

PROMONTORY
LANDSCAPING MASTER PLAN

January 16, 2001

1. DEVELOPMENT AGREEMENT AND EXHIBITS

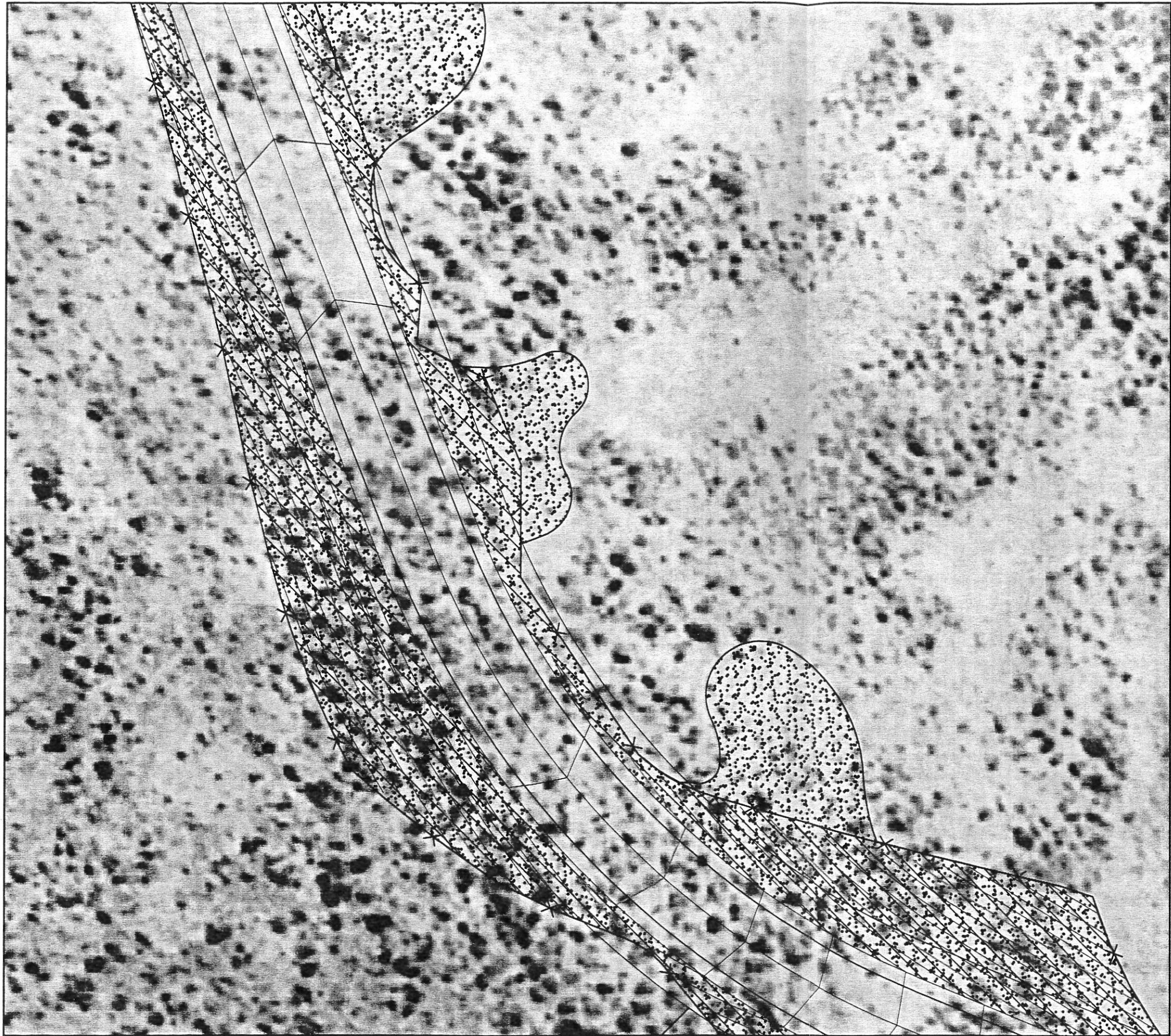
L. LANDSCAPE PLAN

LANDSCAPE MASTER PLAN

PROMONTORY SUMMIT COUNTY, UTAH



Prepared by
DESIGN WORKSHOP, INC.

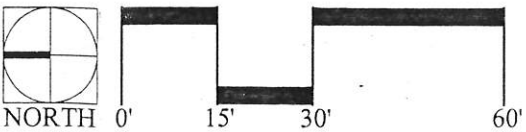
October 26, 2000



STANDARD LANDSCAPE GUIDELINES
B. ROAD REVEGETATION

1. Protect existing native plants from construction activity
2. Spread topsoil in areas disturbed by construction
3. Topdress grubbed areas with topsoil
4. Reseed disturbed areas with native grasses, wildflowers and shrubs based on existing vegetation type ie: (o) oak/sage, (s) sage meadow, (a) aspen glen, (g) grassland (See Appendix A).
5. Temporary watering for establishment (est. one year)

- x— Protect Existing Field Identified Trees (if any)
-  Spread Topsoil
-  Reseed



