



SARATOGA
SPRINGS

AREA 2 VILLAGE PLAN AMENDMENT 1



JORDAN
PROMENADE



OAKWOOD
HOMES

July 29, 2022
UPDATED



JORDAN PROMENADE

AT SARATOGA SPRINGS

AREA 2 VILLAGE PLAN

Prepared by:





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VILLAGE AREA BOUNDARY MAP



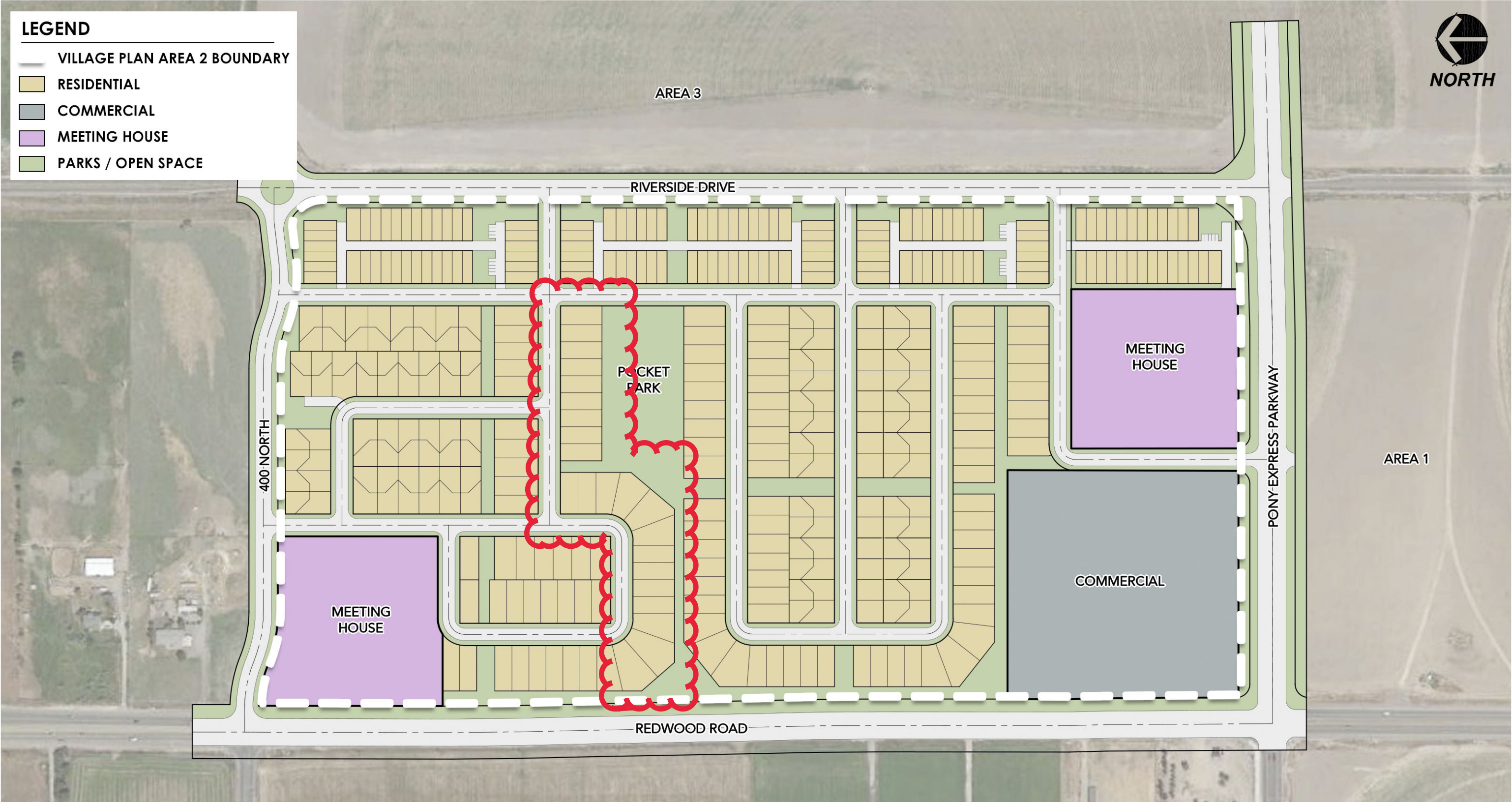


SECTION 1 - LEGAL DESCRIPTION

Beginning at a point on the West Right-of-Way Line of Riverside Drive, said point also being on a 138.500 foot radius non tangent curve to the right, (radius bears North 65°29'15" West, Chord: South 40°08'12" West 74.603 feet), said point lies North 89°57'40" West 1235.726 feet along the Quarter Section Line and North 2756.809 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence along the proposed North Right-of-Way Line of Pony Express Parkway the following (4) courses: 1) along the arc of said curve 75.536 feet through a central angle of 31°14'54"; 2) South 88°32'39" West 261.918 feet to a point on a 2000.000 foot radius tangent curve to the right, (radius bears North 01°27'21" West, Chord: South 89°16'20" West 50.815 feet); 3) along the arc of said curve 50.817 feet through a central angle of 01°27'21"; 4) West 949.307 feet to the East Right-of-Way Line of Redwood Road; thence along said Redwood Road the following (9) courses: 1) North 00°21'00" West 349.531 feet; 2) North 01°18'54" West 99.880 feet; 3) North 00°02'14" East 502.210 feet; 4) North 00°24'29" West 173.550 feet; 5) North 01°17'53" West 173.550 feet; 6) North 01°03'25" West 423.380 feet; 7) North 01°16'24" West 180.500 feet; 8) North 00°38'53" West 180.780 feet; 9) North 00°08'09" East 510.493 feet to the proposed South Right-of-Way Line of 400 North Street and a point on a 311.500 foot radius non tangent curve to the right, (radius bears South 02°09'59" West, Chord: South 77°59'34" East 106.478 feet); thence along said proposed 400 North Street the following (8) courses: 1) along the arc of said curve 107.003 feet through a central angle of 19°40'54" to a point of reverse curvature with a 388.500 foot radius tangent curve to the left, (radius bears North 21°50'53" East, Chord: South 79°04'34" East 147.247 feet); 2) along the arc of said curve 148.143 feet through a central angle of 21°50'53"; 3) East 643.029 feet to a point on a 311.500 foot radius non tangent curve to the right, (radius bears South, Chord: South 79°52'37" East 109.501 feet); 4) along the arc of said curve 110.072 feet through a central angle of 20°14'46" to a point of reverse curvature with a 388.500 foot radius tangent curve to the left, (radius bears North 20°14'46" East, Chord: South 83°18'32" East 182.113 feet); 5) along the arc of said curve 183.823 feet through a central angle of 27°06'37" to a point of reverse curvature with a 13536.894 foot radius tangent curve to the right, (radius bears South 06°51'50" East, Chord: North 83°17'54" East 76.701 feet); 6) along the arc of said curve 76.701 feet through a central angle of 00°19'29" to a point of compound curvature with a 60.000 foot radius tangent curve to the right, (radius bears South 06°32'22" East, Chord: South 70°25'52" East 52.808 feet); 7) along the arc of said curve 54.681 feet through a central angle of 52°13'00" to a point of compound curvature with a 90.500 foot radius tangent curve to the right, (radius bears South 45°40'38" West, Chord: South 22°09'34" East 68.281 feet); 8) along the arc of said curve 70.014 feet through a central angle of 44°19'35" to a point on said West Right-of-Way Line of Riverside Drive; thence along said Riverside Drive South 00°00'13" West 2366.832 feet to the point of beginning.

Contains: 3,350,260 s.f., 76.911 Acres

SECTION 2 - DETAILED USE MAP





SECTION 3 - DETAILED BUILDOUT ALLOCATION

The following information details the allocation of all acreages within Village Plan Area 2:

DEVELOPMENT TYPE	ACRES	% OF TOTAL AC	UNITS	DENSITY
SFD - SMALL (40'-50' wide x 110' deep)	16.4	21.3%	128	7.8 DU/AC
TOWNHOMES	7.4	9.6%	134	18.1 DU/AC
CLUSTER HOMES	11.0	14.4%	136	12.3 DU/AC
COMMERCIAL	8.5	11.0%	-	-
MEETING HOUSE	8.8	11.5%	-	-
PARKS/OPEN SPACE	9.6	12.6%	-	-
RIGHT-OF-WAY	15.2	19.7%	-	-
TOTALS	76.9 ¹	100%	398	5.2 DU/AC

NOTE: Changes to the size and configuration of residential and non-residential development areas may occur during the Village Plan process without requiring a Community Plan amendment.

¹Approximate total; final acreage to be determined during Plat application process.



SECTION 4 - DEVELOPMENT STANDARDS

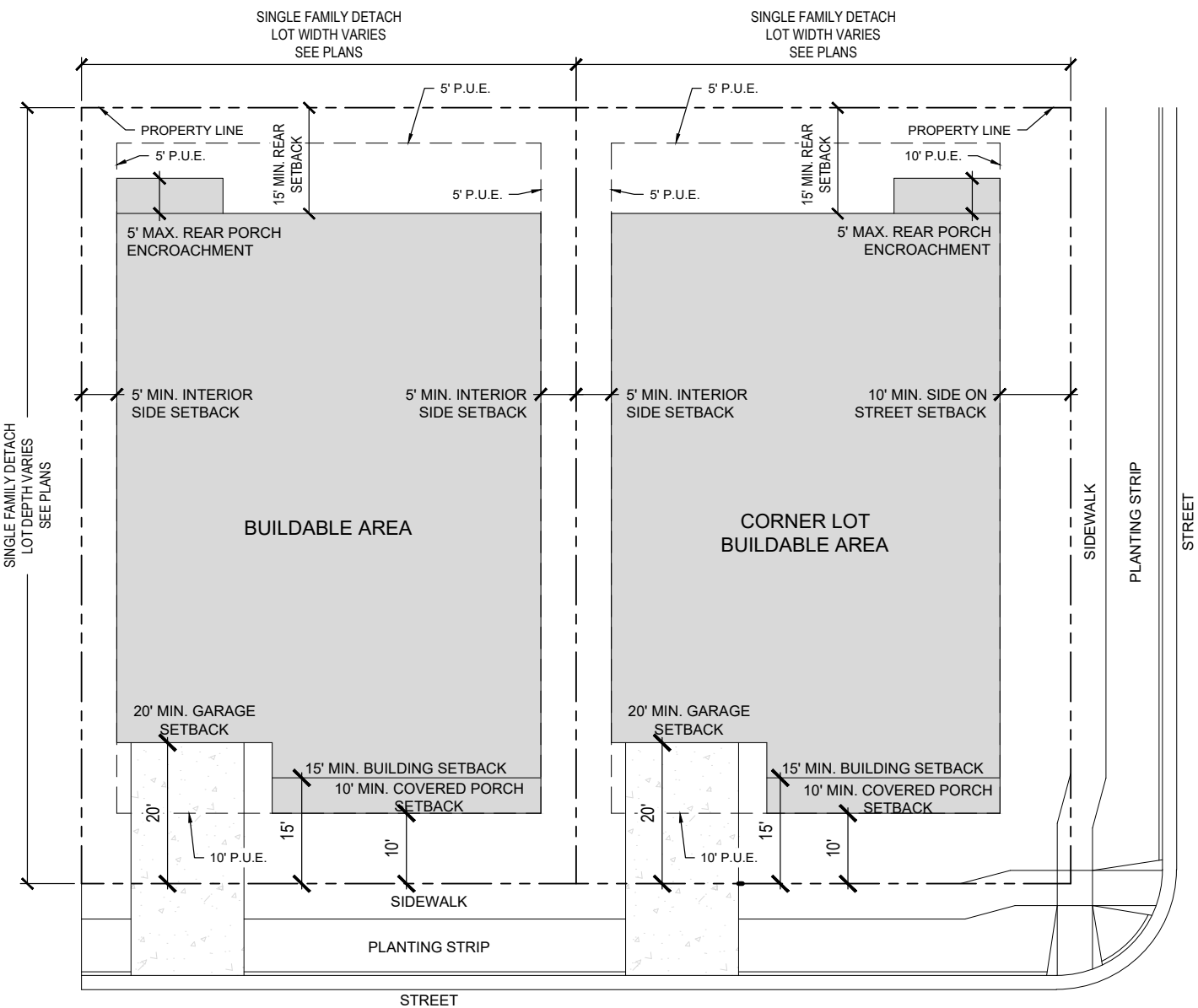
SECTION 4a - SINGLE FAMILY DETACHED

Single family detached dwellings are arranged on a single residential lot and are not attached to any other dwellings. One driveway per single family detached lot provides direct access to the street.

BUILDING CONFIGURATION	
Number of Bldgs. per Lot	1 + outbuilding
Height - Principal Building	35' maximum (Per Saratoga Springs Municipal Code)
Height - Outbuilding	Per Saratoga Springs Municipal Code
Lot Coverage	50% maximum
Lot Frontage	35' minimum measured at front setback
Lot Size	4,000 SF minimum
SETBACKS - PRINCIPAL STRUCTURE	
Front Yard	15' minimum
Front to Covered Porch	10' minimum
Front to Garage	20' minimum
Interior Side Yard	5' minimum
Side On-Street	10' minimum
Rear Yard	15' minimum
Rear Yard to porch	10' minimum (5' maximum encroachment to rear setback)
Rear Yard to Rear Patio	0' when patio is at grade
SETBACKS - ACCESSORY STRUCTURES REQUIRING A BUILDING PERMIT	
Front Yard	15' minimum
Rear Yard	5' minimum
Interior Side Yard	5' minimum
Side On-Street	10' minimum
OTHER STANDARDS	
Parking	2 off-street spaces per unit (per Saratoga Springs Municipal Code) ¹
Sight Triangle	All structures to maintain sight triangle per AASHTO standards.

¹ Driveways for single family detached units meet this requirement.

SECTION 4a - SINGLE FAMILY RESIDENTIAL LOT TYPICAL



NOTE: PLAN NOT TO SCALE





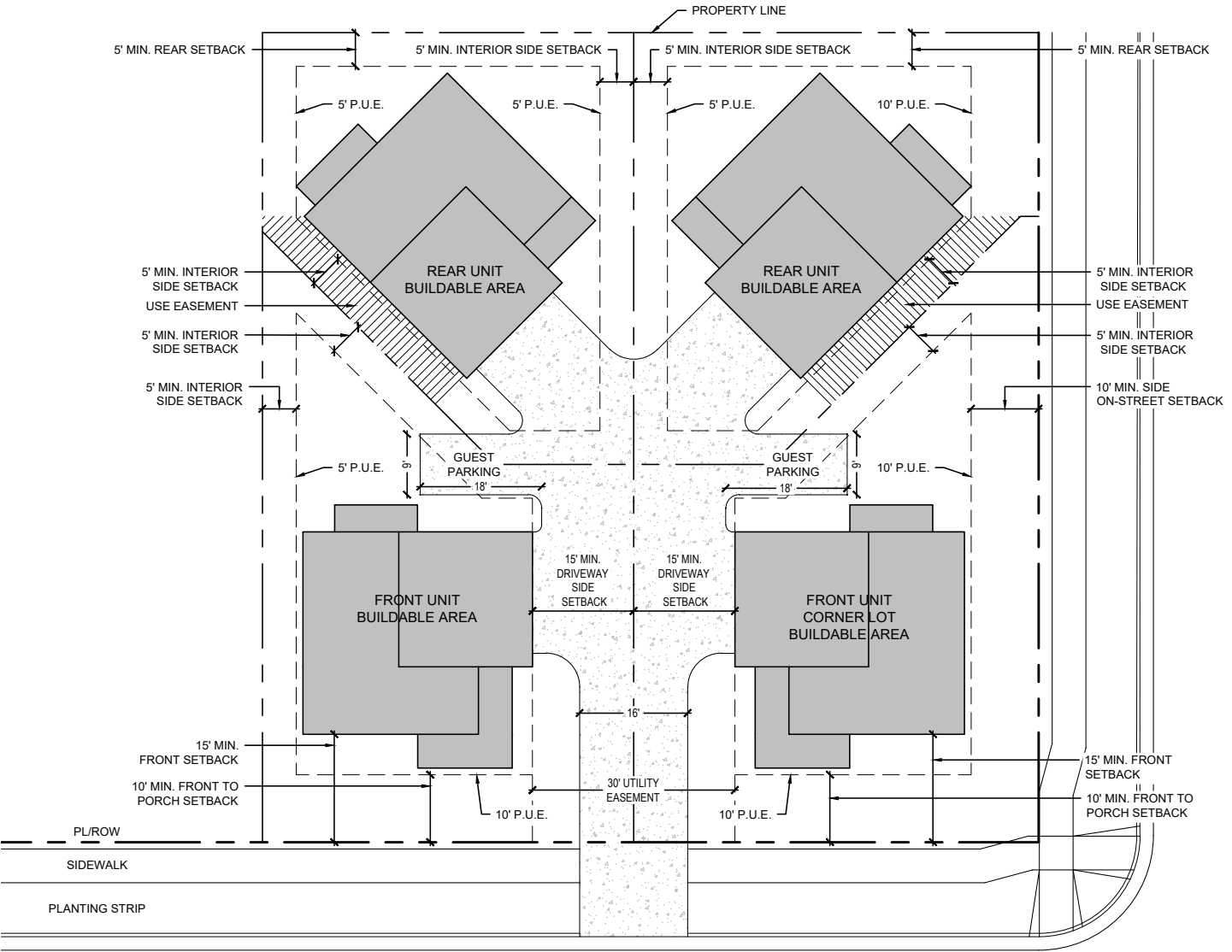
SECTION 4 - DEVELOPMENT STANDARDS (cont.)

SECTION 4b - CLUSTER HOMES - CARRIAGE

The Carriage product consists of 2 to 6 single family detached homes arranged on a shared access drive. Each dwelling occupies a single residential lot that is accessed via a shared drive.

BUILDING CONFIGURATION	
Number of Bldgs. per Lot	1
Height - Principal Building	35' maximum (Per Saratoga Springs Municipal Code)
Lot Coverage	60% maximum
Minimum Lot Size	2,500 sq. ft.
Minimum Dwelling Size	1,100 sq. ft.
SETBACKS - PRINCIPAL STRUCTURE	
Front Yard	15' minimum
Front Yard to Covered Porch	10' minimum
Interior Side Yard	5' minimum
Side On-Street	10' minimum
Driveway Side	15' minimum
Rear Yard	5' minimum
OTHER STANDARDS	
Sight Triangle	All structures to maintain sight triangle per AASHTO standards.
Use Easement	5' use easement is for the benefit/use of the adjacent lot for maintenance purposes
Garages	All homes are required to have a 2-car garage
Parking	Off-street guest parking shall be provided for any product with less than a 20' driveway at a rate of 0.5 spaces per unit. On-street parking is also available for additional public parking.

SECTION 4b - CARRIAGE LOT TYPICAL



NOTE: PLAN NOT TO SCALE





SECTION 4 - DEVELOPMENT STANDARDS (cont.)

