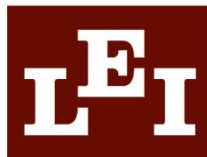
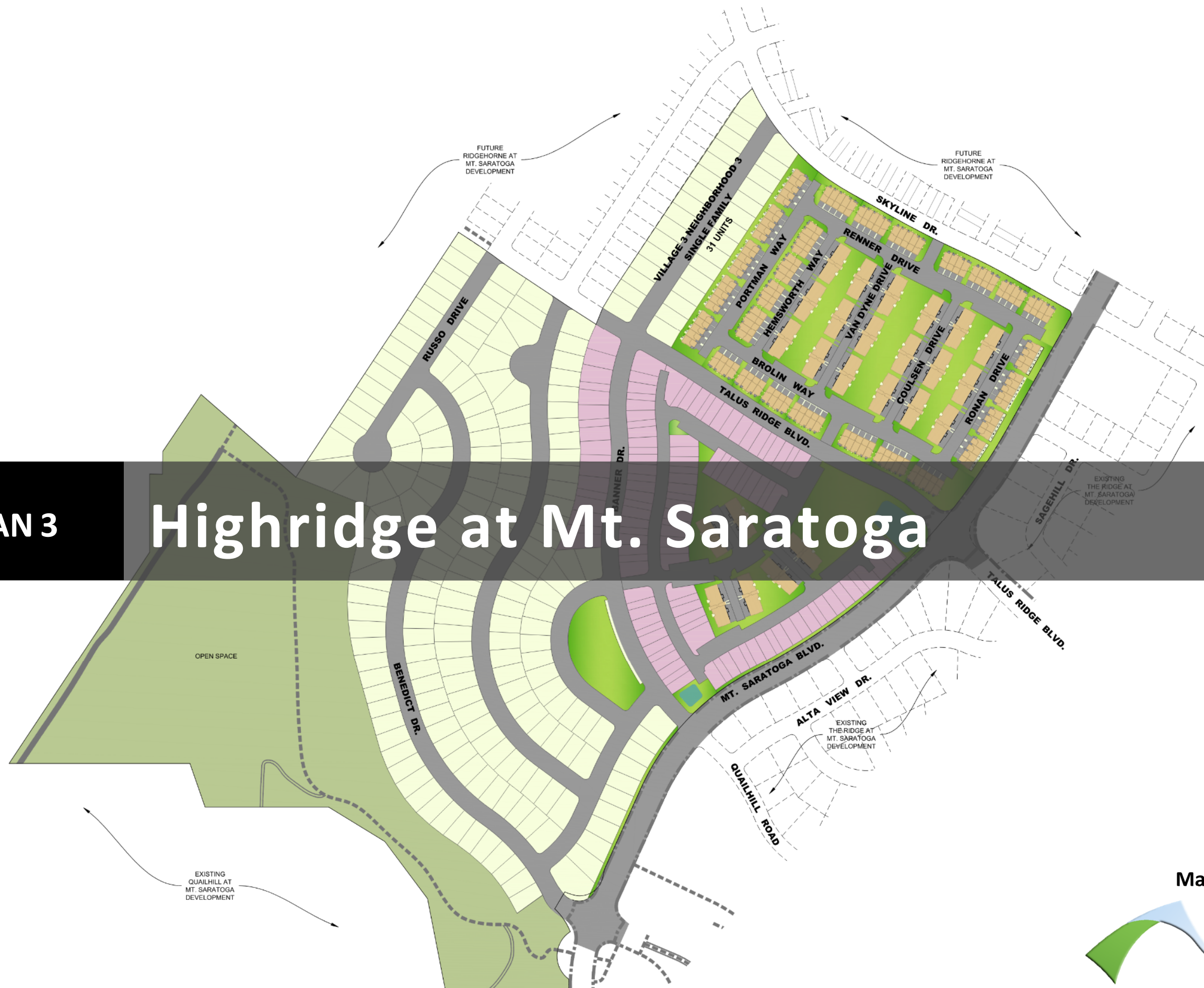


VILLAGE PLAN 3

Highridge at Mt. Saratoga



ENGINEERS
SURVEYORS
PLANNERS



May 2021

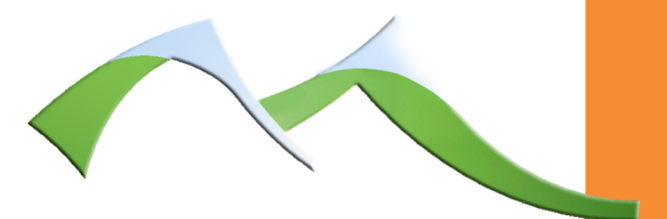




TABLE OF CONTENTS

Table of Contents.....1

Executive Summary.....2

Legal Description.....4

Use Map and Buildout Allocation6

Development Standards and Lotting Map.....9

Design Guidelines And Examples.....17

 Architectural Standards17

Homeowners Association24

Phasing Plans25

 Lot Phasing.....25

 Open Space Phasing.....25

 Utility Infrastructure Phasing.....25

Landscaping Plans27

Utility Capacities36

Vehicular and Pedestrian Plan37

Density Transfers39

Additional Elements.....40

Site Characteristics.....41

Findings42



EXECUTIVE SUMMARY

The following Village Plan document addresses the proposed improvements as they pertain to Village 3 of the Mt. Saratoga development located in Saratoga Springs, Utah. The property and the proposed improvements for the development are discussed in detail and follow the requirements set forth within the Village Plan requirements of the City Code of Saratoga Springs. The purpose of the document is to inform the City (Staff, Planning Commission, and City Council) and Public of the proposed general design elements, open space plans, guiding design principles and land uses as it pertains to Village 3 of the Mt. Saratoga project.

Village 3 of the Mt. Saratoga development is approximately 104 acres of the 688-acre master planned community located between Pony Express Parkway and State Route 73 along the western boundary of Saratoga Springs with Eagle Mountain. Village 3 is located in the western portion of the development. The intent of Village 3 is to continue the successful and high-quality development of Talus Ridge and earlier phases of Mt. Saratoga.

The project is ideally situated to promote an active outdoor lifestyle through the preservation and improvement of the existing hillsides and other natural features. The unique aspects of the property provide an opportunity to develop an appealing and distinctive development. These unique aspects include:

- **Topography.** The topography of the site not only allows for distinctive views, but also creates a source of interest and character to the development.
- **Open Space.** Village 3 contains approximately 36 acres of the community’s overall 248 acres of open space with amenities, trails, natural areas and playground. The open space is a focal and connecting feature of the development.
- **Housing Product.** The community will contain various types of housing product including single family housing product similar in nature to Talus Ridge, two- and three-family residential housing, condominiums, and townhomes.

The proposed Village 3 incorporates the following units and approximate acreages:

- 103.6 Total Acres
 - 67.3 Acres Residential
 - 36.3 Acres Open Space Proposed (35.1%)
 - 25.8 Acres Native Open Space (24.9%)
 - 1.4 Acres Improved Open Space (1.4%)
 - 7.9 Acres Improved Open Space Within Multi-Family (7.6%)
 - 1.2 Acres in Storm Basins and Sensitive Lands (1.2%)
- Approximately 5,300 Linear Feet of Trails
- 699 Total Units
- 6.75 Units per Acre



Talus Ridge Home



Interior Example





LEGAL DESCRIPTION

Village 3 contains approximately 103 acres of the 688 acres within the overall Mt. Saratoga project. Village 3 is contained within one single parcel, bordered by Village 1, Village 2B, Village 5, and Eagle Mountain to the west. See Exhibit B for an illustration of the Village 3 boundary. Please see Appendix A for a copy of the ALTA survey performed for the property. The parcel metes and bounds legal description is as follows:

A portion of the Southeast Quarter and the Southwest Quarter of Sections 16 and the Northeast Quarter and the Northwest Quarter of Section 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

Beginning at a point located N88°57'29"W along the Section Line 1553.53 feet and North 563.77 feet from the Northeast Corner of Section 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence S29°26'00"W 415.58 feet; thence along the arc of a 1958.50 foot radius curve to the right 1154.10 feet through a central angle of 33°45'47" (chord: S46°18'54"W 1137.47 feet) to a point of reverse curve; thence along the arc of a 796.50 foot radius curve to the left 541.03 feet through a central angle of 38°55'08" (chord: S43°44'13"W 530.69 feet); thence S24°16'39"W 277.28 feet; thence along the arc of a 93.00 foot radius curve to the left 27.54 feet through a central angle of 16°57'52" (chord: S15°47'42"W 27.44 feet) to a point of reverse curve; thence along the arc of a 77.00 foot radius curve to the right 132.04 feet through a central angle of 98°14'53" (chord: S56°26'13"W 116.44 feet); thence N74°26'21"W 6.26 feet; thence along the arc of a 160.00 foot radius curve to the right 23.14 feet through a central angle of 8°17'14" (chord: N70°17'44"W 23.12 feet); thence S30°46'22"W 63.32 feet; thence southeasterly along the arc of a 280.00 foot radius non-tangent curve to the right (radius bears: S44°42'14"W) 30.91 feet through a central angle of 6°19'32" (chord: S42°08'01"E 30.90 feet); thence S38°58'15"E 3.60 feet; thence along the arc of a 173.00 foot radius curve to the right 55.71 feet through a central angle of 18°26'57" (chord: S29°44'46"E 55.47 feet); thence southwesterly along the arc of a 93.00 foot radius non-tangent curve to the left (radius bears: S32°16'29"E) 181.33 feet through a central angle of 111°42'46" (chord: S1°52'08"W 153.94 feet); thence southwesterly along the arc of a 541.50 foot radius non-tangent curve to the left (radius bears: S88°05'52"E) 32.85 feet through a central angle of 3°28'32" (chord: S0°09'52"W 32.84 feet); thence West 400.32 feet; thence N11°06'36"W 299.20 feet; thence N36°50'22"W 230.72 feet; thence N58°33'25"W 213.49 feet; thence West 400.47 feet; thence N19°08'39"W 149.34 feet; thence West 586.17 feet to the southerly line of that real property described in Deed Entry No. 83615:2009; thence along said real property the following two (2) courses: N33°39'41"E 822.97 feet; thence N0°00'19"W 252.99 feet to the North Line of said Section 21; thence S89°00'57"E along the Section Line 41.52 feet to the west line of that real property described in Deed Entry No. 13804:2006; thence N0°15'47"E along said real property 73.56 feet to the northerly line of the Utah Power & Light Company easement as described in Deed Entry No. 4633:1970 and defined by survey; thence N33°57'27"E along said northerly line 222.35 feet; thence S49°00'27"E 408.25 feet; thence N33°32'52"E 952.34 feet; thence S56°27'08"E 110.00 feet; thence S54°01'58"E 71.06 feet; thence S56°27'08"E 258.24 feet; thence along the arc of a 3056.00 foot radius curve to the left 96.78 feet through a central angle of 1°48'52" (chord: S57°21'34"E 96.78 feet); thence N22°05'04"E 56.82 feet; thence N31°01'07"E 61.50 feet; thence N33°32'52"E 700.00 feet; thence N36°49'30"E 48.63 feet; thence N46°37'19"E 51.27 feet; thence southeasterly along the arc of a 756.00 foot radius non-tangent curve to the left (radius bears: N64°38'10"E) 464.49 feet through a central angle of 35°12'10" (chord: S42°57'55"E 457.22 feet); thence S60°34'00"E 152.76 feet; thence along the arc of a 3056.00 foot radius curve to the left 233.70 feet through a central angle of 4°22'54" (chord:

S62°45'27"E 233.65 feet); thence S64°56'54"E 49.47 feet; thence along the arc of a 1944.00 foot radius curve to the right 148.66 feet through a central angle of 4°22'54" (chord: S62°45'27"E 148.63 feet); thence S60°34'00"E 226.36 feet; thence along the arc of a 15.00 foot radius curve to the right 23.56 feet through a central angle of 90°00'00" (chord: S15°34'00"E 21.21 feet) to the point of beginning.