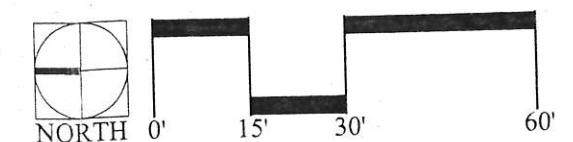
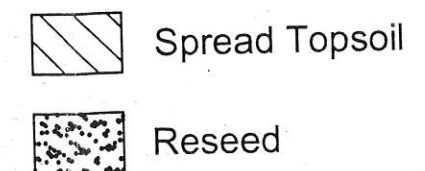
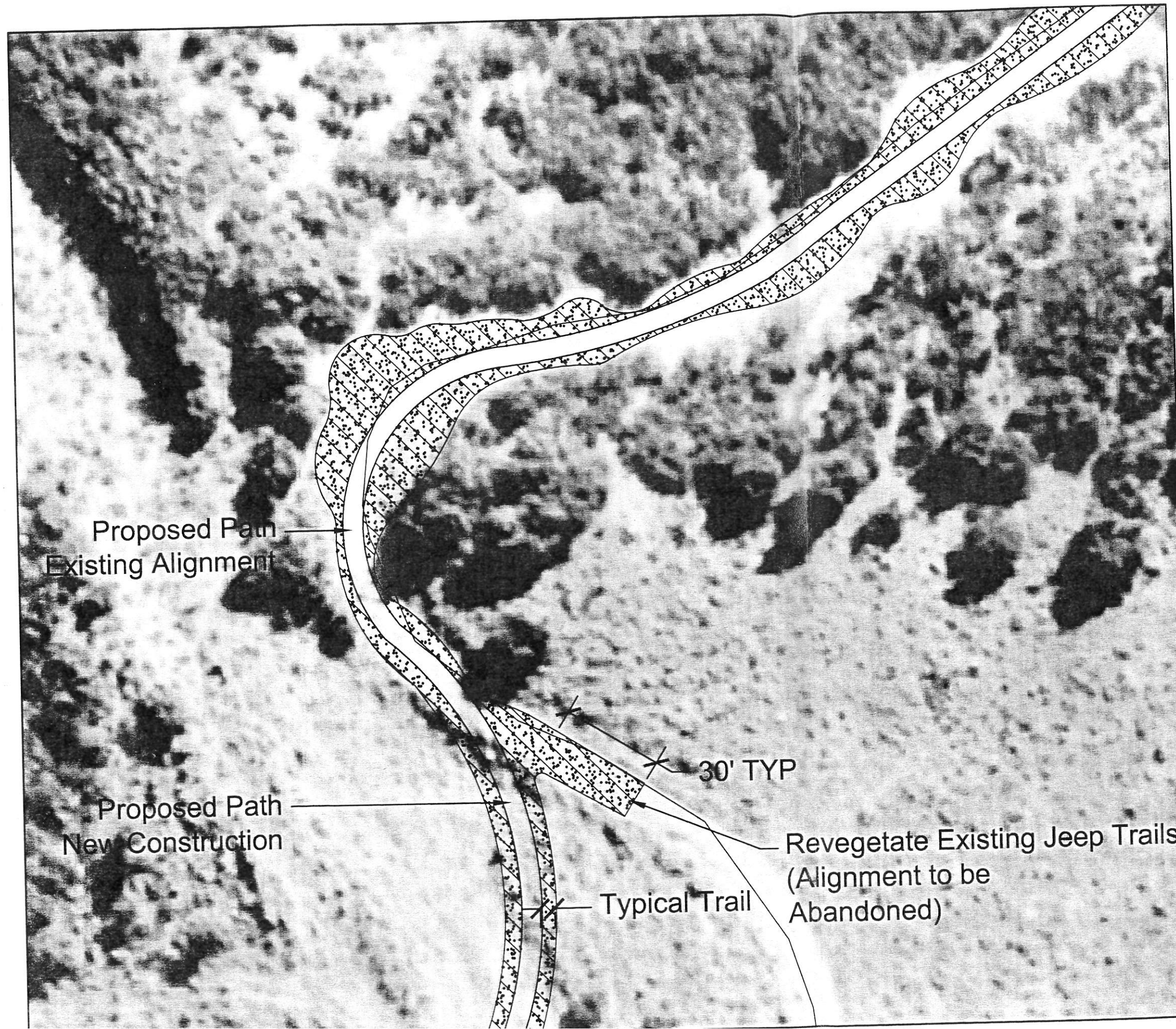
DESIGN WORKSHOP

36 EAST BROADWAY, THIRD FLOOR
JACKSON, WYOMING 83002
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OCTOBER 27, 2000

STANDARD LANDSCAPE GUIDELINES C. TRAIL REVEGETATION

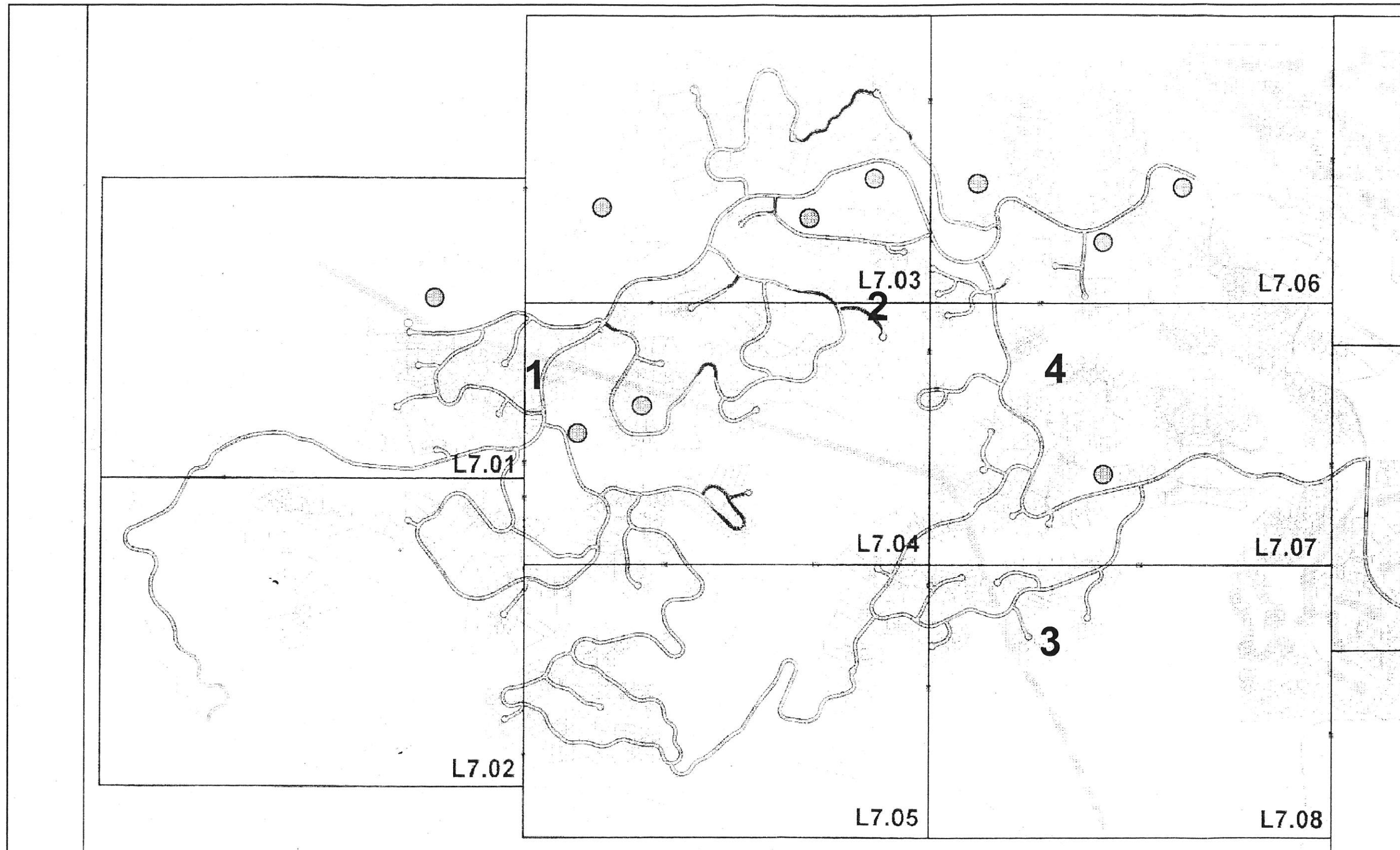
1. 6-10' Cleared Public Path
 - a. Add topsoil to areas disturbed by construction and degraded areas of existing alignments.
 - b. Reseed disturbed areas with native grasses, wildflowers and shrubs based on existing vegetation type ie: (o) oak/sage, (s) sage meadow, (a) aspen glen, (g) grassland (See Appendix A).



