APPROVED
1-6-15

LEGACY FARMS

VILLAGE PLAN 4

MARCH 3, 2015

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1-6-15

LEGACY FARMS

VILLAGE PLAN 4

PREPARED BY:

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LOFT SIX FOUR
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STANTEC
HALES ENGINEERING

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CONTENTS

Introduction 1
Standards
- Instructions 2
- Submission Requirements 3
- Transportation Netword Standards 5
- Snow Storage 5
- Easement Standards 5
- Transect Subdistrict Standards 5
- Civic District Standards 6
- Platting Standards 6
- Phasing Standards 7
- Lot Standards 7
- Building Use Standards 8
- Density Transfer Standards 8
- Parking and Loading Standards 8
- Variance Standard 8

Transect Sub-District Application 9
Findings Statement 10
Legal Description 11
Community Plan 12
Village Plan 13
Transect Sub-Districts
- T2 15
- T3-R 16
- T3 17
- T4-R 18
- T4-SL 19
- T4 20
- T5-R 21

Private Frontages 23
Principal Frontage Plan 24
Conceptual Lotting Plan 25

Product
- 10,000 SF Lots 26
- 8,000 SF Lots 27
- 6,000 SF Lots 28
- Cottage 29
- Rear-Load Cottage 30
- Twin Homes 31
- Shared Lane Townhomes 32
- Rear-Load Townhomes 33
- Urban Townhomes 34

Thoroughfares 35
Street Names 36
Village Plan Thoroughfare Network Plan 37
Pedestrian Plan 38

Architecture 39
- Craftsman Materials 40
- Farmhouse Materials 42
- Modern Materials 44
- Prairie Materials 46
- Traditional Materials 48

Exterior Color Palette 50

Open Space 52
- Open Space Plan 53
- Special Use Park 54
- Greenway 55
- Neighborhood Park 56
- Connector Trail 57
- Park Lawn 58
- Community Garden 59

Phasing Plan 60

Infrastructure 61

Utilities Plan 62

LIST OF TABLES

Table 1 - Snow Storage 5
Table 2 - Zoning District Assignments 9
Table 3 - Transect Sub-Districts 15-22
Table 4 - Private Frontages 23-24
Table 5 - Product Tables 26-34
Table 6 - Material Matrix 39
Table 7 - Style Matrix 39

LIST OF EXHIBITS

Exhibit 1 - Findings Statement 10
Exhibit 2 - Legal Description 11
Exhibit 3 - Community Plan 12
Exhibit 4 - Village Plan 13
Exhibit 5 - Principal Frontage Plan 24
Exhibit 6 - Conceptual Lotting Plan 25
Exhibit 7 - Thoroughfare Network Plan 37
Exhibit 8 - Thoroughfare Naming Plan 36
Exhibit 9 - Open Space Plan 53
Exhibit 10 - Phasing Plan 60
Exhibit 11 - Utilities Plan 62
Exhibit 12 - Cul-De-Sac And Inside Corner Lot Frontage 23

INTRODUCTION - VILLAGE PLAN

A *Village Plan* is a subdivision plan for an area defined as a block type in a previously approved *Community Plan*. A *Village Plan* assigns transect sub-districts to lots within the block, and defines infrastructure, utilities, grading and other aspects detailing future construction. *Village Plans* typically include new thoroughfares, ensuring the resulting blocks are small and the urban fabric walkable. These thoroughfares are typically narrow and may be discontinuous, serving primarily very low speed local traffic. *Village Plans* determine the final character of the neighborhood fabric.

The purpose of the *Village Plan*, as defined by the Planned Community (PC) Zone, is "to commit and provide detailed standards to assure compliance with the guiding principles and intent of the *Community Plan* and to further commit land uses, supporting infrastructure, and design principles (19.26.09.1)."

The *Village Plan* must meet the following criteria as defined by the PC Zone:

- be consistent with the adopted *Community Plan*;
- not exceed the total number of equivalent residential units (ERUs) dictated in the adopted *Community Plan*;
- for an individual phase, does not exceed the total number of ERUs dictated in the adopted *Community Plan* unless transferred per the provisions of the *Community Plan*;
- be 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;
- properly integrates utility, infrastructure, open spaces, pedestrian and bicycle systems, and amenities with adjacent properties; and
- contains the required elements as dictated in Section 19.26.10.

STANDARDS

Instructions

1. The landowner, their agents, or designee of a mapped *Place Type* must prepare a *Village Plan* to guide future development.
   a. A *Village Plan* must be prepared in a manner consistent with the governing *Community Plan*.
   b. A *Village Plan* may be submitted concurrently with a *Community Plan. Community Plan* must be approved prior to approval of a *Village Plan.*
   c. A *Village Plan* may contain one or more adjacent *block types* within a single *Community Plan*.
2. The landowner, their agents, or designee must consult with the Planning Department and all affected municipal entities for input and feedback in the preparation of a *Village Plan*.
3. *Village Plans* are subject to approval by the City Council following review and recommendation by Planning Commission.
4. *Village Plans* shall expire 24 months after approval if not acted upon further through the recordation of a Final Plat. Time extensions may be granted by the city upon request. The first extension for a period of 6 months may be granted with Planning Director approval. Two additional extensions (6 months each) may be granted, after expiration of the first extention, with City Council approval.
5. A *Village Plan* must assign all land within the *block type* to *thoroughfares, transect sub-districts,* and *districts.*
6. A *Village Plan* submitted for approval must demonstrate compliance with:
   a. Transportation network standards,
   b. Easement standards,
   c. *Transect sub-district* standards,
   d. *District* standards,
   e. Platting standards,
   f. *Special requirements*, if any,
   g. Phasing standards.

Submission Requirements

1. *Village Plan* submittals must include the following exhibits:
   a. Exhibit 1: Findings Statement
   b. Exhibit 2: Legal Description, including a legal description of the property.
   c. Exhibit 3: Community Plan, including the governing *community plan*, indicating the *block type* or *block types* being submitted.
   d. Exhibit 4: Village Plan, including:
      i. Buildable lots including *transect sub-district* assignments, *lot* width at *frontages*, *lot* IDs, and net *lot* area, both graphically and in a data table,
      ii. *Civic district* boundaries, their types, acreages, and anticipated use,
      iii. A data table including the gross acreage and net acreage of the *Village*, net acres of developable land and total acreage assigned to *thoroughfares* and *alleys*,
      iv. A data table indicating the total aggregated gross acreage of each *transect sub-district* and *civic district* (e.g. 2.12 acres of T-4).
   e. Exhibit 5: Principal Frontage Plan, indicating the *principal frontage* and *secondary frontages* for each buildable *lot*.
   f. Exhibit 6: Conceptual Lotting Plan
   g. Exhibit 7: Transportation Network Plan, including:
      i. A key showing the *thoroughfare network* of the governing *community plan* and the transportation master plan.
      ii. Existing, new, and modified *thoroughfares* and *alleys*, including centerline radius, and a data table indicating ownership, Right-of-Way width, number of vehicular lanes, and *thoroughfare* type.
      iii. New and modified *intersections*, identifying the type.
      iv. Any public bicycle ways, and trails within and adjacent to the *Village Plan* area.
   h. Exhibit 8: Thoroughfare Naming Plan, including:
      i. Names for each *thoroughfare* within the block type in accordance with the City's street naming ordinance.
   i. Exhibit 9: Preliminary Open Space Plan, including:
      i. Concept plans indicating materials for landscaping, walkways, trails, paving, water features, lighting, proposed structures, site furniture, etc.
      ii. Intended use of all *open spaces*,
      iii. Ownership and maintenance responsibility.
   j. Exhibit 10: Phasing Plan, including:
      i. Phase boundaries and acreages.
   k. Exhibit 11: Utilities Plan, including:
      i. General location of wet and dry utility runs and easements,
      ii. General location of transformers and other above ground utilities,

   iii. General location of street lights,
   iv. General location of fire hydrants,
   v. Easements required for snow storage in alleys.
2. All graphic/mapped exhibits must include (not applicable to text and tables):
   i. North arrow, and graphic scale.
   ii. Existing land use of all properties within 500 feet of the *block type plan* boundaries. Exhibits 9 through 11 may exclude this item.
3. All documents must be submitted digitally in portable document format (PDF) and hard copy format, including both a submission booklet at 11" x 17" (seven [7] copies) and each exhibit at 24" x 36" (five [5] copies).
4. Application forms and fees must be submitted according to the City of Saratoga Springs Fee Schedule.
5. A plan identifying the funding, construction, phasing, and timing for all *civic open spaces within the Village Plan boundary* must be submitted with the first Preliminary and Final Plat application.

Transportation Network Standards

1. A *Village Plan* must include a *thoroughfare network* plan mapping the following:
   a. Adjacent *thoroughfares* mapped in the *Community Plan,*
   b. Modifications to existing *thoroughfares,* if any,
   c. A local *thoroughfare* network consisting of all new *thoroughfares* within the *Village Plan.*
   d. New *thoroughfares* must connect wherever possible to *thoroughfares* outside of the *Village Plan*,
   e. The right-of-way (ROW) width of new *thoroughfares* is limited to those specified in Thoroughfare Tables 6a -6k in the Community Plan.
   f. Intersection types are limited to those specified in the *Community Plan*.
2. *Thoroughfare assemblies* and *intersection assemblies* must be included for each mapped *thoroughfare* and *intersection*.
3. *Rear lanes* service residential uses, alleys service non-residential uses.
   a. Rear lane easements must be accessed by a minimum of two points along the edge of the block.
   b. Rear lane easements must comply with the RL-30-20 or RL-26-16 Thoroughfare Assembly Table 12.

Snow Storage

1. A *Village Plan* that includes *rear lanes* must include a snow storage area in each block, configured as generally illustrated and sized as specified in Table 1 - Snow Storage*.
2. Snow storage areas must be located with space for vehicular access to garages.
3. Snow storage areas must be located to allow access for snowplows.

Easement Standards

1. Utility Easements
   a. A *Village Plan* must include a utility plan.
   b. Blocks without *rear lane* easements may have dry utility easements located along rear property lines when possible or along secondary frontages.
   c. City standards apply for all other locations.

Transect Sub-District Standards

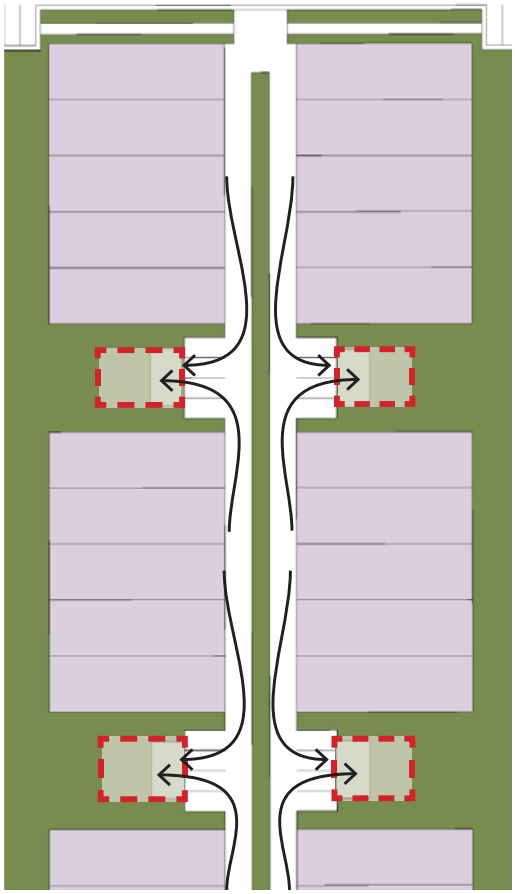
1. A *Village Plan* must assign *transect sub-district* to each *lot. Lots* must only be assigned one *transect sub-district*.
2. *Transect sub-district* assignments are limited by *block type* according to Table 3 - Zoning District Assignments.

TABLE 1 - SNOW STORAGE	
MIN. REQUIRED AREA IN SHARED LANES	
ST-32-24	Equal to 20% of plowed area
REQUIRED AREA CALCULATION	
Overnight guest parking is restricted from November 1st to March 1st, as noted on Final Plat.	

Snow storage areas are required in all alleys, rear lanes, and shared lanes.

Snow storage areas are established through HOA ownership.

Snow storage areas may be larger than what is noted above. The illustration below is intended as an example of snow storage locations. Size and location varies by conditions including zoning districts, topography, and street access. Consult with the planning department.



3. *Transitional transect sub-districts* (*T3R, T4R, T5R*) should be located between higher and lower *transect sub-districts*, providing a transition in intensity.
4. Transitions between *transect sub-districts* should occur at rear *lot lines* and along *thoroughfares*, not across *thoroughfares*.

Civic District Standards

1. Civic Districts

a. Land designated *civic district* is reserved for public *open space* and *civic buildings*.

b. A *Village Plan* must assign *civic districts*

i. The percentage of *civic districts* is calculated as the sum of the *gross lot area* for each *civic district* divided by the total acreage of the *block type*.

c. A designation of *civic open space* (*CS*) may be applied to any *civic district*, restricting its use to those *civic open space* types specified in the District Area Plan, and associated structures. *Civic open space* must be publicly accessible .

d. The City of Saratoga Springs has discretion to own any park or open space amenity regardless of size. If an open space amenity is owned by the City it will be maintained by the City. Open space amenities that are owned by a Community Association will be maintained by the Community Association. Determination of open space ownership by the city shall occur in the Development Agreement, which will be approved as part of the Village Plan.

e. A *Village Plan* may designate *civic districts* reserved for buildings of civic importance, to be used as *civic open space* temporarily.

f. A designation of *civic building* (*CB*) may be applied to any *civic district*, or portion thereof, less than 2 acres in area, restricting its use to those *civic building* types specified in the District Area Plan.

g. *Public planting* and *public lighting* within *civic districts* must be configured according to items specified in Tables 15 and 18 in the Legacy Farms Community Plan.

Platting Standards

1. All land assigned to *transect sub-districts* within a *Village Plan* must be subdivided into *lots*.
2. *Lots* must have *frontages* on a minimum of one vehicular or pedestrian *thoroughfare* except *lots* with *frontages* on *civic districts* with access to *rear lanes*.
3. *Village Plans* must designate *primary* and *secondary frontage* locations for all *lots*.

4. *Lots* must be platted, according to transect sub-district specifications (Table 4), as measured along their *principal frontage*.

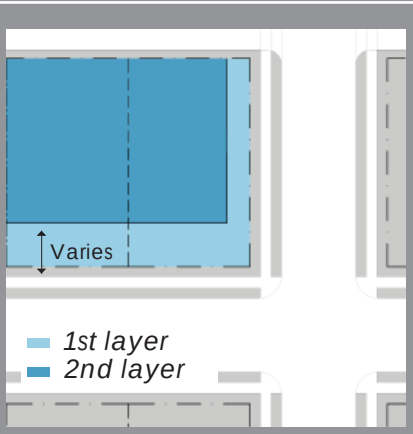
Phasing Standards

1. *Village Plans* may contain one or more construction phases to incrementally implement each block type.
2. *Village Plans* must include a phasing plan indicating the size and location of sub-phases. The order in which sub-phases are developed will be determined by infrastructure and market.
3. Phase boundaries must occur along rear *lot* lines and perpendicular to *thoroughfare* trajectories.
4. Phase numbers must be formatted as sub-phase numbers of the *community plan* in the format - *community plan* phase - *block type plan* phase. (i.e. Village 1A, 1B, 1C, etc.)

