MATERIALS AND DESIGN GUIDELINES HANDBOOK

FOR THE

MIDA CONTROL AREA

WEST SIDE

Final – Adopted October 1, 2019

EXTELL
DEVELOPMENT COMPANY

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PREFACE

This Materials and Design Guidelines Handbook for the MIDA Control Area is being prepared pursuant to Section 4.03(B) (Unifying Standard Design Elements) of the Military Installation Development Authority (MIDA) Development Standards and Guidelines which requires the preparation of a Materials and Design Guidelines Handbook for all developments within the MIDA Control Area located on the west side of U.S. Highway 40 in Wasatch County, Utah. Consistent with MIDA's requirements, this Handbook contains images and plans to address the standard design elements and design principles set forth in Section 4.03 (Architectural Design Standards) of the MIDA Development Standards and Guidelines.

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1 INTRODUCTION

1.1 Background and Overview

For more than 100 years, the Mayflower Mountain Resort ("BLXM Mountain Resort") site and surrounding properties on the west side of U.S. Highway 40 were mined for gold and silver resources. The name of the largest-producing mine on the property – Mayflower – has become synonymous with this area of Wasatch County. While mining activities ceased some time ago, relics from the mines can still be found on the project site, including materials from collapsed or decaying mine operation-related buildings, a closed concrete mine portal, filled-in mine shafts and shallow prospects. These are the only vestiges of the former mining activities that remain.

The BLXM Mountain Resort ((defined in Chapter 5 of the MIDA Development Standards and Guidelines [the "Standards"]) is located within the MIDA Control Area, an area created and administered by the Military Installation Development Authority ("MIDA").The MIDA Control Area is located within the Jordanelle Basin in northern Wasatch County, Utah. The Jordanelle Basin is the primary gateway to Northern Wasatch County from Summit County, Park City and Salt Lake City. The Jordanelle Basin is situated between two key assets: Deer Valley Resort and the Jordanelle Reservoir. The MIDA Control Area is also adjacent to the Jordanelle Specially Planned Area (the "JSPA"), an area which Wasatch County views as a critical asset for the ultimate development of a series of villages that will establish the foundation of the JSPA. It is within this setting that MIDA, in concert with Wasatch County and landowners, envision the development of a true four-seasons resort community centered around outdoor recreation.

With its approval of the Master Development Plan (a Master Development Plan may also be referred to as an "MDP")for the Resort Village, the MIDA Board found that the Resort would be the perfect vehicle to implement the vision for the MIDA Control Area and the development of a year-round resort where residents and Resort Village guests can enjoy the beauty of the Jordanelle Basin.

The MIDA Control Area has been and will be designed to maximize and take advantage of the incredible resources provided throughout the Wasatch Range. From Deer Valley and Park City Mountain Resort to the west the Jordanelle Reservoir to the east and Utah State Parks to the south, the Resort and the larger MIDA Control Area are perfectly situated to capture the incredible panoramas of snow-covered peaks, abundant forests and wildlife, and expansive waterways.

When designing the BLXM Mountain Resort and the MIDA Control Area, the primary goal is to maintain and preserve the natural character of the area. Consistent with this goal, the BLXM Mountain Resort has been designed in a manner that preserves the natural surroundings and works within the context of the BLXM Mountain Resort's natural environment. The building and landscape materials selected for the BLXM Mountain Resort are intended to blend the interior built environment with the exterior landscape and lighting, resulting in a harmonious development that blends inside and outside living opportunities.

The BLXM Mountain Resort– as part of the MIDA Control Area – has been designed in a manner where it can either be a free-standing resort or it can be combined with an existing adjacent resort. The design of the Resort Village is based upon the principles defined by Roger Brooks International and that company's blueprint for developing a successful downtown/destination resort. Elements of the BLXM Mountain Resort include creating critical mass within the Resort Village core, providing opportunities for people to live "downtown", and the creation of sufficient and convenient parking facilities.

1.2 MIDA Control Area Governance

This Materials and Design Guidelines Handbook ("Handbook") for the MIDA Control Area has been prepared pursuant to Section 4.03(B)(Unifying Standard Design Elements) of the MIDA Development Standards and Guidelines (the "Standards") which requires the preparation of design guidelines for all developments within the MIDA Control Area. To assure continuity between the MIDA Control Area and the adjacent JSPA Planning Area, this Handbook has been prepared to replicate and complement the various planning concepts and philosophies and common elements recently approved for the JSPA Planning Area. To assure continuity between the MIDA Control Area and JSPA Planning Area, and where appropriate, similar language to that included in the Jordanelle Recreation Area East Side Design Guidelines has been incorporated into this Handbook.

This Handbook is a supplement to the Standards and is applicable to the MIDA Control Area adopted on December 17, 2018, including any subsequent amendments. While the BLXM Mountain Resort is at the heart of the MIDA Control Area development, all property within the MIDA Control Area shall be required to follow the Standards and this accompanying Handbook to ensure design consistency and fluid form from one parcel to another.

Map of MIDA Control Area

1.3 Definitions

For the purpose of this Handbook and unless stated otherwise, capitalized terms and words are defined in Chapter 1 (Definitions) of the Standards. Words used in the present tense shall also include the future tense; words used in the masculine gender shall also include the feminine gender; words used in the singular number shall also include the plural number; and words in the plural number shall also include the singular number, except where the natural construction of the writing indicates otherwise. The word "shall" is mandatory and not discretionary. For any term or use not defined herein, the APA publication entitled Planner's Dictionary and Webster's Dictionary (latest edition) shall be consulted.

1.4 Modifications

This Handbook may be modified as necessary, subject to the following criteria:

- The revision to the Handbook does not materially change a physical characteristic of the BLXM Mountain Resort or other approved MDP's within the MIDA Control Area.
- The objectives and intent of the Resort Village MDP and the MIDA Control Area are better served through amendments/modifications to this Handbook.
- The revision to the Handbook does not materially change the general land use pattern of the Resort Village MDP and the MIDA Control Area.
- The revision to the Handbook is consistent with the Resort Village MDP and the MIDA Control Area.
- No increase in the overall density will result through the revision to the Handbook.

If all of the above-listed criteria are met, the DRC may approve changes to this Handbook. At the discretion of the DRC, certain changes may be referred to the MIDA Board for consideration and approval/denial.

1.5 Interpretations

As set forth in Section 4.03(B) of the Standards, this Handbook has been prepared for proposed developments within the MIDA Control Area and provides supplementary design guidelines to the Standards. In any conflict between the provisions found in the Standards and this Handbook, the Standards shall be the controlling document.

The MDP's referred to in these guidelines include the Resort Village MDP (and associated Physical Constraints Analysis), approved by the MIDA Board on December 17, 2018, and all subsequent MDP's and/or Site Plans within the MIDA Control Area that may be approved by the MIDA Board. This Handbook has been prepared reflecting the intent of the MDP's and the associated surrounding properties, but in the event of conflict between this Handbook and a MDP, the MDP shall prevail and this Handbook shall be viewed as supplementary to the MDP. Additionally, consistent with the language set forth in Section 4.03(B) (Unifying Standard Design Elements) of the Standards, the Standards, this Handbook and any associated MDP – once approved by the MIDA Board – shall become the controlling documents for architectural, landscape, parking, lighting and signing standards for the MIDA Control Area as well as all other common elements identified in this handbook.

1.6 Enforcement

This Handbook for the MIDA Control Area shall be enforceable by the MIDA Executive Director or designee in the same manner as provisions contained in the Standards. Additionally, all project proposals requiring discretionary review shall be reviewed by the DRC. The DRC shall make a finding of general consistency among the proposed discretionary application, any applicable MDP, the Standards, and this Handbook. A West Side Control Area Design Review Board shall be formed, funded and operated by the BLX Mayflower, LLC ownership or its designee (referred to herein as the "Master Homeowners Association"), and said Design Review Board shall review and approve/deny projects single-family Dwellings, Townhomes, art and signage as identified throughout this Handbook.

1.7 Allowable Land Uses and Permit Requirements

MIDA has previously approved the MDP that includes the Resort Village and the Site Plan for the MWR Hotel on December 28, 2018 and April 2, 2019, respectively

Land uses for other MIDA Control Area properties shall be developed in a manner and with similar uses to those approved for the Resort Village, and are subject to review and approval as set forth in the Standards.

2 SITE DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

2.1 Design and Architecture Overview

2.1.1 General Overview

The BLXM Mountain Resort, and the larger MIDA Control Area, is designed as a resort enclave that is unique in its identity and high-end in its experience. The MIDA Control Area will be designed as a destination, year-round resort where residents and guests can work, live and play.

The Resort Village – including other MIDA Control Area properties, future subdivisions and mini-villages – has been designed to be a tight plan with a core area for activity at the center and a quieter perimeter, with less public areas and more private residences further out from the village core.

The focal point of the village core will be a central plaza, with an ice rink or other similar facility located as a primary gathering location. Building designs for the village core will need to be integrated with the pedestrian circulation patterns to create a seamless experience for residents and guests between the various buildings that encompass the Resort.

Because of the unique setting of the MIDA Control Area, the exterior building materials and colors shall be selected to blend and be compatible with the native landscape of the Jordanelle Basin. The intent is that – from a distance – the primary building colors and materials should gracefully blend with and complement the natural landscape. The details, such as window trim and soffits, should be accented with colors that contrast with the natural surrounding environment.

Architecturally, the MIDA Control Area will be more contemporary in form and massing than the traditional lodges of the past. At the same time, it is important to maintain mountain materials and an authentic Utah aesthetic. Materials will be within the allowable palette prescribed by this Handbook. Selected materials will be warm, natural in color and palette, and will be 'of the place'.

Given the desire for a natural-looking project that ties into the larger Jordanelle Basin, materials such as wood-grained cement fiberboard shall generally not be used as a primary siding material. Only high-quality materials which are complementary to the Jordanelle Basin mountain setting should be used. Stucco may be used as an exterior building material understanding that masonry, steel/metal works, glazing and roof forms are substantial in nature, and stucco can be effectively used to break up building forms.