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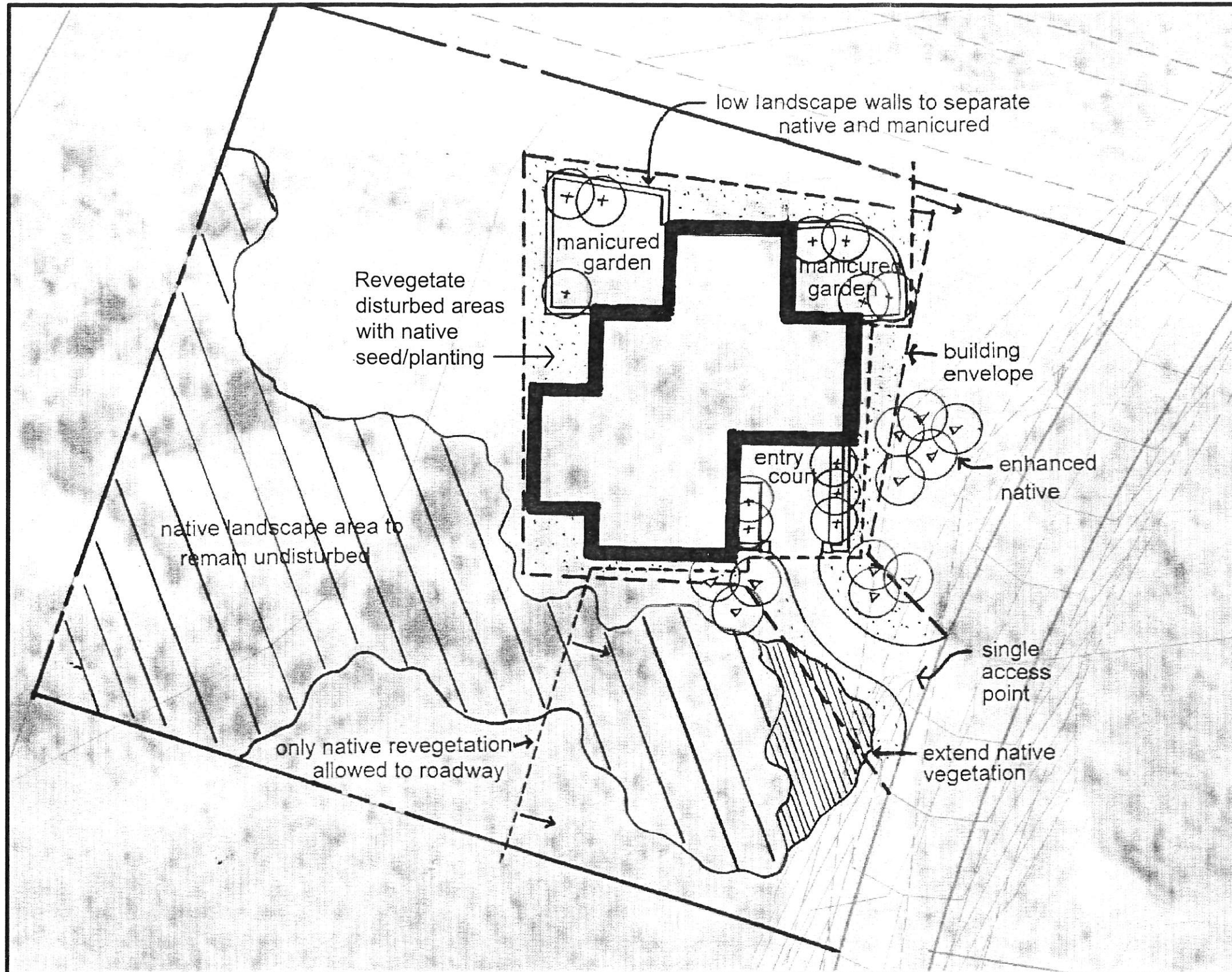


