary building entries and neighboring properties. Rear building loading is preferred, but side loading will be allowed if properly designed and screened.

- **Service areas on the fronts of buildings are prohibited. When rear service areas are not provided, oversized front doors may be used to service commercial establishments.**
- **Rear and side service and delivery activities should be separated from public access and screened from public view with walls, fences and/or landscaping of sufficient height and density. Walls and fencing shall be compatible with the primary structure. Chain link fencing is not allowed.**
- **Service areas should not be visible from public thoroughfares or adjacent residential properties.**

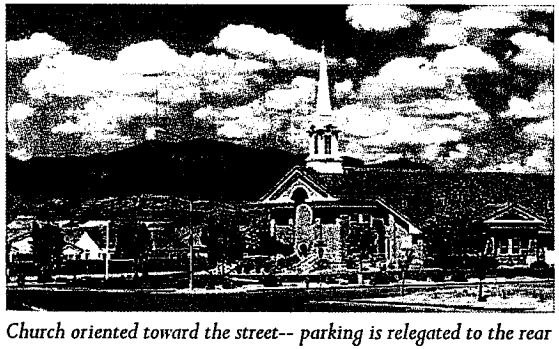
3.2.4.6 Institutional Development Areas

Institutional areas include churches, schools, fire stations, libraries, recreation facility buildings, and buildings for other public uses.

Churches
Churches should be integrated into the neighborhoods in which they are located. When built, the church should occupy significant places in the community and be visual "anchors."

The following site planning techniques shall be followed:

- **Building architecture, and not parking lots, should dominate the site.**
- **The main entrance should face the street.**
- **When possible, sharing parking or open areas should be encouraged.**
- **Parking, loading and service areas shall be screened with vegetation, berms, fencing, or a combination of these elements.**
- **When possible, churches should be located along the trail network to increase connectivity with the surrounding neighborhoods.**



Church oriented toward the street-- parking is relegated to the rear of the site

Richly-detailed and landscaped public buildings are assets to their neighborhoods.

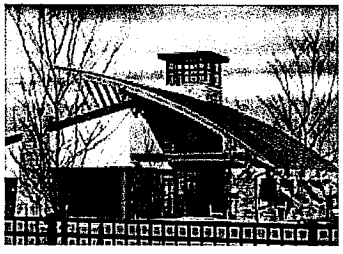
Schools & Other Public Uses

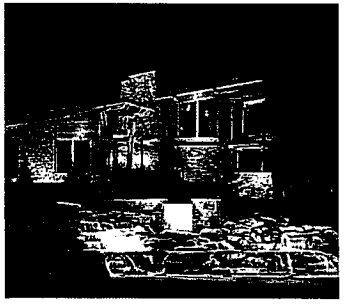
Schools, libraries, public safety, emergency services, and other public-use facilities will be located in Hidden Valley to support the needs of the community's residents. These uses are highly-visible components of the community, and should strive to attain a high level of design quality and compatibility with other structures in the community.

The following site planning techniques shall be followed:

- **Building architecture and landscaping shall fit into the overall character of Hidden Valley.**
- **Parking, loading and service areas shall be screened with vegetation, berms, fencing, or a combination of these elements.**
- **Parking lots shall be encouraged to include landscaping islands and pedestrian walkways to "break up" large expanses of asphalt.**
- **The main entrance to a building should face the primary street on which the building is located.**
- **Schools and libraries are encouraged to be located along the trail network to increase connectivity with the community.**

Examples of high-quality materials and well-placed details and landscaping





Recreation Facility Buildings

Community recreation buildings will be located in Hidden Valley neighborhoods, providing meeting space, gathering areas and play areas for the residents of the community. These buildings add an amenity to the neighborhood and should be designed to be well-integrated into the fabric of Hidden Valley.

The following site planning techniques should be considered and implemented whenever possible:

- **Locate recreation buildings inside parks or along the trail system so they are easily accessible to the community.**
- **Where possible, anticipate the potential for shared uses of the gathering and parking areas, and locate recreation facilities adjacent to schools, churches or other public areas.**
- **The front doors should face the primary street on which the building is located.**
- **Architecture shall be compatible with the surrounding neighborhood.**
- **Architecture and landscaped spaces should be the focus of the site, and parking areas must be screened with vegetation or placed to the rear of recreation facilities.**
- **Shared parking is encouraged with parks, churches, commercial areas, and schools.**
- **Loading and service areas shall be screened with vegetation, walls or fencing.**

3.3 VEHICULAR CIRCULATION & STREETSCAPE DESIGN

3.3.1 Street Patterns

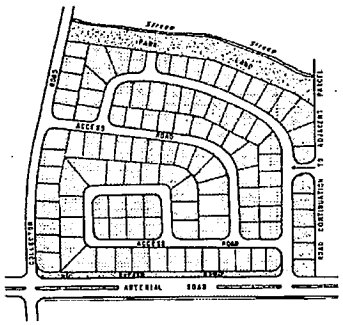
The circulation system for Hidden Valley will consist of a hierarchy of streets of various sizes, as well as off-street trails intended for pedestrians, equestrians and bicyclists. The overall intent of the circulation system is to accommodate both traditional and alternative forms of movement within and through the community.

A network of parkways and community collector streets provides efficient access between the individual neighborhoods, community parks and other areas in Hidden Valley. Within individual neighborhoods, neighborhood collectors and local streets are intended to move traffic at modest speeds and provide vehicular access to each home or business. All neighborhood collectors and local streets have detached sidewalks that connect each home or business to each other and the off-street trails of the community.

Streets should be laid out according to the following principles:

- **The circulation system shall respond to topography, land use and environmental constraints. On relatively flat terrain, grid or modified grid-oriented street patterns should be employed, sympathetic to neo-traditional neighborhood design planning patterns.**
- **Long straight streets shall be avoided. Narrower streets reflecting a more "human scale" shall be encouraged.**
- **Streets and pathways should lead directly to visual anchors and/or focal points when possible. This is a key urban design tenet that creates a "sense of place" and helps people orient themselves within neighborhood.**
- **Alternative pedestrian connections to public areas and mixed-use developments shall be provided, reducing the pedestrian and vehicular conflict.**
- **Circulation patterns shall be designed to direct vehicles to entrances and/or exits from the neighborhoods. The entry/exit function is a critical means of defining a sequence of movement and creating a sense of "arrival" and "passage" through Hidden Valley.**
- **Traffic calming measures may be implemented, as needed, on collector and residential streets such as, but not limited to, small roundabouts, street narrowing, medians, pedestrian tables, or other techniques.**

A general circulation plan for the community is included on the Master Plan maps (See Figure 5.2 - Roadway Plan). The approved street cross-sections for Hidden Valley shall be used for any development within the community.

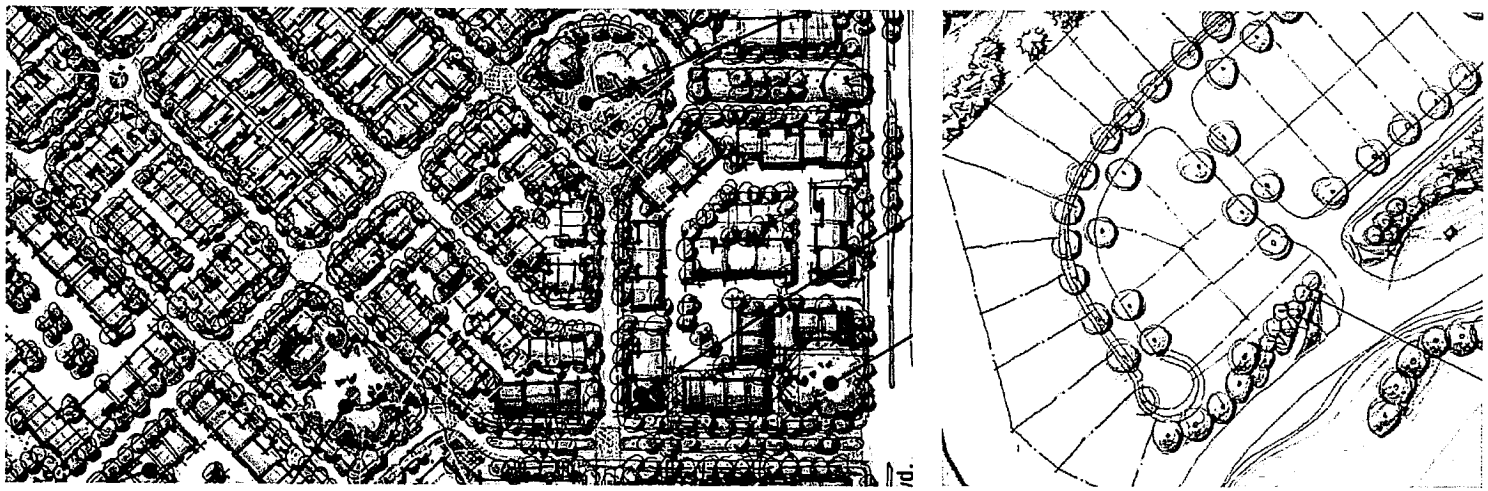


A typical neighborhood with a modified grid pattern of streets.

3.3.2 Straight and Curved Street Patterns

Straight and relatively narrow streets are most efficient for densities of four or more dwelling units per acre and can be used effectively to create a traditional neighborhood image. These streets should not be longer than 10-12 lots in a row (approximately 650 to 700 feet long) before the centerline of the street is interrupted. Grid street patterns are located predominately in the flat land areas in the center of the valleys.

Modified grid and curvilinear street patterns are located predominately in the sloping areas of the site. These street types respond to the topography of the site.



Predominantly grid street patterns with a discernible pattern of lots and blocks is appropriate for the flat land areas in Hidden Valley

Modified grid street patterns appropriate for the hilly areas in Hidden Valley

3.3.3 Community Entries

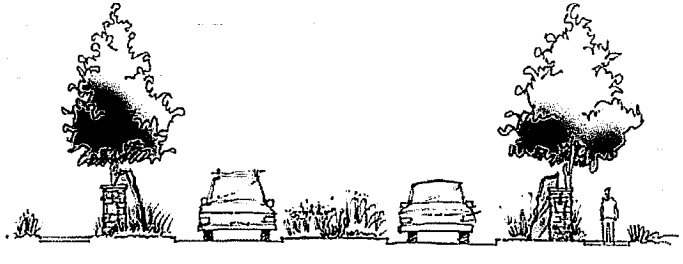
Community entries mark the entrances into the Hidden Valley development and distinguish Hidden Valley from other adjacent and nearby master planned communities. The entries provide the resident and visitor with a sense of "arrival" and a point of reference in the community-at-large. Entries should provide an open window into the project which highlights landscaping, neighborhoods and amenities located within the community, recreational facilities, and directional information. Special attention should be given to hardscape and landscape treatments that enhance the overall project image at entries.

Monumentation distinguishes community entries

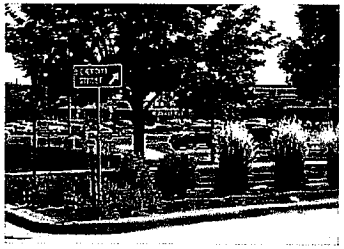
3.3.4 Neighborhood Entry Drives

Each neighborhood shall have a distinctive entry that announces "arrival" into the neighborhood, and all entry features shall have consistent features as designed and determined by the Hidden Valley DRC. Neighborhood entry monuments and signature landscaping shall be used at each entry from the community parkways.

The principal vehicular access into a mixed-use development, single-family attached or multi-family neighborhood should be through an entry drive rather than a parking aisle. These entry drives should have minimal or no parking. Where parking is necessary, angled or parallel parking is preferred. 90-degree parking shall not be permitted along the entry drives of mixed-use developments, single-family attached or multi-family neighborhoods.



Appropriately-scaled monuments mark the transition from one neighborhood to another within Hidden Valley



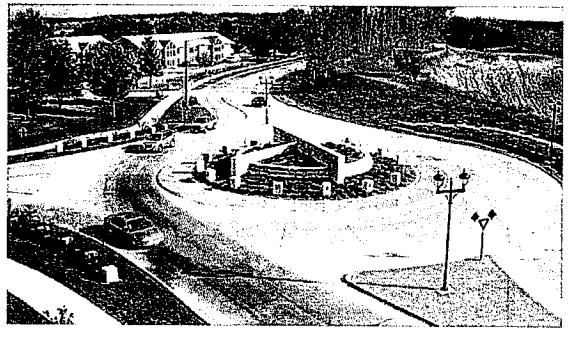
Clearly-visible directional signs help motorists navigate roundabouts

3.3.5 Medians and Roundabouts

Medians and roundabouts are an effective tool for traffic management. Medians and roundabouts will be used on the parkways as indicated on the Master Plan, and encouraged on collector streets and at neighborhood entrances. The location and configuration of proposed roundabouts and medians shall be designed by a licensed transportation engineer.
Medians and roundabouts are used largely to:

- **Reduce motor vehicle speeds**
- **Increase capacity level**
- **Increase safety**
- **Reduce noise and air pollution**
- **Provide landscaping interest**

The City Engineer shall approve the design of roundabouts. On principal streets, roundabouts should be sized larger to safely and efficiently accommodate the desired design speed and volume of traffic. When used in neighborhoods, roundabouts may be of a smaller diameter, with higher curbs to safely slow traffic. All roundabouts shall be designed to accommodate service and emergency vehicles and moving vans.



3.3.6 Cul-de-Sac Connections

Where cul-de-sacs are used, openings should be provided at the end of cul-de-sacs to provide views into neighborhoods and provide pedestrian connectivity to open space and paths/walkways. As street connectivity is encouraged throughout Hidden Valley, the use of cul-de-sacs shall be limited to areas where necessary due to specific site or topographical concerns. Cul-de-sacs are discouraged in neo-traditional neighborhoods on flat to gently sloping land.

Cul-de-sacs are not built out, but rather terminate on publicly accessible open spaces and provide pedestrian corridors into and out of the neighborhood

3.4 PARKING

Tandem parking in driveways and garages shall be permitted, and may be counted toward residential parking requirements.

3.4.1 Parking Lots & Structures

While it is necessary to accommodate vehicle parking, parking lots should not visually dominate a development. Large parking lots with long, monotonous drive lanes flanked by 90-degree, pull in parking, and parking lots without landscaping shall not be permitted. As an alternative to a large parking lot, parallel or angled parking along streets and drives is encouraged.

Where parking structures are constructed, they should be designed to complement the architecture of their primary use.

Parking shall be provided at the level required for a specific use by the Eagle Mountain City Development Code.

3.4.2 Parking Lot Landscaping and Screening

Parking lots shall be landscaped to reduce their visual impact and to shade parked cars and pedestrians. Parking lots shall be screened from view from the street and adjacent uses using plant material, berms, landscape walls or a combination of these elements.

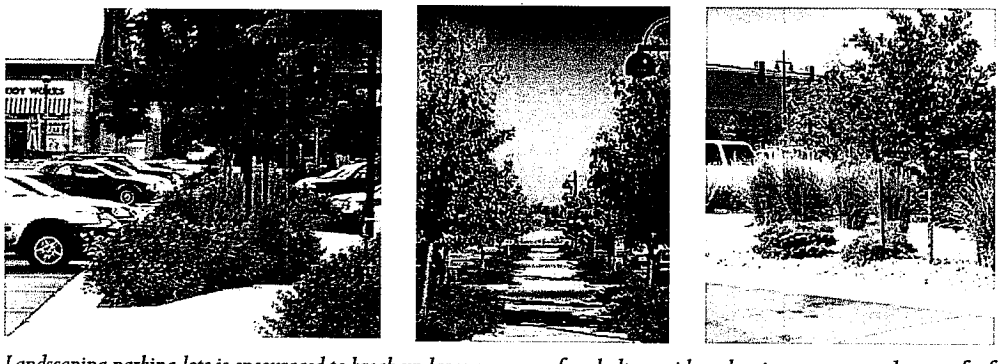
Landscape islands shall be provided at a rate of at least one 9'x18' area per fifteen cars. No more than twelve (12) parking spaces may be in a row without a landscape island.

3.4.3 Bicycle Parking and Motorcycle Parking

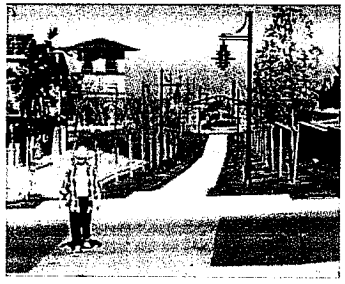
Convenient bicycle and motorcycle parking shall be provided for all commercial and multifamily developments.

3.4.4 Temporary Parking Lots

Temporary parking lots may be constructed and approved by the Hidden Valley DRC.



Landscaping parking lots is encouraged to break up large expanses of asphalt, provide pedestrian passages and areas of refuge, and reduce the "heat island" effect



Crosswalks should be clearly marked so that they are visible to pedestrians and motorists.

3.5 Pedestrian, Bicycle and Other Non-Motorized Circulation

Off-street trails and sidewalks are a significant community amenity and shall be provided throughout Hidden Valley to promote recreational opportunities and alternative modes of transportation. This network of sidewalks and trails will also provide connectivity to the City's system of regional trails, further expanding the system and providing additional destinations. The location of the principal off-street trails and trailheads are indicated on the Hidden Valley Open Space Plan (See Figure 5.3).

The network of sidewalks and trails will be developed according to the following principles:

- **Where possible, neighborhoods and developments shall provide connectivity with the overall pedestrian and cycling network to form a comprehensive system within Hidden Valley.**
- **Equal access in a manner that integrates handicapped-accessibility with ordinary accessibility rather than separate systems shall be provided where permitted by terrain and trail type.**
- **Where possible, connections to the system of trails and sidewalks shall be made to every home, business, publicly-accessible destination (i.e. school, church, library), park and recreational amenity within Hidden Valley.**

3.5.1 Walkway and Sidewalk Design

Walkways for pedestrians should connect people to their destinations in a pleasant, safe and convenient manner. Where possible, a paved walkway shall connect the street adjoining the property to each home or building in Hidden Valley. Walkways within the community shall be located and aligned to directly and continuously connect points of pedestrian origins with pedestrian destinations.

Pedestrians and bicycles shall be separated from vehicles where possible along principal routes. Where complete separation is not possible, potential hazards shall be minimized through the use of techniques such as:

- **Special paving**
- **Grade separations**
- **Pavement markings**
- **Signs, striping and bollards**
- **Street width reductions at crosswalks and pedestrian refuge areas**
- **Traffic calming features (i.e. speed bumps, speed tables)**
- **Lighting to clearly delineate pedestrian areas at night**

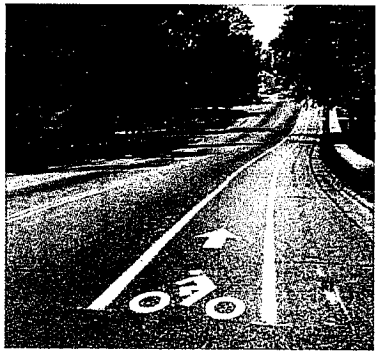
Walks should be wide enough to accommodate a variety of uses.

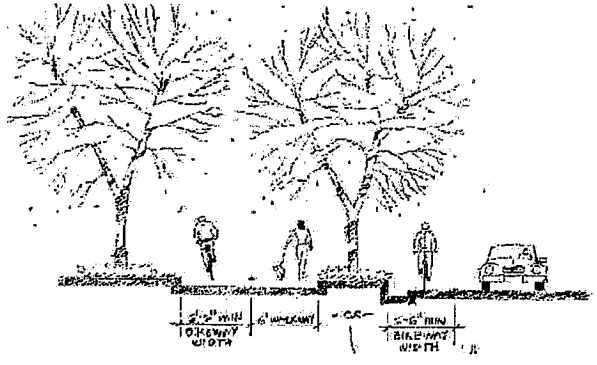
Paving materials shall be easily maintained, non-slip, and accessible to persons with disabilities. Special paving materials such as interlocking brick, color concrete pavers, colored and textured concrete, and other similar materials are encouraged for pedestrian gathering areas.

3.5.2 Bike Lanes

On-street bike lanes are recommended on all parkways and collectors where an adjacent off-street trail is not provided. On-street bike lanes are encouraged to connect neighborhoods with the community trail network and provide neighborhood connectivity.

Where required or provided, bike lanes shall be delineated on the pavement with a white painted or thermoplastic line to widths currently prescribed by AASHTO standards.





3.5.3 Road Crossings/Crosswalks

Road crossings shall be adequately signed for automobiles and pedestrians. A stop or yield sign should be placed on both sides of an at-grade crossing, and warning signs should be placed well ahead of the crossing for vehicular users. These signs should be placed far enough in advance to provide adequate warning for oncoming motorists.

Roadways at trail crossings should be striped with standard pedestrian crosswalk striping or enhanced paving.

3.5.4 Recreational Trails

Recreational trails are a significant amenity within the Hidden Valley community. These trails connect with the sidewalk system in each neighborhood, and form a network that connects every home and business with parks, schools, churches, recreation centers, and open space in the community.

In addition to accommodating pedestrians and cyclists, several trails are designated as equestrian trails, providing a unique recreational opportunity for residents and visitors. ATVs and other motorized vehicles (except emergency and maintenance vehicles) are not permitted to use the trails within Hidden Valley.

Trails may be paved with a variety of materials such as asphalt, concrete, crushed gravel, and bark/shredded wood, depending on the anticipated intensity of use and the trail's location. Additionally, trails may be left natural in undeveloped areas. A final determination on the surface to be installed shall be approved by the Hidden Valley DRC.

Trails connect the neighborhoods throughout Hidden Valley, providing alternative access to destinations and recreational opportunities.

3.5.5 Trailheads and Trail Connectivity

Trailheads are an important element in the trail system, marking an entry point to the trail system at Hidden Valley and providing information about routes, trail connections and amenities available along the system. As these trailheads lay the foundation for a user's overall impression of the trail system, they should be well-designed and located in highly visible locations, usually within parks or other public places. Trailhead facilities shall be programmed and designed to meet the needs of the community. Needs specific to a neighborhood should be considered by developers when determining the size and programming needs of each location.

3.5.5.1 Regional Trails

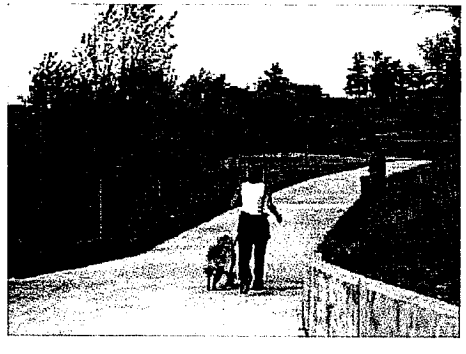
Regional trails extend through Hidden Valley, connecting to the City trail system, including the trail along the utility corridor and the trail along Pony Express Parkway. These regional trails should have a natural surface of gravel or crushed rock, and should not be paved.

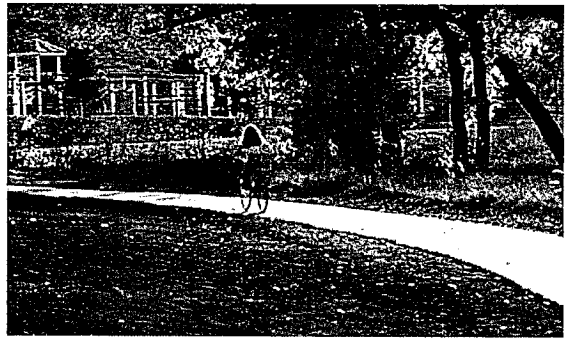
3.5.5.2 Community Trails

Community trails provide connections between neighborhoods and community destinations, and along the parkways and collector streets throughout Hidden Valley. These trails also provide access points beyond the community and to the City's trail system. These trails shall be a minimum of ten feet wide and constructed of concrete or asphalt.

3.5.5.3 Neighborhood Trails

Smaller neighborhood trails, and other "connector" trails connect areas within individual neighborhoods and provide access to regional and community trails. These trails shall be a minimum of six feet wide. These trails may be constructed of a soft surface, such as crusher fines or decomposed granite material. However, connector trails providing connections within parks to the regional and community trail system shall be paved with a hard surface material





3.6 Parks & Open Space

Parks shall be designed to express the character of the location and to distinguish between different park types while relating to the overall vision of Hidden Valley. Park programming shall respond to the individual park size, type, context, topography, and the potential users. All parks shall be connected to the network of trails and sidewalks to ensure easy and safe access to residents and visitors.

The locations of the major parks and open space are indicated on the Master Plan (See Figure 5.3 - Hidden Valley Open Space Plan). In addition to the parks indicated on the Master Plan, individual neighborhoods may also include smaller pocket parks, courtyards and other gathering areas to provide required park space and amenities.

Wherever practical, all parks and park facilities shall incorporate sustainable design practices and materials that will enhance the long-term viability and success of the park system within Hidden Valley. Sustainable practices shall include bio-swales to improve the quality of storm water runoff, preserving native topography and vegetation, xeriscape planting principles, water conservation irrigation practices, energy efficient designs incorporating solar, wind or photovoltaic resources, or any other means deemed appropriate and cost effective.

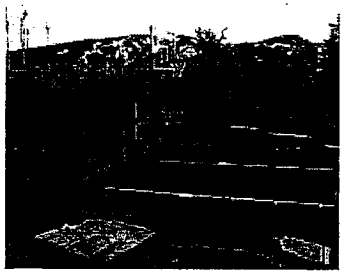
Where detention facilities are provided in parks, these facilities are encouraged to be designed to function as useable park land when not retaining water.

3.6.1 Community Parks

The community parks are designed to support a wide variety of active and passive uses and to serve the entire community. These parks also serve as focal points and destinations for the recreational trail system.

The range of possible community park uses may include:

- **Recreational ball fields/courts (softball, soccer, baseball, tennis, basketball, etc.)**
- **Recreation buildings**
- **Playground areas & picnic shelters**
- **Gathering areas**
- **Trailheads**
- **Passive use spaces**
- **Dog parks**
- **Restored or preserved open space areas**
- **Detention/water quality facilities**



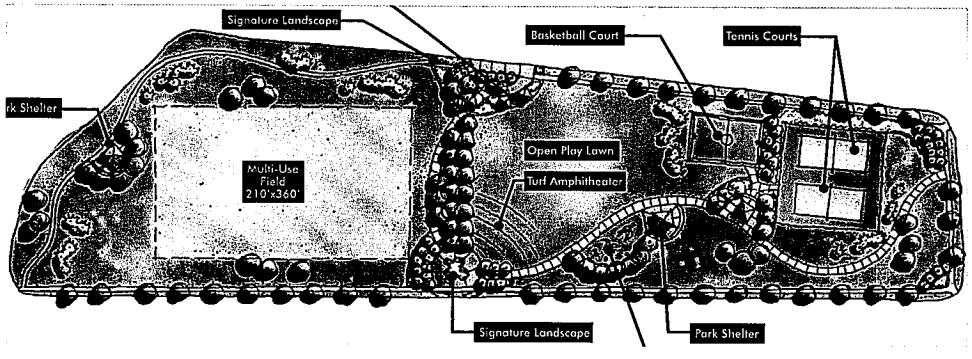
An informal half-court basketball court creatively tucked into an available hillside.

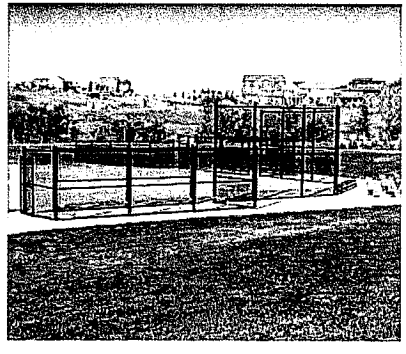
3.6.2 Neighborhood Parks

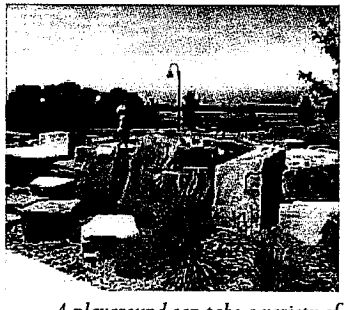
Neighborhood parks are smaller than community parks, and are designed to serve the residents of an individual neighborhood, although these parks may be used by all residents and visitors of Hidden Valley.

The range of possible uses may include:

- **Recreational ball fields/courts (softball, soccer, baseball, tennis, basketball, etc.)**
- **Informal ball fields for "pick-up" sports**
- **Recreation buildings**
- **Playground areas & picnic shelters**
- **Gathering areas**
- **Trailheads**
- **Passive use spaces**
- **Community garden spaces**
- **Detention/water quality facilities**





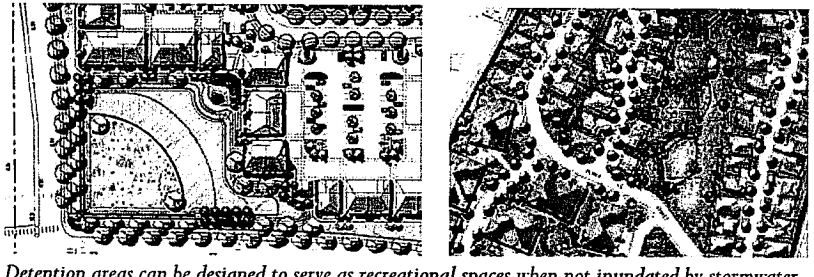


A playground can take a variety of forms.

3.6.3 Pocket Parks

Pocket parks should be designed to accommodate the needs of the surrounding neighborhood and may include a variety of programming elements such as:

- **Children play areas and tot lots that are separated from each other**
- **Open space for casual recreation**
- **Seating and picnic areas**
- **Community garden spaces**



Detention areas can be designed to serve as recreational spaces when not inundated by stormwater

3.6.4 Community Open Space

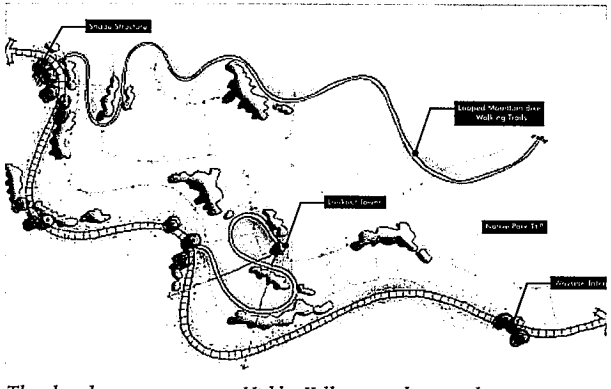
The broad expanses of open space are a key component of Hidden Valley, lending beauty to the site, providing relief from the built environment, preserving historic views and viewsheds, and "anchoring" the residential community to the native environment. The preservation of open space is a key tenet of the Hidden Valley Master Plan. Open space will primarily be left undisturbed, but may be used for trail corridors, drainage ways, detention ponds and "native parks."

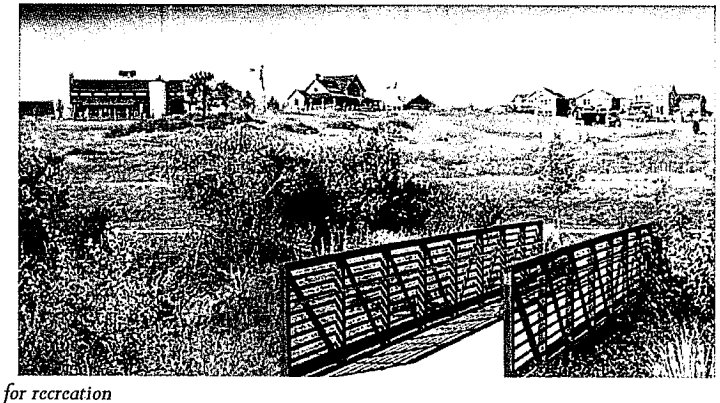
Native parks help to balance preserved and restored natural areas and may provide for water quality treatment and storm water detention. These parks may also include areas designated for low-impact active uses and passive recreational uses such as trails and seating/viewing areas.

The range of possible uses in Community Open Space includes:

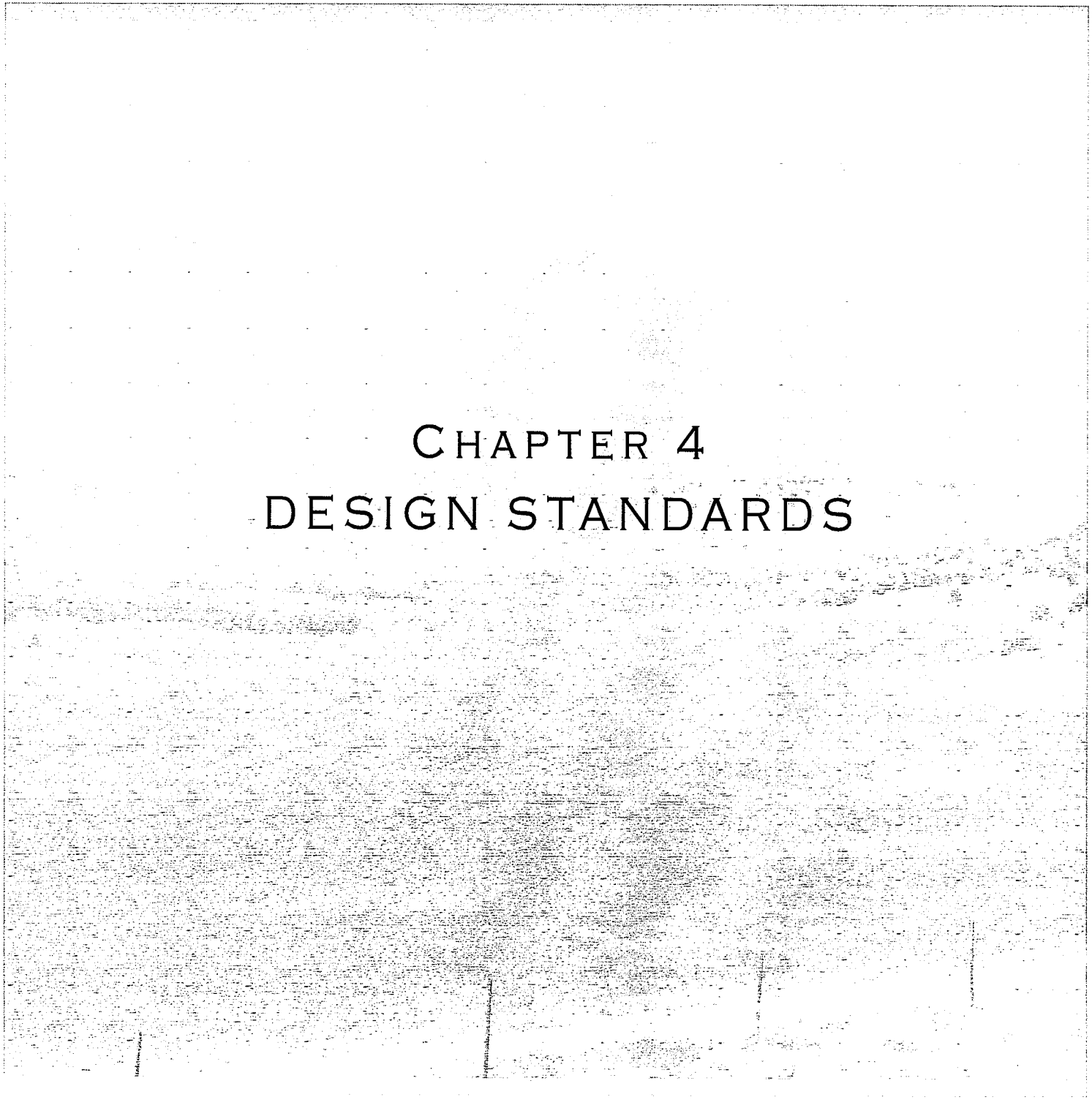
- **Community and neighborhood trails**
- **Equestrian trails**
- **Detention/Retention facilities**
- **Native parks**
- **Shade structures**
- **Trailheads**
- **Gathering areas**
- **Seating areas**
- **Viewing towers**

Open space areas that are located within a development parcel will be left undisturbed, or when disturbed, planted with native or regionally adapted plant materials requiring minimal maintenance. Open space areas will be primarily unirrigated (except as necessary to establish plant material).





The abundant open space at Hidden Valley provides countless opportunities for recreation



CHAPTER 4
DESIGN STANDARDS

4.1 Purpose and Overview

The following design standards have been developed to support the guiding principles of the Hidden Valley Community Master Design Guidelines and specifically to ensure a cohesive "identity" within the community. Consistency in the design image of Hidden Valley is crucial to its identification as a special, unique and desirable place to live. All elements that are visible to the public are considered part of the community's overall identity and, therefore, shall be subject to review and approval by the Hidden Valley DRC.

This chapter of the Guidelines applies to all development in Hidden Valley, and contains special information on performance standards and guidelines for the design of public areas, the exterior treatments of private property, construction practices, landscaping, and maintenance.

In utilizing these Guidelines, one should remain flexible in approach to site design, taking into account the specific characteristics of the site, the nature of the use, and the overall intent of these standards to promote a pleasing and unified environment within Hidden Valley.

This section is intended to apply to the entire Hidden Valley Master Plan; however, individual neighborhoods within the Hidden Valley Master Plan may have more stringent requirements that will be required and enforced through neighborhood covenants, conditions and restrictions.

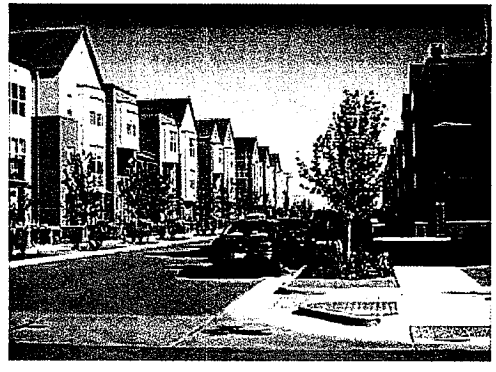
4.2 ARCHITECTURE GUIDELINES

4.2.1 Architecture Overview

These Architecture Guidelines promote a high level of design, ranging from the public realm to the private residence. They are intended to assure compatibility between adjacent structures within the community and to guide character and form, using concepts varying from streetscape design to building style and façade detailing.

These Architecture Guidelines apply to all residential dwellings/buildings, commercial and mixed use buildings, and neighborhood community buildings and amenity structures.






4.2.2 Evolving Architecture Guidelines

There may be a substantial length of time between the adoption of these Architectural Guidelines and their use. With this in mind, the Hidden Valley DRC may need to overwrite portions of these guidelines with more stringent overall guidelines or guidelines specifically tailored to certain neighborhoods. If provided, enhanced or individual neighborhood guidelines shall supersede these guidelines.

4.2.3 Residential Guidelines

All facets of these Residential Guidelines apply to all single-family detached, single-family attached, multi-family and neighborhood community buildings and amenity structures.

4.2.3.1 Neighborhood Relationships

Hidden Valley consists of numerous distinct neighborhoods. To promote a shared sense of community amongst these neighborhoods, they need to be connected by common characteristics, including architectural design standards and landscaping themes as well as roadway and trail systems.

Special Locations

Within the site plan, there will be buildings located on prominent corners, parkways or open spaces. These buildings should recognize their special locations within the neighborhood and their architecture should be enhanced accordingly.

- **Buildings at gateways to neighborhoods shall be defined with prominent architectural features incorporating strong massing elements to create interest and frame views. Using massing and architectural elements to add emphasis to corners of buildings is recommended.**
- **Buildings that form a thoroughfare, square or special intersection shall relate to each other through color, material and/or form.**
- **All Exposed Elevations shall have articulation that is similar to a front elevation in design. Buildings on corner lots shall address both thoroughfares with similarly designed architectural features and materials.**

Streetscape

Within residential neighborhoods, building form, mass and scale play key roles in developing design continuity and defining "streetscape", or the cohesive view of elevations along a street. The articulation of roof forms and building facades, in terms of proportion, style and textures, provides the foundation for visual interest and variety within the streetscape. Builders are required to carefully combine architectural styles to create neighborhood streets that are united in their character and that are uniquely different from those of other neighborhoods.

- **Special attention shall be given to the mix of architectural styles in creating streetscapes. The elevations of buildings along the streets shall be diverse, yet compatible with neighboring buildings. A variety of building massing, roof sizes and forms shall be used to create interest.**
- **Streetscapes shall be visibly pleasing in terms of scale, proportion, pattern, balance, material composition, and color scheme. Buildings related by form, color or texture create a successful streetscape.**
- **Grouping architectural styles or limiting the number of styles on a streetscape is encouraged in order to create distinct and special places. Elevations on a street may be of the same architectural style, but are encouraged to vary in massing, roof lines, entry features, and architectural detailing.**
- **Designs shall reflect harmonious architectural styles and consistent quality.**
- **Usable porches, terraces and upper level balconies are encouraged to activate the street.**
- **The architectural style and detailing of garages and other ancillary structures shall be consistent with the principal building's architectural style, colors and materials.**

Examples of good streetscapes:

Example of poorly-designed streetscape:

Garages project from and dominate the front facades. Attached sidewalk with no street trees.

Diversity Requirements

Diversity is a major component of successful streetscapes and neighborhoods. The diversity requirements are the minimum standards that promote the streetscape concepts. The requirements encourage a varied street scene and prohibit disconnected rows of homes built without regard for the neighborhood fabric.

