

Exhibit #5 General Landscape 1.1.15

Landscape Concept

The landscape character of *Sand Hollow Resort* supports a Resort theme. Plant material at Sand Hollow will be arranged in an informal and naturalistic pattern. Evergreen trees and turf are emphasized to provide a lush appearance throughout the year. Parcel Developers should incorporate this character and palette into individual projects to achieve a seamless relationship between Resort villas, streetscapes, and parcel landscapes

Plant Material List

The following plants are approved for use in the Sand Hollow Resort Development. Plants not on this list will not be accepted unless written approval from the Architectural Control Committee is obtained.

Trees

The following trees will be a dominant feature (minimum 80% of total trees) on the Sand Hollow Resort property. See Exhibit 1-A for strategic locations. See appendix for Plant Photos and growth descriptions.

<u>Botanical Name</u>	<u>Common Name</u>
(5) Magnolia grandiflora ‘Little Gem’	Little Gem Magnolia
(1) Pinus ularia	Mondel Pine
(1) Pinus halepensis	Aleppo Pine
(4) Pinus thunbergii	Japanese Black Pine
(4) Ligustrum japonicum	Japanese Privet
(3) Quercus virginiana	Southern Live Oak
(1) Chitalpa tashkentensis	Chitalpa
(3) Fraxinus oxycarpa ‘Raywoodii’	Raywood Ash
(2) Prosopis glandulosa “Maverick”	Mesquite Tree

Note: Numerical order represents the trees that are most abundant to least abundant. (1) Being most abundant and (5) being least abundant.

Accent Trees

The following trees will be used sparingly (maximum 20% of total trees) on the Sand Hollow Resort property. See Exhibit 1-A for strategic locations. See appendix for Plant Photos and growth descriptions.

<u>Botanical Name</u>	<u>Common Name</u>
(5) Butia capitata	Pindo Palm
(5) Trachycarpus fortunei	Windmill Fan Palm
(5) Washingtonia filifera	California Fan Palm
(5) Prunus Cerasifera	Purple Leaf Plum Tree
(5) Agnus Castus	Chaste Tree

Note: Numerical order represents the trees that are most abundant to least abundant. (1) Being most abundant and (5) being least abundant.

Large/Medium Shrubs

The following shrubs will be used in direct relation to specific trees and exposure location. See Exhibit 2-A for strategic locations. See appendix for Plant Photos and growth descriptions.

Botanical Name

Cotoneaster glaucophyllus
Cotoneaster lacteus
Elaeagnus commutate
Fouquieria Splendens
Ilex vomitoria 'Nana'
Lagerstroemia indica
Leucophyllum 'Rio Bravo'
Leucophyllum 'Green Cloud'
Leucophyllum 'Heavenly Cloud'
Prunus caroliniana

Common Name

Gray Leaf Cotoneaster
Red Clusterberry
Silver Berry
Ocotillo
Dwarf Yaupon Holly
Dwarf Crape Myrtle
Rio Bravo Texas Ranger
Green Cloud Texas Ranger
Heavenly Cloud Texas Ranger
Carolina Laurel Cherry

Small Shrubs

Botanical Name

Ilex "Nellie R. Stevens"
Myrtus communis 'Compacta'
Nandina domestica 'Gulf Stream'
Nandina domestica 'Moonbay'
Nerium oleander 'Pettite Red'
Rosa 'Carpet Flower'
Salvia greggii

Common Name

Nellie R. Stevens Holly
Trye Myrtle
Gulf Stream Nandiana
Moonbay Nandiana
Red Dwarf Oleander
Red Carpet Rose
Red/Pink Autumn Sage

Accent & Ornamental Shrubs

Botanical Name

Chamaerops humilis
Dasylirion species
Ephedra trifurca
Ferocactus cylindraceus
Hesperaloe parviflora
Muhlenbergia capillaris
Nolia microcapra
Yucca aloifolia
Yucca baccata
Yucca elata
Yucca rostrata

Common Name

Mediterranean Fan Palm
Desert Spoon
Mormon Tea
Barrel Cactus
Red Yucca
Regal Mist Grass
Bear Grass
Spanish Bayonet
Bannana Yucca
Soaptree Yucca
Beaked Yucca