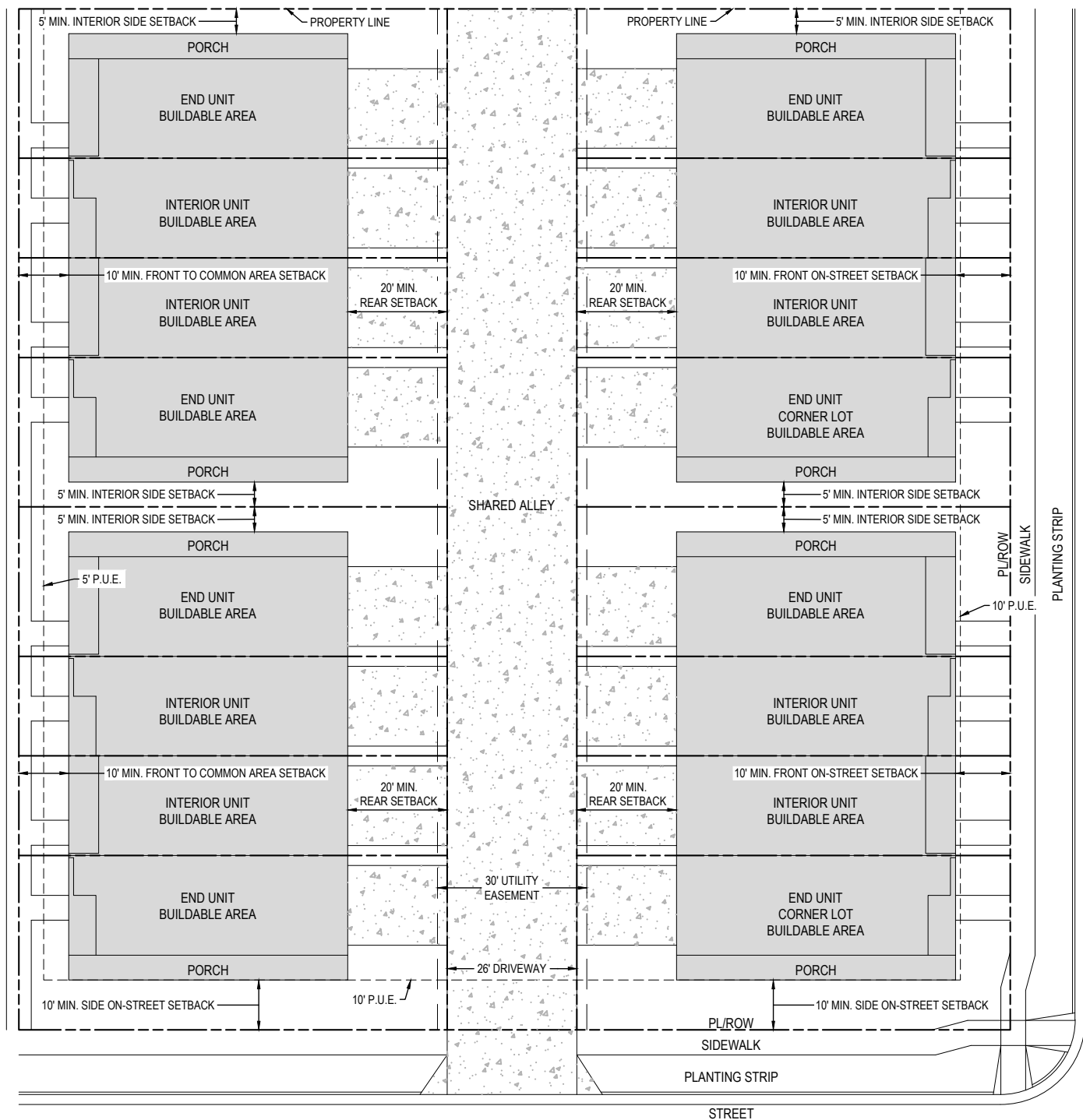
SECTION 4c - TOWNHOMES

Townhomes consist of 2 to 6 single family attached homes that are rear loaded onto an alley accessible from the street. All units include a 2-car garage.

BUILDING CONFIGURATION	
Number of Bldgs. per Lot	1
Height - Principal Building	35' maximum (Per Saratoga Springs Municipal Code)
Lot Coverage	80% maximum
SETBACKS - PRINCIPAL STRUCTURE	
Front Yard On-Street	10' minimum
Front to Common Area	10' minimum
Interior Side Yard	5' minimum
Side On-Street	10' minimum
Garage	To Alley Drive: 3' no driveway, 20' with driveway/guest parking
OTHER STANDARDS	
Sight Triangle	All structures to maintain sight triangle per AASHTO standards.
Optional Porch	5' side porch optional for end units. ¹
Units per Building	2 to 6 units per building.
Garages	Two-car or one-car garages are allowed as per Section 19.09 of the Saratoga Springs Municipal Code
Open Space	20% minimum
Parking	Off-street guest parking will be provided for any product with less than a 20' driveway, at a minimum rate of 0.25 spaces per unit.

¹ For Townhome products only, option not available for Paired Homes. Porches may not encroach into Interior or On-Street Side Yard setbacks.

SECTION 4c - TOWNHOME LOT TYPICAL



NOTE: PLAN NOT TO SCALE



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Area 2 | Village Plan



SECTION 4 - DEVELOPMENT STANDARDS (cont.)

SECTION 4d - PRIVATE OPEN SPACE

Private Open Space consists of areas on private homeowner lots that is not taken up by the building, driveway, sidewalks or other impervious surfaces.

DEVELOPMENT STANDARDS - PRIVATE OPEN SPACE

Permitted Elements	Front Yard: Fences, hedges, & masonry walls (4' max. height/3' max. height inside clear-view triangle. Rear & Side Yard: 6' max. privacy fence.
Surface Treatments	Groundcover, lawn, flower gardens, vegetable gardens, trees, grasses, small shrubs, and landscape boulders. Min. 25% of front and corner street side yards shall consist of non-rock and non-hardscape landscaping. Artificial turf is not permitted.
Schedule	All front and side yards in a single family lot shall be landscaped within one year, and interior side and back yards within two years after receiving a Certificate of Occupancy or once ownership is established by the current owner (as per Section 19.06.08.d of the SSMC). Please reference Section 19.06.05 of the SSMC for exceptions of this requirement due to weather conditions.



SECTION 4e - COMMERCIAL STANDARDS

Commercial areas present in Village Plan Area 2 will harbor architectural features and materials that contribute to the overall theme of the Jordan Promenade Development while blending with neighboring architecture, landscapes, and hardscape elements. Commercial development will adhere to the Saratoga Springs Municipal Code and design guidelines.

Oakwood Homes of Utah, LLC will work closely with the commercial developer, Suburban Land Reserve, to provide commercial and mixed-use development that complements the overall community.

Commercial areas occurring in Jordan Promenade are classified under the Neighborhood Commercial Land Use Zone (Section 19.04.09 of the Saratoga Springs Municipal Code).

The Neighborhood Commercial Land Use Zone (NC) is intended to create, preserve, and enhance areas of retail establishments serving frequently recurring needs for goods and services in convenient locations to neighborhoods. This commercial zone is typically appropriate to small shopping clusters or integrated shopping centers in developments of one to three acres, but not greater than five, within, or convenient to, residential neighborhoods. Facilities should be oriented to serve residents' commercial service needs, to strengthen neighborhood interaction and neighborhood character, to minimize the need for automobile trips and to make commercial services more readily available to residents of adjacent neighborhoods.

- Improvements such as trails, seating and lighting that would help create gathering spaces and promote pedestrian activity are expected, where appropriate, and may be considered an essential part of developments in the Neighborhood Commercial zone. Developments in the Neighborhood Commercial Zone shall also be characterized by increased landscaping and architectural compatibility with the surrounding neighborhood.



SECTION 4e - COMMERCIAL STANDARDS (cont.)

The following table outlines the land use regulations and minimum setback requirements for the Neighborhood Commercial Land Use Zone (Section 19.04.10 of the SSMC):

LAND USE REGULATIONS (NC)	
Minimum Lot Size	15,000 sq. ft.
Maximum Building Size	15,000 sq. ft.
Minimum Lot Width	100'
Minimum Lot Frontage	100'
Max. Height of Structures	35'
Maximum Lot Coverage	50%
MINIMUM SETBACK REQUIREMENTS (NC)	
Front/Corner Side Setback	25'
Interior Side Setback	25' or height of building, whichever is greater
Rear Setback	25' or height of building, whichever is greater

The following table outlines permitted and conditional uses for the Neighborhood Commercial Land Use Zone (Section 19.04.11 of the SSMC):

PERMITTED USES (NC)	
Permitted Uses	Animal Hospital, Small/Small Veterinary Office; Arts & Crafts Sales; Bakery, Retail; Bookstore; Car Wash, Public (single bay as accessory to refueling station); Child Care Center; Churches; Commuter/Light Rail Station; Convenience Store (non-fast food); Copy Center; Dry Cleaners; Educational Center; Fitness Center; Floral Sales; Funeral Home; Hair Salon; Ice Cream Parlor; Office, Medical and Health Care; Office, Professional; Personal Service Establishment; Plant & Tree Nursery; Postal Center; Preschool; Public Parks, playgrounds, recreation areas, or other park improvements; Public Building or Facilities (City Owned); Refueling Station, Public; Restaurant; Restaurant, Takeout; Retail Sales; Retail, Specialty; School, Public.



SECTION 5 - DESIGN GUIDELINES

ARCHITECTURAL GUIDELINES

The standards listed in this section are to be viewed as design guidelines for the homes of the Jordan Promenade Development. Repetitious and homogeneous building styles will not be permitted in Jordan Promenade. Single family homes with the same style, floor plan or color scheme will not be built on lots next to, adjacent to, or across the street from each other.

Elements such as roof shape and pitch, window size, shape and placement, and construction materials such as brick, stucco or wood can all be used to create the subtle details that foster individuality in a home. Enhanced secondary facades will occur on all house elevations facing major arterial roadways, and primary facades will occur on all house elevations facing local and collector roadways.

Architectural design standards shall follow the requirements as defined under Section 19.16 of the Saratoga Springs Municipal Code. Residential lighting standards shall follow the requirements as defined under Section 19.11 of the Saratoga Springs Municipal Code.

Site Plans for attached residential and commercial development areas may be approved administratively by staff when lotting plans, landscape plans, and building elevations are provided with the Village Plan application submittal.

Jordan Promenade offers three dwelling types to appeal to a broad range of potential buyers, including Single Family Detached Homes, Cluster Homes and Townhomes/Paired Homes. Each dwelling type is characterized by a variety of colors, styles, materials, and architectural elements. A mix of architectural styles can be used to create the unique and individual character desired for each home. Examples of dwelling types and their architectural style options are provided on the following pages.



SECTION 5a - ARCHITECTURAL STYLES

SINGLE FAMILY DETACHED

CLASSIC



CONTEMPORARY



CRAFTSMAN





SECTION 5a - ARCHITECTURAL STYLES (cont.)

CLUSTER HOMES

CLASSIC



CRAFTSMAN





SECTION 5a - ARCHITECTURAL STYLES (cont.)

TOWNHOMES

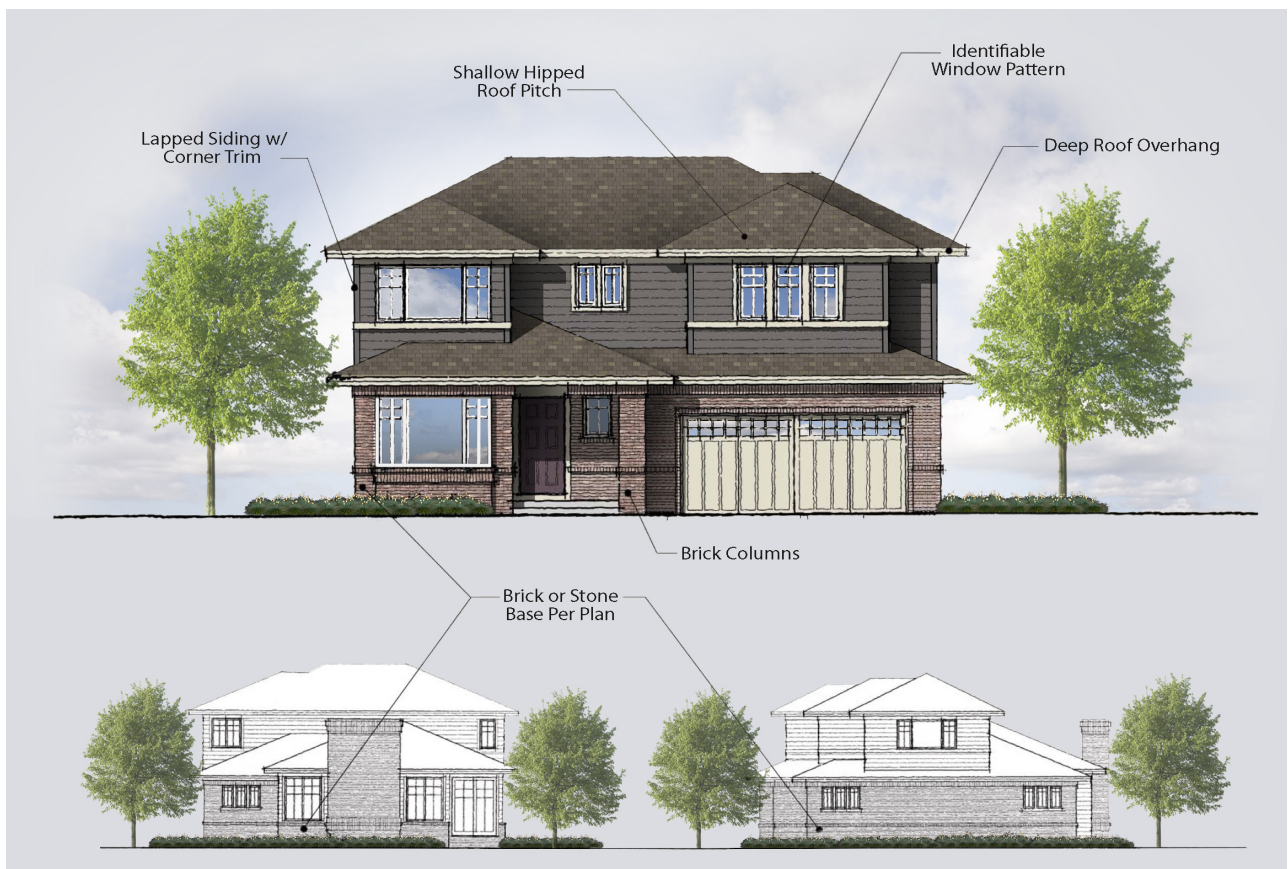




Historic Prairie Style

With an emphasis on fitting the architecture into its surroundings, the Historic Prairie Style incorporates gently sloping roofs with broad overhangs, strong horizontal lines, and simple building massing. One-story porches with masonry columns often flank the main two-story body of the house. The low roof-line is often hipped; however, gable roofs can be used as accent features. The following features identify a Historic Prairie Style home:

- Shallow roof pitches and deep overhangs
- Ribbon windows
- Brick masonry or lap siding with masonry base
- Hipped roof forms
- Wrap around porch
- Iron porch railing
- Carriage-type garage doors
- Contrasting colors
- Planter boxes

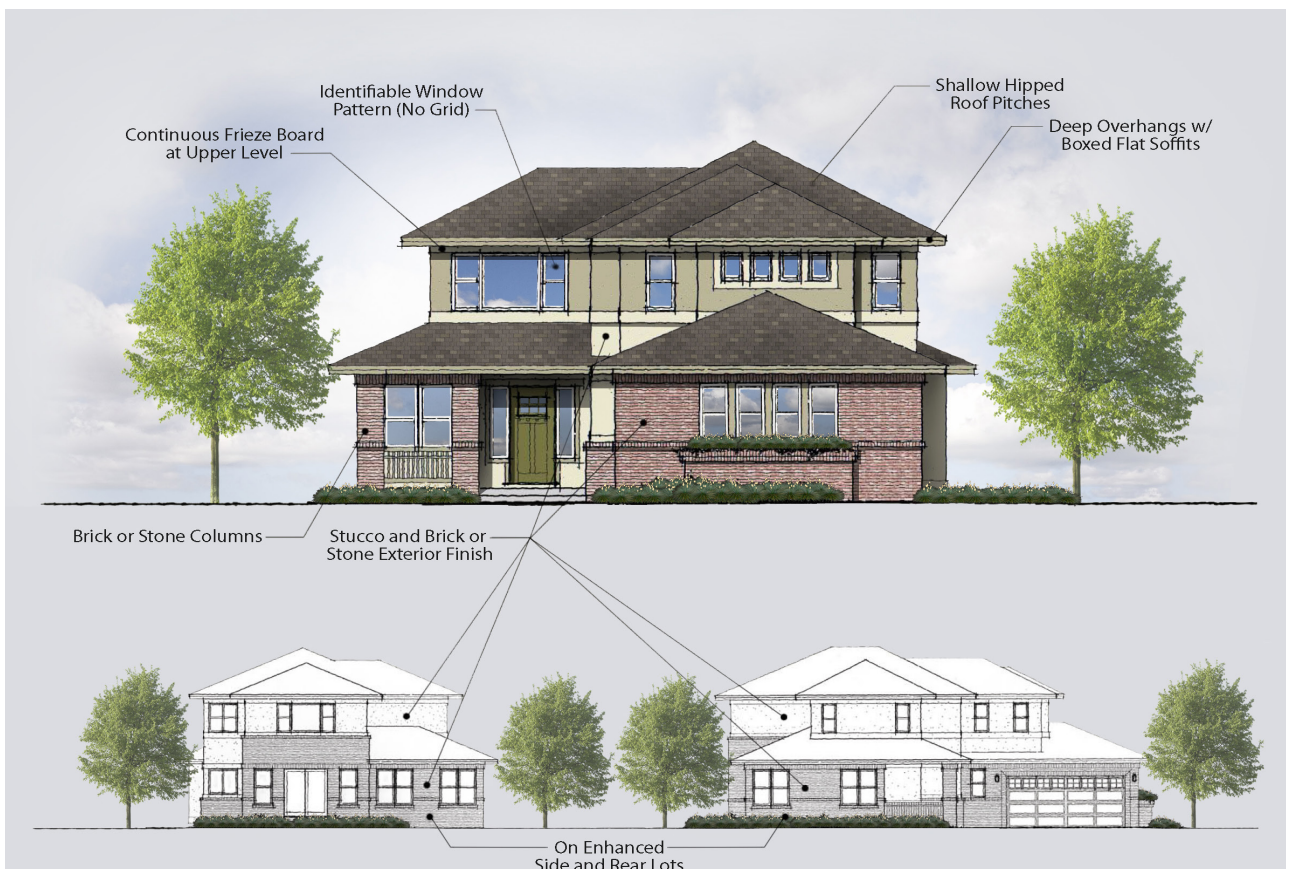




Contemporary Prairie Style

Similar to the History Prairie Style, the design of the Contemporary Prairie Style is strongly influenced by its surroundings. Gently sloping roofs with broad overhangs and strong horizontal lines are carried over from the historic style. A more complex building massing reflective of today's more complex plans is introduced. Porches with masonry columns are still a feature along with the low hipped roof lines. The window arrangements echo the historic style by using "ribbon" windows but without grids for this style only. The following features identify a Contemporary Prairie Style home:

