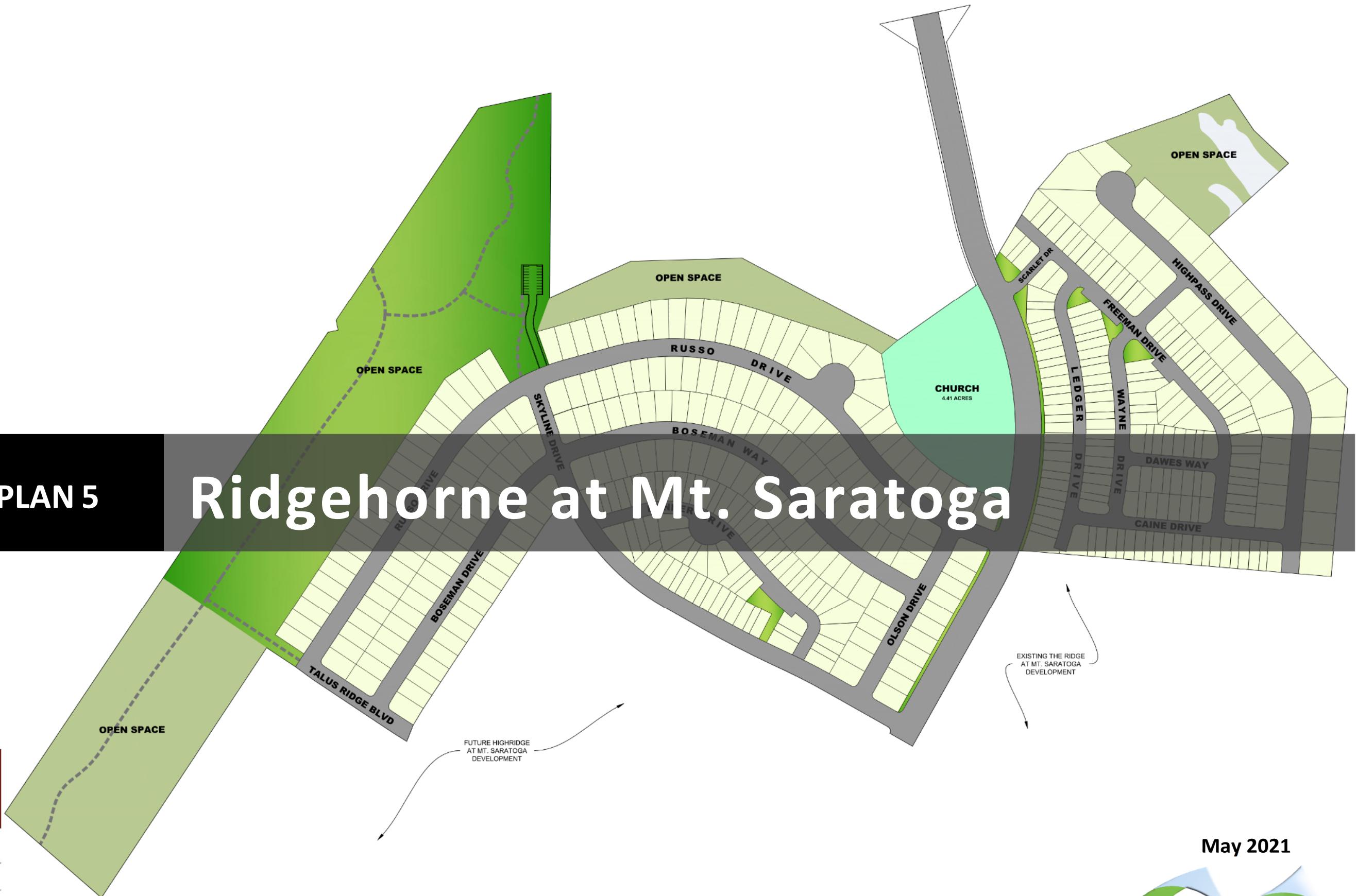


VILLAGE PLAN 5

Ridgehorne at Mt. Saratoga



ENGINEERS
SURVEYORS
PLANNERS

May 2021



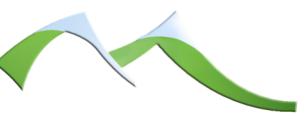


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EXECUTIVE SUMMARY

The following Village Plan document addresses the proposed improvements as they pertain to Village 5 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 5 of the Mt. Saratoga project.

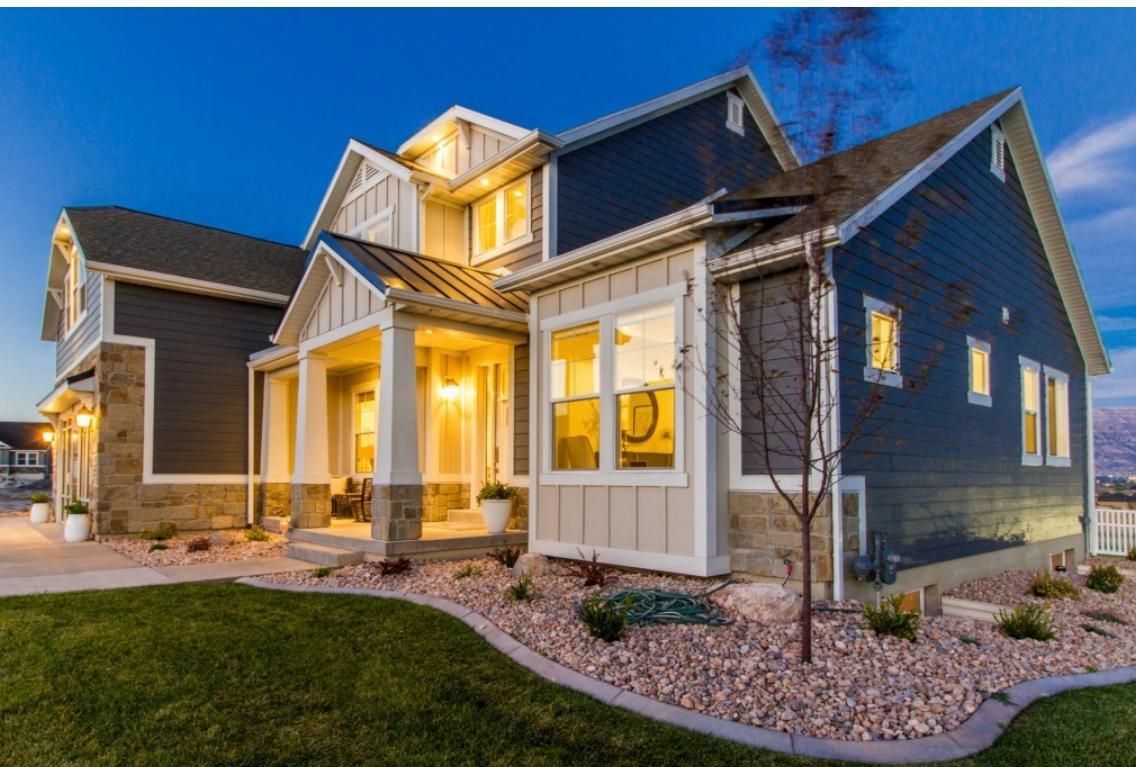
Village 5 of the Mt. Saratoga development is approximately 107 acres of the 688-acre master planned community located between Pony Express Parkway and State Route 73 along the western boundary of Saratoga Springs with Eagle Mountain. Village 5 is located on the northwest side of the development adjacent to Village 2B and Village 3. The intent of Village 5 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 5 contains approximately 34 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 and two- and three-family residential housing.