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TYPICAL LOT LOCATIONS



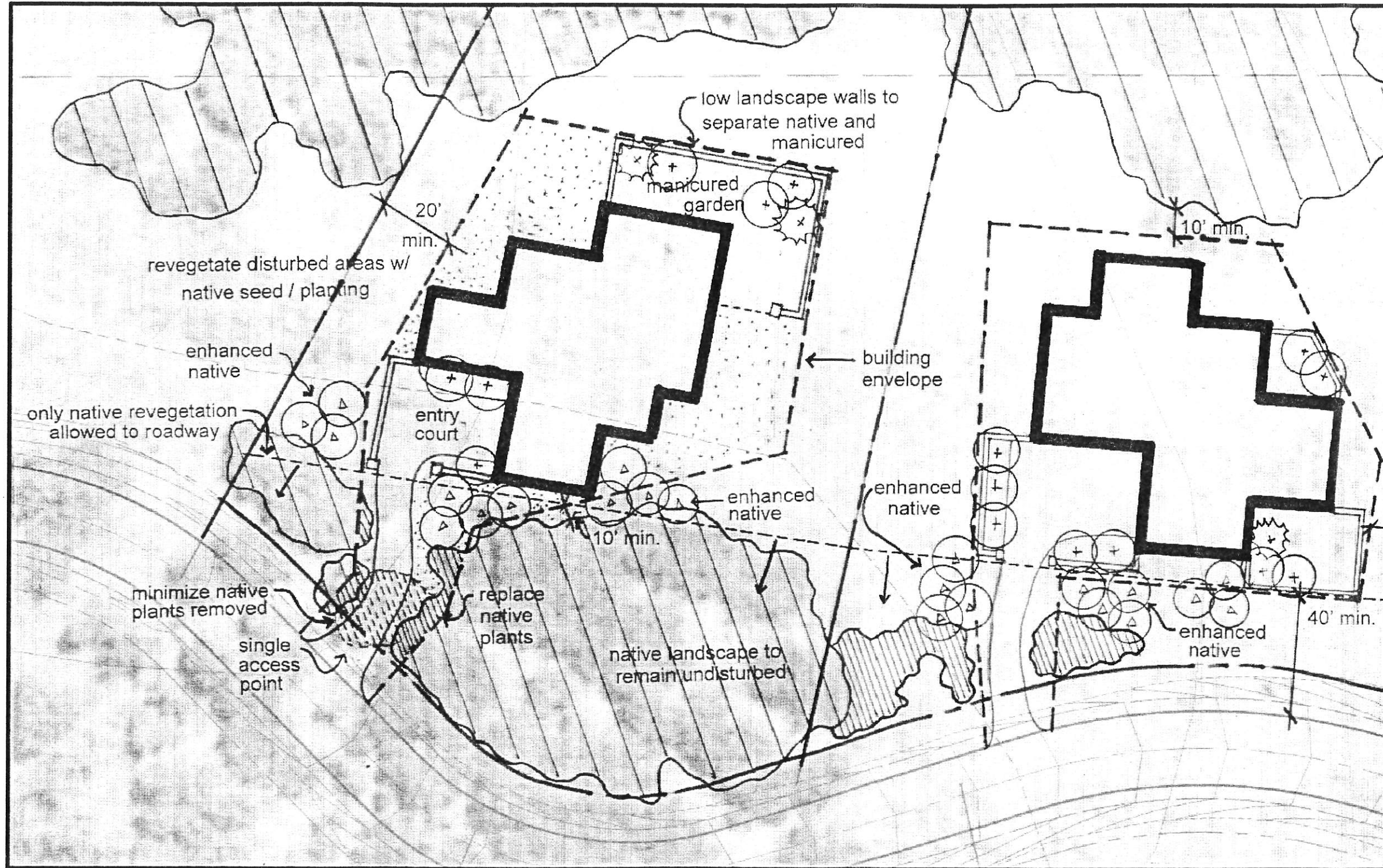
TYPICAL LOT PLANTING REQUIREMENTS LOT TYPE 1

- Building Envelope
 - No improvements or disturbance is allowed outside this envelope except for the planting and irrigation of enhanced native.
 - No more than 50% of total homesite area may be disturbed in any way.
- Only native vegetation allowed from access road to front building wall line.
- Revegetation of disturbed areas shall be completed using native grass, wildflower and sod seed mix from Appendix A.
- 4000 sf maximum optional manicured garden(s) (sod, trees, irrigation). See approved plant list, Appendix A. No quantity restrictions on plant material. Improvements must be contained within low landscape walls that are an extension of building architecture. Manicured garden spaces should relate to interior spaces.
- Required enhanced native (outside manicured garden).
 - Requires drip irrigation.
 - Minimum 11 quantity trees, no fewer than 5 of each type, clustered in groups of 3 minimum.
 - Minimum size: Deciduous 3" cal., Evergreen 14'-16'
 - Must effectively blend architecture with the site.
 - See approved plant list, Appendix A.
 - May plant required enhanced native outside building envelope.
 - Connecting plant massings and plant types with neighbor's and/or existing native vegetation is encouraged.

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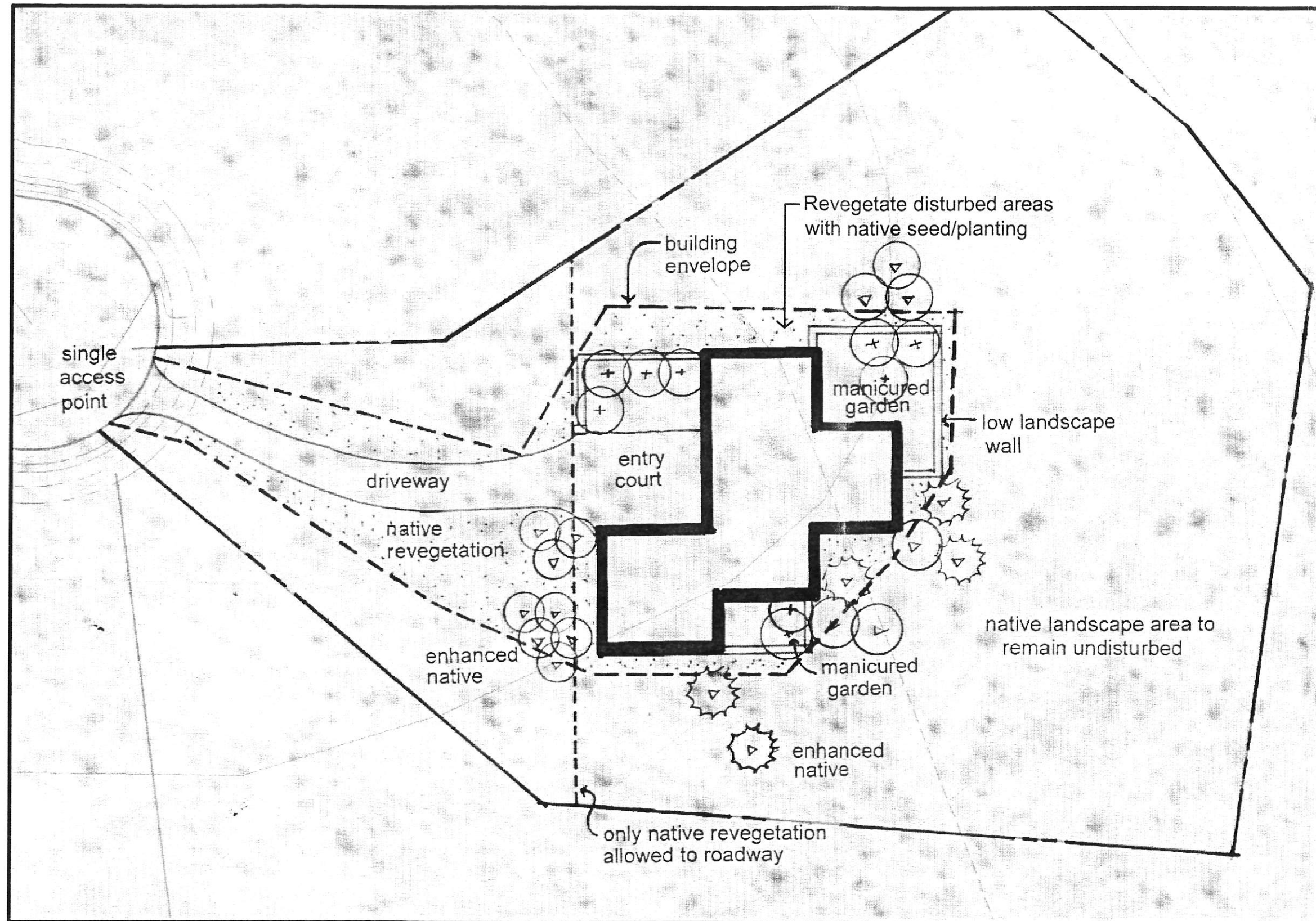
TYPICAL LOT PLANTING REQUIREMENTS LOT TYPE 2