- Shallow roof pitches and deep overhangs
- Ribbon windows
- Stucco finish with masonry base
- Brick banding
- Hipped roof forms
- Wrap-around porch
- Carriage-type garage doors
- Contrasting colors
- Planter boxes

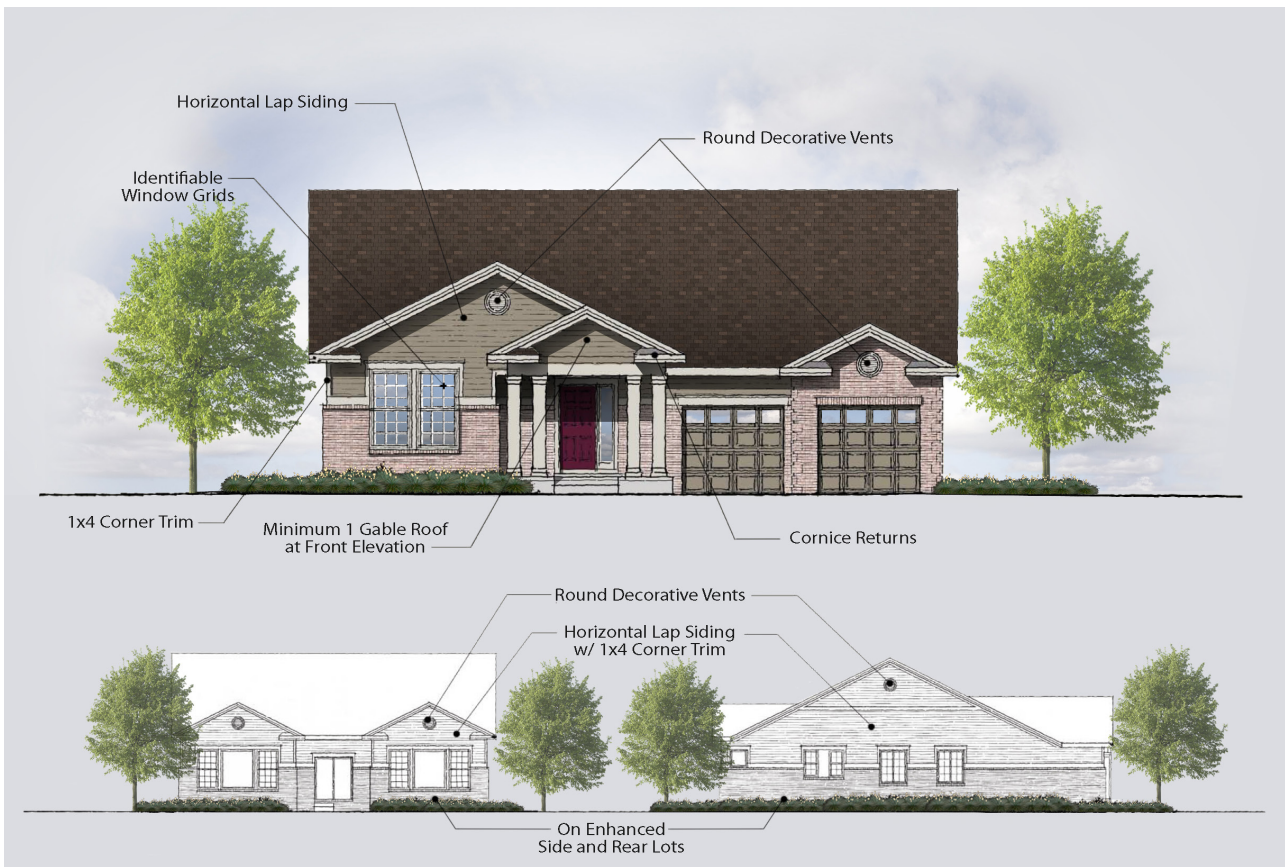




Historic Classic Style

Recognizing our nation's colonial heritage is the intent of the Classic style. Embellishing the simple form of the house with familiar detailing and massing does this. The roof forms are also simple, with accent gables facing the front. Vents or windows break up the mass of the gable end roof forms. Dormers are often used to break down large roof masses. Wide porches with built-up wood columns, or round columns, are an inviting feature. A simple railing around the porch adds charm to the facade. The following features identify a Historic Classic Style home:

- Medium roof pitches and moderate overhangs
- Round gable-end vents
- Gabled roof forms
- Corner trim with lap siding and stone or brick base
- Round porch columns
- Turned pickets at porch railing
- Keystone accents
- Double round columns
- Louvred accent shutters





Contemporary Classic Style

The Contemporary Classic Style is a close companion of the Historic Classic Style. The roof forms tend to be more intricate to reflect the complex massing of the house. Gable roofs are still prominent along with the use of vents and windows to articulate the gable ends. Window patterns and grids are similar to the historic style; however, the shutters and trim tend to be simplified. The following features identify a Contemporary Classic Style home:

- Medium roof pitches and moderate overhangs
- Window muntin pattern
- Paneled accent shutters
- Round gable-end vents
- Gabled roof forms
- Corner trim with stucco siding and continuous masonry base
- Square or round porch columns
- Turned pickets at porch railing
- Stucco keystone accents

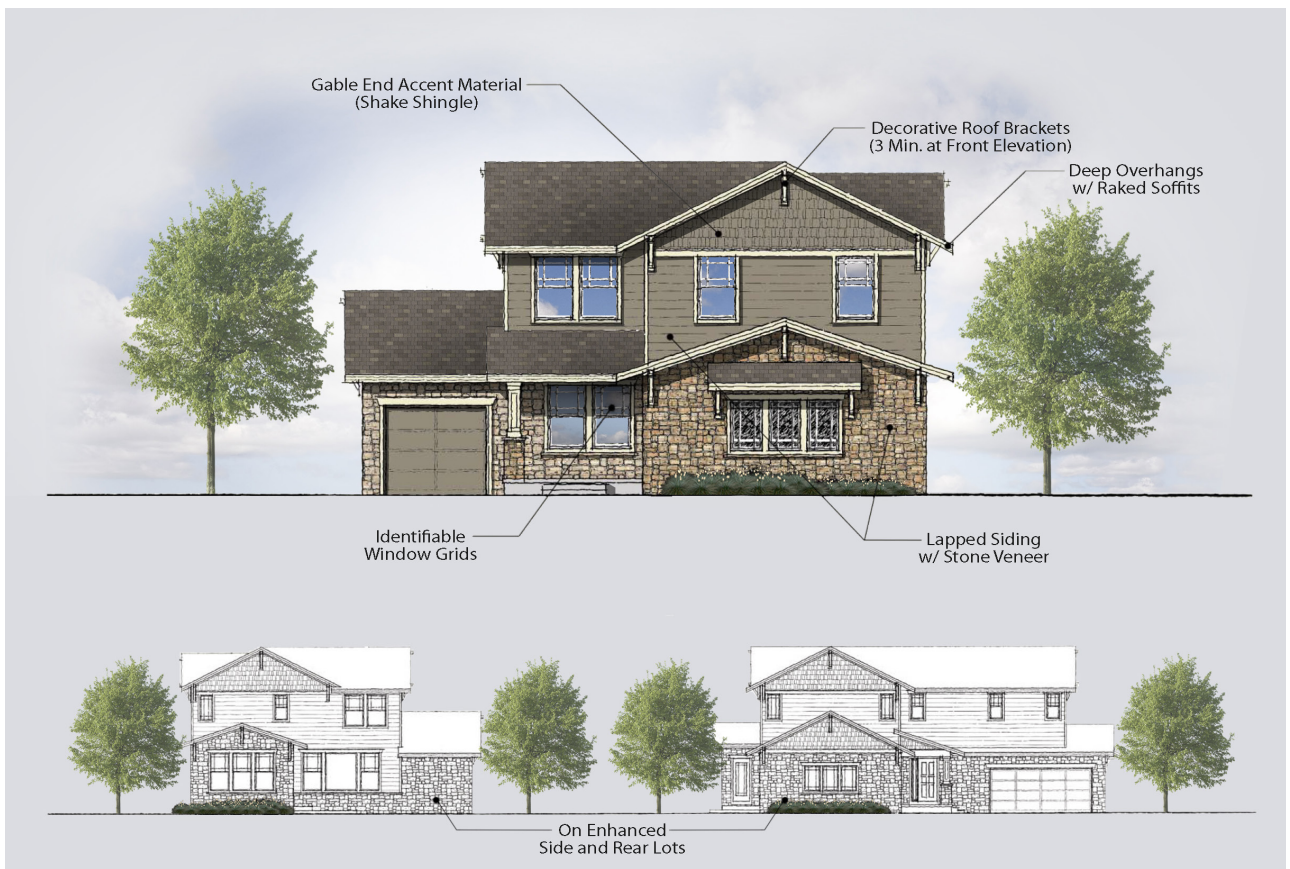




Historic Craftsman Style

Low horizontal forms and simple shapes characterize the Historic Craftsman Style. Rafters and beams are often exposed. Deep eave overhangs give the sheltering feeling to the roof. The gable ends are also treated with materials different from the main body of the house to add character to the facade. Porches are anchored to the ground with massive columns of tapered masonry or wood. The following features identify a Historic Craftsman Style home:

- Medium roof pitches and deep overhangs
- Gable accent material with trim band
- Shed roof forms
- Corner trim with lap siding and brick or stone base
- Built-up porch columns
- Wrap-around porch
- Tapered accent trim

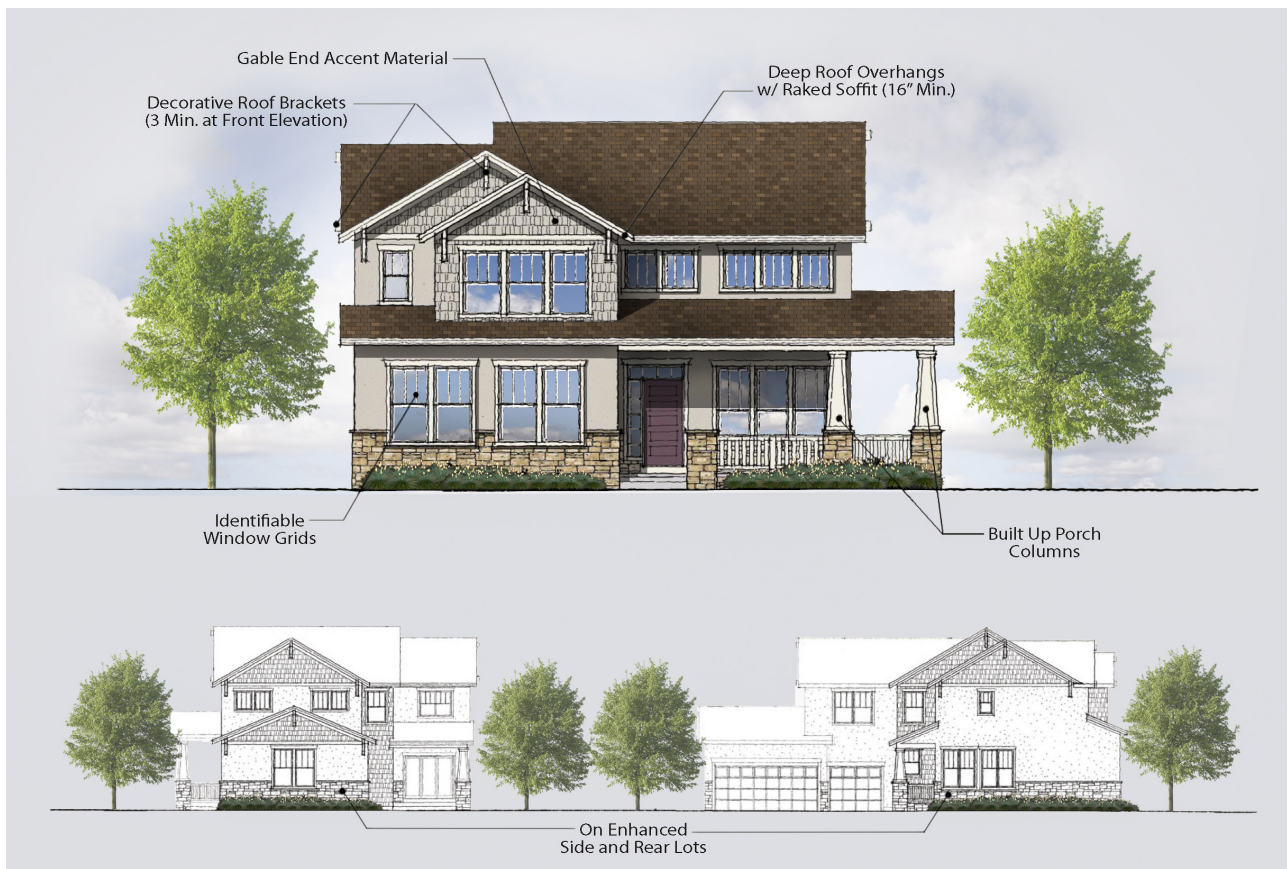




Contemporary Craftsman Style

The updated version of the craftsman style is more complex in its massing and roof-lines to express the modern lifestyle, but still borrows several key elements from its predecessor. Exposed rafters and beams, decorative brackets or beams are used to support gable end roofs, and the gable ends are treated with contrasting materials. The windows are tall and narrow, grouped together to give bright daylight to the interior. The windows also have articulated trim and geometric window grids. The following features identify a Contemporary Craftsman Style home:

- Shallow roof pitches and deep overhangs
- Gable accent material with trim band
- Shed roof forms
- Stucco siding with brick or stone base
- Built-up porch columns
- Wrap-around porch
- Carriage-type garage doors
- Window muntin pattern
- Tapered accent trim





Historic Homestead Style

The Historic Homestead Style is rooted in the eastern plains and foothills of Colorado. Simple massing and rustic character reflected the conditions of rural homestead life. Elements of cabin construction are combined with more sophisticated touches found in the Classic and Craftsman styles. The following features identify a Historic Homestead Style home:

- Medium roof pitches and shallow overhangs
- Gable end vents and outlookers
- Dutch gable roof forms
- Board and batten or lap siding with stone base
- Stone column base
- Turned columns
- Wrap-around porch
- Decorative porch brackets
- Window muntin pattern





Contemporary Homestead Style

The contemporary expression of the homestead style retains the signature “Dutch gable” roof form and other details while incorporating more complex massing to reflect modern lifestyles. Stucco replaces lap siding as the primary wall material. The following features identify a Contemporary Homestead Style home:

- Medium roof pitches and shallow overhangs
- Boxed flat soffit
- Gable end vents and outlookers
- Dutch gable roof forms
- Board and batten or stucco finish with continuous stone base
- Stone column base
- Turned columns
- Wrap around porch
- Decorative porch brackets
- Accent shutters
- Window muntin pattern





SECTION 5b - EXTERIOR COLOR PALETTE

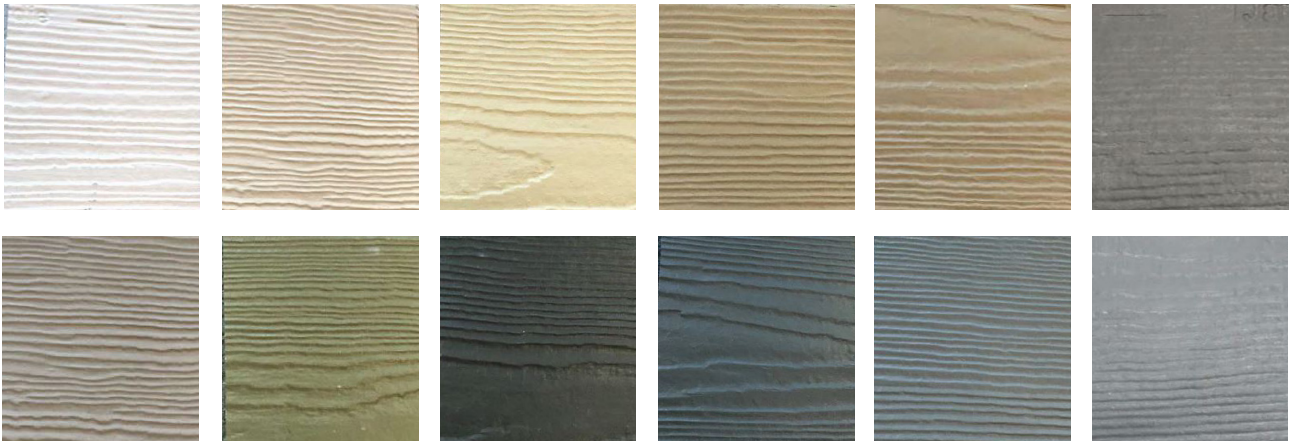
All exterior colors will be compatible with the architectural style of each dwelling. Bright artificial colors such as neons, fluorescents, etc. are prohibited.

The exterior color palette of Jordan Promenade is based on the natural tones found in the Utah landscape. The earthy, neutral hues chosen for the homes contributes to the overall character of the community and compliments the architectural elements of each dwelling.

Color schemes for Jordan Promenade will have a subtle contrast between main body and trim colors. This approach creates an attractive streetscape and unity within the neighborhood without relying on stark, contrasting colors to catch the eye.

The palette below is a selection from the exterior color palette and may include additional colors and materials:

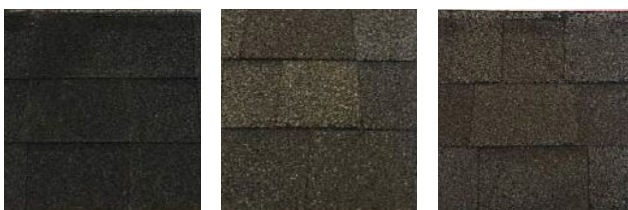
SIDING



STUCCO



ROOF SHINGLES



STONE





RHYTHM AND PLACEMENT

Color variation is critical in establishing a sense of character in each neighborhood and for preserving architectural interest in each home. Therefore, homes with the same or similar main body color may not occur across from, next to or diagonal from each other. Neighboring dwellings may share similar trim, accent, roof and stone colors. The following diagrams illustrate the guidelines described above:





SECTION 5c - FENCING GUIDELINES

Fencing guidelines shall adhere to the standards set forth in the approved Jordan Promenade Community Plan. Fencing layouts and styles shall be determined at Final Plat. Jordan Promenade establishes a consistent theme for project fencing and site furnishings that reflects the natural elements of the Jordan River and the Utah Lake area. Fencing types and site furnishings incorporate materials that complement the proposed entry monuments and overall character of the neighborhood.

