

**VILLAGE PLAN 1** **Quailhill at Mt. Saratoga**



ENGINEERS  
SURVEYORS  
PLANNERS

December 2017



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## EXECUTIVE SUMMARY

The following **Village** Plan document addresses the proposed improvements as they pertain to Village 1 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 1 of the Mt. Saratoga project.

The proposed Village 1 includes slight boundary adjustments from the Community Plan approved on September 6, 2016. This revision has been done to allow time for the passage of a new ordinance addressing the proposed future commercial area and adjustments to the open space area in order to maintain the minimum area requirements.

Village 1 of the Mt. Saratoga development is approximately 199 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 1 is located on the south side of the development and is accessible from Pony Express Parkway and the extension of Fairfield Road.

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:

- **View.** The proposed park and open space has a 360-degree view of Utah Lake and the surrounding mountains.
- **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 1 contains approximately 68 acres of the community's overall 234 acres of open space with amenities, trails, natural areas and sports facilities. The open space is a focal and connecting feature of the development.
- **Housing Product.** The community will contain various types of housing product including single family housing product similar in nature to Talus Ridge, condominiums and townhomes.

The proposed Village 1 incorporates the following units and approximate acreages:

- 199.0 Total Acres
  - 122.7 Acres Residential/Civic Use
  - 7.6 Acres Community Commercial/Church
  - 68.7 Acres Open Space Proposed (34.5%)
    - 34.9 Acres Native Open Space (17.5%)
    - 14.3 Acres Improved Open Space (7.2%)
    - 4.9 Acres Improved Open Space Within Multi-Family (2.5%)
    - 14.6 Acres in Storm Basins and Sensitive Lands (7.3%)
- Approximately 22,712 Linear Feet of Trails
- 713 Total Units
- 3.58 Units per Acre



Talus Ridge Home



Interior Example



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3302 N. Main Street  
Spanish Fork, UT 84660  
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Fax: 801.798.9393  
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**Mt. Saratoga**

EXHIBIT A - VILLAGE 1 AREA OVERALL PLAN

REVISIONS	
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LEI PROJECT #:  
**2014-1664**  
DRAWN BY:  
**TJP**  
DESIGNED BY:  
**GDM**  
SCALE:  
**N.T.S.**  
DATE:  
**9/14/2017**

EXHIBIT  
**A**



## LEGAL DESCRIPTION

Village 1 contains approximately 199 acres of the 688 acres within the overall Mt. Saratoga project. Village 1 is contained within one single parcel, bordered by Pony Express Parkway on the south end. See Exhibit B for an illustration of the Village 1 boundary. The parcel metes and bounds legal description is as follows:

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

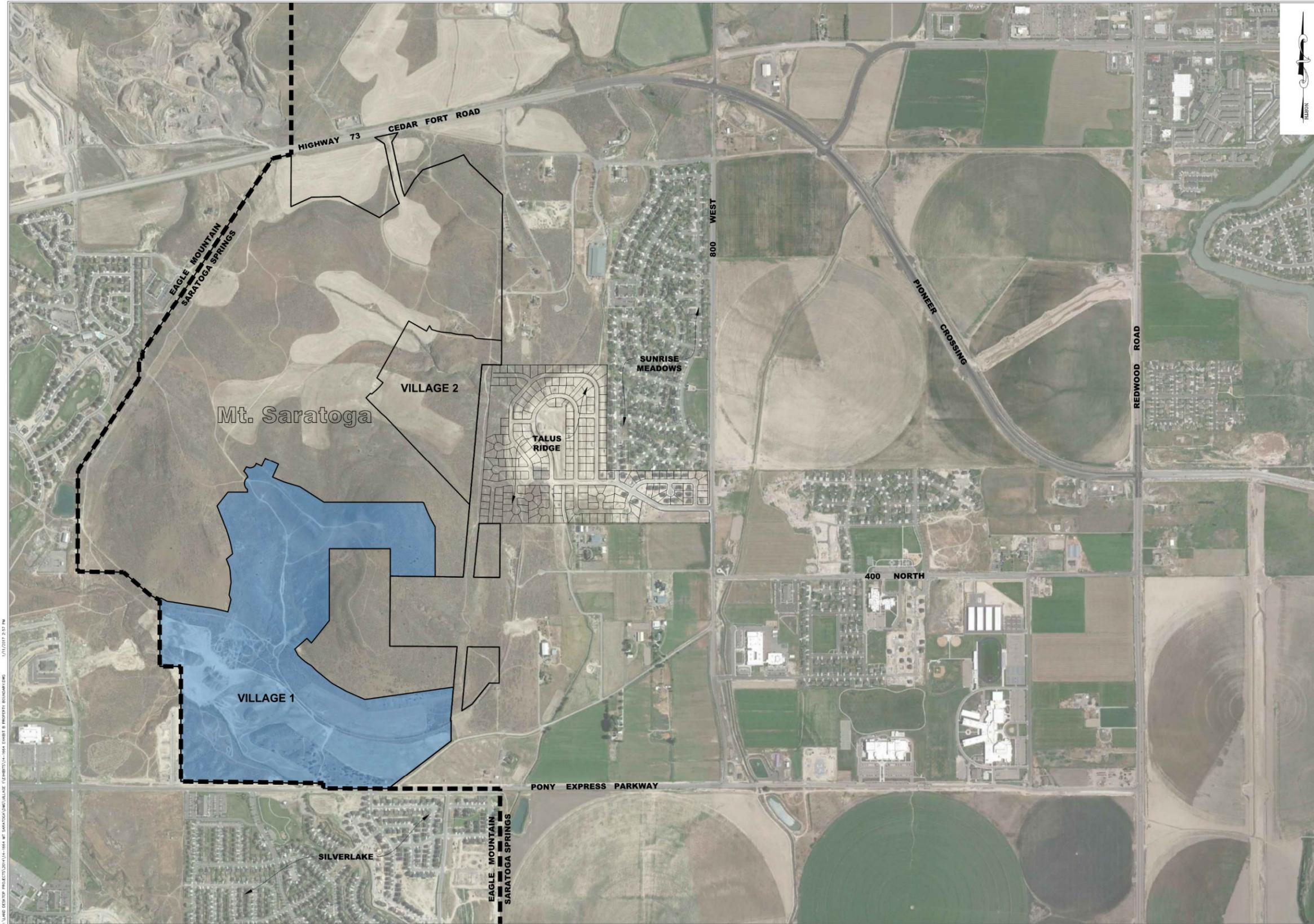
Beginning at a point located N0°17'59"E 66.00 feet from the South 1/4 Corner of Section 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence N89°09'33"W 1337.07 feet; thence N0°00'38"E 1438.30 feet; thence N89°09'33"W 265.00 feet; thence N0°00'38"E 830.99 feet; thence N28°05'24"E 30.00 feet; thence S61°54'36"E 84.57 feet; thence S81°16'07"E 591.82 feet; thence S76°38'12"E 185.42 feet; thence N13°43'22"E 158.50 feet; thence N22°47'17"W 59.72 feet; thence N8°29'21"E 159.12 feet; thence N4°24'14"W 139.97 feet; thence N9°58'14"W 56.25 feet; thence N21°19'12"W 103.44 feet; thence N49°30'24"E 101.30 feet; thence N8°47'36"W 47.16 feet; thence N11°57'24"W 90.00 feet; thence N15°14'22"W 90.00 feet; thence N18°31'20"W 90.00 feet; thence N21°44'04"W 90.00 feet; thence N21°44'04"W 139.16 feet; thence N21°44'04"W 83.33 feet; thence N38°21'11"E 220.43 feet; thence East 243.95 feet; thence northwesterly along the arc of a 541.50 foot radius non-tangent curve to the right (radius bears: N88°25'36"E) 14.46 feet through a central angle of 1°31'46" (chord: N0°48'31"W 14.46 feet); thence along the arc of a 167.00 foot radius curve to the right 17.95 feet through a central angle of 6°09'34" (chord: N3°02'09"E 17.94 feet); thence northeasterly along the arc of a 93.00 foot radius non-tangent curve to the right (radius bears: N35°31'03"E) 182.13 feet through a central angle of 112°12'29" (chord: N1°37'15"E 154.39 feet); thence northwesterly along the arc of a 173.00 foot radius non-tangent curve to the left (radius bears: S69°28'43"W) 55.71 feet through a central angle of 18°26'57" (chord: N29°44'46"W 55.47 feet); thence N38°58'15"W 3.60 feet; thence along the arc of a 280.00 foot radius curve to the left 30.91 feet through a central angle of 6°19'32" (chord: N42°08'01"W 30.90 feet); thence N30°46'22"E 63.32 feet; thence southeasterly along the arc of a 160.00 foot radius non-tangent curve to the left (radius bears: N23°50'53"E) 23.14 feet through a central angle of 8°17'14" (chord: S70°17'44"E 23.12 feet); thence S74°26'21"E 6.26 feet; thence along the arc of a 77.00 foot radius curve to the left 119.70 feet through a central angle of 89°04'14" (chord: N61°01'32"E 108.01 feet); thence S65°43'21"E 76.31 feet; thence N24°16'39"E 108.00 feet; thence S65°43'21"E 181.40 feet; thence S24°16'39"W 179.00 feet; thence S67°10'06"E 157.19 feet; thence S73°18'59"E 206.79 feet; thence S57°17'28"E 357.03 feet; thence East 1235.84 feet; thence S56°48'36"E 16.85 feet; thence S21°57'49"E 112.98 feet; thence S25°30'32"E 109.14 feet; thence S29°03'16"E 109.14 feet; thence South 620.85 feet; thence N89°11'06"W 562.22 feet; thence North 341.19 feet; thence West 762.80 feet; thence South 903.39 feet; thence S38°50'15"W 357.76 feet; thence northwesterly along the arc of a 571.00 foot radius non-tangent curve to the right (radius bears: N41°26'12"E) 79.78 feet through a central angle of 8°00'19" (chord: N44°33'39"W 79.71 feet); thence S48°54'54"W 203.00 feet; thence S27°55'10"E 84.62 feet; thence S46°20'45"E 74.25 feet; thence S51°10'02"E 63.40 feet; thence S58°00'56"E 84.14 feet; thence S44°00'44"E 80.55 feet; thence S51°10'02"E 252.71 feet; thence S60°57'05"E 210.00 feet; thence S66°22'44"E 248.79 feet; thence N82°04'49"E 1120.08 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 423.18 feet to the south line of the Utah Power & Light Company property as defined by survey; thence along said south line northeasterly along the arc of a 544.00 foot radius non-tangent curve to the left (radius bears: N25°29'07"W) 8.46 feet through a central angle

of 0°53'29" (chord: N64°04'08"E 8.46 feet) to the east line of that real property described in Deed Entry No. 4952:2006; thence S0°00'18"E along said real property 253.32 feet to the centerline of Fairfield Road; thence S52°38'12"W along said centerline 988.76 feet to the south line of said Section 21; thence N89°50'39"W along the Section Line 815.95 feet; thence N0°18'01"E 66.00 feet; thence N89°50'39"W 445.51 feet to the point of beginning.

Contains: ±199.00 Acres



Talus Ridge Home



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3302 N. Main Street  
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 Fax: 801.798.9383  
 office@lei-eng.com  
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 SARATOGA SPRINGS, UTAH  
 EXHIBIT B - VILLAGE 1 PROPERTY BOUNDARY



REVISIONS	
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LEI PROJECT #  
**2014-1664**  
 DRAWN BY:  
**TJP**  
 CHECKED BY:  
**GDM**  
 SCALE:  
**N.T.S.**  
 DATE:  
**4/11/2017**

**B**



## USE MAP AND BUILDOUT ALLOCATION

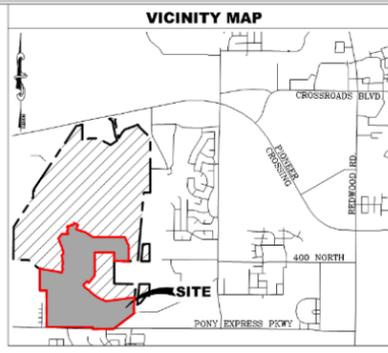
The following Use Map, Exhibit C, depicts the proposed land uses within Village 1 at a density of 3.58 units per acre. The land use tabulations and color coding are broken down into the following categories applicable to Village 1:

Overall Village Area:	199.0 Ac (100%)	
Church and Civic Uses:	13.2 Ac (7%)	11 ERUs (2%)
Community Commercial/Church:	7.6 Ac (4%)	13 ERUs (1%)
Single Family Residential Units:	97.6 Ac (49%) <sup>1</sup>	452 ERUs (61%)
Community Plan Requirements:		
Minimum Lot Size:	4,000 sf	
Average Lot Size (Neighborhood 1):	4,800 sf	
Average Lot Size (Neighborhood 2):	4,700 sf	
Average Lot Size (Neighborhood 4):	10,000 sf	
Quailhill at Mt. Saratoga (Neighborhood 1):		
Overall Area:	88.7 Ac	
Lot Area:	40.0 Ac	
Open Space Area:	32.0 Ac	
Roadway Area:	16.7 Ac	
Single Family Lots:	312 Lots	
Minimum Lot Size:	4,000 sf	
Average Lot Size:	4,800 sf	
Quailhill at Mt. Saratoga (Neighborhood 2):		
Overall Area:	22.6 Ac	
Lot Area:	9.7 Ac	
Open Space Area:	6.8 Ac	
Roadway Area:	6.1 Ac	
Single Family Lots:	102 Lots	
Minimum Lot Size:	4,000 sf	
Average Lot Size:	4,700 sf	
Quailhill at Mt. Saratoga (Neighborhood 4):		
Overall Area:	39.8 Ac	
Lot Area:	12.7 Ac	
Open Space Area:	19.6 Ac	
Roadway Area:	7.5 Ac	
Single Family Lots:	38 Lots	
Minimum Lot Size:	4,000 sf	
Average Lot Size:	10,000 sf	
Pony Express Improvements:		
Overall Area:	5.0 Ac	
Multi-Family Units (Neighborhood 3):	11.9 Ac (6%) <sup>1</sup>	261 ERUs (36%)
Overall Area:	22.1 Ac	
Lot Area:	7.3 Ac	

Open Space Area:	10.3 Ac
Roadway Area:	4.5 Ac
Open Space:	68.7 Ac (34%)
Projected Employment:	80 Persons (Commercial and School)
Projected Population:	2,930 Persons (Based on 4.11 persons per residential ERU)

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

- **Community Commercial.** This area is located along the frontage of Pony Express Parkway to the west of the proposed Mt. Saratoga Boulevard. The anticipated uses will coincide with the uses within the City Code. Access to each of these parcels will be located along Mt. Saratoga Boulevard and meet accessing spacing requirements as per the recently passed ordinance (Table 6, City of Saratoga Springs Access Management Standards).
- **Church and Civic Use.** An integral part of a master plan development and walkable community is the integration of civic uses such as churches and schools. While the overall site will be accommodating to churches of all faith, the predominant need for church sites will likely be LDS. The plan depicts two (2) LDS church sites located throughout the development.
- **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.
- **Multi-Family Units.** The location of the multi-family neighborhood was based on the proximity to amenities, major transportation corridors, and suitable topography. Particular care was placed on locating Neighborhood 3 in an area that met these criteria and also was not highly visible from existing development within Saratoga Springs. Neighborhood 3 has an approximate density of 11.81 units per acres.
- **Open Space.** Village 1 contains 68.7 acres of the overall project's 234 acres (29.4%) 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 1.
- **Storm Basins.** A storm drainage system has been included within the Village 1 open space areas. These basins are intended to service Village 1 in addition to additional future development. These basins will work together to detain storm water runoff before being released at pre-development rates to the relocated Tickville Wash spur that discharges underneath Pony Express Parkway.