Lot Standards

1. **Lot Layers and Frontages**
   a. *Lots* are divided into regulatory *lot layers*.
   b. Each *lot* may contain one or more *principal* and *secondary frontage*, according to the governing *Village Plan*. If a *lot* has not been assigned *principal* and *secondary frontages*, they will be assigned by the Planning Department.
   c. The *first lot layer* contains the *private frontage*, configured according to Table 5.
   d. The *second lot layer* is set at varying depths (depending upon Transect Sub-district) behind the *first lot layer*. The *second lot layer* pertains only to the *principal frontage*.
   e. The *second lot layer* may contain *outbuildings* and parking, covered or uncovered, configured according to Table 4.
2. **Lot Aggregation and Subdivision**
   a. All *lots*, existing, subdivided, or assembled must not exceed the *lot* widths as measured along their *principal frontage*.
3. **Zero Lot-Line Product**
   a. Zero lot-lines are only permitted on attached residential products.

COMMENTARY



Lot layers are sections of private lots that assist in regulating the placement of buildings and parking in relationship with the public realm. The first lot layer is the most highly regulated because it is adjacent to public thoroughfares. The second lot layer is generally used to push front-loaded garages back from the front facade. Certain residential product types may qualify for a garage forward exception to allow the garage to extend into the first lot layer, contingent upon a 20' minimum driveway being provided behind the right-of-way.

Building Use Standards

1. **Density**
   a. The *maximum density* of each lot is calculated in terms of *dwelling units* per gross *lot* area where one *dwelling unit* equals one *equivalent residential unit* (*ERU*). Gross *lot* area is calculated as the *net lot area* plus the area of adjacent *thoroughfares*, *alleys* and *passages* between *lot lines* and centerlines.
   b. Maximum density of each *lot* may not be less than one *ERU*.

Density Transfer Standards

1. **Density Transfer**
   a. Maximum density is regulated by transect sub-district.
   b. Densities shall not exceed the maximums established for each sub-district on Exhibit 4
   c. Unrealized ERU's are transferable without limitation within the same Community Plan, so long as the maximum ERU's established by block type are not exceeded.
   d. ERU's can be transferred among different Village Plans
   e. Transect sub-district boundaries can be modified up to 100' feet upon review and approval from the Saratoga Springs Development Review Committee (DRC).
   f. Density cannot be transferred into block type 1.

Parking and Loading Standards

1. **Required Parking**
   a. Parking requirements are determined by *function* according to Table 17 - Parking Requirements in the Legacy Farms Community Plan.
   b. Required parking may be fulfilled in the following locations:
      i. All required parking spaces for non-residential uses must be provided within the *lot*.
      ii. In accordance with the Saratoga Springs City Center District Area Plan on-street parking is encouraged within Legacy Farms.
2. **Off-Street Parking Access**
   a. Parking should be accessed by *rear lanes* where available.
   b. Single-family *residential* uses may access parking from *secondary frontages*.
   c. Where *rear lane* access is unavailable, parking may be accessed by *driveways* according to the following:
      i. From the *secondary frontage.*
      ii. From the *principal frontage* in *T2* and *T3*
      iii. From the *principal frontage* in *T4 and T5* for lots at least 40 feet wide.
   d. Vehicular entrances to parking *lots* must be a minimum of 24 feet wide and no wider than 32 feet at *frontages*.
   e. Pedestrian access to parking *lots* must be directly from a *frontage*.

Minor Modification

Modifications to the Plans which do not constitute material modifications may be made without the consent of the City Council. The decision of whether a modification to the Plans is "material" shall be made by the City's Planning Director (with input from the City Engineer). In the event of a dispute between Developer and City as to whether a proposed modification is "material," no modification shall be made without express City approval. Modifications shall be approved by City staff if such proposed modifications are consistent with the City's then applicable rules and regulations for projects in the zone where the Property is located and are otherwise consistent with the standards for approval set forth herein.

TRANSECT SUB-DISTRICT APPLICATION

The application of housing product within the blocks identified in the Community Plan are based on two linking principles:

1. Block type identifies transect sub-district zone - Transect sub-districts are assigned to the identified block types based on their level of intensity. In doing so, the overall intensity of each block is maintained at lower to higher intensity levels. The higher the block type number, the higher the allowable intensity within the block (i.e. BT-3 is more intense than BT-2).

TABLE 2 - ZONING DISTRICT ASSIGNMENTS

BLOCK TYPE	T2	T3R	T3	T4R	T4SL	T4	T5R
BT-1	•	•	•				
BT-2		•	•	•	•	•	
BT-3			•	•	•	•	•
BT-4				•	•	•	•

2. Product is tied to transect sub-district zone by lot width - Housing product is then assigned to relevant transect sub-district based on the lot width associated with a given housing product. Since it is the size of the lot that ultimately determines density, the assignment of housing product to appropriate transect sub-district will then tie given products to block types based on the already established transect sub-district to block type relationship.

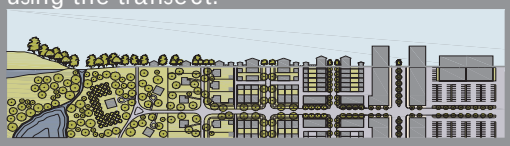
T1	T2	T3	T4	T5R
N/A	90 ft min.	60 ft - 132 ft	20 ft - 176 ft	20 ft - 78 ft

T3R	T4R	T4SL
72 ft - 176 ft	36 ft - 88 ft	25 ft - 88

COMMENTARY

THE TRANSECT

The transect is a tool developed for analyzing and regulating cities and neighborhoods in traditional patterns. The Avenues, SugarHouse, Yalecrest, downtown Provo, and similar historic settlements are patterns ideal for analysis and regulation using the transect. Suburban and exurban patterns of use-segregated development along automobile-centric roadways are not appropriate for analysis and regulation using the transect.



The transect divides urbanized (or to be developed) areas by use intensity while most conventional zoning codes divide by use type categories. The difference may seem subtle but grouping a number of different uses like multi-family residential, office, retail and restaurants into one category is very different from segregating those uses into their own categories. The result of intensity-based grouping is a high degree of market flexibility and adaptability, where the use of a building may change over time, but it will always remain compatible with the adjacent buildings.

By arranging these transect-based, or intensity-based, categories into towns, neighborhoods, and urban centers, intrinsically walkable places result where residents do not need to rely upon cars to get around. By including a full-range of transect categories, a wide variety of choice is provided to people for where and how they want to live, work, and recreate.

This Village plan provides this wide variety of conditions through the use of the transect as well as different characters of community units which are similarly grouped by intensity. Villages are less intense than Towns, which are less intense than Urban Centers. The transect along with community units provides choice for both developers reacting to market conditions, and residents in their choice of where to live.

EXHIBIT 1 - Findings Statement

Village Plan #4 is the 28.11-acre fourth phase within the 181.93-acre Legacy Farms Community Plan located in Saratoga Springs, Utah. The Legacy Farms Village Plan #4 is compliant with all PC Zone requirements for Village Plans as defined in title 19.26.09 of the Saratoga Springs Municipal Code. We find that Village Plan #4:

a. is consistent with the adopted Legacy Farms Community Plan;

Village Plan #2 adheres to the development standards, thoroughfare types, and open space types and requirements established in the Legacy Farms Community Plan

b. does not exceed the total number of equivalent residential units dictated in the adopted Community Plan.

The number of potential ERUs established in the Community Plan for these four blocks ranges between 91 and 207 ERUs. The Village Plan applies Transect Sub-Districts, with the accompanying density range for each sub-district, to the acreage within these blocks and establishes a maximum of 173 ERUs in Village 4, as also limited by the cumulative total ERUs permitted in the Community Plan. This is consistent with the Community Plan;

c. for an individual phase, does not exceed the total number of equivalent residential units dictated in the adopted Community Plan;

Village Plan #4 adheres to the general phasing prescribed by the Community Plan and does not exceed the number of equivalent residential units 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 #4 implements the utility, infrastructure, and circulation plans as specified in the Legacy Farms Community Plan.

e. properly integrates utility, infrastructure, open spaces, pedestrian and bicycle systems, and amenities with adjacent properties;

Legacy Farms has been designed to accommodate significant infrastructure elements that are important to the City within the structure of the community. These include Tickville wash and storm drain. Legacy farms was designed to maximize pedestrian, bike and other mobility options. Open space is highly integrated to provided direct and easy access to residents. Other important community amenities are strategically placed to maximize convenience;

f. contains the required elements as dictated in Section 19.26.10 of the Saratoga Springs Municipal Code

EXHIBIT 2: LEGAL DESCRIPTION

LEGACY FARMS
VILLAGE PLAN PHASE 4 LEGAL DESCRIPTION
Prepared October 23, 2014

A portion of Saratoga Drive Church Subdivision Plat recorded as Entry No. 140578:2004 in the Utah County Recorder's Office, located in the Southeast Quarter of Section 26 and the Northeast Quarter of Section 35, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point on the South Right-of-Way Line of 400 South Street, said point being also S89°57'40"E 2239.65 feet, along the Section Line, and South 34.70 feet from the Center Quarter Corner of said Section 26; and running thence, along said South Right-of-Way Line of 400 South Street, N89°56'07"E 504.13 feet; thence S00°05'52"E 895.03 feet to the North Line of Parcel 1 of said Saratoga Drive Church Subdivision; thence, along the North Line and the West Line of Said Parcel 1, the following two (2) courses: (1) S86°28'54"W 86.12 feet, (2) S03°31'06"E 374.34 feet to the Northwesterly Corner of Saratoga Springs No. 4 PUD recorded as Entry No. 75950 in the Utah County Recorder's Office; thence, along the Westerly Boundary Line of said Saratoga Springs No. 4 PUD, the following three (3) courses: (1) S02°54'37"W 348.75 feet, (2) S21°58'07"W 403.00 feet, (3) S34°00'07"W 114.81 feet to the Northwesterly Corner of Saratoga Springs No. 3 PUD recorded as Entry No. 75949 in the Utah County Recorder's Office; thence, along the Westerly Boundary Line of said Saratoga Springs No. 3 PUD, the following four (4) courses: (1) S34°00'07"W 108.46 feet, (2) S00°41'07"W 180.00 feet, (3) S55°45'07"E 719.98 feet, (4) S89°57'59"W 141.72 feet to the Northeast Corner of Saratoga Springs No. 2 PUD recorded as Entry No. 40728 in the Utah County Recorder's Office; thence, along the North Boundary Line of said Saratoga Springs No 2 PUD, S89°57'59"W 8.80 feet; thence N00°00'01"W 371.65 feet; thence Northeasterly 1012.47 feet along the arc of a 741.00 foot radius curve to the left, chord bears N40°13'03"E 935.53 feet; thence N00°08'24"E 54.00 feet; thence N00°00'08"E 708.35 feet; thence Northerly 8.74 feet along the arc of a 209.00 foot radius curve to the right, chord bears N01°11'59"E 8.74 feet; thence N02°23'50"E 42.68 feet; thence Northerly 12.16 feet along the arc of a 291.00 foot radius curve to the left, chord bears N01°11'59"E 12.16 feet; thence N00°00'08"E 42.89 feet; thence N11°17'57"W 40.79 feet; thence N00°00'07"E 770.98 feet to the Point of Beginning.

Contains: 1,224,559 SF or 28.11 AC.

LEGACY FARMS

Village Plan #4

Community Plan

	Block Type	Acres	% (181.9 ac.)	ERU's
	BT-1	24.3	13.4	
	BT-2	38.1	20.9	
	BT-3	47.9	26.3	**1,000 (Residential)** **55 (Non-Residential)**
	BT-4	22.5	12.3	**Total Maximum = 1,055 ERUs**
	Civic Space	17.9	9.9	
	Community Open Space	13.4 *	7.4	
	Community Plan Roads	17.8	9.8	

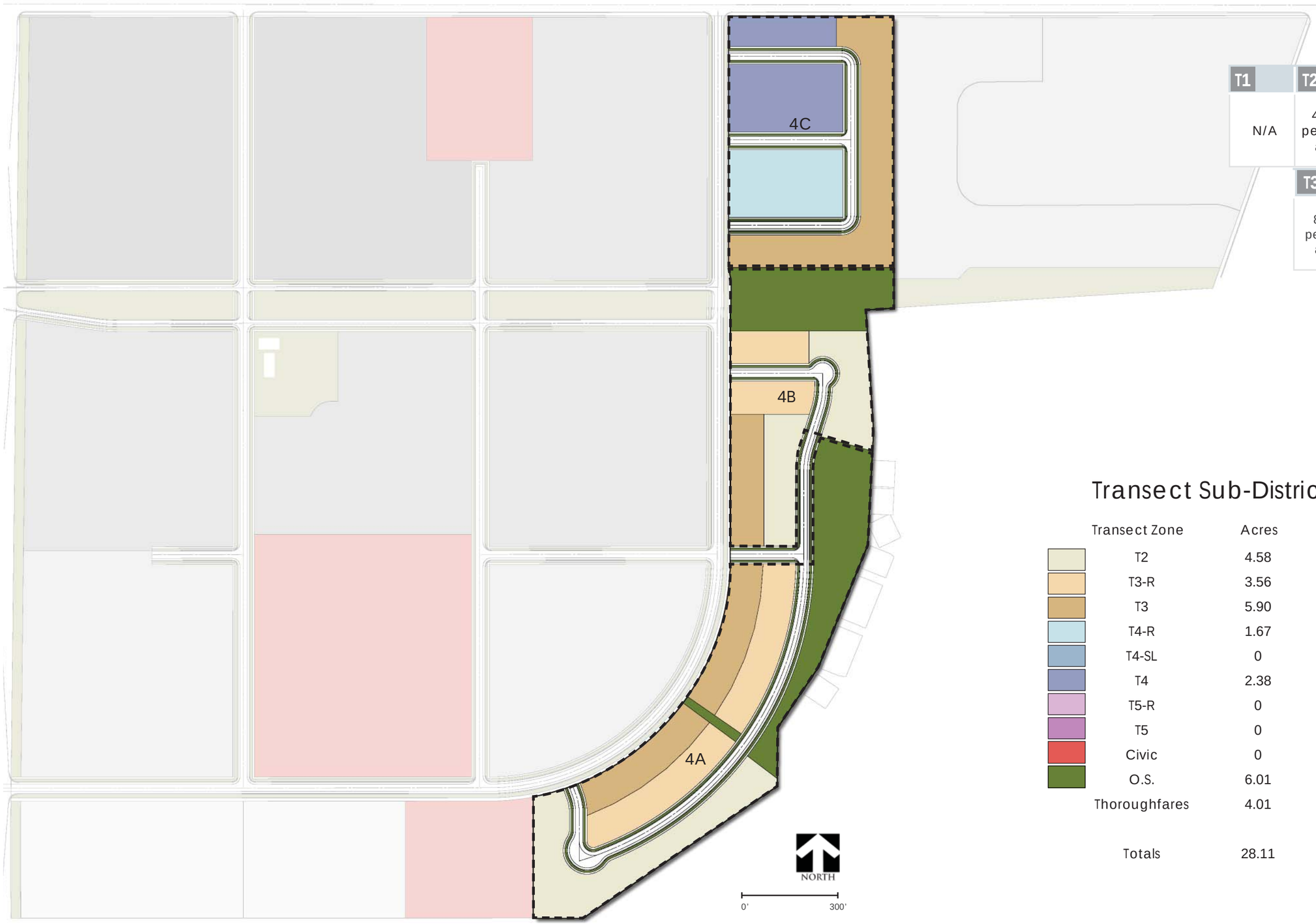
Note:

* Does not include open space contained within block types. Overall open space will range between 18 - 24% per the requirements of the Saratoga Springs City Center District Area Plan

