



SARATOGA
SPRINGS

AREA 3 VILLAGE PLAN AMENDMENT 3



JORDAN
PROMENADE



OAKWOOD
HOMES

January 6, 2026



JORDAN PROMENADE

AT SARATOGA SPRINGS

AREA 3 VILLAGE PLAN AMENDMENT 3

Prepared by:





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VILLAGE AREA BOUNDARY MAP





SECTION 1 - LEGAL DESCRIPTION

The parcel metes and bounds legal description is as follows:

COM N 2523.63 FT & W 1158.61 FT FR E 1/4 COR. SEC. 26, T5S, R1W, SLB&M.; N 37 FT; ALONG A CURVE TO R (CHORD BEARS: N 53 DEG 3' 0" E 6.89 FT, RADIUS = 35.5 FT); ALONG A CURVE TO L (CHORD BEARS: N 53 DEG 2' 57" E 16.38 FT, RADIUS = 84.5 FT); ALONG A CURVE TO R (CHORD BEARS: N 68 DEG 44' 39" E 65.62 FT, RADIUS = 90.5 FT); E 17.09 FT; N 2 DEG 58' 20" W 70.3 FT; S 86 DEG 11' 25" W 3.55 FT; ALONG A CURVE TO R (CHORD BEARS: S 79 DEG 21' 32" W 15.33 FT, RADIUS = 64.5 FT); ALONG A CURVE TO R (CHORD BEARS: N 69 DEG 25' 36" W 43.75 FT, RADIUS = 35.5 FT); ALONG A CURVE TO L (CHORD BEARS: N 36 DEG 57' 3" W 16.38 FT, RADIUS = 84.5 FT); ALONG A CURVE TO R (CHORD BEARS: N 21 DEG 37' 43" W 64.52 FT, RADIUS = 90.5 FT); N 2410.12 FT; ALONG A CURVE TO R (CHORD BEARS: N 53 DEG 3' 0" E 6.89 FT, RADIUS = 35.5 FT); ALONG A CURVE TO L (CHORD BEARS: N 53 DEG 2' 57" E 16.38 FT, RADIUS = 84.5 FT); ALONG A CURVE TO R (CHORD BEARS: N 68 DEG 44' 40" E 65.62 FT, RADIUS = 90.5 FT); E 17.09 FT; N 2 DEG 58' 20" W 70.3 FT; S 86 DEG 10' 59" W 3.55 FT; ALONG A CURVE TO R (CHORD BEARS: S 79 DEG 21' 38" W 15.33 FT, RADIUS = 64.5 FT); ALONG A CURVE TO R (CHORD BEARS: N 69 DEG 25' 38" W 43.75 FT, RADIUS = 35.5 FT); ALONG A CURVE TO L (CHORD BEARS: N 36 DEG 57' 0" W 16.38 FT, RADIUS = 84.5 FT); ALONG A CURVE TO R (CHORD BEARS: N 21 DEG 37' 43" W 64.52 FT, RADIUS = 90.5 FT); N 751.29 FT; N 6 DEG 32' 2" E 100.65 FT; N 147.62 FT; ALONG A CURVE TO R (CHORD BEARS: N 1 DEG 35' 44" E 65.9 FT, RADIUS = 1008.26 FT); N 52 DEG 6' 31" E 44.07 FT; ALONG A CURVE TO R (CHORD BEARS: S 79 DEG 37' 12" E 61.21 FT, RADIUS = 1394.03 FT); S 77 DEG 12' 47" E 545.01 FT; ALONG A CURVE TO L (CHORD BEARS: S 82 DEG 5' 57" E 151.05 FT, RADIUS = 1143.68 FT); S 16 DEG 36' 59" W 113.17 FT; S 6 DEG 16' 31" E 143.75 FT; S 40 DEG 15' 3" E 199.57 FT; S 52 DEG 15' 0" E 326.5 FT; S 60 DEG 15' 43" E 271.16 FT; S 13 DEG 20' 52" W 150.65 FT; S 42 DEG 43' 56" W 159.53 FT; S 20 DEG 23' 15" W 180.74 FT; S 12 DEG 40' 30" E 257.32 FT; S 38 DEG 30' 26" E 446.67 FT; S 32 DEG 44' 40" E 135.96 FT; S 50 DEG 30' 29" E 240.72 FT; S 64 DEG 50' 34" E 70.79 FT; S 28 DEG 30' 43" E 128.54 FT; S 3 DEG 51' 59" E 124.82 FT; S 17 DEG 6' 35" W 75.45 FT; S 26 DEG 49' 30" E 144.48 FT; S 11 DEG 14' 52" E 99 FT; S 1 DEG 25' 50" W 228.24 FT; S 5 DEG 51' 50" E 265.23 FT; S 36 DEG 31' 3" W 221.75 FT; S 11 DEG 52' 35" W 207.96 FT; S 17 DEG 28' 58" E 200.11 FT; S 71 DEG 9' 38" E 381.7 FT; N 83 DEG 49' 20" E 241.9 FT; N 80 DEG 53' 56" E 338.24 FT; S 63 DEG 16' 27" E 141.94 FT; S 86 DEG 19' 21" E 148.71 FT; S 31 DEG 7' 21" E 155.89 FT; S 37 DEG 31' 9" E 248.04 FT; S 26 DEG 8' 49" W 296.68 FT; S 13 DEG 4' 11" W 32.62 FT; N 86 DEG 30' 0" W 1734.33 FT; ALONG A CURVE TO R (CHORD BEARS: N 33 DEG 7' 39" E 3.57 FT, RADIUS = 120.5 FT); N 33 DEG 58' 38" E 22.04 FT; S 86 DEG 40' 1" E 182.15 FT; S 86 DEG 58' 39" E 63.19 FT; ALONG A CURVE TO R (CHORD BEARS: N 63 DEG 18' 57" W 172.47 FT, RADIUS = 680 FT); N 56 DEG 1' 47" W 542.96 FT; ALONG A CURVE TO L (CHORD BEARS: N 73 DEG 44' 34" W 578.07 FT, RADIUS = 950 FT); S 88 DEG 32' 39" W 559.47 FT TO BEG. AREA 160.955 AC.

SECTION 2 - DETAILED USE MAP





SECTION 3 - DETAILED BUILDOUT ALLOCATION

The following information details the allocation of all acreages within Village Plan Area 3:

DEVELOPMENT TYPE	ACRES	% OF TOTAL AC	UNITS	DENSITY
SINGLE FAMILY DETACHED	0.0	0.0%	0	N/A
TOWNHOMES/PAIRED HOMES	17.7	11.0%	342	19.5 DU/AC
CLUSTER HOMES	39.4	24.5%	500	12.7 DU/AC
AMENITY	1.8	1.1%	-	-
COMMERCIAL	16.0	9.9%	-	-
MEETING HOUSE	5.4	3.4%	-	-
SCHOOL SITE	9.2	5.7%	-	-
PARKS/OPEN SPACE	38.9	24.2%	-	-
RIGHTS-OF-WAY	32.6	20.2%	-	-
TOTALS	161.0¹	100%	842	5.2 DU/AC

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



SECTION 4 - DEVELOPMENT STANDARDS

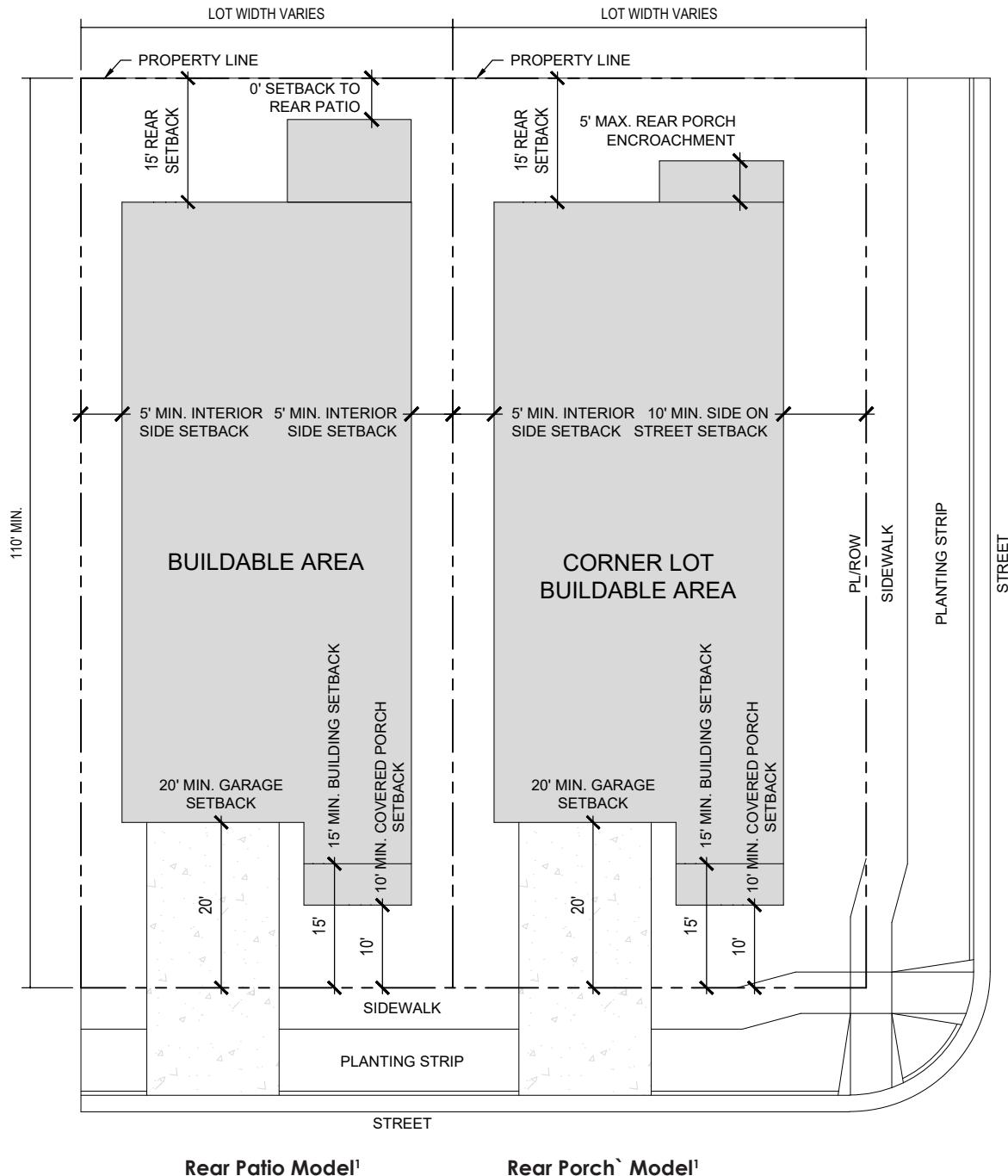
SECTION 4a - SINGLE FAMILY DETACHED

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	Min. 4,000 sq. ft.
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 Rear 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.

*Accessory Structures shall meet the requirements of the Saratoga Springs Municipal Code within Section 19.05.

SECTION 4a - SINGLE FAMILY RESIDENTIAL LOT TYPICAL



NOTE: PLAN NOT TO SCALE

¹Any typical Single Family Residential Lot may contain either a Porch or Patio model.





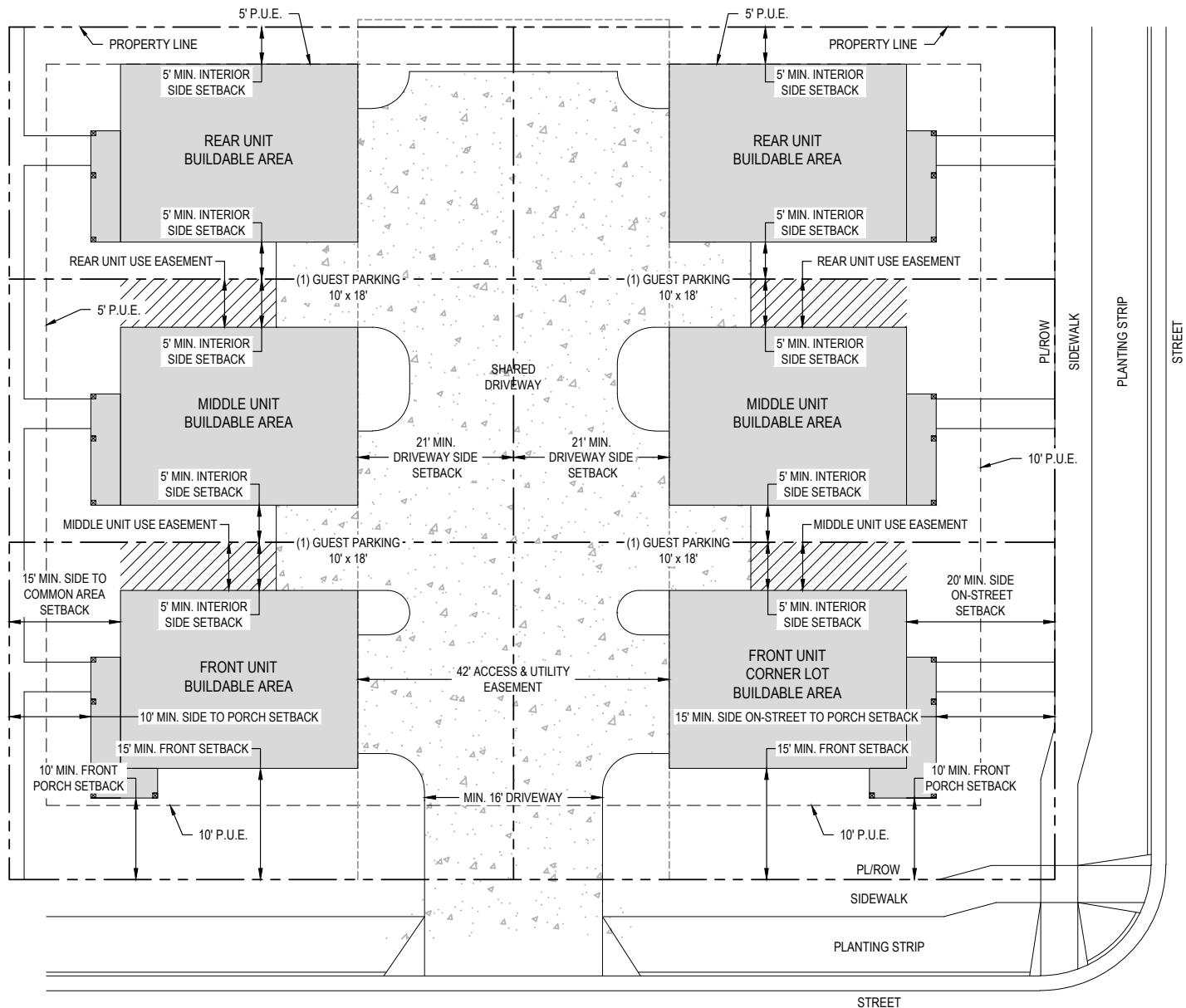
SECTION 4 - DEVELOPMENT STANDARDS (cont.)

SECTION 4b - SINGLE FAMILY CLUSTER HOMES - AMERICAN DREAM

The American Dream 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
Lot Size	Varies
SETBACKS - PRINCIPAL STRUCTURE	
Front Yard	10' minimum
Front to Covered Porch	5' minimum
Side to Common Area	15' minimum
Side to Covered Porch	10' minimum
Interior Side Yard	5' minimum
Side On-Street	20' minimum
Driveway Side	21' minimum
OTHER STANDARDS	
Sight Triangle	All structures to maintain sight triangle per AASHTO standards.
Use Easement	5' easement benefit/use of adjacent lot for maintenance purposes.

SECTION 4b - CLUSTER HOMES - AMERICAN DREAM



NOTE: PLAN NOT TO SCALE





SECTION 4 - DEVELOPMENT STANDARDS (cont.)

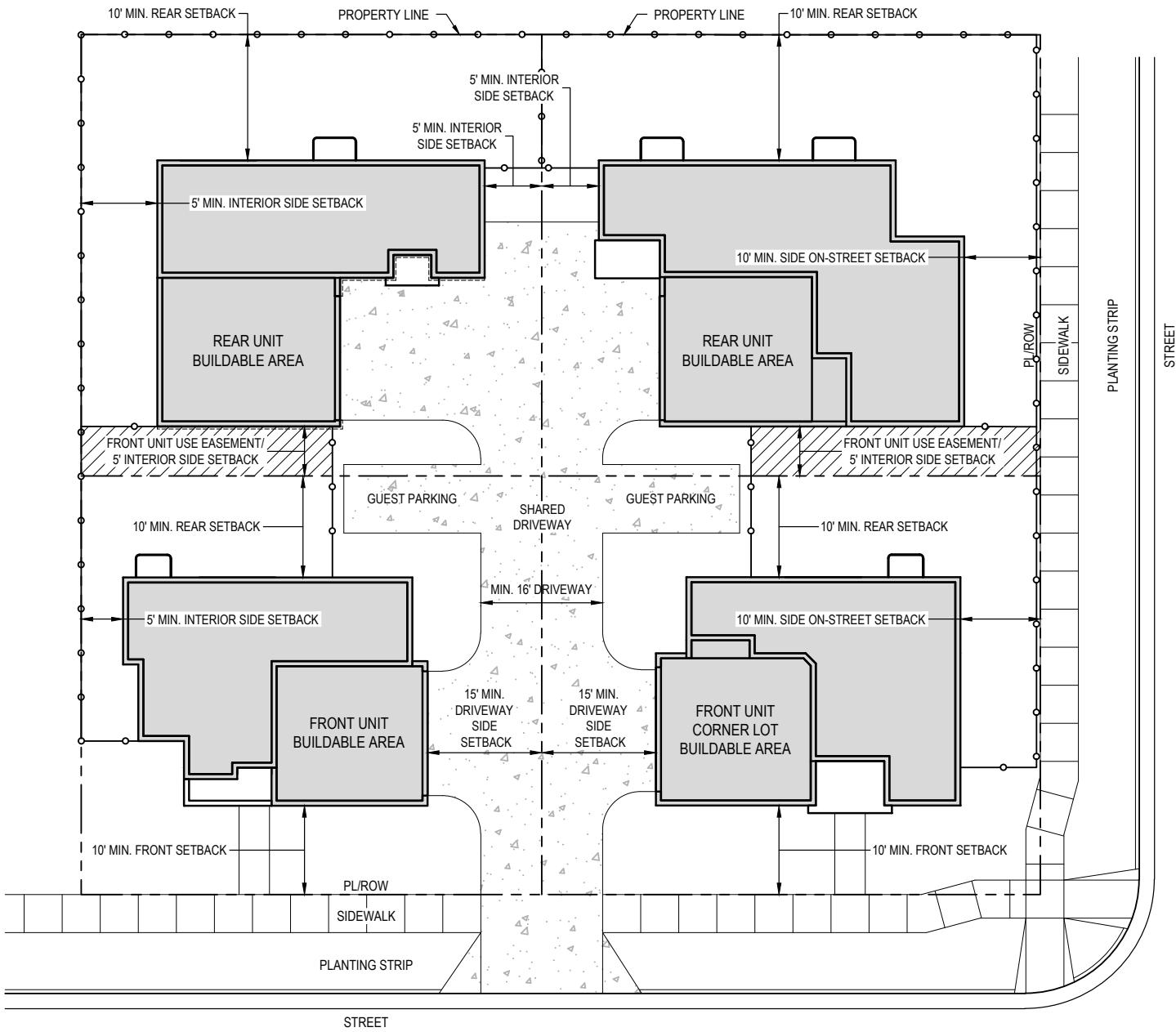
SECTION 4c - SINGLE FAMILY CLUSTER HOMES - PORCHLIGHT

The Porchlight product consists of 2 to 4 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	80% maximum
Lot Size	Varies
SETBACKS - PRINCIPAL STRUCTURE	
Front Yard	10' minimum
Interior Side Yard	5' minimum
Side On-Street	10' minimum
Driveway Side	15' minimum ¹
Rear Yard	10' minimum
OTHER STANDARDS	
Sight Triangle	All structures to maintain sight triangle per AASHTO standards.
Use Easement	5' easement benefit/use of adjacent lot for maintenance purposes.

¹ Driveways for single family detached units meet this requirement.

SECTION 4c - CLUSTER HOMES PORCHLIGHT



NOTE: PLAN NOT TO SCALE



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Area 3 | Village Plan Amendment 3



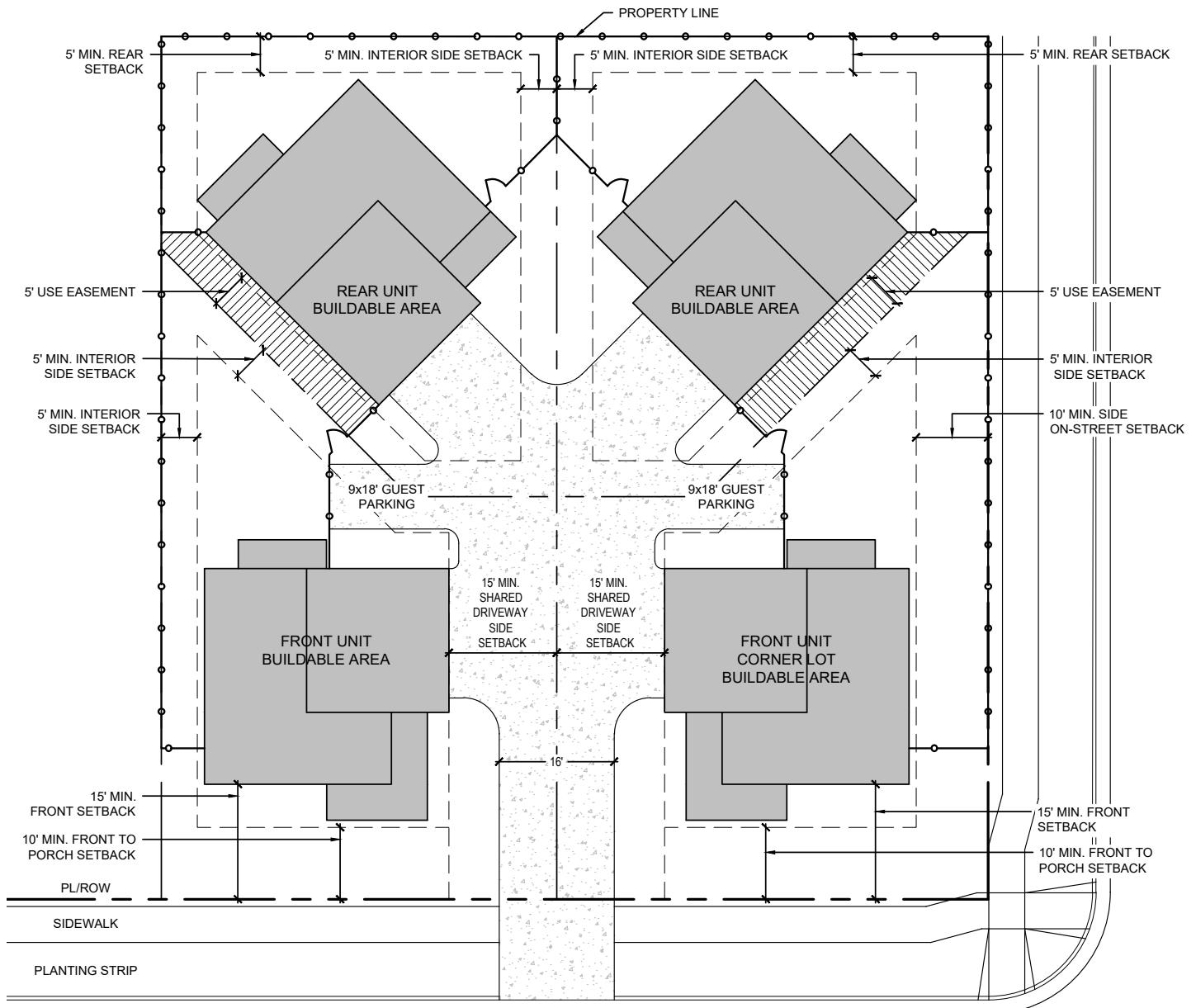
SECTION 4 - DEVELOPMENT STANDARDS (cont.)

SECTION 4d - SINGLE FAMILY CLUSTER HOMES - COACH

The Coach 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
Lot Size	Varies
SETBACKS - PRINCIPAL STRUCTURE	
Front Yard	15' minimum
Front Yard to 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' easement benefit/use of adjacent lot for maintenance purposes.

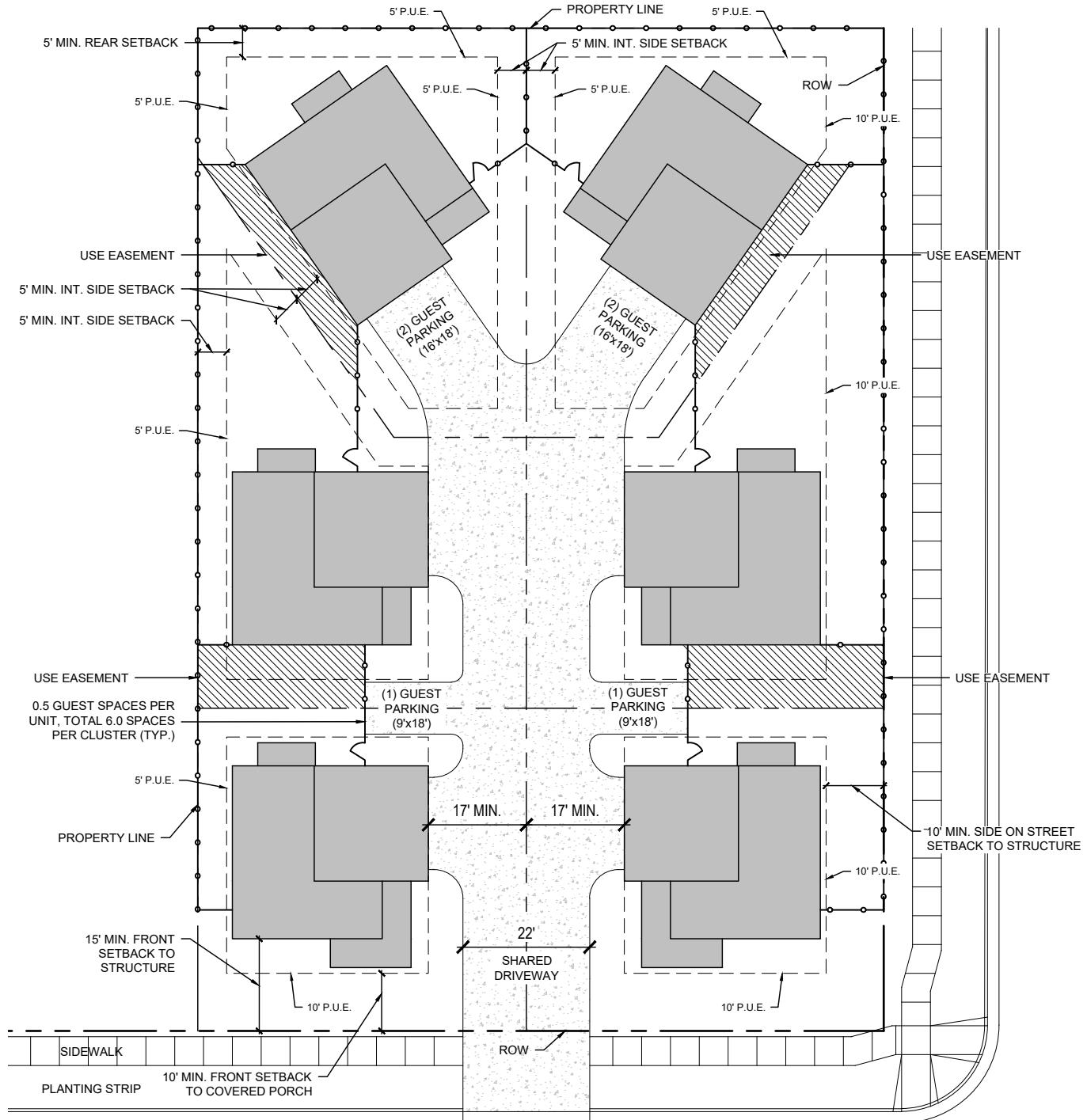
SECTION 4d - CLUSTER HOMES COACH HOUSE



NOTE: PLAN NOT TO SCALE

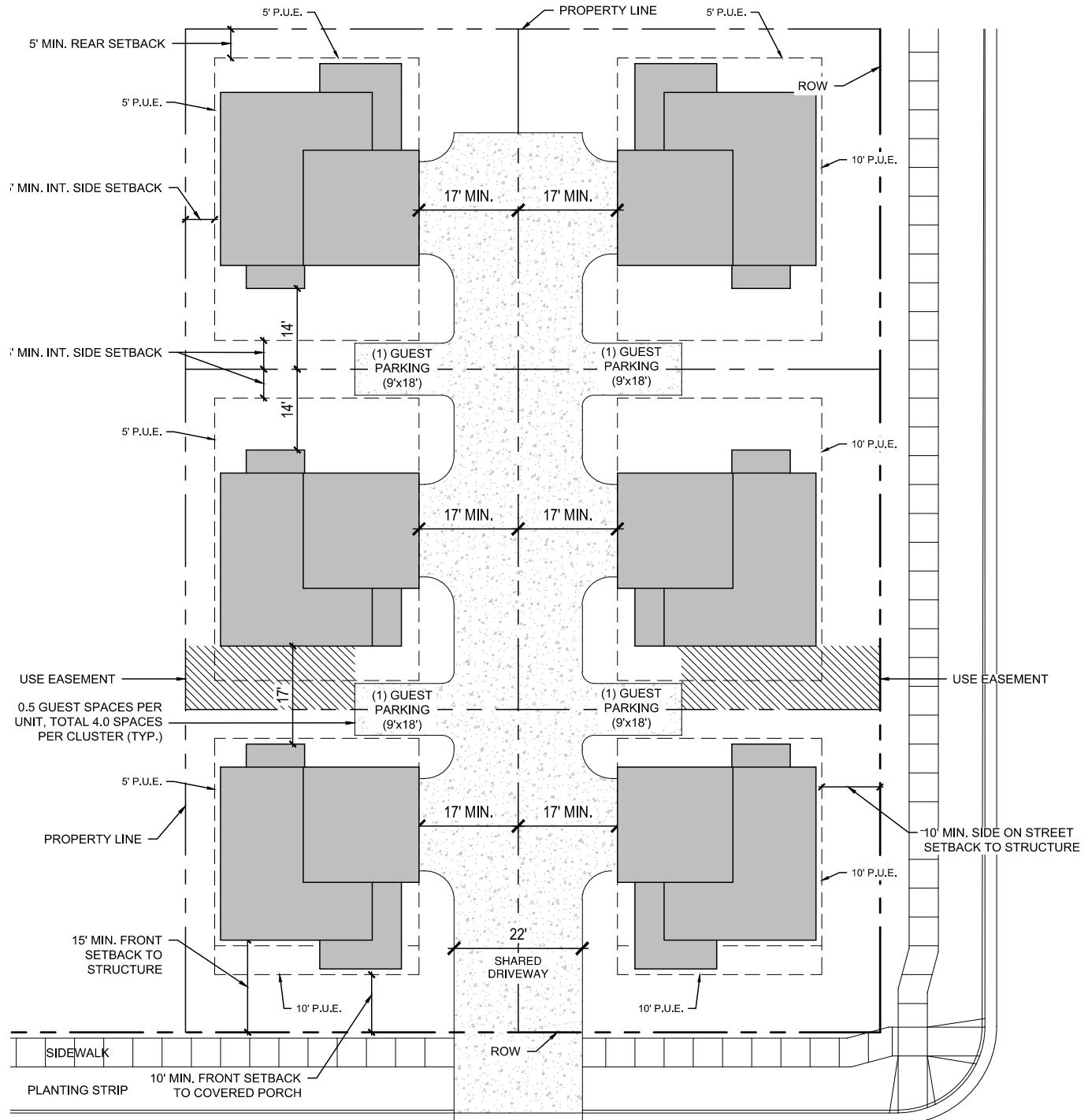


SECTION 4d - CLUSTER HOMES COACH HOUSE



NOTE: PLAN NOT TO SCALE

SECTION 4d - CLUSTER HOMES COACH HOUSE



NOTE: PLAN NOT TO SCALE





SECTION 4 - DEVELOPMENT STANDARDS (cont.)

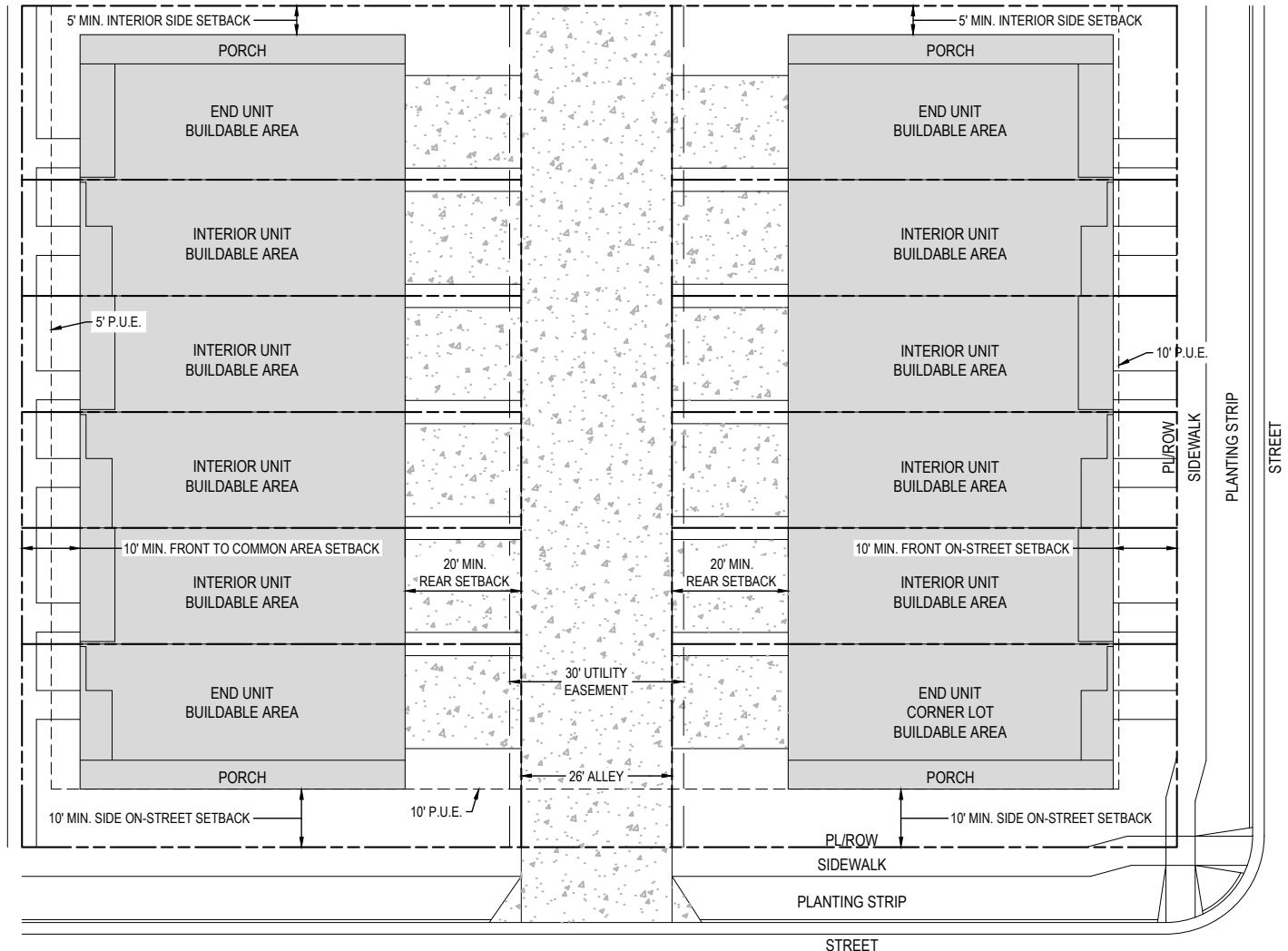
SECTION 4e - TOWNHOMES

Townhomes consist of 2 to 6 single family attached homes that are rear loaded onto an alley accessible from the street.

BUILDING CONFIGURATION	
Number of Bldgs. per Lot	1
Height - Principal Building	35' maximum (Per Saratoga Springs Municipal Code)
Lot Coverage	80% maximum
Minimum Dwelling Size	880 square feet
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: 5' 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 at a minimum rate of 0.25 spaces per unit. Driveways may count towards the guest parking requirement. When a rear-load product is accessed with aprons rather than driveways, guest parking shall be provided at a ratio of one space per unit and shall be located within two hundred feet of the dwelling unit.

¹ For Townhome products only, option not available for Paired Homes.

