



SARATOGA  
SPRINGS

# AREA 1 VILLAGE PLAN



**JORDAN**  
**PROMENADE**



**OAKWOOD**  
HOMES

January 11, 2019



# JORDAN PROMENADE

AT SARATOGA SPRINGS

AREA 1 VILLAGE PLAN

Prepared by:

**LAI** Design Group

Architecture | Planning & Entitlements | Visual Media  
Landscape Architecture | Real Estate Advisory  
[www.LAIdesigngroup.com](http://www.LAIdesigngroup.com)



OAKWOOD  
HOMES



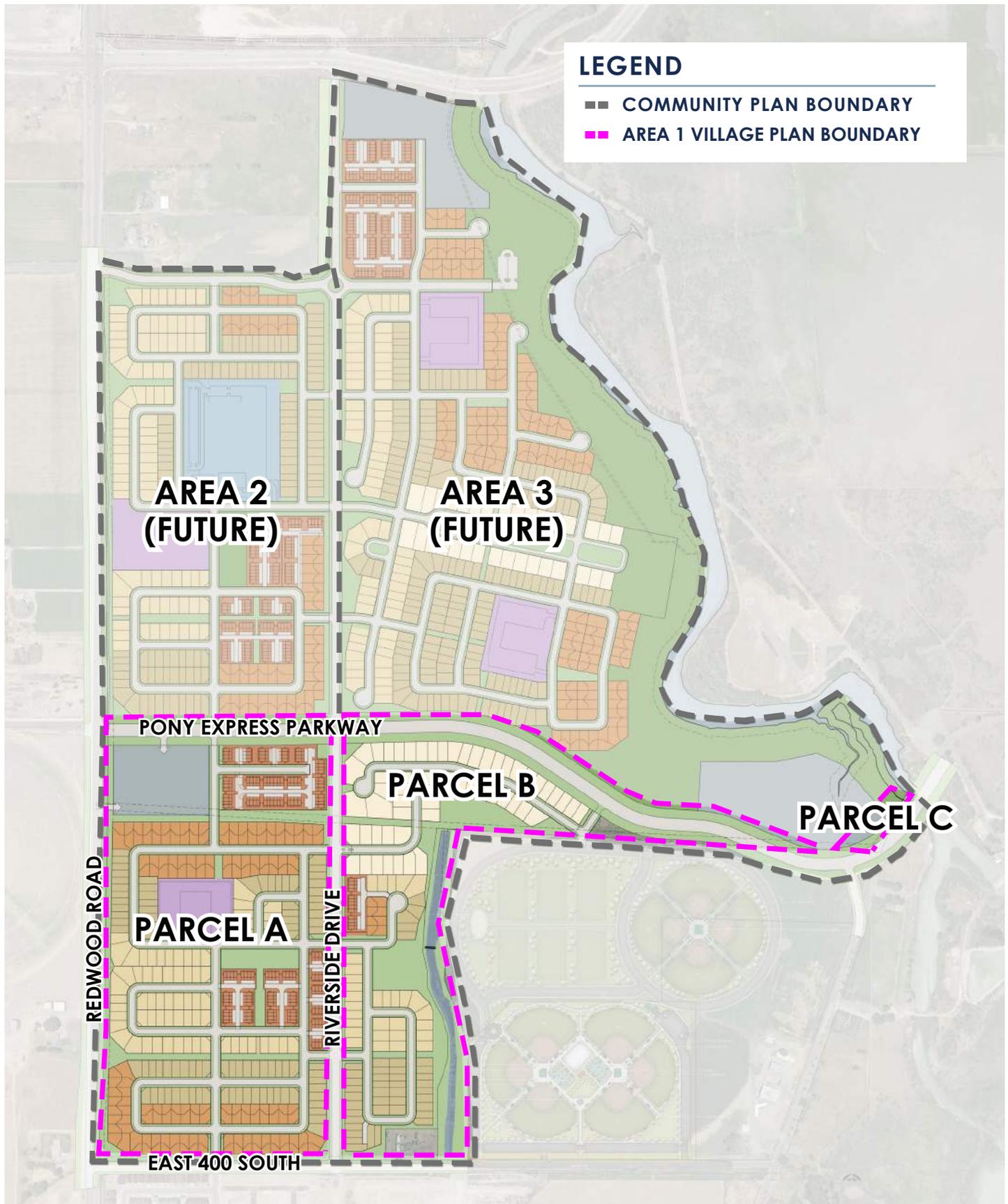
## TABLE OF CONTENTS

<b>Village 1 Boundaries Map</b>	5
<b>SECTION 1: Legal Description</b>	6
SECTION 1a: Legal Parcel Exhibit	9
<b>SECTION 2: Detailed Use Map</b>	10
<b>SECTION 3: Detailed Buildout Allocation</b>	11
SECTION 3a: Detailed Buildout Allocation Map	12
<b>SECTION 4: Development Standards</b>	13
<b>SECTION 5: Design Guidelines</b>	29
SECTION 5a: Enhanced Facade Plan	30
SECTION 5b: Fencing Plan	49
<b>SECTION 6: Associations</b>	50
<b>SECTION 7: Phasing &amp; Maintenance Plan</b>	51
SECTION 7a: Phasing Plan	52
SECTION 7b: Maintenance Plan	53
<b>SECTION 8: Lotting Map</b>	54
<b>SECTION 9: Landscape Plan &amp; Plant Palette</b>	55
SECTION 9a: Landscape Plans	56
SECTION 9b: Pocket Park Plan	61
SECTION 9c: Neighborhood Park Plan	62
SECTION 9d: Plant Palette	63
<b>SECTION 10: Utility Plans</b>	65
SECTION 10a: Culinary Water Plan	66
SECTION 10b: Secondary Water Plan	68
SECTION 10c: Sanitary Sewer Plan	70
SECTION 10d: Storm Water Drainage Plan	72
SECTION 10e: Capital Facility/Off-site Improvements Plan	75
<b>SECTION 11: Vehicular Plan</b>	77
<b>SECTION 12: Pedestrian Plan</b>	80
<b>SECTION 13: Density Transfers</b>	84



<b>SECTION 14: Additional Detailed Plans</b>	85
SECTION 14a: Entry Monument Plan & Elevations	87
SECTION 14b: Open Space Management	91
SECTION 14c: Geological Hazards & Soils	96
SECTION 14d: Fire Protection Plan	98
<b>SECTION 15: Site Characteristics</b>	99
<b>SECTION 16: Findings Statement</b>	100
<b>Appendices</b>	101

# VILLAGE 1 BOUNDARIES MAP





## SECTION 1 - LEGAL DESCRIPTION

The proposed Village 1 of Jordan Promenade contains approximately 135.36 acres of property. The parcel metes and bounds legal description is as follows:

### **Parcel A – Village 1 West**

A portion of Sections 23 & 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Saratoga Springs, Utah County, Utah, more particularly described as follows:

Beginning at a point on the north line of that real property described in Deed Entry No. 43950:2018 and the west right-of-way of Riverside Drive according to the official plat thereof on file in the office of the Utah County Recorder, said point being located N89°57'40"W along the Quarter Section Line 1247.63 feet and north 40.82 feet from the east ¼ corner of Section 26, T5S, R1W, S.L.B. & M.; thence along said real property the following two (2) courses: S89°56'07"W 1320.55 feet; thence N47°07'25"W 33.76 feet to the easterly line of that real property described in Deed Entry No. 43949:2018 of the official records of the Utah County Recorder; thence along said real property the following three (3) courses: N0°38'56"E 19.78 feet; thence along the arc of a 19,935.00 foot radius curve to the right 233.72 feet through a central angel of 0°40'18" (chord: N0°59'05"E 233.72 feet); thence N1°19'14"E 61.30 feet to the east line of that real property described in Deed Entry No. 79200:2009 in the official records of Utah County; thence along said real property the following eight (8) courses: N4°21'40"E 232.73 feet; thence N1°30'41"E 182.07 feet; thence N0°32'52"E 565.49 feet; thence N0°54'50"E 565.12 feet; thence N1°18'07"E 244.64 feet; thence N0°11'59"E 303.53 feet; thence N0°36'45"W 150.49 feet; thence N0°21'00"W 72.27 FEET; thence East 949.31 feet; thence along the arc of a 2000.00 foot radius curve to the left 50.82 feet through a central angel of 1°27'21" (chord: N89°16'20"E 50.82 feet); thence N88°32'39"E 294.23 feet; to the west right-of-way line of Riverside Drive according to the official plat thereof on file in the office of the Utah County Recorder; thence along said right-of-way the following eleven (11) courses: southwesterly along the arc of a 84.50 foot radius non-tangent curve to the left (radius bears: S39°57'57"E) 3.75 feet through a central angle of 2°32'31" (chord: S48°45'47"W 3.75 feet); thence along the arc of a 90.50 foot radius curve to the right 67.15 feet through a central angle of 42°30'41" (chord: S68°44'52"W 65.62 feet); thence N89°59'47"W 17.06 feet; thence S2°56'35"E 70.30 feet; thence N86°11'22"E 3.54 feet; thence along the arc of a 64.50 foot radius curve to the left 15.37 feet through a central angle of 13°39'09" (chord: N79°21'48"E 15.33 feet); thence along the arc of a 35.50 foot radius curve to the right 47.14 feet through a central angle of 76°04'42" (chord: S69°25'25"E 43.75 feet); thence along the arc of a 84.50 foot radius curve to the left 16.40 feet through a central angle of 11°07'24" (chord: S36°56'46"E 16.38 feet); thence along the arc of a 90.50 foot radius curve to the right 67.15 feet through a central angle of 42°30'41" (chord: S21°15'08"E 65.62 feet); thence S0°00'13"W 2453.71 feet; thence along the arc of a 28.50 foot radius curve to the right 26.84 feet through a central angle of 3°57'01" (chord: S26°58'43"W 25.86 feet) to the point of beginning.

**Contains: ±80.52 acres**



### **Parcel B – Village 1 East**

A portion of Sections 23, 25 and 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Saratoga Springs, Utah County, Utah, more particularly described as follows:

Beginning at a point located N89°57'40"W along the Quarter Section Line 414.27 feet from the East ¼ Corner of Section 26, T5S, R1W, S.L.B. & M.; thence N89°57'40"W along the Quarter Section Line 182.10 feet; thence N1°09'44"E 242.17 feet; thence S89°55'54"W 310.00 feet; thence S1°09'44"W 241.59 feet to a point on the Quarter Section Line; thence N89°57'40"W along the Quarter Section Line 224.04 feet to the East right-of-way line of Riverside Drive according to the official plat thereof on file in the office of the Utah County Recorder; thence along said right-of-way the following thirteen (13) courses: N0°00'08"E 35.31 feet; thence northwesterly along the arc of a 28.50 foot radius non-tangent curve to the right (radius bears: N0°00'08"E) 44.77 feet through a central angle of 90°00'05" (chord: N44°59'50"W 40.31 feet); thence N0°00'13"E 2495.81 feet; thence northeasterly along the arc of a 35.50 foot radius non-tangent curve to the right (radius bears: S42°31'58"E) 6.91 feet through a central angle of 11°08'53" (chord: N53°02'29"E 6.90 feet); thence along the arc of a 84.50 foot radius curve to the left 16.40 feet through a central angle of 11°07'24" (chord: N53°03'14"E 16.38 feet); thence along the arc of a 90.50 foot radius curve to the right 67.15 feet through a central angle of 42°30'41" (chord: N68°44'45"E 65.62 feet); thence S89°59'47"E 17.09 feet; thence N2°58'06"W 70.30 feet; thence S86°11'22"W 3.55 feet; thence along the arc of a 64.50 foot radius curve to the left 15.37 feet through a central angle of 13°39'09" (chord: S79°21'48"W 15.33 feet); thence along the arc of a 35.50 foot radius curve to the right 47.14 feet through a central angle of 76°04'42" (chord: N69°25'25"W 43.75 feet); thence along the arc of a 84.50 FOOT radius curve to the left 16.40 feet through a central angle of 11°07'24" (chord: N36°56'46"W 16.38 feet); thence along the arc of a 90.50 foot radius curve to the right 13.29 feet through a central angle of 8°24'44" (chord: N38°18'07"W 13.28 feet); thence N88°32'39"E 539.49 feet; thence along the arc of a 1130.00 foot radius curve to the right 698.68 feet through a central angle of 35°25'34" (chord: S73°44'34"E 687.60 feet); thence S56°01'47"E 542.96 feet; thence along the arc of a 500.00 foot radius curve to the left 268.01 feet through a central angle of 30°42'40" (chord: S71°23'07"E 264.81 feet); thence S86°44'27"E 193.59 feet; thence along the arc of a 680.00 foot radius curve to the right 233.51 feet through a central angle of 19°40'32" (chord: S76°54'11"E 232.37 feet); thence S67°03'56"E 318.17 feet; thence N87°12'44"W 637.41 feet; thence N86°58'39"W 336.96 feet; thence N86°40'01"W 500.03 feet; thence N86°45'49"W 488.03 feet; thence S4°00'00"W 929.87 feet; thence S20°00'00"E 409.50 feet to the west line of Lot 1 of Saratoga Springs Sport Complex Subdivision; thence south along said subdivision 742.54 feet to the point of beginning.

**Contains: ±54.48 acres**

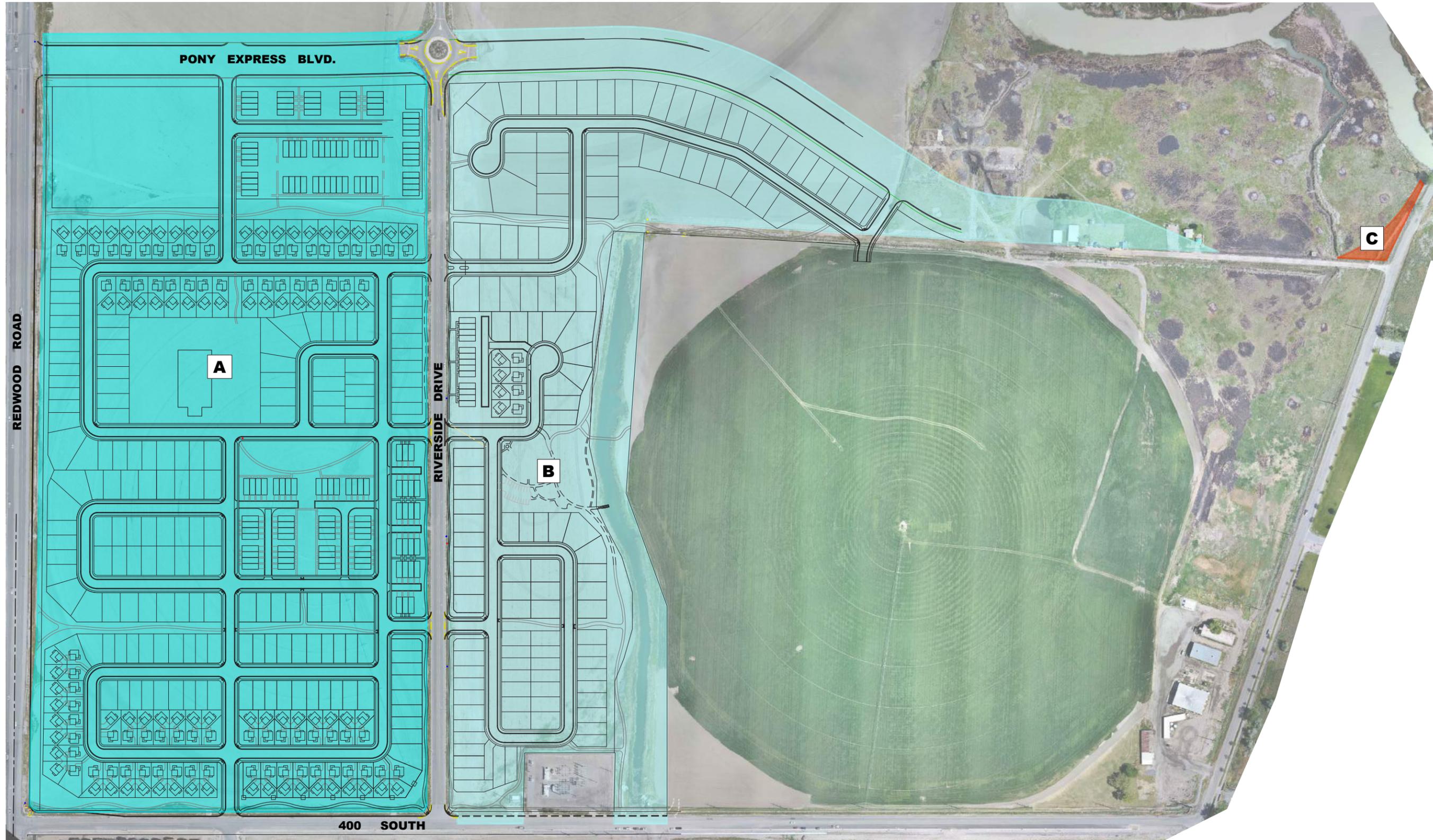
**Parcel C – Pony Express Parkway**

A portion of Section 25, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Saratoga Springs, Utah County, Utah, more particularly described as follows:

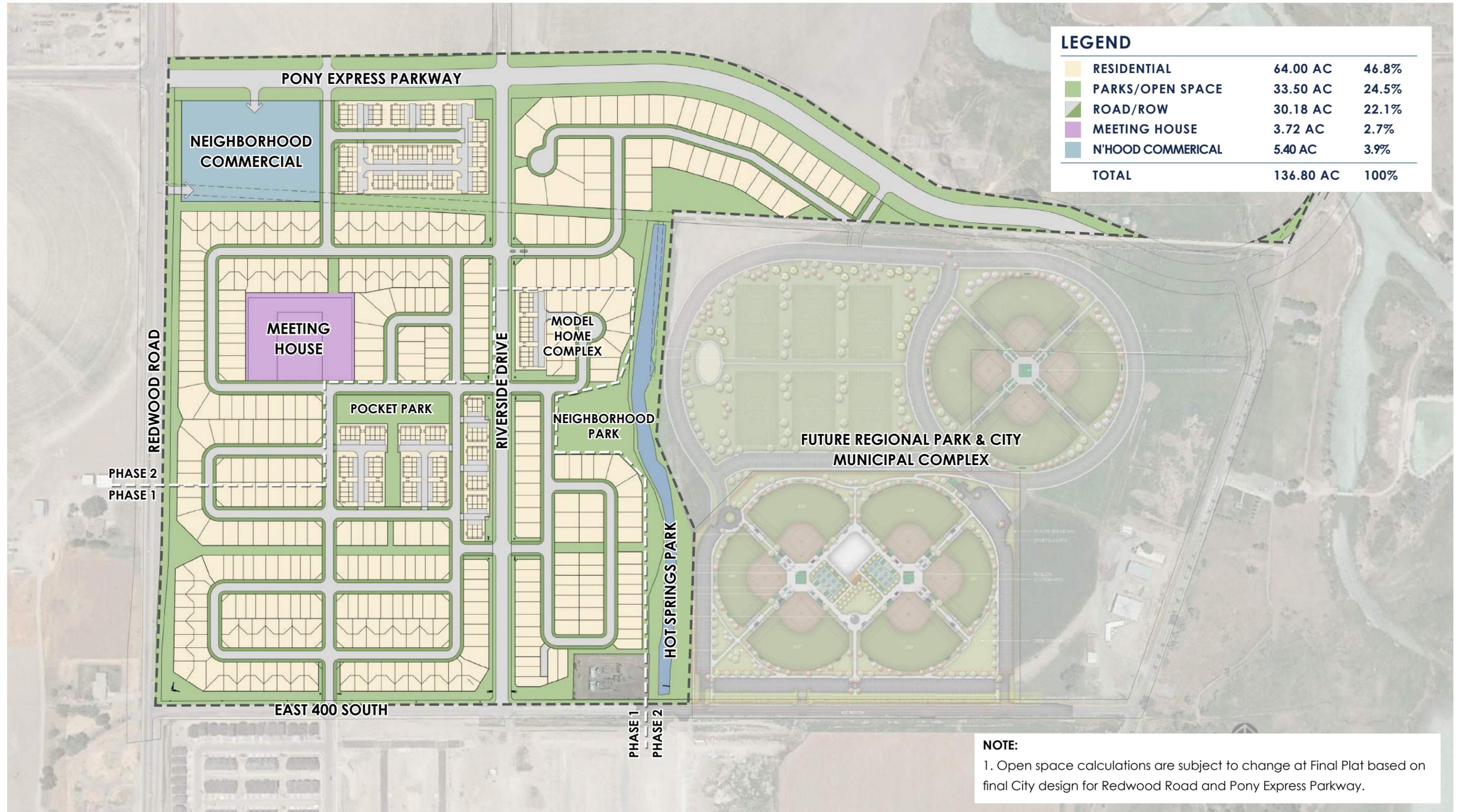
Beginning at a point located  $N0^{\circ}34'05''E$  along the Section Line 1930.07 feet and east 1858.88 from the west  $\frac{1}{4}$  corner of Section 25, T5S, R1W, S.L.B. & M.; thence northeasterly along the arc of a 500.00 foot radius non-tangent curve to the left (radius bears:  $N21^{\circ}07'12''W$ ) 320.33 feet through a central angle of  $36^{\circ}42'25''$  (chord:  $N50^{\circ}31'36''E$  314.88 feet); thence  $N32^{\circ}10'24''E$  73.81 feet; thence  $S37^{\circ}31'09''E$  15.83 feet; thence  $S26^{\circ}08'49''W$  287.58 feet; thence  $N87^{\circ}12'44''W$  165.47 feet to the point of beginning.

**Contains:  $\pm 0.36$  Acres**

# SECTION 1a - LEGAL PARCEL EXHIBIT



# SECTION 2 - DETAILED USE MAP



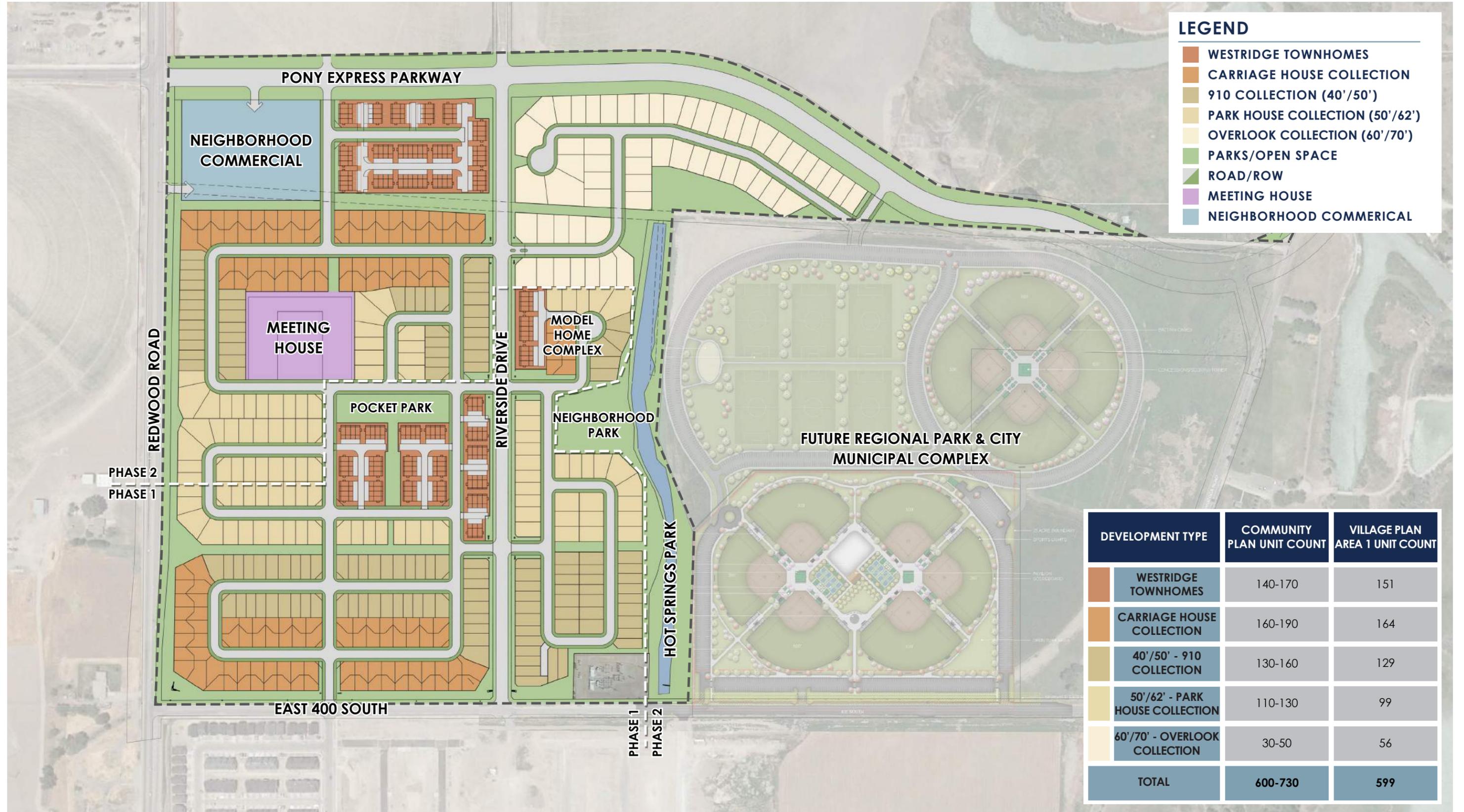


## SECTION 3 - DETAILED BUILDOUT ALLOCATION

The following information details the allocation of all acreages within Village Plan Area 1:

DEVELOPMENT TYPE	ACRES	ERUs ASSIGNED IN COMMUNITY PLAN	ERUs IN VILLAGE PLAN AREA 1	ERUs/GROSS ACRE
WESTRIDGE TOWNHOMES	10.31	140-170	151	14.65
CARRIAGE HOUSE COLLECTION	14.04	160-190	164	11.68
40'/50' - 910 COLLECTION	14.25	130-160	129	9.05
50'/62' - PARK HOUSE COLLECTION	14.29	110-130	99	6.93
60'/70' - OVERLOOK COLLECTION	11.11	30-50	56	5.04
NEIGHBORHOOD COMMERCIAL	5.40	12	12	2.22
MEETING HOUSE	3.72	3	3	0.81
PARKS/OPEN SPACE	33.50	N/A	N/A	N/A
INTERIOR ROW	22.45	N/A	N/A	N/A
E. 400 S. ROADWAY	1.40	N/A	N/A	N/A
PONY EXPRESS ROADWAY	6.33	N/A	N/A	N/A
<b>SUB-TOTALS</b>	<b>136.80</b>	<b>600-730</b>	<b>614</b>	<b>4.49</b>
RIVERSIDE TREE LAWN	1.54	N/A	N/A	N/A
REDWOOD TREE LAWN	1.79	N/A	N/A	N/A
<b>TOTALS</b>	<b>140.13</b>	<b>600-730</b>	<b>614</b>	<b>4.38</b>

# SECTION 3a - DETAILED BUILDOUT ALLOCATION MAP





## SECTION 4 - DEVELOPMENT STANDARDS

### DEVELOPMENT TYPE: 910 COLLECTION (40'/50' LOT SINGLE FAMILY DETACHED HOMES)



#### BUILDING CONFIGURATION

<b>Number of Bldgs. per Lot</b>	1 + outbuilding
<b>Height - Principal Building</b>	35' maximum (Per Saratoga Springs Municipal Code)
<b>Height - Outbuilding</b>	Per Saratoga Springs Municipal Code
<b>Lot Coverage</b>	50% maximum
<b>Lot Frontage</b>	35' minimum measured at front setback
<b>Lot Size</b>	Minimum 4,000 sq. ft.