EXHIBIT 3

LEGACY FARMS

Village Plan 4



T1	T2	T3	T4	T5R
N/A	4 ERU per gross acre	10 ERU per gross acre	24 ERU per gross acre	28 ERU per gross acre

T3R	T4R	T4SL
8 ERU per gross acre	12 ERU per gross acre	24 ERU per gross acre

Transect Sub-District Assignments

Transect Zone	Acres	% of Gross Area	Max. ERU
T2	4.58	16%	
T3-R	3.56	13%	
T3	5.90	21%	
T4-R	1.67	6%	
T4-SL	0	0%	
T4	2.38	9%	
T5-R	0	0%	**Total Maximum =**
T5	0	0%	173 ERU's
Civic	0	0%	
O.S.	6.01	21%	
Thoroughfares	4.01	14%	
Totals	28.11	100%	

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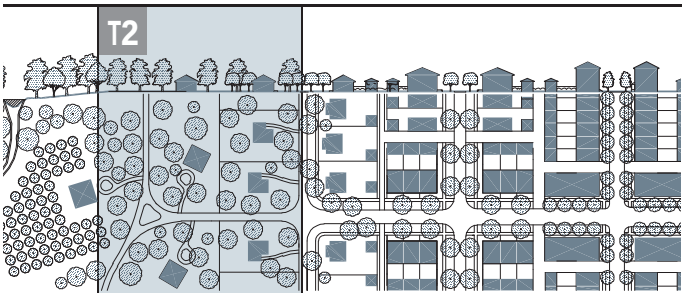
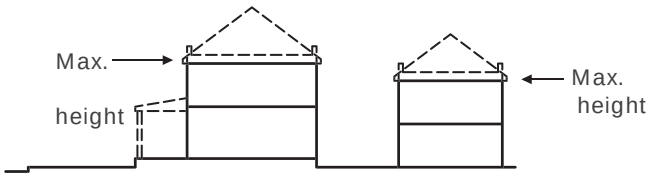
TABLE 3A - TRANSECT SUB-DISTRICTS

T2 - BUILDING FORM

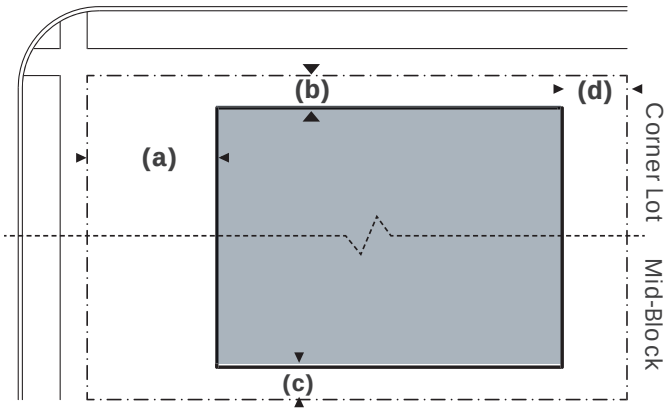




BUILDING HEIGHT

BUILDING CONFIGURATION

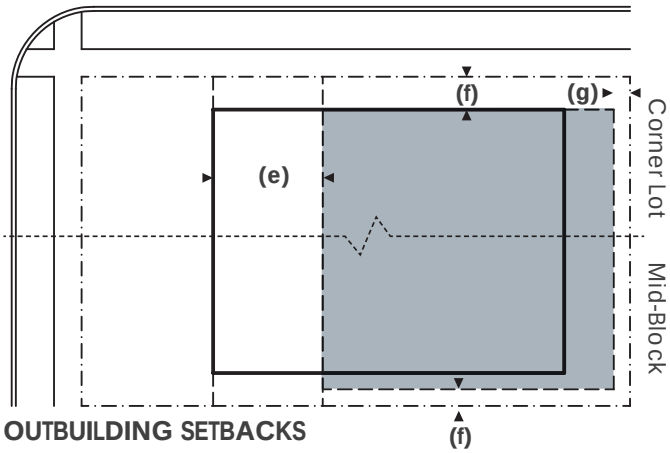
Number of Bldgs per Lot	1 + outbuilding
Height - Principal Building	2 stories max.
Height - Outbuilding	1 stories max.
Height - Structured Parking	not applicable
Lot Coverage	50% max
Lot Frontage	90 ft. min.*
Second Lot Layer	10 feet
Side Load Exception	The front facade of a side-entry garage is permitted to be in line with the front porch as long as the facade contains appropriate architectural articulation
Garage Forward Exception	Front facing garage is permitted to be set forward from the principle building or first lot layer so long as a min. of 20' is maintained between back of sidewalk and the most forward part of the garage



PRINCIPAL BUILDING SETBACKS

SETBACKS - PRINCIPAL BUILDING

(a) Front Setback Principal	20 ft. min.
(b) Front Setback Secondary	12 ft. min.
(c) Side Setback	10 ft. min.
(d) Rear Setback	20 ft. min.
Frontage Buildout	n/a



OUTBUILDING SETBACKS

SETBACKS - OUTBUILDING

(e) Front Setback	20 ft. min. in addition to the principal building setback
(f) Side Setback	10 ft. min.
(g) Rear Setback	10 ft. min.

All buildings must comply with IRC. All buildings that exceed 35 feet in height must be sprinkled and meet all additional Fire and Building Department requirements

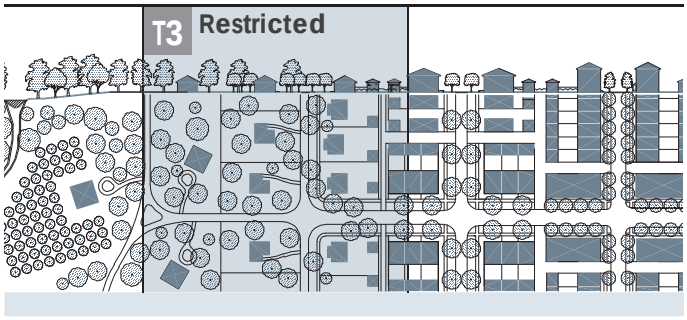
Parking requirements specified by product type (also refer to Table 17 in the Legacy Farms Community Plan)

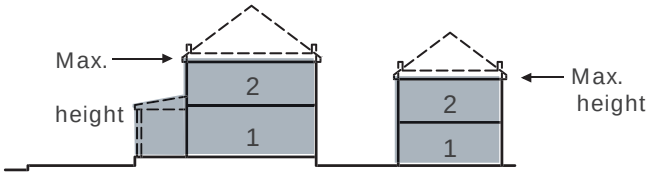
* Lots that front a curvelinear property line (PL) must comply with the lot frontage width measured at the 20 feet offset behind the front PL radius. Cul-de-sac and inside corner lot frontages must comply with the standards specified in Exhibit 12 of this Village Plan.

LEGACY FARMS

Village Plan #4

TABLE 3B - T3 RESTRICTED (T3-R) - BUILDING FORM

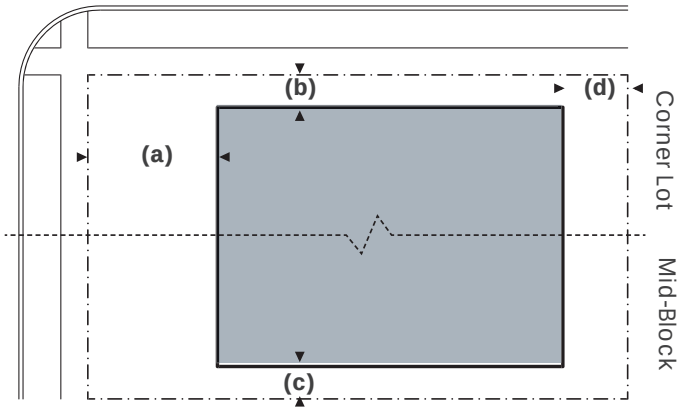




BUILDING HEIGHT

BUILDING CONFIGURATION

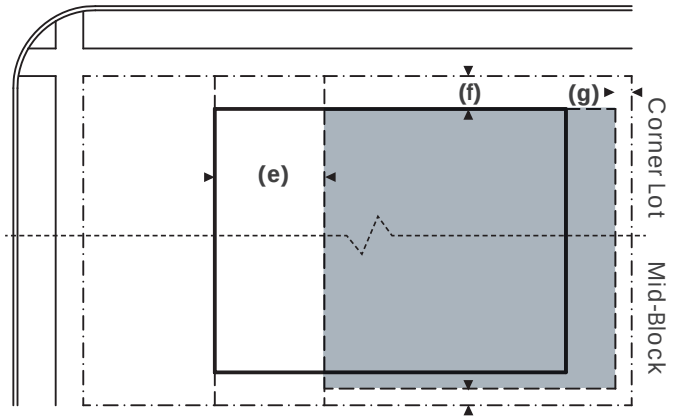
Number of Bldgs per Lot	1 + outbuilding
Height - Principal Building	2 stories max.
Height - Outbuilding	2 stories max.
Height - Structured Parking	not applicable
Lot Coverage	50% max
Lot Frontage	72 ft. - 176 ft.*
Second Lot Layer	12 feet
Side Load Exception	The front facade of a side-entry garage is permitted to be in line with the front porch as long as the facade contains appropriate architectural articulation
Garage Forward Exception	Front facing garage is permitted to be set forward from the principle building or first lot layer so long as a min. of 20' is maintained between back of sidewalk and the most forward part of the garage



PRINCIPAL BUILDING SETBACKS

SETBACKS - PRINCIPAL BUILDING

(a) Front Setback Principal	16 ft. min.
(b) Front Setback Secondary	12 ft. min.
(c) Side Setback	5 ft. min.
(d) Rear Setback	12 ft. min.
Frontage Buildout	40% min at setback



OUTBUILDING SETBACKS

SETBACKS - OUTBUILDING

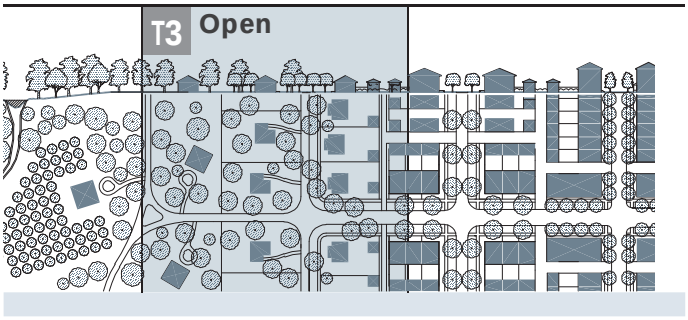
(e) Front Setback	20 ft. min. in addition to the principal building setback
(f) Side Setback	3 ft. min. or 8 ft min. at corner lots
(g) Rear Setback	10 ft. min

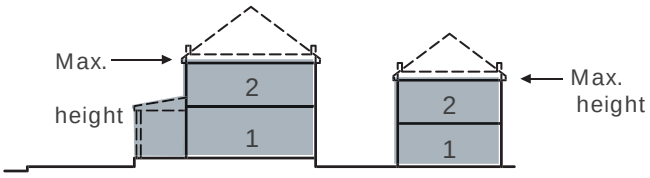
All buildings must comply with IRC. All buildings that exceed 35 feet in height must be sprinkled and meet all additional Fire and Building Department requirements

Parking requirements specified by product type (also refer to Table 17 in the Legacy Farms Community Plan)

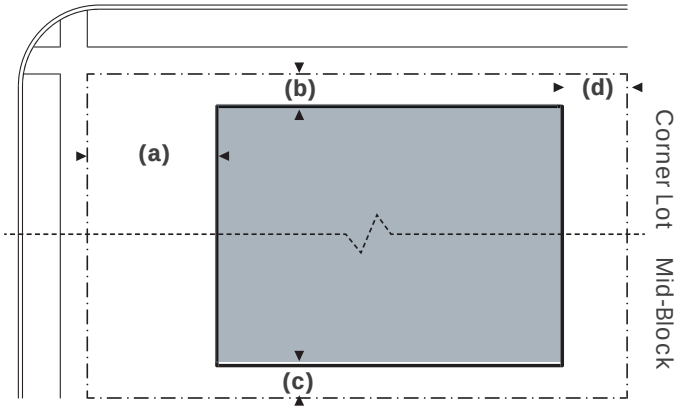
* Lots that front a curvelinear property line (PL) must comply with the lot frontage width measured at the 20 feet offset behind the front PL radius. Cul-de-sac and inside corner lot frontages must comply with the standards specified in Exhibit 12 of this Village Plan.

TABLE 3C - T3 - BUILDING FORM

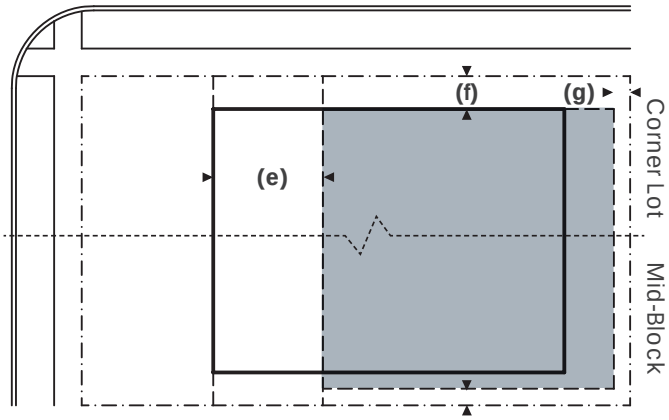




BUILDING HEIGHT



PRINCIPAL BUILDING SETBACKS



OUTBUILDING SETBACKS

BUILDING CONFIGURATION

Number of Bldgs per Lot	1 + outbuilding
Height - Principal Building	2 stories max.
Height - Outbuilding	2 stories max.
Height - Structured Parking	not applicable
Lot Coverage	60% max
Lot Frontage	60 ft. - 132 ft.*
Second Lot Layer	12 feet
Side Load Exception	The front facade of a side-entry garage is permitted to be in line with the front porch as long as the facade contains appropriate architectural articulation
Garage Forward Exception	Front facing garage is permitted to be set forward from the principle building or first lot layer so long as a min. of 20' is maintained between back of sidewalk and the most forward part of the garage

SETBACKS - PRINCIPAL BUILDING

(a) Front Setback Principal	16 ft. min.
(b) Front Setback Secondary	10 ft. min.
(c) Side Setback	5 ft. min.
(d) Rear Setback	12 ft. min.
Frontage Buildout	40% min at setback

SETBACKS - OUTBUILDING

(e) Front Setback	20 ft. min. in addition to the principal building setback
(f) Side Setback	3 ft. min. or 8 ft min. at corner lots
(g) Rear Setback	5 ft. min.

All buildings must comply with IRC. All buildings that exceed 35 feet in height must be sprinkled and meet all additional Fire and Building Department requirements

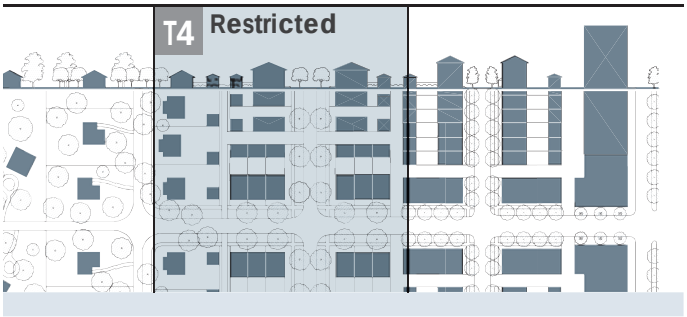
Parking requirements specified by product type (also refer to Table 17 in the Legacy Farms Community Plan)

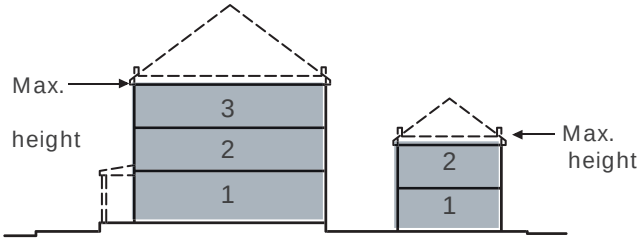
* Lots that front a curvelinear property line (PL) must comply with the lot frontage width measured at the 20 feet offset behind the front PL radius. Cul-de-sac and inside corner lot frontages must comply with the standards specified in Exhibit 12 of this Village Plan.