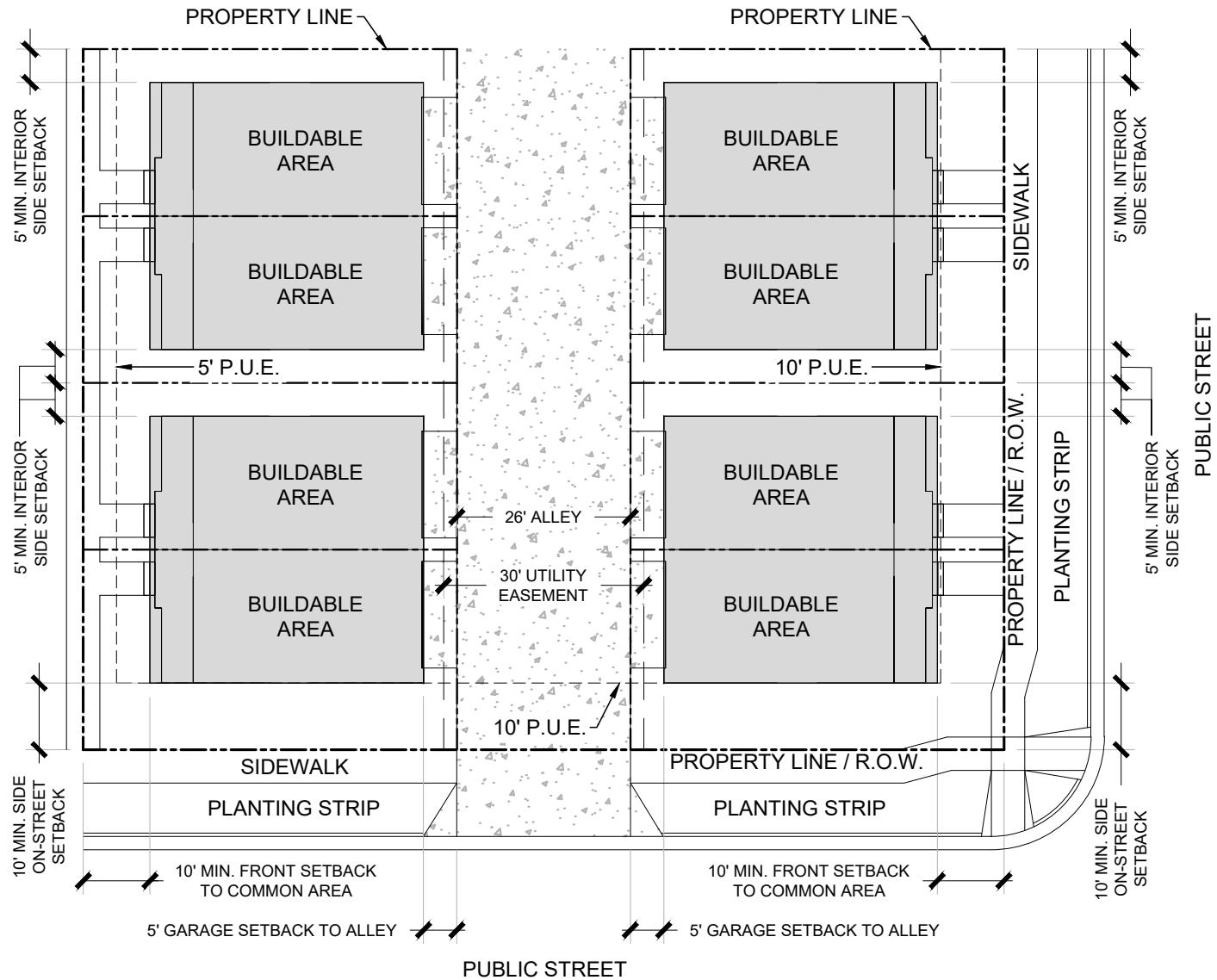
SECTION 4e - TOWNHOME LOT TYPICAL



6-unit townhome shown. Development standards are identical for 2-4 unit townhomes.



SECTION 4e - ARRIVAL DUET LOT TYPICAL



2-unit townhome shown. Development standards are identical for 4-6 unit townhomes.





SECTION 4 - DEVELOPMENT STANDARDS (cont.)

SECTION 4f - PRIVATE OPEN SPACE

Private Open Space consists of areas on private homeowner lots that are 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 4G - COMMERCIAL STANDARDS

The commercial sites within Jordan Promenade Wander Village Plan 3 will realize a balance that is compatible with both the natural and built environment, establishment of a strong community identity in the City of Saratoga Springs as the properties are at high visibility corners after crossing the Jordan River while heading west into the city.

The property will incorporate design aspects that are inviting, attractive, well-designed, and maintained. Site development shall be designed to create a distinct sense of place which is cohesive with the overall Jordan Promenade development.

Special attention will be made to site design techniques that incorporate best practices in planning for circulation, aesthetics, environmental sustainability, and safety. Signage and landscaping will be consistent in quality and design to the other surrounding uses in the village plan and subject to Title 19.

Commercial areas occurring in Jordan Promenade Wander Village Plan 3 are classified under the Community Commercial Land Use Zone (Section 19.04.09 of the Saratoga Springs Municipal Code).

The purpose of the Community Commercial Zone (CC) is to allow for medium size commercial developments, near residential neighborhoods, with establishments that will serve the nearby community. Improvements such as trails, seating, and lighting that would help create gathering spaces and promote pedestrian activity are expected in the Community Commercial zone.

The Commercial areas may also be located in a future Gateway Overlay zone and subject to the development standards and guidelines in Section 19.04.14 of the Saratoga Springs Municipal Code except for standards contained within this Village Plan.





SECTION 4g - COMMERCIAL STANDARDS (cont.)

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

LAND USE REGULATIONS (CC)	
Minimum Lot Size	20,000 sq. ft.
Maximum Building Size	N/A
Minimum Lot Width	100'
Minimum Lot Frontage	100'
Max. Height of Structures	40'
Maximum Lot Coverage	50%
MINIMUM SETBACK REQUIREMENTS (CC)	
Front/Corner Side Setback	25'
Interior Side Setback	10' 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 Community Commercial Land Use Zone (Section 19.04.11 of the SSMC):

PERMITTED USES (CC)	
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 stone veneer, stucco or wood can all be used to create the subtle details that foster individuality in a home. Primary facades will occur on all house elevations facing local and collector roadways. Primary façades shall have 3 materials (2 siding + 1 masonry) facing local or collector streets. Masonry material may be stucco, stone or synthetic stone pursuant to architectural style illustrated in the Village Plan.

Enhanced secondary facades will occur on all house elevations facing major arterial roadways. Enhanced secondary façades shall have 3 materials (2 siding + 1 masonry) facing major arterial streets. Masonry material may be stucco, stone or synthetic stone pursuant to architectural style illustrated in the Village Plan.

Enhanced façades will occur along public open space adjacent to the riverfront park. Enhanced façades shall have 3 materials (2 siding + 1 masonry). Masonry material shall be stone or synthetic stone only. The Enhanced Facade Plan (ref. page 60) illustrates primary and enhanced secondary facades.

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.

This Village Plan calls out a variety of allowable architectural elements and building materials for the Jordan Promenade development. Should any of the items included in these guidelines (such as siding, roofing, fencing, etc.) have been discontinued, are unavailable, or are otherwise unable to be obtained in a timely manner due to unavoidable circumstances, city staff may approve alternatives without requiring city council approval.

Site Plans for attached residential 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



SECTION 5 - DESIGN GUIDELINES (cont.)

dwelling type is characterized by a variety of colors, styles, materials, and architectural elements. A mix of architectural styles shall 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.

Saratoga Classic Style

- Prominent hipped main roof elements
- Traditional gable accents with 6:12-8:12 pitched pop out elements
- 12" wide stucco accented popouts
- Accent colors in gables with alternate siding materials
- Minimum 12x12 furred stucco pilasters
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Upper story balconies or Juliet balconies with railing
- Stucco wainscots at a 36" minimum height on facades facing the courtyard
- Stone masonry choices to replace stucco wainscots
- Entry doors in a separate style and accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include separate material areas in an accent color to match the front. No material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.

Saratoga Urban Style

- Prominent contemporary courtyard facing parapet
- Mix of traditional gable accents and shed roofs with 6:12-8:12 pitched pop out elements
- 12" wide stucco accented popouts
- Board and batten accenting in gables, furred out elements, or entire stories separated by trim colored bands
- Minimum 12x12 furred stucco pilasters
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Upper story balconies or juliet balconies with railing
- Stucco wainscots at a 36" minimum height on facades facing the courtyard
- Stone masonry choices to replace stucco wainscots
- Entry doors in a separate style and accent color to give significance to the point of entry for each individual unit

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. No material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every



SECTION 5 - DESIGN GUIDELINES (cont.)

home.

Saratoga Traditional Style

- Prominent contemporary courtyard facing parapet
- Traditional gable accents with 6:12-8:12 pitched pop out elements
- 12" wide stucco accented popouts
- Board and batten accenting in gables, furred out elements, or entire stories separated by trim colored bands
- Minimum 12x12 furred stucco pilasters
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Upper story balconies or juliet balconies with railing
- Stucco wainscots at a 36" minimum height on facades facing the courtyard
- Stone masonry choices to replace stucco wainscots
- Entry doors in a separate style and accent color to give significance to the point of entry for each individual unit

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. No material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.

Courtyard Home - Saratoga Classic Style

- Prominent front facing gables with medium roof pitches of 4:12-8:12 pitch
- Horizontal siding in a consistent body color
- Board and batten accenting in gables, furred out elements, or entire stories separated by trim colored bands
- Minimum 6x6 columns with top and bottom collars
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Square picketed railing on upper story balconies
- Stucco accenting at the main floor height on interior front elevations
- Stone accenting at a 36" minimum height on the front and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.

Courtyard Home - Ranch House Style

- Prominent front facing gables with medium roof pitches of 4:12-8:12 pitch



SECTION 5 - DESIGN GUIDELINES (cont.)

- Horizontal siding in a consistent body color
- Board and batten accenting in gables, furred out elements, or entire stories separated by trim colored bands
- Minimum 6x6 columns with top and bottom collars
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Square picketed railing on upper story balconies
- Stucco accenting at the main floor height on interior front elevations
- Stone accenting at a 36" minimum height on the front and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.

Motorcourt Home – Modern Farmhouse Style

- Prominent front facing gables with medium roof pitches of 4:12-8:12 pitch
- Large square or rectangular gable vents in primary largest roof gables
- Horizontal siding in a consistent body color
- Board and batten accenting in a separate color in gables, pop outs, or front facing facade elements
- Minimum 6x6 columns with top and bottom collars
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Stucco accenting at the main floor height on elevations facing the motorcourt
- Stone accenting at a 36" minimum height on the motorcourt and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.

Motorcourt Home – Saratoga Prairie Style

- Low sloped hipped roof of 3:12-6:12 pitch with minimum 12" soffit depth
- Horizontal siding in a consistent body color
- Board and Batten band in an accent color with a 36" minimum height beneath the upper level soffit, separated by a thin trim band
- Minimum 6x6 columns with top angle support and top/bottom collars
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home



SECTION 5 - DESIGN GUIDELINES (cont.)

- Stucco accenting at the main floor height on elevations facing the motorcourt
- Stone accenting at a 36" minimum height on the motorcourt and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.

Motorcourt Home – Saratoga Classic Style

- Prominent front facing gables with medium roof pitches of 4:12-8:12 pitch
- Gable accent elements such as square or rectangular gable vents or brackets on motorcourt or street facing elevations
- Horizontal siding in a consistent body color
- Board and batten accenting in a separate color on gables, furred out elements, or entire stories separated by 8" wide trim bands
- Minimum 6x6 columns with top and bottom collars
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Stucco accenting at the main floor height on interior front elevations
- Stone accenting at a 36" minimum height on the motorcourt and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.

Motorcourt Home – Contemporary Prairie Style

- Low sloped hipped roof of 3:12-6:12 pitch with minimum 12" soffit depth
- Horizontal siding in a consistent body color
- Board and Batten band with a 36" minimum width beneath the upper level soffit separated by trim colored bands
- Furr out elements sided with Board and Batten accent siding in a separate color
- Brackets at gable peaks on motorcourt and street facing elevations
- Minimum 6x6 columns with top angle support and top/bottom collars
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Stucco accenting at the main floor height on elevations facing the motorcourt
- Stone accenting at a 36" minimum height on the motorcourt and street facing sides of homes directly abutting a public street



SECTION 5 - DESIGN GUIDELINES (cont.)

- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. No material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.

Motorcourt Home – Ranch House Style

- A mix of dutch-hipped and medium pitched gable roofs with a pitch of 4:12-8:12
- Horizontal siding in a consistent body color
- Brackets at gable peaks on motorcourt and street facing elevations
- Shake accenting in a separate color on furred out elements, or entire upper stories separated by trim colored bands
- Minimum 6x6 columns with top and bottom collars
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Stucco accenting at the main floor height on interior front elevations
- Stone accenting at a 36" minimum height on the front and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. No material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.

NOTE: Specific architectural products, inclusive to single family homes, single family cluster homes, and town homes, may still be developed. Future architectural products and styles will be submitted as Village Plan Amendments.



SECTION 5a - ARCHITECTURAL STYLES

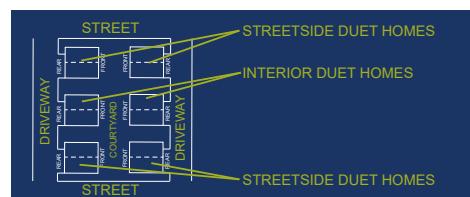
ARRIVAL DUET - CLASSIC ELEVATION

SARATOGA CLASSIC STYLE

FEATURES

- Prominent hipped main roof elements
- Traditional gable accents with 6:12-8:12 pitched pop out elements
- 12" wide stucco accented popouts
- Accent colors in gables with alternate siding materials
- Minimum 12x12 furred stucco pilasters
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Upper story balconies or juliet balconies with railing
- Stucco wainscots at a 36" minimum height on facades facing the courtyard
- Stone masonry choices to replace stucco wainscots
- Entry doors in a separate style and accent color to give significance to the point of entry

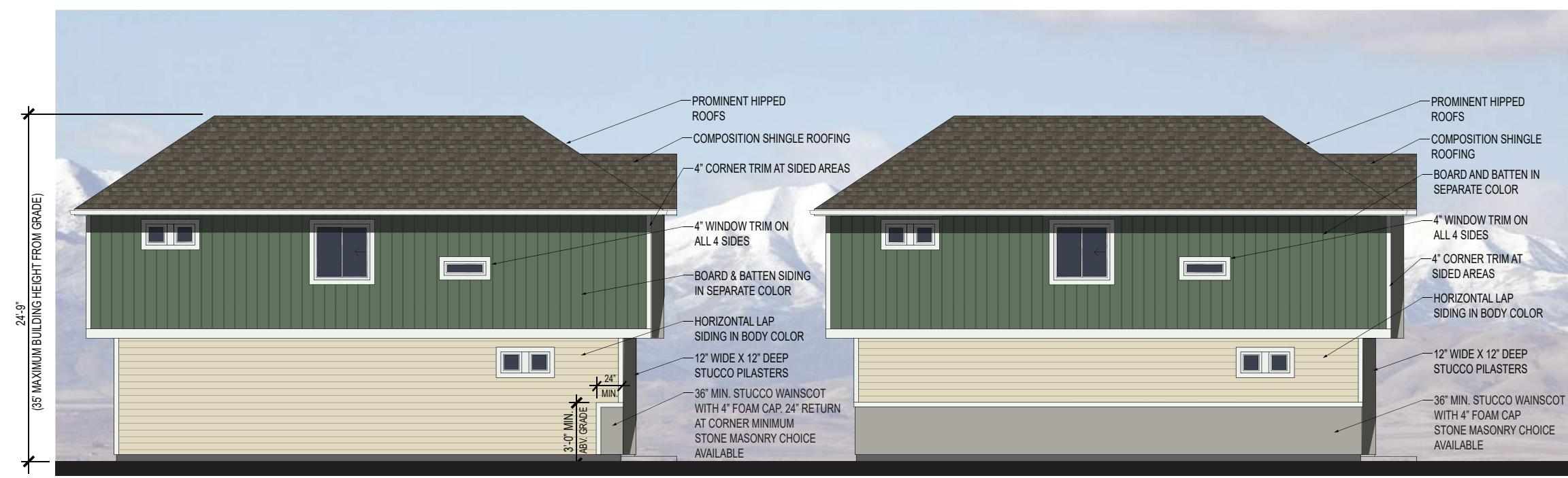
NOTE: All enhanced elevations shall include 3 colors and 3 materials plus a separate trim color to match the front per section 16.16.02 of the Architectural Design Standards. No material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.



1 Typical Front Elevation - Courtyard Interior Location



4 Typical Front Elevation - Stone Masonry Choice



2 Typical Side Elevation - Courtyard Interior Location

3 Typical Side Elevation - Courtyard Streetside Location
ENHANCED SIDE



SECTION 5a - ARCHITECTURAL STYLES (cont.)

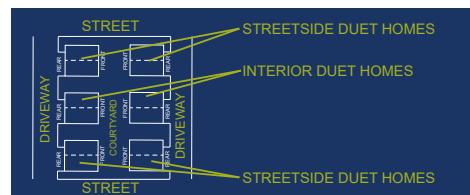
ARRIVAL DUET - URBAN ELEVATION

SARATOGA URBAN STYLE

FEATURES

- Prominent contemporary courtyard facing parapet
- Mix of traditional gable accents and shed roofs with 6:12-8:12 pitched pop out elements
- 12" wide stucco accented popouts
- Board and batten accenting in gables, furred out elements, or entire stories separated by trim colored bands
- Minimum 12x12 furred stucco pilasters
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Upper story balconies or juliet balconies with railing
- Stucco wainscots at a 36" minimum height on facades facing the courtyard
- Stone masonry choices to replace stucco wainscots
- Entry doors in a separate style and accent color to give significance to the point of entry for each individual unit

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.



1 Typical Front Elevation - Courtyard Interior Location



4 Typical Front Elevation - Stone Masonry Choice



2 Typical Side Elevation - Courtyard Interior Location



3 Typical Side Elevation - Courtyard Streetside Location



SECTION 5a - ARCHITECTURAL STYLES

ARRIVAL DUET - TRADITIONAL ELEVATION

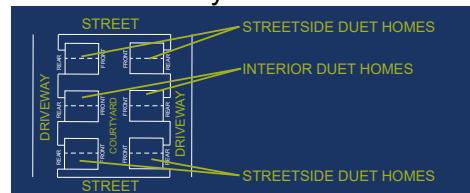
SARATOGA TRADITIONAL STYLE

FEATURES

- Prominent contemporary courtyard facing parapet
- Traditional gable accents with 6:12-8:12 pitched pop out elements
- 12" wide stucco accented popouts
- Board and batten accenting in gables, furred out elements, or entire stories separated by trim colored bands
- Minimum 12x12 furred stucco pilasters
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home

- Upper story balconies or juliet balconies with railing
- Stucco wainscots at a 36" minimum height on facades facing the courtyard
- Stone masonry choices to replace stucco wainscots
- Entry doors in a separate style and accent color to give significance to the point of entry for each individual unit

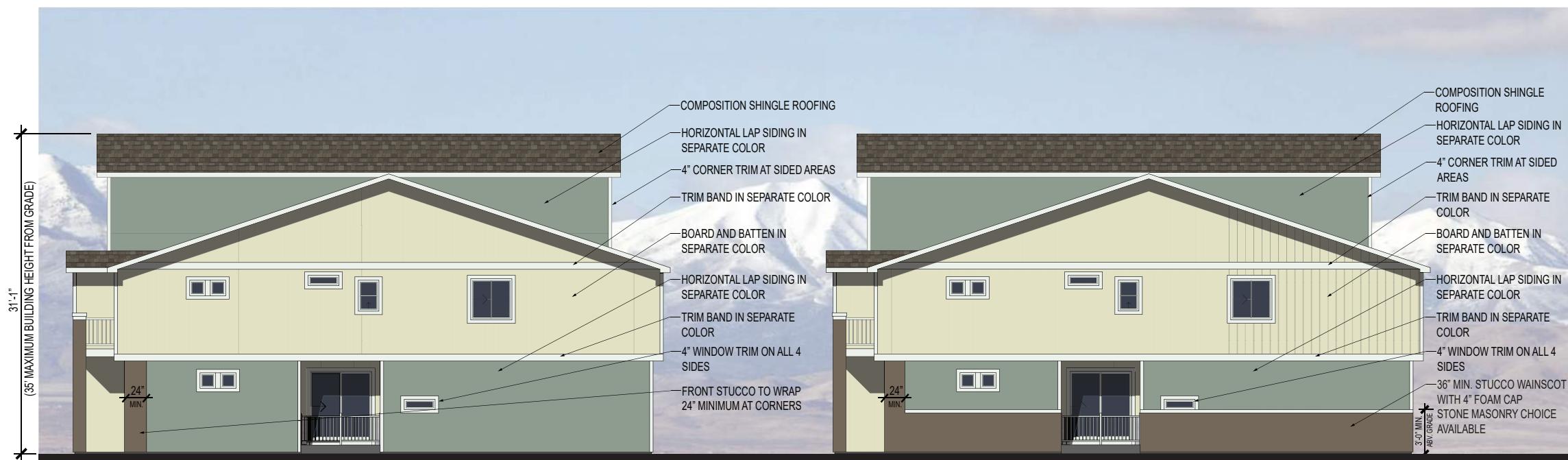
NOTE: All enhanced elevations shall include 3 colors and 3 materials plus a separate trim color to match the front per section 16.16.02 of the Architectural Design Standards. No material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.



1 Typical Front Elevation - Courtyard Interior Location



4 Typical Front Elevation - Stone Masonry Choice



2 Typical Side Elevation - Courtyard Interior Location



3 Typical Side Elevation - Courtyard Streetside Location



SECTION 5a - ARCHITECTURAL STYLES (cont.)

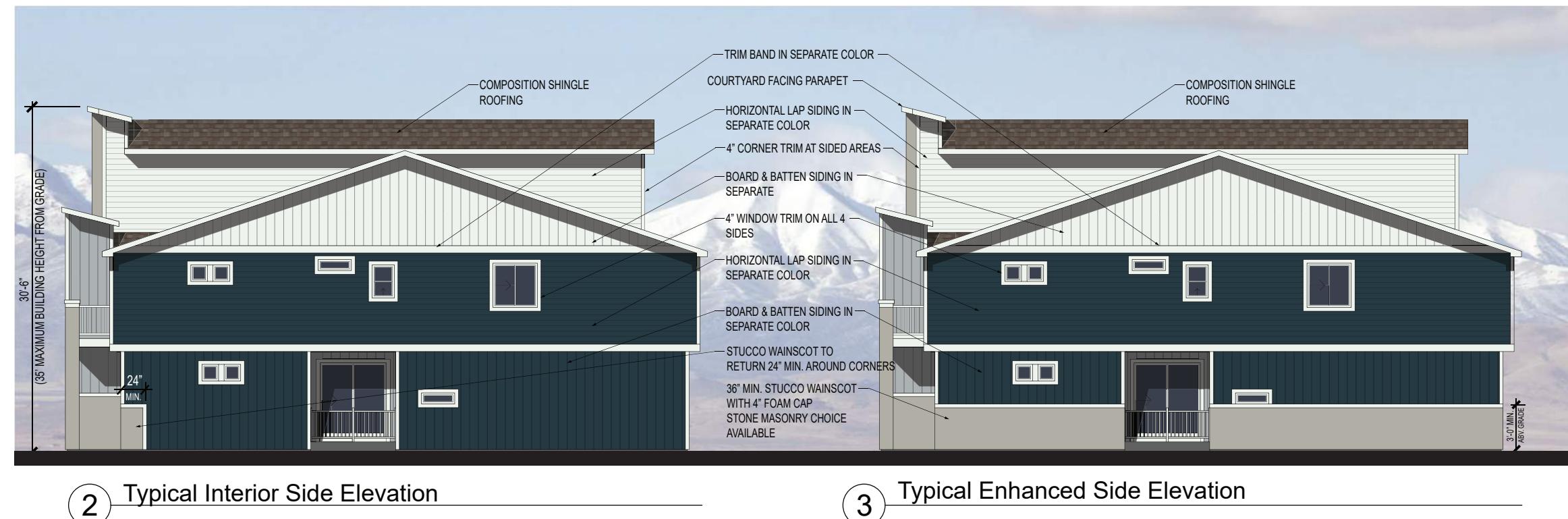
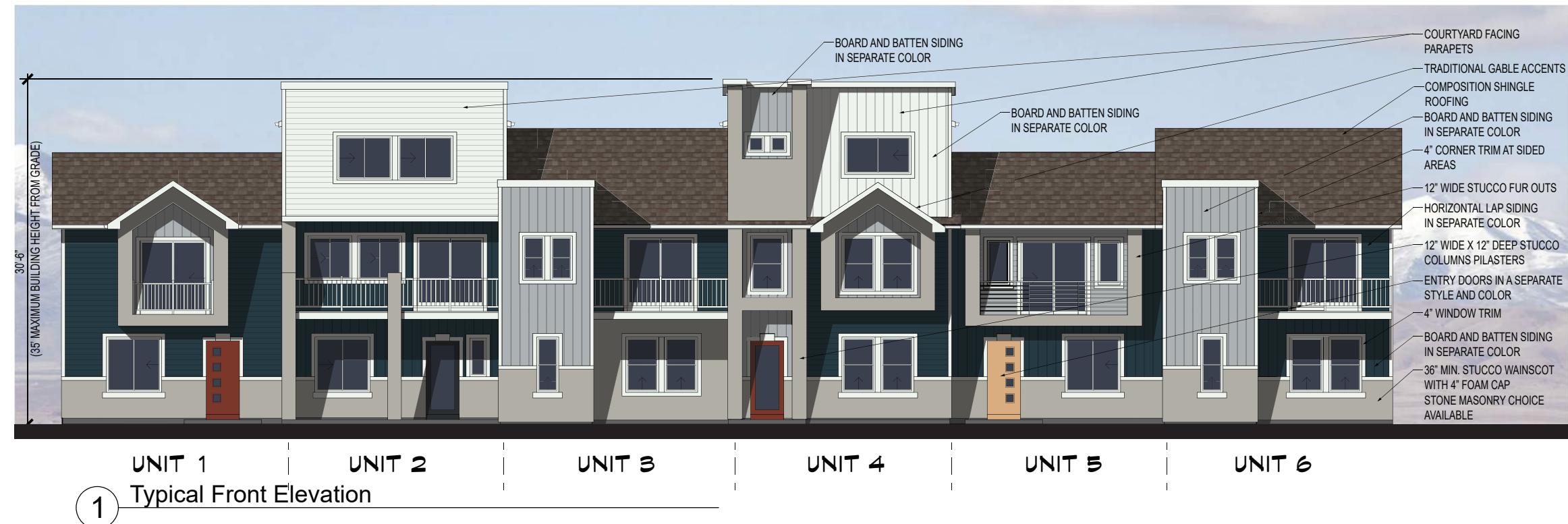
ARRIVAL TOWNHOME - URBAN ELEVATION

SARATOGA URBAN STYLE

FEATURES

- Prominent contemporary courtyard facing parapet
- Traditional gable accents with 6:12-8:12 pitched pop out elements
- 12" wide stucco accented popouts
- Board and batten accenting in gables, furred out elements, or entire stories separated by trim colored bands
- Minimum 12x12 furred stucco pilasters
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Upper story balconies or juliet balconies with railing
- Stucco wainscots at a 36" minimum height on facades facing the courtyard
- Stone masonry choices to replace stucco wainscots
- Entry doors in a separate style and accent color to give significance to the point of entry for each individual unit

NOTE: All enhanced elevations shall include 3 colors and 3 materials plus a separate trim color to match the front per section 16.16.02 of the Architectural Design Standards. No material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.



SECTION 5a - ARCHITECTURAL STYLES

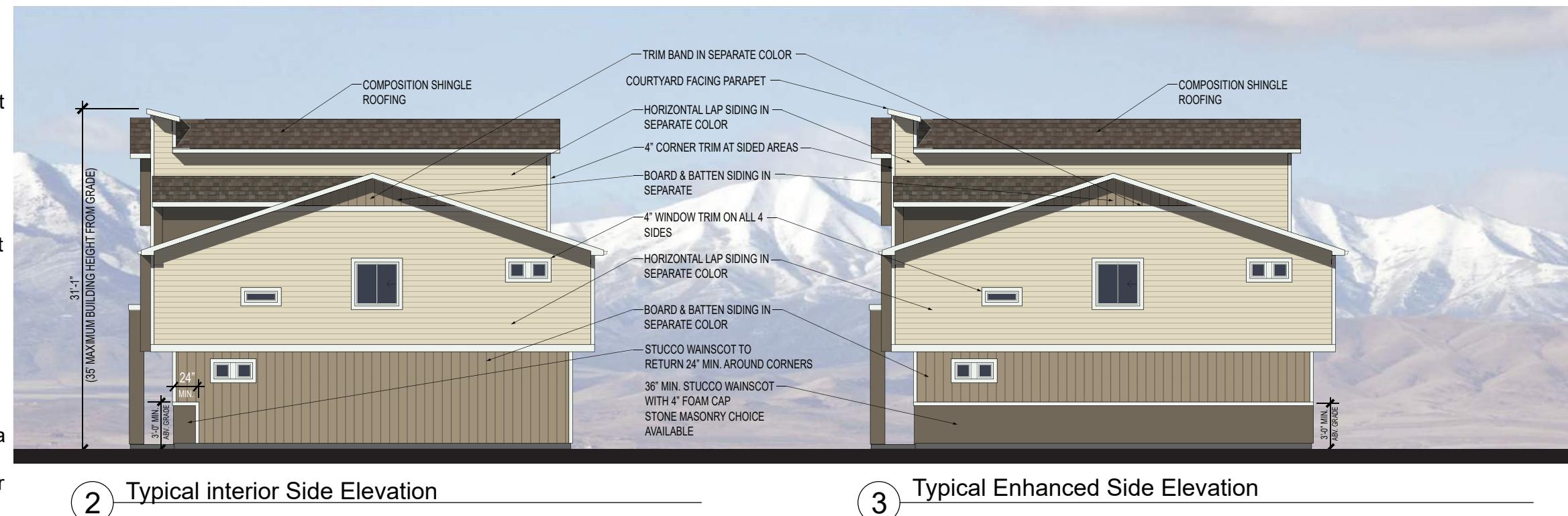
ARRIVAL TOWNHOME - TRADITIONAL ELEVATION

SARATOGA TRADITIONAL STYLE

FEATURES

- Prominent contemporary courtyard facing parapet
- Traditional gable accents with 6:12-8:12 pitched pop out elements
- 12" wide stucco accented popouts
- Board and batten accenting in gables, furred out elements, or entire stories separated by trim colored bands
- Minimum 12x12 furred stucco pilasters
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Upper story balconies or juliet balconies with railing
- Stucco wainscots at a 36" minimum height on facades facing the courtyard
- Stone masonry choices to replace stucco wainscots
- Entry doors in a separate style and accent color to give significance to the point of entry for each individual unit

NOTE: All enhanced elevations shall include 3 colors and 3 materials plus a separate trim color to match the front per section 16.16.02 of the Architectural Design Standards. No material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.



SECTION 5a - ARCHITECTURAL STYLES

ARRIVAL TOWNHOME - MASONRY EXAMPLES

SARATOGA URBAN STYLE



SARATOGA TRADITIONAL STYLE



NOTE: STONE SHALL BE REQUIRED
ON FRONTS AND SIDES FACING
THE RIVERFRONT PARK. STONE
SHALL NOT BE UNIT SPECIFIC AND
SHALL BE USED ACROSS THE
ENTIRE WIDTH OF THE FACADES.

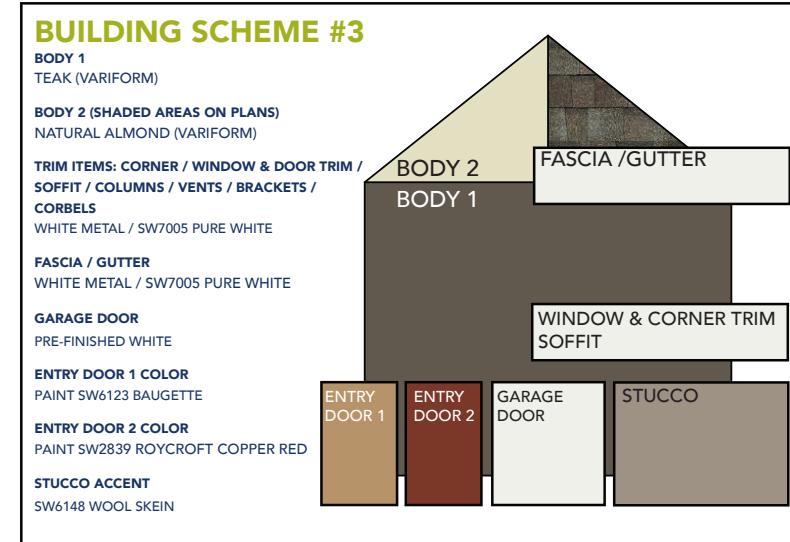
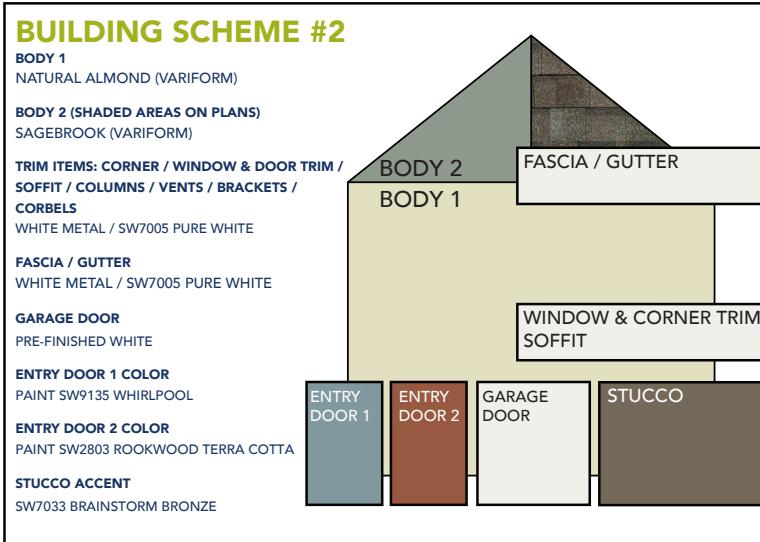
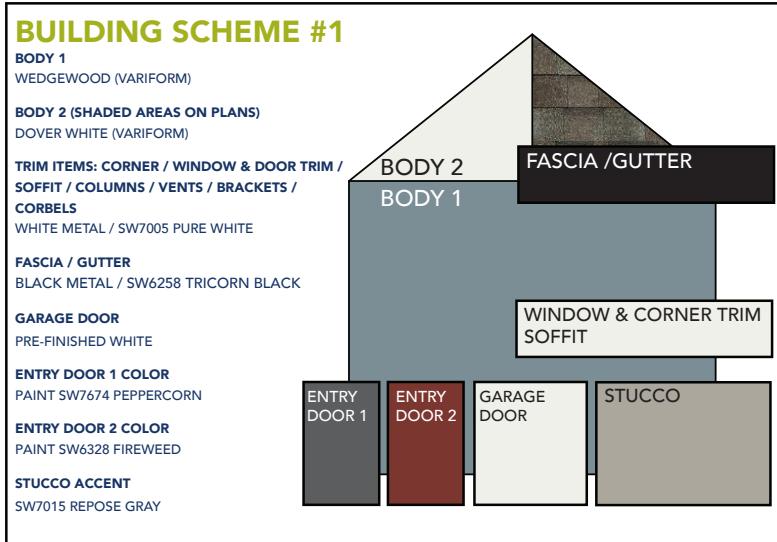


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Area 3 | Village Plan Amendment 3

SECTION 5a - ARCHITECTURAL STYLES (cont.)