The proposed Village 5 incorporates the following units and approximate acreages:

- 107.2 Total Acres
 - 68.7 Acres Residential/Civic Use
 - 4.4 Acres Community Commercial/Church
 - 34.1 Acres Open Space Proposed (31.8%)
 - 14.3 Acres Native Open Space (13.3%)
 - 19.1 Acres Improved Open Space (17.8%)
 - 0.7 Acres in Storm Basins and Sensitive Lands (0.7%)
- Approximately 4,995 Linear Feet of Trails
- 451 Total Units
- 4.21 Units per Acre

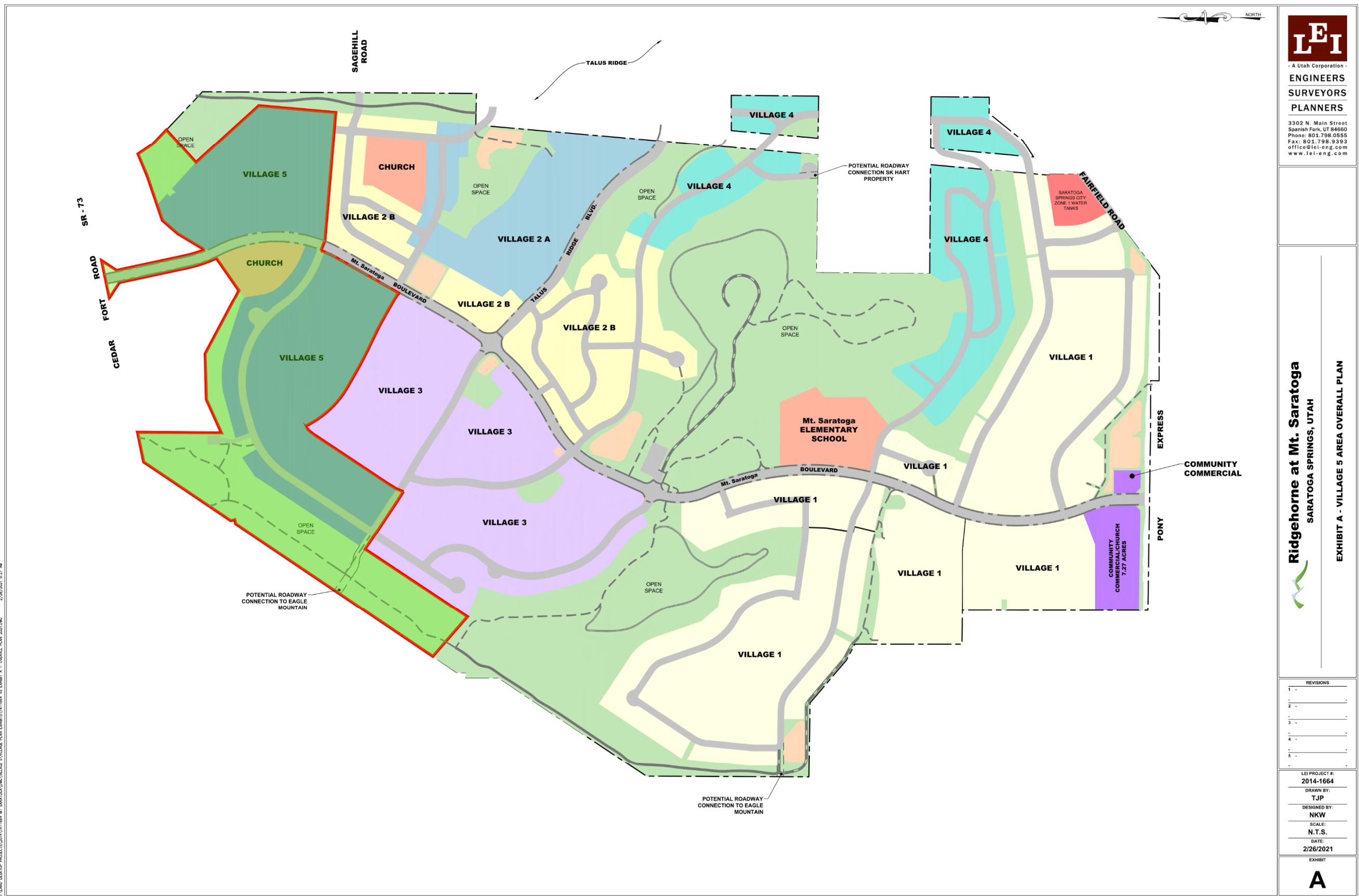


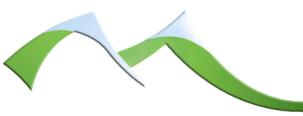
Talus Ridge Home



Interior Example

EXECUTIVE SUMMARY





LEGAL DESCRIPTION

LEGAL DESCRIPTION

Village 5 contains approximately 107 acres of the 688 acres within the overall Mt. Saratoga project. Village 5 is contained within one single parcel, bordered by Village 2B, Village 3, the powerline corridor and Eagle Mountain on the west side. See Exhibit B for an illustration of the Village 5 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, 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 Southeast Corner of Section 16, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence northwesterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: N60°34'00"W) 23.56 feet through a central angle of 90°00'00" (chord: N15°34'00"W 21.21 feet); thence N60°34'00"W 226.36 feet; thence along the arc of a 1944.00 foot radius curve to the left 148.66 feet through a central angle of 4°22'54" (chord: N62°45'27"W 148.63 feet); thence N64°56'54"W 49.47 feet; thence along the arc of a 3056.00 foot radius curve to the right 233.70 feet through a central angle of 4°22'54" (chord: N62°45'27"W 233.65 feet); thence N60°34'00"W 152.76 feet; thence along the arc of a 756.00 foot radius curve to the right 464.49 feet through a central angle of 35°12'10" (chord: N42°57'55"W 457.22 feet); thence S46°37'19"W 51.27 feet; thence S36°49'30"W 48.63 feet; thence S33°32'52"W 700.00 feet; thence S31°01'07"W 61.50 feet; thence S22°05'04"W 56.82 feet; thence northwesterly along the arc of a 3056.00 foot radius non-tangent curve to the right (radius bears: N31°44'00"E) 96.78 feet through a central angle of 1°48'52" (chord: N57°21'34"W 96.78 feet); thence N56°27'08"W 258.24 feet; thence N54°01'58"W 71.06 feet; thence N56°27'08"W 110.00 feet; thence S33°32'52"W 952.34 feet; thence N49°00'27"W 408.25 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 1843.50 feet to the intersection with that real property described in Deed Entry No. 24119:2008; thence along said real property the following three (3) courses: N78°02'41"E 32.97 feet; thence N11°49'36"W 32.01 feet; thence N33°57'27"E 814.01 feet to the southerly right-of-way line of Highway 73; thence N78°12'20"E along said right-of-way line 235.19 feet to the Quarter Section Line; thence S0°23'05"W along the Quarter Section Line 651.34 feet to the northerly line of that real property described in Deed Entry No. 822:2006; thence along said real property the following seventeen (17) courses: N65°39'53"E 283.43 feet; thence N88°24'59"E 355.06 feet; thence S62°03'18"E 559.95 feet; thence N54°53'34"E 305.11 feet; thence N23°32'32"W 22.90 feet; thence northwesterly along the arc of a 1050.64 foot radius non-tangent curve to the right (radius bears: N66°25'05"E) 210.13 feet through a central angle of 11°27'34" (chord: N17°51'08"W 209.78 feet); thence N12°07'21"W 544.62 feet; thence N57°07'21"W 141.74 feet to a point also being on the southerly right-of-way line of Highway 73; thence N78°12'20"E along said right-of-way line 294.77 feet; thence S32°52'39"W 139.36 feet; thence S12°07'21"E 544.62 feet; thence along the arc of a 954.64 foot radius curve to the left 156.00 feet through a central angle of 9°21'45" (chord: S16°48'14"E 155.82 feet); thence N30°49'00"E 240.09 feet; thence N40°46'27"E 158.96 feet; thence N71°01'41"E 369.74 feet; thence N67°13'11"E 178.58 feet; thence S34°08'41"E 138.69 feet; thence S46°39'59"E 152.34 feet to the North Line of *THE RIDGE AT MT. SARATOGA PLAT E* subdivision according to the official plat thereof on file in the office of the Utah County Recorder; thence along said subdivision the following four (4) courses: S47°43'01"W 342.92 feet; thence S42°16'59"E 657.12 feet; thence S5°03'00"W 599.09 feet; thence N85°12'00"W 996.78 feet;

thence N68°40'45"W 83.00 feet; thence southwesterly along the arc of a 958.50 foot radius non-tangent curve to the right (radius bears: N68°40'45"W) 135.72 feet through a central angle of 8°06'46" (chord: S25°22'38"W 135.60 feet); thence S29°26'00"W 563.14 feet to the point of beginning.