Contains: ±103.55 Acres



Talus Ridge Home



- A Utah Corporation -
**ENGINEERS
SURVEYORS
PLANNERS**

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

Highridge at Mt. Saratoga
SARATOGA SPRINGS, UTAH

EXHIBIT B - VILLAGE 3 PROPERTY BOUNDARY

REVISIONS

1	-
2	-
3	-
4	-
5	-

LEI PROJECT #
2014-1664

DRAWN BY:
TJP

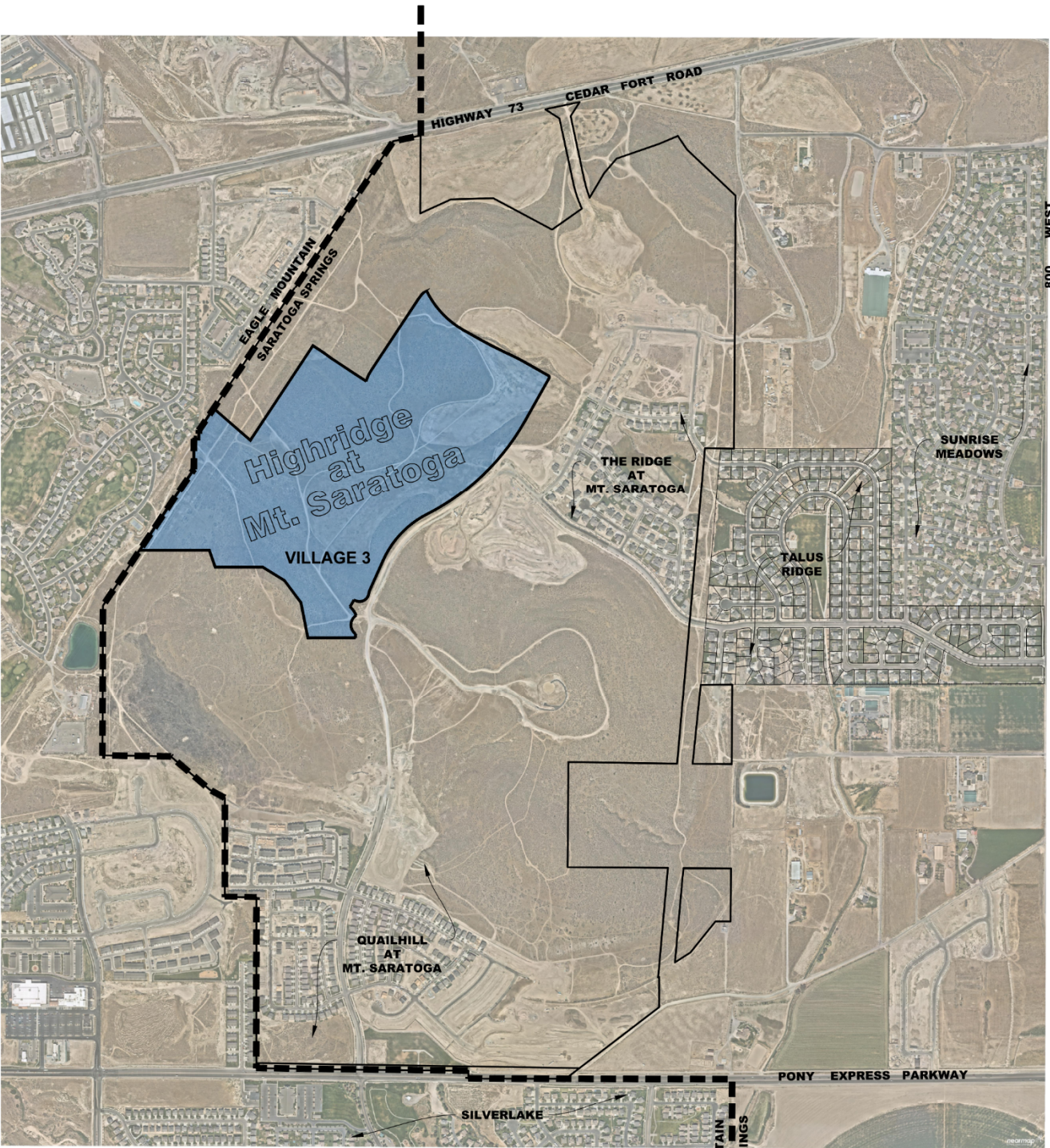
DESIGNED BY:
NKW

SCALE:
N.T.S.

DATE:
11/03/2020

EXHIBIT

B



U:\MAPS\BENTON\PROJECTS\2014\1664-MT-SARATOGA\UNITS\VILLAGE 3\VILLAGE 3 PLAN CONSENT\14-1664 CONSENT PROPERTY BOUNDARY.DWG 11/2/2020 5:02 PM



USE MAP AND BUILDOUT ALLOCATION

USE MAP AND BUILDOUT ALLOCATION

The following Use Map, Exhibit C, depicts the proposed land uses within Village 3 at a density of 6.76 units per acre. The land use tabulations and color coding are broken down into the following categories applicable to Village 3:

Overall Village Area:	104 Acres (100%)	
Multi-Family Units (Neighborhood 1):	25 Acres (25%)	363 ERUs (52%)
Overall Area:	25 Acres	
Lot Area:	10 Acres	
Open Space Area:	8 Acres	
Roadway Area:	7 Acres	
Two- to Three-Family Residential (Neighborhood 2):	18 Acres (17%)	119 ERUs (17%)
Overall Area:	18 Acres	
Lot Area:	12 Acres	
Open Space Area:	0 Acres	
Roadway Area:	5 Acres	
Single Family Residential (Neighborhood 3):	61 Acres (58%)	217 ERUs (31%)
Community Plan Requirements:		
Minimum Lot Size:	3,500 sf	
Average Lot Size (Neighborhood 3):	4,000 sf	
Overall Area:	61 Acres	
Lot Area:	25 Acres	
Open Space Area:	28 Acres	
Roadway Area:	8 Acres	
Single Family Lots:	217 Lots	
Minimum Lot Size:	4,669 sf	
Average Lot Size:	5,840 sf	
Total Overall Open Space:	36 Ac (35%)	
Projected Population:	2,873 Persons (Based on 4.11 persons per residential ERU)	

- **Single-Family Units.** This area is characterized by detached, traditional single-family housing products. Examples of the character, quality and finishes are depicted within this document and the adjacent Talus Ridge Subdivision.
- **Flex Residential Units.** This area is characterized by attached, two-family and three-family dwelling units. Examples of the character, quality and finishes are depicted within this document.
- **Multi-Family Units.** This area is characterized by attached, four- or more-family dwelling units. Examples of the character, quality and finishes are depicted within this document.

- **Open Space.** Village 3 contains 36 acres of the overall project's 248 acres (36%) of open space with a vast majority incorporated into a connected community park with trails, amenities, and improvements. Please see the Open Space section of this document for further information as it pertains to Village 3.
- **Storm Basins.** A storm drainage basin was included within the Village 3 open space and was intended to service portions of Village 3. The basin will work in conjunction with the existing detention basin and piping located within the Mt. Saratoga development.



Interior Example



USE MAP AND BUILDOUT ALLOCATION



Talus Ridge Home



Condominium Exterior Example



Townhome Exterior Example



USE MAP AND BUILDOUT ALLOCATION





DEVELOPMENT STANDARDS AND LOTTING MAP

Village 3 of the Mt. Saratoga project contains both multi-family and flex residential land use types. Global development standards were provided within the Community Plan with no proposed changes. The lot layouts provided within this document as Exhibit D are designed to adhere to these regulations.