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

**TABULATIONS**

SINGLE FAMILY UNITS:	452 (63%)
MULTI-FAMILY UNITS:	261 (37%)
<b>TOTAL UNITS:</b>	<b>713</b>
<b>TOTAL AREA:</b>	<b>199.00 ACRES</b>
<b>DENSITY</b>	<b>3.58 U/A</b>

**LEGEND**

	VILLAGE 1 - QUAILHILL AT Mt. Saratoga
	NATIVE OPEN SPACE
	STORM BASINS
	IMPROVED OPEN SPACE
	SIDEWALK TRAIL
	POWER LINE TRAIL PER MASTER PLAN 8' DIRT
	AMENITY TRAIL 8' ASPHALT
	AMENITY TRAIL (DIRT)

\*SEE TRAILS PLAN FOR DETAILS

**Mt. Saratoga**  
 SARATOGA SPRINGS, UTAH  
 EXHIBIT C - VILLAGE 1 USE MAP

**REVISIONS**

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 2014-1664  
 DRAWN BY:  
 TJP  
 DESIGNED BY:  
 GDM  
 SCALE:  
 N.T.S.  
 DATE:  
 9/14/2017  
 EXHIBIT  
**C**



## DEVELOPMENT STANDARDS AND LOTTING MAP

Village 1 of the Mt. Saratoga project contains various residential land use types ranging from single family residential, attached multi-family residential (townhomes), and stacked multi-family residential. Global development standards were provided within the Community Plan with no proposed changes with exception to parking requirements for single family residential. The lot layouts provided within this document as Exhibit D are designed to adhere to these regulations.



*Condominium Exterior Example*



*Townhome Exterior Example*



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

NOT FOR  
 CONSTRUCTION

**Mt. Saratoga**  
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 EXHIBIT D1 - VILLAGE 1, NEIGHBORHOOD 1  
 DEVELOPMENT STANDARDS / LOTTING MAP



REVISIONS	
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 GDM  
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 9/13/2017

SHEET  
**D1**



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3302 N. Main Street  
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 Fax: 801.798.9393  
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 EXHIBIT D2 - VILLAGE 1, NEIGHBORHOOD 1  
 DEVELOPMENT STANDARDS / LOTTING MAP



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LEI PROJECT #  
**2014-1664**  
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**TJP**  
 DESIGNED BY:  
**GDM**  
 SCALE:  
**N.T.S.**  
 DATE:  
**9/13/2017**  
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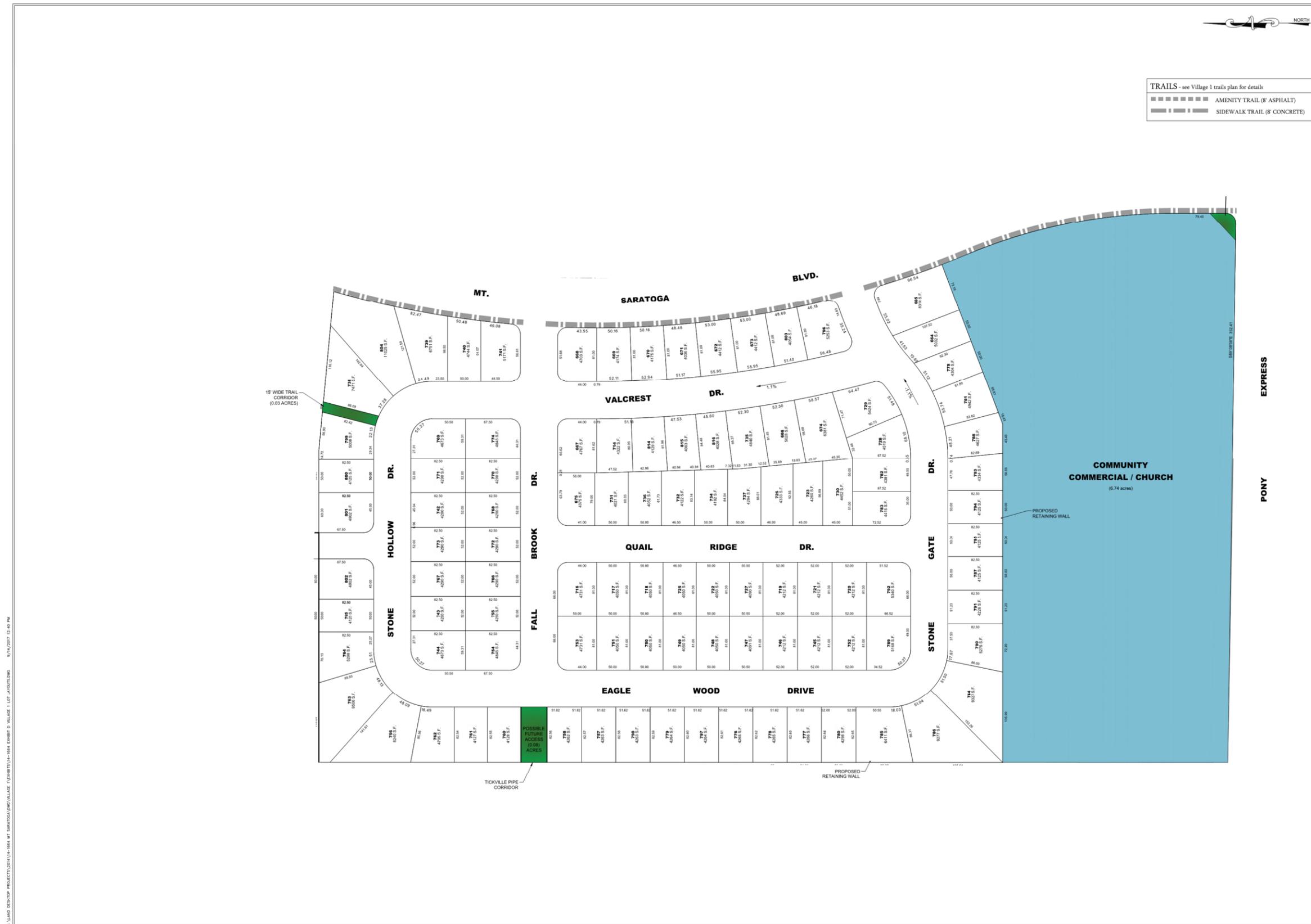
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TRAILS - see Village 1 trails plan for details.  
 ■■■■■ AMENITY TRAIL (8' ASPHALT)



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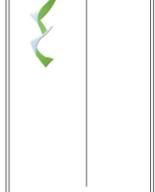


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3302 N. Main Street  
 Spanish Fork, UT 84660  
 Phone: 801.798.0555  
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**Mt. Saratoga**  
 SARATOGA SPRINGS, UTAH  
 EXHIBIT D3 - VILLAGE 1, NEIGHBORHOOD 2  
 DEVELOPMENT STANDARDS / LOTTING MAP



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**2014-1664**  
 DRAWN BY:  
**TJP**  
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**GDM**  
 SCALE:  
**N.T.S.**  
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**10/18/2017**

SHEET  
**D3**

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3302 N. Main Street  
 Spanish Fork, UT 84660  
 Phone: 801.798.0555  
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TRAILS - see Village 1 trails plan for details

- AMENITY TRAIL (8' ASPHALT)
- SIDEWALK TRAIL (8' CONCRETE)

**MULTI-FAMILY OPEN SPACE**  
 (4.88 acres)

NOT FOR CONSTRUCTION

**Mt. Saratoga**  
 SARATOGA SPRINGS, UTAH  
 EXHIBIT D4 - VILLAGE 1, NEIGHBORHOOD 3  
 DEVELOPMENT STANDARDS / LOTTING MAP

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 DATE:  
 9/13/2017

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**D4**

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## 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 Quailhill at Mt. Saratoga. Listed in this section are examples of architectural styles that will be acceptable within Village 1. 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 Quailhill 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. Single Family Residential

##### 1. Floorplan, Elevation and Exterior Color Scheme Mixing:

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

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

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

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

#### B. Multi-Family Residential (Townhomes and Stacked Units)

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

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

#### C. Community Commercial

At this time, the specific use of the community commercial is unknown. The prospective buyer will be required to us architectural standards agreed upon with the City staff at the time of site plan approval for the commercial use. Floor area ratios and design standards will adhere to Title 19 of the City Standards or require an amendment to the Community Plan for Mt. Saratoga.



Exterior Example



**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**

**Nora Plan**

- Two Story
- 2,365 square feet finished above grade.
- 3,551 square feet total
- 3 bed, 2.5 bath



**Traditional**



**Craftsman**



**Farmhouse**



**Prairie**



**Karlie Plan**

- Two Story
- 2,008 square feet finished above grade.
- 2,008 square feet total
- 3 bed, 2.5 bath



Craftsman



Traditional

**Lambert Plan**

- Two Story
- 2,103 square feet finished above grade.
- 2,972 square feet total
- 3 bed, 2.5 bath



Craftsman



Traditional

**Mckell Plan**

- Two Story
- 2,284 square feet finished above grade.
- 2,545 square feet total
- 3 bed, 2.5 bath



Craftsman



Traditional

**Jesse Plan**

- Two Story
- 1,971 square feet finished above grade.
- 2,3785 square feet total
- 4 bed, 2.5 bath