Groundcovers

Botanical Name

Pyracantha koidzumii “Santa Cruz”
Rosmarinus officinalis “Prostratus”
Teucrium chamaedrys
Trachelospermum asiaticum

Common Name

Santa Cruz Pyracantha
Germander
Asiatic / Star Jasmine

Vines

Botanical Name

Campsis radicans
Lonicera japonica “Halliana”
Rosa banksiae
Rosa banksiae

Common Name

Yellow/Red Trumpet Creeper
Halls Honeysuckle
Lady (Yellow) Banks Rose
Lady (White) Banks Rose

Perennials

Botanical Name

Baileya multiradiata
Coreopsis
Chrysactinia mexicana
Gaura lindheimeri
Gazania hybrids
Hemerocallis hybrids
Hymenoxys acaulis
Penstemon species
Lantana species
Verbena species

Common Name

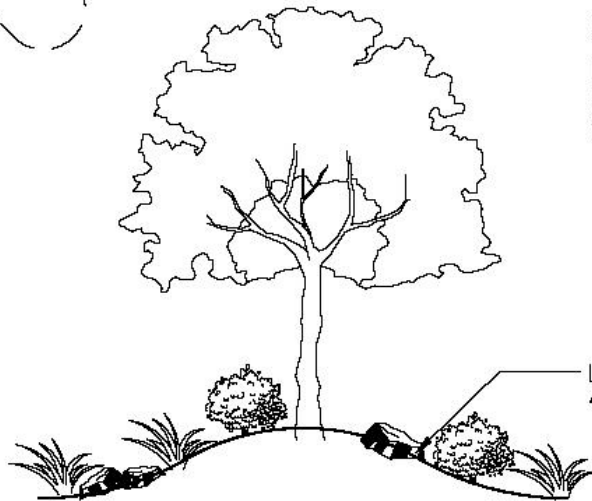
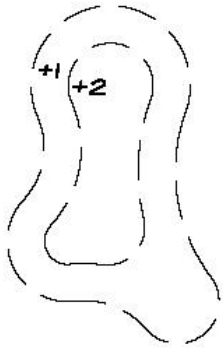
Desert Marigold
Coreopsis
Damianita
Pink Gaura
Gazania
Red/Yellow/Orange Daylillys
Angelita Daisy
Fire Cracker Penstemon
Lantana
Trailing Verbena

1.1.2 TOPOGRAPHY OF LANDSCAPE AREAS

Mounding

All general landscape areas will have noticeable change in elevations to create a natural interest in the horizontal plane. Mounding will not impede storm water or nuisance water from reaching the curb or drainage inlets and will not interfere with view corridors.

CONTOUR INTERVAL: 1'-0"