- Building Envelope
 - No improvements or disturbance is allowed outside this envelope except for the planting and irrigation of enhanced native.
 - No more than 50% of total homesite area may be disturbed in any way.
- Only native vegetation allowed from access road to front building wall line.
- Revegetation of disturbed areas shall be completed using native grass, wildflower and sod seed mix from Appendix A.
- 4000 sf maximum optional manicured garden(s) (sod, trees, irrigation). See approved plant list, Appendix A. No quantity restrictions on plant material. Improvements must be contained within low landscape walls that are an extension of building architecture. Manicured garden spaces should relate to interior spaces.
- Required enhanced native (outside manicured garden).
 - Requires drip irrigation.
 - Minimum 11 quantity trees, no fewer than 5 of each type, clustered in groups of 3 minimum.
 - Minimum size: Deciduous 3" cal., Evergreen 14'-16'
 - Must effectively blend architecture with the site.
 - See approved plant list, Appendix A.
 - May plant required enhanced native outside building envelope.
 - Connecting plant massings and plant types with neighbor's and/or existing native vegetation is encouraged.

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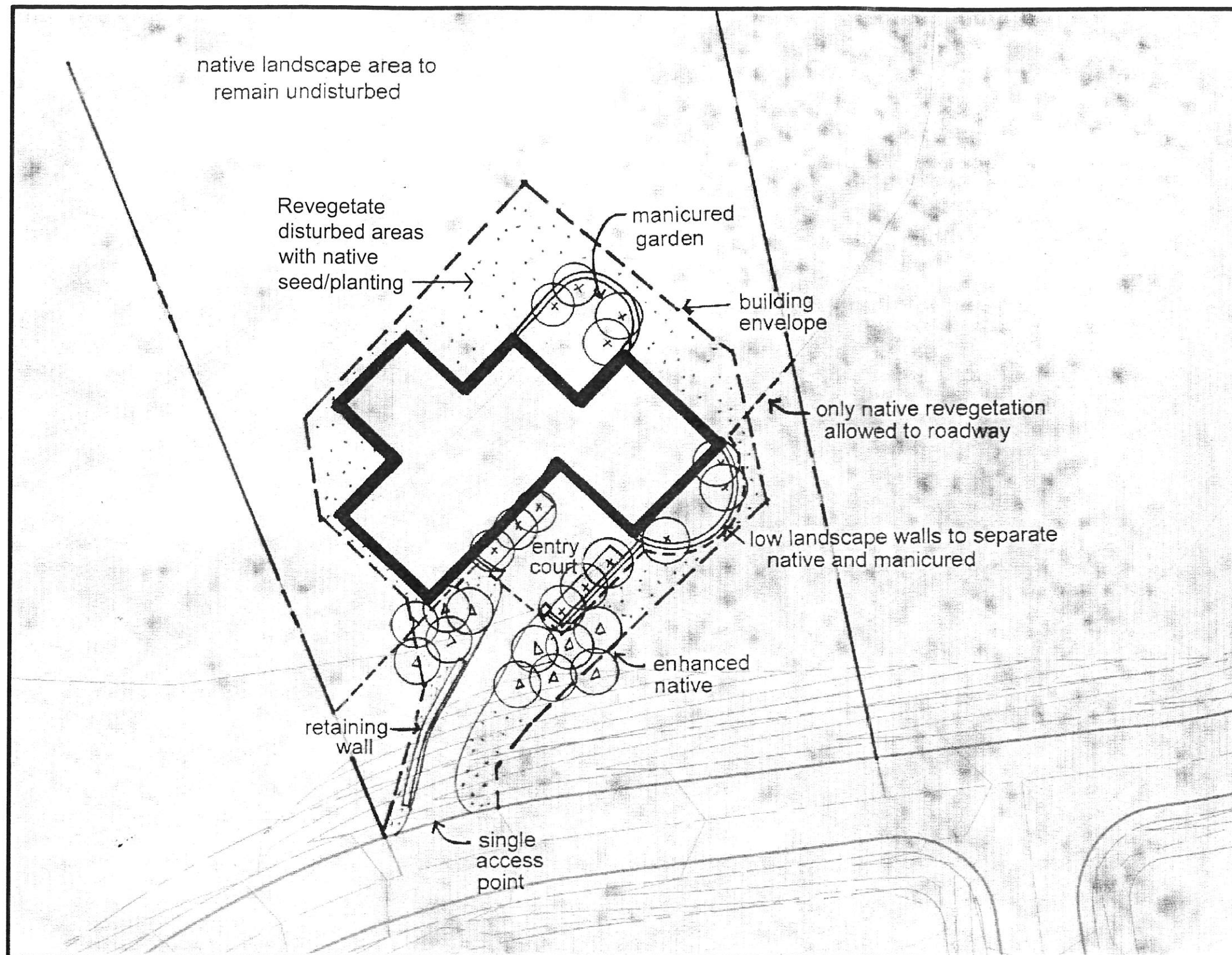
TYPICAL LOT PLANTING REQUIREMENTS LOT TYPE 3

- Building Envelope
 - No improvements or disturbance is allowed outside this envelope except for the planting and irrigation of enhanced native.
 - No more than 50% of total homesite area may be disturbed in any way.
- Only native vegetation allowed from access road to front building wall line.
- Revegetation of disturbed areas shall be completed using native grass, wildflower and sod seed mix from Appendix A.
- 4000 sf maximum optional manicured garden(s) (sod, trees, irrigation). See approved plant list, Appendix A. No quantity restrictions on plant material. Improvements must be contained within low landscape walls that are an extension of building architecture. Manicured garden spaces should relate to interior spaces.
- Required enhanced native (outside manicured garden).
 - Requires drip irrigation.
 - Minimum 18 quantity trees, no fewer than 5 of each type, clustered in groups of 3 minimum.
 - Minimum size: Deciduous 3" cal., Evergreen 14'-16'
 - Must effectively blend architecture with the site.
 - See approved plant list, Appendix A.
 - May plant required enhanced native outside building envelope.
 - Connecting plant massings and plant types with neighbor's and/or existing native vegetation is encouraged.

