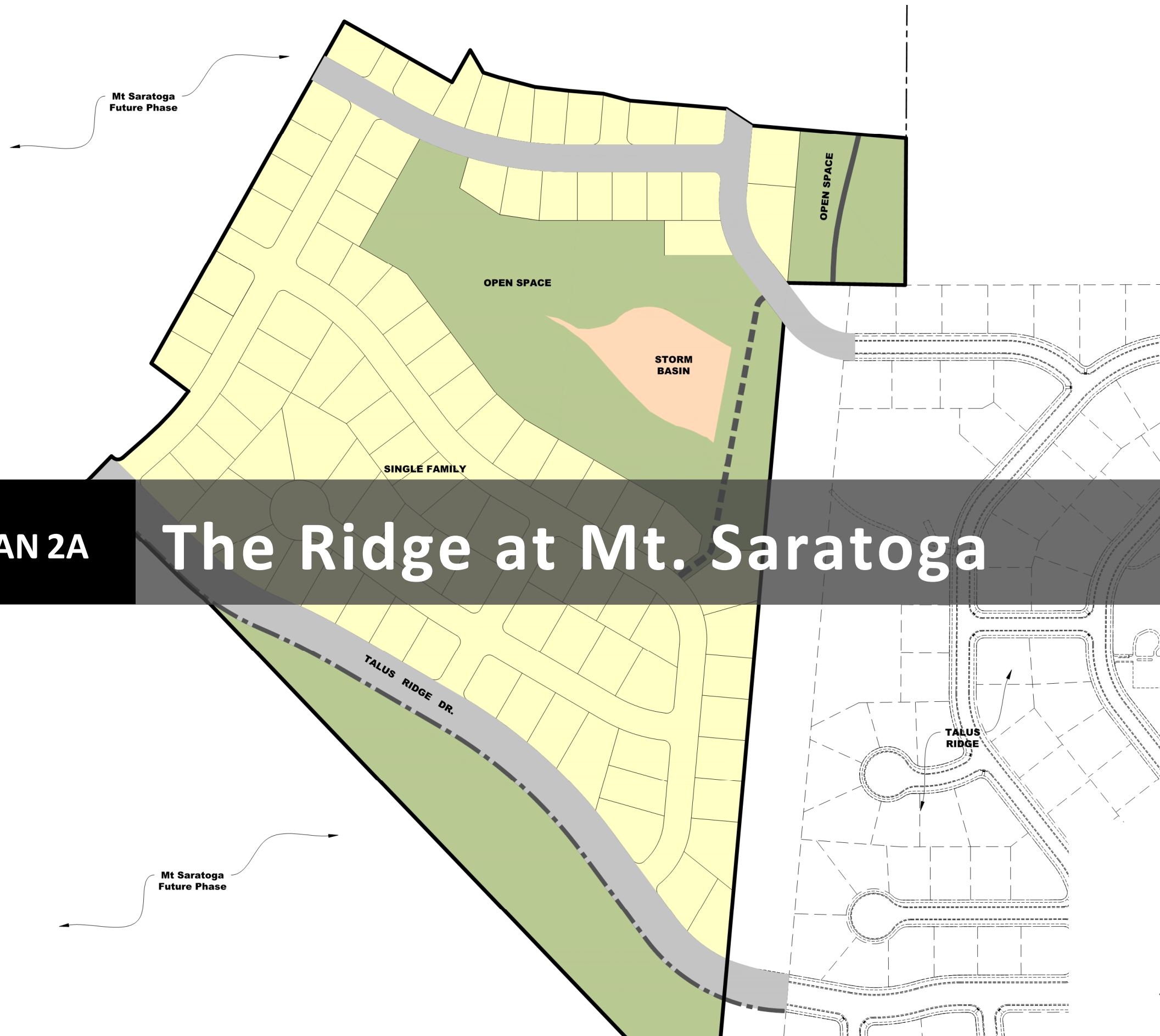


VILLAGE PLAN 2A

The Ridge at Mt. Saratoga



ENGINEERS
SURVEYORS
PLANNERS



October 2017





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EXECUTIVE SUMMARY

The following Village Plan document addresses the proposed improvements as they pertain to Village 2A of the Mt. Saratoga development located in Saratoga Springs, Utah. The property and the proposed improvements for the development are discussed in detail and follow the requirements set forth within the Village Plan requirements of the City Code of Saratoga Springs. The purpose of the document is to inform the City (Staff, Planning Commission, and City Council) and Public of the proposed general design elements, open space plans, guiding design principles and land uses as it pertains to Village 2A of the Mt. Saratoga project.

The proposed Village 2A includes portions of Villages 2 and 5 according to the Community Plan approved on September 6, 2016. This revision of Village boundaries has been done to allow for a second access to/from the existing Talus Ridge Subdivision.

Village 2A of the Mt. Saratoga development is approximately 46 acres of the 688 acre master planned community located between Pony Express Parkway and State Route 73 along the western boundary of Saratoga Springs with Eagle Mountain. Village 2A is located on the east side of the development adjacent to the existing Talus Ridge Subdivision. The intent of Village 2A is to continue the successful and high quality development of Talus Ridge.

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

- **Topography.** The topography of the site not only allows for distinctive views, but also creates a source of interest and character to the development.
- **Open Space.** Village 2A contains approximately 15 acres of the community’s overall 234 acres of open space with amenities, trails, natural areas and playground. The open space is a focal and connecting feature of the development.
- **Housing Product.** The community will contain single family housing product similar in nature to Talus Ridge.

The proposed Village 2A incorporates the following units and approximate acreages:

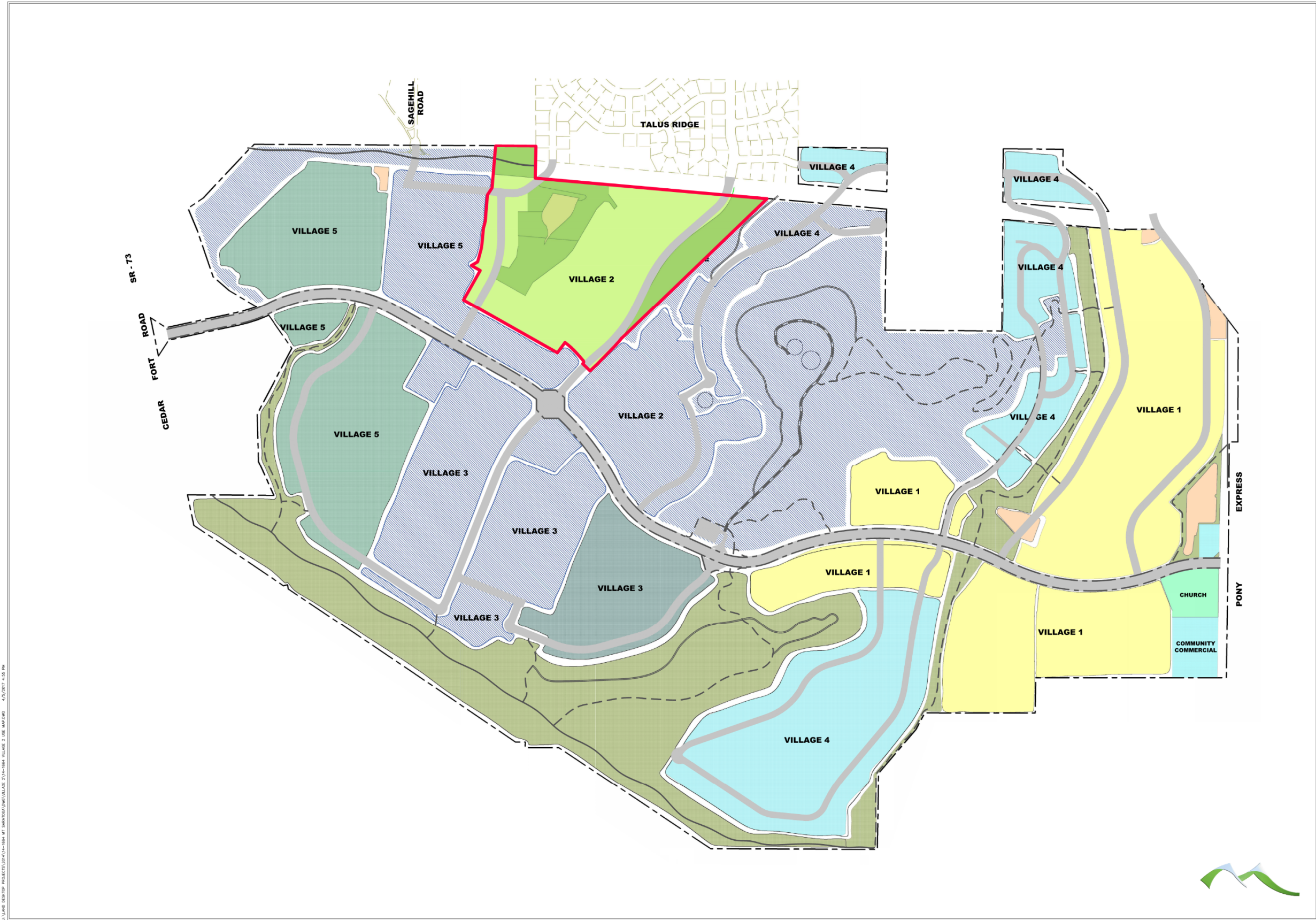
- 45.9 Total Acres
 - o 30.8 Acres Residential Land Use
 - o 15.1 Acres Open Space Proposed (32.9%)
 - 10.1 Acres Native Open Space (22.0%)
 - 5.0 Acres in Storm Basins and Sensitive Lands (10.9%)
- Approximately 2,700 Linear Feet of Trails
- 91 Total Single Family Units
- 1.98 Units per Acre