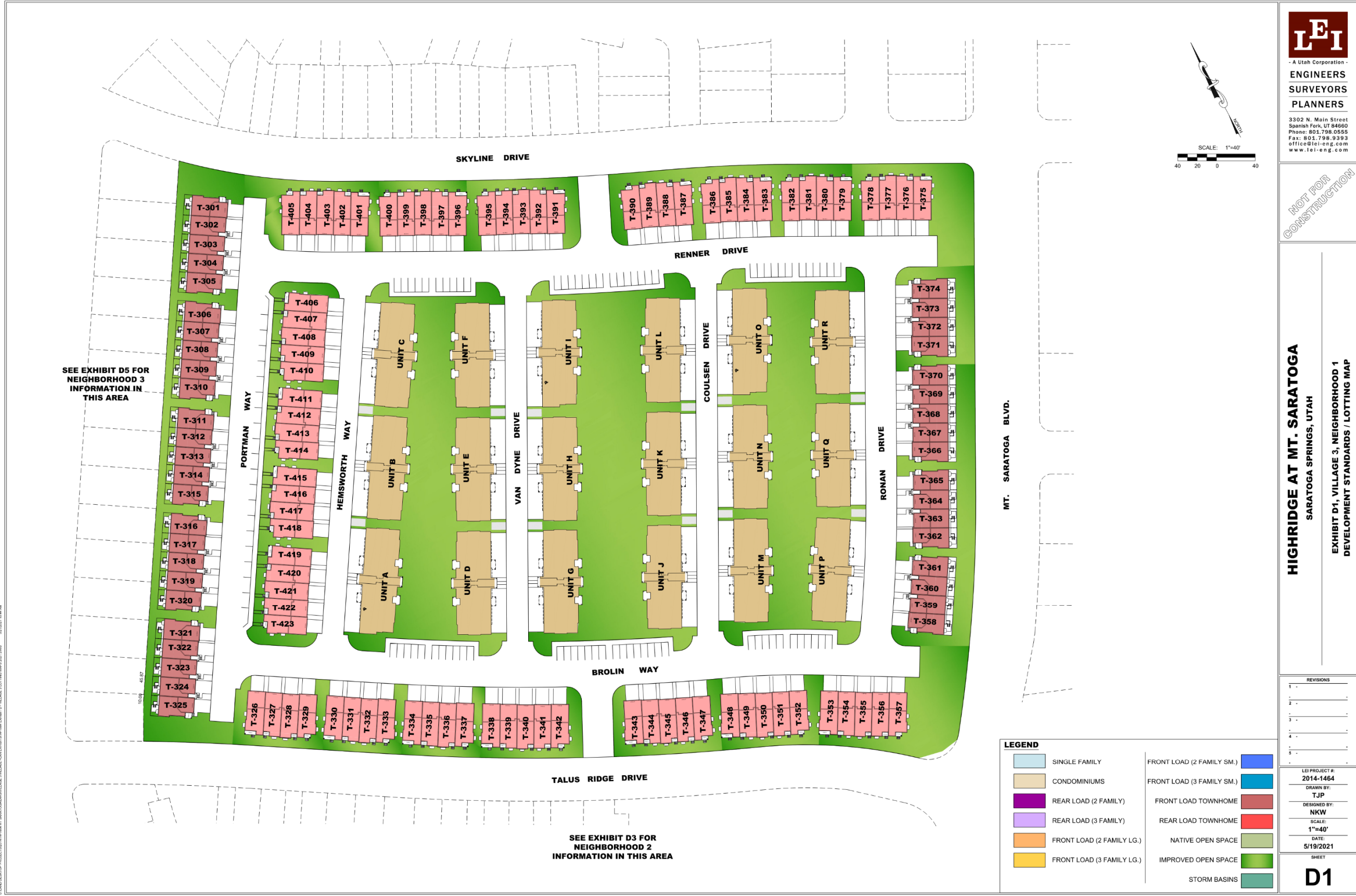
Pickleball Parking Example



Neighborhood Entrance Example - North



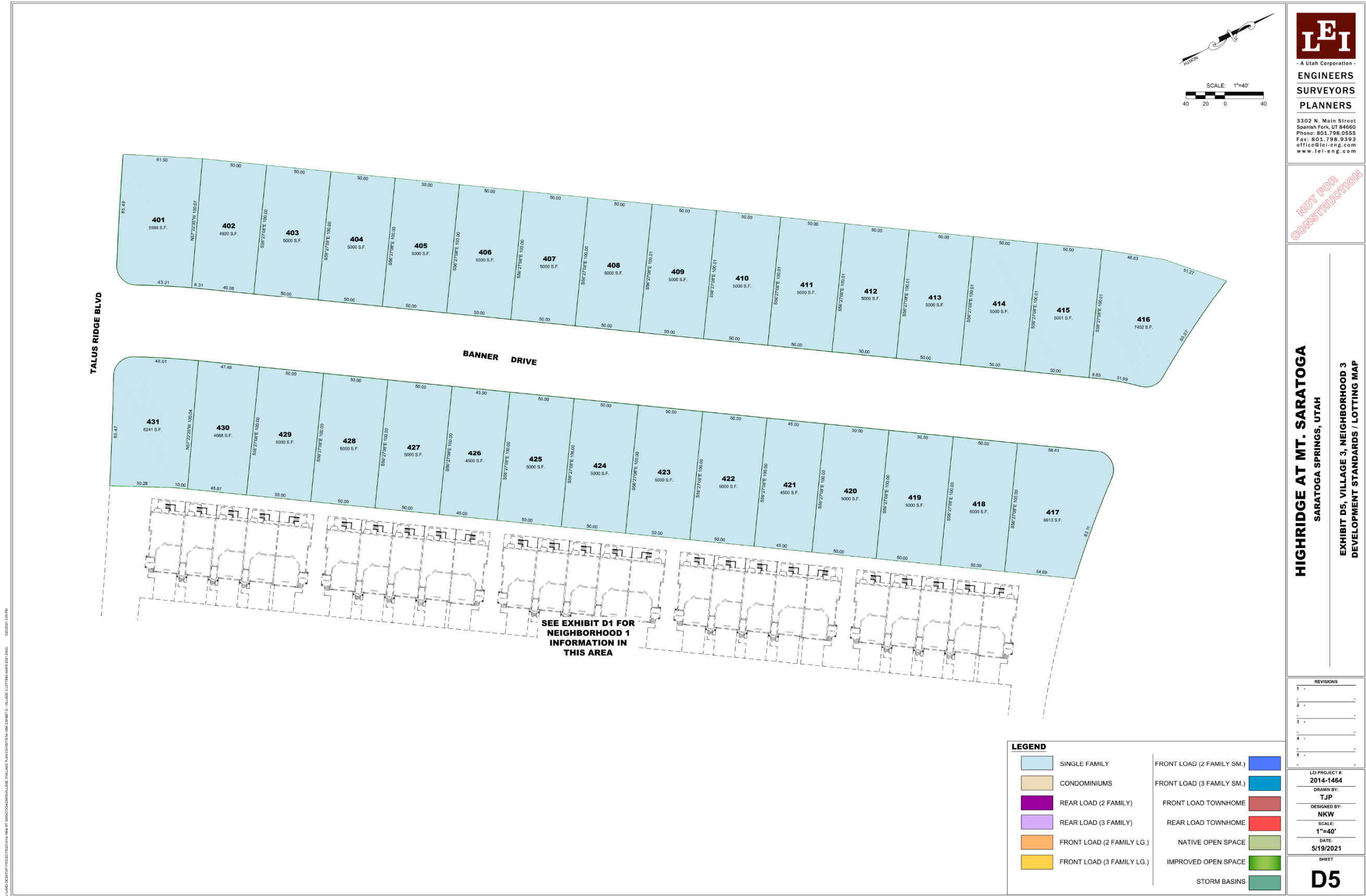
Neighborhood Entrance Example - South

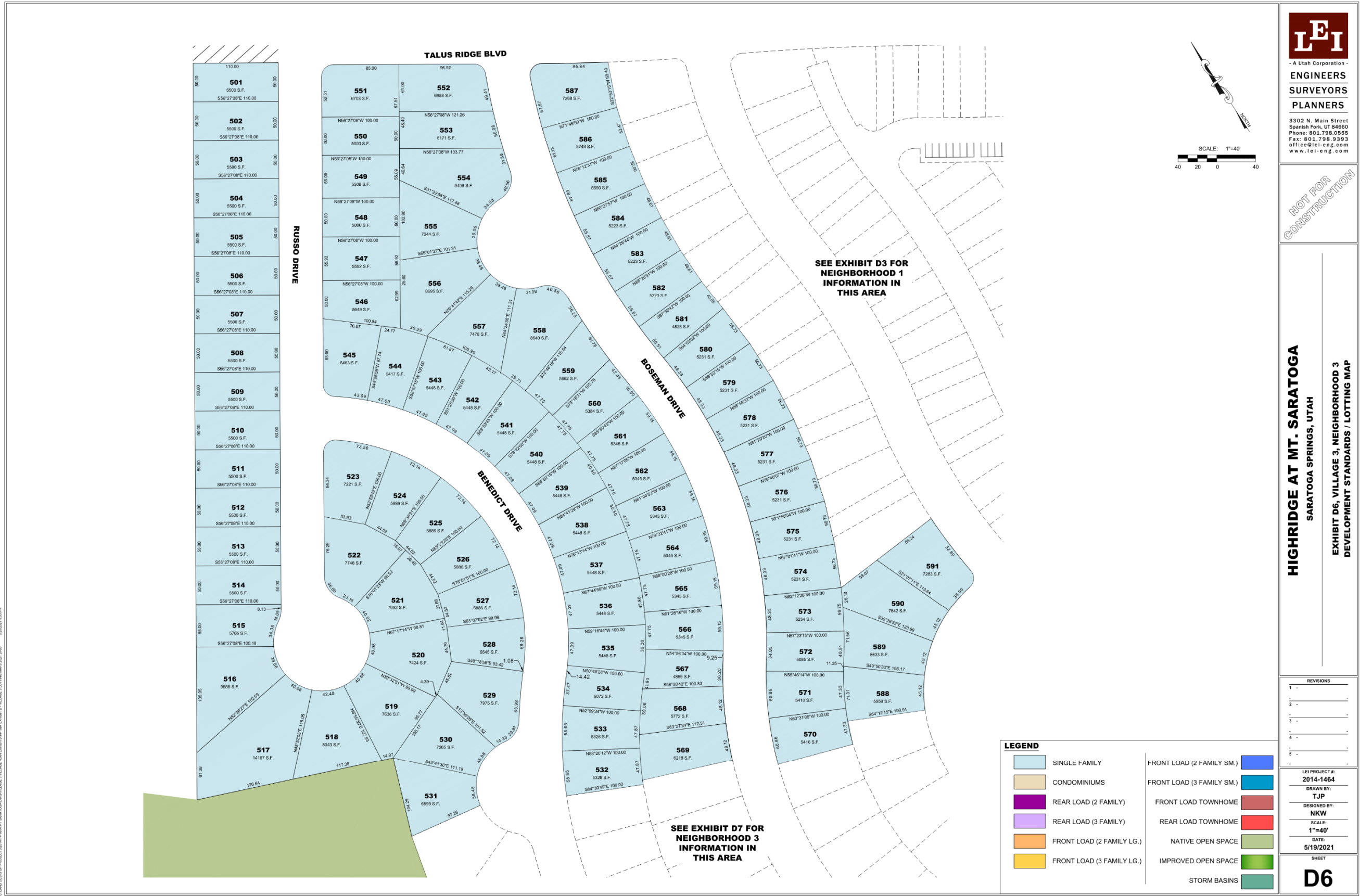














LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

HIGHRIDGE AT MT. SARATOGA
SARATOGA SPRINGS, UTAH
EXHIBIT D7, VILLAGE 3, NEIGHBORHOOD 3
DEVELOPMENT STANDARDS / LOTTING MAP

REVISIONS	
1 -	
2 -	
3 -	
4 -	
5 -	

LEI PROJECT #:
2014-1464
DRAWN BY:
TJP
DESIGNED BY:
NKW
SCALE:
1"=40'
DATE:
5/19/2021

SHEET
D7



DESIGN GUIDELINES AND EXAMPLES

These design guidelines are established to create a framework of standards and limitations that will enhance the overall development. The guidelines are intended to demonstrate the desired architectural character and aid in achieving the overall theme of the community.

ARCHITECTURAL STANDARDS

The architectural standards in this section are intended to establish general guidelines for Highridge at Mt. Saratoga. Listed in this section are examples of architectural styles that will be acceptable within Village 3. Architectural styles that include extreme colors (i.e. bright, non-earth tone), construction materials (i.e. log, vinyl siding, un-treated wood), or styling (i.e. flat roof, modern) will not be allowed within Highridge at Mt. Saratoga. However, reasonable variations in the architectural styles and construction materials are allowed and will be necessary to give flexibility for future trends in the marketplace. All variations in style and material require formal approval from the Mt. Saratoga Architectural Review Committee (MARC).

A. Single Family Residential

1. Floorplan, Elevation and Exterior Color Scheme Mixing:

- a. In an effort to promote the design of subdivisions with a variety of product, the following community wide restriction will be enforced on single family homes:
 - i. No home may be built on a lot next door to or directly across the street from a previously selected single-family home with the same floorplan unless the following criteria are met:
 - a. The home must be a Scandinavian elevation, in the event that the home conflicting is any other elevation.
 - b. Traditional, Craftsman, and Farmhouse are considered the same elevation.
 - ii. No main body exterior color may be built next door or directly across the street from a previously selected main body exterior color.

2. Architectural Styles. Examples of potential housing floorplans, elevations and exterior color palettes are shown on the following pages, based on the following architectural styles:

- a. Traditional Architecture:
 - i. Arched beam above front porch wrapped in stucco.
 - ii. Square columns wrapped in stucco with stone wainscot.
 - iii. Stucco covering main sections of home with Fiber Cement Siding (FCS) accents in gables.
 - iv. Additional architecture features may include metal roofing accents, window grids, shed roofs over windows and garages.
- b. Craftsman Architecture:
 - a. Square front porch beams wrapped in FCS.
 - b. FCS and masonry wainscot covering main portions of home with accents of FCS in gables.
 - c. Additional architecture features may include metal roofing accents, window grids, shed roofs over windows and garages.
- c. Farmhouse Architecture:
 - a. Square front porch beams wrapped in FCS.

- b. FCS covering main portions of home.
 - c. Corbels under metal roofs and front porch.
 - d. Additional architecture features may include metal roofing accents, window grids, shed roofs over windows and garages, corbels within gables.
- d. Scandinavian Architecture:
- iii. Front porch columns are either full stone or stucco.
 - iv. Steeper pitched roofs on front gables, 9/12 - 10/12, creating a taller, more slender prominent feature.
 - v. At least one shed roof element on the front elevation, softening a secondary feature.
 - vi. Taller more slender windows used to emphasize height and accentuate front elevation features.
 - vii. Minimal but strategic placement of faux wood, stone, stucco and FCS used in contrasting colors to highlight and emphasize certain areas of the home.
 - viii. Additional architecture features may include metal roofing accents, window grids, shed roofs over windows and garages.

B. Multi-Family Residential (Two- and Three-Family Residential, Townhomes and Stacked Units)

1. Architectural Styles. Examples of potential housing floorplans, elevations and exterior color palettes are shown on the following pages, based on the following architectural styles:

- a. Traditional Architecture:
 - i. Square beam above front porch wrapped in stucco.
 - ii. Square columns wrapped in stucco with stone wainscot (Type C Townhomes) except the end units.
 - iii. Tapered columns wrapped in FCS and a stone wainscot (Type A Townhomes).
 - iv. Stucco and masonry wainscot covering main sections of building with Fiber Cement Siding (FCS) accents.