Construction materials at the Resort shall include regionally sourced stone, rock and brick veneers, wood siding, heavy timber or metal beams, metal composite panels, expansive glazing, steel accents, and non-combustible hard board siding. Potential roofing materials shall include

standing-seam metal roof, metal tile, copper roofing, slate tile and composite shingles. Materials will be consistent throughout but will also be thoughtfully varied to convey the proper human scale to feel warm and approachable. Accent materials will be placed to present well-crafted details which further promote the Resort's aesthetic. Colors, signage, storefront windows, public art, retail awnings, twinkle lighting, and outdoor furniture will be used extensively at public areas to ensure that the spaces are activated and are identified as destinations for public gathering.

2.1.2 Purpose and Intent of Design Guidelines Handbook

As the MIDA Control Area is intended to be built out over an extended period of time, it is important to create a living document that will act as the foundation for all development to occur within the MIDA Control Area, both near-term and into the future. The primary purpose of this Handbook is to establish and preserve a unified design for the Resort community and the larger MIDA Control Area, both for buildings and residences as well as common landscape elements. This Handbook, as it may be amended, is a supplement to the Standards and will set forth the rules and regulations that will supplement the Standards in governing the general design theme for all projects, buildings and developments approved within the MIDA Control Area as well as common elements. This Handbook, in conjunction with the Standards, is intended to be used as a guideline for reviewing agencies (i.e., MIDA staff, the DRC, the MIDA Board, homeowner associations) when reviewing projects, buildings and developments proposed within the MIDA Control Area.

2.1.3 Design Philosophy and Character

The primary philosophy of this Handbook is to protect and maintain the unique visual quality of the MIDA Control Area. This Handbook has been written in a manner to allow for flexibility and varied interpretation in an effort to provide individual expression within a larger unified MIDA Control Area.

The architectural design philosophy for the MIDA Control Area can best be described as 'Transitional Mountain Architecture'. This style combines traditional and modern building forms and has a refined level of detailing and use of materials. The use of traditional forms, gabled roofs, and building massing that steps down at the ends while taller in the middle are used to establish the design concept for the MIDA Control Area.

As an implementing tool for the "Transitional Mountain Architecture" style, anchor buildings within the MIDA Control Area will maintain what is typically called "three-part forms": the base of the buildings are heavier (typically have more stone or solid material and punched windows); the middle section of the massing is lighter and more simple in design where decks, the use of siding and windows vary the elevations but the form is very simple; and the top of the building where larger windows allow the building to lighten up toward the roof and detailing becomes rich but in a light-handed way (possibly more steel and smaller timber brackets).

2.1.4 Color Palette

While there is not an intent to limit colors for the MIDA Control Area, it is encouraged that a palette of exterior finishes on the darker side of the color spectrum should be used. This will help the buildings blend into the natural environment, regardless of the season. Bright, shiny or extremely contrasting materials and colors are discouraged, although contemporary colors that tie back to the regional colors of the Jordanelle Basin may be used as accents and highlights on building windows and doors.


Color
Palettes


Color
Palettes


Creative
MARKET

2.1.5 Size, Massing and Scale

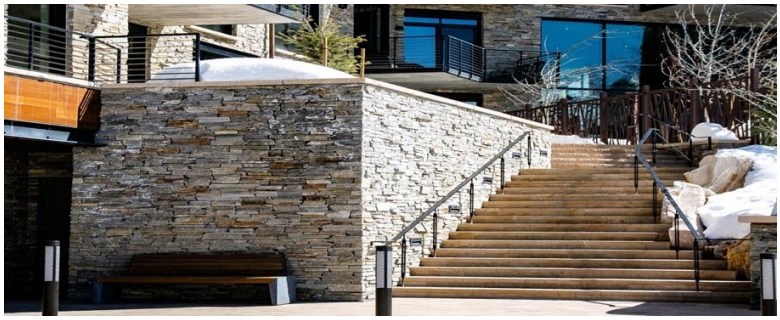
As shown in the Constraints Analysis and MDP approved December 17, 2018, which includes the Resort Village, buildings within the MIDA Control Area are designed in a manner that respects the unique and natural setting of the region. Buildings within the MIDA Control Area – both commercial/hotel and residential buildings – shall be designed in a manner that reflects the shape and character of the mountain setting above the Jordanelle Reservoir.

Buildings shall be designed in a manner to avoid large, obtrusive building forms. This can be accomplished by breaking larger areas into smaller wings/sections and additions. Off-sets shall be designed into buildings to create strong shadow lines, textures and scale. To this end, building shall not be visually monolithic and shall have breaks in the roofline, including step-downs in roof heights.

The standards and guidelines that shall be considered relative to size, massing and scale include:

- Foundation walls shall merge with the ground plane and be designed as structural stone/concrete walls that are generally one-story or less in height (except as may be otherwise approved as described in Section 2.11 and Section 2.10 of the Standards).

The basis for this design requirement is to minimize the visual connection between structures and the ground plane.



- Building walls shall be designed with horizontal wood or composite siding, stone structures, or textured/colored concrete and stucco (in addition to expanses of glass consistent with the identified design theme).

- Roof forms shall include slopes, gables and dormers (as determined by the selected architectural style), and should be the dominant element of the building. Roof forms should also be used to safely hold snow (except for towers, architectural design features and solar panels/skylights).

2.1.6 Building Heights

Building heights for structures located within the boundaries of the MIDA Control Area are set forth in Section 4.03 of the Standards. Minor modifications of building heights may be approved by the MIDA Executive Director or designee when it is found that the resulting height of the building is in keeping with a MDP approved by the MIDA Board if the MDP contained the necessary detail. If deemed appropriate, the MIDA Executive Director may refer the matter to the DRC for its review and consideration. Final decisions of the DRC may be appealed to the MIDA Board.

2.1.7 View Corridors

Buildings and the orientation of decks and balconies within the MIDA Control Area shall be designed to take advantage of view corridors up the mountain and down to the reservoir (as established through approved MDP's and Site Plans). Building heights and orientation shall be sensitive to the views of residents and guests as they experience the Resort and in the surrounding neighborhood areas. Recreational amenities in and around the Resort shall be

situated to create opportunities for pedestrians to stop and appreciate the mountains and reservoir.

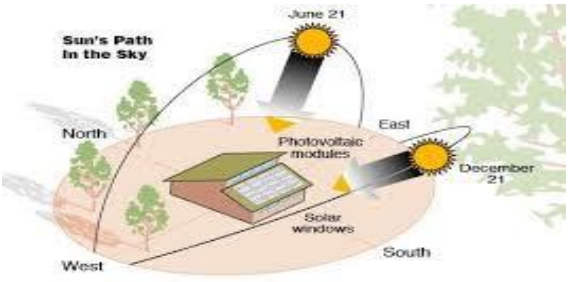
2.1.8 Green Building Design

To the extent feasible and/or required by applicable law, the MIDA Control Area properties shall strive to institute “Green Building Design” into the project.

Green building, also called sustainable design and development, is the practice of using more resource-efficient land planning, construction, renovation, operation, maintenance and demolition. Green building focuses on five key areas: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

2.1.9 Solar Orientation

To the extent feasible and/or required by applicable law, development in the MIDA Control Area shall strive to site buildings and residences to maximize solar orientation and the use of solar energy for structures within the project.



For the commercial/hotel buildings, efforts should be taken to maintain a maximum clear roof area (outside of required mechanical equipment) to allow for the painting/covering of the roof with a reflective material designed to reflect sunlight and minimize heat gain. To the extent possible, buildings shall consider options for passive solar opportunities to reduce overall energy use. However, care must be given to the views of the roof areas, especially as viewed from above on the mountain.

2.2 Resort Village/MIDA Control Area Architectural Standards – Anchor Buildings

As discussed within this Handbook, it is anticipated that the BLXM Mountain Resort and the larger MIDA Control Area will have a series of "anchor" buildings that establish the perimeter for the Resort Village. For the village core, these anchor buildings include:

- The Day Lodge and Skier Services Building
- The Four-Star Hotel on the south side of the Resort Village
- The Five-Star Hotel on the north side of the Resort Village
- The MWR Hotel and Conference Center on the east side of the Resort Village

These buildings set the foundation for the development of the village core and for the pedestrian experience that is at the heart of the MIDA Control Area. The architectural design for these anchor buildings draws from the history of the site on which it sits – as a working mine that was in operation for almost 100 years. Inspiration from this era includes industrial mining, machinery and minerals. Metal accents wrap balcony edges, span between levels, break glazing and at canopies offer protection to guests. Inspiration from the minerals extracted here on the Mayflower property created 'mineral boxes' at more vibrant areas of the anchor buildings.

Stone wraps shall be included at the base of the anchor buildings (when appropriate and consistent with the approved architectural style), grounding the structures to the mountain. This same stone can pierce internal to the public spaces, allowing seamless interior-exterior moments. For the MWR Hotel building, a grand entry canopy shall be used to distinguish the point of entry to the hotel, welcoming guests.

The chosen material palette for the anchor buildings has been selected to complement the Standards:

- Locally sourced rock/stone or a real stone veneer (or other similar treatment – not including any type of faux stone) shall be used to anchor the base of the buildings to the sloping site and create a rich atmosphere for pedestrians. The selected stone colors can be used to differentiate the anchor buildings. For the MWR Hotel building, it is envisioned that through the use of a lighter palette, along with crisp, modern edges, a unique design can be created.

  The stone used for the anchor buildings (natural or real stone veneer) shall consist of a mix of colors ranging from a light cream, to a charcoal grey and flecks of yellow and red as found in the larger Jordanelle Basin area. The stone used on the exterior of the buildings can wrap inside each of the anchor buildings, creating an entry area for the buildings. Adjacent glazing on windows shall take advantage of pedestrian mobility between the exterior and interior, inviting residents and guests into the buildings.


Examples of Appropriate Stone/Rock Colors

- To implement the “Transitional Mountain Architecture” design and the associated three-part form, a creamy stucco may be used on top of the stone base, wrapping

along the main spine of the buildings at Levels 2 through 5 (depending on the ultimate height of the anchor building). Where stucco does not occur, the anchor buildings can feature a dark brown horizontal fiber cement that wraps the remaining wings and up to Levels 6 through 8 depending on the ultimate height of the anchor building).

- To bring a unique character to each of the anchor buildings, varied storefronts shall be incorporated into the designs. Vertical curtain walls can be used to span double-height spaces, with aluminum composite panels framing specific areas.