Contains: ±107.23 Acres



Talus Ridge Home

LEGAL DESCRIPTION



LEI

- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

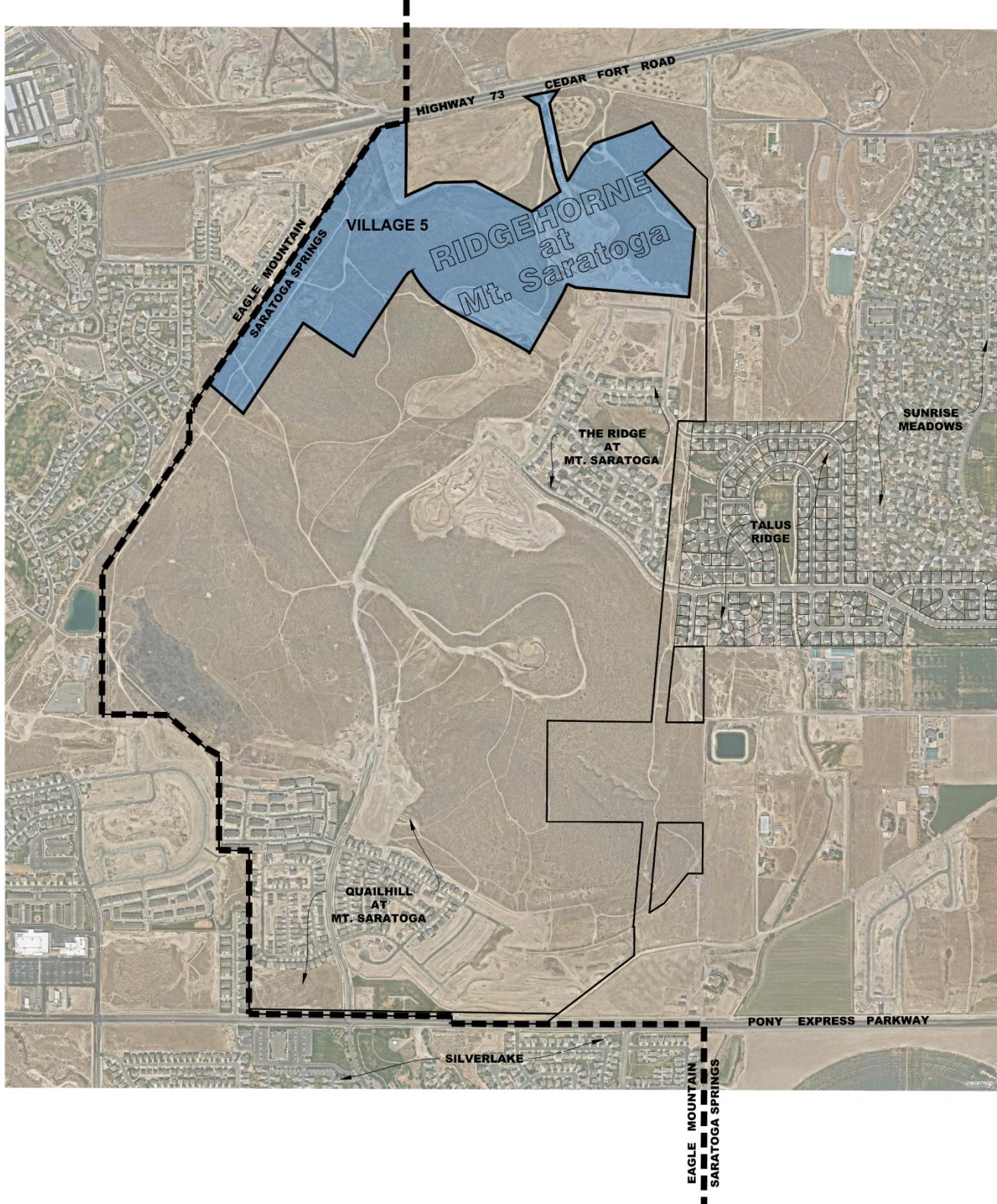
3302 N. Main Street
Ski Valley, UT 84066
Phone: 801.798.0365
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

REVISIONS

1. -
2. -
3. -
4. -
5. -

LEI PROJECT #: 2014-1664
DRAWN BY: TJP
DESIGNED BY: NKW
SCALE: N.T.S.
DATE: 11/02/2020
EXHIBIT B

B



Ridgehorne at Mt. Saratoga
SARATOGA SPRINGS, UTAH

EXHIBIT B - VILLAGE 5 PROPERTY BOUNDARY



USE MAP AND BUILDOUT ALLOCATION

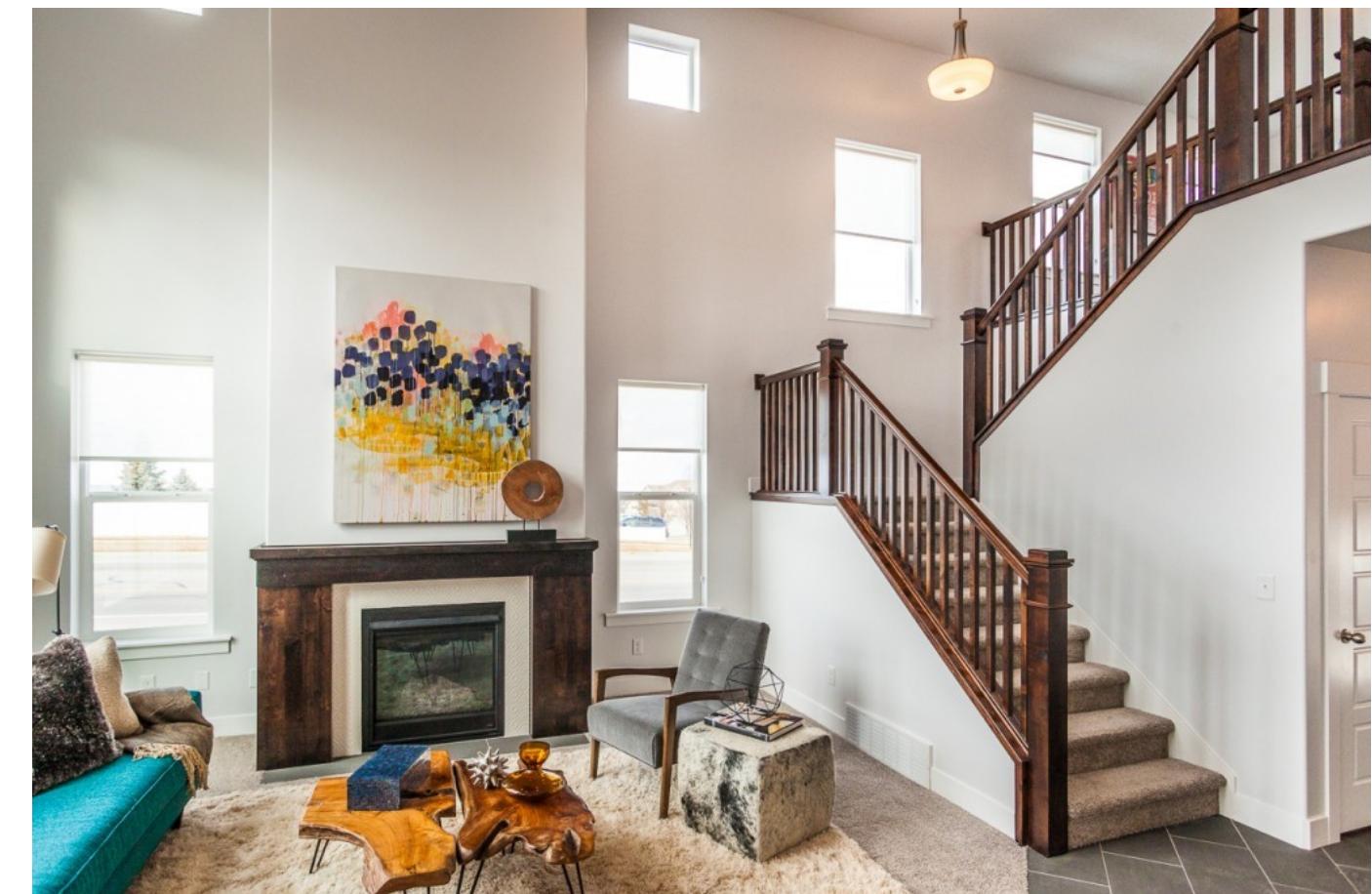
USE MAP AND BUILDOUT ALLOCATION

The following Use Map, Exhibit C, depicts the proposed land uses within Village 5 at a density of 4.22 units per acre. The land use tabulations and color coding are broken down into the following categories applicable to Village 5:

Overall Village Area:	107 Acres (100%)	
Church/Civic Use:	4 Acres (4%)	3 ERUs (1%)
Flex Residential Units (Neighborhood 1):	29 Acres (27%)	185 ERUs (41%)
Two- to Three-Family Residential:		
Overall Area:	17 Acres	
Lot Area:	11 Acres	
Open Space Area:	1 Acres	
Roadway Area:	5 Acres	
Single Family Residential:		
Community Plan Requirements:		
Minimum Lot Size:	3,500 sf	
Minimum Lot Size Along Eastern Edge:	10,000 sf	
Average Lot Size:	3,800 sf	
Overall Area:	12 Acres	
Lot Area:	7 Acres	
Open Space Area:	3 Acres	
Roadway Area:	2 Acres	
Single Family Lots:	36 Lots	
Minimum Lot Size:	6,187 sf	
Minimum Lot Size Along Eastern Edge:	10,470 sf	
Average Lot Size:	8,584 sf	
Flex Residential Units (Neighborhood 3):	74 Acres (69%)	266 ERUs (58%)
Two- to Three-Family Residential:		
Overall Area:	8 Acres	
Lot Area:	5 Acres	
Open Space Area:	0 Acres	
Roadway Area:	3 Acres	
Single Family Residential:		
Community Plan Requirements:		
Minimum Lot Size:	3,500 sf	
Average Lot Size:	5,500 sf	
Overall Area:	70 Acres	
Lot Area:	26 Acres	
Open Space Area:	30 Acres	
Roadway Area:	10 Acres	