Talus Ridge Home



Interior Example



U:\LAND DESIGN\PROJECTS\2014-1664 MT SARATOGA\DWG\VILLAGE 2\14-1664_VILLAGE 2 USE MAP.DWG 4/2/2017 4:50 PM



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The Ridge at Mt. Saratoga
SARATOGA SPRINGS, UTAH

EXHIBIT A - VILLAGE 2 AREA OVERALL PLAN



REVISIONS	
1 -	
2 -	
3 -	
4 -	
5 -	

LEI PROJECT #:
2014-1664
DRAWN BY:
BAP
CHECKED BY:
GDM
SCALE:
1" = 30'
DATE:
4/05/2017

EXHIBIT
A



LEGAL DESCRIPTION

Village 2A contains approximately 46 acres of the 688 acres within the overall Mt. Saratoga project. Village 2A is contained within one single parcel, bordered by the powerline corridor and the existing Talus Ridge development on the east side. See Exhibit B for an illustration of the Village 2A boundary. Please see Appendix A for a copy of the ALTA survey performed for the property. The parcel metes and bounds legal description is as follows:

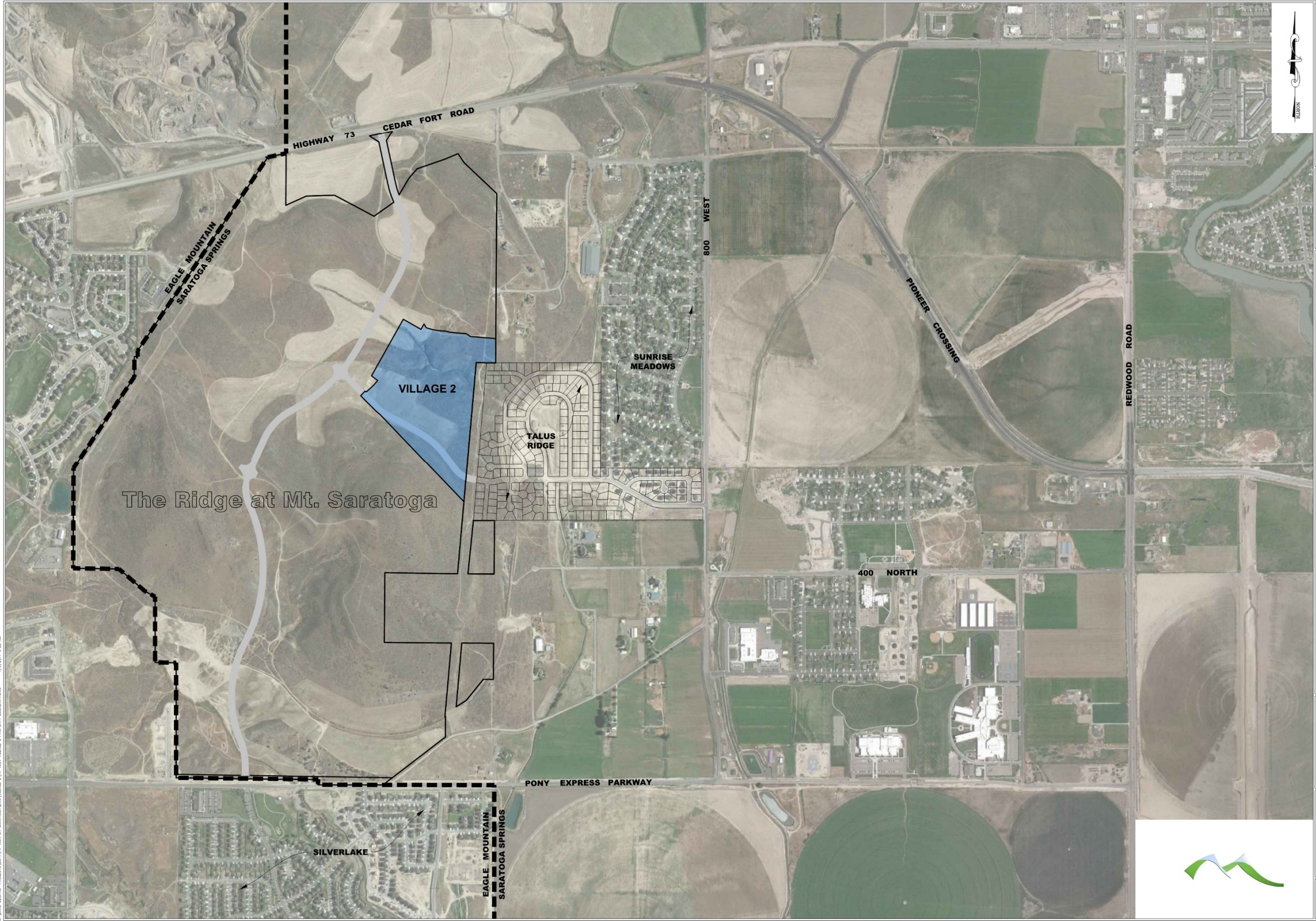
A portion of Sections 16 and 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

Beginning at the Northeast Corner of Section 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence N88°57'29"W along the Section Line 243.91 feet to the westerly line of the Utah Power & Light Company property as defined by survey; thence S5°03'00"W along said westerly line 1755.21 feet; thence N43°47'43"W 1518.93 feet; thence northwesterly along the arc of a 541.50 foot radius non-tangent curve to the right (radius bears: N37°10'15"E) 67.90 feet through a central angle of 7°11'02" (chord: N49°14'14"W 67.85 feet); thence N45°38'43"W 196.88 feet; thence N43°26'29"W 78.01 feet; thence N44°21'17"E 77.00 feet; thence S45°38'43"E 3.92 feet; thence along the arc of a 15.00 foot radius curve to the left 22.42 feet through a central angle of 85°39'04" (chord: S88°28'14"E 20.39 feet); thence N48°42'14"E 70.34 feet; thence along the arc of a 572.00 foot radius curve to the left 123.56 feet through a central angle of 12°22'38" (chord: N42°30'55"E 123.32 feet); thence N53°01'32"W 96.70 feet; thence N29°26'00"E 812.50 feet; thence S60°34'00"E 256.00 feet; thence N29°26'00"E 76.45 feet; thence S30°13'02"E 53.80 feet; thence S72°27'08"E 33.47 feet; thence S75°18'58"E 77.46 feet; thence S83°28'38"E 70.23 feet; thence S85°12'00"E 72.34 feet; thence S75°26'38"E 56.82 feet; thence S85°12'00"E 200.00 feet; thence S56°49'03"E 63.65 feet; thence S85°12'00"E 319.37 feet; thence S0°21'55"W 303.86 feet to the point of beginning.