Variation Requirements

- *Single Family Detached and Twinhomes Variation*

  It is possible to design a streetscape with relatively few plan types, as long as attention is paid to the combination of houses built.

  - **If a plan is repeated, a minimum of three distinct elevation styles shall be developed.**
  - **Roof forms must change from one elevation style to another.**
  - **Changes solely of materials or colors do not constitute an independent elevation style.**
  - **Elevation style changes should include porch and bay designs, window configurations, materials, and detailing.**
  - **Houses sited on three adjacent lots (on the same side of the street) or directly across the street (sharing frontage) shall have different plans and/or elevation styles.**
  - **Main roof ridge lines shall vary in orientation to the street (i.e. parallel or perpendicular to the street) at least once in every three adjacent lots.**
  - **On a streetscape with any group of nine adjacent lots, houses are encouraged to have varying roof colors.**






- *Townhouse and Multi-family Building Variation*
  - **Townhouse buildings must have a minimum of two unit types within every building. These unit types must be articulated with different façade elements and different window locations.**
  - **If more than 4 buildings are built within a neighborhood, a second elevation style must be introduced. If more than 8 buildings, a third style must be present.**



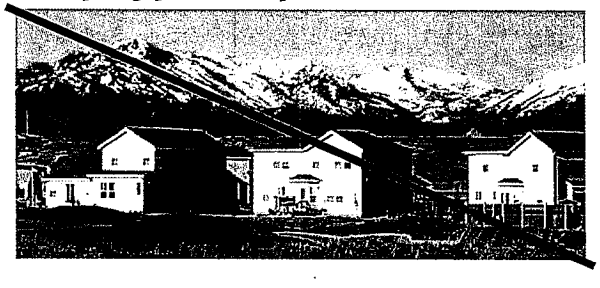
- *Color Variation*

  The use of a variety of paint colors provides an inexpensive manner to add variety to a streetscape and neighborhood.
  - **In general, 2/3 of a streetscape should have subdued body colors, while 1/3 of a streetscape should have stronger body colors. "Beige box" color strategy is prohibited. While buildings with beige/brown/tan body colors can be appropriate, they must be interspersed with buildings with other color palettes within the streetscape.**
  - **Adjacent Single-Family Detached houses within the same block face shall not have the same color palette.**
  - **Color palettes for townhouse and multi-family buildings shall be varied; no more than two buildings within a block face may have the same color scheme.**

Examples of good use of color:



Example of poor color palette:



Garage Orientation

Garages shall not dominate or be a repetitious feature of homes within the neighborhood. Flush front load and projecting front load garages are highly discouraged without compensating design elements. Garages accessed from an alley are not required to meet the following requirements.

- *Single-family Detached Garage Orientation*
  In addition to conforming to the site planning guidelines, single-family detached houses shall comply with the following garage orientation standards:

  - **Houses sited on any three adjacent lots (on the same side of the street) or directly across the street (sharing frontage) are encouraged to have different garage orientations.**
  - **The building must have sufficient design such that the viewer's eye is drawn away from the garage doors. This can be done in many ways, including designing entries as focal points or including interesting materials or additional detailing on the portions of the façade without the garage.**
  - **There must be a minimum of a 2 foot (2'-0") plane change every two garage bays. (e.g. doors adjacent to double garage doors shall not be in the same plane) and there can be no more than two single garage doors in plane before a plane break.**

Examples of good garage orientation:

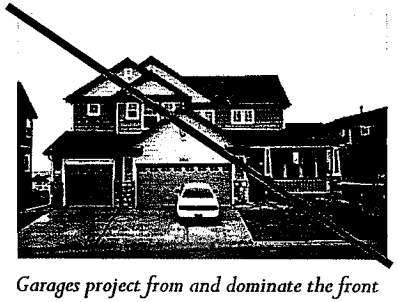
Garage doors are recessed from the most forward projecting part of the house and are painted to "blend in" with the facade.

A side-loaded garage minimizes the visual impact of the garage doors.

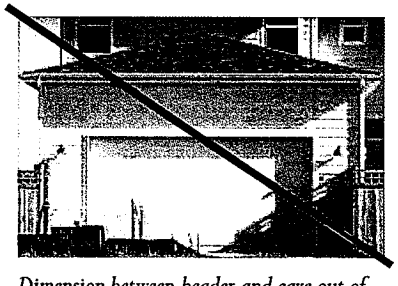
A front-loaded garage can be set back toward the rear of the house to minimize its impact on the streetscape.

Examples poor of garage orientation:

Garage appears "tacked on" to home.



Garages project from and dominate the front of home.

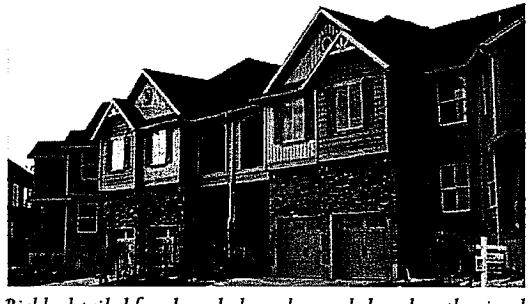


Dimension between header and eave out of proportion with home.

- *Single-family Attached Garage Orientation*
  Front load garages on twin homes and townhouses are strongly discouraged. When front load garages are necessary, they shall follow these garage standards:

  - **The building must have sufficient design such that the viewer's eye is drawn away from the garage doors. This can be done in many ways, including designing entries as focal points or including interesting materials or additional detailing on the portions of the façade without the garage.**
  - **Each unit must have a building mass (either porch or enclosed space) located 3 feet (3'-0") or more in front of the plane of its garage door.**
  - **There must be a minimum of a 2 foot (2'-0") plane change every two garage bays. (e.g. doors adjacent to double garage doors shall not be in the same plane) and there can be no more than two single garage doors in plane before a plane break.**
  - **Twinhome garage frontage shall not comprise more than fifty percent of the street elevation.**
  - **Garage doors with windows are encouraged. Single car garage doors are encouraged in lieu of double car garage doors.**

Example of good front-loaded garage on a single-family attached home.



Richly detailed facade and plane changes help reduce the visual impact of these garage doors.

- *Multifamily Building Garage Orientation*
  Front load garage design are discouraged, but not prohibited, for multi-family buildings.

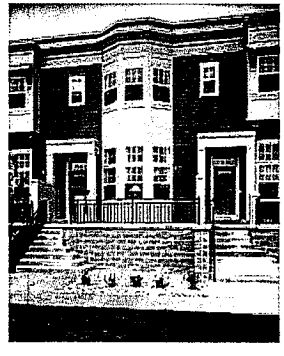
Porch Requirements

Front porches help to enliven the street and soften the streetscape and are highly encouraged on all residential building types. Covered entries are not applicable towards these requirements. For definition purposes, porches are a covered area and shall be triple the width of the front door (including the portion in front of the front door entry). Porches are encouraged to have a depth of a minimum of four feet.

Public to Private Transition

The transition space between thoroughfare and building shall be designed with careful attention to detail, human scale, landscape, and streetscape character.

- **All front entries are encouraged to be connected to the street sidewalk with a concrete sidewalk not less than three (3) feet in width. If a front driveway exists, the entry is also encouraged to be connected to the driveway with a three (3) foot sidewalk.**
- **Buildings, entries, curb-to-entry hardscapes and landscapes, architectural elements, and site components should define and enhance the character of the streetscape.**
- **Where grade permits, residential front entries elevated from the street are encouraged.**
- **Inviting and functional outdoor living spaces are encouraged.**
- **Elements that provide shade such as trellises, awnings, arcades, or tree plantings are encouraged.**



Alleys

The design of alley environments serves to unify neighborhoods while providing vehicular access to buildings. All alley projects must be designed in coordination with the Hidden Valley DRC. In principle, alleys should adhere to the following criteria:

- **Alleys should have variety, rhythm and pattern in terms of materials and detailing.**
- **Alleys should be functional and aesthetically appealing.**
- **Consideration should be given to setbacks, drainage, fencing, lighting, utility screening, etc.**
- **Alleys shall be appropriately fenced and landscaped.**
- **Placement of service equipment shall be designed to be as unobtrusive as possible.**
- **Driveways, where applicable, should be perpendicular to the alley.**

4.2.3.2 Exterior Architecture

Each building shall have high quality, well detailed exterior architecture that promotes neighborhood variety and visual interest while being compatible with adjacent homes.

Building form

Within neighborhoods, building massing, balance and scale play key roles in developing design continuity and defining streetscapes. The articulation of roof forms and building elevations in terms of proportion, architectural style and texture provides the foundation for visual interest and variety along the street.

Examples of poor building massing and scale.

- *Building Massing and Scale*

  Building massing is the general building shape and size. Building massing and scale play important roles in how a building is experienced from the exterior.

  - **All buildings shall emphasize at least one primary architectural massing volume. Most buildings should also have supporting secondary forms.**
  - **The mass of buildings should be broken up to reduce the apparent scale, provide visual interest and depth, and achieve a more articulated form.**
  - **Strong and simple forms are encouraged. Overly complex or redundant forms are prohibited (e.g. houses shall not have "telescoping" gables or roof forms lacking a focal form).**
  - **Building mass shall be suitable relative to both lot size and setback requirements.**
  - **Overhangs, prominent porches, covered entries, doors and windows should be used to break up facades and articulate form, as well as to enhance indoor/outdoor site relationships.**
  - **Recessed and projecting building elements should be used to encourage shadow effects. Possibilities include roof overhangs, bay windows, chimneys and covered porches.**
  - **When sloping conditions exist, buildings should be stepped down inclines, anchoring the structures to their sites and creating a natural relationship between the building forms and topography.**
  - **In walkout situations, three-story unbroken masses are prohibited.Three-story elevations shall have a minimum of one vertical plane break and one lower secondary roof form; more are encouraged.**
  - **In no case shall an unbroken plane of a building be longer than 50 feet.**
  - **Building materials shall relate to building massing:**
  - **When planes are broken, materials shall conceptually support the additive nature of the building.**
  - **Masonry wainscoting less than a story tall should be avoided; instead, masonry should be used to highlight one or more of the building masses.**
  - **Dominant building materials should be used with contrasting and complimentary trim materials and colors to preserve contrast and depth.**
  - **Building heights for large buildings should be "stepped-down" toward the edges of structures to aid transitions between buildings and create human scale.**
  - **Buildings shall be scaled so as not to overwhelm or dominate their surroundings.**

- *Special Single Family Attached and Multi-family Massing Provisions*

Larger buildings have special massing considerations in order to reduce scale and relate to their users. In addition to the general building massing concepts, single-family attached and multi-family buildings shall follow these special provisions:

- **Twinhome structures shall be designed such that they appear to be large single-family detached structures from the exterior.**
- **Townhouse structures shall be designed with either the "Individual Unit" or "Whole Building" massing approach.**
- **Multi-family buildings shall be designed using the "Whole Building" massing approach.**
- **Multi-family stairs shall be integrated with the architecture of the building. They shall not protrude outward from the plane of any elevation.**
- **Freestanding parking garages shall be limited to a maximum of twelve cars.**

° ***Individual Unit Approach***

Conceptually, the main building mass is broken down and each unit is distinguishable from the exterior. Buildings are designed to a finer scale, with unit articulation similar to that of a single-family house.

- The building massing form shall be broken up with building breaks occurring at every unit or every other unit.
- All units shall not be articulated similarly or be equally balanced within the facade.
- Roof forms are encouraged to have separate roofs or accent roofs relating to the individual units.

° ***Whole Building Approach***

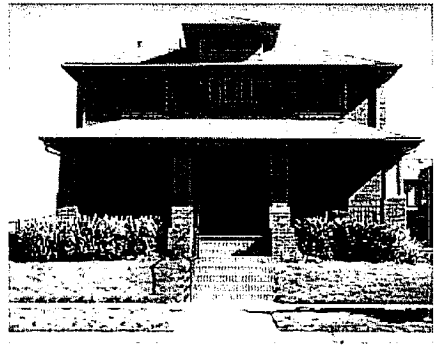
The building is designed to read as one cohesive mass. Buildings are designed to a larger scale with larger building masses and elements; often, a whole building approach is appropriate for buildings where the entire façade will be viewed at once, such as on a site bordering a park or boulevard.

- Less emphasis is placed on building breaks; it may not be evident from the exterior where individual units are located.
- The main building mass has consistent materials throughout the entire building face.
- The building mass must still be broken down. This can be done without articulating separate units. Roof forms, bays or porches can be used to reduce the building mass; in many cases, bays of adjacent units can be combined to create larger bays.
- Interior units are meant to play a secondary role, and the building has greater articulation at each end.
- In some cases, it may be desirable for 3-plex or 4-plex townhouse buildings to be designed similarly to twinhomes, with the appearance of a large single-family detached structure.

- *Visual balance*

  Balance and relief between the various forms and elements of a building should provide variety and interest while still contributing to a unified overall image and being complimentary to one another.

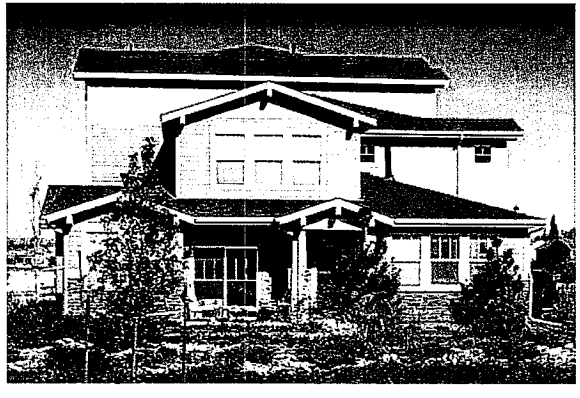
  - **Building designs shall encourage visually heavier and more massive elements at their base and visually light elements above these components. A second story, for example, shall not appear heavier or demonstrate greater mass than the portion of the building supporting it.**
  - **Combinations of one- and two-story building forms are encouraged to promote visual interest, while still maintaining the primary architectural massing element.**
  - **Natural stone and masonry materials are encouraged as visual "anchors" for buildings.**
  - **Vertical and horizontal elements should be used in contrast to one another (e.g. chimneys counterbalancing strong, horizontal facade elements or generous roof overhangs in contrast to strong vertical elements).**
  - **Creative entry treatments should be used and other secondary focal points created, such as porches, balconies, bays, and dormers.**
  - **Porch and covered entry roofs, bays and cantilevers must have brackets or other properly proportioned supporting elements beneath them. Visually unsupported cantilevers and other elements are prohibited.**
  - **Covered entries and entry porches shall not be overscaled. Ceiling heights for these areas shall not exceed 1.5 times the entry door height.**



- *Styles*

There are no prescribed architectural styles for Hidden Valley; however, the one unifying theme is quality design, materials and workmanship. These Architecture Guidelines are intended to establish a recognizable vocabulary for architecture and produce diverse yet compatible groups of buildings without demanding "letter perfect" authenticity.

- **The architectural style of the building shall be complemented by scale, mass, proportion, articulation, and detailing.**
- **Architectural styles should be interpreted in a manner to ensure that the design of each building is unique in character, specific to the site, and contributes to the overall community.**
- **A concentration of a particular architectural style may be encouraged to create special blocks or green courts.**
- **Side and rear elevations shall incorporate style elements and details that unify the building's composition.**
- **Each building shall have a style stated on its submittal documents. The Hidden Valley DRC will review the elevations with the style in mind to determine if they are a successful interpretation of the style.**

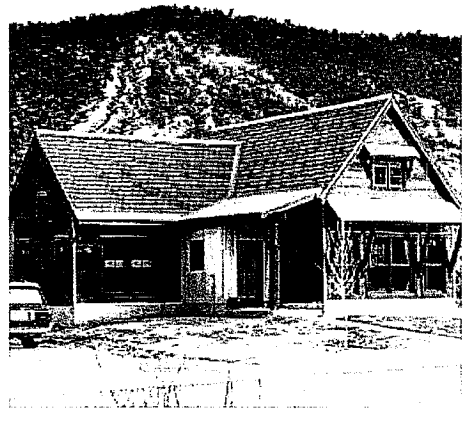


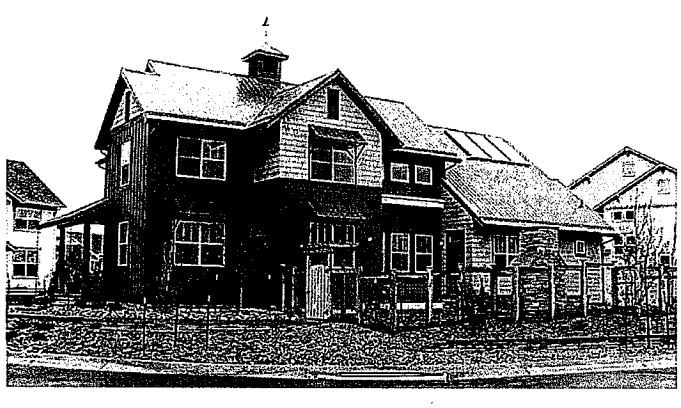
Sample architectural styles that are acceptable are the following:

Farmhouse

Typical Farmhouse buildings could be articulated with:

- **High pitched gable roofs**
- **Prominent front porches**
- **Vertically proportioned windows (2:1 or greater) with muntins, often with shutters**
- **Windows with emphasized window head trim**
- **Clean-lined, simple building forms**
- **Claddings such as board and batten and lap siding**
- **Additive massing concepts, implying construction over time**
- **Indigenous building materials**

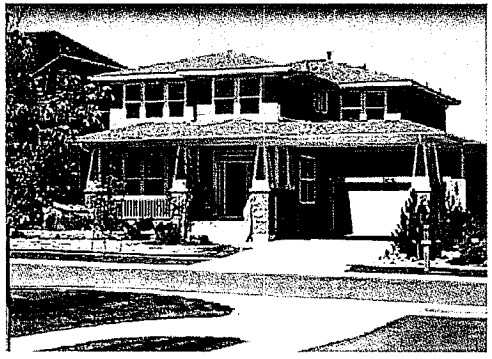




Prairie

Typical Prairie buildings could be articulated with:

- **Low to moderate pitched roofs**
- **Hipped roof forms with dormers**
- **Eave returns if gable ends are present**
- **Large porches, often full building width**
- **Symmetrical facades, although not required**
- **Generous closed soffit overhangs, often with corbels**
- **Claddings such as brick, lap siding and stucco**
- **Composed window groupings with muntins**



Craftsman

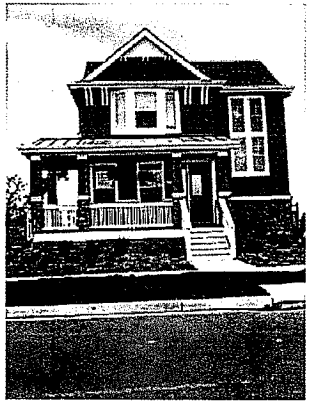
Typical Craftsman buildings could be articulated with:

- **Low sloped gable roofs, visually supported by brackets**
- **Exposed rafter tails**
- **Paired or grouped windows with muntins on the upper panes**
- **Window trim with tapered jamb trim or extended, sculpted head trim**
- **Wide overhanging eaves with sloped soffits**
- **Claddings such as stone, brick, lap siding, shingle siding**
- **Gable end accent materials such as board and batten or shingle siding**
- **Battered, compound or paired columns, often on a masonry base**

Shingle

Typical Shingle buildings could be articulated with:

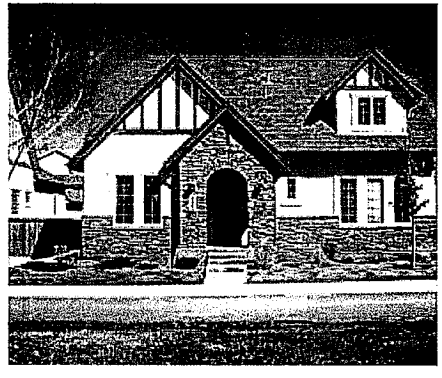
- **Asymmetrical volumes**
- **Moderate to high pitched gable roofs, sometimes with eave returns**
- **A body with shingle siding; corner clips or mitered corners are encouraged in lieu of corner boards**
- **A stone base**
- **Flared shingle siding skirts at trim banding**
- **Multiple gable end vents**
- **Gable ends built out with supporting corbels**
- **Oval accent windows**
- **Windows with many-pane muntins and/or transoms; Palladian windows are encouraged**



Tudor

Typical Tudor buildings could be articulated with:

- **Asymmetrical massing**
- **Gable roof forms with steep pitches, some with curved lower portions**
- **Brick, stone or stucco cladding materials**
- **"Timber" trim with stucco infill in gable ends**
- **Windows with many-pane or diamond muntins**
- **Minimal overhangs**
- **Lower rooflines with raised plate areas on the upper floor**
- **Brick or stone chimneys**

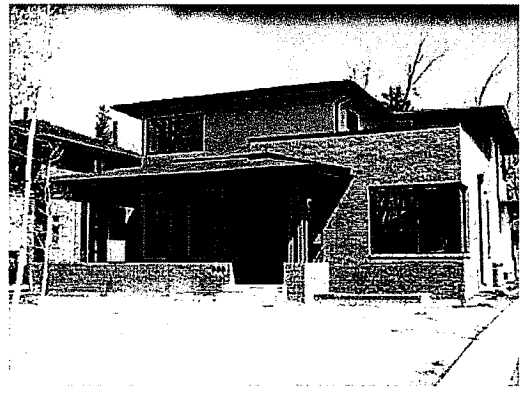
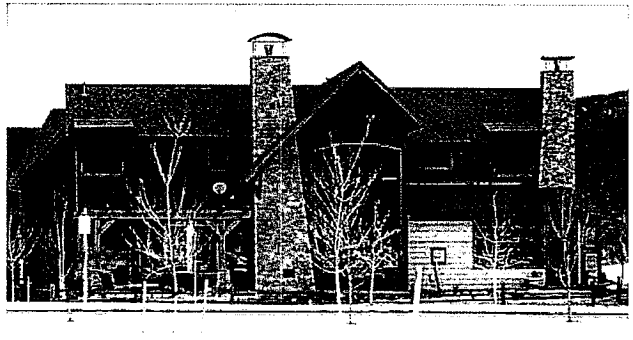


Contemporary

Typical Contemporary buildings could be articulated with:

- **Strong forms**
- **Shed or barrel vaulted roofs**
- **Specially proportioned windows**
- **Clean-lined claddings such as stucco, board and batten siding and paneling**
- **Contemporary interpretations of building elements such as bays, roofs or brackets**
- **Strict symmetric arrangement of parts or clearly deliberate asymmetry (i.e. asymmetry should not look like an error)**



Examples of poor garage design that dominates the architecture

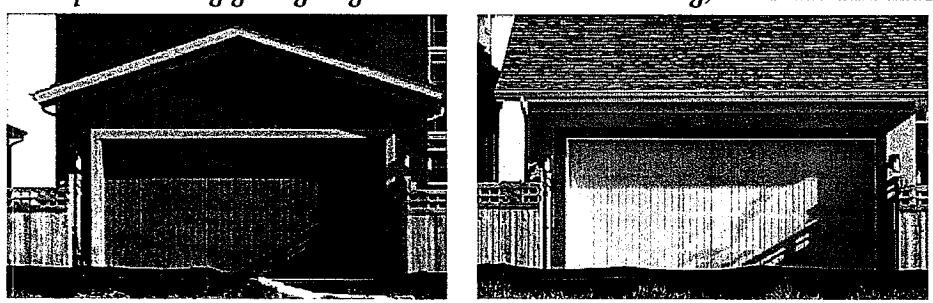
- *Garage Architecture*

  The housing of cars is not as important as the housing of people, and this priority shall be immediately obvious in the design of buildings; garages are to be relegated to a secondary role within the architecture of Hidden Valley buildings.

  - ***General Garage Requirements***
    - Carports are prohibited for all building types.
    - Garage proportions shall demonstrate human scale and not dominate or overwhelm the building, street or alley.
    - Garage massing shall be secondary to the principal building and shall be reduced in scale whenever possible.
    - Garage detailing shall have visual interest with a similar style and materials to the principal building.
    - Garage door treatments should be varied between adjacent buildings by using doors with different details or a combination of single and double doors.

  - ***Specific Garage Requirements***
    - Garages shall have usable dimensions:
      - Single-bay garages shall have a minimum rough dimension of 12 feet (12'-0") by 20 feet (20'-0").
      - Double-bay garages shall have a minimum rough dimension of 20 feet (20'-0") by 20 feet (20'-0").
    - Garage doors shall have a maximum distance of two and one-half feet (2'-6") from the bottom of the garage door header to the bottom of the garage eave. If the garage pad is set lower than its typical elevation due to site grading, the garage plate height shall be reduced accordingly so as to satisfy this condition.
    - Sectional garage doors with decorative panels are required. Three-car garages shall have a minimum plan offset of two feet (2'-0") at one bay.
    - Front load garage doors shall be set back a minimum of 20 feet (20'-0") from the back of sidewalk.
    - Side load garages:
      - Shall appear to be livable space from the street and shall have a combined window area of 30 square feet or more on the front elevation.
      - Shall be set back a minimum of 15 feet (15'-0") from the back of sidewalk.

Examples showing good garage architecture with detailing, and scale and massing in proportion to the home.



Creative use of color is an inexpensive way to provide good garage architecture.

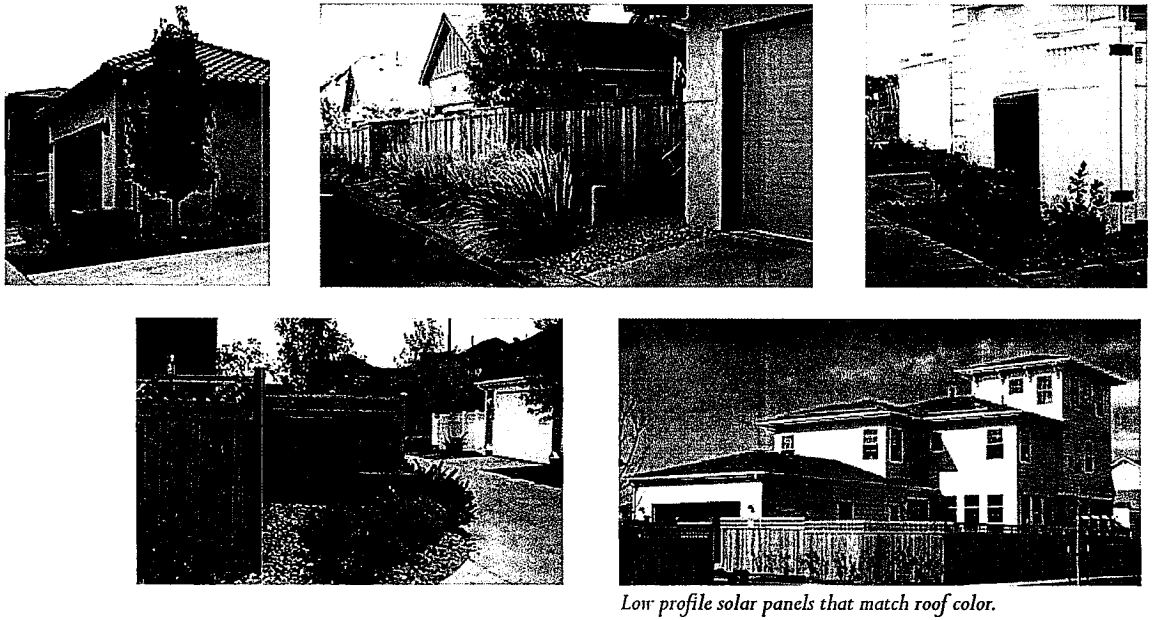
Examples of poor garage architecture with lack of detailing and poor massing and proportion relative to the home.

The area between top of garage door and roof is out of proportion with the home.

- *Mechanical Equipment*

  Mechanical equipment shall be located such that it does not distract from the architectural character of the building and should be concealed if possible; if concealment is not possible, the mechanical equipment must be located and detailed to integrate with the building's architecture. Mechanical equipment includes, but is not limited to, HVAC, electrical, communications or security equipment, access ladders, and utility meters.

  - **Eighteen inch (1'-6") satellite dishes are allowed, but their location must be approved in writing by the Hidden Valley DRC.**
  - **Air-conditioning and evaporative cooling units shall not be located in windows or mounted on the sides of buildings.**
  - **In single-family detached and attached homes, air-conditioning and evaporative cooling units may be located on the roof or next to the home only if they are not visible from the street in front of the home or next to the home.**
  - **In multifamily buildings, air-conditioning and evaporative cooling units may be located on the roof, if screened from public view.**
  - **Utility meters, transformers, phone and cable boxes, air conditioning units, and evaporative coolers shall be screened from public view. Screen walls and/or landscaping are required treatments.**
  - **Solar panels shall:**
    - **Have low profile roof brackets.**
    - **Be integrated into the roof design and consistent with the roof slope.**
    - **Have frames colored to match the roof.**
    - **Have all associated mechanical equipment screened from view.**
  - **If present, passive and active solar energy systems visible from the street must be integrated into the architecture of the building.**



Low profile solar panels that match roof color.

4.2.3.3 Building elements

Numerous exterior design elements integrated into building form are desirable for enhancing and providing visual interest and relief. The exterior design elements should be proportional to the overall building scale and to human scale.

- All building elements and their related trim and materials shall reinforce and be appropriate to the architectural style of the building.
- Elements shall be used to visually break up larger volumes. Large, flat, unbroken planes shall be avoided.
- Building element details shall be carefully designed to highlight the element. The Hidden Valley DRC may require this level of detail to be enhanced for the purposes of distinguishing the architecture under review from lower-cost buildings nearby.
- Each element should help unify the design by using either similar or complimentary forms, textures and proportions.
- Each residence shall have a minimum of one private, usable outdoor space directly accessible from the residence. Possible outdoor spaces include: porches, patios, balconies, yards, and decks.

Covered Entries & Porches

Porches can be used to create a human scale at the front entry, to promote public/semi-private/private layering, to activate the streetscape and to break down building massing. Covered entryways and outdoor areas, including front porches, patios, decks, and balconies, are encouraged to provide gracious transitions to outdoor areas, as well as shade for indoor and outdoor living areas.

- A porch or covered entry is required at every entry door.
- All front-door entries shall be visible and accessible from the street, unless specifically approved by the Hidden Valley DRC.
- Entry design should aim to provide a graceful transition between the public and private realms.
- Front entries shall be well defined, detailed, and reflect individual units.
- Multi-family access points to units shall be clustered in groups of four or less; balconies and corridors that service five or more dwellings are prohibited unless specifically approved by the Hidden Valley DRC.

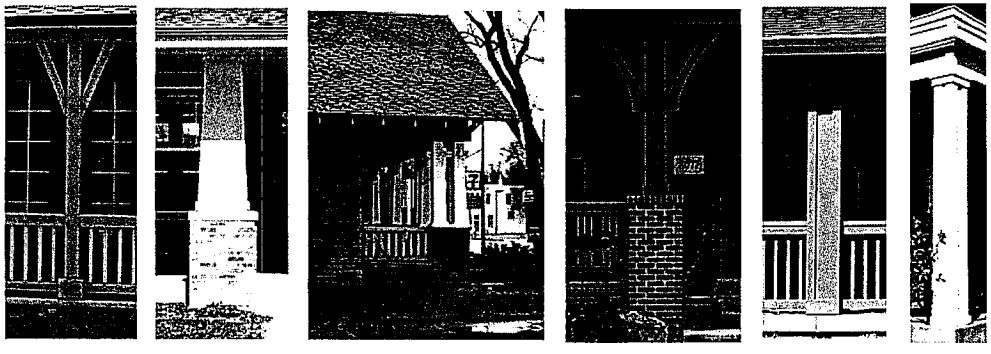




Columns & Railings

Columns and railings are an opportunity to bring the character and detailing of the architecture to a location that is tangible to the building's users.

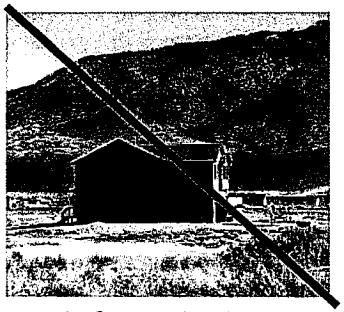
- Columns shall be properly proportioned to the mass they support. A minimum porch column size of six inches (6") by six inches (6") with trimmed cap and base is required. Columns taller than nine feet shall have a minimum size of eight inches (8") by eight inches (8").
- Paired or grouped columns are encouraged.
- Columns and railings shall be solidly mounted.
- In most cases, column spacing should create square or vertically oriented spaces (the spaces between columns should not be wider than they are tall). If the space is horizontally oriented, columns should be boxed columns greater than 18 inches (1'-6" x 1'-6") square or paired columns.
- Masonry on column bases shall be a minimum of two inches (2") above a railing termination.



Bays

The use of bays is encouraged to break down the massing of facades.

- Bays and projections shall be supported by properly proportioned architectural elements.
- A bay must project a minimum of 12 inches (1'-0").
- Bays with vertical proportions are encouraged.
- Bays shall appear to be mounted entirely upon another building mass and shall not share a common edge with that mass.
- In most cases, a bay should have a different material than the building mass on which it is mounted.



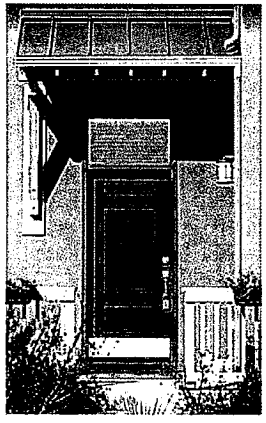
Example of poor window placement (no windows at all!)

Doors & Windows

Doors and windows provide light to the building's interior while providing character and detail to the building's architecture.

- Proportions of window and door openings shall reflect human scale and complement rooflines and building eaves.
- Vertically proportioned windows are encouraged.
- All elevations shall have at least one window with a minimum of 8 square feet. Corner lots or lots adjacent to public open spaces may require additional windows as determined by the Hidden Valley DRC. (See pages 82-83 for the required fenestration areas in Single-family Detached Buildings and Other Residential Buildings.)
- Attic windows shall be located such that there is a believable living space behind them.
- Sliding glass doors are not permitted on elevations that face a public street (alleys excluded). French doors are allowed in all residential elevations.
- Metal windows, where allowed, shall be painted.
- Skylight requirements:
  - Skylights must be integrated with the roof design and shall be mounted in a manner parallel to the roof pitch.
  - Skylights shall be flat rather than bubbled.
  - Skylight glazing shall be clear, solar bronze, or grey.
  - Skylight framing materials shall be copper, bronze, or anodized metal, or colored to match the adjacent roof.

Good door treatment:



Good window treatment:

Roof Forms & Dormers

Roof forms and dormers accentuate a building's architectural style and contribute to the overall streetscape rhythm and aesthetic.

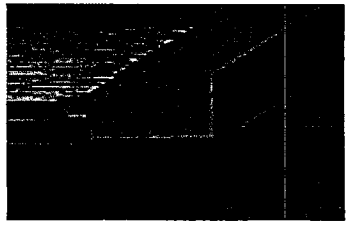
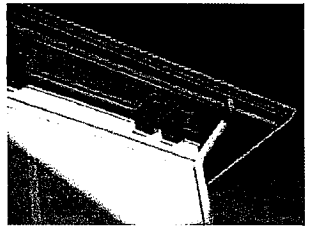
- Care should be taken so that complex roof forms retain a sense of hierarchy and reason. Overly complex roof forms and roofs not supporting the architectural style of the building are discouraged.
- A main gable or hip form should be used with complimentary sheds, dormers and other minor elements. Other types of dominant roof forms will be considered by the Hidden Valley DRC on a case-by-case basis; however, mansard roofs are prohibited.
- Gables, dormers, and other smaller roof elements should be proportional to the spaces they cover and to the overall roof size and form. Their use is encouraged to help break up the proportions of large roofs and to provide visual interest through articulation. Roof breaks shall occur in all homes, unless specifically waived by the Hidden Valley DRC.
- Roof pitch shall be a minimum of 4:12 (4" vertical in 12" horizontal); however the Hidden Valley DRC may, at its sole discretion, waive this requirement based upon the architectural style of the home.
- Habitable space within the primary roof is encouraged.
- Roof overhangs shall be designed to respond to passive solar requirements as appropriate for seasonal and/or climatic conditions.
- Gutters and downspouts should be integrated into the design of buildings, and appear as a continuous architectural element.




Eaves

Roof overhangs and eaves are recommended for their aesthetic quality as well as practical functions. These elements create relief and shadow patterns that visually reduce height and scale, provide shade for walls and windows, and control rainwater.

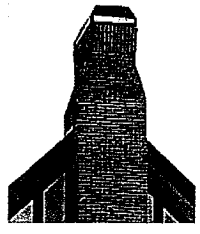
- Overhangs shall be a minimum of twelve inches (12"); however the Hidden Valley DRC may, at its sole discretion, waive this requirement based upon the architectural style of the home.
- Overhangs should be proportional to the sizes of roofs, pitches, and building heights. Larger roof areas, shallow pitches and roofs high from the ground generally indicate larger overhangs. Steeper roofs typically require less overhang.
- Fascia and soffit details shall be proportional to the size of overhangs and roof pitches.
- A minimum eight-inch (8") width or a comparable combination of built-up and relief boards is required for fascia boards, provided however that 6" width fascia may be presented to the Hidden Valley DRC for approval. (e.g. two-inch by four-inch exposed rafter tails).

Chimneys

Chimneys add architectural detail to residential buildings. When well constructed, chimneys can be a beautiful addition to a building's exterior.

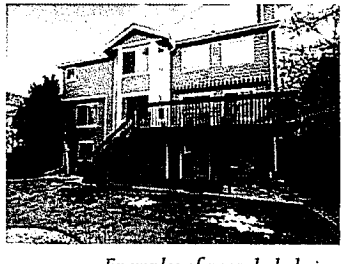
- Chimneys shall look authentic. Chimneys must have a foundation and shall not be cantilevered.
- Proportions and materials should give chimneys a substantial and stable appearance.
- Chimneys should punctuate rooflines and add architectural interest.
- If masonry is present on the building, the chimney shall be constructed of the same masonry.
- If a chimney cap is used, it should be sized proportionally to the chimney. Color, style and materials utilized for chimney caps may vary, but should be complimentary to the overall style and color scheme of the building.



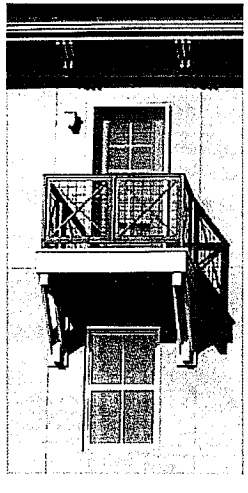
Decks, Balconies & Stairs

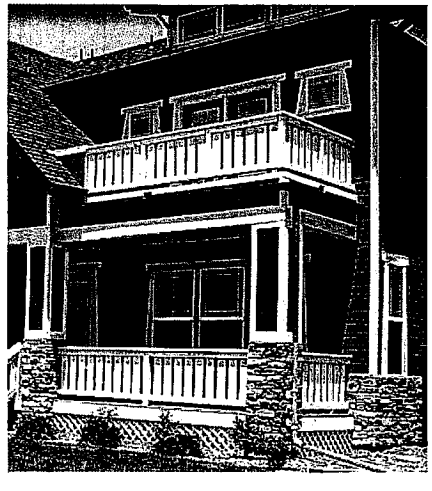
Decks and balconies are encouraged so as to offer additional outdoor living space to homeowners.

- Decks, balconies and exterior stairs shall be integrated with building forms. Materials and colors shall be consistent with or complimentary to the building.
- Columns at rear elevations of walkout lots shall be proportional to the entire building mass.
- Where sites permit, patios and decks shall step with the slope or incorporate terracing.
- If masonry (rock or brick) is used on the primary building, columns supporting raised decks are encouraged but not required to have a masonry exterior matching the primary structure.
- Decks must have their lowest walking surface ten feet or less above grade. If a third story deck is desired, there must be a building volume or deck below.
- Open-riser metal stairs are prohibited unless approved by the Hidden Valley DRC.