Single Family Lots: 199 Lots
 Minimum Lot Size: 4,487 sf
 Average Lot Size: 5,593 sf
 Total Overall Open Space: 34 Ac (32%)
 Projected Population: 1,854 Persons (Based on 4.11 persons per residential ERU)

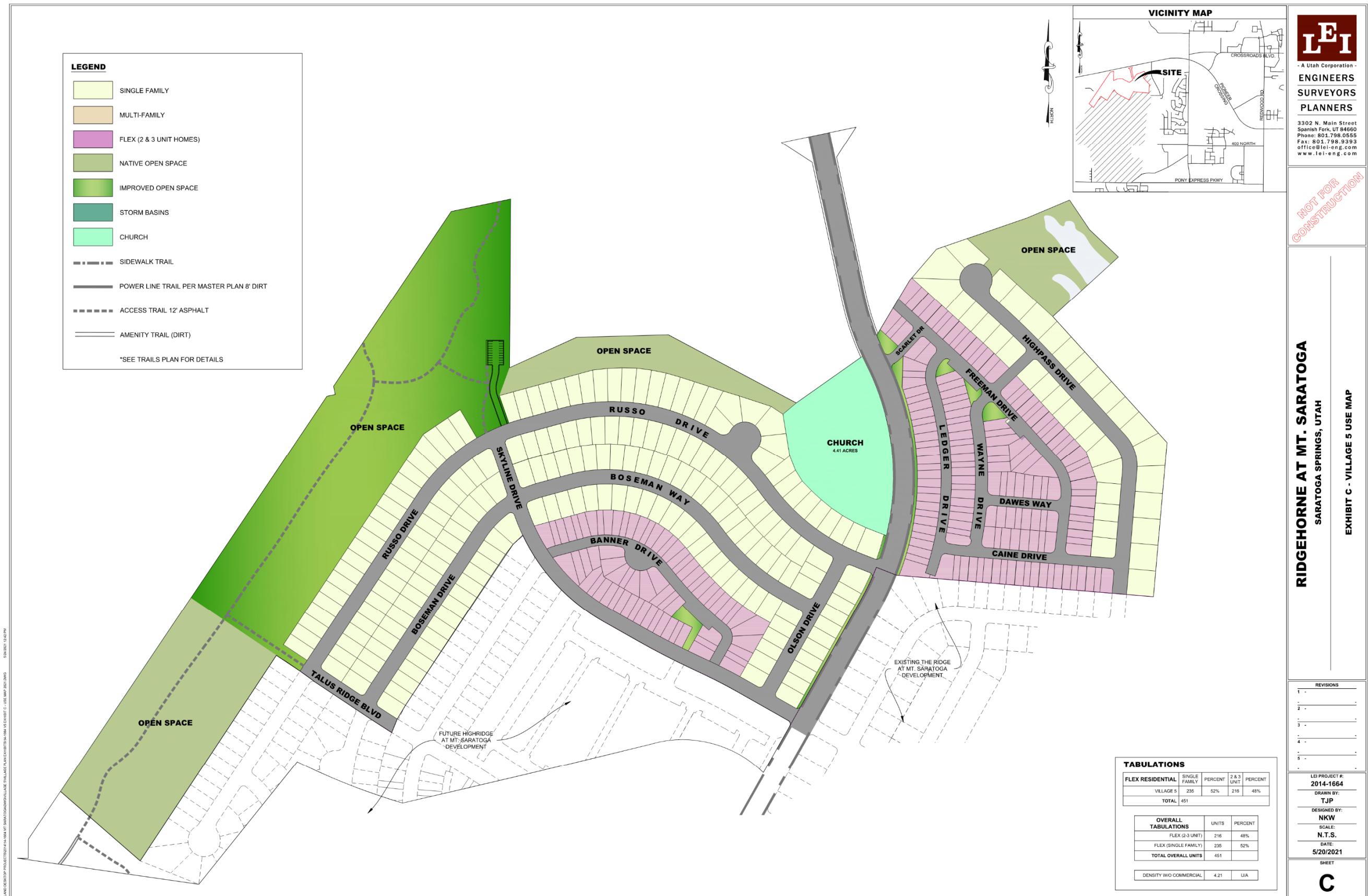
- **Single-Family Units.** This area is characterized by detached, traditional single-family housing products. Examples of the character, quality and finishes are depicted within this document and the adjacent Talus Ridge Subdivision.
- **Flex Residential Units.** This area is characterized by attached, two-family and three-family dwelling units. Examples of the character, quality and finishes are depicted within this document.
- **Open Space.** Village 5 contains 34 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 5.
- **Storm Basins.** A storm drainage basin was included within the Village 2A/2B open space and was intended to service all of Village 5 in addition to additional future development. The basin will work in conjunction with the existing detention basin and piping located within Talus Ridge.



Interior Example



USE MAP AND BUILDOUT ALLOCATION



**DEVELOPMENT STANDARDS AND LOTTING MAP**

Village 5 of the Mt. Saratoga project contains the flex residential land use type. 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.

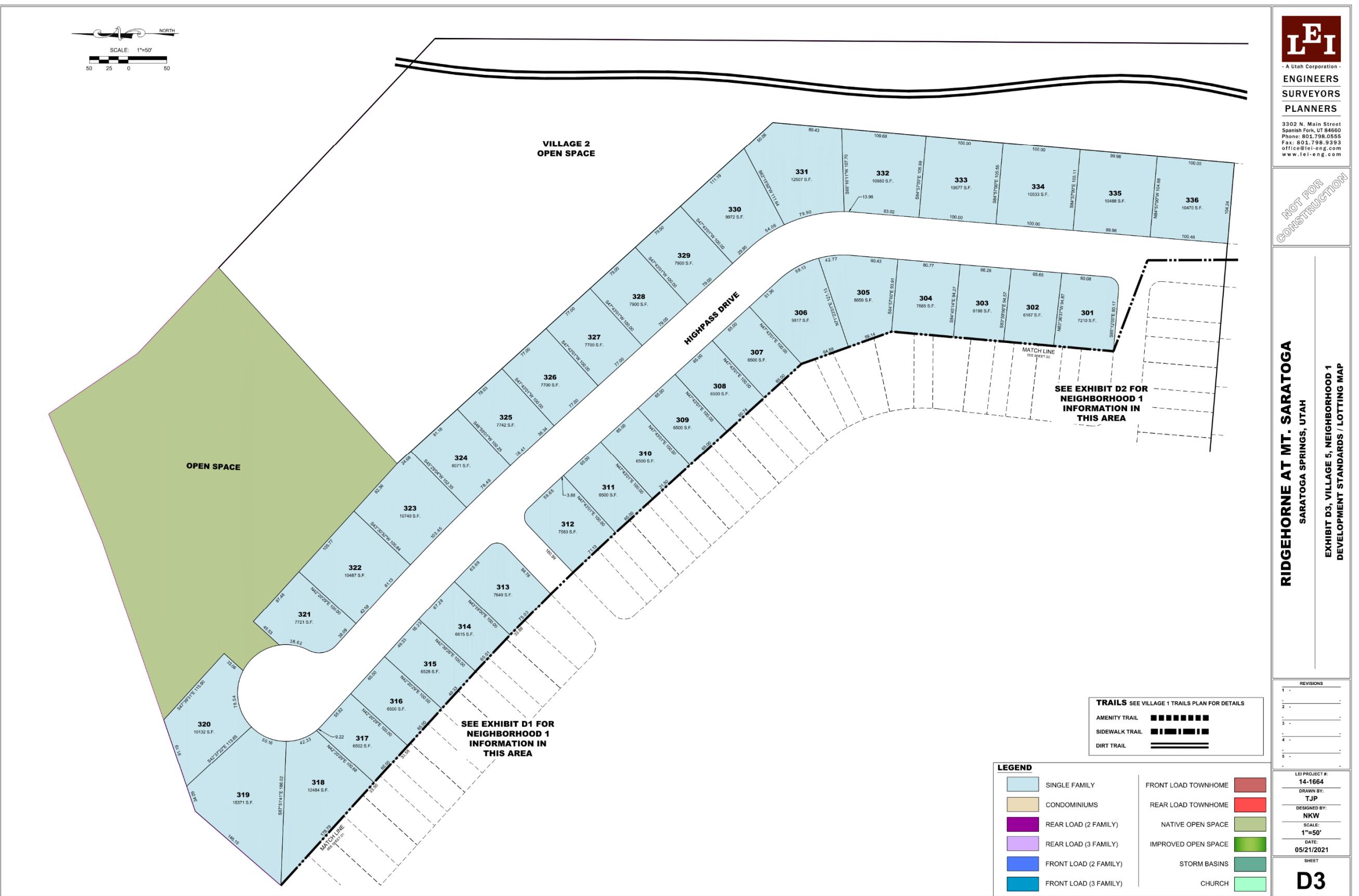
*Neighborhood Entrance Example**Neighborhood Entrance Example**Neighborhood Entrance Example*