Exterior Example



Chantelle Plan (Outer Unit)

- Two story
- Alley load garage
- 1,559 square feet finished above grade
- 2,288 square feet total
- 3 bed, 2.5 bath



Street View (Four-Plex)

Chantelle Plan (Inner Unit)

- Two story
- Alley load garage
- 1,629 square feet finished above grade
- 2,364 square feet total
- 3 bed, 2.5 bath



Rear View (Five-Plex)



Side View



Street View (Five-Plex)



Street View (Six-Plex)



Beckett Plan (Outer Unit)

- Two story
- Front load garage
- 1,618 square feet finished above grade
- 2,321 square feet total
- 3 bed, 2.5 bath



Street View (Three-Plex)

Beckett Plan (Inner Unit)

- Two story
- Front load garage
- 1,595 square feet finished above grade
- 2,280 square feet total
- 3 bed, 2.5 bath



Street View (Four-Plex)



Rear View (Four-Plex)



Street View (Five-Plex)



Street View (Six-Plex)



Side Entry View



Aaron Plan

- Three story
- One-level unit
- 1,272 finished square feet total
- 3 bed, 2 bath



Front View



Street View



Side View

Abby Plan

- Three story
- One-level unit
- 1,412 finished square feet total
- 3 bed, 2 bath



Front View



Street View



Side View



Bailey Plan (Outer Unit)

- Two story
- Front load garage
- 1,618 square feet finished above grade
- 2,321 square feet total
- 3 bed, 2.5 bath

Bailey Plan (Inner Unit)

- Two story
- Front load garage
- 1,595 square feet finished above grade
- 2,280 square feet total
- 3 bed, 2.5 bath

Drake Plan (Outer Unit)

- Two story
- Front load garage
- 2,097 square feet finished above grade
- 3,622 square feet total
- 3 bed, 2.5 bath

Drake Plan (Inner Unit)

- Two story
- Front load garage
- 1,595 square feet finished above grade
- 2,280 square feet total
- 3 bed, 2.5 bath



Street View (Three-Family Residential)



Street View (Two-Family Residential)



Street View (Three-Family Residential)

Chantelle Plan (Outer Unit)

- Two story
- Alley load garage
- 1,559 square feet finished above grade
- 2,288 square feet total
- 3 bed, 2.5 bath

Chantelle Plan (Inner Unit)

- Two story
- Alley load garage
- 1,629 square feet finished above grade.
- 2,364 square feet total
- 3 bed, 2.5 bath



Street View (Three-Family Residential)



Street View (Two-Family Residential)



Rear View (Two-Family Residential)



Lauren Plan

- Two Story
- 2,197 square feet finished above grade.
- 3,289 square feet total
- 4 bed, 2.5 bath
- Fits on 45'-50' wide lots



Traditional



Craftsman



Farmhouse



Scandinavian

Morgan Plan

- Two Story
- 2,246 square feet finished above grade.
- 3,357 square feet total
- 4 bed, 2.5 bath
- Fits on 45'-50' wide lots



Traditional



Craftsman



Farmhouse



Scandinavian



Craftsman Exterior Color Palette: Evening Blue #1



Options

Roof: Charcoal
Lap Siding: Evening Blue
Siding Trim: Arctic White
Siding Accent: Evening Blue
Column/Bands: Arctic White
Stone: Catalina Limestone (substitute)
Front Door: Stiletto
Soffit: 30 Degree White
Window: White
Railing: White
Deck: Gray
Garage Door: Snow Mist

Traditional Color Palette: Foghorn #1



Options

Roof: Weathered Wood
Stucco Body: Foghorn
Stucco Trim: Mistaya
Siding Accent: Arctic White
Column/Bands: Arctic White
Stone: Barkwood Guillotine
Front Door: Whitest White
Soffit: 30 Degree White
Window: White
Railing: White
Deck: Gray
Garage Door: Snow Mist

Hybrid Color Palette: Woodstock Brown #1



Options

Roof: Barkwood
Stucco Body: Princeton
Stucco Trim: Mistaya
Lap Siding: Woodstock Brown
Siding Trim: Arctic White
Siding Accent: Cobblestone
Column/Bands: Arctic White
Stone: Chablis Uintah LedgeStone
Front Door: Java Stain
Soffit: 30 Degree White
Window: White
Railing: White
Deck: Gray
Garage Door: Snow Mist

Talus Ridge Model: Interior Options





HOMEOWNERS ASSOCIATION

Village 3 is covered by a “Master Declaration of Covenants, Conditions and Restrictions and Reservations of Easements for Mt. Saratoga – A Master Planned Community” document which is on file with the Planning Department of the City of Saratoga Springs. This document includes topics regarding:

- 1. The powers of owning and administering the Common Areas.
- 2. The duties of administering and enforcing this Declaration.
- 3. The duties of collecting and disbursing the assessments and charges hereinafter created in connection with the operation, maintenance, repair, and replacement of the Common Area.
- 4. Other functions and obligations of the Association.



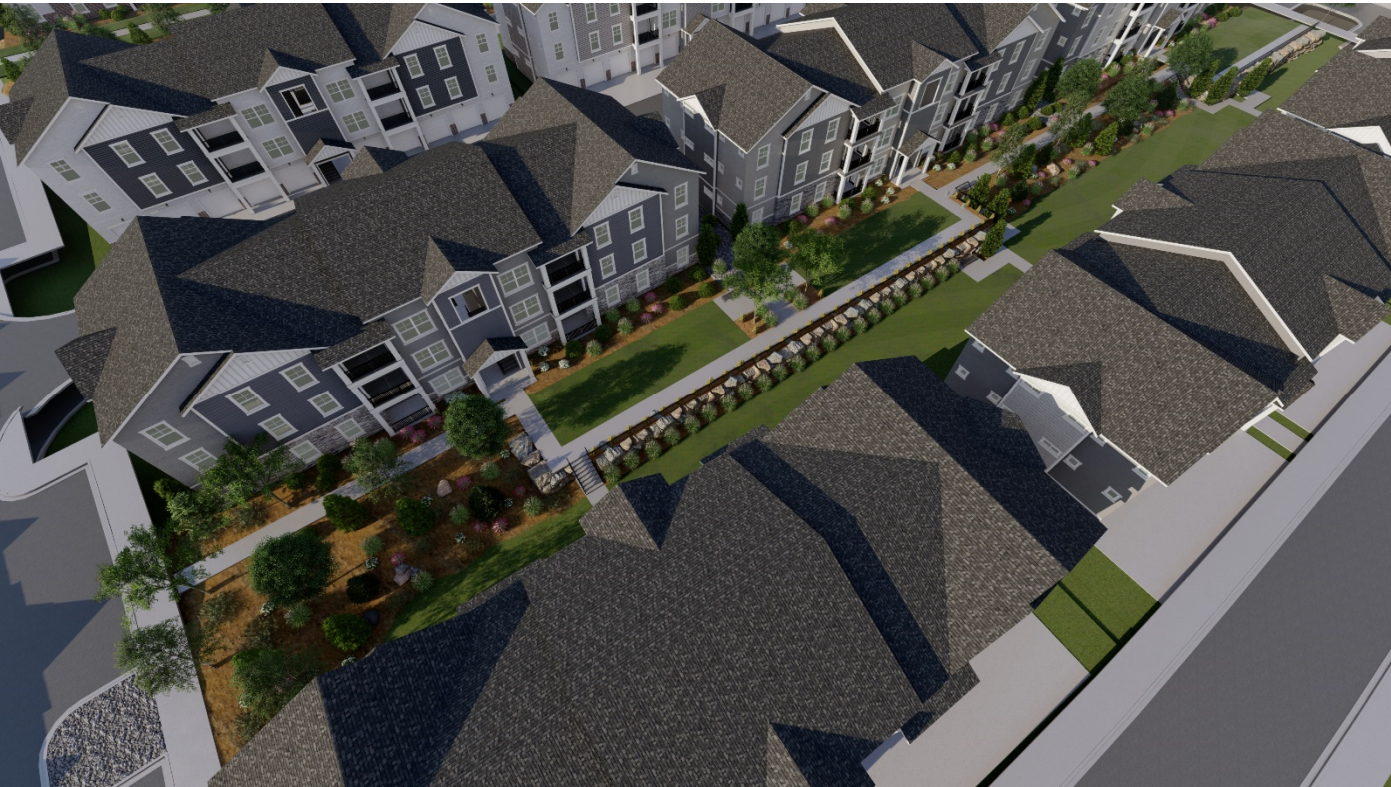
Multi-Family Area Example



Exterior Example



Multi-Family Area Example



Multi-Family Area Example



PHASING PLANS

LOT PHASING

The phasing of Village 3 may vary during the improvement of the project. An example of the proposed phasing is shown in Exhibit E and is susceptible to changes as development occurs. General lot information includes:

Overall Village Area:	104 Acres (100%)	
Multi-Family Units (Neighborhood 1):	25 Acres (25%)	363 ERUs (52%)
Overall Area:	25 Acres	
Lot Area:	10 Acres	
Open Space Area:	8 Acres	
Roadway Area:	7 Acres	
Two- to Three-Family Residential (Neighborhood 2):	18 Acres (17%)	119 ERUs (17%)
Overall Area:	18 Acres	
Lot Area:	12 Acres	
Open Space Area:	0 Acres	
Roadway Area:	5 Acres	
Single Family Residential (Neighborhood 3):	61 Acres (58%)	217 ERUs (31%)
Community Plan Requirements:		
Minimum Lot Size:	3,500 sf	
Average Lot Size (Neighborhood 3):	4,000 sf	
Overall Area:	61 Acres	
Lot Area:	25 Acres	
Open Space Area:	28 Acres	
Roadway Area:	8 Acres	
Single Family Lots:	217 Lots	
Minimum Lot Size:	4,669 sf	
Average Lot Size:	5,840 sf	
Total Overall Open Space:	36 Ac (35%)	
Projected Population:	2,873 Persons (Based on 4.11 persons per residential ERU)	

OPEN SPACE PHASING

Due to the complexity and size of the Mt. Saratoga project, an amendment to the Master Development Plan Agreement (MDPA) was provided and approved with the 4th Amended Community Plan. This was created in order to ensure the open space and amenities proposed within the Community Plan are not compromised if the property is sold, transferred, or otherwise platted. In short, the agreement resolves concerns relating to open space requirements by Village and at final plat, credits of excess open space, and the collection of fees towards the improvement of open space and amenities. See the agreement within the approved 4th Amended Community Plan appendices for more detail.