LEGACY FARMS

Village Plan #4

TABLE 3D - T4 RESTRICTED (T4-R) - BUILDING FORM

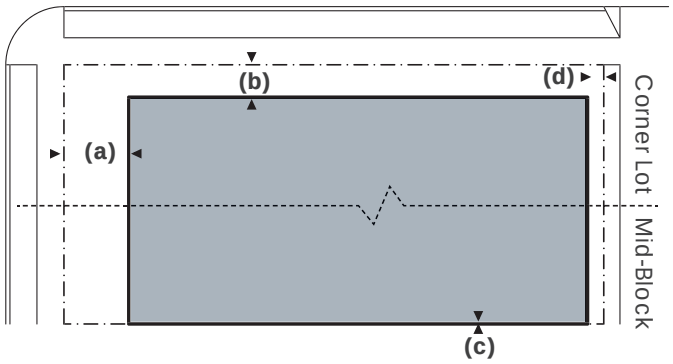




BUILDING HEIGHT

BUILDING CONFIGURATION

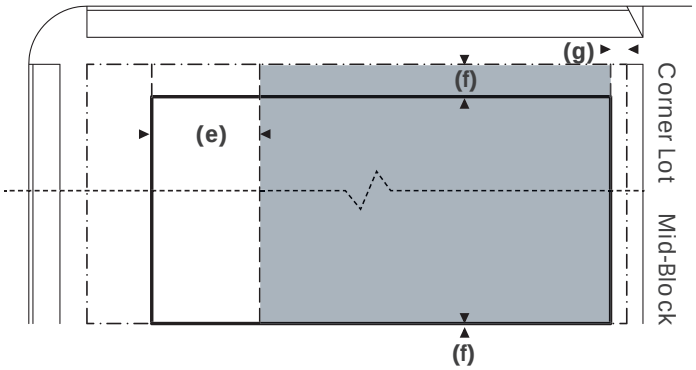
Number of Bldgs per Lot	1 + outbuilding
Height - Principal Building	3 stories max.
Height - Outbuilding	2 stories max.
Height - Structured Parking	not applicable
Lot Coverage	70% max
Lot Frontage	36 ft. - 88 ft.* **
Second Lot Layer	4 feet
Garage Forward Exception	Front facing garage is permitted to be set forward from the principle building or first lot layer so long as a min. of 20' is maintained between back of sidewalk and the most forward part of the garage



PRINCIPAL BUILDING SETBACKS

SETBACKS - PRINCIPAL BUILDING

(a) Front Setback Principal	10 ft. min. 20 ft. max.
(b) Front Setback Secondary	8 ft. min. 18 ft. max
(c) Side Setback	5 ft. min. detached / 0 ft. attached side
(d) Rear Setback	13 ft. min. from center line of rear lane or 8 ft. min. to property line (whichever is greater)
Frontage Buildout	60% min at setback



OUTBUILDING SETBACKS

SETBACKS - OUTBUILDING

(e) Front Setback	20 ft. min. in addition to the principal building setback
(f) Side Setback	0 ft. min. or 3 ft min. at corner lots
(g) Rear Setback	13 ft. min. from center line of rear lane or 8 ft. min. to property line (whichever is greater)

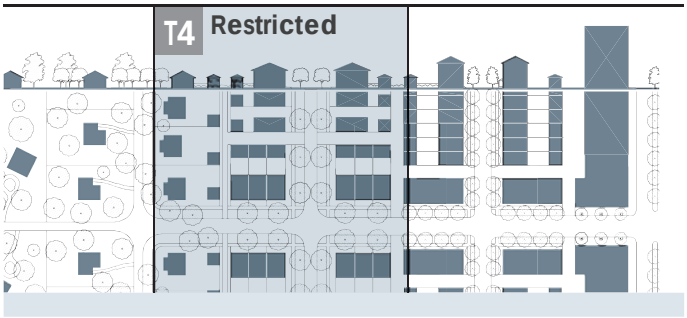
* Lots that front a curvelinear property line (PL) must comply with the lot frontage width measured at the 20 feet offset behind the front PL radius. Cul-de-sac and inside corner lot frontages must comply with the standards specified in Exhibit 12 of this Village Plan.

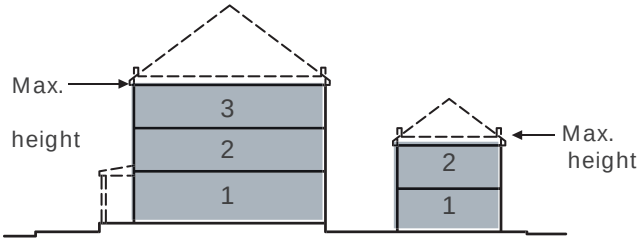
** Lot Frontage for multifamily and attached products refers to the width of individual units, not the width of the entire building.

All buildings must comply with IRC. All buildings that exceed 35 feet in height must be sprinkled and meet all additional Fire and Building Department requirements

Parking requirements specified by product type (also refer to Table 17 in the Legacy Farms Community Plan)

TABLE 3E - T4 SHARED LANE (T4-SL) - BUILDING FORM

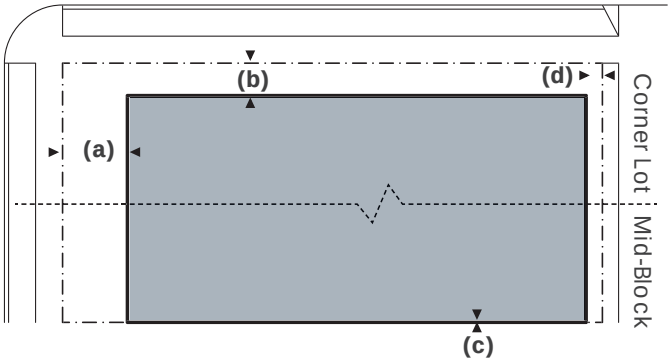




BUILDING HEIGHT

BUILDING CONFIGURATION

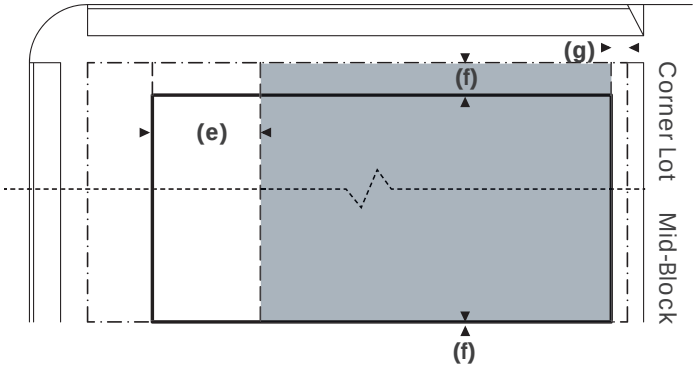
Number of Bldgs per Lot	1 + outbuilding
Height - Principal Building	3 stories max.
Height - Outbuilding	2 stories max.
Height - Structured Parking	not applicable
Lot Coverage	80% max
Lot Frontage	25 ft. - 88 ft.* **
Second Lot Layer	N/A
Shared Lane Exception	Front-load townhomes with a garage as principle front elevation are permitted on shared lanes. Second lot layer does not apply



PRINCIPAL BUILDING SETBACKS

SETBACKS - PRINCIPAL BUILDING

(a) Front Setback Principal	10 ft. min. 20 ft. max. *
(b) Front Setback Secondary	8 ft. min. 18 ft. max
(c) Side Setback	5 ft. min. detached / 0 ft. attached side
(d) Rear Setback	10 ft. min.
Frontage Buildout	60% min at setback



OUTBUILDING SETBACKS

SETBACKS - OUTBUILDING

(e) Front Setback	N/A
(f) Side Setback	N/A
(g) Rear Setback	N/A

** Lot Frontage for multifamily and attached products refers to the width of individual units, not the width of the entire building.

* 20 ft. min. driveway length on front loaded product

All buildings must comply with IRC. All buildings that exceed 35 feet in height must be sprinkled and meet all additional Fire and Building Department requirements

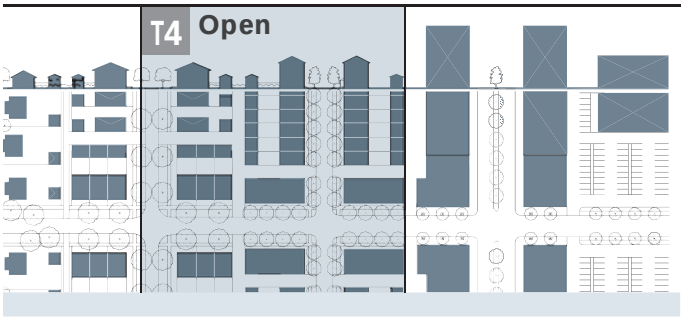
Parking requirements specified by product type (also refer to Table 17 in the Legacy Farms Community Plan)

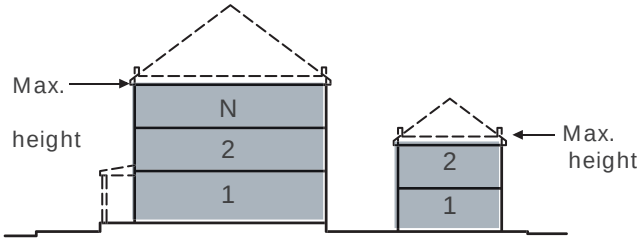
* Lots that front a curvelinear property line (PL) must comply with the lot frontage width measured at the 20 feet offset behind the front PL radius. Cul-de-sac and inside corner lot frontages must comply with the standards specified in Exhibit 12 of this Village Plan.

LEGACY FARMS

Village Plan #4

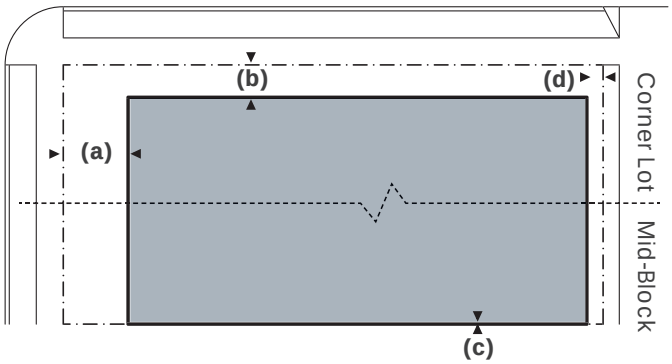
TABLE 3F- T4 - BUILDING FORM



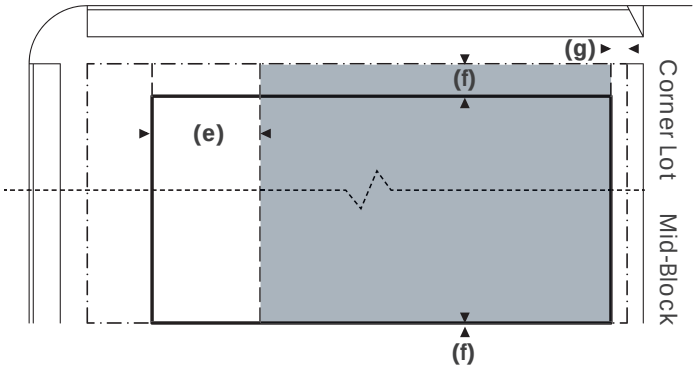


BUILDING HEIGHT

BUILDING CONFIGURATION	
Number of Bldgs per Lot	limited by max. density
Height - Principal Building	3 stories max.
Height - Outbuilding	2 stories max.
Height - Structured Parking	40 foot max.
Lot Coverage	90% max
Lot Frontage	20 ft. - 176 ft.* **
Second Lot Layer	6 feet
SETBACKS - PRINCIPAL BUILDING	
(a) Front Setback Principal	8 ft. min. 14 ft. max.
(b) Front Setback Secondary	8 ft. min. 14 ft. max
(c) Side Setback	5 ft. min detached / 0 ft. attached side
(d) Rear Setback	13 ft. min. from center line of rear lane or 8 ft. min. to property line (whichever is greater)
Frontage Buildout	60% min at setback
SETBACKS - OUTBUILDING	
(e) Front Setback	20 ft. min. in addition to the principal building setback
(f) Side Setback	0 ft. min. or 3 ft min. at corner lots
(g) Rear Setback	13 ft. min. from center line of rear lane or 8 ft. min. to property line (whichever is greater)



PRINCIPAL BUILDING SETBACKS



OUTBUILDING SETBACKS

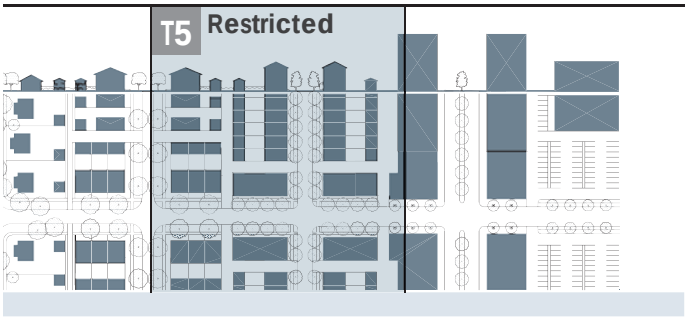
** Lot Frontage for multifamily and attached products refers to the width of individual units, not the width of the entire building.

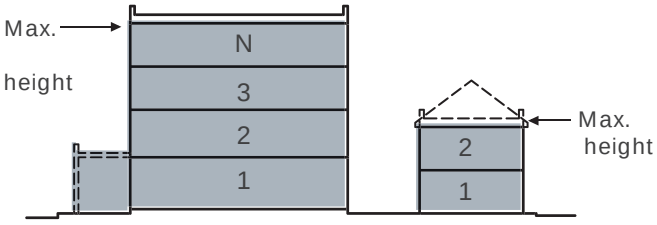
All buildings must comply with IRC. All buildings that exceed 35 feet in height must be sprinkled and meet all additional Fire and Building Department requirements

Parking requirements specified by product type (also refer to Table 17 in the Legacy Farms Community Plan)

* Lots that front a curvelinear property line (PL) must comply with the lot frontage width measured at the 20 feet offset behind the front PL radius. Cul-de-sac and inside corner lot frontages must comply with the standards specified in Exhibit 12 of this Village Plan.