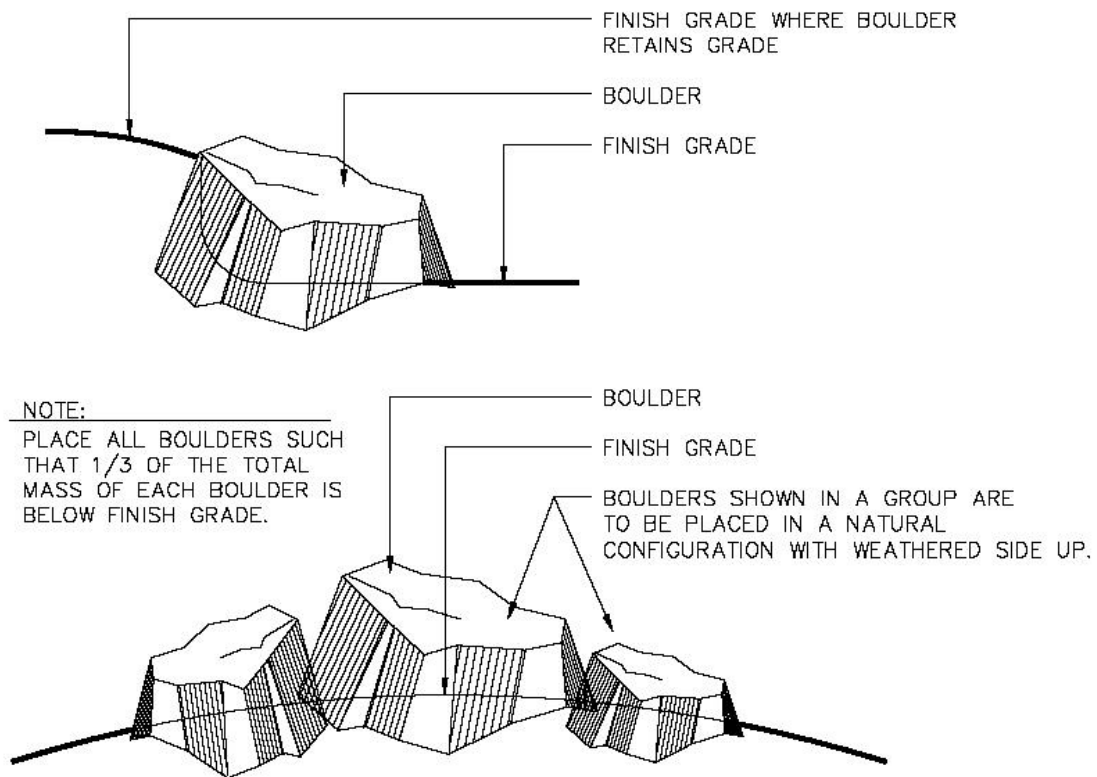
NOTES;
1) LANDSCAPE MOUNDS
TO BE NATURALLY
SHAPED WITH SMOOTH
TRANSITION BETWEEN CONTOUR
LINES.
2) LANDSCAPE MOUND
HEIGHTS TO VARY

LANDSCAPE MOUND
4:1 MAXIMUM SLOPE

ACCENT MOUND DETAIL

Landscape Boulders

Landscape Boulders will correspond with the natural color of sandstone rock on the property. Boulders will be of a hard composition so that melting will not occur. (Natural sandstone found on site is acceptable) Rock quarry location must be approved through landscape board before ordering boulders. Boulders will be installed with at least 1/3 of the boulder in the ground. Boulders will be placed in a naturalistic manner so as not to disturb the natural feel of the topography.



BOULDER PLACEMENT DETAIL

1.1.3 DRAINAGE

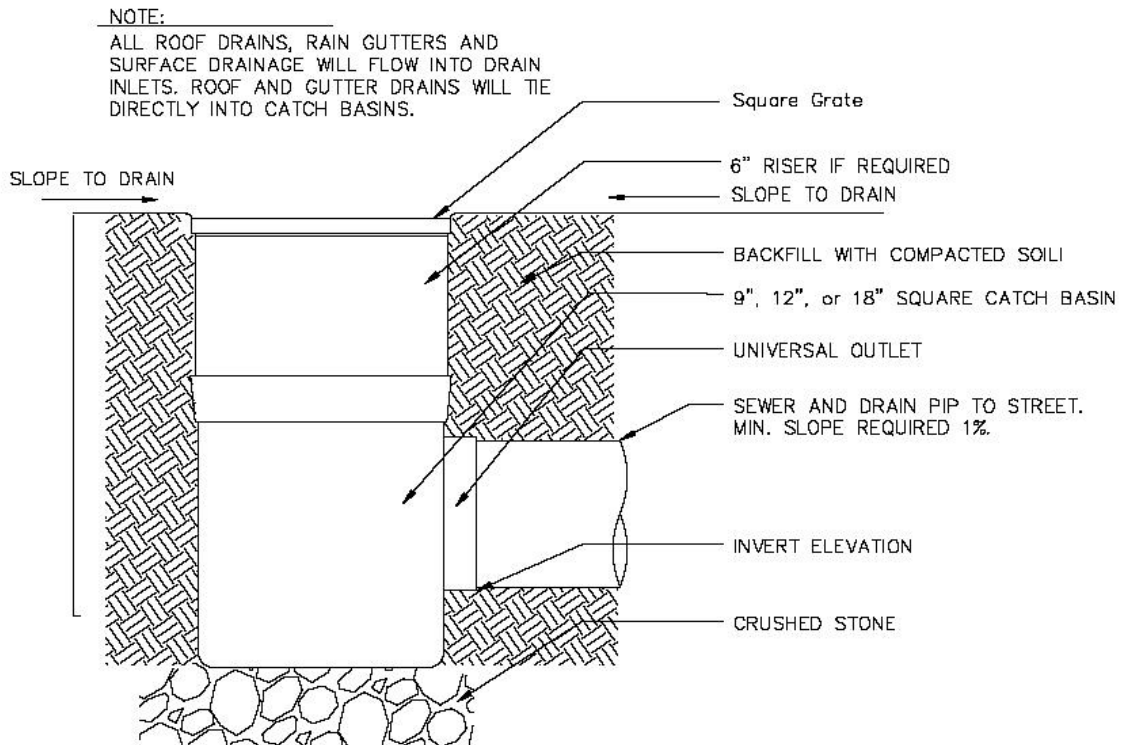
Definition Drainage is the natural or artificial removal of surface and subsurface water from a given area.