- To carry the Jordanelle Basin mountain landscape colors into the design of the anchor buildings, bronze metal panels may be used to integrate with the stucco to provide a break in the exterior materials, in addition to beginning to break up the mass of the building. This same dark metal panel can be used to span between levels at glazing to provide a simple rhythm to the façade.

- Aluminum composite panels may be used to create extruded terraces on the anchor buildings. The wrapping of the aluminum is intended to highlight the expansive

views from the upper floors of the anchor buildings and provide a contemporary edge to the buildings.

- To create visual balance within the building mass, the intentional use of horizontal and vertical material changes should be considered at the façades. Areas with stucco should incorporate heavy reveals and expansion joints, protected by continuous, deep overhanging eaves.

- Roofs shall be treated as an integral part of the anchor buildings, integrating the upper floor levels and providing vaulted spaces within units as able. Care shall be taken to step roofs at each wing, to assist with scaling down the overall building mass. Gables should be incorporated to reduce the visual bulk of the roof forms. Roof slopes should be 4:12 and 6:12, with 2:12 as an accent roof.

- Flat roofs – if consistent with the selected architectural style – shall occur above circulation cores to house mechanical equipment and where wanted to visually shield roof equipment. Flat roofs may also be used in locations where area wells are required for equipment or as an accent roof form. In addition, service buildings (e.g., lift attendant buildings, water tank storage) may elect to have flat roofs.

- Roof materials shall include asphalt shingle, metal shingle, slate tile, standing-seam metal roofs and other non-flammable materials that provide a varying texture to the roofs when viewed from neighboring buildings.

- Chimneys, roof stacks and penetrations shall be consolidated to the greatest extent possible. A few large area wells may occur above the circulation cores, and a few smaller area wells are anticipated.

- Mechanical equipment shall be located within attic space of the roof forms. Where equipment is not housed within the building, the equipment shall be placed in an area well which visually screens the equipment.

- Roof eaves may be exposed and feature a painted cement board soffit. The eaves may be angled, with minimal view of the underside of the soffit. The use of a cement board fascia can be used to create broken planes that create a shadow line and minimize the thickness of roof.

- The building entries shall be clearly defined with a canopy attaching back to façade of stone. This style of grand entry can also serve as a queuing area for residents and guests.

- Material/exterior colors shall be thoughtfully chosen in relation to the Jordanelle Basin landscape. Muted hues of stone and stucco can be accented with dark metal panels and aluminum composite panels, with a rich fiber cement panel rounding out the palette.

- Balconies shall be concrete structures accented with wood, glass, wire cables or steel frames. Alternatively, exposed timber or steel I-beams may be used with steel framing for a modern look.

- Public areas should feature floor to ceiling glazing. This is especially important for windows and doorways along the primary pedestrian corridors where retail shops, restaurants and bars are located (to allow pedestrians to easily see the vitality of the uses occurring within).

2.2.1 Ground-Floor Commercial/Retail Area

The intent of the ground-floor retail/restaurant spaces is to provide vibrancy and activity at eye-level that creates a sense of place and vitality within the MIDA Control Area.

To bring the "inside outside", spaces shall be provided for outdoor drinking and dining opportunities, as well as outdoor retail sales. By blending the interior and outdoor activities, residents and guests will see the vibrancy that is occurring inside the establishments, and the outdoor activities will be an inviting way to draw residents and guests inside.

Because the core areas are intended to be a pedestrian-oriented experience, it will be important to include a series of windows and doorways, with the intent once again to blur the line between inside and outside.

To provide visual interest, the retail shop frontages shall be varied in width along the pedestrian-oriented exterior façade. It is anticipated that restaurants and bars may have larger frontages to allow pedestrians to better see the activities occurring inside. Large expanses of solid wall shall be avoided, and instead windows and doorways need to be the dominant exterior design element to allow the inside uses to easily flow into the pedestrian areas.

2.2.2 Entrances

Entries into a building shall provide shelter from falling snow or rain, while at the same time providing an inviting appearance that is scaled to human proportions. Primary entrances shall be designed in a manner that they have greater attention to detail and craftsmanship than other entrances and doorways.

2.2.3 Porches, Decks, Terraces and Balconies

The use of above-grade decks and balconies can assist with softening the scale of the buildings. Through the incorporation of similar design materials and colors used for the balance of the building, these exterior design elements will be able to blend seamlessly with the balance of the building. To the extent feasible (and when consistent with the design theme), porches, decks, terraces and balconies shall be covered by roof or roof extensions, thereby allowing residents and guests to enjoy these features year-round.

Window glazing shall take advantage of the views offered from the village core. Balconies at larger units will be more like outdoor rooms, allowing the indoors and outdoors to combine and become seamless for residents and guests. These balconies will be features at some of the key buildings to allow for variation in the architecture.

2.2.4 Doorways and Windows

The use of doors and windows – in conjunction with decks and balconies – is critical as a tool to break up large expanses of siding and wall area. Additionally, the use of windows along the storefronts provides an excellent opportunity to show residents and guests what is happening inside, providing an invitation to come in and explore. Gables shall be used over exposed doorways to avoid the potential of shedding snow impacting residents and guests.

Windows and doors shall be designed with wood, vinyl-clad, metal-clad frames with a natural finish, bronze with an anodized finish or a dark vinyl to best reflect the architectural styles of the MIDA Control Area. The use of clerestories, dormers and skylights shall be considered as a means of bringing as much natural light as possible into the interiors of buildings. buildings to take advantage of the prevailing breezes in the summer. When stone is used around windows, windows shall be recessed at least six inches and should be highlighted with keyed arches and/or headers to emphasize the structural support.

2.2.5 Roof Forms and Materials

Based upon the design philosophy for the project, roof forms throughout the MIDA Control Area will vary and may include some flat sections and single-pitch accents to bring the character of the buildings to a more modern mountain aesthetic to the development. Roofs will be important to the visual landscape of the Resort Village, especially as they will be viewed from above on the mountain.

Generally, steeper pitched roofs with heavy timber accents will be a recurring theme for the roofing systems. Sloping roof lines and overhangs will be important elements in the overall building design. The primary roof elements shall be articulated with a combination of full-scale gables and dormers that provide windows into habitable spaces (as opposed to being an ornamental feature). Dormers can be used to break up long stretches of ridgeline and to add architectural character to the buildings.

Secondary roof forms attached to the main buildings can include shed roofs as an alternative design feature. A visible hierarchy of roof forms should be developed to emphasize the primary and secondary roof forms.

Roofing materials shall be limited to fire-resistant slate, composite shakes (which may be designed to emulate a true cedar shake), slate tiles, copper shingles and standing-seam copper/metal roofing systems. Roofing materials shall emphasize a color scheme that allows the roofing systems to blend into the environment. At the pedestrian level, overhangs are encouraged to provide protection to pedestrians from the elements, while at the same time limiting the store fronts to direct exposure from the elements.

2.2.6 Chimneys

Chimneys can be prominent visual and structural elements of a building, and these features need to be designed in proportion to the balance of the structure. Materials used for the construction of chimneys shall create a substantial and secure appearance. When visible from the exterior of a building, chimneys shall have a stone, timber or stucco finish that ties into the design of other materials used for the building. The use of bright and reflective metals shall be avoided (with the exception of the use of copper when tied into the architectural design of the building). As an alternative, painted metal (for flues and flashings) shall be considered.

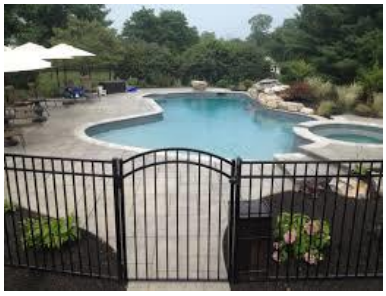
2.2.7 Service and Refuse Enclosures (Including Fencing and Gates)

While a necessary element within the MIDA Control Area, service and refuse collection areas shall be designed in a manner that allows these utilitarian facilities to blend into and become a part of the larger development. At the same time, these facilities need to be designed to include appropriate wildlife-proofing measures. To this end, it will be important to coordinate the design of these facilities with the Wasatch County Solid Waste Special Services District and other service/vendor providers to assure that acceptable access is provided.

Service and refuse collection areas shall be designed and constructed with durable materials that complement and connect with the adjacent buildings. To the extent feasible, the same construction materials used for the adjoining building shall be extended and utilized for the service and refuse collection areas.


Conceptual Designs for Service/Refuse Enclosures

Based upon State and local laws, fencing may be required around swimming pools and water features. When such fencing is required, wrought iron or some other type of open-view fencing shall be used to minimize the creation of visual barriers. Given the natural setting of the MIDA Control Area, fencing should not be used to define and/or enclose a property (especially within single-family residential neighborhoods).




2.3 Condominiums

To ensure there is vibrancy in the heart of the village core, the MIDA Control Area includes the development of approximately 315 Condominium Units that will be located throughout the BLXM Mountain Resort (primarily east of the village core). With these centrally located Condominium Units, residents and guests will be an elevator ride away from accessing the Resort Village, thereby assuring easy pedestrian access to the vibrant Resort Village.


Consistent with the designs for the anchor buildings, Condominium Projects within the MIDA Control Area shall incorporate elements of rough or rusticated natural stone. Balconies shall be incorporated into the design to allow outdoor living to blend harmoniously with the indoor areas. Additionally, through the use of balconies and other projections from the building face (i.e., accent features, architectural elements), the buildings can be designed in a manner to appear as a series of buildings rather than a single, large mass.

To avoid the creation of a monotonous block of buildings, view corridors shall be included between buildings, with a minimum building separation of 50 feet. Condominium Projects may be closer at the pedestrian level (less than 50 feet) but stepped back as the building gets taller to allow for increased and improved view corridors from the upper stories.

2.4 Public Outdoor Areas

While the MIDA Control Area is considered a "public" outdoor area to be used and enjoyed by residents and guests, the Resort Village has been designed to provide a series of public outdoor areas that are connected by an extensive pedestrian network.

Based upon the shadow studies prepared for the Resort Village, identified sunny areas shall be maximized through the use of outdoor restaurant dining. Additionally, public spaces throughout the village core need to be designed in a manner to be able to program a variety of activities, meeting places, and trailheads for walking paths.

2.5 Townhomes

To complement the larger buildings in the core of the Resort Village, a series of Townhomes will be scattered around the periphery of the Resort Village and the larger MIDA Control Area. It is envisioned that the Townhomes will be grouped in multiples of two units up to eight units. The intent of the overall design for the Townhomes is to create the appearance of a single large residence, blending in with the residential nature of the Resort Village.