#### SETBACKS - PRINCIPAL STRUCTURE

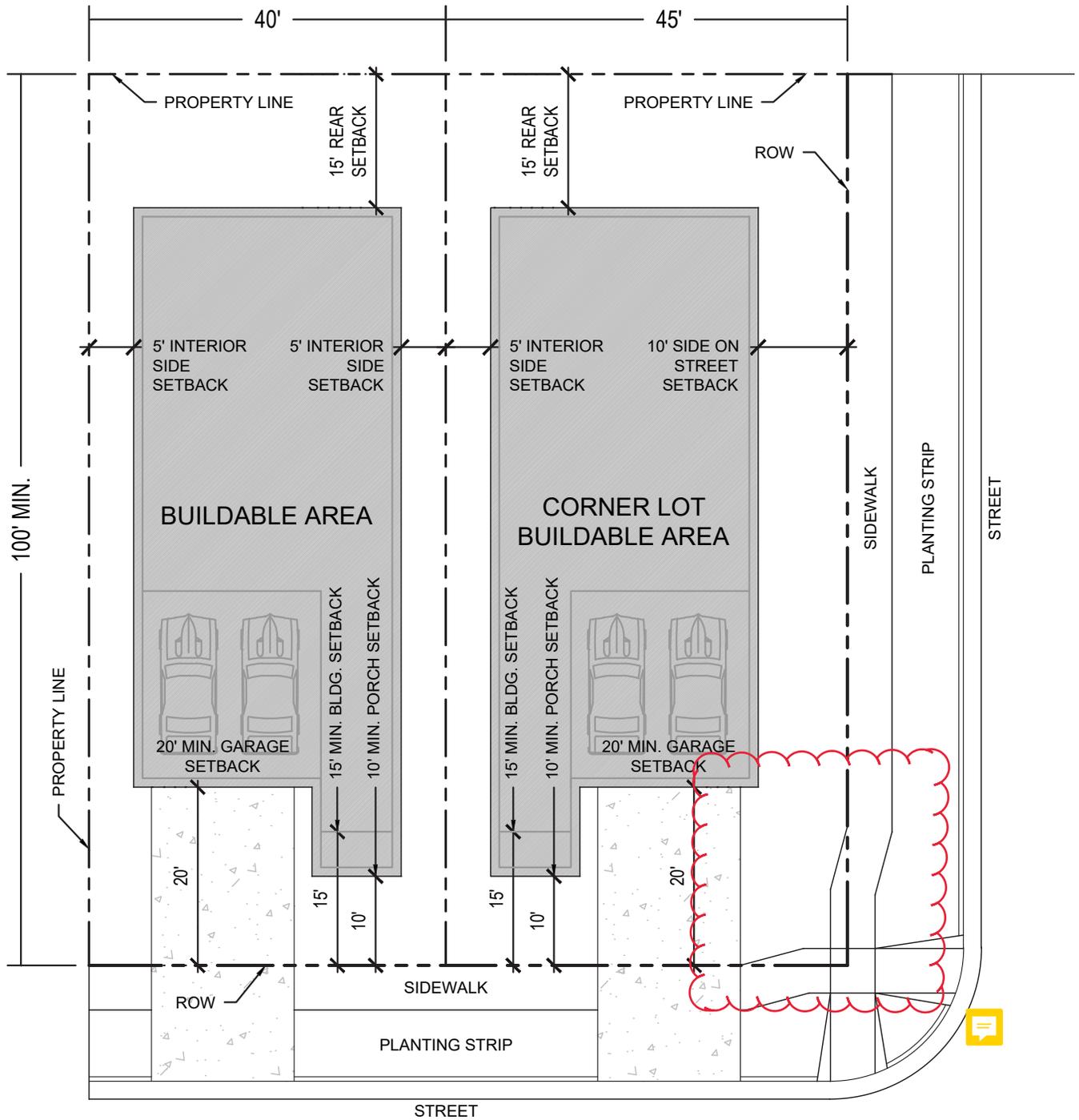
<b>Front - to Structure</b>	15' minimum
<b>Front - to Covered Porch</b>	10' minimum
<b>Front - to Garage</b>	20' minimum
<b>Side - Interior to Structure</b>	5' minimum
<b>Side On-Street - to Structure</b>	10' minimum
<b>Rear - to Structure</b>	15' minimum

#### SETBACKS - ACCESSORY STRUCTURES REQUIRING A BUILDING PERMIT

<b>Front - to Structure</b>	15' minimum
<b>Rear - to Structure</b>	5' minimum
<b>Side - Interior to Structure</b>	5' minimum
<b>Side On-Street - to Structure</b>	10' minimum

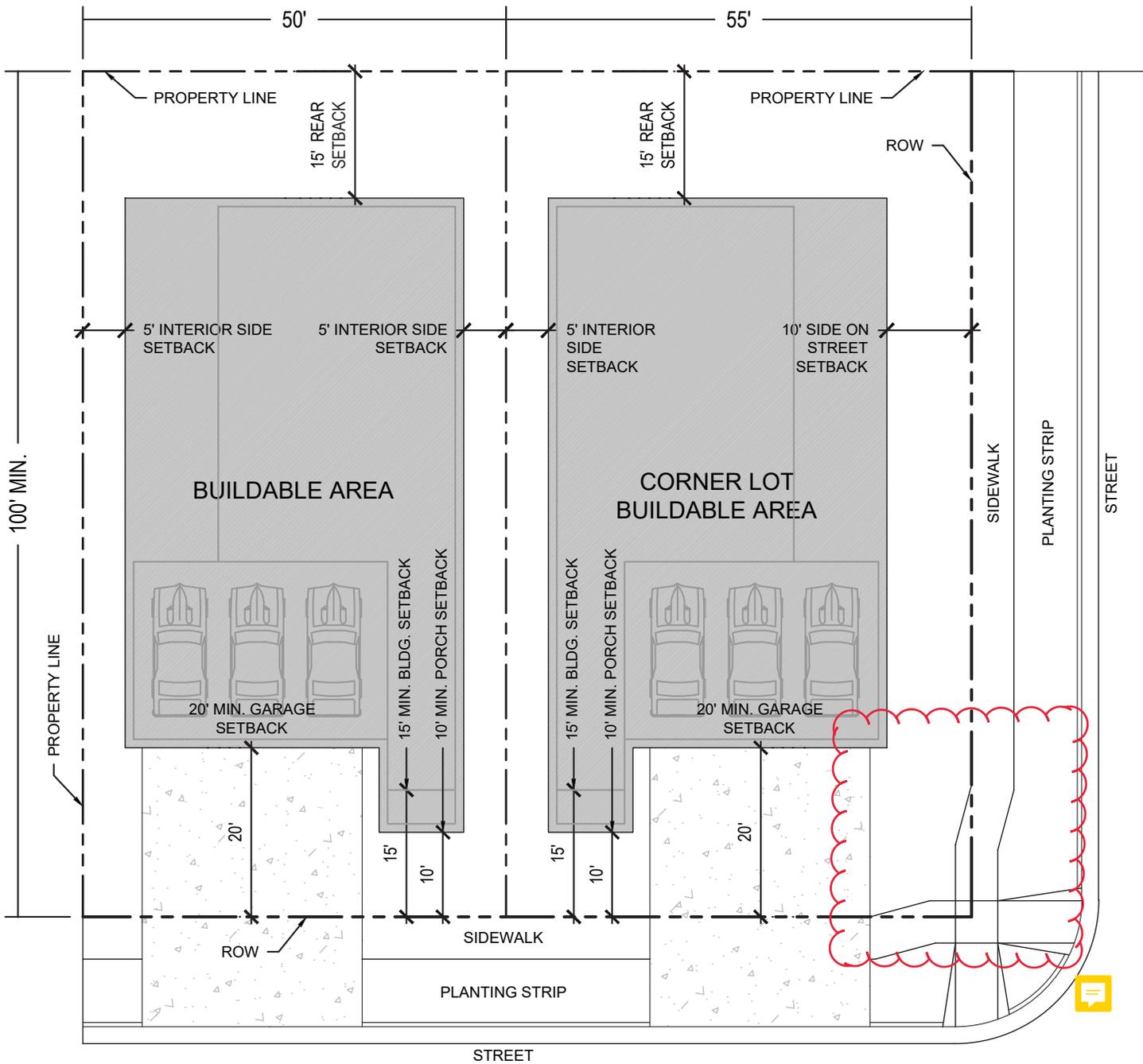


SETBACK DIAGRAM & LOT TYPICAL LAYOUT - 40' LOT (2-CAR GARAGE)





SETBACK DIAGRAM & LOT TYPICAL LAYOUT - 50' LOT (3-CAR GARAGE)





**DEVELOPMENT TYPE: PARK HOUSE COLLECTION (50' / 62' LOT SINGLE FAMILY DETACHED HOMES)**



**BUILDING CONFIGURATION**

<b>Number of Bldgs. per Lot</b>	1 + outbuilding
<b>Height - Principal Building</b>	35' maximum (Per Saratoga Springs Municipal Code)
<b>Height - Outbuilding</b>	Per Saratoga Springs Municipal Code
<b>Lot Coverage</b>	50% maximum
<b>Lot Frontage</b>	35' minimum measured at front setback
<b>Lot Size</b>	Minimum 5,000 sq. ft.

**SETBACKS - PRINCIPAL STRUCTURE**

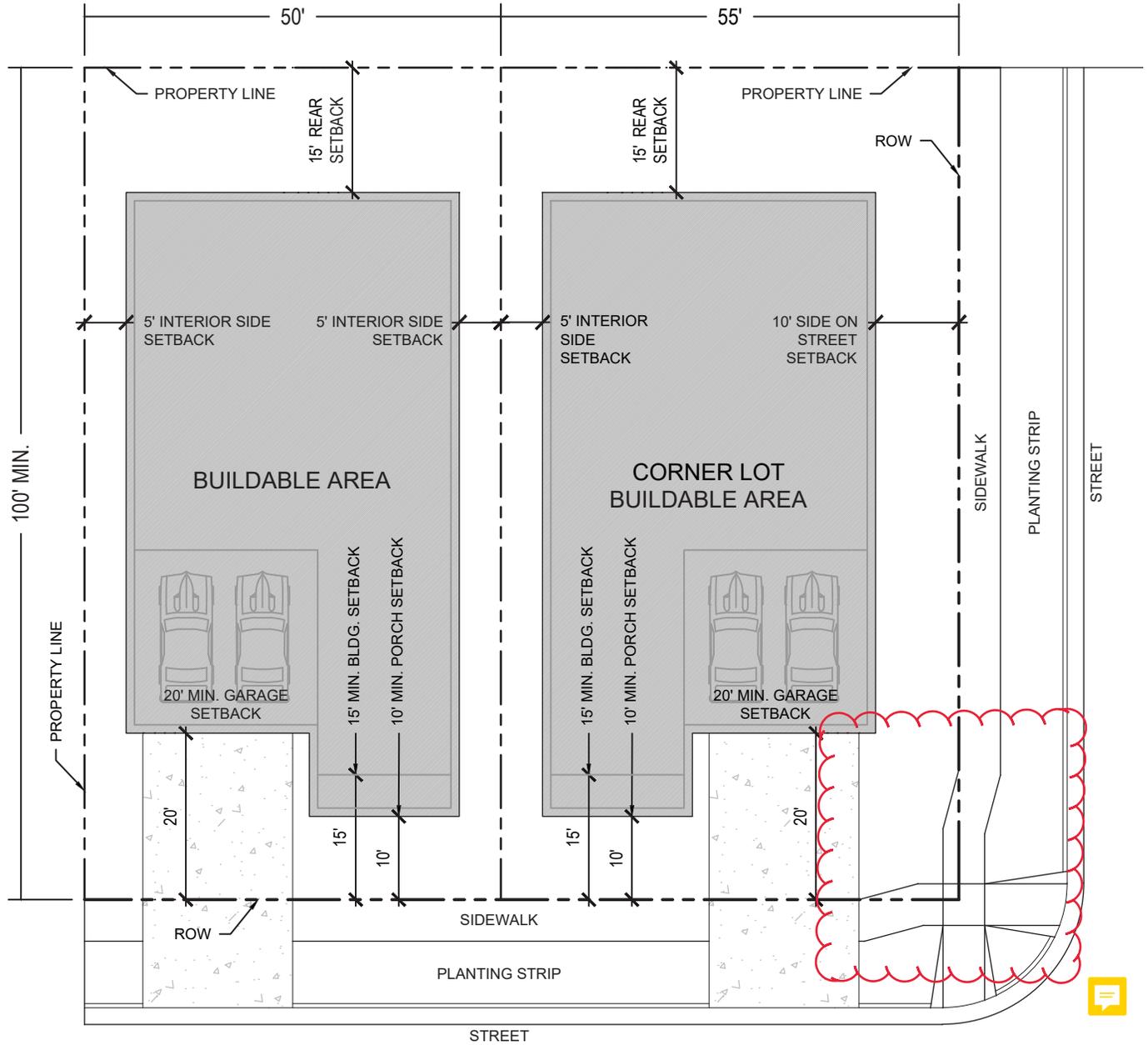
<b>Front - to Structure</b>	15' minimum
<b>Front - to Covered Porch</b>	10' minimum
<b>Front - to Garage</b>	20' minimum
<b>Side - Interior to Structure</b>	5' minimum
<b>Side On-Street - to Structure</b>	10' minimum
<b>Rear - to Structure</b>	15' minimum

**SETBACKS - ACCESSORY STRUCTURES REQUIRING A BUILDING PERMIT**

<b>Front - to Structure</b>	15' minimum
<b>Rear - to Structure</b>	5' minimum
<b>Side - Interior to Structure</b>	5' minimum
<b>Side On-Street - to Structure</b>	10' minimum

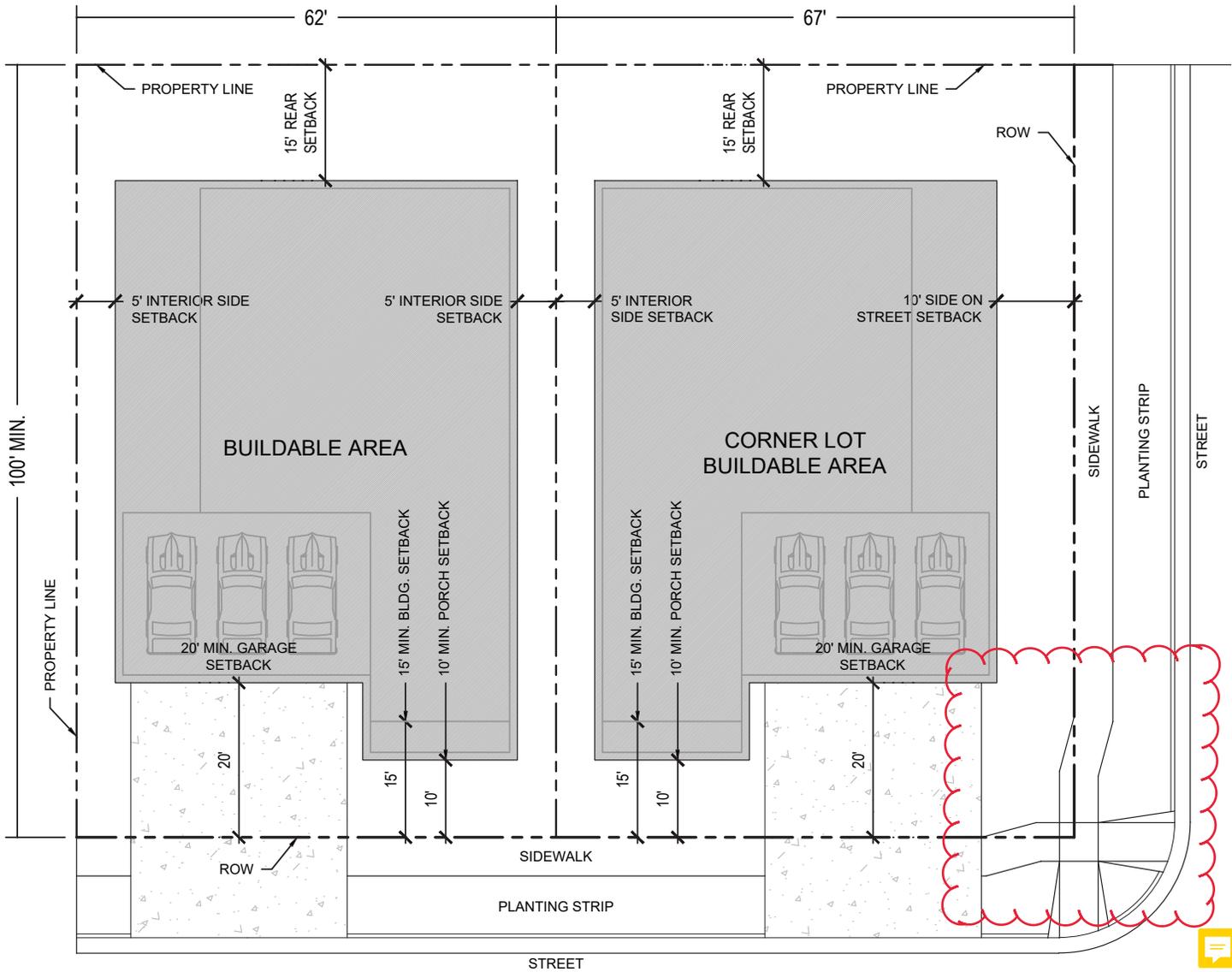


SETBACK DIAGRAM & LOT TYPICAL LAYOUT - 50' LOT (2-CAR GARAGE)



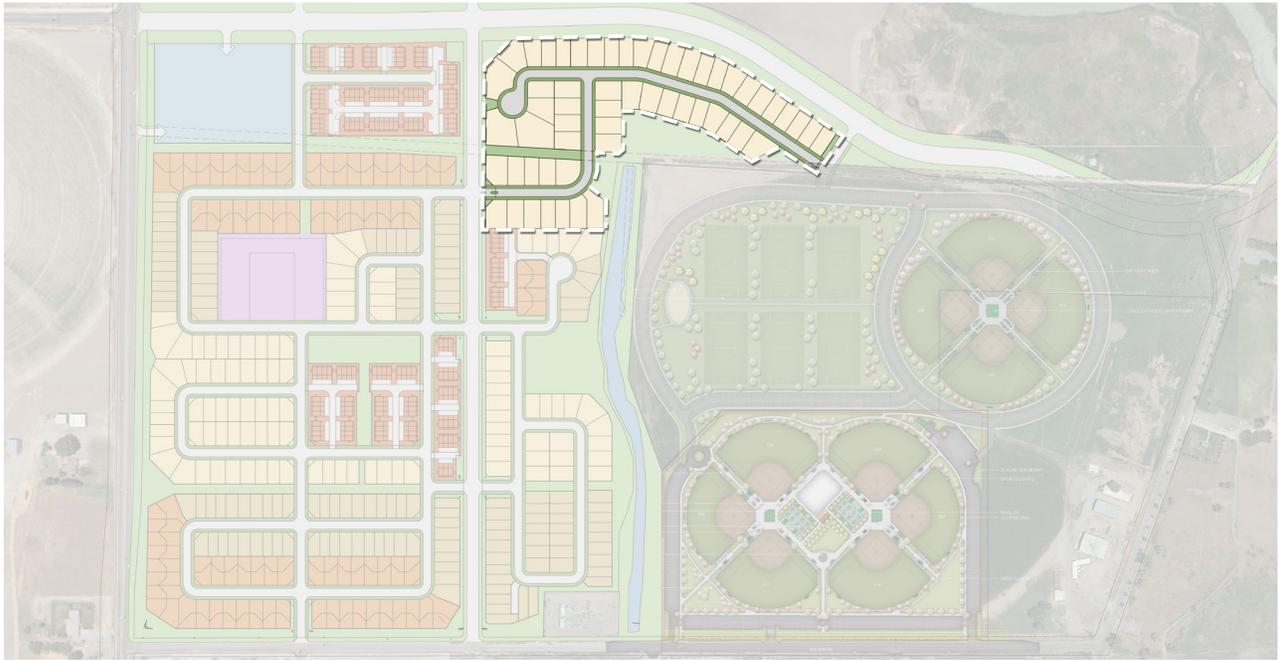


SETBACK DIAGRAM & LOT TYPICAL LAYOUT - 62' LOT (3-CAR GARAGE)





**DEVELOPMENT TYPE: OVERLOOK COLLECTION (60'/70' LOT SINGLE FAMILY DETACHED HOMES)**



**BUILDING CONFIGURATION**

<b>Number of Bldgs. per Lot</b>	1 + outbuilding
<b>Height - Principal Building</b>	35' maximum (Per Saratoga Springs Municipal Code)
<b>Height - Outbuilding</b>	Per Saratoga Springs Municipal Code
<b>Lot Coverage</b>	50% maximum
<b>Lot Frontage</b>	35' minimum measured at front setback
<b>Lot Size</b>	Minimum 6,000 sq. ft.