ARRIVAL - DUET AND TOWNHOME - COLOR SELECTIONS



ALL WINDOW FRAMES
ARE WHITE VINYL

ALL STUCCO TO HAVE SAND FINISH

ALL RAILING TO BE BLACK

ALL ADDRESS BLOCKS AND MOUNTING
BLOCKS TO BE WHITE

ALL J-CHANNEL TO MATCH
THE SIDING COLOR IT RECEIVES

ENTRY DOOR LEGEND
PER BUILDING TYPE

BUILDING TYPE 1
9962 PLAN = DOOR 1
9961 PLAN = DOOR 2

BUILDING TYPE 2
9961 PLAN = DOOR 1
9963 PLAN = DOOR 2

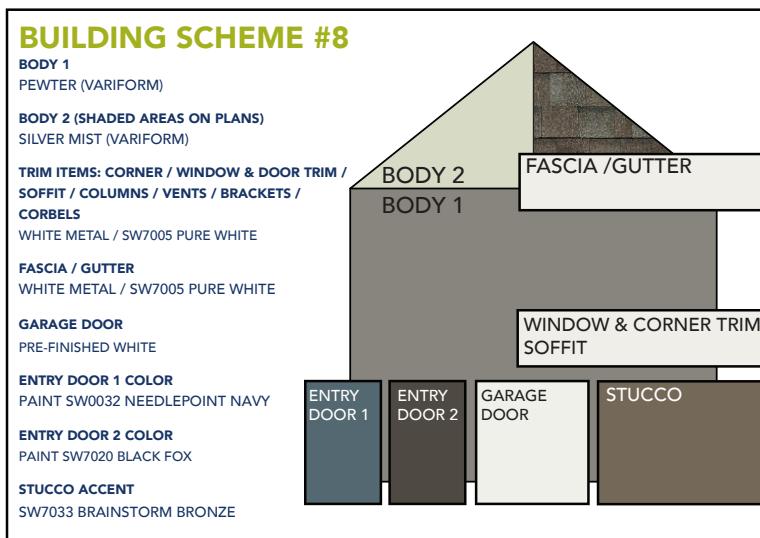
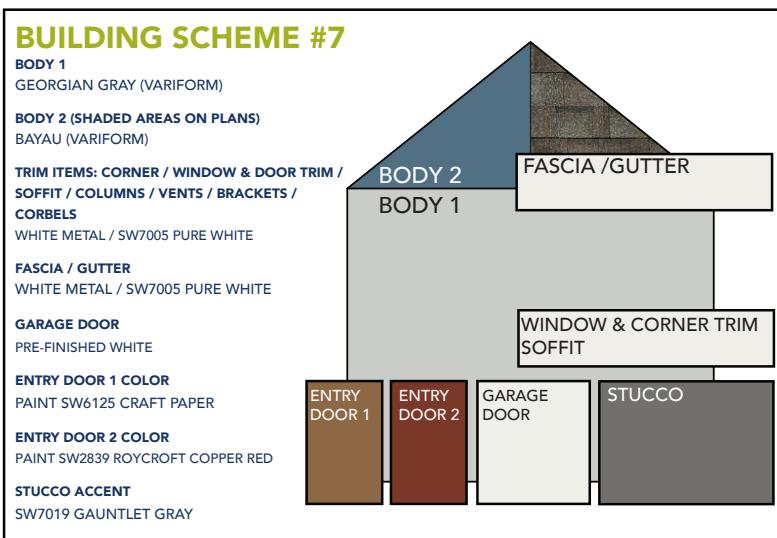
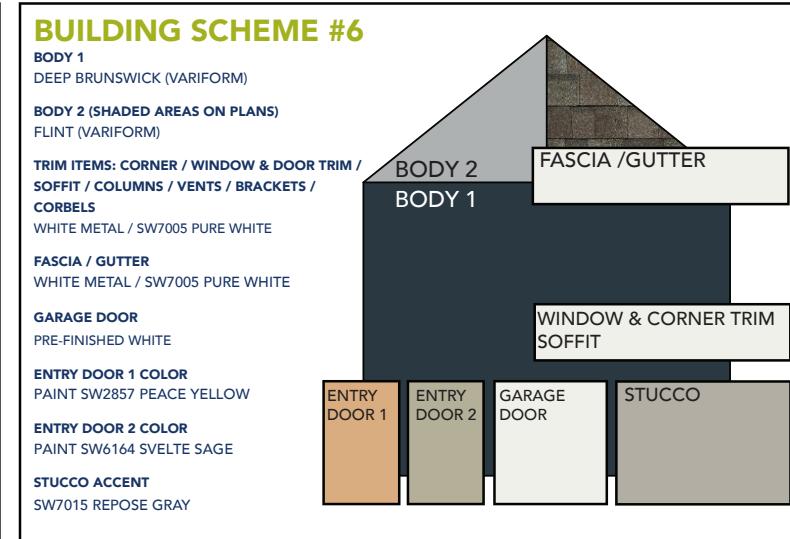
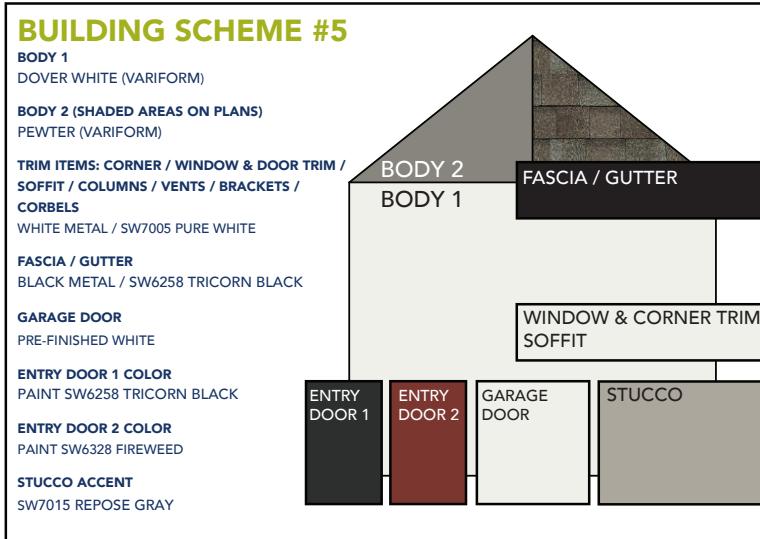
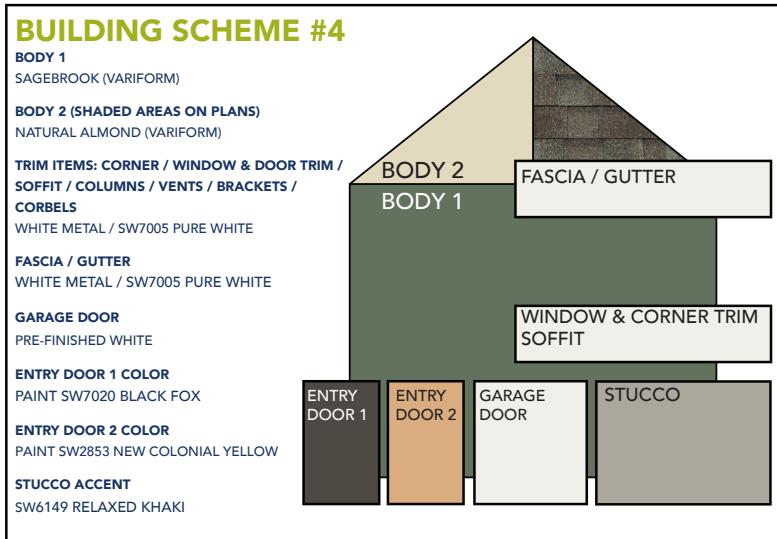
BUILDING TYPE 3
9964 PLAN = DOOR 1
9961 PLAN = DOOR 2

BUILDING TYPE 4
9962 PLAN = DOOR 1
9963 PLAN = DOOR 2

BUILDING TYPE 5
9964 PLAN = DOOR 1
9962 PLAN = DOOR 2

BUILDING TYPE 6
9964 PLAN = DOOR 1
9963 PLAN = DOOR 2

BUILDING TYPE 7
9964 PLAN = DOOR 1
9965 PLAN = DOOR 2



ALL ROOFING
GAF TIMBERLINE
"WEATHERED WOOD"



JORDAN
PROMENADE

SECTION 5a - ARCHITECTURAL STYLES

ASCENT DUETS - WANDER - CONTEMPORARY HOMESTEAD ELEVATION - BUILDING TYPE 1



FRONT ELEVATION



REAR ELEVATION

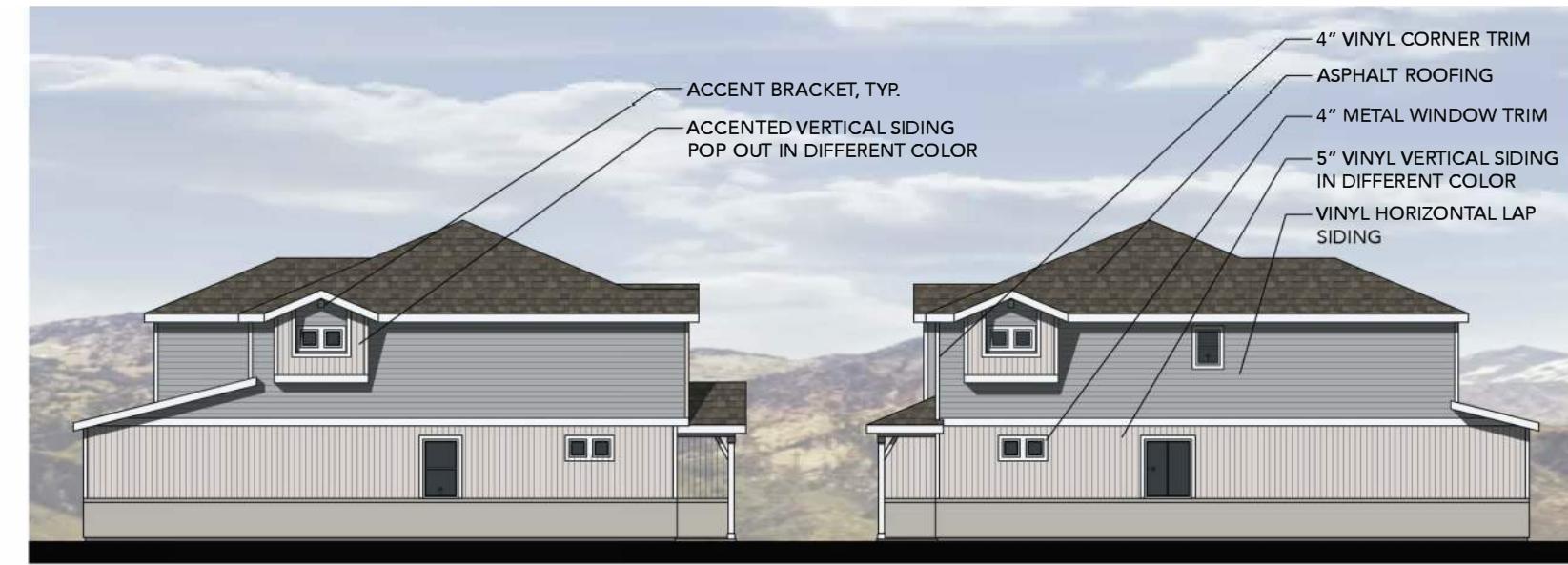
ARCHITECTURAL DESIGN STANDARDS, GENERAL (16.16.01)

- BUILDING ARTICULATION (ELEVATION SHIFTS/STEPS PLUS 2 ADDITIONAL ITEMS)**
 - 2 FRONT POPOUT ELEVATION SHIFTS THAT CREATE SHADOW LINES AND VOLUMETRIC CHANGES
 - TWO ADDITIONAL ITEMS REQUIRED (THREE SHOWN):
 - c. PRIMARY MATERIAL CHANGE - THREE MATERIAL CHANGES (VERTICAL SIDING, HORIZONTAL LAP SIDING, STUCCO)
 - d. COVERED ENTRY PORCHES
 - e. 3 GABLE ROOF ELEMENTS
2. ROOF TREATMENT: ALL ROOFS ARE 4:12 PITCH WITH 12" SOFFITS
3. WINDOWS: 4" WINDOW/DOOR TRIM
4. AWNINGS, CANOPIES, TRELLISES ETC: NOT APPLICABLE



**JORDAN
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Area 3 | Village Plan Amendment 3



**LEFT ELEVATION
ENHANCED**

**RIGHT ELEVATION
ENHANCED**



LEFT ELEVATION

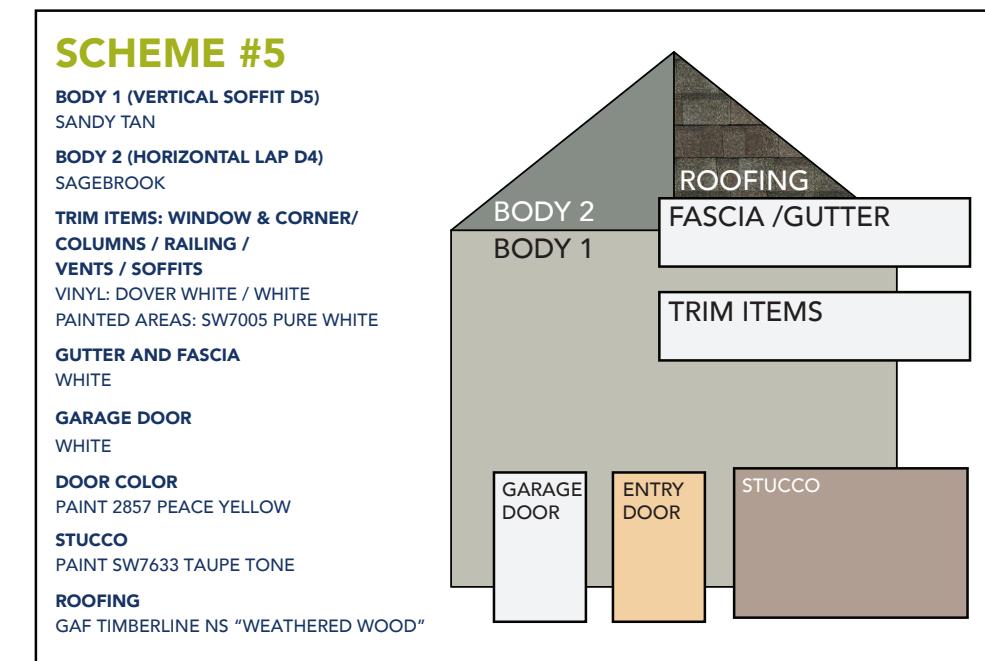
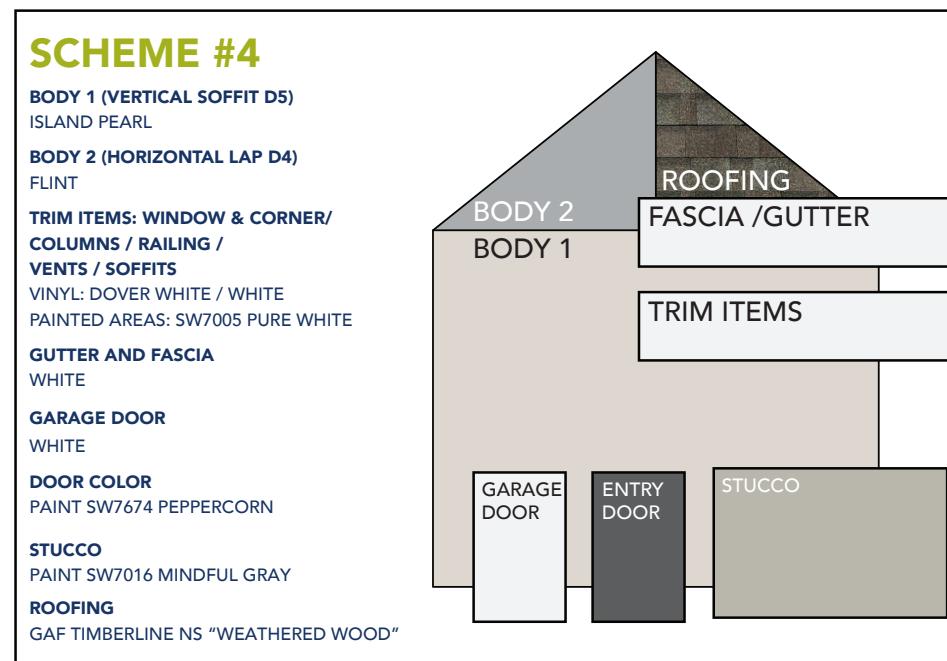
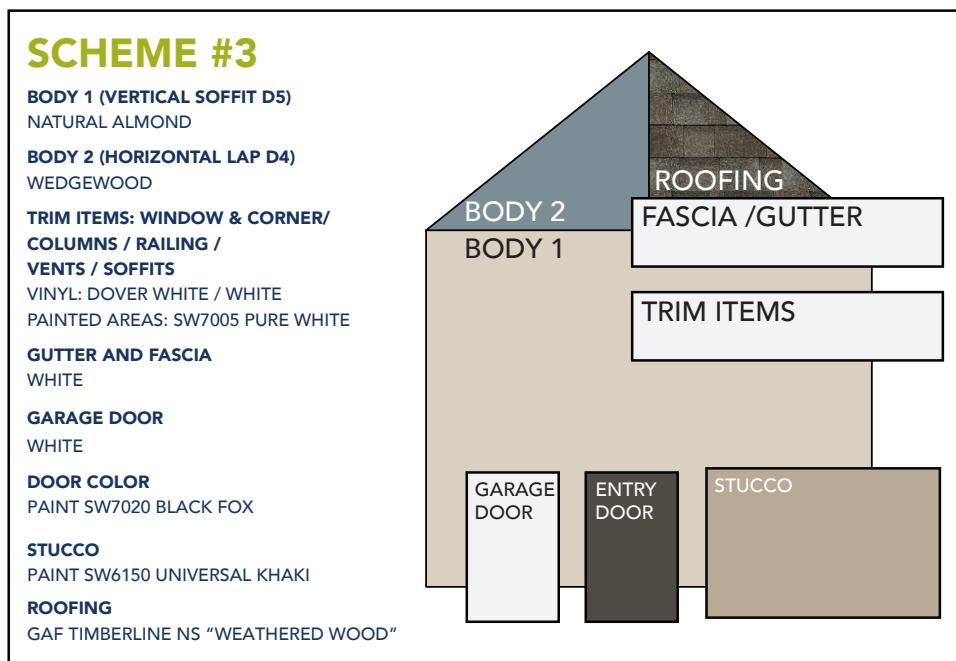
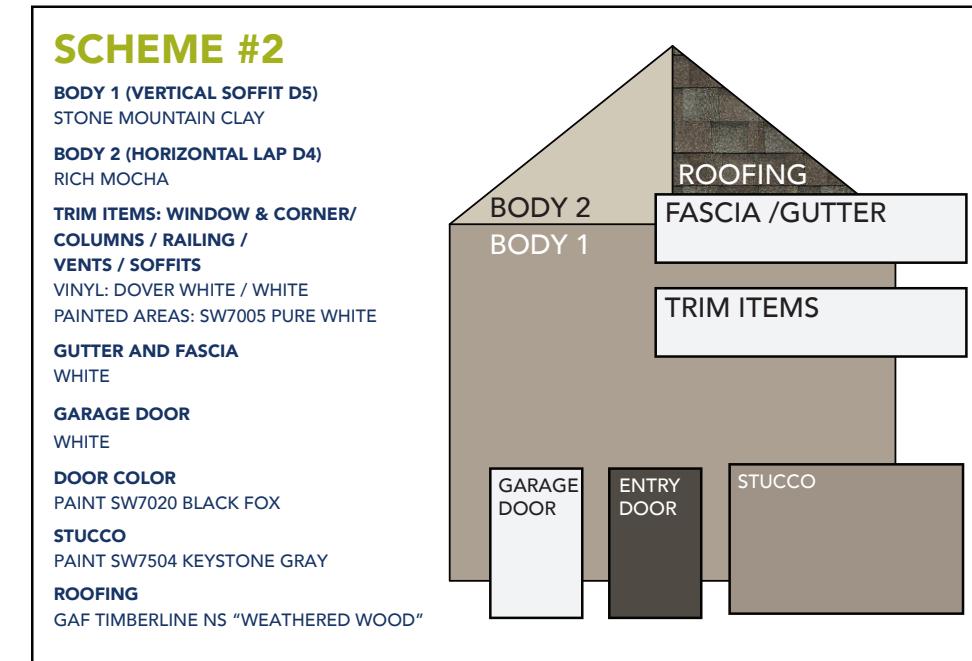
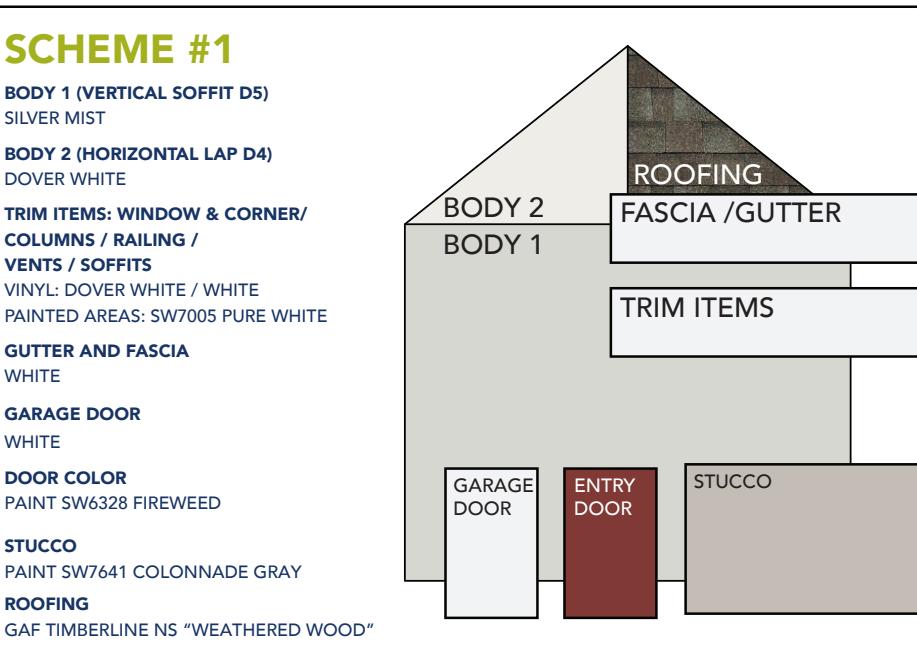
RIGHT ELEVATION

ARCHITECTURAL DESIGN STANDARDS, RESIDENTIAL (16.16.02)

- ARCHITECTURAL WRAP**
 - a. ALL STUCCO WAINSCOTS AND FRONT MATERIALS WRAP TO ADJACENT INTERIOR FACADE PLANES
 - b. ALL STUCCO WAINSCOTS AND MATERIALS EXTEND THE FULL DEPTH OF THE ELEVATION ON ENHANCED SIDES
- MATERIALS AND COLORS**
 - a. FRONT ELEVATIONS & ENHANCED SIDE ELEVATIONS SHOW 3 COLORS PLUS A TRIM COLOR (BODY, ACCENT, AND STUCCO ACCENT). NON-ENHANCED SIDE ELEVATIONS SHOW 2 COLORS (BODY AND ACCENT)
 - b. MATERIALS HAVE BEEN USED SO THAT NO MATERIAL DOMINATES MORE THAN 75% OF FAÇADES
- COLOR VARIATION: ALL BUILDING TYPES WILL INCORPORATE MORE THAN 4 COLOR VARIATIONS**
- LIGHTING DESIGN STANDARDS, RESIDENTIAL (19.11)**
 - ALL LIGHTING FIXTURES ARE LED FIXTURES, RECESSED IN SOFFITS AND FACING STRAIGHT DOWNWARD. COLOR TEMPERATURE WILL BE 2700K - 3900K.

SECTION 5a - ARCHITECTURAL STYLES (cont.)

ASCENT DUETS - WANDER - BUILDING TYPE 1



NOTE: ALL WINDOW FRAMES ARE TO BE WHITE



SECTION 5a - ARCHITECTURAL STYLES (cont.)

ASCENT DUETS - WANDER - MODERN FARMHOUSE ELEVATION - BUILDING TYPE 2



FRONT ELEVATION



REAR ELEVATION

ARCHITECTURAL DESIGN STANDARDS, GENERAL (16.16.01)

1. BUILDING ARTICULATION (ELEVATION SHIFTS/STEPS PLUS 2 ADDITIONAL ITEMS)

3 FRONT POPOUT ELEVATION SHIFTS PLUS A TOWER ELEMENT THAT CREATE SHADOW LINES AND VOLUMETRIC CHANGES

TWO ADDITIONAL ITEMS REQUIRED (THREE SHOWN):

- c. PRIMARY MATERIAL CHANGE - THREE MATERIAL CHANGES (B+B SIDING, HORIZONTAL LAP SIDING, STUCCO)
- d. COVERED ENTRY PORCHES
- e. 4 GABLE ROOF ELEMENTS

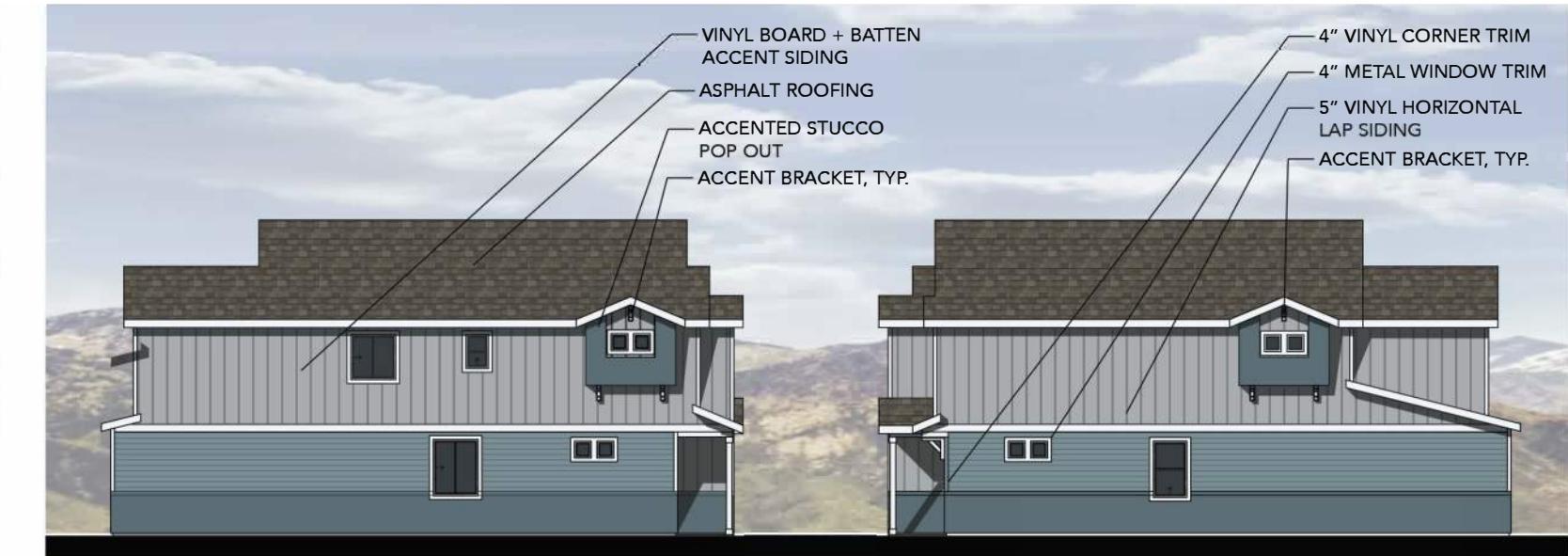
2. ROOF TREATMENT: ALL ROOFS ARE 4:12 PITCH WITH 12" SOFFITS

3. WINDOWS: 4" WINDOW/DOOR TRIM

4. AWNINGS, CANOPIES, TRELLISES ETC: NOT APPLICABLE



**JORDAN
PROMENADE**



**LEFT ELEVATION
ENHANCED**

**RIGHT ELEVATION
ENHANCED**



LEFT ELEVATION

RIGHT ELEVATION

ARCHITECTURAL DESIGN STANDARDS, RESIDENTIAL (16.16.02)

1. ARCHITECTURAL WRAP

- a. ALL STUCCO WAINSCOTS AND FRONT MATERIALS WRAP TO ADJACENT INTERIOR FACADE PLANES
- b. ALL MATERIALS EXTEND THE FULL DEPTH OF THE ELEVATION ON ENHANCED SIDES

2. MATERIALS AND COLORS

- a. FRONT ELEVATIONS & ENHANCED SIDE ELEVATIONS SHOW 3 COLORS PLUS A TRIM COLOR (BODY, ACCENT, AND STUCCO ACCENT). NON-ENHANCED SIDE ELEVATIONS SHOW 2 COLORS (BODY AND ACCENT)
- b. MATERIALS HAVE BEEN USED SO THAT NO MATERIAL DOMINATES MORE THAN 75% OF FACADES

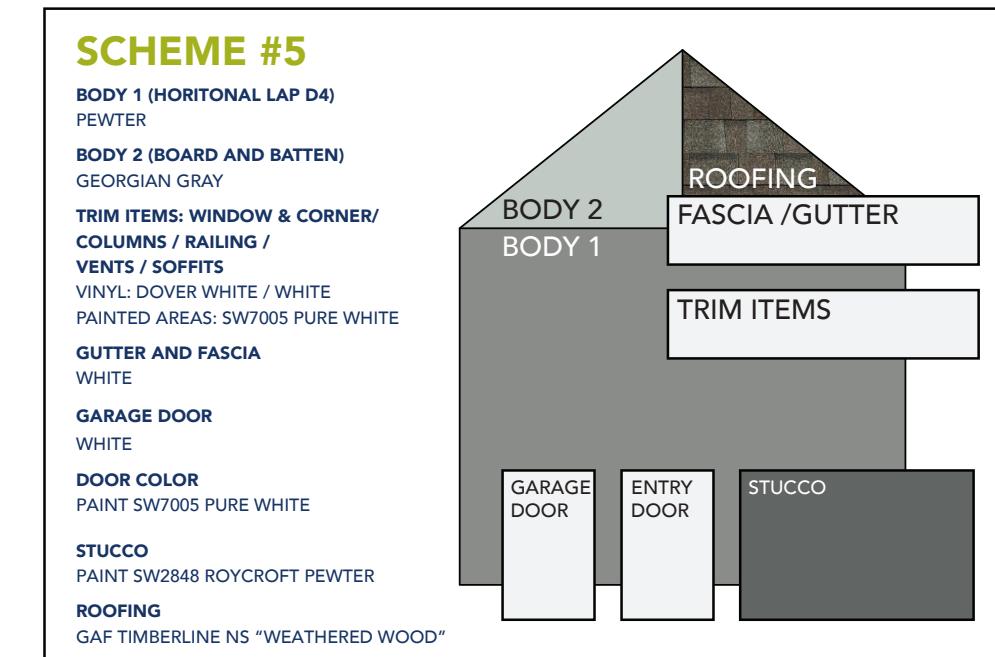
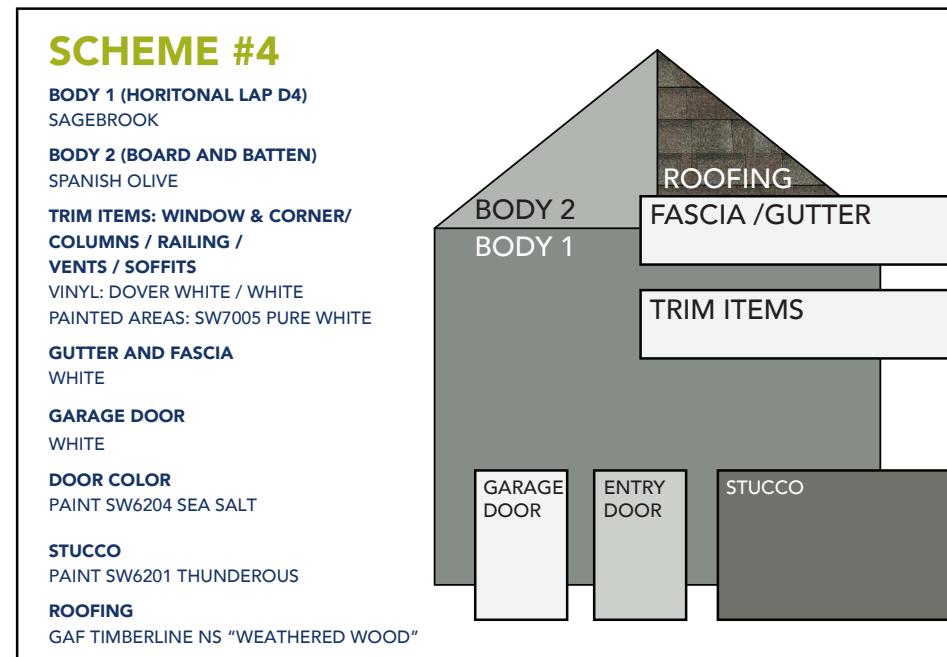
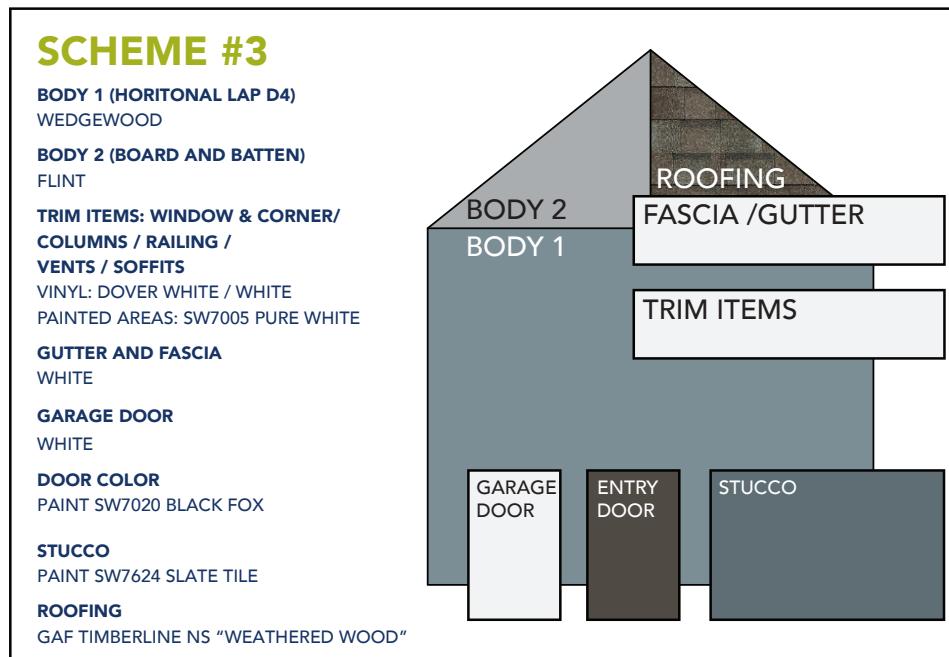
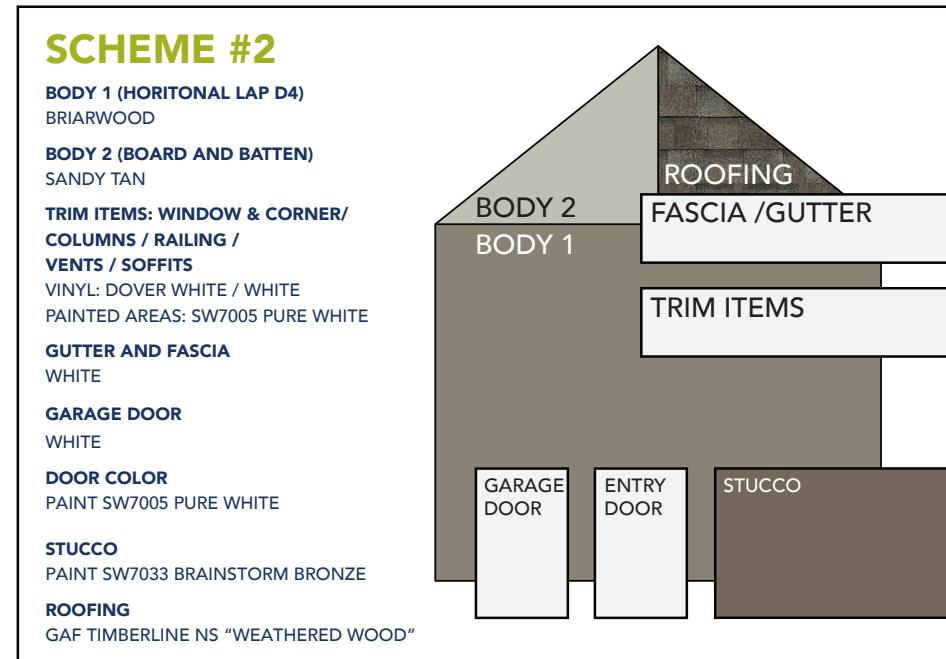
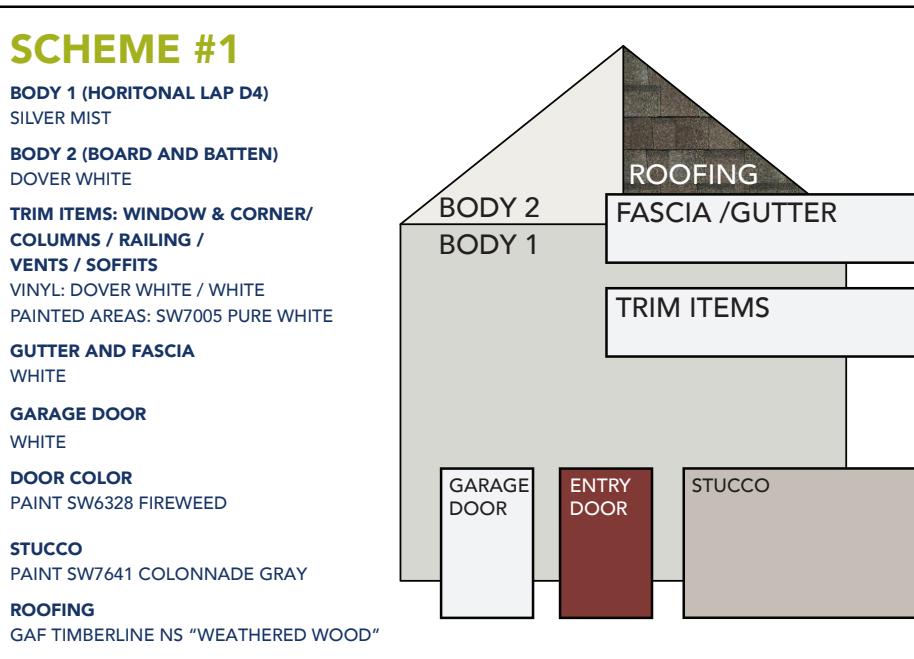
3. COLOR VARIATION: ALL BUILDING TYPES WILL INCORPORATE MORE THAN 4 COLOR VARIATIONS

LIGHTING DESIGN STANDARDS, RESIDENTIAL (19.11)

- 1. ALL LIGHTING FIXTURES ARE LED FIXTURES. RECESSED IN SOFFITS AND FACING STRAIGHT DOWNWARD. COLOR TEMPERATURE WILL BE 2700K - 3900K.

SECTION 5a - ARCHITECTURAL STYLES (cont.)

ASCENT DUETS - WANDER - BUILDING TYPE 2



NOTE: ALL WINDOW FRAMES ARE TO BE WHITE



SECTION 5a - ARCHITECTURAL STYLES (cont.)