Craftsman



Traditional



Farmhouse



**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



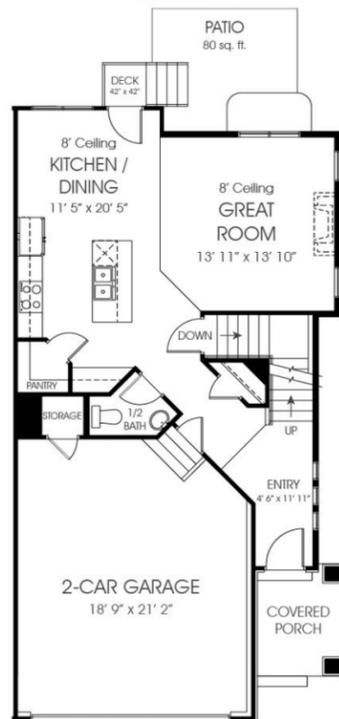
Farmhouse



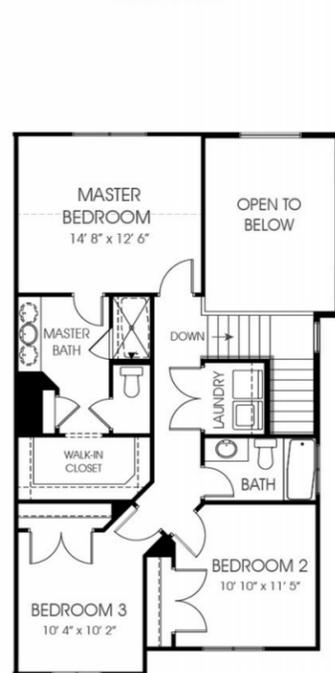
Prairie



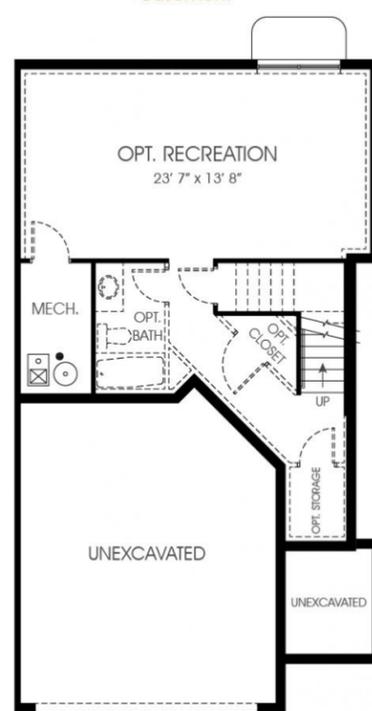
Type A Outer – Townhome  
First Floor



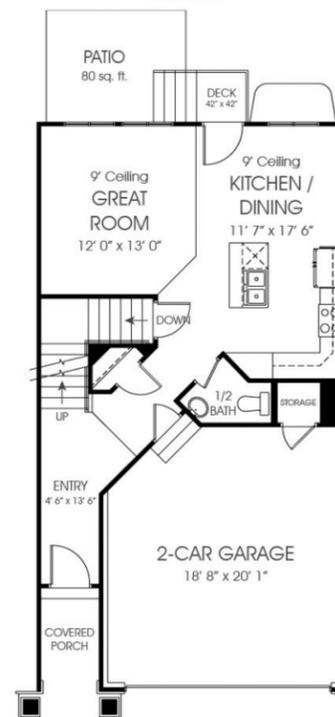
Type A Outer – Townhome  
Second Floor



Type A Outer – Townhome  
Basement



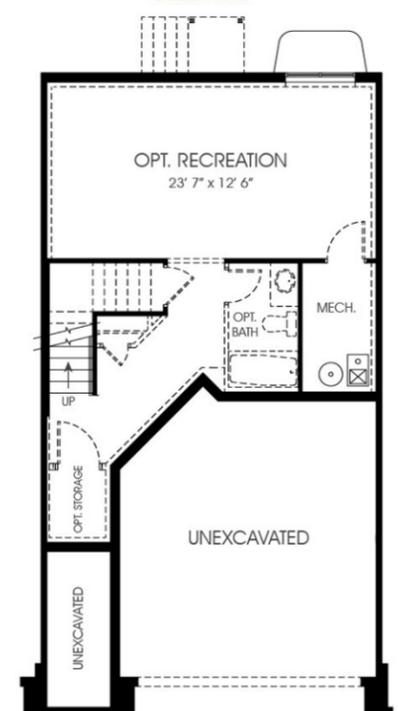
Type C Inner – Townhome  
First Floor



Type C Inner – Townhome  
Second Floor

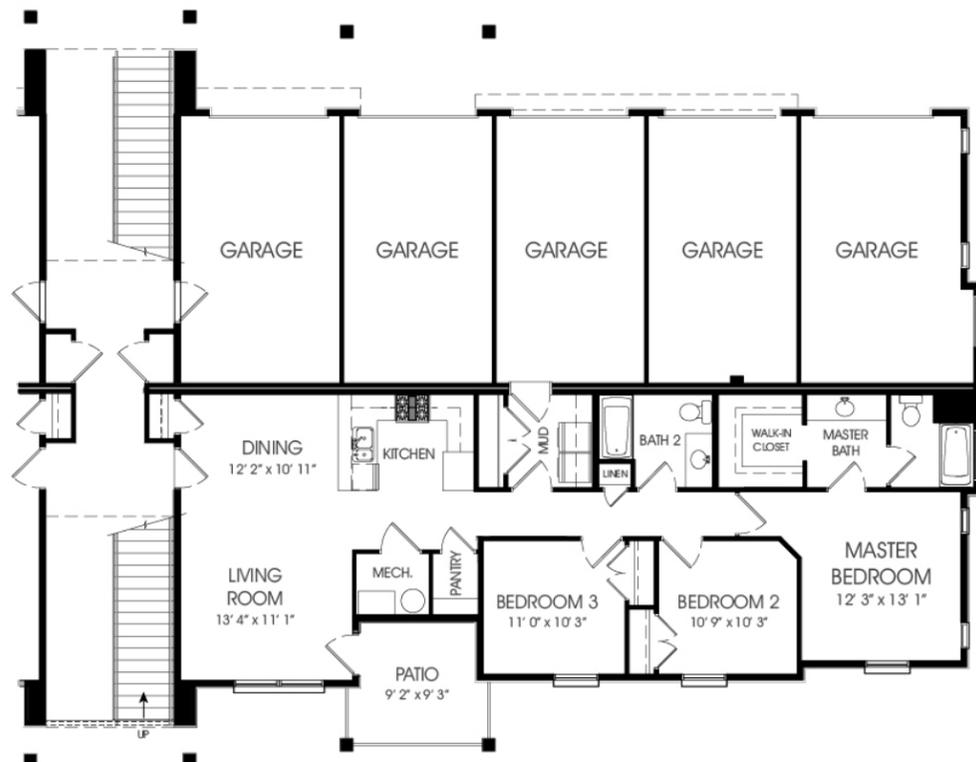


Type C Inner – Townhome  
Basement





Main Level Unit

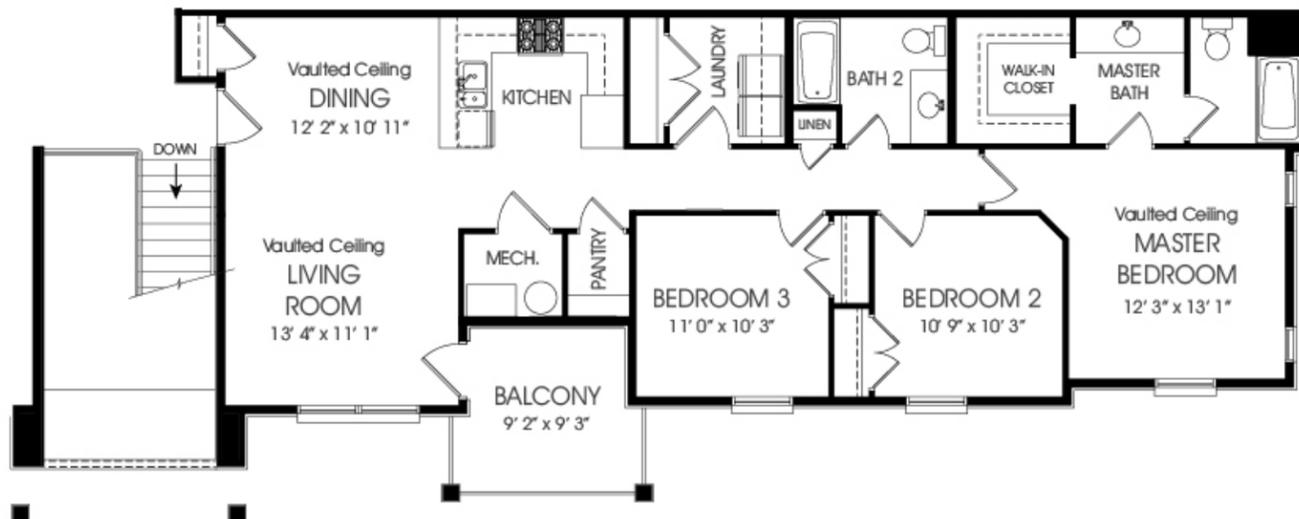


Second Level Unit





### Condominiums Third Level Unit



Third Level Unit



Townhome Interior Example



Townhome Interior Example



Condominium Interior Example



## HOMEOWNERS ASSOCIATION

Village 1 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.



Interior Example



## PHASING PLANS

### LOT PHASING

The phasing of Village 1 is shown on Exhibit E-1 and is based on the availability of utilities, production of multiple products and the extension of the Mt. Saratoga Boulevard. It is anticipated that this Village Plan will be broken into multiple preliminary plats, which in turn will have individual phasing plans. Lot phasing information associated with the Village Plan include:

Overall Village Area:	199.0 Ac (100%)	
Church and Civic Uses:	13.2 Ac (7%)	11 ERUs (2%)
Community Commercial/Church:	7.6 Ac (2%)	13 ERUs (1%)
Single Family Residential Units:	97.6 Ac (49%) <sup>1</sup>	452 ERUs (61%)
Community Plan Requirements:		
Minimum Lot Size:	4,000 sf	
Average Lot Size (Neighborhood 1):	4,800 sf	
Average Lot Size (Neighborhood 2):	4,700 sf	
Average Lot Size (Neighborhood 4):	10,000 sf	
Quailhill at Mt. Saratoga (Neighborhood 1):		
Overall Area:	88.7 Ac	
Lot Area:	40.0 Ac	
Open Space Area:	32.0 Ac	
Roadway Area:	16.7 Ac	
Single Family Lots:	312 Lots	
Minimum Lot Size:	4,000 sf	
Average Lot Size:	4,800 sf	
Quailhill at Mt. Saratoga (Neighborhood 2):		
Overall Area:	22.6 Ac	
Lot Area:	9.7 Ac	
Open Space Area:	6.8 Ac	
Roadway Area:	6.1 Ac	
Single Family Lots:	102 Lots	
Minimum Lot Size:	4,000 sf	
Average Lot Size:	4,700 sf	
Quailhill at Mt. Saratoga (Neighborhood 4):		
Overall Area:	39.8 Ac	
Lot Area:	12.7 Ac	
Open Space Area:	19.6 Ac	
Roadway Area:	7.5 Ac	
Single Family Lots:	38 Lots	
Minimum Lot Size:	4,000 sf	
Average Lot Size:	10,000 sf	
Pony Express Improvements:		

Overall Area:	5.0 Ac	
Multi-Family Units (Neighborhood 3):	11.9 Ac (6%) <sup>1</sup>	261 ERUs (36%)
Overall Area:	22.1 Ac	
Lot Area:	7.3 Ac	
Open Space Area:	10.3 Ac	
Roadway Area:	4.5 Ac	
Open Space:	68.7 Ac (34%)	
Projected Employment:	80 Persons (Commercial and School)	
Projected Population:	2,930 Persons (Based on 4.11 persons per residential 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 a proportionate amount of the proposed open space at a minimum of thirty percent (30%) land mass. The configuration of the property, topography, access and ideal location of the Open Space within the Village created difficulties in providing the improvement of the open space and amenities within a given phase. With these constraints, the following criteria for 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:
  - Open Space within the phase.
  - Open Space adjacent to the phase.
  - Open Space with community-wide utility improvements or future use.
  - Other Open Space.
- Improvements (surface and amenities) to dedicated Open Space will be prioritized as follows:
  - Open Space within the phase.
  - Open Space adjacent to the phase.
  - 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, the Village 1 Open Space calculations show a maximum deficiency of 71.5 points which would be compensated by the dedication of approximately 1.79 additional acres with Phase 1.

See Exhibit E-1 "Phasing Plan" for further details and acreages. Exhibit E-2 shows what open space is to be dedicated with each phase. Amenity points are based on proposed ERU counts and will also be constructed proportionately. Please see the "Open Space Calculations" spreadsheet for the proposed amenities by phase.



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 1, Quailhill at Mt. Saratoga as follows:

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

Neighborhood 1 =  $(1.52) \times (312 \text{ ERU}) = 474.2 \text{ Points}$

Neighborhood 2 =  $(1.52) \times (102 \text{ ERU}) = 155.0 \text{ Points}$

Neighborhood 3 =  $(1.52) \times (261 \text{ ERU}) = 396.7 \text{ Points}$

Neighborhood 4 =  $(1.52) \times (38 \text{ ERU}) = 57.8 \text{ Points}$

Village 1 Total =  $(1.52) \times (713 \text{ ERU}) = 1,083.8 \text{ Points}$

Please see the "Open Space Calculations" spreadsheet for details concerning proposed open space amenities based on phases.

Any excess of points above the Required Point amount from other Villages are to be transferred and used towards amenities of future Village Plans as development occurs. In addition, any open space in excess of the thirty percent (30%) requirement may be used to offset open space requirements for future Village Plans.

**UTILITY INFRASTRUCTURE PHASING**

The development of Quailhill at Mt. Saratoga is dependent on the up-front installation of the culinary water backbone system previously installed with Village 2A which includes:

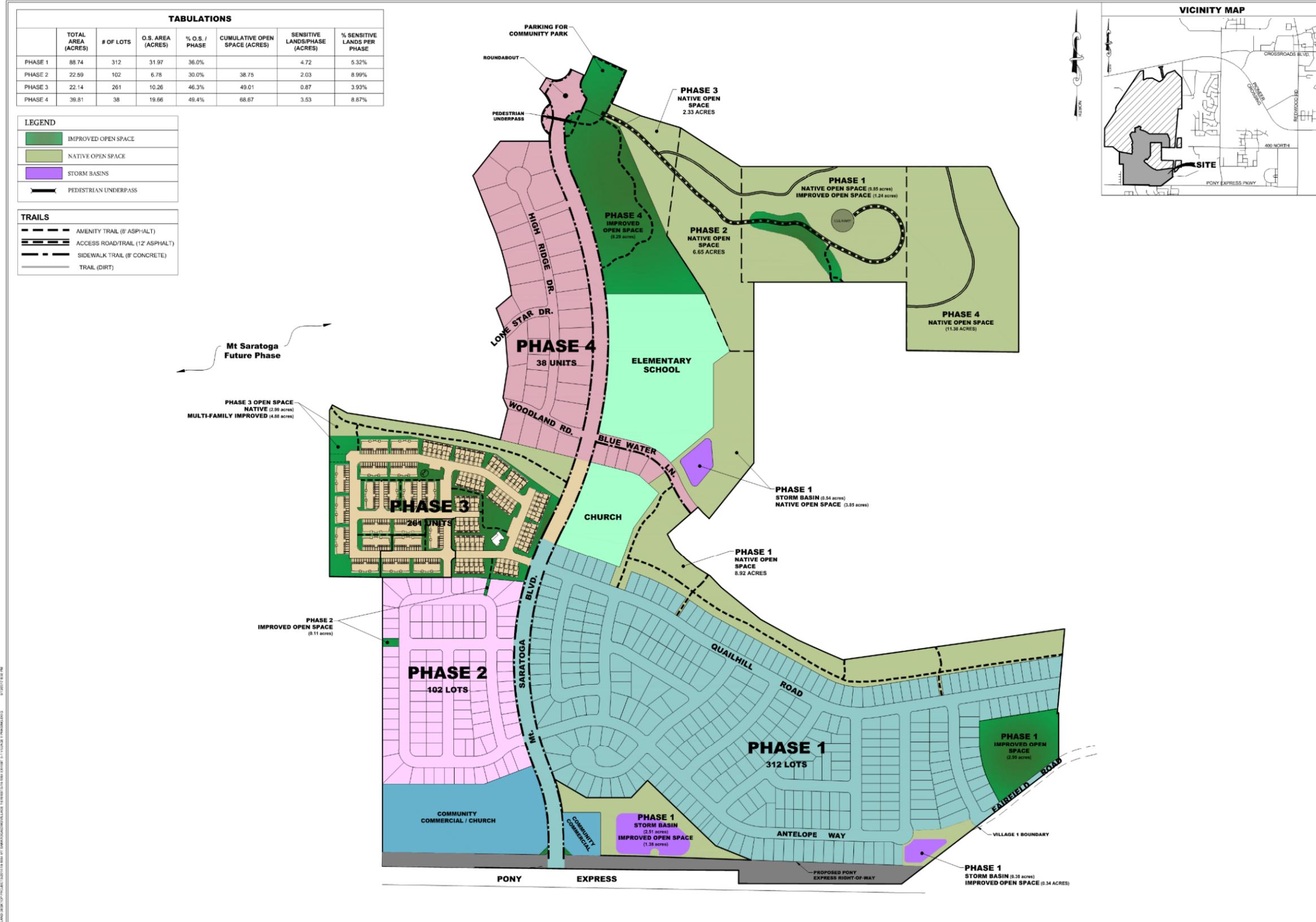
- **Culinary Water Booster Station.** This booster station is located on the east end of Talus Ridge Boulevard and pumps culinary water from Zone 2 to the Zone 3 water tank.
- **Main Waterlines.** All main waterlines will be installed within Talus Ridge Boulevard for Village 2A with a 16" main installed to the Zone 3 tank location. Village 1 culinary infrastructure will connect to the 16" main for initial culinary and secondary needs.
- **Water Tank.** The initial culinary water tank of 1.4 million gallons has been sized to service both the indoor and outdoor uses associated with Village 1 and 2. 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, 995,787 gallons are available to be allocated between Village 1 and 2. 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 E-3 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.