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TYPICAL LOT PLANTING REQUIREMENTS LOT TYPE 4

- Building Envelope
 - No improvements or disturbance is allowed outside this envelope except for the planting and irrigation of enhanced native.
 - No more than 50% of total homesite area may be disturbed in any way.
- Only native vegetation allowed from access road to front building wall line.
- Revegetation of disturbed areas shall be completed using native grass, wildflower and sod seed mix from Appendix A.
- 4000 sf maximum optional manicured garden(s) (sod, trees, irrigation). See approved plant list, Appendix A. No quantity restrictions on plant material. Improvements must be contained within low landscape walls that are an extension of building architecture. Manicured garden spaces should relate to interior spaces.
- Required enhanced native (outside manicured garden).
 - Requires drip irrigation.
 - Minimum 11 quantity trees, no fewer than 5 of each type, clustered in groups of 3 minimum.
 - Minimum size: Deciduous 3" cal., Evergreen 14'-16'
 - Must effectively blend architecture with the site.
 - See approved plant list, Appendix A.
 - May plant required enhanced native outside building envelope.
 - Connecting plant massings and plant types with neighbor's and/or existing native vegetation is encouraged.

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Appendix A

PROMONTORY NATIVE PLANT LIST

Note: All deciduous and evergreen trees and shrubs must be from a growing source of elevation 5000 feet or higher.

COMMON NAME	BOTANICAL NAME	Existing Plant Community				Design Type		
		(o) Oak/ Sage	(s) Sage Meadow	(a) Aspen Glen	(g) Grass- land	Enhanced native	Manicured garden	Specialty areas
EVERGREEN TREES								
Alpine Fir*	Abies lasiocarpa			X		X	X	X
Concolor Fir*	Abies concolor			X		X	X	X
Sub-Alpine Fir*	Abies lasiocarpa sub			X		X	X	X
Rocky Mountain Juniper	Juniperus scopulorum	X		X	X	X	X	X
Colorado Spruce	Picea pungens	X	X	X	X	X	X	X
Pinion Pine*	Pinus edulis		X	X		X	X	X
Lodgepole Pine	Pinus contorta latifolia	X	X		X	X	X	X
Douglas Fir*	Pseudotsuga menziesii			X		X	X	X
DECIDUOUS TREES								
Rocky Mountain Maple	Acer glabrum	X		X			X	X
Bigtooth Maple	Acer grandidentatum	X	X	X			X	X
Boxelder	Acer negundo	X		X	X	X	X	X
Thinleaf Alder	Alnus tenuifolia	X		X	X	X	X	X
Common Hackberry	Celtis occidentalis			X	X		X	X
Desert Willow	Chilopsis linearis	X		X			X	X
Narrowleaf Cottonwood	Populus angustifolia	X		X	X		X	X
Siouxland Poplar	Populus deltoides ‘Siouxland’	X	X	X	X		X	X
Fremont Cottonwood	Populus fremontii	X	X	X	X		X	X
Aspen	Populus tremuloides	X		X	X	X	X	X
Rose Locust	Robinia neomexicana	X		X			X	X
Crabapple	Malus spp.	X	X	X			X	X
Plum	Prunus spp.	X	X	X			X	X
EVERGREEN SHRUBS								
Greenleaf Manzanita	Arctostaphylos patula	X	X			X	X	X
Emerald Green Manzanita	Arctostaphylos santii	X	X			X	X	X
Running Serviceberry	Amelanchier stolonifera	X	X		X	X	X	X
Curleaf Mountain Mahogany	Cercocarpus ledifolius	X	X	X	X	X	X	X
Silverberry	Eleagnus commutata	X	X	X	X	X	X	X
Mormon Tea	Ephedra viridis	X	X			X	X	X
Red Yucca	Hesperaloe parviflora	X	X				X	X
Common Juniper	Juniperus communis	X	X	X	X	X	X	X
Utah Juniper	Juniperus osteosperma	X	X	X	X	X	X	X
Rocky Mountain Juniper	Juniperus scopulorum	X		X	X	X	X	X

* Protected locations only

** Wetland areas only

		<u>Existing Plant Community</u>				<u>Design Type</u>		
		(o) Oak/ Sage	(s) Sage Meadow	(a) Aspen Glen	(g) Grass- land	Enhanced native	Manicured garden	Specialty areas
DECIDUOUS SHRUBS								
Alder	<i>Alnus incana</i>	X		X	X	X	X	X
Saskatoon Serviceberry	<i>Amelanchier alnifolia</i>	X		X	X	X	X	X
Shadblow Serviceberry	<i>Amelanchier canadensis</i>	X	X	X	X	X	X	X
Utah Serviceberry	<i>Amelanchier utahensis</i>	X	X	X	X	X	X	X
False Indigo	<i>Amorpha fruticosa</i>	X	X		X	X	X	X
Big Sagebrush	<i>Artemisia tridentata</i>	X	X		X	X	X	X
Mountain Big Sage	<i>Artemisia tridentata</i>	X	X		X	X	X	X
	<i>vaseyana</i>							
Wyoming Big Sage	<i>Artemisia tridentata</i>	X	X		X	X	X	X
	<i>wyomingensis</i>							
Martin Ceanothus	<i>Ceanothus martinii</i>	X	X		X	X	X	X
Alder leaf Mountain Mahogany	<i>Cercocarpus montanus</i>	X	X	X	X	X	X	X
Chokecherry	<i>Prunus virginiana</i>	X		X	X	X	X	X
	<i>melanocarpa</i>							
Gambel Oak	<i>Quercus gambelii</i>	X	X		X	X	X	X
Smooth Sumac	<i>Rhus glabra</i>	X		X	X	X	X	X
Staghorn Sumac	<i>Rhus typhina</i>	X		X	X	X	X	X
Tobacco Brush	<i>Ceanothus velutinus</i>	X	X		X	X	X	X
Rubber Rabbitbrush	<i>Chrysothamnus</i>	X	X		X	X	X	X
	<i>nauseosus</i>							
Douglas Rabbitbrush	<i>Chrysothamnus</i>	X	X		X	X	X	X
	<i>viscidifloris</i>							
Antelope Bitterbrush	<i>Purshia tridentata</i>	X	X		X	X	X	X
Red Osier Dogwood	<i>Cornus sericea "Baileyi"</i>			X	X		X	X
Cliffrose	<i>Cowania mexicana</i>	X	X		X	X	X	X
	<i>stansburiana</i>							
Winterfat	<i>Eurotia lanata</i>	X	X		X	X	X	X
Rock Spirea	<i>Holodiscus domosus</i>	X	X	X	X		X	X
Shrubby Cinquefoil	<i>Potentilla fruticosa</i>	X	X	X	X		X	X
Alpine Currant	<i>Ribes alpinum</i>			X	X		X	X
Mountain Mahogany	<i>Cercocarpus montanus</i>	X	X		X	X	X	X
Woods Rose	<i>Rosa woodsii</i>	X		X	X		X	X
Willows**	<i>Salix spp.</i>	X				X	X	X
Blue Elderberry	<i>Sambucus caerulea</i>	X		X	X		X	X
Elderberry	<i>Sambucus canadensis</i>	X		X	X		X	X
Buffaloberry	<i>Shepherdia argentea</i>	X	X		X	X	X	X
Western Snowberry	<i>Symphoricarpos</i>	X	X		X	X	X	X
	<i>occidentalis</i>							
Mountain Snowberry/ Coralberry	<i>Symphoricarpos</i>			X	X	X	X	X
	<i>oreophilus</i>							