After Site Plan approval, Townhome units – as with the single-family Dwellings – will be submitted for design review to the Master Homeowners Association. The Master Homeowners Association shall review and approve/deny the design review for single-family Dwellings, Townhouses, art and signage for the MIDA Control Area. Separate Design Guidelines – to be overseen by the Master Homeowners Association – shall be prepared for the review of Townhome projects.

2.6 Mining Townhomes

Included within the MIDA Control Area is a product identified as the "Mining Townhomes". This is a housing product that is intended to provide the lifestyle of a single-family Dwelling with the ease of a condominium. These units are envisioned to be smaller (1,800 to 2,500 square feet in area, with garage parking) than the previously discussed Townhomes. Instead of private yards, decks and balconies will be used to provide private open space areas.

To differentiate the Mining Townhomes from the other Townhomes, the Mining Townhomes shall utilize a modified color and hue palette to create a unique environment. Additionally, in order to provide a Townhome unit at a lower price point, construction materials may be varied to assure that the costs of the units are maintained.

After Site Plan approval, Mining Townhome units will be submitted for design review to the Master Homeowners Association. The Master Homeowners Association shall review and approve/deny the design review for single-family Dwellings, Townhouses, art and signage for the MIDA Control Area. Separate Design Guidelines – to be overseen by the Master Homeowners Association – shall be prepared for the review of these Mining Townhome projects.

2.7 Employee Housing

It is the intent of the MIDA Control Area to construct a variety of unit sizes (from dormitory-style units and studio apartments to accommodate single employees to Condominium Units/Townhomes for families). Through this mix of unit types/sizes and price-points, the BLXM Mountain Resort will be able to address all Employee Housing needs generated by development within the MIDA Control Area, from employees looking for seasonal housing and/or a temporary living arrangement to families who will call the Resort Village their home.

Consistent with the designs for the anchor buildings, the various Employee Housing buildings shall incorporate elements of rough or rusticated natural stone. As the primary Employee Housing building will be located on the southerly side of the Resort Village, the Employee Housing building will have the opportunity to take advantage of views both towards the mountain and towards the Jordanelle Reservoir. Should balconies be incorporated into the design of the buildings, the balconies should utilize design elements that are consistent with elements utilized in the anchor buildings.

For the Condominium Unit Employee Housing buildings, it is envisioned that similar materials incorporated in the anchor buildings will be utilized, and that the construction materials will be

of similar color and consistency. However, to maintain the affordability of the units, construction materials may be varied to assure that the costs of the units are maintained.

2.8 On-Mountain Condominiums

As approved by the MIDA Board, the MDP which includes the Resort Village includes a series of on-mountain Condominium Project(s) (that may be designed and utilized as Mixed-Use Hotels). Because these Condominium Units may function as Hotel units, these on-mountain Condominium Project(s) shall be of similar design, form and character as the anchor buildings within the MIDA Control Area.

2.9 Single-Family Dwellings and Estate Lots

As there will be various single-family Dwelling residential neighborhoods scattered throughout the MIDA Control Area, the intent is not to create rigid standards for the single-family Dwellings, but rather to allow for individual architectural style for each Dwelling. Even with this individuality, it is important that the design of the single-family Dwellings tie into the architectural design philosophy of the BLXM Mountain Resort ("Transitional Mountain Architecture"). Architectural designs that deviate from the design philosophy of the BLXM Mountain Resort – such as Italianate and Spanish – should not be allowed.

Single-family Dwellings will be submitted for design review to the Master Homeowners Association. The Master Homeowners Association shall review and approve/deny the design review for single-family Dwellings, Townhouses, art and signage for the MIDA Control Area.

Separate Design Guidelines – to be overseen by the Master Homeowners Association – shall be prepared for the review of single-family Dwellings.

2.10 Recreation Facility

While the approved Resort Village MDP allows for the development of an approximately 68,000 square foot facility adjacent to the village core, it is envisioned that the Recreation Facility will be a series of smaller, more intimate settings that address a wide array of recreational opportunities. From a fitness room and swimming pool to pool tables and arcades, the Recreation Facility will be a place for residents to relax and enjoy.

Consistent with the design for the anchor buildings within the Resort, the Recreation Facility shall incorporate elements of rough or rusticated natural stone. As the Recreation Facility is located outside of the core of the BLXM Mountain Resort, it will be important to incorporate similar design features and elements to tie the Recreation Facility into the larger design for the BLXM Mountain Resort. The construction of balconies and other projections from the building face can be used as elements to break up the massing of the building or buildings. Also, as described above, an opportunity exists to develop smaller, individual buildings that encompass specific uses (i.e., fitness, arcade) but are part of a larger unified facility.

2.11 Other MIDA Control Area Properties

The BLXM Mountain Resort is one portion of the properties that make up the MIDA Control Area. While there are no approved entitlements for the other MIDA Control Area properties, there is a vision as to how these properties will tie into and blend with the MDP which includes the BLXM Mountain Resort. Outlined below is the current anticipated land uses for the other MIDA Control Area parcels.

2.11.1 Pioche

The Pioche property, located to the north of the Resort Village, encompasses approximately 123 acres of land that is anticipated to be include both development opportunities and additional ski lands. Land uses within the Pioche property are intended to be ancillary to the Resort Village, and it is envisioned that land uses will include a unique offering of estate lots and other uses, including a possible water park.

2.11.2 Jordanelle Special Services District ("JSSD") Parcel

The JSSD parcel is located adjacent to the Pioche property and encompasses approximately 40 acres of land. It is currently envisioned that the JSSD Parcel will include approximately 10 acres of development with the balance of the land being used for skiing/mountain purposes. The development of the JSSD Parcel is intended to enhance the offerings of the adjacent Resort Village and is intended to be an exclusive boutique Hotel (similar to a Cheval Blanc Hotel) with 85 to 90 rooms.

2.11.3 Blue Ledge

The Blue Ledge parcel encompasses approximately 40 acres of land. While this property was envisioned to include a Hotel and small resort village, the approval of the more expansive Resort Village has caused that concept to be eliminated. Currently, it is thought that estate lots could be the highest and best use for the Blue Ledge parcel.

2.11.4 Expanded Resort Area

The expanded resort area parcels make up the balance of the properties within the MIDA Control Area. These parcels encompass more than 2,500 acres of land. It is envisioned that these parcels will accommodate world-class skiing and other associated amenities, such as on-mountain Condominium Projects/ Hotels and, Restaurants and Bars, clubs, ski schools, snow-making facilities and other ski mountain-related services and Ski Facilities. It is also thought that cross-country and a variety of summer activities (i.e., hiking, mountain biking, ropes courses, ziplines) will be developed on the expanded resort area parcels. All development on the expanded resort area parcels shall be governed by the Standards and it is not the intent of this section to create any vested rights.

3 LANDSCAPE/HARDSCAPE GUIDELINES

To ensure consistency with Wasatch County's JSPA located on the east side of U.S. Highway 40 across from the MIDA Control Area, much of the language included in this "Landscape/Streetscape Guidelines" section is replicated from the Design Handbook for the JSPA – East Side prepared by Wasatch County. In this way, a level of continuity and similarity will be achieved to blend the two different planning areas into one harmonious region.

3.1 Landscape Palette Overview

The overall purpose of the landscape/hardscape guidelines for the MIDA Control Area, as set forth in the Standards and supplemented by this Handbook, is to provide MIDA – as well as future property owners – with a standard framework that can be used for the development of landscape palettes within the MIDA Control Area. To this end, the landscape/hardscape guidelines are designed and structured to ensure continuity and consistency in the overall landscape palette developed for the MIDA Control Area.

The primary landscape guideline goals for the MIDA Control Area include:

- Maintaining the MIDA Control Area's overall visual experience and quality of life for residents and guests;
- Protecting and improving the existing environment and landscape for the BLXM Mountain Resort property and surrounding properties;
- Preserving, enhancing and complementing the natural beauty and visual character of the MIDA Control Area; and
- Retain flexibility and encourage creative expression through the development of standards and guidelines.

There are existing natural features within the MIDA Control Area (i.e., trees, vegetation, rock outcroppings) that establish the overall visual character for the MIDA Control Area, and it will be important to provide flexibility so that the strict implementation of rules and regulations does not cause the removal of these features. Property owners and MIDA will need to work collaboratively to assure that – where feasible and desired – these natural features can be retained and incorporated into the overall landscape design of the development.

To this end, it is not the intent of these landscape/hardscape guidelines to set strict standards, but rather to provide flexibility so that the unique elements of the MIDA Control Area can be preserved and incorporated into the overall design of the MIDA Control Area. Because it is nearly impossible to address all elements of site-specific conditions that may exist, the intent of these landscape/hardscape guidelines is to provide a design framework that MIDA can use to evaluate development proposals. Accordingly, the criteria and graphics contained in these landscape/hardscape guidelines are presented in a broad nature to allow flexibility in both interpretation as well as implementation.

3.2 Landscape Plants and Materials/Color Palette

The selection of plant materials, combined with the resulting color palette, is an important part of the landscape character for the MIDA Control Area. Plant composition should help emphasize the sense of place that the mountain landscape extends through the BLXM Mountain Resort and down to the Jordanelle Reservoir. To reflect the natural landscape character, the use of native or native-like plant massing (or plant groupings) and compositions that combine deciduous and evergreen trees with under-story shrubs and groundcovers reminiscent of the surrounding mountain slopes and native Jordanelle Basin landscape shall be incorporated into the overall landscape design. Plantings can be used to create edges, frame views, soften building edges and extend the mountain landscape character into the village core. Through the massing of trees, shrubs and ground cover, a strong landscape image can be created. Planting shall be strategically located to ensure views are framed, preserved and/or enhanced.

The plant materials and color palette selected for the MIDA Control Area shall reflect a similar range of hues as that currently found within the MIDA Control Area and throughout the greater Jordanelle Basin region. Native landscapes and vegetation areas, as well as “native-like” plant materials, that reflect the indigenous plant materials and landscape textures are envisioned. Plants that are “native-like” are species that may be indigenous but not endemic to the area. The use of the indigenous species or other more recent introduced species that mimic native plants is acceptable. Transplanting existing plants on the site is encouraged.