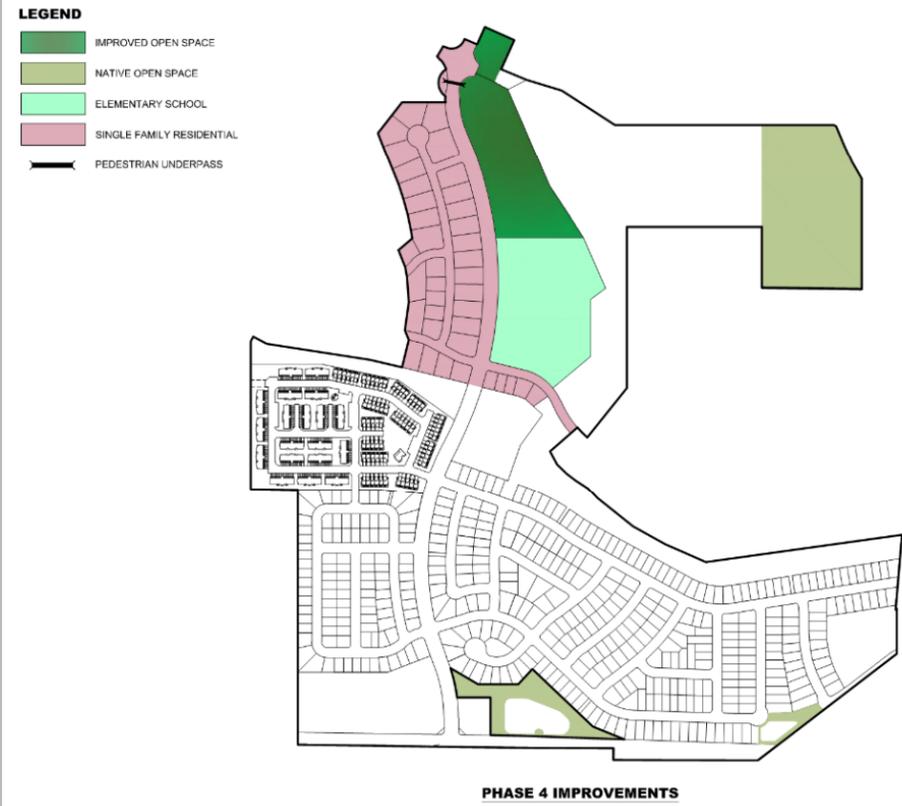
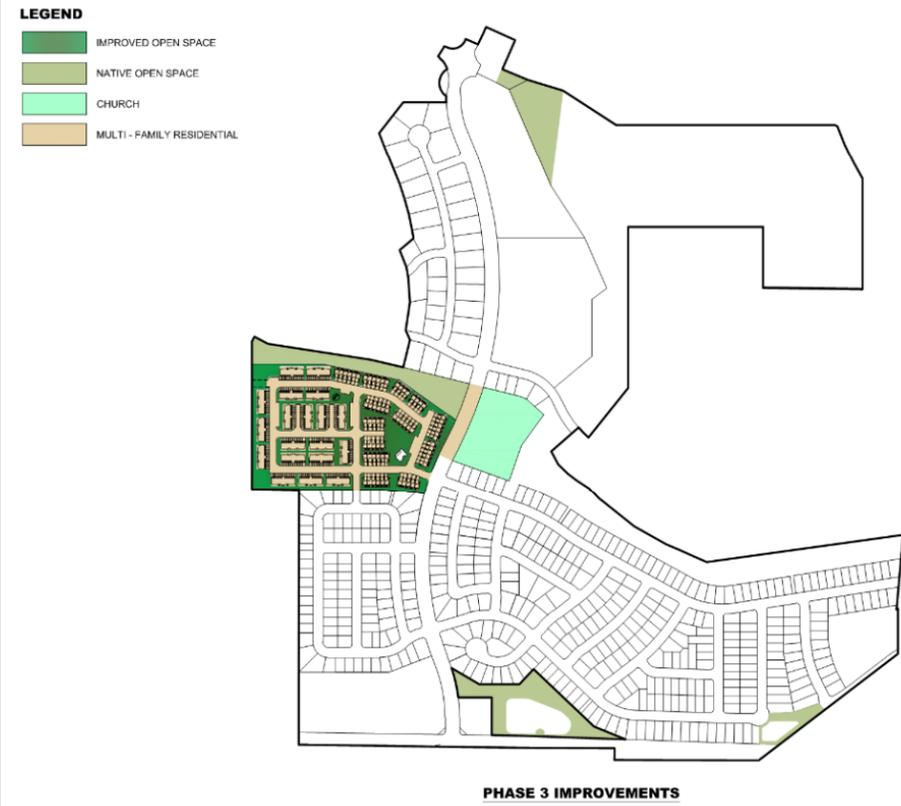
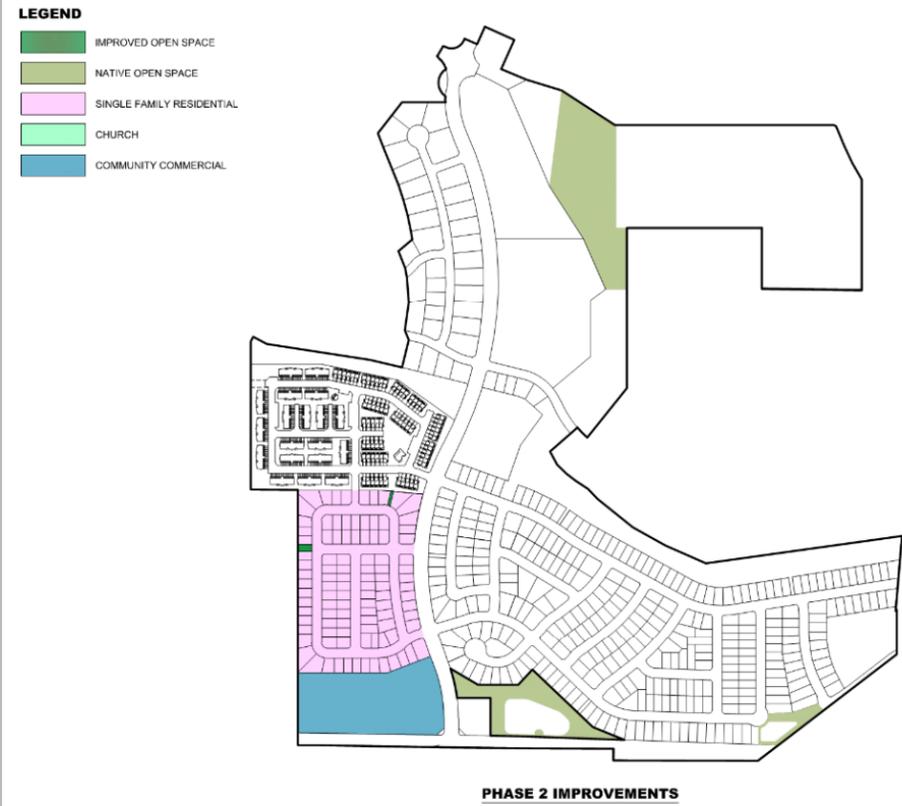
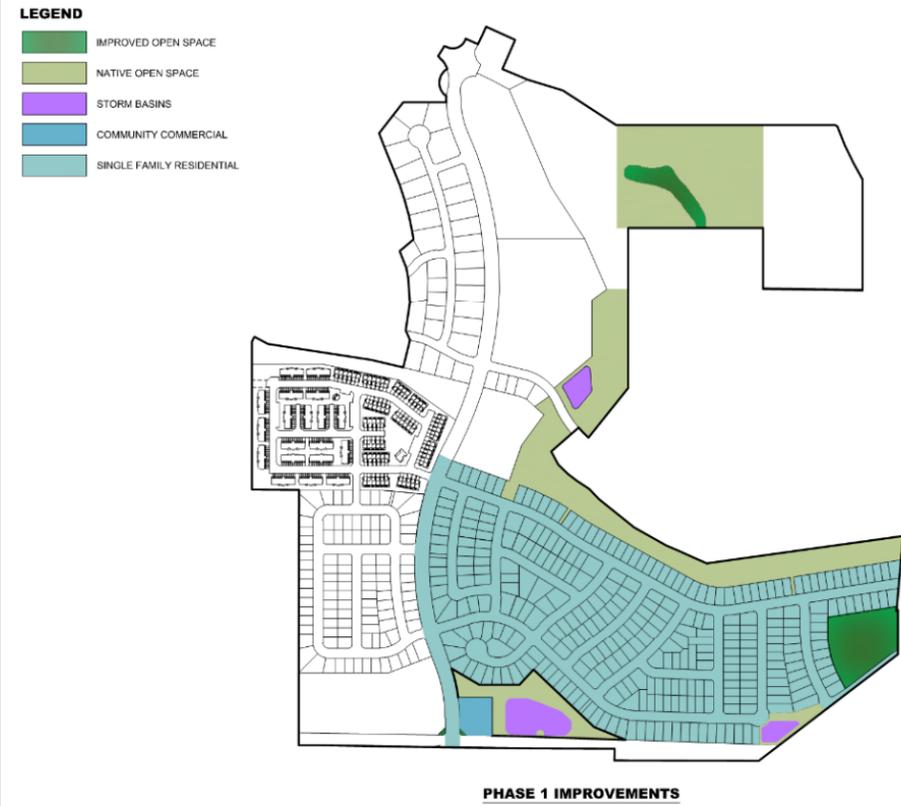
**LEI**  
 - A Utah Corporation -  
**ENGINEERS**  
**SURVEYORS**  
**PLANNERS**  
 3302 N. Main Street  
 Spanish Fork, UT 84660  
 Phone: 801.798.0555  
 Fax: 801.798.9393  
 office@lei-eng.com  
 www.lei-eng.com

**Mt. Saratoga**  
 SARATOGA SPRINGS, UTAH  
 EXHIBIT E-1 - PHASING PLAN

**REVISIONS**

1	
2	
3	
4	
5	

LEI PROJECT #:  
2014-1664  
 DRAWN BY:  
TJP  
 DESIGNED BY:  
GDM  
 SCALE:  
N.T.S.  
 DATE:  
9/13/2017  
 EXHIBIT  
**E-1**



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**Mt. Saratoga**  
 SARATOGA SPRINGS, UTAH  
 EXHIBIT E-2 - IMPROVEMENTS BY PHASE

REVISIONS

1	
2	
3	
4	
5	

LEI PROJECT #: 2014-1664  
 DRAWN BY: TJP  
 DESIGNED BY: GDM  
 SCALE: N.T.S.  
 DATE: 7/5/2017  
 EXHIBIT

**E-2**



**TRAILS - see Trails Plan**

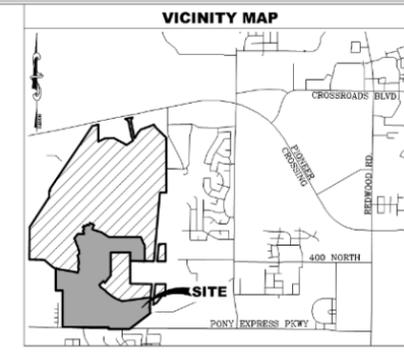
	POWERLINE CORRIDOR TRAIL (12' DIRT)
	AMENITY TRAIL (8' ASPHALT)
	ACCESS ROAD/TRAIL (12' ASPHALT)
	TRAIL (DIRT)

**LEGEND**

	DEVELOPER IMPROVED OPEN SPACE (City owned and maintained)
	NATIVE OPEN SPACE (City owned and maintained)
	STORM BASINS
	H.O.A. OWNED & MAINTAINED OPEN SPACE
	PARK STRIP & TRAIL OWNED BY SARATOGA SPRINGS MAINTAINED BY H.O.A.
	PARK STRIP & TRAIL IMPROVED, OWNED AND MAINTAINED BY SARATOGA SPRINGS CITY

**TABULATIONS**

COMMUNITY PARK - Owned and maintained by city - 55.91 Acres
---



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**SURVEYORS**  
**PLANNERS**  
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 Phone: 801.798.0555  
 Fax: 801.798.9393  
 office@lei-eng.com  
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**Mt. Saratoga**  
 SARATOGA SPRINGS, UTAH  
 EXHIBIT E-2 - MAINTENANCE PLAN

**REVISIONS**

1		
2		
3		
4		
5		

LEI PROJECT #  
 2014-1664  
 DRAWN BY:  
 TJP  
 DESIGNED BY:  
 GDM  
 SCALE:  
 N.T.S.  
 DATE:  
 9/14/2017

EXHIBIT  
**E-3**

U:\LAND DEVELOP PROJECTS\2014\1664 MT SARATOGA\2017\1664-MT-SARATOGA-MAINTENANCE-PLANS\1664-MT-SARATOGA-MAINTENANCE-PLANS-EXHIBIT-E-3-MAINTENANCE-PLANS.dwg 9/14/2017 10:38 AM



	# Units	Units / Ac	Required Acres
Required Open Space (Equivalent Acre)	713	40	17.8

## Mt. Saratoga Village 1 Open Space Calculations

**Equivalent Open Space**

Land Use	Multiplier	Actual Acres	Equivalent Acres
Sensitive Lands - Limited Access	0.45	11.15	5.0
Detention Basin - Limited Access	0.67	3.44	2.3
Partially Improved	0.75	34.83	26.1
Fully Improved with Limited Access (Within Multi-Family)	0.75	4.94	3.7
Fully Improved with Full Access	1.00	13.74	13.7

<b>Total Open Space Acres</b>	<b>68.10</b>
<b>Total Equivalent Open Space Acres</b>	<b>50.9</b>
<b>Required Amenity Points @ 1.52 per Unit</b>	<b>1,083.8</b>

**Proposed Amenities**

Item	Category	Points	Village 1 Overall		Phase 1		Phase 2		Phase 3		Phase 4	
			Quantity	Total 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	1.0	92.8	-	-	-	-	-	-	1.0	92.8
Pavillion, Extra Large	B	75.0	1.0	75.0	-	-	-	-	-	-	1.0	75.0
Playground	C	26.0	3.0	78.0	1.0	26.0	-	-	1.0	26.0	1.0	26.0
Trail, Hard Surface (per 1,000')	D	20.6	20.4	420.3	6.7	138.8	1.6	33.0	3.0	62.6	9.0	185.9
Swing Set	D	12.5	2.0	25.0	-	-	-	-	1.0	12.5	1.0	12.5
Basketball - Half Court	D	8.3	-	-	-	-	-	-	-	-	-	-
Baseball Diamond - Little League	E	4.4	1.0	4.4	-	-	-	-	-	-	1.0	4.4
Trail, Dirt (per 1,000')	E	1.5	1.9	2.9	0.5	0.8	0.4	0.6	0.1	0.1	1.0	1.4
Drinking Fountain	F	1.2	4.0	4.8	-	-	-	-	3.0	3.6	1.0	1.2
Table	F	0.8	-	-	-	-	-	-	-	-	-	-
Trash Can	F	0.7	-	-	-	-	-	-	-	-	-	-
Workout Station	F	0.5	3.0	1.5	-	-	-	-	-	-	3.0	1.5
Park Benches	F	0.4	-	-	-	-	-	-	-	-	-	-
BBQ Grills	F	0.3	-	-	-	-	-	-	-	-	-	-
Parking Spaces (Clubhouses & Main Park)	P	0.7	59.0	41.3	-	-	-	-	-	-	59.0	41.3
<b>Proposed Amenities Not Listed</b>												
Pedestrian Underpass	A	150.0	1.0	150.0	-	-	-	-	-	-	1.0	150.0
Clubhouse Associated w/Pool	A	150.0	-	-	-	-	-	-	-	-	-	-
Clubhouse - Small	B	75.0	1.0	75.0	-	-	-	-	1.0	75.0	-	-
Frisbee Golf	B	50.0	-	-	-	-	-	-	-	-	-	-
Additional Equivalent Acreage (46.3-18.2) <sup>1</sup>	C	40.0	-	541.9	5.9	237.1	1.9	77.5	5.0	198.4	0.7	28.9
Dog Park	C	25.0	-	-	-	-	-	-	-	-	-	-
Pickleball Court	D	8.3	-	-	-	-	-	-	-	-	-	-
<b>Total Amenity Points</b>				<b>1,512.9</b>		<b>402.7</b>		<b>111.1</b>		<b>378.2</b>		<b>620.9</b>
	ERU			713		312		102		261		38
	ERU (%)			100%		43.8%		14.3%		36.6%		5.3%
	Amenity Points Req. per Village					474.2		155.0		396.7		57.8
	Cumulative Amenity Points Required					474.2		629.3		1,026.0		1,083.8
	Cumulative Amenity Points Total					402.7		513.8		892.0		1,512.9
	Amenity Points Requiring Additional Open Space					(71.5)		(115.5)		(134.0)		

**Notes:**

1 - Additional equivalent acreage is limited to a maximum of 50% of required amenity points.