**SETBACKS - PRINCIPAL STRUCTURE**

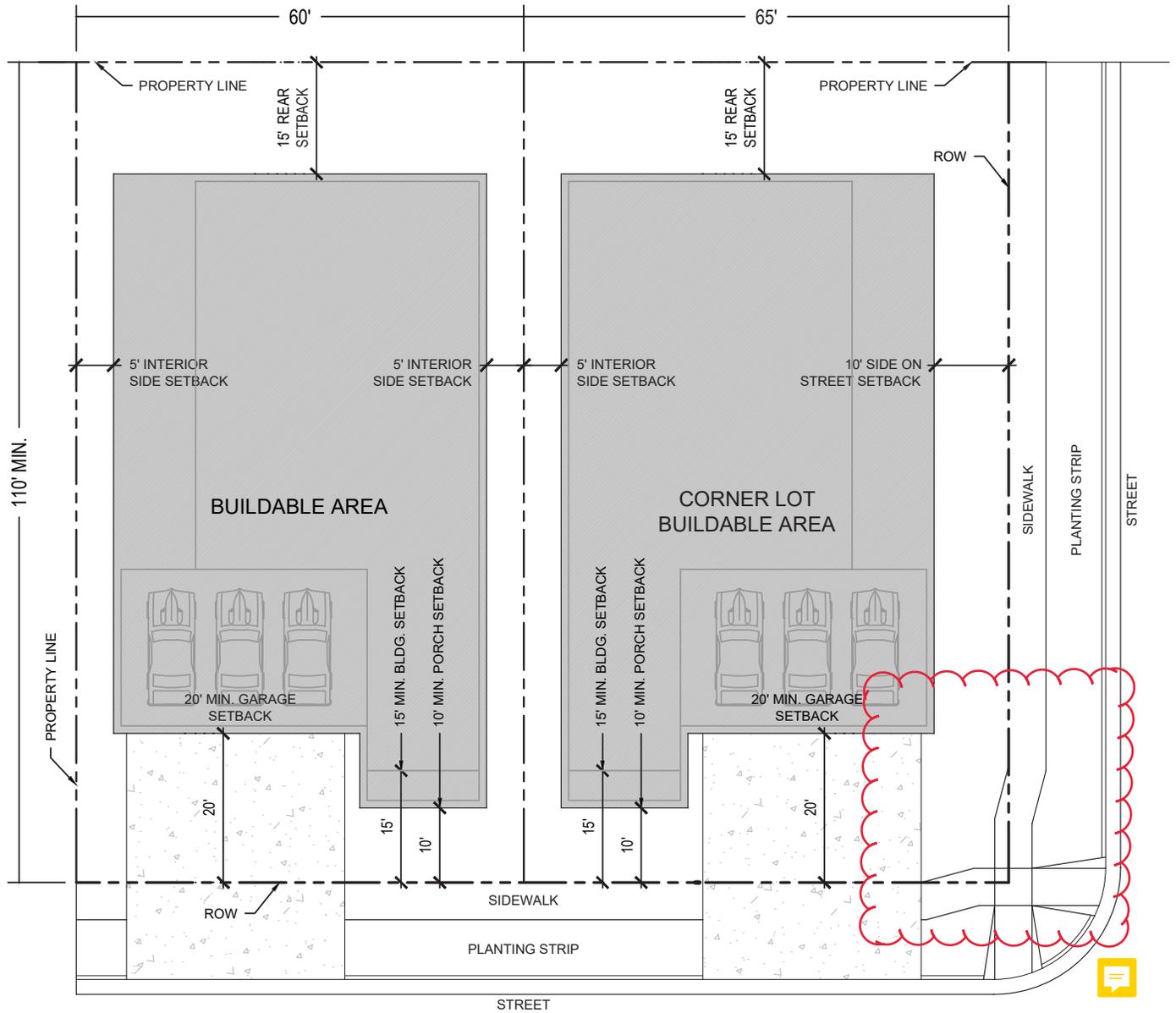
<b>Front - to Structure</b>	15' minimum
<b>Front - to Covered Porch</b>	10' minimum
<b>Front - to Garage</b>	20' minimum
<b>Side - Interior to Structure</b>	5' minimum
<b>Side On-Street - to Structure</b>	10' minimum
<b>Rear - to Structure</b>	15' minimum

**SETBACKS - ACCESSORY STRUCTURES REQUIRING A BUILDING PERMIT**

<b>Front - to Structure</b>	15' minimum
<b>Rear - to Structure</b>	5' minimum
<b>Side - Interior to Structure</b>	5' minimum
<b>Side On-Street - to Structure</b>	10' minimum

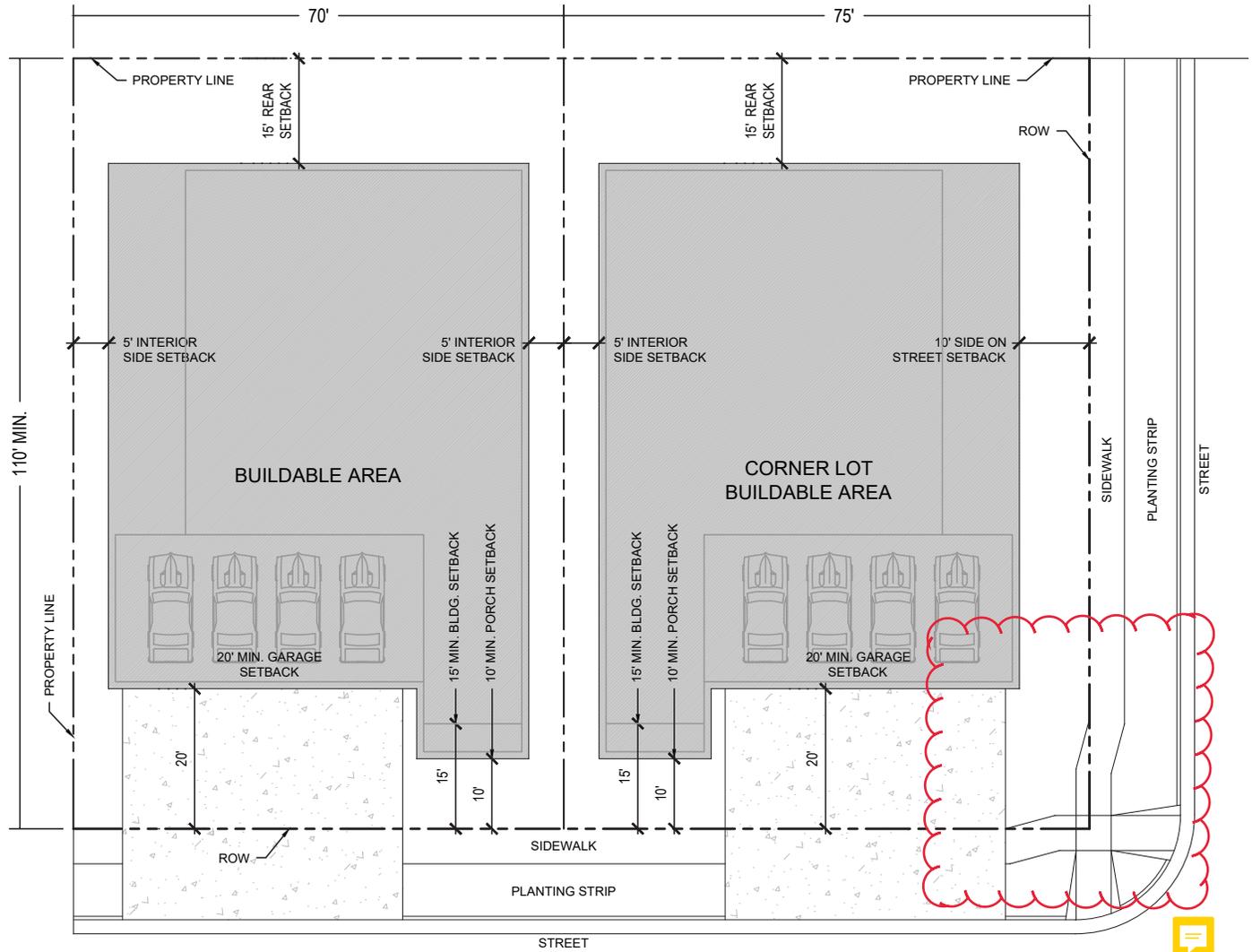


SETBACK DIAGRAM & LOT TYPICAL LAYOUT - 60' LOT (3-CAR GARAGE)





SETBACK DIAGRAM & LOT TYPICAL LAYOUT - 70' LOT (4-CAR GARAGE)





**DEVELOPMENT TYPE: CARRIAGE HOUSE COLLECTION (SINGLE FAMILY CLUSTER HOMES)**



**BUILDING CONFIGURATION**

<b>Number of Bldgs. per Lot</b>	1
<b>Height</b>	35' maximum (Per Saratoga Springs Municipal Code)
<b>Lot Coverage</b>	60% maximum
<b>Lot Size</b>	Minimum 2,500 sq. ft.

**SETBACKS - PRINCIPAL STRUCTURE**

<b>Front - to Structure</b>	15' minimum
<b>Front - to Covered Porch</b>	10' minimum
<b>Side - Interior to Structure</b>	5' minimum
<b>Side On-Street - to Structure</b>	10' minimum
<b>Rear - to Structure</b>	5' minimum

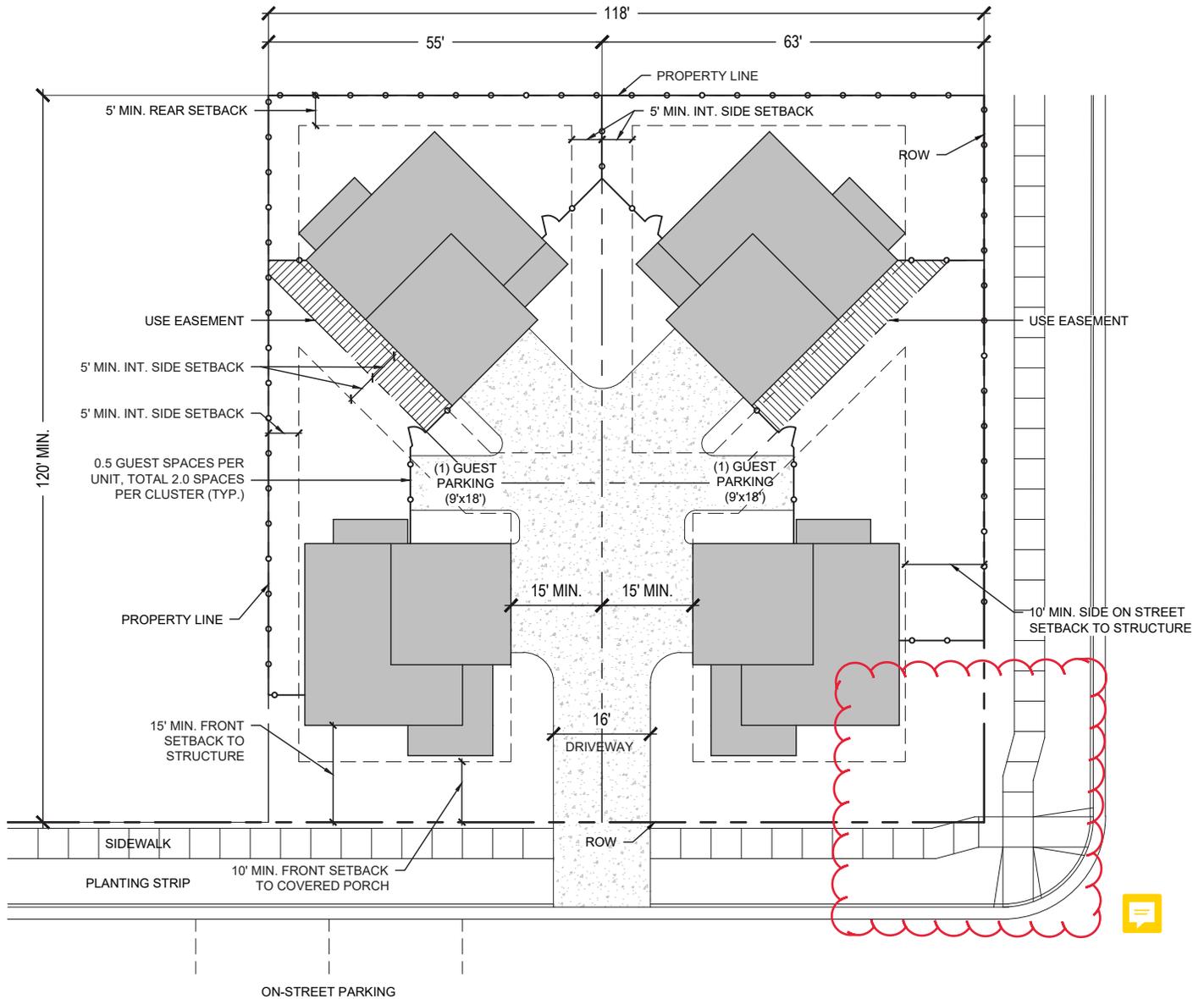
**OTHER STANDARDS**

<b>Guest Parking</b>	0.5 spaces per unit
<b>Garages</b>	Two-car garages per SSMC Section 19.09
<b>Sight Triangle</b>	All structures to maintain sight triangle per AASHTO standards.
<b>Use Easement</b>	For benefit/use of adjacent lot for maintenance purposes (p. 23-24)





SETBACK DIAGRAM & LOT TYPICAL LAYOUT - 4-UNIT





DEVELOPMENT TYPE: WESTRIDGE TOWNHOMES COLLECTION



BUILDING CONFIGURATION

Number of Bldgs. per Lot	1
Height	35' maximum (Per Saratoga Springs Municipal Code)
Lot Coverage	80% maximum

SETBACKS - PRINCIPAL STRUCTURE

Front On-Street - to Structure	10' minimum
Front - to Common Area	10' minimum
Side - Interior to Structure	5' minimum
Side On-Street - to Structure	10' minimum
Rear - to Structure	3' minimum w/o driveway, 20' minimum w/driveway & guest parking

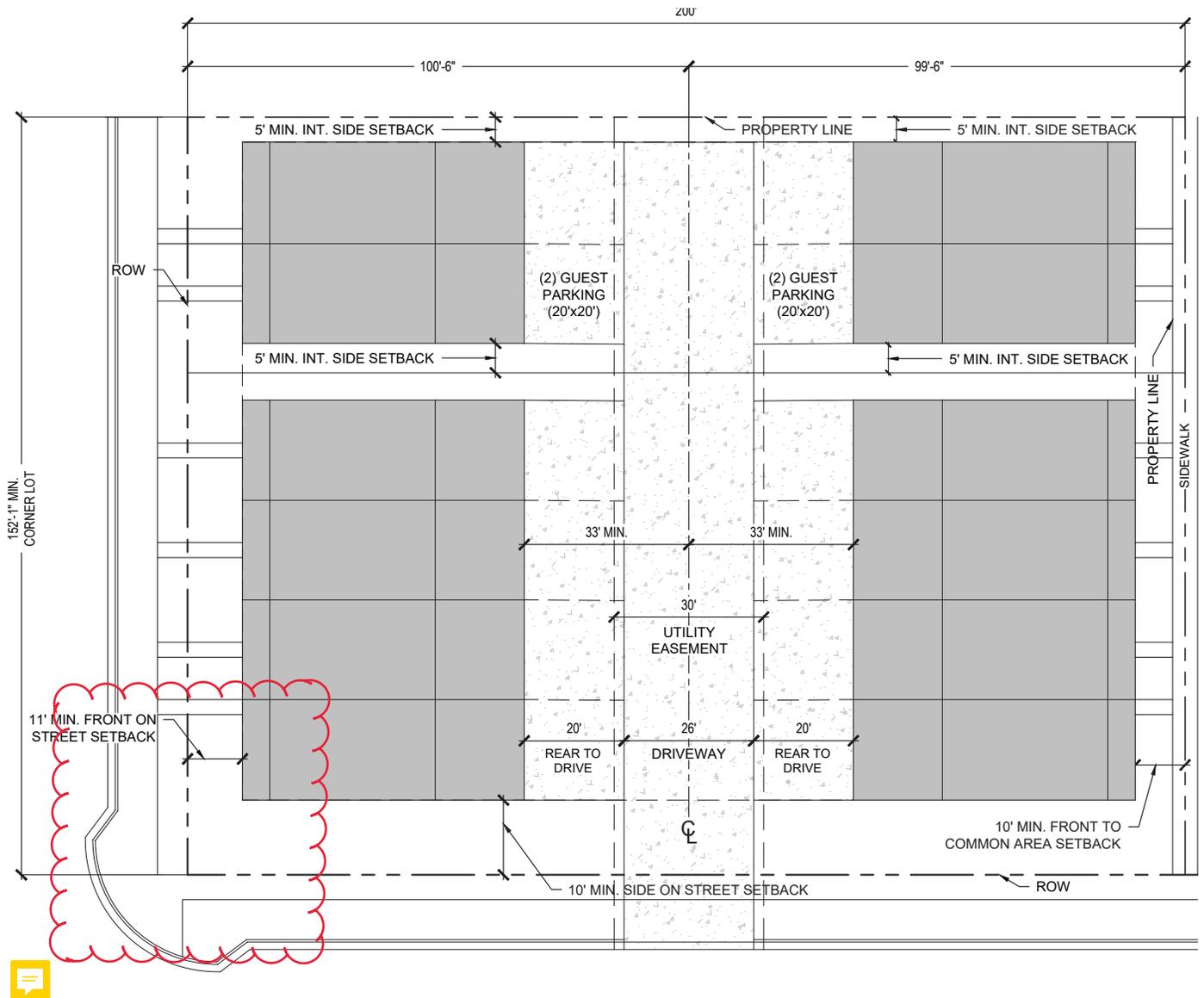
OTHER STANDARDS

Parking	0.25 spaces per unit
Garages	Two-car garage per SSMC Section 19.09
Open Space	20% minimum
Sight Triangle	All structures to maintain sight triangle per AASHTO standards.





SETBACK DIAGRAM & LOT TYPICAL LAYOUT - TOWNHOME





**PARKING REQUIREMENTS**

Off-street guest parking shall be provided for any product with less than a 20' driveway at a rate of 0.25 spaces minimum per unit as per Section 19.11.09 of the Saratoga Springs Municipal Code. All unit types meet the minimum required number of off-street guest parking spaces. On-street parking is also available for additional public parking.

**PRIVATE OPEN SPACE**

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

**DEVELOPMENT STANDARDS - COMMERCIAL**

Commercial areas present in Village Plan Area 1 will harbor architectural features and materials that contribute to the overall theme of the Jordan Promenade Development while blending with neighboring architecture, landscapes, and hardscape elements. Commercial development will adhere to the Saratoga Springs Municipal Code and design guidelines.

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

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

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

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



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

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

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

PERMITTED AND CONDITIONAL USES (NC)	
Permitted Uses	Animal Hospital, Small/Small Veterinary Office; Arts & Crafts Sales; Bakery, Retail; Bookstore; Child Care Center; Churches; Commuter/ Light Rail Station; Copy Center; Dry Cleaners; Educational Center; Fitness Center (5,000 sq. ft. or larger); Floral Sales; Funeral Home (5,000 sq. ft. or less); Hair Salon; Ice Cream Parlor; Office, Medical and Health Care; Office, Professional; Personal Service Establishment; Plant & Tree Nursery; Postal Center; Preschool; Public Parks, playgrounds, recreation areas, or other park improvements; Public Building or Facilities (City Owned); Refueling Station, Private. Restaurant, Deli; Restaurant, Sit Down; Retail Sales; Retail, Specialty; School, Public.
Conditional Uses	None



## SECTION 5 - DESIGN GUIDELINES

### ARCHITECTURAL GUIDELINES

The standards listed in this section are to be viewed as design guidelines for the homes of the Jordan Promenade Development.

Repetitious and homogenous building styles will not be permitted in Jordan Promenade. A variety of housing types, building material and color variations will help create unique neighborhoods. Single family homes with the same style, floor plan or color scheme will not be built on lots next to, adjacent to, or across the street from each other.

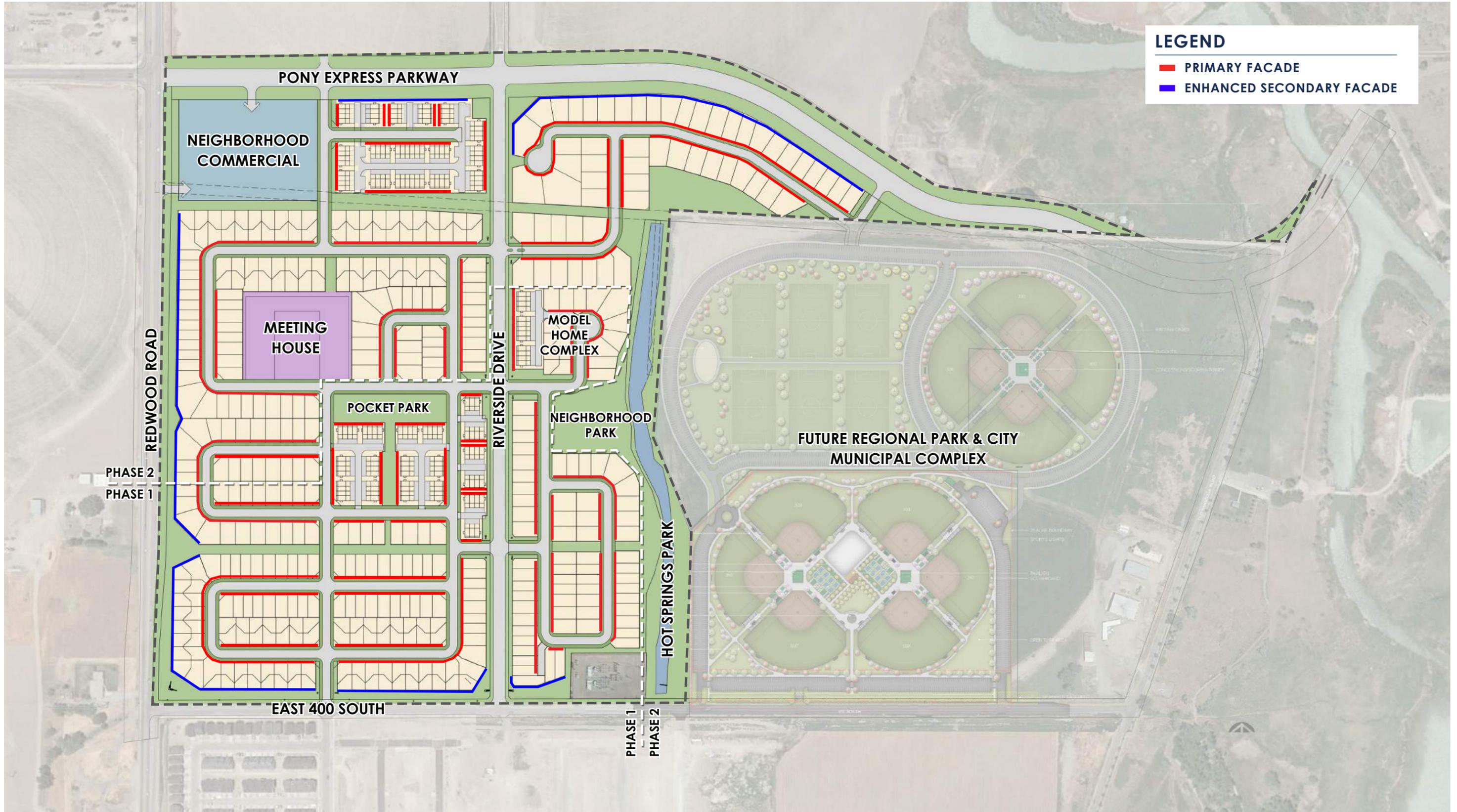
Architectural design standards shall follow the requirements as defined under Section 19.16 of the Saratoga Springs Municipal Code. Residential lighting standards shall follow the requirements as defined under Section 19.11 of the Saratoga Springs Municipal Code.

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

Creating a sense of place and building a desirable community are the goals of the chosen architectural styles for the Jordan Promenade Development. Each style will contribute to the character of the community, with the individuality of every home creating an attractive streetscape throughout the development. Elements such as roof shape and pitch, window size, shape and placement, and construction materials such as brick, stucco or wood can all be used to create the subtle details that foster individuality in a home. In order to maintain an attractive street character, enhanced secondary facades will occur on all house elevations facing major arterial roadways, and primary facades will occur on all house elevations facing local and collector roadways. The following map (ref. page 30) illustrates primary and enhanced secondary facades.

Jordan Promenade offers three dwelling types to appeal to a broad range of potential buyers, including single-family detached homes, cluster homes, and townhomes. Each dwelling type is characterized by a variety of colors, styles, materials, and architectural elements. The collections available are as follows: 910 Collection (SFD), Park House Collection (SFD), Overlook Collection (SFD), Carriage House Collection (Cluster), and Westrige Collection (Townhome). Within these collections are a variety of overarching architectural styles, such as Contemporary, Craftsman, Classic, and Historic. The architectural styles listed can be used in many variations to create the unique and individual character desired for each home. Examples of each collection and their options are provided on the following pages.