Examples of poor deck design that is un-integrated with the building's architecture

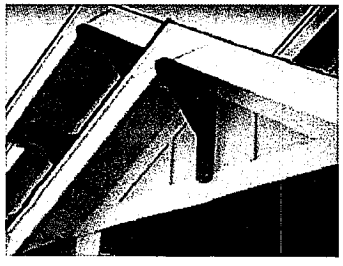


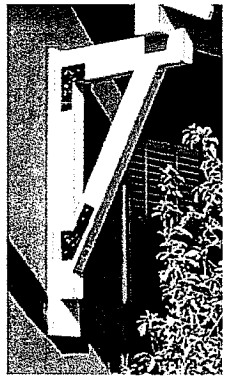


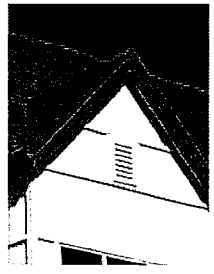
Decorative Elements

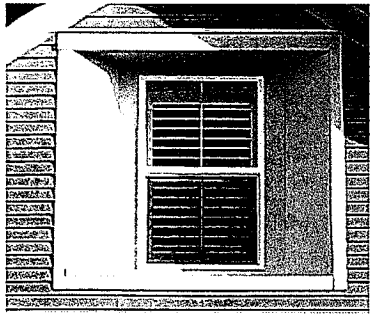
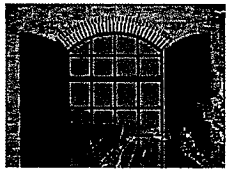
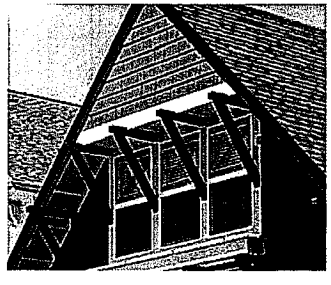
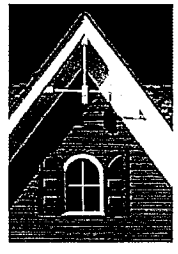
Decorative elements provide visual interest and add detail to a building's elevation while reinforcing the architectural style.

- Exterior shutters offer elevation relief and should be sized to the adjacent window height and width, and shall match the architectural style of the building. Undersized shutters may be presented to the Hidden Valley DRC for approval.
- Shutter hardware shall be stylistically correct and be well proportioned.



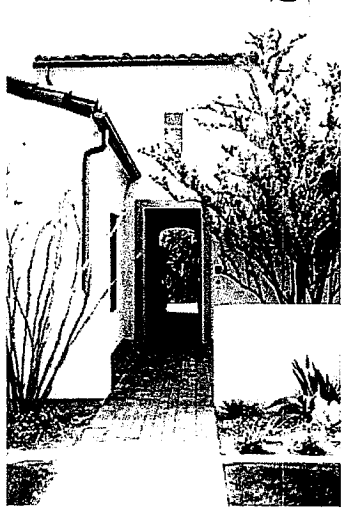
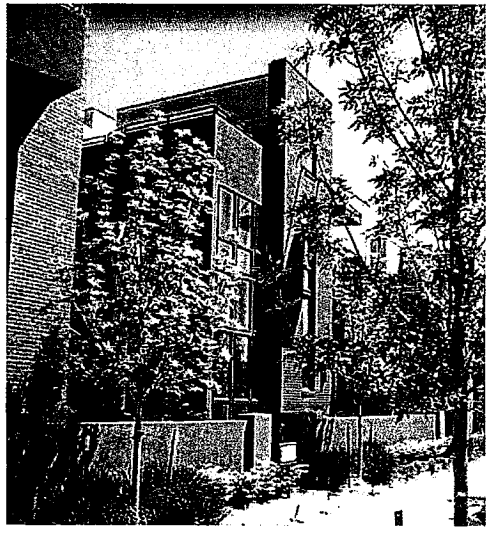


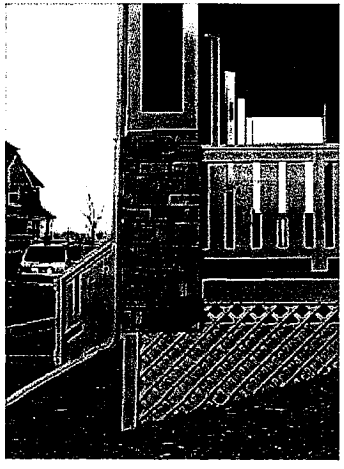


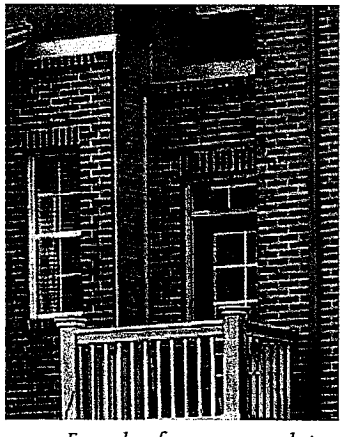





Fencing and Walls

When fencing, retaining, landscaping or privacy walls are present, their materials, style, scale, and design shall be coordinated with the architectural style and color palette of the building.



Examples of poor masonry design: "Floating" masonry (top photo); Brick termination at outside corner (bottom photo)

4.2.3.4 Building Materials & Colors

Exterior Building Materials

Exterior building materials (referred to as "materials" in this section) offer an opportunity to reinforce the architectural style of a building. (See the Building Massing section (page 56) for application of materials in relationship to building massing.)

- All materials and colors shall reinforce and be appropriate to the architectural style of the building.
- Contrasting but compatible building textures and/or materials shall be used to help unify exterior building elements and create depth, proportion and scale.
- Generally, materials are most visually effective when only two (2) materials, excluding trim, are used. Sometimes, more than two (2) materials can be successfully used on exterior walls, but special care must be taken in order that the materials do not detract from the overall design and form. Frequent changes of material are prohibited.
- Front, side, and rear elevations shall share common materials, colors and architectural elements.
- Material changes must occur at inside corners, when possible. If not possible, materials must wrap a minimum of two feet (2'-0") around corners.
- Rock and masonry elements are encouraged. The intent of rock and masonry use is to be architecturally correct, not to meet "minimum requirements."
- Materials shall be consistently applied and harmonize with adjacent materials.
- Cladding materials with varying, compatible textures and depths should be used.
- Edges and the transition of materials shall be carefully detailed so as to provide authenticity and avoid the perception of abrupt or unfinished planes.
- All efforts shall be made to minimize the visual impact of unfinished foundation walls. Masonry or siding materials should be continued down the elevation as close as possible to grade.
- All materials should be used in a way that is authentic to the material.

- *Masonry*

  Masonry is a cladding material that contributes to the creation of attractive and varied elevation designs and can be used to reinforce building style.
  - Masonry should be used to articulate building masses, as outlined in the Building Massing section (page 56). Wainscoting should be used sparingly and is discouraged.
  - All masonry applications shall be properly detailed and appear to be load bearing.
  - Masonry is encouraged for porch foundations and columns as an accent material.
  - The use of veneer with mitered corners is prohibited.





- *Stucco*

  Stucco, due to its consistent surface qualities and lack of shadow or other visual interest, needs special attention when used as a primary cladding material.

  - Detailing, including control joint locations, trim at rakes and eaves, and applied details should be carefully composed to provide visual interest without appearing overdone. Control joints must be located such that they enhance the architectural style of the building.
  - Trim for stucco elevations shall be governed by the following (trim is defined as around openings of the house i.e. windows and doors):

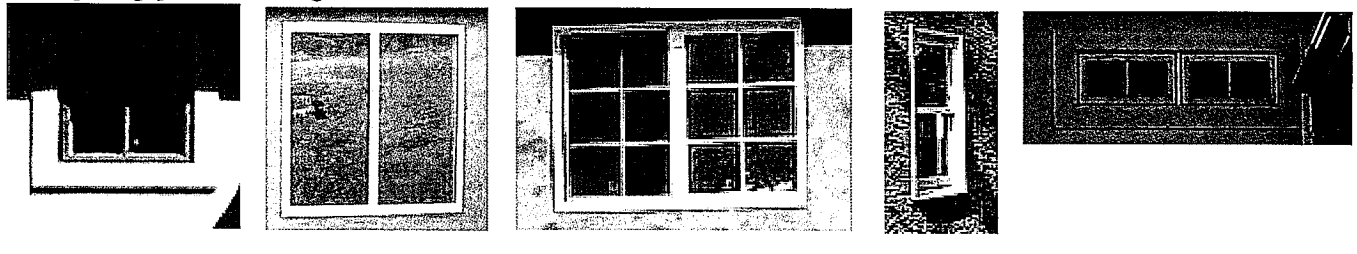
    Allowed:
    - Trim at all four sides, including at least one profile or change of depth
    - Header trim only, including at least one profile or change of depth
    - Sill trim only
    - Header and sill trim
    - Recessed design (plane of the window is 3" or more recessed behind the stucco wall plane)

    Prohibited:
    - Trim at all four sides, lacking at least one profile or change of depth. (e.g. the symmetrical picture frame look is prohibited).
    - No trim

  - Trim should be sized to the application; constant trim sizes for all locations shall be avoided (e.g. soffit trim banding should not be the same dimension as a base trim band; similarly, a base trim band should not be the same dimension as a belly band).
  - If a rough stucco finish type is used on the building body, trim should have a finer stucco finish type in order to promote a more finished look at the trimmed areas.

Examples of good detailing with stucco:

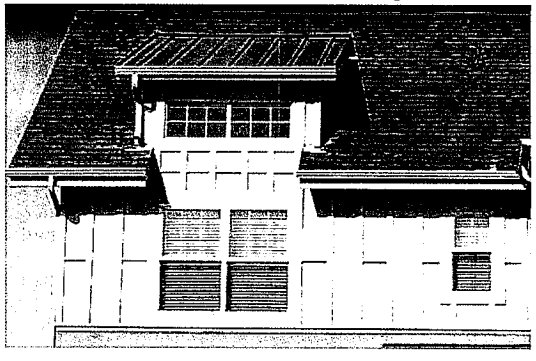
Examples of poor detailing:

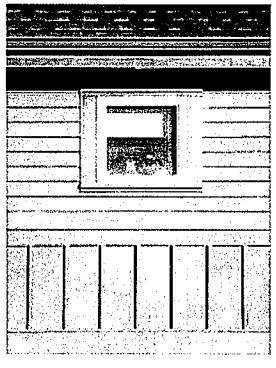


- *Sidings*

  Sidings are a traditional cladding material that can be cost effective and provide texture and shadow on the main body of a building.
  - Sidings other than traditional lap sidings are encouraged, including: board and batten, paneling, shingle siding and alternate lap siding.
  - Some architectural styles may lend themselves to fishscale siding or corrugated metal siding, but both should be used with special attention to appropriate quantities and locations.
  - Paneling shall be carefully detailed and must have trim, reglets, or other defined edges. Paneling designs and trim must relate to the building fenestration and complement the architectural style; large quantities of paneling unrelated to the architecture are prohibited.
  - Lap siding widths should be proportional to structure size and shall not exceed an eight inch (8") lap exposure on single-family detached buildings or twelve inch (12") on single-family attached or multi-family buildings. Lap siding exposure shall be consistent for all elevations.
  - Cementitious sidings and trim may be used.
  - Aluminum, vinyl and unarticulated panel sidings are prohibited.

Examples of good sidings and roof materials:

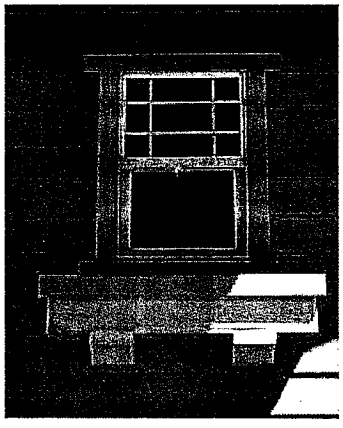


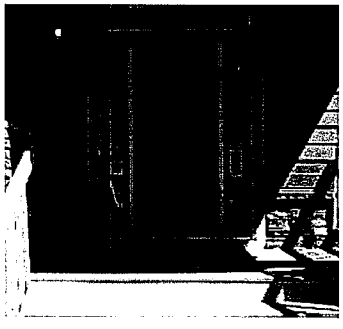



- *Roof Materials*

  Use of appropriate roof material adds value to the architectural design of a building by complementing the building's facades. Color and texture are relevant criteria when selecting roofing material.

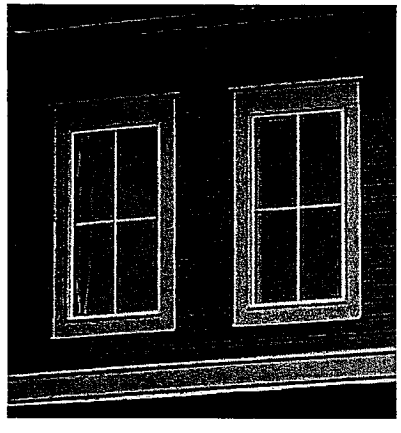
  - Acceptable roof materials include composite shingle (architectural grade), tile, slate, concrete, and metal. Membrane roofing such as EPDM or TPO are appropriate for flat roofs.
  - In general, roof material colors are encouraged to be darker and earth-toned hues that accent and compliment other building colors.
  - Gutters shall be required on all draining roof areas, with the exception of small bay or other roofs that cover less than 20 square feet of area.
  - Metal roofs shall not have highly reflective surfaces.

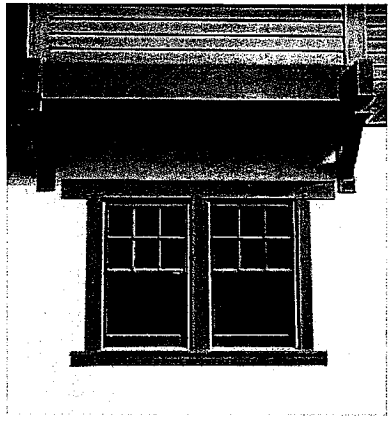


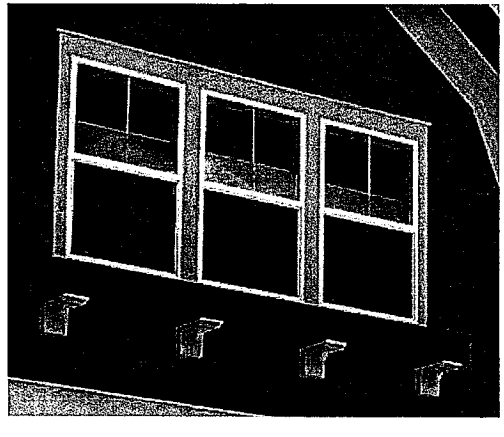


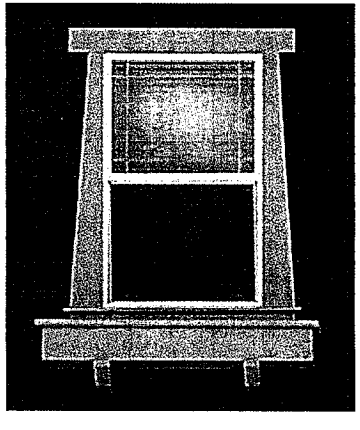
- *Trim*

  Trim should be used to enhance the architectural character of the building's main body materials.
  - All windows and doors shall be trimmed. All doors shall be trimmed to match window and other openings. Trim treatments for arched and other special windows shall be consistent or in harmony with standard window trim on the rest of the building.
  - Refer to the stucco materials section (page 76) for window trim requirements for stucco buildings. Window trim for all other materials shall consist of trim on all four sides. There must be a dimensional change on at least one of the four sides.
  - Trim bands are required to be consistent for all elevations.
  - A minimum of four inch (4") trim shall be required beneath soffits at rake conditions.
  - A minimum of six inch (6") fascia is required.
  - When wood or composition siding is used, a skirt board of eight inches (8") (minimum) shall be required at the base of bays and in locations where siding meets foundation.
  - Exposed wood shall be painted, stained or oiled.
  - Pre-manufactured plastic or PVC railings are prohibited, but may be approved in lower-tier residence sizes by the Hidden Valley DRC.





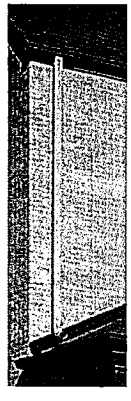




Color

Color is an inexpensive opportunity to reinforce architectural style, neighborhood diversity, and visual interest. Color should be used whenever possible to enhance a building's appearance.

- All color palettes shall be approved by the Hidden Valley DRC.
- Body colors shall be evaluated with the roof color; the colors should be harmonious or provide a conscious contrast.
- Although they should be avoided in the building design, any awkward or odd areas of the building shall be painted the body color in order to reduce their visual impact.
- Highly saturated color hues must be approved by the Hidden Valley DRC.
- Garage and entry door color(s) shall complement the body color.
- All metal and/or plastic roof protrusions such as plumbing vents, furnace vents, water heater vents, and similar mechanical equipment shall be fully screened from view or primed with an appropriate primer and painted with a durable paint that will withstand the weather. The roof protrusions shall be painted a color that is complimentary to the adjacent roofing materials. When ABS is used to vent through dark colored roofs, it need not be painted if all other such vents and equipment are painted in corresponding black color.
- Gutter and downspout colors shall match the colors of the materials that the gutters and downspouts are mounted on.

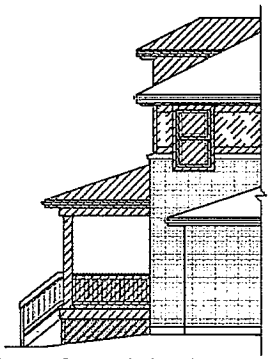


4.2.3.5 Elevation Articulation (EA) Ratio

The Elevation Articulation Ratio ("EA Ratio") provides a guideline to evaluate building elevations. The builder/developer is advised to consider these ratios in the design of residences, as the Hidden Valley DRC will use this guideline in the evaluation of plans received in submittals. The Hidden Valley DRC may approve plans that do not conform to these EA Ratios if 1) it deems the elevations to include compensating design elements, or 2) it concludes that increasing articulation to meet the EA Ratios would compromise the aesthetics of a particular design.

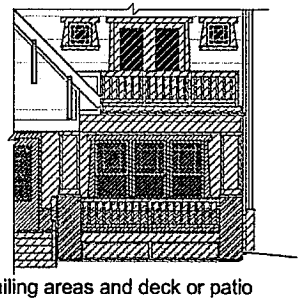
$$\left(\frac{\text{Full Credit Areas} + (0.50 \times \text{Partial Credit Areas})}{\text{Surface Area}} \right) + \text{Extra Articulation Credit} = \text{EA Ratio}$$

The EA Ratio is intended to create a non-subjective baseline for elevation articulation. It should be used with the other Architectural Guidelines to create well-proportioned, well-articulated buildings that enhance the neighborhoods of Hidden Valley. In order for building elements and material areas to be considered as an EA Ratio Area, the element must meet all requirements set forth in these guidelines. EG: items must be stylistically appropriate; bays cannot share a plane with the building mass, porches must be 6'-0" clear in both dimensions, etc. Full or partial credit areas may not be re-counted, with two exceptions--masonry and fenestration beneath a porch or deck roof.

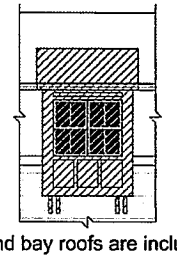


Areas of a porch that do not cover the facade are not included; both porches and dormers can be included on side elevations

Canopy roofs above windows or doors can be included in Fenestration Area, provided they are additive forms that are distinct from other rooflines



Railing areas and deck or patio areas below uncovered decks are included in Porch/Deck Area

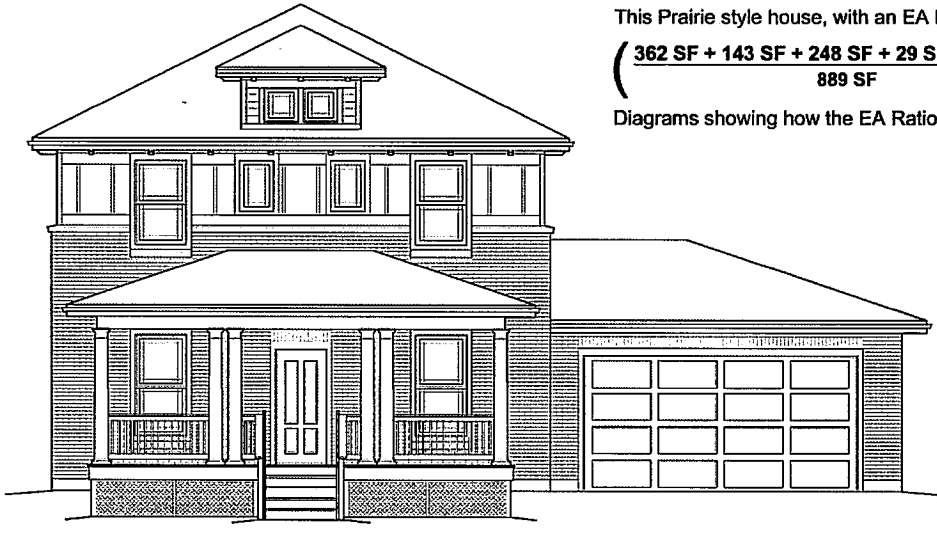


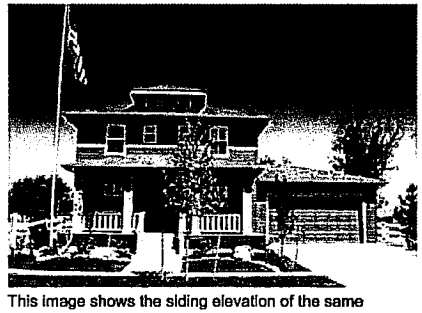
Bays and bay roofs are included in Bay/Dormer Area

This Prairie style house, with an EA Ratio of 0.96, will be used as an example:

$$\left(\frac{362\ \text{SF} + 143\ \text{SF} + 248\ \text{SF} + 29\ \text{SF} + (0.50 \times 76\ \text{SF})}{889\ \text{SF}} \right) + 0.04 = 0.96\ \text{EA Ratio}$$

Diagrams showing how the EA Ratio was calculated follow.

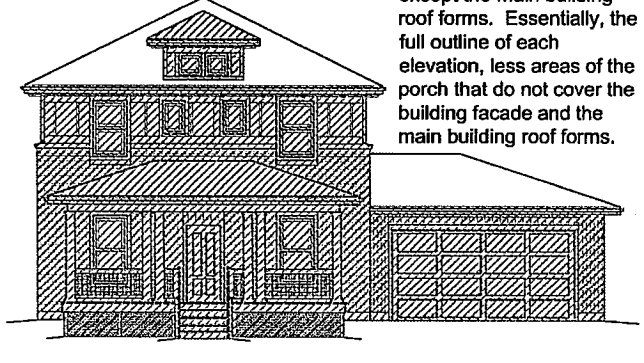




This image shows the siding elevation of the same house; it's EA Ratio is 0.66.

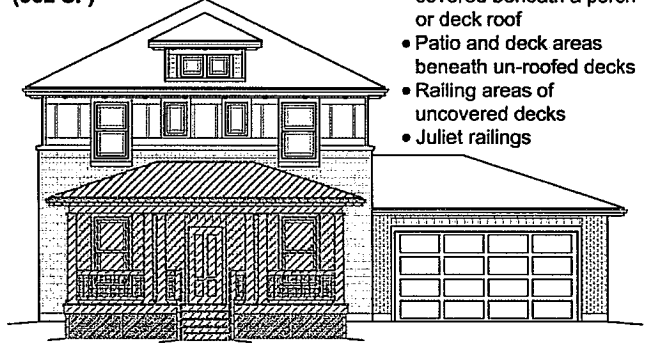
SURFACE AREA
(889 SF)

All wall, roof and fascia areas of an elevation, except the main building roof forms. Essentially, the full outline of each elevation, less areas of the porch that do not cover the building facade and the main building roof forms.

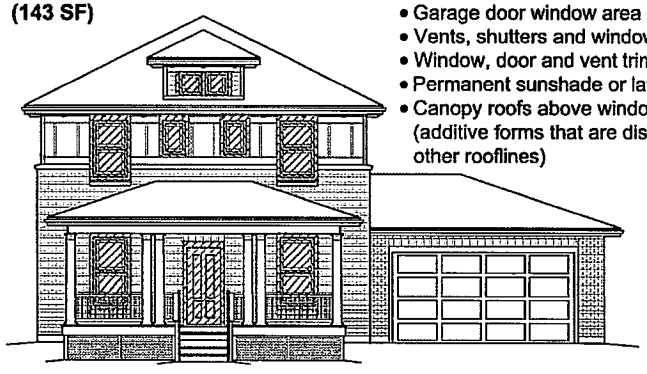


FULL CREDIT AREA
PORCH/DECK AREA
(362 SF)

- Porch and deck roofs
- All areas of a elevation covered beneath a porch or deck roof
- Patio and deck areas beneath un-roofed decks
- Railing areas of uncovered decks
- Juliet railings

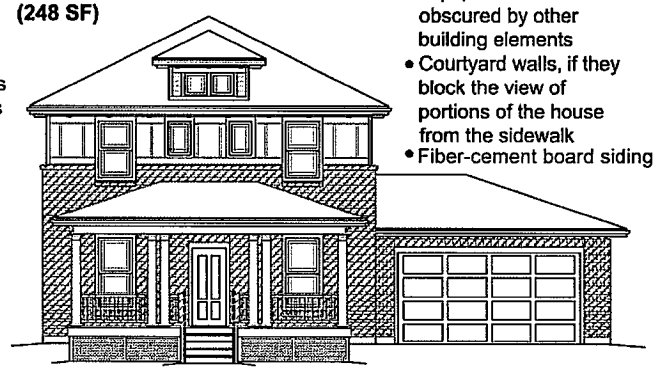


FULL CREDIT AREA
FENESTRATION AREA
(143 SF)



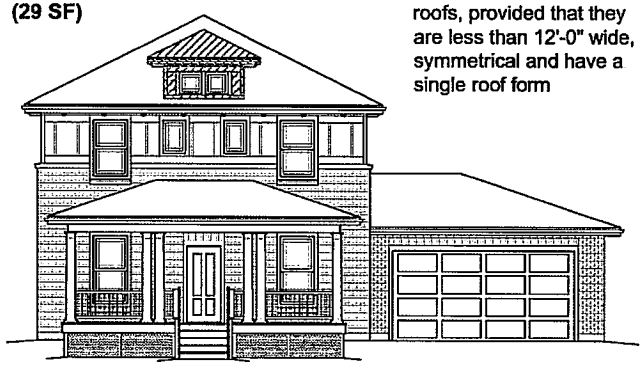
- Windows and doors, except garage doors
- Garage door window area
- Vents, shutters and windowboxes
- Window, door and vent trim
- Permanent sunshade or lattice devices
- Canopy roofs above windows or doors (additive forms that are distinct from other rooflines)

FULL CREDIT AREA
MASONRY AREA
(248 SF)



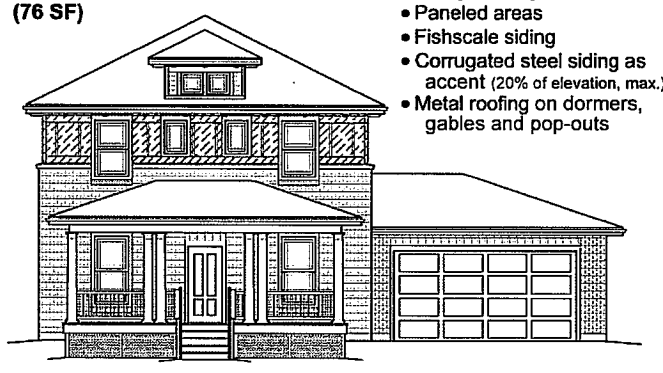
- All brick or stone, including rowlocks, drip caps, etc. that are not obscured by other building elements
- Courtyard walls, if they block the view of portions of the house from the sidewalk
- Fiber-cement board siding

FULL CREDIT AREA
BAY/DORMER AREA
(29 SF)



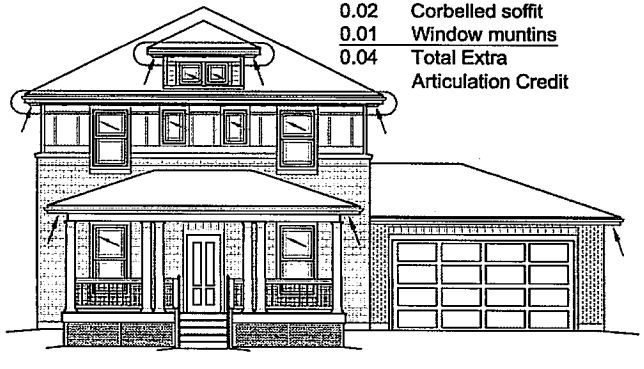
- Bays and bay roofs
- Dormers and dormer roofs, provided that they are less than 12'-0" wide, symmetrical and have a single roof form

PARTIAL CREDIT AREA
SPECIAL MATERIALS AREA
(76 SF)



- Board & Batten siding
- Shingle siding
- Paneled areas
- Fishscale siding
- Corrugated steel siding as accent (20% of elevation, max.)
- Metal roofing on dormers, gables and pop-outs

EXTRA ARTICULATION CREDIT
(0.03)



0.01	16" or greater boxed soffit
0.02	Corbelled soffit
0.01	Window muntins
0.04	Total Extra Articulation Credit

accent (20% of elevation, max.)

Credit	Item
0.01	Two 8' or 9' wide garage doors in lieu of one 16' wide door (must enter the same unit)
0.02	Wood garage door(s)
0.01	1 to 3 roof brackets
0.02	4 or more roof brackets
0.01	Sloped soffit on all main roof forms
0.01	16" or greater boxed soffit on all main roof forms
0.02	Corbelled soffit on all main roof forms, 3'-6" or less on center
0.02	Exposed rafter tails, 2'-0" or less on center
0.01	Window muntins that match the architectural style (must be present on all windows)
0.01	Belly band or other horizontal trim board that is not associated with paneling
0.02	Building plane offset, not including bays or porches, of 6'-0" or more on a Single Family Detached building
0.02	Building plane offset, not including bays or porches, of 3'-0" or more on a Single Family Attached or Multi-family building
0.04	Covered entry (each unit can either receive area credit for a porch or extra articulation credit for a covered entry)
0.05	Side-loaded or rear-loaded garage (credit granted for all four elevations)
0.05	Use of cementitious siding as primary exterior material (credit granted for each qualified elevation)
0.10	A garage door set 4'-0" or more behind the front plane of the closest portion of the house; a porch is not considered "house" for this credit
0.02	Hip roof on all main roof forms
0.01	Gable end finished with alternative materials
-0.03	All stucco front facade (debit, in lieu of credit)

Add the credits together for the total Extra Articulation Credit. Credits are given for each type, not each occurrence of each item. EG: credit is given if an elevation contains a trim band, but each band is not counted individually.

EA Ratio for Single-Family Detached Buildings

The EA Ratio for single-family detached homes has the following requirements based on house size:

Full or partial credit areas may not be re-counted, with two exceptions—masonry and fenestration beneath a porch or deck roof.

	Single-family Detached House Area				
	Under 1,700 SF	1,701-2,100 SF	2,101-2,500 SF	2,501-3,100 SF	3,101 and up
EA Ratio Requirements					
Front and Exposed Elevation EA Ratio minimum*	0.38	0.42	0.46	0.50	0.54
Side Elevation(s) EA Ratio minimum	0.26	0.28	0.30	0.32	0.34
Passive Side Elevation EA Ratio minimum **	0.22	0.23	0.24	0.25	0.26
Rear Elevation EA Ratio minimum - Street Load	0.32	0.34	0.36	0.38	0.40
Rear Elevation EA Ratio minimum - Alley Load	0.16	0.20	0.23	0.26	0.30
Materials					
Exposed foundation at 2:12 or shallower slopes	Up to 20"				
Exposed foundation at slopes greater than 2:12	Up to 24"				
Minimum Fenestration Area per elevation (SF) ***	60	75	90	105	120
Roofing requirements	Architectural Grade				
Window Materials					
Allowable	Vinyl, Wood				
Prohibited	Aluminum				

* "Exposed Elevations" are those elevations that face streets, open spaces or hillside locations that are visible from surrounding streets, including street-side elevations of houses that are on a corner lot.

** A "Passive Side Elevation" is the inactive, or blank wall side of a building that is using a cross-use easement, zero-lot line, or another mechanism in order to integrate active areas of the lot with the architecture. These elevations are often characterized by the use of clerestory windows on the passive side. Houses that are not designed to share or bias outdoor spaces with the neighboring home will not be able to use the Passive Side EA Ratio requirement.

*** Depending on the proposed building style, Hidden Valley DRC may, but is not required to, grant a waiver for the minimum fenestration area.

EA Ratio for Other Residential Buildings

The EA Ratio for single-family attached, multifamily and community buildings has the following requirements based on building type and size:

	Building Type									
	Twinhomes		Townhomes						Multifamliy	Community Buildings & Clubhouses
	Front Load	Rear Load	Street Load		Attached Alley Load		Detached Alley Load			
			< 1,700 SF	≥ 1,700 SF	< 1,700 SF	≥ 1,700 SF	< 1,700 SF	≥ 1,700 SF		
EA Ratio Requirements										
Front and Exposed Elevation EA Ratio minimum	0.40	0.52	0.38	0.46	0.52	0.60	0.52	0.60	0.60	
Side Elevation(s) EA Ratio minimum	0.30		0.30	0.32	0.30	0.32	0.30	0.32	0.32	0.48
Hidden Side Elevation EA Ratio minimum	0.24		0.24	0.25	0.24	0.25	0.24	0.25	0.25	n/a
Rear Elevation EA Ratio minimum	0.38	0.34	0.34	0.38	0.28	0.34	0.14	0.16	0.40	0.48
Materials										
Exposed foundation at 2:12 or shallower slopes	Up to 8"		Up to 12"							
Exposed foundation at slopes greater than 2:12	Up to 16"		Up to 24"							
Minimum Fenestration Area per elevation (SF)	105									
Roofing requirements	Architectural Grade									
Window Materials										
Allowable	Vinyl, Wood									
Prohibited	Aluminum									

4.2.4 Commercial, Mixed Use & Civic Building Guidelines

Although important, the commercial and civic buildings are not the predominant building types within Hidden Valley. As such, they will be closely monitored by the Hidden Valley DRC to ensure that these buildings do not detract from the residential neighborhoods. These Guidelines are intended to provide a baseline for good architecture and a building should surpass these standards for great design. All exterior architecture in Hidden Valley shall be designed specifically for its location; "stock" plans and elevations must meet all Guideline criteria.

4.2.4.1 Site Relationships

Special locations

Similar to residential buildings, commercial and civic buildings located on prominent corners, parkways or open spaces should recognize their special locations within the neighborhood by having enhanced architecture.

- **Buildings located at intersections with gateways to neighborhoods shall be defined with prominent architectural features incorporating strong massing elements to create interest and frame views. Using massing and architectural elements to add emphasis to building corners is required.**
- **Buildings that form a thoroughfare, square or special intersection shall relate to each other through color, material and/or form.**
- **All Exposed Elevations shall have articulation that is similar to a front elevation in design. Buildings on corner lots shall address both thoroughfares with similarly designed architectural features and materials.**

Streetscape and Pedestrian Oriented Design

The emphasis on neighborhood living should be carried over to the commercial and civic areas of Hidden Valley by implementing the principles of walkability, defined spaces and streetscapes with variety and harmony. Inviting, visually interesting building facades, street-oriented entries and human scaled detailing provide an active pedestrian experience.

- **Streetscapes shall be designed with attention to detail and human-scale proportions.**
- **Building design and site location shall facilitate pedestrian access between buildings.**
- **Buildings should relate to each other and to the residential architecture of Hidden Valley in scale, materials and details. Diverse building types can be related through similarities in material, form, fenestration, cornice lines, or other architectural features.**
- **Decorative features should be utilized to create interest and scale along all public frontages of the building.**
- **Where practical, buildings shall be designed so as to block views of parking lots.**

4.2.4.2 Exterior Architecture

Each building shall have high quality, well detailed exterior architecture that promotes variety and visual interest while being compatible with its community.

Building form

Within Hidden Valley's commercial and civic areas, building massing, balance and scale play key roles in developing design continuity and defining streetscapes.

- *Building massing*

  Building massing should enhance entrances into the site, create interesting streetscapes and punctuate important corners.

  - **Buildings should change in architectural expression at modules of 20 feet and overall rhythms of 40 to 60 feet to promote diversity, interest and character.**
  - **Individual designs should be balanced with common themes to result in an identity for the area.**
  - **Individual building height and massing within the civic and commercial areas shall focus on breaking up the horizontal profile and overall massing effect of each building and work to create interesting spaces between buildings.**
  - **In some cases, massing strategies can be used to reduce the perceived scale of a building, giving the impression of several buildings placed side by side.**
  - **Gable and shed roofs may be integrated with flat roofs and parapets to create interest and to break the horizontal profile of the building as necessary.**
  - **Cornice treatments shall be reinforced by plane and/or material changes (e.g. painted cornice lines are prohibited).**
  - **Portions of buildings having functions that restrict the use of glazing shall use other architectural features or methods to reduce their scale.**
  - **Signage shall play a secondary role in the building facade.**

- *Visual Balance and Scale*
  - **The building's special architectural features and treatments shall not be restricted to a single façade. All sides of a building open to view by the public shall display similar levels of quality and architectural interest.**
  - **Smaller building components should be balanced while retaining the primary massing of the overall building.**
  - **Each building taller than thirty feet (30') in height shall be designed with a base additionally articulated to provide human scale and include a highly visible entrance feature.**
  - **Buildings shall use horizontal and/or vertical variation as a tool to break down the building mass.**

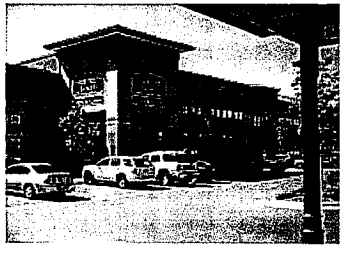
Building styles

There are no prescribed building styles for the civic and commercial sectors of Hidden Valley; the Hidden Valley DRC will have full control over what may be approved.

Service Areas and Mechanical Equipment

Service areas and mechanical equipment shall have a secondary role in the perception of the building.

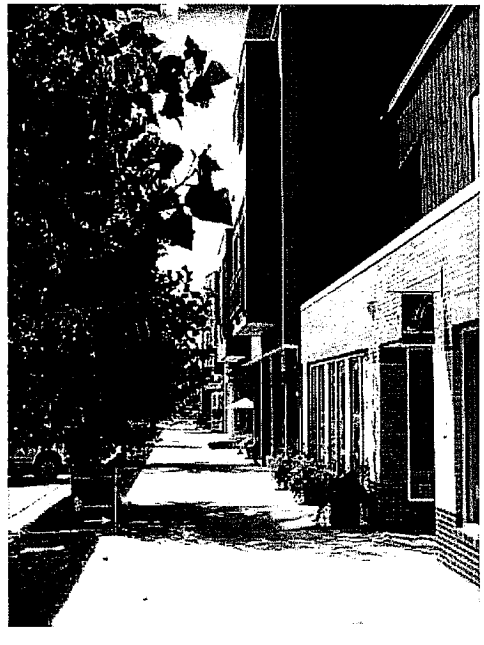
- **Utility meters, transformers, phone and cable boxes, air conditioning units, and evaporative coolers shall be screened from public view. Screen walls and/or landscaping are required treatments.**
- **Loading docks, on-site equipment and other service areas shall be located so that they are not visible from the streets or open spaces. A combination of building design, walls and landscaped areas can be used to prevent visibility.**
- **Screening of rooftop equipment shall be done with either extended parapet walls or freestanding screen walls.**
- **All screen walls shall be built of materials and colors that match or are compatible with the dominant materials and colors found on the building.**
- **If present, passive and active solar energy systems visible from the street shall be integrated into the architecture of the building.**

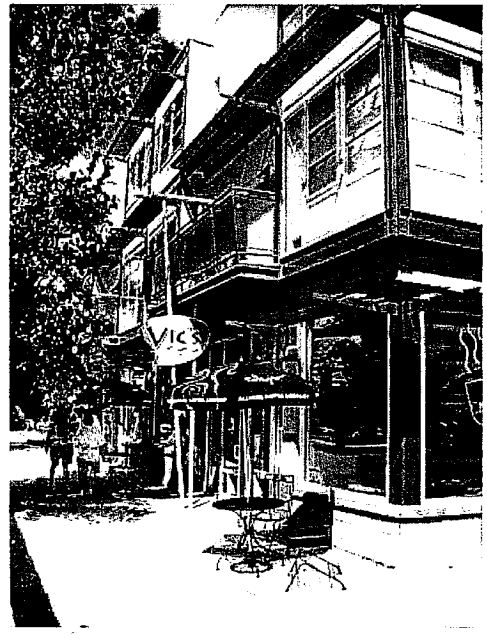


4.2.4.3 Building Elements

Building elements shall be used to break down the scale of larger buildings.