Context Drainage of water from the surface of the land in the Sand Hollow Resort is of great importance to protect from erosion, foundation problems, and over watering of plant material.

Absolutely no water will be diverted into any sewer drains.

Open Space Drainage All open space areas will have positive drainage to roads and Engineered Storm Drain inlets. The use of dry stream beds is encouraged to enhance the look of the landscaped area.

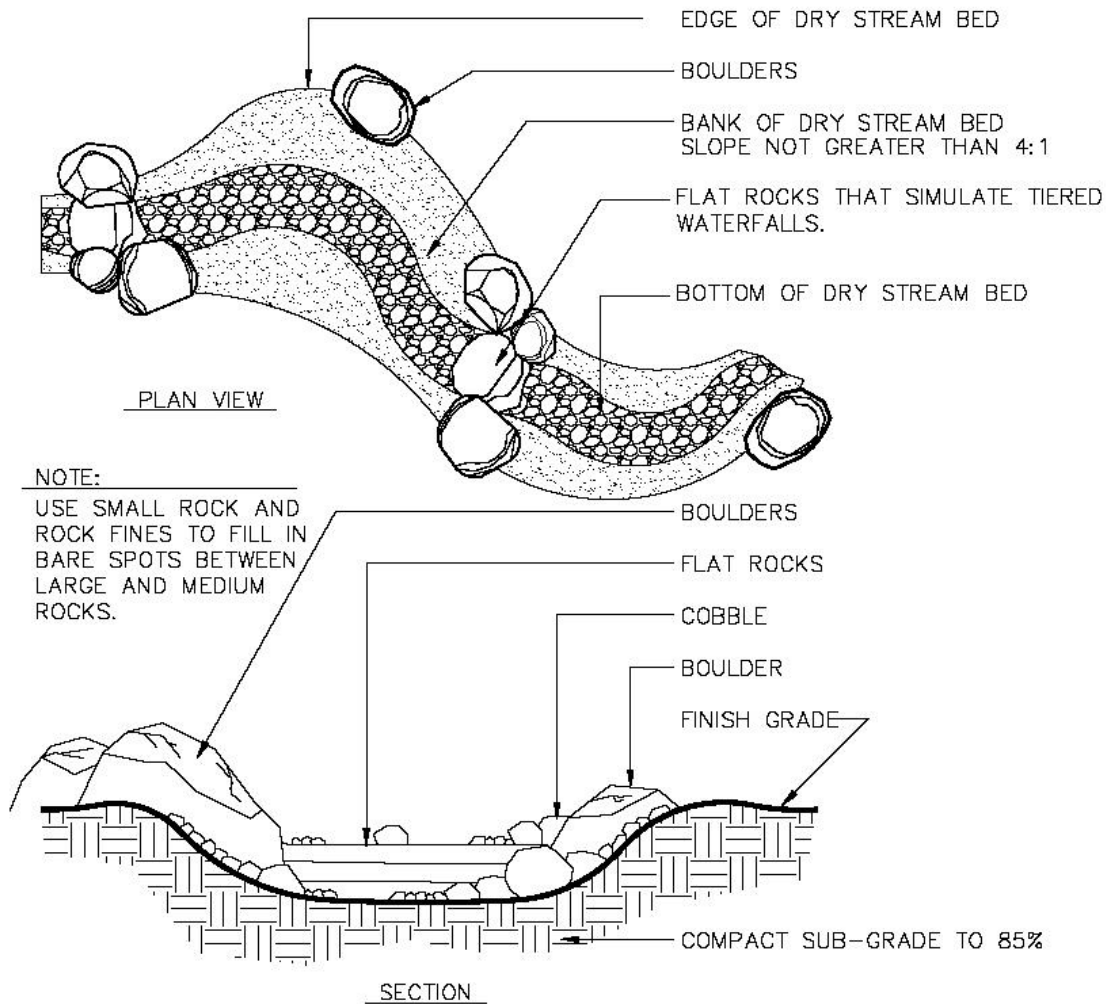
Structure Drainage All Structures shall have catch basins where roofs spill water on the land causing erosions problems. Catch basins shall be of adequate size for proper drainage to street