Native landscape species consist primarily of drought-tolerant plants. Plants in wet areas shall be consistent with native species located in wet areas within the region. Outside of the initial establishment period, the plant materials should thrive with very little or no irrigation. Plant materials shall be tolerant to the Jordanelle Basin, which is characterized by cold winters and hot summers with very little rainfall.

It should be noted that the Jordanelle Basin is also subject to daily winds throughout the year, thereby making it difficult to plant large stock plant materials in unprotected lands. However, because of the hilly terrain in the area of the Resort, many smaller areas with more hospitable microclimates are formed. Prior to site plan development within the MIDA Control Area, each site-specific landscape plan shall be analyzed to take advantage of these microclimates that will allow for greater variety in the landscape. Domestic landscaped areas are envisioned that reflect the native vernacular in color, texture and form. In residential areas, domestic plants can add interest and provide elements of landscape design not available with the native plant pallet. When domestic plants are used, a seamless transition from the domestic plants to the native environment shall be considered.

A variety of trees and shrubs that are native to the Jordanelle Basin are envisioned as the foundation for the landscape palette for the MIDA Control Area. These native trees and shrubs include, but are not limited to:

Trees

Acer Ginnala 'Flame'	Flame Maple
Betula Occidentalis	Red/Water Birch
Juniperus Scopulrum	Rocky Mountain Juniper
Populus Tremuloides	Quaking Aspen
Quercus Gambelii	Gambel Oak



Evergreen Trees

Abies Iasiocarpa	Alpine Fir
Pinus Aristata	Bristlecone Pine
Pinus Ponderosa	Ponderosa Pine
Pinus Sylvestris	Scotch Pine



Shrubs

Aronia Arbutifolia	Red Chokeberry
Euonymus Alatus	Burning Bush
Juniperus Monosperma	One-Seed Juniper
Rosa Woodsii	Woods Rose
Rosa Multiflora	Multiflora Rose
Salix Purpurea Nana	Dwarf Arctic Willow
Symphoricarpos Albus	Common Snowberry



Ground Cover/Vines

Clematis Jackmanii	Jackman Clematis
Gallium Odorata	Sweet Woodroof
Mahonia Repens	Creeping Oregon Grape
Vinca Minor 'Mrs. Bowles'	Periwinkle



Perennials

Achilla Filipendula	Fern-Leaf Yarrow
Anenome Pulsatilla	Basque Flower
Gaillardia x Graniflora	Blanketflower
Iris Versicolor	Blueflag Iris
Rudbeckia Fulgida 'Goldstrum'	Goldstrum Coneflower



This list of possible landscape materials is not intended to be an inclusive list, but rather to provide a foundation of landscape materials that can be expanded upon with the native and appropriate non-native plants found within the Jordanelle Basin. Natural-appearing landforms and flora should be maintained and highlighted wherever possible. Plantings shall be integrated in fixed locations, both in-ground and in elevated planters. In natural open areas and private spaces, the landscape design shall allow new vegetation to appear to be integrated with the existing mountain landscape (i.e., utilize indigenous species wherever possible).

The protection and integration of native Gambel Oaks into the landscape palette is highly desired (where possible and not in conflict with approved ski runs), as this species of tree does not transplant well. Prior to transplanting native plants, a certified arborist shall be consulted to determine if the proposed transplanting is a feasible solution. In and around the single-family residences, stands of spruces, firs and junipers shall also be protected as much as possible. Landscaping and retention of native plants may be subject to the requirements of the Utah Fire Code and Wildland Urban Interface Code requirements as set forth in Section 4.09(I) of the Standards.

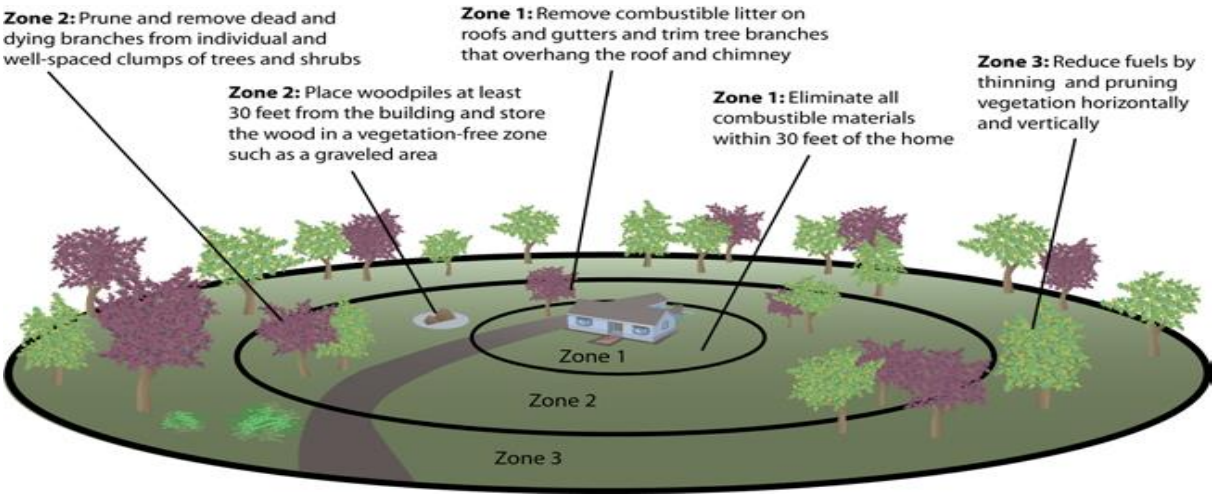

3.3 Turf Use and Defensible Space

As turf areas are a necessary and desirable landscape material in a Resort development, a turf grass blend should be chosen that is durable to traffic and drought tolerant. Additionally, in areas on the periphery of the Resort Village and throughout the single-family residential neighborhoods, a fire-resistant grass should be used.

As it is the intent of the Resort Village to utilize grasses on the Ski Beach area during the Summer months (for use as an amphitheater area), the need for the use of fire-resistant grasses will be imperative. At this time, Utah State University has developed at least two types of grasses (Saltgrass and ThickSpike Wheatgrass) that have proven through testing to be fire-resistant while being able to accommodate active uses.

Based upon information from the University, additional fire-resistant grasses are being tested regularly, and it is anticipated that by the time the first phase of the Resort Village is developed, additional fire-resistant grasses should be developed and available for use. Property owners within the MIDA Control Area will work with MIDA, the Wasatch County Fire District and representatives of Utah State University (and other resources, as appropriate) to identify the best fire-resistant grass for use within the MIDA Control Area.

Subject to applicable law, and the requirements of Section 4.09(I) of the Standards, for single-family Dwellings and Townhomes, a 30-foot zone immediately surrounding the residence shall be kept clear of combustible materials. The next zone (from 30- to 70-feet from the residence) can have some trees, but the fuel-load shall be reduced, with trees and shrubs thinned both horizontally and vertically. Outside of this 100-foot zone, the natural/native forest areas can be retained, although it is recommended these areas be maintained to reduce and minimize fuel-load.



3.4 Irrigation

The amount of irrigation water required for a healthy landscape varies significantly with soil quality. Compost can increase permeability and water-holding capacity, thereby reducing the need for irrigation. The irrigation standards developed for the MIDA Control Area have been adopted from the Utah Irrigation Association's "Minimum Standards for Efficient Landscape Irrigation System Design and Installation". While irrigation systems are necessary for certain landscape areas, the irrigation systems within the MIDA Control Area should be designed for the most efficient use of water.



Parking strips and other landscaped areas less than eight-feet-wide shall not be irrigated with pop-up fixed or rotor sprinklers. These areas shall be landscaped with water-conserving plants and approved street trees irrigated with micro-spray, bubblers or drip-irrigation. Turf grass shall only be used in these areas if irrigated with surface bubblers or subsurface systems. Valves shall be programmed for multiple repeat cycles where necessary to reduce runoff, particularly on slopes and soils with slow infiltration rates.

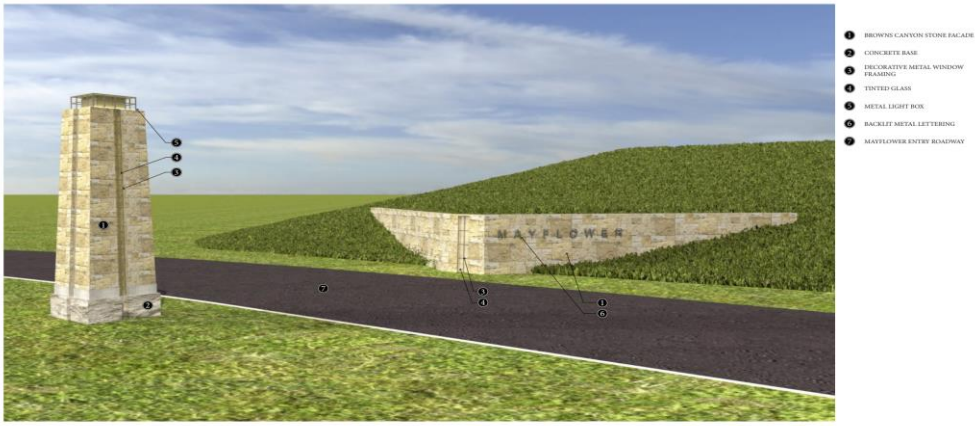
All irrigation systems shall be equipped with controllers for temporary shutoff due to inclement weather through the use of internal/external options such as rain, wind, and freeze devices. On slopes exceeding 30 percent, the irrigation system shall consist of drip emitters, bubblers or sprinklers with a maximum average precipitation rate of 0.85 inches per hour, and the controller clock should be set with appropriate cycles and run times to eliminate runoff.

Each valve shall irrigate a landscape with similar site, slope and soil conditions and plant materials with similar watering needs. Turf and non-turf areas shall be irrigated on separate valves. Each type of irrigation device (i.e., drip, bubblers, fixed, rotors) should be placed on separate valves.

For new trees, drip emitters or a bubbler shall be provided for each tree. Bubblers shall not exceed 1.5 gallons per minute per device. Bubblers for trees shall be placed on a separate valve unless found infeasible due to the limited number of trees on the project site. Drip irrigation lines shall be installed underneath mulch, except for emitters and where approved as a temporary installation. Filters and end flush valves shall be provided as necessary.