- **All building elements and their related trim and materials shall reinforce and be appropriate to the architectural style of the building.**
- **Building elements should be integral to the building's form and shall not give the perception of a fake or "applied" façade element.**
- **All building elements, including but not limited to entries, bays and columns shall be properly proportioned for the façade.**
- **Principal building entries shall be emphasized by the building design. The principal entries shall be oriented toward the principal thoroughfare, easily identified and well detailed. Secondary access points may also be defined as necessary.**
- **Plane changes and/or material or color changes at entries are encouraged.**
- **Glazing is a fundamental building element and shall be used responsibly:**
  - Glazing shall be used to reinforce the massing concept for the building as well as emphasize human scale.
  - Utilizing traditional fenestrations is encouraged, such as windows with operable sections, clean lines that allow the interior to be naturally day-lit, and proportions that reflect the building form and uses and further emphasize human scale.
  - Clear, low-E insulated glazing is encouraged. Highly reflective glazing is prohibited.
  - Shading devices that supplement the orientation of the buildings are highly encouraged.
- **Decks and balconies should be integrated into the form of the building so as to avoid a multitude of ill-composed cantilevered elements.**





4.2.4.4 Building Materials & Colors

Building Materials

Materials provide an opportunity to reinforce and elaborate building design. The Residential Guideline Exterior Building Materials provisions (section 4.2.3.4) shall also apply to non-residential buildings. In addition to those provisions, the following criteria apply:

- **All materials and colors shall reinforce and be appropriate to the architectural style of the building.**
- **Commercial and civic building materials shall be selected for their appearance and durability in order to promote a high quality atmosphere for an extended period of time.**
- **Quality accent materials and attention to detail shall be employed along high pedestrian contact areas and particularly along ground level storefront areas. High quality, durable materials such as masonry, architectural concrete masonry units, architectural pre-cast, stone, and architectural metal panels and glass should be used for street facing facades and primary entrances.**
- **Large walls of monolithic glass are discouraged. Instead, large glass areas should incorporate a variety of mullion patterns, bay dimensions and other detailing to provide human scale.**
- **All visible roof areas shall be surfaced with attractive and durable commercial materials.**

Permitted wall cladding materials include, but are not limited to:

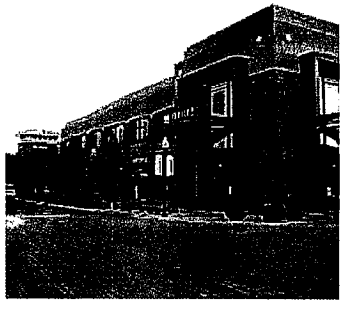
Brick
Stone
Synthetic or hardcoat stucco—Synthetic stucco (or E.I.F.S.) shall not be used where it comes into regular contact with people or vehicles to prevent the finish from being susceptible to damage.
Metal
Architecturally finished concrete
Storefront window systems

Prohibited Materials:

Tilt-up wall systems that are primarily "structural" in appearance (High quality architectural grade tilt-up may be considered).
Common CMU materials are prohibited as primary wall construction unless painted. Colored and architectural grade CMU is encouraged.

Color

The Residential Guideline Color provisions (page 77) shall also apply to non-residential buildings.



4.2.4.5 Additional Provisions by Building Type

In addition to the general Commercial and Civic Guidelines concerning site relationships, exterior architecture, building elements, materials, and colors, specific building types shall meet to the following provisions.

Retail, Commercial and Recreation Facilities

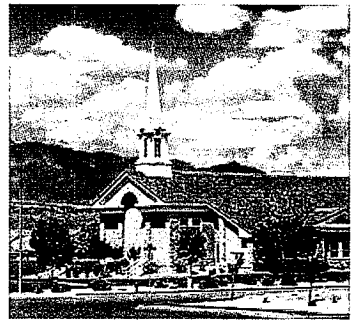
These buildings shall be inviting to pedestrians. Design elements such as entries, windows, lighting, railings, and landscape plantings shall be provided along the streetscape. Elements that provide some shade such as trellises, awnings, arcades, or plantings are encouraged.

- **Retail buildings shall have a maximum of 80% storefront glazing on street-facing facades. Bulkheads lower than two feet (2'-0") may be used in combination with the glazing.**
- **Windows and doorways shall provide functional transparency between the interior and exterior of the building and create enhanced pedestrian connections at the street level.**
- **Passageways and alleys shall be designed as a part of the pedestrian circulation element. These corridors shall be well maintained and designed to be functional yet interesting spaces.**
- **Plaza or seating areas are encouraged in addition to landscape requirements in the front of buildings; outdoor seating is encouraged for restaurants.**

Churches

Churches are encouraged to use architectural elements to evoke traditional church imagery. Churches shall have:

- **A vertical element that will serve as a landmark**
- **A symmetrical gabled roof form facing the street**
- **An axis perpendicular to the street**
- **A front façade and an entrance facing the street**
- **Proximity to the street; parking lots shall be located only to the side or rear of the building**



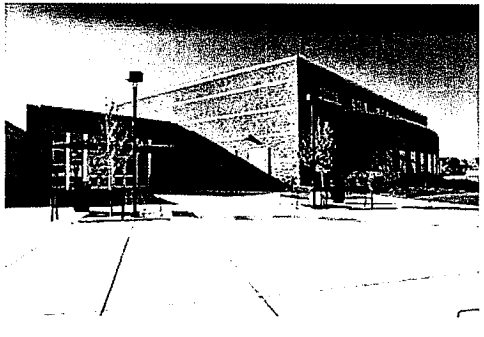
Schools & Other Civic Buildings

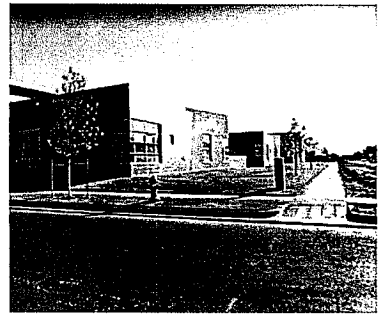
The integration of publicly used buildings is an asset to creating livable neighborhoods.

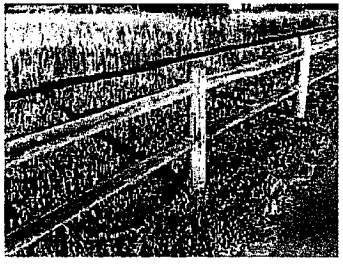
- **Buildings shall be community-oriented. They shall be integrated into the surrounding neighborhood and be designed and scaled appropriately.**
- **Building design shall promote pedestrian access.**
- **It is encouraged that buildings be designed for multiple uses.**
- **Designs should be flexible to the changing needs in order to promote a lengthy community/civic partnership.**

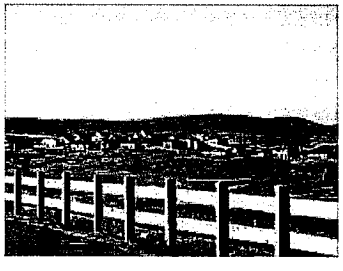
Schools shall also meet the following requirements:

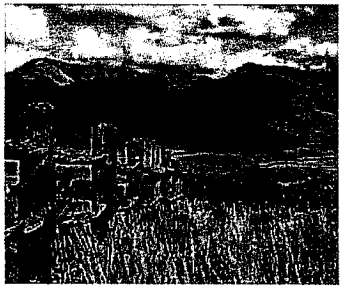
- **Small schools are encouraged due the ease of integration into the neighborhood.**
- **Schools shall be located such that the number of students that can walk or bike to the facility is maximized. Adjacency to large thoroughfares is discouraged, due to pedestrian conflict issues and traffic congestion.**
- **Daylighting tactics shall be used to promote student performance.**
- **Designs are encouraged to support community use of the school facilities after school hours.**
- **Schools shall be located in proximity to the street; parking lots shall be located only to the side or rear of the building.**











4.3 LANDSCAPE GUIDELINES

4.3.1 General Landscape Character

The overall landscape concept for Hidden Valley is based on the creation of a unified landscape that is sustainable, attractive, and complimentary to the natural and man-made elements within the community. The landscape will create an environment that evokes the rural Utah town and country landscapes commonly associated with this region through the use of specific plant species, arrangements of plants, landscape berms, walls, and other landscape features.

Use of xeriscape principles is encouraged throughout Hidden Valley to promote self-sustaining landscape zones and to reduce water and maintenance requirements. A critical element that integrates xeric principles into the Hidden Valley landscape is the use of native grasses, seen frequently in the valleys of Utah, in conjunction with a limited amount of irrigated turf, which will provide green highlights.

Town and Country Landscape

TOWN: Within core areas of Hidden Valley and its neo-traditional neighborhoods, the landscape utilizes an indigenous plant palette and plants are arranged with a formal structure. Streets are defined by a relatively uniform placement of deciduous shade and ornamental trees, either in tree lawns between the street and the sidewalk, or near the back of the walk. Ornamental shrubs and flowers are planted in defined beds, often in geometric patterns and grouped to provide four season interest.

COUNTRY: Plant materials are grouped in masses and placed to provide interest and create focal points at key locations within the community. Along development edges, major streets and parkways, in open spaces and natural areas, and on properties where there are large landscaped areas, landscape designs will imitate natural patterns, with large informal groupings of trees, shrubs and flowering plants, and sweeps of lawn and ornamental grasses.

Aesthetic considerations for Town and Country landscape plans include:

- **Use of a "Utah Town and Country" theme featuring native and complimentary plant materials**
- **Creation of landscapes with a central focus (courtyard, plaza, square), especially within higher-density neighborhoods in the heart of the mid- and upper valleys**
- **Enhanced landscaping at neighborhood entry areas and public gathering areas**
- **Consideration of sculpture, public art, unique plantings, and water features in key areas**
- **Special lighting, pavement and furnishings in public open spaces**
- **Use of seasonal color in the landscape as focal points**
- **Creation of landscapes that provide interest during all four seasons**

In addition to utilizing traditional Utah Town and Country elements, the landscape concept incorporates several important ideas that are essential to the long term viability of the landscape. These ideas form the basic direction necessary to integrate landscape designs into the natural setting within Hidden Valley:

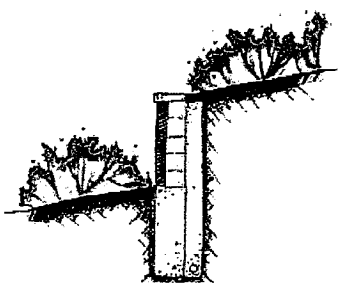
- **Landscape development will be efficient. That is, it will concentrate resources in those areas receiving the most intense human use, such as parks and recreation facilities. Areas intended primarily for passive or visual amenity will require fewer water and maintenance resources.**
- **Landscape areas will be designed with the objective of reducing long-term water use. Irrigation standards will be directed to gradually weaning plants from watering as they mature, so that water use can be significantly reduced over time.**
- **The landscape will be designed to minimize long-term maintenance for the majority of landscaped areas. This will be achieved by limiting areas of highly irrigated turf, clipped hedges, and ornamental plants to key locations where they can be emphasized.**

4.3.2 Site Considerations

Landscape improvements should minimize the disturbance of existing terrain and vegetation, and should minimize the disturbance of natural drainage patterns when feasible. Landscapes should be considered an extension of living space for the community, and the design of such spaces should coordinate with adjacent building construction and design, extending similar or complimentary materials where feasible, and using creative paving compatible in color and texture to the residence (i.e. brick, concrete, pavers, and treated wood).

The following design elements should be considered by the landscape architect when preparing landscape plans for Hidden Valley:

- **Solar orientation of landscape areas**
- **Separation of functional uses and creation of exterior "rooms"**
- **Clear identification and separation of vehicular and pedestrian traffic; maintaining required sight distances**
- **Reinforcement of the circulation system with plantings**
- **Climatic mitigation of pedestrian spaces and corridors (e.g., wind-row plantings for warming in the winter; canopy trees for sun protection in the summer)**
- **Shelters from traffic noise and hazards**
- **Maximizing long-term ease of maintenance and optimizing water conservation**
- **Compatibility with size and type of existing vegetation onsite or adjacent to the site**



Retaining walls should blend into the landscape, not dominate it.

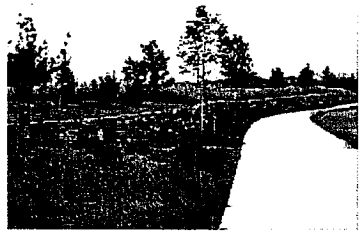
4.3.3 Landscape Grading & Berming

Significant portions of the Hidden Valley community contain steep slopes that must be accommodated in the landscape. The Hidden Valley Master Plan attempts to minimize overlot or mass grading by keeping the areas with the most dramatic topography as open space and trail corridors. However, where there are steep areas in development pods, proper treatment to address slope stability issues will be required. In general, landscapes should be graded to harmonize with the natural lay of the land. Gentle earth mounding and berms are encouraged as techniques that reflect and enhance the natural landscape.

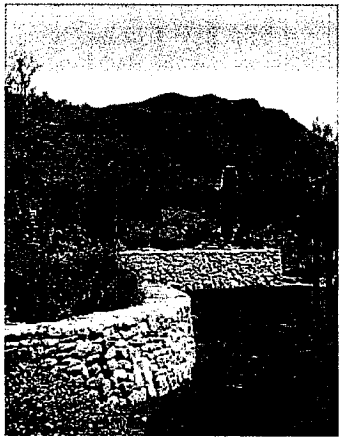
Planting beds shall not exceed a 3:1 slope and shall be 50% covered by plant material at the time of installation. Retaining walls shall be used when 3:1 slopes are otherwise exceeded. In certain circumstances, native turf, sod, and shrubs may also be used in areas where the slope exceeds 3:1, subject to Hidden Valley DRC approval.

Open areas not covered with seed, sod, or plants will be covered by shredded wood or rock mulch and kept free of weeds.

During and subsequent to all site construction, techniques to control site erosion and to protect adjacent properties are mandatory and must conform to City requirements. Control techniques include the use of sedimentation basins, filtration materials, such as straw bales or permeable geotextiles, and slope stabilization fabrics or tacking agents.



4.3.4 Accent Walls & Retaining Walls



4.3.4.1 Walls adjacent to Community Parkways/Collectors, Parks and Open Space

Where retaining walls are required or accent walls are desired to terrace a slope, and the area is visible from the community parkways, collector streets, parks, or open space, walls must be constructed of quality interlocking masonry wall units, at a minimum. Cast concrete walls with a stucco or masonry face are also allowed. Dry-stacked natural or cultured stone walls are preferred. Walls made of landscape timbers or railroad ties are not acceptable. Colors should be soft earth tones from an approved palette, as opposed to a variety of contrasting colors and patterns.

No single wall shall exceed four feet (4') in height unless unique site conditions shall require otherwise. When more than four feet needs to be taken up, a series of walls with planting between the walls is preferred. These tiered walls should be separated by a minimum of four feet (4') to allow for planting of evergreen and deciduous plants. Retaining walls greater than twenty feet (20') in length must have breaks or jogs at regular intervals.

4.3.4.2 Walls within or between Interior Lots

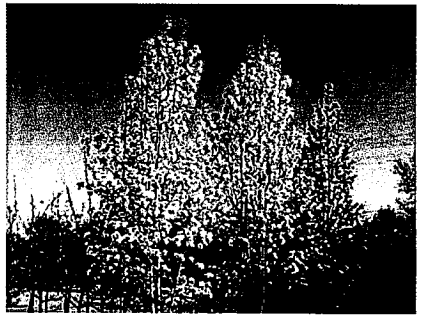
For walls not visible from community parkways, collector streets, parks, or open space, interlocking masonry wall units in grays, tans or browns are the minimum acceptable. Natural stone or cultured stone walls will be considered an upgrade. No walls with high contrast colors or patterns will be allowed. Landscape timber or railroad tie walls are not acceptable.

Samples of proposed walls indicating materials and color(s) must be submitted to the Hidden Valley DRC for approval before construction.

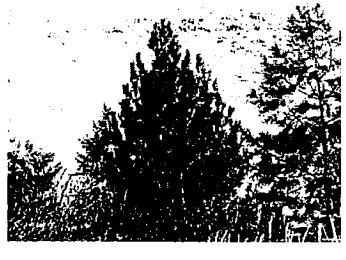
4.3.5 Plant Palette & Material Standards

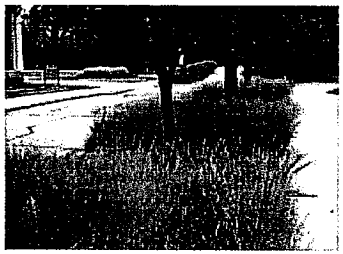
All plant materials (trees, shrubs, ground cover, grasses, etc.) shall be high-quality nursery stock suitable for the growing conditions found in the Utah Valley bench areas, as applicable. Use of plants from the list of Hidden Valley Approved Plant Materials is encouraged (See Appendix 6.3).

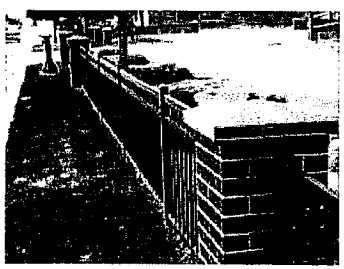
Trees with vigorous, shallow root systems such as willows and cottonwoods are not permitted within ten feet (10') of building foundations, driveways, curbs and utility easements. Care should be used in the placement of trees, in particular, and other plant material so that access and visibility are unhindered along sidewalks, roadways and intersections, and at building entrances and utility easements.





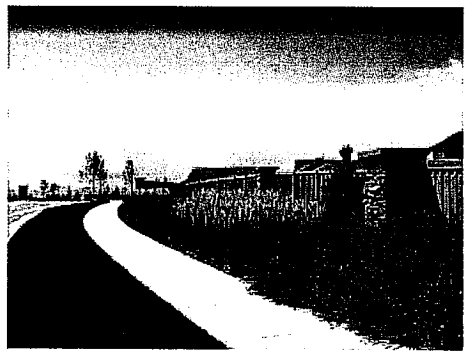


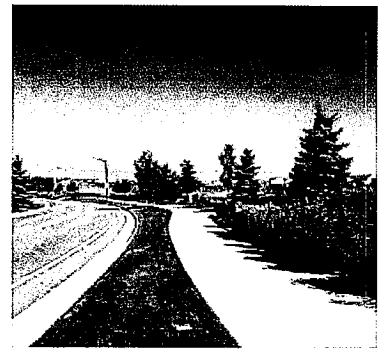


Examples of "mow strips" between fence and street or and alley.

4.3.6 Landscape "Edges"

The transition between areas of distinct uses should be as smooth and continuous as possible, with the goal of "visual compatibility" occurring from publicly-viewed areas to any abutting land use. A graduated transition, featuring enhanced landscape plantings and berms will be required where the residential neighborhoods and commercial developments can be seen from parks, open space, community parkways, and collector streets.





4.3.7 Fencing

The fencing for Hidden Valley is designed to provide a consistent and unified image throughout the community's neighborhoods, reinforcing the Hidden Valley landscape theme while satisfying the functional and privacy needs of residents. Fencing use and materials shall be approved by the Hidden Valley DRC prior to installation and will conform with the following guidelines:

Materials

- Chain link fencing is prohibited, with the only exception that dark color-vinyl coated chain link fencing may be used in a limited fashion around athletic facilities, school sites, and other areas for security.
- In residential areas, wood or plastic varieties of open rail or picket fencing are preferred.
- In commercial areas, architectural metal fencing (ornamental iron or similar) is required in highly visible areas. "Highly visible area" is defined as along private or public open space areas, community parkways and collector streets.

Height Dimensions

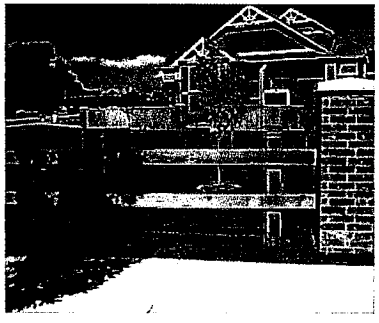
- Fences shall be a maximum of 6 feet tall in residential areas.
- In non-residential areas, fences may be a maximum of 8 feet tall, except as associated with sports facilities.

Buffering and Landscaping

- In areas visible to the public, fencing is encouraged to be buffered with landscaping to ensure an attractive development. Buffering should be accomplished with a mixture of evergreen trees, shrubs, ornamental or deciduous canopy trees, and berms.
- Front yard fencing may be installed in neo-traditional and "cluster home" neighborhoods, with the approval of the Hidden Valley DRC. When used, front yard fences shall be a minimum of 40% open, and no more than 42 inches in height.
- Optional mow strip is allowed between the fence and sidewalk or alley.

4.3.7.1 Residential Fences

A detailed fencing plan will be adopted and enforced through the Hidden Valley CC&Rs for all residential fencing within each neighborhood, will conform to all requirements and guidelines, and shall be approved by the Hidden Valley DRC.



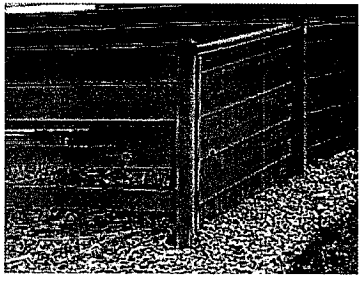
4.3.7.2 Privacy Fences

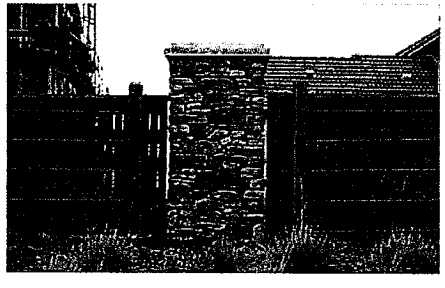
Privacy fences shall not protrude into the front yard areas of any residential lot. Privacy fencing may not start any closer than six feet (6') behind the front corner of the home which is furthest from the street that the home faces.

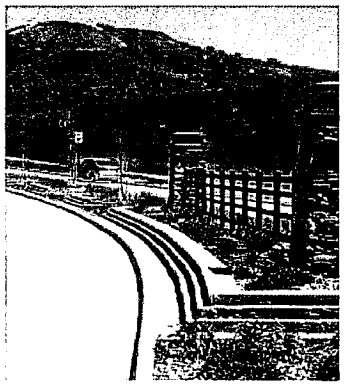
Special privacy fencing rules apply for corner lots and for lots adjacent to any public open space such as a park or trail corridor, parkway road, or community center.

For corner lots, privacy fencing may include a 6-foot fence on the side yard beginning at a point which is 10 feet behind the front corner of the house, extending toward the side property line or sidewalk no more than 3-feet from the sidewalk, then turning parallel to the side property line until the fence meets the rear property line. This 45° angle will not create front yard fencing for the home behind the corner-lot home.

Privacy fencing on corner lots is subject to "Line of Sight" regulations implemented by Eagle Mountain City.







4.3.7.3 Alley Fences

Alley fencing is defined as the fencing enclosing all of the sides of the back and side yards between the alley and the residential structure.

Fences that parallel an alley shall be set back a minimum of two feet (2') behind the back of the alley curb.
Alley fencing is not required if the fence is set back a minimum of eleven feet (11') from the back of the alley curb; in such situations, six-foot (6') privacy fencing will be allowed.

Alley fencing for corner lots must comply with the City's "Line of Sight" ordinance.

4.3.7.4 Residential Areas of Limited Fences

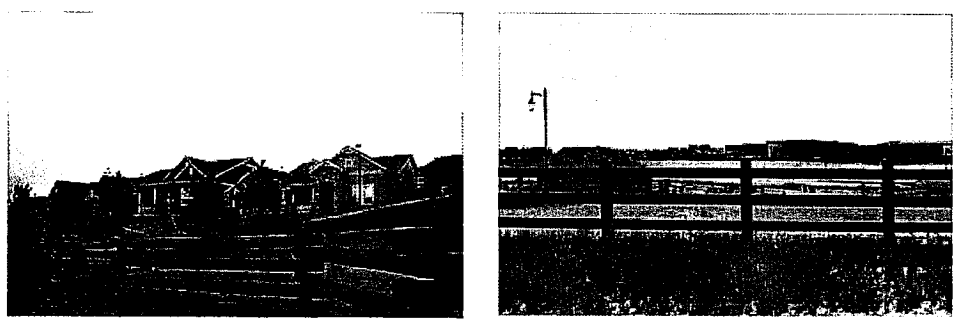
In some areas, the Hidden Valley Master Plan minimizes or limits fencing all together. Homes that are clustered or constructed adjacent to common open areas or in "garden courts" may have fencing limited to a private courtyard or patio area directly adjacent to the building. Common areas shall not be fenced.

4.3.7.5 Commercial Fences

Commercial fencing shall conform to the fencing guidelines of its respective neighborhood design and the Hidden Valley CC&Rs. "Highly visible area" is defined as along private or public open space areas, community parkway or collector streets.

4.3.7.6 Fences along Parkways and Open Spaces

Open rail fencing shall be used where residential lots abut trail corridors, parks and open space, community parkways and collector streets.



Open rail fencing may have pet mesh (hogwire) attached to the inside, but should otherwise remain visually open

4.3.8 Irrigation and Water Use

Automatic irrigation systems are required for all landscapes. It is recommended that homeowners create a complete landscape irrigation plan for their lot, preferably designed by a landscape irrigation specialist. All systems shall be designed to minimize overspray and water waste. The use of drip irrigation systems is encouraged to reduce water usage and evaporation.

4.3.8.1 Spray irrigation

A spray irrigation system is recommended for turf and lawn areas.

4.3.8.2 Drip irrigation

Drip irrigation is recommended to water annual and perennial flower beds, shrubs and trees.

4.3.9 Mulch and Landscape Edging

Weed barrier in areas with wood mulch is encouraged. A 3- to 4-inch depth of mulch is typically suitable to prevent most weed growth. An approved pre-emergent herbicide must be applied prior to all mulch applications.

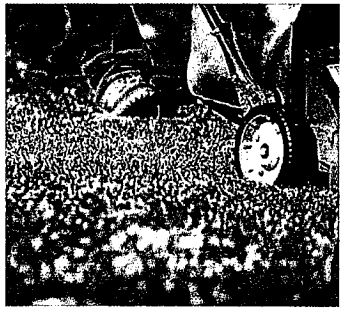
Acceptable mulches are:

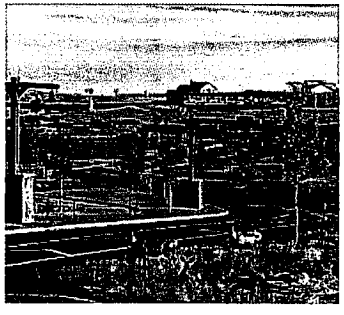
- **Crushed gravel (+1 inch), river rock, or river cobble, in the tan, brown and gray color range**
- **Sandstone quarry tailings**
- **Wood mulch (pine/fir and other regionally produced products is preferred)**
- **No white, black, pink, red, green or other artificially-colored rock or dyed wood mulch is allowed**

4.3.10 Xeriscaping

Xeriscape principles, including the appropriate selection of plants, amending the soil, mulching landscape planting beds, the use of semi-irrigated "native" turf, and drip irrigation shall be utilized where practical.







4.3.11 Landscape Maintenance

Well-maintained landscapes are critical to the overall image and appearance of the Hidden Valley community. However, maintenance practices need not negatively impact the environment or budget. The following landscape maintenance principles should be followed:

- **Limit the use of pesticides and fertilizers to the minimum required to establish and sustain plants.**
- **Reduce the need for mowing by minimizing the amount of turf grass used in landscapes to areas that receive the heaviest use.**
- **The Hidden Valley Homeowners' Association shall maintain trees, lawns, sidewalks, and plantings along Hidden Valley Parkway, Mid-Valley Parkway and all other community parkways, and for common open space, parks and trailheads throughout the development. Maintenance of all other landscape areas is the responsibility of the adjacent property owner unless special arrangements are made with the Hidden Valley Homeowners' Association.**

Homeowners must maintain their entire lot on a regular basis, including lawn cutting, tree and shrub pruning, removal of weeds and dead plant material, and general removal of trash and debris.

4.3.11.1 Snow Removal

Residents shall be responsible for snow removal and snow storage on single-family detached residential lots. The Hidden Valley Homeowners' Association, or appropriate sub-association, shall be responsible for snow removal and snow storage on each single-family attached and multifamily residential lot. Pushing snow into the street or street medians is not permitted.

4.3.12 Community Landscapes

An overall landscape plan that carries a consistent design and theme throughout the entire Hidden Valley Master Plan will be adopted and enforced by the Hidden Valley DRC.

4.3.12.1 Community Entries

All community and neighborhood entries will be required to incorporate distinctive landscape areas at entries, roundabouts and intersections. These community and neighborhood entries shall be of a consistent design throughout Hidden Valley and shall follow the community landscape designs approved by the Hidden Valley DRC. Plant species shall consist of specimens having a high degree of visual interest during all seasons. At neighborhood entrances, a planting bed with a mixture of shrubs, ornamental trees, flowers and/or groundcovers shall be planted.

4.3.12.2 Streetscapes

Streetscapes shall have a consistent design throughout the community.

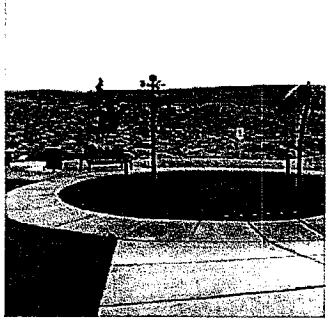
The landscape along Hidden Valley Parkway and the Mid-Valley Parkway is inspired by the vegetation and land forms of the native hillsides that surround the community. Gentle earth mounding and native plant materials should be used along the parkways to transition and screen abutting neighborhoods. Native junipers shall be planted in sparsely located groves so as not to block views and to keep the natural planting concept intact.

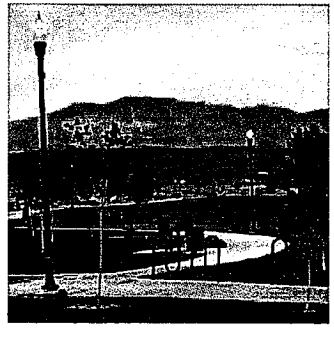
Trees along residential streets shall be selected for a mature size that is compatible with the width of the adjacent street and on the Approved Plant List (See Appendix 6.3).



4.3.12.3 Parks

Parks and site furnishings, including picnic shelters and park benches, shall be designed in a consistent fashion, so as to provide continuity throughout the Hidden Valley community. All site furnishings and street furniture should be constructed of high-quality materials and installed by the developer.

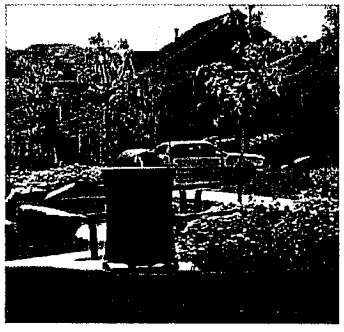


4.3.12.4 Open Space and Trails

The large open spaces surrounding Hidden Valley are key components defining the landscape character of the Hidden Valley community. Generally, open space should be left in its native condition, preserving the rugged natural environment.

The development of recreational trail corridors with viewing platforms and/or resting areas with shade structures consistent with the Hidden Valley Master Plan will allow the native open space to be used as a recreational amenity. Trailheads shall be constructed to provide access to the open space from all parks and neighborhoods that are adjacent to open space.



4.3.13 Residential Landscapes

Production builders are required to provide front yard landscapes for all residences to insure a quality streetscape.

Front and rear yard landscaping shall be in accordance with the Hidden Valley CC&Rs and the CC&Rs of the applicable development. All residential parcels are required to have a basic landscape package installed by the owner and/or builder. This landscape will define the edges of neighborhoods, the streetscapes within them, and become the base planting for the overall development parcel.

Production builders are required to provide front yard landscapes for all residences to insure a quality streetscape.

The front yard of a lot is defined as the area of the lot beginning at the back of the curb on any adjacent street or roadway to a distance at least to the rear most part of the residence and/or privacy fencing from such street or roadway.

In single-family detached neighborhoods, a list of appropriate plant materials (See Appendix 6.3) shall be provided to homeowners to install additional plantings that are complementary to the plantings installed by the developer or builder in common landscaped areas.

Landscaping, executed in accordance with a previously approved landscape plan, shall be completed no later than one hundred twenty (120) calendar days following the completion of construction of any dwelling on any lot, or the occupancy of such dwelling, whichever occurs first. If completion of construction or occupancy occurs during winter months (October - March), landscaping must be completed by the next July 1st to occur.

All front yards and, in some cases, other areas shall be landscaped in accordance with plans approved by the Hidden Valley DRC and thereafter properly maintained.

The following requirements apply to all residential landscapes:

- **Production builders are required to provide a front yard landscape and shall submit a typical landscape plan for review.**
- **The developer, builder or homeowner shall select plant materials from the approved plant list (See Appendix 6.3).**
- **Corner lot sightlines shall not have any year-round plant material exceeding 30 inches (30") in height at mature growth. Deciduous trees planted within sightlines shall be pruned up to a minimum of five feet (5') from grade.**
- **Irrigation systems for lawns and planting beds shall be required.**
- **Drought tolerant turf grass species such as improved fescues or buffalo grass are strongly encouraged.**
- **Street Trees:**
  - Each lot shall have a minimum requirement of one (1) street tree per lot to be planted in the tree lawn/park strip (or just behind the walk if no tree lawn/park strip). Lots shall meet the following street tree requirement, according to lot size:
    Over 5,000 square feet 2 Street Trees
    Over 10,000 square feet 3 Street Trees

Over 15,000 square feet 4 Street Trees
Over 20,000 square feet 5 Street Trees

Corner lots shall have a minimum of 3 street trees; lots that exceed 5,000 square feet shall plant one (1) tree per additional 40 feet of combined street frontage.

- When planted, all street trees shall be 2" caliper or greater (as measured 8" from the root ball).

- **Planting coverage:**
  - Front yards shall have a maximum turf coverage of 80 percent.
  - Corner lots may have up to 75 percent turf coverage
  - Planting beds shall be 50 percent covered by plant material at the time of installation. Seasonal flowers shall qualify as cover.
  - Planting beds shall include the two feet adjacent to the foundation of each home. Turf shall not be installed up to the foundation of the home.
  - Open areas not covered with plants shall be covered with wood or rock mulch.
  - No marble chips, volcanic rock, or high-contrast stone patterns shall be used.
- **Soil Amendment:**
  - The addition of soil amendments to existing soil is required. A typical specification for soil amendments includes three (3) cubic yards of amendment per 1,000 square feet of area.
  - Builders and owners should contact local nurseries for specific recommendations.
  - A site specific horticultural solids test can provide specific soils information.

4.3.13.1 Pests and Plant Diseases

All lots shall be kept free from any plant materials infected with noxious insects or plant diseases which in the opinion of the Hidden Valley DRC are likely to spread to other property. The provisions of this section apply to all dwellings built on any lot whether sold or unsold. The builder or such other original property owner will be held responsible for the completion of landscaping within the time limit specified herein. Violation of the requirements specified herein will be subject to a daily fine as determined by the Hidden Valley DRC, calculated from the due date of completion, as specified herein, to the actual date of completion.

4.3.13.2 Shared Common Areas

Shared common areas in cluster developments, single-family attached and multifamily neighborhoods shall be installed by the builder/owner according to Hidden Valley DRC-approved landscape plans. These areas should be installed at the time of the first Certificate of Occupancy of a residence inside any such development.

4.3.13.3 Storage Sheds

Storage sheds shall be allowed in the rear yards of single-family detached and attached homes where a private back yard is provided. Such sheds should be integrated into the landscape and match the color palette of the primary residence with which they are associated. Sheds shall not extend more than 30 inches above the top of the privacy fence.

4.3.13.4 Mailboxes

Mailboxes for single-family residences shall consist of either a single box or two boxes grouped together, subject to a design review by the Hidden Valley DRC. Individual neighborhoods are allowed only one style per neighborhood. Grouped mailboxes that accommodate a maximum of nine mail slots shall be considered. All single-family residence mailboxes must be U.S. Postal Service approved.

Mail delivery in the multi-family neighborhoods of Hidden Valley shall be made to grouped mail box units supplied by the U.S. Postal Service. No individual mail boxes shall be permitted in multi-family neighborhoods. Clustering of mail box units is encouraged and placement should be sensitive in order to minimize the impacts to automobile circulation and the overall streetscape. Mailbox shelters are encouraged and shall be constructed in accordance with the approved design for each neighborhood.

4.3.13.5 Play Equipment

Play equipment will be allowed in private back yards and designated recreational areas in single-family attached and multifamily developments, but is subject to approval by the Hidden Valley DRC. To minimize the visual impact of such equipment, every effort should be taken to screen the play equipment from view of adjacent public areas and streets.

4.3.13.6 Satellite Dishes

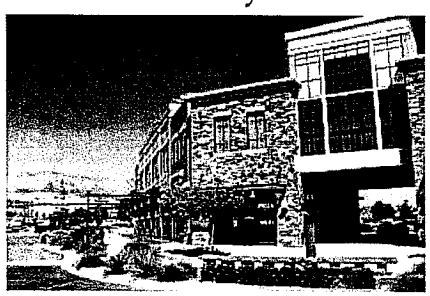
The installation and placement of satellite dishes shall be permitted in locations approved by the Hidden Valley DRC. Care should be taken to screen or otherwise minimize the visual impact of such features on neighbors and the community.

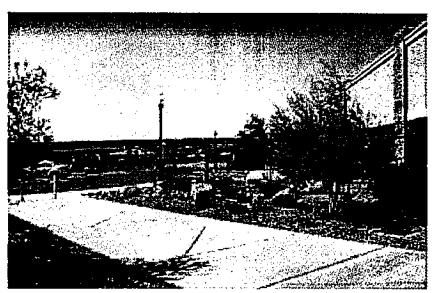
4.3.14 Commercial/Public/Community Building Landscapes

4.3.14.1 Building Perimeter Landscape

All commercial developments facing public streets, transportation corridors, public open space, entrance doors or residential neighborhoods shall provide perimeter-building landscaping.

- **Provide one tree equivalent for each 40 linear feet of elevation (building face) length.**
- **Landscaping shall be planted within 20 feet of the building (unless prevented so by loading docks).**
- **Such building landscaping shall be installed in plant beds, raised planters or plant vaults covered by tree grates.**
- **Plant beds shall be a minimum of ten feet wide, planters a minimum of six feet wide, and tree grates four feet by four feet.**



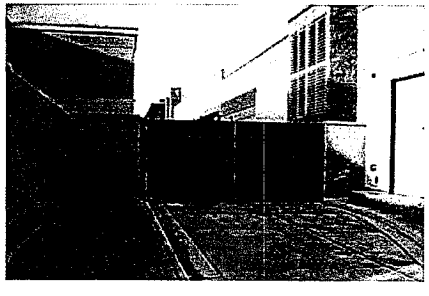


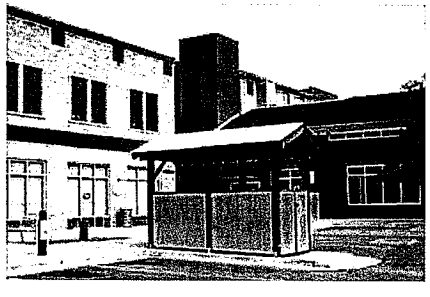
4.3.14.2 Landscape Screening / Buffers

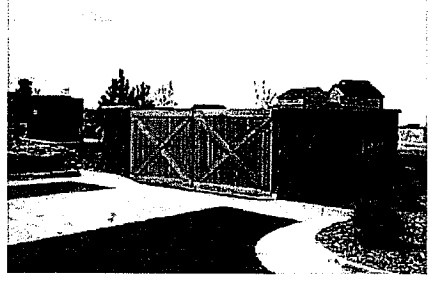
Along parkways, where parking areas are located between the street and a commercial or public building, these parking areas must be screened from view. Where screening is not accomplished by an architectural element, a 2 ½ to 3-foot high earth berm with maximum 4:1 slope, in combination with shrubs and street trees, is required. At least 50% of the shrubs shall be flowering deciduous species.

4.3.14.3 Trash Receptacles and Enclosures

Trash receptacles should be fully enclosed by wood or decorative masonry walls consistent with project architecture and equipped with solid metal or wood gates. Enclosures should be softened with landscaping on their most visible sides. Recommended locations include parking courts or at the end of parking bays. Locations should be conveniently accessible for trash collection and maintenance.







4.4 Signage and Wayfinding Guidelines

These signage guidelines are intended to create a strong image and reduce visual clutter, while allowing for signs that inform occupants, residents and visitors of the various amenities, services and products, and regulations within the Hidden Valley community.

The size, placement and design details of all signs are considered to be an integral part of the site development approval process. An overall signage package which includes all signs on the site or building exterior is required for each development site. All exterior signs and graphic systems are to be designed so that they are compatible with the character of Hidden Valley.

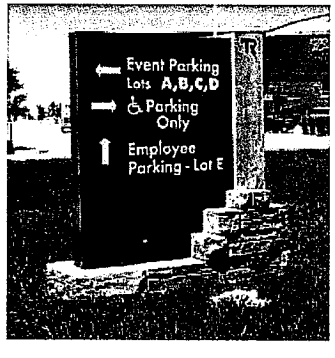
Signage proposals will be reviewed for appropriateness within the content of the proposed application. Adherence to the following minimum or maximum parameters does not necessarily assure Hidden Valley DRC approval. The Hidden Valley DRC reserves the right, at its sole discretion, as long as such waiver is not arbitrary and capricious, to waive any of the provisions outlined in the Guidelines at any particular time.

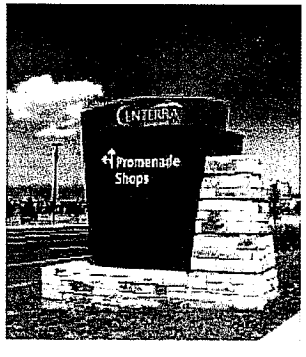
4.4.1 Regulations Applicable to All Signs

All proposed plans for signs, including details of design, materials, location, size, height, color, and lighting, must be approved in writing by the Hidden Valley DRC prior to obtaining a sign permit from the City and/or construction or installation of the sign.

4.4.2 Sign Area Calculation and Setbacks

Sign areas and setback locations are required to be in compliance with the City standards.