DEVELOPMENT STANDARDS AND LOTTING MAP



DEVELOPMENT STANDARDS AND LOTTING MAP





DEVELOPMENT STANDARDS AND LOTTING MAP

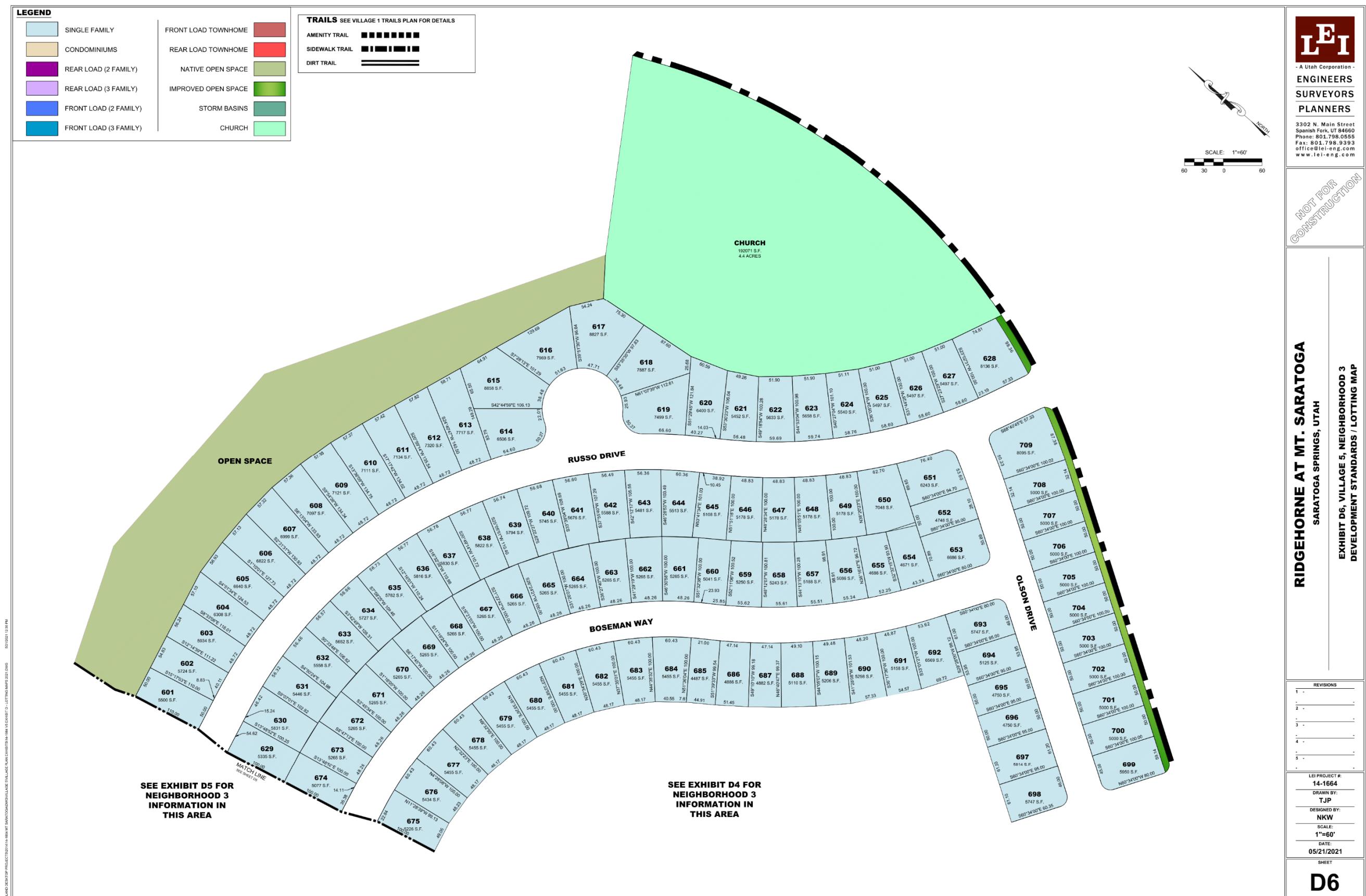


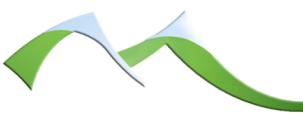
DEVELOPMENT STANDARDS AND LOTTING MAP





DEVELOPMENT STANDARDS AND LOTTING MAP





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 Ridgehorne at Mt. Saratoga. Listed in this section are examples of architectural styles that will be acceptable within Village 5. 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 Ridgehorne 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. Floorplan, Elevation and Exterior Color Scheme Mixing:

1. 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:
 - a. No homes may be built on lots 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:
 - i. The home must be a Scandinavian elevation, in the event that the home conflicting is any other elevation.
 - ii. Traditional, Craftsman, and Farmhouse are considered the same elevation.
 - b. No main body exterior color may be built next door or directly across the street from a previously selected main body exterior color.

B. Architectural Styles.

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

1. Traditional Architecture:
 - a. Arched beam above front porch wrapped in stucco.
 - b. Square columns wrapped in stucco with stone wainscot.
 - c. Stucco covering main sections of home with Fiber Cement Siding (FCS) accents in gables
 - d. Additional architecture features may include metal roofing accents, window grids, shed roofs over windows and garages.
2. 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.
3. 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.

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



Exterior Example



Vincent Plan

- Two Story
- 3,063 square feet finished above grade.
- 4,615 square feet total
- 4 bed, 2.5 bath



Traditional



Craftsman



Farmhouse



Scandinavian

Quincy Plan

- Two Story
- 2,664 square feet finished above grade.
- 4,312 square feet total
- 4 bed, 2.5 bath



Traditional



Craftsman



Farmhouse



Scandinavian



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'-60' wide lots



Traditional



Craftsman



Farmhouse



Scandinavian



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



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



Street View (Three-Family Residential)

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



Street View (Two-Family Residential)

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 (Two-Family Residential)

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



Street View (Three-Family Residential)

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



Rear View (Two-Family Residential)



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

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 Ledgerstone
Front Door: Java Stain
Soffit: 30 Degree White
Window: White
Railing: White
Deck: Gray
Garage Door: Snow Mist

Traditional Color Palette: Foghorn #1

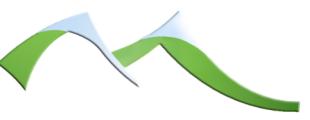


Options

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

Talus Ridge Model: Interior Options





HOMEOWNERS ASSOCIATION

Village 5 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.



PHASING PLANS

LOT PHASING

The phasing of Village 5 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:	107 Acres (100%)
Church/Civic Use:	4 Acres (4%)
Flex Residential Units (Neighborhood 1):	29 Acres (27%)
Two- to Three-Family Residential:	185 ERUs (41%)
Overall Area:	17 Acres
Lot Area:	11 Acres
Open Space Area:	1 Acres
Roadway Area:	5 Acres
Single Family Residential:	
Community Plan Requirements:	
Minimum Lot Size:	3,500 sf
Minimum Lot Size Along Eastern Edge:	10,000 sf
Average Lot Size:	3,800 sf
Overall Area:	12 Acres
Lot Area:	7 Acres
Open Space Area:	3 Acres
Roadway Area:	2 Acres
Single Family Lots:	36 Lots
Minimum Lot Size:	6,187 sf
Minimum Lot Size Along Eastern Edge:	10,470 sf
Average Lot Size:	8,584 sf
Flex Residential Units (Neighborhood 3):	74 Acres (69%)
Two- to Three-Family Residential:	266 ERUs (58%)
Overall Area:	8 Acres
Lot Area:	5 Acres
Open Space Area:	0 Acres
Roadway Area:	3 Acres
Single Family Residential:	
Community Plan Requirements:	
Minimum Lot Size:	3,500 sf
Average Lot Size:	5,500 sf
Overall Area:	70 Acres
Lot Area:	26 Acres
Open Space Area:	30 Acres
Roadway Area:	10 Acres

Single Family Lots: 199 Lots
Minimum Lot Size: 4,487 sf
Average Lot Size: 5,593 sf
Total Overall Open Space: 34 Ac (32%)
Projected Population: 1,854 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 3rd Amended Community Plan appendices for more detail.