# SECTION 5a - ENHANCED FACADE PLAN





910 COLLECTION

CLASSIC



CONTEMPORARY





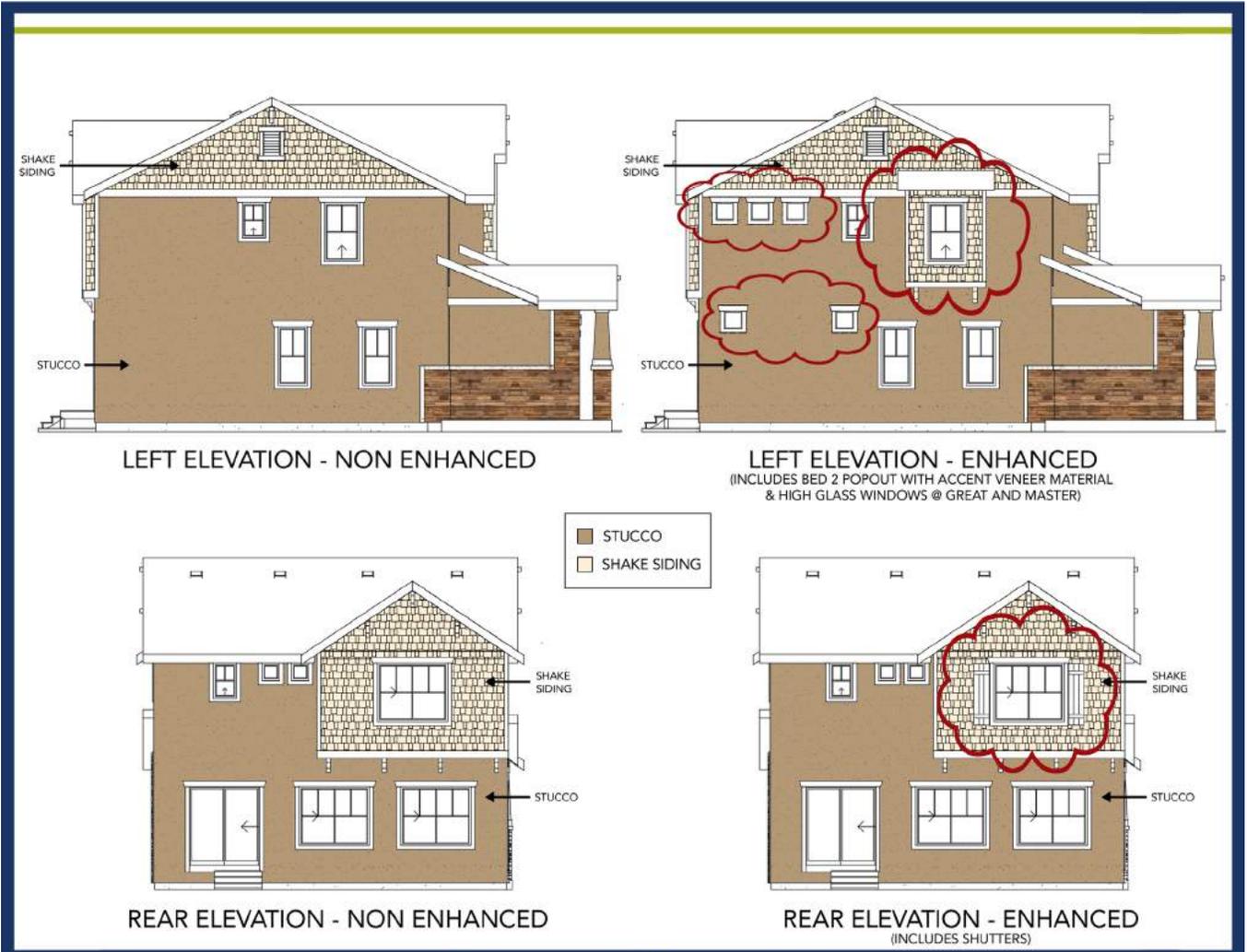
910 COLLECTION

CRAFTSMAN





910 COLLECTION





PARK HOUSE COLLECTION

CLASSIC



CONTEMPORARY





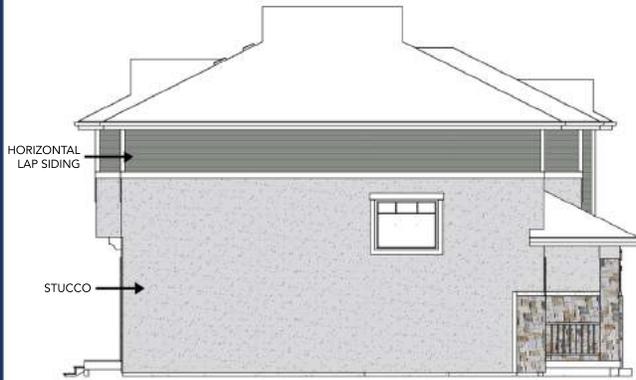
PARK HOUSE COLLECTION

CRAFTSMAN

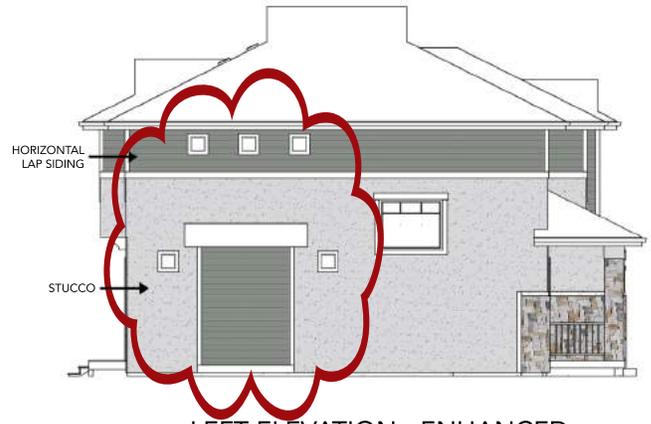




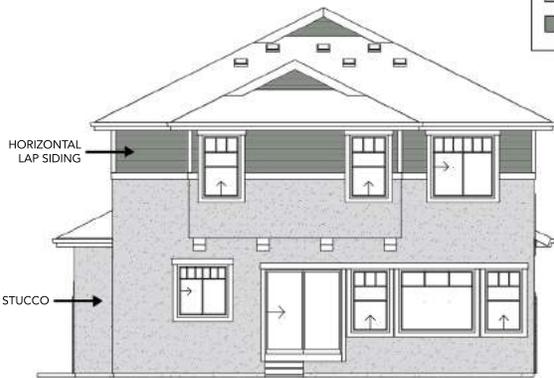
PARK HOUSE COLLECTION



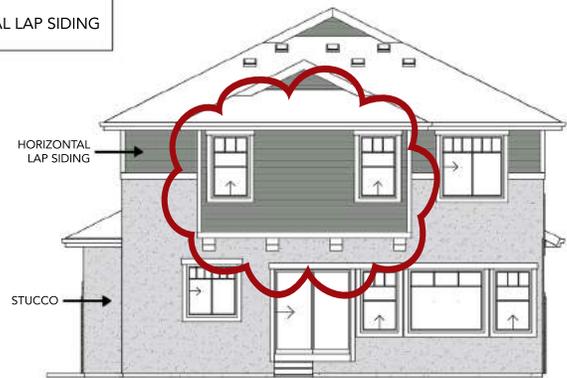
LEFT ELEVATION - NON ENHANCED



LEFT ELEVATION - ENHANCED  
INCLUDES GREAT ROOM POP-OUT WITH ACCENT VENEER MATERIAL  
& HIGH GLASS WINDOWS @ GREAT AND BONUS



REAR ELEVATION - NON ENHANCED



REAR ELEVATION - ENHANCED  
(INCLUDES ACCENT VENEER MATERIAL @ 2ND FLOOR POPOUT)





OVERLOOK COLLECTION

CONTEMPORARY CLASSIC





OVERLOOK COLLECTION

CONTEMPORARY PRAIRIE





OVERLOOK COLLECTION

HISTORIC HOMESTEAD





OVERLOOK COLLECTION

HISTORIC CLASSIC



HISTORIC PRAIRIE

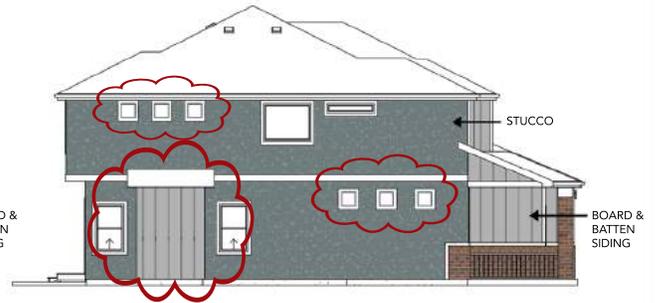




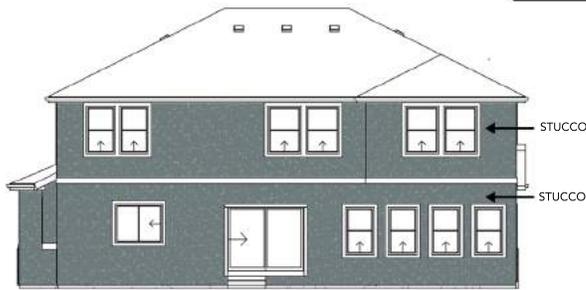
OVERLOOK COLLECTION



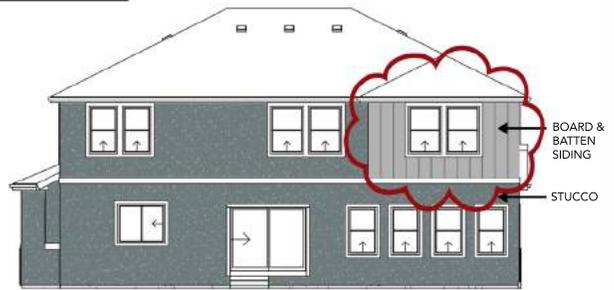
LEFT ELEVATION - NON ENHANCED



LEFT ELEVATION - ENHANCED  
(INCLUDES GREAT ROOM POP-OUT WITH ACCENT VENEER MATERIAL  
& HIGH GLASS WINDOWS @ FLEX AND MASTER)



REAR ELEVATION - NON ENHANCED



REAR ELEVATION - ENHANCED  
(INCLUDES ACCENT VENEER MATERIAL @ 2ND FLOOR POP-OUT)





CARRIAGE HOUSE COLLECTION

CLASSIC





CARRIAGE HOUSE COLLECTION

CRAFTSMAN

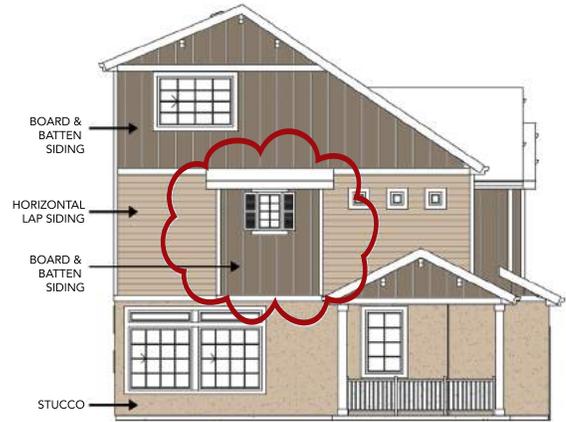




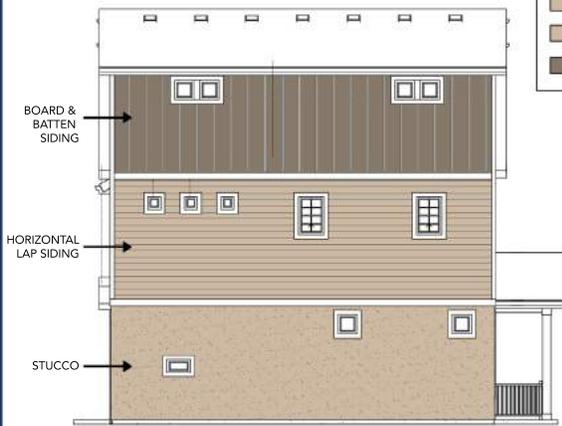
CARRIAGE HOUSE COLLECTION



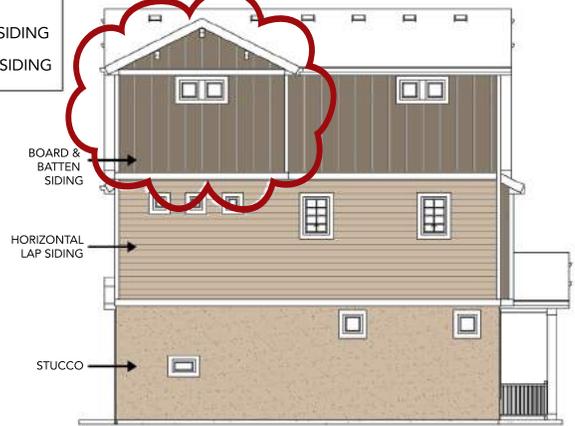
LEFT ELEVATION - NON ENHANCED



LEFT ELEVATION - ENHANCED  
(INCLUDES POP-OUT WITH ACCENT VENEER MATERIAL @ 2ND FLOOR)



REAR ELEVATION - NON ENHANCED



REAR ELEVATION - ENHANCED  
(INCLUDES POP-OUT @ 3RD FLOOR)





WESTRIDGE TOWNHOMES COLLECTION



LEFT ELEVATION - NON ENHANCED

- STUCCO
- HORIZONTAL LAP SIDING
- BOARD & BATTEN SIDING



LEFT ELEVATION - ENHANCED  
(INCLUDES COVERED PATIO & ACCENT VENEER MATERIAL @ 2ND FLOOR POP-OUT)



### EXTERIOR COLOR PALETTE

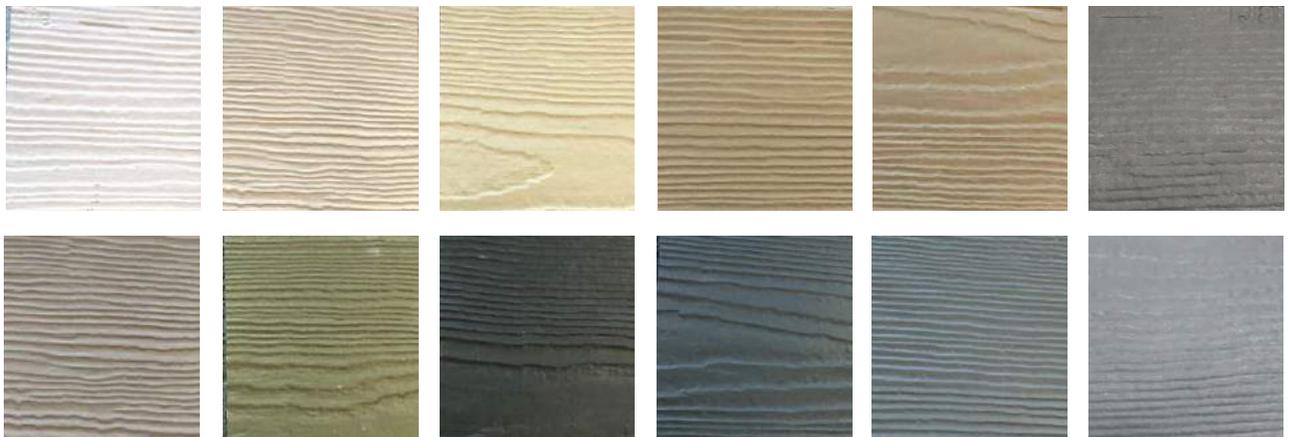
All exterior colors will be compatible with the architectural style of each dwelling. Bright artificial colors such as neons, fluorescents, etc. are prohibited.

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

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

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

#### SIDING



#### STUCCO



#### ROOF SHINGLES



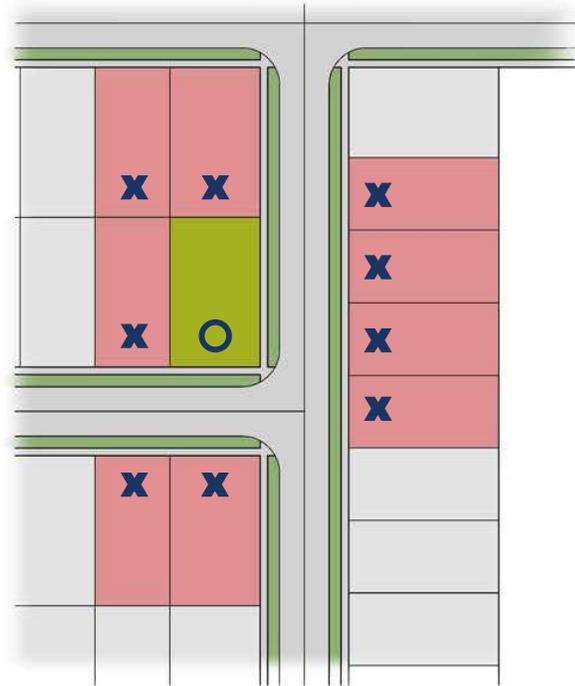
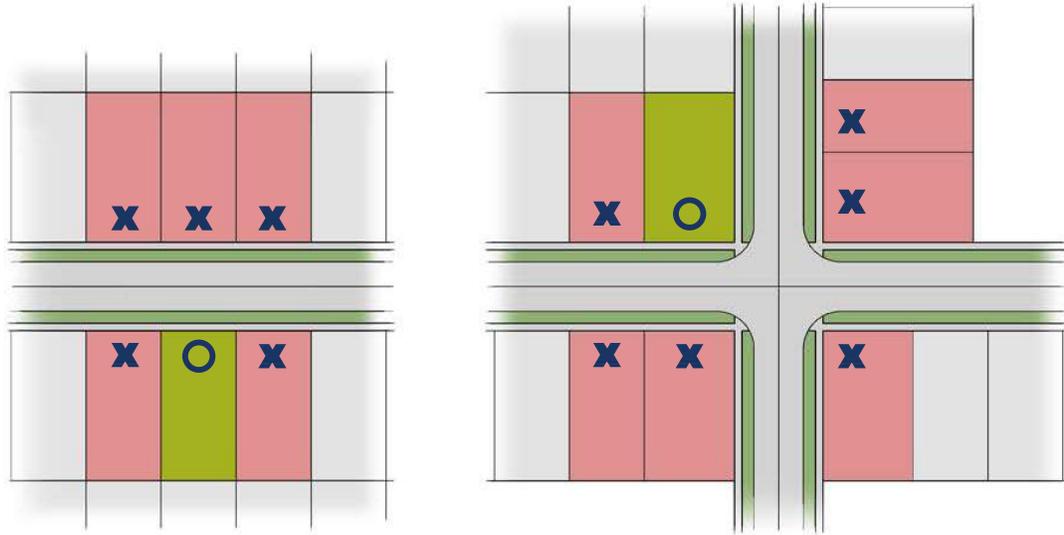
#### STONE





RHYTHM AND PLACEMENT

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





**FENCING GUIDELINES**

Jordan Promenade establishes a consistent theme for project fencing that reflects the natural elements of the Jordan River and the Utah Lake area. Fencing types incorporate materials that complement the proposed entry monuments and overall character of the neighborhood.

FENCE TYPE	LOCATION	HEIGHT	FENCE MATERIAL	COLUMN MATERIAL
<b>Project Perimeter Fence</b>	Perimeter arterial roadways	6'-0"	Vinyl material	Stone, regularly spaced
<b>Internal Privacy Fence</b>	Internal collector roadways	6'-0"	Vinyl material	Stone, located at corners only
<b>Open Space Fence</b>	Internal trail & open space corridors	4'-0" to 5'-0"	3-4 rail, vinyl material	N/A

**PROJECT PERIMETER FENCE**



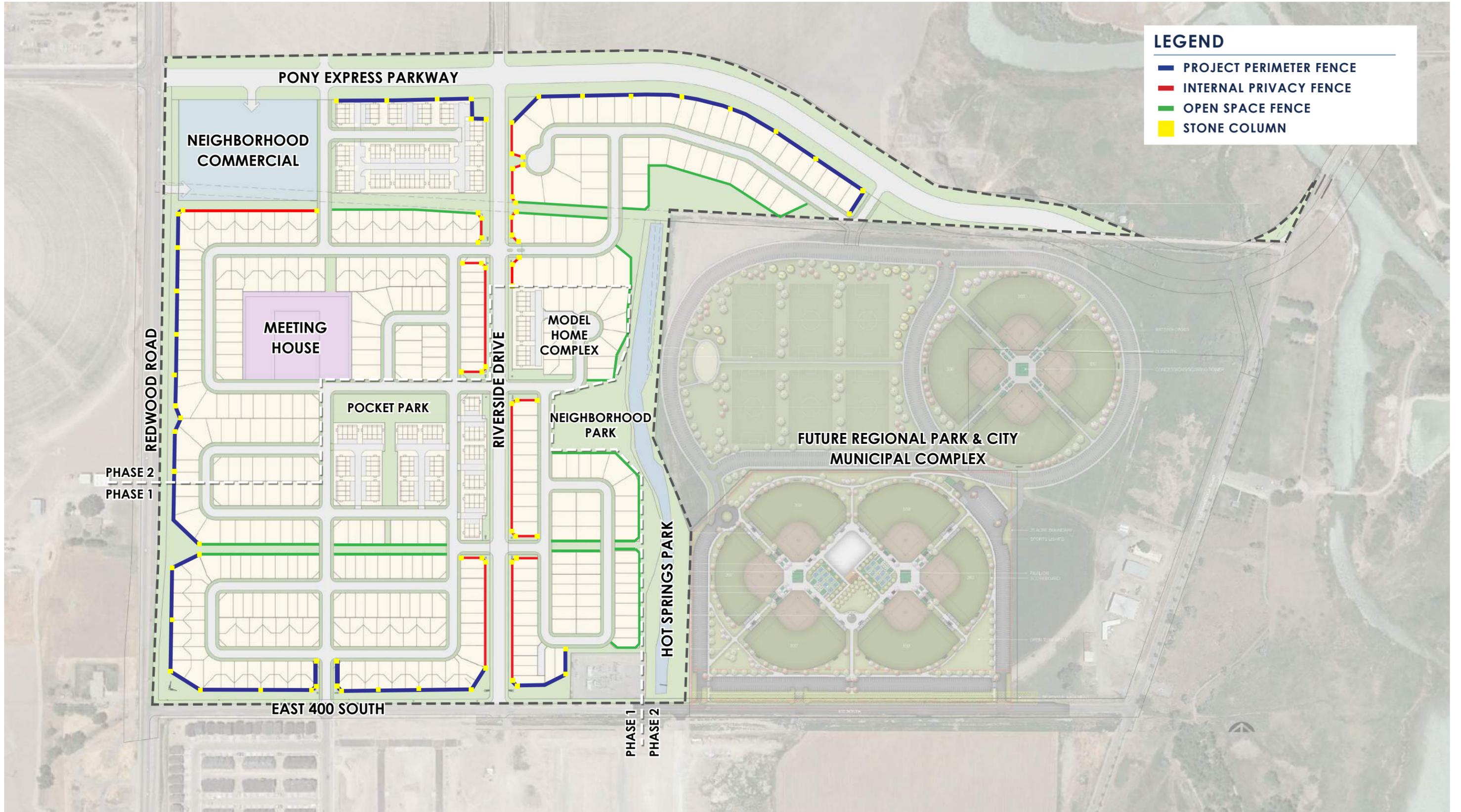
**INTERNAL PRIVACY FENCE**



**OPEN SPACE FENCE**



# SECTION 5b - FENCING PLAN





## SECTION 6 - ASSOCIATIONS

### HOMEOWNERS' ASSOCIATION

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



## SECTION 7 - PHASING & MAINTENANCE PLAN

### PHASING

As shown on page 5 of the Jordan Promenade Community Plan, Jordan Promenade Village Plan Area 1 is the first of 3 major phases for the Jordan Promenade Development. Village Plan Area 1 will be developed in 2 phases as illustrated in the Phasing Plan (ref. page 52).