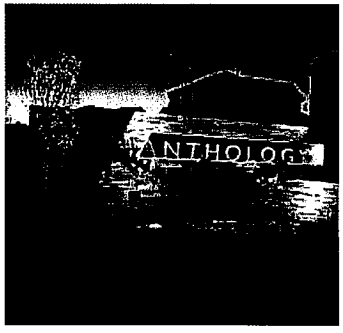
4.4.3 Prohibited Signs

The following signs are prohibited unless specifically approved in writing by the Hidden Valley DRC on a case-by-case basis:

- Animated, moving, rotating, or sound-emitting signs
- Billboards signs painted on building exteriors; signs in trees; signs on utility poles, traffic signs, traffic devices; or signs in the public right of way
- Signs affixed to or installed on benches, fences, recreation amenities, or trailhead structures, with the exception of wayfinding signage
- Formed plastic or injection-molded plastic signs
- Hand-lettered signs executed in the field
- Paper or cardboard signs attached to or temporarily placed within the windows of buildings and/or affixed to the exterior or interior of doors
- Plastic-faced sign cabinets with illuminated backgrounds, with the exception of convenience stores
- Portable signs which are not permanently affixed to any structure on the site or permanently mounted to the ground
- Roof-mounted signs or signs which project above the highest point of the roof line of the fascia of the building
- Signs attached to a building which project perpendicular a distance of more than 18 inches from the building
- Signs attached parallel to the wall of a building but mounted more than 18 inches from the wall
- Signs mounted, attached or painted on motor vehicles, trailers or boats when used as business advertising signs on or near the business premises

4.4.4 Construction and Installation Requirements

- Exposed conduits, raceways, ballast boxes, or transformers will not be allowed.
- No labels will be permitted on surfaces, except those required by ordinances. Where necessary, labels will be placed in inconspicuous locations.
- All metal surfaces shall be uniform and free from dents, warps and other defects. Painted surfaces shall be free of particles, drips and runs.
- Exposed screws, rivets or other fastening devices shall be flush with the surrounding surface and finished as to be unnoticeable.

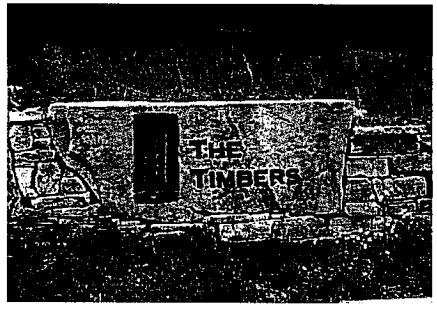


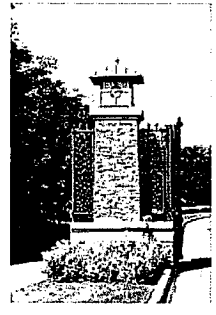
4.4.5 Community Entry Monuments and Neighborhood Entry Markers

Monumentation shall be located along Pony Express Parkway at the entries to Hidden Valley, announcing entrance to Hidden Valley. The community entry monumentation shall be substantial in size and of a consistent size and design as submitted by each developer builder and approved by the Hidden Valley DRC.

Individual neighborhoods located within Hidden Valley will be identified through the use of smaller, neighborhood markers of a consistent design that complements the community entry monumentation.

Project signage and monumentation will be installed in compliance with plans, agreements, City regulations, and as approved by the Hidden Valley DRC.



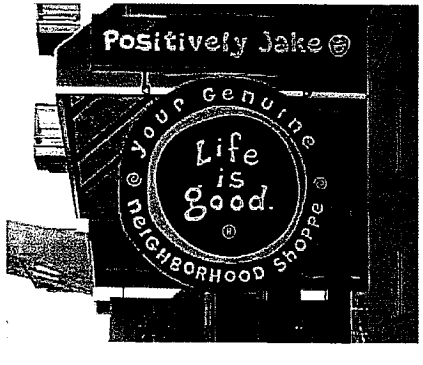


4.4.6 Commercial Signs

All signs shall be architecturally integrated with their surroundings in terms of size, shape, color texture, and lighting so that they are complementary to the overall design of the buildings. Signs should reflect the character of the building, its use and the immediate context of the building, as well as the overall character of Hidden Valley.

Commercial signs should comply with the following guidelines:

- **Signs should be designed with the purpose of promoting retail and street activity, while enhancing the pedestrian experience, and should be limited in number to the fewest number necessary to clearly identify the businesses located within.**
- **Architectural features should be considered when determining the size of a sign.**
- **Signs will not be allowed to cover or obscure architectural features.**
- **Signs must comply with City regulations.**



4.4.7 Real Estate Signs

Real estate signs are not allowed in the tree lawn/parkstrip area between the curb and sidewalk. These signs shall be located on the lot or in the front yard.

4.4.7.1 Vacant Land "For Sale/Lease"

Permissible sign elements are:

- **One ground-mounted sign is allowed per direct street frontage.**
- **The maximum allowable size is 3'-0" x 6'-0" and 4'-0" above grade (single or double-faced).**
- **Permitted sign content includes:**
  - Sales Entity name and/or logo (logo may not exceed 2'-0" x 3'-0", name may not exceed 6-inch letters)
  - Site Available (may not exceed 5-inch letters)
  - Contact Name (may not exceed 3-inch letters)
  - Telephone Number (may not exceed 5-inch letters)

4.4.7.2 Commercial/Retail "For Sale/Lease"

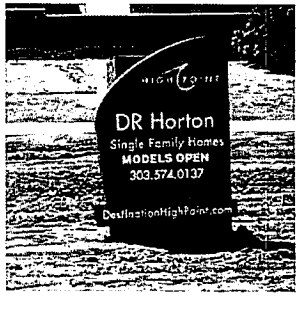
Permissible sign elements are:

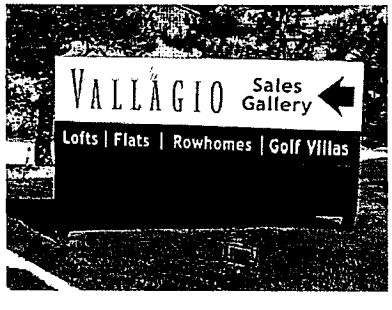
- **One ground-mounted sign is allowed per direct street frontage.**
- **The maximum allowable size is 2'-6" x 6'-0" and 3'-6" above grade (single or double-faced).**
- **Permitted sign content includes:**
  - Sales Entity name and/or logo (logo may not exceed 1'-6" x 2'-0", name may not exceed 4-inch letters)
  - Site Available (may not exceed 5-inch letters)
  - Contact Name (may not exceed 3-inch letters)
  - Telephone Number (may not exceed 4-inch letters)
  - Sign may only be used when building occupancy is less than 90%.

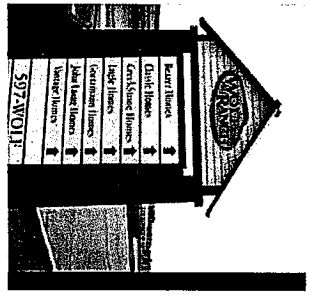
4.4.7.3 Loft Units "For Sale/Lease"

Permissible sign elements are:

- **One window-mounted temporary sign advertising individual loft unit property for sale or lease.**
- **The maximum allowable size is 4 square feet.**
- **Permitted sign content includes:**
  - Sales Entity name and/or logo (logo may not exceed 1'-6" x 1'-6", name may not exceed 4-inch letters)
  - Site Available (may not exceed 5-inch letters)
  - Contact Name (may not exceed 3-inch letters)
  - Telephone Number (may not exceed 4-inch letters)





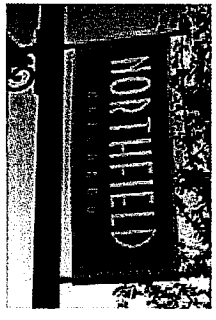


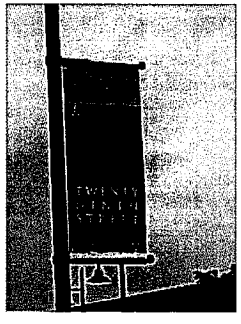
4.4.8 Project Information Signs

Project information signs include construction signs, and signs and banners announcing special events of interest to the community. The design of these signs should be compatible with other Hidden Valley signage and is subject to Hidden Valley DRC approval.

4.4.8.1 Special Event Signs and Banners

- **A banner or another approved concept with number and size as approved by the Hidden Valley DRC.**
- **When a banner is ground-mounted, it shall not be higher than 22 feet above grade.**
- **When a banner is building-mounted, it shall be below parapet.**
- **Banners shall be used for retail/commercial developments only, installed up to a 90-day period for initial opening of the development.**





4.4.8.2 Construction Signs

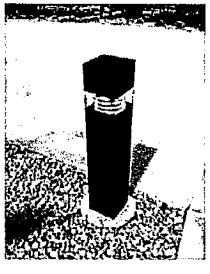
- **One temporary construction sign, not to exceed 24 square feet, shall be permitted on each construction site.**
- **The sign may be free standing or affixed to the construction trailer, but in all cases shall be located within the construction property boundary.**
- **In order to facilitate the delivery of construction materials, the construction sign should be visible from the adjacent right-of-ways.**
- **All construction signs must be approved by the Hidden Valley DRC prior to installation.**
- **The removal of construction signs shall be required prior to the issuance of a Temporary Certificate of Occupancy or Final Certificate of Occupancy.**

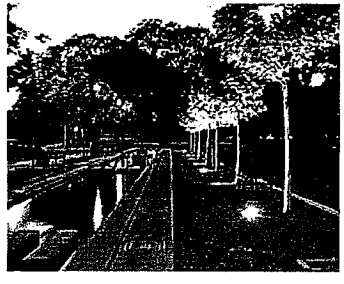
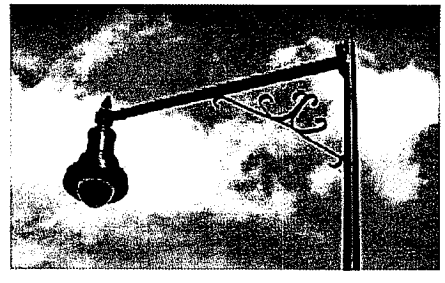
4.5 Lighting Guidelines

Lighting provides a welcome dusk and nighttime atmosphere where entrances, destination points and features are highlighted. Outdoor gathering areas are inviting and travelled pathways are lighted to provide guidance and safety. The goal of the roadway lighting system is to provide low-glare lighting that provides excellent visibility for conflict zones like pedestrian crossings, parking lot entries and roadway intersections. The Guidelines establish sensitive lighting methods/styles that limit light encroachment onto adjacent property and light pollution.

A consistent selection of lighting fixtures shall be followed throughout Hidden Valley, and coordinated throughout the various neighborhoods to ensure a long-lasting quality, low-maintenance amenity. Lighting for the paths and trails (where used) will incorporate uniform wayfinding navigational lighting. The lighting must be safe and should make the user aware of hazards that may be present, such as pavement or grade changes or obstacles on the path. Walkways, paths and trails are lighted with varying light intensities and methods. This technique creates a greater depth to the entire community and forms a unifying feature between different neighborhoods.

Parking lot lighting will provide low-glare, uniform lighting to ensure a secure parking environment. The lighting will be designed as a transitional element that leads to commercial or residential areas, and will be compatible in design with the surrounding structures.

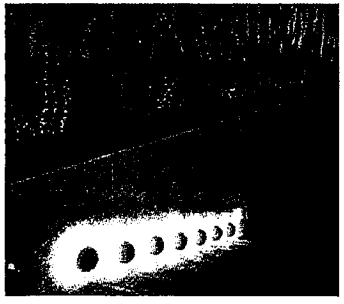


4.5.1 Sports field lighting

Guidelines for lighting sports fields include the following:

- **Sports field lighting is prohibited in residential areas**
- **External floodlights should be equipped with both internal and external shielding**
- **Aiming angles above 60 degrees from vertical is not allowed**
- **Field lighting shall be controlled such that when fields are not in use, the lighting equipment is turned off. In no case shall sports field lighting be on after 11 p.m.**



Creative use of indirect lighting can provide abundant light for security and wayfinding without polluting the darkness of the night sky.

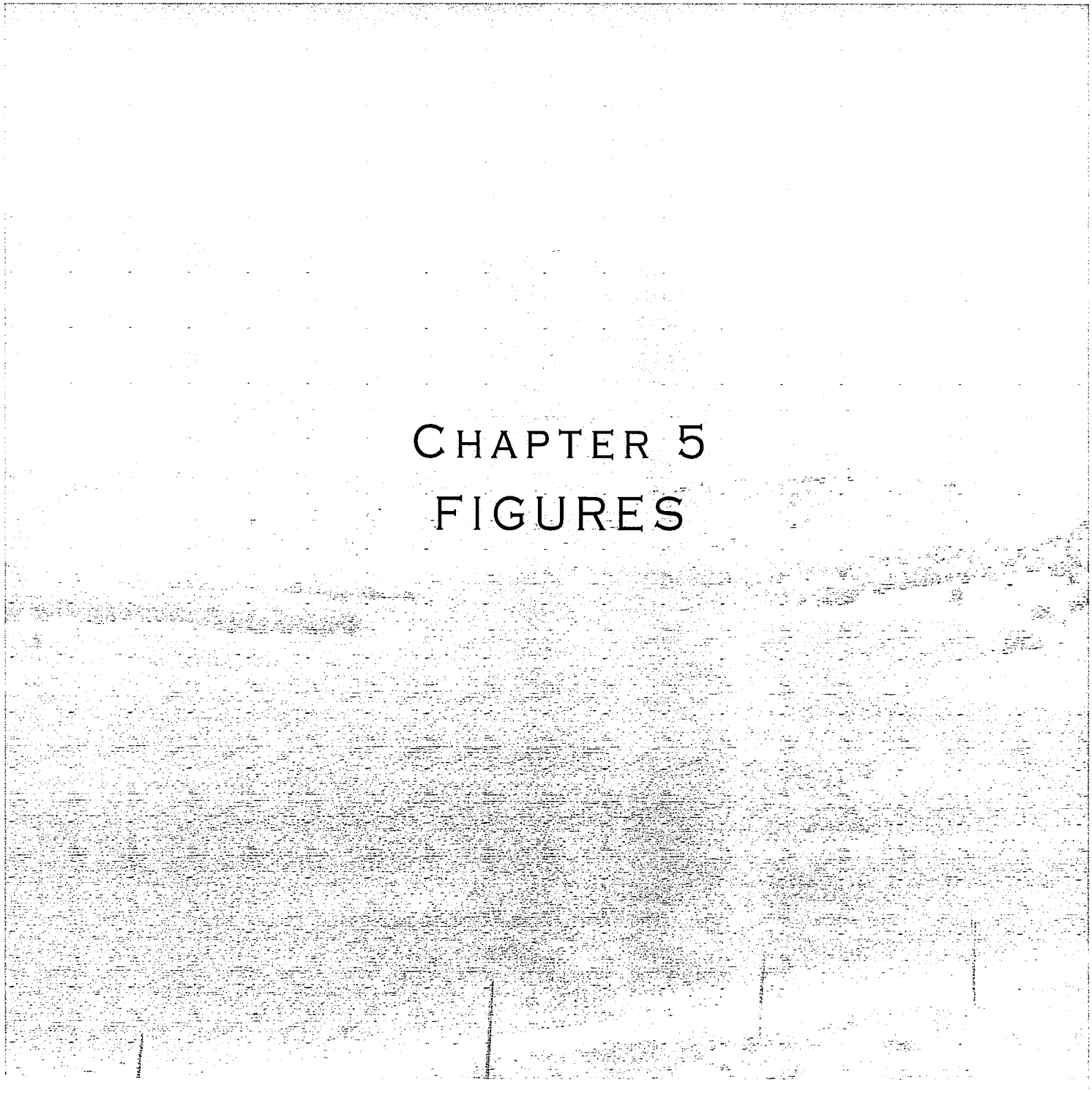
4.5.2 "Night Sky" Preservation

Environmentally sensitive lighting minimizes light encroachment and light pollution, and uses minimal energy through lighting equipment selection and operation. Light pollution is uncontrolled light that travels into the atmosphere, creating "sky glow." Unshielded luminaires and excessively high lighting levels cause light pollution and should be avoided.

The key to quality exterior lighting is to place light only where it is needed, without causing glare. By not wasting light, smaller lamp wattages can be utilized to achieve superior effects. The most important result is improved visibility. Another benefit is reduced energy usage and improved maintenance. Design criteria include lighting levels, uniformity and brightness balance, as well as recommendations for reducing glare, light trespass and light pollution.

The following guidelines preserve the night sky:

- **Use low wattage, shielded luminaires that are properly located and aimed**
- **High wattage luminaires with poor shielding are not permitted**
- **Excessive light levels with high amounts of reflected light are not permitted**
- **No lights shall negatively impact sensitive natural areas**

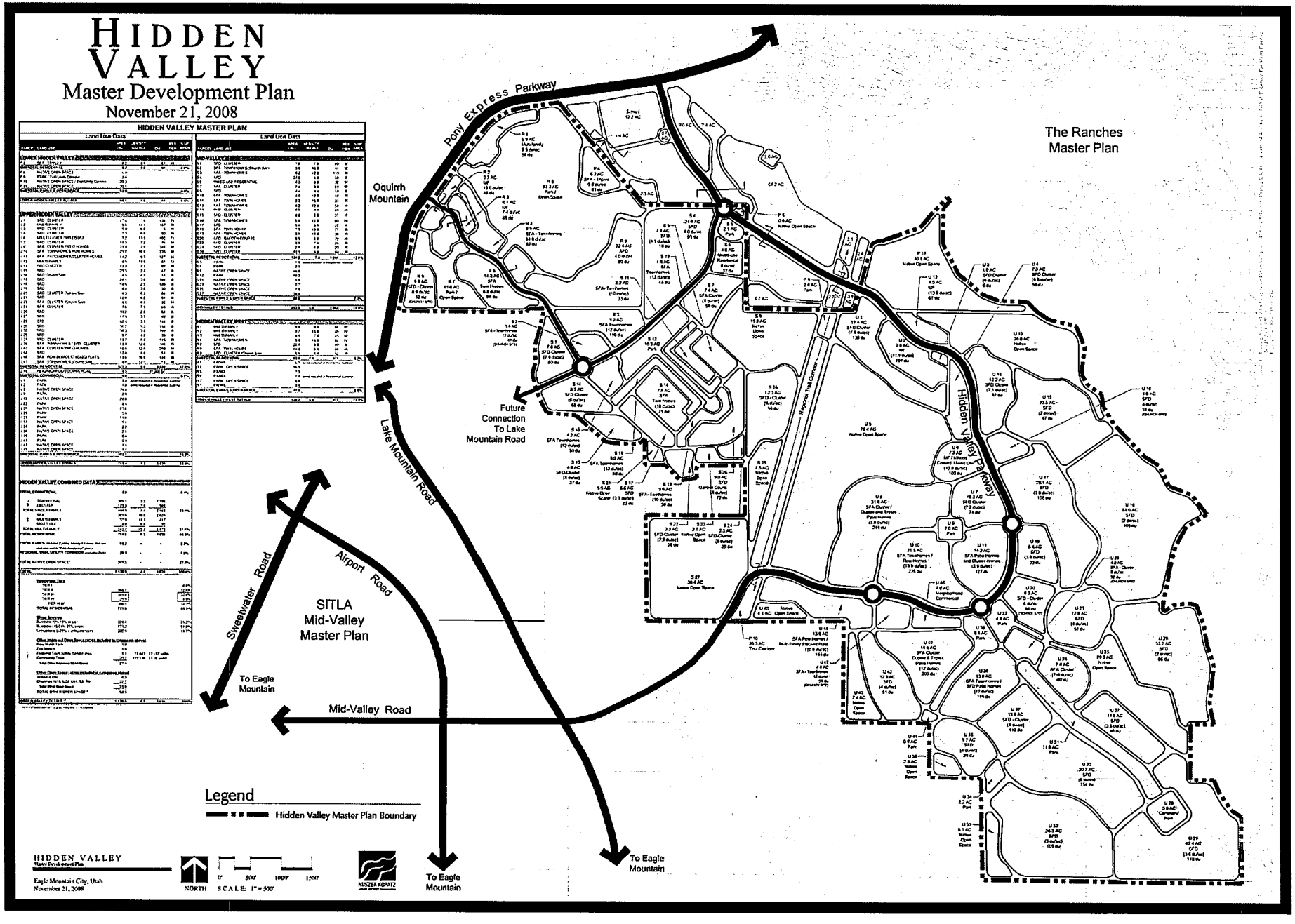


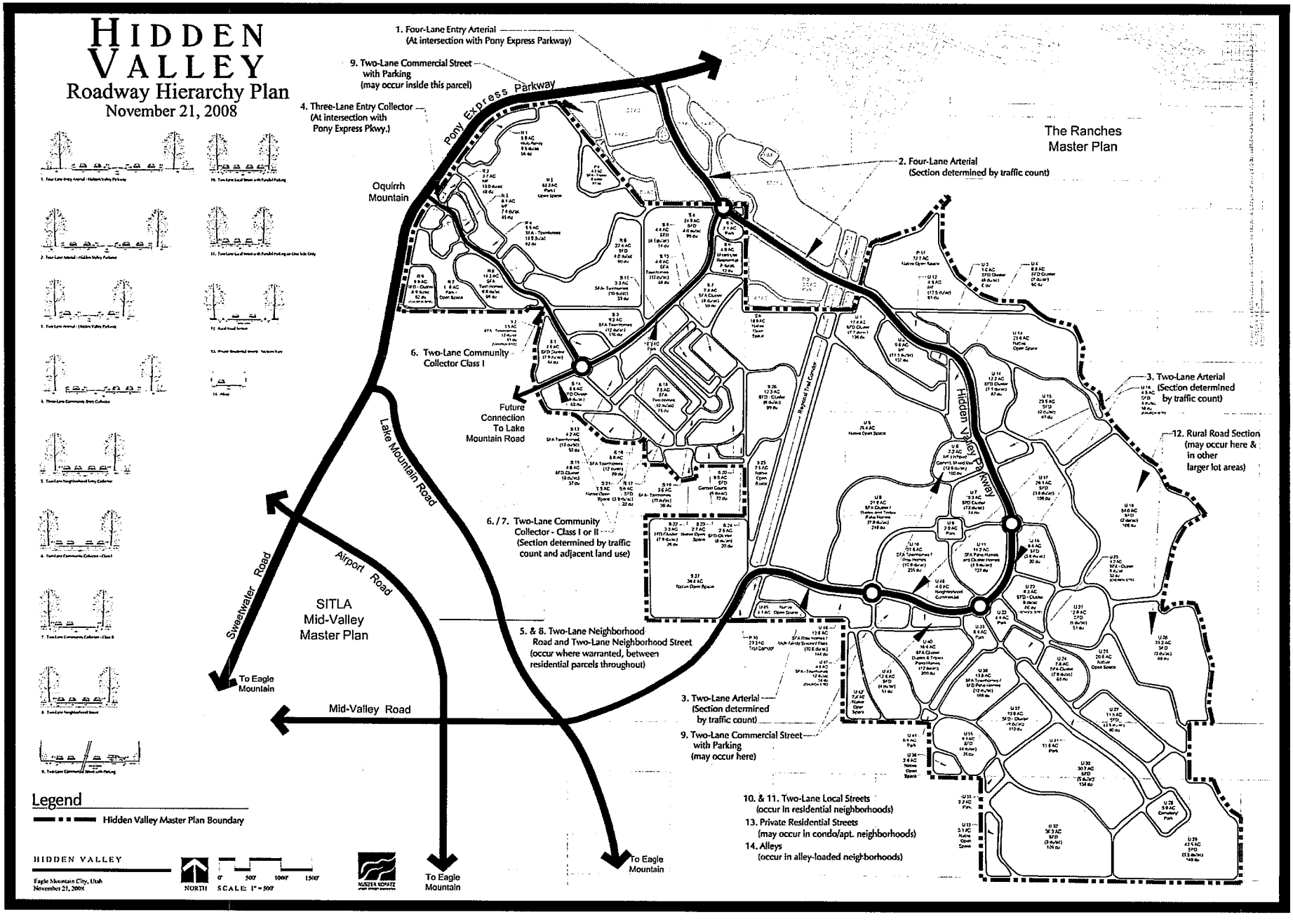
CHAPTER 5
FIGURES

HIDDEN VALLEY

Master Development Plan

November 21, 2008

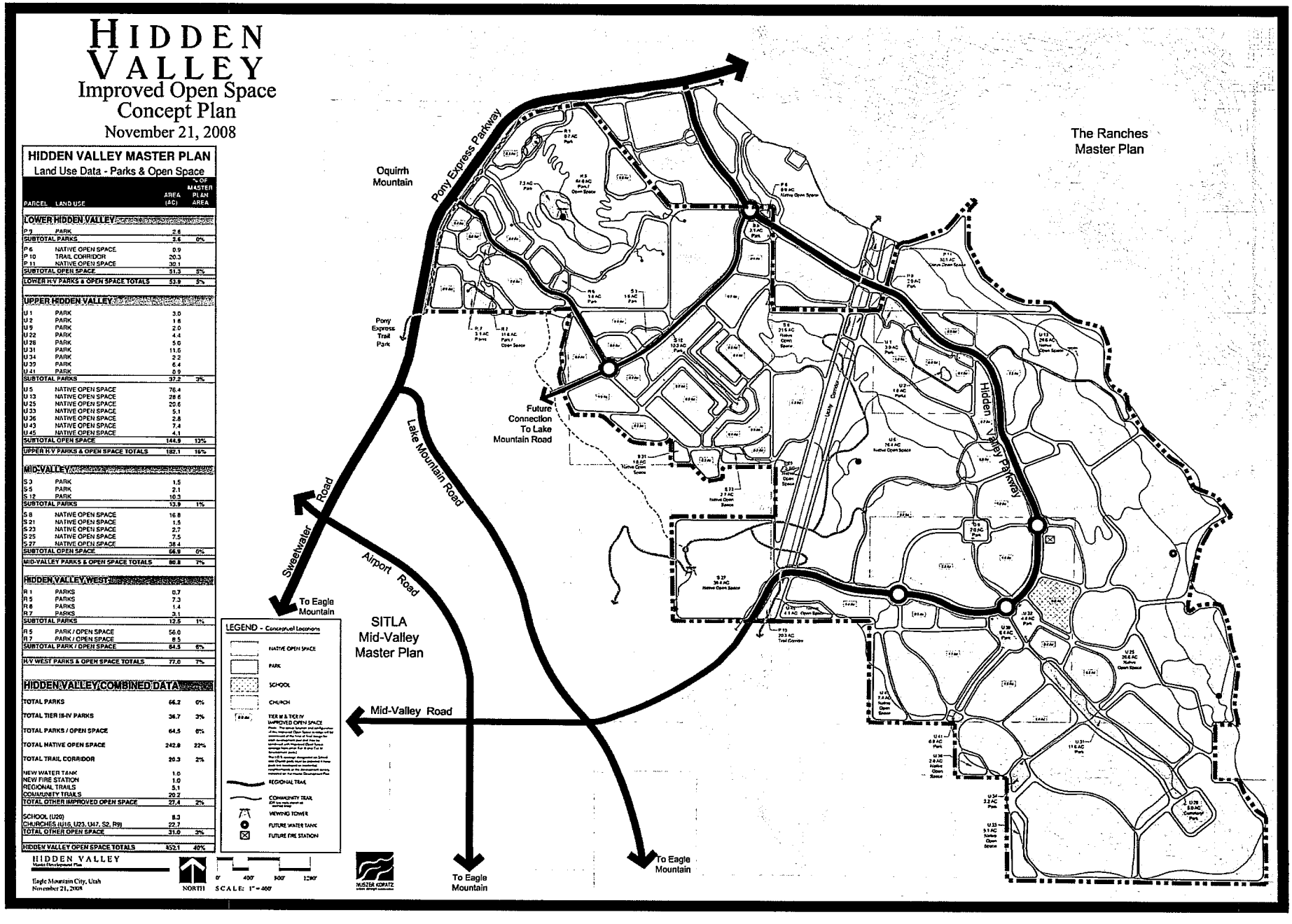



HIDDEN VALLEY
Roadway Hierarchy Plan
November 21, 2008
1. Four-Lane Entry Arterial
(At intersection with Pony Express Parkway)
9. Two-Lane Commercial Street with Parking
(may occur inside this parcel)
4. Three-Lane Entry Collector
(At intersection with Pony Express Pkwy.)
Pony Express Parkway
Oquirrh Mountain
The Ranches Master Plan
2. Four-Lane Arterial
(Section determined by traffic count)
6. Two-Lane Community Collector Class I
Future Connection To Lake Mountain Road
Hidden Valley Parkway
3. Two-Lane Arterial
(Section determined by traffic count)
12. Rural Road Section
(may occur here & in other larger lot areas)
Lake Mountain Road
Sweetwater Road
Airport Road
SITLA Mid-Valley Master Plan
6. / 7. Two-Lane Community Collector - Class I or II
(Section determined by traffic count and adjacent land use)
5. & 8. Two-Lane Neighborhood Road and Two-Lane Neighborhood Street
(occur where warranted, between residential parcels throughout)
To Eagle Mountain
Mid-Valley Road
3. Two-Lane Arterial
(Section determined by traffic count)
9. Two-Lane Commercial Street with Parking
(may occur here)
10. & 11. Two-Lane Local Streets
(occur in residential neighborhoods)
13. Private Residential Streets
(may occur in condo/apt. neighborhoods)
14. Alleys
(occur in alley-loaded neighborhoods)
To Eagle Mountain
To Eagle Mountain
Legend
Hidden Valley Master Plan Boundary
HIDDEN VALLEY
Eagle Mountain City, Utah
November 21, 2008
NORTH
SCALE: 1" = 500'
0' 500' 1000' 1500'
MUSTER YEPATZ

HIDDEN VALLEY
Improved Open Space Concept Plan
November 21, 2008

HIDDEN VALLEY MASTER PLAN
Land Use Data - Parks & Open Space

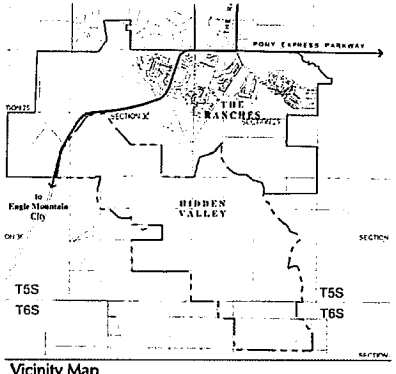
PARCEL	LAND USE	AREA (AC)	% OF MASTER PLAN AREA
LOWER HIDDEN VALLEY			
P 9	PARK	2.6	
SUBTOTAL PARKS		3.6	0%
P 6	NATIVE OPEN SPACE	0.9	
P 10	TRAIL CORRIDOR	20.3	
P 11	NATIVE OPEN SPACE	30.1	
SUBTOTAL OPEN SPACE		51.3	5%
LOWER H.V PARKS & OPEN SPACE TOTALS		53.9	5%
UPPER HIDDEN VALLEY			
U 1	PARK	3.0	
U 2	PARK	1.8	
U 9	PARK	2.0	
U 22	PARK	4.4	
U 28	PARK	5.0	
U 31	PARK	11.6	
U 34	PARK	2.2	
U 39	PARK	6.4	
U 41	PARK	0.9	
SUBTOTAL PARKS		37.2	3%
U 5	NATIVE OPEN SPACE	76.4	
U 13	NATIVE OPEN SPACE	28.6	
U 25	NATIVE OPEN SPACE	20.6	
U 33	NATIVE OPEN SPACE	5.1	
U 36	NATIVE OPEN SPACE	2.8	
U 43	NATIVE OPEN SPACE	7.4	
U 45	NATIVE OPEN SPACE	4.1	
SUBTOTAL OPEN SPACE		144.9	13%
UPPER H.V PARKS & OPEN SPACE TOTALS		182.1	16%
MID-VALLEY			
S 3	PARK	1.5	
S 5	PARK	2.1	
S 12	PARK	10.3	
SUBTOTAL PARKS		13.9	1%
S 8	NATIVE OPEN SPACE	16.8	
S 21	NATIVE OPEN SPACE	1.5	
S 23	NATIVE OPEN SPACE	2.7	
S 25	NATIVE OPEN SPACE	7.5	
S 27	NATIVE OPEN SPACE	38.4	
SUBTOTAL OPEN SPACE		66.9	6%
MID-VALLEY PARKS & OPEN SPACE TOTALS		80.8	7%
HIDDEN VALLEY WEST			
R 1	PARKS	0.7	
R 5	PARKS	7.3	
R 6	PARKS	1.4	
R 7	PARKS	3.1	
SUBTOTAL PARKS		12.5	1%
R 5	PARK / OPEN SPACE	56.0	
R 7	PARK / OPEN SPACE	8.5	
SUBTOTAL PARK / OPEN SPACE		64.5	6%
H.V WEST PARKS & OPEN SPACE TOTALS		77.0	7%
HIDDEN VALLEY COMBINED DATA			
TOTAL PARKS		66.2	6%
TOTAL TIER III-IV PARKS		36.7	3%
TOTAL PARKS / OPEN SPACE		64.5	6%
TOTAL NATIVE OPEN SPACE		242.8	22%
TOTAL TRAIL CORRIDOR		20.3	2%
NEW WATER TANK		1.0	
NEW FIRE STATION		1.0	
REGIONAL TRAILS		5.1	
COMMUNITY TRAILS		20.2	
TOTAL OTHER IMPROVED OPEN SPACE		27.4	2%
SCHOOL (U20)		8.3	
CHURCHES (U16, U23, U47, S2, R9)		22.7	
TOTAL OTHER OPEN SPACE		31.0	3%
HIDDEN VALLEY OPEN SPACE TOTALS		452.1	40%



HIDDEN VALLEY

Slope Analysis Plan

November 21, 2008



Vicinity Map

Land Use Data

RESIDENTIAL	731.6 Ac.
SCHOOLS	8.3 Ac.
PARKS	66.2 Ac.
TRAIL/UTILITY CORRIDOR	20.3 Ac.
NATIVE OPEN SPACE	307.3 Ac.
TOTAL PARKS & O.S.**	393.8 Ac.
TOTAL SITE ACREAGE	1,120.9 Ac.

**Does not include neighborhood parks to be built within individual development areas

Area of Parks & O. S. on less than 15% slope	174.1 Ac.*	(46.6%)
Area of Parks & O. S. on 15% - 25% slope	66.5 Ac.*	(17.8%)
Area of Parks & O. S. on greater than 25% slope	132.9 Ac.*	(35.6%)

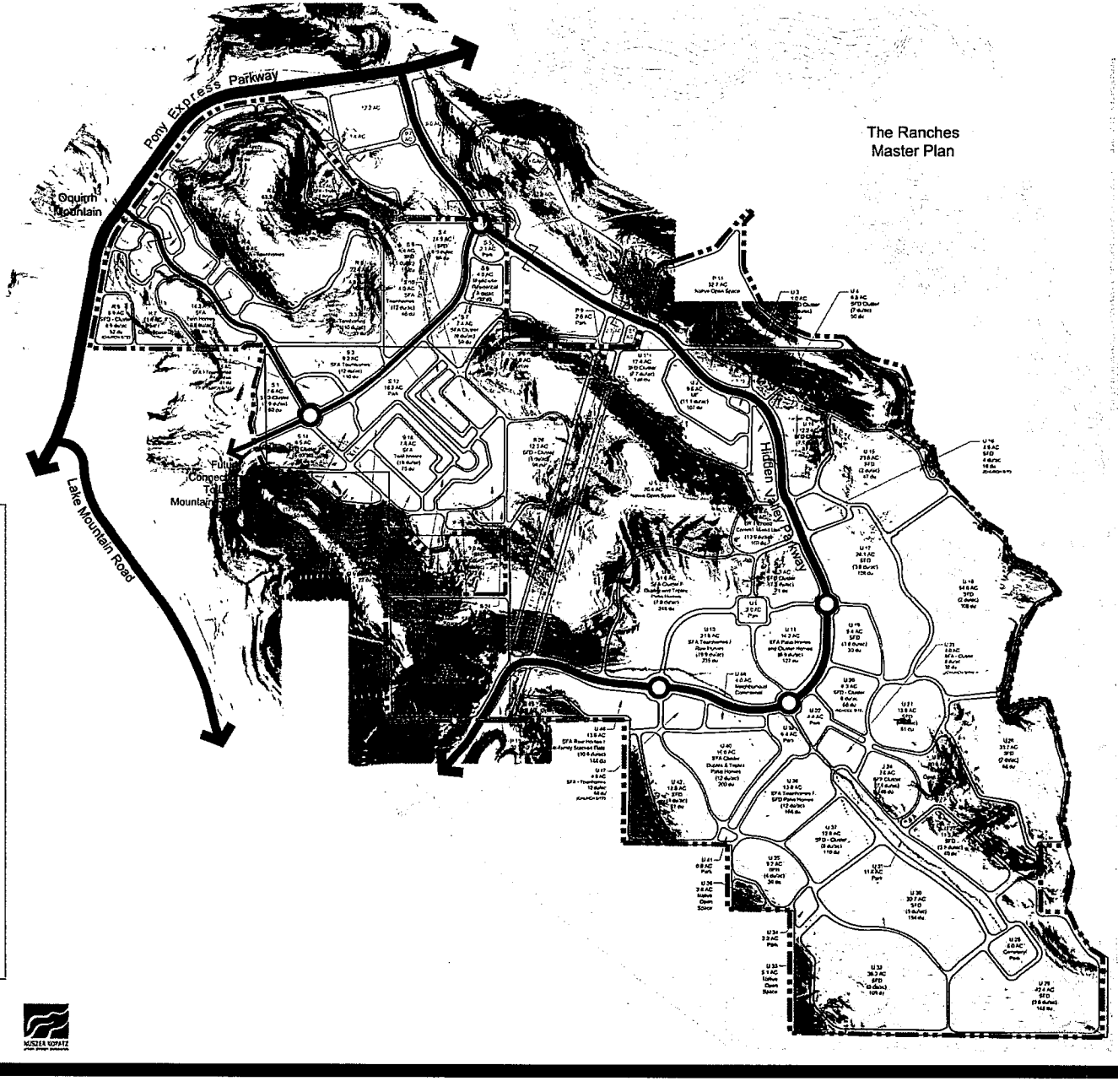
*Area does not include 20.3 Ac. Trail/Utility Corridor

Slope Legend

15-25%

25%+

Total Ac. of buildable land	900.0 Ac.	(80.3%)
(0 - 15% slope)	328.8 Ac.	
(15 - 25% slope)	571.2 Ac.	
Total Ac. of non-buildable land	220.9 Ac.	(19.7%)
Trail Corridor	20.3 Ac.	
Greater than 25% slope (not including powerline corridor)	200.6 Ac.	