ASCENT DUETS - WANDER - CLASSIC HOMESTEAD ELEVATION - BUILDING TYPE 3



FRONT ELEVATION



REAR ELEVATION

ARCHITECTURAL DESIGN STANDARDS, GENERAL (16.16.01)

1. **BUILDING ARTICULATION (ELEVATION SHIFTS/STEPS PLUS 2 ADDITIONAL ITEMS)**
2 FRONT POPOUT ELEVATION SHIFTS THAT CREATE SHADOW LINES AND VOLUMETRIC CHANGES
TWO ADDITIONAL ITEMS REQUIRED (THREE SHOWN):
c. PRIMARY MATERIAL CHANGE - THREE MATERIAL CHANGES (B+B, HORIZONTAL LAP SIDING, STUCCO)
d. COVERED ENTRY PORCHES
e. 2 GABLE ROOF ELEMENTS
2. ROOF TREATMENT: ALL ROOFS ARE 4:12 PITCH WITH 12" SOFFITS
3. WINDOWS: 4" WINDOW/DOOR TRIM
4. AWNINGS, CANOPIES, TRELLISES ETC: NOT APPLICABLE

1. ALL STUCCO WAINSCOTS AND FRONT MATERIALS WRAP TO ADJACENT INTERIOR FAÇADE PLANES
b. ALL STUCCO WAINSCOTS AND MATERIALS EXTEND THE FULL DEPTH OF THE ELEVATION ON ENHANCED SIDES

2. MATERIALS AND COLORS

a. FRONT ELEVATIONS & ENHANCED SIDE ELEVATIONS SHOW 3 COLORS PLUS A TRIM COLOR (BODY, ACCENT, AND STUCCO ACCENT).
NON-ENHANCED SIDE ELEVATIONS SHOW 2 COLORS (BODY AND ACCENT)

b. MATERIALS HAVE BEEN USED SO THAT NO MATERIAL DOMINATES MORE THAN 75% OF FAÇADES

3. COLOR VARIATION: ALL BUILDING TYPES WILL INCORPORATE MORE THAN 4 COLOR VARIATIONS

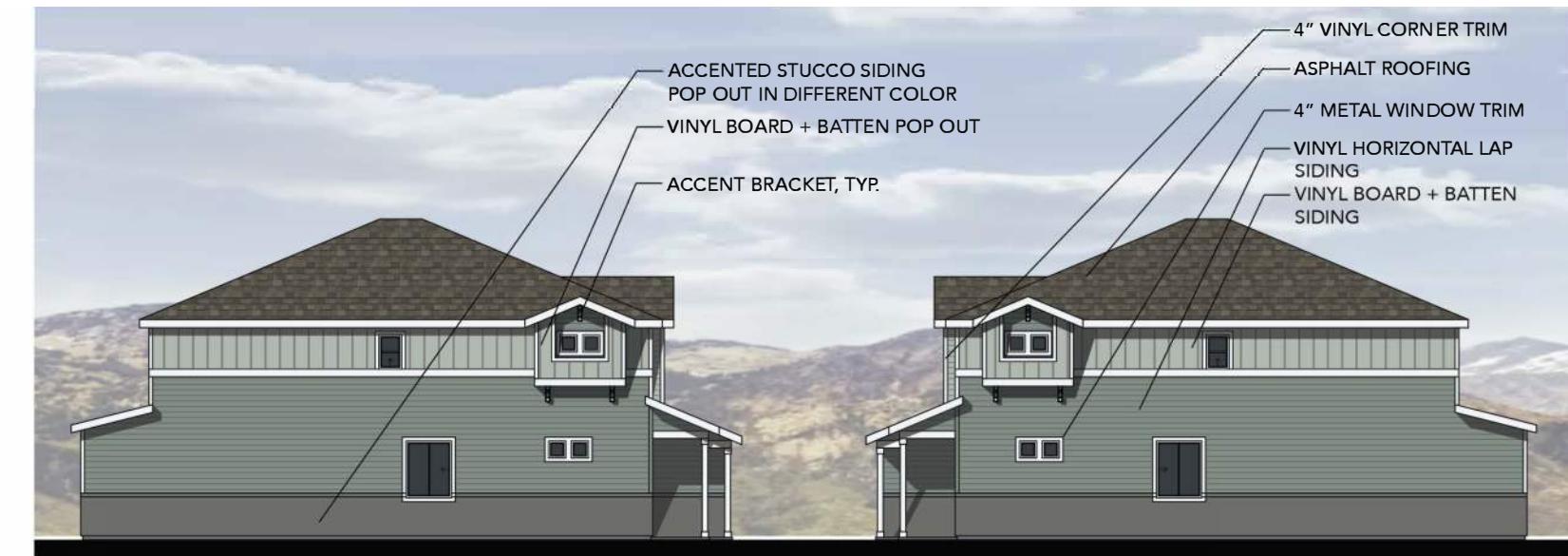
LIGHTING DESIGN STANDARDS, RESIDENTIAL (19.11)

1. ALL LIGHTING FIXTURES ARE LED FIXTURES, RECESSED IN SOFFITS AND FACING STRAIGHT DOWNWARD. COLOR TEMPERATURE WILL BE 2700K - 3900K.



**JORDAN
PROMENADE**

Area 3 | Village Plan Amendment 3



**LEFT ELEVATION
ENHANCED**

**RIGHT ELEVATION
ENHANCED**

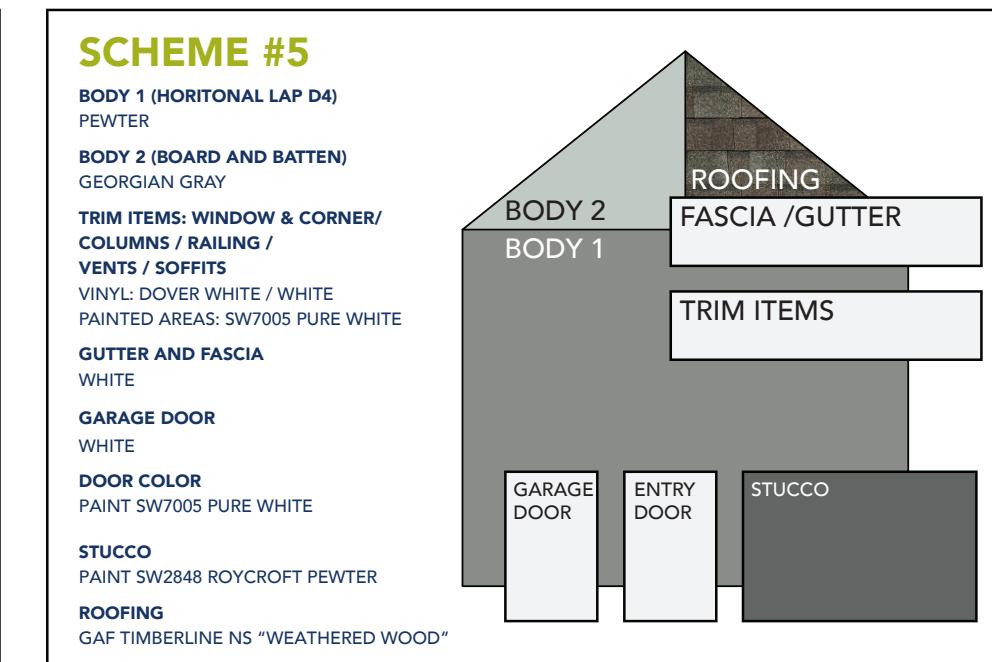
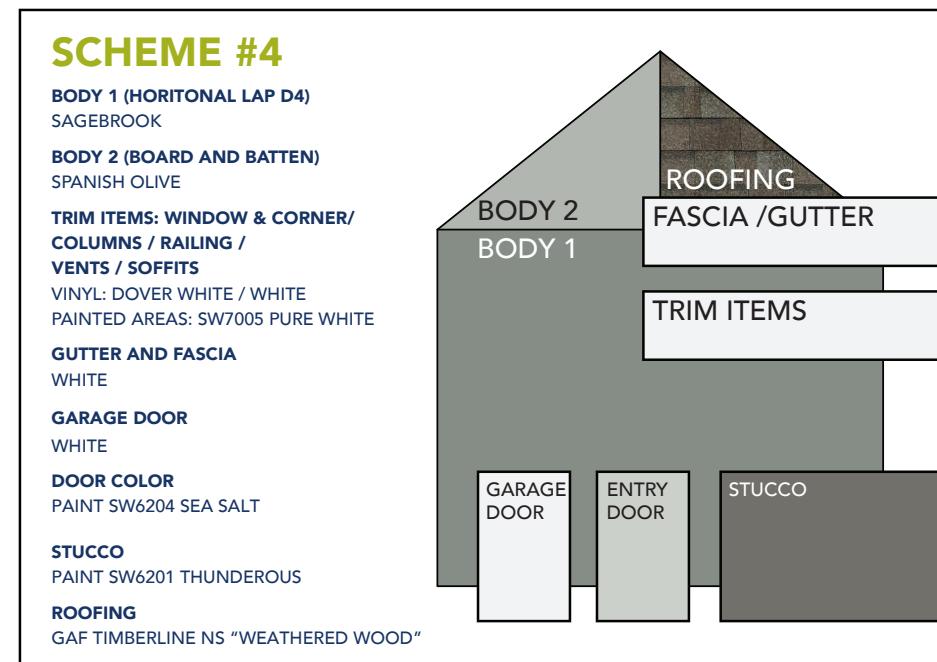
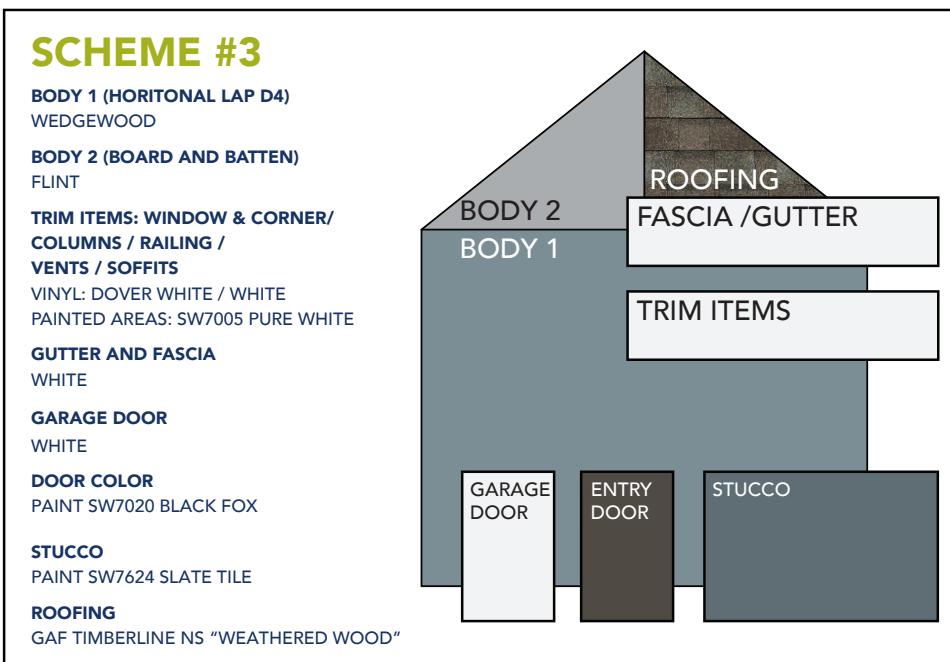
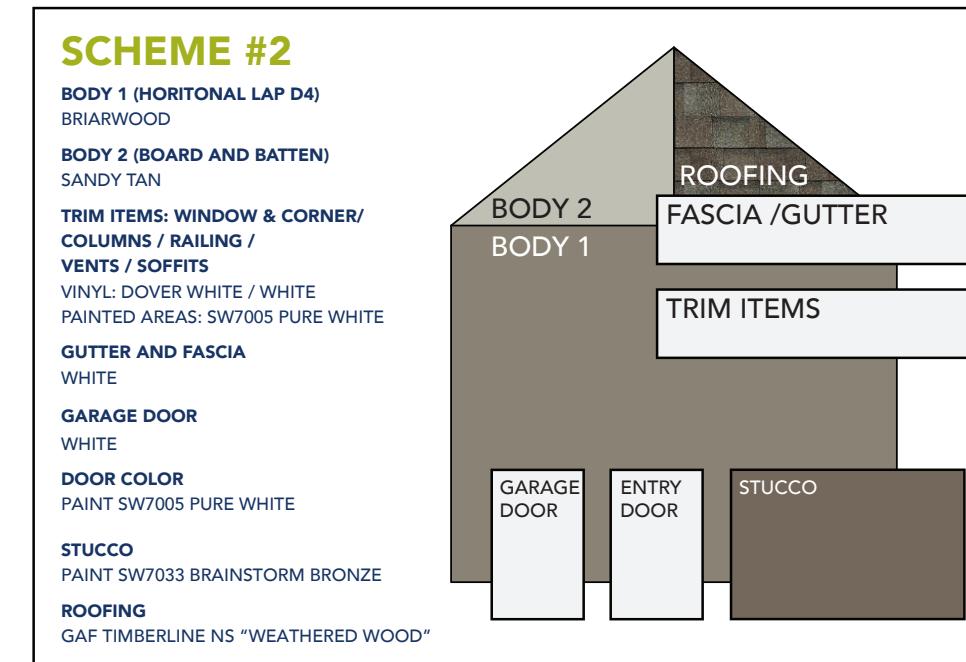
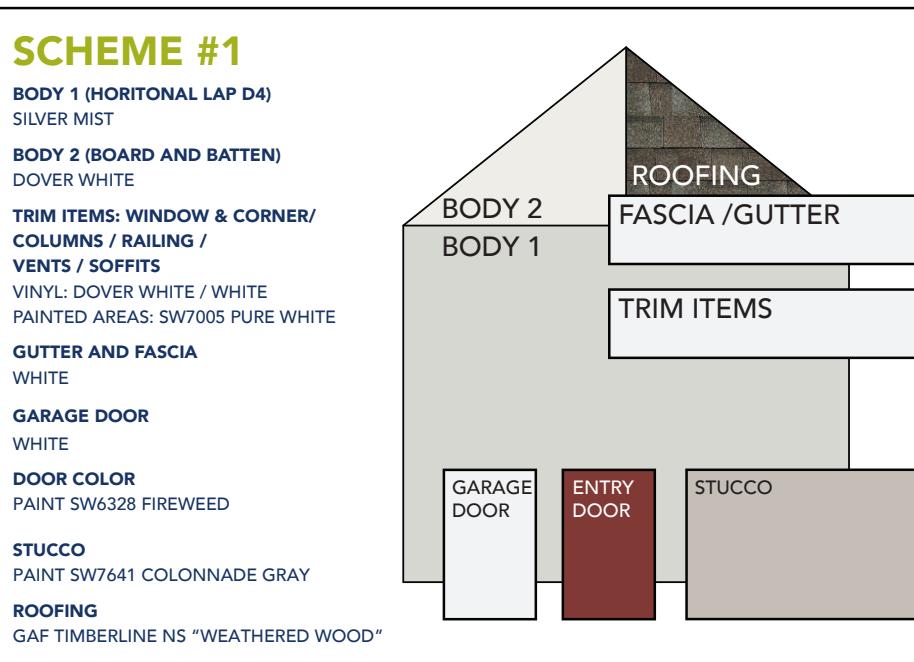


LEFT ELEVATION

RIGHT ELEVATION

SECTION 5a - ARCHITECTURAL STYLES (cont.)

ASCENT DUETS - WANDER - BUILDING TYPE 3

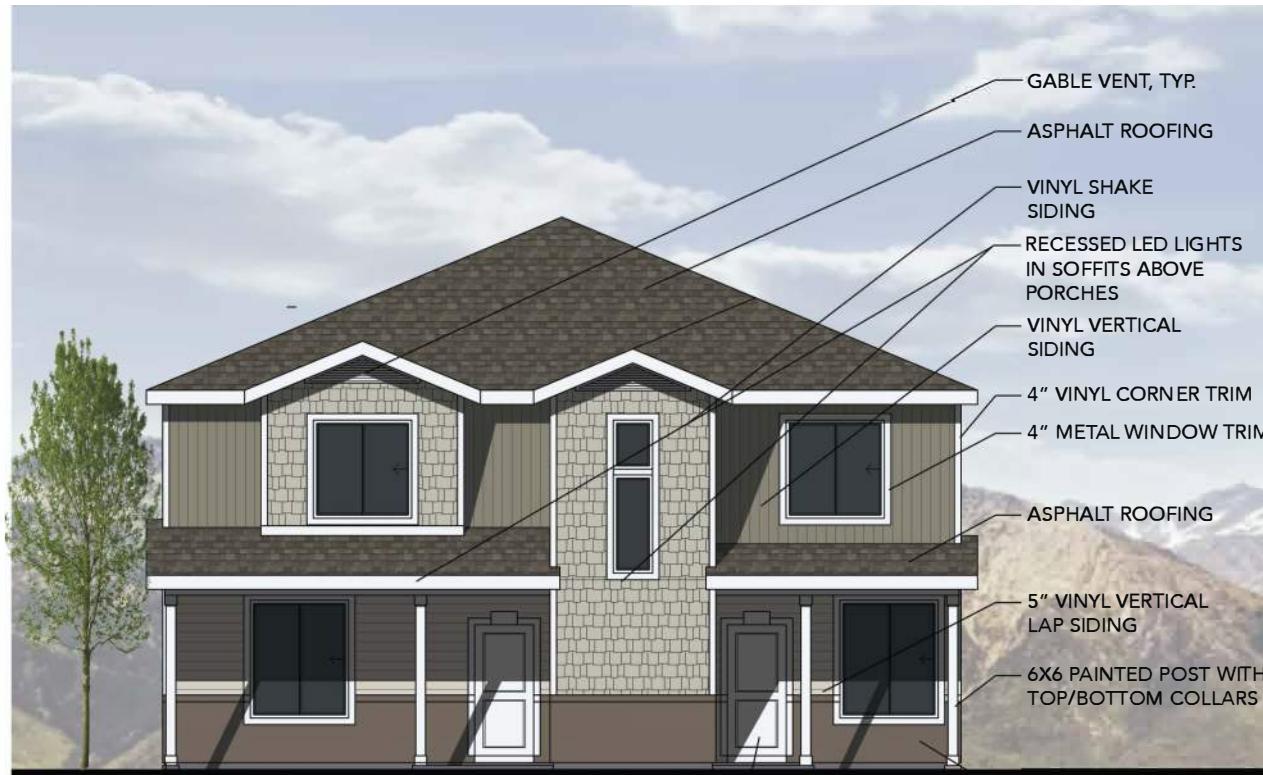


NOTE: ALL WINDOW FRAMES ARE TO BE WHITE



SECTION 5a - ARCHITECTURAL STYLES (cont.)

ASCENT DUETS - WANDER - MODERN CRAFTSMAN ELEVATION - BUILDING TYPE 4



FRONT ELEVATION



REAR ELEVATION

ARCHITECTURAL DESIGN STANDARDS, GENERAL (16.16.01)

1. BUILDING ARTICULATION (ELEVATION SHIFTS/STEPS PLUS 2 ADDITIONAL ITEMS)

2 FRONT POPOUT ELEVATION SHIFTS PLUS A TOWER ELEMENT THAT CREATE SHADOW LINES AND VOLUMETRIC CHANGES

TWO ADDITIONAL ITEMS REQUIRED (THREE SHOWN):

- c. PRIMARY MATERIAL CHANGE - THREE MATERIAL CHANGES (VERTICAL SIDING, HORIZONTAL LAP SIDING, SHAKE)
- d. COVERED ENTRY PORCHES
- e. 2 GABLE ROOF ELEMENTS

2. ROOF TREATMENT: ALL ROOFS ARE 4:12 PITCH WITH 12" SOFFITS

3. WINDOWS: 4" WINDOW/DOOR TRIM

4. AWNINGS, CANOPIES, TRELLISES ETC: NOT APPLICABLE



**JORDAN
PROMENADE**

Area 3 | Village Plan Amendment 3



LEFT ELEVATION
ENHANCED

RIGHT ELEVATION
ENHANCED



LEFT ELEVATION

RIGHT ELEVATION

ARCHITECTURAL DESIGN STANDARDS, RESIDENTIAL (16.16.02)

1. ARCHITECTURAL WRAP

- a. ALL FRONT MATERIALS WRAP TO ADJACENT INTERIOR FACADE PLANES
- b. ALL MATERIALS EXTEND THE FULL DEPTH OF THE ELEVATION ON ENHANCED SIDES

2. MATERIALS AND COLORS

- a. FRONT ELEVATIONS & ENHANCED SIDE ELEVATIONS SHOW 3 COLORS PLUS A TRIM COLOR (BODY, ACCENT, AND SHAKE ACCENT). NON-ENHANCED SIDE ELEVATIONS SHOW 2 COLORS (BODY AND ACCENT)
- b. MATERIALS HAVE BEEN USED SO THAT NO MATERIAL DOMINATES MORE THAN 75% OF FACADES

3. COLOR VARIATION: ALL BUILDING TYPES WILL INCORPORATE MORE THAN 4 COLOR VARIATIONS

LIGHTING DESIGN STANDARDS, RESIDENTIAL (19.11)

- 1. ALL LIGHTING FIXTURES ARE LED FIXTURES, RECESSED IN SOFFITS AND FACING STRAIGHT DOWNWARD. COLOR TEMPERATURE WILL BE 2700K - 3900K.

SECTION 5a - ARCHITECTURAL STYLES (cont.)

ASCENT DUETS - WANDER - BUILDING TYPE 4

SCHEME #1

BODY 1 (HORIZONTAL LAP D4)
SILVER MIST

BODY 2 (VERTICAL SOFFIT D5)
DOVER WHITE

BODY 3 (SHAKE)
DOVER WHITE

TRIM ITEMS: WINDOW & CORNER/
COLUMNS / RAILING /
VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

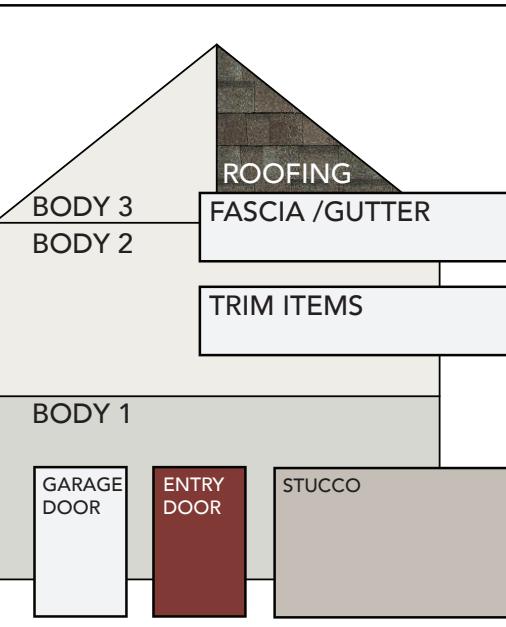
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW6328 FIREWEED

STUCCO
PAINT SW7641 COLONNADE GRAY

ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #2

BODY 1 (HORIZONTAL LAP D4)
BRIARWOOD

BODY 2 (VERTICAL SOFFIT D5)
NATURAL ALMOND

BODY 3 (SHAKE)
SANDY TAN

TRIM ITEMS: WINDOW & CORNER/
COLUMNS / RAILING /
VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

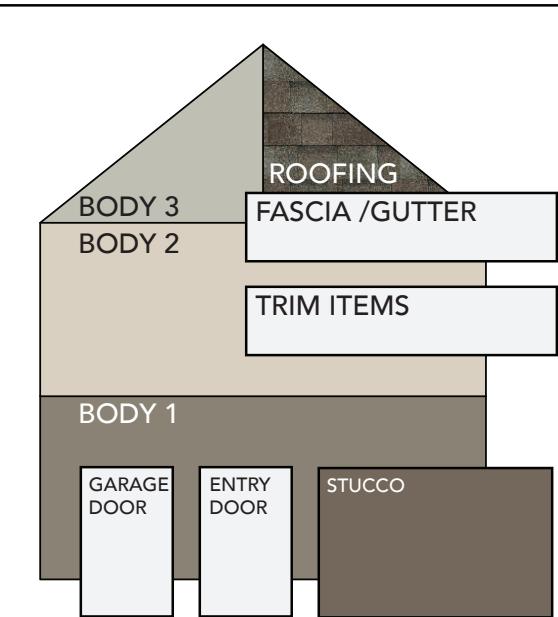
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW7005 PURE WHITE

STUCCO
PAINT SW7033 BRAINSTORM BRONZE

ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #3

BODY 1 (HORIZONTAL LAP D4)
WEDGEWOOD

BODY 2 (VERTICAL SOFFIT D5)
ISLAND PEARL

BODY 3 (SHAKE)
FLINT

TRIM ITEMS: WINDOW & CORNER/
COLUMNS / RAILING /
VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

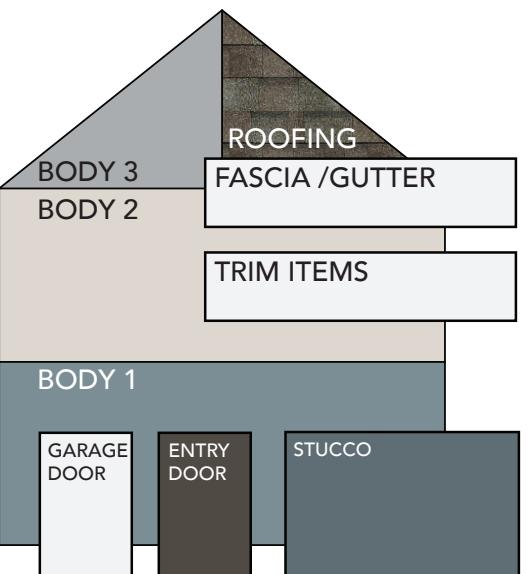
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO
PAINT SW7624 SLATE TILE

ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #4

BODY 1 (HORIZONTAL LAP D4)
SAGEBROOK

BODY 2 (VERTICAL SOFFIT D5)
NATURAL ALMOND

BODY 3 (SHAKE)
SPANISH OLIVE

TRIM ITEMS: WINDOW & CORNER/
COLUMNS / RAILING /
VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

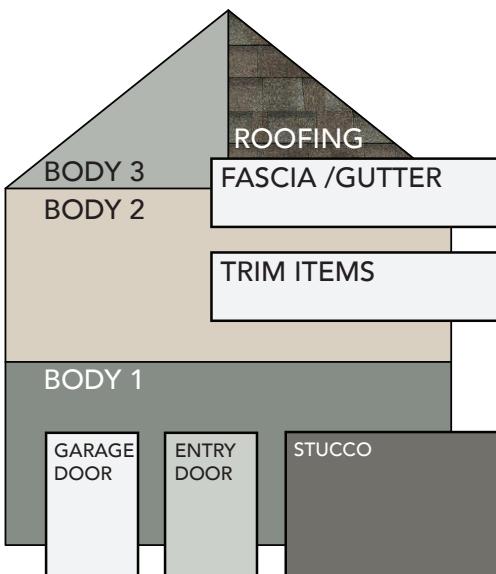
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW6204 SEA SALT

STUCCO
PAINT SW6201 THUNDEROUS

ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"



SCHEME #5

BODY 1 (HORIZONTAL LAP D4)
PEWTER

BODY 2 (VERTICAL SOFFIT D5)
SILVER MIST

BODY 3 (SHAKE)
GEORGIAN GREY

TRIM ITEMS: WINDOW & CORNER/
COLUMNS / RAILING /
VENTS / SOFFITS
VINYL: DOVER WHITE / WHITE
PAINTED AREAS: SW7005 PURE WHITE

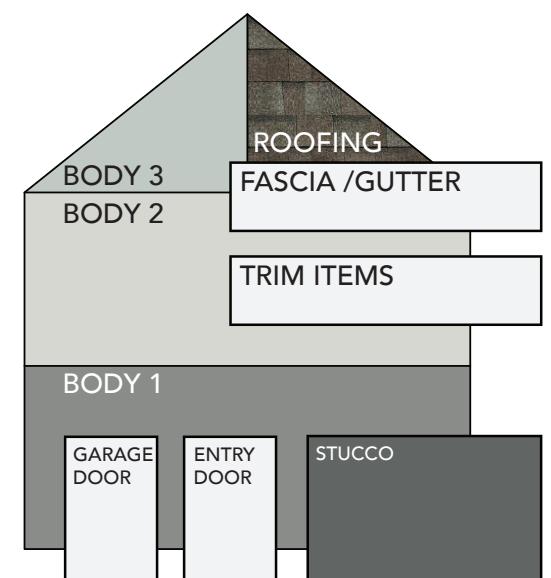
GUTTER AND FASCIA
WHITE

GARAGE DOOR
WHITE

DOOR COLOR
PAINT SW7005 PURE WHITE

STUCCO
PAINT SW2848 ROYCROFT PEWTER

ROOFING
GAF TIMBERLINE NS "WEATHERED WOOD"

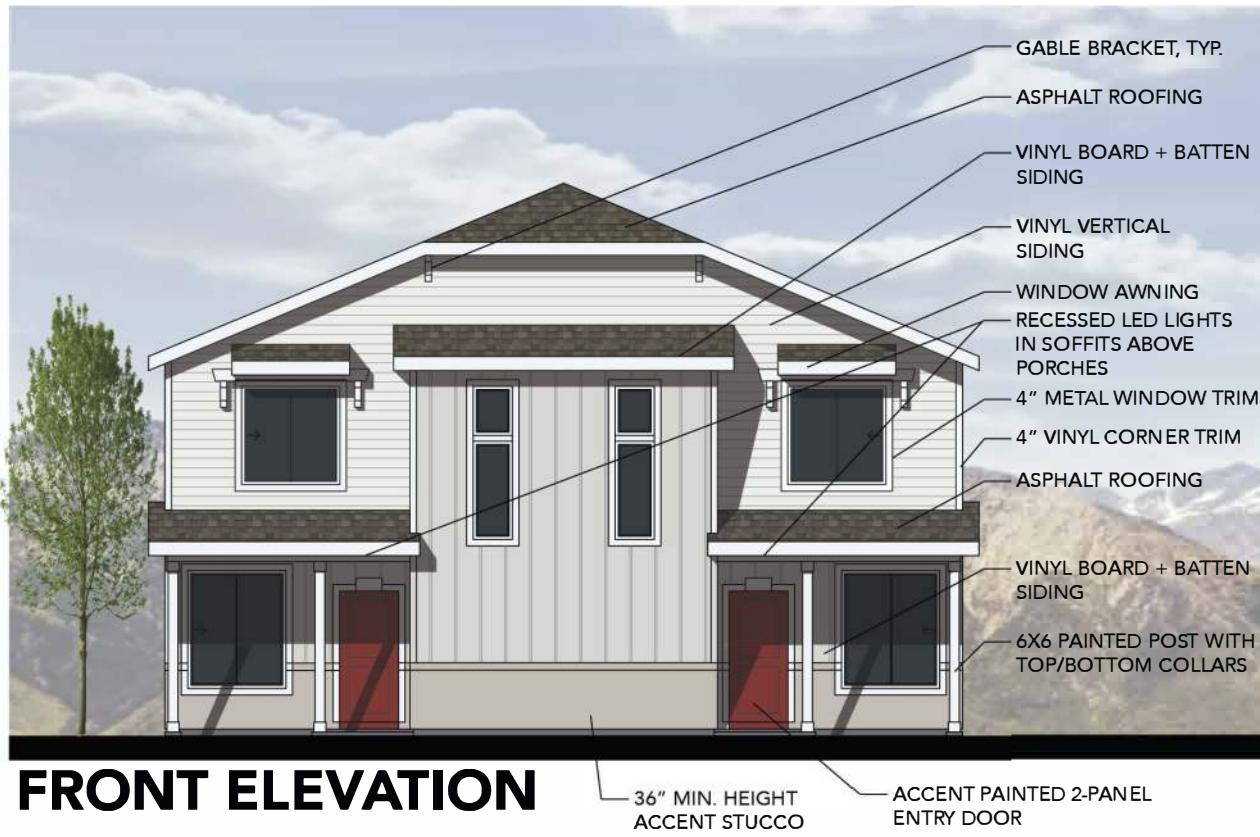


NOTE: ALL WINDOW FRAMES ARE TO BE WHITE



SECTION 5a - ARCHITECTURAL STYLES (cont.)

ASCENT DUETS - WANDER - CLASSIC FARMHOUSE ELEVATION - BUILDING TYPE 5



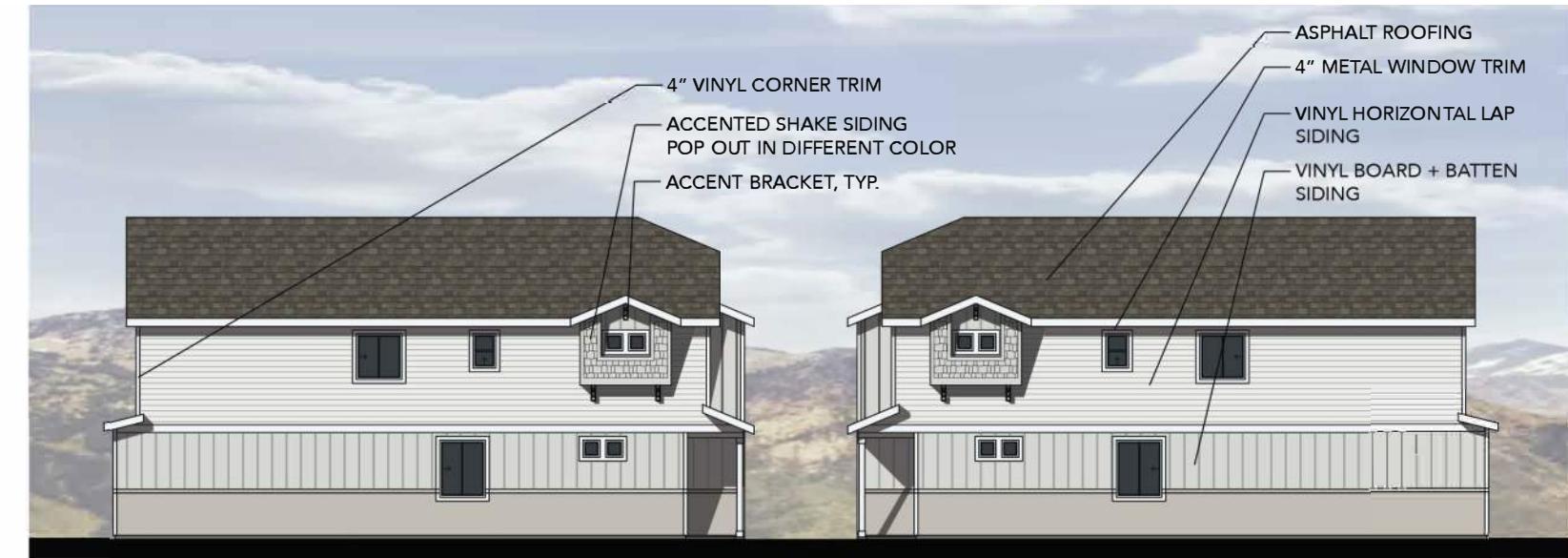
FRONT ELEVATION



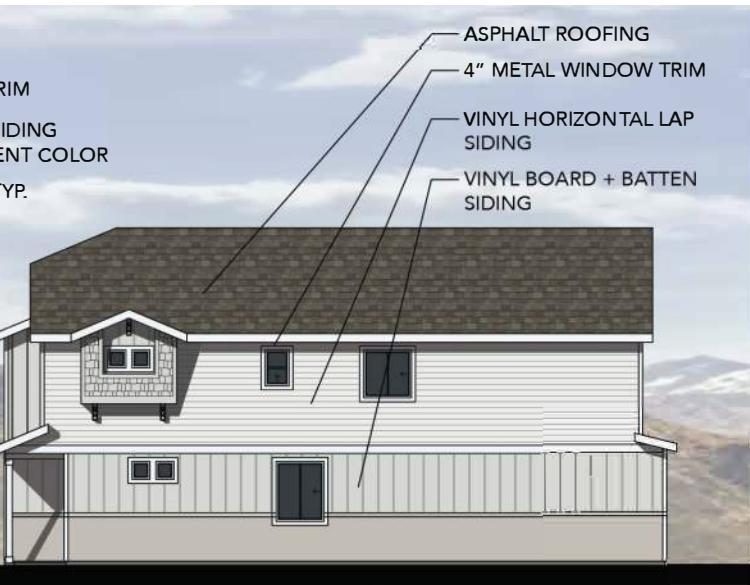
REAR ELEVATION

ARCHITECTURAL DESIGN STANDARDS, GENERAL (16.16.01)

- BUILDING ARTICULATION (ELEVATION SHIFTS/STEPS PLUS 2 ADDITIONAL ITEMS)**
FRONT POPOUT ELEVATION SHIFTS THAT CREATE SHADOW LINES AND VOLUMETRIC CHANGES
TWO ADDITIONAL ITEMS REQUIRED (THREE SHOWN):
c. PRIMARY MATERIAL CHANGE - THREE MATERIAL CHANGES (B+B, HORIZONTAL LAP SIDING, STUCCO)
d. COVERED ENTRY PORCHES
e. 3 SHED ROOF ELEMENTS
- ROOF TREATMENT: ALL ROOFS ARE 4:12 PITCH WITH 12" SOFFITS
- WINDOWS: 4" WINDOW/DOOR TRIM
- AWNINGS, CANopies, TRELLISES ETC: AWNINGS ABOVE FRONT WINDOWS ARE 24" DEEP



LEFT ELEVATION
ENHANCED



RIGHT ELEVATION
ENHANCED



LEFT ELEVATION

RIGHT ELEVATION

ARCHITECTURAL DESIGN STANDARDS, RESIDENTIAL (16.16.02)

- ARCHITECTURAL WRAP
 - ALL STUCCO WAINSCOTS AND FRONT MATERIALS WRAP TO ADJACENT INTERIOR FAÇADE PLANES
 - ALL MATERIALS EXTEND THE FULL DEPTH OF THE ELEVATION ON ENHANCED SIDES