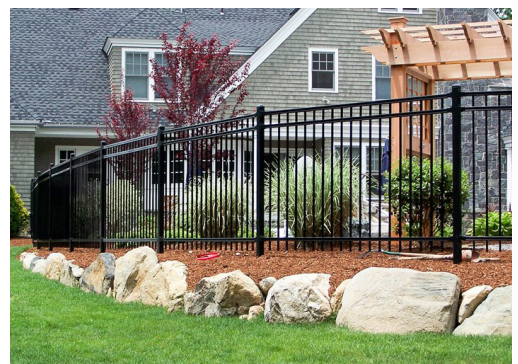
- **Project Perimeter Fence:** Privacy fencing (6' tall) constructed of tan vinyl or Trex material is proposed along perimeter arterial roadways with regularly spaced stone columns in a style that relates to the character and theme of project entry features.
- **Internal Privacy Fence:** Privacy fencing (6' or 8' tall) constructed of tan vinyl material is proposed along internal collector roadways with stone columns located at boundary corners in a style that relates to the character and theme of project entry features.
- **Open Space Fence:** Two options for open space fencing are proposed along internal trail and open space corridors, on property lines adjacent to open space tracts, and along the Jordan River and hot springs park. Stone columns are located at boundary corners in a style that relates to the character and theme of project entry features.

1. Vinyl Rail Fencing

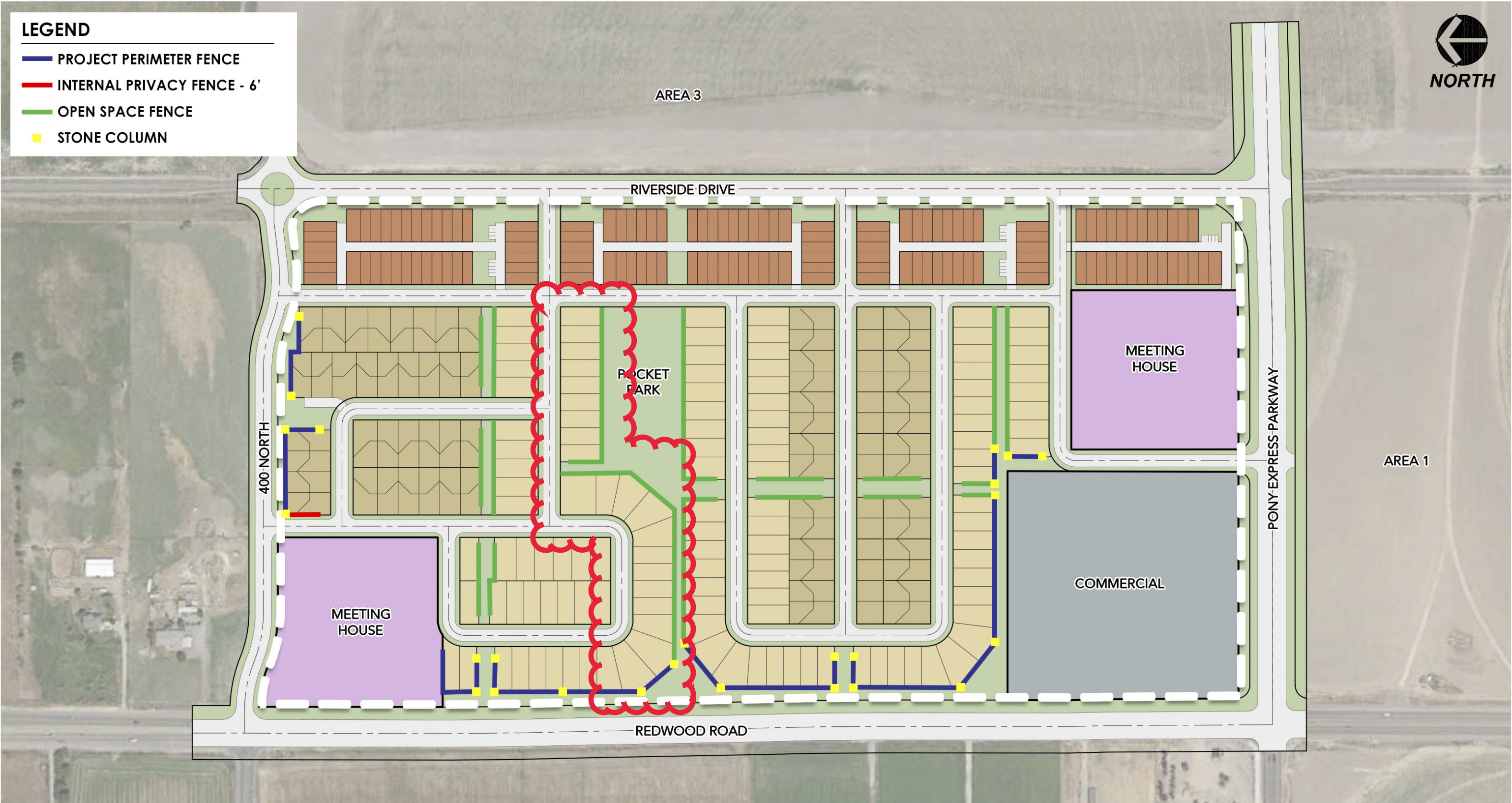
3 to 4 rail fencing (min. 3.5' tall) constructed of tan vinyl or wood material.

2. Ornamental Metal Fencing

Black metal ornamental fencing (min. 3.5' tall).



SECTION 5c - FENCING PLAN





SECTION 6 - ASSOCIATIONS

HOMEOWNERS' ASSOCIATION

In accordance with Section 19.26.03.2.d of the Planned Community Zone Ordinance in the Saratoga Springs Municipal Code, a Homeowners' Association (HOA) will be established to review, approve, and enforce architectural requirements and restrictions, and to address common area maintenance obligations. HOA-specific rules and regulations including CC&Rs (Covenants, Conditions & Restrictions) will be utilized to enforce the neighborhood requirements of the HOA.



SECTION 7 - PHASING & MAINTENANCE

PHASING

Jordan Promenade Village Plan Area 2 is the second of 3 major phases for the Jordan Promenade Development. Village Plan Area 2 will be developed in 2 phases as illustrated in the Phasing Plan (Section 7a).

Phase 1 of Village Plan Area 2 is planned with the development of a meeting house, a commercial parcel, and residential areas. The residential portion in this phase will include Single Family Detached Homes, Cluster Homes and Townhomes/Paired Homes.

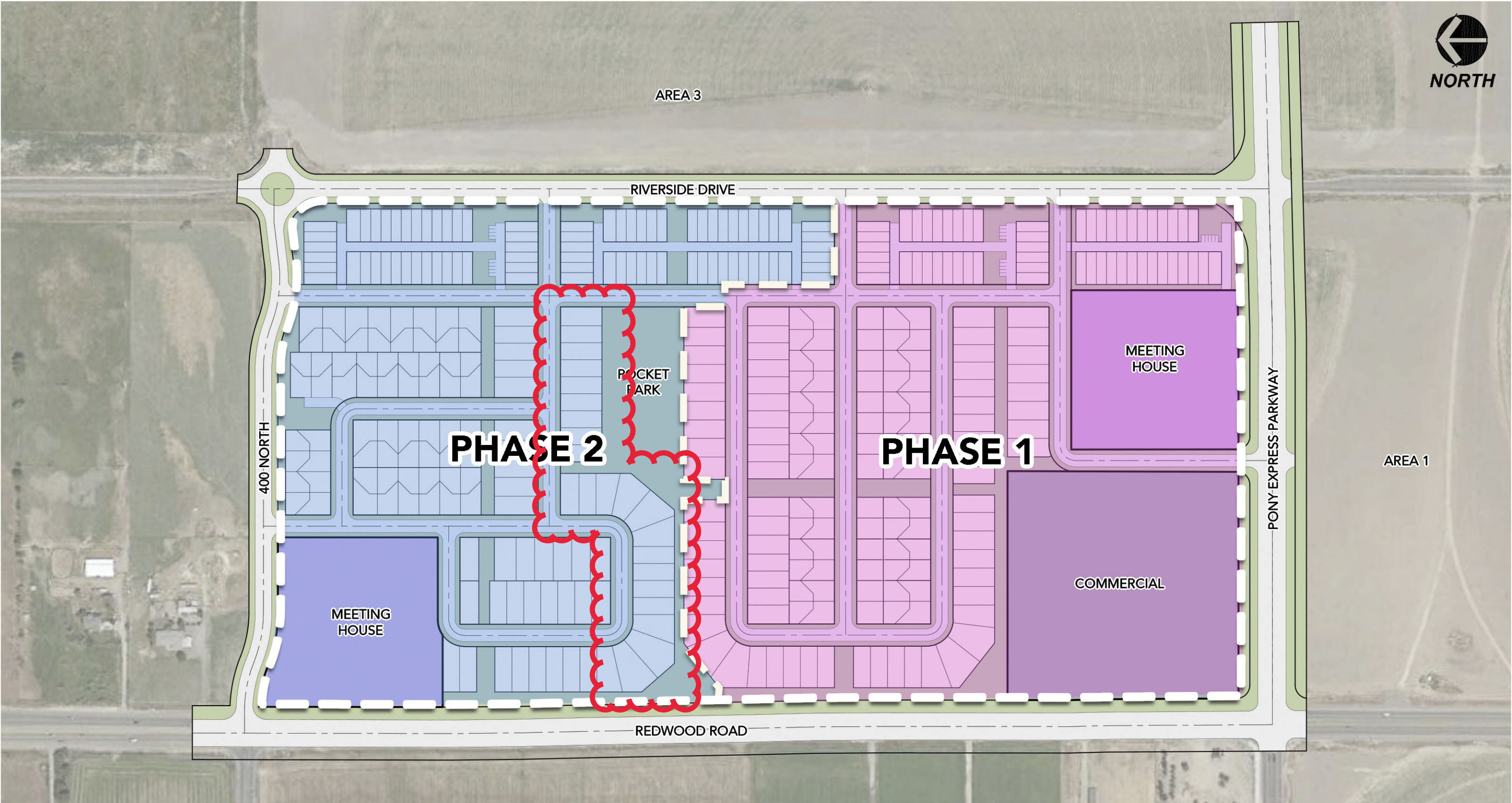
Phase 2 of Village Plan Area 2 is planned with the development of residential areas and a pocket park. The residential portion in this phase will include Single Family Detached homes, Cluster Homes and Townhomes/Paired Homes.

Phasing in Village 2 may occur in any order.

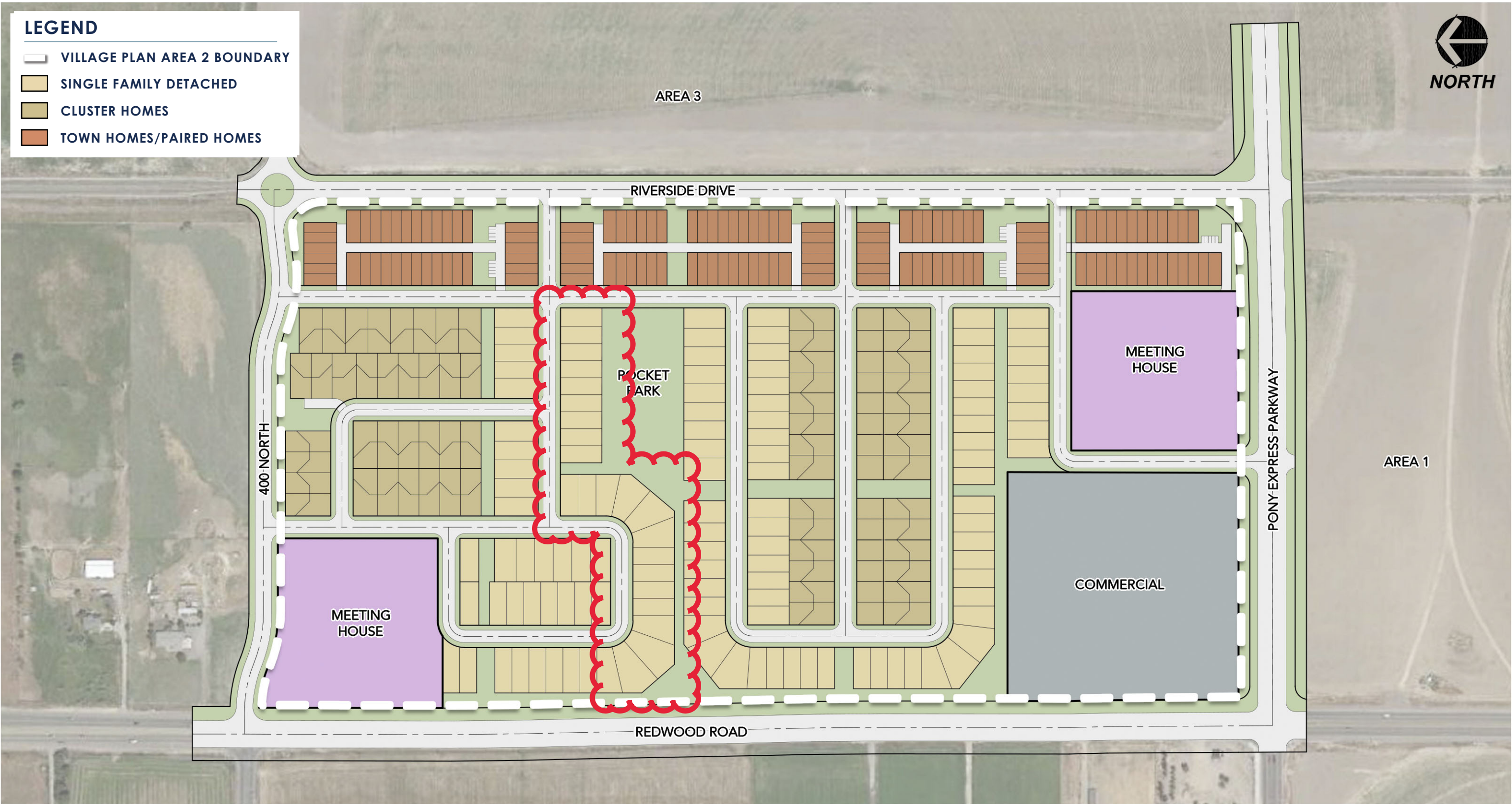
MAINTENANCE

Maintenance for all common open space areas within Village Plan Area 2 will be provided by the Jordan Promenade Homeowners' Association. The pocket park and minor open space areas within the residential development area will be constructed by the developer and will be owned and maintained by the HOA.

SECTION 7a - PHASING PLAN



SECTION 8 - LOTTING MAP





SECTION 9 - LANDSCAPE PLAN & PLANT PALETTE

Jordan Promenade establishes a consistent landscape theme that reflects the natural elements of the Jordan River and the Utah Lake area. Project entryways and developed parks will provide landscaping that is manicured and conducive to high-intensity uses while areas along the project perimeter, internal trail corridors and along passive portions of the Jordan River are designed with native plant material to compliment the natural elements of the area. General descriptions of the proposed landscape treatments for various project areas, landscape plans, and the Village Plan plant palette are below.

Proposed community landscaping shall meet the requirements of the Saratoga Springs Municipal Code within Section 19.06.

PROJECT ENTRYWAY LANDSCAPE

Landscaping at major project entry points incorporates irrigated lawn areas, dense groundcover and shrub plantings, and layered tree plantings using ornamental, shade and evergreen trees. Landscaping is designed to accent the entryway monument areas as well as the vehicular and pedestrian access points leading into the community.

POCKET PARK LANDSCAPE

Landscaping at pocket parks incorporates treatments that are conducive to high-intensity uses and that provide a manicured appearance in areas of gathering. Landscape treatments include irrigated lawn areas, dense groundcover and shrub plantings, and layered tree plantings using ornamental, shade and evergreen trees. Landscaping is designed to provide open areas for recreation, buffering to adjacent roadways and structures, as well as shaded areas around passive uses and features such as playgrounds.

PROJECT PERIMETER, TRAIL CORRIDORS, & NATURAL AREA LANDSCAPE

Landscaping along the project perimeter, internal trail corridors, and along passive portions of the Jordan River reflects the natural appeal of the Jordan River and the Utah Lake area. Native grasses accented by wildflowers are planted adjacent to trail corridors and pedestrian walkways. Native deciduous and evergreen shrub and tree plantings are dispersed throughout the native areas to buffer existing roadways and perimeter fence lines and to provide transition from manicured park areas to the banks of the Jordan River bordering the west edge of the community.



SECTION 9a - PLANT PALETTE

LARGE TREES (>50', 2" CALIPER)

TYPE	BOTANICAL NAME	COMMON NAME
DECIDUOUS	ACER PLATANOIDES 'EMERALD QUEEN'*	EMERALD QUEEN NORWAY MAPLE*
DECIDUOUS	GYMNOCLADUS DIOICUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEE TREE
DECIDUOUS	PLATANUS ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE
DECIDUOUS	QUERCUS MACROCARPA*	BUR OAK*
DECIDUOUS	TILIA TOMENTOSA*	SILVER LINDEN*
EVERGREEN	PINUS NIGRA	AUSTRIAN PINE
EVERGREEN	PINUS SYLVESTRIS	SCOTCH PINE

MEDIUM TREES (45' to 50', 2" CALIPER)

TYPE	BOTANICAL NAME	COMMON NAME
DECIDUOUS	ACER FREEMANII 'JEFFERSRED'*	JEFFERSRED ARMSTRONG MAPLE*
DECIDUOUS	GLEDITSIA TRIACANTHOS VAR. INERMIS*	THORNLESS HONEYLOCUST*
EVERGREEN	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER

ORNAMENTAL TREES (<25', 2" CALIPER)

TYPE	BOTANICAL NAME	COMMON NAME
DECIDUOUS	AMELANCHIER SPP.	SERVICEBERRY
DECIDUOUS	CRATAEGUS CRUS-GALLI 'INERMIS'	THORNLESS COCKSPUR HAWTHORN
DECIDUOUS	MALUS X 'PRAIRIEFIRE'	PRAIRIEFIRE CRABAPPLE
DECIDUOUS	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE
DECIDUOUS	PRUNUS Cerasifera 'THUNDERCLOUD'	FLOWERING PLUM

*DENOTES COMPATIBILITY FOR USE AS A STREET TREE.

TURF GRASS

TYPE	BOTANICAL NAME	COMMON NAME
TURF GRASS	POA PRATENSIS	KENTUCKY BLUEGRASS
TURF GRASS	BOUTELOUA DACTYLOIDES	BUFFALO GRASS
TURF GRASS	VARIOUS	NATIVE GRASS MIXTURE

NOTE: THIS LIST IS MEANT AS A SAMPLE PALETTE AND IS NOT REPRESENTATIVE OF ALL SPECIES THAT MAY BE USED.