HIDDEN VALLEY
Slope Analysis
Eagle Mountain City, Utah
November 21, 2008

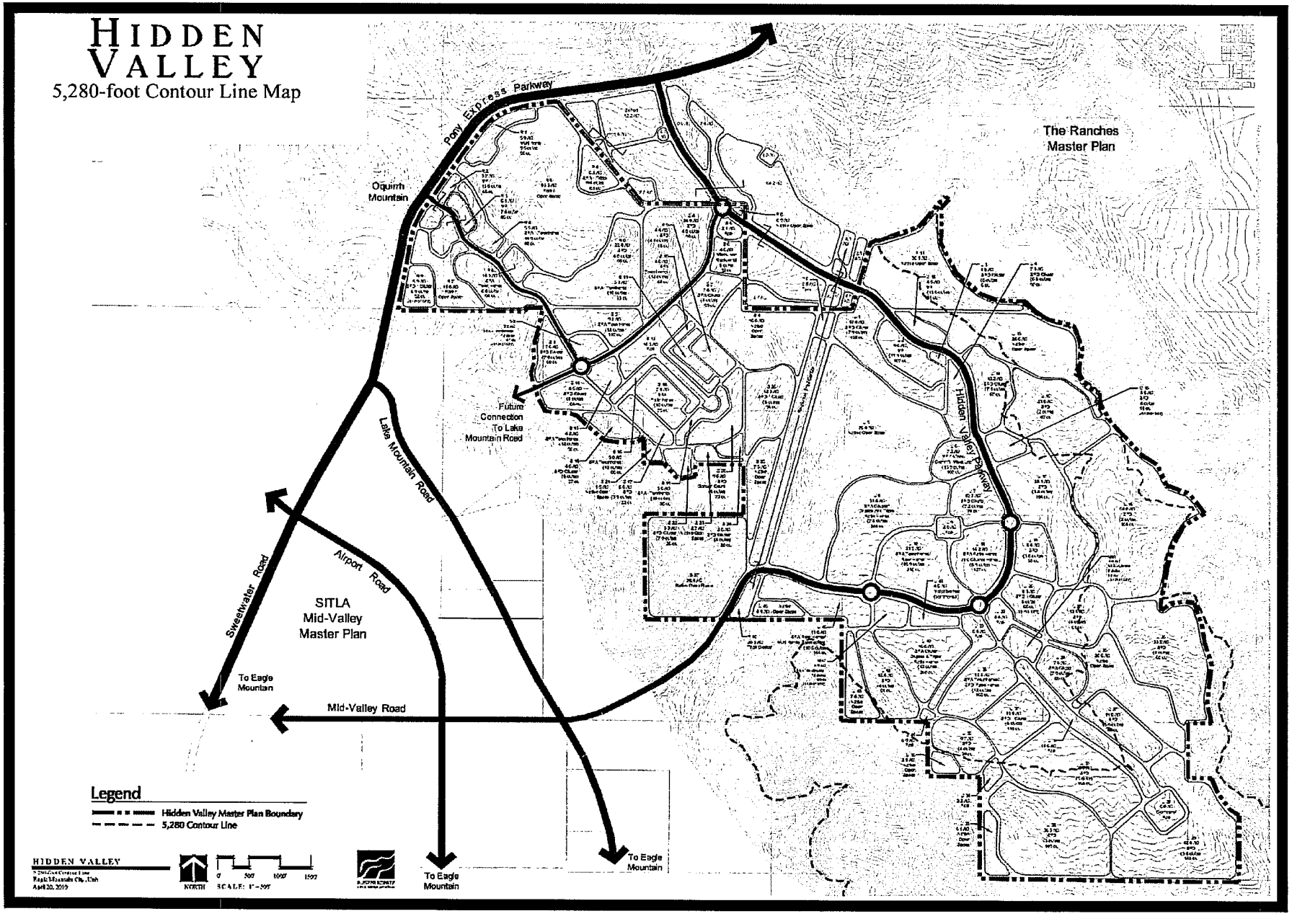
NORTH SCALE: 1" = 500'

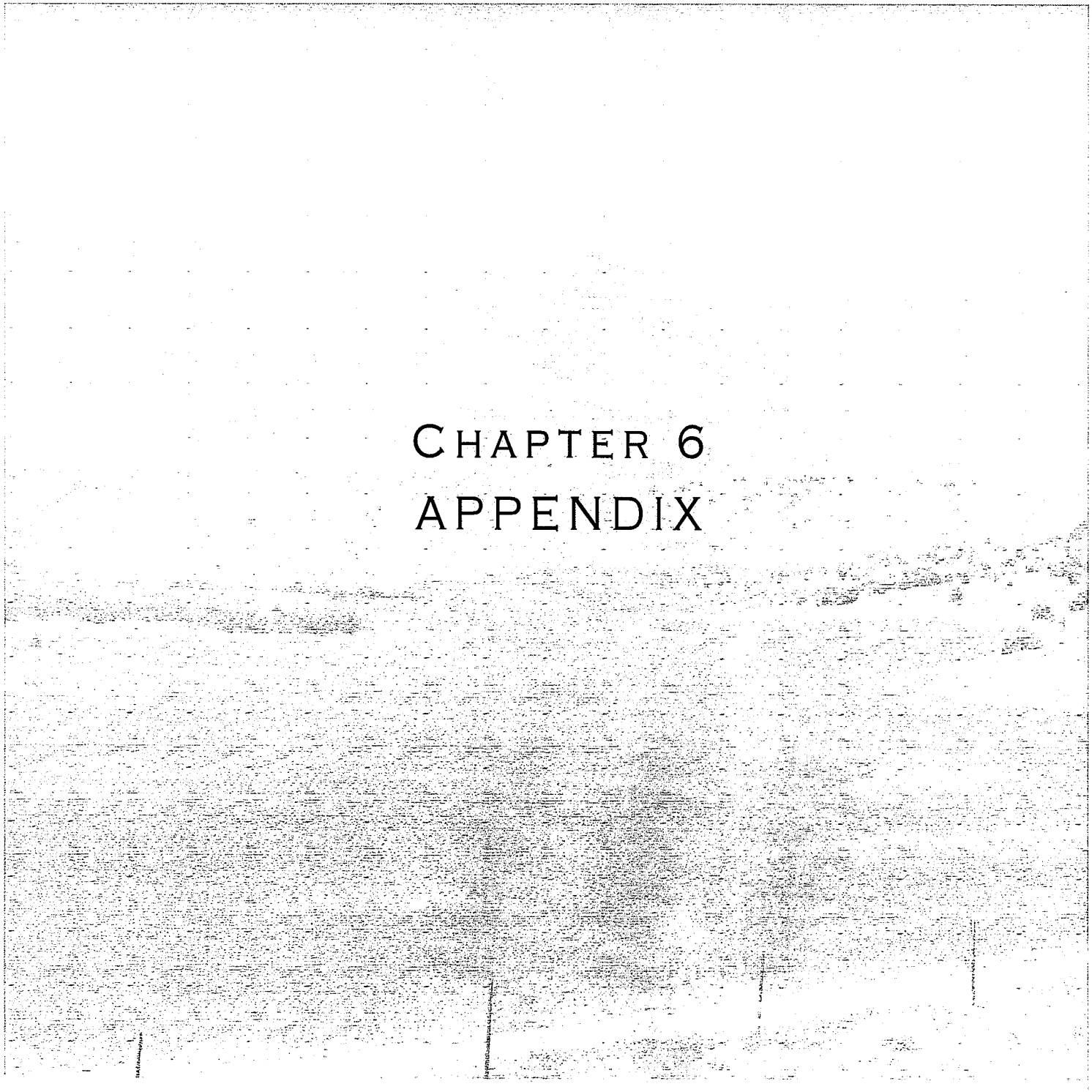
0' 500' 1000' 1500'

MUSSER YOPATZ
urban design architects

HIDDEN VALLEY

5,280-foot Contour Line Map





CHAPTER 6
APPENDIX

6.1 DEFINITIONS

The use of words or phrases in these Guidelines shall have the following defined meanings:

Applicant – Any Owner or designated representative submitting improvement plans to the Hidden Valley DRC.
City – Eagle Mountain City.
City Engineer – City engineer for Eagle Mountain City.
Hidden Valley CC&Rs – Hidden Valley Covenants, Conditions and Restrictions.
Discouraged – Not wanted and may not be approved; unlikely to be approved.
Encouraged – Preferred and most likely to be approved.
Guidelines – Hidden Valley Community Master Design Guidelines.
Hidden Valley DRC – Hidden Valley Design Review Committee.
Exception – The allowance of a practice or design that is consistent with the general intent of these Guidelines, but inconsistent with a specific provision of the Guidelines. Granting an exception does not establish a precedent for future development.
May – Compliance with a Guideline using this term is important to the Hidden Valley DRC, but IS NOT required.
Owner – Each person or entity that holds record title to a Unit or Lot.
Shall – Compliance with a Guideline using this term IS required.
Should – Compliance with a Guideline using this term is important to the Hidden Valley DRC, but IS NOT required.
Will – Compliance with a Guideline using this term IS required.

6.2 EXPLANATION OF TERMS

The use of words or phrases in these Guidelines shall mean:

AASHTO – The American Association of State Highway and Transportation Officials. A non-profit association that fosters the development and maintenance of transportation systems and establishes roadway design guidelines and criteria.
ABS – A type of plastic pipe commonly used in construction in non-pressurized applications (i.e. sewer systems).
Accent color – A contrasting color used sparingly for special emphasis on items such as the front door or, in some cases, shutters.
Alley load garage – A garage design in which the garage is accessed from the alley side (or rear) of the lot.
Approval Notice – Notice of approval of an application by the Hidden Valley DRC.
Arbor – A framework or lattice used as a shade structure or landscape bower.
Architect – A design professional licensed by the State of Utah to practice architecture.
Articulation – An architectural design characteristic that distinctly varies an otherwise flat plane of a building. This may include repetitive architectural elements stepping in or out of the building plane, intersections of building elements, or other architectural devices meant to divide a large unbroken building plane.
Applicant – Any Owner or designated representative submitting improvement plans to the reviewer.
Balcony – A projecting platform on an upper level of a building's exterior cantilevered from the building structure or supported by columns.
Balustrade – A handrail or guardrail system along a stair, porch, deck, balcony, or terrace that consists of a top-rail, bottom-rail and balusters.
Banner – A hanging sign that is attached to a pole or structure on one or two ends. Banners are typically made of fabric.
Bay – A section of room projecting outward from the exterior wall. The projecting room area must contain at least one window, but may also be composed of wall surface.
Block face – One side of a street between two consecutive intersections. (i.e. a block face can be one side of a city block).

Body color – The dominant color of the building used for the primary cladding material.
Bracket – A member that projects from a structure that is designed to support, or visually give the impression of supporting, a vertical load.
Builder – The professional entity that constructs the improvements on a given lot.
Building elements – Building components used to refine building facades to a smaller scale; building elements include covered entries and porches, columns, railings, bays, doors, windows, roof forms, dormers, eaves, chimneys, decks, balconies, stairs, and exterior fencing and walls.
Building envelope – The portion of a home site which encompasses the area within which building may occur subject to the Guidelines and as delineated on the plat.
Cementitious material – A durable cement-based synthetic building material used for siding and trim applications, such as products manufactured by the James Hardie Corp. or equivalent.
CMU – Concrete masonry units.
Clapboard – A traditional type of horizontal siding for stick framed buildings. This may be produced from natural wood, fiber-cement or composition hardboard materials.
Column – A vertical structural member that carries the principal loads of building elements. A column is typically expressed architecturally with a base anchoring it to the ground or foundation, and a capital that transitions the load to a horizontal, overhead framing member.
Covered entry – A covered area adjoining an entrance to a building and usually having a separate roof. Within these Guidelines, a covered entry pertains to all such areas less than eighty (80) square feet in size or those having a clear dimension of less than six feet (6'-0").
Cul-de-sac – A a street, lane, etc., closed at one end; a dead-end street.
Deck – An open, unroofed outdoor space usually constructed of light framing above grade, and attached to the building.
Detail – Individual elements of architectural expression that can be either functional, ornamental or both that enhance the overall character of the improvement.
Dormer – An architectural element projecting from a roof form usually accommodating a window, ventilating louver or other opening in the vertical plane.
E.I.F.S. – Exterior Insulating Finish System, commonly referred to as "synthetic stucco" and not to be confused with Stucco.
EA Ratio – Elevation Articulation Ratio (See Chapter 4 for a detailed explanation).
Eaves – The overhanging lower edge of a roof.
Enhanced EA Ratio – EA Ratio for structures within development parcels at or above an elevation of 5,280'.
EPDM – Ethylene-propylene-diene terpolymer, a thermoset polymer-based waterproof roofing membrane suitable for flat roofs.
Excavation – Any disturbance of the land (except to the extent reasonably necessary for planting of approved vegetation), including any trenching which results in the removal of earth, rock, or other substance from a depth of more than 12 inches below the natural surface of the land or any grading of the surface.
Exposed Elevation – Facades that face streets, open spaces or hillside locations, or are visible from surrounding streets, regardless of whether or not they gain access from those streets.
Facade – Any face of a building.
Fascia – Any broad, flat horizontal surface at the outer edge of a cornice or roof.
Fenestration – The design proportioning and distribution of windows, doors, and other exterior openings of a building.
Flush front load garage – A street load garage design in which the face of the garage door is parallel to the street and is set flush with the front plane of the house (or porch) or set back less than 10 feet (10'-0") behind the front plane of the house (or porch).
French door – A door, usually one of a pair, of light construction with glass panes extending for most of its length.
Front load garage – A garage that is accessed from the primary street on which a residence is located and whose door is generally parallel with that street.

Gable – The generally triangular section of wall at the end of a pitched roof, occupying the space between the two slopes of the roof.
Hip roof – A roof that slopes upward from all sides of a structure, having no vertical ends.
HVAC – Heating, ventilation and air conditioning system.
Home site – A parcel of land, together with any appurtenances, described as lots on the subdivision plat.
Lap Siding – A traditional type of horizontal siding for stick framed buildings. This may be produced from natural wood, fiber-cement or composition hardboard materials.
Lot – Land platted as a home site that is held in private ownership.
Masonry – Stone, brick or other vitreous clay bonded by cementitious mortar for use in the construction of site and building elements.
Massing – An architectural design characteristic that refers to the overall three dimensional form of a building on its site. Massing encompasses the length, width, height, volume and overall shape of a building.
Mile High Elevation – A mile high building is one that has its lowest level finished floor elevation set 5,280 feet or greater above sea level. A Mile High Elevation is an elevation on a mile high building that is visible from the valley floor.
Mullion – The dominant vertical or horizontal framing member that is between the sashes or lights of a window unit.
Muntin – A vertical or horizontal glazing device which visually divides a larger window pane into smaller sections.
Open Space – Vacant land that may be subject to future development is not considered open space. There is no specified size range for open space, other than the minimum area needed to conserve a significant natural feature or encompass an amenity. Open space areas include all landscaped areas as well as sidewalks and other paved pedestrian areas, pools, and pool decks, recreational buildings and accessory structures associated with community amenities and associated improvements and all utility easements included therein.
Paneling – Smooth or wood textured flat cementitious or composite sheet good material applied with decorative battens, recessed channels, or double layered with finished edges.
Parcel – An area of land that will be further subdivided into lots.
Passive Side Elevation – When a cross-use easement or other mechanism is present, the side of house that faces an adjacent house's active exterior living space. Passive Side Elevation EA Ratio requirements allow for less building articulation on such facades due to the presence of a cross-use easement and the design of houses having specific active and passive sides.
Patio – An outdoor semi-private space often paved, that is immediately adjacent to a home. It may be further defined by a low privacy wall.
Pitch – The degree of slope of a roof. Defined as a ratio of the vertical (rise) in inches of the slope to the horizontal (run) of one foot. EG: 12:12 pitch equals 45 degrees.
Plate – A double horizontal member in light frame construction that connects and terminates studs, columns or wall planes.
Porch – An architectural element attached to the exterior of a building that provides various degrees of shelter and enclosure as well as providing semi-public space at the building entry. Porches must have a minimum size of eighty (80) square feet and a minimum clear dimension of six feet (6'-0") in both directions to be recognized as a porch within these guidelines.
Rake – The inclined, roof overhang on a pitched roof.
Residence –The building or buildings, including any garage, or other accessory building, used for residential purposes constructed on a home site, and any improvements constructed in connection therewith.
ROW – Right of way.
Side load garage – A street load garage design in which the face of the garage door is perpendicular to the street. Houses with three garage bays are considered side load if two or more garage bays have doors perpendicular to the street. Corner lot houses are considered side load if the garage door does not face either street.
Street load garage – A garage design in which the garage is accessed from the street side (either front or side) of the lot.
Streetscape – An environment consisting of streets, sidewalks, buildings, and the landscaping that generally defines that street.

Stucco – A traditional exterior building material which consists of a layered cementitious veneer plaster. Not to be confused with E.I.F.S.
Terrace – A raised outdoor space or earthen platform adjacent to a building used to transition between areas of steep grade.
Trellis – An open framework or lattice on which plants will grow.
TPO – Thermoplastic polyolefin, a thermoplastic polymer-based waterproof roofing membrane suitable for flat roofs.
Unit – An individual residence or dwelling place.
Xeriscape – A method of landscaping, specifically utilizing native, drought tolerant, low maintenance plants and shrubs that once established, will thrive with local rainfall amounts.

6.3 Approved Plant List

These plants are approved for use within Hidden Valley:

Canopy Trees

Acer x freemanii	*Autumn Blaze Maple*	
Acer platinoides hybrids	*Norway Maple*	*Plant sterile hybrids*
Acer pseudoplatanus	*Sycamore Maple*	*Drought tolerant*
Aesculus hippocastanum	*Common Horsechestnut*	
Albizia julibrissin	*Silk Tree*	*Drought tolerant*
Catalpa speciosa	*Catalpa / Umbrella Tree*	*Drought tolerant*
Fagus grandifolia	*American Beech*	
Fraxinus americana	*Autumn Purple Ash*	
Fraxinus anomala	*Single-leaf Ash*	*Utah's Choice selection*
Fraxinus pennsylvanica	*Green Ash*	
Fraxinus velutina	*Modesto Ash*	
Ginkgo biloba	*Ginkgo / Maidenhair*	*Plant male variety*
Gleditsia triacanthos	*Thornless Honeylocust*	*Drought tolerant*
Gymnocladus diocus	*Kentucky Coffeetree*	*Drought tolerant*
Liriodendron tulipifera	*Tulip Poplar / Tulip Tree*	
Morus alba	*Fruitless White Mulberry*	
Platanus x acerifolia	*London Planetree / Sycamore*	*Drought tolerant*
Populus simonii	*Simon Polar*	
Ptelea trifoliate	*Hop Tree*	
Quercus macrocarpa	*Bur Oak*	*Drought tolerant*
Quercus robur	*English / Crimson Spire Oak*	*Drought tolerant*
Quercus rubra	*Red Oak*	
Robinia neomexicana	*New Mexico Locust*	
Tilia americana	*American Linden*	
Tilia cordata	*Littleleaf Linden*	*Drought tolerant*
Tilia euchlora	*Crimean Linden*	
Tilia tomentosa	*Silver Linden*	*Drought tolerant*
Ulmus parviflora	*Lacebark / Chinese Elm*	*Drought tolerant*
Zelkova serrata	*Japanese Zelkova*	*Drought tolerant*

Evergreen Trees

(Most not suitable for parkstrips)

Abies concolor	*White Fir*	*Utah's Choice selection*
Calocedrus decurrens	*Incense Cedar*	
Cedrus atlantica glauca	*Blue Atlas Cedar*	
Cedrus libani	*Lebanese Cedar*	
Cupressus arizonica	*Arizona Cypress*	
Juniperus osteosperma	*Utah Juniper*	
Juniperus scopulorum	*Rocky Mtn Juniper*	
Picea abies	*Norway Spruce*	*Dwarf varieties recommended*
Picea pungens	*Colorado Spruce*	*Dwarf varieties recommended*
Pinus aristata	*Bristlecone Pine*	
Pinus edulis	*Pinyon Pine*	*Utah's Choice selection*
Pinus flexilis	*Limber Pine*	
Pinus nigra	*Austrian Black Pine*	*Grows quickly*
Pinus ponderosa	*Ponderosa Pine*	*Needs room to grow*
Pinus strobes	*White Pine*	*Dwarf varieties recommended*
Pinus sylvestris	*Scotch Pine*	*Dwarf varieties recommended*
Pseudotsuga menziesii	*Douglas Fir*	
Thuja species	*Arborvitae*	

Ornamental Trees

Acer buergeranum	*Trident Maple*	*Drought tolerant*
Acer campestre	*Hedge Maple*	
Acer ginnala	*Amur Maple*	*Drought tolerant*
Acer grandidentatum	*Bigtooth Maple*	*Utah's Choice selection*
Acer griseum	*Paperbark Maple*	
Acer nigrum	*Black Maple*	*Drought tolerant*
Acer palmatum	*Japanese Maple*	
Acer tataricum	*Tatarian Maple*	*Drought tolerant*
Acer truncatum	*Shantung Maple*	
Amelanchier alnifolia	*Serviceberry*	
Betula x avalzam	*Avalanche Birch*	
Beatula occidentalis	*Western Water Birch*	*Moderate water needs*
Celtis reticulata	*Netleaf Hackberry*	
Cercis canadensis	*Eastern Redbud*	*Drought tolerant*
Corylus colurna	*Turkish Filbert*	
Cotinus obovatus	*American Smokebush*	
Crataegus douglasii	*Black Hawthorn*	
Crataegus laevigata	*English Hawthorn*	*Few thorns*
Crataegus lavallei	*Lavalle Hawthorn*	*Drought tolerant*
Crataegus phaenopyrum	*Washington Hawthorn*	
Koelreuteria paniculata	*Golden Raintree*	*Drought tolerant*
Laburnum watereri	*Golden Chaintree*	
Malus hybrids	*Crabapple*	*New varieties recommended*
Persica Parrotia	*Persian Ironwood*	
Prunus x blireiana	*Flowering Plum*	
Prunus padus commutata	*Mayday Tree*	*Fruit stains concrete*
Prunus serrulata	*Flowering/Kwanzan Cherry*	*Drought tolerant*
Prunus virginiana	*"Canada Red" Chokecherry*	
Pyrus hybrids	*Flowering Pear*	*New varieties recommended*
Quercus gambelii	*Gambel Oak*	*Utah's Choice selection*
Sophora japonica	*Japanese Pagodatree*	*Messy; late summer flower*
Sorbus americana	*Mountain Ash*	
Syringa reticulata	*Japanese Tree Lilac*	

Deciduous Shrubs

Full Sun

Amelanchier utahensis	*Utah Serviceberry*	*Utah's Choice selection*
Amorpha canescens	*Lead Plant*	
Amorpha nana	*Dwarf Lead Plant*	
Artemisia tridentate vaseyana	*Mountain Big Sagebrush*	*Utah's Choice selection*
Atriplex confertifolia	*Shadscale*	*Utah's Choice selection*
Berberis species	*Barberry*	*Thorns*
Buddleia davidii	*Butterfly Bush*	
Caragana species	*Siberian Peashrub*	
Caryopteris x clandonensis	*Blue Mist Spirea*	
Ceratoides lanata	*Winterfat*	*Very low water needs*
Cercocarpus species	*Mountain Mahogany*	*Utah's Choice selection*
Chamaebatiaria millefolium	*Fernbush*	*Utah's Choice selection*
Chrysothamnus nauseosus	*Rabbitbrush*	*Very low water needs*
Cornus stolonifera	*Red-twig Dogwood*	*Moderate water needs*
Cotinus coggygria	*Smokebush*	
Cowania mexicana	*Cliffrose*	*Very low water needs*
Cytisus scoparius	*Scotch Broom*	*Very low water needs*
Ephedra viridis	*Green Mormon Tea*	*Utah's Choice selection*
Euonymus alatus	*Burning Bush*	*Recommend compact var*
recommended		
Fallugia paradoxa	*Apache Plume*	*Utah's Choice selection*
Foresteria neomexicana	*New Mexico Privet*	*Low water needs*
Forsythia species	*Forsythia*	
Genista species	*Spanish Broom*	*Low water needs*
Kolkwitzia amabilis	*Beauty Bush*	
Ligustrum species	*Privet*	*Good for hedges*
Peraphyllum ramosissimum	*Squaw Apple*	*Low water needs*
Philadelphus microphyllus	*Littleleaf Mockorange*	*Utah's Choice selection*
Physocarpus species	*Ninebark*	*Low water needs*
Potentilla fruticosa	*Potentilla*	*Low water needs*
Prunus besseyi	*Western Sand Cherry*	
Prunus x cistena	*Purple-leaf Sand Cherry*	
Prunus virginiana	*Common Chokecherry*	
Purshia mexicana	*Cliffrose*	*Utah's Choice selection*
Quercus turbinella	*Shrub Live Oak*	*Low water needs*
Rhus trilobata	*Oakleaf Sumac*	*Utah's Choice selection*
Ribes aureum	*Golden Currant*	*Utah's Choice selection*
Rosa woodsii	*Woods Rose*	*Low water needs*
Salvia dorrii	*Desert Sage*	*Utah's Choice selection*
Sambucus nigra cerulean	*Blue Elderberry*	
Shepherdia argentea	*Silver Buffaloberry*	*Very low water needs*
Sorbaria sorbifolia	*False Spirea*	
Spiraea species	*Spirea*	
Syringa vulgaris	*Lilac*	*Low water needs*
Viburnum lantana	*Wayfaring Tree*	
Yucca harrimaniae	*Dwarf Yucca*	*Utah's Choice selection*

Shade

Holodiscus dumosus	*Mountain Spray*	
Kerria japonica	*Japanese Kerria*	
Symphoricarpus species	*Snowberry*	
Viburnum rhytidophyllum	*Leather-leaf Viburnum*	
Viburnum x rhytidophylloides	*Blackhaw*	

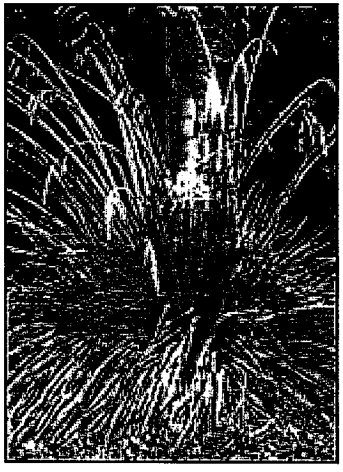
Evergreen Shrubs

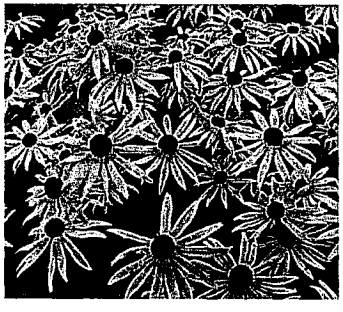
Cotoneaster species	*Cotoneaster*	
Juniperus species	*Juniper*	*Very low water needs*
Mahonia fremontii	*Utah Holly*	*Very low water needs*
Mahonia aquifolium	*Oregon Grape*	*Prefers shade*
Pinus mugo	*Mugo Pine*	*Low water needs*
Euonymus fortunei 'Coloratus'	*Purpleleaf Wintercreeper*	

Perennials

Sun

Achillea species	*Yarrow*	*Very low water needs*
Aethionema schistosum	*Stonecress*	
Agastache species	*Hyssop*	*Very low water needs (except A. foeniculum)*
Allium species	*Ornamental Allium*	*Low water needs*
Amsonia tabernaemontana	*Blue Star*	
Anacyclus depressus	*Mount Atlas Daisy*	
Anaphalis margaritacea	*Pearl Everlasting*	
Antennaria species	*Pussy Toes*	
Arabis causasia	*Rock Cress*	
Arenaria macradenia	*Showy Sandwort*	*Utah's Choice selection*
Armeria maritime	*Sea Pinks/Sea Thrift*	
Asclepias tuberose	*Butterfly Weed*	
Aster species	*Aster*	
Astragalus utahensis	*Utah Lady Finger*	*Utah's Choice selection*
Aurinia saxatilis	*Basket of Gold*	
Baileya multiradiata	*Desert Marigold*	*Low water needs*
Ballota pseudodictamnus	*Horehound*	
Berlandiera lyrata	*Chocolate Flower*	
Brodiaea species	*Brodiaea*	
Callirhoe involucrata	*Poppy Mallow/Wine Cups*	*Low water needs*
Calylophus species	*Sundrops*	
Campanula species	*Bell Flower*	
Castilleja chromosa	*Indian Paintbrush*	*Utah's Choice selection*
Catananche caerulea	*Cupid's Dart*	
Centranthus rubber	*Jupiter's Beard/Red Valerian*	*Low water needs*
Colchicum autumnale	*Autumn Crocus*	
Coreopsis verticillata	*Thread-leaf Coreopsis*	
Crocus species	*Crocus*	
Dianthus x allwoodii	*Dianthus/Pinks*	
Dianthus deltoids	*Dianthus/Pinks*	
Dianthus gratianopolitanus	*Dianthus/Pinks*	
Dianthus plumaris	*Dianthus/Pinks*	
Diascia integerrima	*Twinspurs*	
Dicamus albus	*Gas Plant*	
Echinacea species	*Cone Flower*	
Echinops ritro	*Globe Thistle*	
Erigeron species	*Fleabane*	
Eriogonum species	*Buckwheat*	*Low water needs*
Eriogonum umbellatum	*Sulfurflower Buckwheat*	*Utah's Choice selection*
Erygium amethystinum	*Sea Holly*	
Gallardia species	*Blanket Flower*	
Gaura lindheimeri	*Gaura*	
Geranium viscossissimum	*Sticky Geranium*	*Utah's Choice selection*
Geum species	*Geum*	
Gypsophila paniculata	*Baby's Breath*	
Hedysarum boreale	*Utah Sweetvetch*	*Utah's Choice selection*
Helenium hoopesii	*Helen's Flower/Sneezeweed*	
Helianthemum nummularium	*Sunrose*	
Hemerocallis x species	*Daylilies*	
Hesperaloe parviflora	*RedYucca*	
Hymenoxis aucalis	*Sundancer Daisy/Perky Sue*	*Utah's Choice selection*
Iberis sempervirens	*Candytuft*	
Iliamna rivularis	*Maple Mallow*	*Utah's Choice selection*
Iris, Bearded hybrids	*Bearded Iris*	*Low water needs*
Kniphofia uvaria	*Red Hot Poker*	
Lavandula augustifolia	*Lavender*	
Leucanthemum x superbum	*Shasta Daisy*	
Leucojum aestivum	*Snowflake*	
Liatris spicata	*Liatris/Gayfeather*	
Limonium latifolium	*Sea Lavender*	
Linum species	*Flax*	
Melampodium leucanthum	*Blackfoot Daisy*	
Mirabilis multiflora	*Desert Four O'Clock*	*Utah's Choice selection*
Monardella odoratissima	*Little Beebalm*	*Utah's Choice selection*
Narcissus species	*Daffodils/Narcissus*	
Nepeta x faassenii	*Catmint*	
Oenothera marcocarpa	*Evening Primrose*	*Low water needs*
Oenothera pallida	*Evening Primrose*	*Low water needs*
Oenothera caespitosa	*Fragrant Evening Primrose*	*Utah's Choice selection*
Origanum species	*Oregano*	
Papaver orientale	*Oriental Poppy*	*Low water needs*
Penstemon cyananthus	*Firecracker Penstemon*	*Utah's Choice selection*
Penstemon palmeri	*Palmer Penstemon*	*Utah's Choice selection*
Penstemon utahensis	*Utah Penstemon*	*Utah's Choice selection*
Penstemon whippleanus	*Whipple Penstemon*	*Utah's Choice selection*
Perovskia atriplicifolia	*Russian Sage*	*Low water needs*
Phlomis species	*Jerusalem Sage*	
Potentilla species	*Cinquefoil*	
Psilostrophe tagetina	*Paper Flower*	
Pulsatilla vulgaris	*Pasque Flower*	
Ratibida columnifera	*Mexican Hat*	





Rudbeckia species	*Black-eyed Susan*	
Salvia species	*Salvia/Sage*	
Salvia x sylvestris 'May Night'	*May Night Salvia*	
Santolina species	*Santolina/Lavender Cotton*	
Scabiosa caucasica	*Pincushion Flower*	
Sedum species	*Sedum/Stonecrop*	*Low water needs*
Sempervirum tectorum	*Hens and Chicks*	
Sphaeralcea species	*Globemallow*	
Sphaeralcea grossulariifolia	*Gooseberryleaf Globemallow*	*Utah's Choice*
Teucrium chamaedrys	*Germander*	
Thymus species	*Thyme*	
Tithonia rotundifolia	*Mexican Sunflower*	
Tulipa species	*Tulips*	
Veronica spicata	*Spike Speedwell Veronica*	
Viguiera multiflora	*Showy Goldeneye*	*Low water needs*
Yucca filamentosa	*Yucca/Adam's Needle*	*Low water needs*
Zauschneria latifolia	*Firechalice*	*Utah's Choice*
Zinnia grandiflora	*Desert Zinnia*	*Low water needs*
Zizophora clinopodioides	*Blue Mist Bush*	

Shade

Aquilegia species	*Columbine*
Bergenia cordifolia	*Bergenia*
Corydalis lutea	*Yellow Corydalis*
Epimedium species	*Barrenwort/Epimedium*
Geranium endressii	*Cranesbill*
Geranium sanguineum	*Cranesbill*
Geranium viscosissimum	*Cranesbill*
Heuchera species	*Coral Bells*
Smilacina racemosa	*False Solomon Seal*

Ornamental Grasses

Full Sun

Andropogon gerardii	*Big Bluestem*	
Aristida purpurea	*Three Awn Grass*	
Bouteloua curtipendula	*Side Oats Grama Grass*	*Utah's Choice*
Bouteloua gracilis	*Blue Grama Grass*	
Calamagrostis acutiflora	*Feather Reed Grass*	
Erianthus ravennae	*Ravenna Grass/Hardy Plume Grass*	
Festuca ovina glauca	*Blue Fescue*	
Rudbeckia species	*Black-eyed Susan*	
Salvia species	*Salvia/Sage*	
Helictotrichon sempervirens	*Blue Oat Grass/Blue Avena*	
Leymus cinereus	*Great Basin Wildrye*	*Utah's Choice*
Miscanthus sinensis	*Maiden Grass*	
Panicum species	*Switch Grass*	
Schizachyrium scoparium	*Little Bluestem*	*Utah's Choice*
Sorghastrum nutans	*Indian Grass*	
Sporobolus airoides	*Alkali Sacaton Grass*	*Utah's Choice*
Stipa comata	*Needle and Thread Grass*	
Stipa hymenoides	*Indian Rice Grass*	*Utah's Choice*
Stipa tenuissima	*Mexican Grass*	

Shade

Dechampsia caespitosa	*Tufted Hair Grass*
Molina caerula	*Purple Moor Grass*

Groundcovers

Antennaria species	*Pussy Toes*	
Arctostaphylos uva-ursi	*Kinnikinnick*	
Buchloe dactyloides	*Buffalograss*	*Low water needs*
Cerastium tomentosum	*Snow-in-Summer*	
Delosperma species	*Ice Plant*	*Low water needs*
Helianthemum nummularium	*Sun Rose*	
Hypericum calycinum / reptans	*St. Johnswort*	
Juniperus horizontalis	*Horizontal Juniper*	*Low water needs*
Mahonia repens	*Creeping Mahonia*	*Utah's Choice*
Phlox subulata	*Creeping Phlox*	
Sedum species	*Sedum*	*Low water needs*
Stachys byzantine	*Lamb's Ear*	*Low water needs*
Teucrium chamaedrys	*Germander*	
Thymus species	*Thyme*	*Low water needs*
Veronica liwanensis	*Turkish Veronica*	
Veronica rupestris	*Creeping Veronica*	

Vines

Campsis radicans	*Trumpet Vine*	*Extremely vigorous*
Clematis tangutica	*Clematis*	
Polygonum aubertii	*Silverlace Vine*	
Wisteria species	*Wisteria*	

Trees to be planted in naturalized areas

Acer glabrum	*Rocky Mountain Maple*	*Plant at higher elevations*
Acer grandidentatum	*Bigtooth Maple*	
Chilopsis linearis	*Desert Willow*	
Juniperus osteosperma	*Utah Juniper*	
Juniperus scopulorum	*Rocky Mtn Juniper*	*Plant at higher elevations*
Pinus aristata	*Bristlecone Pine*	
Pinus edulis	*Pinyon Pine*	
Pinus flexilis	*Limber Pine*	
Populus	*Poplar*	
Populus fremonti	*Cottonwood*	
Quercus gambelii	*Gambel Oak*	

Unacceptable Trees and Shrubs

Acer negundo	*Box Elder*	*Volunteers easily; messy*
Acer saccharinum	*Silver Maple*	*Needs too much water*
Ailanthus	*Tree of Heaven*	*Volunteers easily; messy*
Betula species	*White Birch*	*Disease prone*
Celtis occidentalis	*Common Hackberry*	*Invasive on Wasatch Front*
Elaeagnaceae angustifolia	*Russian Olive*	*Volunteers easily; messy*
Populus tremloides	*Quaking Aspen*	*Disease prone*
Pyracantha	*Firethorn Shrub*	*Grows aggressively*
Robinia pseudoacacia	*Black Locust*	*Volunteers easily; messy*
Salix species	*Willow*	*Needs too much water*
Ulmus Americana	*American Elm*	*Disease prone*
Ulmus pumilla	*Siberian Elm*	*Volunteers easily; messy*

6.4 DESIGN REVIEW CHECKLIST

Use for submission of plans to Hidden Valley DRC:

Step 1: Pre-Design Meeting

To initiate the review and approval process prior to preparing any detailed drawings for a proposed improvement, the owner and architect or builder shall meet with the Hidden Valley DRC to present and discuss the proposed project and to explore and resolve any questions regarding construction requirements or the interpretation of the Guidelines or the design review process. This informal review will offer guidance prior to the Preliminary Plans submittal.

Plans are not required at the pre-design meeting, however, the following items are recommended in order to maximize the effectiveness of this meeting with the Hidden Valley DRC:

- ❑ **Site plan of entire area of proposed improvement, showing property boundary and topography (11"x17" or larger size recommended)**
- ❑ **Plans, photographs and/or drawings of proposed building prototypes and styles**
- ❑ **Narrative letter describing the improvements, including the proposed land use, number of units/square feet of commercial space, density/FAR, vehicular and pedestrian access, building finishes, treatment of open space and common areas, etc.**

Step 2: Preliminary Plan Submittal

This review covers conceptual site planning and architecture, and preliminary landscape architecture for any proposed development or improvement in Hidden Valley. At this stage, site planning is particularly important and should be developed with sufficient detail to indicate the general layout and arrangement of streets, buildings, and open spaces. Three (3) paper sets and one electronic set of Preliminary Plans are to be submitted to the Hidden Valley DRC for review. Plans should include the following information:

Site Survey

- ❑ Parcel boundaries, dimensions and legal description
- ❑ Existing contours at 2-foot intervals
- ❑ Major existing terrain features or historical features

Site Plans (at a scale of no less than 1" = 100')

- ❑ Name of owner or developer, consultants and date of submittal
- ❑ Property boundary and site coverage data (e.g., total planning area acreage, number of dwelling units, dwelling units per acre, typical lot sizes, and open space acreage)
- ❑ Proposed lots, building envelopes and setbacks (SFD neighborhoods)
- ❑ Proposed building footprints and building setbacks (SFA, multifamily, mixed-use and commercial developments)
- ❑ Maximum building height/number of stories
- ❑ Streets and Rights-of-Way (ROW) widths
- ❑ Parking lot layout, where applicable, including the location of handicapped spaces, and numerical data for parking
- ❑ Sidewalks, off-street trails, and bicycle lanes
- ❑ Community areas, such as courtyards and plazas
- ❑ Parks, open spaces and amenity areas
- ❑ Existing utility easements
- ❑ North arrow and scale

Schematic Architectural Plans (at a scale of no less than 1/8" = 1'-0")

- ❑ Floor plan(s)
- ❑ Elevation(s) (See Architecture Guidelines for Elevation Articulation Ratio calculation in Section 4.2)
- ❑ Typical exterior materials, colors, and finishes under consideration

Preliminary Landscape Architecture Plans (at a scale of no less than 1" = 100')

- ❑ Conceptual landscape plan showing locations of lawns, trees, shrubs, and planting beds
- ❑ Conceptual fence and/or wall plan
- ❑ Plant materials under consideration (See Appendix 6.3 for Approved Plant List)

In addition to the above plans, submit the following:

- ❑ Narrative letter describing the improvements, including the proposed land use, number of units/square feet of commercial space, density/FAR, vehicular and pedestrian access, building finishes, treatment of open space and common areas, etc.

Step 3: Final Plan Submittal

This review covers specific designs for site planning, architecture, landscape architecture, signage, and exterior lighting. After preliminary approval is obtained, Final Plans shall be submitted to the Hidden Valley DRC. The Final Plan drawings should further elaborate upon the approved Preliminary Plans. This review should include resolution of the conditions placed on the prior Preliminary Plan approval. Three (3) complete paper sets and one (1) electronic set of design drawings are to be submitted to the Hidden Valley DRC for review. Plans should include the following information:

Site Plans (at a scale of no less than 1" = 100')

- ❑ Property boundary and site coverage data (e.g., total planning area acreage, number of dwelling units, dwelling units per acre, lot sizes, and open space acreage)
- ❑ Dwelling/footprint location and setbacks (front, rear, sides)
- ❑ Dwelling heights/number of stories
- ❑ Street width and Right-of-Way (ROW)
- ❑ Parking lot layout, where applicable, including the location of standard, compact, and handicapped spaces and numerical data for each type of parking
- ❑ Sidewalks, off-street trails, bicycle lanes, and paths
- ❑ Community areas such as courtyards and plazas
- ❑ Parks, open space and amenity areas (with acreage)
- ❑ Development phasing concept (if applicable)
- ❑ Locations and finished floor elevations of homes
- ❑ Utility easements and locations (sewer, water, gas, power, and telecommunications)
- ❑ Conceptual grading plan with existing and proposed grades and limits of construction
- ❑ Location of on-site exterior lighting
- ❑ Location of accessory structures, decks, driveways, etc.
- ❑ North arrow and scale

Covenants, Conditions and Restrictions ("Hidden Valley CC&Rs"), including but not limited to the following:

- ❑ EAR requirements
- ❑ Size of proposed dwellings, including minimum square feet of dwelling
- ❑ Exterior material and color requirements
- ❑ Minimum setbacks for building envelope
- ❑ Other thematic elements

Architecture Plans (at the same scale as site plans)

- ❑ Floor plan(s) (including the square footage of each residence)
- ❑ Elevations: three (3) elevations for each floor plan with full graphic representation of exterior treatments
- ❑ Calculation of Elevation Articulation Ratio (EAR) (See Architecture Standards for EA Ratio calculation - Section 4.2)
- ❑ Roof Plan
- ❑ Sample board of exterior materials (e.g., cladding, roof materials), colors and finishes for building body and trim
- ❑ Location of wall-mounted lights
- ❑ Method of screening of exterior utility boxes and mechanical and communications equipment (for multifamily and commercial)

Landscape Architecture Plans (at a scale of no less than 1" = 100')

- ❑ Location, size, quantity, and types of plant materials (See Appendix 6.3 for Approved Plant List)
- ❑ Location and dimensions of berms and other grading elements
- ❑ Location and type of hardscape materials
- ❑ Location and description of site furnishings
- ❑ Description of type(s) of irrigation proposed
- ❑ Location, type and materials of fencing and/or walls

In addition to the above plans, submit the following:

- ❑ Narrative letter describing the improvements, including the proposed land use, number of units/square feet of commercial space, density/FAR, vehicular and pedestrian access, building finishes, treatment of open space and common areas, etc.