TABLE 3G - T5 RESTRICTED (T5-R)- BUILDING FORM

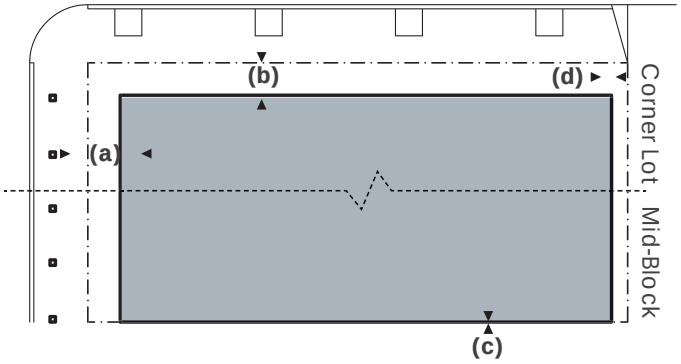




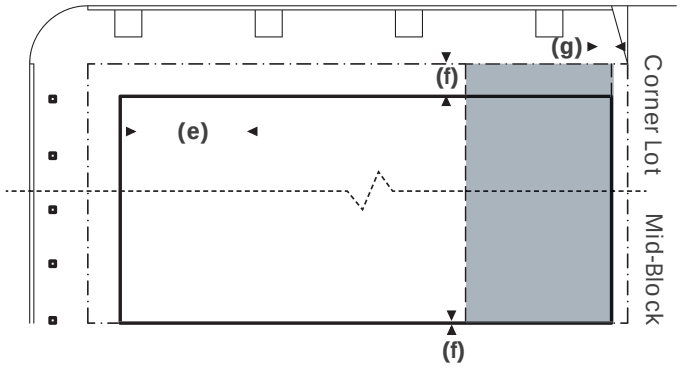
BUILDING HEIGHT

BUILDING CONFIGURATION	
Number of Bldgs per Lot	limited by max. density
Height - Principal Building	3.5 stories max.
Height - Outbuilding	2 stories max.
Height - Structured Parking	40 foot max.
Lot Coverage	90% max
Lot Frontage	20 ft. - 78 ft.* **
Second Lot Layer	6 feet
SETBACKS - PRINCIPAL BUILDING	
(a) Front Setback Principal	8 ft. min. 14 ft. max.
(b) Front Setback Secondary	8 ft. min. 12 ft. max
(c) Side Setback	5 ft. min. detached / 0 ft. attached side
(d) Rear Setback	13 ft. min. from center line of rear lane or 8 ft. min. to property line (whichever is greater)
Frontage Buildout	70% min. at setback
SETBACKS - OUTBUILDING	
(e) Front Setback	40 ft. max. from rear lot line
(f) Side Setback	0 ft. min. or 2 ft min. at corner lots
(g) Rear Setback	13 ft. min. from center line of rear lane or 8 ft. min. to property line (whichever is greater)

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums



PRINCIPAL BUILDING SETBACKS



OUTBUILDING SETBACKS

** Lot Frontage for multifamily and attached products refers to the width of individual units, not the width of the entire building.

All buildings must comply with IRC. All buildings that exceed 35 feet in height must be sprinkled and meet all additional Fire and Building Department requirements

Parking requirements specified by product type (also refer to Table 17 in the Legacy Farms Community Plan)

* Lots that front a curvelinear property line (PL) must comply with the lot frontage width measured at the 20 feet offset behind the front PL radius. Cul-de-sac and inside corner lot frontages must comply with the standards specified in Exhibit 12 of this Village Plan.

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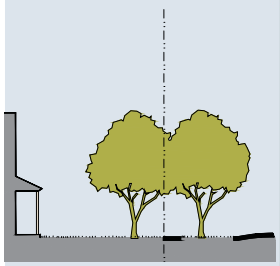
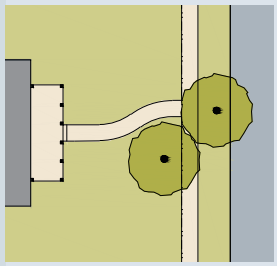
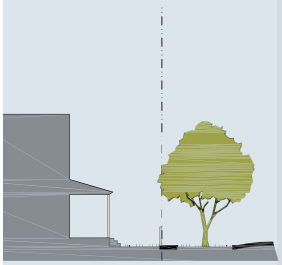
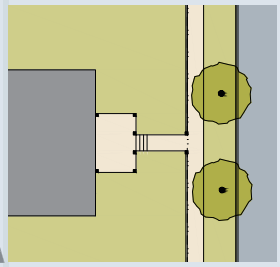
TABLE 4A - PRIVATE FRONTAGES

SECTION	PLAN	FIRST LOT LAYER REGULATIONS	
COMMON YARD			
		Transect	T2, T3-TR, T3
		Permitted Elements	Fences, hedges and masonry walls, 4 ft max. in height (36" inside clear-view triangle), outdoor furnishing within the porch.
		Permitted Encroachments	Porch 6 ft to 16 ft in depth. No part of a porch or starirs are permitted within the public right-of-way
		Surface Treatment	Ground cover, turf grass, trees (all shapes), xeriscape
		Special Requirements	Fences, hedges and walls must be parallel with the facade of the *principal building* or placed along the front lot line
PORCH AND FENCE			
		Transect	T2, T3-R T3, T4-R, T4-SL, T4
		Permitted Elements	Hedges and masonry walls, 4 ft max. in height (36" inside clear-view triangle), outdoor furnishing within the porch.
		Permitted Encroachments	Porch 6 ft minimum in depth, maximum depth up to 100% of setback in T4 and 16 ft maximum in T3. No part of a porch or starirs are permitted within the public right-of-way
		Surface Treatment	Ground cover, turf grass, trees (all shapes), flower garden, vegetable garden, small shrub, xeriscape
		Special Requirements	Hedges and masonry walls may be along *frontage lines* or parallel with the facade of the *principal building*.

CUL-DE-SAC AND INSIDE CORNER LOT FRONTAGE

Minimum lot frontage for cul-de-sac and inside corner lots must be at least 75% of the standard lot frontage as specified in the Table 3 of the Village Plan. This distance is measured along the tanget located at the midpoint of the arc of the front setback line.

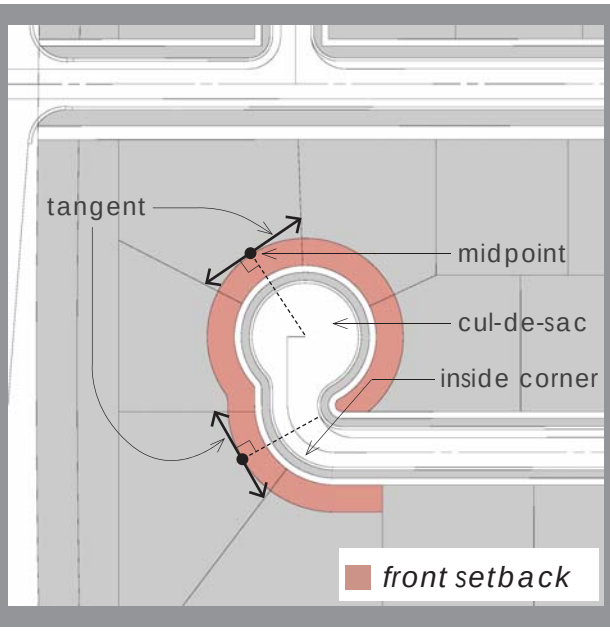
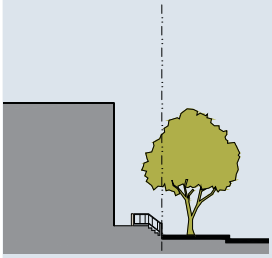


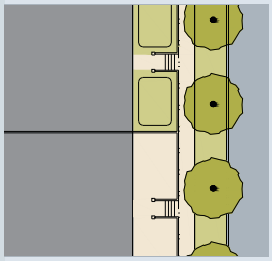
EXHIBIT 12

TABLE 4B - PRIVATE FRONTAGES

SECTION	PLAN	FIRST LOT LAYER REGULATIONS	

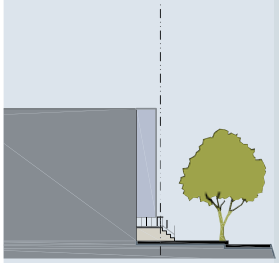
TERRACE

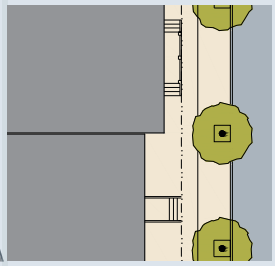




Transect	T4-R, T4-SL, T4, T5-R
Permitted Elements	Outdoor funishings and business-related signs.
Permitted Encroachments	Terraces should encroach 100% of setback, no less than 6 ft for a minimum of 80% of the frontage width. No part of a porch or starirs are permitted within the public right-of-way
Surface Treatment	Paving; concrete, brick, or natural stone, ground cover, small shrubs, flower garden, vegetable garden, xeriscape
Special Requirements	Ramps for wheelchair access and stairs providing access to the terrace may be located within first layer. Terraces must be raised a minimum of 18”

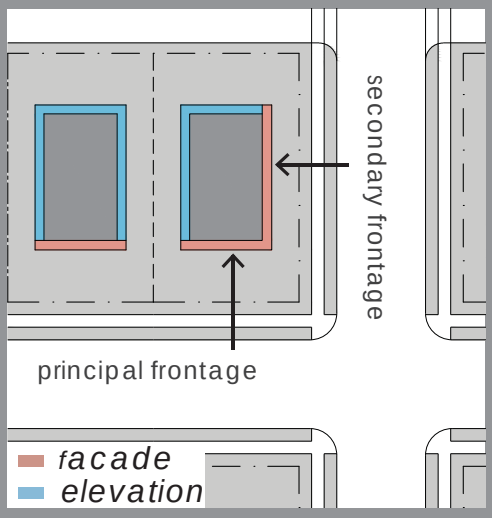
STOOP





Transect	T4-R, T4-SL, T4, T5-R
Permitted Elements	Hedges and metal fences along the frontage line, 4 feet max. height.
Encroachments	Stoops up to 100% of setback depth. No part of a porch or starirs are permitted within the public right-of-way
Surface Treatment	Paved in coordination with the public frontage, may be landscaped if the front setback exceeds 6 feet.
Special Requirements	Stoops may be recessed into the building facade where a front setback is less than 6 feet.

PRINCIPAL FRONTAGE PLAN



This Village Plan differentiates the facade and elevation of buildings. Facades are the vertical portions of the buildings that face public thoroughfares. Elevations are the vertical portions of building not facing onto public thoroughfares. Facades are more highly regulated than elevations.

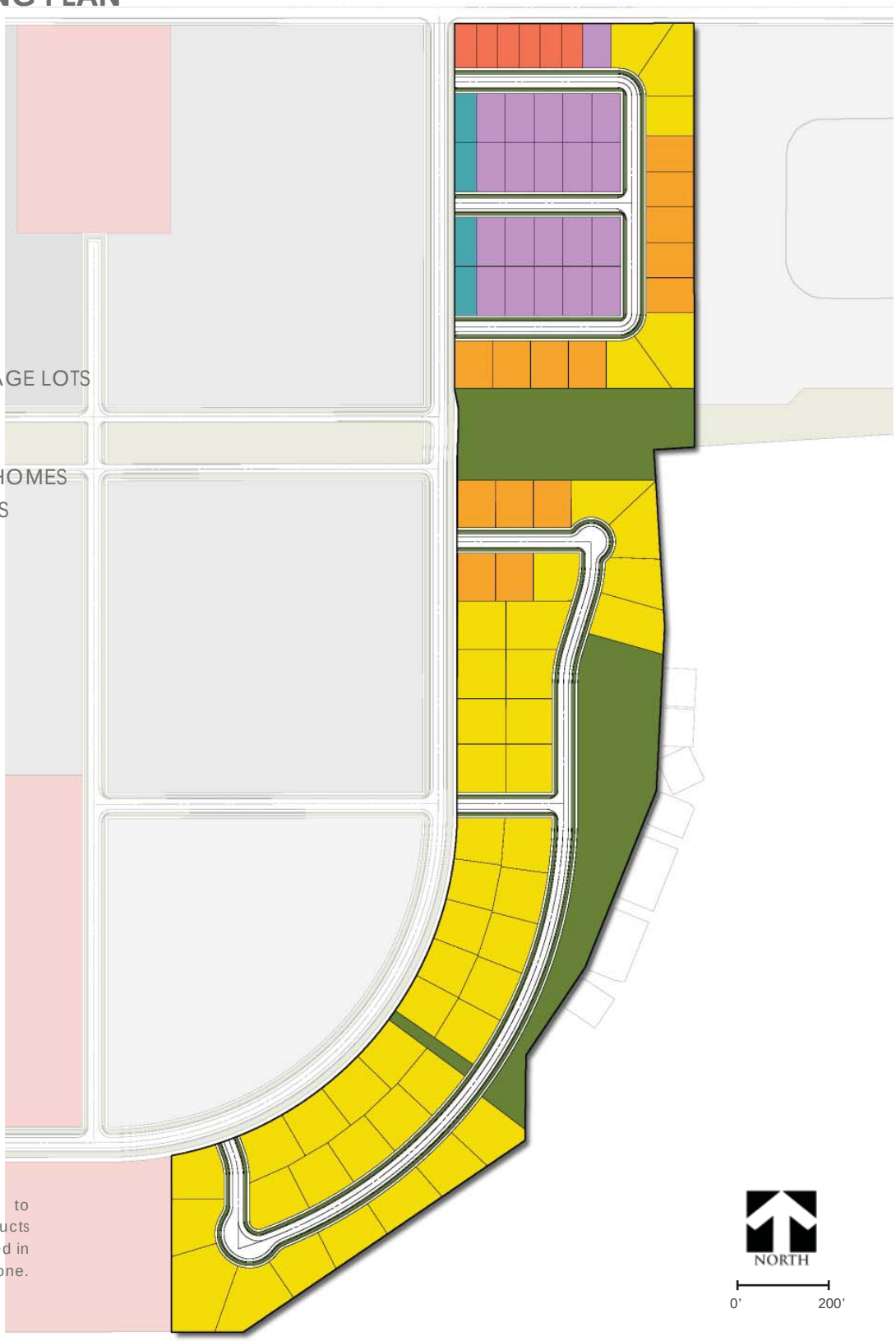
Lots with secondary frontage will continue the same material treament from principle frontage facade on the secondary frontage facade.

EXHIBIT 5

CONCEPTUAL LOTTING PLAN

PRODUCT

- 10,000 S.F. LOTS
- 8,000 S.F. LOTS
- 6,000 S.F LOTS
- REAR-LOADED COTTAGE LOTS
- COTTAGE LOTS
- TWIN HOME LOTS
- SHARED LANE TOWNHOMES
- REAR-LOADED TOWNS



The lotting diagram on this page is conceptual in nature and subject to change. Changes in residential products must comply with the criteria established in each designated transect sub-district zone.