3.5 Resort Entry Features

Each of the two entrances to the Resort Village off Mayflower Mine Road will include an entry feature to announce arrival at the Resort Village. These entry features are intended to be iconic in design and will meaningfully initiate the experience residents and guests will enjoy within boundaries of the BLXM Mountain Resort . The design of these entry features shall include building materials that tie into the anchor buildings within the Resort Village, and the landscape palette shall be selected to complement the natural setting of the BLXM Mountain Resort. Selected design concepts for these amenities, utilizing the selected construction materials, are shown below.



Conceptual Entry Feature Designs

3.6 Hardscape and Paving

As discussed throughout this Handbook, the Resort Village and the MIDA Control Area properties are intended to be designed as a pedestrian-oriented, walkable community. To implement this vision and to create a memorable experience for residents and guests, it will be important to provide the highest caliber of paths, plazas and walkways. As the MIDA Control Area is being established as a year-round, four-season facility, care and attention shall be given to the pedestrian experience during snowy/rainy weather as well as during the warmer summer months.

The hardscape is an important element in the pedestrian environment. The hardscape includes such things as paving materials, stone walls, and curbs. The hardscape allows for pedestrians to move about freely without damaging landscaped areas. Materials in the hardscape should be durable and non-skid. Pavers should be set with enough strength to prevent the pavers from slumping and cracking while allowing for appropriate snow removal. The materials used to create these hardscape areas will establish a thread of continuity and, combined with street furniture, landscaping and building architecture, reinforce a consistent and lively theme for residents and guests of the BLXM Mountain Resort. Selected design concepts for pavers anticipate the use of Belgard Dublin Victorian (as shown below) as the primary paver throughout the Resort Village.

Belgard Dublin Victorian Pavers

3.6.1 Boulder Massing (Including Fire Pits)

Boulder rock retaining walls look natural in any landscape, and this is especially true for the unique setting created by the MIDA Control Area properties.

Boulder massing shall utilize a binding fabric material as a foundation (as recommended by the consulting engineer), and larger stone/boulders should be set at the base, with progressively smaller materials used as the wall increases in height. If same-size masonry material is used (such as split-face blocks), it is recommended that the wall be contoured back into the slope of the hill.

3.6.2 Retaining Walls

Construction materials for the exposed exterior skin of retaining walls shall include split-face blocks, rock and stone, and/or other construction materials that tie into the design of the adjoining structures.

3.6.3 Streetscape

The streetscape needs to be a strong component of the overall design of the MIDA Control Area properties, as the streetscape become the primary interface between the pedestrian and automobile. Streetscapes need to be designed in a manner to provide interesting signs, banners, paving materials and other design elements to draw visitors to the interior of the Resort Village.

The streetscape shall be designed in a manner to address both the pedestrian and the automobile. Signs within streetscapes shall not be overpowering from sign-to-sign but should work in harmony with each other. Within the interior of the Resort Village, crosswalks shall be designed to accommodate Americans with Disabilities Act requirements.

3.6.4 Sidewalks and Pathways

Sidewalks and pathways are the lineal elements that will bind the plazas and streetscapes together. Sidewalks and pathways (within the village core) shall be hard surface and made of materials that are consistent with the overall design character of the Resort Village. Materials shall be durable and easily maintained in all seasons (i.e., pavers, concrete, asphalt).

3.7 Landscape Lighting

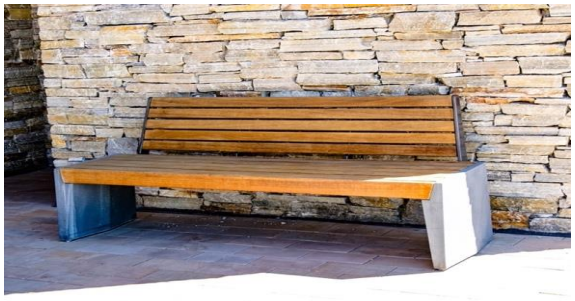
Landscape lighting serves a variety of purposes within the BLXM Mountain Resort and the MIDA Control Area: the lighting provides illumination for pedestrians, while at the same time providing a level of security so that pedestrians feel comfortable walking through the Resort Village after the sun has set. Lighting is also needed to create the desired ambiance and experience for residents and guests. Lighting shall be provided in areas that receive heavy pedestrian or vehicular use, as well as in areas that may present the perception of being unsafe should the area be unlit.

Because of the mountain setting of the MIDA Control Area, it will be important to effectively blend landscape with the built environment, both during the daytime and nighttime hours. Depending upon the type of use and level of activity that specific areas may demand, a variety of lighting solutions will need to be incorporated into the overall design of the Resort Village. Ideally, when it can be shown that pedestrian safety concerns are met, individual light sources shall be used instead of a series of lights (which may result in the over-illumination of an area).

Along pathways and sidewalks, foot lighting shall be utilized in lieu of light poles, thereby placing the lighting source close to the ground and reducing the potential for light/glare intrusion. Additional overhead lighting or supplemental low-level units may be used when it is determined that pedestrian safety will be best served (i.e., in areas where there are grade changes, in larger pedestrian plazas).

3.8 Street Furniture

The intent of street furniture (i.e., benches, trash receptacles and other similar elements) is to create a unifying design that highlights the overall character of the Resort Village and the MIDA Control Area. To this end, a customized motif or design that is unique to the Resort Village shall be used and repeated throughout the Resort Village. Street furniture shall be designed with high-quality materials that can be easily maintained and hold up to heavy use. Street furniture shall be made of wood, natural stone, CorTen or blackened steel or other similar materials, and the color of the street furniture shall blend with the surrounding natural areas.



While the Resort Village and other MIDA Control Area properties are being developed as a pedestrian experience, there will also be opportunities for the use of bicycles within and outside of the Resort Village. Bicycle storage should be provided on the periphery of the village core for use by residents and guests. The bicycle racks should be placed in highly visible and accessible areas to encourage use while at the same time reducing the potential for theft.

3.8.1 Kiosks/Interpretive Center/Wayfinding

Given the pedestrian nature of the Resort Village, the use of kiosks, interpretive centers and wayfinding signs will be important elements to enhance the pedestrian element within the Resort Village. Because of the unique nature and history of the Mayflower property, as well as the surrounding Jordanelle Basin, interpretive centers can shall be located throughout the MIDA Control Area as a means of enhancing the pedestrian experience. The kiosks, interpretive centers and way-finding signs should be designed in a manner to blend with the natural background colors of the Resort Village. To this end, the use of wood and natural stone bases and shed roofs using wood, CorTen steel and natural stone should be incorporated into the design of these features. Selected design concepts for these amenities that are proposed for the MIDA Control Area, utilizing the selected construction materials, are shown below.

Design Concepts for Kiosks

3.8.2 Benches/Picnic Tables

Benches and tables for public seating shall be constructed from wood, CorTen, blackened steel or other similar materials. Given the expansive size of the MIDA Control Area, there may be more than one bench or table design. It will be important that all benches and picnic tables incorporate the unifying design concepts and materials approved for the MIDA Control Area. Selected design concepts for these amenities for the MIDA Control Area, utilizing the selected construction materials, are shown below.

Design Concepts for Benches

3.8.3 Bicycle Racks

As an alternative means of transportation within the MIDA Control Area, it will be important to provide opportunities for residents and guests to utilize bicycles. Bicycle racks shall be provided and placed near entries to commercial and recreational facilities – these bicycle racks should be visible and convenient to encourage use by residents and guests. The bicycle racks should be designed in a manner to blend with the background colors and color palette for the Resort Village. Wood, CorTen steel or other similar quality materials shall be used for the construction materials. Selected design/style concepts for these amenities for the MIDA Control Area are shown below.

Design Concepts for Bicycle Racks

3.8.4 Trash Receptacles

Trash and recycling receptacles shall be conveniently placed throughout the Resort Village to encourage and facilitate their use. These receptacles shall be coordinated in design and detail so that residents and guests immediately know their intended use. Construction materials shall include wood, CorTen steel or other similar materials. Selected design concepts for these amenities for the MIDA Control Area, utilizing the selected construction materials, are shown below.

Design Concepts for Trash/Recycling Receptacles

3.8.5 Drinking Fountains

Drinking fountains and water bottle filling facilities should be conveniently placed throughout the Resort Village. Construction materials should include wood, CorTen steel and other similar quality materials. Selected design/style concepts for these amenities for the MIDA Control Area are shown below.


Design Concept for Drinking Fountains

3.8.6 Mailboxes

Mailboxes – both individual facilities and group-use facilities, shall be coordinated in design and detailing. Construction materials shall include colors with the selected color palette for the MIDA Control Area, with solid natural bases (concrete or rock) and protective roof structures (for the group-use facilities). Wood, CorTen steel or other similar materials shall be used.

For the MIDA Control Area, in an effort to create a centralized gathering place, it is envisioned that the mailboxes will be located within the Sales Centers, which will also double as a Homeowners' Association office and community center. In this way, residents will have a centralized location where, in addition to getting their mail, they can stay informed about activities and events occurring in the community.

3.8.7 Bus Shelters

As it is anticipated that there will be an internal transportation system developed for the MIDA Control Area, bus shelters shall be an integral component of the street design. The bus shelters shall be designed to blend in with the natural colors of the landscape, and shall be constructed with wood, stone, CorTen steel or other similar quality materials. Selected design/style concepts for these amenities for the MIDA Control Area are shown below.



Design Concepts for Bus Shelters

3.9 Water Features

With the existing detention basins located within the MIDA Control Area, a wonderful opportunity exists for the creation of unique water features. Man-made and other large-scale water features should be designed as special feature elements and should be strategically located so as to provide for maximum visual experiences. With the detention basins located in proximity to the two entrances to the Resort Village, an opportunity is presented to create a memorable visual experience as residents and guests enter and exit the Resort Village from Mayflower Mine Road.


Accent lighting can be used in and around water features to highlight the amenity. Water features should be constructed of natural stone and other native materials. Because the Resort Village is a four-season facility, the water features should be designed so that they can operate year-round.

3.10 Utilities

Unless otherwise required by the service provider, utilities – especially electrical utilities – shall be placed underground or screened so as to improve the visual image of the Resort Village. This requirement does not apply to above-ground water storage facilities, Ski Facilities related to Passenger Ropeways, or high-power electrical transmission lines. When utilities are placed in proximity to public areas, landscape screening or other methods of screening (i.e., walls, fencing) shall be used to screen the visibility of the utilities from public view.