6.5 Enhanced EA Ratio Requirements

Enhanced EA Ratio requirements have been established in order to promote a higher level of exterior finishing for buildings that are located in "high visibility" areas within Hidden Valley. The following enhanced EA Ratios apply to all residential structures whose finished floor elevation is above the 5,280-foot contour line, otherwise know as the "Mile High Elevation", as depicted in Figure 5.5.

6.5.1 Enhanced EA Ratio for Single-Family Detached Buildings

The Enhanced EA Ratio for single-family detached homes has the following requirements based on house size:

Full or partial credit areas may not be re-counted, with two exceptions—masonry and fenestration beneath a porch or deck roof.

	Single-family Detached House Area				
	Under 1,700 SF	1,701-2,100 SF	2,101-2,500 SF	2,501-3,100 SF	3,101 and up
Enhanced EA Ratio Requirements					
Front and Exposed Elevation EA Ratio minimum*	0.40	0.44	0.46	0.52	0.58
Side Elevation(s) EA Ratio minimum	0.28	0.30	0.32	0.34	0.36
Passive Side Elevation EA Ratio minimum **	0.22	0.24	0.24	0.26	0.26
Rear Elevation EA Ratio minimum - Street Loac	0.32	0.34	0.36	0.38	0.44
Rear Elevation EA Ratio minimum - Alley Loac	0.16	0.20	0.23	0.26	0.32
Materials					
Exposed foundation at 2:12 or shallower slopes	Up to 20"				
Exposed foundation at slopes greater than 2:12	Up to 24"				
Minimum Fenestration Area per elevation (SF) ***	60	75	90	105	120
Roofing requirements	Architectural Grade				
Window Materials					
Allowable	Vinyl, Wood				
Prohibited	Aluminum				

* "Exposed Elevations" are those elevations that face streets, open spaces or hillside locations that are visible from surrounding streets, including street-side elevations of houses that are on a corner lot.

** A "Passive Side Elevation" is the inactive, or blank wall side of a building that is using a cross-use easement, zero-lot line, or another mechanism in order to integrate active areas of the lot with the architecture. These elevations are often characterized by the use of clerestory windows on the passive side. Houses that are not designed to share or bias outdoor spaces with the neighboring home will not be able to use the Passive Side EA Ratio requirement.

*** Depending on the proposed building style, Hidden Valley DRC may, but is not required to, grant a waiver for the minimum fenestration area.

6.5.2 Enhanced EA Ratio for Other Residential Buildings

The Enhanced EA Ratio for single-family attached and multifamily buildings has the following requirements based on building type and size:

	Building Type									
	Twinhomes		Townhomes						Multifamily	Community Buildings & Clubhouses
	Front Load	Rear Load	Street Load		Attached Alley Load		Detached Alley Load			
			< 1,700 SF	≥ 1,700 SF	< 1,700 SF	≥ 1,700 SF	< 1,700 SF	≥ 1,700 SF		
Enhanced EA Ratio Requirements										
Front and Exposed Elevation EA Ratio minimum	0.43	0.52	0.40	0.48	0.54	0.61	0.58	0.60	0.64	
Side Elevation(s) EA Ratio minimum	0.34		0.32	0.34	0.32	0.34	0.34	0.34	0.36	0.54
Hidden Side Elevation EA Ratio minimum	0.24		0.24	0.25	0.25	0.25	0.25	0.25	0.30	n/a
Rear Elevation EA Ratio minimum	0.40	0.34	0.37	0.40	0.30	0..36	0.18	0.18	0.44	0.54
Materials										
Exposed foundation at 2:12 or shallower slopes	Up to 8"		Up to 12"							
Exposed foundation at slopes greater than 2:12	Up to 16"		Up to 24"							
Minimum Fenestration Area per elevation (SF)	105									
Roofing requirements	Architectural Grade									
Window Materials										
Allowable	Vinyl, Wood									
Prohibited	Aluminum									

Stanley Consultants INC

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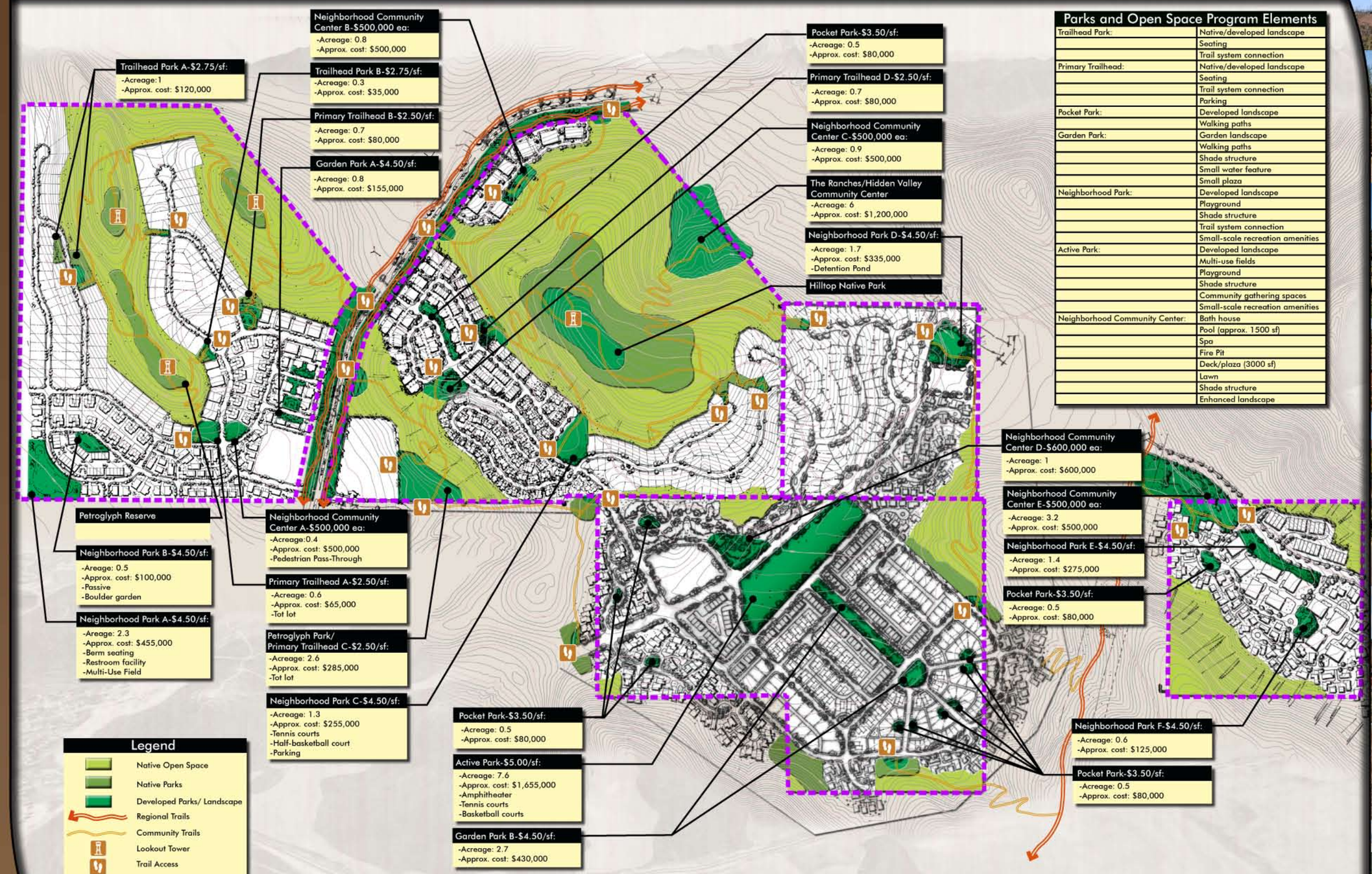
Engineering, Environmental and Construction Services - Worldwide

Exhibit F

[Parks and Open Space Plan]

Sage Communities



Parks and Open Space Program Elements

Trailhead Park:	Native/developed landscape
	Seating
	Trail system connection
Primary Trailhead:	Native/developed landscape
	Seating
	Trail system connection
	Parking
Pocket Park:	Developed landscape
	Walking paths
Garden Park:	Garden landscape
	Walking paths
	Shade structure
	Small water feature
	Small plaza
Neighborhood Park:	Developed landscape
	Playground
	Shade structure
	Trail system connection
	Small-scale recreation amenities
Active Park:	Developed landscape
	Multi-use fields
	Playground
	Shade structure
	Community gathering spaces
	Small-scale recreation amenities
Neighborhood Community Center:	Bath house
	Pool (approx. 1500 sf)
	Spa
	Fire Pit
	Deck/plaza (3000 sf)
	Lawn
	Shade structure
	Enhanced landscape

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Parks, Trails, and Open Space Plan

February 4, 2008

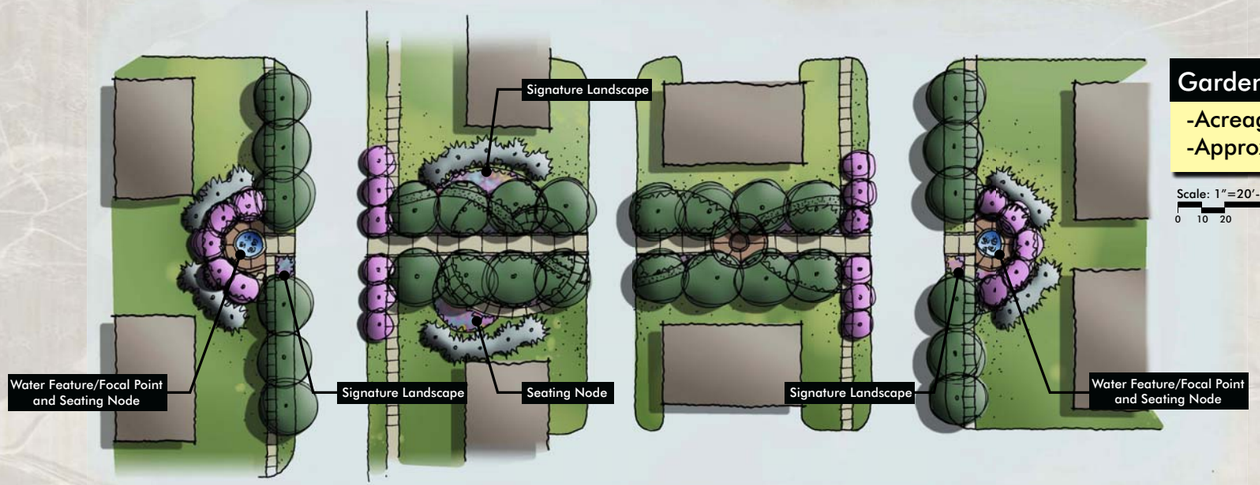
NORTH

Sage Communities

Active Park-$5.00/sf:

- -Acreage: 7.6
- -Approx. cost: $1,655,000
- -Amphitheater
- -Tennis courts
- -Basketball court

Scale: 1"=50'-0"
0 25 50 100 NORTH



Garden Park TYP-$4.50/sf:

- -Acreage: 2.7
- -Approx. cost: $430,000

Scale: 1"=20'-0"
0 10 20 40 NORTH

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Parks, Trails, and Open Space Plan - Active Park and Typical Garden Park

February 4, 2008

Sage Communities

Neighborhood Community Center A-$500,000 ea:

-Acreage:0.4
-Approx. cost: $500,000
-Pedestrian Pass-Through

Primary Trailhead A-$2.50/sf:

-Acreage: 0.6
-Approx. cost: $65,000
-Tot lot

Scale: 1"=20'-0"
0 10 20 40 NORTH

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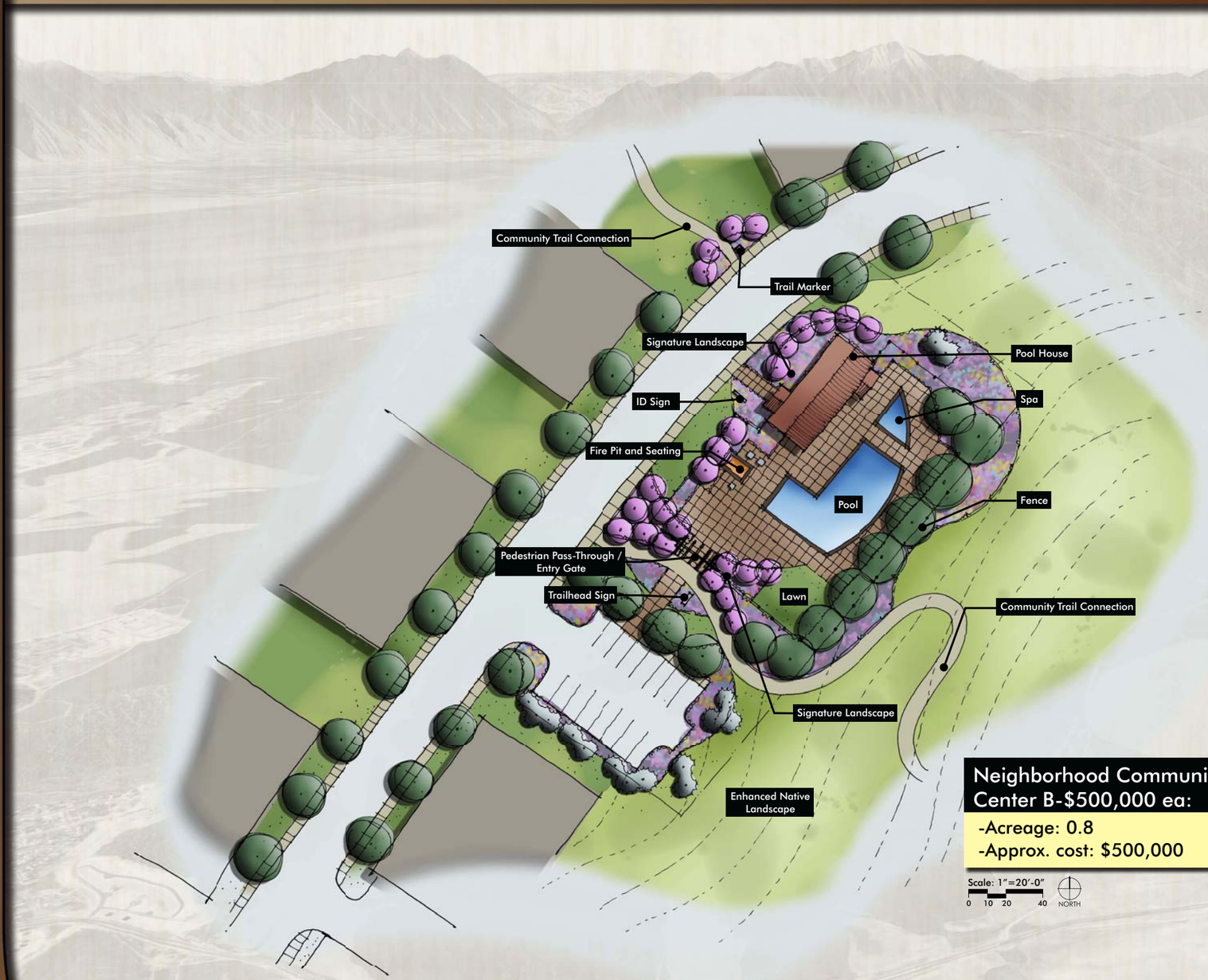
Parks, Trails, and Open Space Plan - Neighborhood Community Center A and Primary Trailhead A

February 4, 2008

Sage Communities



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Parks, Trails, and Open Space Plan - Neighborhood Community Center B

February 4, 2008

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Neighborhood Community Center C-$500,000 ea:

-Acreage: 0.9
-Approx. cost: $500,000

Scale: 1"=20'-0"
0 10 20 40 NORTH

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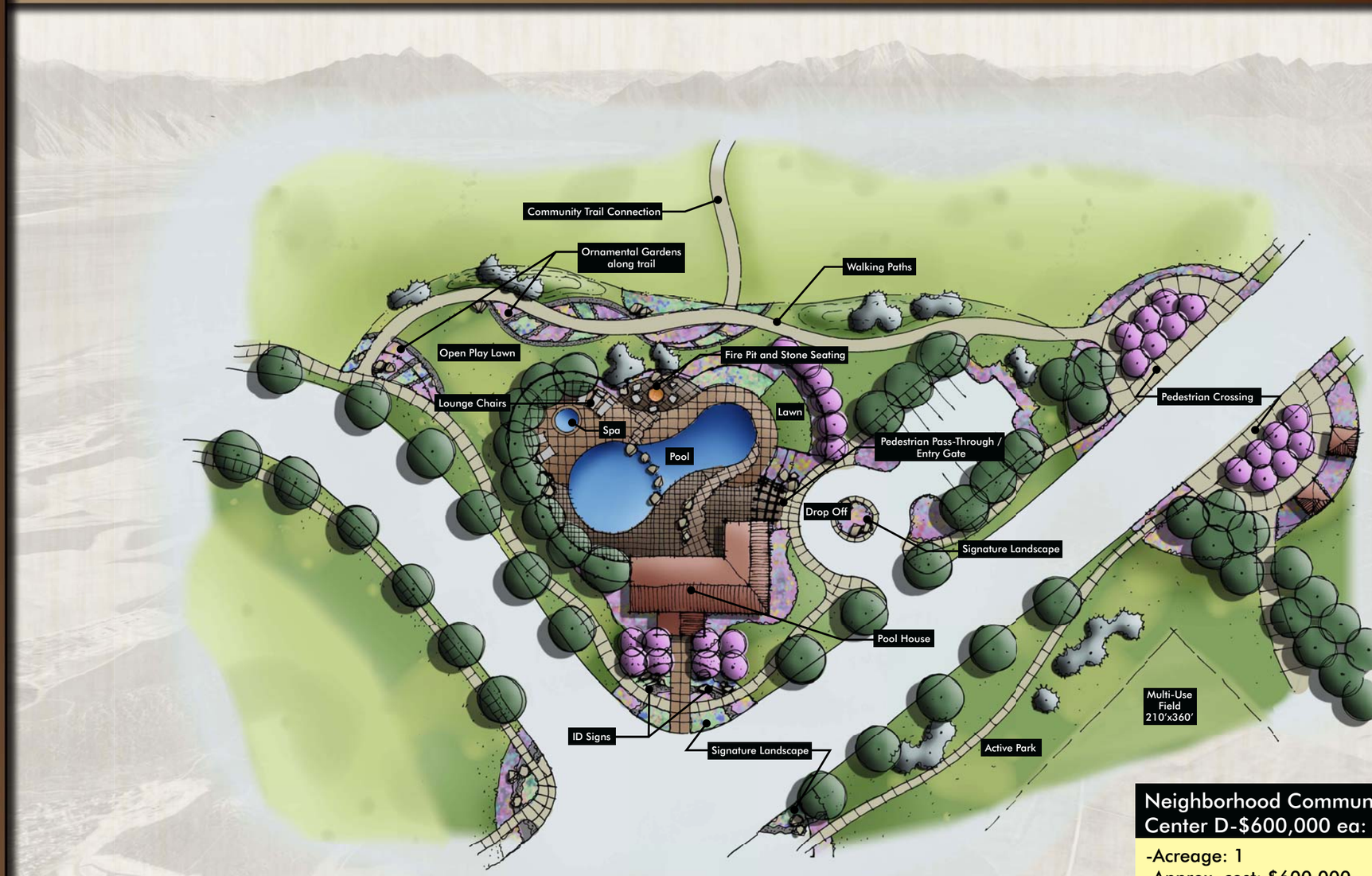
Parks, Trails, and Open Space Plan - Neighborhood Community Center C

February 4, 2008

Sage Communities



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Parks, Trails, and Open Space Plan - Neighborhood Community Center D

February 4, 2008

Sage Communities

Neighborhood Community Center E-$500,000 ea:

-Acreage: 3.2
-Approx. cost: $500,000

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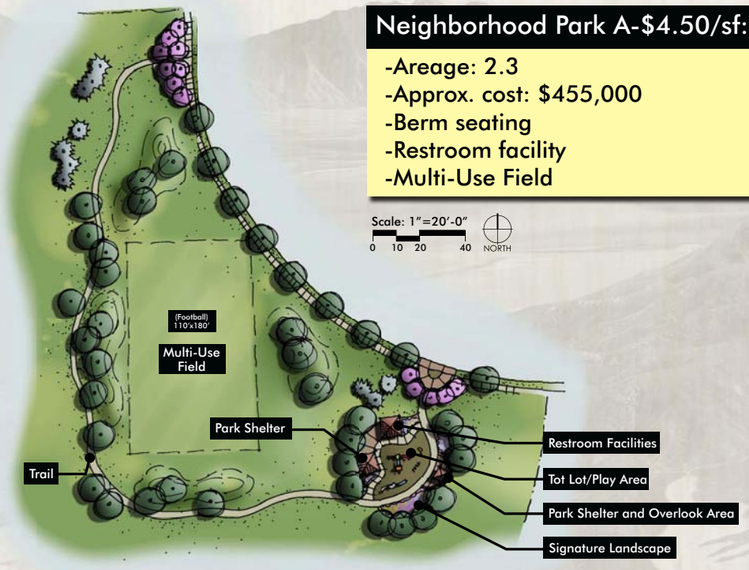
Parks, Trails, and Open Space Plan - Neighborhood Community Center E

February 4, 2008

Sage Communities



Neighborhood Park A-$4.50/sf:

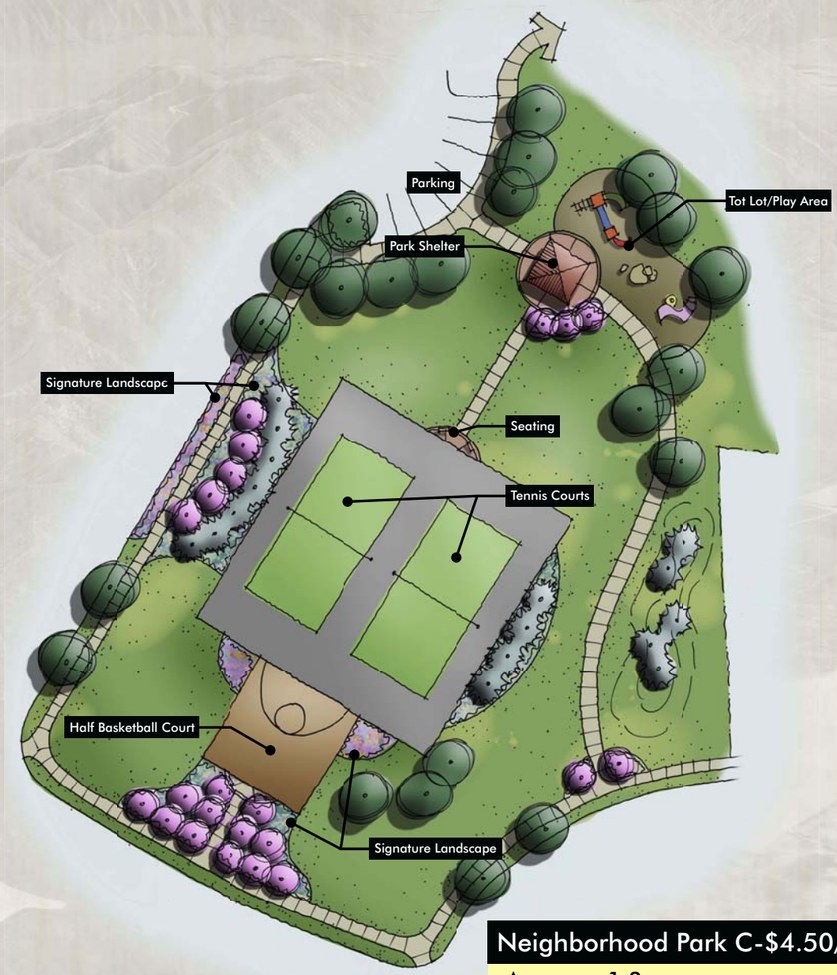
-Areage: 2.3
-Approx. cost: $455,000
-Berm seating
-Restroom facility
-Multi-Use Field

Scale: 1"=20'-0"
0 10 20 40 NORTH

Neighborhood Park B-$4.50/sf:

-Areage: 0.5
-Approx. cost: $100,000
-Passive
-Boulder garden

Scale: 1"=30'-0"
0 15 30 60 NORTH



Neighborhood Park C-$4.50/sf:

-Acreage: 1.3
-Approx. cost: $255,000
-Tennis courts
-Half-basketball court
-Parking

Scale: 1"=20'-0"
0 10 20 40 NORTH

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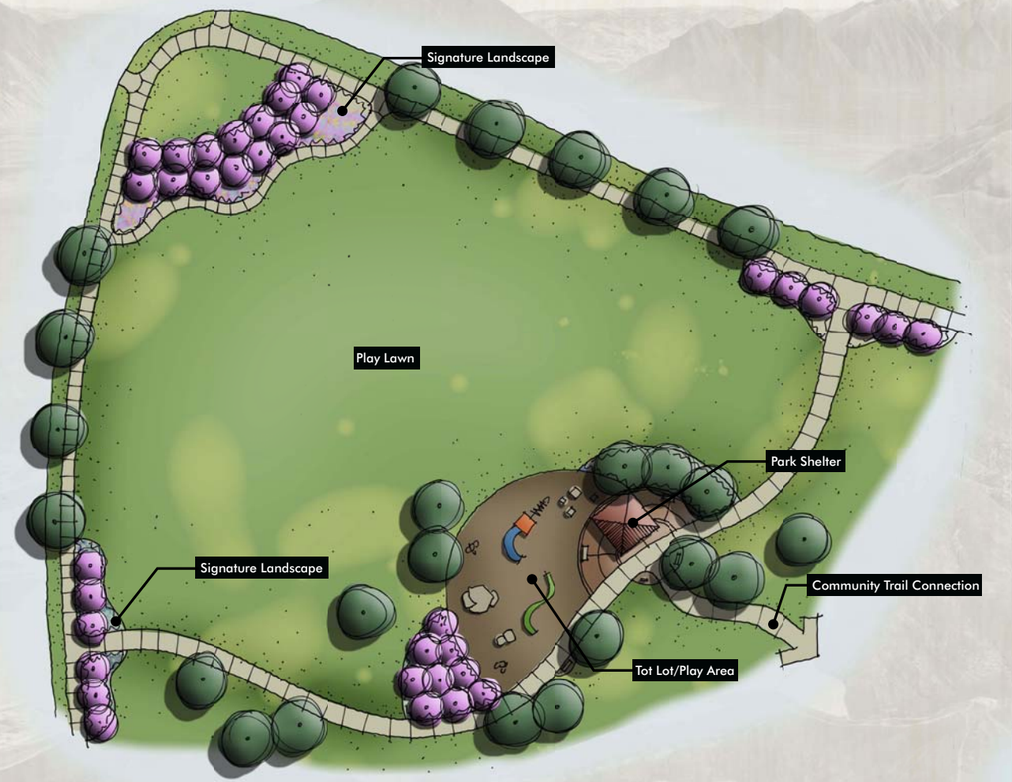
Parks, Trails, and Open Space Plan - Neighborhood Park A, Neighborhood Park B and Neighborhood Park C

February 4, 2008

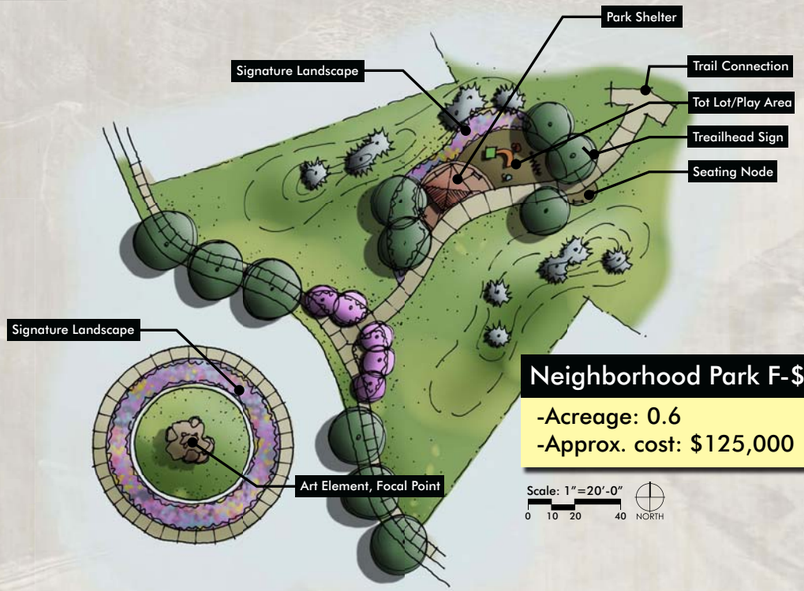
Sage Communities



Neighborhood Park D-$4.50/sf:

-Acreage: 1.7
-Approx. cost: $335,000
-Detention Pond

Scale: 1"=20'-0"
0 10 20 40 NORTH



Neighborhood Park F-$4.50/sf:

-Acreage: 0.6
-Approx. cost: $125,000

Scale: 1"=20'-0"
0 10 20 40 NORTH

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Parks, Trails, and Open Space Plan - Neighborhood Park D and Neighborhood Park F

February 4, 2008

Sage Communities

Neighborhood Park E-$4.50/sf:

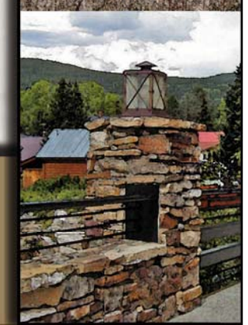
-Acreage: 1.4
-Approx. cost: $275,000

Scale: 1"=30'-0"
0 15 30 60
NORTH









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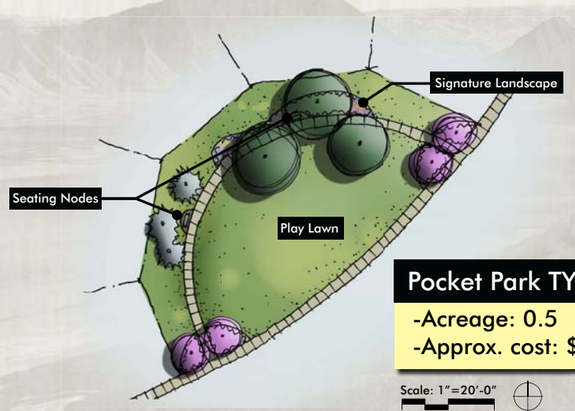
Parks, Trails, and Open Space Plan - Neighborhood Park E

February 4, 2008

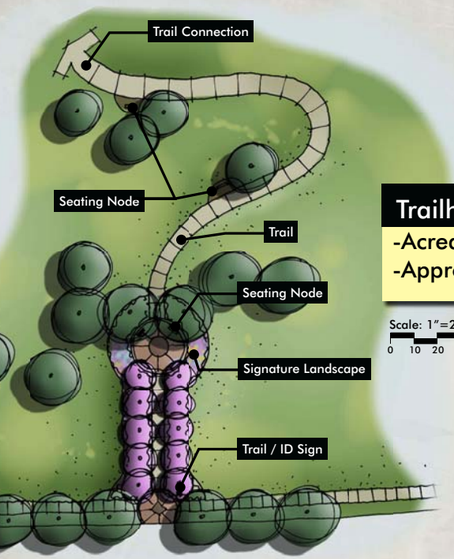
Sage Communities



Pocket Park TYP -$3.50/sf:

-Acreage: 0.5
-Approx. cost: $80,000

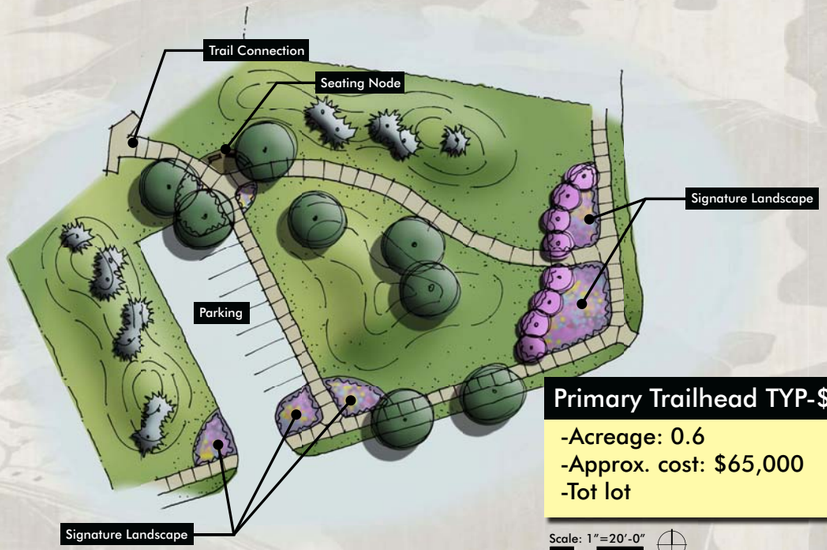
Scale: 1"=20'-0" 0 10 20 40 NORTH



Trailhead Park TYP -$2.75/sf:

-Acreage: 0.3
-Approx. cost: $35,000

Scale: 1"=20'-0" 0 10 20 40 NORTH



Primary Trailhead TYP-$2.50/sf:

-Acreage: 0.6
-Approx. cost: $65,000
-Tot lot

Scale: 1"=20'-0" 0 10 20 40 NORTH

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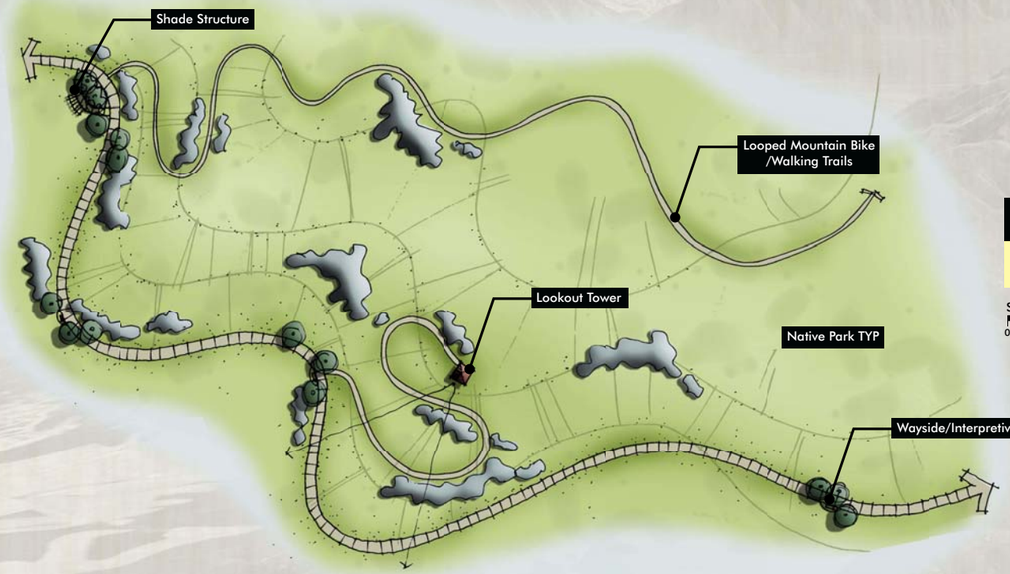
Parks, Trails, and Open Space Plan - Typical Pocket Park, Primary Trailhead, and Trailhead Park

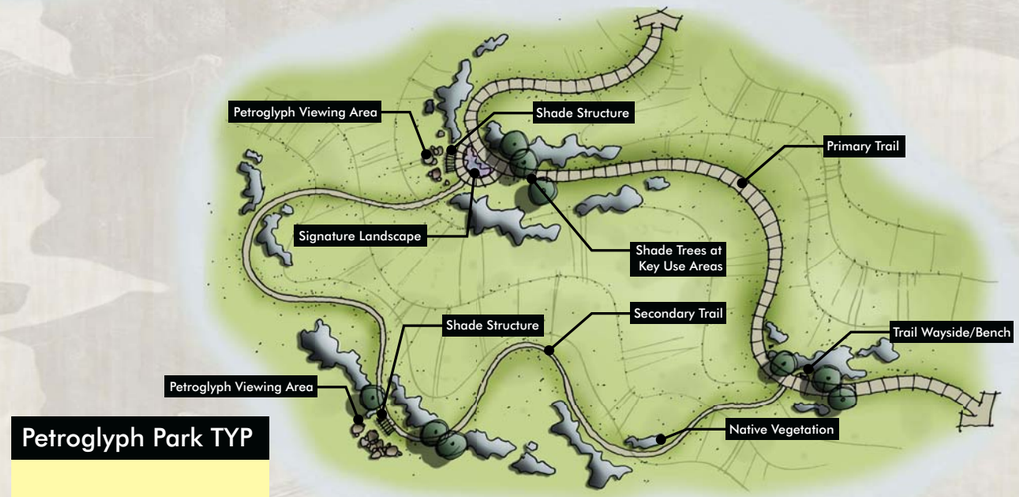
February 4, 2008

Sage Communities



Hilltop Native Park TYP

Scale: 1"=40'-0"
0 20 40 80 NORTH



Petroglyph Park TYP

Scale: 1"=40'-0"
0 20 40 80 NORTH

NUSZER KOPATZ
urban design associates

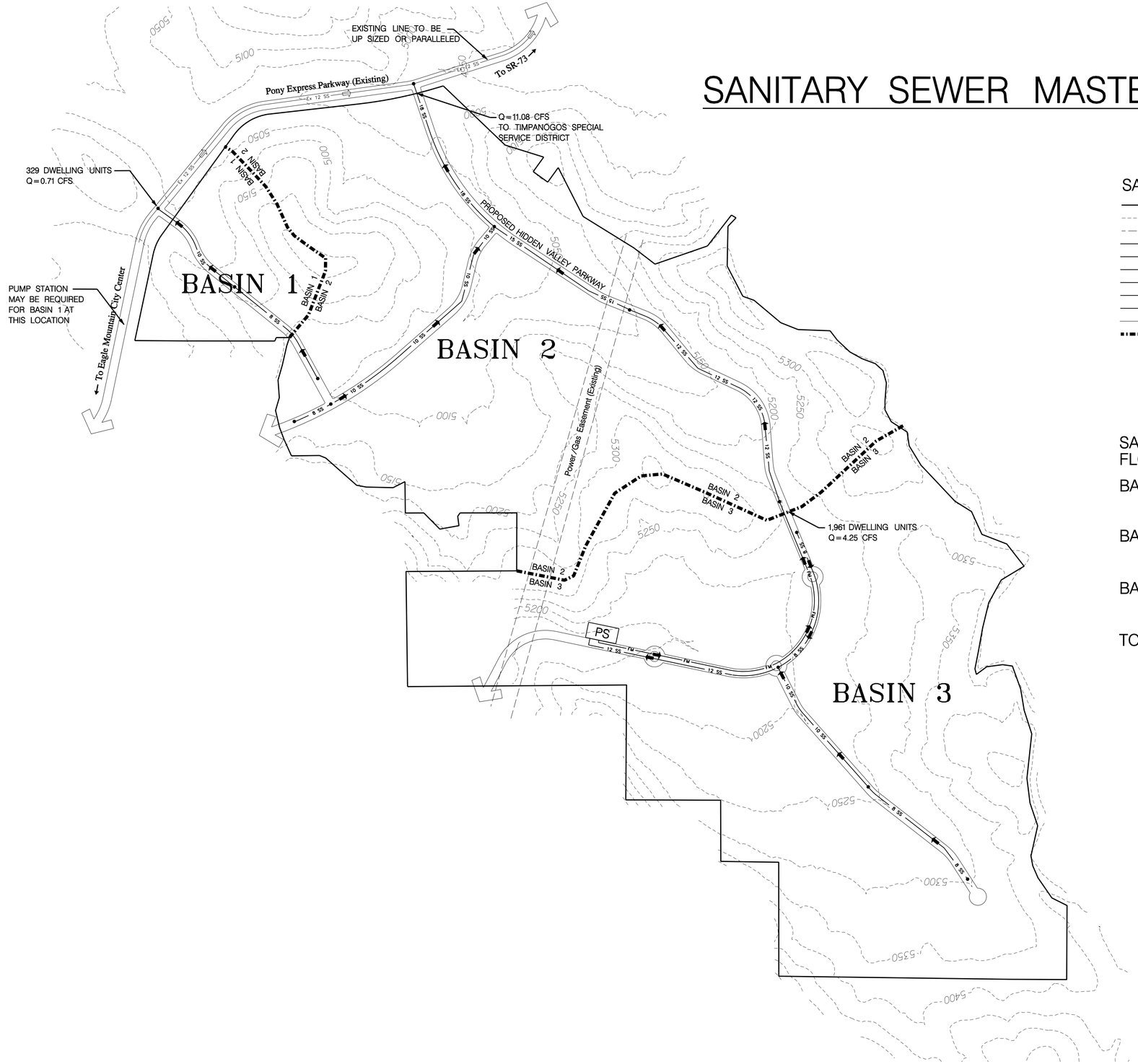
Parks, Trails, and Open Space Plan - Hilltop Native Park Typical and Petroglyph Park Typical

February 4, 2008

Exhibit G

[Sanitary Sewer Master Plan]

SANITARY SEWER MASTER PLAN



SANITARY SEWER LEGEND

- PROPERTY BOUNDARY
- 50' CONTOUR (EXISTING)
- POWER /GAS EASEMENT (EXISTING)
- 8 SS — 8" SEWER LINE
- 10 SS — 10" SEWER LINE
- 12 SS — 12" SEWER LINE
- 15 SS — 15" SEWER LINE
- 18 SS — 18" SEWER LINE
- FM — SEWER FORCE MAIN
- Ex 8 SS — 8" EXISTING SEWER LINE (PONY EXPRESS PARKWAY)
- SEWER BASIN BOUNDARY LINE
- PS — PUMP STATION
- FLOW DIRECTION

SANITARY SEWER PEAK DAY FLOW CALCULATIONS

BASIN 1

329 DWELLING UNITS X 400 GALLONS/DAY PER CAPITA X 3.5 CAPITA PER DWELLING =
460,600 GALLONS PER DAY OR 0.71 CFS

BASIN 2

2,827 DWELLING UNITS X 400 GALLONS/DAY PER CAPITA X 3.5 CAPITA PER DWELLING =
3,957,800 GALLONS PER DAY OR 6.12 CFS

BASIN 3

1,961 DWELLING UNITS X 400 GALLONS/DAY PER CAPITA X 3.5 CAPITA PER DWELLING =
2,745,400 GALLONS PER DAY OR 4.25 CFS

TOTAL

TOTAL PROJECTED PEAK DAY SANITARY SEWER FLOW =
7,163,800 GALLONS PER DAY OR 11.08 CFS

600 0 600 1200
Horizontal Scale 1" = 600'

NO.	DATE	BY	DESCRIPTION
5			
4			
3			
2			
1			

REVISIONS

CLIENT: Cadence Capital, LLC
DWG: HV-MP4.dgn
JOB NO: CAD003
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE - DRAWING IS REDUCED IF LESS THAN 22"x34"

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DATE: 01/29/08

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Salt Lake City, Utah 84101
Tel: (801) 487-8040
Fax: (801) 487-8868
Ward Engineering Group
Planning · Engineering · Surveying
www.wardeng.com

HIDDEN VALLEY
MASTER DEVELOPMENT PLAN
INFRASTRUCTURE MAP - SANITARY SEWER MASTER PLAN

SHEET
UT5

Exhibit H

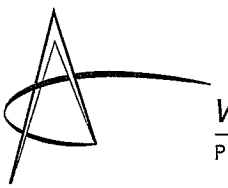
[Storm Water Master Plan]

Existing Storm Water Management Report

Prepared for:

Hidden Valley Development

Prepared by:



Ward Engineering Group

Planning. Engineering. Surveying

January 8, 2008

1.0 Title Page

1.1 Background

The following existing storm water management report and plan was prepared for the proposed ***Hidden Valley Development***, located along Pony Express Parkway in Eagle Mountain, Utah, Sections 29,30,31 and 32, Township 5S, Range 1W. The site consists of approximately 1237.12 acres and will have 5117 units consisting of single-family and multi-family units. The lots will range from 5400 square feet to 20,000 square feet in area.