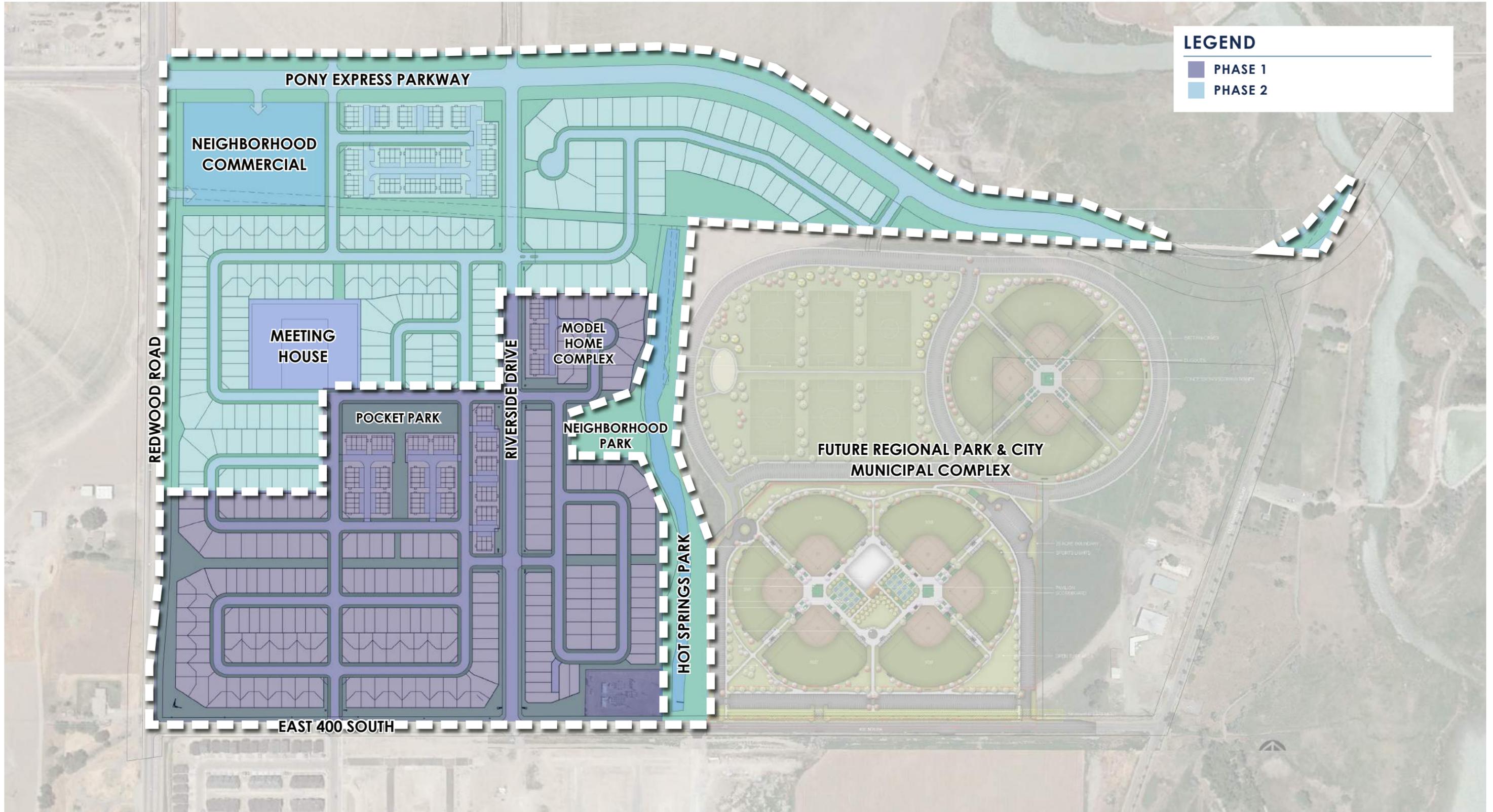
The first phase of Village Plan Area 1 is planned with a variety of program elements, including a pocket park designed with walking trails, community gardens, playgrounds, bocce court, open lawn, and pavilion. The model home complex will be developed in phase 1 in order to attract potential homebuyers in the early stages of development. Phase 1 will also include an extensive trail network weaving through planted open space tracts within the boundaries of phase 1.

The second phase will include many of the major amenities of Village Plan Area 1, including a meeting house, commercial area, neighborhood park, and the hot springs greenway. The pedestrian network established in the first phase will continue into the second phase, linking each amenity available in Village Plan Area 1. The neighborhood park will feature a clubhouse and pool, open lawn, playground, pavilion, active trails, planting areas, and bridge connection to the future regional park. The hot springs greenway, which features an enhanced waterway with natural plantings, trails, and opportunities for water access, will be developed in conjunction with the neighborhood park.

### MAINTENANCE

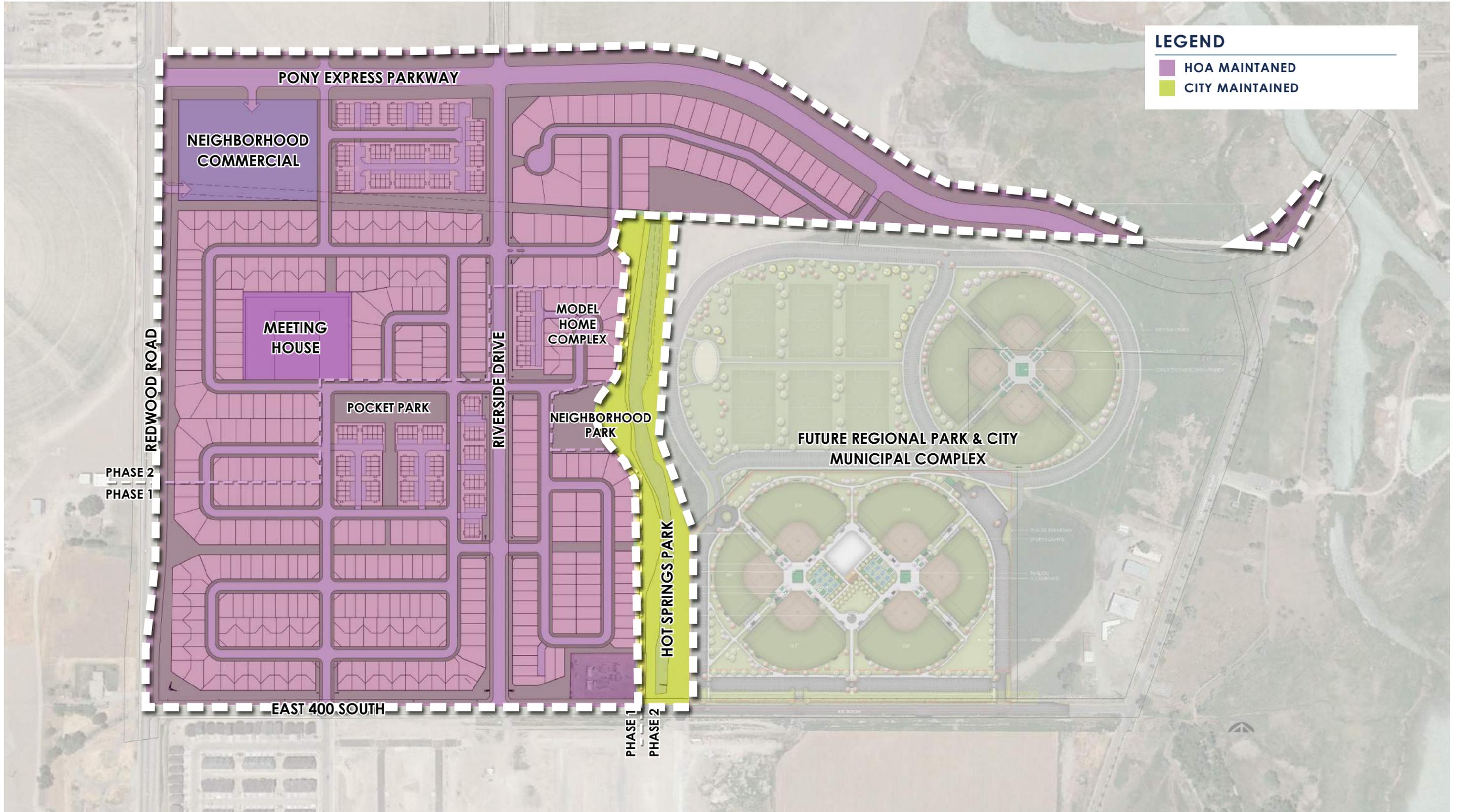
Maintenance for all common open space areas within Village Plan Area 1 will be provided by the Jordan Promenade Homeowners' Association and by the City of Saratoga Springs. The pocket park, Village Plan Area 1 trail network, and portions of the neighborhood park are designated as private and will be constructed by the developer and maintained by the HOA. The hot springs greenway park and portions of the neighborhood park are designated as public and will be constructed by the developer and maintained by the City. The Maintenance Plan (ref. page 53) details the areas to be maintained by the HOA and City. The location of open space areas and detailed open space plans are illustrated in the following series of landscape plans (ref. pages 56-62). Refer to the Pedestrian Plan (ref. page 79) for the location and types of trails within Village Plan Area 1.

# SECTION 7a - PHASING PLAN

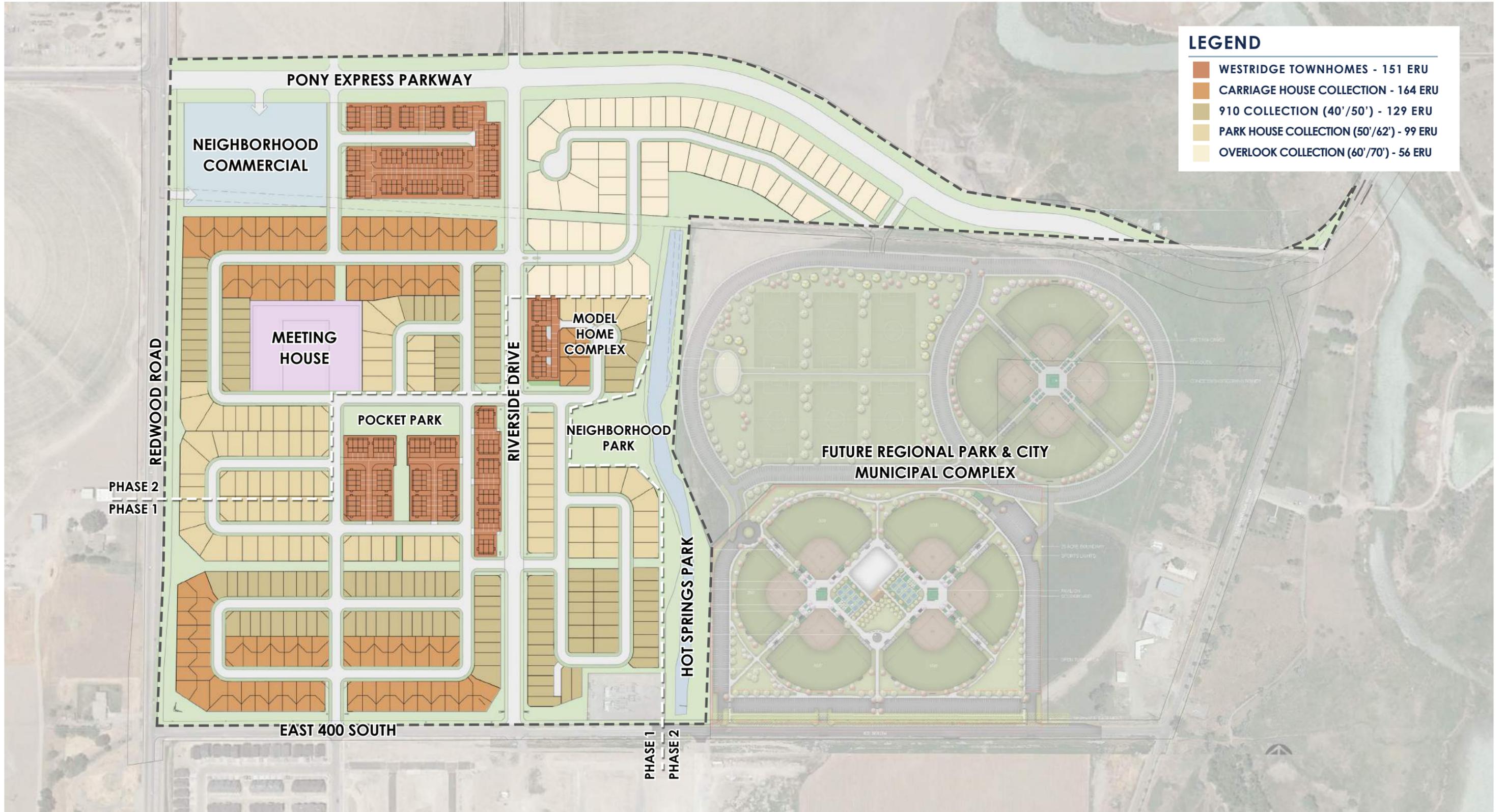


NOTE: Deficiencies in open space requirements in individual phases or sub-phases will be allowed, based on overall open space requirements being met for the Area 1 Village Plan.

# SECTION 7b - MAINTENANCE PLAN



# SECTION 8 - LOTTING MAP



NOTE: Reference Appendix A for full lotting map set.



## SECTION 9 - LANDSCAPE PLAN & PLANT PALETTE

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

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

### PROJECT ENTRYWAY LANDSCAPE

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

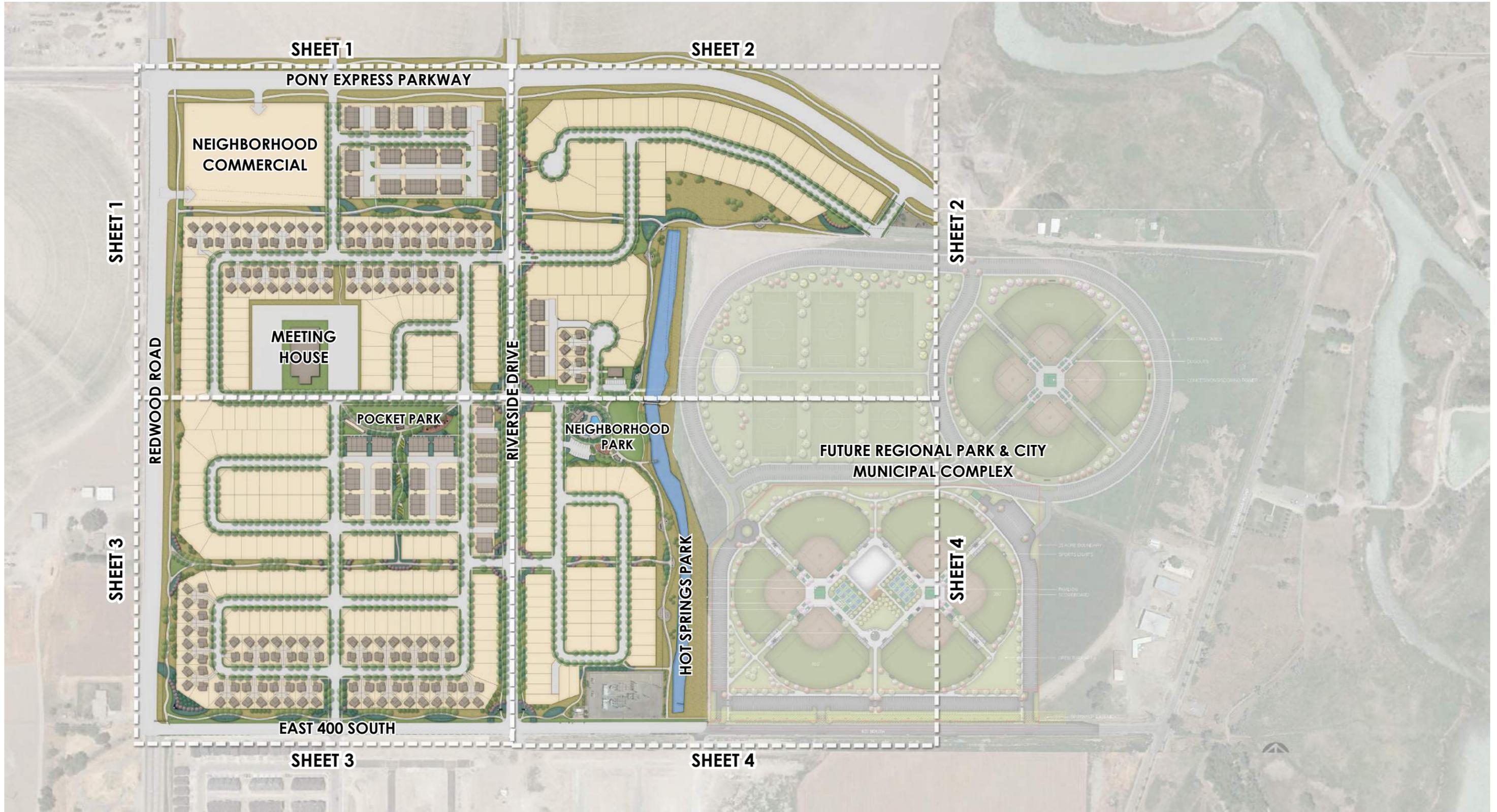
### POCKET PARK & NEIGHBORHOOD PARK LANDSCAPE

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

### PROJECT PERIMETER, TRAIL CORRIDORS, & NATURAL AREA LANDSCAPE

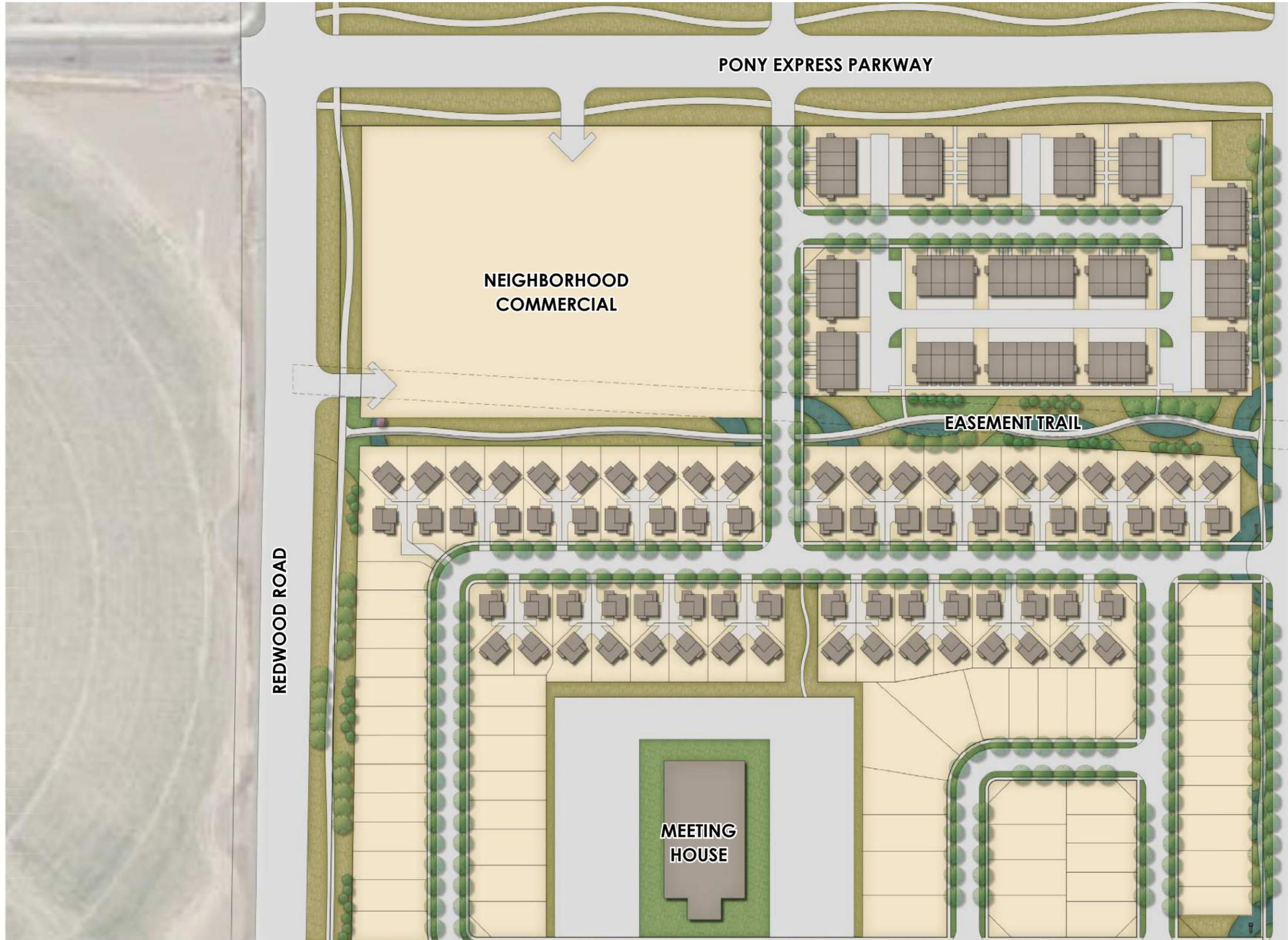
Landscaping along the project perimeter, internal trail corridors, and along the Jordan River and hot springs corridor reflects the natural appeal of the Jordan River and the Utah Lake area. Native grasses accented by wildflowers are planted adjacent to trail corridors and pedestrian walkways. Native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

# SECTION 9a - OVERALL LANDSCAPE PLAN



NOTE: All landscape areas are subject to design updates. Any such updates will not require an amendment to the Village Plan.

# SECTION 9a - LANDSCAPE PLAN SHEET 1

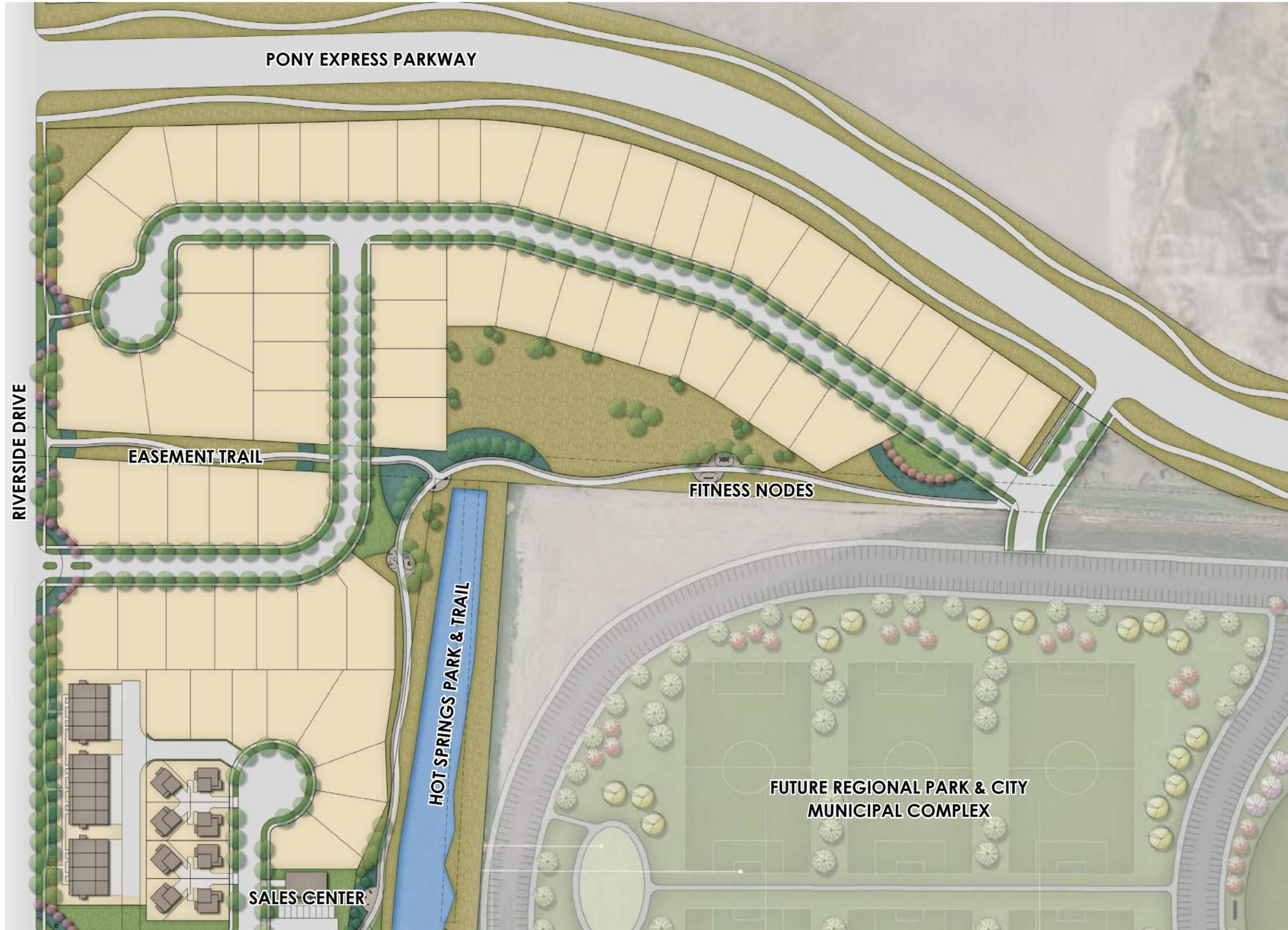


## LEGEND

- TURF
- NATIVE PLANTING
- SHRUB PLANTING
- ORNAMENTAL TREE
- SHADE TREE
- EVERGREEN TREE

NOTE: All landscape areas are subject to design updates. Any such updates will not require an amendment to the village plan.