Examples of Screening for Above-Grade Utilities

3.11 Easements and Snow Management

Because of the MIDA Control Area's location within the Wasatch Range, it is imperative that plans are developed for snow management, including the creation of snow easement areas. All areas of the MIDA Control Area, including the village core, shall be designed to include snow storage areas, including procedures for snow removal and maintenance. Snow storage areas shall be located on-site and within privately-owned property. Along public and private Roads and Streets, snow storage shall be within the right of way, roadway easements or within a dedicated snow storage easement.

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4 PEDESTRIAN NETWORK

4.1 Resort Village and MIDA Control Area

The Resort Village, as part of the MIDA Control Area, has been designed based upon the principles defined by Roger Brooks International and that company's blueprint for developing a successful downtown/destination resort. Elements of the Resort Village include the creation of critical mass within the Resort Village, providing opportunities for people to live "downtown" (in the village core), and the creation of sufficient and convenient parking facilities.

4.2 Ski Beach

One of the major pedestrian-oriented elements of the Resort Village is an area known as the "Ski Beach" (and the associated Promenade – see Section 4.3 below) that will be the centerpiece for all ski mountain activities. During the daytime, the Ski Beach will be the center of activity for skiers and non-skiers alike. Seating areas and fire pits will be provided to allow residents and guests to rest and relax while enjoying views of skiers and the mountain. As the afternoon transitions into evening, the center of activity will transition from the Ski Beach to the Resort Village.

4.3 The Promenade

Along the edge where the mountain meets the buildings, the Resort Village contains an area known as "The Promenade." This pedestrian-oriented hardscape area connects all of the buildings along the Ski Beach (from the Four-Star Hotel to the south, the Day Lodge in the central area, and the Five-Star Hotel to the north). Along The Promenade are pockets with benches, outdoor dining, and the display of public art to interact with, as well as areas to sit in the sun and enjoy people-watching.

4.4 Village Core Pathways

Throughout the Resort Village, sidewalks shall be designed as the lineal elements binding the plazas and streetscapes together. Sidewalks shall be hard surface and made of materials that are consistent with the overall design theme of the Resort Village (refer to Section 3.6 - Hardscape and Paving). Materials shall be durable and easily maintained in all seasons. Walkways shall be designed to act as their own wayfinding features by using textures, colors and materials that reinforce the travel direction and provide an exciting experience for the pedestrian.

4.5 Mountain Trails

From the Resort Village and throughout the MIDA Control Area, a series of mountain trails will be constructed to take full advantage of the spectacular views available and to minimize any adverse impacts on neighborhood residents and property owners. In some sections of the trail system, multiple trails will be necessary to provide access to specific activity areas. These trails are in sections where trails run under U.S. Highway 40 and where the old rail alignment crossed ravines and drainages. These multi-use trail areas shall be designed in a manner to provide wider shoulders, where possible, for the different user types to pull out of the way and minimize conflicts. Bicycle users should avoid the intense pedestrian area in village core. Trails experts (as necessary) shall be retained to ensure the best connections, and the BLXM Mountain Resort is committed to using experienced trail contractors to design and build trails.

The mountain trails within the MIDA Control Area have also been designed as part of a comprehensive trail system in Wasatch County and the larger regional trail system. The trails shall be designed to include connectivity to the Wasatch County JSPA Trail Plan.

While bicycles are intended to be a mode of transportation within the BLXM Mountain Resort and the larger MIDA Control Area (especially as a part of the summer mountain biking), it will be important to provide separation between bicycles and pedestrians in the Resort Village. Bicycle racks shall be located in convenient locations on the perimeter of Resort Village to allow bicyclists to lock their bicycles and participate in the pedestrian experiences in the Resort Village.


4.6 Connection to Other West Side Properties

As shown on the approved Trails Master Plan for the BLXM Mountain Resort, there are a series of trails that not only extend to existing trails in Wasatch County, but also link to other properties within the MIDA Control Area. Through these trail linkages, an alternative to the use of vehicles is provided to allow residents and guests to move within the MIDA Control Area. As the other portions of the MIDA Control Area are submitted to MIDA for development approvals, these trail linkages will be strengthened and expanded to provide a true trail network connecting the entire MIDA Control Area.

5 SIGNAGE

To ensure consistency with Wasatch County's JSPA located on the east side of U.S. Highway 40 across from the MIDA Control Area, much of the language in this section on Signs is replicated from the Design Handbook for the JSPA – East Side prepared by Wasatch County. In this way, a level of continuity and similarity will be achieved to blend the two different planning areas into one harmonious region.

5.1 Overview

When coupled with the project architecture and landscape environment, signs within a project are important tools for communicating to the traveling public (whether in vehicles or as pedestrians). Signs that are well-designed and cohesive in nature are necessary to assure the long-term success of the project. The goal for signs within the MIDA Control Area is to enhance the project's visual environment by complementing the project architecture and bringing vitality to the public areas within the MIDA Control Area.

In reviewing the standards for signs within the MIDA Control Area, the overall controlling goal is to provide a coordinated sign program that addresses motorists, pedestrians and commercial businesses. Because the MIDA Control Area is being developed around the pedestrian experience, signs along the walkways and trails need to tie into the overall design of the sign program. Visual consistency among sign types will be critical.

As a general rule, signs shall be placed in a manner so as not to create a safety hazard by obstructing building ingress/egress locations, or clear-view areas for pedestrians and motorists.

Signs will be submitted for design review to the Master Homeowners Association. The Master Homeowners Association shall review and approve/deny the design review for all signage within the MIDA Control Area. Separate Design Guidelines – to be overseen by the Master Homeowners Association – shall be prepared for the review of these submittals.

5.2 Project Entry Signs, Neighborhood Entry Signs and Monuments

5.2.1 Resort Entry Signs

As previously noted, there are two primary entrances to the Resort Village property, and both of these entrances take access directly from Mayflower Mine Road. It is envisioned that an entry monument sign will be constructed at each of these entrances. (refer to Section 3.5, Resort Entry Features).

5.2.2 Neighborhood Entry Signs

For individual neighborhood entry signs, said signs shall be larger in scale and create the impression that residents and guests are entering a different area of the Resort Village. Neighborhood entry signs shall be monumental (ground-based) in style and scale, look like they belong to the native landscape, and should not exceed six feet in height (excluding the height of the base/foundation which will need to accommodate snow depths during winter months). These neighborhood entry signs shall appear as if they are part of the natural experience and blend in with the natural background colors. Natural stone/rock, concrete and/or wood bases

shall be used, and the signs may be constructed of natural stone or veneer, CorTen steel or blackened steel, or some other durable/lasting material.

5.2.3 Anchor Building Monument Signs

It is anticipated that each of the Hotels, Mixed Use Hotels – and possible other key buildings such as the conference center – will include a monument sign. These monument signs shall be designed in a manner to blend into adjacent structure and the landscape. Monument signs shall be constructed of wood, stone or veneer, CorTen or blackened steel or other similar materials, with lettering made from wood or metal. Lighting shall be shielded or downward facing to comply with the dark sky lighting standards set forth in Section 4.06 of the Standards.

5.3 Street Signs

Street signs are intended to identify specific streets and roadways within the MIDA Control Area boundaries. Street signs shall be consistent in their look and appearance, and shall be constructed of wood, Corten steel or a similar durable material. Simple/utilitarian metal poles (as shown in the photograph below on the left) should not be used. Instead, the photographs in the middle and on the right show the use of appropriate materials.

5.4 Building Signs/Addresses

Building signs/addresses are typically mounted flush to the building and shall blend with the natural background colors and be constructed of natural stone, wood, CorTen or blackened steel, or some other durable material. If illuminated, business signs shall be dark sky compliant with down-lighting or back-lighting.

5.5 Banners, Clocks, Temporary Signs, Flags and Special Events

Banners, clocks, temporary flags and other design features are strongly encouraged to be incorporated into the Resort Village. Whether advertising an "Open House" or dining specials within the Resort Village, temporary ("A-Frame") signs can be an effective tool for identifying specific topics.

5.6 Prohibited Signs

In general, the following signs should not be allowed within the MIDA Control Area, unless it is concluded by the MIDA Executive Director that said sign is an appropriate design solution. These signs include, but are not limited to, billboards, inflatable balloons, roof signs, changeable copy signs, painted window or building wall signs, internally illuminated plastic/plexiglass or neon signs (except when located within a building or business), animated signs, audible/dynamic or moving signs, or signs that emit light, air, noise, smoke, vapors, particles or odor.

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6 LIGHTING

6.1 Overview

Within the MIDA Control Area, lighting can be used for a variety of purposes: to illuminate the interior areas of Dwellings, Hotels and businesses; to illuminate outside areas where the public walks and assembles; to highlight specific elements of buildings; and to provide security. Depending on the type of use and area within the BLXM Mountain Resort, different and varied lighting solutions may be needed.

One of the guiding goals of the MIDA Control Area is to allow for the reasonable use of outdoor lighting while at the same time limiting the creation of glare and light trespass from the over-use of lighting. Through the implementation of a thoughtful lighting plan, public safety and security can be achieved, sufficient lighting levels are provided, and residents and guests will have a memorable experience.

6.2 General Lighting Guidelines

In general, exterior lighting shall be focused on entrances to buildings, driveway connections and pedestrian walkways throughout the Resort. Consistent with dark sky lighting standards, exterior lighting fixtures shall have downward-facing, horizontal cut-off features to obscure direct views of the light source.

Light fixtures and standards shall be designed in a manner to complement the architectural style of the Resort Village. Light fixtures on buildings shall be selected to tie into the specific architectural design. To the extent possible, light fixtures shall utilize energy-efficient lamps that create warm-tone lighting.

Lighting shall be provided in areas that receive heavy pedestrian or vehicular use, as well as in areas that may present the perception of being unsafe should the area be unlit. Depending upon the type of use and level of activity that specific areas may demand, a variety of lighting solutions will need to be incorporated into the overall design of the MIDA Control Area.