Clubhouse Example

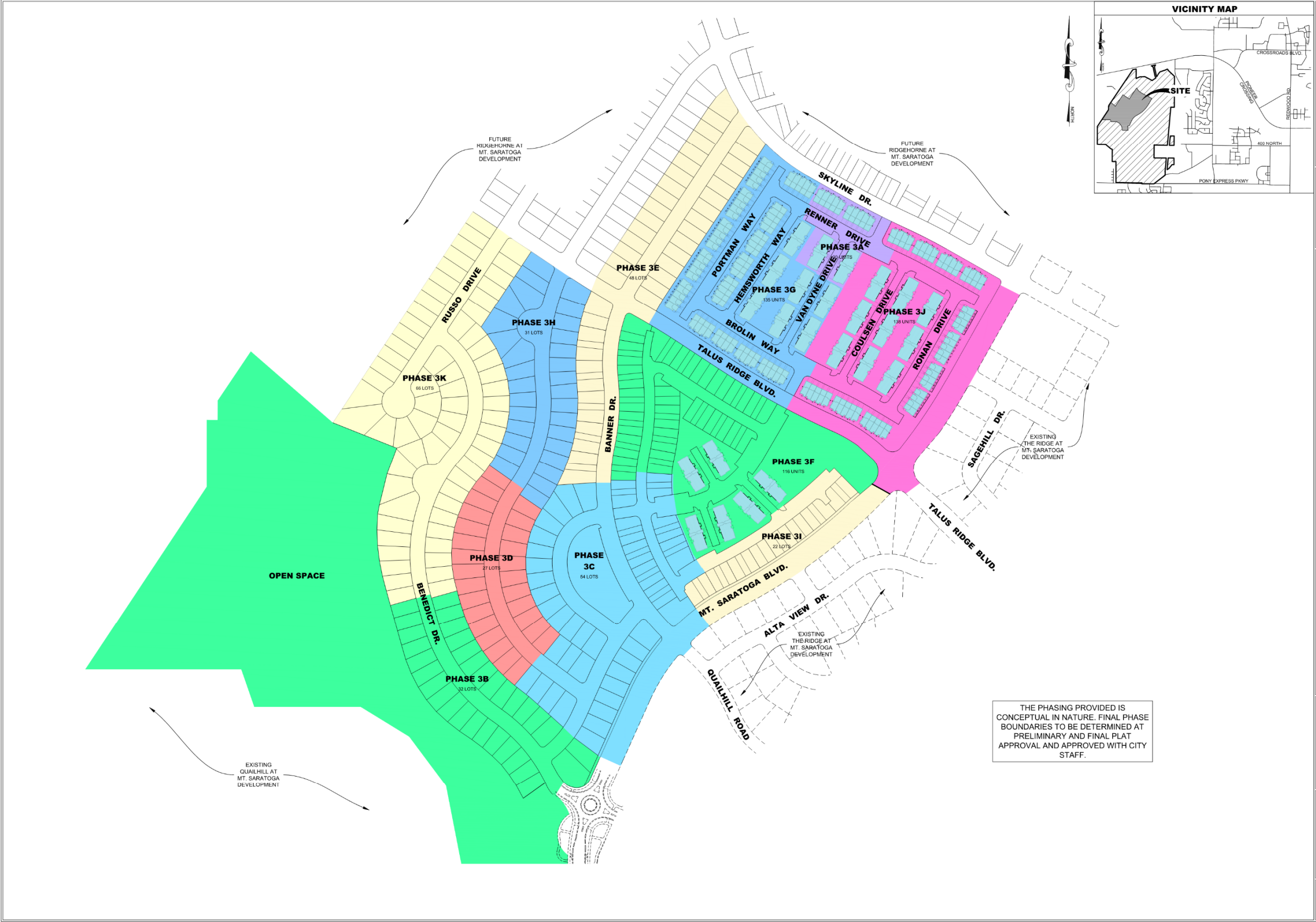
Based on the approved 4th Amended Community Plan, a total number of amenity points at 1,135.5 will be provided for Village 3. These proposed amenities will be improved as defined within the MDPA. Please see the “Open Space Calculations” spreadsheet within the 3rd Amended Community Plan for an overview of the proposed open space amenities within Village 3.

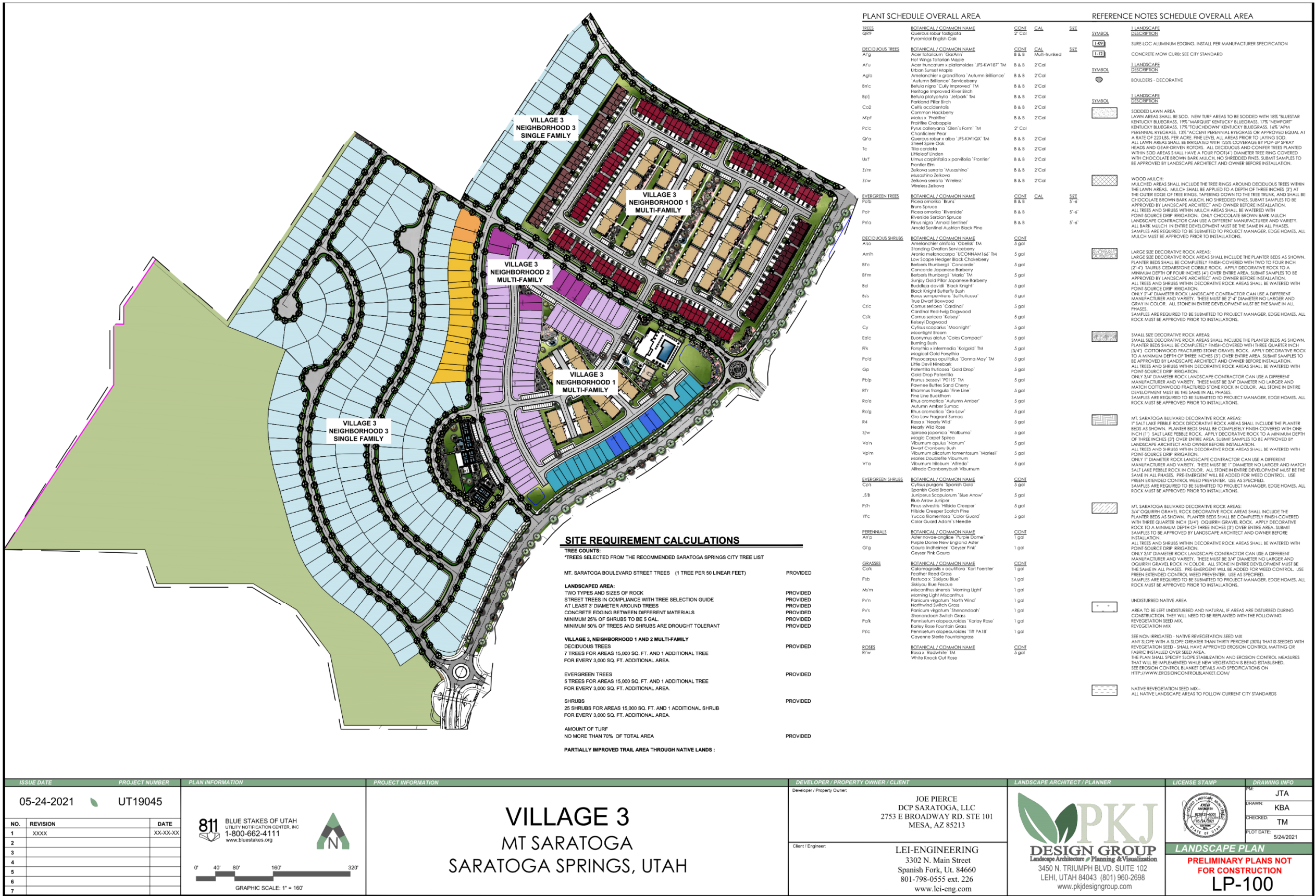
UTILITY INFRASTRUCTURE PHASING

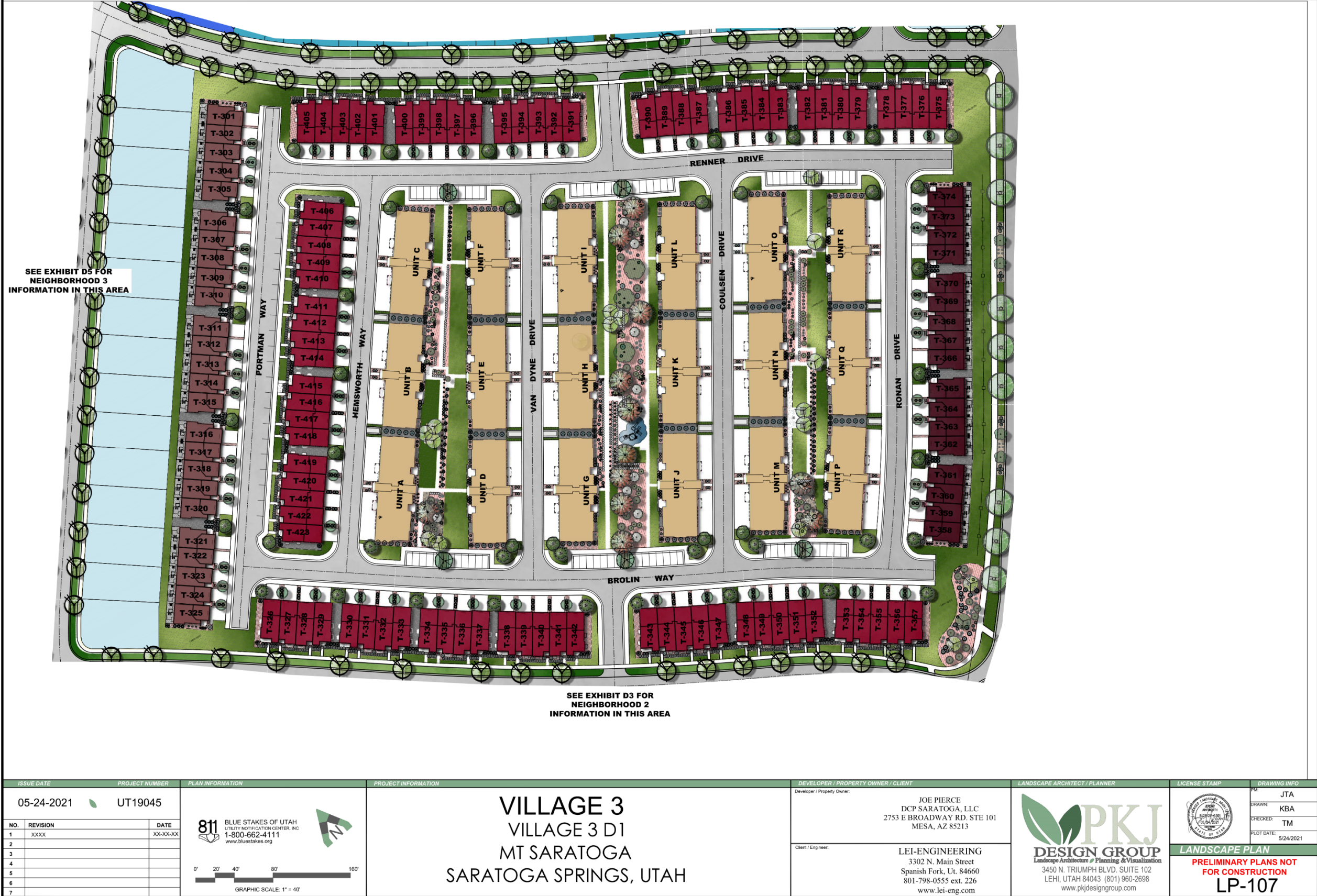
The utility infrastructure within Village 3 will adhere and follow the requirements specified in the approved Utility Master Plan for Mt. Saratoga.