* Protected locations only

** Wetland areas only

		<u>Existing Plant Community</u>				<u>Design Type</u>		
		(o) Oak/ Sage	(s) Sage Meadow	(a) Aspen Glen	(g) Grass- land	Enhanced native	Manicured garden	Specialty areas
PERENNIALS								
Hollyhock	Alcea rosea						X	X
Filigree Daisy	Anthemis marschalliana						X	X
Rocky Mountain Columbine	Aquilegia caerulea			X	X	X	X	X
Western Columbine	Aquilegia formosa			X	X	X	X	X
Prickly Poppy	Argemone munita						X	X
Poppy Mallow, Wine Cups	Callirhoe involucrata						X	X
Native Bluebells	Campanula rotundifolia			X	X	X	X	X
Bachelor Button	Centaurea dealbata					X	X	
	“Rosea”							
Keys of Heaven	Centranthus ruber						X	X
Western Virgins Bower	Clematis ligusticifolia						X	X
Trailing Daisy	Erigeron flagellaris						X	X
Sulphur Flower	Eriogonum umbellatum	X	X	X	X	X	X	X
Stork’s Bill	Erodium cicutarium							
California Poppy	Eschscholzia californica							
Blue Fescue	Festuca ovina glauca	X	X	X	X	X	X	X
Blanket Flower	Gaillardia aristata						X	X
Burgundy Blanket Flower	Gaillardia grandiflora						X	X
Dwarf Blanket Flower	Gaillardia grandiflora					X	X	
	“Goblin”							
Chilean Evens, Prairie Smoke	Geum triflorum						X	X
Curlycup Gumweed	Grindelia squarrosa							
Snakeweed	Gutierrezia serotina							
Common Sunflower	Helianthus annuus	X	X		X	X	X	X
Hairy Goldenaster	Heterotheca villosa	X	X	X	X	X	X	X
New Mexico Hops	Humulus lupulus							
	neomexicanus							
Yellow Flax	Linum flavum compacta	X	X	X	X	X	X	X
Blue Flax	Linum lewisii	X	X	X	X	X	X	X
Blackfoot Daisy	Melampodium leucanthum	X	X	X	X	X	X	X
Beebalm, Horsemint	Monarda fistulosa							
Mexican Evening Primrose	Oenothera berlandieri	X	X			X	X	X
Penstemon	Penstemon barbatus	X	X			X	X	X
Firecracker Penstemon	Penstemon eatonii	X	X			X	X	X
Pine Leaf Penstemon	Penstemon pinifolius						X	X
Rocky Mountain Penstemon	Penstemon strictus	X	X			X	X	X
Rock Goldenrod	Petrorhiza pumila	X	X			X	X	X
Mexican Hat	Ratibida columnifera	X	X			X	X	X
Balsamorhiza	Balsamorhiza hirtella	X	X	X	X	X	X	X
Mule’s Ear Daisy	Wyethia amplexicaulis	X	X	X	X	X	X	X
Other Perennial as approved							X	X
GROUND COVERS								
Kinnikinnick	Arctostaphylos uva-ursi			X		X	X	X
Creeping Oregon Grape	Mahonia repens			X		X	X	X
Dwarf Mountain Lover	Pachistima canbyi			X		X	X	X
Mountain Lover	Pachistima myrsinites			X		X	X	X
Other ground covers as approved							X	X

* Protected locations only

** Wetland areas only

GRASSES

Sage Meadow:

64 seeds / sq. ft.

Bluebunch wheatgrass	20%
Idaho fescue	32
Western wheatgrass	16
Birch-leaf Mtn. Mahogany	2
Balsamroot	8
Basin big sagebrush	18
Rabbitbrush	4

15.5 PLS lbs. Per acre

Oak / Sage:

74 seeds / sq. ft.

Western wheatgrass	10%
Thickspike wheatgrass	14
Bluebunch wheatgrass	13
Sheep fescue	21
Slender wheatgrass	15
Basin big sagebrush	15.5
Rabbitbrush	3.7
Antelope bitterbrush	1.0
Birch-leaf Mtn. Mahogany	3.5
Silver buffaloberry	2.8

19.5 PLS lbs. Per acre

Aspen Meadow:

60 seeds / sq. ft.