2 MATERIALS AND COLORS

- FRONT ELEVATIONS & ENHANCED SIDE ELEVATIONS SHOW 3 COLORS COLOR (BODY, ACCENT, AND STUCCO/SHAKE ACCENT). NON-ENHANCED SIDE ELEVATIONS SHOW 2 COLORS (BODY AND ACCENT/FASCIA)
- MATERIALS HAVE BEEN USED SO THAT NO MATERIAL DOMINATES MORE THAN 75% OF FAÇADES
- COLOR VARIATION: ALL BUILDING TYPES WILL INCORPORATE MORE THAN 4 COLOR VARIATIONS

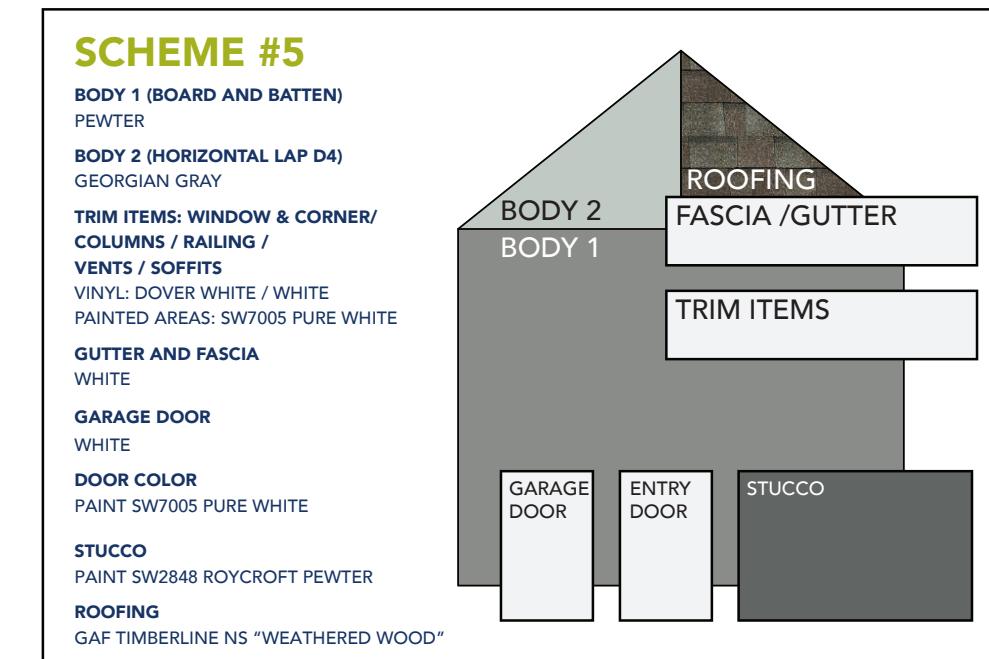
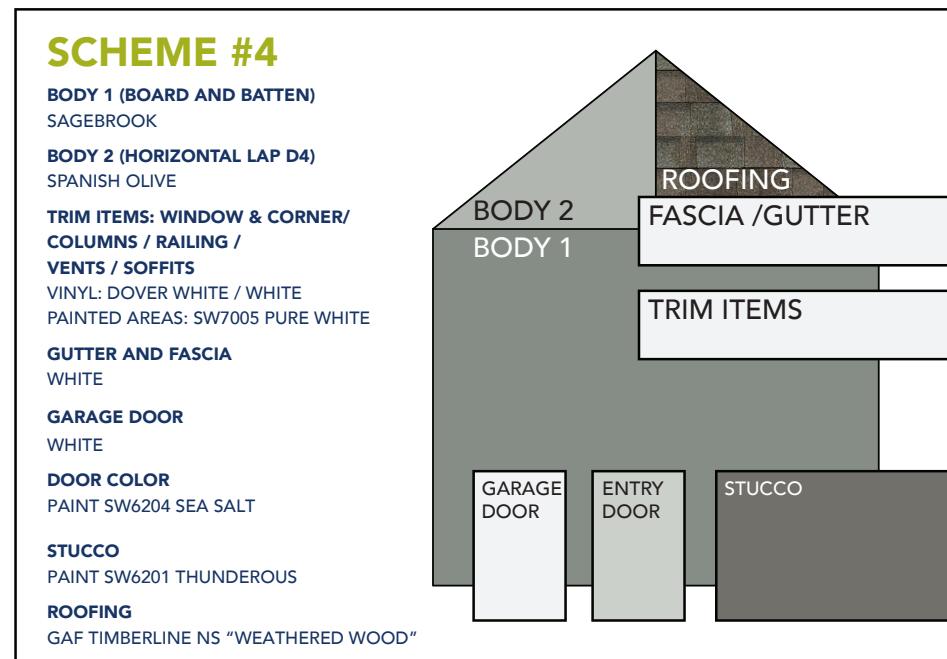
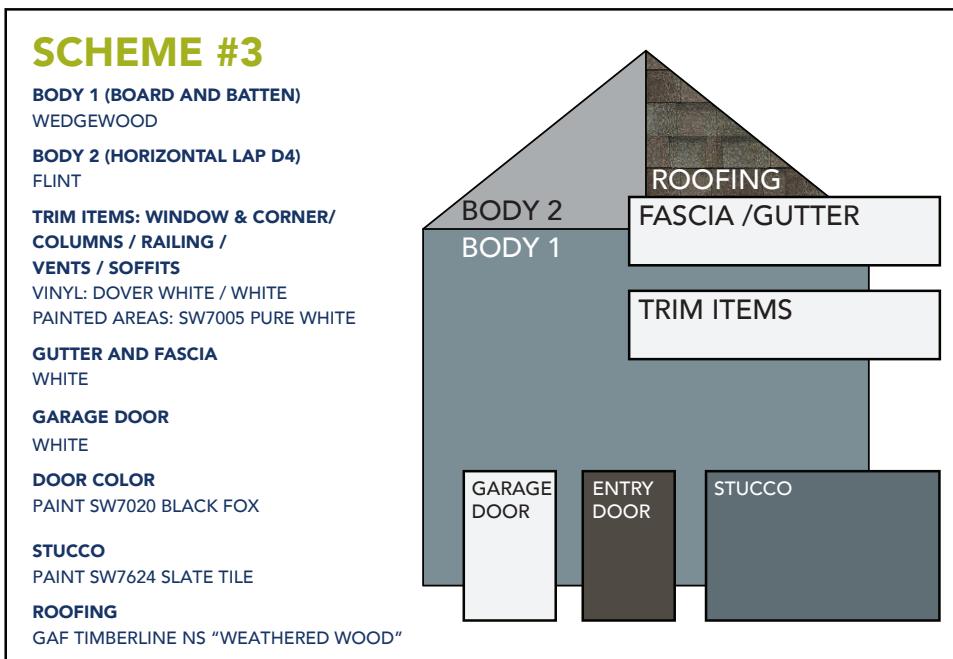
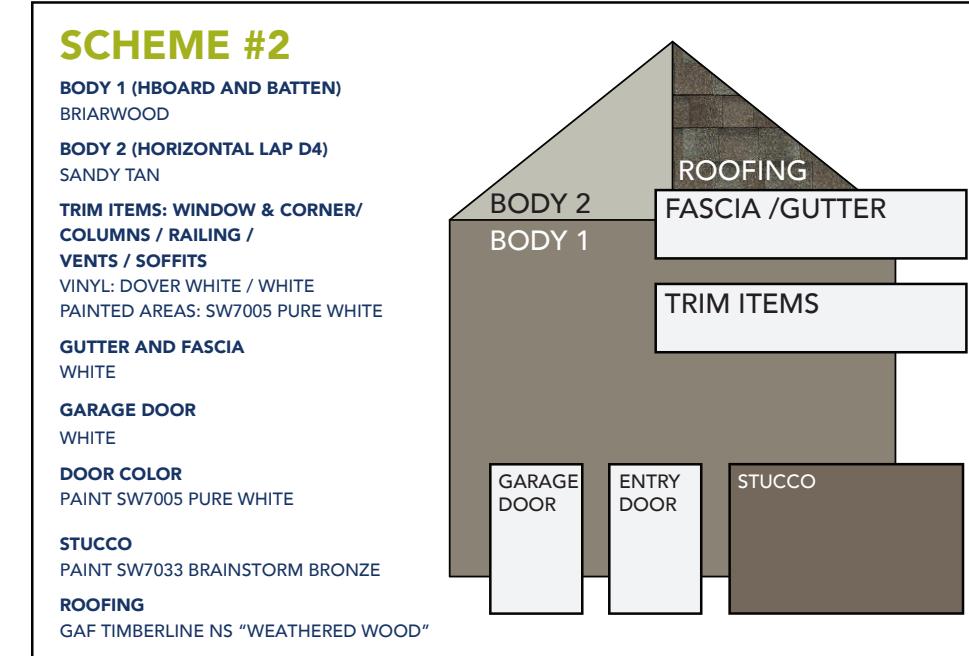
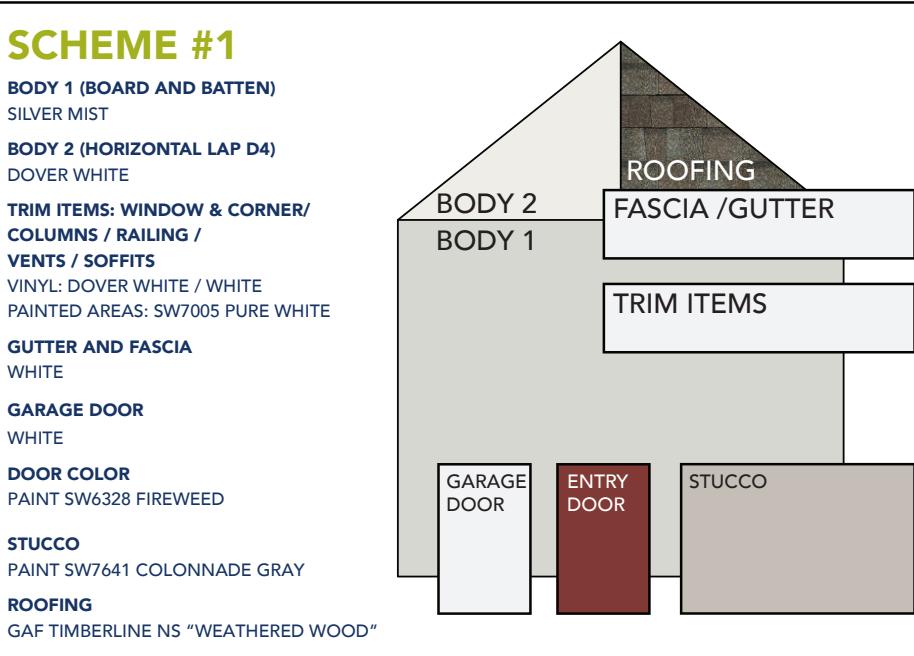
LIGHTING DESIGN STANDARDS, RESIDENTIAL (19.11)

- ALL LIGHTING FIXTURES ARE LED FIXTURES, RECESSED IN SOFFITS AND FACING STRAIGHT DOWNWARD. COLOR TEMPERATURE WILL BE 2700K - 3900K.



SECTION 5a - ARCHITECTURAL STYLES (cont.)

ASCENT DUETS - WANDER - BUILDING TYPE 5



NOTE: ALL WINDOW FRAMES ARE TO BE WHITE



SECTION 5a - ARCHITECTURAL STYLES (cont.)

COURTYARD HOME TYPICAL - SARATOGA CLASSIC HOUSE ELEVATION

SARATOGA CLASSIC STYLE

FEATURES

- Prominent front facing gables with medium roof pitches of 4:12-8:12 pitch
- Horizontal siding in a consistent body color
- Board and batten accenting in gables, furred out elements, or entire stories separated by trim colored bands
- Minimum 6x6 columns with top and bottom collars
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Square picketed railing on upper story balconies
- Stucco accenting at the main floor height on interior front elevations
- Stone accenting at a 36" minimum height on the front and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.



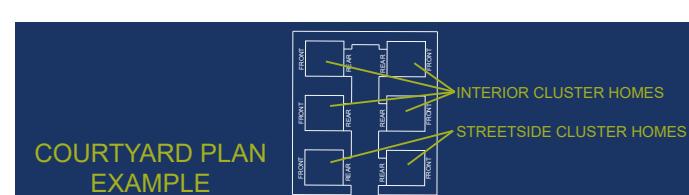
1 Typical Front Elevation - Courtyard Interior Location
Plan 9911 shown

2 Typical Side Elevation - Courtyard Interior Location
Plan 9911 shown



3 Typical Front Elevation - Courtyard Streetside Location
Plan 9911 shown

4 Typical Side Elevation - Courtyard Streetside Location
Plan 9911 shown



SECTION 5a - ARCHITECTURAL STYLES (cont.)

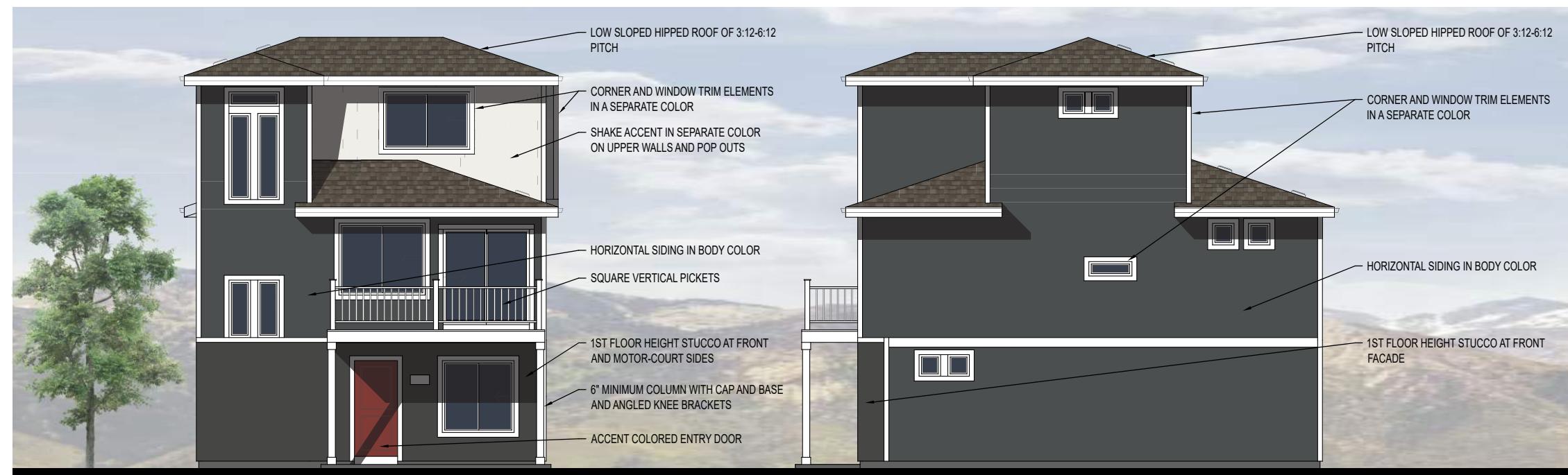
COURTYARD HOME TYPICAL - RANCH HOUSE ELEVATION

RANCH HOUSE STYLE

FEATURES

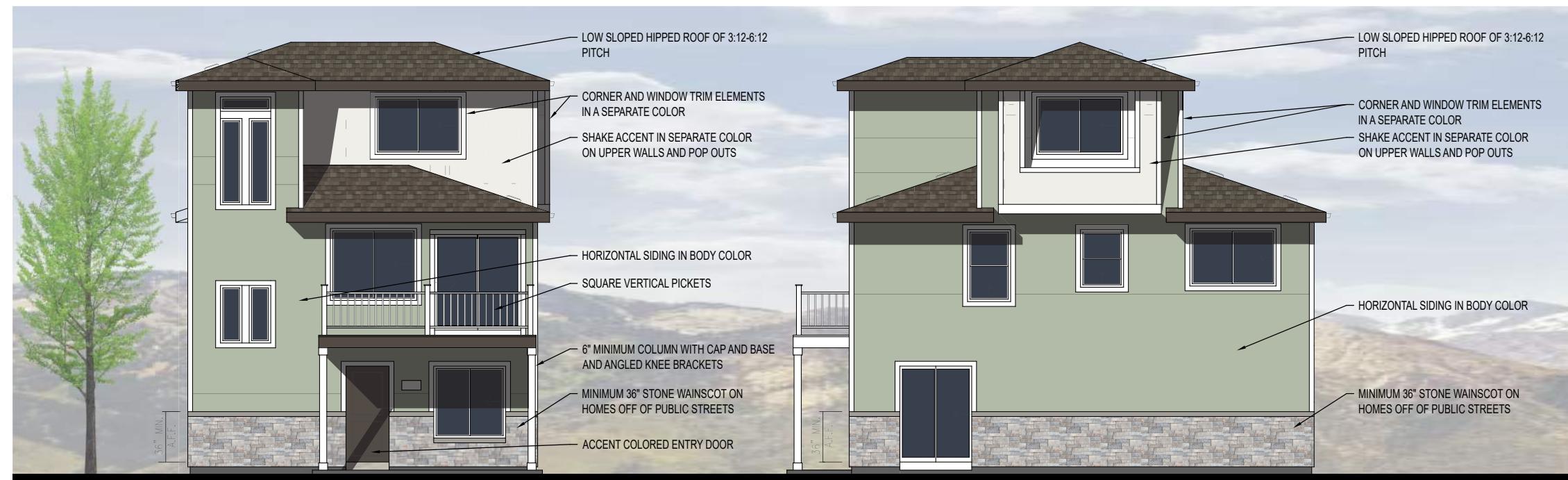
- Low-sloped hipped roof of 3:12-6:12 pitch
- Horizontal siding in a consistent body color
- Shake accenting in a separate color on furred out elements, gables or front facades of upper stories separated by trim colored bands
- Minimum 6x6 columns with top and bottom collars
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Square picketed railing on upper story balconies
- Stucco accenting at the main floor height on interior front elevations
- Stone accenting at a 36" minimum height on the front and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Shake areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.



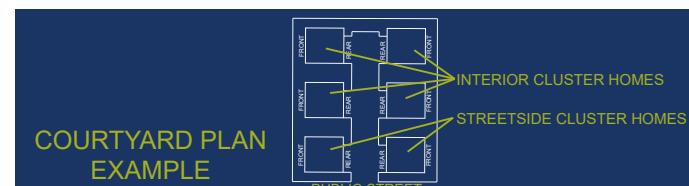
1 Typical Front Elevation - Courtyard Interior Location
Plan 9913 shown

2 Typical Side Elevation - Courtyard Interior Location
Plan 9913 shown



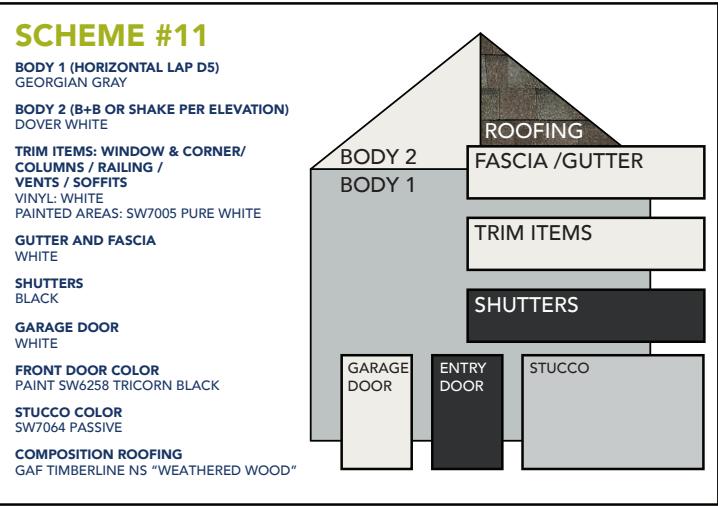
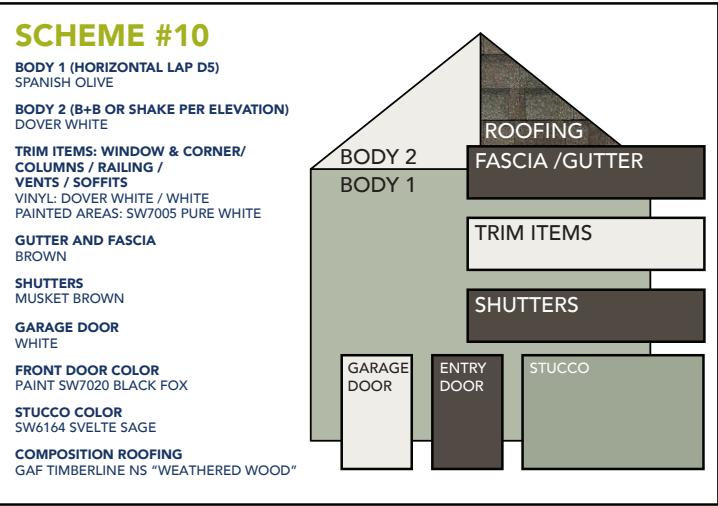
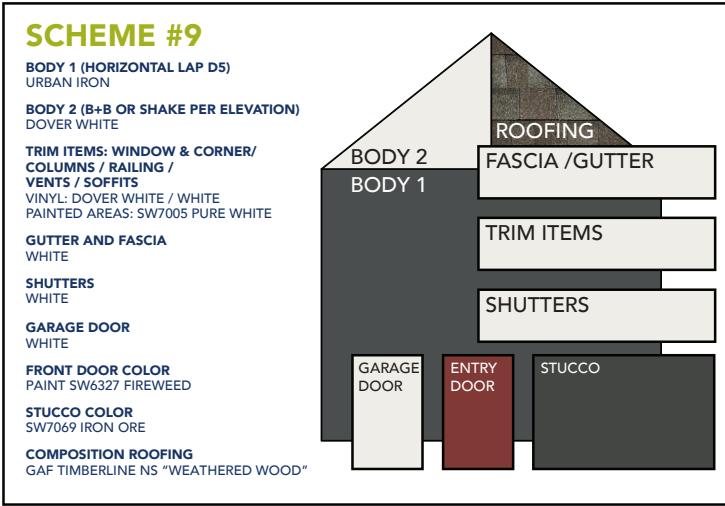
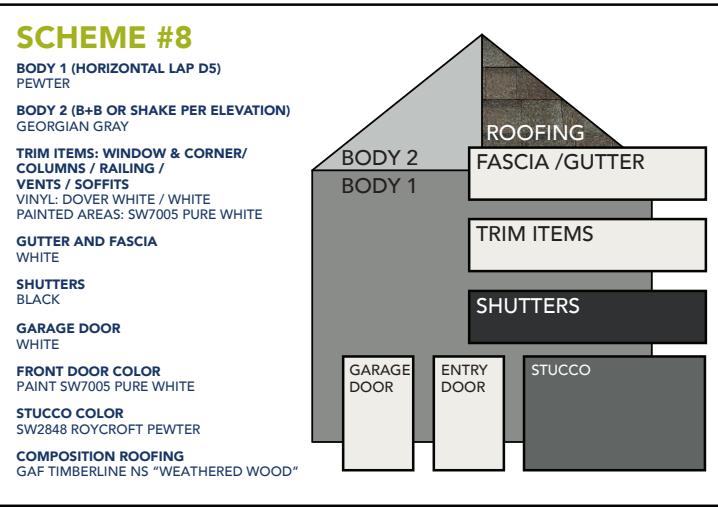
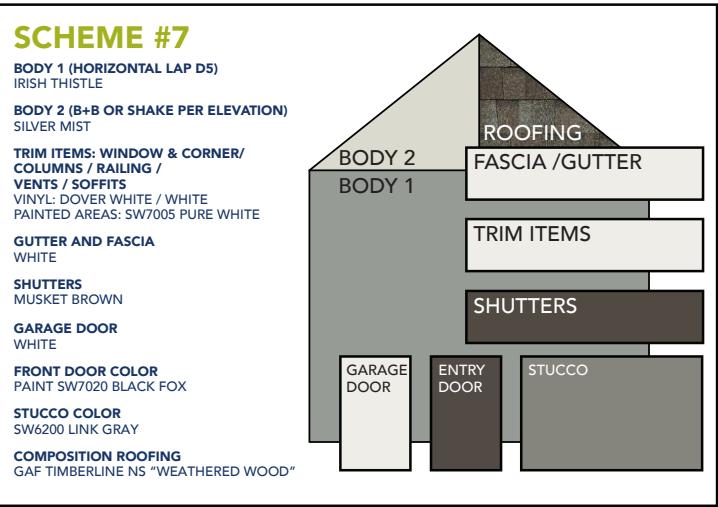
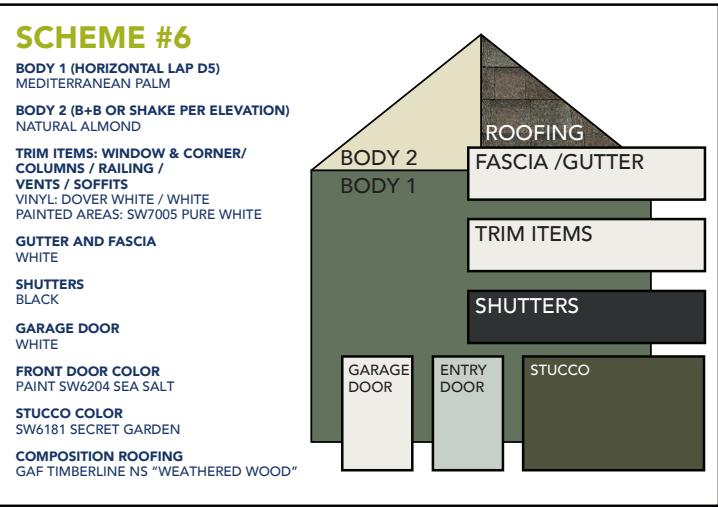
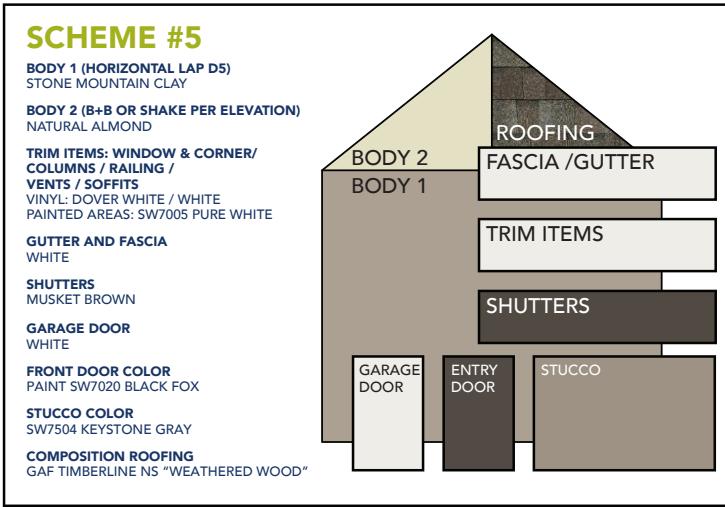
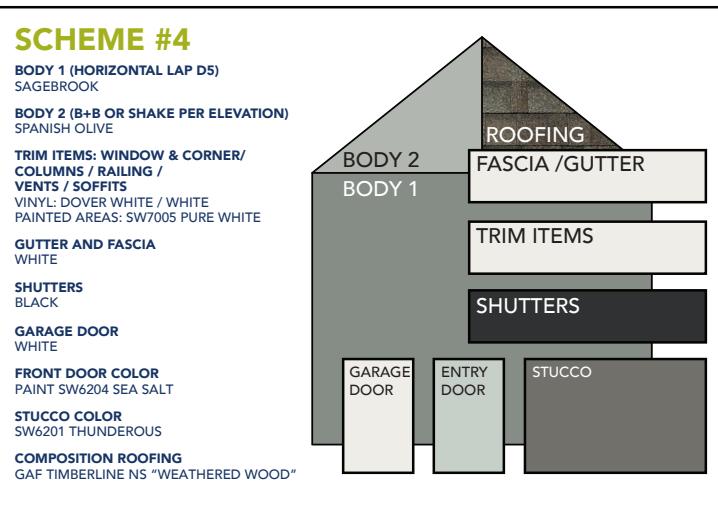
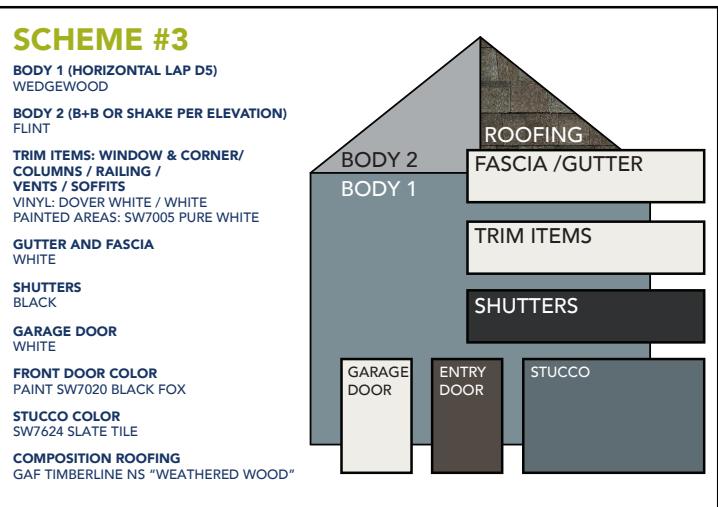
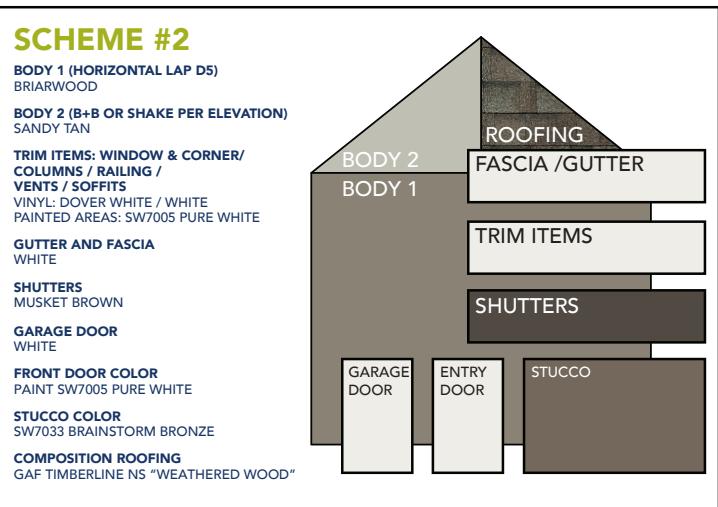
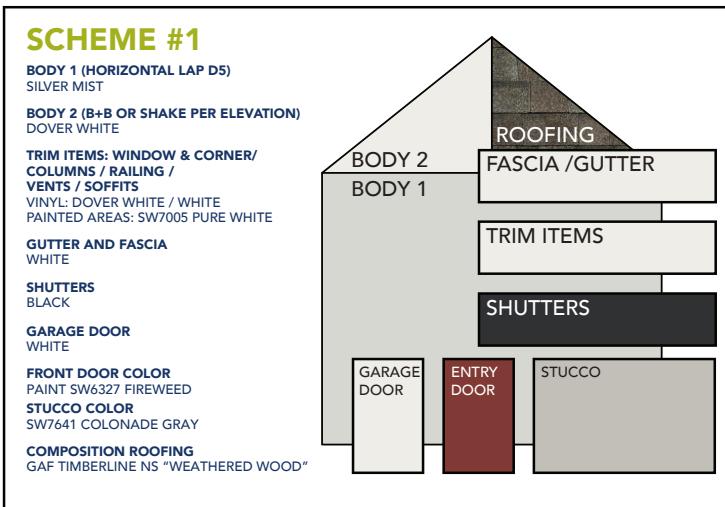
3 Typical Front Elevation - Courtyard Streetside Location
Plan 9913 shown

4 Typical Side Elevation - Courtyard Streetside Location
Plan 9913 shown



SECTION 5a - ARCHITECTURAL STYLES (cont.)

AMERICAN DREAM - COACH HOUSE - COACHLIGHT - WANDER - ALL ELEVATIONS



NOTE: ALL WINDOW FRAMES ARE TO BE WHITE



JORDAN
PROMENADE

Area 3 | Village Plan Amendment 3

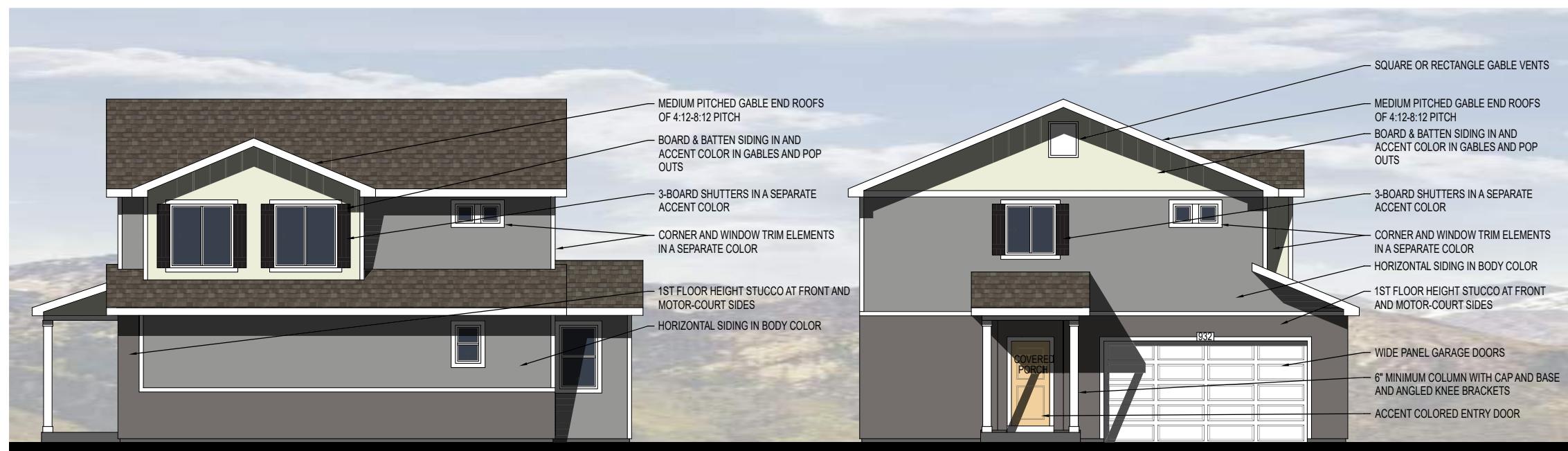
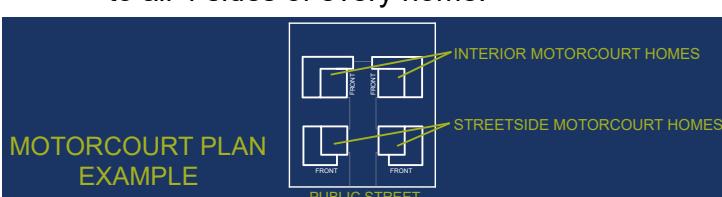
SECTION 5a - ARCHITECTURAL STYLES (cont.)

MOTORCOURT HOME TYPICAL - MODERN FARMHOUSE ELEVATION MODERN FARMHOUSE STYLE

FEATURES

- Prominent front facing gables with medium roof pitches of 4:12-8:12 pitch
- Large square or rectangular gable vents in primary largest roof gables
- Horizontal siding in a consistent body color
- Board and batten accenting in a separate color in gables, pop outs, or front facing facade elements
- Minimum 6x6 columns with top and bottom collars
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Stucco accenting at the main floor height on elevations facing the motorcourt
- Stone accenting at a 36" minimum height on the motorcourt and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.



1 Typical Front Elevation - Motorcourt Interior Location
Plan 931 shown

2 Typical Side Elevation - Motorcourt Interior Location
Plan 931 shown



3 Typical Front Elevation - Motorcourt Streetside Location
Plan 931 shown

4 Typical Side Elevation - Motorcourt Streetside Location
Plan 931 shown



SECTION 5a - ARCHITECTURAL STYLES (cont.)