Contains: ±45.90 Acres



Talus Ridge Home



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The Ridge at Mt. Saratoga
SARATOGA SPRINGS, UTAH

EXHIBIT B - VILLAGE 2 PROPERTY BOUNDARY

REVISIONS	
1.	
2.	
3.	
4.	
5.	
LEI PROJECT # 2014-1664	
DRAWN BY: BAP	
CHECKED BY: GDM	
SCALE: N.T.S.	
DATE: 1/06/2017	
EXHIBIT B	



USE MAP AND BUILDOUT ALLOCATION

The following Use Map, Exhibit C, depicts the proposed land uses within Village 2A at a density of 1.98 units per acre. With Village 2A being comprised of portions of the Community Plan Village 2 Neighborhood 1 and Village 5 Neighborhood 2, the most conservative lot sizing requirements have been applied. The land use tabulations and color coding is broken down into the following categories applicable to Village 2A:

Overall Village Area:	45.9 Ac (100%)	
Single Family Residential Units:	30.8 Ac (67%) ¹	91 ERUs (100%)
Community Plan Requirements:		
Minimum Lot Size:	5,000 sf (Village 2, Neighborhood 1 min.)	
Average Lot Size:	8,500 sf (Village 2, Neighborhood 1 min.)	
Phase 1		
Overall Area:	21.0 Acres	
Lot Area:	7.2 Acres (34%)	
Open Space Area:	9.6 Acres (46%)	
Roadway Area:	4.2 Acres (20%)	
Single Family Lots:	30 Units	
Phase 2		
Overall Area:	17.0 Acres	
Lot Area:	8.7 Acres (51%)	
Open Space Area:	4.8 Acres (28%)	
Roadway Area:	3.5 Acres (21%)	
Single Family Lots:	42 Units	
Phase 3		
Overall Area:	7.9 Acres	
Lot Area:	4.7 Acres (60%)	
Open Space Area:	0.6 Acres (8%)	
Roadway Area:	2.6 Acres (32%)	
Single Family Lots:	19 Units	
Open Space:	15.1 Ac (33%)	
Projected Population:	374 Persons (Based on 4.11 persons per ERU)	

Note 1: This area excludes the open space area within each phase.

- **Single Family Units.** This area is characterized by detached, traditional single family housing products. Examples of the character, quality and finishes are depicted within this document and the adjacent Talus Ridge Subdivision.
- **Open Space.** Village 2A contains 15.10 acres of the overall project’s 234 acres (6.45%) of open space with a vast majority incorporated into a connected community park with trails, amenities and improvements. Please see the Open Space section of this document for further information as it pertains to Village 2A.

- **Storm Basins.** A storm drainage basin has been included within the Village 2A open space. This basin is intended to service Village 2A in addition to additional future development. The basin will work in conjunction with the existing detention basin and piping located within Talus Ridge.



Interior Example



Talus Ridge Home



USE MAP AND BUILDOUT ALLOCATION





DEVELOPMENT STANDARDS AND LOTTING MAP

Village 2A of the Mt. Saratoga project contains only the residential use type. Global development standards were provided within the Community Plan with no proposed changes with exception to parking requirements. The lot layouts provided within this document as Exhibit D and E are designed to adhere to these regulations.









DESIGN GUIDELINES AND EXAMPLES

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

ARCHITECTURAL STANDARDS

The architectural standards in this section are intended to establish general guidelines for The Ridge at Mt. Saratoga. Listed in this section are examples of architectural styles that will be acceptable within Village 2A. Architectural styles that include extreme colors (i.e. bright, non-earth tone), construction materials (i.e. log, vinyl siding, un-treated wood), or styling (i.e. flat roof, modern) will not be allowed within The Ridge at Mt. Saratoga. However, reasonable variations in the architectural styles and construction materials are allowed and will be necessary to give flexibility for future trends in the market place. All variations in style and material require formal approval from the Mt. Saratoga Architectural Review Committee (MARC).

A. Floorplan, Elevation and Exterior Color Scheme Mixing:

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

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

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

- d. Additional architecture features may include metal roofing accents, window grids, shed roofs over windows and garages, corbels within gables.
4. Prairie Architecture:
 - a. Front porch columns range from 3/4 height stone, full height stone, and wider tapered style with a wainscot of stone.
 - b. Beam above front porch are square wrapped in FCS.
 - c. Lower pitch roof ranging from 6/12 – 7.5/12.
 - d. Hip roofs for all roof lines with occasional clipped gable (Dutch hip) on front gables in front elevation.
 - e. Varying heights on stone wainscoting across front elevation.
 - f. Additional architecture features may include metal roofing accents, window grids, shed roofs over windows and garages.



Exterior Example



Vincent Plan

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



Traditional



Craftsman



Farmhouse



Prairie

Quincy Plan

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



Traditional



Craftsman



Farmhouse



Prairie



Lauren Plan

- Two Story
- 2,197 square feet finished above grade.
- 3,289 square feet total
- 4 bed, 2.5 bath



Traditional



Craftsman



Farmhouse



Prairie

Morgan Plan

- Two Story
- 2,246 square feet finished above grade.
- 3,357 square feet total
- 4 bed, 2.5 bath



Traditional



Craftsman



Farmhouse



Prairie



Craftsman Exterior Color Palette:
Evening Blue #1



Options

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

Traditional Color Palette:
Foghorn #1



Options

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

Hybrid Color Palette:
Woodstock Brown #1



Options

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

Talus Ridge Model:
Interior Options





HOMEOWNERS ASSOCIATION

Village 2A is covered by a “Master Declaration of Covenants, Conditions and Restrictions and Reservations of Easements for Mt. Saratoga – A Master Planned Community” document which is on file with the Planning Department of the City of Saratoga Springs. This document includes topics regarding:

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



PHASING PLANS

LOT PHASING

The phasing of Village 2A is shown on Exhibit F-1 and is based on traffic circulation and the extension of the existing Talus Ridge development. Lot phasing information includes:

Overall Village Area:	45.9 Ac (100%)	
Single Family Residential Units:	30.8 Ac (67%) ¹	91 ERUs (100%)
Community Plan Requirements for Village 2, Neighborhood 1 min.):		
Minimum Lot Size:	5,000 sf	
Average Lot Size:	8,500 sf	
Phase 1		
Overall Area:	21.0 Acres	
Lot Area:	7.2 Acres (34%)	
Open Space Area:	9.6 Acres (46%)	
Roadway Area:	4.2 Acres (20%)	
Single Family Lots:	30 Units	
Phase 2		
Overall Area:	17.0 Acres	
Lot Area:	8.7 Acres (51%)	
Open Space Area:	4.8 Acres (28%)	
Roadway Area:	3.5 Acres (21%)	
Single Family Lots:	42 Units	
Phase 3		
Overall Area:	7.9 Acres	
Lot Area:	4.7 Acres (60%)	
Open Space Area:	0.6 Acres (8%)	
Roadway Area:	2.6 Acres (32%)	
Single Family Lots:	19 Units	
Open Space:	15.1 Ac (33%)	
Projected Population:	374 Persons (Based on 4.11 persons per ERU)	

Note 1: This area excludes the open space area within each phase.

OPEN SPACE PHASING

It is the intent of each phase to dedicate and improve a proportionate amount of the proposed open space at a minimum of thirty percent (30%) land mass as well as a proportionate share of the required amenity points. This method will insure a consistent level of service for all phases within the Village. Due to the requested open space design to consolidate many of the larger amenities in the Community Park, there may be circumstances during the development process when the required cumulative open space and amenity points are deficient in quantity or Category. In order to meet the requirements of a Community Park and resolve the temporary deficiency, the following criteria for open space dedication and improvement is proposed:

- Each individual phase of development based on future preliminary and final plans to dedicate a minimum of thirty (30) percent Open Space area. Open Space dedication priority will be as follows:
 - o Open Space within the phase.
 - o Open Space adjacent to the phase.
 - o Open Space with community-wide utility improvements or future use.
 - o Other Open Space.
- Improvements (surface and amenities) to dedicated Open Space will be prioritized as follows:
 - o Open Space within the phase.
 - o Open Space adjacent to the phase.
 - o Community-wide improvements with access for use such as a trail connection.
- Should the necessary amenity points based on each phase not be achievable due to access, utilities or reasonable proximity, additional Open Space area is to be dedicated in-lieu based on the above stated priorities. Additional area is to be valued at 40 points per acre, consistent with the established values within the Community Plan. This process will allow the individual phases within the Village Plan to be constructed in an orderly fashion without compromising the overall improvement and amenity goal. For example, a Village Open Space calculations show a maximum deficiency of 81.4 points which would be compensated by the dedication of approximately 2.04 additional acres.

In addition, it is anticipated that various Villages within Mt. Saratoga will be constructed simultaneously and the cumulative amenity points for all Villages will meet or exceed the require amount. As stated previously in cases where the requirement is not met, the developer will dedicate open space and bond for future improvements until the required cumulative amenity points are met.

Based on the approved Community Plan, a total number of amenity points at 3,638 is required based on an overall number of 2,400 residential units (ERU). Each Village was allocated amenity points based on the number of ERU’s which applies to Village 2A, The Ridge at Mt. Saratoga as follows:

Required Points per ERU = 3,638 / 2,400 = 1.52

Please see the “Open Space Calculations” spreadsheet for the proposed amenities by phase. See Exhibit F-1 - “Phasing Plan” for further details and acreages.

Phase 1 = (1.52) x (30 ERU) = 45.6 Points
Phase 2 = (1.52) x (42 ERU) = 63.8 Points
Phase 3 = (1.52) x (19 ERU) = 28.9 Points
Village 2A Total = (1.52) x (91 ERU) = 138.3 Points

Please see the “Open Space Calculations” spreadsheet for details concerning proposed open space amenities based on phases. Village 2A is deficient by 19.4 amenity points and according to above criteria, an additional 0.5 acres of open space would be dedicated.