# SECTION 9a - LANDSCAPE PLAN SHEET 2



## LEGEND

- TURF
- NATIVE PLANTING
- SHRUB PLANTING
- ORNAMENTAL TREE
- SHADE TREE
- EVERGREEN TREE

NOTE: All landscape areas are subject to design updates. Any such updates will not require an amendment to the village plan.

# SECTION 9a - LANDSCAPE PLAN SHEET 3

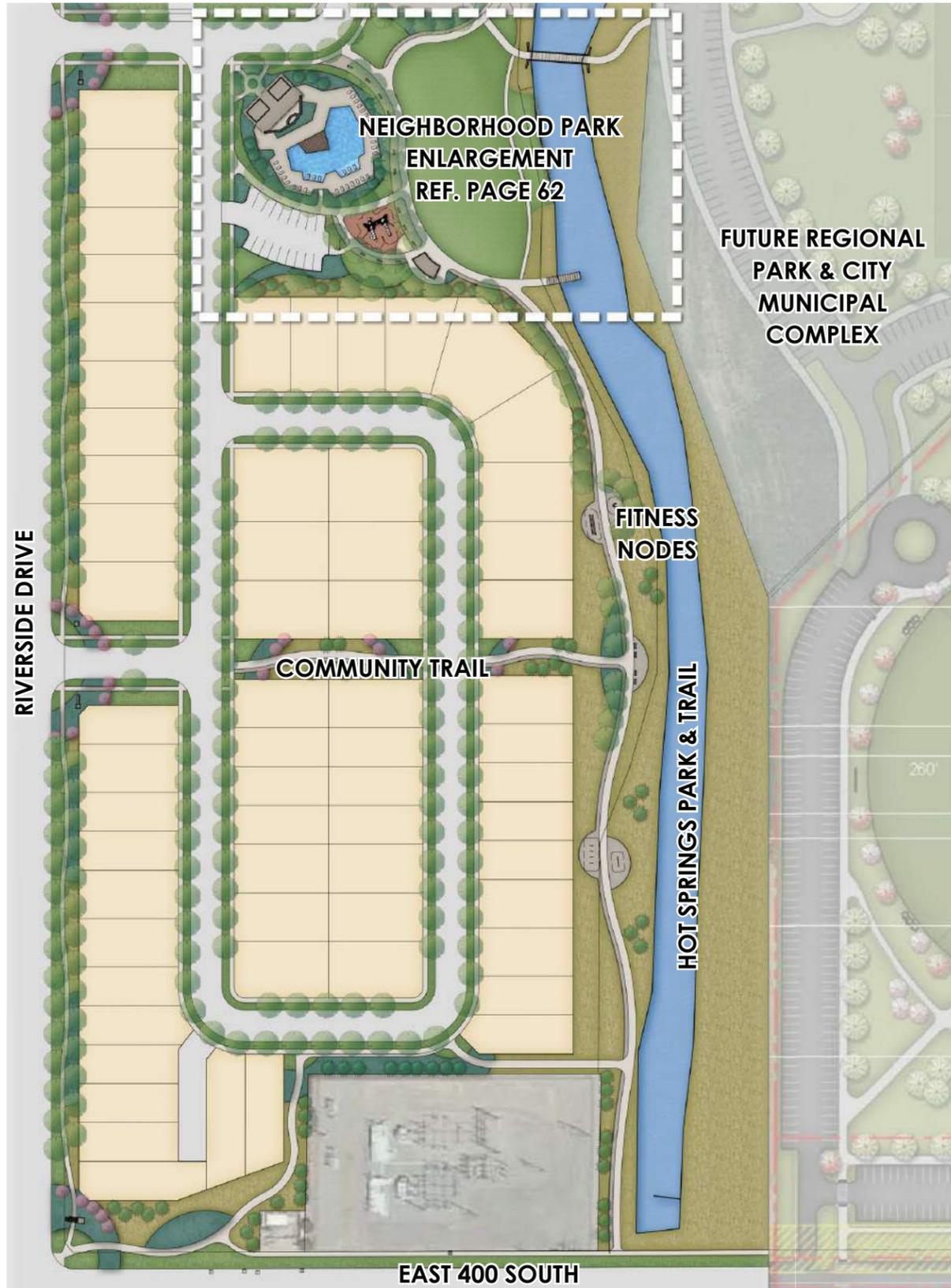


## LEGEND

- TURF
- NATIVE PLANTING
- SHRUB PLANTING
- ORNAMENTAL TREE
- SHADE TREE
- + EVERGREEN TREE

NOTE: All landscape areas are subject to design updates. Any such updates will not require an amendment to the village plan.

**SECTION 9a - LANDSCAPE PLAN SHEET 4**



**LEGEND**

- TURF
- NATIVE PLANTING
- SHRUB PLANTING
- ORNAMENTAL TREE
- SHADE TREE
- EVERGREEN TREE

NOTE: All landscape areas are subject to design updates. Any such updates will not require an amendment to the village plan.

# SECTION 9b - LANDSCAPE PLAN - POCKET PARK ENLARGEMENT



NOTE: All landscape areas are subject to design updates. Any such updates will not require an amendment to the village plan.

# SECTION 9c - LANDSCAPE PLAN - NEIGHBORHOOD PARK ENLARGEMENT



## LEGEND

- TURF
- NATIVE PLANTING
- SHRUB PLANTING
- ORNAMENTAL TREE
- SHADE TREE
- EVERGREEN TREE

NOTE: All landscape areas are subject to design updates. Any such updates will not require an amendment to the village plan.



## SECTION 9d - PLANT PALETTE

### LARGE TREES (>50', 2" CALIPER)

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

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

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

### ORNAMENTAL TREES (<25', 2" CALIPER)

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

\*DENOTES COMPATIBILITY FOR USE AS A STREET TREE



SHRUBS

TYPE	BOTANICAL NAME	COMMON NAME
DECIDUOUS	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH
DECIDUOUS	CORNUS SERICEA	RED OSIER DOGWOOD
EVERGREEN	CYTISUS PURGAN 'SPANISH GOLD'	SPANISH GOLD BROOM
DECIDUOUS	PEROVSKIA ARTIPLICIFOLIA	RUSSIAN SAGE
DECIDUOUS	PHILADELPHUS CORONARIUS 'AUREUS'	GOLDEN MOCK ORANGE
EVERGREEN	PINUS MUGO 'SLOWMOUND'	DWARF MOUNTAIN PINE
DECIDUOUS	RHUS TRILOBATA	THREE LEAF SUMAC
DECIDUOUS	ROSA 'RADRAZZ'	KNOCKOUT ROSE
DECIDUOUS	SYMPHIOCARPOS ALBUS	SNOWBERRY
DECIDUOUS	SYRINGA X PRESTONIAE 'JAMES MACFARLANE'	JAMES MACFARLANE LILAC

GRASSES & PERENNIALS

TYPE	BOTANICAL NAME	COMMON NAME
PERENNIAL	ASCLEPIAS SPECIOSA	SHOWY MILKWEED
PERENNIAL	ASTER SP.	ASTER
PERENNIAL	AURINIA SAXATILIS	BASKET OF GOLD
GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS
PERENNIAL	CARYOPTERIS CLANDONENSIS	BLUE MIST SPIREA
PERENNIAL	CERASTIUM TOMENTOSUM	SNOW-IN-SUMMER
PERENNIAL	ECHINACEA PURPUREA	PURPLE CONEFLOWER
GRASS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
PERENNIAL	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY
PERENNIAL	LEUCANTHEMUM X SUPERBUM 'ALASKA'	ALASKA SHASTA DAISY
PERENNIAL	LINUM LEWISII	LEWIS BLUE FLAX
GRASS	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS
GRASS	PENNISETUM ALOPERCUROIDES 'HAMELN'	HARDY FOUNTAIN GRASS
PERENNIAL	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON
PERENNIAL	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM
PERENNIAL	STACHYS BYZANTINA 'HELEN VON STEIN'	LAMB'S EAR



## SECTION 10 - UTILITY PLANS

The following plans provide further detail on the utilities provided in Jordan Promenade Village Plan Area 1:

Section 10a: Culinary Water Plan

Section 10b: Secondary Water Plan

Section 10c: Sanitary Sewer Plan

Section 10d: Storm Water Drainage Plan

Section 10e: Capital Facility/Off-site Improvements Plan

### UTILITY CAPACITIES

The location of Village 1 of the proposed Jordan Promenade development is bounded by 400 South, Redwood Road, and the future Pony Express on the south end of the overall development. In addition, the existing Riverside Drive splits the property and contains utility infrastructure that may serve as a backbone for each of the major utilities. The following page addresses each of the different utilities and any specific changes not addressed within the Utility Master Plan approved with the Community Plan.



## SECTION 10a - CULINARY WATER

The overall culinary water demands for source and storage at a build-out conditions for Village 1 are shown below in Table 1.

### Source

The overall culinary water demand for Village 1 falls within the existing Zone 1 water source.

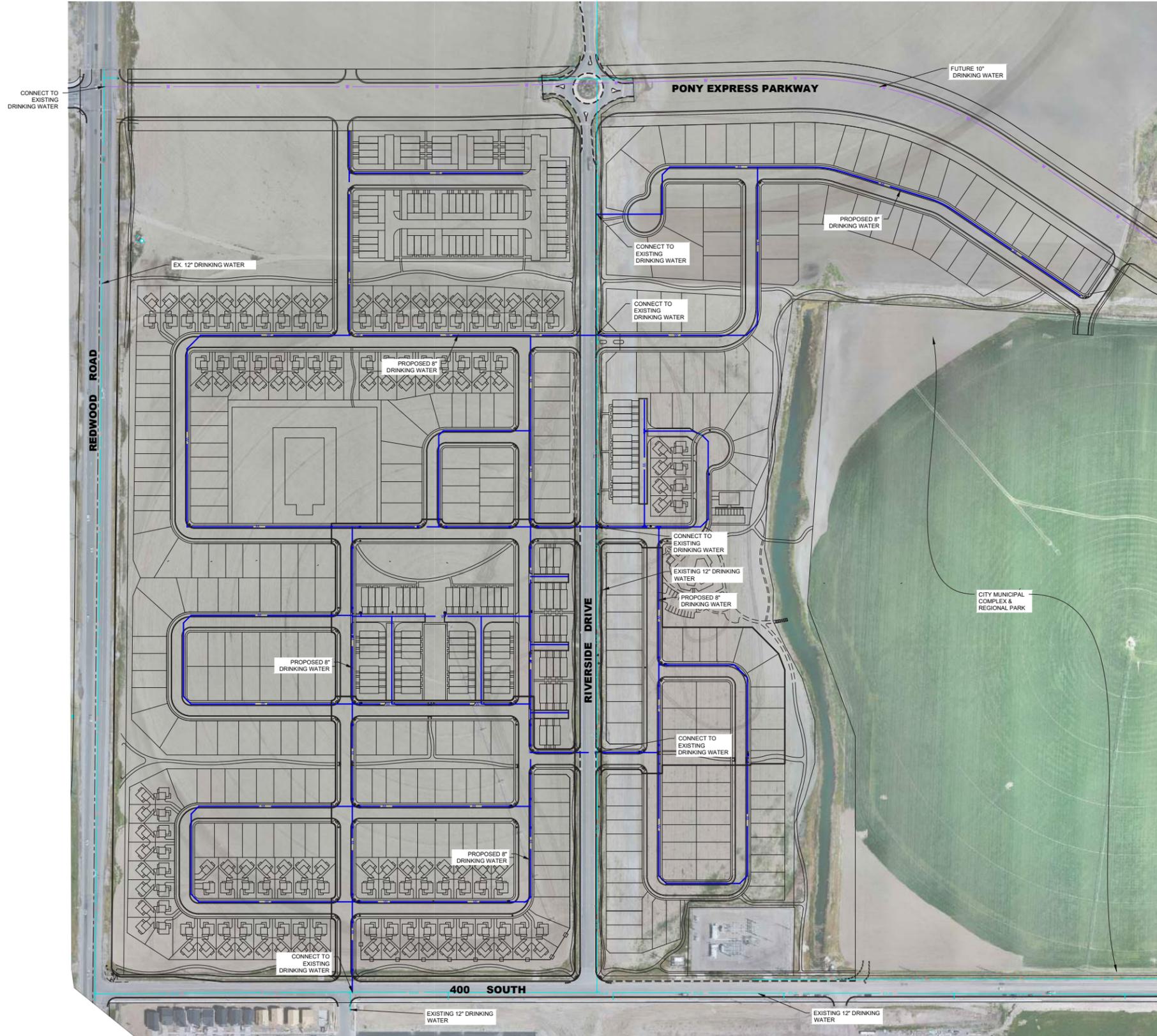
Table 1. Overall Culinary Water Demands for Village 1

	ERUs	Source Req'd (gpd/ERU)	Total Source (gpm)	Storage Req'd (gal/ERU)	Total Storage (gal)
Residential	599	800	332.8	400	239,600
Church	3	800	1.7	400	1,200
Commercial	12	800	6.7	400	4,800
<b>Total</b>	<b>614</b>		<b>341.2</b>		<b>245,600</b>

### Delivery

Water line sizing, as shown on the Culinary Water Master Plan Exhibit, was previously sized with the Utility Master Plan approved with the Community Plan. Further detail has been added to show the networking through all of Village 1.

# SECTION 10a - CULINARY WATER PLAN



## LEGEND

- EXISTING 12" DRINKING WATER
- PROPOSED 8" DRINKING WATER
- FUTURE 10" DRINKING WATER

### NOTE:

1. Final pipe location to be based on subdivision phasing & water model.
2. These improvements are conceptual in nature.



## SECTION 10b - SECONDARY WATER

The overall secondary water demands for source and storage at a build-out conditions for Village 1 are shown below in Table 2.

### Source

The overall secondary water demand for Village 1 falls within the existing Zone 1 water source.

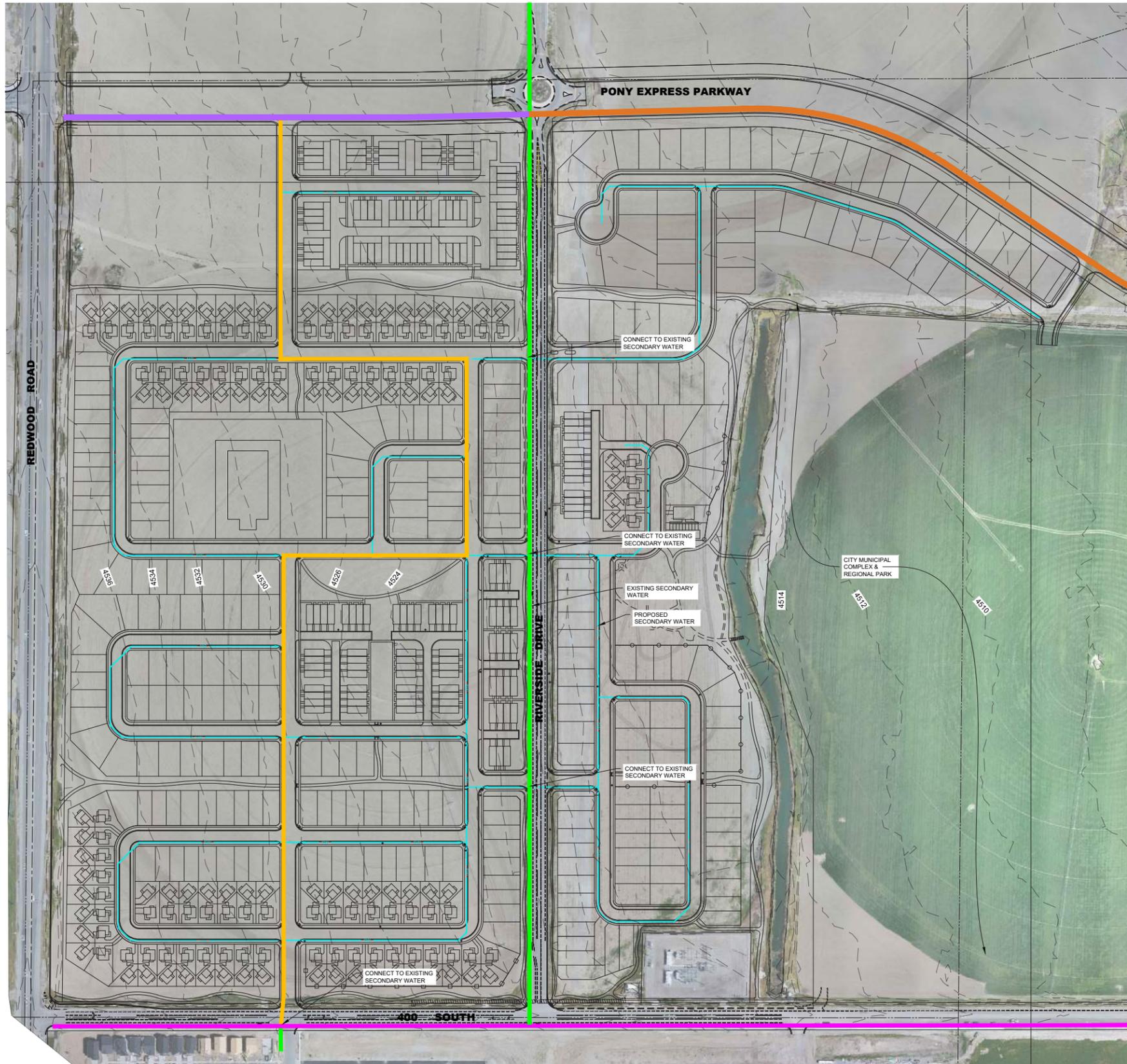
Table 2. Overall Secondary Water Demands for Village 1

	ERU or Acres	% Irrigated (IA / ERU)	Irrigated Area (Acres)	Source Req'd (gpm/IA)	Total Source (gpm)	Storage Req'd (gal/IA)	Total Storage (gal)
Westridge Lot	151	0.015	2.3	7.5	17	9,216	21,197
Carriage Lot	164	0.026	4.3	7.5	32	9,216	39,629
910 Lot	129	0.067	8.6	7.5	65	9,216	79,654
Park House Lot	99	0.090	8.9	7.5	67	9,216	82,022
Overlook Lot	56	0.115	6.4	7.5	48	9,216	59,351
Church	3.7	25%	0.9	7.5	7	9,216	8,525
Commercial	6.1	25%	1.5	7.5	11	9,216	13,824
Parks/Open Space	26.3	75%	19.7	7.5	148	9,216	181,555
<b>Total</b>			<b>52.6</b>		<b>395</b>		<b>485,757</b>

### Delivery

Water line sizing, as shown on the Secondary Water Master Plan Exhibit, was previously sized with the Utility Master Plan approved with the Community Plan. Further detail has been added to show the networking through all of Village 1. Further detail has been added to show the networking through all of Village 1.

# SECTION 10b - SECONDARY WATER PLAN



## LEGEND

- PROPOSED 6" SECONDARY
- PROPOSED 12" SECONDARY
- EXISTING 12" SECONDARY
- EXISTING 16" SECONDARY
- FUTURE 16" SECONDARY
- FUTURE 24" SECONDARY

## NOTE:

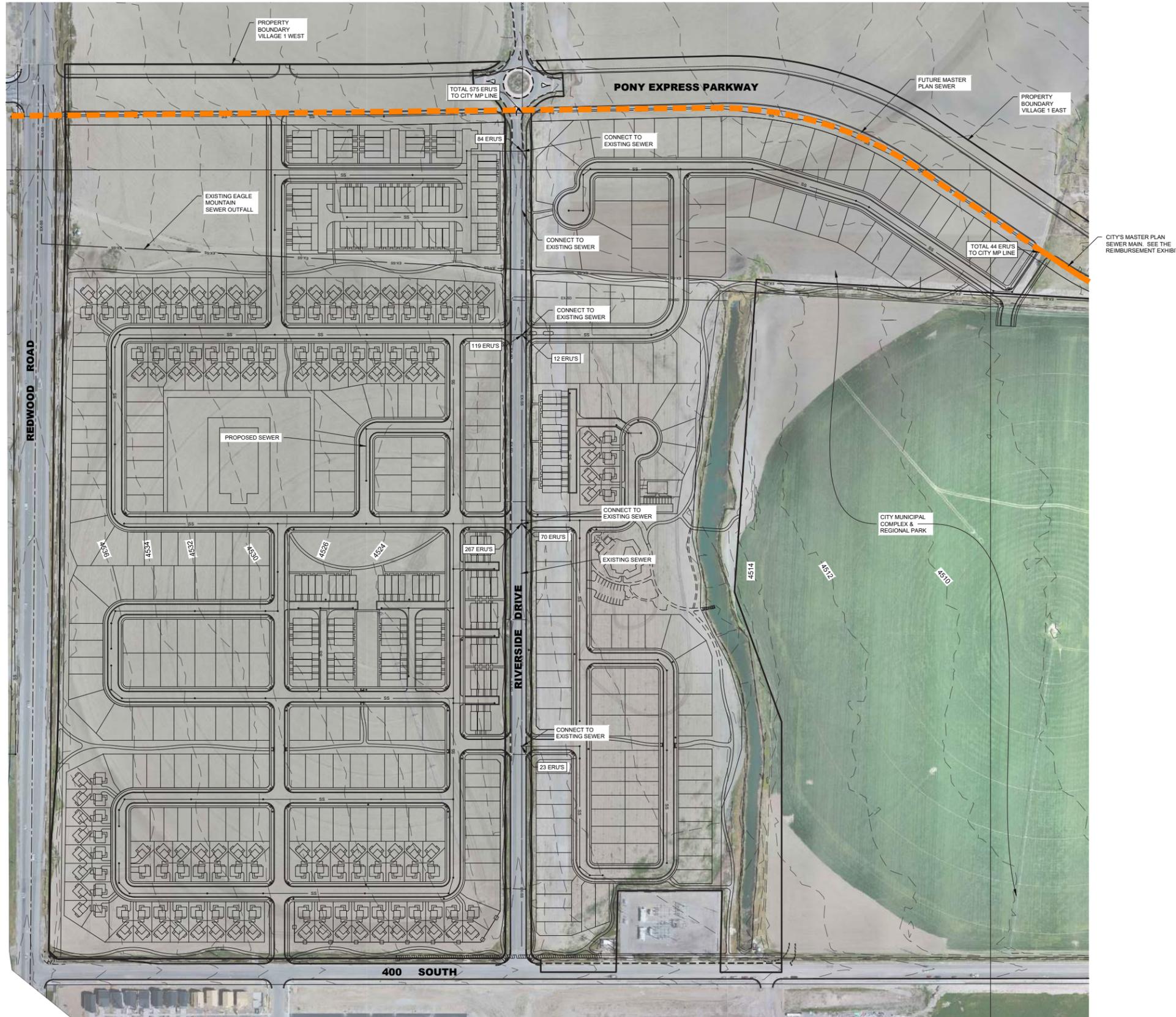
1. Final pipe location to be based on subdivision phasing & water model.
2. These improvements are conceptual in nature.



## SECTION 10c - SANITARY SEWER

The sanitary sewer generally follows what was presented with the Utility Master Plan and has been updated to reflect the proposed layout of Village 1. The sanitary sewer main located within Riverside Drive will serve as the backbone for Village 1. This sewer main currently conveys sewage to the Posey Lift Station. A future Master Plan sewer main currently being designed by the City is proposed within Pony Express Parkway and will intercept the sewer main within Riverside Drive. A portion of the single family lots located in the northeast corner of Village 1 will not be able to be developed until the City's Master Plan sewer main within Pony Express Parkway is improved. See the Sanitary Sewer Master Plan exhibit on the following page for further detail to the networking through Village 1.

# SECTION 10c - SANITARY SEWER PLAN





## SECTION 10d - STORM WATER DRAINAGE

The storm drain generally follows what was presented with the Utility Master Plan and has been updated to reflect the proposed layout of Village 1. Storm water runoff is planned to flow to the east towards the linear pond that discharges to an existing ditch until eventually reaching the Jordan River. There is a total of three different sub-basins within Area #1 of the Utility Master Plan. The following provides a general description for each sub-basin that references the Storm Drain Master Plan Exhibit and the Village 1 Storm Drain Report.

### **Sub-basin 1**

This area will collect storm drain runoff and convey flow to the east. Storm water runoff from the east will cross Riverside Drive, intercept the existing infrastructure and redirect runoff to the linear pond to the east where it will be cleaned and discharged to the outfall. The existing storm drain within Riverside Drive may be undersized since design parameters have been changed since it was improved. This will need to be evaluated at the final plat phase once roadway and pipe slopes are determined.