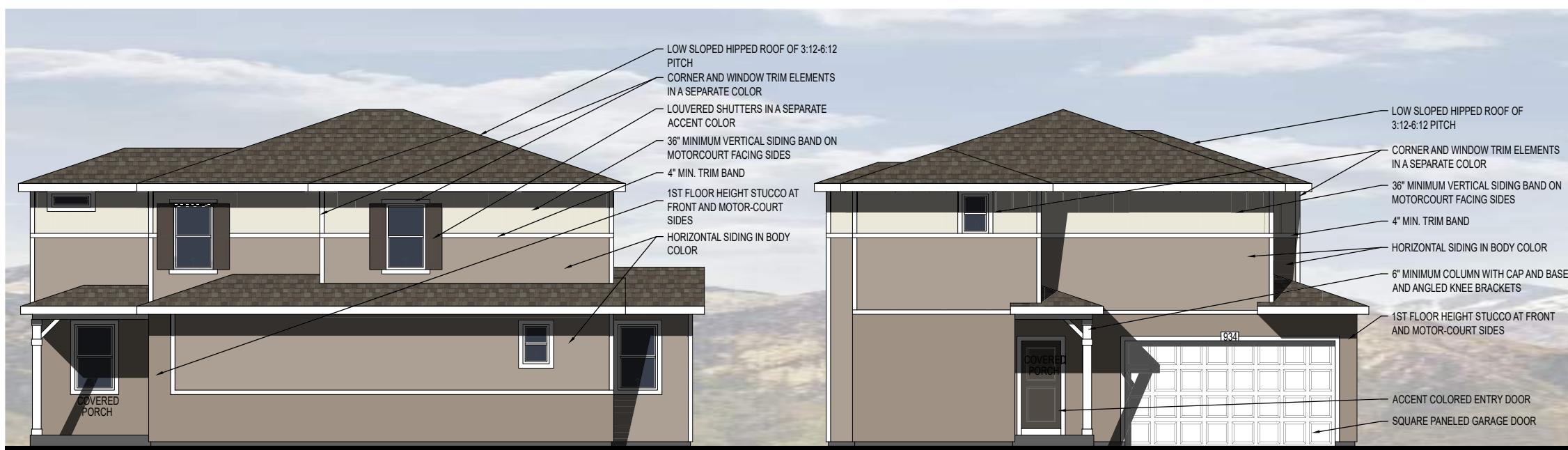
MOTORCOURT HOME TYPICAL - SARATOGA PRAIRIE ELEVATION

SARATOGA PRAIRIE STYLE

FEATURES

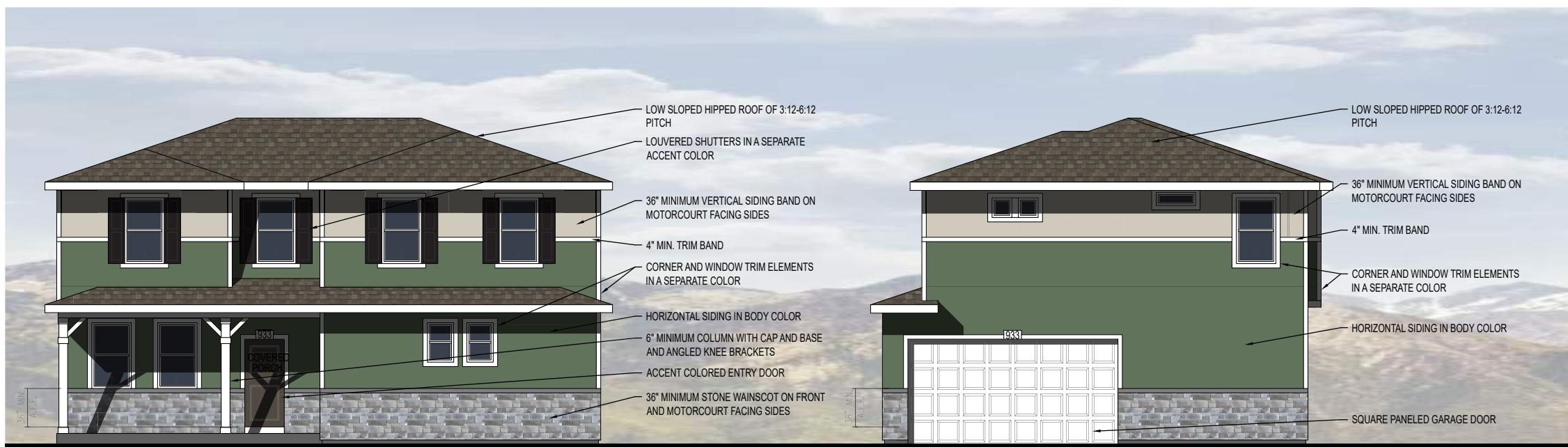
- Low sloped hipped roof of 3:12-6:12 pitch with minimum 12" soffit depth
- Horizontal siding in a consistent body color
- Board and Batten band in an accent color with a 36" minimum height beneath the upper level soffit, separated by a thin trim band
- Minimum 6x6 columns with top angle support and top/bottom collars
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Stucco accenting at the main floor height on elevations facing the motorcourt
- Stone accenting at a 36" minimum height on the motorcourt and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.



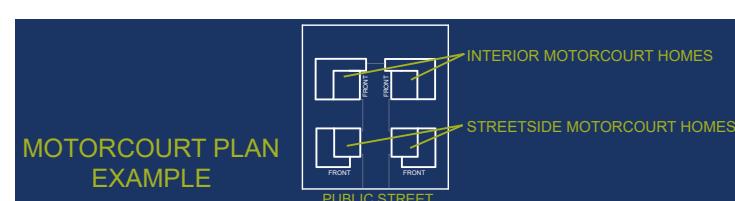
1 Typical Front Elevation - Motorcourt Interior Location
Plan 934 shown

2 Typical Side Elevation - Motorcourt Interior Location
Plan 934 shown



3 Typical Front Elevation - Motorcourt Streetside Location
Plan 933 shown

4 Typical Side Elevation - Motorcourt Streetside Location
Plan 933 shown



SECTION 5a - ARCHITECTURAL STYLES (cont.)

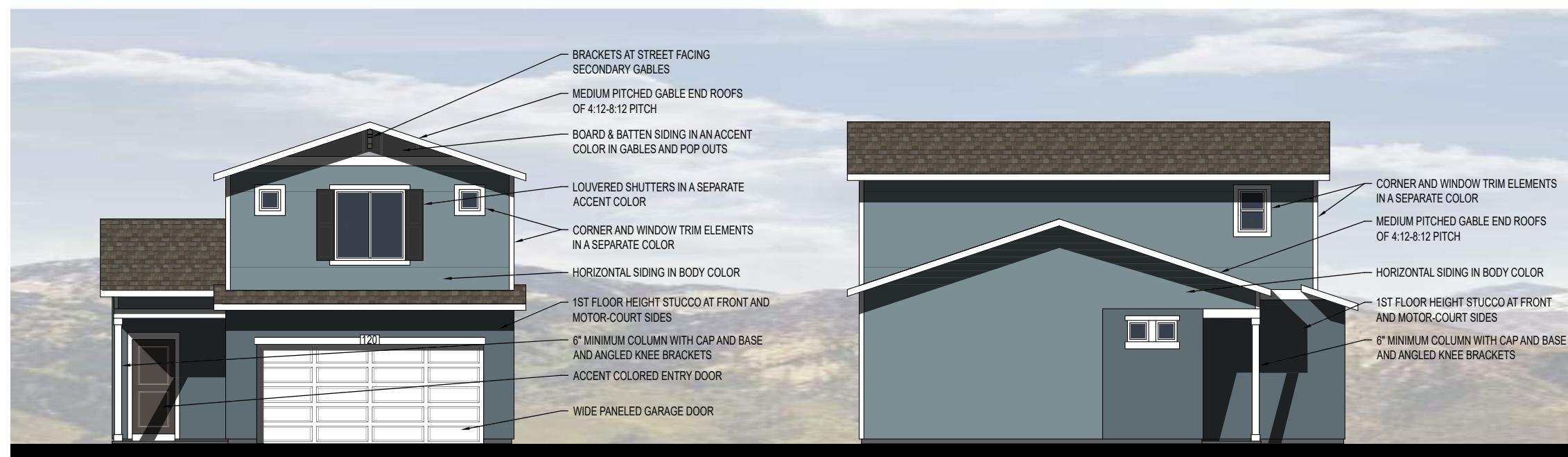
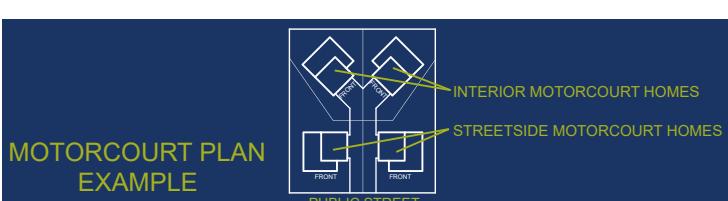
MOTORCOURT HOME TYPICAL - SARATOGA CLASSIC ELEVATION

SARATOGA CLASSIC STYLE

FEATURES

- Prominent front facing gables with medium roof pitches of 4:12-8:12 pitch
- Gable accent elements such as square or rectangular gable vents or brackets on motorcourt or street facing elevations
- Horizontal siding in a consistent body color
- Board and batten accenting in a separate color on gables, furred out elements, or entire stories separated by 8" wide trim bands
- Minimum 6x6 columns with top and bottom collars
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Stucco accenting at the main floor height on interior front elevations
- Stone accenting at a 36" minimum height on the motorcourt and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.



1 Typical Front Elevation - Motorcourt Interior Location
Plan 120 shown

2 Typical Side Elevation - Motorcourt Interior Location
Plan 120 shown



3 Typical Front Elevation - Motorcourt Streetside Location
Plan 125 shown

4 Typical Side Elevation - Motorcourt Streetside Location
Plan 125 shown



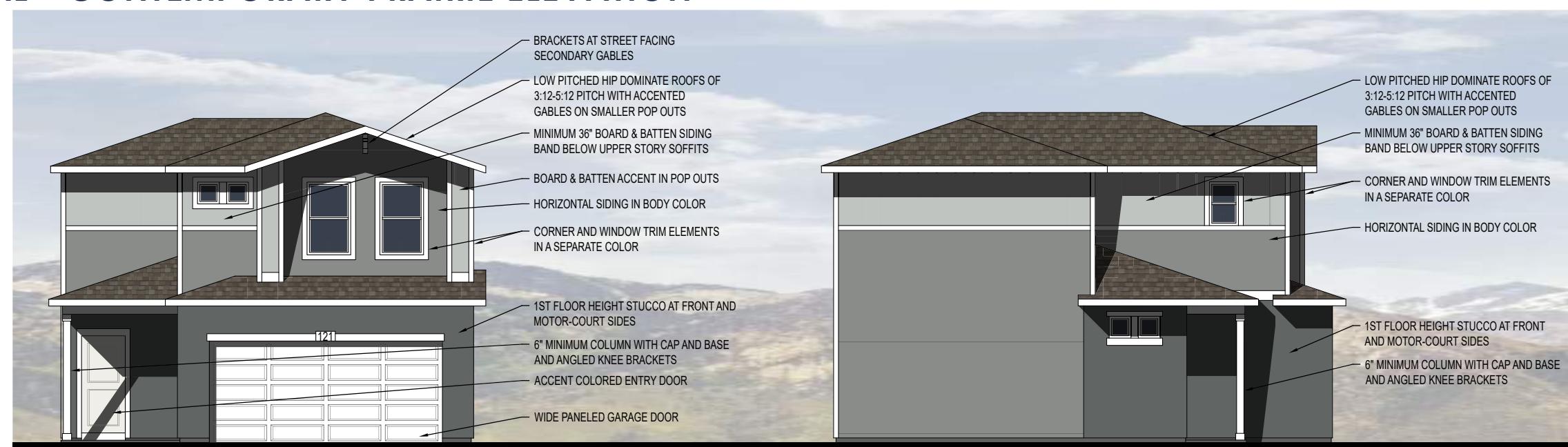
SECTION 5a - ARCHITECTURAL STYLES (cont.)

MOTORCOURT HOME TYPICAL - CONTEMPORARY PRAIRIE ELEVATION CONTEMPORARY PRAIRIE STYLE

FEATURES

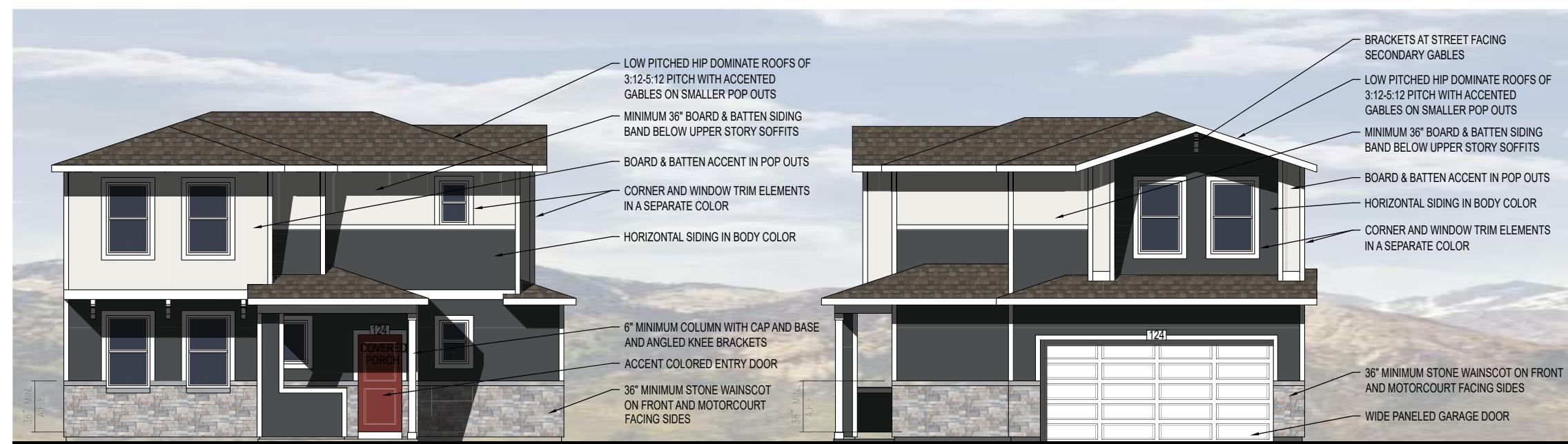
- Low sloped hipped roof of 3:12-6:12 pitch with minimum 12" soffit depth
- Horizontal siding in a consistent body color
- Board and Batten band with a 36" minimum width beneath the upper level soffit separated by trim colored bands
- Furr out elements sided with Board and Batten accent siding in a separate color
- Brackets at gable peaks on motorcourt and street facing elevations
- Minimum 6x6 columns with top angle support and top/bottom collars
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home
- Stucco accenting at the main floor height on elevations facing the motorcourt
- Stone accenting at a 36" minimum height on the motorcourt and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.



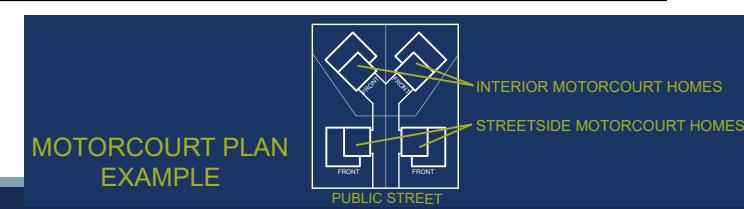
1 Typical Front Elevation - Motorcourt Interior Location
Plan 121 shown

2 Typical Side Elevation - Motorcourt Interior Location
Plan 121 shown



3 Typical Front Elevation - Motorcourt Streetside Location
Plan 124 shown

4 Typical Side Elevation - Motorcourt Streetside Location
Plan 124 shown



SECTION 5a - ARCHITECTURAL STYLES (cont.)

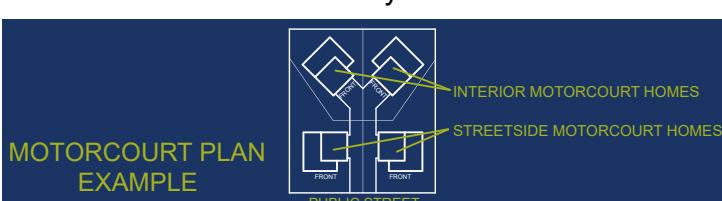
MOTORCOURT HOME TYPICAL - RANCH HOUSE ELEVATION RANCH HOUSE STYLE

FEATURES

- A mix of dutch-hipped and medium pitched gable roofs with a pitch of 4:12-8:12
- Horizontal siding in a consistent body color
- Brackets at gable peaks on motorcourt and street facing elevations
- Shake accenting in a separate color on furred out elements, or entire upper stories separated by trim colored bands
- Minimum 6x6 columns with top and bottom collars
- 4" minimum width corner trim and window trim in a color separate of the main body color. Window and corner trim shall be consistent on all 4 sides of the home

- Stucco accenting at the main floor height on interior front elevations
- Stone accenting at a 36" minimum height on the front and street facing sides of homes directly abutting a public street
- Entry doors in a separate accent color to give significance to the point of entry

NOTE: All enhanced elevations shall include 3 colors and include Board and Batten areas in an accent color to match the front. no material shall encompass more than 75% of a front or street facing facade. All window trim and corner trim size and color shall carry over to all 4 sides of every home.



1 Typical Front Elevation - Motorcourt Interior Location
Plan 121 shown

2 Typical Side Elevation - Motorcourt Interior Location
Plan 121 shown



3 Typical Front Elevation - Motorcourt Streetside Location
Plan 124 shown

4 Typical Side Elevation - Motorcourt Streetside Location
Plan 124 shown



SECTION 5a - ARCHITECTURAL STYLES (cont.)

WANDER PORCHLIGHT II - ALL ELEVATIONS - VINYL SIDING

SCHEME #1

BODY (HORIZONTAL LAP)
URBAN IRON (VARIFORM)

SIDING ACCENT
DOVER WHITE (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

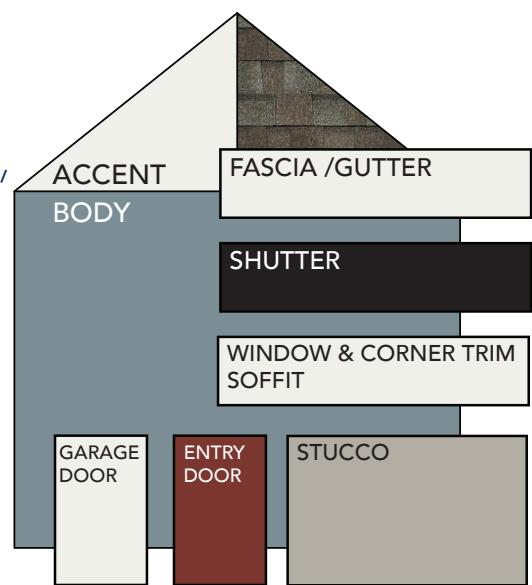
FASCIA / GUTTER
WHITE METAL / SW7005 PURE WHITE

SHUTTER (PER PLAN)
BLACK

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR COLOR
PAINT SW6328 FIREWEED

STUCCO ACCENT (STONE TO REPLACE)
SW7643 PUSSYWILLOW



SCHEME #2

BODY (HORIZONTAL LAP)
RICH MOCHA (VARIFORM)

SIDING ACCENT
STONE MOUNTAIN CLAY (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

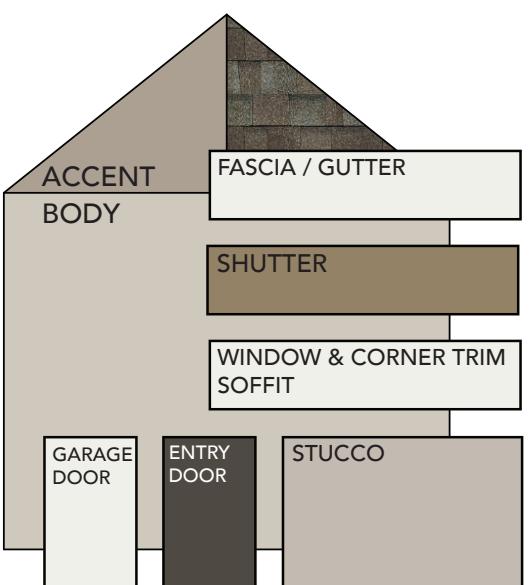
GUTTER / FASCIA
WHITE METAL / SW7005 PURE WHITE

SHUTTER (PER PLAN)
CLAY

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO ACCENT (STONE TO REPLACE)
SW9173 SHITAKE



SCHEME #3

BODY (HORIZONTAL LAP)
TEAK (VARIFORM)

SIDING ACCENT
SANDY TAN (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

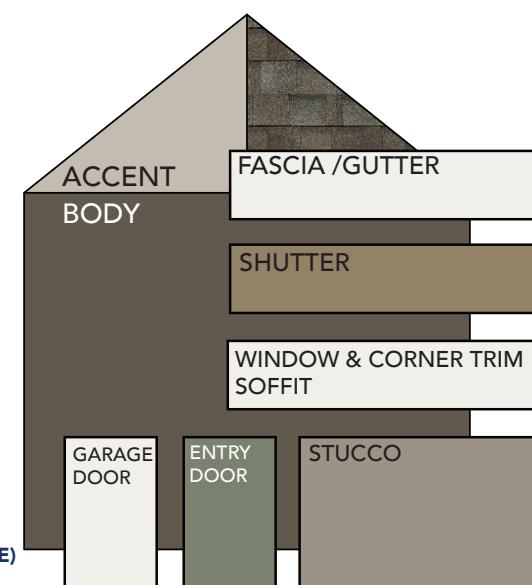
FASCIA / GUTTER
WHITE METAL / SW7005 PURE WHITE

SHUTTER (PER PLAN)
CLAY

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR COLOR
PAINT SW6186 DRIED THYME

STUCCO ACCENT (STONE TO REPLACE)
SW7504 KEYSTONE GRAY



SCHEME #4

BODY (HORIZONTAL LAP)
MEDITERRANEAN PALM (VARIFORM)

SIDING ACCENT
SILVER MIST (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

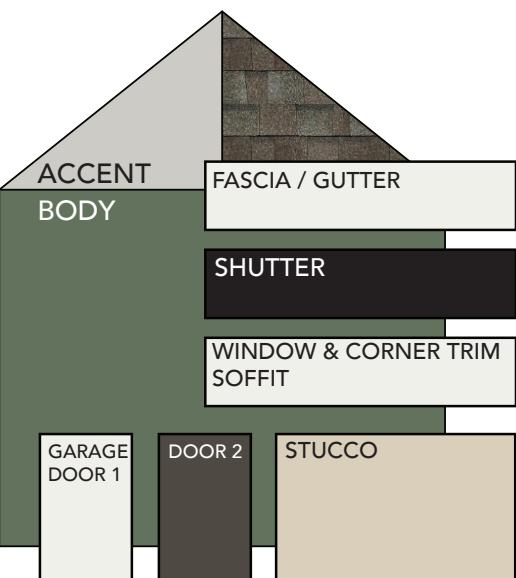
GUTTER / FASCIA
WHITE METAL / SW7005 PURE WHITE

SHUTTER (PER PLAN)
BLACK

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR COLOR
PAINT SW7020 BLACK FOX

STUCCO ACCENT (STONE TO REPLACE)
SW6149 RELAXED KHAKI



SCHEME #5

BODY (HORIZONTAL LAP)
DOVER WHITE (VARIFORM)

SIDING ACCENT
DOVER WHITE (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

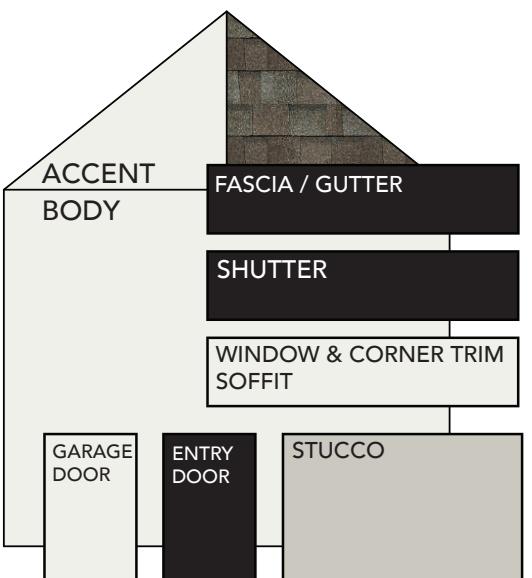
FASCIA / GUTTER
BLACK METAL / SW6258 TRICORN BLACK

SHUTTER (PER PLAN)
BLACK

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR COLOR
PAINT SW6258 TRICORN BLACK

STUCCO ACCENT (STONE TO REPLACE)
SW7015 REPOSE GRAY



SCHEME #6

BODY (HORIZONTAL LAP)
DEEP BRUNSWICK (VARIFORM)

SIDING ACCENT
SILVER MIST (VARIFORM)

TRIM ITEMS: CORNER / WINDOW & DOOR TRIM / SOFFIT / COLUMNS / VENTS / BRACKETS / CORBELS
WHITE METAL / SW7005 PURE WHITE

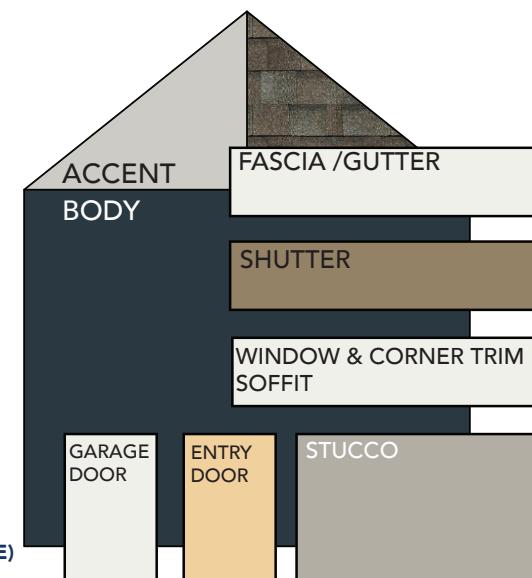
FASCIA / GUTTER
WHITE METAL / SW7005 PURE WHITE

SHUTTER (PER PLAN)
CLAY

GARAGE DOOR
PRE-FINISHED WHITE

ENTRY DOOR COLOR
PAINT SW2857 PEACE YELLOW

STUCCO ACCENT (STONE TO REPLACE)
SW7643 PUSSYWILLOW



STONE CHOICES (IF SELECTED)



HUNTINGTON DIVINO LEDGE



SLATE LEUDERS



WHITE SAND DIVINO LEDGE



MIDNIGHT CHEIF JOSEPH



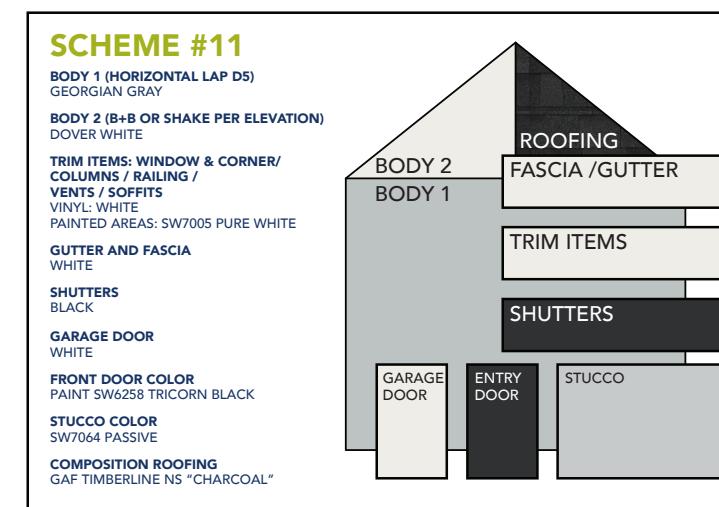
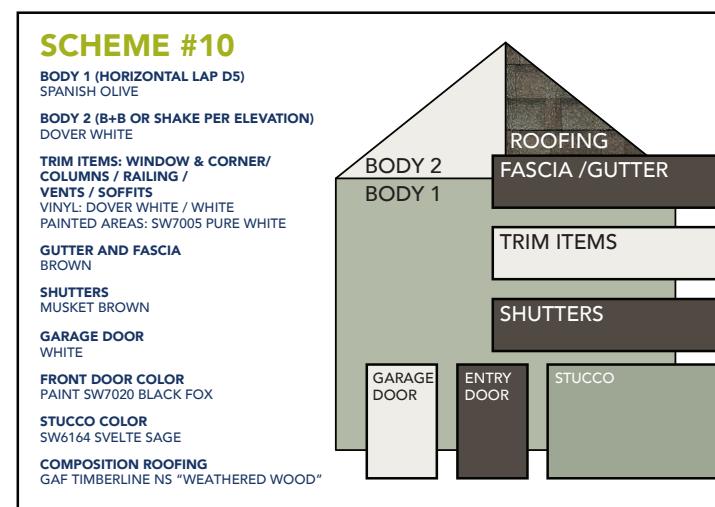
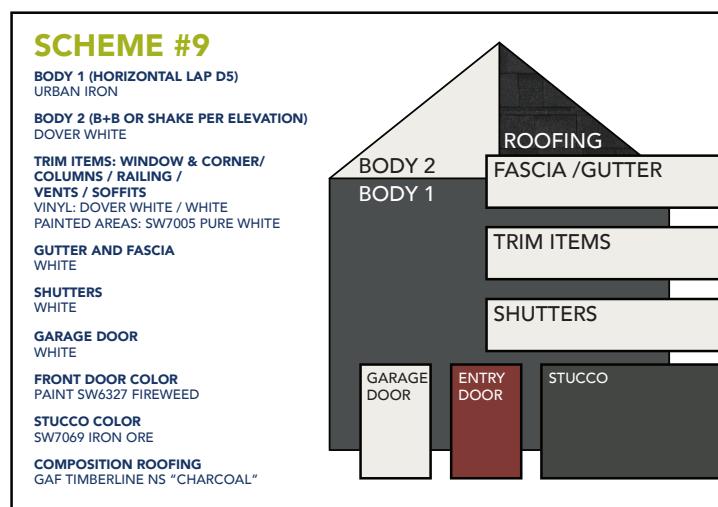
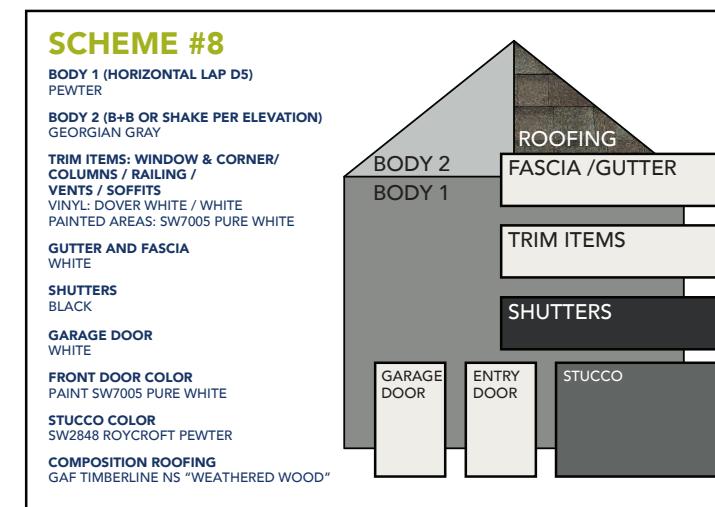
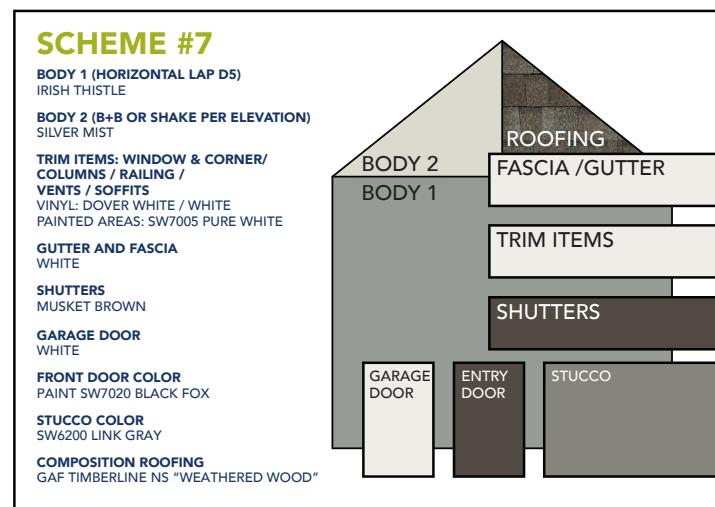
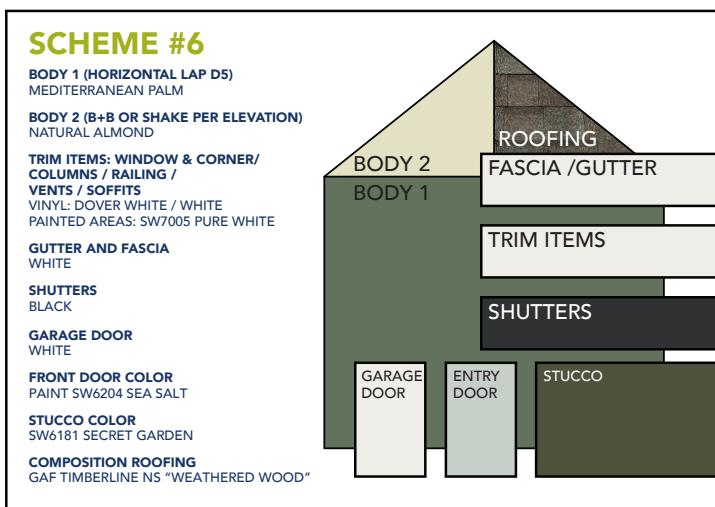
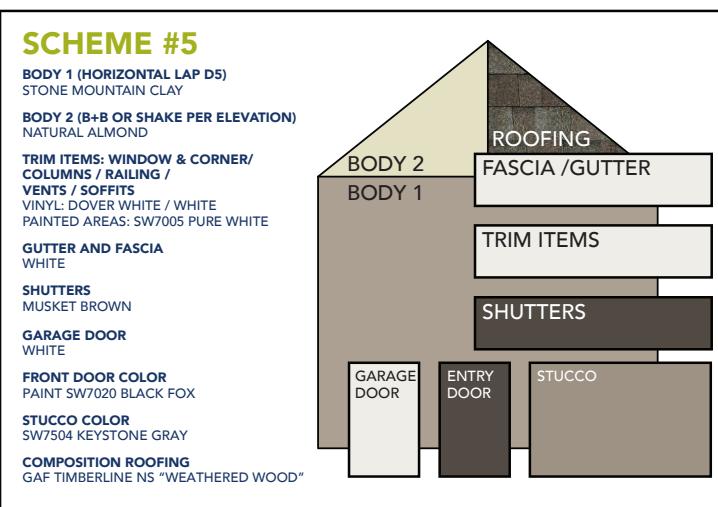
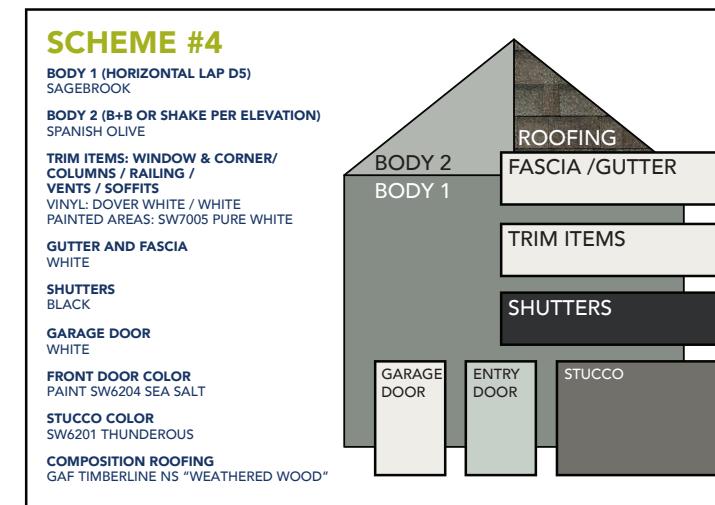
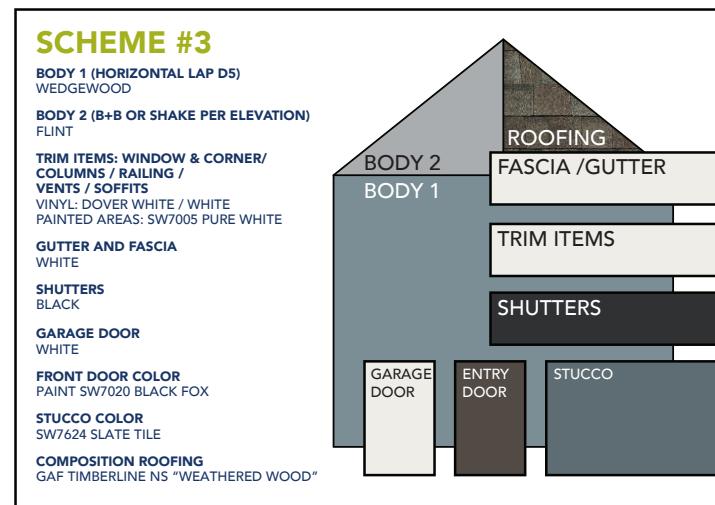
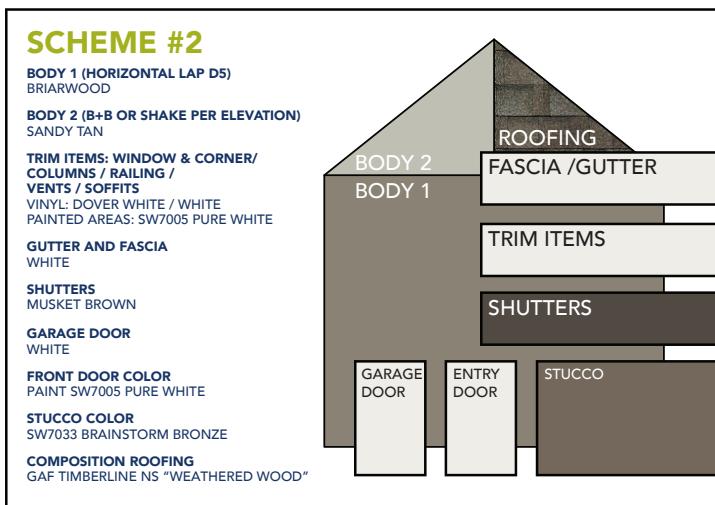
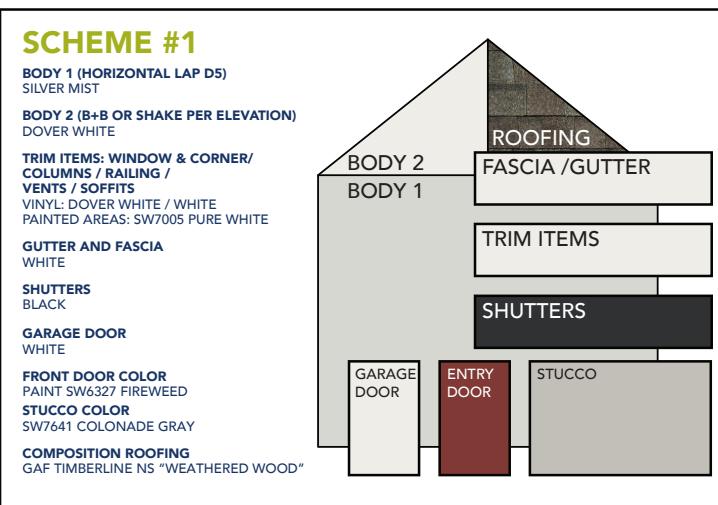
ALL ROOFING
GAF TIMBERLINE
"WEATHERED WOOD"



JORDAN
PROMENADE

SECTION 5a - ARCHITECTURAL STYLES (cont.)