Slender wheatgrass	18%
Sheep fescue	25
Mountain brome	13.5
Sandberg bluegrass	17.5
Red fescue	19
Oregon grape	2.0
Kinnikinnick	1.5
Woods rose	1.7
Saskatoon serviceberry	1.0

13.5 PLS lbs. Per acre

Grassland:

* Protected locations only

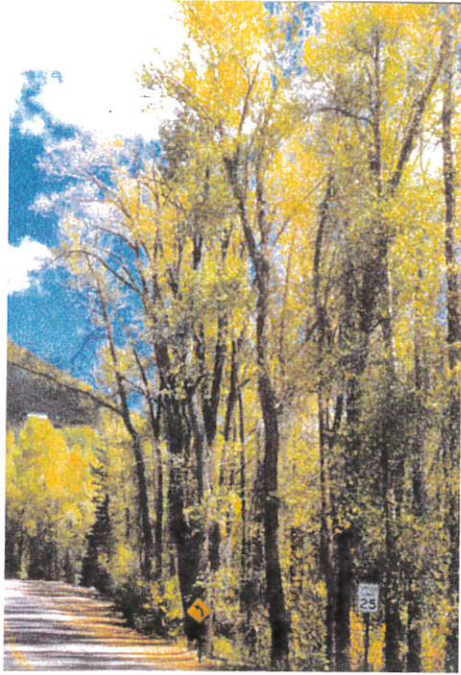
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Colorado Spruce
Picea pungens



Lodgepole Pine
Pinus contorta latifolia



Narrowleaf Cottonwood
Populus angustifolia



Aspen
Populus tremuloides



Rose Locust
Robinia neomexicana



Greenleaf Manzanita
Arctostaphylos patula



Curleaf Mountain Mahogany
Cercocarpus ledifolius



Silverberry
Eleagnus commutata



Common Juniper
Juniperus communis



Utah Juniper
Juniperus osteosperma



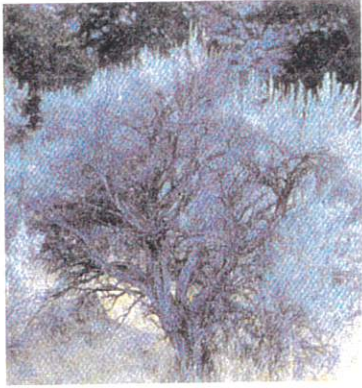
Rocky Mountain Juniper
Juniperus scopulorum



Alder
Alnus incana



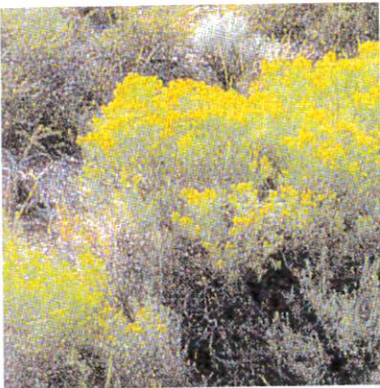
Saskatoon Serviceberry
Amelanchier alnifolia



Big Sagebrush
Artemisia tridentata



Tobacco Brush
Ceanothus velutinus



Rubber Rabbitbrush
Chrysothamnus nauseosus



Douglas Rabbitbrush
Chrysothamnus viscidifloris



Antelope Bitterbrush
Purshia tridentata



Red Osier Dogwood
Cornus sericea "Baileyi"



Cliffrose
Cowania mexicana stansburiana



Rock Spirea
Holodiscus domosus



Shrubby Cinquefoil
Potentilla fruticosa



Woods Rose
Rosa woodsii



Blue Elderberry
Sambucus caerulea



Mountain Snowberry/Coralberry
Symphoricarpos oreophilus



Chokecherry
Prunus virginiana melanocarpa



Hollyhock
Alcea rosea



Rocky Mountain Columbine
Aquilegia caerulea



Western Columbine
Aquilegia formosa



Prickly Poppy
Argemone munita



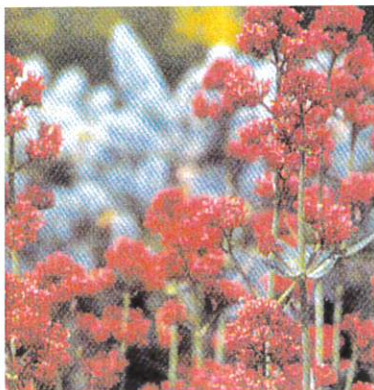
Poppy Mallow, Wine Cups
Callirhoe involucrata



Native Bluebells
Campanula rotundifolia



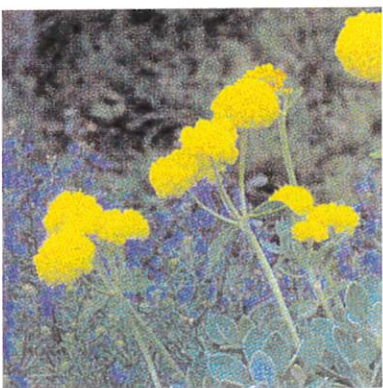
Bachelor Button
Centaurea dealbata "rosea"



Keys of Heaven
Centranthus ruber



Western Virgins Bower
Clematis ligusticifolia



Sulphur Flower
Eriogonum umbellatum



Stork's Bill
Erodium cicutarium



California Poppy
Eschscholzia californica



Blue Fescue
Festuca ovina glauca



Blanket Flower
Gaillardia aristata



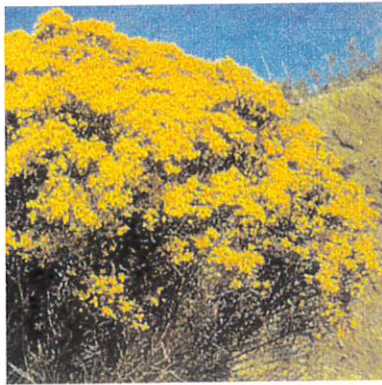
Dwarf Blanket Flower
Gaillardia grandiflora "Goblin"



Chilean Evens, Prairie Smoke
Geum triflorum



Curlycup Gumweed
Grindelia squarosa



Snakeweed
Gutierrezia serotina



Common Sunflower
Helianthus annuus



Hairy Goldenaster
Heterotheca villosa



Yellow Flax
Linum flavum compacta



Blue Flax
Linum lewisii



Blackfoot Daisy
Melampodium leucanthum



Beebalm, Horsemint
Monarda fistulosa



Mexican Evening Primrose
Oenothera berlandieri



Firecracker Penstemon
Penstemon eatonii



Pine Leaf Penstemon
Penstemon pinifolius



Rocky Mountain Penstemon
Penstemon strictus



Rock Goldenrod
Petradoria pumila



Mexican Hat
Ratibida columnifera



Balsamorhiza
Balsamorhiza sagittata



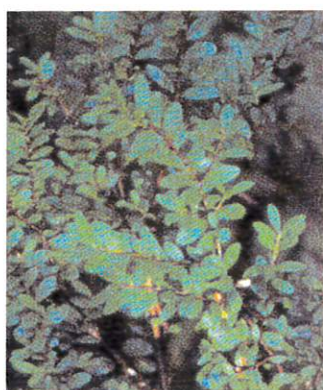
Mule's Ear Daisy
Wyethia anplexicaulis



Kinnikinnick
Arctostaphylos uva-ursi



Creeping Oregon Grape
Mahonia repens



Mountain Lover
Pachistima myrsinites