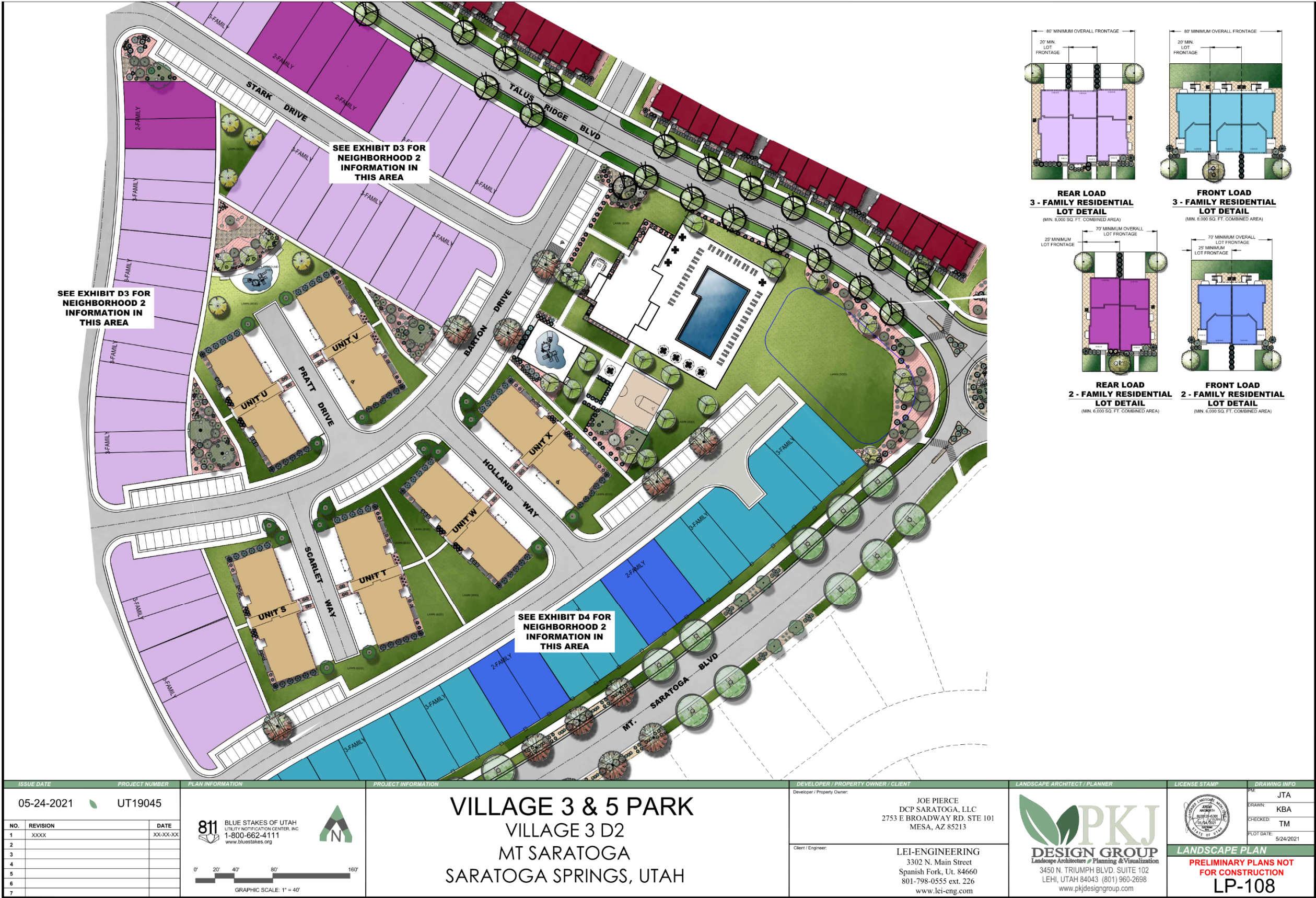


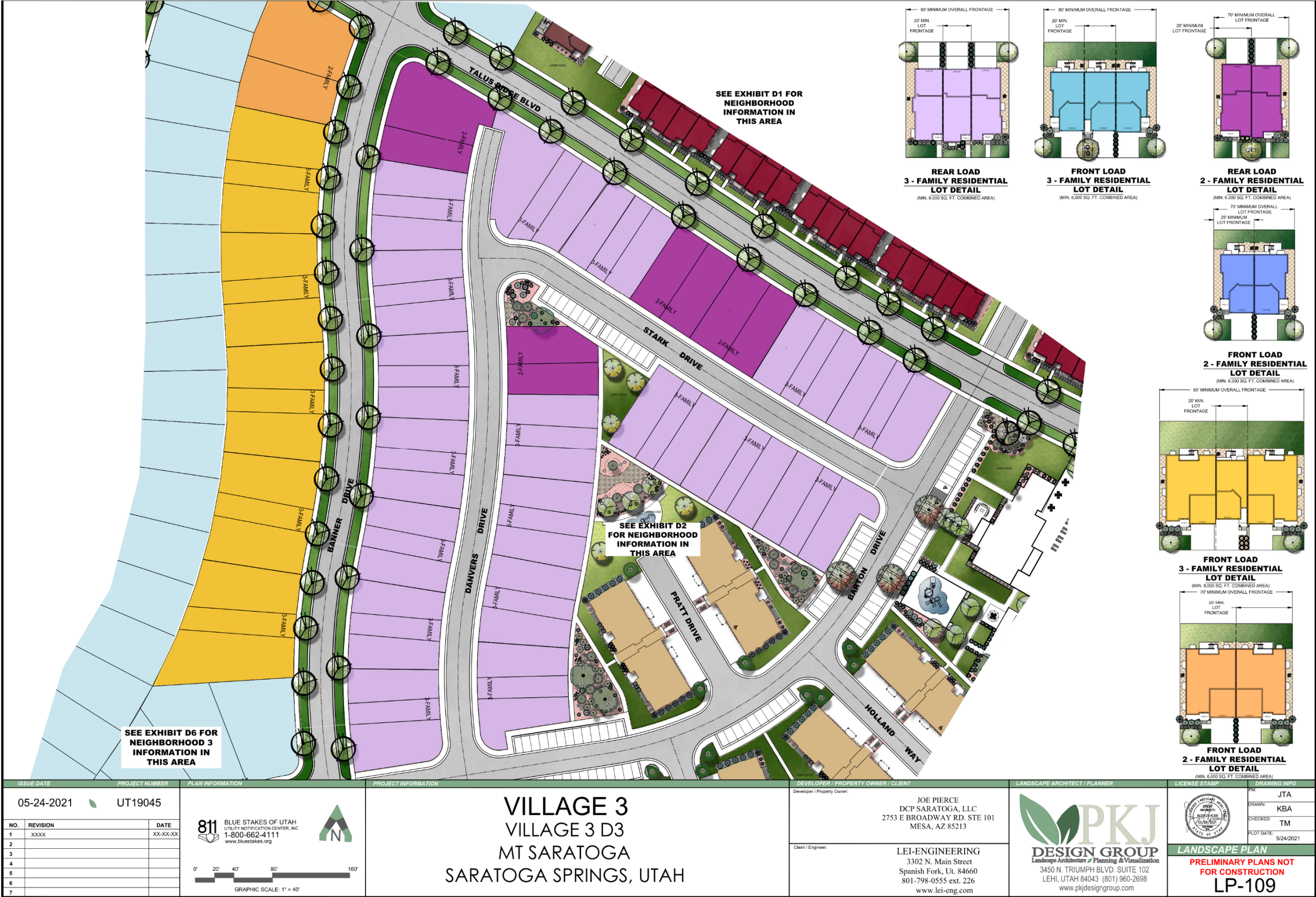
Pickleball Park Example

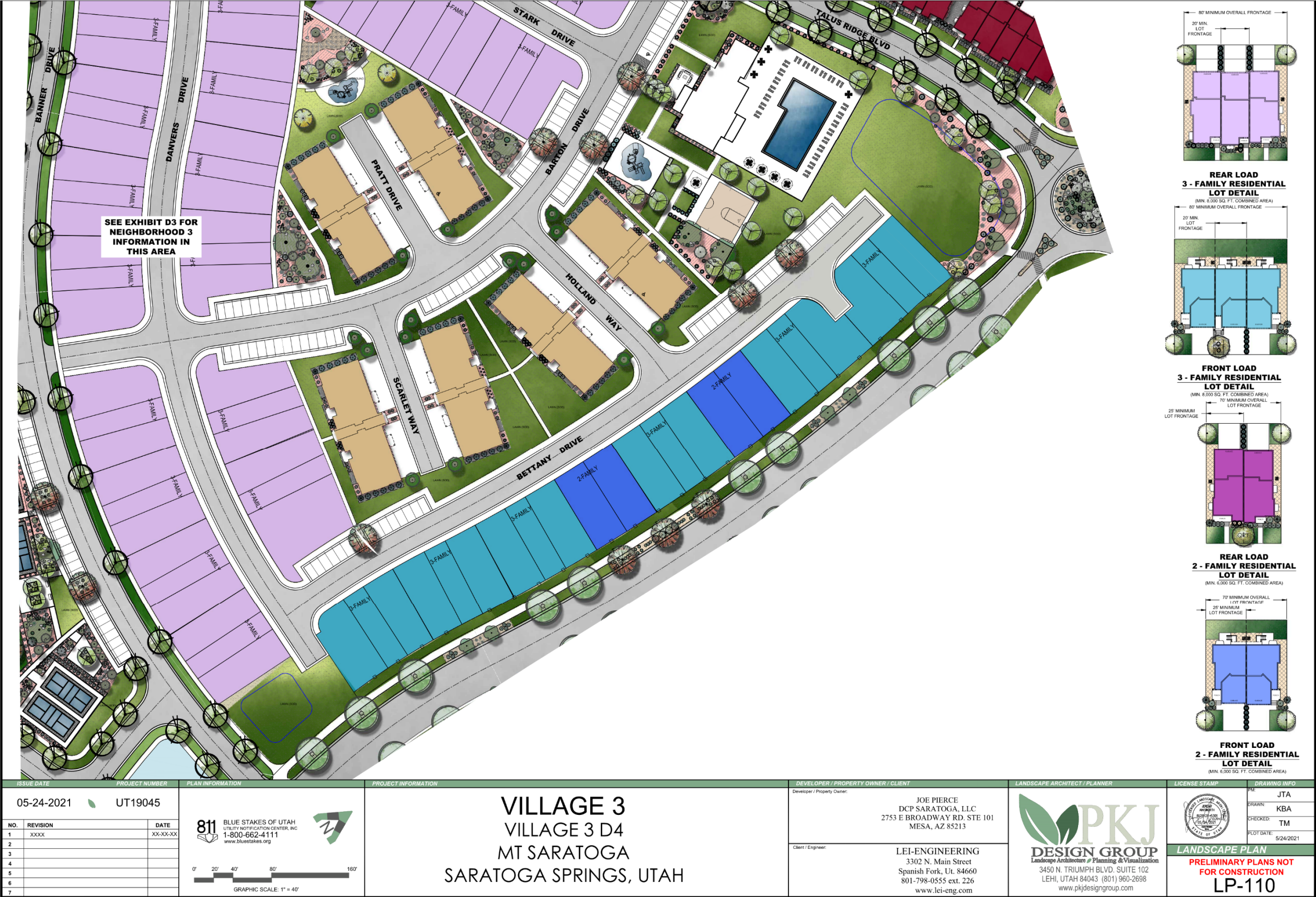


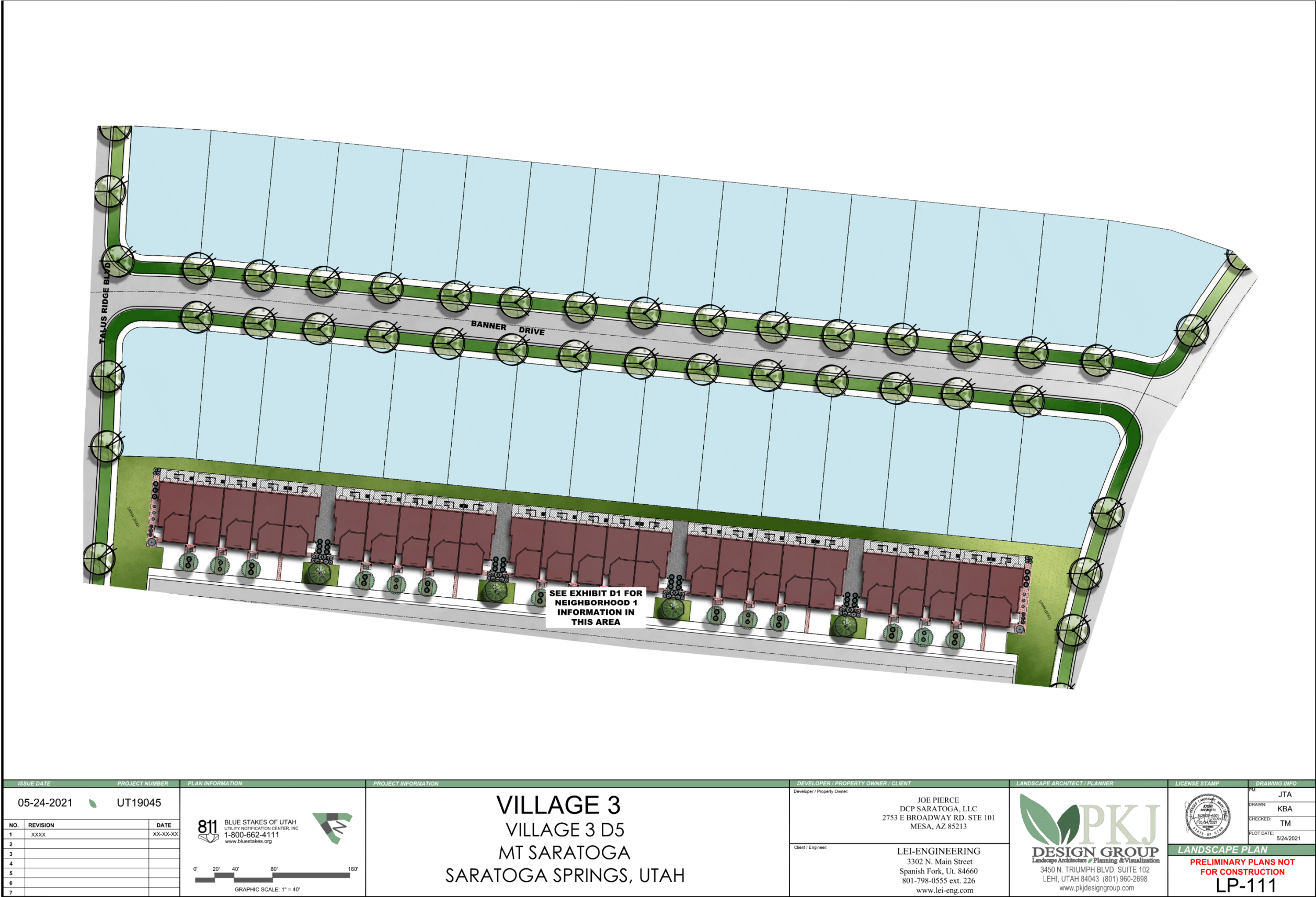


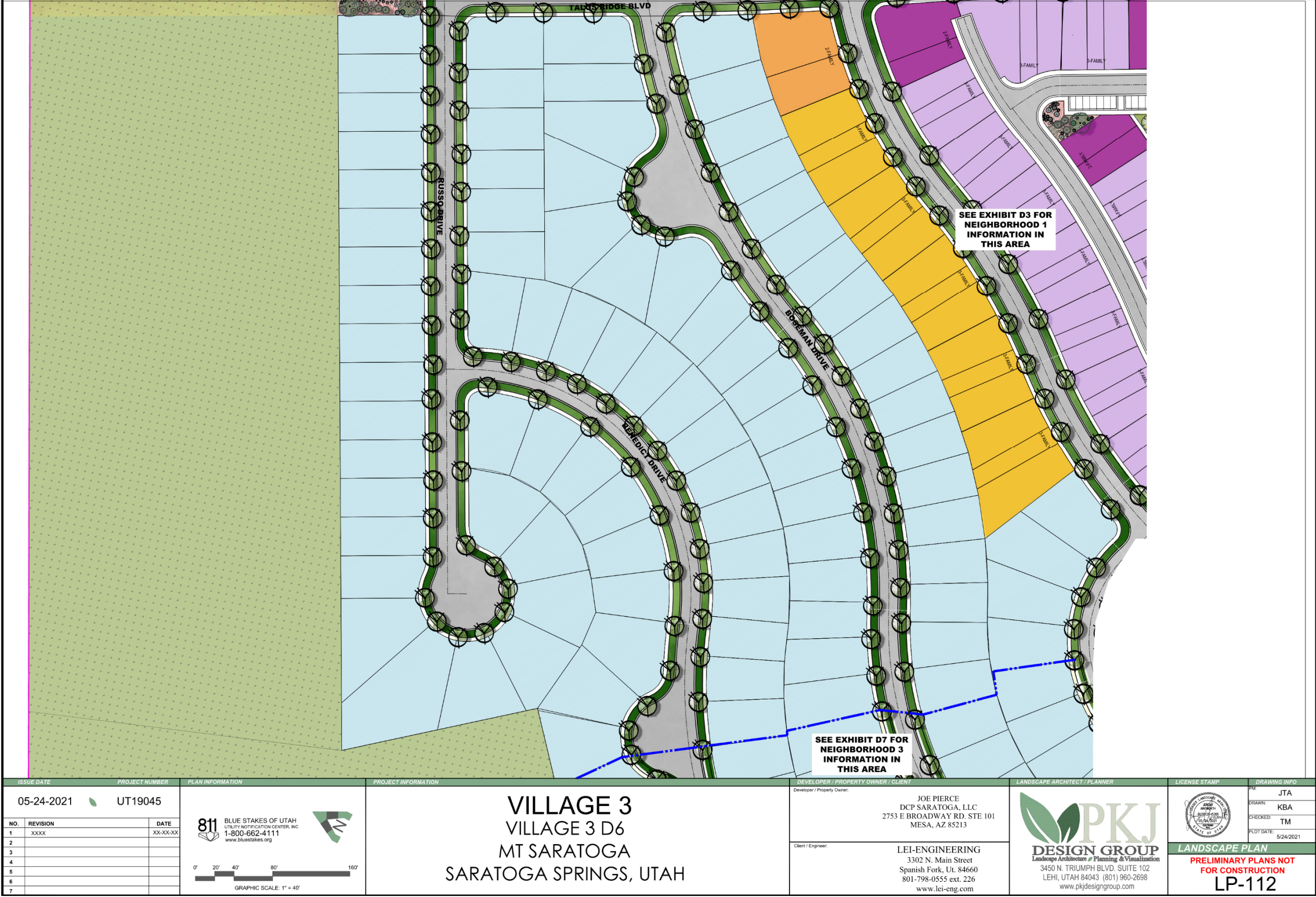


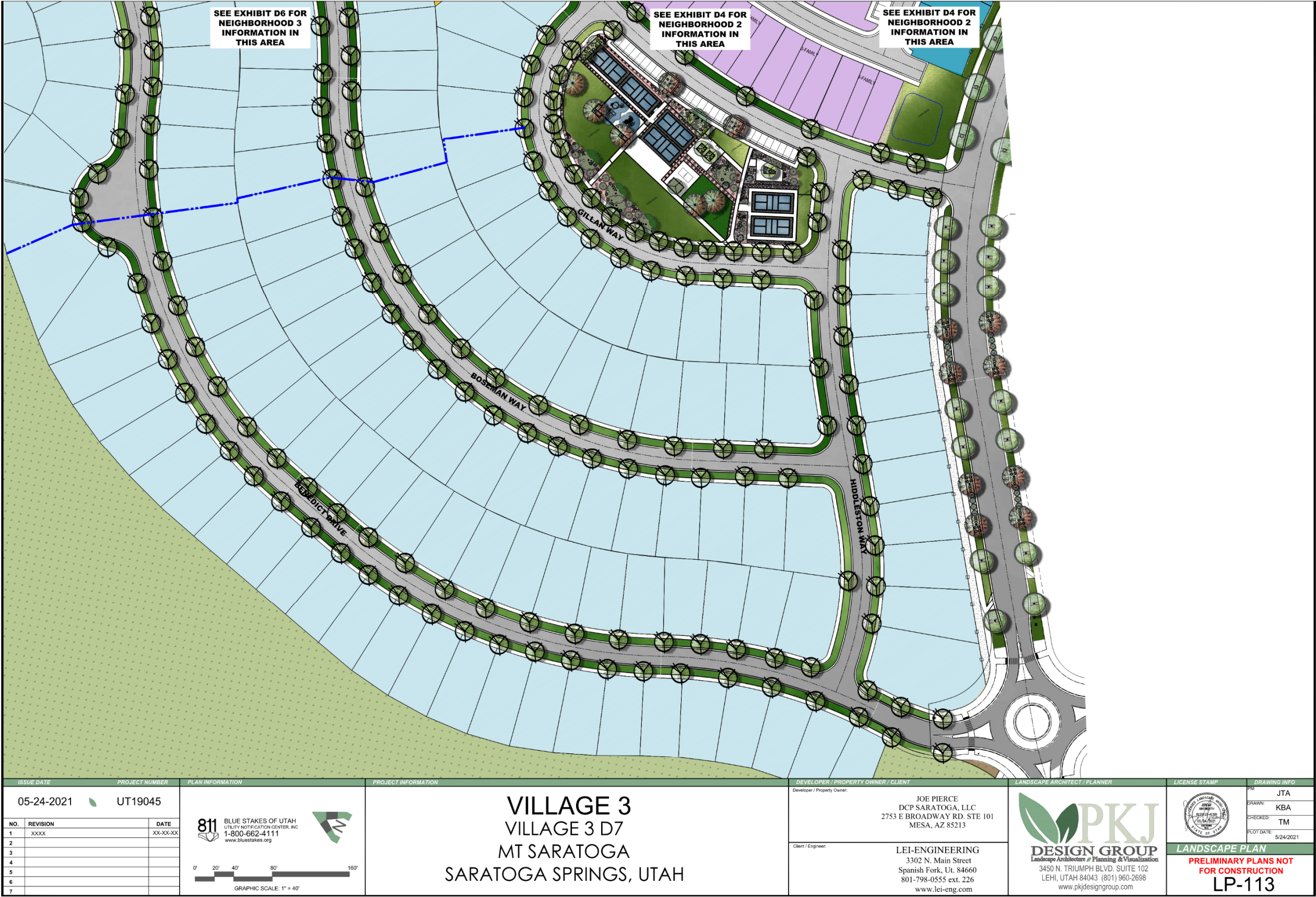














A DECIDUOUS TREE PLANTING

NOT TO SCALE

PKJ DESIGN GROUP

CINCH TIES 1" DIA.

2" DIA. ROUND FIR POSTS, 2 PER TREE; REMOVE AFTER FIRST YEAR

MAINTAIN TREE BASE 1-2" HIGHER THAN EXISTING GRADE, TO ALLOW FOR SETTLEMENT

3" MULCH TO BE PULLED 1" AWAY FROM THE TREE TRUNK

TOPSOIL: 2" MIXED WITH TOP 3" OF EXISTING SOIL, 4" ON TOP OF THIS MIXTURE

BACKFILL MIXTURE: 75% NATIVE SOIL WITH 25% TOPSOIL

CUT AND REMOVE ALL WIRE FROM THE BALL, PLACE TREE AND THEN CUT DOWN THE BURLAP AS CLOSE TO THE BASE OF THE ROOT BALL AS POSSIBLE

NATIVE SOIL BASE

2X BALL DIA.

B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE

PKJ DESIGN GROUP

ORIGINAL SLOPE SHOULD PASS THROUGH THE POINT WHERE THE TRUNK BASE MEETS SUBSTRATE/SOIL.

PRIOR TO MULCHING, TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE; DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.

TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE.

ROOT BALL MODIFIED AS REQUIRED.

ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CENTERED ON THE DOWNHILL SIDE OF THE ROOT BALL FOR 240 BERM SHALL BEGIN AT ROOT BALL PERIPHERY.

3" LAYER OF MULCH, NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECIFICATIONS FOR MULCH).

ORIGINAL GRADE.

MODIFIED SOIL DEPTH VARIES.

BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.

C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE

PKJ DESIGN GROUP

CENTRAL LEADER (SEE CROWN OBSERVATION DETAILS)

TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE.