UTILITY INFRASTRUCTURE PHASING

The development of The Ridge at Mt. Saratoga is dependent on the up-front installation of the culinary water backbone system which includes:



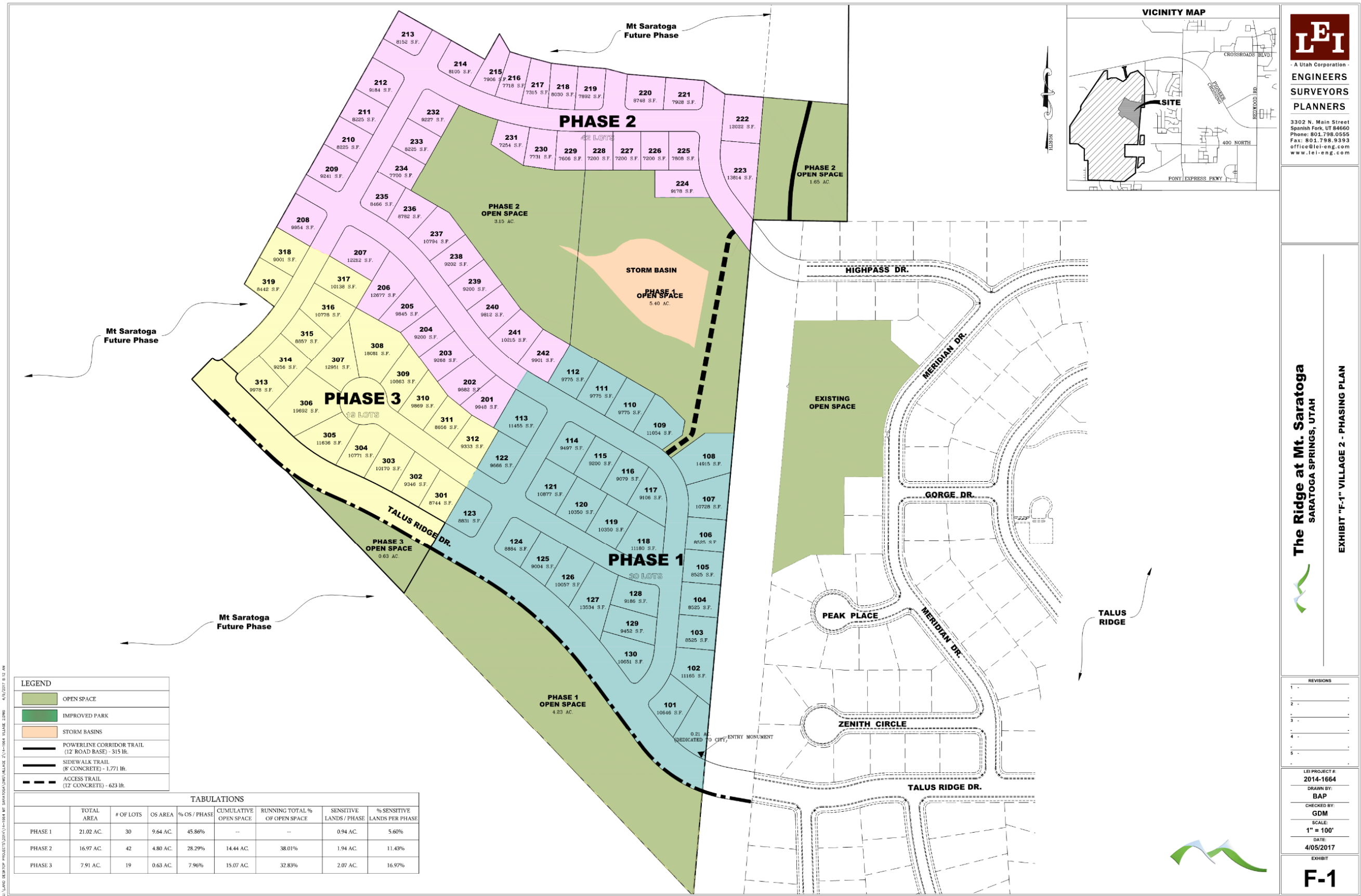
- **Culinary Water Booster Station.** This booster station is located adjacent to Lot 101 on the east end of Talus Ridge Boulevard and will pump culinary water from Zone 2 to the proposed Zone 3 water tank. This station will also be built to accommodate the future boost of secondary water from Zone 2 and Zone 3.
- **Main Waterlines.** All main waterlines will be installed within Talus Ridge Boulevard for Village 2A in addition to future dedicated Zone 2 culinary and secondary waterlines. Beyond the Village 2A boundary, a water main (varies in size from 12” to 16” in diameter) will be installed to the Zone 3 tank location.
- **Water Tank.** The initial culinary water tank of 1.4 million gallons will be required. This tank has been sized, as detailed within the Community Plan, to service both the indoor and outdoor uses associated with Village 1. With the concurrent submittal of Village 1 and Village 2A, it is proposed that the system capacity be evaluated on a total gallon storage in order to accommodate the variety of product types and park space. Therefore, according to the Community Plan, the following storage is available to be allocated:

Zone 2 Indoor Use:	244,800 gal
Zone 2 Outdoor Use:	323,878 gal
Zone 3 Indoor Use:	83,200 gal
<u>Zone 3 Outdoor Use:</u>	<u>343,090 gal</u>
Total Use:	995,787 gal

In addition, adequate storage is available for fire and emergency storage. The specific uses within this Village will be discussed within the utility sections of this document. All additional internal infrastructure will be constructed with each respective phase as development occurs.

MAINTENANCE PLAN

Exhibit F-2 shows the open space maintenance responsibility between the City and the proposed HOA. The maintenance requirements are consistent with those approved with the Community Plan.







	# Units	Units / Ac	Required Acres
Required Open Space (Equivalent Acre)	91	40	2.3

Equivalent Open Space

Land Use	Multiplier	Actual Acres	Equivalent Acres
Sensitive Lands - Limited Access	0.45	-	-
Detention Basin - Limited Access	0.67	2.0	1.3
Partially Improved	0.75	13.1	9.9
Fully Improved with Limited Access (Within Multi-Family)	0.75	-	-
Fully Improved with Full Access	1.00	-	-

Total Open Space Acres	15
Total Equivalent Open Space Acres	11.2
Required Amenity Points @ 1.52 per Unit	138.3

Mt. Saratoga Village 2A

Open Space Calculations

Proposed Amenities			Village 2 Overall		Phase 1		Phase 2		Phase 3	
Item	Category	Points	Quantity	Total Points	Quantity	Total Points	Quantity	Total Points	Quantity	Total Points
Swimming Pool (Multi-Family Areas)	A	137.5	-	-	-	-	-	-	-	-
Bathrooms (With Pavillion)	B	92.8	-	-	-	-	-	-	-	-
Pavillion, Extra Large	B	75.0	-	-	-	-	-	-	-	-
Playground	C	26.0	-	-	-	-	-	-	-	-
Trail, Hard Surface (per 1,000')	D	20.6	2.4	49.3	1.7	35.2	0.7	14.1	-	-
Swing Set	D	12.5	-	-	-	-	-	-	-	-
Basketball - Half Court	D	8.3	-	-	-	-	-	-	-	-
Baseball Diamond - Little League	E	4.4	-	-	-	-	-	-	-	-
Trail, Dirt (per 1,000')	E	1.5	0.3	0.5	-	-	-	-	0.3	0.5
Drinking Fountain	F	1.2	-	-	-	-	-	-	-	-
Table	F	0.8	-	-	-	-	-	-	-	-
Trash Can	F	0.7	-	-	-	-	-	-	-	-
Workout Station	F	0.5	-	-	-	-	-	-	-	-
Park Benches	F	0.4	-	-	-	-	-	-	-	-
BBQ Grills	F	0.3	-	-	-	-	-	-	-	-
Parking Spaces (Clubhouses & Main Park)	P	0.7	-	-	-	-	-	-	-	-
Proposed Amenities Not Listed			-	-	-	-	-	-	-	-
Pedestrian Underpass	A	150.0	-	-	-	-	-	-	-	-
Clubhouse Associated w/Pool	A	150.0	-	-	-	-	-	-	-	-
Clubhouse - Small	B	75.0	-	-	-	-	-	-	-	-
Frisbee Golf	B	50.0	-	-	-	-	-	-	-	-
Additional Equivalent Acreage (11.41-2.28) ¹	C	40.0	1.7	69.2	0.6	22.8	0.8	31.9	0.4	14.4
Dog Park	C	25.0	-	-	-	-	-	-	-	-
Pickleball Court	D	8.3	-	-	-	-	-	-	-	-
Total Amenity Points			118.9		58.0		46.0		14.9	
ERU			91		30		42		19	
ERU (%)			100%		33.0%		46.2%		20.9%	
Amenity Points Req. per Village					45.6		63.8		28.9	
Cumulative Amenity Points Required					45.6		109.4		138.3	
Cumulative Amenity Points Total					58.0		104.0		118.9	

Notes:
 1 - Additional equivalent acreage is limited to a maximum of 50% of required amenity points.
 2 - Village 2A is deficient by 19.4 amenity points and according to the open space criteria, an additional 0.5 acres of open space would be dedicated (40/19.4 = 0.5 acres).