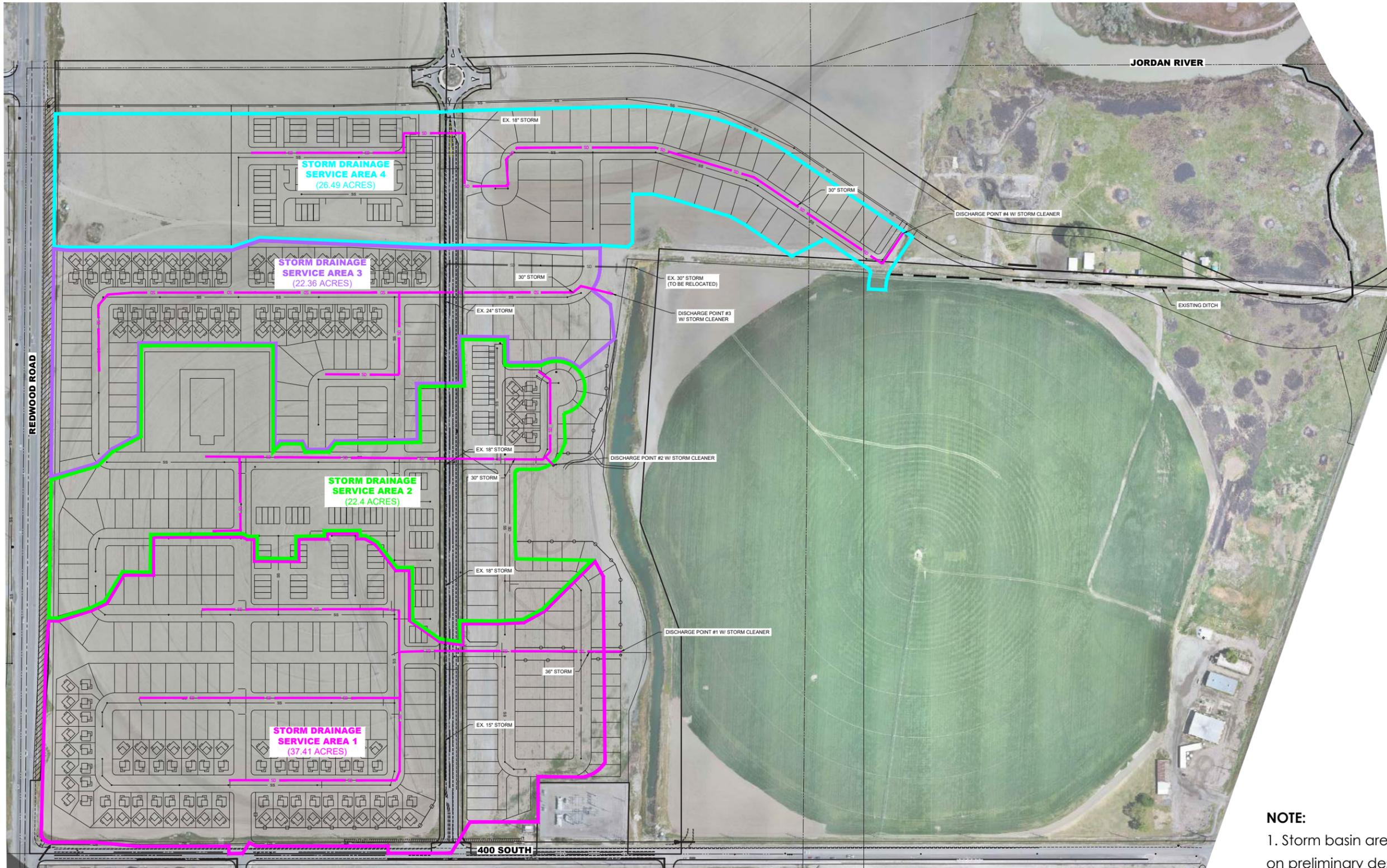
### **Sub-basin 2**

This area will collect storm drain runoff and convey flow to the east. Storm water runoff from the east will connect to the existing infrastructure within Riverside Drive and convey runoff to the linear pond to the east where it will be cleaned and discharged to the outfall. The existing storm drain within Riverside Drive may be undersized since design parameters have been changed since it was improved. This will need to be evaluated at the final plat phase once roadway and pipe slopes are determined.

### **Sub-basin 3**

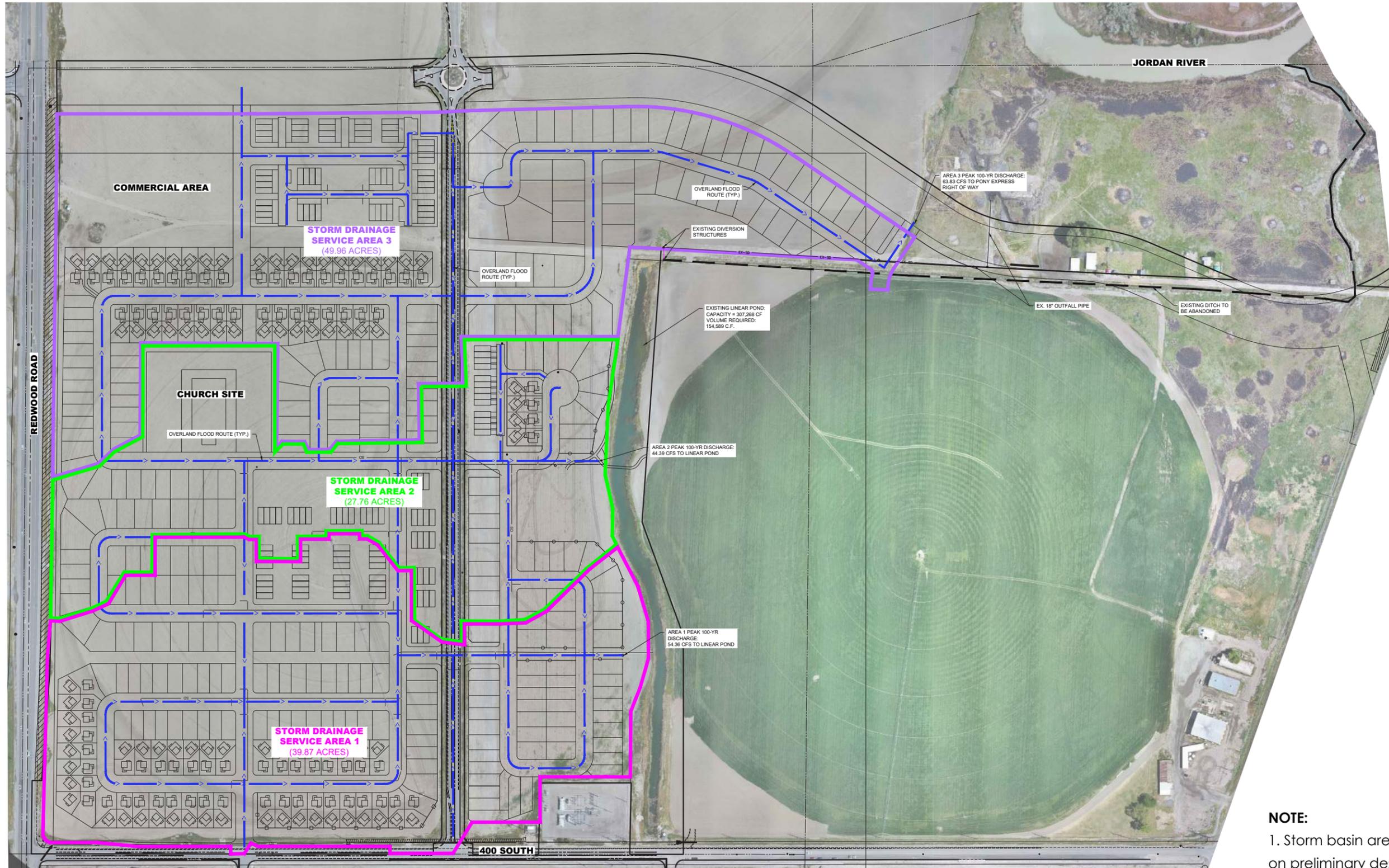
This area will collect storm drain runoff and convey flow to the east. Storm water runoff from the east will connect to the existing infrastructure within Riverside Drive and convey runoff to the linear pond to the east where it will be cleaned and discharged to the outfall. The existing storm drain within Riverside Drive may be undersized since design parameters have been changed since it was improved. This will need to be evaluated at the final plat phase once roadway and pipe slopes are determined.

# SECTION 10d - STORM WATER DRAINAGE PLAN



**NOTE:**  
1. Storm basin areas are approximate and based on preliminary design. More detailed information to be provided at final design.

# SECTION 10d - STORM DRAIN 100 YEAR OVERLAND FLOW ROUTE PLAN



**NOTE:**  
 1. Storm basin areas are approximate and based on preliminary design. More detailed information to be provided at final design.



## SECTION 10e - OFFSITE UTILITIES

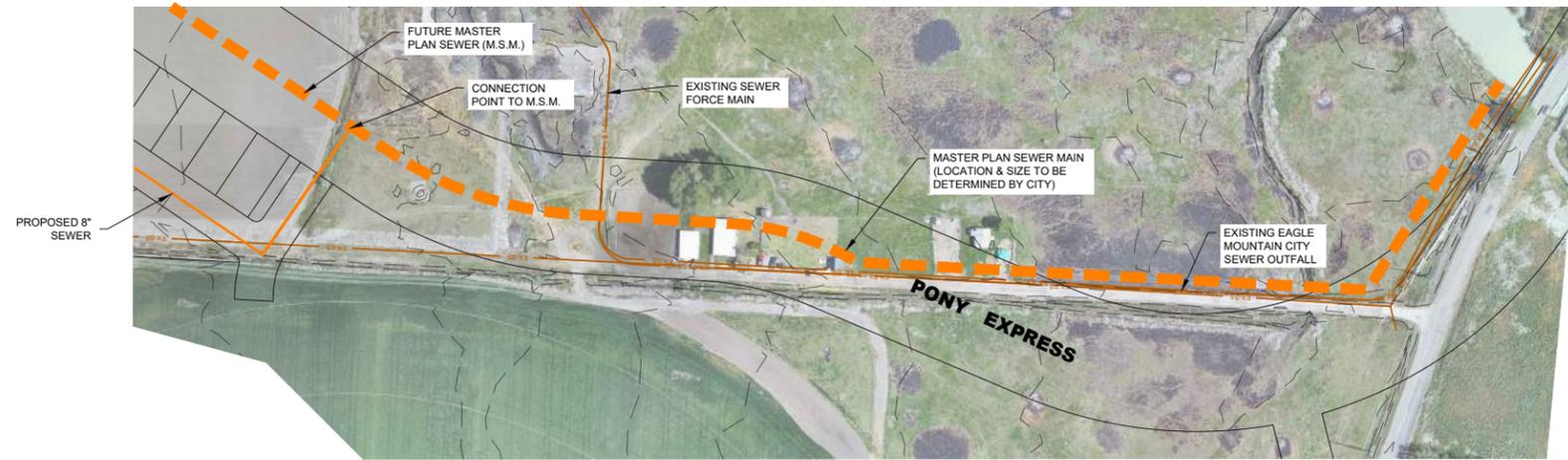
### Offsite Sewer

The single family lots located in the lower northeast corner of Village 1 will require a portion of the City's Master Plan sewer main within Pony Express to be constructed. This is currently under design by the City and their consultants. An estimate of the cost for this improvement cannot be determined at this time as the design, pipe sizing, etc. are currently underway. This information will be provided once available through the City's consultants.

### Offsite Storm Water

The City's Storm Drain Capital Facilities Plan (CFP) dated February, 2018 currently calls out the extension of a storm water main along the frontage of 400 South (PN21a). The cost for this improvement is estimated at approximately \$449,400 as per the City's CFP. More detail for the breakdown of these costs can be found in the City's CFP.