# VILLAGE ONE

Saratoga Springs, Utah



### TREE LEGEND (SUGGESTED PLANT LIST)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DROUGHT TOLERANCE
PN	PINUS NIGRA	AUSTRIAN BLACK PINE	6-7'	HIGH
SS	PICEA OMORICA	SERBIAN SPRUCE	6-7'	HIGH
PP	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	6-7'	MODERATE
CBH	PICEA PUNGENS 'HOOPSII'	HOOP'S BLUE SPRUCE	6-7'	HIGH
QP	QUERCUS PALUSTRIS	PIN OAK	2' CAL	HIGH
MS	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2' CAL	HIGH
PR	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHERRY	2' CAL	MODERATE
AC	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE	2' CAL	MODERATE
AR	ACER X FREEMANII 'JEFFSRED'	AUTUMN BLAZE MAPLE	2' CAL	MODERATE
FP	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2' CAL	MODERATE
TC	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	2' CAL	HIGH
CO	CERCIS OCCIDENTALIS	COMMON HACKBERRY	2' CAL	HIGH
LP	PLATANUS X ACERFOLIA	LONDON PLANETREE	2' CAL	HIGH
CN	PICEA ABIES 'CLIPRESSINA'	COLUMNAR NORWAY SPRUCE	6-7'	MODERATE
ZS	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH	2' CAL	HIGH
GT	GLEDITSIA TRIACANTHOS VAR. 'INERMIS'	HONEYLOCUST	2' CAL	HIGH
PS	PINUS STROBUS 'FASTIGIATA'	COLUMNAR EASTERN	6-7'	MODERATE

### SHRUB LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DROUGHT TOLERANCE
RN	ROSA X 'RADRAZZ'	KNOCK OUT SHRUB ROSE	5 GAL	HIGH
IH	CORNUS ALBA 'BAIHALO'	IVORY HALO DOGWOOD	5 GAL	MODERATE
RF	RHAMNUS FRANGULA 'RON WILLIAMS'	FINE LINE BUCKTHORN	5 GAL	HIGH
MR	COTONEASTER APOCALYPTICUS	CRANBERRY COTONEASTER	1 GAL	HIGH
PO	PHYSCOCARPUS OPIULUS 'SUMMER WINE'	SUMMER WINE NINE BARK	5 GAL	HIGH
KD	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	5 GAL	MODERATE
SY	SYMPHORICARPOS 'KOLCHARM'	CHARMING FANTASY SNOWBERRY	5 GAL	HIGH
YF	CARYOPTERIS XCOLANDONENSIS 'BLUE MIST'	BLUE MIST BLUEBEARD	1 GAL	HIGH
PF	POTENTILLA FRUITICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	5 GAL	HIGH
FI	FORSYTHIA X INTERMEDIA 'SPRING GLORY'	SPRING GLORY FORSYTHIA	5 GAL	HIGH
VB	VIBURNUM BURKWOODII	BURKWOOD VIBURNUM	5 GAL	HIGH
KL	PRUNUS CISTENA	CISTENA PLUM	5 GAL	MODERATE
PA	PICEA ABIES 'NIDIFORMIS'	NEST NORWAY SPRUCE	5 GAL	HIGH
RA	RHUS AROMATICA 'GRO-LOW'	GRO LOW SUMAC	1 GAL	HIGH
BT	BERBERIS THUNBERGII VAR. 'ATROPURPUREA'	CRIMSON PYGMY BARBERRY	1 GAL	MODERATE
SA	SPIREA BUMALDA 'LIMEMOUND'	LIMEMOUND SPIREA	1 GAL	MODERATE
RC	RIBES RUBRUM 'PERFECTION'	PERFECTION RED CURRANT	5 GAL	HIGH
BC	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	5 GAL	MODERATE
PM	PINUS MUGO 'SLOW MOUND'	SLOW MOUND MUGO PINE	2 GAL	HIGH
DNS	PICEA ABIES 'PUMILA'	DWARF NORWAY SPRUCE	5 GAL	HIGH
BM	ILEX X MESSERVAE 'MESDOB'	BERRI-MAGIC CHINA HOLLY	5 GAL	MODERATE
CY	BUDDELEJA DAVIDII	BUTTERFLY BUSH	5 GAL	HIGH
CS	CORNUS SERICEA 'CARDINAL'	CARDINAL DOGWOOD	5 GAL	MODERATE
PE	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	1 GAL	HIGH
EA	EUONYMUS ALATUS	DWARF BURNING BUSH 'COMPACTUS'	5 GAL	MODERATE

### GRASSES LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DROUGHT TOLERANCE
MC	MISCANTHUS SINENSIS 'YAKUSHIMA'	DWARF MAIDEN GRASS	1 GAL	HIGH
PV	PANICUM VIRGATUM 'HEAVY METAL'	SWITCH GRASS	1 GAL	MODERATE
PC	MISCANTHUS SINENSIS 'STRICTUS'	PORCUPINE GRASS	1 GAL	HIGH
DF	PENNISETUM APOCYNORHIZON 'FAMELY'	HAMEL DWARF FOUNTAIN GRASS	1 GAL	HIGH
FF	CALAMAGROSTIS A 'FOERSTER'	FOERSTER FEATHER GRASS	1 GAL	HIGH
HE	HELICTOTRICHON 'SEMPERVIRENS'	BLUE OAT GRASS	1 GAL	MODERATE

### PERENNIAL LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	DROUGHT TOLERANCE
AS	ASTER NOVAE-ANGLIAE 'PURPLE DOME'	ENGLISH ASTER	1 GAL	MODERATE
WS	COROPSIS GRANDIFLORA 'RISING SUN'	RISING SUN TICKSEED	1 GAL	HIGH
HO	HEMEROCALLIS X 'LITTLE BUSINESS'	LITTLE BUSINESS DAYLILY	1 GAL	HIGH
RS	RUDBECKIA FULGIDA 'SULPHUR GOLDSTRUM'	BLACK EYED SUSAN	1 GAL	HIGH
YM	YINCA MINOR 'BOWLES'	COMMON PERIWINKLE	1 GAL	HIGH
SG	SALVIA X SYLVESTRIS 'BLUE HILL'	MEADOW SAGE	1 GAL	HIGH
HS	HOSTA FORTUNEI 'FRAGRANT BOUQUET'	HOSTA	1 GAL	MODERATE
SE	UTAH STONECROP	SEDUM UTAH	1 GAL	HIGH

### SITE MATERIALS

- 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 FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN SHREDED BARK MULCH.
- MULCHED AREA:** MULCHED AREAS SHALL INCLUDE THE TREE RINGS AROUND DECIDUOUS AND EVERGREEN TREES WITHIN THE LAWN AREAS. MULCH SHALL BE APPLIED TO A DEPTH OF THREE INCHES (3") AT THE OUTER EDGE OF TREE RINGS, TAPERING DOWN TO THE TREE TRUNK, AND SHALL BE CHOCOLATE BROWN SHREDED BARK. ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.
- DECORATIVE ROCK AREAS:** DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. 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. SEE TYPES AND SIZES BELOW.
- 1' SALT LAKE PEBBLES
- 3/4" OQUIRH GRVEL ROCK
- DECOMPOSED GRAVEL
- 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% SECAR BLUEBUNCH WHEATGRASS; 20% RADIANT ALFALFA; 10% IDAHO FESCUE; 10% BOTTLEBRUSH SQUIRRELTAIL; 10% TEKAPO ORCHARDGRASS; 10% BITTERBRUSH; 8% SHERMANS BIG BLUEGRASS; 5% GREEN NEEDLEGRASS; 2% PRAIRIE BLUEGRASS; 2% ARROWLEAF BALSAMROOT; 2% SICKLE KEELD LUPINE; 1% WESTERN YARROW (CONTACT SUNMARK SEEDS)
- REVEGETATION MIX - SEE NON IRRIGATED - REVEGETATION MIX PLANTED WITH THE FOLLOWING E/C MIX:** 30% CREEPING RED FESCUE, 25% TURF TYPE TALL FESCUE, 24% PERENNIAL RYEGRASS, 20% RED CLOVER, 1% COLONIAL BENTGRASS

### SITE REQUIREMENT CALCULATIONS

	REQ'D:	PROVIDED:
TREE COUNT: (1 TREE / 50 LN FT)		
*TREES SELECTED FROM THE RECOMMENDED SARATOGA SPRINGS CITY TREE LIST		
MT. SARATOGA BOULEVARD STREET TREES (5535 LINEAR FT. WEST SIDE)	110	110
MT. SARATOGA BOULEVARD STREET TREES (5588 LINEAR FT. EAST SIDE)	113	113
PONY EXPRESS: (1 TREE / 30 LN. FT. OF ROAD FRONTAGE)		PROVIDED
<b>LANDSCAPED AREA:</b>		
TWO TYPES AND SIZES OF ROCK		PROVIDED
STREET TREES IN COMPLIANCE WITH TREE SELECTION GUIDE		PROVIDED
AT LEAST 3" DIAMETER AROUND TREES		PROVIDED
CONCRETE EDGING BETWEEN DIFFERENT MATERIALS		PROVIDED
MINIMUM 25% OF SHRUBS TO BE 5 GAL.		PROVIDED
MINIMUM 50% OF TREES AND SHRUBS ARE DROUGHT TOLERANT		PROVIDED

ISSUE DATE: 09-17-2017 PROJECT NUMBER: UT16042

PLAN INFORMATION: 811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.811utah.org

DATE: XX-XX-XX

NO. REVISION DATE

1 XXXX XX-XX-XX

2

3

4

5

6

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GRAPHIC SCALE: 1" = 250'

PROJECT INFORMATION: QUAILHILL AT MT. SARATOGA VILLAGE 1 SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT: JOE PIERCE DCP SARATOGA LLC

Client / Engineer: LEI-ENGINEERING 3302 N. Main Street Spanish Fork, Ut. 84660 801-798-0555 ext. 226 www.lei-eng.com

LANDSCAPE ARCHITECT / PLANNER: PKJ DESIGN GROUP

PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com

LICENSE STAMP: JTA, KBA, TM, 10/4/2017

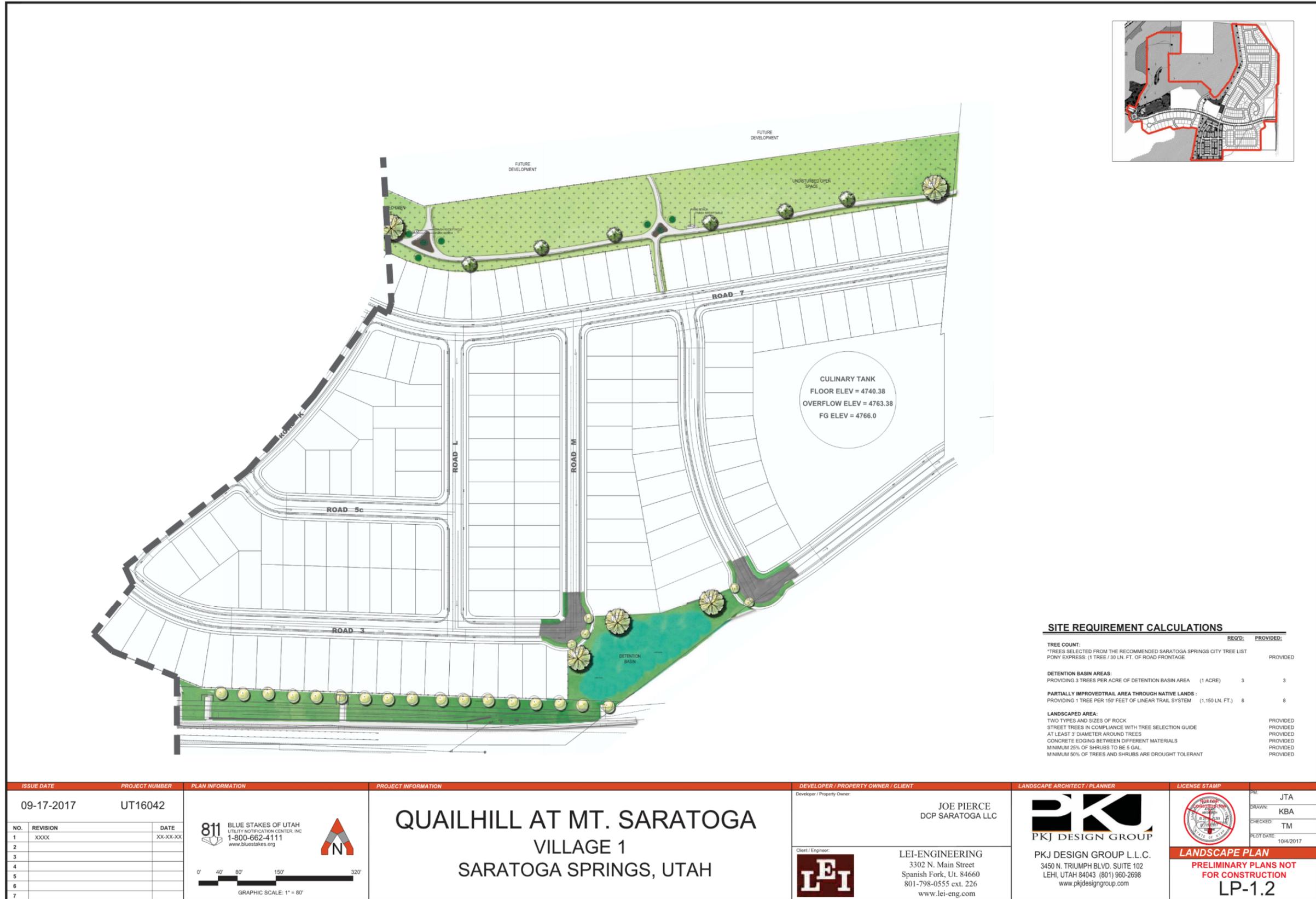
LANDSCAPE PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-COVER



**SITE REQUIREMENT CALCULATIONS**

	REQ'D:	PROVIDED:
TREE COUNT: (1 TREE / 50 LN. FT.)		
*TREES SELECTED FROM THE RECOMMENDED SARATOGA SPRINGS CITY TREE LIST		
MT. SARATOGA BOULEVARD STREET TREES		PROVIDED
PONY EXPRESS: (1 TREE / 30 LN. FT. OF ROAD FRONTAGE)		PROVIDED
DETENTION BASIN AREAS:		
PROVIDING 3 TREES PER ACRE OF DETENTION BASIN AREA (4 ACRES)	12	12
PARTIALLY IMPROVED TRAIL AREA THROUGH NATIVE LANDS:		
PROVIDING 1 TREE PER 150' FEET OF LINEAR TRAIL SYSTEM (2,000 LN. FT.)	13	13
LANDSCAPED AREA:		
TWO TYPES AND SIZES OF ROCK		PROVIDED
STREET TREES IN COMPLIANCE WITH TREE SELECTION GUIDE		PROVIDED
AT LEAST 3" DIAMETER AROUND TREES		PROVIDED
CONCRETE EDGING BETWEEN DIFFERENT MATERIALS		PROVIDED
MINIMUM 25% OF SHRUBS TO BE 5 GAL.		PROVIDED
MINIMUM 50% OF TREES AND SHRUBS ARE DROUGHT TOLERANT		PROVIDED