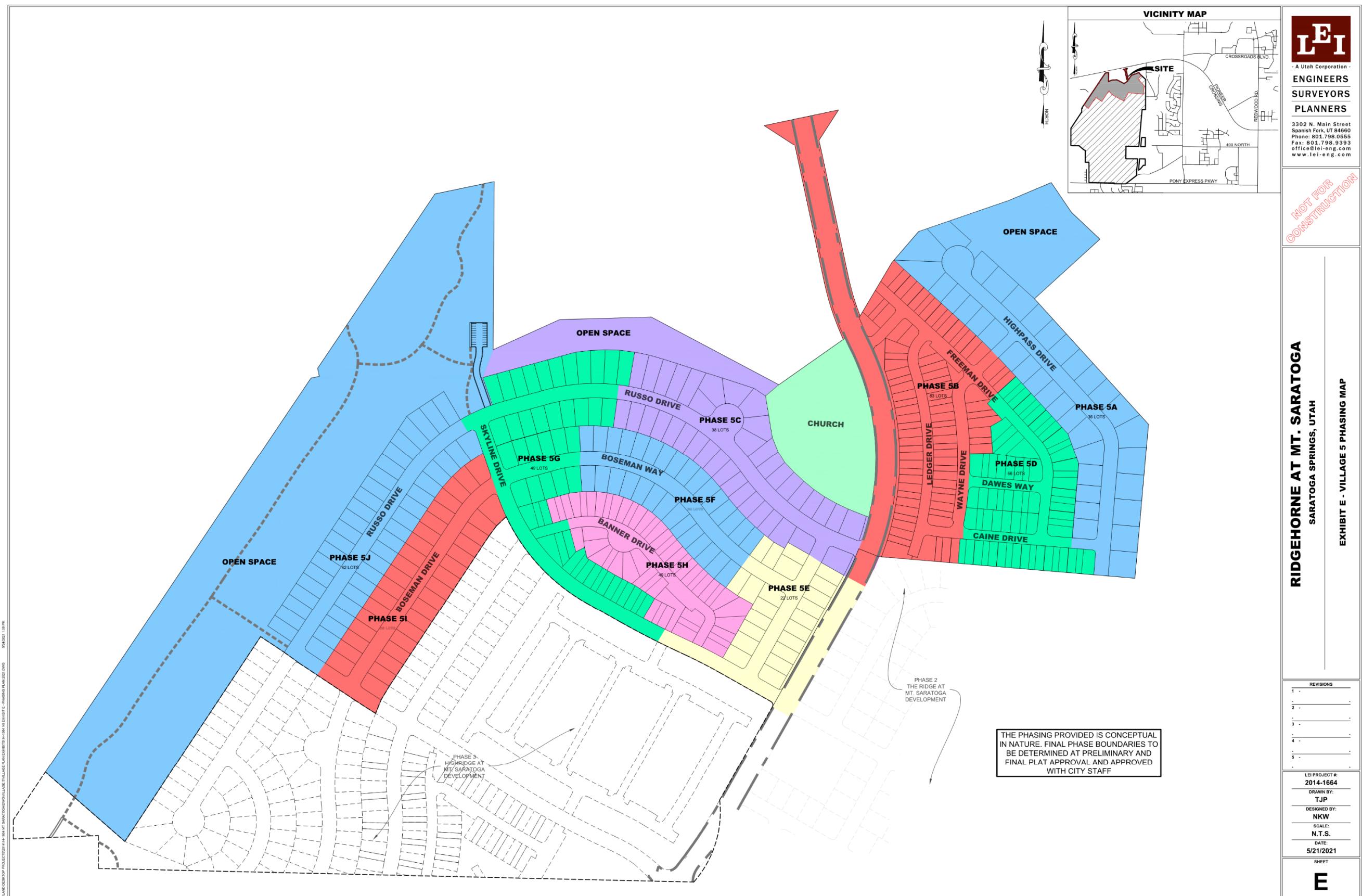
Based on the approved 4th Amended Community Plan, a total number of amenity points at 449.5 will be provided for Village 5. These proposed amenities will be improved as defined within the MDPA. Please see the "Open Space Calculations" spreadsheet within the 4th Amended Community Plan for an overview of the proposed open space amenities within Village 5.

UTILITY INFRASTRUCTURE PHASING

The utility infrastructure within Village 5 will adhere and follow the requirements specified in the approved Utility Master Plan for Mt. Saratoga.