EXHIBIT 6

LEGACY FARMS

Village Plan #4

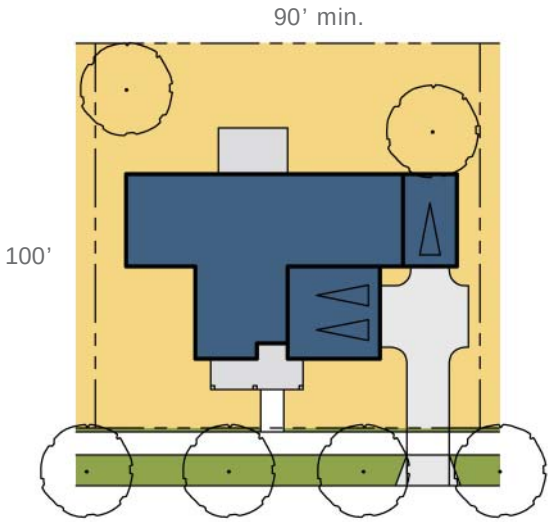
TABLE 5A - 10,000 S.F. LOTS

DAP	Traditional Neighborhood						
CP	BT-1						
		BT-2					
VP	T2	T3-R	T3				

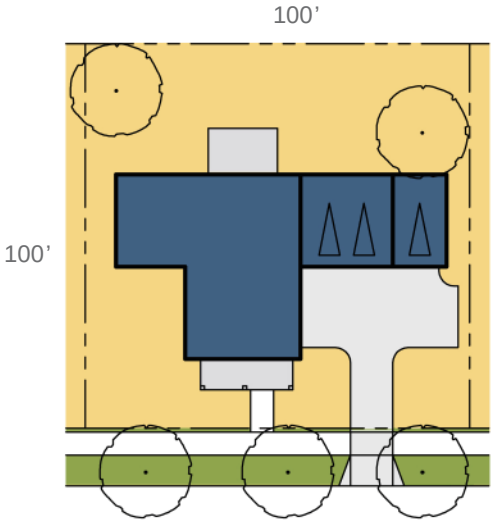
TYPICAL LOT CHARACTERISTICS	
Width	90’ min.
Depth	100’ min.
PRINCIPLE BUILDING SETBACKS	
Front	16’ min.
Side	8’ min.
Front - secondary	12’ min.
Rear	20’ min.
Second Lot Layer	12’ min.
PARKING REQUIREMENT (on site)	
Spaces	2 min.

Notes:
1. Side load exception allowed
2. Garage forward exception allowed

Note:
Guest parking at .25 stalls per unit shall be required for products that do not contain 18’ min. driveways. Required guest parking may not be impacted by snow storage.



10,000 s.f. lot diagram with side load two-car garage and front facing one-car garage
(Scale: 1”=50’)



10,000 s.f. lot diagram with front facing three-car garage
(Scale: 1”=50’)

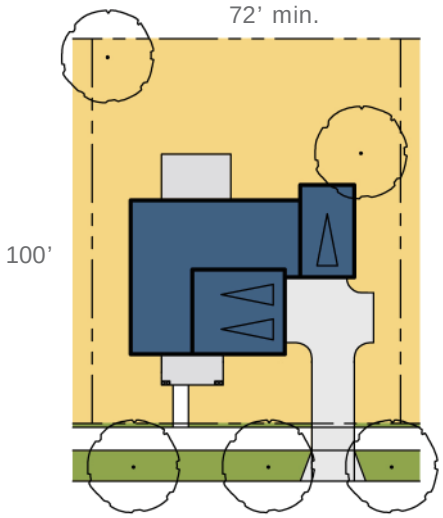
TABLE 5B- 8,000 S.F. LOTS

DAP	Traditional Neighborhood						
CP	BT-1						
		BT-2					
			BT-3				
VP		T3-R	T3	T4-R			

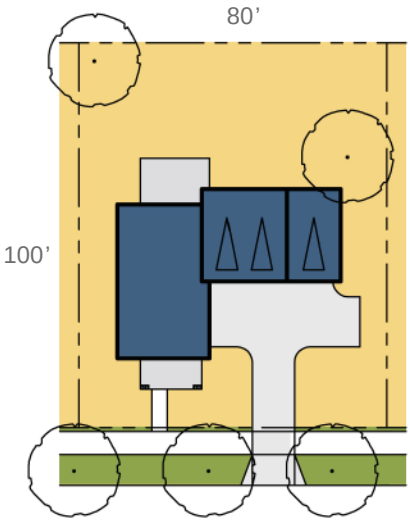
TYPICAL LOT CHARACTERISTICS	
Width	72’ min.
Depth	100’ min.
PRINCIPLE BUILDING SETBACKS	
Front	10’ min.
Side	5’ min.
Front - secondary	2’ min.
Rear	15’ min.
Second Lot Layer	10’ min.
PARKING REQUIREMENT (on site)	
Spaces	2 min.

Notes:
1. Side load exception allowed
2. Garage forward exception allowed

Note:
Guest parking at .25 stalls per unit shall be required for products that do not contain 18’ min. driveways. Required guest parking may not be impacted by snow storage.



8,000 s.f. lot diagram with side load two-car garage and front facing one-car garage
(Scale: 1”=50’)

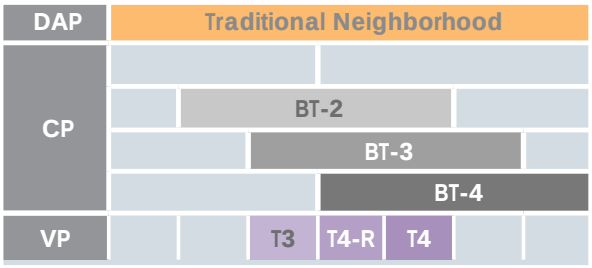


8,000 s.f. lot diagram with front facing three-car garage
(Scale: 1”=50’)

LEGACY FARMS

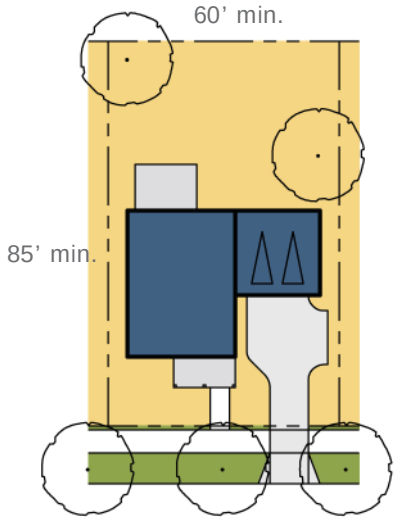
Village Plan #4

TABLE 5C - 6,000 S.F. LOTS



TYPICAL LOT CHARACTERISTICS	
Width	60’ min.
Depth	85’ min.
PRINCIPLE BUILDING SETBACKS	
Front	8’ min.
Side	5’ min.
Front - secondary	5’ min.
Rear	12’ min.
Second Lot Layer	12’ min.
PARKING REQUIREMENT (on site)	
Spaces	2 min.

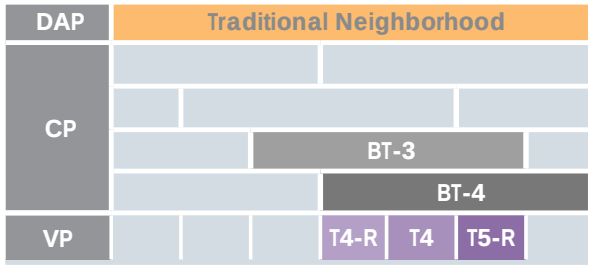
Notes:
1. Side load exception allowed
2. Garage forward exception allowed



6,000 s.f. lot diagram
(Scale: 1”=50’)

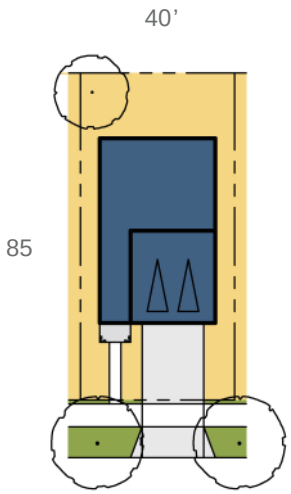
Note:
Guest parking at .25 stalls per unit shall be required for products that do not contain 18’ min. driveways. Required guest parking may not be impacted by snow storage.

TABLE 5D - COTTAGE LOTS



TYPICAL LOT CHARACTERISTICS	
Width	40’ min.
Depth	85’ min.
PRINCIPLE BUILDING SETBACKS	
Front	8’ min.
Side	5 ft. min detached / 0 ft. attached side
Front - secondary	2’ min.
Rear	10’ min.
Second Lot Layer	2’ min.
PARKING REQUIREMENT (on site)	
Spaces	2 min.

Notes:
1. Garage forward exception allowed



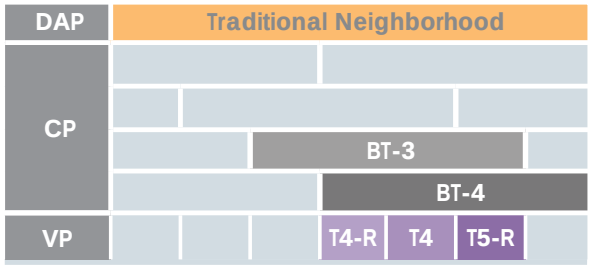
Cottage lot diagram
(Scale: 1”=50’)

Note:
Guest parking at .25 stalls per unit shall be required for products that do not contain 18’ min. driveways. Required guest parking may not be impacted by snow storage.

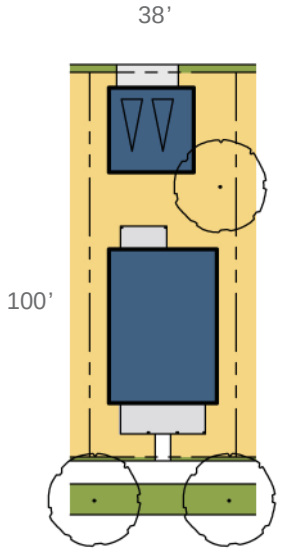
LEGACY FARMS

Village Plan #4

TABLE 5E - REAR-LOADED COTTAGE LOTS

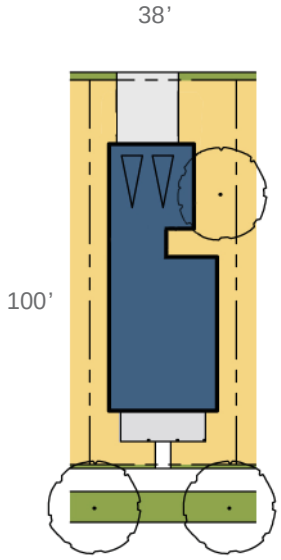


TYPICAL LOT CHARACTERISTICS	
Width	38’ min.
Depth	100’ min.
PRINCIPLE BUILDING SETBACKS	
Front	8’ min.
Side	5 ft. min detached / 0 ft. attached side
Front - secondary	2’ min.
Rear	13 ft. min. from center line of rear lane
Second Lot Layer	N/A
PARKING REQUIREMENT (on site)	
Spaces	2 min.



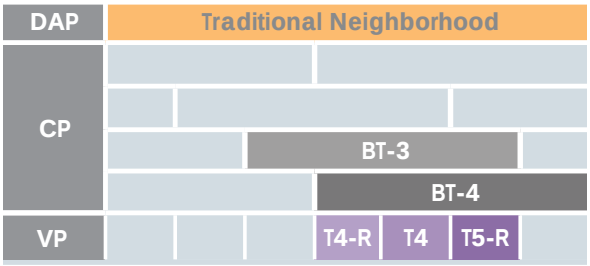
Cottage lot diagram
(Scale: 1”=50’)

Note:
Guest parking at .25 stalls per unit shall be required for products that do not contain 18’ min. driveways. Required guest parking may not be impacted by snow storage.



Cottage lot diagram
(Scale: 1”=50’)

TABLE 5F - TWIN HOME LOTS

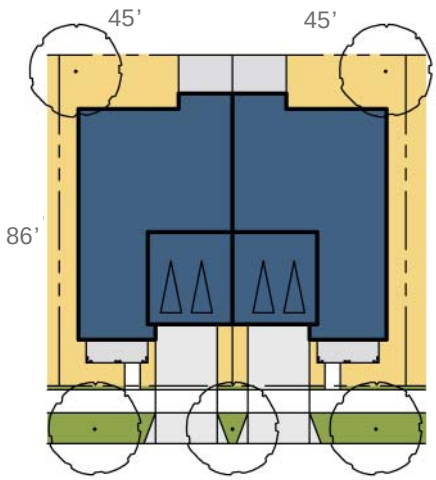


TYPICAL LOT CHARACTERISTICS	
Width	45’ min. (90’ min. paired)
Depth	86’ min.
PRINCIPLE BUILDING SETBACKS	
Front	8’ min.
Side	5 ft. min detached / 0 ft. attached side
Front - secondary	2’ min.
Rear	8’ min.
Second Lot Layer	4’ min.
PARKING REQUIREMENT (on site)	
Spaces	2 min.

Notes:
1. All twin homes have 20’ min. length driveways

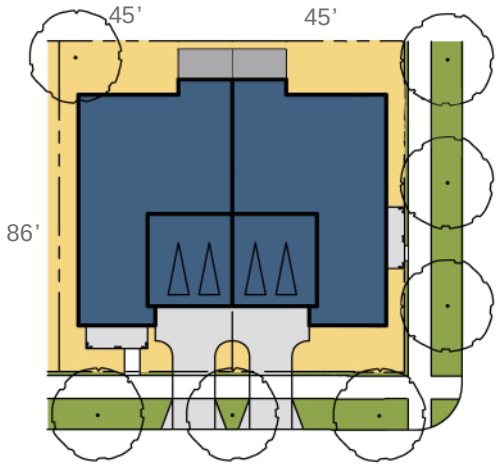
Note:
Guest parking at .25 stalls per unit shall be required for products that do not contain 18’ min. driveways. Required guest parking may not be impacted by snow storage.

A.



Twin Home lot diagram (mirror)
(Scale: 1”=50’)

B.

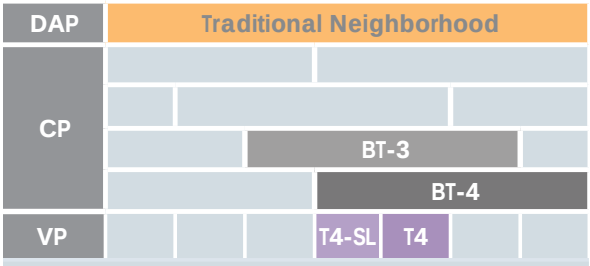


Twin Home lot diagram (corner wrap)
(Scale: 1”=50’)

LEGACY FARMS

Village Plan #4

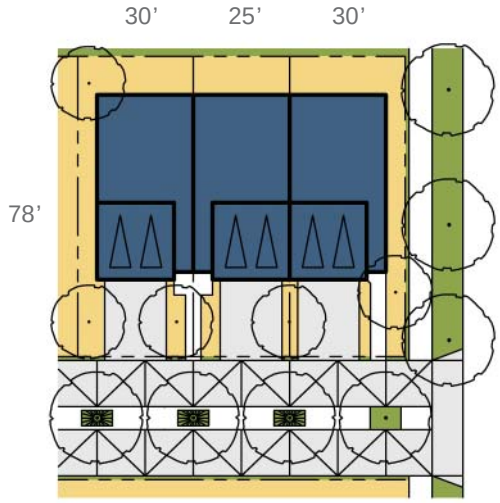
TABLE 5G - SHARED LANE TOWNHOMES



TYPICAL LOT CHARACTERISTICS	
Width	25’ min.*
Depth	78’ min.
PRINCIPLE BUILDING SETBACKS	
Front	20’ min.
Side	5 ft. min detached / 0 ft. attached side
Front - secondary	5’ min.
Rear	Per Code
Second Lot Layer	N/A
PARKING REQUIREMENT (on site)	
Spaces	2 min.

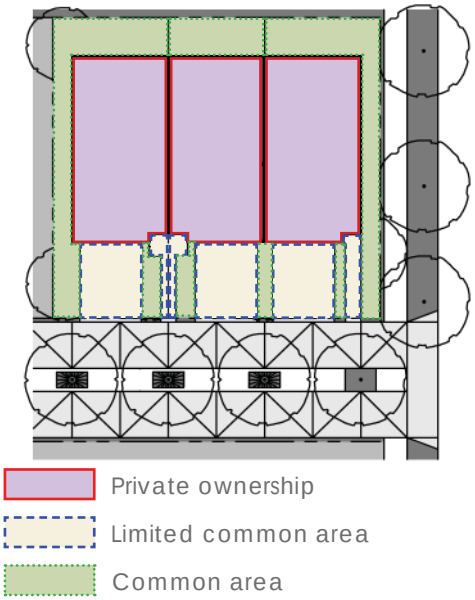
* Lot width for multifamily and attached products refers to the width of the individual unit, not the width of the entire building.