 SUB SURFACE DRAINAGE

Dry Stream Beds

In proper areas where dry stream beds occur, a 4" minus gray river rock will be permitted. Various size of the same rock shall be installed in the stream bed. Stream bed shall have a natural look with various levels of drainage. Stream beds will have curve linear lines with Landscape boulders along their edges. No straight architectural lines will occur in stream beds.



DRY STREAM BED DETAIL

1.1.4 ROCK MULCH

Mulch Treatment

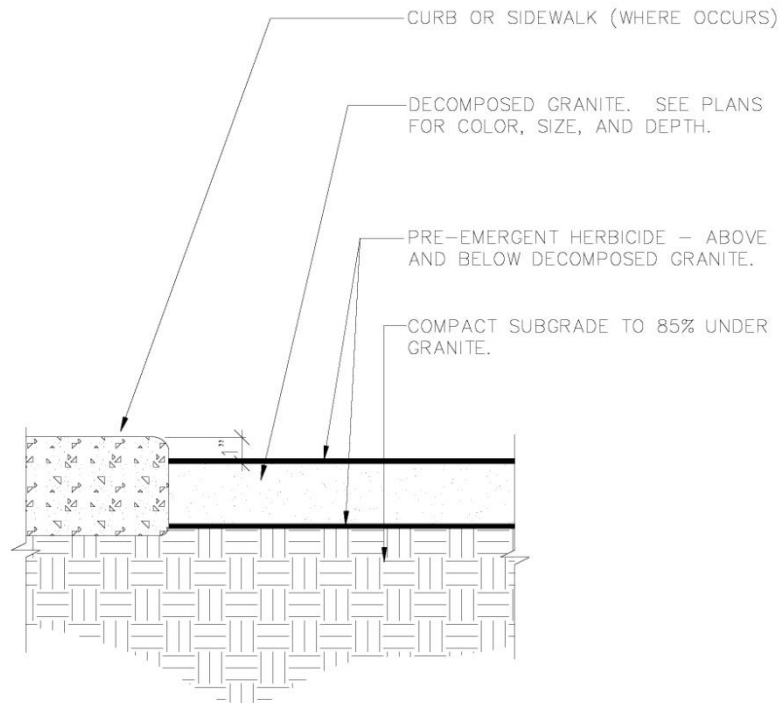
Shrub and ground cover areas may be covered with a minimum of 2" top dressing of ¾" plus rock. Bare ground is permitted if treated. See treatment Procedure ()

Acceptable Color

¾" plus rock will be a reddish brown Earth tone Color. ¾" plus rock must be approved by SHAC before installation takes place.

Weed Control

Weed Barrier will not be allowed. Weeds will be controlled using pre-emergent. "XL2G" shall be applied once after planting and irrigation is completed and once after rock mulch has been installed. Washing rock mulch after install shall activate pre-emergent.



H DECOMPOSED GRANITE DETAIL

1.1.5 IRRIGATION

Design Intent	Automatic irrigation systems are required for all planting areas.
Water Application	Areas requiring overhead spray shall be minimized and shall be restricted to turf, gazania, and flower beds. All other areas must use drip irrigation.
Overhead Irrigation	<p>Spray heads next to roadways and walkways must have low angle (10%) nozzles. Large radius rotor heads are not allowed.</p> <p>All spray heads (15-foot radius or less) shall be spaced no further than 45% of the spray diameter to account for area wind conditions. All heads will use U-Series Rainbird Nozzles.</p> <p>Spray irrigated areas shall be a minimum of 10 feet wide when adjacent to roadways and 6 feet wide otherwise. Overhead irrigation heads may not throw water directly onto any roadway, walkway, or paved surface.</p>
Drip Irrigation	The minimum quantity of emitters per plant should be in accordance with the following table. Some variation may occur due to difference in water demand between plant materials. All Drip irrigation will be buried 2" below the topsoil with 2" of ¾" plus rock on top.