<p>ISSUE DATE: 09-17-2017    PROJECT NUMBER: UT16042</p>		<p>PLAN INFORMATION: 811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org</p>		<p>PROJECT INFORMATION: <b>QUAILHILL AT MT. SARATOGA VILLAGE 1</b> SARATOGA SPRINGS, UTAH</p>		<p>DEVELOPER / PROPERTY OWNER / CLIENT: JOE PIERCE DCP SARATOGA LLC</p>		<p>LANDSCAPE ARCHITECT / PLANNER: PKJ DESIGN GROUP</p>		<p>LICENSE STAMP: JTA, KBA, TM, 10/4/2017</p>	
<p>NO. REVISION DATE</p> <p>1 XXXX XX-XX-XX</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p>		<p>GRAPHIC SCALE: 1" = 80'</p>		<p>Client / Engineer: LEI-ENGINEERING 3302 N. Main Street Spanish Fork, Ut. 84660 801-798-0555 ext. 226 www.lei-eng.com</p>		<p>Client / Engineer: LEI</p>		<p>PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com</p>		<p><b>LANDSCAPE PLAN</b> PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-1.1</p>	



**SITE REQUIREMENT CALCULATIONS**

	REQD:	PROVIDED:
<b>TREE COUNT:</b> *TREES SELECTED FROM THE RECOMMENDED SARATOGA SPRINGS CITY TREE LIST PONY EXPRESS: (1 TREE / 30 LN. FT. OF ROAD FRONTAGE)		PROVIDED
<b>DETENTION BASIN AREAS:</b> PROVIDING 3 TREES PER ACRE OF DETENTION BASIN AREA (1 ACRE)	3	3
<b>PARTIALLY IMPROVED TRAIL AREA THROUGH NATIVE LANDS:</b> PROVIDING 1 TREE PER 150' FEET OF LINEAR TRAIL SYSTEM (1,150 LN. FT.)	8	8
<b>LANDSCAPED AREA:</b> TWO TYPES AND SIZES OF ROCK STREET TREES IN COMPLIANCE WITH TREE SELECTION GUIDE AT LEAST 9" 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

<b>ISSUE DATE</b> 09-17-2017	<b>PROJECT NUMBER</b> UT16042	<b>PLAN INFORMATION</b> 811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org	<b>PROJECT INFORMATION</b> <b>QUAILHILL AT MT. SARATOGA</b> VILLAGE 1 SARATOGA SPRINGS, UTAH	<b>DEVELOPER / PROPERTY OWNER / CLIENT</b> Developer / Property Owner: JOE PIERCE DCP SARATOGA LLC	<b>LANDSCAPE ARCHITECT / PLANNER</b> PKJ DESIGN GROUP	<b>LICENSE STAMP</b> 
<b>NO.</b>	<b>REVISION</b>	<b>DATE</b>				
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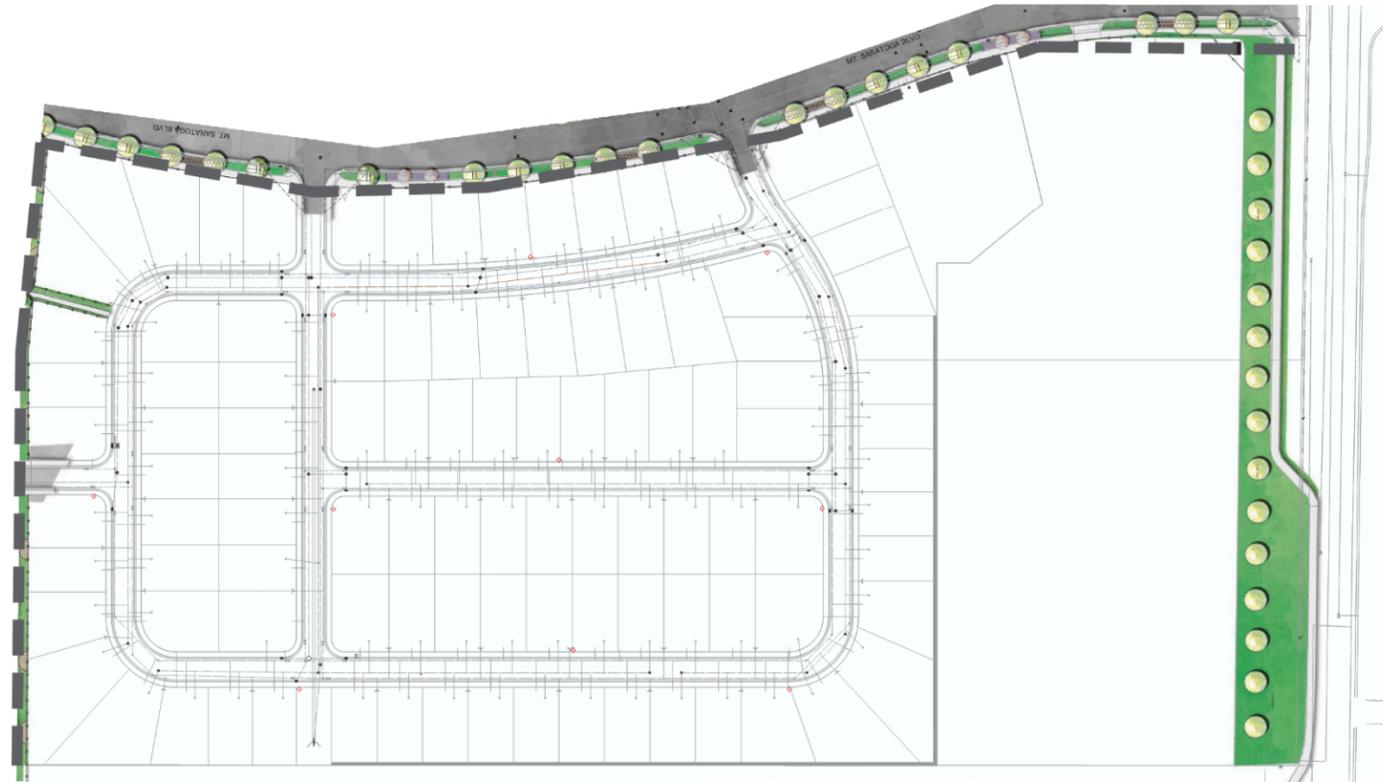
0' 40' 80' 150' 320'

GRAPHIC SCALE: 1" = 80'

Client / Engineer:  
**LEI-ENGINEERING**  
3302 N. Main Street  
Spanish Fork, Ut. 84660  
801-798-0555 ext. 226  
www.lei-eng.com

Client / Engineer:  
**PKJ DESIGN GROUP L.L.C.**  
3450 N. TRIUMPH BLVD, SUITE 102  
LEHI, UTAH 84043 (801) 960-2698  
www.pkjdesigngroup.com

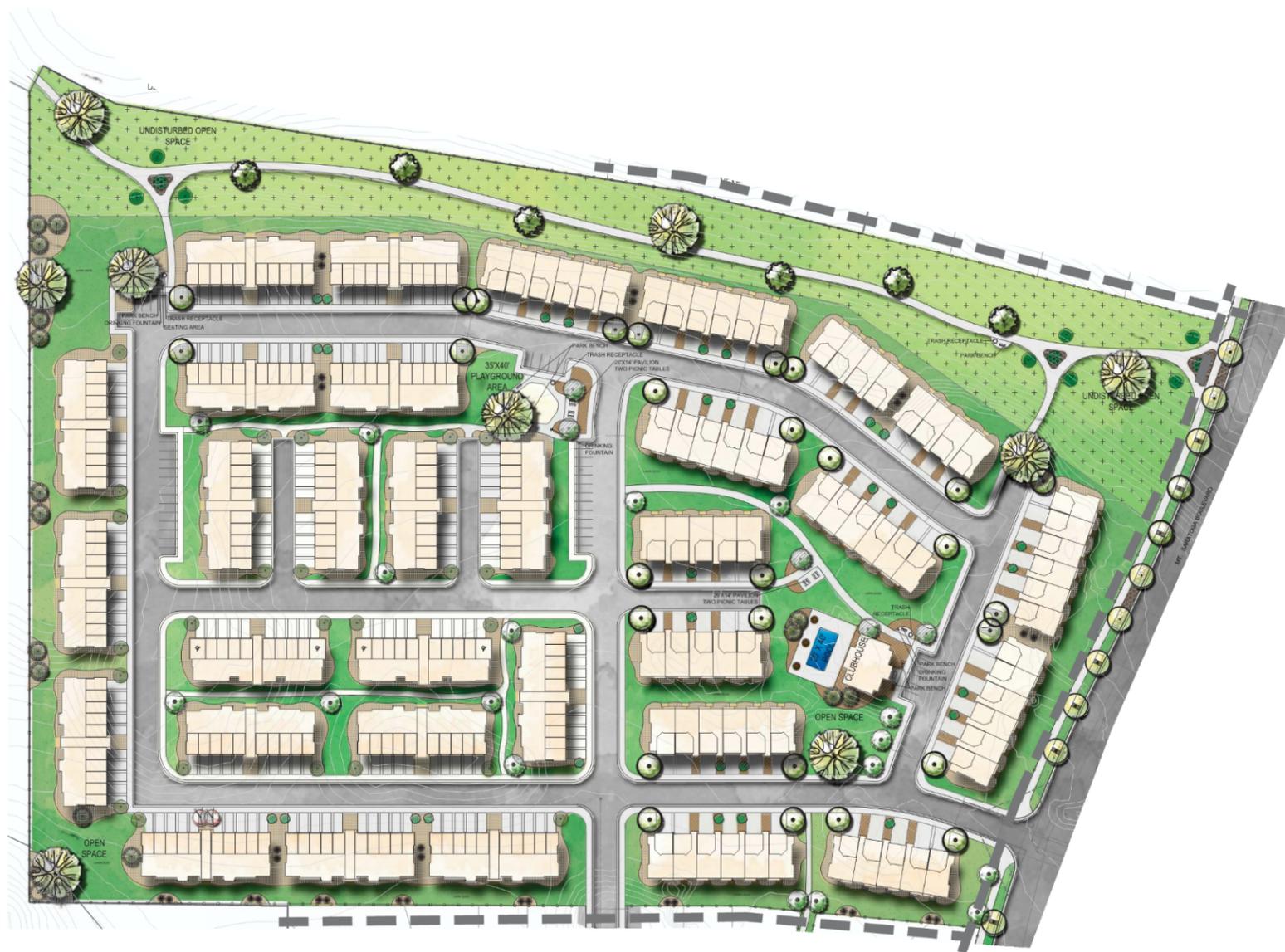
**LANDSCAPE PLAN**  
PRELIMINARY PLANS NOT  
FOR CONSTRUCTION  
**LP-1.2**



**SITE REQUIREMENT CALCULATIONS**

	REQ'D:	PROVIDED:
TREE COUNT: (1 TREE / 50 LN. FT.)		
*TREES SELECTED FROM THE RECOMMENDED SARATOGA SPRINGS CITY TREE LIST		
MT. SARATOGA BOULEVARD STREET TREES		PROVIDED
PONY EXPRESS: (1 TREE / 30 LN. FT. OF ROAD FRONTAGE)		PROVIDED
<b>LANDSCAPED AREA:</b>		
TWO TYPES AND SIZES OF ROCK		PROVIDED
STREET TREES IN COMPLIANCE WITH TREE SELECTION GUIDE		PROVIDED
AT LEAST 7' DIAMETER AROUND TREES		PROVIDED
CONCRETE EDGING BETWEEN DIFFERENT MATERIALS		PROVIDED
MINIMUM 25% OF SHRUBS TO BE 5 GAL.		PROVIDED
MINIMUM 50% OF TREES AND SHRUBS ARE DROUGHT TOLERANT		PROVIDED

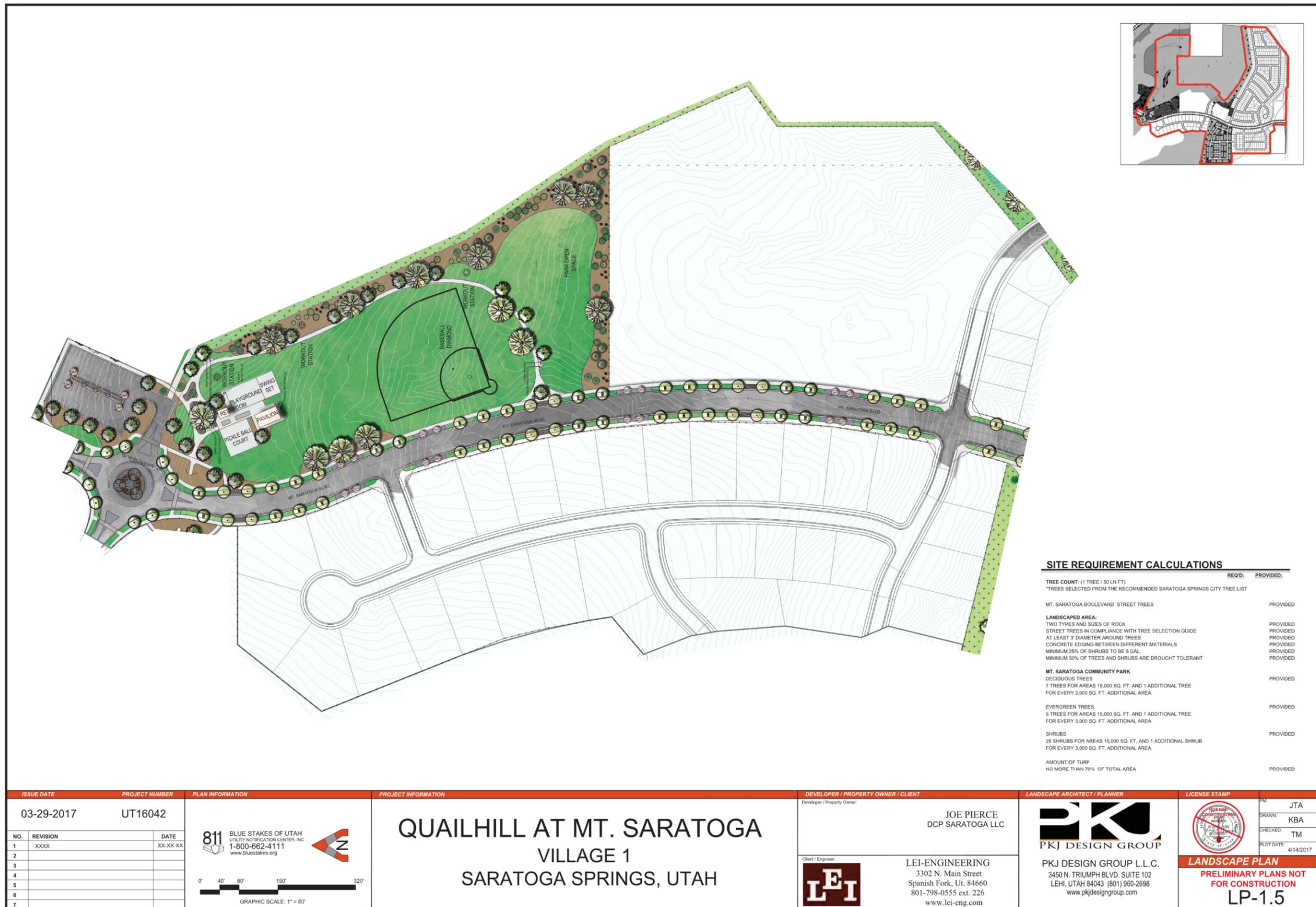
<p>ISSUE DATE: 03-29-2017</p> <p>PROJECT NUMBER: UT16042</p>		<p>PLAN INFORMATION</p> <p>811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org</p>		<p>PROJECT INFORMATION</p> <p><b>QUAILHILL AT MT. SARATOGA</b> VILLAGE 1 SARATOGA SPRINGS, UTAH</p>		<p>DEVELOPER / PROPERTY OWNER / CLIENT</p> <p>Joe Pierce DCP SARATOGA LLC</p>		<p>LANDSCAPE ARCHITECT / PLANNER</p> <p>PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com</p>		<p>LICENSE STAMP</p> <p>DATE: 7/21/2017</p> <p><b>LANDSCAPE PLAN</b> PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-1.3</p>																							
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**SITE REQUIREMENT CALCULATIONS**