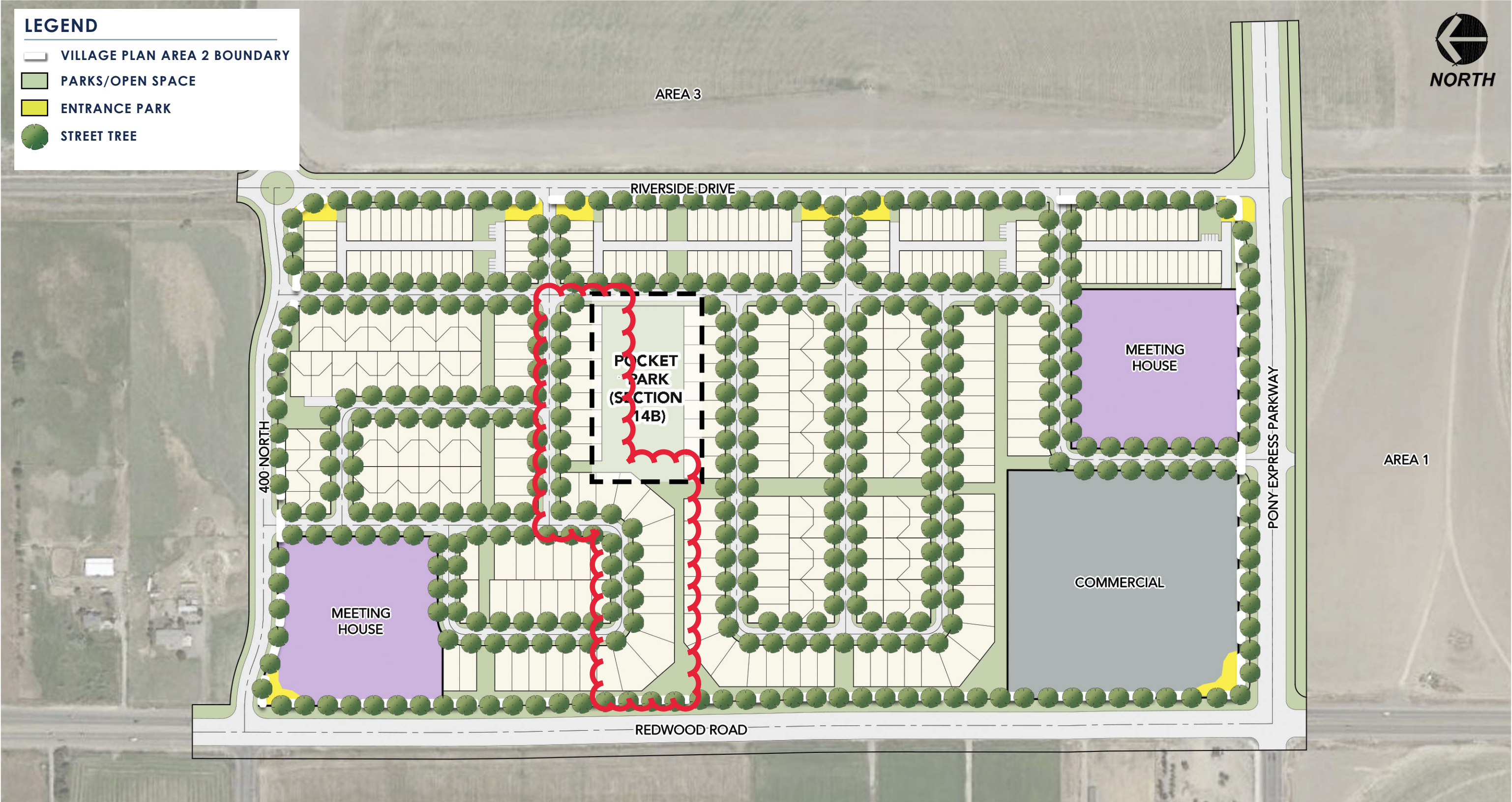


SECTION 9a - PLANT PALETTE (cont.)

SHRUBS		
TYPE	BOTANICAL NAME	COMMON NAME
DECIDUOUS	CHRYSOHAMNUS NAUSEOSUS	RABBITBRUSH
DECIDUOUS	CORNUS SERICEA	RED OSIER DOGWOOD
DECIDUOUS	PEROVSKIA ARTIPLICIFOLIA	RUSSIAN SAGE
DECIDUOUS	PHILADELPHUS CORONARIUS 'AUREUS'	GOLDEN MOCK ORANGE
DECIDUOUS	ROSA 'RADRAZZ'	KNOCKOUT ROSE
DECIDUOUS	SYRINGA X PRESTONIAE 'JAMES MACFARLANE'	JAMES MACFARLANE LILAC
EVERGREEN	CYTISUS PURGAN 'SPANISH GOLD'	SPANISH GOLD BROOM
EVERGREEN	PINUS MUGO 'SLOWMOUND'	DWARF MOUNTAIN PINE
GRASSES & PERENNIALS		
TYPE	BOTANICAL NAME	COMMON NAME
PERENNIAL	ASCLEPIAS SPECIOSA	SHOWY MILKWEED
PERENNIAL	ASTER SP.	ASTER
PERENNIAL	AURINIA SAXATILIS	BASKET OF GOLD
PERENNIAL	CARYOPTERIS CLANDONENSIS	BLUE MIST SPIREA
PERENNIAL	CERASTIUM TOMENTOSUM	SNOW-IN-SUMMER
PERENNIAL	ECHINACEA PURPUREA	PURPLE CONEFLOWER
PERENNIAL	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY
PERENNIAL	LEUCANTHEMUM X SUPERBUM 'ALASKA'	ALASKA SHASTA DAISY
PERENNIAL	LINUM LEWISII	LEWIS BLUE FLAX
PERENNIAL	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON
PERENNIAL	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM
PERENNIAL	STACHYS BYZANTINA 'HELEN VON STEIN'	LAMB'S EAR
GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS
GRASS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
GRASS	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS
GRASS	PENNISETUM ALOPERCUROIDES 'HAMELN'	HARDY FOUNTAIN GRASS

NOTE: THIS LIST IS MEANT AS A SAMPLE PALETTE AND IS NOT REPRESENTATIVE OF ALL SPECIES THAT MAY BE USED.

SECTION 9b - OVERALL LANDSCAPE CONCEPT PLAN





SECTION 10 - UTILITY PLANS

The following plans provide further detail on the utilities provided in Jordan Promenade Village Plan Area 2:

Section 10a: Culinary Water Plan

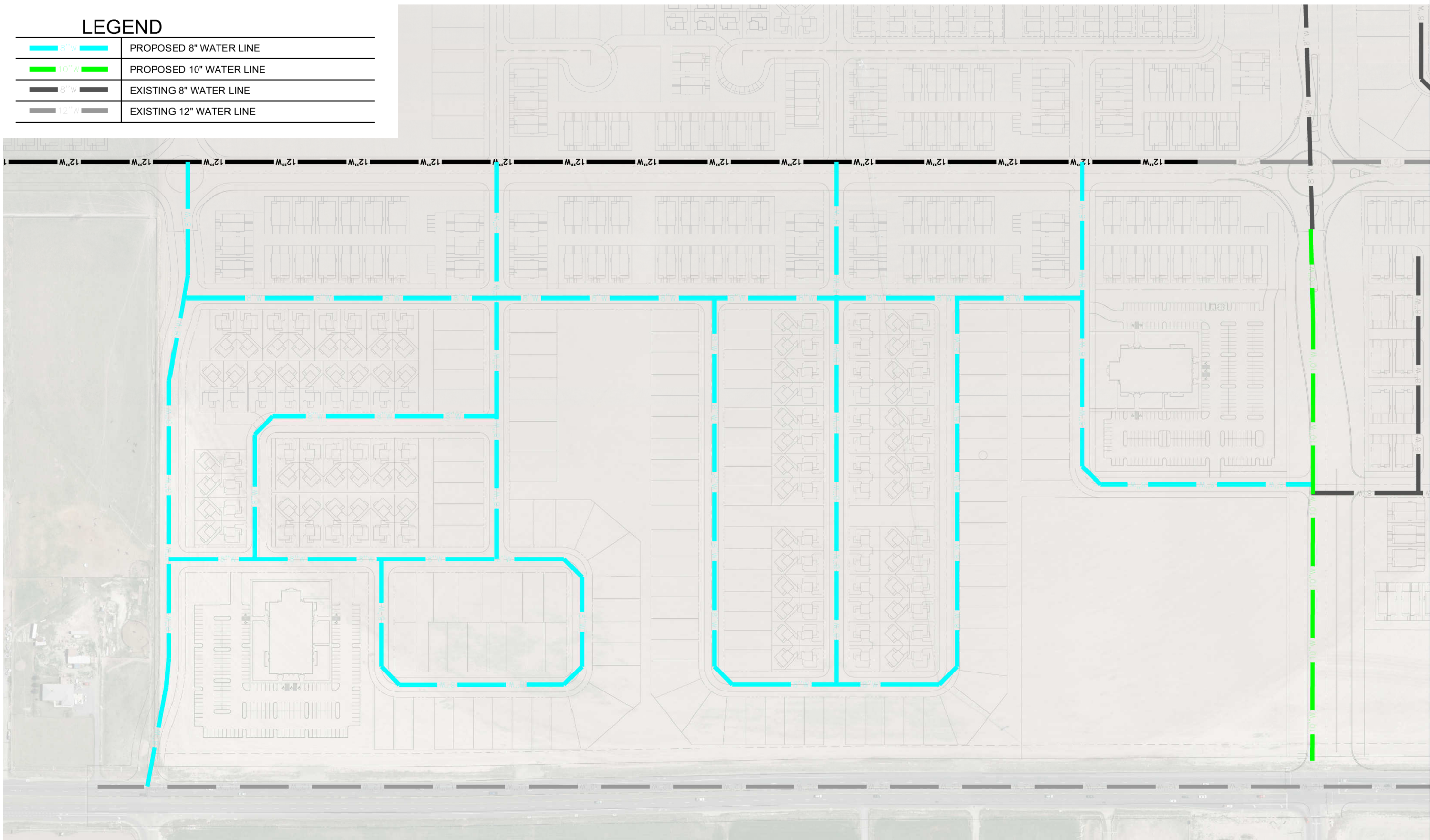
Section 10b: Secondary Water Plan

Section 10c: Sanitary Sewer Plan

Section 10d: Storm Water Drainage Plan

Section 10e: Storm Water Drainage 100 Year Overland Flow Route

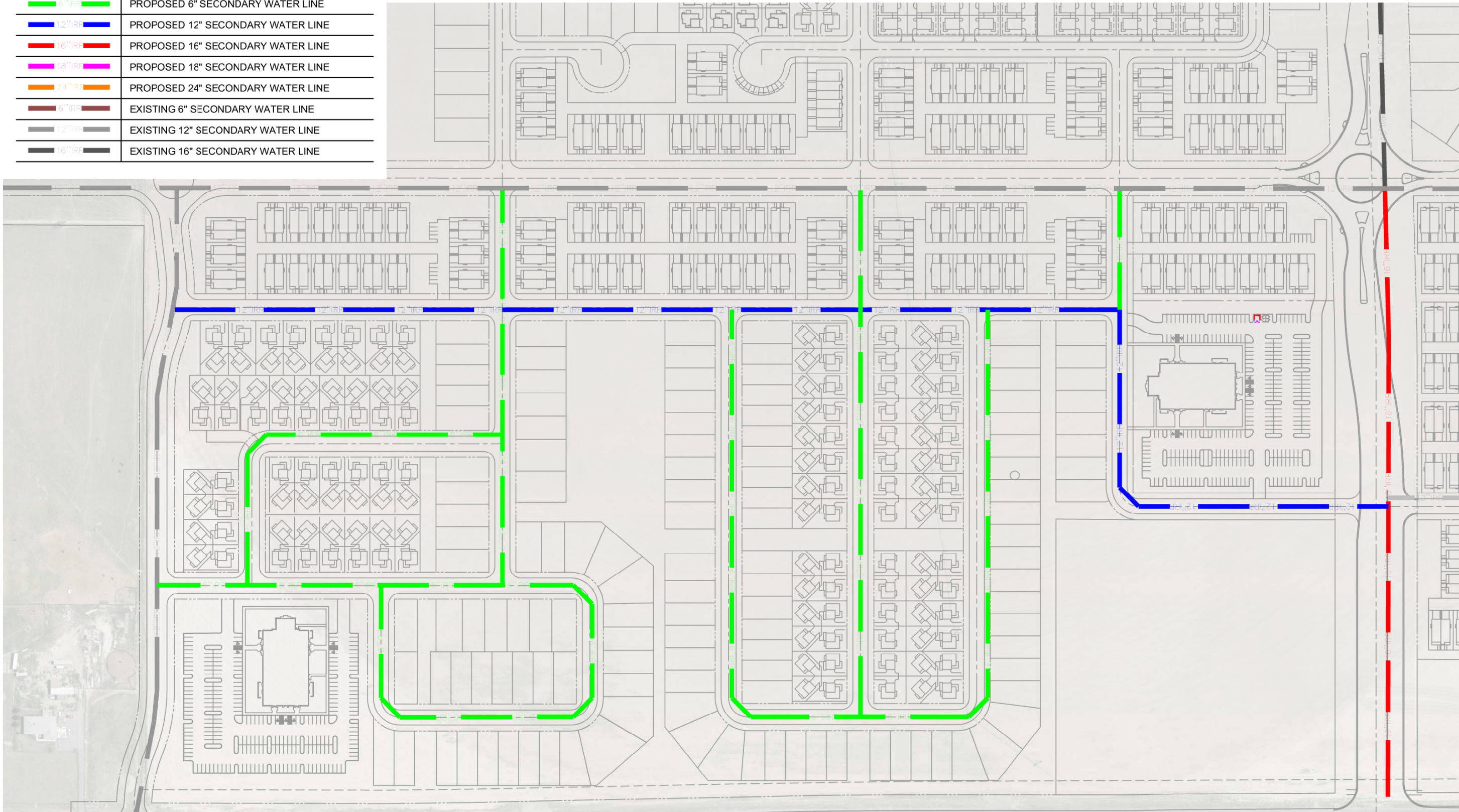
SECTION 10a - CULINARY WATER PLAN

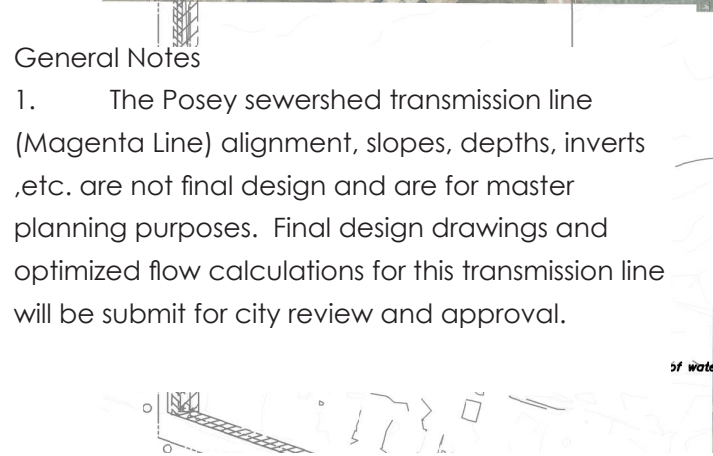


SECTION 10b - SECONDARY WATER PLAN

LEGEND

6"IRF	PROPOSED 6" SECONDARY WATER LINE
12"IRF	PROPOSED 12" SECONDARY WATER LINE
16"IRF	PROPOSED 16" SECONDARY WATER LINE
18"IRF	PROPOSED 18" SECONDARY WATER LINE
24"IRF	PROPOSED 24" SECONDARY WATER LINE
6"IRF	EXISTING 6" SECONDARY WATER LINE
12"IRF	EXISTING 12" SECONDARY WATER LINE
16"IRF	EXISTING 16" SECONDARY WATER LINE

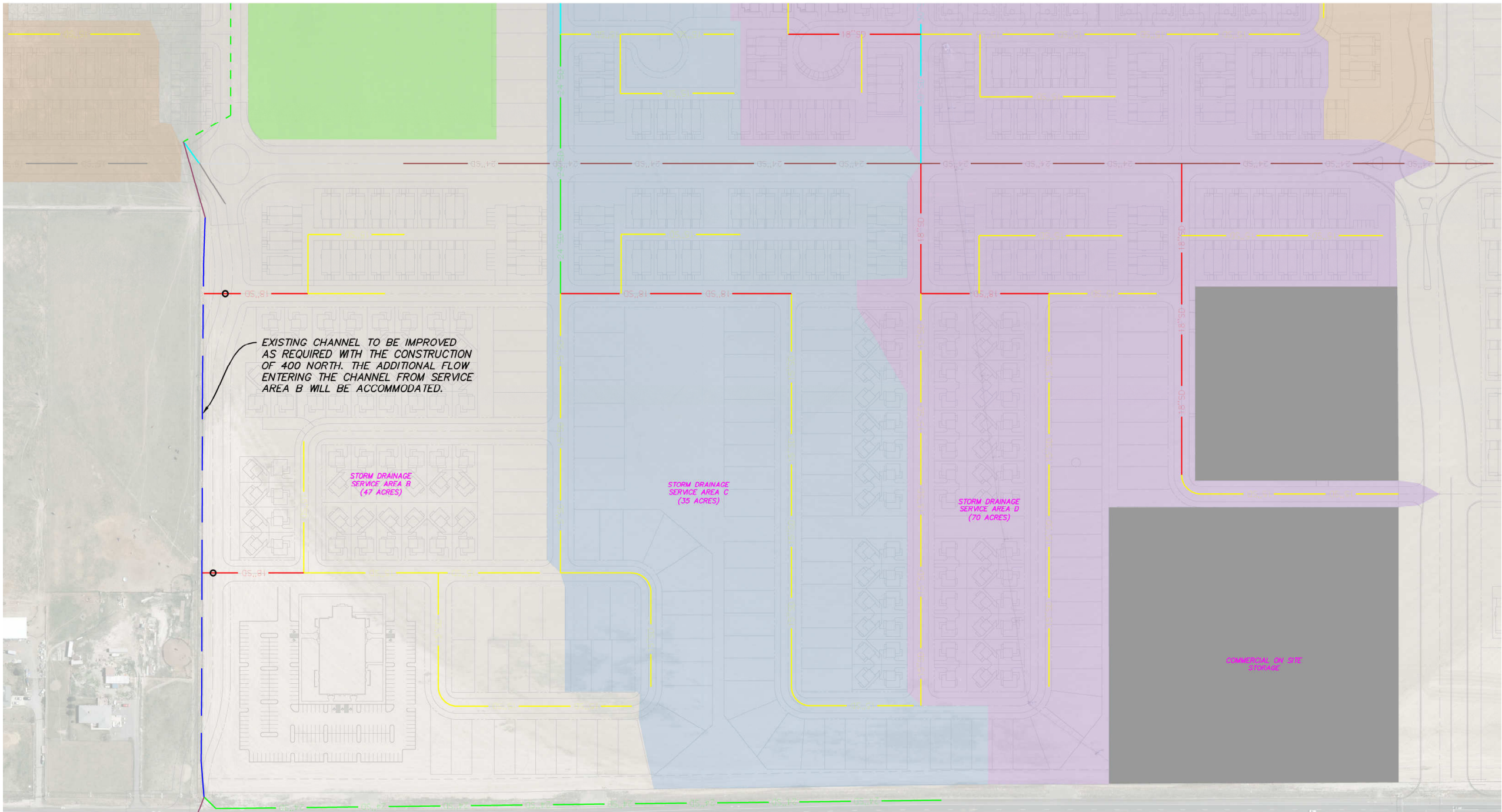




SECTION 10d - STORM WATER DRAINAGE PLAN

LEGEND	
— 15"SD	PROPOSED 15" STORM DRAIN LINE
— 18"SD	PROPOSED 18" STORM DRAIN LINE
— 24"SD	PROPOSED 24" STORM DRAIN LINE
— 30"SD	PROPOSED 30" STORM DRAIN LINE
— 36"SD	PROPOSED 36" STORM DRAIN LINE
— 42"SD	PROPOSED 42" STORM DRAIN LINE
— 54"SD	PROPOSED 54" STORM DRAIN LINE
- - -	PROPOSED 5X7 BOX CULVERT
— 15"SD	EXISTING 15" STORM DRAIN LINE
— 18"SD	EXISTING 18" STORM DRAIN LINE
— 24"SD	EXISTING 24" STORM DRAIN LINE
— 30"SD	EXISTING 30" STORM DRAIN LINE
— 36"SD	EXISTING 36" STORM DRAIN LINE
— 54"SD	EXISTING 54" STORM DRAIN LINE
—	EXISTING OPEN CHANNEL
○	PRETREATMENT MANHOLE