PHASING PLANS



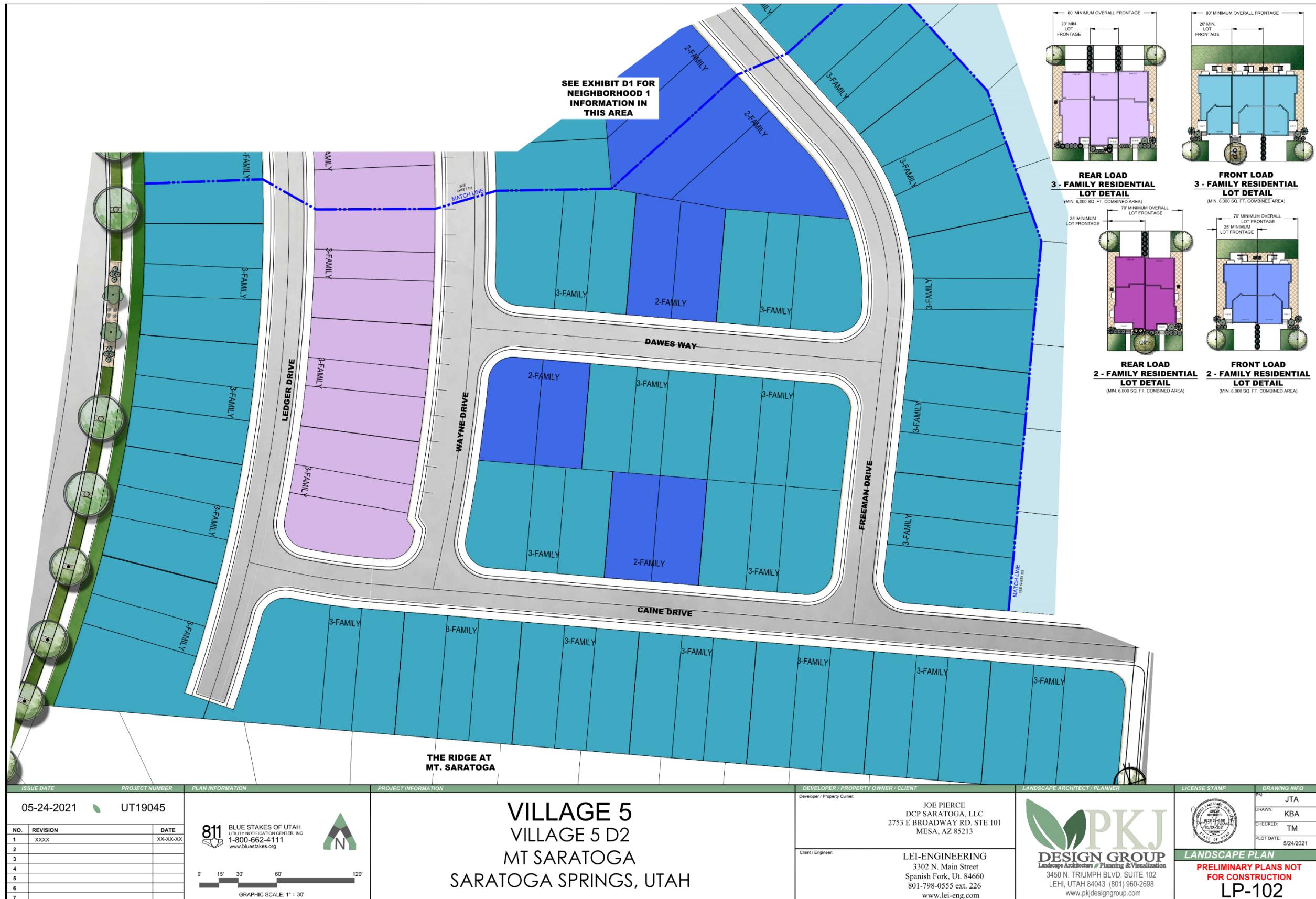


LANDSCAPING PLANS



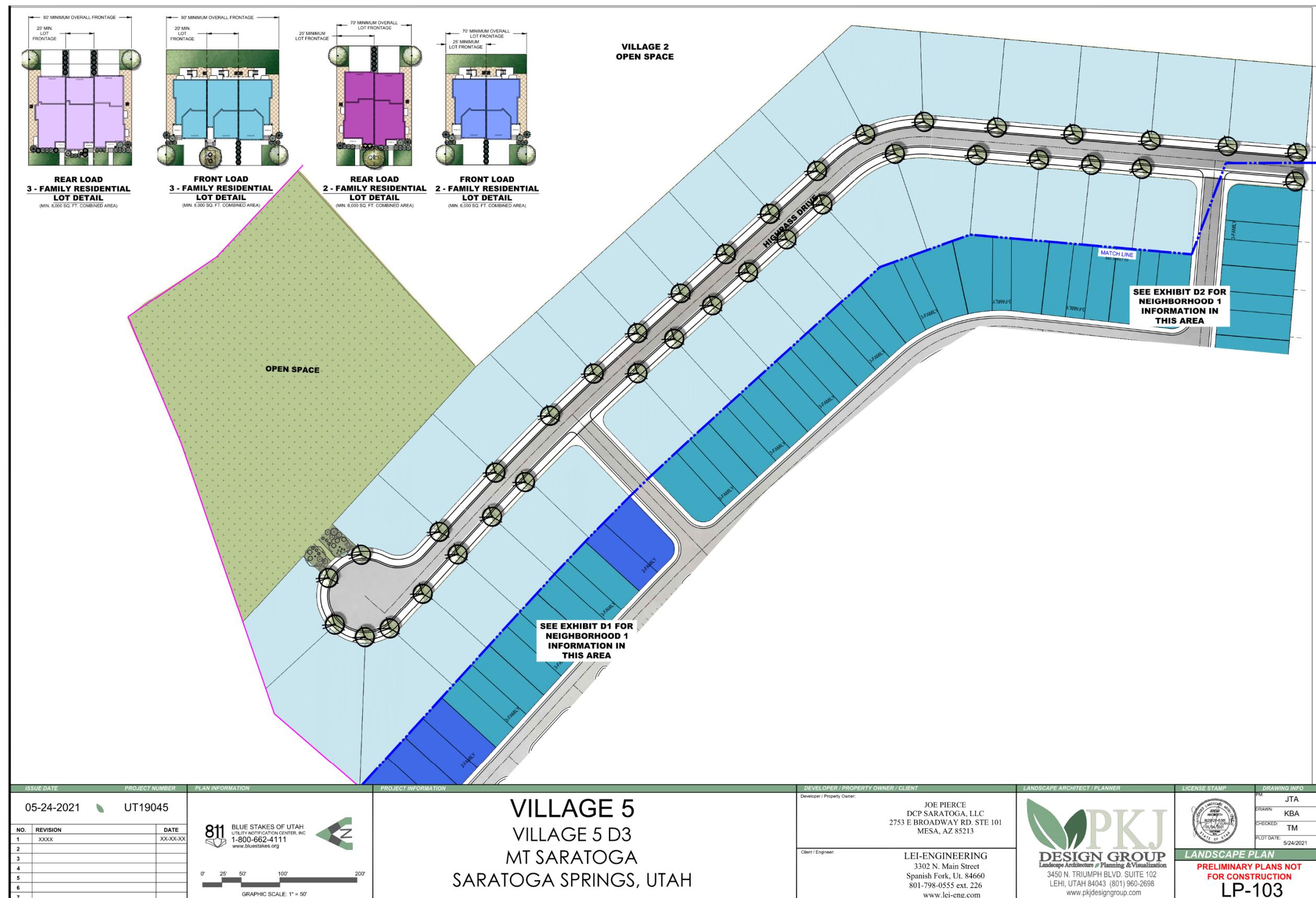


LANDSCAPING PLANS





LANDSCAPING PLANS



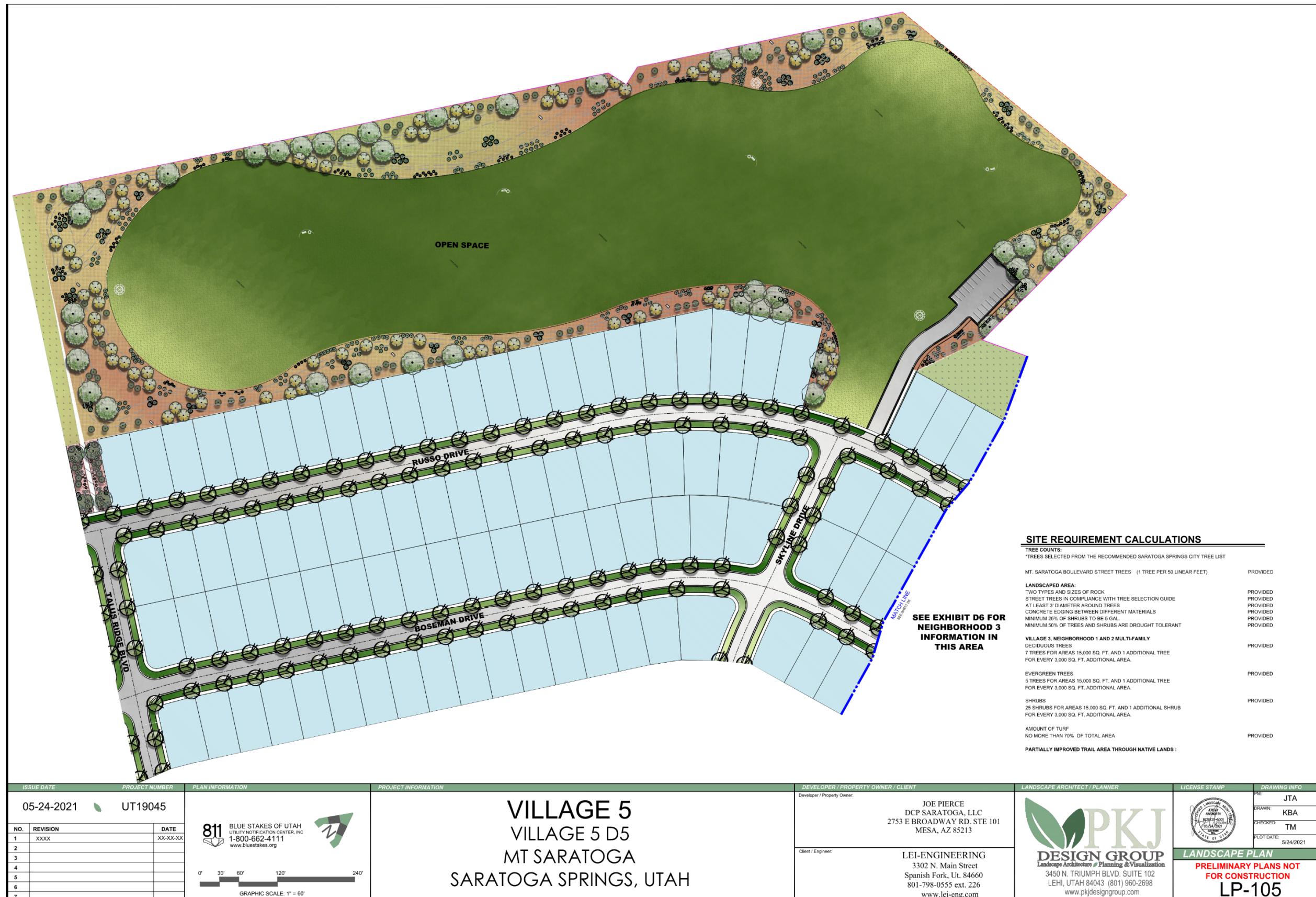


LANDSCAPING PLANS



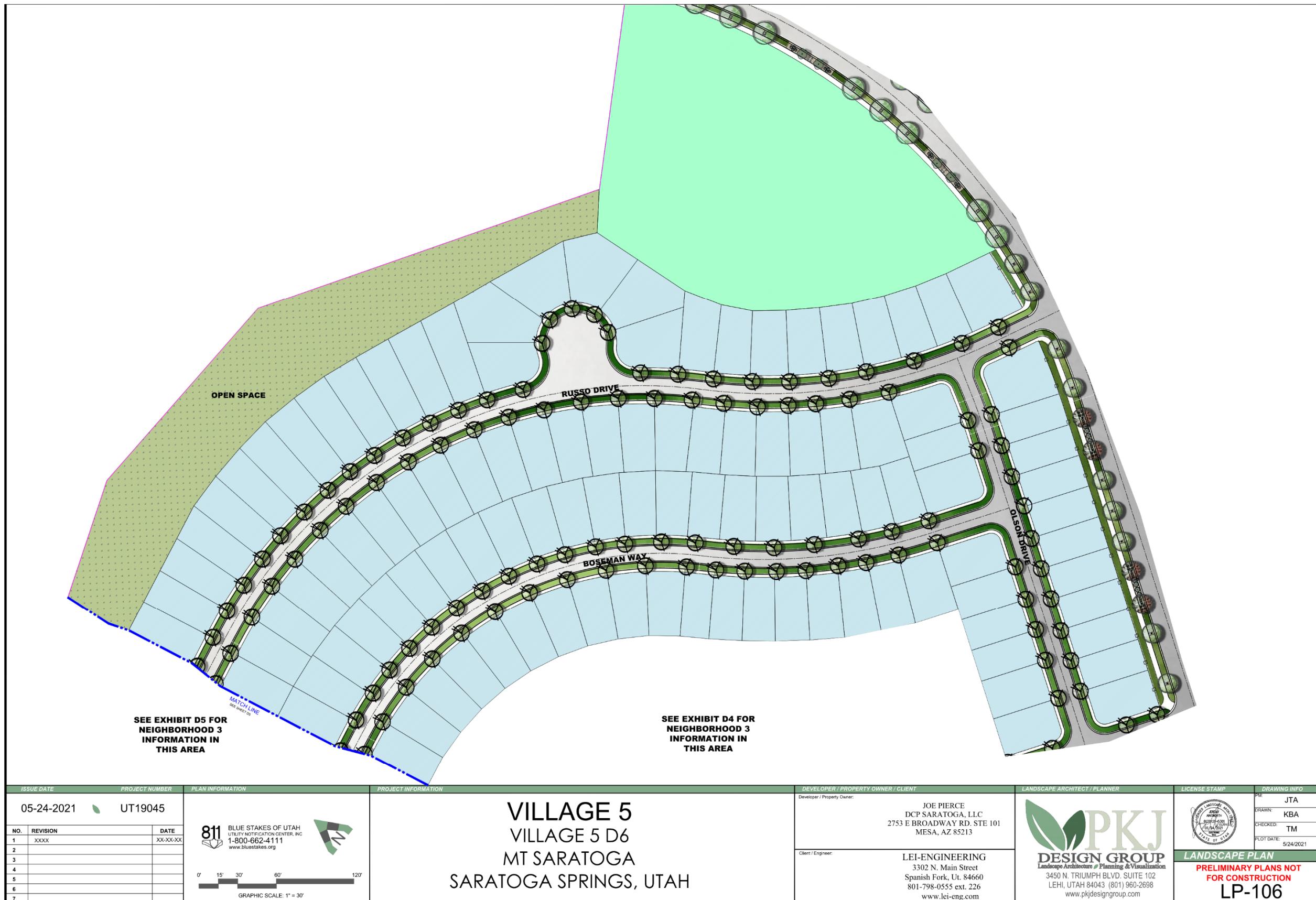


LANDSCAPING PLANS





LANDSCAPING PLANS





LANDSCAPING PLANS

A DECIDUOUS TREE PLANTING

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

C TREE W/ BERM (EXISTING SOIL MODIFIED)

D EVERGREEN TREE PLANTING

E SHRUB - MODIFIED SOIL

F PERENNIAL PLANTING

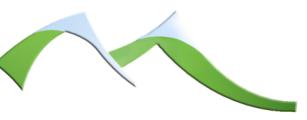
G CONCRETE MOWCURB

H PERENNIAL/GROUNDCOVER PLANTING

I SOD LAYING/MULCH DETAIL

J BOULDER AND DRY STREAM BED DETAIL

ISSUE DATE 03-16-2021 **PROJECT NUMBER** UT19045 **PLAN INFORMATION** 811 **PROJECT INFORMATION** VILLAGE 5 MT SARATOGA SARATOGA SPRINGS, UTAH **DEVELOPER / PROPERTY OWNER / CLIENT** JOE PIERCE DCP SARATOGA, LLC 2753 E BROADWAY RD, STE 101 MESA, AZ 85213 **LANDSCAPE ARCHITECT / PLANNER** LEI-ENGINEERING 3302 N. Main Street Spanish Fork, Ut. 84660 801-798-0555 ext. 226 www.lci-eng.com **LICENSE STAMP** **DRAWING INFO** PM: JTA DRAWN: KBA CHECKED: TM PLOT DATE: 3/16/2021 **LANDSCAPE DETAILS** PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-501