COACH HOUSE & COACHLIGHT - WANDER



NOTE: ALL WINDOW FRAMES ARE TO BE WHITE



SECTION 5b - EXTERIOR COLOR PALETTE

POOLHOUSE EXTERIOR COLOR PALETTE

All exterior colors will be compatible with the architectural style of the community. 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 clubhouse siding shall be primarily light earthy, neutral hues. Siding styles include lap siding, board and batten, or other typical siding styles. Accent colors may be used for doors, casing, window trim or other architectural features and could include reds, dark bronze or others.

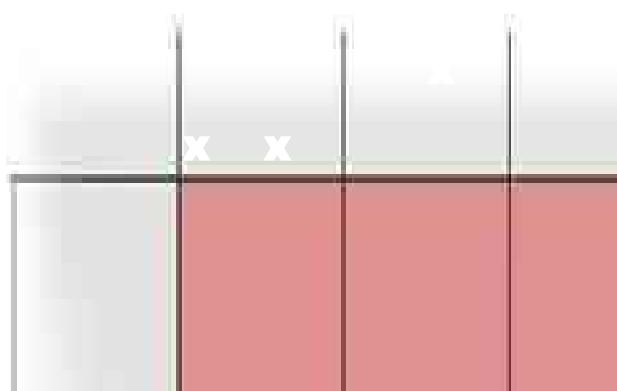
Roof material may be shingles or standing seam metal roofing. Roof colors shall be darker tones including grays, dark browns, or similar.

The palette below shows typical selections from the exterior color palette. Additional colors shall be allowed per the guidelines above.



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. Verification of rhythm and placement to be the responsibility of the homebuilder. Verification will be completed with the building permit application. The following diagrams illustrate the guidelines described above:



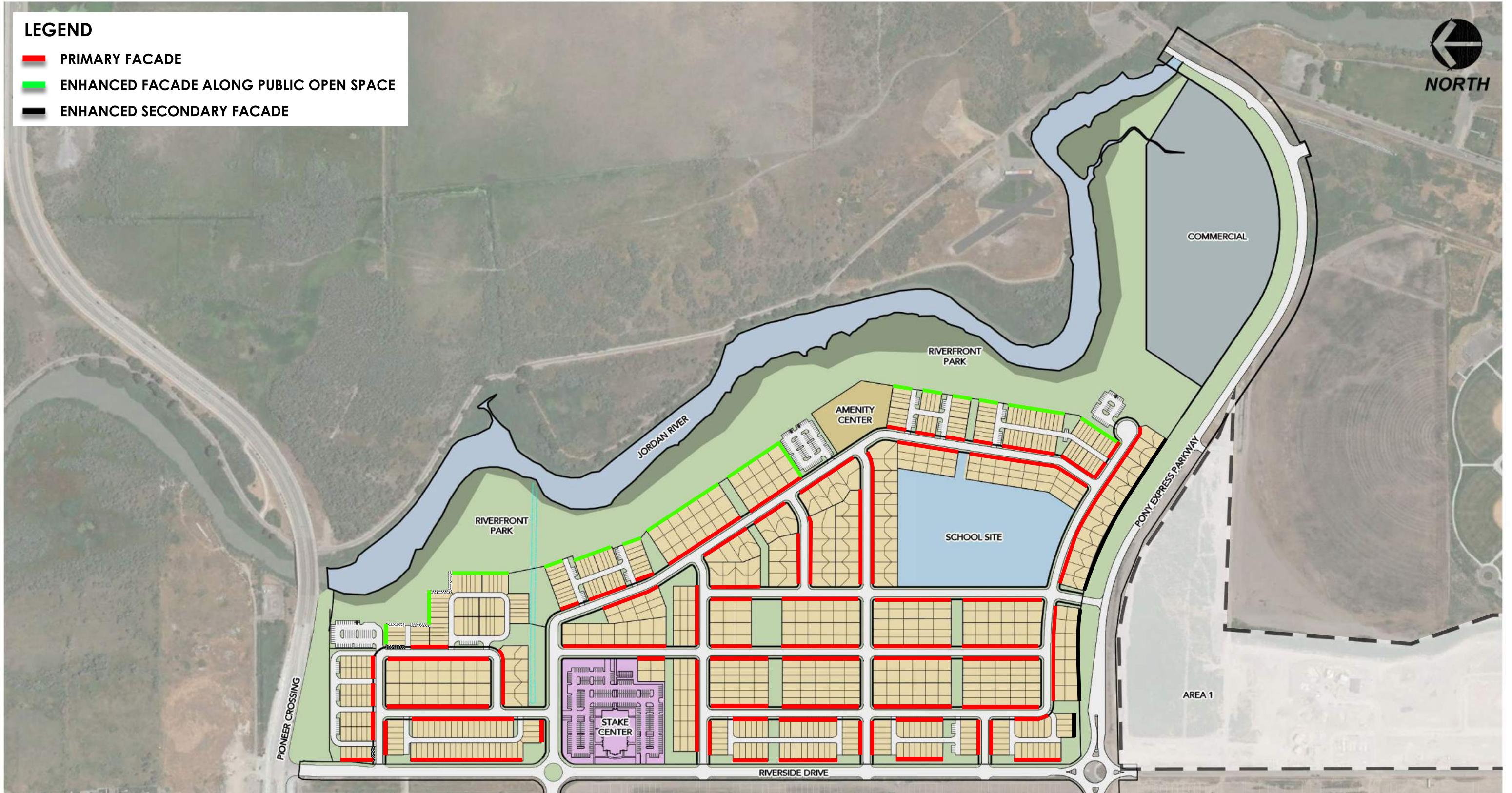
LEGEND

 SAME/SIMILAR BODY COLOR

 DIFFERING BODY COLOR



SECTION 5c - ENHANCED FACADE PLAN



JORDAN
PROMENADE

Area 3 | Village Plan Amendment 3



SECTION 5d - 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.



Perimeter Fence Option A

- **Project Perimeter Fence:** Privacy fencing (6' tall) shall be constructed of vinyl or Trex material 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) shall be constructed of vinyl material 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 shall be constructed 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.



Perimeter Fence Option B and Internal Privacy Fence



Vinyl Rail Fencing



Ornamental Metal Fencing

SECTION 5e - FENCING PLAN





SECTION 5f - RIVERFRONT PARK

Amenities Plan

The Riverfront Park at Wander comprises approximately 28 acres of land situated along the west bank of the Jordan River. The park will be constructed by the Developer and dedicated to the City of Saratoga Springs for ownership and ongoing maintenance. The park shall be designed and constructed in sections concurrent with the platting and construction of adjacent neighborhood areas. A Conceptual Plan shown on Page 95 shows the Initial Improvements of the park which includes all the upland areas. Another Conceptual Plan on Page 96 shows the Final Improvements which includes riverbank improvements which are primarily on land owned by the State of Utah. The following is a list of improvements for the Riverfront Park.

Initial Improvements - Trails, Landscaping and Amenities

Constructed by: Developer

Maintained by & Dedicated to: City of Saratoga Springs

Accessible to: General Public

Amenities include:

- a. Trails
- b. Landscaping
- c. Trailhead and Parking Lot
- d. Public Restrooms and Drinking Fountains
- e. Playground (Ages 2-5 and/or Ages 5-12)
- f. Shade Structures
- g. Site furnishings (benches/trash receptacles/bike racks/picnic areas)
- h. River Overlook

The initial improvements of the park shall be designed and constructed concurrent with the platting and construction of adjacent neighborhood areas. The improved areas will be limited to the area of land being dedicated to the city. Improvements on (or to) State of Utah land (riverbanks) will not be included in the intial phases of construction.

Final Improvements - River Bank Improvements

Constructed by: Developer

Maintained by & Dedicated to: State of Utah and/or City of Saratoga Springs

Accessible to: General Public

Amenities include:

- a. River put-in locations
- b. Stabilization / Erosion Mitigation
- c. Phragmites Removal
- d. Habitat Restoration



SECTION 5f - RIVERFRONT PARK (cont.)

Park Minimum Requirements

The amenities listed below are the minimum required amenities for the Riverfront Park. As specified in the Community Plan, amenities shall be constructed and paid for by the developer. Per the approved Development Agreement, some amenities are eligible for reimbursement from the city. Provisions for additional amenities not listed below, along with cost sharing agreements, shall be negotiated between the city manager/city planning staff and the developer.

- Primary Trail – 10' wide concrete trail, extending from Pioneer Crossing to Pony Express Pkwy. per the approved Development Agreement
 - Note: The marshy area north of the neighborhood commercial areas is undergoing an environmental study. If this area is determined to be a Jurisdictional Wetland per the US Army Corps of Engineers, then alternative trail alignments or construction methods (such as a boardwalk) may be required.
- Restrooms – Public restrooms will be constructed with one toilet per 5 acres of park per city standards. Location may vary depending on geologic conditions and/or utility connection capabilities.
- Access Trails to Neighborhood – 10' wide concrete
- Secondary Trails – 4'-6' wide concrete or soft surface at developer's discretion. All secondary trails that lead to river overlook points or river access points shall be 5' wide concrete.
- North Parking Area at Trailhead
- Central Parking Area at Playgrounds
- South Parking Area at Sculpture Garden
- Primary Shade Shelter / Pavilion– At least one shade shelter of at least 1,000 sq. ft. (25'x40')
- Playground (Ages 2-5) – at least 3 pieces of equipment
- Playground (Ages 5-12) – At least 5 pieces of equipment including one swing set and one multi-play structure
- Benches – Benches shall be provided along the primary trail approximately every 500'. Benches along the primary trail shall also include a shade shelter.
- Kayak Launch - public access kayak launch for the Jordan River

A conceptual site plan of the Riverfront Park is provided on Page 94 of this Village Plan that includes the amenities listed below. Please note that this plan is CONCEPTUAL only. The final location of each amenity may be changed as necessary to meet state, federal and local ordinances, or to respond to physical site characteristics such as topography, groundwater, wetlands, etc.

Public Art / Sculpture Garden

An area for public art will be provided on secondary pathways along the primary trail. The

SECTION 5f - RIVERFRONT PARK (cont.)

developer will provide paths/walkways, benches, decorative plantings and an area to display public art/sculpture. The Developer will provide one sculpture for the sculpture garden area shown on the conceptual site plan.

Phasing / Timing

The park shall be designed and constructed in sections concurrent with the platting and construction of adjacent neighborhood areas.

Construction and Cost Sharing Plan

As specified in the Community Plan, all open space amenities and improvements will be constructed by the developer. Additional amenities beyond those required may be paid for through a negotiated cost sharing agreement between the City and the developer.

Amenities constructed and paid for by Developer

- Parking Areas
- Trails
- Playgrounds
- Restrooms
- Shade Shelters
- Kayak Launch
- Landscaping
- Site Furnishings
- One Sculpture Garden display area (including 1 sculpture)
- Drinking Fountains
- River Overlook

Ownership and Maintenance

After the construction of each phase of the Riverfront Park, the developer will warranty and maintain all required amenities, trails and landscaping for a period of one (1) year. The Developer and City staff will conduct a turnover walk at the end of this period and the developer shall remedy any deficiencies after which ownership and maintenance responsibilities will be transferred to the City of Saratoga Springs.





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. Church uses within Jordan Promenade Village Plan Area 3 shall be exempt from inclusion in the HOA and its authority.

SECTION 7 - PHASING & MAINTENANCE

PHASING

Jordan Promenade Village Plan Area 3 is the third of 3 major phases for the Jordan Promenade Development. Village Plan Area 3 will be developed in 3 phases as illustrated in the Phasing Plan (Section 7a). Due to the unpredictable nature of the real estate market, the phases may not occur in the numbered order below. Each phase shall construct all necessary utilities (including off-site improvements) to service the homes being platted.

Phase 1 of Village Plan Area 3 is planned with the development of a school site, one commercial parcel, a private amenity center, and a portion of the Jordan Riverfront Park. The residential portion in this phase will include cluster homes and townhomes/paired homes.

Phase 2 of Village Plan Area 3 is planned with the development of a model home complex, a stake center and a portion of the Jordan Riverfront Park. The residential portion in this phase will include cluster homes and townhomes/paired homes.

Phase 3 of Village Plan Area 3 is planned with the development of a portion of the Jordan Riverfront Park. The residential portion in this phase will include cluster homes and townhomes/paired homes.

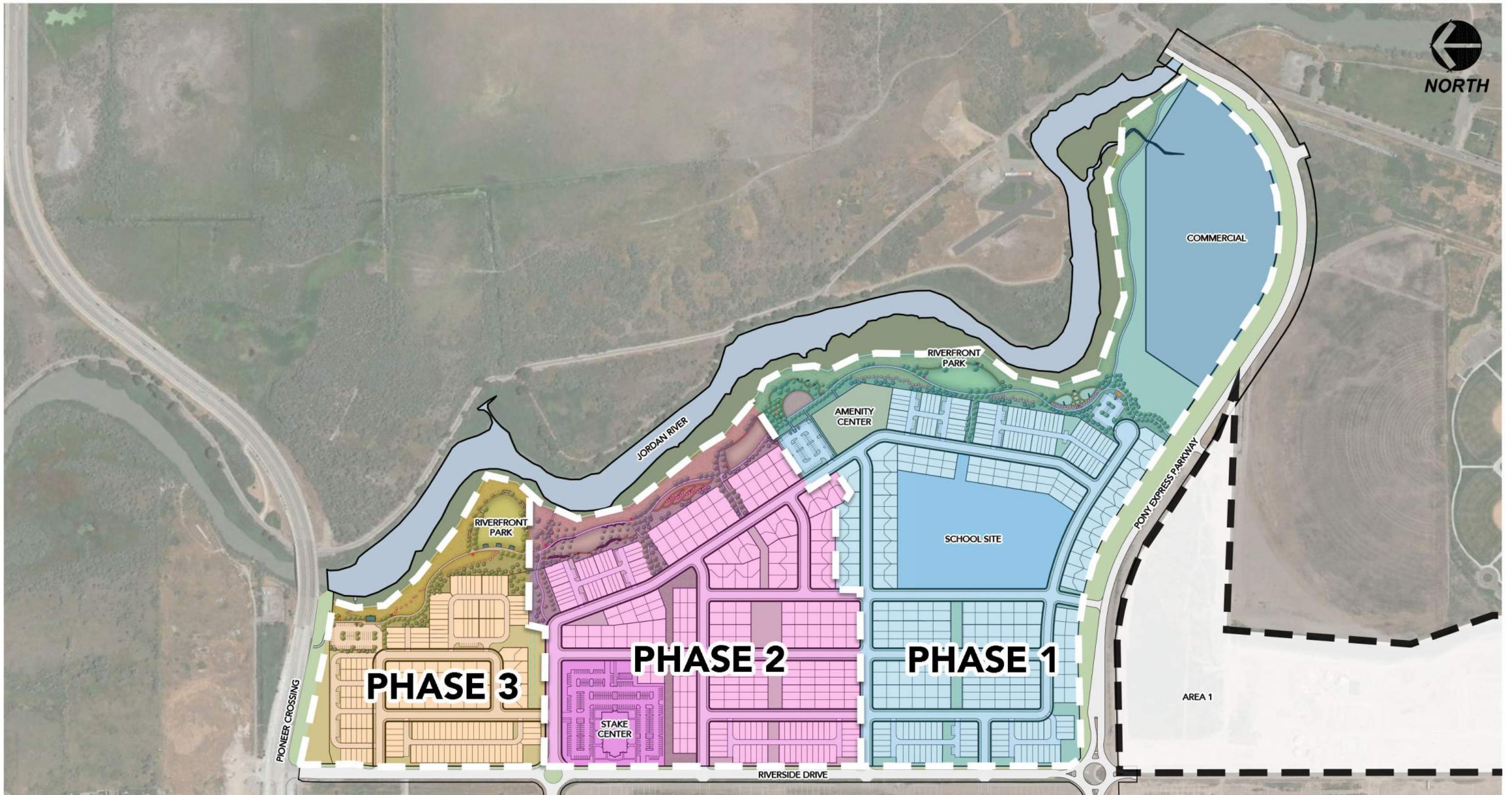
MAINTENANCE

Maintenance for all parks and open space areas within the Area 3 Village Plan will be provided by the Jordan Promenade Homeowners' Association or by the City of Saratoga Springs. Maintenance of city owned parks and open space (such as the Riverfront Park) will be provided by the City of Saratoga Springs. Maintenance of privately owned parks and open space (such as the private amenity center and landscape tracts) will be provided by the Jordan Promenade Homeowners' Association.

The Riverfront Park Maintenance Exhibit on Page 97 show approximate boundaries of ownership and maintenance responsibilities for the City of Saratoga Springs owned park and adjacent HOA. These boundaries will be finalized with legally defined tracts during the plat process.



SECTION 7a - PHASING PLAN



SECTION 8 - LOTTING MAP



JORDAN
PROMENADE

Area 3 | Village Plan Amendment 3

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.

JORDAN RIVERFRONT PARK LANDSCAPE

Landscaping at the Jordan Riverfront Park 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. Landscaping along passive corridor spaces in the Jordan Riverfront Park incorporates natural plantings schemes, swaths of native grass areas and opportunities for viewing the Jordan River. Restoration efforts are planned for selected areas along the banks of the Jordan River, with native and riverside plantings replacing the existing invasive species.

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 east edge of the community.



SECTION 9a - OVERALL LANDSCAPE CONCEPT PLAN



SECTION 9b - 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	GYMNOCLADUS DIOICUS 'ESPRESSO-JFS' *	ESPRESSO KENTUCKY COFFETREE*
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'	PRARIEFIRE CRABAPPLE
DECIDUOUS	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE
DECIDUOUS	PRUNUS CERASIFERA 'THUNDERCLOUD'	FLOWERING PLUM

*DENOTES COMPATIBILITY FOR USE AS A STREET TREE.

**FRUIT-BEARING TREES SHALL NOT BE PLACED ADJACENT TO PUBLIC SIDEWALKS.

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 9b - PLANT PALETTE (cont.)

SHRUBS (5 GALLON)

TYPE	BOTANICAL NAME	COMMON NAME
DECIDUOUS	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH
DECIDUOUS	CORNUS SERICEA	RED OSIER DOGWOOD
DECIDUOUS	PEROVSKIA ARTIPLOCIFOLIA	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 PURGANS '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	HELIOTRICHON 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.

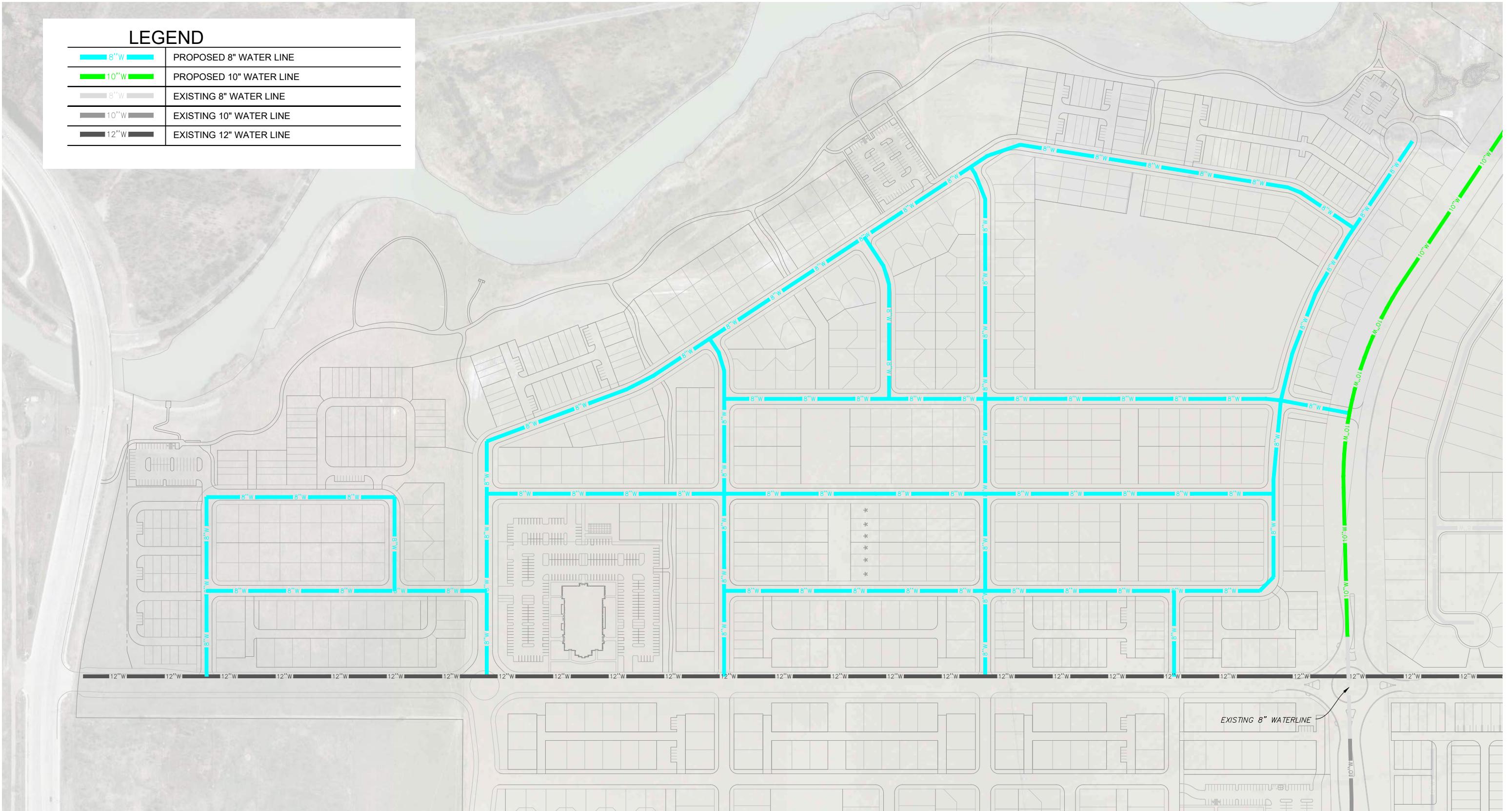
SECTION 10 - UTILITY PLANS

The following plans provide further detail on the utilities provided in Jordan Promenade Village Plan Area 3:

- 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



NOTE: Refer to the Community Plan for additional information.

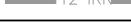
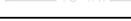


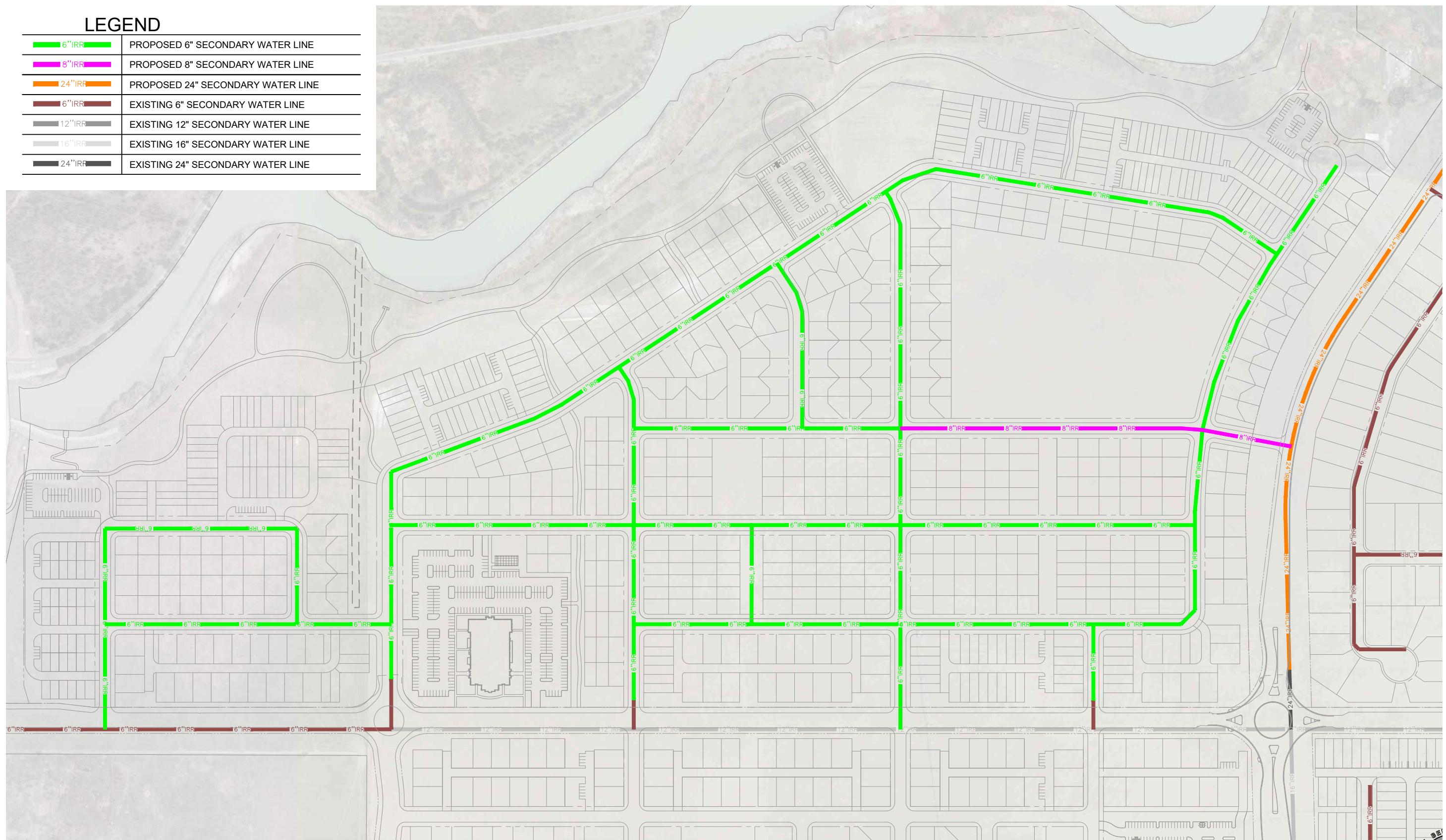
**JORDAN
PROMENADE**

Area 3 | Village Plan Amendment 3

SECTION 10b - SECONDARY WATER PLAN

LEGEND

 6"IRR	PROPOSED 6" SECONDARY WATER LINE
 8"IRR	PROPOSED 8" SECONDARY WATER LINE
 24"IRR	PROPOSED 24" SECONDARY WATER LINE
 6"IRR	EXISTING 6" SECONDARY WATER LINE
 12"IRR	EXISTING 12" SECONDARY WATER LINE
 16"IRR	EXISTING 16" SECONDARY WATER LINE
 24"IRR	EXISTING 24" SECONDARY WATER LINE



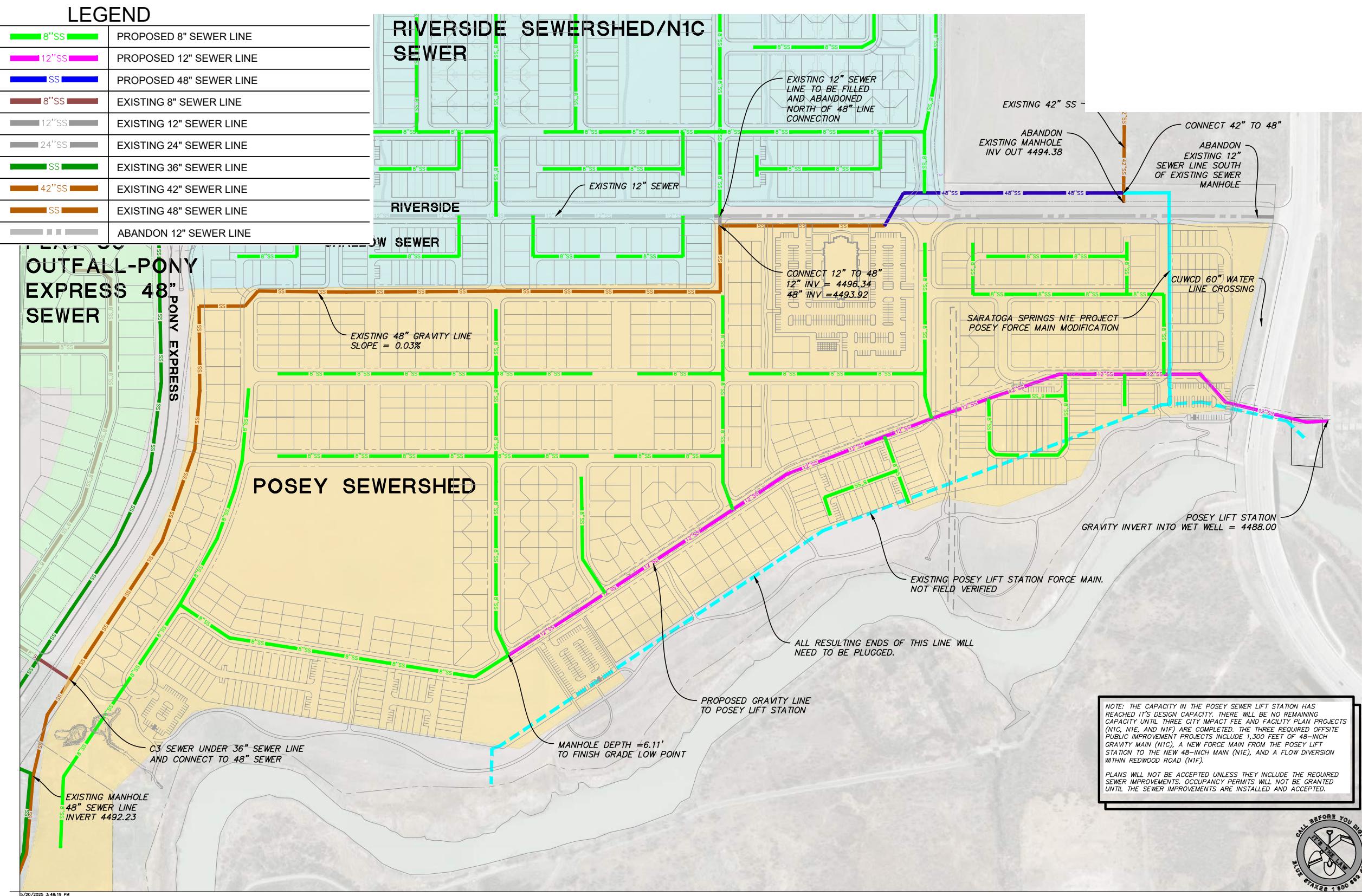
NOTE: Refer to the Community Plan for additional information.



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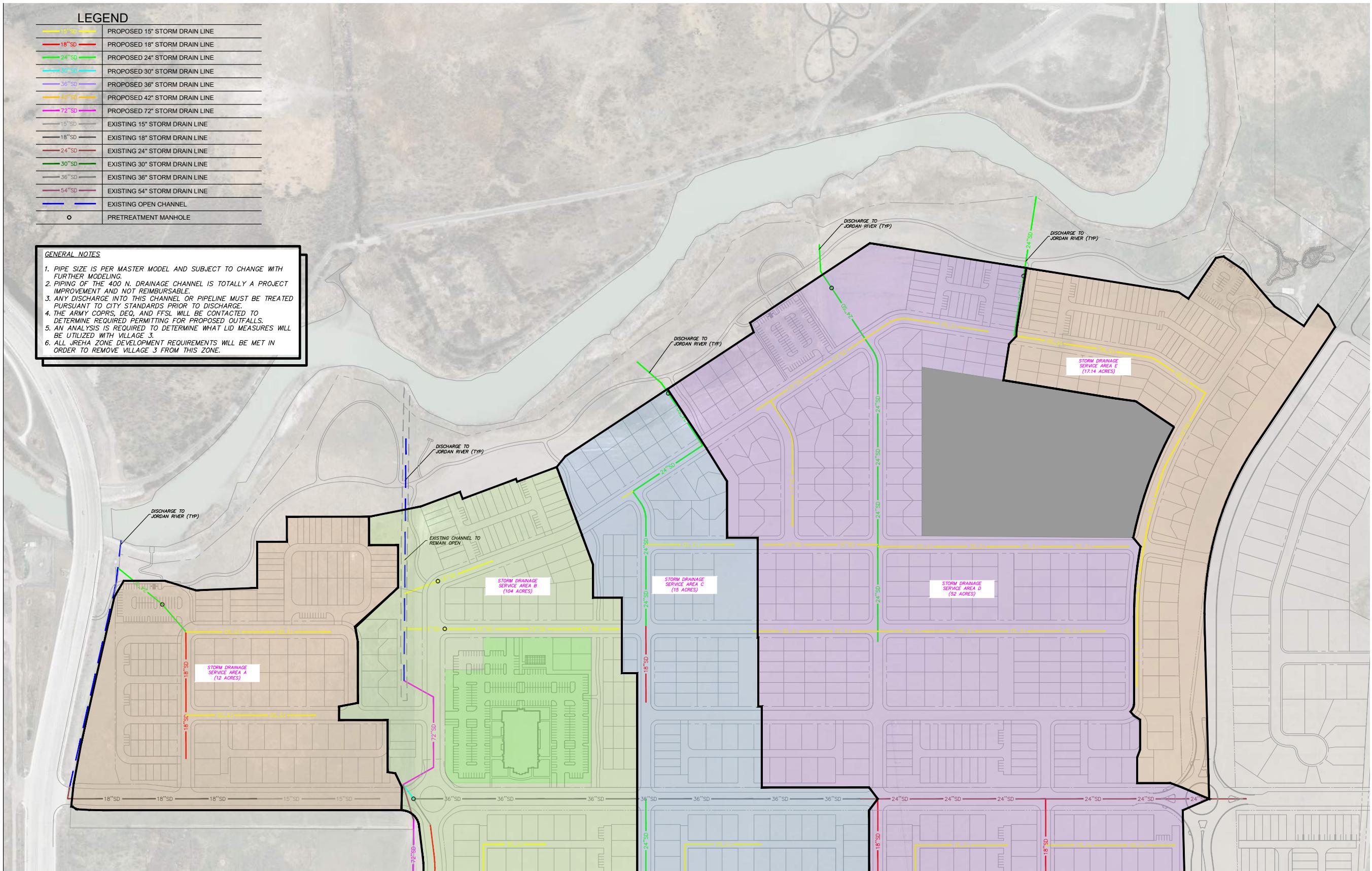
SECTION 10c - SANITARY SEWER PLAN



NOTE: Refer to the Community Plan for additional information.



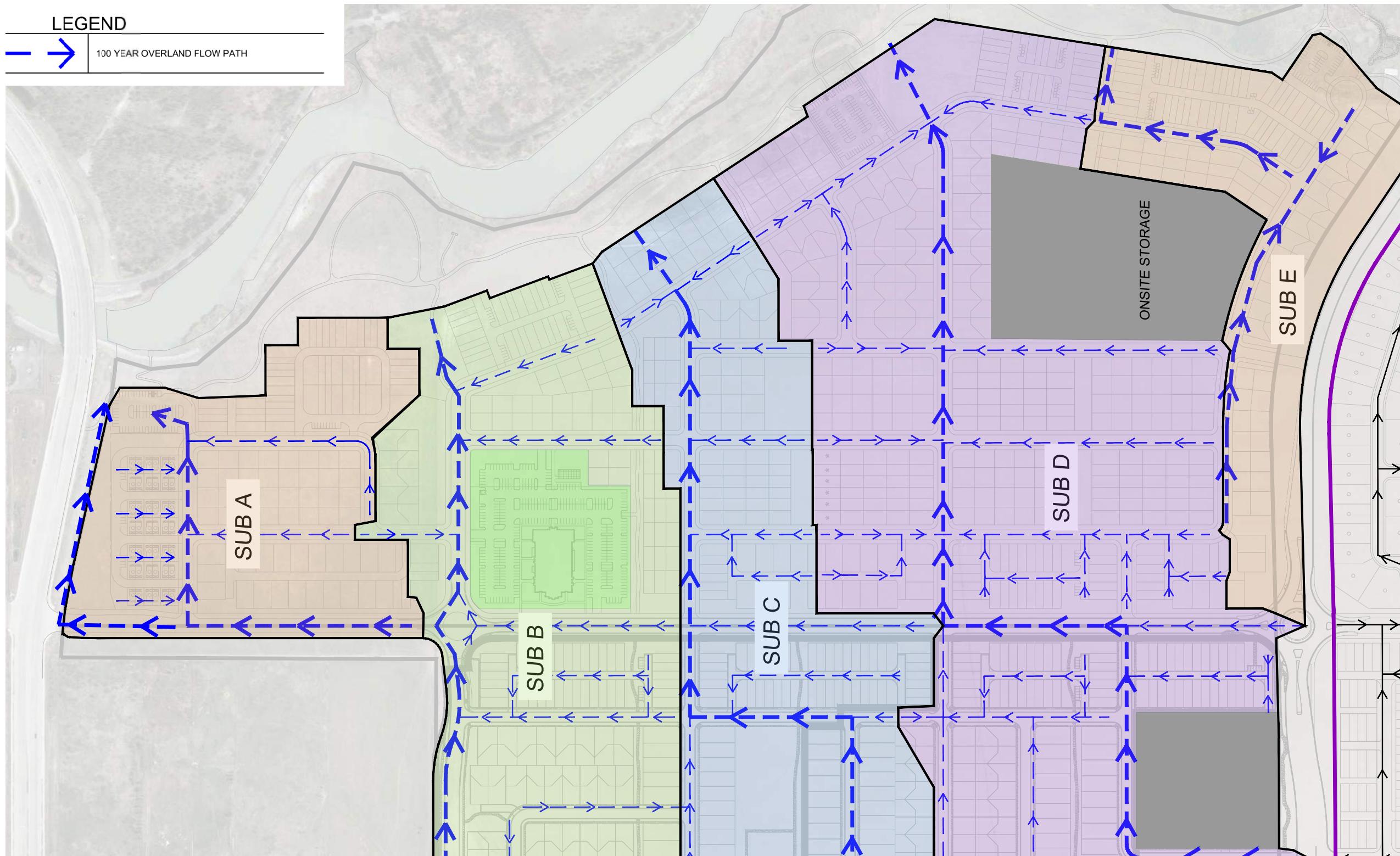
SECTION 10d - STORM WATER DRAINAGE PLAN



NOTE: Refer to the Community Plan for additional information.