Saratoga Springs, Utah



TREE LEGEND (TOTAL PLANT COUNT)				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DROUGHT TOLERANCE
AR	ACER X FREEMANI 'JEFFREID'	ACQUILA BEE MAPLE	2' CAL	MODERATE
GT	GLEDITSIA TRACANTHOS F. 'NIRMIS DAY'	SKYLINE HONEY LOCUST	2' CAL	HIGH
CO	CERCIS OCCIDENTALIS	COMMON HONKBERY	2' CAL	HIGH
SS	PICEA OMORICA	SERBIAN SPRUCE	7' TALL	LOW
MS	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB	2' CAL	LOW
LP	PLATANUS X ACERIFOLIA	LONDON PLANTINER	2' CAL	MODERATE

SHRUBS AND GRASSES LEGEND			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE DROUGHT TOLERANCE
PV	MISCANTHUS SINENSIS "STRICTUS"	POIRUPINE GRASS	1 GAL. MODERATE
PG	PANICUM VIRGATUM "HEAVY METAL"	SWITCH GRASS	1 GAL. MODERATE
PF	POTENTILLA FRUTICOSA "GOLDFINGER"	GOLDFINGER POTENTILLA	5 GAL. LOW
SH	HEMEROCALLIS SP. "STELLA DE ORO"	STELLA DE ORO DAYLILY	1 GAL. MODERATE
IH	CORNUS ALBA "BALHALO"	IVORY HALL DOGWOOD	5 GAL. MODERATE
RA	RHUS AROMATICA "GRO-LOW"	GRO-LOW SUMAC	5 GAL. LOW

 LAWN AREA. LAWN AREAS SHALL BE SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A MINIMUMTHREE FOOT(3') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN SHREDDED BARK MULCH.

 MULCHED AREA W/WEED BARRIER:
PLACED IN THE TREE RINGS AROUND DECIDUOUS AND EVERGREEN TREES WITHIN THE LAWN
AREAS. SHALL BE CHOCOLATE BROWN SHREDDED BARK AND MUST HAVE WEED BARRIER PER
CITY REQUIREMENTS

 REVEGETATION MIX: .
PLANTED WITH THE FOLLOWING E/C MIX: 30% CREEPING RED FESCUE, 25% TURF TYPE TALL
FESCUE, 45% PERENNIAL RYEGRASS, 25% CRYSTAL BLUE, 45% CRANIAL BENTGRASS.

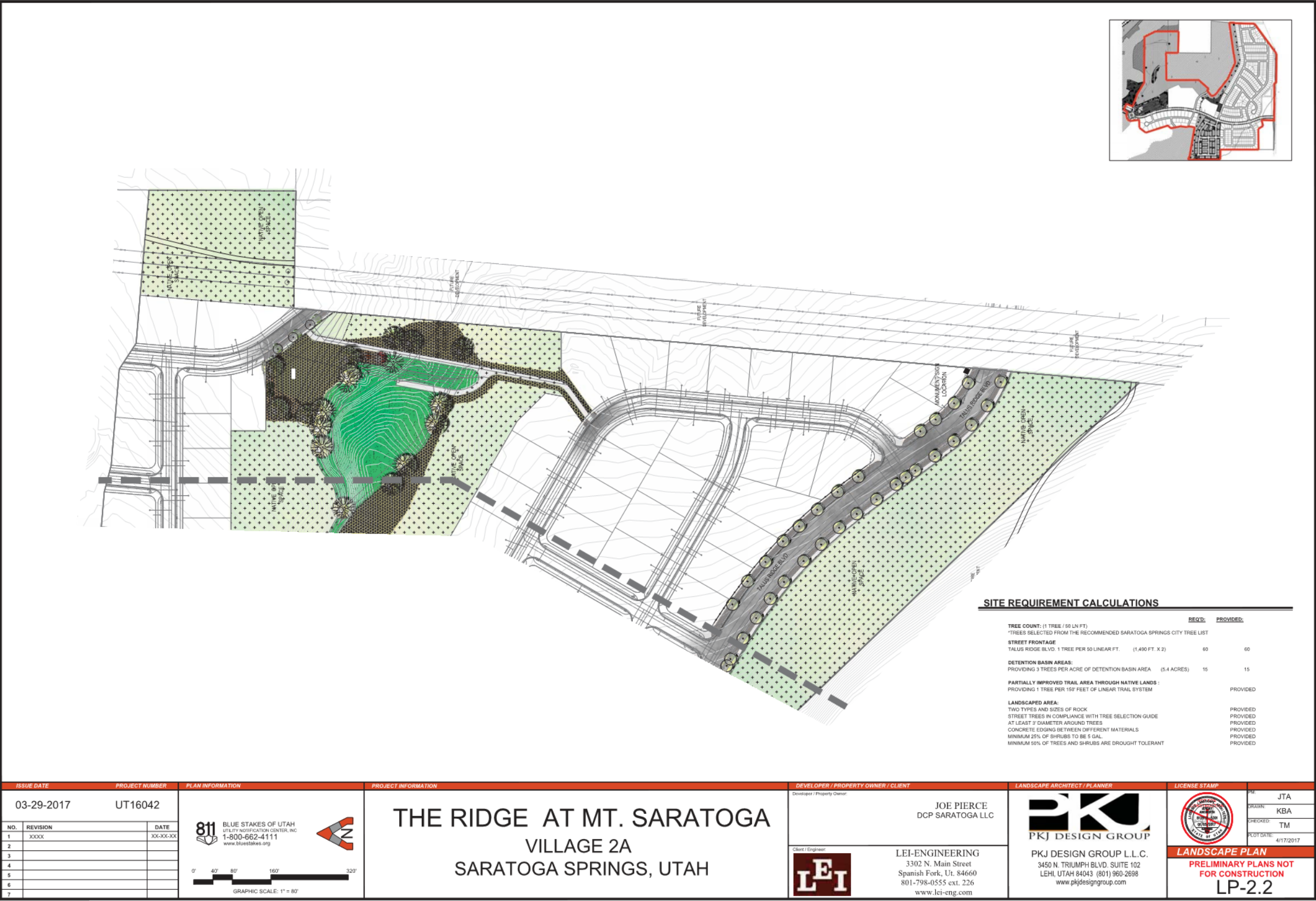
UNDISTURBED NATIVE AREA
AREA TO BE LEFT UNDISTURBED AND NATURAL. IF AREAS ARE DISTURBED DURING CONSTRUCTION, THEY WILL NEED TO BE REPLANTED WITH THE FOLLOWING RANGELAND PLANT MIX: 20% BEAR BLUEBURN WHEATGRASS, 20% RAGLAND ALFALFA, 10% IDAHO FESCUE, 10% BOTTLEBRUSH SQUIRRETAIL, 10% TEXAPO ORCHARDGRASS, 10% BITTERBRUSH, 5% SHERMAN'S BIG BLUEGRASS, 5% GREEN NEEDLEGRASS, 2% PRAIRIE JUNGNESS, 2% ARROWLEAF BURNINGBUSH, 2% RED-LEAFED YUCCA, 2% WESTERN MARSHMALLOW, 2% GOAT-SUCKER SEEDS.