Plant Size	Emitter Volume	Quantity
1 gallon	1 GPH	1 each
5 gallon	½-1 GPH	2 each
15 gallon	2 GPH	3-4 each
24" box	2 GPH	4-5 each
36" box	2 GPH	6-7 each
48" box	2 GPH	7-8 each
54" box	2 GPH	9-12 each
60" box	2 GPH	12-16 each

Zoning	Overhead and drip irrigation systems must be zoned for exposure (south and west exposures together, north and east exposures together), topography and varying water requirements of plant material.
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1.2 ENTRIES

Entry Design

An entry design has been established for all residential neighborhoods to provide thematic continuity with other elements. All entries shall be designed using the layout shown for Entry Design

Minimum Landscape Requirements

Neighborhood entries shall be designed and installed for immediate impact. At a minimum, entries must contain the following:

- 10' BTH California Palm Trees
- 36-inch box trees (Pines and Oaks Only)
- 24-inch box trees (Accent Trees)
- 5 gallon shrubs
- 50% minimum vegetative cover at 2 years growth.
- No turf in median islands or next to curbs for public entries
- ¾" plus rock under all shrub and groundcover areas.
- 5-foot wide sidewalk on both sides
- Acrylic stucco walls
- Sandstone Rock retaining walls, where necessary

1.3 SINGLE FAMILY DEVELOPMENTS

1.3.1 RESIDENTIAL STREET AND FRONT YARD LANDSCAPE

General

Parcel developers shall design and install landscapes along neighborhood streets within front and corner lot side yards. All landscape must be installed prior to occupancy of a residence.

Front Yard Paving

The minimum width of an entry walk is 4 feet. Entry walks must be separated from a building wall by a minimum of 3'-0" wide planting strip that is fully planted or covered with ¾" plus rock.

Front Yard Planting

Front yards shall be landscaped to reinforce the Resort theme. A minimum of two (24" Box) trees is required in each front yard.

Trees should be spaced at least 20 feet apart. If trees need to be spaced more closely, they should be of the same species.

Each front yard must contain at least four different species of shrubs and/or ground covers. Plants shall be used in groupings of similar species to provide mass and structure to the yard.

See Exhibit 2 A for a summary of front yard landscape requirements.

Lawn Restrictions

Lawns are limited to 40% of the total front yard area. The recommended minimum width of lawn is 6 feet. Turf shall be kept at least 3 feet from a building face or wall, including side yard retaining walls.

Minimum amount of lawn area 20% not to exceed 40%.

Rock/Treated Native Soil

All landscape area must be covered with a top dressing of ¾" plus rock or Treated Native Sand.

**Transition Areas
Between Lots**

Treatment of the area where the landscapes of two lots abut should be similar to create a unified and more expansive landscape look.

**Planting Along
Corner Lot Side
Yards, Rear Yards
And Ends of
Cul-de-Sacs**

All areas between a product or retaining wall and the back of curb or sidewalk shall be planted with a landscape palette consistent with the parcel theme. Minimum requirements are:

- 50% organic coverage at two years growth
- Full coverage of the ground plane with ¾" plus rock or Treated Native Soil.
- One 24-inch box tree for every 40 linear feet along street, tree quantities 1 to every 40 feet spacing may vary approved by SHAC.

TABLE B
FRONT YARD LANDSCAPE REQUIREMENTS

Minimum Tree Quantity	2 ⁽¹⁾
Minimum Tree Size	24-inch box (2" Caliper)
Primary Tree Type at Street	Evergreen (See list and preferred location)
Maximum Street Tree Spacing	40 feet
Secondary Tree Type	Accent, or Coniferous (See list and preferred location)
Minimum Shrub Size	5 gallon
Minimum Accent Plant Size	1 gallon
Minimum Ground Cover Size	1 gallon
Rock Mulch Color ⁽²⁾	TBD
Minimum Mulch Coverage	50% ⁽³⁾

**Open Space
And Pedestrian
Connection**

Parcel developer shall landscape designated neighborhood open space and pedestrian connections. Minimum improvements are:

- One 24-inch box tree for every 750 s.f. of total landscape area.
- 50% vegetative cover for non-paved areas.