ROOT BALL: REMOVE WIRE AND THEN AFTER PLACEMENT, CUT DOWN BURLAP AS CLOSE TO BOTTOM OF ROOTBALL AS POSSIBLE.

ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CENTERED ON THE DOWNHILL SIDE OF THE ROOT BALL FOR 240 BERM SHALL BEGIN AT ROOT BALL PERIPHERY.

FINISHED GRADE.

MODIFIED SOIL DEPTH VARIES.

EXISTING SOIL.

BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.

TOP OF ROOT BALL SHALL BE 1-2" ABOVE FINISHED GRADE.

PRIOR TO MULCHING, TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.

3" LAYER OF MULCH PULLED BACK 1 FOOT FROM THE TRUNK OF THE TREE.

NOTES:
1. TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.

D EVERGREEN TREE PLANTING

NOT TO SCALE

PKJ DESIGN GROUP

CINCH TIES 1" DIA.

MAINTAIN TREE BASE 1-2" HIGHER THAN EXISTING GRADE, TO ALLOW FOR SETTLEMENT

3" MULCH TO BE PULLED 1" AWAY FROM THE TREE TRUNK

TOPSOIL: 2" MIXED WITH TOP 3" OF EXISTING SOIL, 4" ON TOP OF THIS MIXTURE

BACKFILL MIXTURE: 75% NATIVE SOIL WITH 25% TOPSOIL

CUT AND REMOVE ALL WIRE FROM THE BALL, PLACE TREE AND THEN CUT DOWN THE BURLAP AS CLOSE TO THE BASE OF THE ROOT BALL AS POSSIBLE

NATIVE SOIL BASE

2X BALL DIA.

1/3 HEIGHT OF TREE

E SHRUB - MODIFIED SOIL

NOT TO SCALE

PKJ DESIGN GROUP

4" LAYER OF MULCH, NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECIFICATIONS FOR MULCH).

4" HIGH X 8" WIDE ROUND - TOPPED SOIL BERM ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.

PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE SHRUB; DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.

ROOT BALL.

FINISHED GRADE.

MODIFIED SOIL DEPTH VARIES.

EXISTING SOIL.

SECTION VIEW

NOTES:
1. SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

F PERENNIAL PLANTING

NOT TO SCALE

PKJ DESIGN GROUP

SPACING DESIGNATION ON PLANT SCHEDULE

MAINTAIN PLANT BASE 1" HIGHER THAN EXISTING GRADE, TO ALLOW FOR SETTLEMENT

3" MULCH TO BE PULLED 6" AWAY FROM PERENNIAL STEM

4" TOPSOIL

2" TOPSOIL MIXED WITH TOP 3" OF NATIVE SOIL

BACKFILL MIXTURE: 75% NATIVE SOIL WITH 25% TOPSOIL

REMOVE POT FROM THE BALL. SCARIFY ROOT BALL SIDES TO PROMOTE LATERAL ROOT GROWTH

NATIVE SOIL BASE

2X BALL DIA.

G CONCRETE MOWCURB

NOT TO SCALE

PKJ DESIGN GROUP

1/2" RADIUS, BOTH SIDES

3" MULCH: INSTALLED PER DETAIL

4" DEEP X 6" WIDE CONCRETE CURB WITH FIBER

4" COMPACTED AGGREGATE TO 95%

6" TOPSOIL: INSTALLED PER PLAN

NATIVE SOIL BASE

SOD: INSTALLED PER DETAIL

6" TOPSOIL: INSTALLED PER DETAIL

H PERENNIAL/GROUND COVER PLANTING

NOT TO SCALE

PKJ DESIGN GROUP

2-3" THICK LAYER OF MULCH

FINISHED GRADE.

MODIFIED SOIL DEPTH VARIES. (SEE SPECIFICATIONS FOR SOIL MODIFICATION).

EXISTING SOIL.

SECTION VIEW

PLAN

NOTES:
1. SEE PLANTING LEGEND FOR GROUND COVER SPECIES, SIZE, AND SPACING DIMENSION. THAT GROW
2. SMALL ROOTS AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3. SETTLE SOIL AROUND ROOT BALL OF EACH GROUND COVER PRIOR TO MULCHING.

GROUND COVER PLANTS TO BE TRIANGULARLY SPACED.

MULCH.

PAVEMENT.

I SOD LAYING/MULCH DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

1" SOD ROLL, MOIST AND COOL LAID ON MISTED LEVEL TOPSOIL

4" TOPSOIL

2" TOPSOIL TILLED WITH TOP 3" OF FINE GRADED GROUND

SUB-BASE

SEPARATOR: CURB OR METAL EDGING SEE PLANS AND SPECIFIC DETAILS

3" ORGANIC OR INORGANIC MULCH SEE PLAN FOR TYPE AND SIZE

DEWITT 5 OZ WEED BARRIER, IF CALLED OUT ON PLANS

4" TOPSOIL

2" TOPSOIL TILLED WITH TOP 3" OF FINE GRADED GROUND

SUB-BASE

J BOULDER AND DRY STREAM BED DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

MULCH AND BOULDER SIZES PER PLAN, COLOR AND SIZE MIGHT CHANGE BY LOCATION

WEED BARRIER FABRIC PER PLAN

MAKE THE DRY STREAM BED WITH 50% LARGE ROCK AND 50% SMALL/MEDIUM ROCK. SCULPT TO LOOK LIKE A STREAM BED WITH SWALE CHANNEL IN MIDDLE AND BOULDERS SCATTERED PER PLAN ON THE EDGES OF THE STREAM AS SHOWN.

UNDISTURBED SUB BASE

K CUT EDGE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

BROWN MULCH

SHOVEL EDGE TAPER DOWN 3" BELOW GRADE

TURF

SHRUB BED

4" MIN.

SUBGRADE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
03-16-2021	UT19045	<div><div>811</div><div>BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org</div></div>	VILLAGE 3 MT SARATOGA SARATOGA SPRINGS, UTAH	<div>Developer / Property Owner: JOE PIERCE DCP SARATOGA, LLC 2753 E BROADWAY RD, STE 101 MESA, AZ 85213</div> <div>Client / Engineer: LEI-ENGINEERING 3302 N. Main Street Spanish Fork, Ut. 84660 801-798-0555 ext. 226 www.lei-eng.com</div>	<div>PKJ DESIGN GROUP Landscape Architecture • Planning & Visualization 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com</div>	<div></div>	<div>JTA KBA TM PLOT DATE: 3/16/2021</div> <div>LANDSCAPE DETAILS PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-501</div>
NO.	REVISION	DATE					
1	XXXX	XX-XX-XX					
2							
3							
4							
5							
6							
7							



UTILITY CAPACITIES

See the approved 2nd Amended Community Plan and Master Utility Plan (MUP) dated November 2017 for information regarding utility requirements and capacities for the following utilities:

- **Culinary Water.** There are no deviations from the approved MUP.
- **Secondary Water.** There are no deviations from the approved MUP.
- **Sanitary Sewer.** There are no deviations from the approved MUP.
- **Storm Drainage.** There are no deviations to the discharge criteria and methodology from the approved MUP. Slight adjustments are anticipated for future detention basin locations and volumes based on the finalized layout provided within this Village Plan. The future detention basins may decrease in volume as infiltration is introduced following the standards set in the City’s Standards and Specifications. These adjustments will not be determined until the future when more definitive design and testing is completed during the final plat approval process.



VEHICULAR AND PEDESTRIAN PLAN

Transportation/pedestrian access and connectivity is a key component for Mt. Saratoga. The integration of the large and diverse open space amenities of the community is achieved by providing reasonable access. The combined Vehicular and Pedestrian Plan (Exhibit F) identifies major roadway locations and pedestrian pathways as they pertain to Village 3 and originally detailed in the Community Plan.



Raised Planter Landscaping Example



Trail and Landscaping Example



Trail and Landscaping Example





DENSITY TRANSFERS

There are no proposed density transfers within this Village Plan.



ADDITIONAL ELEMENTS

ADDITIONAL ELEMENTS

There are no proposed changes with this Village Plan.



SITE CHARACTERISTICS

Please see the approved Community Plan for the following elements:

- Waterways
- Geological Information
- Fault Lines
- Geotechnical Report
- Sensitive Lands and Contour Information
- Traffic Study



FINDINGS

The following Finding Statement was provided in the approved Community Plan for Mt. Saratoga. Each of the original statements has been provided below with reasons (*in italics*) that justify approval of this Village Plan in relation to the Community Plan.

- A. Mt. Saratoga is consistent with the goals, objectives, and policies of the General Plan, with particular emphasis placed upon those policies related to community identity, distinctive qualities in communities and neighborhoods, diversity of housing, integration of uses, pedestrian and transit design, and environmental protection.

The Mt. Saratoga Community Plan was designed to integrate a diversity of housing, the master trail system, and improved open space, with the unique natural topography of the project. This unique integration will establish the community theme, protect existing vistas and natural features, and work to encourage an active outdoor lifestyle for the residence of the Talus Communities.

Highridge at Mt. Saratoga (Village 3) is consistent with the goals, objectives, and policies presented and approved with the Mt. Saratoga Community Plan with the exception to the diversity of housing. Village 3 consists of various types of single-family housing and diversity originally presented in the approved Community Plan. A global overview was presented in the Community Plan and further detailed with this first Village Plan for the Mt. Saratoga development. The unique integration of housing, a master trail system, and improved open space, with the unique natural topography help define and establish a community theme and distinctive qualities specific to Mt. Saratoga.

- B. Mt. Saratoga contains sufficient standards to guide the creation of innovative design that responds to unique conditions. The development and architectural standards outlined in this document are intended to establish guidelines and regulations for the Mt. Saratoga Community Plan by providing detail for community-wide systems with enough specificity to determine the size, scope, intensity, and character of subsequent and more detailed Village Plans.

This Village Plan presents enhanced development and architectural standards that will have established guidelines and regulations governed through a Homeowners Association that will ensure these goals, objectives and policies are upheld as they were originally presented with the Community Plan.

- C. Mt. Saratoga is compatible with surrounding development and properly integrates land uses and infrastructure with adjacent properties. Large portions of the peripheral property line of Mt. Saratoga Community consist of Rocky Mountain Power corridors and exceed the required 10' buffer. These areas constitute large portions of the master trail system and will also consist of parks and other improved amenities. In other areas along the peripheral boundary, special care was taken to coordinate appropriate road connections and landscape buffering.

This Village Plan has an indirect link to the Talus Ridge development which provides a similar look and feel. A natural connection is made through the open space requirements, incorporation of the Rocky

Mountain Power corridor, utility serviceability and portions of the master trail system as they are applicable to the overall development.

- D. Mt. Saratoga includes adequate provisions for utility services, roadway networks, and emergency vehicle access; and public safety service demands will not exceed the capacity of existing and planned systems without adequate mitigation.

All utility services, roadway networks, emergency vehicle access and public safety service demands within the Village Plan 3 boundary will be built and sized to the overall demand of the Mt. Saratoga development. This ensures that any of the demands listed above will not exceed the capacity of existing and planned systems without adequate mitigation.

- E. Mt. Saratoga is consistent with the guiding standards listed in Section 19.26.06 of the City's Land Development Code.

This Village Plan of the Mt. Saratoga development is consistent with the City's guiding standards (Section 19.26.06 of the City's Land Development Code).

- F. Mt. Saratoga contains the required elements as dictated in Section 19.26.07 of the City's Land Development Code.

This Village Plan of the Mt. Saratoga development is consistent with the City's required elements (Section 19.26.07 of the City's Land Development Code).

- G. Mt. Saratoga meets the minimum required open space in adopted Community Plan and adopted District Area Plan if applicable.

This Village Plan meets is proportional share of open space as specified within the adopted Community Plan.