	REQ'D:	PROVIDED:
<b>TREE COUNT: (1 TREE / 50 LN FT)</b>		
*TREES SELECTED FROM THE RECOMMENDED SARATOGA SPRINGS CITY TREE LIST		
MT. SARATOGA BOULEVARD STREET TREES		PROVIDED
<b>PARTIALLY IMPROVED TRAIL AREA THROUGH NATIVE LANDS :</b>		
PROVIDING 1 TREE PER 150 FEET OF LINEAR TRAIL SYSTEM (1,450 LN. FT.)	10	10
<b>LANDSCAPED AREA:</b>		
TWO TYPES AND SIZES OF ROCK		PROVIDED
STREET TREES IN COMPLIANCE WITH TREE SELECTION GUIDE		PROVIDED
AT LEAST 3" DIAMETER AROUND TREES		PROVIDED
CONCRETE EDGING BETWEEN DIFFERENT MATERIALS		PROVIDED
MINIMUM 25% OF SHRUBS TO BE 3 GAL.		PROVIDED
MINIMUM 50% OF TREES AND SHRUBS ARE DROUGHT TOLERANT		PROVIDED
<b>VILLAGE 1, MLTH-FAMILY 3: (6 ACRES) 249,597.00sq. ft.</b>		
DECIDUOUS TREES	85	113
EVERGREEN TREES	83	100
SHRUBS	103	
AMOUNT OF TURF	148,304sq. ft.	MINIMUM 25% 60%
AMOUNT OF SHRUB BEDS	101,693sq. ft.	MAXIMUM 75% 41%

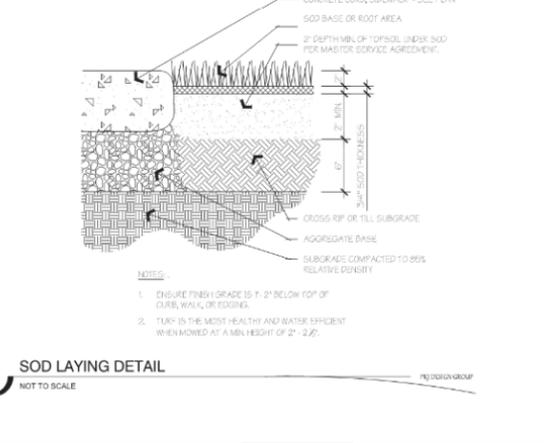
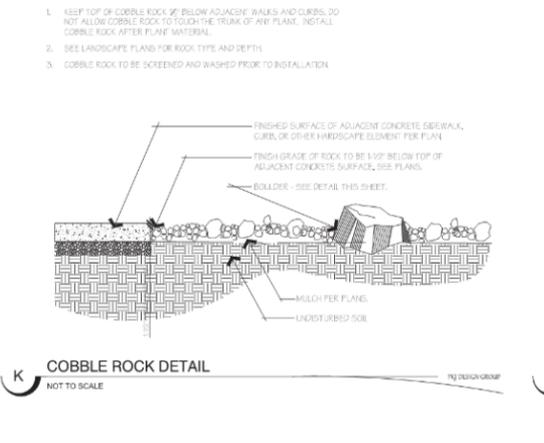
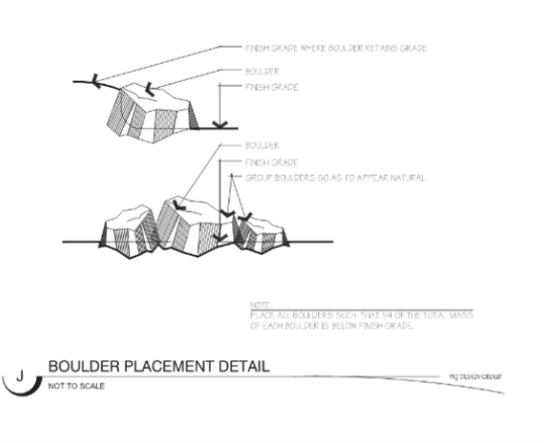
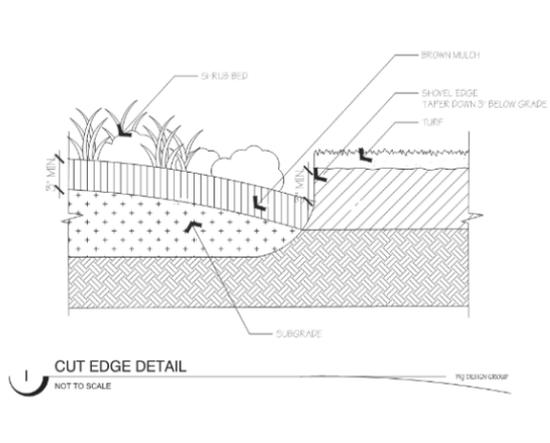
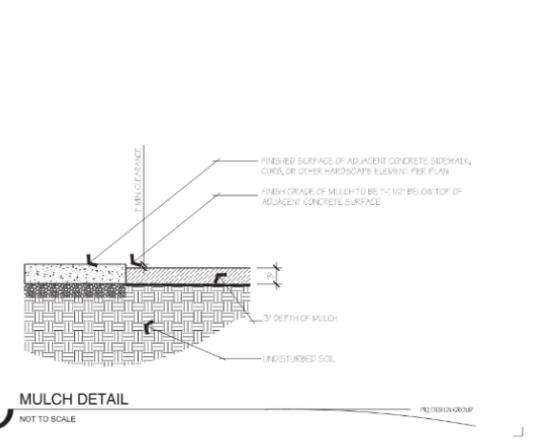
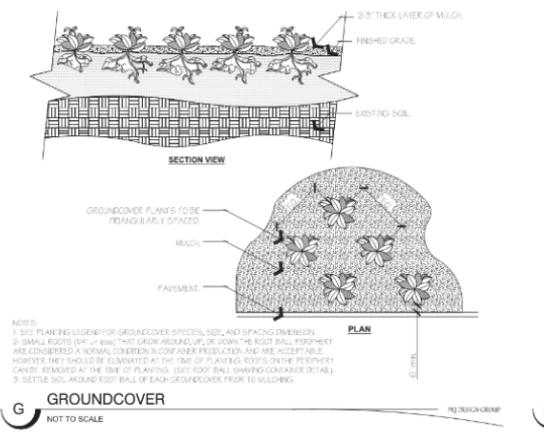
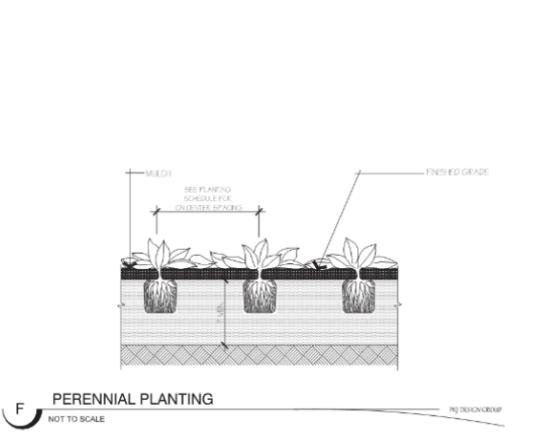
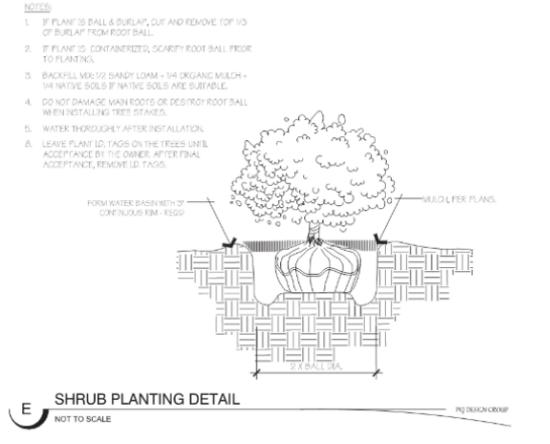
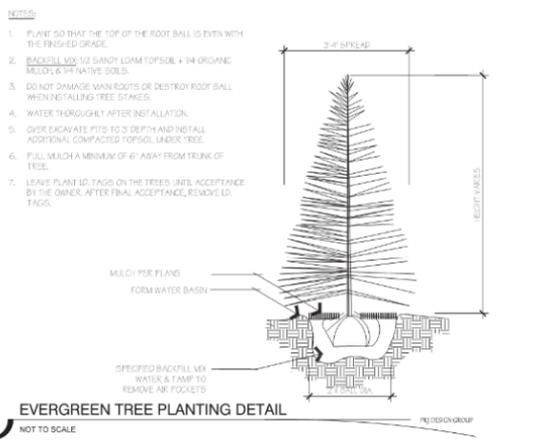
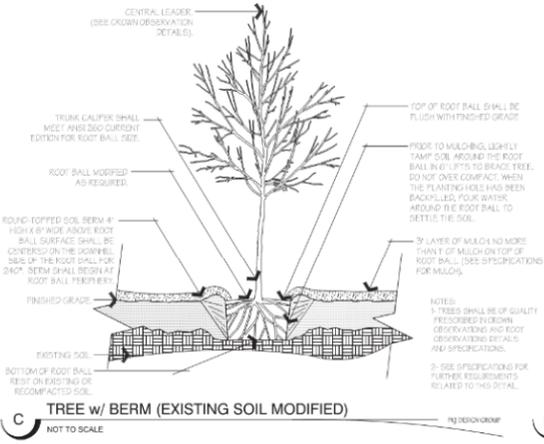
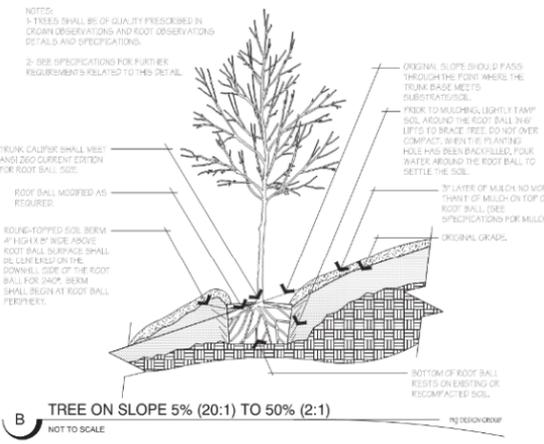
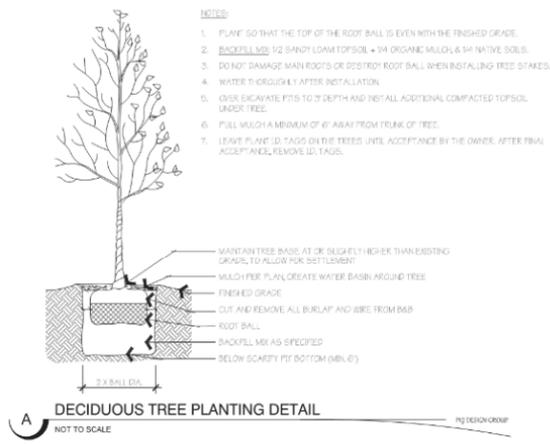
<p>ISSUE DATE: 03-29-2017</p> <p>PROJECT NUMBER: UT16042</p>		<p>PLAN INFORMATION</p> <p>811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org</p>		<p>PROJECT INFORMATION</p> <p><b>QUAILHILL AT MT. SARATOGA</b> VILLAGE 1 SARATOGA SPRINGS, UTAH</p>		<p>DEVELOPER / PROPERTY OWNER / CLIENT</p> <p>JOE PIERCE DCP SARATOGA LLC</p>		<p>LANDSCAPE ARCHITECT / PLANNER</p> <p>PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com</p>		<p>LICENSE STAMP</p> <p>LANDSCAPE PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-1.4</p>	
<p>NO. REVISION DATE</p> <p>1 XXXX XX-XX-XX</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p>						<p>Developer / Property Owner</p>		<p>Client / Engineer</p> <p>LEI-ENGINEERING 3302 N. Main Street Spanish Fork, Ut. 84660 801-798-0555 ext. 226 www.lei-eng.com</p>		<p>Drawn: JTA Checked: KBA PLOT DATE: 4/14/2017</p>	



**SITE REQUIREMENT CALCULATIONS**

	REQD:	PROVIDED:
<b>TREE COUNT:</b> (1 TREE / 50 LN FT) *TREES SELECTED FROM THE RECOMMENDED SARATOGA SPRINGS CITY TREE LIST		
MT. SARATOGA BOULEVARD STREET TREES		PROVIDED
<b>LANDSCAPED AREA:</b> 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
<b>MT. SARATOGA COMMUNITY PARK</b> DECIDUOUS TREES 7 TREES FOR AREAS 15,000 SQ. FT. AND 1 ADDITIONAL TREE FOR EVERY 3,000 SQ. FT. ADDITIONAL AREA.		PROVIDED
EVERGREEN TREES 5 TREES FOR AREAS 15,000 SQ. FT. AND 1 ADDITIONAL TREE FOR EVERY 3,000 SQ. FT. ADDITIONAL AREA.		PROVIDED
SHRUBS 25 SHRUBS FOR AREAS 15,000 SQ. FT. AND 1 ADDITIONAL SHRUB FOR EVERY 3,000 SQ. FT. ADDITIONAL AREA.		PROVIDED
AMOUNT OF TURF NO MORE THAN 70% OF TOTAL AREA		PROVIDED

<p>ISSUE DATE: 03-29-2017      PROJECT NUMBER: UT16042</p>		<p>PLAN INFORMATION</p>		<p>PROJECT INFORMATION</p> <p><b>QUAILHILL AT MT. SARATOGA VILLAGE 1</b> SARATOGA SPRINGS, UTAH</p>		<p>DEVELOPER / PROPERTY OWNER / CLIENT</p> <p>Joe Pierce DCP SARATOGA LLC</p>		<p>LANDSCAPE ARCHITECT / PLANNER</p> <p>PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com</p>		<p>LICENSE STAMP</p> <p>DATE: 4/14/2017</p> <p><b>LANDSCAPE PLAN</b> PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-1.5</p>	
<p>NO. REVISION DATE</p> <p>1 XXXX XX-XX-XX</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p>		<p>GRAPHIC SCALE: 1" = 80'</p>		<p>811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org</p>		<p>DEVELOPER / PROPERTY OWNER / CLIENT</p> <p>LEI-ENGINEERING 3302 N. Main Street Spanish Fork, Ut. 84660 801-798-0555 ext. 226 www.lei-eng.com</p>		<p>LANDSCAPE ARCHITECT / PLANNER</p> <p>PKJ DESIGN GROUP</p>		<p>LICENSE STAMP</p> <p>JTA DRAWN: KBA CHECKED: TM PLOT DATE: 4/14/2017</p>	