Note:
Guest parking at .25 stalls per unit shall be required for products that do not contain 18’ min. driveways. Required guest parking may not be impacted by snow storage.



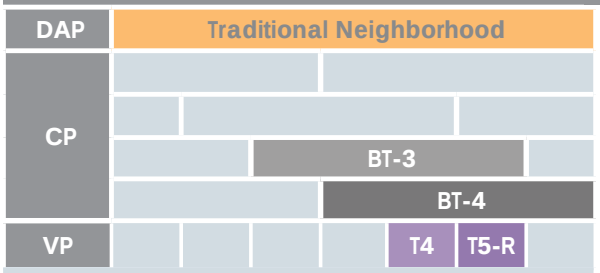
Townhome lot diagram
(Scale: 1”=50’)

Townhome ownership diagram



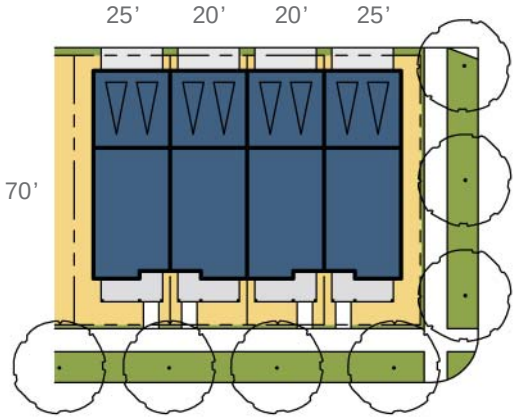
Lot coverage criteria in Table 3 includes private ownership, limited common, and common area

TABLE 5H - REAR-LOADED TOWNHOMES



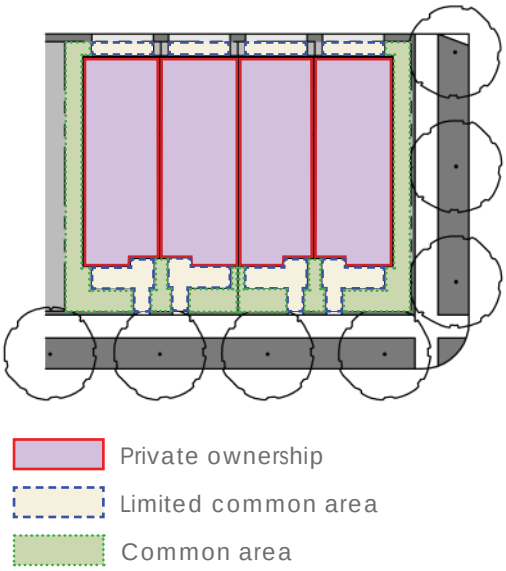
Note:
Guest parking at .25 stalls per unit shall be required for products that do not contain 18' min. driveways. Required guest parking may not be impacted by snow storage.

TYPICAL LOT CHARACTERISTICS	
Width	20' min.*
Depth	70' min.
PRINCIPLE BUILDING SETBACKS	
Front	10' min.
Side	5 ft. min detached / 0 ft. attached side
Front - secondary	5' min.
Rear	5' min.
Second Lot Layer	N/A
PARKING REQUIREMENT (on site)	
Spaces	2 min.



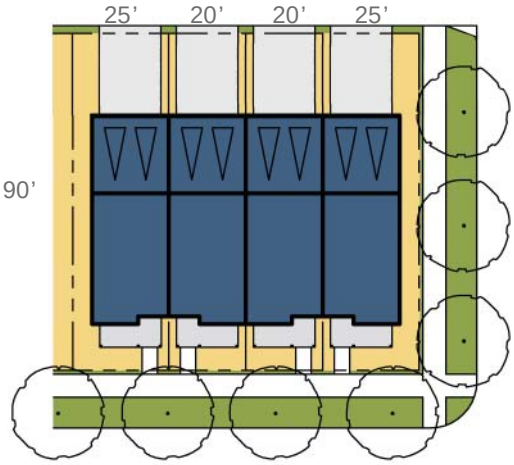
Rear-Loaded Townhome lot diagram
(Scale: 1"=50')

Townhome ownership diagram



Lot coverage criteria in Table 3 includes private ownership, limited common, and common area

* Lot width for multifamily and attached products refers to the width of the individual unit, not the width of the entire building.

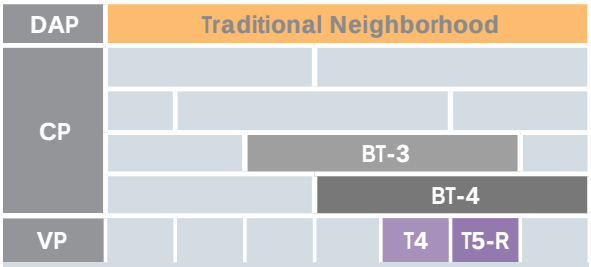


Rear-Loaded Townhome lot diagram
(Scale: 1"=50')

LEGACY FARMS

Village Plan #4

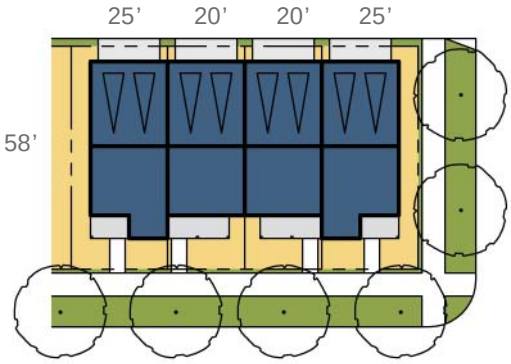
TABLE 5I - URBAN TOWNHOMES



TYPICAL LOT CHARACTERISTICS	
Width	20’ min.*
Depth	58’ min.
PRINCIPLE BUILDING SETBACKS	
Front	8’ min.
Side	5 ft. min detached / 0 ft. attached side
Front - secondary	5’ min.
Rear	5’ min.
Second Lot Layer	N/A
PARKING REQUIREMENTS (on site)	
Spaces	2 min.

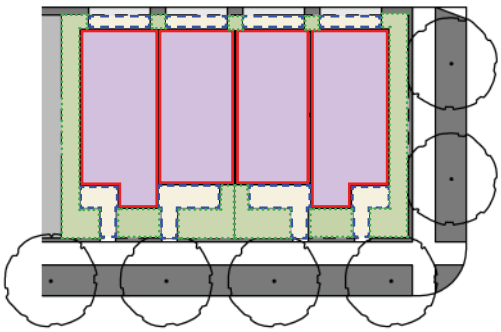
* Lot width for multifamily and attached products refers to the width of the individual unit, not the width of the entire building.

Note:
Guest parking at .25 stalls per unit shall be required for products that do not contain 18’ min. driveways. Required guest parking may not be impacted by snow storage.



Urban Townhome lot diagram
(Scale: 1”=50’)

Townhome ownership diagram



Private ownership
Limited common area
Common area

Lot coverage criteria in Table 3 includes private ownership, limited common, and common area

THOROUGHFARES

The Village Plan carries through the intent, pertaining to thoroughfares, that has been established at both the District Area Plan and Community Plan levels. The previously adopted principles are:

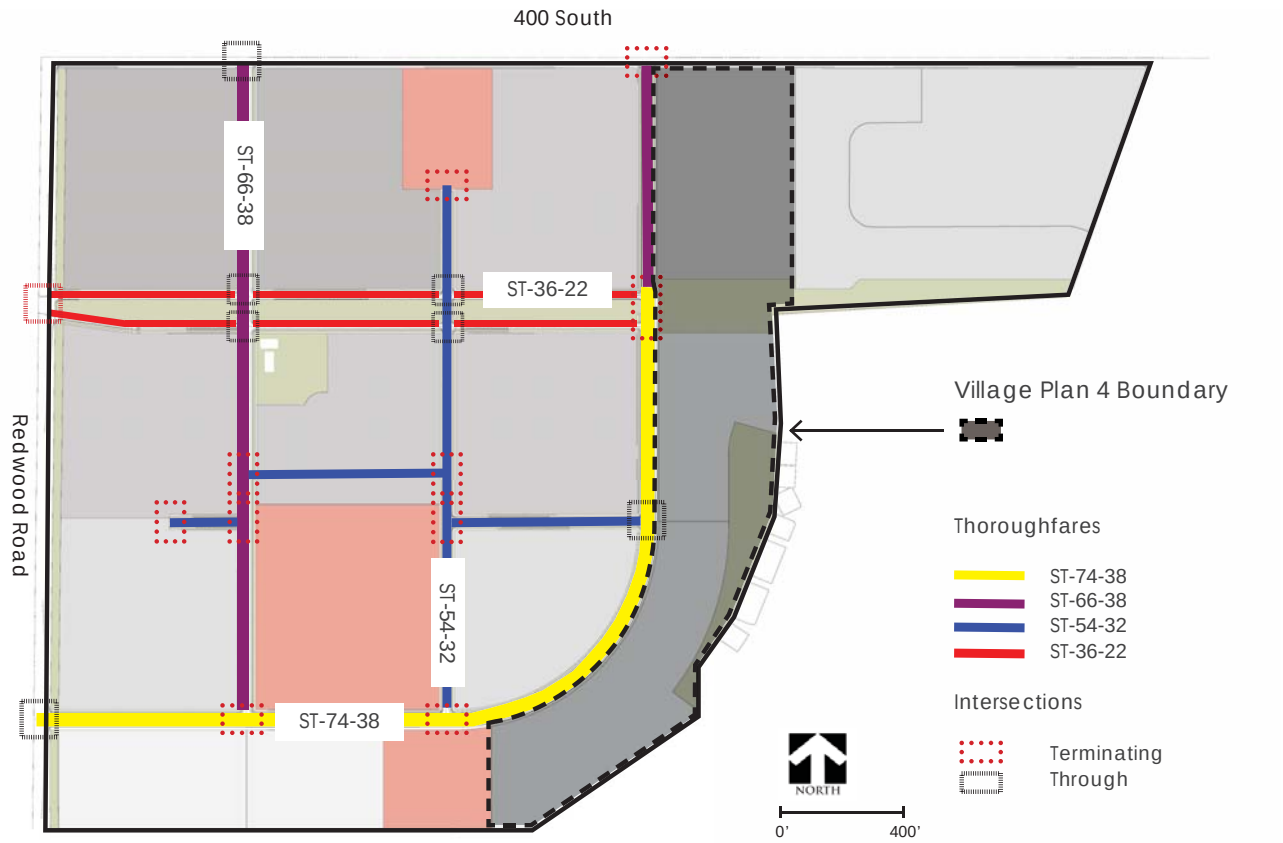
- Interconnected system
- Multi-modal design
- Incorporation of on-street parking

There is also the added incorporation of character based on the criteria established in the District Area Plan for a Traditional Neighborhood Place Type which specifies that the thoroughfare network is intended to serve the neighborhood specifically (not regional traffic) through low-volumes and dispersion of traffic through the aforementioned interconnected system.

At the Village Plan level the area of governance transitions from the outside edges of the blocks to the interior make-up of the blocks. In doing this, the block's interior streets are able to further enhance the highly connected grid system which exists at the edges of the block.

Thoroughfare standards, specific to the nature of the interior of the blocks are defined at the Village Plan level in order to assure a cohesive relationship between street, building, open space, and those who will be inhabiting the overall space being created. This provides completion to the effort of creating harmony between the public and private realm.

Community Plan Thoroughfare Network



THOROUGHFARE NAMING PLAN

Street names for community level grid streets will be derived from our Nation's rich agrarian history. Names will reinforce the community theme to assist in cognitive mapping.