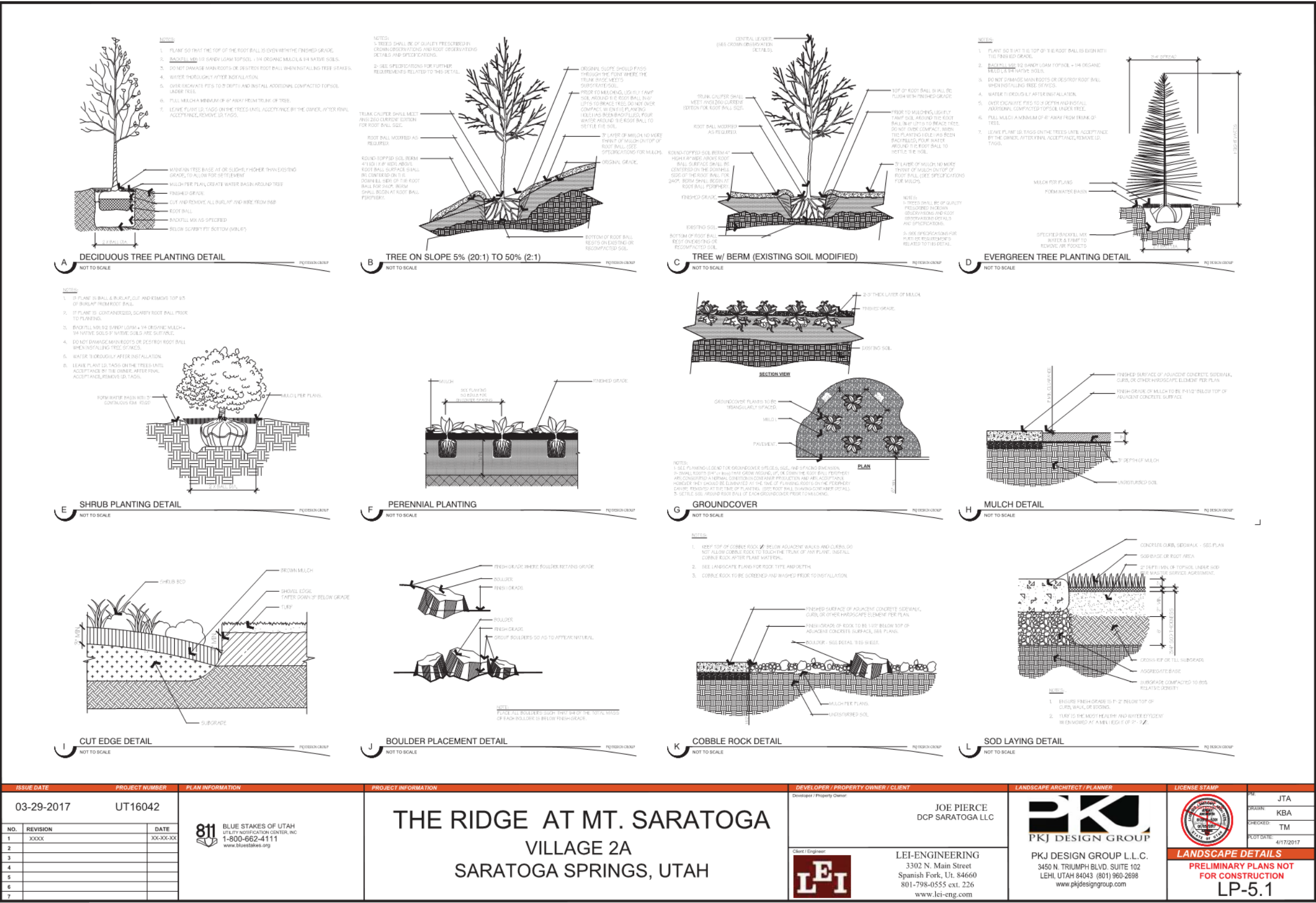
DECORATIVE ROCK AREAS:
DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. PLANTER BEDS SHALL BE COMPLETELY FINISH-COVERED WITH TWO (2) FOUR INCH (24") TALL AND GRAY STABLE ROCK MATCH THE SAME SOURCE/TYPE AND BE FOUND IN THE SAME RIDGE SUBDIVISION APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF THREE INCHES (3") OVER ENTIRE AREA. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION. (DEWITT 5 OZ. WEED BARRIER FABRIC TO BE PROVIDED AND INSTALLED)

	<u>REQ'D</u>	<u>PROVIDED</u>
TREE COUNT: (1 TREE / 50 LN FT) *TREE SELECTED FROM THE RECOMMENDED SARATOGA SPRINGS CITY TREE LIST		
STREET FRONTAGE TALUS RIDGE BLVD. 1 TREE PER 50 LINEAR FT. (1,490 FT. X,2)	60	60
DETENTION BASIN AREAS: PROVIDING 3 TREES PER ACRE OF DETENTION BASIN AREA		PROVIDED
PARTIALLY IMPROVED TRAIL AREA THROUGH NATIVE LANDS : PROVIDING 1 TREE PER 150' FEET OF LINEAR TRAIL SYSTEM		PROVIDED
LANDSCAPED AREA: TWO TYPES AND SIZES OF ROCK STREET TREES IN COMPLIANCE WITH TREE SELECTION GUIDE AT LEAST 3" DIAMETER AROUND TREES CONCRETE EDGING BETWEEN DIFFERENT MATERIALS MINIMUM 25% OF SHRUBS TO BE 5 GAL. MINIMUM 50% OF TREES AND SHRUBS ARE DROUGHT TOLERANT		PROVIDED PROVIDED PROVIDED PROVIDED PROVIDED PROVIDED

ISSUE DATE			PROJECT NUMBER			PLAN INFORMATION			PROJECT INFORMATION			DEVELOPER / PROPERTY OWNER / CLIENT			LANDSCAPE ARCHITECT / PLANNER			LICENSE STAMP		
03-29-2017			UT16042			811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org N			THE RIDGE AT MT. SARATOGA VILLAGE 2A SARATOGA SPRINGS, UTAH			Developer / Property Owner JOE PIERCE DCP SARATOGA LLC			PKJ DESIGN GROUP PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com			PROFESSIONAL ENGINEER STATE OF UTAH 12345 JOE PIERCE 4/17/2017 LANDSCAPE PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-COVER		
NO.	REVISION	DATE																		
1	XXXX	XX-XX-XX																		
2																				
3																				
4																				
5																				
6																				
7																				
0'75'150'300'600' GRAPHIC SCALE: 1" = 150'																				
									Client / Engineer LEI LEI-ENGINEERING 3302 N. Main Street Spanish Fork, Ut. 84660 801-798-0555 ext. 226 www.lei-eng.com											





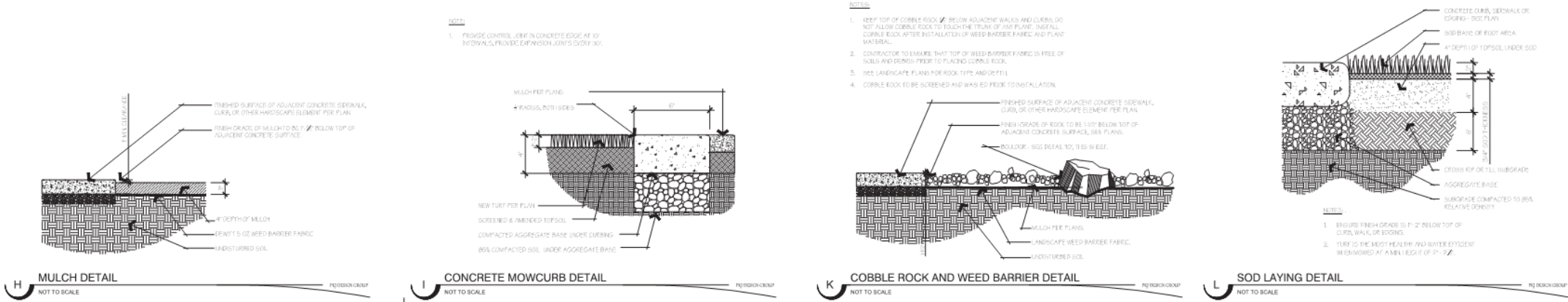




CITY/ OPEN SPACE SPECIFICATIONS

THESE PLANTING STANDARDS ARE THE MINIMUM STANDARDS OF LANDSCAPING THAT THE CITY WILL ACCEPT TOWARDS MEETING THE LANDSCAPING REQUIRED FOR OPEN SPACES THAT ARE HELD IN COMMON OR IN HOMEOWNER'S ASSOCIATION OWNERSHIP IN RESIDENTIAL DEVELOPMENTS. DESIGN REQUIREMENTS IDENTIFY SPECIFIC STANDARDS AS THEY PERTAIN TO LANDSCAPING. THE PLANTING STANDARDS AND DESIGN REQUIREMENTS SHALL BE USED IN EVALUATION OF ANY LANDSCAPING PLAN BY THE CITY.

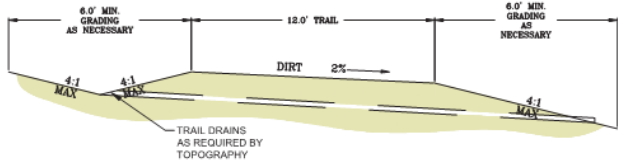
CURBING AND WEED BARRIER IS REQUIRED.



ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP
03-29-2017		UT16042	811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org	THE RIDGE AT MT. SARATOGA VILLAGE 2A SARATOGA SPRINGS, UTAH	Developer / Property Owner: JOE PIERCE DCP SARATOGA LLC	PKJ DESIGN GROUP PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com	Landscape Architect Seal JTA KBA TM 4/17/2017 LANDSCAPE DETAILS PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-5.2
NO.	REVISION	DATE					
1	XXXX	XX-XX-XX					
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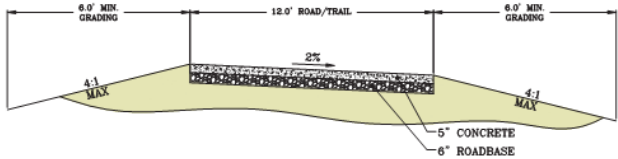
TRAIL DETAILS



UTAH POWER & LIGHT CORRIDOR TRAIL

- NOTES:
1. 4H:1V MAXIMUM TO BE MAINTAINED WITHIN 6' OF EDGE OF TRAIL.
 2. REVEGETATE DISTURBED SLOPES ACCORDING TO CITY STANDARDS.
 3. WHERE TRAIL FOLLOWS CREST OF HILL NO DRAINAGE REQUIRED.

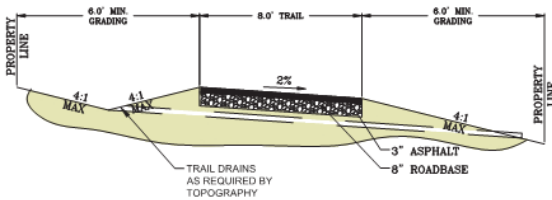
Q UTAH POWER AND LIGHT CORRIDOR TRAIL
NOT TO SCALE



ACCESS ROAD / TRAIL

- NOTES:
1. 4H:1V MAXIMUM TO BE MAINTAINED WITHIN 6' OF EDGE OF TRAIL.
 2. REVEGETATE DISTURBED SLOPES ACCORDING TO CITY STANDARDS.
 3. WHERE TRAIL FOLLOWS CREST OF HILL NO DRAINAGE REQUIRED.

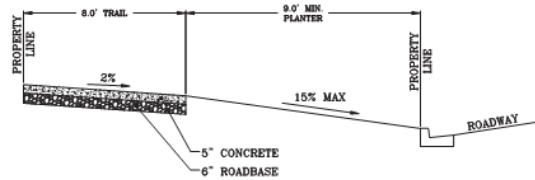
S ACCESS ROAD / TRAIL
NOT TO SCALE



AMENITY TRAIL

- NOTES:
1. 4H:1V MAXIMUM TO BE MAINTAINED WITHIN 6' OF EDGE OF TRAIL.
 2. REVEGETATE DISTURBED SLOPES ACCORDING TO CITY STANDARDS.
 3. WHERE TRAIL FOLLOWS CREST OF HILL NO DRAINAGE REQUIRED.

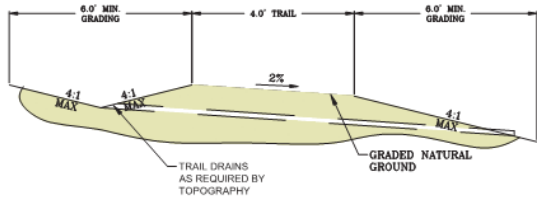
R AMENITY TRAIL
NOT TO SCALE



SIDEWALK TRAIL

- NOTES:
1. 4H:1V MAXIMUM TO BE MAINTAINED WITHIN 6' OF EDGE OF TRAIL.
 2. REVEGETATE DISTURBED SLOPES ACCORDING TO CITY STANDARDS.
 3. WHERE TRAIL FOLLOWS CREST OF HILL NO DRAINAGE REQUIRED.

T SIDEWALK TRAIL
NOT TO SCALE



DIRT TRAIL

- NOTES:
1. 4H:1V MAXIMUM TO BE MAINTAINED WITHIN 6' OF EDGE OF TRAIL.
 2. REVEGETATE DISTURBED SLOPES ACCORDING TO CITY STANDARDS.
 3. WHERE TRAIL FOLLOWS CREST OF HILL NO DRAINAGE REQUIRED.

U DIRT TRAIL
NOT TO SCALE

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP
03-29-2017		UT16042	 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org	THE RIDGE AT MT. SARATOGA VILLAGE 2A SARATOGA SPRINGS, UTAH	Developer / Property Owner: JOE PIERCE DCP SARATOGA LLC	 PKJ DESIGN GROUP	 JTA DRAWN: KBA CHECKED: TM PLOT DATE: 4/17/2017
NO.	REVISION	DATE					
1	XXXX	XX-XX-XX					
2							
3							
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					Client / Engineer:  LEI-ENGINEERING 3302 N. Main Street Spanish Fork, UT. 84660 801-798-0555 ext. 226 www.lei-eng.com	PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com	LANDSCAPE DETAILS PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-5.3



UTILITY CAPACITIES

See the approved Community Plan and the accepted Master Utility Plan for information regarding utility requirements and capacities for the following utilities:

- Culinary Water
- Secondary Water
- Sanitary Sewer
- Storm Drainage

As per the accepted Master Utility Plan, the initial phase of the project will utilize culinary water use for both indoor and outdoor use. A maximum of 797 ERUs are allowed in the initial phases of Village 1 and 2 before additional storage is required through the implementation of a secondary storage component. This is discussed in further detail in the accepted Master Utility Plan for Mt. Saratoga.

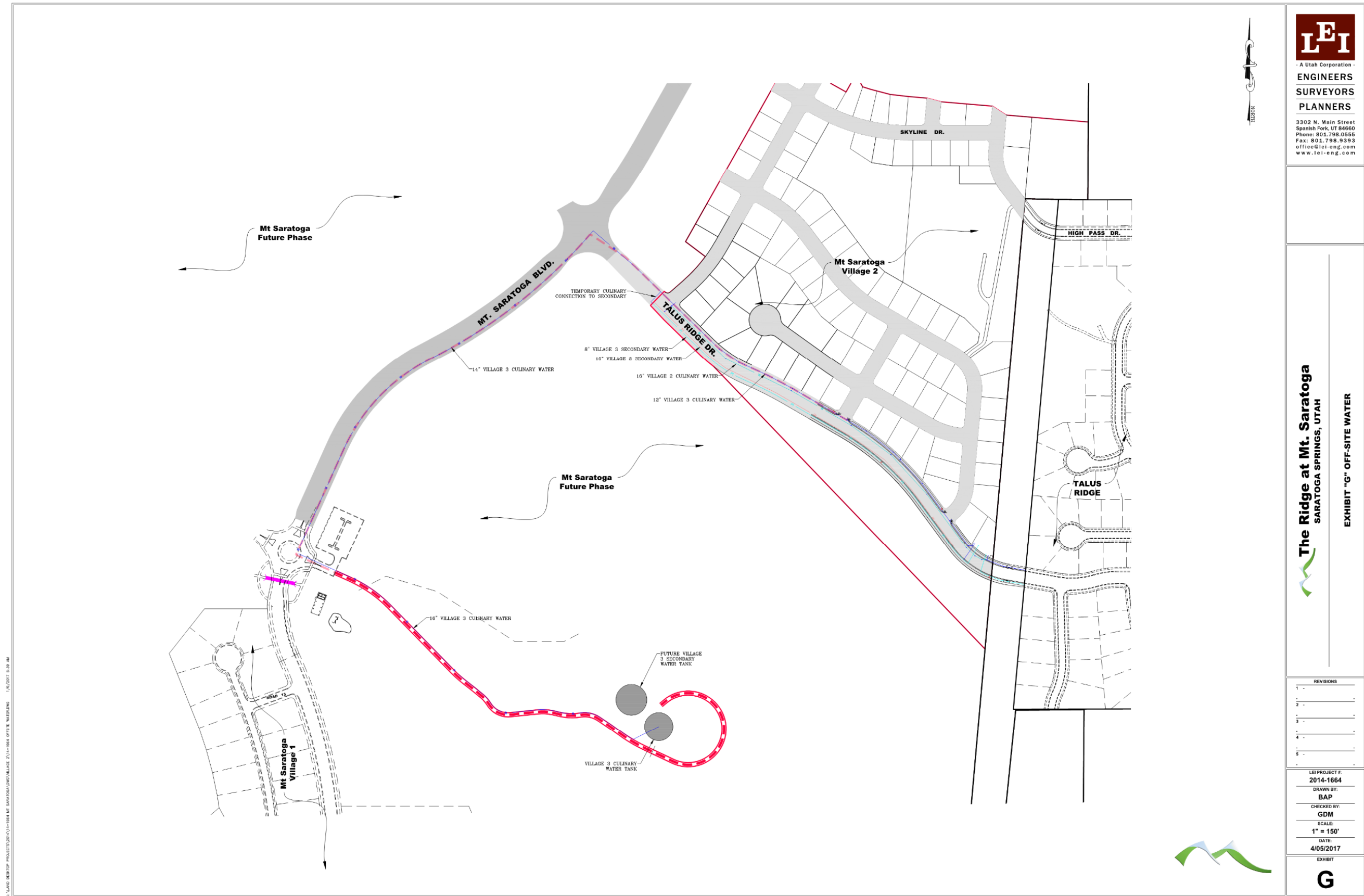
OFFSITE UTILITIES

Offsite culinary improvements are anticipated from the west end of Village 2A to the upper tank. An estimate has been provided outlining the conceptual cost for the improvements. See Exhibit G for the proposed alignment of the offsite improvements.