1.4 MULTI-FAMILY DEVELOPMENTS

1.4.1 PARKING LOT LANDSCAPE

Parking lots shall be landscaped to reduce their visual impact. Landscape in and around parking lots shall consist of two categories.

- a. Perimeter landscape that surrounds the interior parking lots to a depth of 10 feet, including walks. A minimum

of one 24-inch box tree shall be planted for every 400 s.f. of landscape area.

- b. Interior landscape within parking lots that reduces the paving mass of a parking lot and provides shade. A minimum of one 24-inch box tree shall be planted for every 8 parking spaces. Landscape islands shall contain a minimum of one tree per parking stall depth.

All non-paved areas within the perimeter and interior of parking lots shall be landscaped with a combination of plant materials and ¾" plus rock. See Exhibits F & G.

Parking visible from roadways and community open space shall be screened with a combination of berms, shall be a maximum height of 3 feet from the top of curb of the parking area. See Exhibit H.

1.4.2 AMENITY / OPEN SPACE LANDSCAPE

Recreation Areas

Recreation areas shall be landscape per the following minimum requirements:

- One 24-inch box tree for every 600 s.f. of total landscape area. Additional trees may be 15 gallon in size.
- 50% minimum vegetative cover for all non-paved areas.

Open Space Landscape

General landscape areas within projects, exclusive of parking lot areas, street frontage areas, and amenity areas, shall be landscape per the following minimum requirements:

- One 24-inch box tree for every 750 s.f. of total landscape area. Additional trees may be 15 gallon in size.
- 50% minimum vegetative cover for non-paved areas.

1.5 XERISCAPE

Xeriscaping and the Utah Desert

What is Xeriscaping?

Xeriscape is a word created by combining the Greek word "xeros" which means dry and "scape" from the word "landscape".

Xeriscaping is water-wise landscaping.

This practice of landscaping focuses on using natural forces such as rainfall and careful plant selection to create beautiful sites that requires minimal maintenance. Usually the plants chosen are native plants or those that can survive in the local habitat with little intervention. With patience and planning, this method can be a successful and worthwhile venture that is beneficial and compatible with the Utah habitat.



Why is water-wise gardening so important in Utah?

Most simply stated because Utah is a desert. As our population increases the demand for drinking and irrigation water increases. Water can not be created. If water conservation is not practiced our future

drinking water supply will be depleted, our recreation areas jeopardized, and our natural habitats compromised.

Other Reasons to Xeriscape

Saving water isn't the only reason to Xeriscape. Other reasons include reducing storm water runoff preventing erosion and decreasing the effects of soil expansion which causes pavement to crack.



Reducing Storm water run off

If your property has even a mild to moderate slope it invites runoff. If you do not have the necessary plants to hold it in place the runoff increases. Using mulches and other plants that require little water will decrease the occurrence of run off by allowing the water time to absorb into the soil. This also decreases erosion of the soil.

Decreasing Soil Expansion

Soil expansion happens when soil expands when it gets wet. This is also known as soil swelling. When the soil swells it can cause cracking in pavement and foundations. Xeriscaping can help prevent this because it requires little water thus preventing the soil from expanding and cracking the pavement.



How to get Started

You don't have to take drastic measures like tearing out all of your existing plants in order to begin xeriscaping. Start small.



- Consider removing a few feet of grass along your driveway and sidewalk. Plant these areas with ground cover, small shrubs or perennials.
- Or maybe replace a part of your sloping lawn with a rock garden, rock wall or some low-spreading evergreens.

Xeriscaping Helps Utah

Remember with xeriscaping you will get the most out of every gallon of water you apply to the landscape and that means you are helping to save one of our most precious resources, Water!



For more information including lists of Utah native plants and where to purchase them visit-

www.unps.org
www.slowtheflow.com
www.xeriscape.org
www.hort.usu.edu