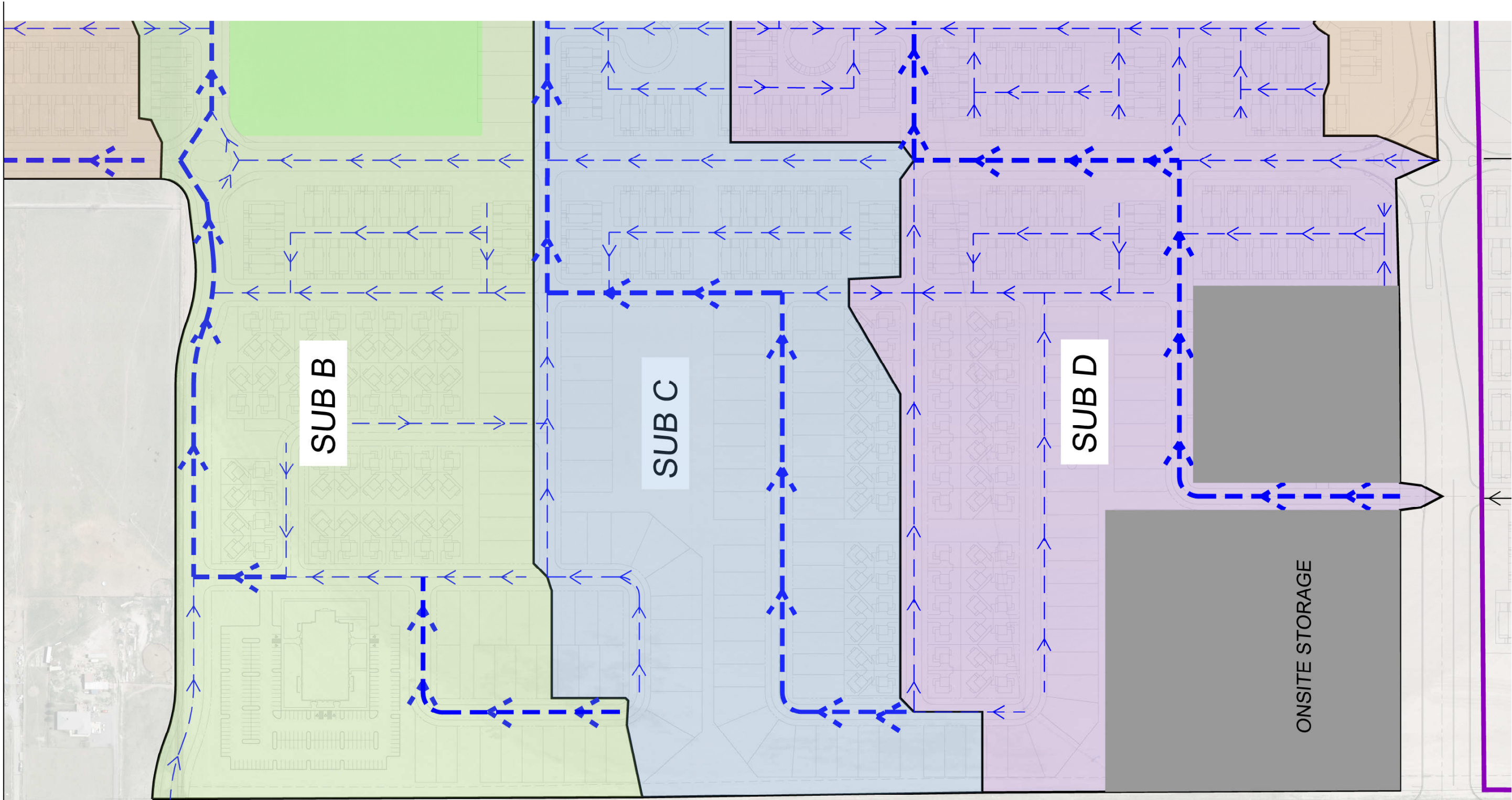
GENERAL NOTES
PIPE SIZE IS PER MASTER MODEL AND SUBJECT TO CHANGE WITH FURTHER MODELING



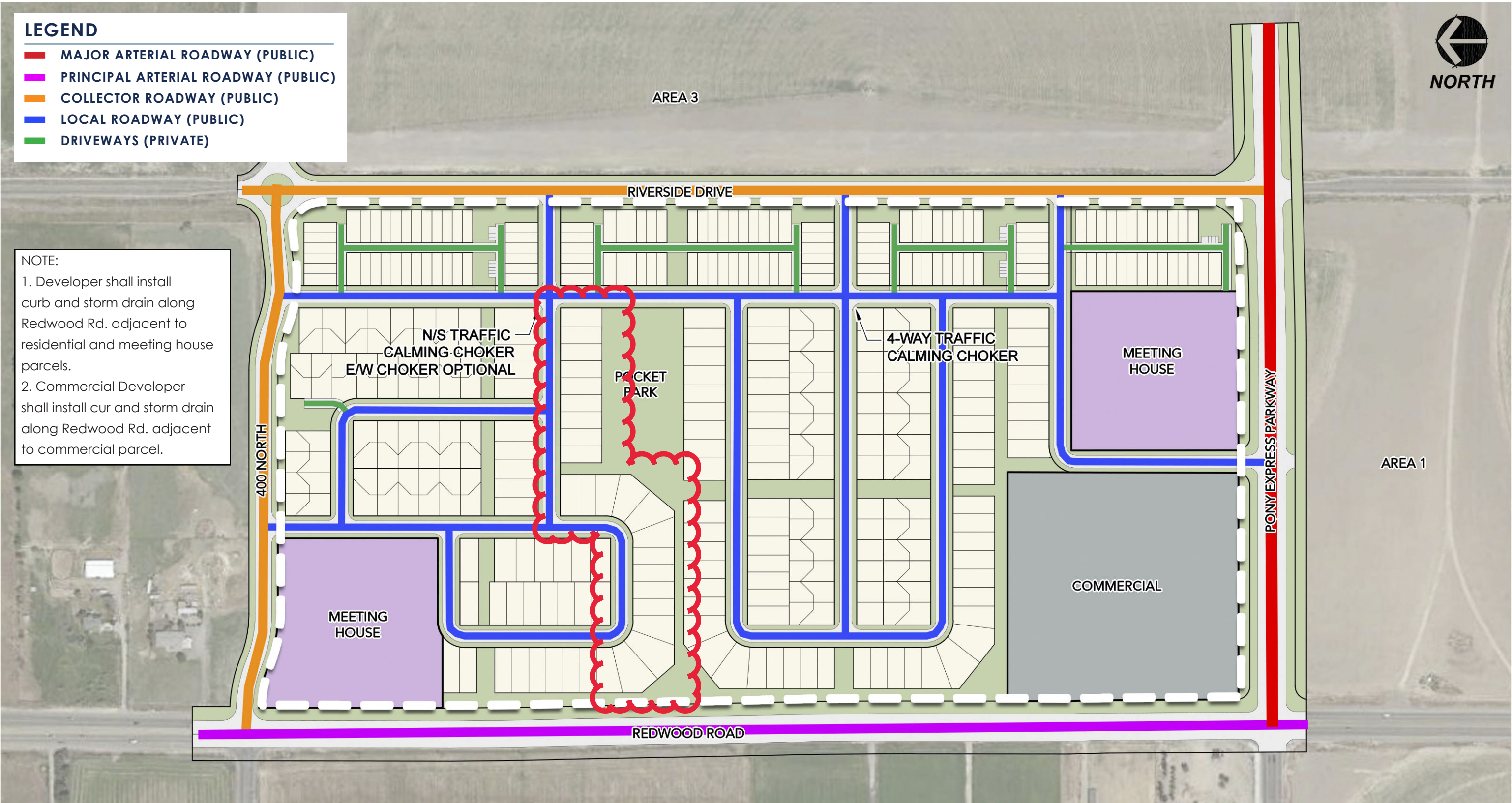
SECTION 10e - STORM DRAINAGE 100 YEAR OVERLAND FLOW ROUTE

LEGEND

100 YEAR OVERLAND FLOW PATH



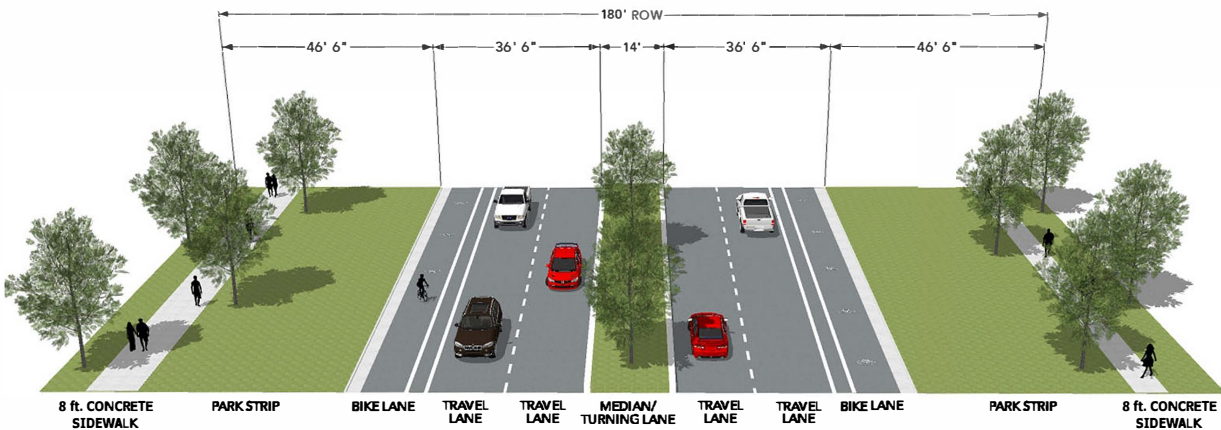
SECTION 11 - VEHICULAR PLAN



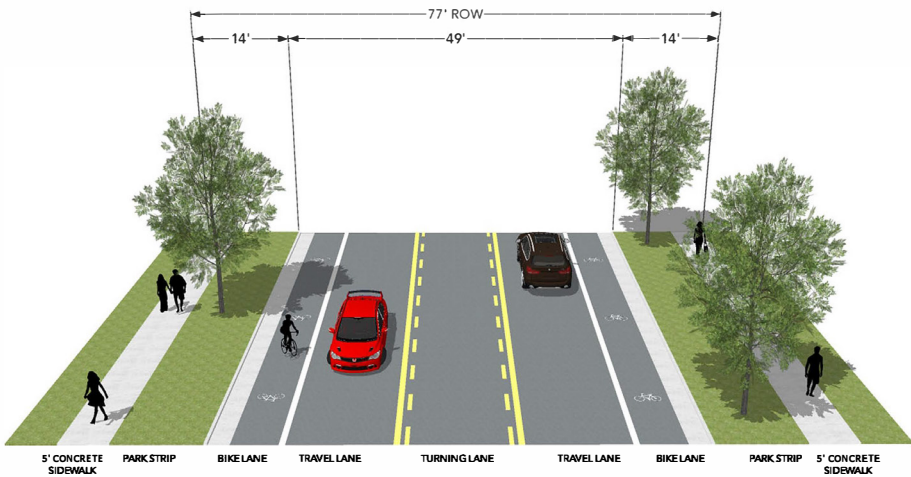


TYPICAL ROADWAY DIAGRAMS

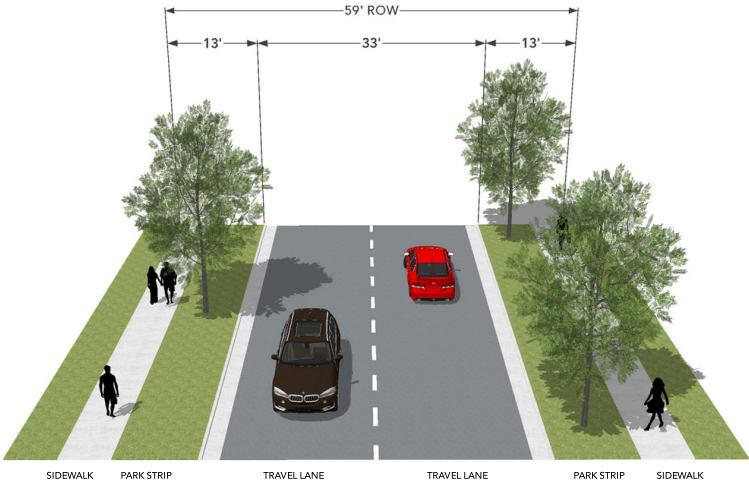
MAJOR ARTERIAL ROADWAY (180' ROW) - PONY EXPRESS PARKWAY TYP.



COLLECTOR ROADWAY (77' ROW) - RIVERSIDE DRIVE / 400 NORTH TYP.



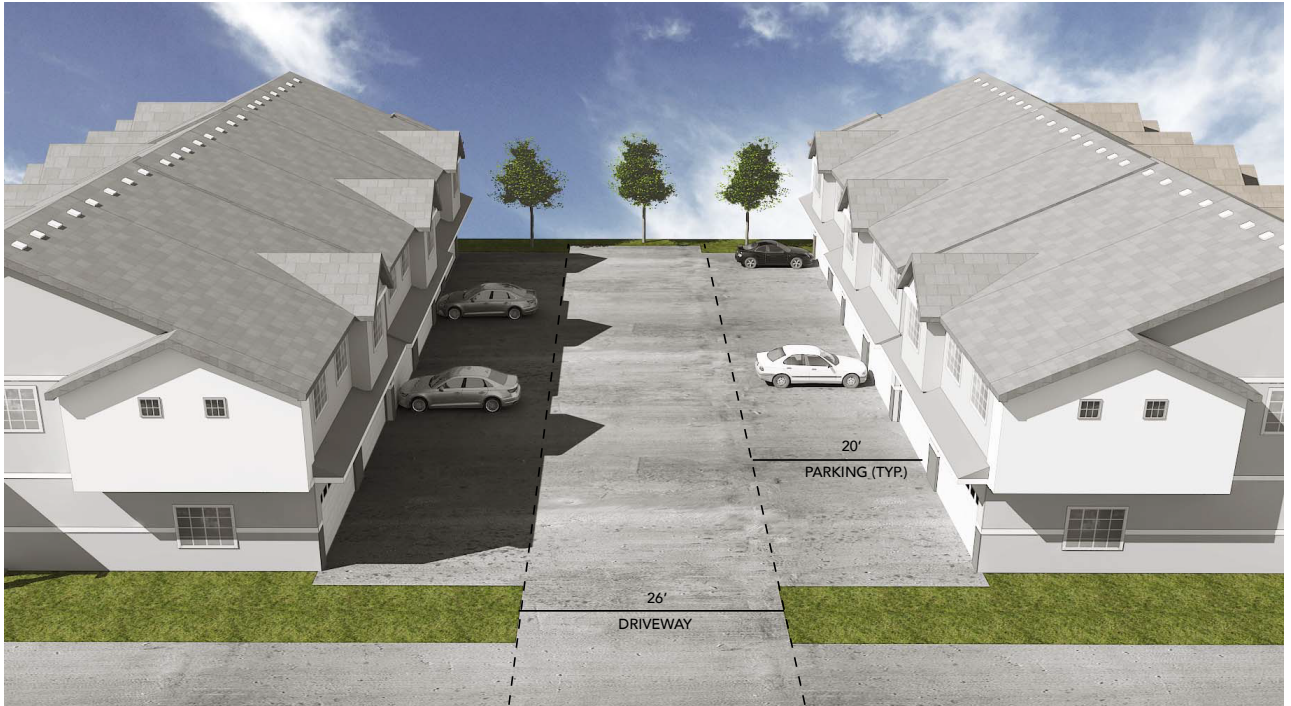
LOCAL ROADWAY (59' ROW)

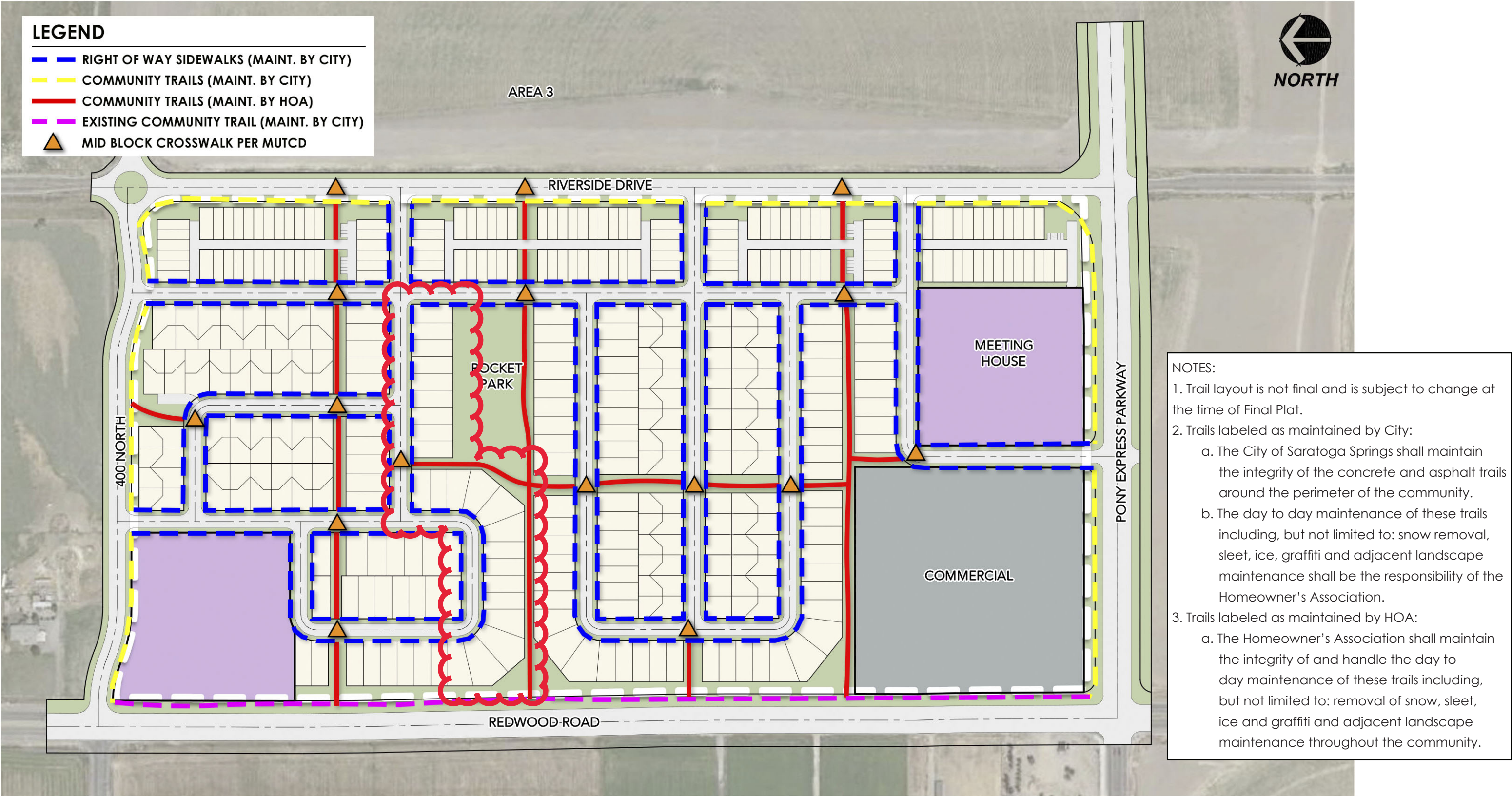




TYPICAL ROADWAY DIAGRAMS

PRIVATE DRIVEWAYS (26' ALLEY)