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP
09-17-2017	UT16042	811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org	<b>QUAILHILL AT MT. SARATOGA VILLAGE 1 SARATOGA SPRINGS, UTAH</b>	JOE PIERCE DCP SARATOGA LLC	PKJ DESIGN GROUP	
NO. REVISION	DATE					
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				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	<p><b>LANDSCAPE DETAILS</b> PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-5.1</p>



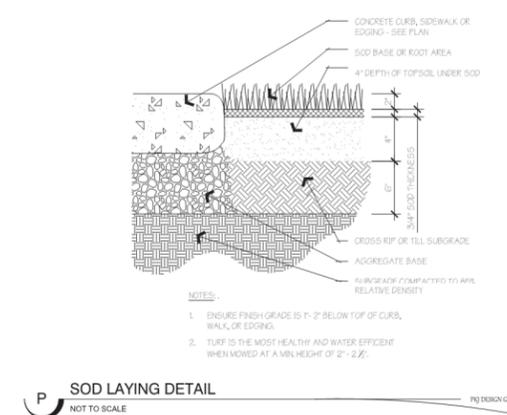
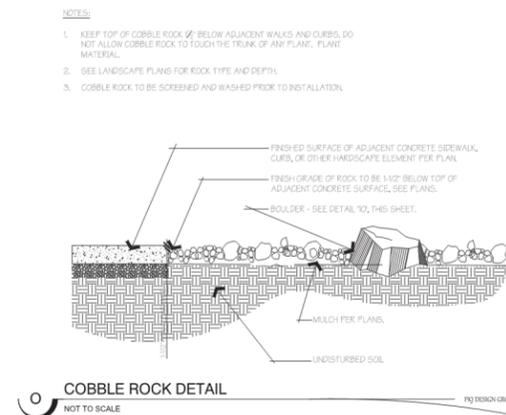
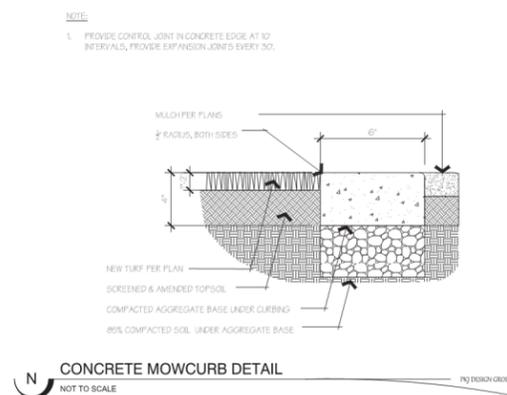
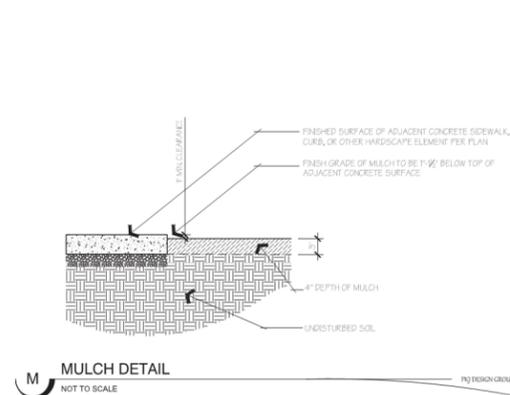
## CITY/ OPEN SPACE SPECIFICATIONS

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 HOMEOWNERS 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, ACCORDING TO 19.06.06 OF CITY CODE

Planting and shrub beds may be used to satisfy up to the percentage of the total required landscaping as specified in Section 19.06.07. In addition to the required plants in the chart, planting and shrub beds must meet the following requirements:

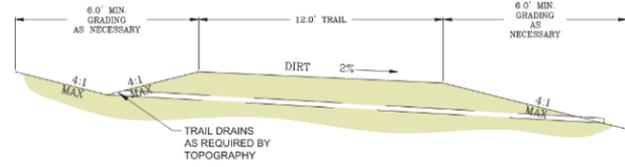
- pre-emergent is used;
- high quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials are used, and materials must be heavy enough to not blow away in the wind;
- edging is used to separate lawns from beds, and all areas except residential must use concrete edging for durability;
- strip lines are used for irrigation.



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP																				
09-17-2017	UT16042	<p>BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org</p>	<p><b>QUAILHILL AT MT. SARATOGA VILLAGE 1 SARATOGA SPRINGS, UTAH</b></p>	<p>Developer / Property Owner:</p> <p><b>JOE PIERCE DCP SARATOGA LLC</b></p>	<p><b>PKJ DESIGN GROUP</b></p>	<p><b>LANDSCAPE DETAILS PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-5.2</b></p>																				
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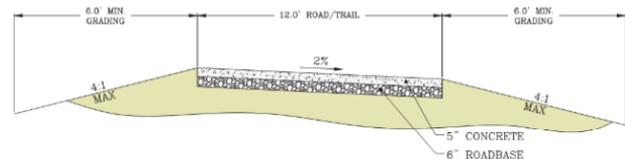
# TRAIL DETAILS



**UTAH POWER & LIGHT CORRIDOR TRAIL**

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

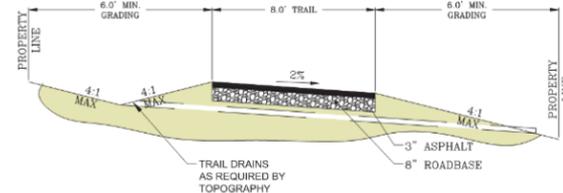
**Q** UTAH POWER AND LIGHT CORRIDOR TRAIL  
NOT TO SCALE



**ACCESS ROAD / TRAIL**

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

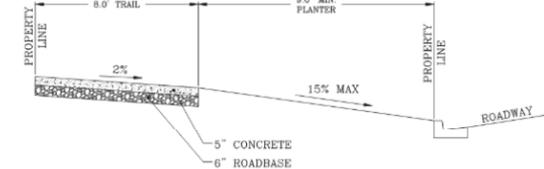
**S** ACCESS ROAD / TRAIL  
NOT TO SCALE



**AMENITY TRAIL**

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

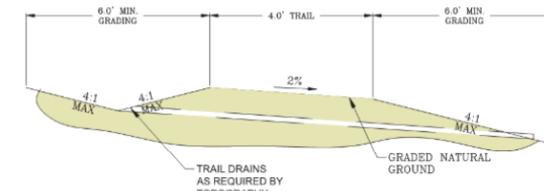
**R** AMENITY TRAIL  
NOT TO SCALE



**SIDEWALK TRAIL**

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

**T** SIDEWALK TRAIL  
NOT TO SCALE

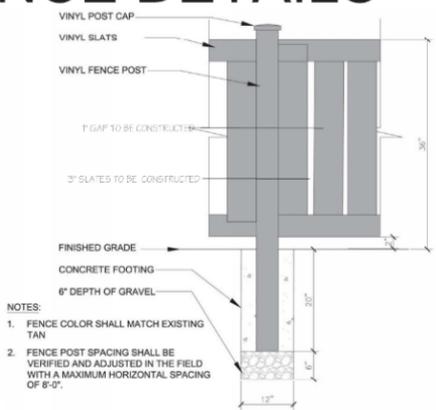


**DIRT TRAIL**

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

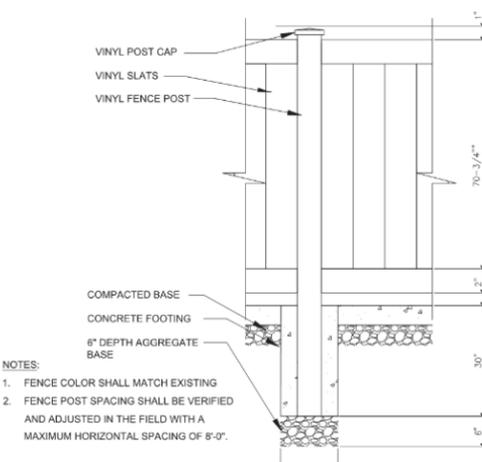
**U** DIRT TRAIL  
NOT TO SCALE

# FENCE DETAILS



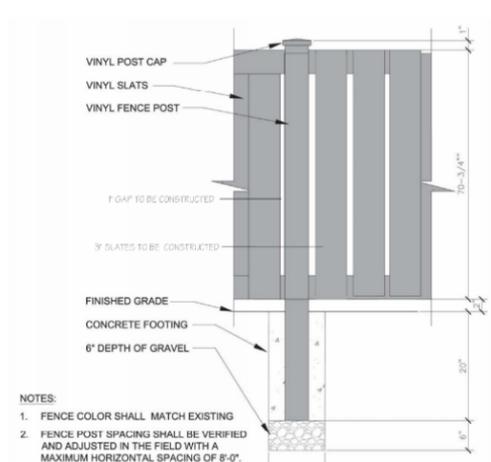
**3' 2-RAIL SEMI-PRIVATE FENCE DETAIL**

NOT TO SCALE



**6' VINYL SOLID FENCE DETAIL**

NOT TO SCALE



**6' SEMI-PRIVATE FENCE DETAIL**

NOT TO SCALE

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## UTILITY PLAN

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

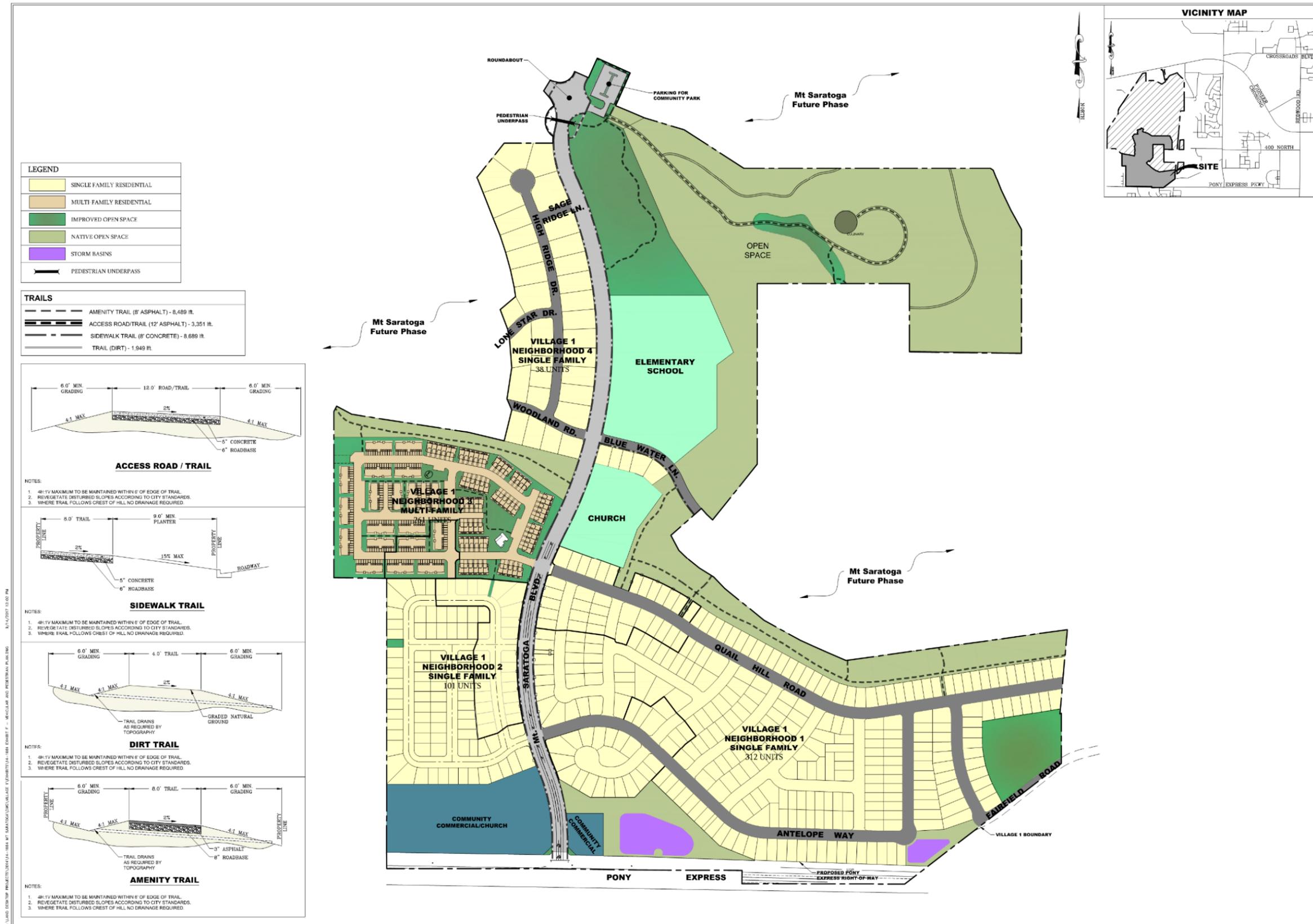
### **OFFSITE UTILITIES**

There are no offsite improvements for Village 1 as they connect with offsite infrastructure previously installed with Village 2.



## **VEHICULAR AND PEDESTRIAN PLAN**

Transportation/pedestrian access and connectivity is a key component for Mt. Saratoga. The integration of the large and diverse open space amenities of the community is achieved by providing reasonable access. The combined Vehicular and Pedestrian Plan (Exhibit F) identifies major roadway locations and pedestrian pathways as they pertain to Village 1 and originally detailed in the Community Plan.



Mt. Saratoga  
SARATOGA SPRINGS, UTAH  
EXHIBIT F - VEHICULAR & PEDESTRIAN PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2014-1664  
DRAWN BY: TJP  
CHECKED BY: GDM  
SCALE: N.T.S.  
DATE: 9/14/2017  
EXHIBIT

F



**ADDITIONAL ELEMENTS**

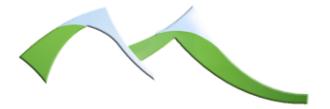
There are no proposed changes with this Village Plan.



## **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



## MITIGATION PLANS

See the Community Plan for various types of mitigation plans as it pertains to the Mt. Saratoga development.



## 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.

*Quailhill at Mt. Saratoga (Village 1) is consistent with the goals, objectives, and policies presented and approved with the Mt. Saratoga Community Plan. A global overview was presented in the Community Plan and further detailed with this second Village Plan for the Mt. Saratoga development. The unique integration of diverse 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 will have a similar look and feel as the Village Plan 2 and the existing Talus Ridge development. A natural connection is made through the open space requirements, incorporation of*

*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 1 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.*