1.2 Preparer

Ward Engineering Group compiled the following study under the supervision of Dave Reddish, P.E. (Land Development Director). Company information is as follows:

Ward Engineering Group
231 West 800 South, Suite A
Salt Lake City, Utah 84101

Tel: (801) 487-8040
Fax: (801) 487-8668

2.0 Property Description

The 1237.12 acres is nestled in a valley with steep side slopes sloping down to the valley floor. Much of the site has been used for the farming of winter wheat in the gentle sloping valley. The soil conditions of the site are as follows: There are up to 18 inches of top soil followed by layers of lean clay, silty clay, silt, sand and gravel. At several locations very dense shallow cemented soils underlain by bedrock were encountered. (For further soil information see the Preliminary Soil Report by Earthtec Dated December 13, 2007 Job No. 073190)

3.0 Off-site Drainage Description

There is one offsite basin (218.49 acres) that sheet flows onto the southwest side of the property. This basin has fairly steep slopes and the total flow from offsite is Q10= 24.54 cfs and Q100= 66.57 cfs.

4.0 On-Site Drainage Description

The proposed site has been broken down into 5 Basins with 5 different discharge locations. See UT2 for map showing basins and discharge locations. The existing flows from Basin 1(543.13 acres) discharge along the west side of the property through an existing ditch. The 10 year flow rate is 53.46 cfs and the 100 year flow rate is 135.37 cfs. Basin 2 (586.57 acres) discharges along Pony

Express Parkway on the north end of the property. The 10 year flow rate is 66.16 cfs and the 100 year flow rate is 160.41 cfs. Basins 3 and 4 (36.24 acres and 22.41 acres) also discharge along Pony Express Parkway at the northwest end of the property. The 10 year flow rates are 7.13 cfs and 7.98 cfs and the 100 year flow rates are 19.41 cfs and 16.20 cfs respectively. Basin 5 (65.80 acres) sheet flows off the back side along the east property line. The 10 year flow rate is 10.52 cfs and the 100 year flow rate is 28.67 cfs.

5.0 Master Plan Drainage Considerations

Each development or at a minimum each sub-basin will be required to detain it's developed 100-yr 24 hour storm event and shall be allowed to discharge at the historic runoff rate. Energy dissipation and erosion protection shall be provided at all outlets where storm water is released into natural channels.

Under ground storm collection pipes shall be designed for the 10 year-24 hour storm event flow. The minimum pipe size shall be 15" diameter and the pipes shall not be designed for surcharged/pressure flow conditions.

The 100 year – 24 hour storm event must be conveyed within the collection system and the roadway surface while maintaining one (12' Wide) Travel lane free of water and not over topping the curbs.

6.0 FEMA Floodplain Requirements

Based on the current FEMA Flood Insurance Rate Map panel 4955170115B, Hidden Valley Development is not currently located in a FEMA-designated Special Flood Hazard Area. Current designation for the area is "X".

7.0 Design Runoff Computations

7.1 Selection of Hydrologic Model

The SCS TR-20 method of analysis was utilized due to the size of the site.

7.2 Model Input Parameters

The input parameters needed for the SCS Method TR-20 area are as follows: (See Appendix for detailed calculations).

a) Watershed Area is calculated run-off areas based on watershed boundaries created from existing or proposed contours. (See sheet UT2 for details)

b) Time of concentration is estimated Shallow Concentrated flow and Sheet Flow. The TR-20 Sheet Flow procedure is designed to calculate the Tc for flow over plane surfaces, as usually occurs in the uppermost regions of a

watershed. Shallow concentrated flow is calculated using Length over velocity.

c) Rainfall Intensities/Depth Rainfall information was taken from the "Precipitation-Frequency Atlas of the United States" NOAA (National Oceanic and Atmospheric Administration)

d) Run-off Coefficients

The curve number, or CN, is determined according to the soil type and ground cover. A high CN (such as 98 for pavement) indicates minimum retention, while a low CN (such as 30 for certain wooded areas) indicates a large retention capability.

Soils are classified into hydrologic soil groups to indicate the minimum rate of infiltration obtained for bare soil after prolonged wetting. The HSG's, (hydrologic soil groups), which are A, B, C, and D, are one element used in determining runoff curve number.

The infiltration rate is the rate at which water enters the soil at the soil surface. It is controlled by surface conditions. HSG also indicates the transmission rate - the rate at which the water moves through the soil. This rate is controlled by the soil profile. The four groups are defined by SCS soil scientists as follows:

Group A soils have low runoff potential and high infiltration rates even when thoroughly wetted. They consist chiefly of deep, well to excessively drained sands and gravels, and have a high rate of water transmission (greater than 0.30 in/hr).

Group B soils have moderate infiltration rates when thoroughly wetted, and consist chiefly of moderately deep to deep, moderately well to well drained soils with moderately fine to moderately coarse textures. These soils have a moderate rate of water transmission (0.15-0.30 in/hr).

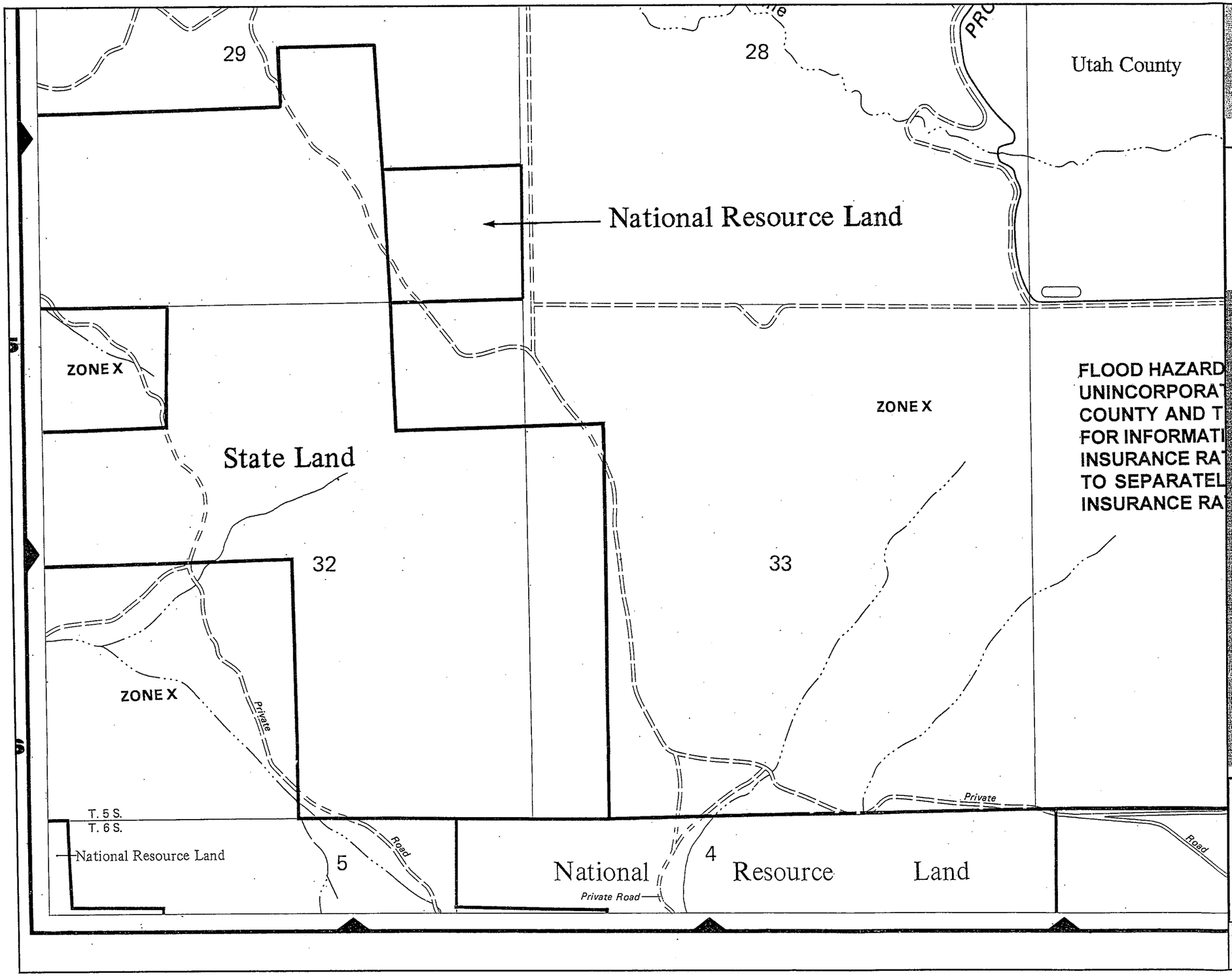
Group C soils have low infiltration rates when thoroughly wetted, and consist chiefly of soils with a layer that impedes downward movement of water, and soils with moderately fine to fine texture. These soils have a low rate of water transmission (0.05-0.15 in/hr).

Group D soils have high runoff potential. They have very low infiltration rates when thoroughly wetted, and consist chiefly of clay soils with a high swelling potential, soils with a permanent high water table, soils with a claypan or clay layer at or near the surface, and shallow soils over nearly impervious material. These soils have a very low rate of water transmission (0-0.05 in/hr).

8.0 Summary

The Hidden Valley development has 5 discharge locations for a total discharge of 169.79 cfs and 426.63 cfs for the 10/100 year storm event respectively. Basins 1 and 2 yield the highest discharge flows of 119.62 cfs and 295.78 cfs for the 10/100 year storm event respectively and may need special erosion protection during construction. Offsite flows from the southwest Basin 6 have been accounted for in the overall calculations and pipe sizing for the development. The flows from each basin are shown on sheet UT2 of this report.

APPENDIX



insurance agent or call the National Flood Insurance Progra

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NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
SARATOGA SPRINGS,
UTAH
UTAH COUNTY

PANEL 115 OF 725
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
4902500115 A

EFFECTIVE DATE:
JULY 17, 2002

Federal Emergency Management Agency

National Resource Land

8

9

Private Road

CANYON ROAD

LOTT

ZONE X

17

ZONE X

Utah County

JOINS PANEL 0200

16

State Land

ISRAEL

15

20

29

Private Rd

Road

APPROXIMATE SCALE IN FEET

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NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

CITY OF
SARATOGA SPRINGS,
UTAH
UTAH COUNTY

PANEL 205 OF 725
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
4902500205 A
EFFECTIVE DATE:
JULY 17, 2002

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

POINT OF DISCHARGE
BASIN 2
Q_{10} = 66.16 cfs
Q_{100} = 160.41 cfs

POINT OF DISCHARGE
BASIN 5
Q_{10} = 10.52 cfs
Q_{100} = 28.67 cfs

BASIN 5
65.80 ACRES

BASIN 2
586.57 ACRES

POINT OF DISCHARGE
BASIN 3
Q_{10} = 7.13 cfs
Q_{100} = 19.41 cfs

BASIN 3
38.24 ACRES

BASIN 4
22.41 ACRES

BASIN 1
543.13 ACRES

BASIN 6
218.487 ACRES
Q_{10} = 24.54 cfs
Q_{100} = 66.57 cfs

POINT OF DISCHARGE
BASIN 4
Q_{10} = 7.98 cfs
Q_{100} = 16.20 cfs

POINT OF DISCHARGE
BASIN 1
Q_{10} = 53.46 cfs
Q_{100} = 135.37 cfs

PROPERTY BOUNDARY
DRAINAGE BASIN
DRAINAGE SUB-BASIN
FLOW DIRECTION

600 0 600 1200 1800
Scale 1" = 600'

1/24/2008 9:01:33 AM L:\Cadence Capital\Hidden Valley\AC4003 Master Plan\Design\Construction Dwgs\HV-DP1 existing.dgn

NO.	DATE	BY	DESCRIPTION
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REVISIONS

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DWG: DP1.dgn
JOB No: CAD003
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Salt Lake City, Utah
84101
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Ward Engineering Group
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HIDDEN VALLEY
MASTER DEVELOPMENT PLAN
HISTORIC DRAINAGE CONDITIONS

SHEET:
UT2

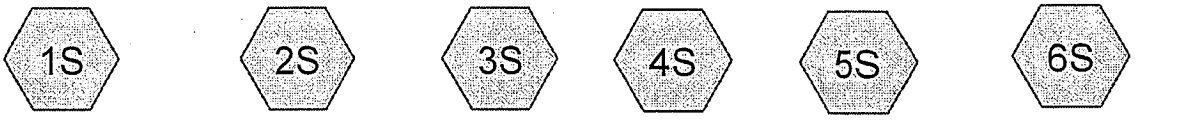
POINT PRECIPITATION
FREQUENCY ESTIMATES
FROM NOAA ATLAS 14

Utah 40.227 N 112.089 W 4888 feet

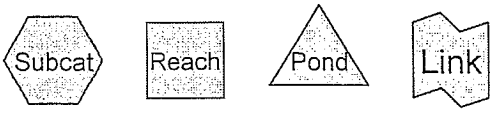
From "Precipitation-Frequency Atlas of the United States" NOAA Atlas 14, Volume 1, Version 4
G.M. Bonnin, D. Martin, B. Lin, T. Parzybok, M.Yekta, and D. Riley
NOAA, National Weather Service, Silver Spring, Maryland, 2006

Precipitation Frequency Estimates (inches)

ARI* (years)	5 min	10 min	15 min	30 min	60 min	120 min	3 hr	6 hr	12 hr	24 hr	48 hr	4 day	7 day	10 day	20 day	30 day	45 day	60 day
1	0.11	0.17	0.21	0.29	0.36	0.44	0.49	0.62	0.76	0.90	1.00	1.19	1.40	1.58	2.06	2.43	3.03	3.56
2	0.14	0.22	0.27	0.37	0.45	0.55	0.61	0.77	0.94	1.10	1.23	1.46	1.72	1.94	2.53	2.98	3.71	4.36
5	0.20	0.31	0.38	0.51	0.63	0.72	0.79	0.94	1.13	1.32	1.47	1.76	2.06	2.31	3.00	3.55	4.38	5.13
10	0.25	0.38	0.47	0.64	0.79	0.89	0.93	1.09	1.30	1.50	1.67	2.01	2.35	2.62	3.37	4.00	4.90	5.72
25	0.33	0.50	0.62	0.83	1.03	1.14	1.17	1.31	1.53	1.73	1.94	2.37	2.73	3.03	3.85	4.58	5.56	6.47
50	0.40	0.60	0.75	1.01	1.25	1.36	1.39	1.49	1.70	1.91	2.15	2.64	3.03	3.33	4.19	5.02	6.04	7.00
100	0.48	0.73	0.90	1.21	1.50	1.62	1.64	1.73	1.88	2.09	2.37	2.93	3.33	3.64	4.53	5.46	6.50	7.51
200	0.57	0.87	1.08	1.45	1.80	1.92	1.94	2.02	2.15	2.27	2.58	3.23	3.63	3.94	4.85	5.88	6.92	7.98
500	0.72	1.09	1.35	1.82	2.25	2.39	2.41	2.49	2.58	2.61	2.87	3.64	4.04	4.33	5.25	6.42	7.45	8.55
1000	0.85	1.29	1.60	2.15	2.66	2.81	2.82	2.89	2.93	2.96	3.09	3.96	4.35	4.62	5.54	6.81	7.82	8.94



Basin 1 upper | Basin 2 lower | Basin 3 | Basin 4 | Offsite Basin 5 | Offsite Basin 6



Drainage Diagram for Hidden Valley Historic
Prepared by Ward Engineering Group, Printed 1/24/2008

Summary for Subcatchment 1S: Basin 1 upper

Runoff = 53.46 cfs @ 12.96 hrs, Volume= 12.830 af, Depth> 0.28"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=1.50"

Area (ac)	CN	Description
248.020	81	Small grain, contoured, Good, HSG C
295.105	79	Desert shrub range, Good, HSG C
543.125	80	Weighted Average
543.125		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
59.1	7,096	0.0400	2.00		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
16.0	300	0.1500	0.31		**Sheet Flow,** Range n= 0.130 P2= 1.10"
75.1	7,396	Total			

Summary for Subcatchment 2S: Basin 2 lower

Runoff = 66.16 cfs @ 12.92 hrs, Volume= 15.269 af, Depth> 0.31"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=1.50"

Area (ac)	CN	Description
586.570	81	Herbaceous range, Fair, HSG C
586.570		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
58.9	6,123	0.0300	1.73		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
16.0	300	0.1500	0.31		**Sheet Flow,** Range n= 0.130 P2= 1.10"
74.9	6,423	Total			

Summary for Subcatchment 3S: Basin 3

Runoff = 7.13 cfs @ 12.23 hrs, Volume= 0.824 af, Depth> 0.26"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=1.50"

Area (ac)	CN	Description
38.240	79	Desert shrub range, Good, HSG C
38.240		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.9	1,652	0.0300	1.73		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
8.8	300	0.1000	0.57		**Sheet Flow,** Fallow n= 0.050 P2= 1.10"
24.7	1,952	Total			

Summary for Subcatchment 4S: Basin 4

Runoff = 7.98 cfs @ 12.27 hrs, Volume= 0.844 af, Depth> 0.45"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=1.50"

Area (ac)	CN	Description
22.410	85	Desert shrub range, Poor, HSG C
22.410		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.2	1,475	0.0300	1.73		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
16.0	300	0.1500	0.31		**Sheet Flow,** Range n= 0.130 P2= 1.10"
30.2	1,775	Total			

Summary for Subcatchment 5S: Offsite Basin 5

Runoff = 10.52 cfs @ 12.32 hrs, Volume= 1.418 af, Depth> 0.26"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=1.50"

Area (ac)	CN	Description
65.800	79	Desert shrub range, Good, HSG C
65.800		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
27.2	300	0.0400	0.18		**Sheet Flow,** Range n= 0.130 P2= 1.10"
3.6	845	0.1500	3.87		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
30.8	1,145	Total			

Summary for Subcatchment 6S: Offsite Basin 6

Runoff = 24.54 cfs @ 12.61 hrs, Volume= 4.698 af, Depth> 0.26"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=1.50"

Area (ac)	CN	Description
218.487	79	Desert shrub range, Good, HSG C
218.487		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
27.2	300	0.0400	0.18		**Sheet Flow,** Range n= 0.130 P2= 1.10"
23.3	3,430	0.0600	2.45		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
50.5	3,730	Total			

Summary for Subcatchment 1S: Basin 1 upper

Runoff = 135.37 cfs @ 12.91 hrs, Volume= 27.794 af, Depth> 0.61"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=2.09"

Area (ac)	CN	Description
248.020	81	Small grain, contoured, Good, HSG C
295.105	79	Desert shrub range, Good, HSG C
543.125	80	Weighted Average
543.125		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
59.1	7,096	0.0400	2.00		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
16.0	300	0.1500	0.31		**Sheet Flow,** Range n= 0.130 P2= 1.10"
75.1	7,396	Total			

Summary for Subcatchment 2S: Basin 2 lower

Runoff = 160.41 cfs @ 12.89 hrs, Volume= 32.173 af, Depth> 0.66"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=2.09"

Area (ac)	CN	Description
586.570	81	Herbaceous range, Fair, HSG C
586.570		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
58.9	6,123	0.0300	1.73		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
16.0	300	0.1500	0.31		**Sheet Flow,** Range n= 0.130 P2= 1.10"
74.9	6,423	Total			

Summary for Subcatchment 3S: Basin 3

Runoff = 19.41 cfs @ 12.21 hrs, Volume= 1.835 af, Depth> 0.58"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=2.09"

Area (ac)	CN	Description
38.240	79	Desert shrub range, Good, HSG C
38.240		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.9	1,652	0.0300	1.73		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
8.8	300	0.1000	0.57		**Sheet Flow,** Fallow n= 0.050 P2= 1.10"
24.7	1,952	Total			

Summary for Subcatchment 4S: Basin 4

Runoff = 16.20 cfs @ 12.26 hrs, Volume= 1.609 af, Depth> 0.86"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=2.09"

Area (ac)	CN	Description
22.410	85	Desert shrub range, Poor, HSG C
22.410		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.2	1,475	0.0300	1.73		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
16.0	300	0.1500	0.31		**Sheet Flow,** Range n= 0.130 P2= 1.10"
30.2	1,775	Total			

Summary for Subcatchment 5S: Offsite Basin 5

Runoff = 28.67 cfs @ 12.29 hrs, Volume= 3.158 af, Depth> 0.58"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=2.09"

Area (ac)	CN	Description
65.800	79	Desert shrub range, Good, HSG C
65.800		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
27.2	300	0.0400	0.18		**Sheet Flow,** Range n= 0.130 P2= 1.10"
3.6	845	0.1500	3.87		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
30.8	1,145	Total			

Summary for Subcatchment 6S: Offsite Basin 6

Runoff = 66.57 cfs @ 12.56 hrs, Volume= 10.469 af, Depth> 0.57"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=2.09"

Area (ac)	CN	Description
218.487	79	Desert shrub range, Good, HSG C
218.487		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
27.2	300	0.0400	0.18		**Sheet Flow,** Range n= 0.130 P2= 1.10"
23.3	3,430	0.0600	2.45		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
50.5	3,730	Total			

STORM WATER MASTER PLAN

POINT OF DISCHARGE
BASIN 2
586.57 AC
Q_{10} = 66.16 cfs
Q_{100} = 160.41 cfs
(INCLUDES CATCHMENTS 12–19)

POINT OF DISCHARGE
BASIN 3
38.24 AC
Q_{10} = 7.13 cfs
Q_{100} = 19.41 cfs
(INCLUDES CATCHMENT 11)

POINT OF DISCHARGE
BASIN 4
22.4 AC
Q_{10} = 7.98 cfs
Q_{100} = 16.20 cfs
(INCLUDES CATCHMENT 10)

POINT OF DISCHARGE
BASIN 1
761.82 AC
Q_{10} = 62.07 cfs
Q_{100} = 157.47 cfs
(INCLUDES CATCHMENTS 1–9)

POINT OF DISCHARGE
65.8 AC
Q_{10} = 10.52 cfs
Q_{100} = 28.67cfs
(INCLUDES CATCHMENT 20,21,22)

Pony Express Parkway (Existing)
To SR-73
To Eagle Mountain City Center
PROPOSED HIDDEN VALLEY PARKWAY
Power / Gas Easement (Existing)

POND 1 CATCHMENT = 108.9 AC, Q_{out} = 8.9 CFS
POND 2 CATCHMENT = 44.0 AC, Q_{out} = 3.6 CFS
POND 3 CATCHMENT = 204.9 AC, Q_{out} = 16.7 CFS
POND 4 CATCHMENT = 65.3 AC, Q_{out} = 5.3 CFS
POND 5 CATCHMENT = 95.2 AC, Q_{out} = 7.7 CFS
POND 6 CATCHMENT = 41.7 AC, Q_{out} = 3.4 CFS
POND 7 CATCHMENT = 29.8 AC, Q_{out} = 2.4 CFS
POND 8 CATCHMENT AREA = 100.4 AC, Q_{out} = 8.2 CFS
POND 9 CATCHMENT = 71.6 AC, Q_{out} = 5.8 CFS
POND 10
POND 11
POND 12 CATCHMENT = 18.9 AC, Q_{out} = 2.1 CFS
POND 13 CATCHMENT = 70.6 AC, Q_{out} = 8.0 CFS
POND 14 CATCHMENT = 63.9 AC, Q_{out} = 7.2 CFS
POND 15 CATCHMENT = 29.3 AC, Q_{out} = 3.3 CFS
POND 16 CATCHMENT = 45.4 AC, Q_{out} = 5.1 CFS
POND 17 CATCHMENT = 202.2 AC, Q_{out} = 22.8 CFS
POND 18 CATCHMENT = 103.5 AC, Q_{out} = 11.7 CFS
POND 19 CATCHMENT = 52.4 AC, Q_{out} = 5.9 CFS
POND 20 CATCHMENT = 19.4 AC, Q_{out} = 3.1 CFS
POND 21 CATCHMENT = 23.9 AC, Q_{out} = 3.8 CFS
POND 22 CATCHMENT = 22.5 AC, Q_{out} = 3.6 CFS

STORM WATER LEGEND

- PROPERTY BOUNDARY
- 50' CONTOUR (EXISTING)
- POWER /GAS EASEMENT (EXISTING)
- DRAINAGE BASIN
- CATCHMENT BOUNDARY
- 15" STORM DRAIN LINE
- 18" STORM DRAIN LINE
- 24" STORM DRAIN LINE
- 30" STORM DRAIN LINE
- 36" STORM DRAIN LINE
- 42" STORM DRAIN LINE
- EXISTING 24" STORM DRAIN LINE (PONY EXPRESS PARKWAY)
- POND — APPROXIMATE DETENTION POND LOCATION

STORM WATER MANAGEMENT PLAN

IN GENERAL, EACH DEVELOPMENT OR AT A MINIMUM EACH CATCHMENT AS SHOWN WILL BE REQUIRED TO DETAIN IT'S DEVELOPED 100-YR 24 HOUR STORM EVENT AND SHALL BE ALLOWED TO DISCHARGE AT THE HISTORIC RUNOFF RATE. ENERGY DISSIPATION AND EROSION PROTECTION SHALL BE PROVIDED AT ALL OUTLETS WHERE STORM WATER IS RELEASED INTO NATURAL CHANNELS.

UNDERGROUND STORM COLLECTION PIPES SHALL BE DESIGNED FOR THE 10 YEAR – 24 HOUR STORM EVENT FLOW. THE MINIMUM PIPE SIZE SHALL BE 15" DIAMETER AND THE PIPES SHALL NOT BE DESIGNED FOR SURCHARGED/PRESSURE FLOW CONDITIONS.

THE 100 YEAR – 24 HOUR STORM EVENT FLOW MUST BE CONVEYED WITHIN THE COLLECTION SYSTEM AND THE ROADWAY SURFACE WHILE MAINTAINING ONE (12' WIDE) TRAVEL LANE FREE OF WATER.

600 0 600 1200
Horizontal Scale 1" = 600'

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			

REVISIONS

CLIENT: Cadence Capital, LLC
DWG: HV-MP4.dgn
JOB NO: CAD003
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE - DRAWING IS REDUCED IF LESS THAN 22"x34"

DESIGN:
DRAWN:
CHECK:
DATE: 1/29/08

231 West 800 South
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HIDDEN VALLEY
MASTER DEVELOPMENT PLAN
DRAINAGE AND EROSION PLAN - STORM WATER MASTER PLAN

SHEET
UT3

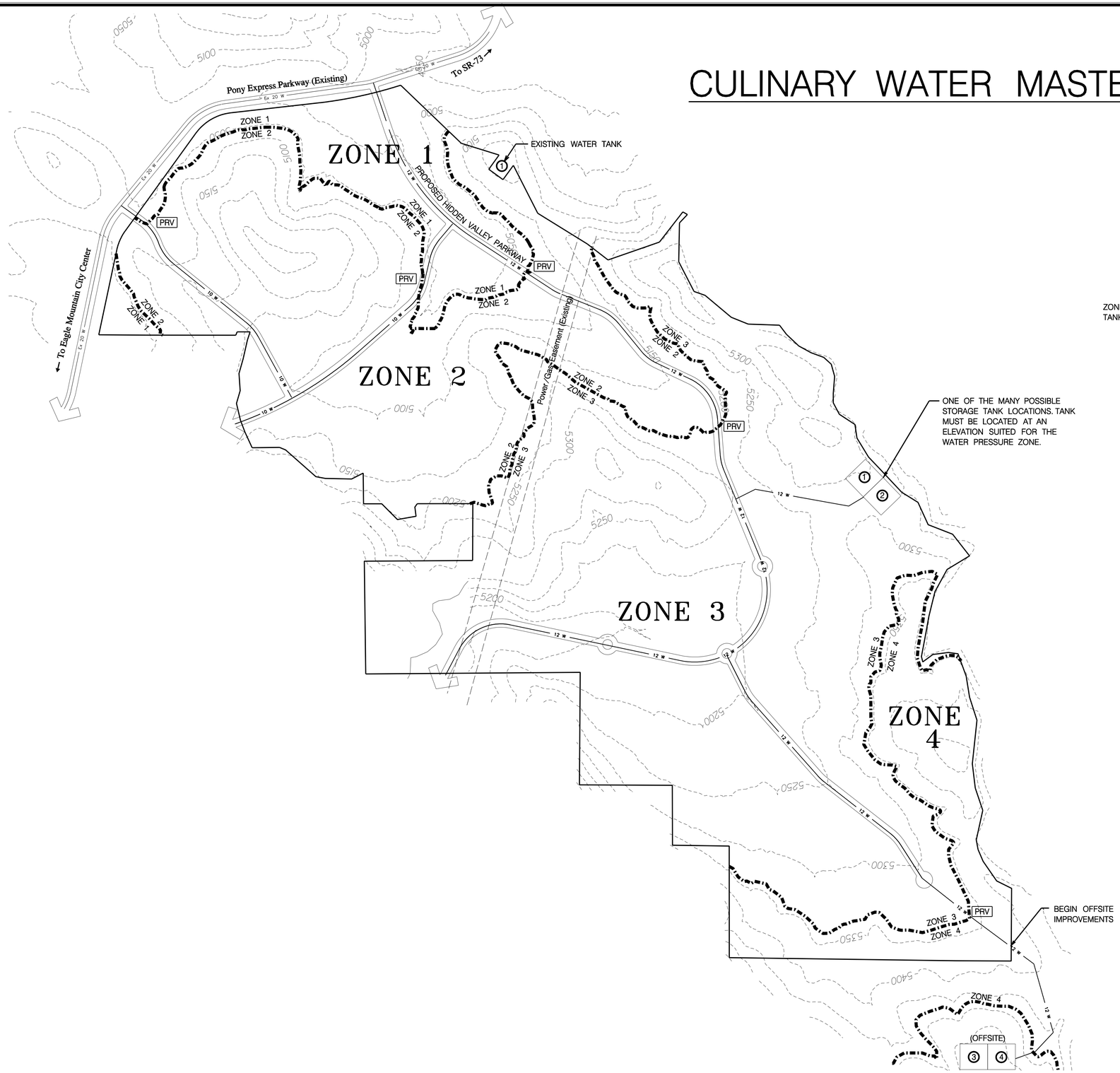
Exhibit I

[Traffic Study]

Exhibit J

[Culinary Water Master Plan]

CULINARY WATER MASTER PLAN



CULINARY WATER LEGEND

- PROPERTY BOUNDARY
- 50' CONTOUR (EXISTING)
- POWER /GAS EASEMENT (EXISTING)
- PRESSURE ZONE BOUNDARY
- 12 W — 12" WATER LINE
- 10 W — 10" WATER LINE
- 8 W — 8" WATER LINE
- Ex 20 W — EXISTING 20" WATER LINE (PONY EXPRESS PARKWAY)
- ① — WATER STORAGE TANK (APPROXIMATELY 2AC SITE SHOWN FOR EACH)
- ZONE NUMBER / TANK SERVICES
- PRV — PRESSURE REDUCING VALVE

STORAGE REQUIREMENT

INDOOR USE = 400 GALLONS/UNIT = 2,046,800 GALLONS
*OUTDOOR USE = 264.46 GALLONS/UNIT (AVG.) = 1,353,235 GALLONS

FIRE = 2000 GPM FOR 120 MIN. OR 0.25M GALLONS

TOTAL STORAGE REQUIREMENT = 3,650,035 GALLONS

ZONE 1 = 301,510 GALLONS
ZONE 2 = 1,405,060 GALLONS
ZONE 3 = 1,606,440 GALLONS
ZONE 4 = 274,525 GALLONS

* THE OUTDOOR STORAGE AND SOURCE REQUIREMENTS WILL BE REVISED WHEN THE IRRIGATION DESIGN IS COMPLETE.

SOURCE REQUIREMENT

INDOOR = 800 GALLONS/DAY/CONNECTION = 2,843 GPM
OUTDOOR = 0.367 GPM/UNIT (AVG.) = 1,880 GPM

TOTAL SOURCE REQUIREMENT = 4,723 GPM (OR 6,801,120 GPD)

ZONE 1 = 332 GPM
ZONE 2 = 1,866 GPM
ZONE 3 = 2,230 GPM
ZONE 4 = 295 GPM

NOTE:
THE WATER SYSTEM SHOWN HAS BEEN SIZED AND LOCATED FOR MASTER PLANNING PURPOSES ONLY. FINAL LOCATIONS AND SIZES WILL BE DETERMINED AT A LATER DATE.

ZONE	PRESSURE RANGE	ELEVATION RANGE	TANK ELEVATION
1	48 PSI	5060 + LOWER	EXISTING TANK
2	40 PSI – 115 PSI	5060 – 5200	5300
3	40 PSI – 115 PSI	5200 – 5340	5440
4	40 PSI – 115 PSI	5340 – 5480	5580

600 0 600 1200
Horizontal Scale 1" = 600'

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			

REVISIONS

CLIENT: Cadence Capital, LLC
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HIDDEN VALLEY MASTER DEVELOPMENT PLAN

INFRASTRUCTURE MAP - CULINARY WATER MASTER PLAN

SHEET UT4

Exhibit K

[Dry Utility Analysis]

Intermountain Consumer Professional Engineers, Inc.

Consulting Engineers
1145 East South Union Avenue
Midvale, Utah 84047

January 27, 2011

Mr. Adam Ferre
Eagle Mountain City
2513 North Sweetwater Road
Eagle Mountain, Ut 84005

Subject: Lower Hidden Valley Development – Electric Infrastructure Questions

Dear Adam:

Intermountain Consumer Professional Engineers, Inc. (ICPE) has received the questions on the offsite electric infrastructure for the proposed Lower Hidden Valley included in your January 26, 2011 email.

The additional pad mounted switchgear to be installed along the south side of Pony Express Parkway to serve the initial three phases of the development would generally serve the development only. These switchgear are not included in the current Capital Facilities Plan.

The Ranches Parkway South (2010 Peak Load 5.5 MW) and Underground Tie Circuit (2010 Peak Load 4.25 MW) are two of the most heavily loaded Eagle Mountain City distribution circuits. Adding the first three phases of the Lower Hidden Valley to either or both of these circuits will overload one or both of the circuits when the three phases of the development are built out. These overloads can be avoided by connecting these three phases of the development to the Underground Tie Circuit and transferring load from the Underground Tie Circuit to the Underbuild Circuit. To complete this transfer the projects that have previously been identified to allow more load to be transferred between the Underground Tie Circuit and the Underbuild Circuit should be completed in 2011. These previously identified projects will likely not benefit others. The amount of load that can be transferred to the Underbuild Circuit will only be enough to serve a portion of the Lower Hidden Valley development. If the amount of load transferred exceeds the requirements for the development the excess capacity would be usable by others. I do not believe these projects are included in the current Capital Facilities Plan.

Construction of the South Substation to increase the capacity of the Underground Tie Circuit by allowing the circuit to be divided into two circuits, one fed from the existing North Substation and one from the new South Substation. The construction of the South Substation will definitely benefit others and it is included in the current Capital Facilities Plan.

Electric service to Phases 4 and 5 of the Lower Hidden Valley development will be provided from the existing Underbuild Circuit. Construction of the new South Substation will allow the existing Underbuild Circuit to be split into two circuits one fed from the existing North Substation and one from the new South Substation. Several underground feeder additions extending from one or both of the Underbuild Circuits into the Lower Hidden Valley development will be required when Phase 4 and 5 are developed. These underground feeders will generally serve the Lower Hidden Valley development only. These underground feeders are not included in the current Capital Facilities Plan.

Office: (801) 255-1111 • Fax: (801) 566-0088 • E-mail: ICPE@icpeinc.com

The existing 750 kcmil Aluminum circuit that extends south from Pony Express Parkway along the east side of the street in front of the Grade School to the City's well (located south and east of the Grade School) will also need to be extended into Phase 5 of the development. This circuit extension will generally serve the Lower Hidden Valley development only. This circuit extension is not included in the current Capital Facilities Plan.

I can not respond to Item 3 in your January 26, 2011 email.

If ICPE can be of further assistance relative to this letter please feel free to contact me by phone or email.

Sincerely,

L. A. Bell Jr.

Leslie A. Bell, Jr.

LAB/lb

Intermountain Consumer Professional Engineers, Inc.

Consulting Engineers
1145 East South Union Avenue
Midvale, Utah 84047

January 21, 2011

Mr. Adam Ferre
Eagle Mountain City
2513 North Sweetwater Road
Eagle Mountain, Ut 84005

Subject: Lower Hidden Valley Development – Offsite Natural Gas Infrastructure

Dear Adam:

Intermountain Consumer Professional Engineers, Inc. (ICPE) has received and reviewed the information on the proposed Lower Hidden Valley development atached to your January 19, 2011 email. Phases 1 through 3 of the development are located along the south side of and adjacent to Pony Express Parkway. Phase 4 and 5 are south and east of Pony Express Parkway and the other three phases of the development.

Possible existing natural gas facilities that can be expanded or extended to provide natural gas service the Lower Hidden Valley development are as follows:

1. The low pressure natural gas line located along the south side Pony Express Parkway, ending at the existing Lone Tree Development could be extended further south along Pony Express Parkway and Sweetwater Road (reference Item 3).

2. The low pressure natural gas lines located along Eagle Mountain Boulevard could be extended north along Lake Mountain Road and then east into the development.

3. The low pressure gas line ending at Bobby Wren Road on Sweetwater Road could be extended north along the east side of Sweetwater Road to connect to the low pressure gas line serving the Lone Tree Development.

4. A pressure reduction station(s) could be located along the high pressure natural gas line that is installed along the east side of Sweetwater Road and the south side of Pony Express Parkway.

More than one of the previously listed alternatives will need to be implemented to provide natural gas service to the Lower Hidden Valley development. The selected alternatives will provide the capability to serve additional development located along the routes of the facilities.

If ICPE can be of further assistance relative to this letter please feel free to contact me by phone or email.

Sincerely,

L. A. Bell Jr.

Leslie A. Bell, Jr.

LAB/lb

Office: (801) 255-1111 • Fax: (801) 566-0088 • E-mail: ICPE@icpeinc.com