TYPICAL TRAIL DIAGRAMS

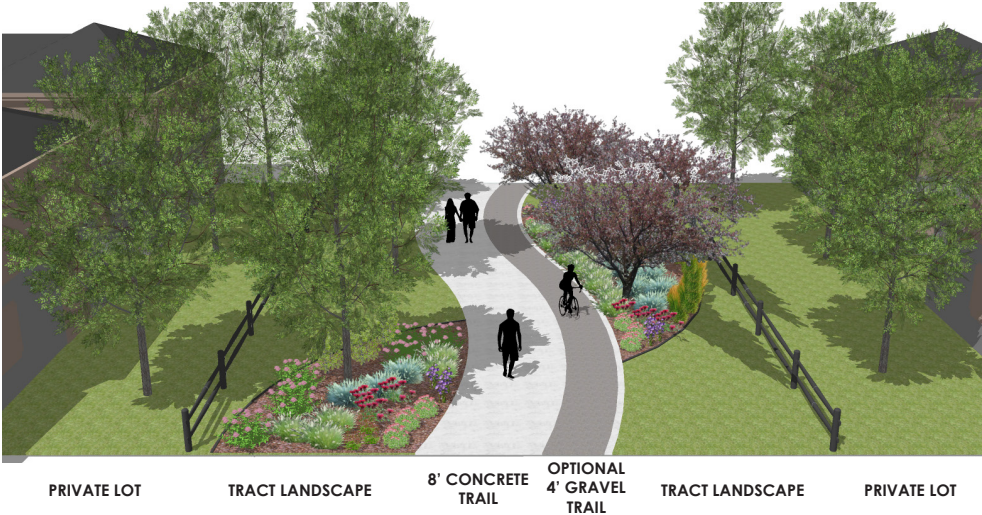
■ ■ ■ TYPICAL RIGHT-OF-WAY SIDEWALKS (LOCAL ROADS)



● ● ● PRIVATE CORRIDORS



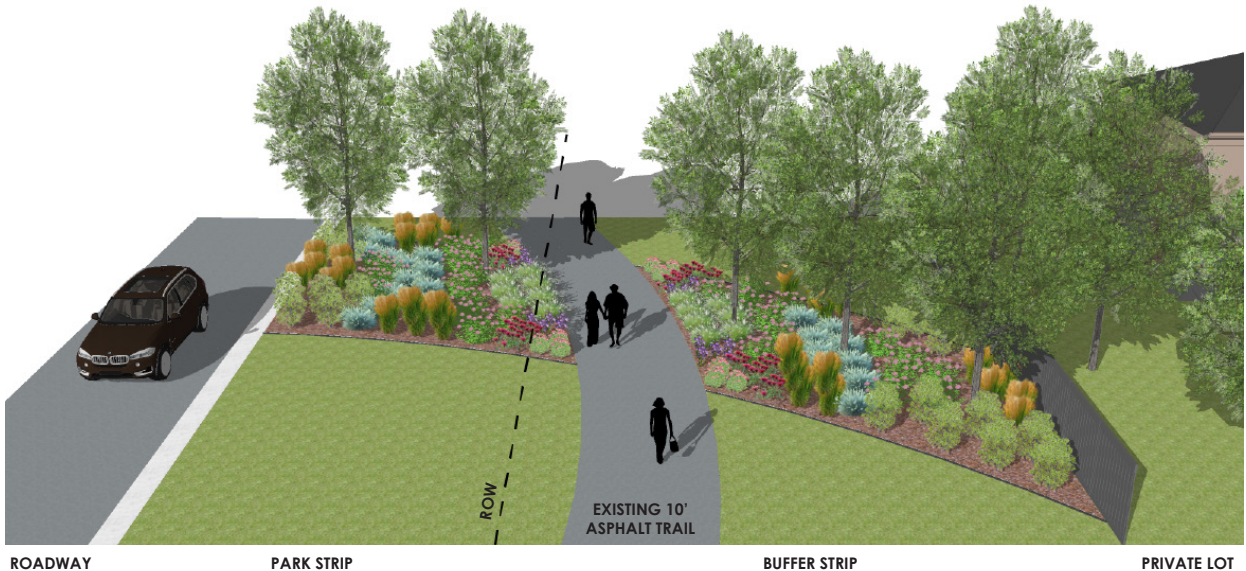
■ COMMUNITY TRAILS



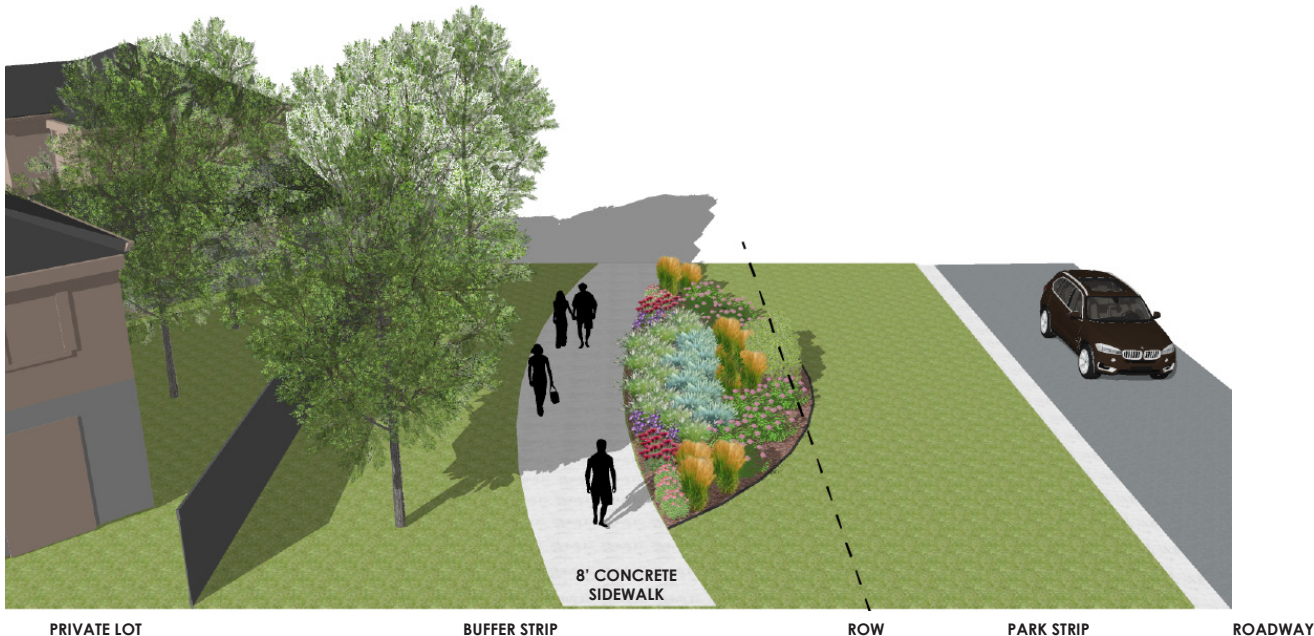


TYPICAL TRAIL DIAGRAMS

EXISTING PERIMETER TRAIL - REDWOOD ROAD



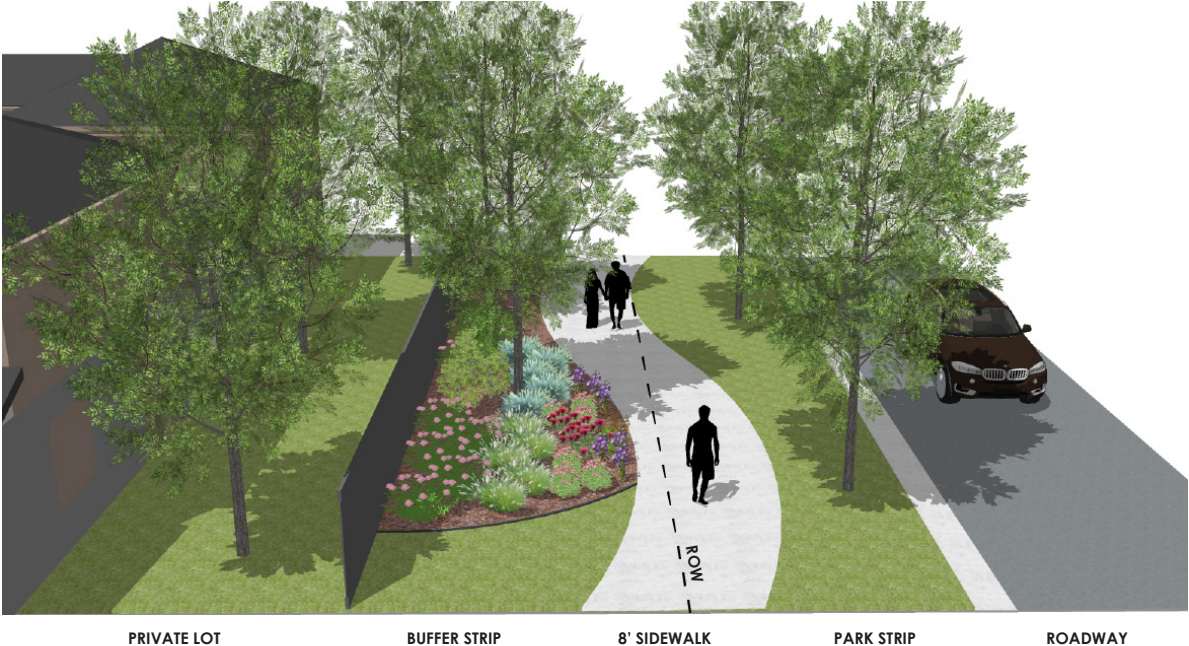
RIGHT-OF-WAY TRAILS - EAST 400 NORTH



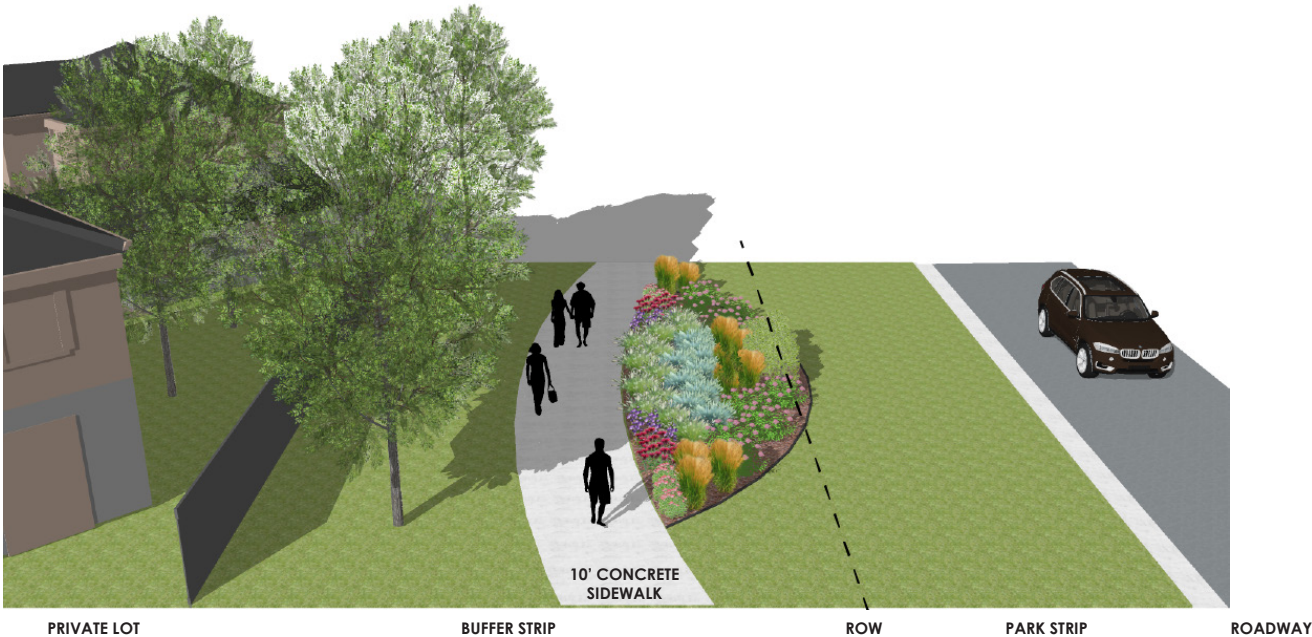


TYPICAL TRAIL DIAGRAMS

RIGHT-OF-WAY TRAILS - RIVERSIDE DRIVE (WEST SIDE)



RIGHT-OF-WAY TRAILS - PONY EXPRESS PARKWAY





SECTION 13 - DENSITY TRANSFERS

The Jordan Promenade Community Plan establishes the number of Equivalent Residential Units and density for Jordan Promenade.

An Equivalent Residential Unit (ERU) is defined by the Saratoga Springs Municipal Code as a unit of measurement to evaluate development impacts on public infrastructure including water, sewer, storm drainage, parks, roads and public safety of proposed residential and commercial land uses. Every residential and commercial unit is a minimum of one ERU.

Since build-out of the Jordan Promenade development will occur over many years, flexibility is necessary to respond to market conditions, site conditions, and other factors. Therefore, residential density ERUs may be transferred within the project, and to areas outside the project within the DAP boundary, as necessary to improve design, accessibility, and marketability.

The City acknowledges that the master developer shall have the ability in its reasonable business judgment to transfer ERUs between residential areas within the project upon written notice to the City and delivery to the City of written consent of the property owners of the neighborhoods which are sending and receiving such densities (if different from the master developer), so long as any such transfer adheres to the following standards:

- The overall intent and character of the Community Plan shall be maintained in the Village Plan and the transfer of ERUs shall not materially alter the nature of each land use, land use designation, or district established in the Community Plan.
- The transfer of ERUs into or out of any land use designation or district established in the Community Plan shall not exceed 15% without approval of the City Council. In no case shall the transfer of ERUs into or out of any land use designation or district exceed 20% of that established in the Community Plan.
- ERUs may not be transferred into any open space, park, or school unless said use is replaced elsewhere within the same neighborhood.



SECTION 14 - ADDITIONAL DETAILED PLANS

The following exhibits have been included to detail plans and direction contained in the Community Plan for Village Plan Area 2:

Section 14a: Overall Monument Concept Plan

Section 14b: Pocket Park Concept Plan

Section 14c: Geological Hazards & Soils

Section 14d: Fire Protection Plan

See attached Appendices for additional detailed plans.



MONUMENT DESIGN OVERVIEW

Jordan Promenade establishes a theme for project monuments and signage that embodies the rustic and natural appeal of the Jordan River and the Utah Lake area. Community signage is located strategically throughout the community to identify main project entry areas as well as individual neighborhoods. Following are descriptions of each proposed sign type accompanied by conceptual sign elevations and plans that are subject to change and refinement during the Village Plan process. Proposed community signage will have separate permits approved at the time of installation.

The proposed community signage shall meet the requirements of the Saratoga Springs Municipal Code within Section 19.18.07. All monument signage logos and lettering will be internally lit.

MONUMENT MATERIALS PALETTE

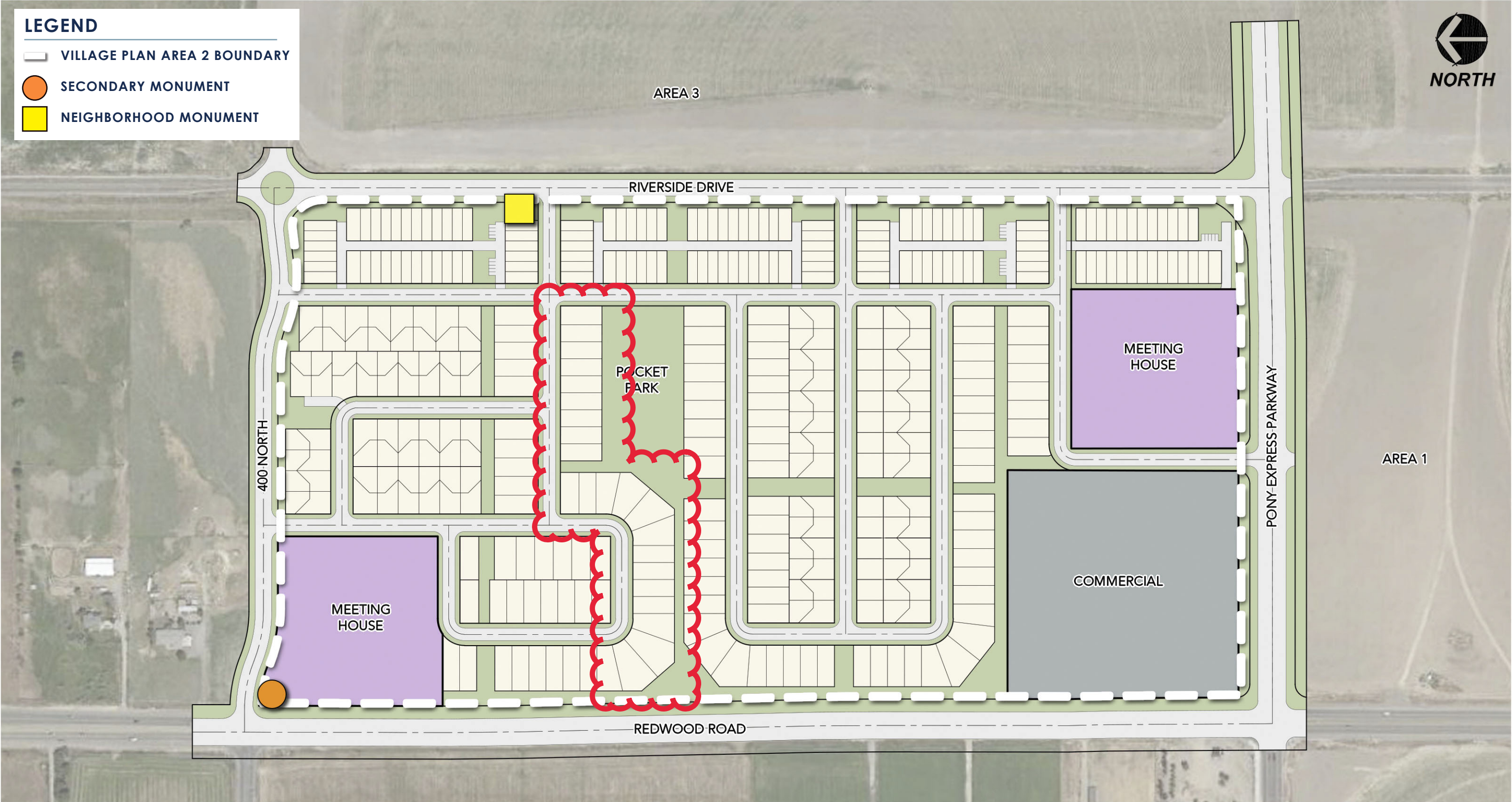
LEDGESTONE & SLATE



LETTERING & LIGHTING



SECTION 14a - OVERALL MONUMENT CONCEPT PLAN



NOTE: Monument signs in Area 2 shall adhere to the monument design standards established in the approved Jordan Promenade Community Plan. Monument signs to be designed during the Sign Permit application process.