Mount Saratoga Village 2 - Offsite Culinary System					
Saratoga Springs, Utah					
Engineer's Conceptual Construction Cost Estimate					
Item	Est. Quantity	Unit	Unit Price	Total Amount	
Site Preparation					
Mobilization	1	ls	\$ 10,000.00	\$	10,000
Subtotal Site Preparation				\$	10,000
Road Improvements					
Rough Grading (20' wide)	31,320	sf.	\$ 0.10	\$	3,132
12' Roadbase Access Road	634	ton	\$ 12.00	\$	7,611
Future Road Cut/Fill Plat Form Budget	1,566	lf.	\$ 8.00	\$	12,528
Subtotal Road Improvements				\$	23,271
Culinary Water Main					
12" DI Watermain w/Fitting Budget	358	lf.	\$ 55.00	\$	19,690
14" DI Watermain w/Fitting Budget	1,746	lf.	\$ 59.00	\$	103,014
16" DI Watermain w/Fitting Budget	1,566	lf.	\$ 63.00	\$	98,658
12" Butterfly Valves	1	ea.	\$ 4,000.00	\$	4,000
14" Butterfly Valves	3	ea.	\$ 5,000.00	\$	15,000
16" Butterfly Valves	3	ea.	\$ 6,000.00	\$	18,000
Air Vac Valve Assembly	1	ea.	\$ 8,000.00	\$	8,000
Connect to Existing	1	ea.	\$ 2,500.00	\$	2,500
Trench Backfill (Onsite Process)	3,964	tons	\$ 10.00	\$	39,636
Imported Pipe Bedding	991	tons	\$ 12.00	\$	11,891
Subtotal Culinary Water Main				\$	197,685
Water Tank Improvements					
Geotechnical Investigation for Tank Site	1	ls.	\$ 8,000.00	\$	8,000
Tank Site Improvements (Fencing, Site, Overflow, Access Road)	1	ls.	\$ 50,000.00	\$	50,000
Concrete Water Tank (1.4 MG)	1,400,000	gal	\$ 1.10	\$	1,540,000
Subtotal Water Tank Improvements				\$	1,598,000
Miscellaneous					
Stubs for Future Zone 2 Tank Budget	1	ls.	\$ 10,000.00	\$	10,000
Subtotal Miscellaneous Improvements				\$	10,000
Subtotal Conceptual Construction Costs				\$ 1,838,956	
Contingency	15%			\$ 275,843.33	
Engineering, Surveying, Legal, etc.	10%			\$ 183,895.56	
TOTAL CONCEPTUAL CONSTRUCTION COSTS				\$ 2,298,694	

1/4/2017

1/4/2017



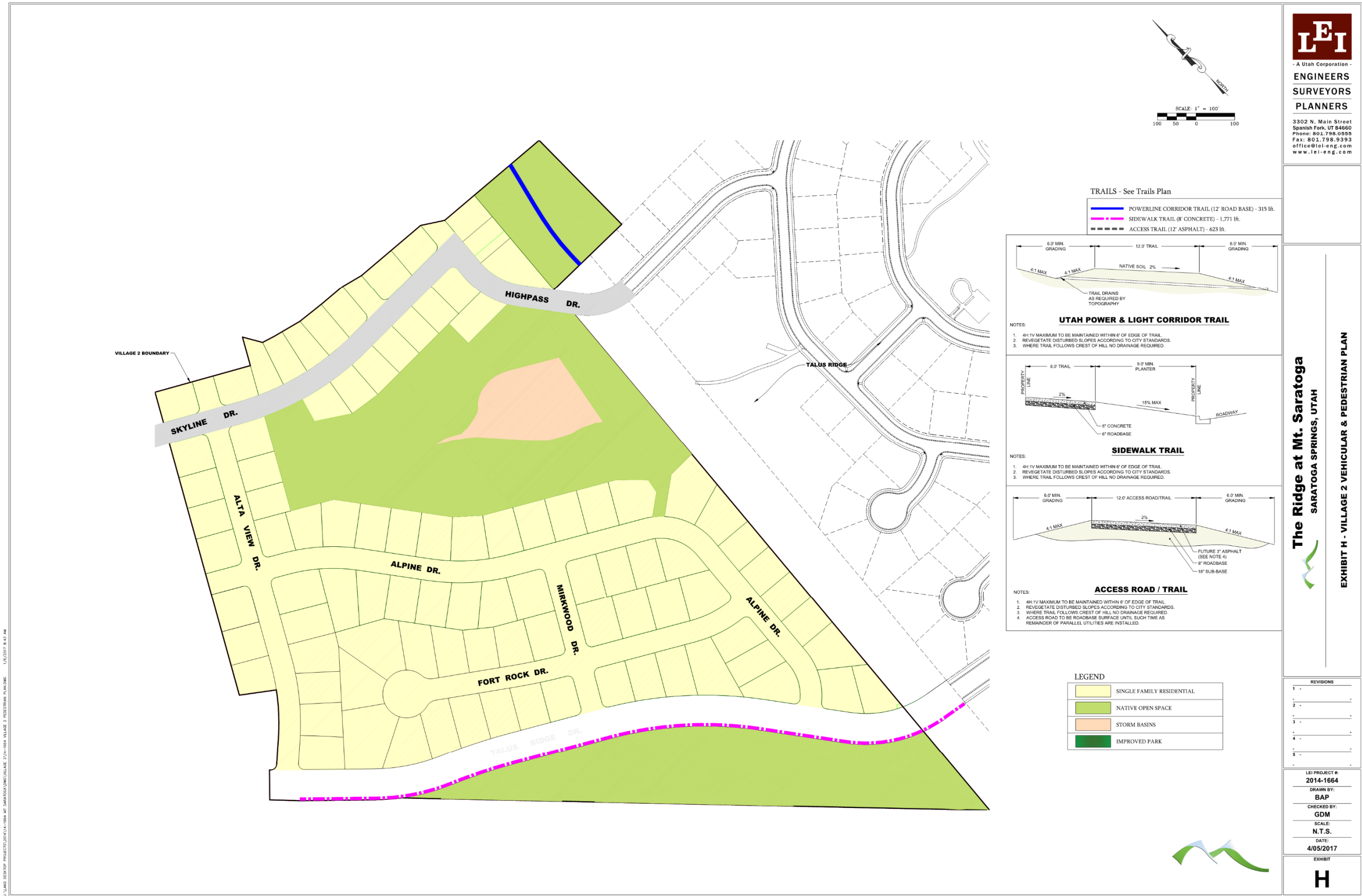


VEHICULAR AND PEDESTRIAN PLAN

Transportation/pedestrian access and connectivity is a key component for Mt. Saratoga. The integration of the large and diverse open space amenities of the community is achieved by providing reasonable access. The combined Vehicular and Pedestrian Plan (Exhibit H) identifies major roadway locations and pedestrian pathways as they pertain to Village 2A and originally detailed in the Community Plan.



VEHICULAR AND PEDESTRIAN PLAN





DENSITY TRANSFERS

There are no proposed density transfers proposed within this Village Plan.



ADDITIONAL ELEMENTS

There are no proposed changes with this Village Plan.



SITE CHARACTERISTICS

Please see the approved Community Plan for the following elements:

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



FINDINGS

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

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

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

The Ridge at Mt. Saratoga (Village 2A) is consistent with the goals, objectives, and policies presented and approved with the Mt. Saratoga Community Plan with the exception to the diversity of housing. Village 2A solely consists of single-family housing with diversity introduced in later Village Plans. A global overview was presented in the Community Plan and further detailed with this first Village Plan for the Mt. Saratoga development. The unique integration of housing, a master trail system, and improved open space, with the unique natural topography help define and establish a community theme and distinctive qualities specific to Mt. Saratoga.

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

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

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

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

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

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

All utility services, roadway networks, emergency vehicle access and public safety service demands within the Village Plan 2A boundary will be built and sized to the overall demand of the Mt. Saratoga development. This ensures that any of the demands listed above will not exceed the capacity of existing and planned systems without adequate mitigation.

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

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

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

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

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

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