Along pathways and sidewalks (where practicable), foot lighting shall be utilized in lieu of light poles, thereby placing the lighting source close to the ground and reducing the potential for light/glare intrusion. Additional overhead lighting or supplemental low-level units may be used when it is determined that pedestrian safety will be best served (i.e., in areas where there are grade changes, in larger pedestrian plazas). Seasonal and decorative lighting is discussed later in this section.

Lighting shall be incorporated into all pedestrian walkways and pathways throughout the Resort Village and MIDA Control Area properties. It will be important to retain the services of lighting consultants so that a plan can be developed to provide the lowest level of lighting while still allowing for safe passage throughout the BLXM Mountain Resort.

6.3 Village Core Lighting

Within the village core and other sub-villages within the MIDA Control Area, it is envisioned that there will be two primary lighting sources: wall lighting to illuminate the businesses and lighting standards to illuminate the plazas and walkways. The primary goal for the lighting of the village core is to provide lighting sources which are “invisible” and blend into the character or the Resort. Wall washes (either up-lit or down-lit) are an effective way of illuminating specific areas without creating excessive glare.

In addition, it is anticipated that landscape lighting – while highlighting landscape features – will also be a source of lighting within the village core. Landscape lighting sources will be concealed within the landscaping in a manner that allows the lighting to blend in and create a natural feel, whether in the daytime or nighttime.

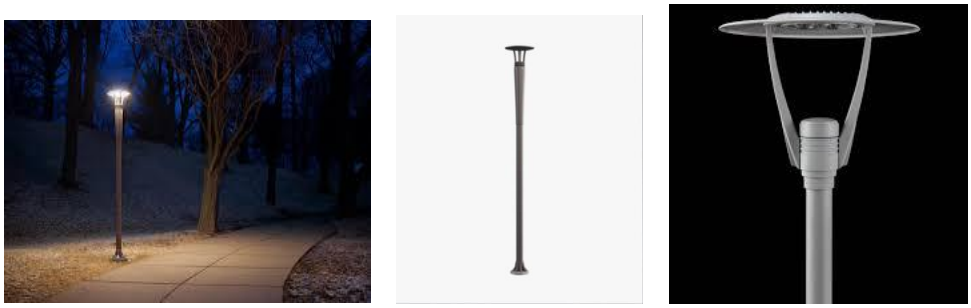
6.4 Street Lighting

To the extent possible, the use of street lighting standards shall be restricted (except in areas of high vehicular traffic) to minimize the potential for light spillage and glare. The streetlight standards shall tie into the larger design theme for the Resort Village, and full cut-offs shall be used to direct the light down and towards the area requiring illumination. Unless otherwise approved, streetlight standards shall be 14-feet in height or lower. In the residential areas outside of the village core, streetlight standards shall be utilized at intersections to limit the amount of light glare on the mountain. Selected design concepts for these amenities for the MIDA Control Area, utilizing the selected construction materials, are shown below.

Design Concepts for Street Lighting

6.5 Primary Pedestrian Areas

As the MIDA Control Area is being developed as a pedestrian-oriented facility, primary pedestrian areas that are highly utilized need to be designed with ample lighting to maintain safe conditions for residents and guests. The primary pedestrian areas shall be lighted in a manner that provides dusk-to-dawn lighting to minimize the potential for accidents. The use of streetlamps (along roadways), bollards (along pedestrian paths) and outdoor wall sconces (for the Core Village area) shall be used to provide lighting sources along these primary pedestrian areas. In addition, landscape lighting – including the up-lighting of trees – can be used as secondary lighting sources. Selected design concepts for these amenities for the MIDA Control Area, utilizing the selected construction materials, are shown below.



Design Concepts for Light Standards

Design Concepts for Pedestrian Bollards

6.6 Service Areas

It is anticipated that most buildings within the village core will have some type of service area where utilities, dumpsters and other similar uses are located. In addition, some of the Condominium Projects and Townhome complexes may include some type of service area. While lighting is important in these areas, lighting sources should be controlled in a manner that the areas are not lit if employees are not present. The lighting of these service areas needs to be of a brightness to allow for the safety of employees (and any tasks they may be performing), while at the same time limiting light from spilling into adjacent areas. Wall lights and scones which can be used to shield the light source and direct lighting to the specific work areas shall be utilized.

Design Concepts for Service Area Lighting

6.7 Parking Lots

Depending on the uses utilizing the facilities, some parking lots may require 24-hour lighting sources. Lighting standards should be 20-feet in height or less to limit the amount of light spillage from the parking area. If some areas of the parking lots (i.e., around the periphery) can accommodate reduced levels of lighting, efforts shall be taken to minimize the number of lighting standards. Selected design concepts for these amenities for the MIDA Control Area, utilizing the selected construction materials, are shown below.

Design Concepts for Parking Area Standards

6.8 Dark Sky Lighting Standards

As set forth in the Resort Village MDP, the dark sky initiative developed for the Resort Village is designed to reduce light pollution and glare and lower light levels that are generated from light sources within the project boundaries. The MIDA Control Area will include dark sky initiative standards to provide regulations for outdoor lighting that are intended to:

- Permit the use of outdoor lighting that does not exceed the minimum levels specified in the engineering Society of North America recommended practices for night-time safety, utility, security, productivity, enjoyment, and commerce.
- Minimize adverse off-site impacts of lighting such as light trespass, and obtrusive light.
- Curtail light pollution, reduce “sky-glow” and improve the nighttime environment for astronomy.

- Help protect the natural environment from the adverse effects of night lighting from gas or electric sources.
- Conserve energy and resources to the greatest extent possible.

6.9 Exemptions

To assure no conflicts with applicable law, the following lighting is exempt from the lighting standards discussed herein:

- Lighting in swimming pool areas and other water features governed by the National Electric Code.
- Exit signs and other illumination required by the International Building Code.
- Lighting for stairwells and ramp areas as required by the International Building Code.
- Lighting on the mountainside for skiing and ski grooming operations.

7 PARKING

7.1 Surface Parking Lots

As shown in the approved Resort Village MDP, it is anticipated that there will be a series of surface parking lots throughout the Resort Village, most notably the Skier/Recreation/Shopping Parking Area located in the southerly section of the Resort Village. While surface parking lots are needed amenities within the Resort Village, it will be important that landscaping be used to soften and visually screen (but not hide or eliminate) the appearance of these parking areas.

7.2 Parking Structures

Within the MIDA Control Area, it is anticipated that most parking structures will be incorporated into the various buildings (commercial and residential) being developed within the Resort Village. Whether free-standing or as a part of a commercial or residential building, parking structures should be designed in a manner to tie into the architectural design of the overall Resort Village. Stone/stone veneer, wood and concrete accents shall be utilized to create a unifying architectural theme for all buildings.

Screen walls shall be used to reduce and/or eliminate the visibility of vehicles as viewed from locations outside of the parking structure. Parking ratios shall be consistent with the standards set forth in the respective approved MDP and/or Site Plan.

7.3 Residential Parking

Off-street parking within the residential areas of the MIDA Control Area should be designed in a manner to create the minimum amount of paved areas while at the same time assuring that there is adequate parking for the residential uses. When possible and feasible, shared parking opportunities should be considered. The slope of the property should be used to allow for parking under structures with living areas above. To minimize the creation of excess parking, parking within residential driveway areas (when 20-feet or more in length) can be used for guest parking. Parking ratios shall be consistent with the standards set forth in the respective approved MDP and/or Site Plan.

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8 VARIOUS DESIGN ISSUES

8.1 Seasonal Decorations and Decorative Landscape Lighting

Whether as seasonal decorations or as year-round landscape lighting, decorative lighting is an important element for the overall appearance and success of a resort. Seasonal and landscape lighting is used to provide accent lighting and enhance the resort experience. From the village core to the single-family Dwellings within the MIDA Control Area, seasonal decorations and landscape lighting can be used as a unifying element in the visual appearance of the BLXM Mountain Resort.

Seasonal decorations and landscape lighting are used to enhance and define public spaces throughout the BLXM Mountain Resort. From wall washes to lighting in trees (including low-wattage up-lighting within tree wells), seasonal decorations and landscape lighting can be varied to provide different experiences for residents and guests as they move from one area to another within the BLXM Mountain Resort.

To ensure energy efficiency, it is recommended that lighting sources including C7 LED lights, C9 LED lights, LED strands, RGB and other similar low-wattage lighting sources be used. The use of landscape lighting is an important element in highlighting the architectural elements of buildings within the Resort Village as well as single-family Dwellings and Townhomes.

In addition to creating a desired atmosphere for the MIDA Control Area, decorative and landscape lighting is an important element in providing lighting for safety, security, nighttime aesthetics and accessibility. Because of the use of low-watt lighting sources, decorative and landscape lighting can be used without impacting the dark sky standards for the Resort Village.

8.2 Artwork

Artwork is an important element that can be used to highlight local, regional, featured or renowned artists while providing an important aesthetic for the Resort Village. Sculptures, fountains, iron work that ties into the Mayflower history and wood carvings can be used to tie into the architectural design of the Resort Village and provide highlights for the various public spaces. Public artwork can be an important element to establishing a unified design character for the Resort Village.

Artwork within the Resort Village shall be designed in a manner to minimize long-term maintenance, limit the potential for vandalism, and be structurally-sound so as to minimize the potential for liability.

8.3 Propane Tanks

The use of propane (liquid propane gas, or "LPG") tanks for heating and general use is an important element of the Resort Village. While piped natural gas within the Resort Village is preferable, it is anticipated that – for both residential and commercial uses – there will be both above-ground and underground tanks. Described below are general design and siting standards for both underground and above-ground LPG tanks.

8.3.1 Underground LPG Tanks

It is anticipated that the maximum aggregate capacity of any one tank installation should not exceed a water capacity of 2,000 gallons, although a larger capacity tank may be permitted by the relevant government authority. All underground tanks shall be approved for underground installation pursuant to the Utah State Fire Code Act.

8.3.2 Above-Ground Tanks

As the snow levels in the Wasatch Mountain Range are typically higher that the height of above-ground LPG tanks, a stake or other approved marking shall be installed in a manner that the stake is higher than the average height of the LPG tank (excluding the dome cover up to a height of 15 feet. The LPG tank shall be installed to prevent movement from snow accumulation.

To minimize damage from vehicles, LPG tanks shall be protected by guard posts/bollards not less than four-inches in diameter, filled with concrete. Posts/bollards shall be placed no less than four-feet apart and set not less than three-feet deep in a concrete footing.