SECONDARY MONUMENT AT EAST 400 NORTH/REDWOOD ROAD

This sign type is located at secondary entry points along bordering arterial and collector roadways and will serve as gateway features to the community. The signage features consist of lower column features, up to 15' in height, accompanied by low monument walls and community signage.



Option A



Option B

NOTES:

1. All landscape areas & monuments are subject to design updates. Any such updates will not require an amendment to the Village Plan.
2. This monument location represents 1 monument on the corner of Redwood Road and East 400 North,
3. Monument locations adhere to the intersection sight triangle standards established by the American Association of State Highway and Transportation Officials (AASHTO).



NEIGHBORHOOD MONUMENT

- **Neighborhood Entryway Monument:** This sign type is located at neighborhood entry points along bordering collector and arterial roadways and serve as identification features to the individual neighborhoods in the community. The signage features consist of lower column features, up to 10' in height, accompanied by low monument walls and neighborhood signage.



Option A



Option B

NOTES:

1. All landscape areas & monuments are subject to design updates. Any such updates will not require an amendment to the Village Plan.
2. These monument locations represent 1 monument in Village 2 on Riverside Drive.
3. Monument locations adhere to the intersection sight triangle standards established by the American Association of State Highway and Transportation Officials (AASHTO).



SECTION 14b - OPEN SPACE MANAGEMENT

Jordan Promenade meets the City's requirements for a range of 18-24% improved and native, public and private open space within the Planned Community District area under the Traditional Neighborhood place type as described in Saratoga Springs District Area Plan.

The percentage of open space provided within Village Plan Area 2 is 12.6%. While this is below the target range, when taken in combination with Area 1, this is within the percentage dictated by the Community Plan. Refer to the Detailed Buildout Allocation Plan in Section 3, for a complete breakdown of developed and open space acreages and percentages within Village Plan Area 2.

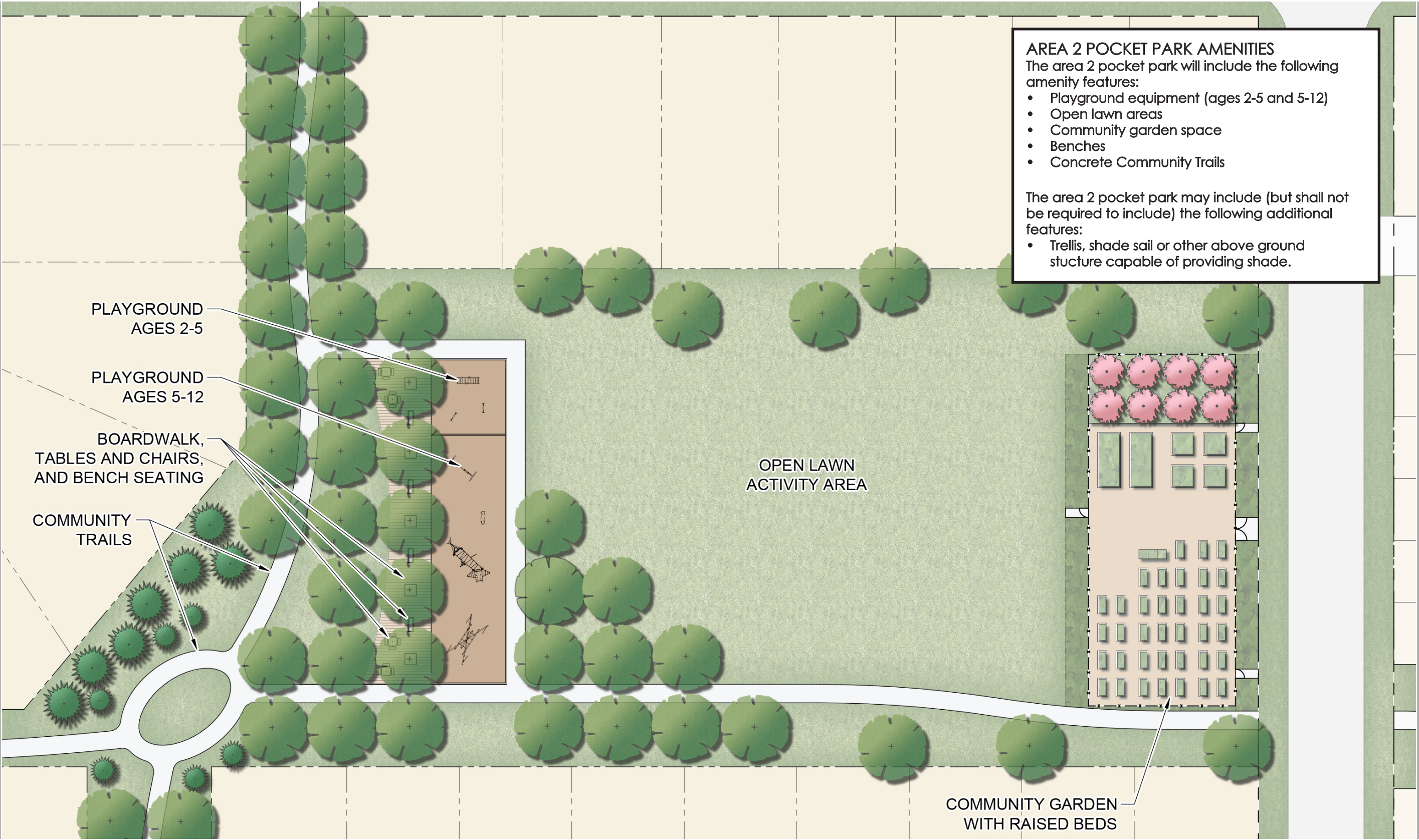
The following information details the allocation of open-space acreages within Village Plan Area 2:

VILLAGE	OPEN SPACE ACRES	TOTAL VILLAGE ACRES	% OPEN SPACE
AREA 1	31.87	135.0	23.6%
AREA 2	9.65	76.9	12.6%
AREA 3 (CONCEPTUAL*)	41.82	161.0	26.0%
TOTALS	83.34	372.9	22.3%

The following pages within this section illustrate the proposed open space areas and amenities within the Area 2 Village Plan.

*NOTE: Design for Area 3 has not been completed. The open space shown is for conceptual purposes only. Open Space areas for Village 3 may change in the future. Revisions to this Village Plan for Area 2 will not be required if the Area 3 Open Space amount changes.

SECTION 14b - POCKET PARK CONCEPTUAL PLAN



NOTE: This plan is conceptual; final design will be finalized during the Site Plan application process. Revisions to the final design of this Park shall not require an amendment to this Village Plan.



SECTION 14c - GEOLOGICAL HAZARDS & SOILS

GEOLOGICAL HAZARDS

According to Utah County Hazard Mapping as published by Utah County Public Works Department, the following hazards have been identified within the Village 2 boundary through coordination with Utah County, USGS, MAG and other agencies:

- No faults are shown in the project site.
- No fault ruptures are shown in the project site.
- The project site has a high potential for liquefaction.
- Flood hazards have been identified in the project site.
- No landslide hazards have been identified in the project site.
- No rock fall hazards have been identified in the project site.
- No debris flows have been identified in the project site.
- No wild fire hazards have been identified in the project site.
- No dam failure risks have been identified in the project site.
- No avalanche hazards have been identified in the project site.

SOILS

A geotechnical investigation was conducted for Area 3 of the Jordan Promenade Development by Western Technologies, Inc., dated June 11, 2020. The following soil conditions were described in the report:

- **Surface:** "At the time of our exploration, the site was in use as pasture and cultivate crops. The ground surface was flat and contained a moderate to heavy growth of grass, weeds or crops. Site drainage trended to the east as sheet surface flow. Other site features included the Jordan River on the east side of the site, Riverside Drive on the west side of the site Pony Express Parkway to the north and the Pony Express Parkway right of way to the south."
- **Subsurface:** "As presented on the boring logs, surface soils to depths 4 to 13 feet consist of one foot clayey sand and sandy clay organic topsoil over silt, elastic silt, silty sand, and clay. Near surface soils are of moderate to high plasticity. The materials underlying the surface soils and extending to the full depth of exploration consisted of layers of silty sand, clay, clayey gravel, and highly plastic clay and silt."
- **Groundwater:** "Groundwater was encountered at a depth of 2 to 16 feet at the time of exploration. These observations represent the groundwater conditions at the time of measurements and may not be indicative of other times. Groundwater levels can be expected to fluctuate with varying seasonal and weather conditions, groundwater withdrawal and recharge, local irrigation practices, and future development."

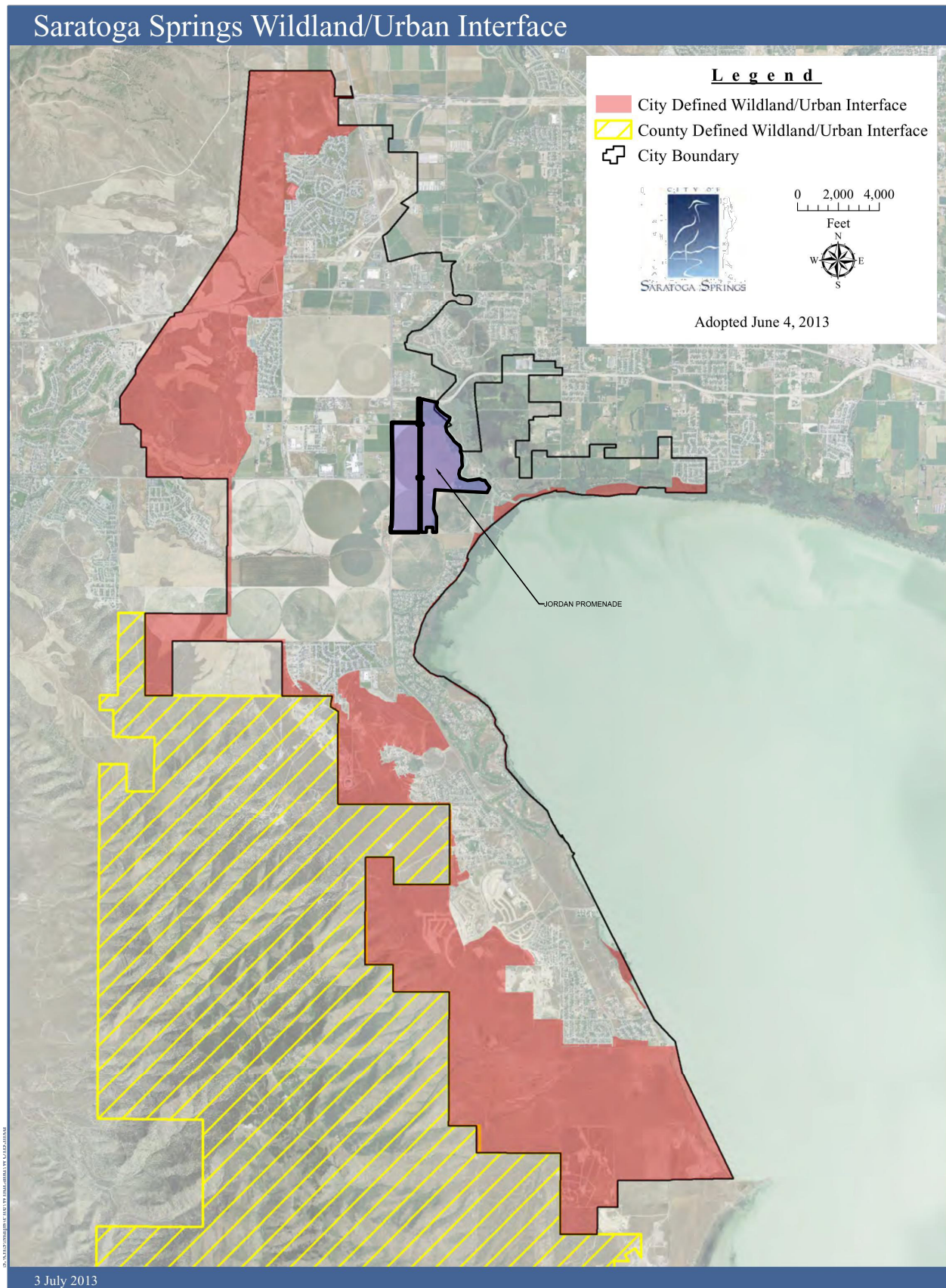


- **Geology:** "The Site located in the Utah Valley near the Jordan River and is part of the Basin and Range Province on lacustrine and alluvial deposits, young alluvial deposits, and lacustrine silt and clay. The soils consist of moderate to well-sorted, fine-grained sand, silt, and clay and local pebble gravel adjacent to the Jordan River with calcareous silt with minor clay and finegrained sand away from the river (Geologic Map of the Saratoga Springs 7.5' Quadrangle, Utah County, Utah, Utah Geologic Survey, 2004). The nearest mapped fault is just east of or below the Jordan River on the east side of the Site. The Liquefaction potential is mapped as "high" according to the *Selected Critical Facilities and Geologic Hazards, Utah County, Utah, Map, UGS.*"

FLOOD ZONE DATA

No portion of Area 2 within the Jordan Promenade Development lies within a FEMA Flood Zone.

SECTION 14d - FIRE PROTECTION PLAN





SECTION 15 - SITE CHARACTERISTICS

General site characteristics for Jordan Promenade were provided in the Community Plan within the Cultural Resources Inventory:

"The project area falls within Sections 23, 24, 25, and 26, in Township 5 South, Range 1 West, in Saratoga Springs in Utah County, Utah. Saratoga Springs is located just to the west of the city of Lehi and abuts Utah Lake to the south and southeast. The 436.76-acre project area is primarily agricultural fields, with some urban development in the northwest corner. Currently, a large portion of the project area is being used to cultivate crops. The western boundary of the survey area is Redwood Road, and the eastern boundary consists of both the Jordan River and Saratoga Road. Riverside Drive extends north-south through the western one-third of the survey area, dividing the project area in half. The predominant vegetation is approximately equal parts corn and wheat crops, with tall grasses and marshland vegetation found in the outlying edges of the project area. Soils are loosely compacted alluvial sandy loams that have been repeatedly disturbed through agricultural tilling."

Additional site characteristics for Jordan Promenade were provided in the Community Plan within the Environmental Site Assessment:

"The Property consisted of an approximately 450 acres primarily vacant land that has been used for wheat, corn, and alfalfa hay crops. Sheds and fuel tanks used for the Lehi Utah Saratoga Crops Welfare Farm were located on the southeast corner of the Property and two residential houses were also located on the Property. The Jordan River runs along the east side of the Property and a Rocky Mountain Power Substation is located to the south near Riverside Road that runs from north to south between Redwood Road and Saratoga Springs Road. Parked construction and farming equipment was on the southeast corner and scattered piles of soil, vegetation and concrete debris were on the Property. It appears that one of the residential houses had been torn down and the concrete foundation remained. Water tanks and pumps used for irrigation were on the Property in several locations. Residential housing was under construction to the south of the Property across 400 South. Vacant, undeveloped land was also east of the Property and west was Redwood Road, residential housing, barns and vacant undeveloped land. To the north was the Pioneer Crossing Road, residential housing and vacant land."



SECTION 16 - FINDINGS STATEMENTS

Village Plan Area 2 is a 77-acre area within the 367-acre Jordan Promenade Community located in Saratoga Springs, Utah. The Jordan Promenade Village Plan Area 2 is compliant with all Planned Community Zone Requirements for Village Plans as defined in Section 19.26.09 of the Saratoga Springs Municipal Code. We find that Village Plan Area 2:

- a. is consistent with the adopted Community Plan;
 - Village Plan Area 2 adheres to the development standards, thoroughfare types, and open space types and requirements established in the Jordan Promenade Community Plan.
- b. for an individual phase, does not exceed the total number of Equivalent Residential Units (ERUs) dictated in the adopted Community Plan;
 - Village Plan Area 2 adheres to the general phasing established in the Community Plan and does not exceed the number of ERUs assigned by phase.
- c. is consistent with the utility, infrastructure, and circulation plans of the Community Plan; includes adequately sized utilities, services, and roadway networks to meet demands; and mitigates the fair-share of off-site impacts;
 - Village Plan Area 2 implements the utility, infrastructure, and circulation plans as specified in the Jordan Promenade Community Plan.
- d. properly integrates utility, infrastructure, open spaces, pedestrian and bicycle systems, and amenities with adjacent properties;
 - Jordan Promenade has been designed to accommodate significant infrastructure elements that are important to the City within the structure of the community. Jordan Promenade was designed to maximize pedestrian, bike, and other mobility options. Open space is highly integrated to provide direct and easy access to residents, with various community amenities located nearby or within open space areas.
- e. contains the required elements as dictated in Section 19.26.10 of the Saratoga Springs Municipal Code.



APPENDICES

JORDAN PROMENADE

AREA 2 VILLAGE PLAN



APPENDICES

Appendix A - Geotechnical Evaluation Report Village 2 (Western Technologies, Inc., 2021)

Appendix B - Phase I Environmental Site Assessment (Western Technologies, Inc., June 2017)

Appendix C - Cultural Resources Inventory (SWCA Environmental Consultants, May 2018)

Appendix D - Traffic Impact Study (Hales Engineering, October 2020)



APPENDIX A

GEOTECHNICAL EVALUATION REPORT - VILLAGE 2



APPENDIX B

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT



APPENDIX C

CULTURAL RESOURCES INVENTORY



APPENDIX D

TRAFFIC IMPACT STUDY