SECTION 10e - STORM DRAINAGE 100 YEAR OVERLAND FLOW ROUTE



NOTE: Refer to the Community Plan for additional information.



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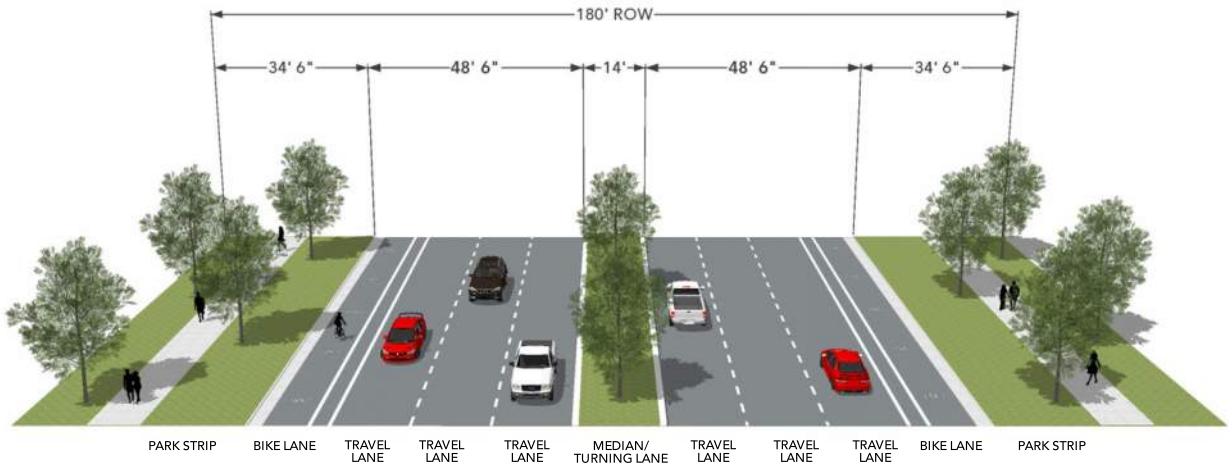
Area 3 | Village Plan Amendment 3

SECTION 11 - VEHICULAR PLAN

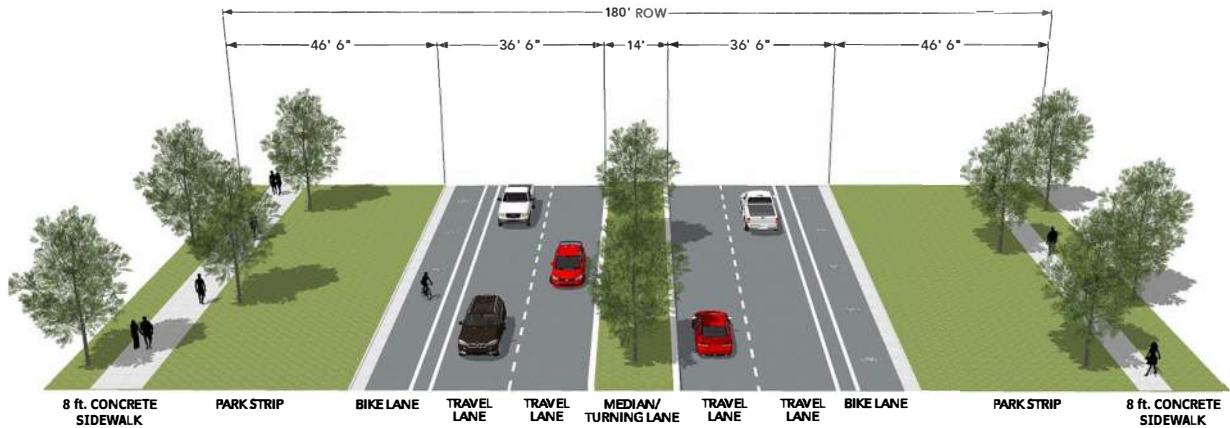


TYPICAL ROADWAY DIAGRAMS

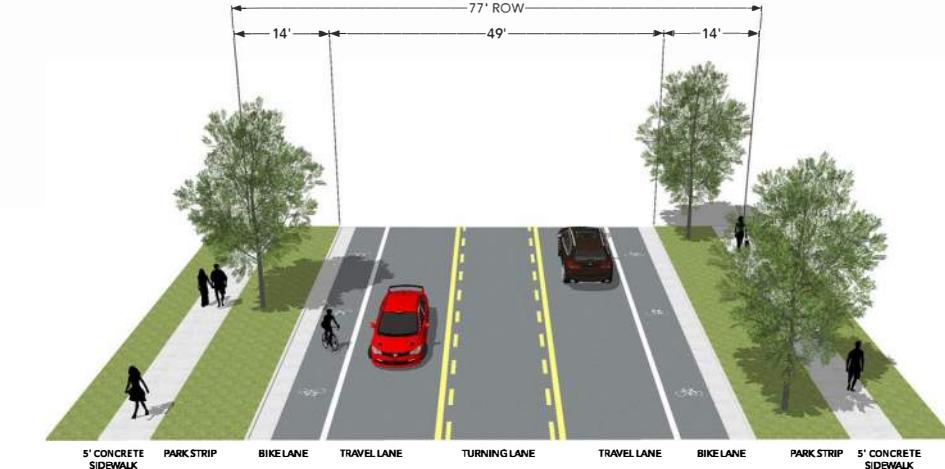
PRINCIPAL ARTERIAL ROADWAY (180' ROW) - PIONEER CROSSING TYP.



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



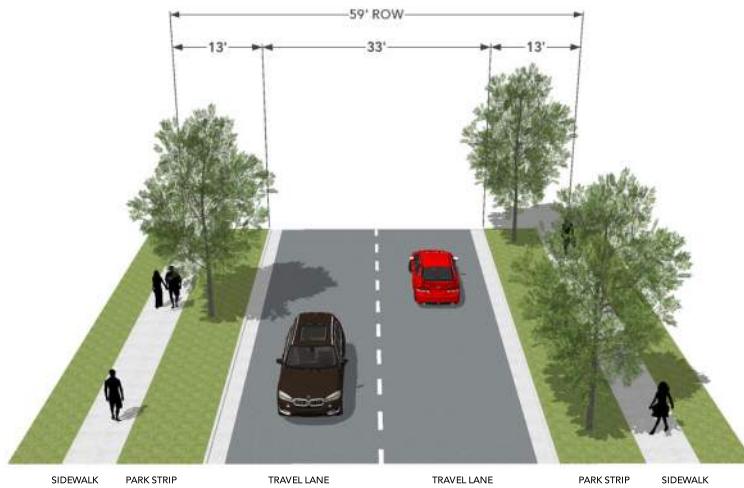
COLLECTOR ROADWAY (77' ROW) - RIVERSIDE DRIVE TYP.



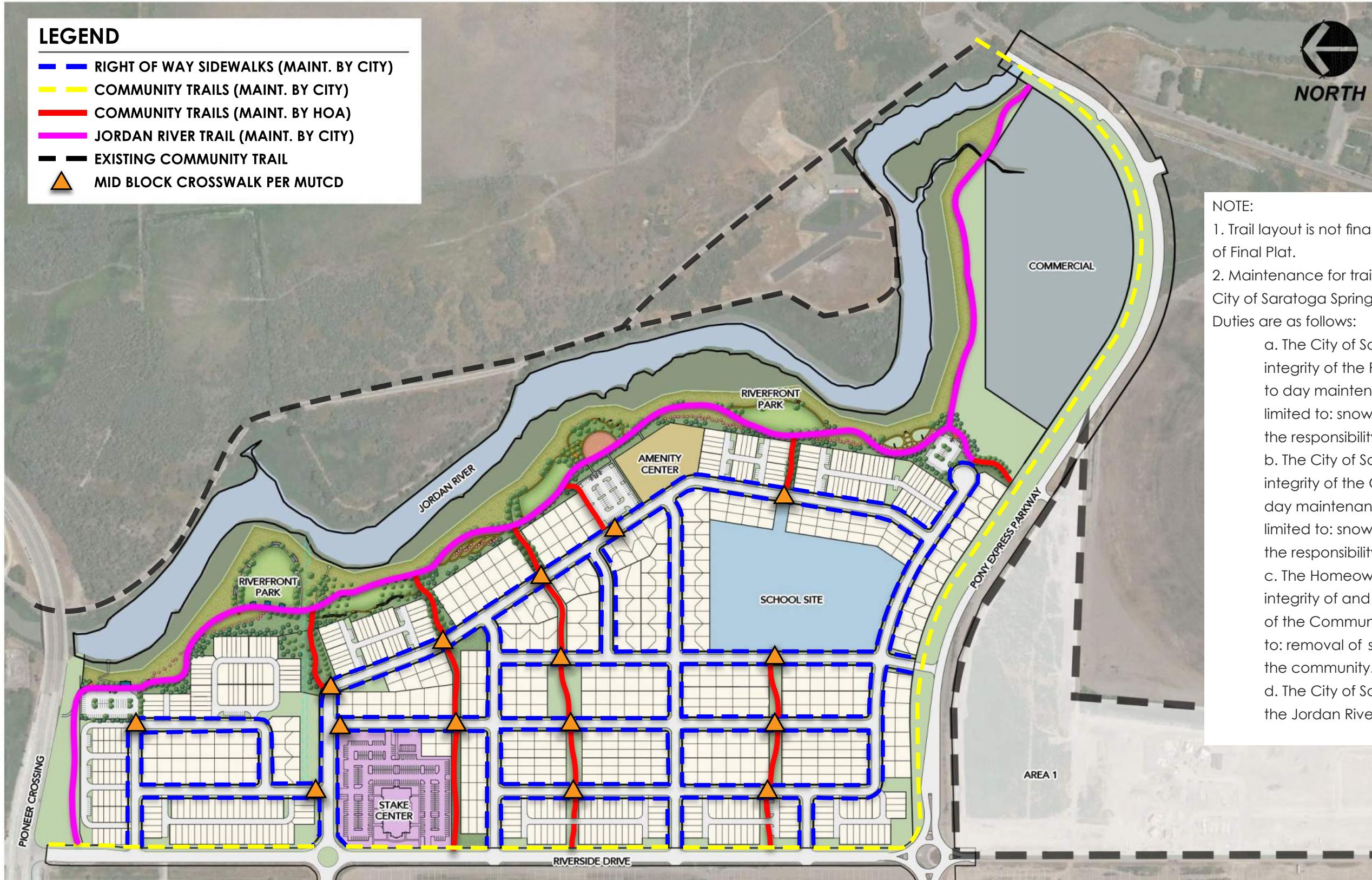


TYPICAL ROADWAY DIAGRAMS (CONT.)

LOCAL ROADWAY (59' ROW)



SECTION 12 - PEDESTRIAN PLAN



TYPICAL TRAIL DIAGRAMS

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



● ● ● PRIVATE CORRIDORS



■ ■ ■ COMMUNITY TRAILS





TYPICAL TRAIL DIAGRAMS

■ ■ ■ RIGHT-OF-WAY TRAILS - RIVERSIDE DRIVE (EAST SIDE)



PRIVATE LOT

BUFFER STRIP

8' SIDEWALK

PARK STRIP

ROADWAY

■ ■ ■ RIGHT-OF-WAY TRAILS - PONY EXPRESS PARKWAY



PRIVATE LOT

BUFFER STRIP

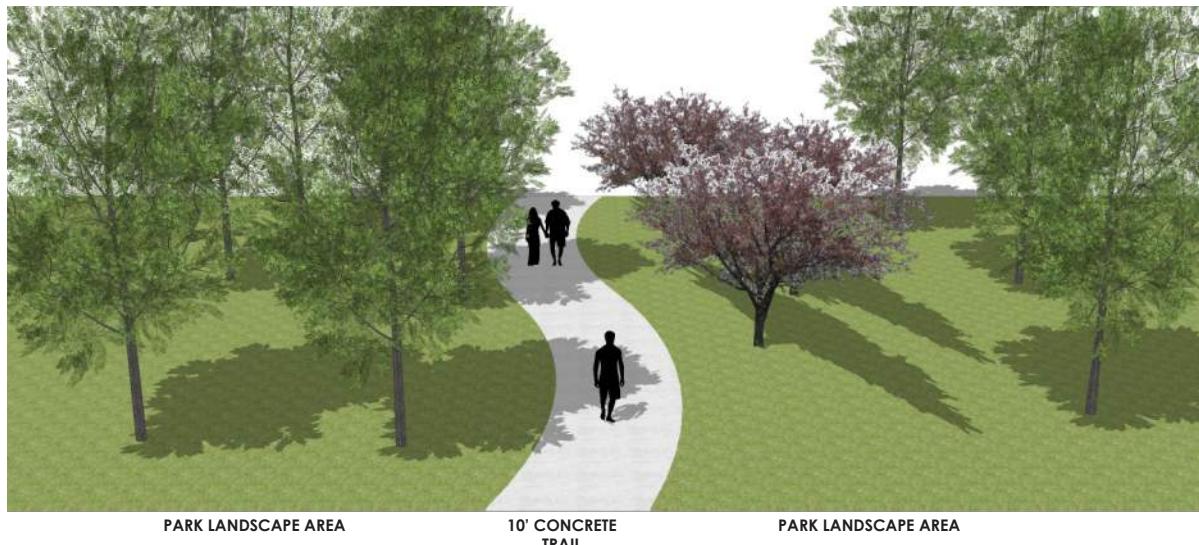
10' CONCRETE
SIDEWALK

ROW

PARK STRIP

ROADWAY

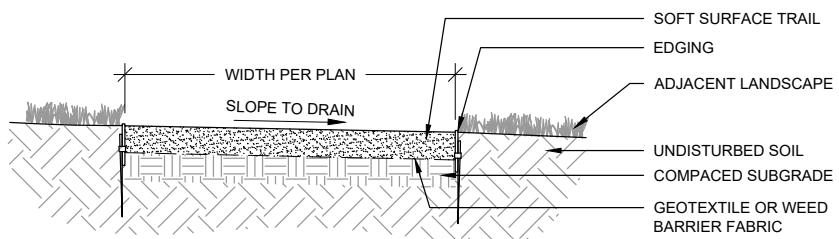
RIVERFRONT PARK - PRIMARY TRAIL



RIVERFRONT PARK - SECONDARY TRAILS*



*SECONDARY TRAILS ARE NOT SHOWN ON PEDESTRIAN PLAN MAP



SOFT SURFACE PEDESTRIAN ONLY TRAILS (SUCH AS 4" DEPTH OF GRAVEL OR CRUSHER FINES) SHALL BE ALLOWED AS SECONDARY TRAILS ONLY WITHIN THE RIVERFRONT PARK. THE DEVELOPER WILL WORK WITH THE CITY OF SARATOGA SPRINGS PARKS SUPERINTENDENT AND PLANNING STAFF DURING THE PLAT PROCESS TO FINALIZE CONSTRUCTION DETAILING.





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 3:

- Section 14a: Overall Monument Concept Plan
- Section 14b: Open Space Management
- Section 14c: Riverfront Park Conceptual Site Plan
- Section 14d: Riverfront Park Initial Phases
- Section 14e: Riverfront Park Final Phase
- Section 14f: Riverfront Park Maintenance
- Section 14g: Geological Hazards & Soils
- Section 14h: Fire Protection Plan

See attached Appendices for additional detailed plans.



SECTION 14a - OVERALL MONUMENT CONCEPT PLAN



NOTE: Monument signs in Area 3 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.



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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





SECONDARY MONUMENT

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 serves 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

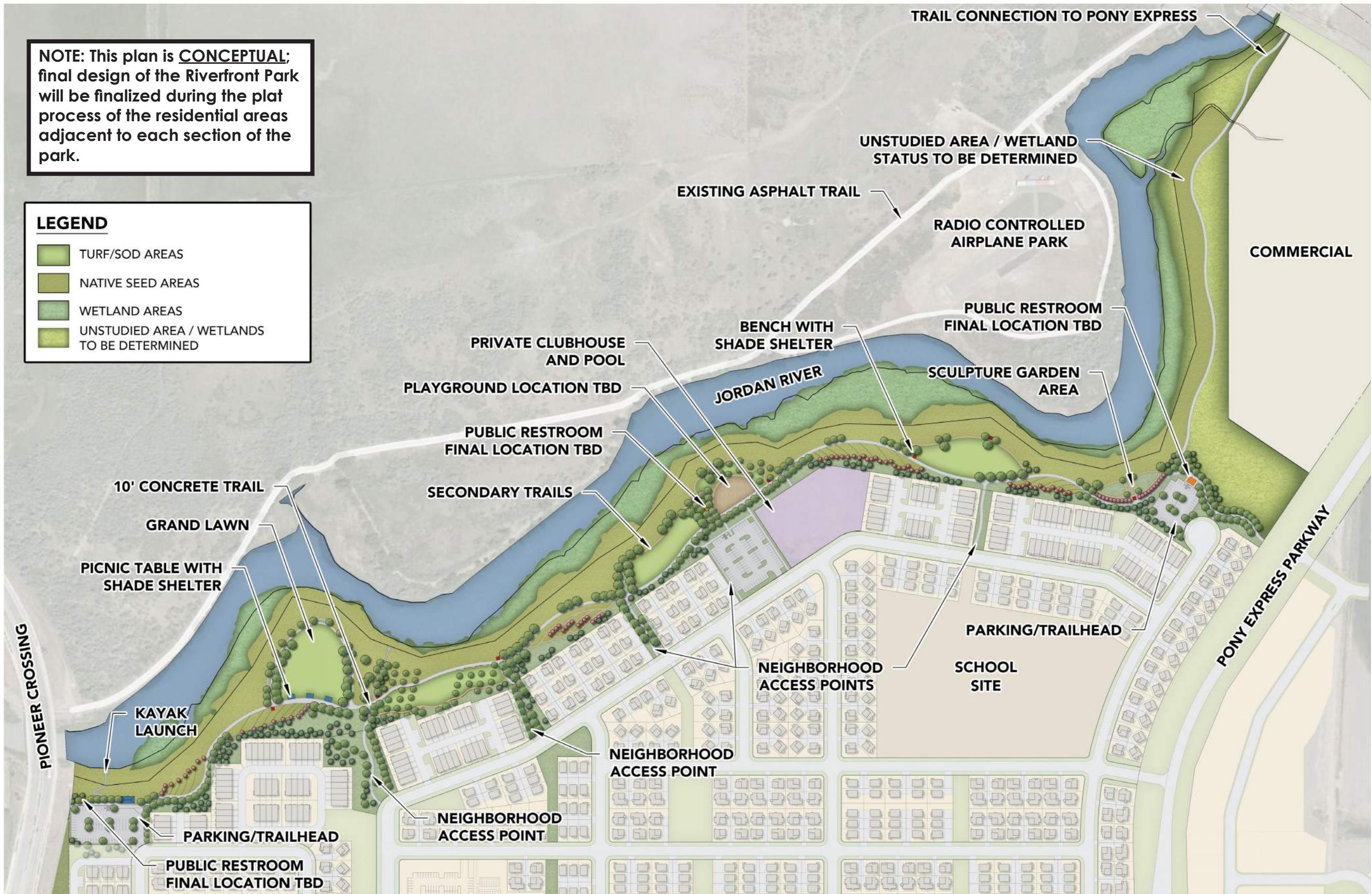
Jordan Promenade meets the City's requirements for a range of 18-24% improved and native, public and private open space within the Planned Community District area under the Traditional Neighborhood place type as described in Saratoga Springs City Center District Area Plan.

The percentage of open space provided within Village Plan Area 3 is 24.2%, which exceeds 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 3.

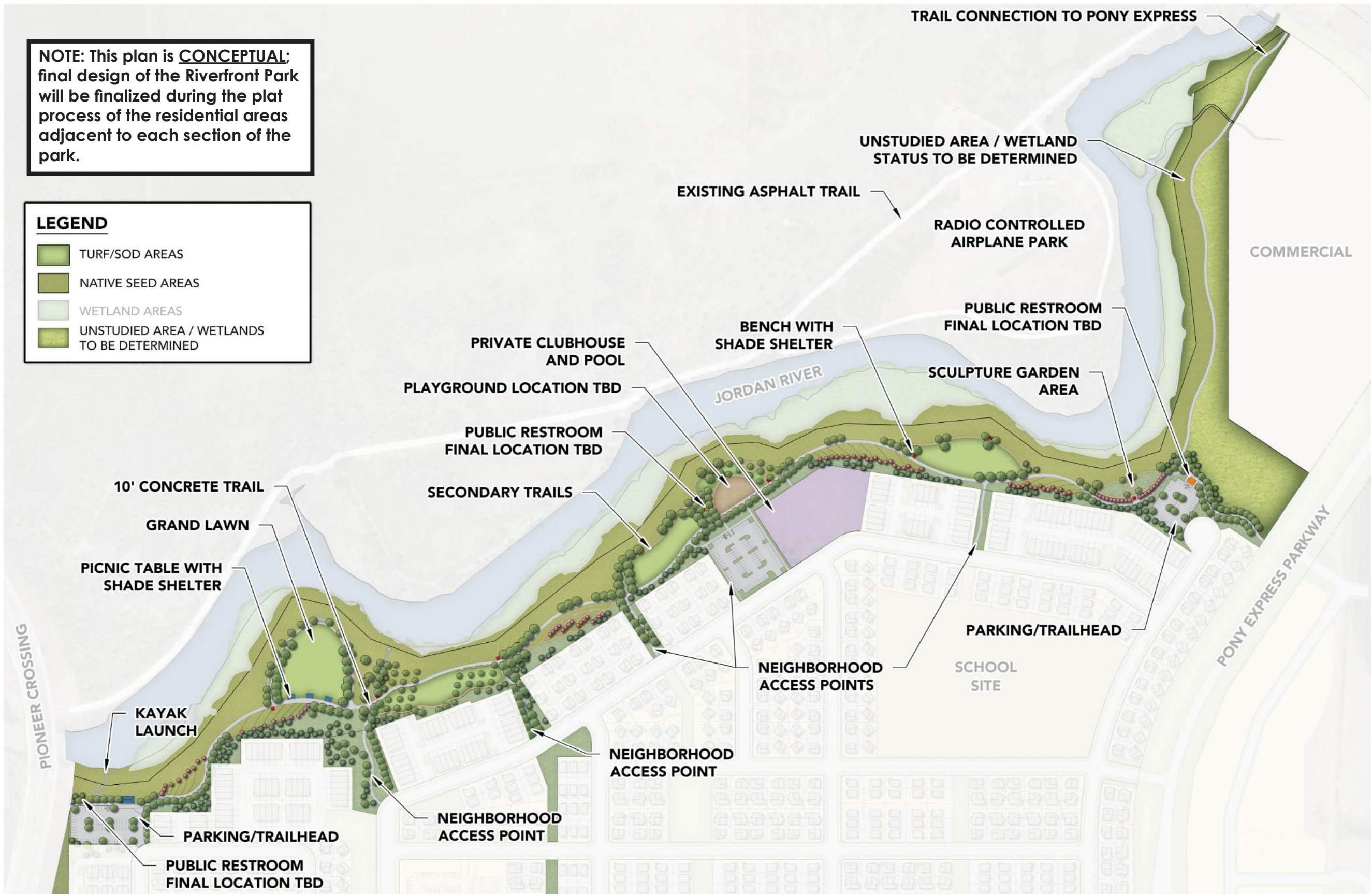
The following information details the allocation of open-space acreages within Village Plan Area 3:

VILLAGE	OPEN SPACE ACRES	TOTAL VILLAGE ACRES	% OPEN SPACE
AREA 1	31.9	135.4	23.6%
AREA 2	10.0	76.9	13.0%
AREA 3	38.9	161.0	24.2%
TOTALS	80.8	373.3	21.6%

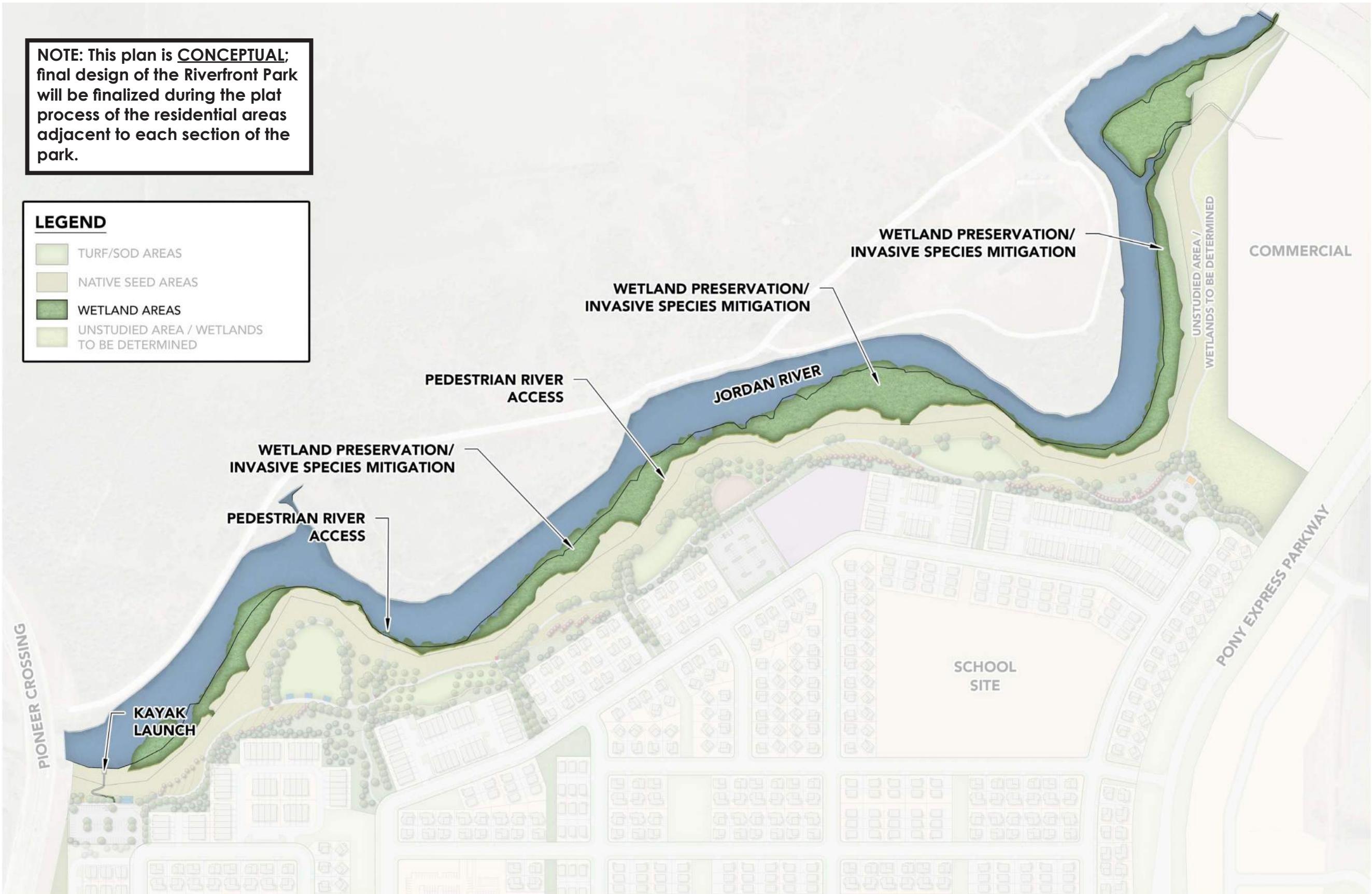
SECTION 14c - RIVERFRONT PARK CONCEPTUAL SITE PLAN



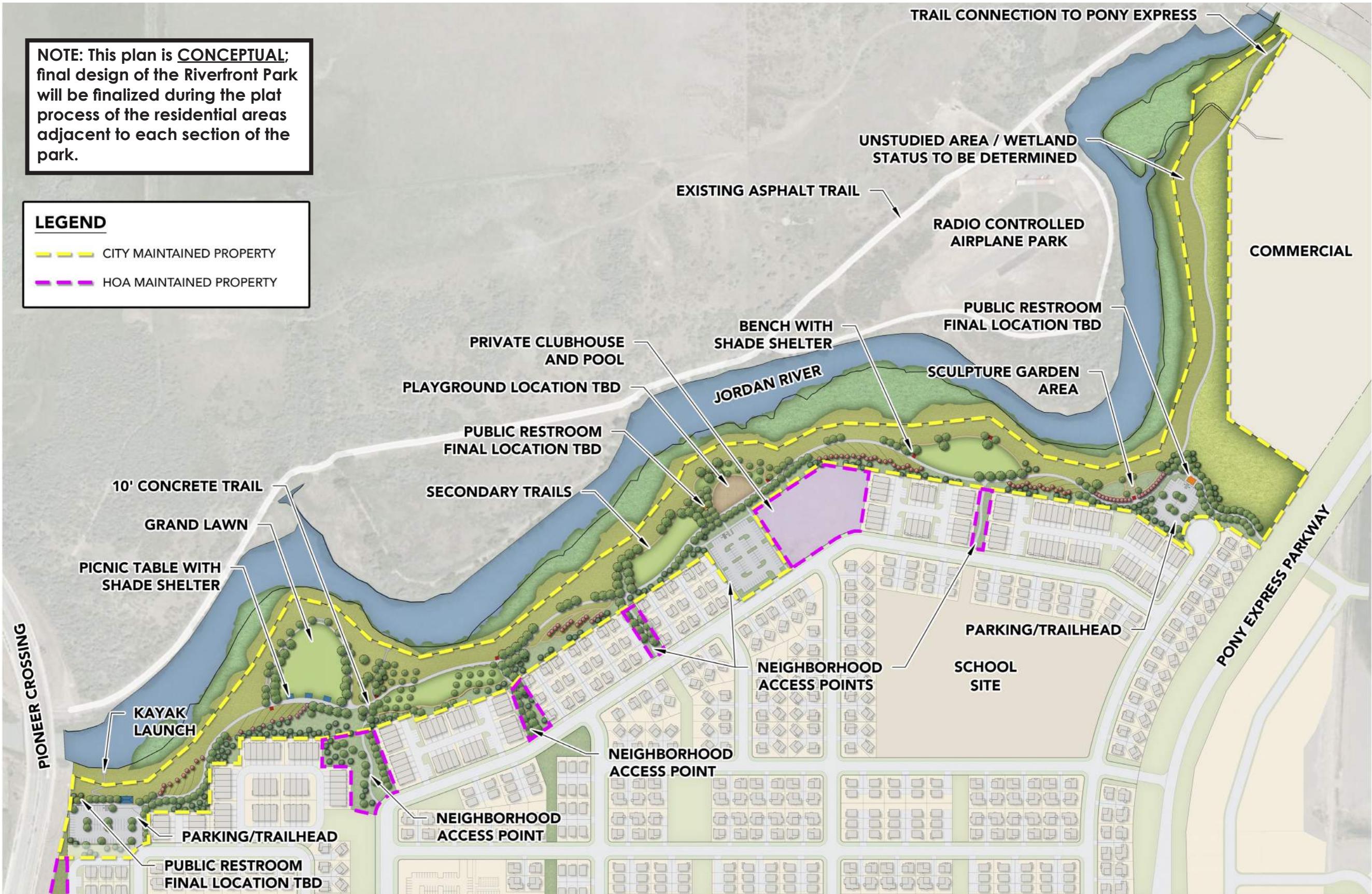
SECTION 14d - RIVERFRONT PARK INITIAL IMPROVEMENTS



SECTION 14e - RIVERFRONT PARK FINAL IMPROVEMENTS



SECTION 14f - RIVERFRONT PARK MAINTENANCE



SECTION 14g - 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 3 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."



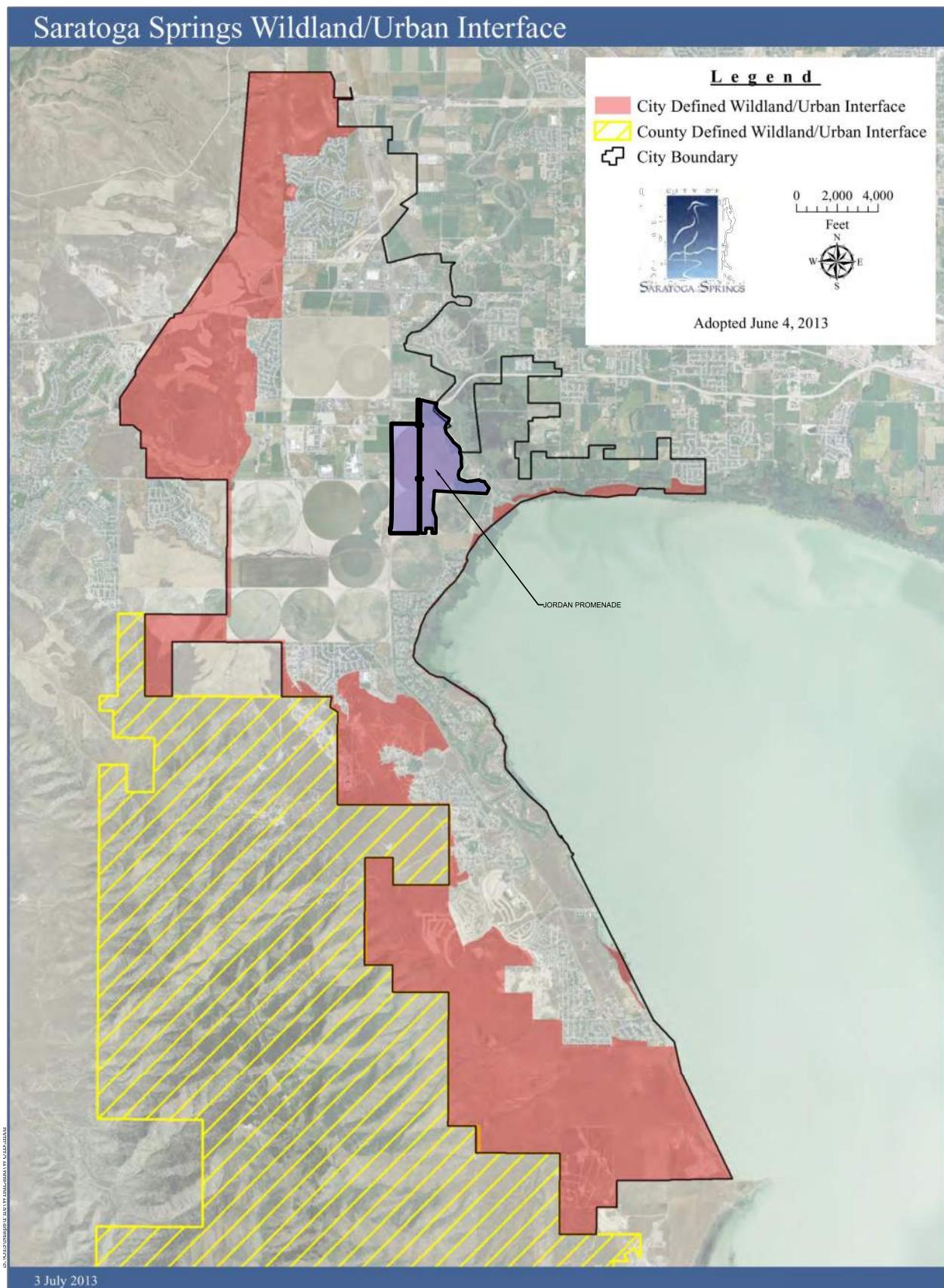


- **Geology:** "The Site located in the Utah Valley near the Jordan River and is part of the Basin and Range Province on lacustrine and alluvial deposits, young alluvial deposits, and lacustrine silt and clay. The soils consist of moderate to well-sorted, fine-grained sand, silt, and clay and local pebble 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, USGS*."

FLOOD ZONE DATA

The central and southern portion of Area 3 of the Jordan Promenade Development lies within FEMA Flood Zone A. The northern portion of Area 3 does not lie within a flood zone.

SECTION 14h - FIRE PROTECTION PLAN



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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 3 is a 161-acre area within the 367-acre Jordan Promenade Community located in Saratoga Springs, Utah. The Jordan Promenade Village Plan Area 3 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 3:

- a. is consistent with the adopted Community Plan;
 - Village Plan Area 3 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 3 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 3 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 3 VILLAGE PLAN

APPENDICES

Appendix A - Village 3 Lotting Maps (Perigee Consulting, LLC, December 2020)

Appendix B - Geotechnical Evaluation Report Village 3 (Western Technologies, Inc., June 2020)

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

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

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