UTILITY CAPACITIES

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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 5 and originally detailed in the Community Plan.



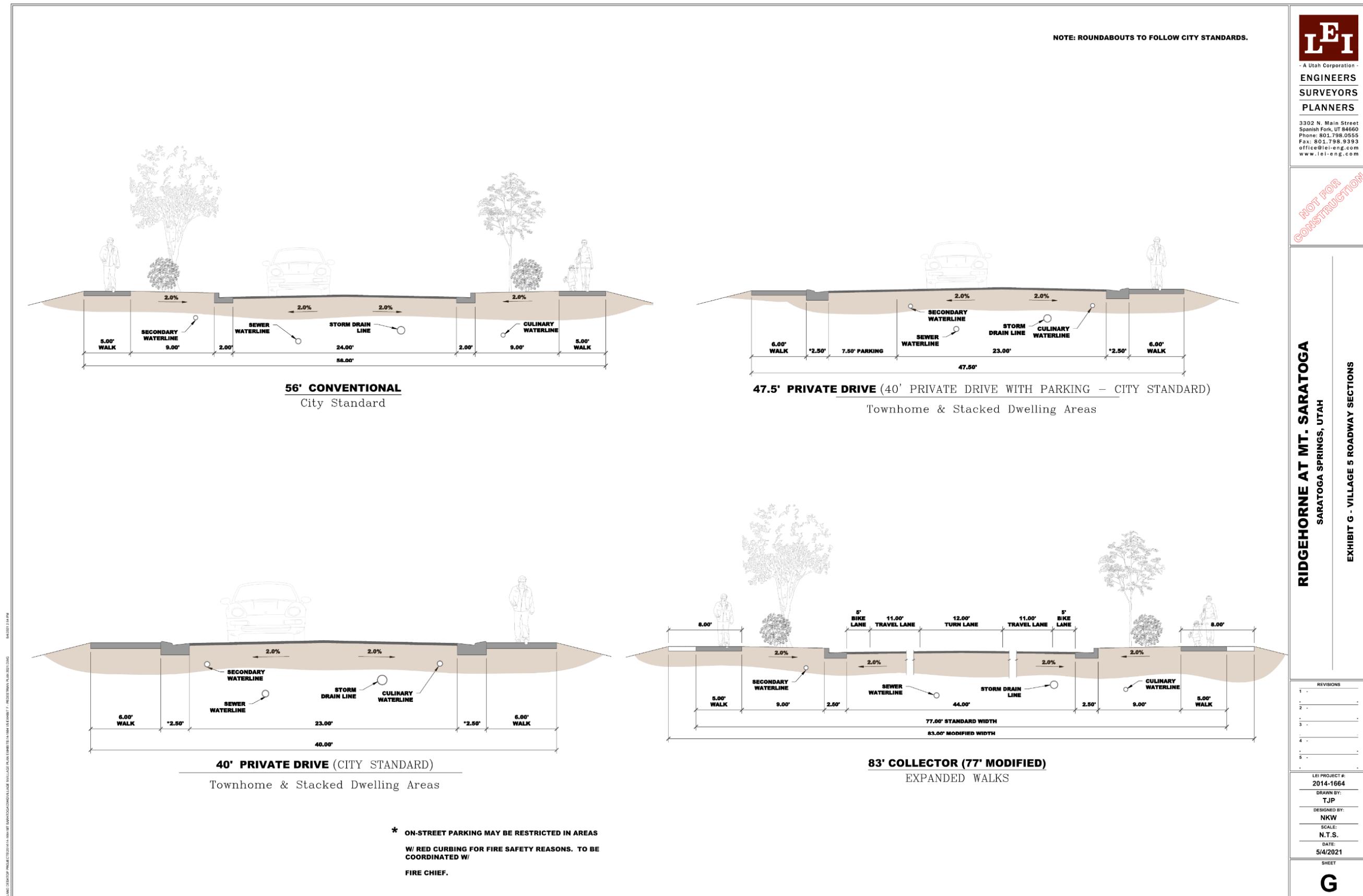
Trail and Landscaping Example



Trail and Landscaping Example



ROADWAY SECTIONS

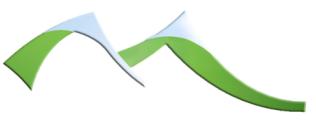




DENSITY TRANSFERS

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There are no proposed density transfers within this Village Plan.



ADDITIONAL ELEMENTS

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There are no proposed changes with this Village Plan.

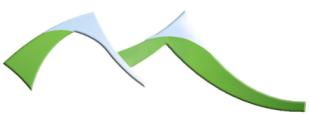


SITE CHARACTERISTICS

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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

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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.

Ridgehorne at Mt. Saratoga (Village 5) 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 5 consists of single-family housing and two- and three-family housing 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 5 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.