# SECTION 10e - CAPITAL FACILITY/IMPROVEMENTS PLAN

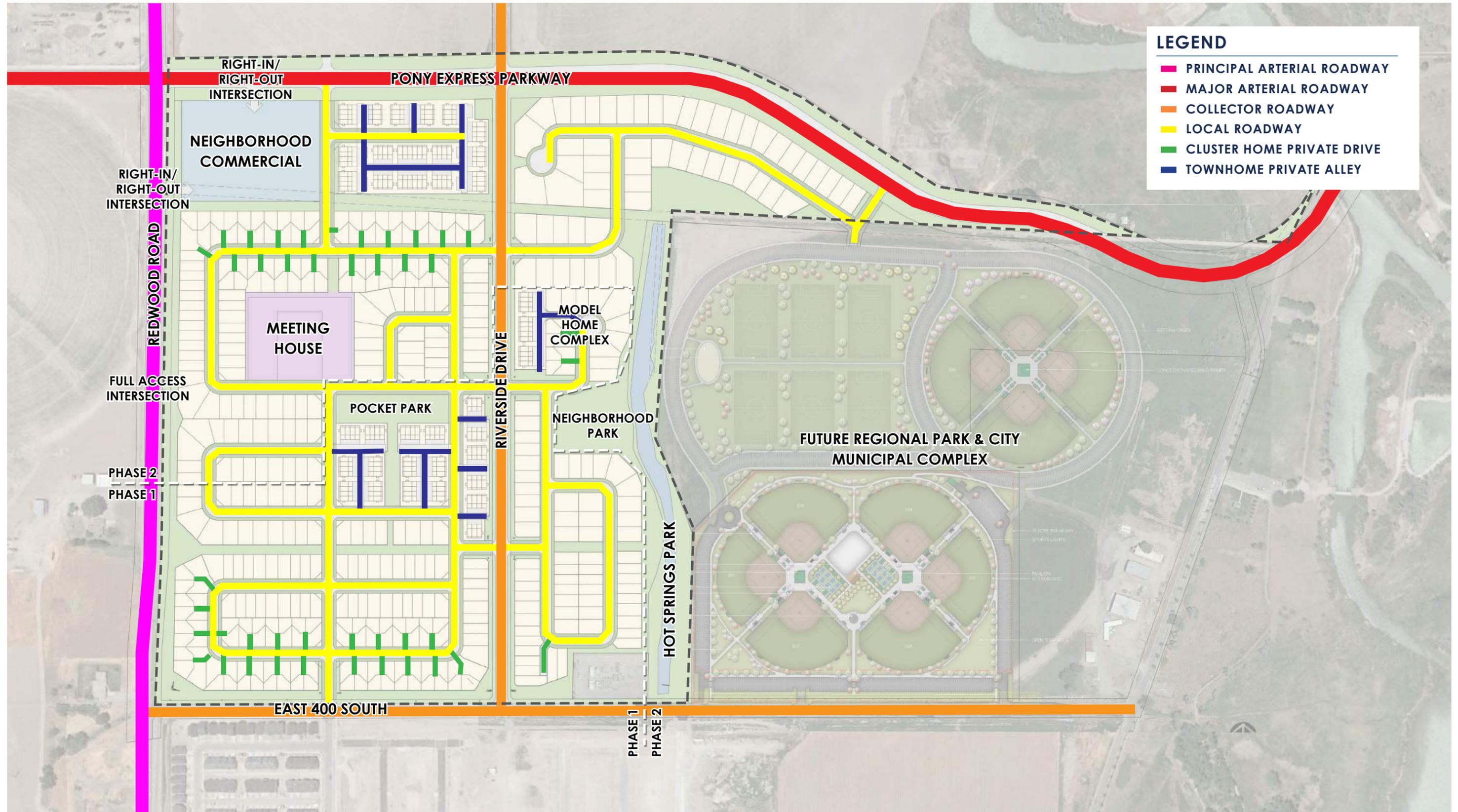


**OFF-SITE SEWER**



**OFF-SITE STORM DRAIN**

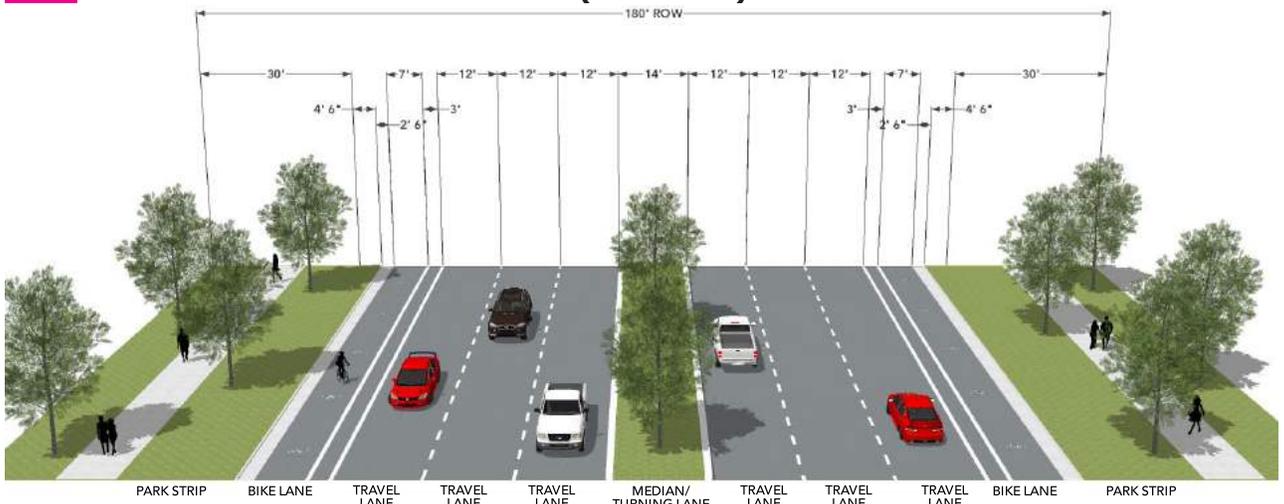
# SECTION 11 - VEHICULAR PLAN



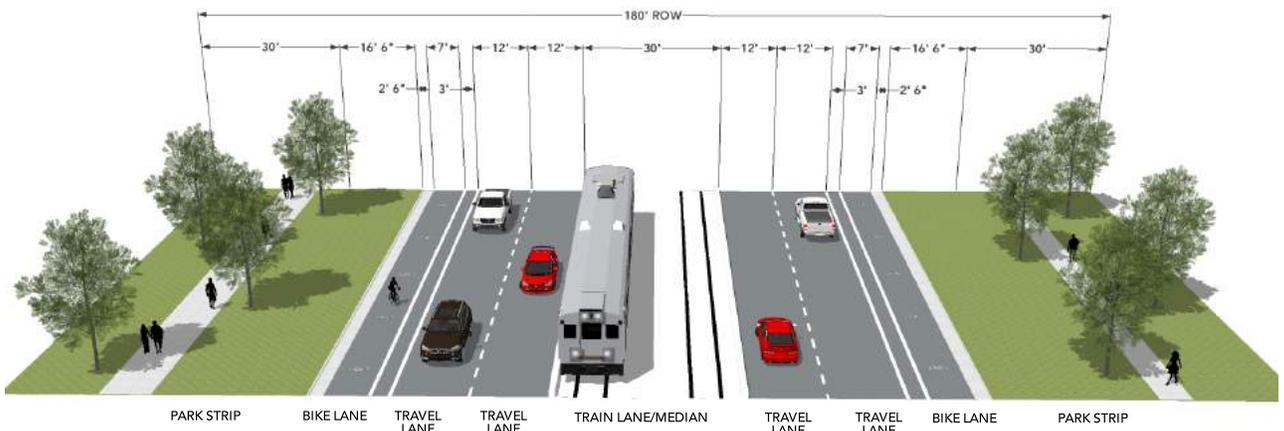


TYPICAL ROADWAY DIAGRAMS

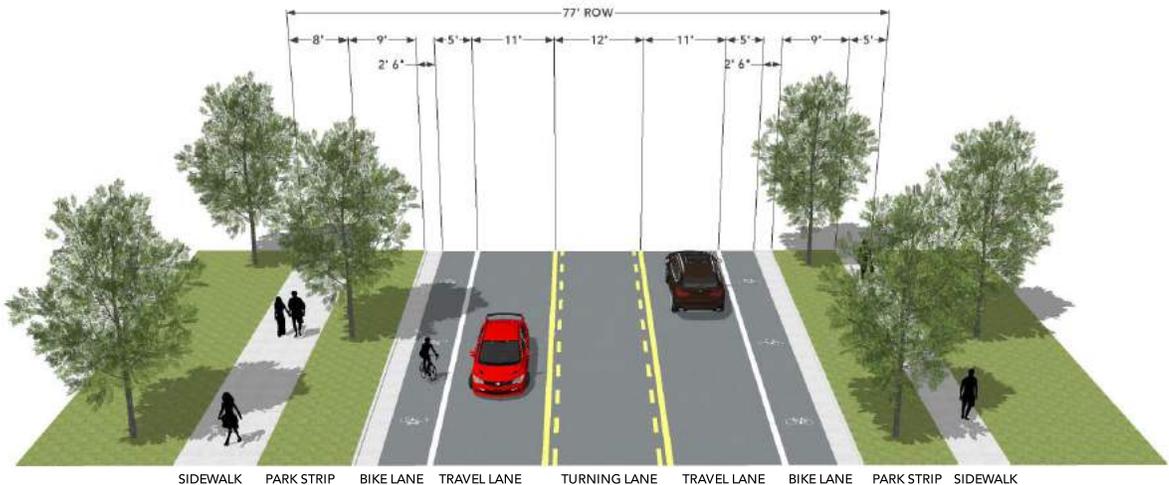
**PRINCIPAL ARTERIAL ROADWAY (180' ROW) - REDWOOD ROAD TYP.**



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

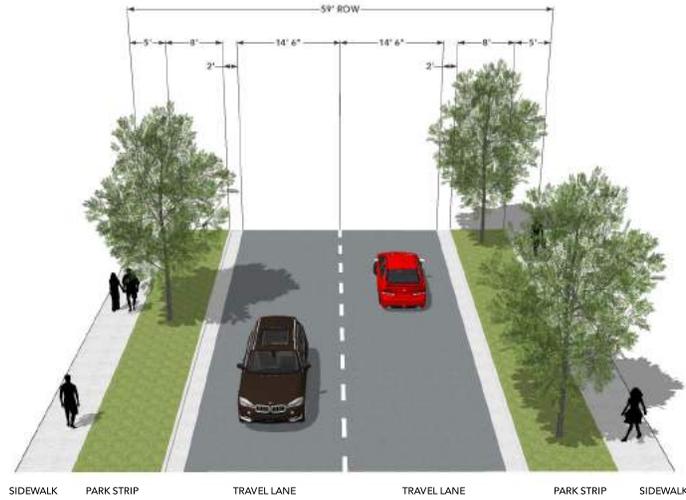


**COLLECTOR ROADWAY (77' ROW) - E. 400 SOUTH/RIVERSIDE DRIVE TYP.**





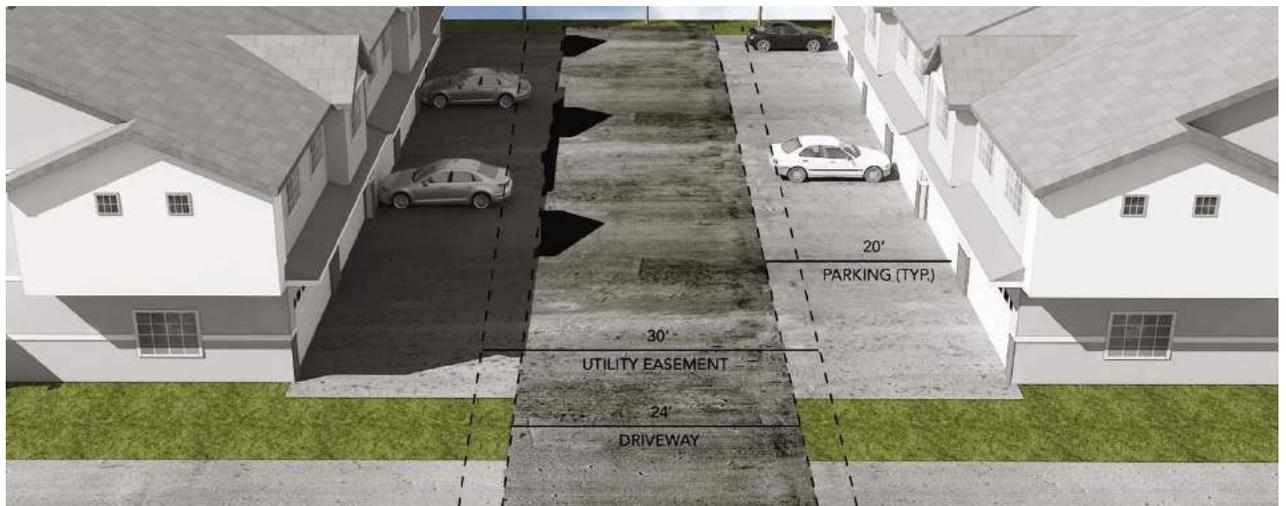
**LOCAL ROADWAY (59' ROW)**



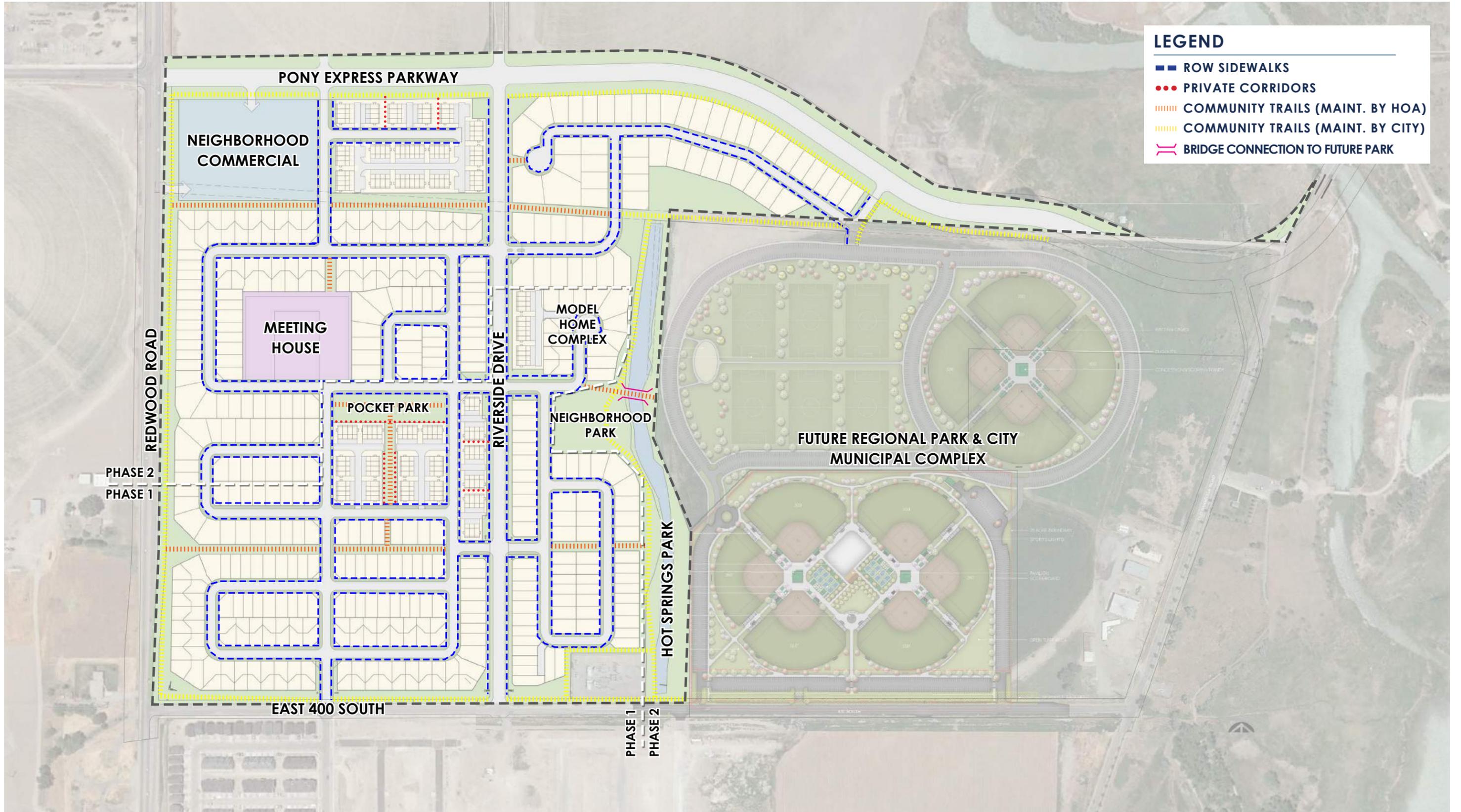
**CLUSTER HOME PRIVATE DRIVE (30' UTILITY EASEMENT/16' DRIVEWAY)**



**TOWNHOME PRIVATE ALLEY (30' UTILITY EASEMENT/24' DRIVEWAY)**



# SECTION 12 - PEDESTRIAN PLAN





TYPICAL TRAIL DIAGRAMS

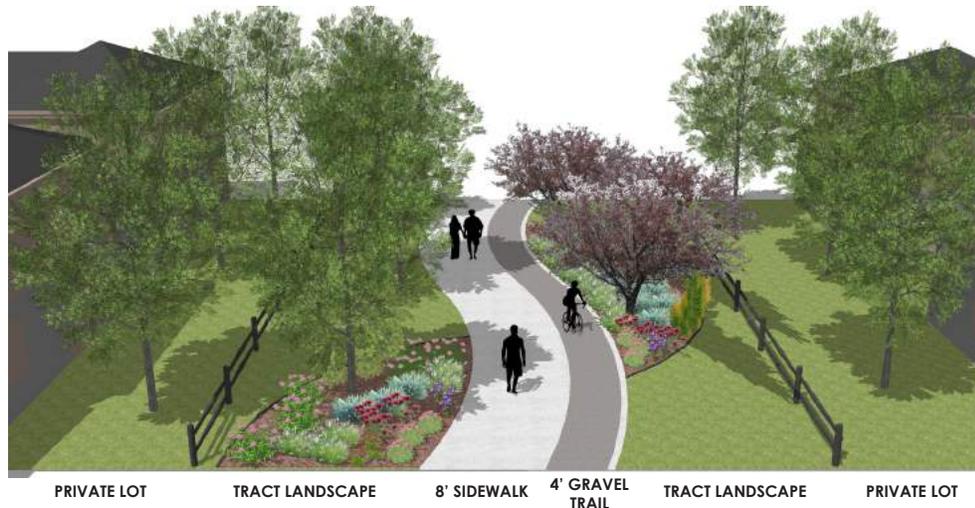
■ ■ TYPICAL RIGHT-OF-WAY SIDEWALKS



● ● ● PRIVATE CORRIDORS



||||| COMMUNITY TRAILS





TYPICAL TRAIL DIAGRAMS

RIGHT-OF-WAY TRAILS - REDWOOD ROAD



ROADWAY

34' PARK STRIP

10' SIDEWALK

30' BUFFER STRIP

PRIVATE LOT

RIGHT-OF-WAY TRAILS - EAST 400 SOUTH



PRIVATE LOT

37' BUFFER STRIP

8' SIDEWALK

ROW

17.5' PARK STRIP

ROADWAY



TYPICAL TRAIL DIAGRAMS

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



PRIVATE LOT

15' BUFFER STRIP

8' SIDEWALK

14' PARK STRIP

ROADWAY

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



ROADWAY

14' PARK STRIP

5' SIDEWALK

15' BUFFER STRIP

PRIVATE LOT



## SECTION 13 - DENSITY TRANSFERS

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

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

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

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

- The overall intent and character of the Community Plan shall be maintained in the Village Plan and the transfer of ERUs shall not materially alter the nature of each land use, land use designation, or district established in the Community Plan.
- The maximum number of ERUs established in the Community Plan for Village Plan Area 1 shall not exceed 730 ERUs as shown in the Build-out Allocation Table (ref. page 11).
- The transfer of ERUs into or out of any land use designation or district established in the Community Plan shall not exceed 15% without approval of the City Council. In no case shall the transfer of ERUs into or out of any land use designation or district exceed 20% of that established in the Community Plan.
- ERUs may not be transferred into any open space, park, or school unless said use is replaced elsewhere within the same neighborhood.



## SECTION 14 - ADDITIONAL DETAILED PLANS

---

The following exhibits have been included to detail plans and direction contained in the Community Plan for Village Plan Area 1:

Section 14a: Entry Monument Plan & Elevations

Section 14b: Open Space Management

- Park Renderings
- Playground Equipment

Section 14c: Geological Hazards & Soils

Section 14d: Fire Protection Plan

See attached Appendices for additional detailed plans.



### MONUMENT DESIGN OVERVIEW

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

The proposed community signage shall meet the requirements of the Saratoga Springs Municipal Code within Section 19.18.07.

### MONUMENT MATERIALS PALETTE

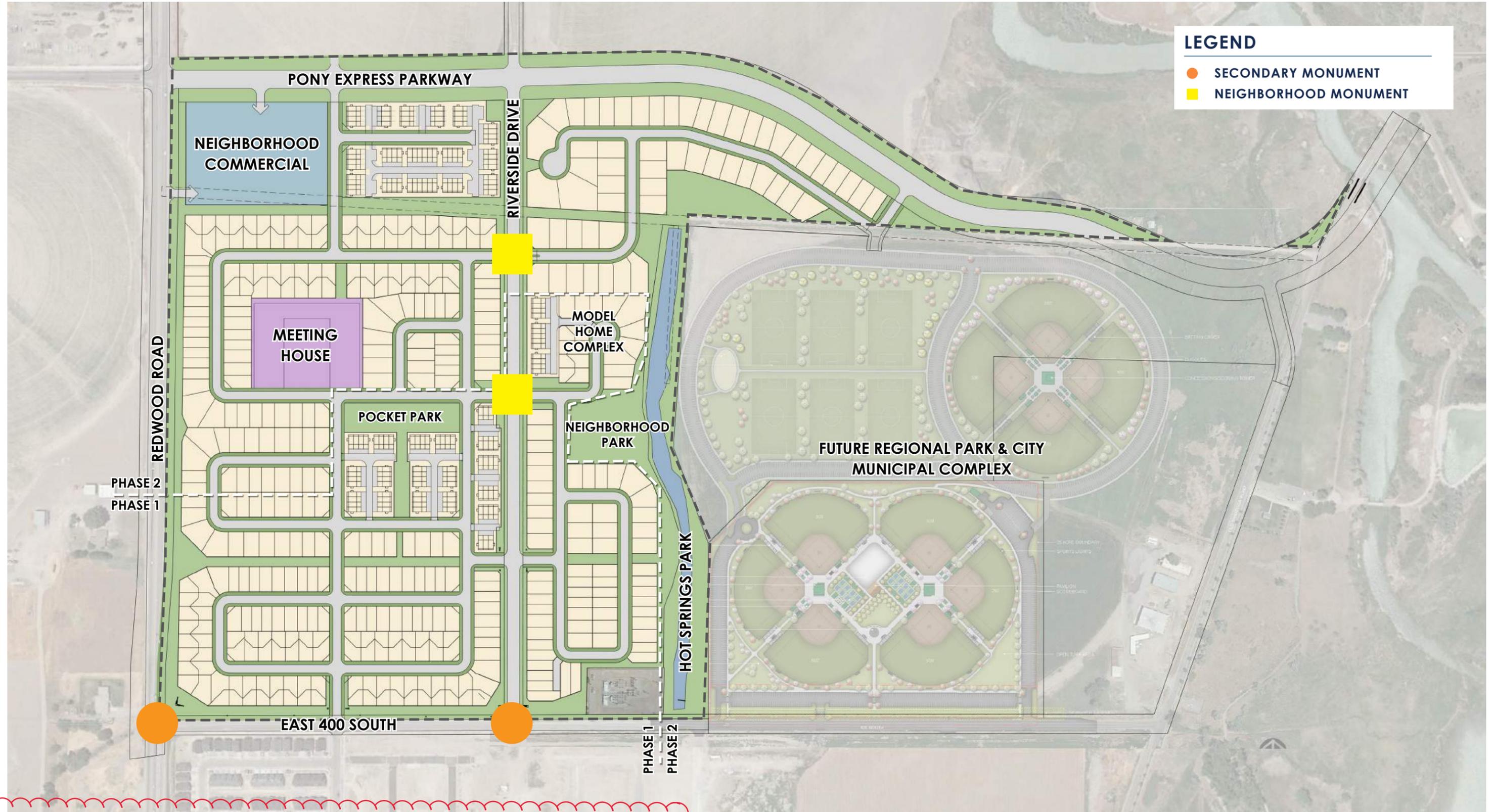
#### LEDGESTONE & SLATE



#### LETTERING & LIGHTING



# SECTION 14a - OVERALL MONUMENT PLAN



**LEGEND**

- SECONDARY MONUMENT
- NEIGHBORHOOD MONUMENT

NOTE: Each symbol may represent multiple monuments, one occurring on each corner of an intersection.



**SECONDARY MONUMENT AT EAST 400 SOUTH/REDWOOD ROAD**

This sign type is located at secondary entry points along bordering arterial and collector roadways and will serve as gateway features to the community. The signage features consist of lower column features, accompanied by low monument walls and community signage. Proposed monuments will have separate permits approved at the time of installation. Proposed monuments shall meet the requirements of the Saratoga Springs Municipal Code within Section 19.18.07.



**NOTE:**

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



**SECONDARY MONUMENT AT EAST 400 SOUTH/RIVERSIDE DRIVE**

This sign type is located at secondary entry points along bordering arterial and collector roadways and will serve as gateway features to the community. The signage features consist of lower column features, accompanied by low monument walls, pergola gateways, and community signage. Proposed monuments will have separate permits approved at the time of installation. Proposed monuments shall meet the requirements of the Saratoga Springs Municipal Code within Section 19.18.07.



**NOTE:**

1. All landscape areas & monuments are subject to design updates. Any such updates will not require an amendment to the Village Plan.
2. This monument location represents 2 monuments on either corner of Riverside Drive and East 400 South.
3. Monument locations adhere to the clear view triangle standards established by the American Association of State Highway and Transportation Officials.



NEIGHBORHOOD MONUMENT

This sign type is located at neighborhood entry points along bordering collector and arterial roadways and serve as identification features to the individual neighborhoods in the community. The signage features consist of lower column features, accompanied by low monument walls and neighborhood signage. Proposed monuments will have separate permits approved at the time of installation. Proposed monuments shall meet the requirements of the Saratoga Springs Municipal Code within Section 19.18.07.



NOTE:

1. All landscape areas & monuments are subject to design updates. Any such updates will not require an amendment to the Village Plan.
2. These monument locations represent 4 monuments on each corner of the intersection.
3. Monument locations adhere to the clear view triangle standards established by the American Association of State Highway and Transportation Officials.



## SECTION 14b - OPEN SPACE MANAGEMENT

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

The percentage of open space provided within Village Plan Area 1 is 22.9%. This is within the percentage dictated within the Community Plan. Refer to the Detailed Use Plan in Section 2, page 10, for a complete breakdown of open space acreage and percentages within Village Plan Area 1.

The following pages within this section illustrate the proposed open space areas and amenities available to Village Plan Area 1.

## SECTION 14b - OPEN SPACE MANAGEMENT - POCKET PARK



NOTE: All landscape areas are subject to design updates. Any such updates will not require an amendment to the village plan.



# SECTION 14b - OPEN SPACE MANAGEMENT - PLAYGROUND EQUIPMENT

## POCKET PARK

2-5 YEARS

Belt Seat w/2 Chains



Saddle Spinner DB 16"Height



Seesaw 4-Seats DB



Better playgrounds. Better world.  
playlsi.com

Proudly presented by:  
landscape structures



Better playgrounds. Better world.  
playlsi.com

Proudly presented by:  
landscape structures



Better playgrounds. Better world.  
playlsi.com

Proudly presented by:  
landscape structures

5-12 YEARS

Global Motion  
June 29, 2016



Better playgrounds. Better world.  
playlsi.com

Proudly presented by:  
landscape structures

Deerfield Primary School  
September 5, 2014 51632-1-2



Better playgrounds. Better world.  
playlsi.com

Proudly presented by:  
landscape structures

PlayBooster® Netplex 10



Better playgrounds. Better world.  
playlsi.com

Proudly presented by:  
landscape structures

# SECTION 14b - OPEN SPACE MANAGEMENT - NEIGHBORHOOD PARK



NOTE: All landscape areas are subject to design updates. Any such updates will not require an amendment to the village plan.

NEIGHBORHOOD PARK

Alpha Link Towers TT

January 25, 2018 241397-2D



5-12 YEARS



FOR A BETTER TOMORROW  
**WE PLAY TODAY**  
shapedbyplay.com



Proudly presented by:





## SECTION 14c - GEOLOGICAL HAZARDS & SOILS

### GEOLOGICAL HAZARDS

According to Utah County Hazard Mapping as published by Utah County Public Works Department, the following hazards have been identified within the Village 1 boundary through coordination with Utah County, USGS, MAG and other agencies:

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

### SOILS

A geotechnical investigation has been conducted for Village 1 on the Jordan Promenade development by Western Technologies, Inc., dated June 27, 2018. Excerpts from the investigation include:

- Surface soils to depths of five feet consisted of six to eight inches of topsoil overlying loose silty sand or firm to stiff clay. The materials underlying the surface soils and extending to the full depth of exploration consisted of alternating layers of soft to very stiff silty clay and clay, stiff to very stiff silt, and medium dense silty sand.
- Groundwater was not encountered at the time of exploration.
- It is our opinion that the site is suitable for the proposed construction provided the soils are prepared according to the soil report recommendations. Conventional spread and continuous-type footings may be used to support the proposed structures. Since the native soils exhibit substantial settlement potential, the footings should bear on engineered fills achieved by removal and replacement of the compressible or collapsible soils below footings. Footings should be supported upon a minimum thickness of 24 inches of engineered fill, extending to native non-collapsible soils. Removal should extend beyond the footing edges the same distance as the depth of soil removed. The over-excavated material should be replaced with engineered fill. If collapsible soils or very soft clay soils are encountered, additional removal may be required. The maximum allowable bearing pressure for footings placed upon a minimum of 24 inches of engineered fill is 1500 psf.

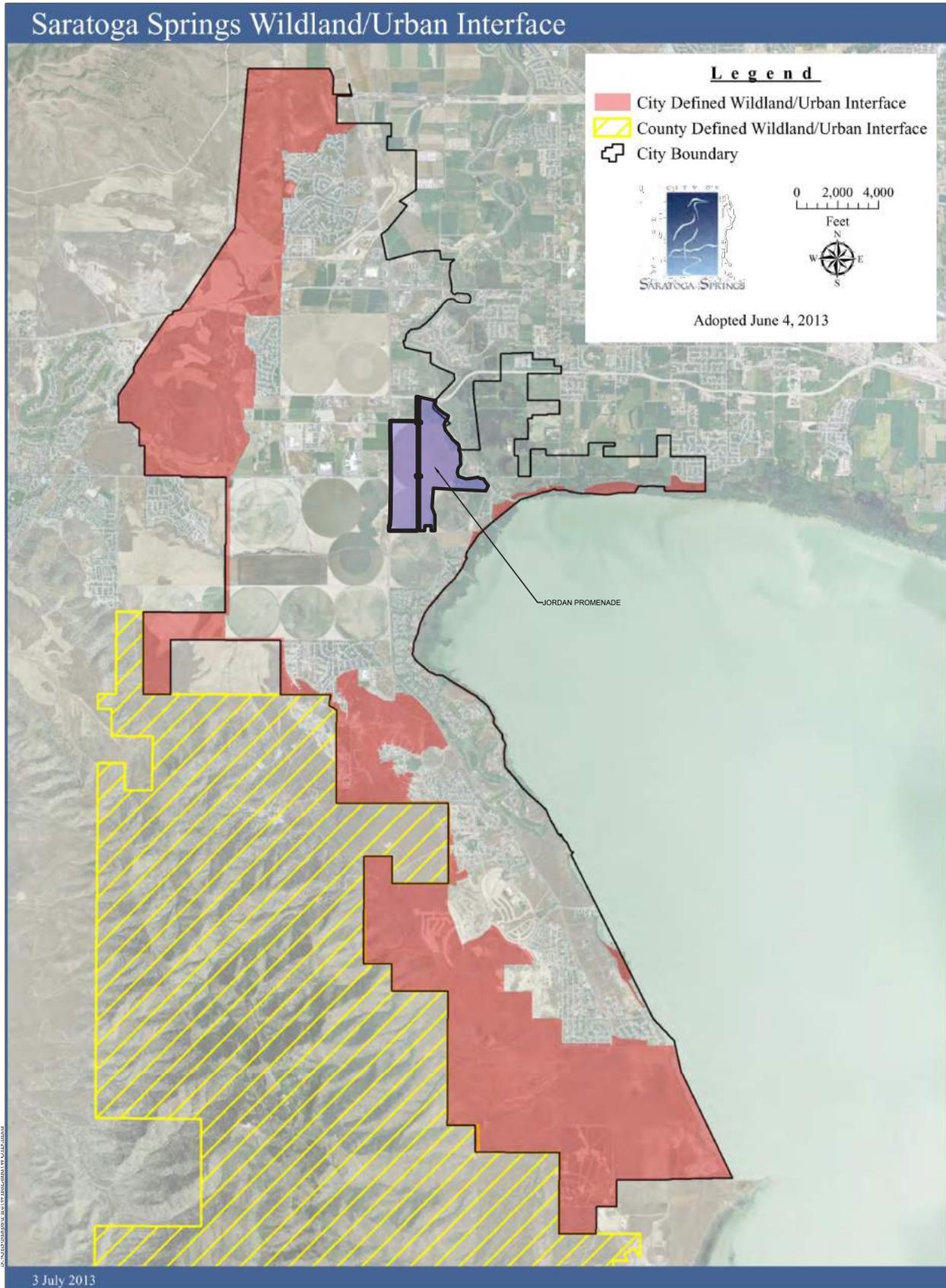


- Roadways for this project will consist of local streets and private drives and parking lots. A wide range of pavement sections have been calculated depending upon the type of street or driveway. The pavement thicknesses range from 3 inches of asphalt over 8 inches of untreated base to 4 inches of asphalt over 6 inches of untreated base and 9 inches of subbase.
- Collapsible soils were observed in the southwest corner of the site (as tested in the Preliminary Report) and around Boring B-6. Refer to the attached Boring Location Diagram (Appendix C) for an approximate location of collapsible soils. Compressible and collapsible soils are not suitable for support of foundations, concrete slabs, and pavements in their present state and should be over-excavated and recompact or replaced as recommended in the EARTHWORK section of this report (Appendix C).

#### FLOOD PLAIN DATA

There is no flood plain within Village 1.

# SECTION 14d - FIRE PROTECTION PLAN





## SECTION 15 - SITE CHARACTERISTICS

General site characteristics for Jordan Promenade were provided in the Community Plan within the Cultural Resources Inventory (ref. page 67 of the Jordan Promenade Community Plan):

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

Additional site characteristics for Jordan Promenade were provided in the Community Plan within the Environmental Site Assessment (ref. page 78 of the Jordan Promenade Community Plan):

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



## SECTION 16 - FINDINGS STATEMENTS

Village Plan Area 1 is the 136.8-acre first phase within the 367-acre Jordan Promenade Community Plan located in Saratoga Springs, Utah. The Jordan Promenade Village Plan Area 1 is compliant with all Planned Community Zone Requirements for Village Plans as defined in Section 19.26.09 of the Saratoga Springs Municipal Code. We find that Village Plan Area 1:

- a. is consistent with the adopted Community Plan;
  - Village Plan Area 1 adheres to the development standards, thoroughfare types, and open space types and requirements established in the Jordan Promenade Community Plan.
- b. does not exceed the total number of Equivalent Residential Units (ERUs) dictated in the adopted Community Plan;
  - The number of potential ERUs established in the Community Plan for Village Plan Area 1 ranges between 600 and 730 ERUs. Village Plan Area 1 establishes a maximum of 614 ERUs within Village Plan Area 1.
- c. for an individual phase, does not exceed the total number of Equivalent Residential Units (ERUs) dictated in the adopted Community Plan;
  - Village Plan Area 1 adheres to the general phasing established in the Community Plan and does not exceed the number of ERUs assigned by phase.
- d. is consistent with the utility, infrastructure, and circulation plans of the Community Plan; includes adequately sized utilities, services, and roadway networks to meet demands; and mitigates the fair-share of off-site impacts;
  - Village Plan Area 1 implements the utility, infrastructure, and circulation plans as specified in the Jordan Promenade Community Plan.
- e. properly integrates utility, infrastructure, open spaces, pedestrian and bicycle systems, and amenities with adjacent properties;
  - Jordan Promenade has been designed to accommodate significant infrastructure elements that are important to the City within the structure of the community. Jordan Promenade was designed to maximize pedestrian, bike, and other mobility options. Open space is highly integrated to provide direct and easy access to residents, with various community amenities located nearby or within open space areas.
- f. contains the required elements as dictated in Section 19.26.10 of the Saratoga Springs Municipal Code.



# APPENDICES

## JORDAN PROMENADE

### AREA 1 VILLAGE PLAN



## APPENDICES

---

Appendix A - Village 1 Lotting Maps (LEI Engineering, December 2018)

Appendix B - Village 1 Storm Drain Report (LEI Engineering, January 2019)

Appendix C - Geotechnical Evaluation Report (Western Technologies, Inc., September 2017)

Appendix D - Jordan Promenade, Village 1 Site Visit, Permitting Requirements, and Mitigation Measures (SWCA Environmental Consultants, August 2018)

Appendix E - Traffic Impact Study (Hales Engineering, January 2019)