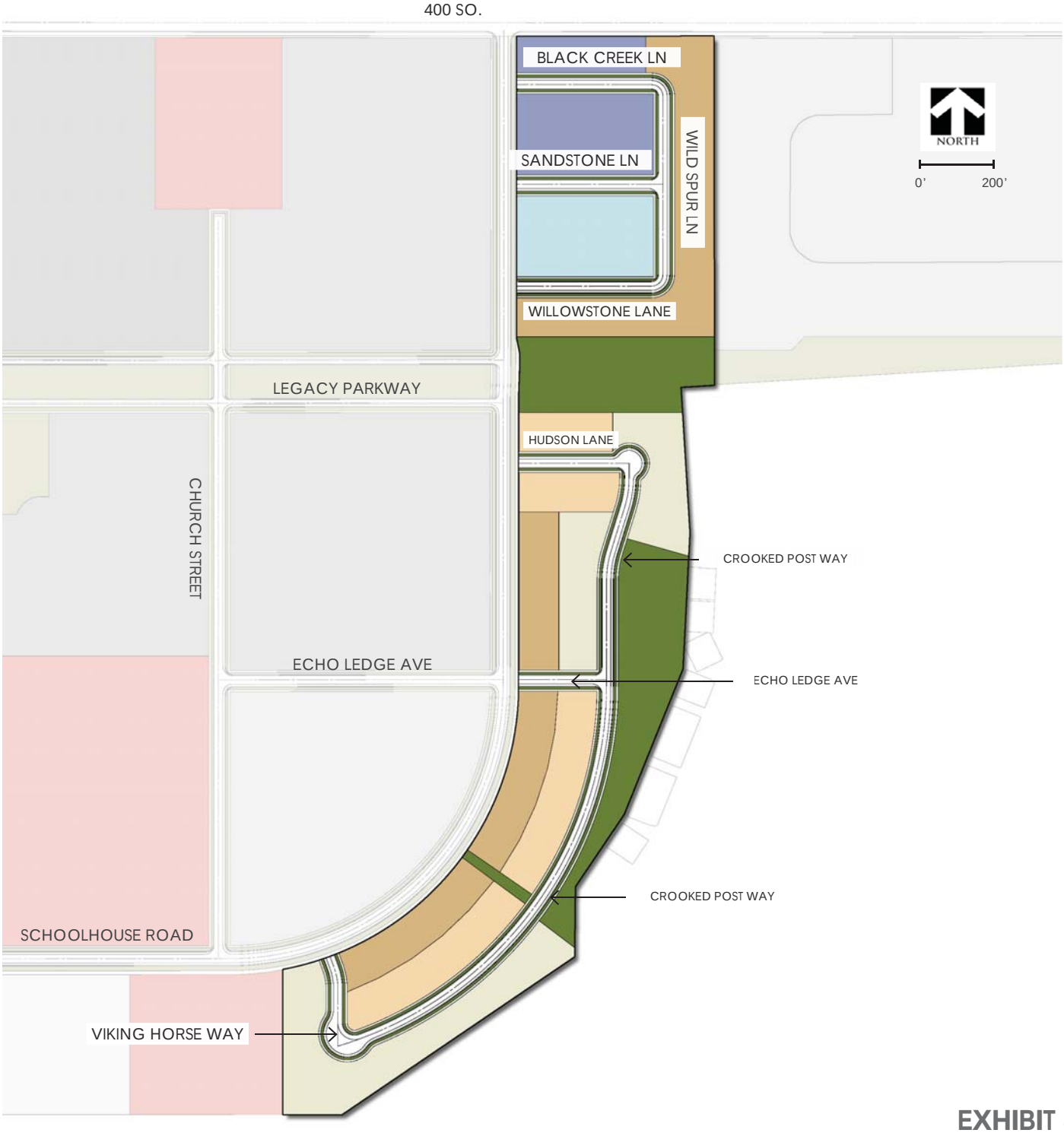


EXHIBIT 8

VILLAGE PLAN
THOROUGHFARE NETWORK PLAN

Thoroughfares

ST-54-32

Intersections

Terminating
Through

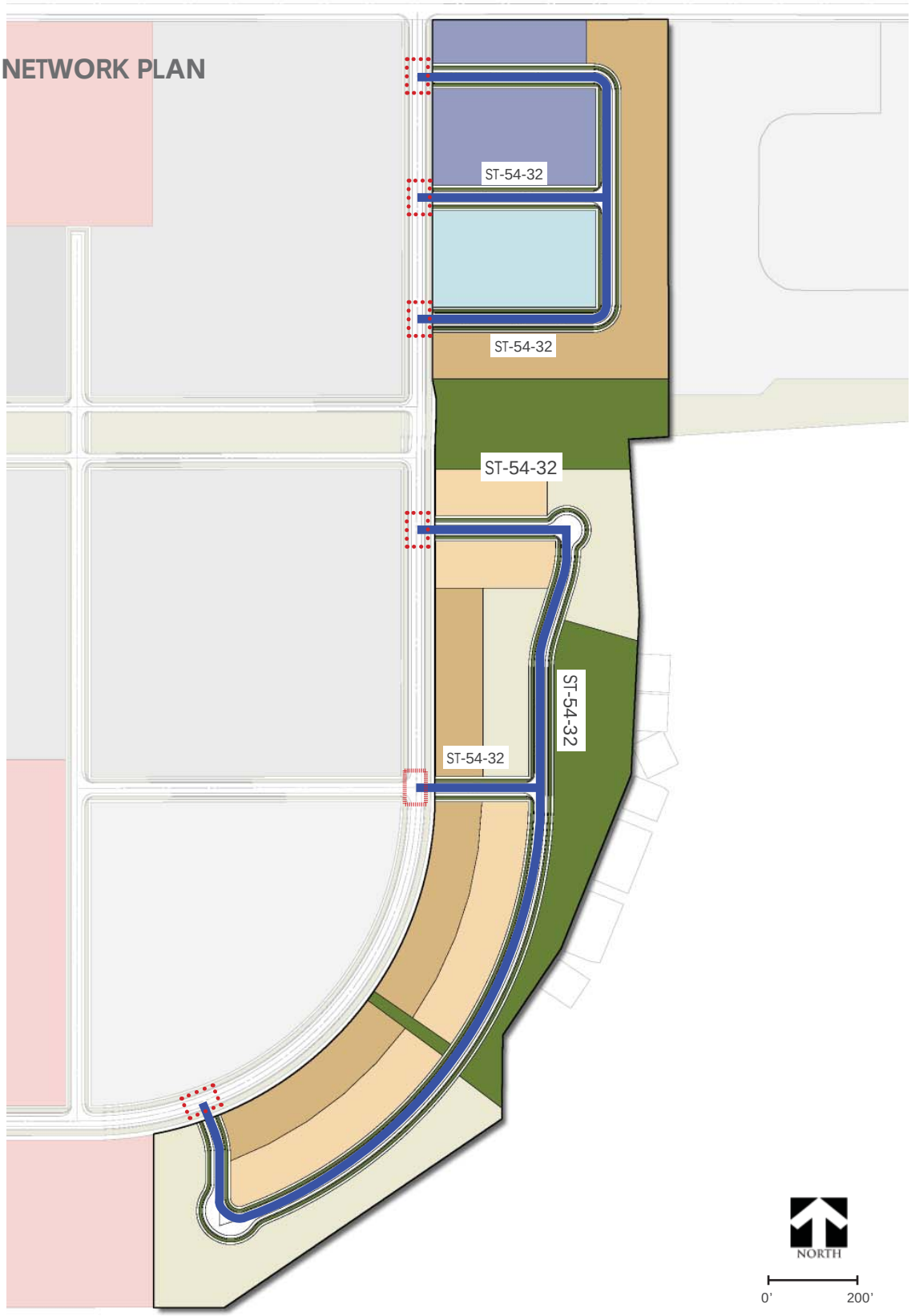


EXHIBIT 7

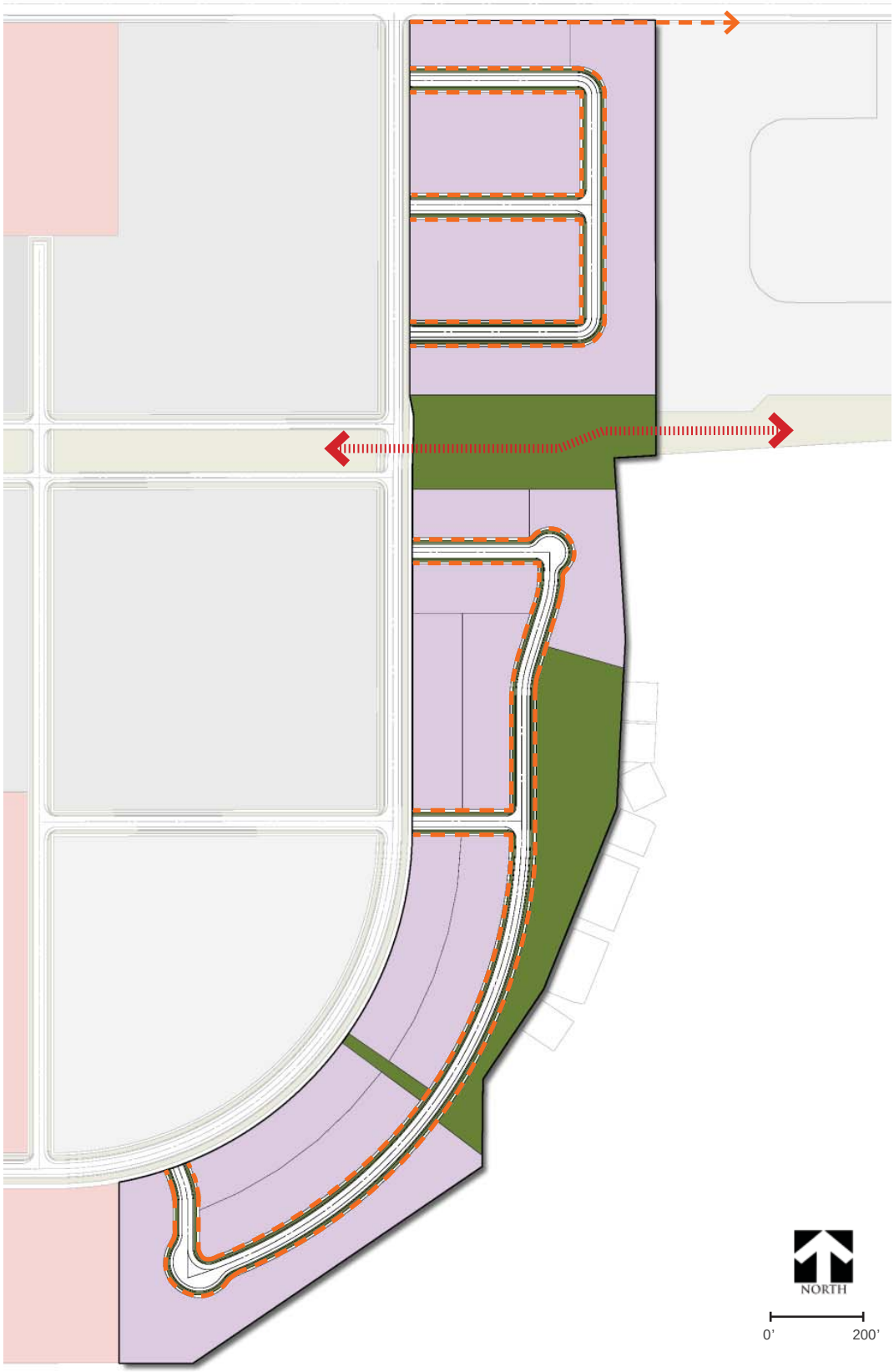
LEGACY FARMS

Village Plan #4

PEDESTRIAN PLAN

Pedestrian Facilities

Sidewalk (5')
Trail (8')



ARCHITECTURE

Mechanism

In accordance with section 19.26.030,2,d of the Planned Community Zone, a Home Owners Association (HOA) Architectural Design Review Committee will be established to review, approve, and enforce architectural requirements in conjunction with the recording of the first plats as approved with this first Village Plan for Legacy Farms. All architectural elements will be reviewed and approved by the HOA Architectural Design Review Committee prior to going before the Saratoga Springs Development Review Committee. Compliance with design guidelines will be established through the building permit process by the planning department.

Material and Color

The architectural standards presented in this Village Plan document are meant to govern the selection of building material and color scheme. The matrix to the right contains the potential building material on the left and lists the five approved styles across the top. Only those materials indicated by the small circles are permitted to be used in each architectural style. Material not listed in the matrix are not permitted in Legacy Farms.

Additonal information relative to material and color is provided in the pages that follow.

TABLE 6 - MATERIAL MATRIX

MATERIALS	STYLES				
	Leagcy Craftsmsan	Legacy Farmhouse	Legacy Modern	Legacy Prairie	Legacy Traditional
Stucco	○	○	○	○	○
Siding (Lap, Batt & Board, Shingle) - NO VINYL	○	○	○	○	
Corrugated Galvanized Metal Siding		○	○		
Stone (Cultured Stone or Similar)	○	○		○	○
Brick	○			○	○
Architectural Asphalt Shingles	○	○	○	○	○
Metal Roof		○	○		
Aluminum Soffit and Facia	○	○	○	○	○
Vinyl Windows	○	○	○	○	○

○ Indicates permitted material

Note: Other building materials or treatments not on this list are not permitted.

TABLE 7 - STYLE MATRIX

PRODUCT TYPES	STYLES				
	Leagcy Craftsmsan	Legacy Farmhouse	Legacy Modern	Legacy Prairie	Legacy Traditional
10,000 s.f. Lots	●	●	●	●	●
8,000 sf. Lots	●	●	●	●	●
6,000 sf. Lots	●	●	●	●	●
Twin Home Lots	●	●	●		●
Cottage Lots	●	●	●		●
Rear-Load Cottage Lots	●	●	●		●
Shared-Lane Townhomes		●	●		●
Rear-Loaded Townhomes		●	●		●
Urban Townhomes		●	●		●

● Indicates permitted style

LEGACY FARMS

Village Plan #4

LEGACY CRAFTSMAN

Materials

- Wall materials may include stucco, board & batten siding, shake shingle siding (vinyl siding prohibited), cultured stone, and/or brick siding.
- Materials used on the front elevation must wrap the corner of the house with a minimum 2-foot return on lots interior to the block.
- Materials used on the front elevation must wrap the corner of the house and extend across the entire secondary frontage on corner lots.
- Architectural asphalt shingle roofing
- Aluminum soffit and facia when applicable to the style
- Vinyl windows

Images depict interpretive examples of the architectural style rather than specific execution

Images depict interpretive examples of the architectural style rather than specific execution

LEGACY FARMS

Village Plan #4

LEGACY FARMHOUSE

Materials:

- Wall materials may include stucco and horizontal lap siding and board & batten siding (vinyl siding prohibited).
- Corner boards may be painted the same color as the body of the building
- Architectural asphalt shingles for main roofs is encouraged. Asphalt or metal on secondary roofs is permitted.
- Materials used on the front elevation must wrap the corner of the house with a minimum 2-foot return on lots interior to the block.
- Materials used on the front elevation must wrap the corner of the house and extend across the entire secondary frontage on corner lots.

Images depict interpretive examples of the architectural style rather than specific execution

Images depict interpretive examples of the architectural style rather than specific execution

LEGACY MODERN

Materials:

- Wall materials may include horizontal and vertical siding (vinyl siding prohibited), corrugated metal, and stucco.
- Corner boards may be painted the same color as the body of the building.Changes in materials must occur at an inside corner.
- Materials used on the front elevation must wrap the corner of the house with a minimum 2-foot return on lots interior to the block.
- Materials used on the front elevation must wrap the corner of the house and extend across the entire secondary frontage on corner lots.
- Architectural asphalt shingles for main roofs is encouraged. Asphalt or metal on secondary roofs is permitted.

Images depict interpretive examples of the architectural style rather than specific execution

Images depict interpretive examples of the architectural style rather than specific execution

LEGACY PRAIRIE

Materials

- Two principal wall materials are typical. "Lighter" material (wood, stucco, horizontal siding) should be on top of "heavy" material (masonry).
- Brick is typical for the lower portion of the building.
- Material changes typically take place at sills and header lines; base band material extending to the sill of second-story window is common.
- Materials used on the front elevation must wrap the corner of the house with a minimum 2-foot return on lots interior to the block.
- Materials used on the front elevation must wrap the corner of the house and extend across the entire secondary frontage on corner lots.

Images depict interpretive examples of the architectural style rather than specific execution

Images depict interpretive examples of the architectural style rather than specific execution

LEGACY FARMS

Village Plan #4

LEGACY TRADITIONAL

Materials

- The use of two or three different materials on the exterior is typical
- Wall materials may include stucco and limited masonry veneer to provide base for the elevation.
- On the roof, asphalt shingles are typical.
- Materials used on the front elevation must wrap the corner of the house with a minimum 2-foot return on lots interior to the block.
- Materials used on the front elevation must wrap the corner of the house and extend across the entire secondary frontage on corner lots.

Images depict interpretive examples of the architectural style rather than specific execution

Images depict interpretive examples of the architectural style rather than specific execution

EXTERIOR COLOR PALETTE

Colors will be appropriate per the architectural style of each dwelling. Bright artificial colors, neons, fluorescents, etc. are prohibited.

The use of color is a critical factor in creating the overall neighborhood character. A well-orchestrated color palette based on native elements and those found in nature can bring unity to the neighborhood as well as highlight key areas.

Environmental and Regional Appropriateness

The inspiration for the Legacy Farms color palette needs to be developed based on the natural colors of the actual flora from the site, and the inescapable colors of the backdrop of the mountains. Appropriate colors include native/natural hues found in the western landscape, earthy, or reminiscent of prairie settlements.

Stylistic Appropriateness

It is critical that color is used in a way that honors the traditions of the architectural styles being offered at Legacy Farms. It is often the case that fewer colors used on individual buildings is more successful than a variety of colors.

Rhythm and Placement

The relationship between the colors of neighboring buildings is important when choosing a palette for a block face. A collective rhythm is created by balancing building elements that are the same color across many buildings and uniquely colored elements that express individual homes.

Contrast and Trim

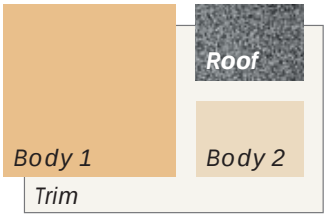
In general, color schemes for Legacy Farms should have a subtle contrast between main body and trim colors. In some cases, painting the corner and window trim the same color as the siding is desirable as it will reduce contrast and put an emphasis on building massing and form.

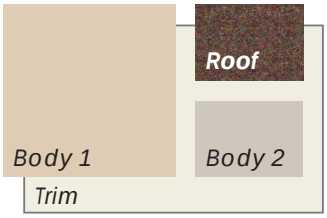
Roofing Materials and Colors

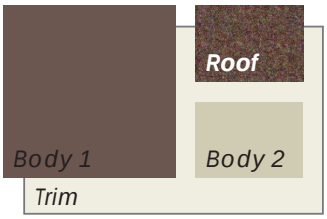
Color variation with roofing materials is especially important to create diversity and architectural interest. For single-family detached houses, use at least three roof colors per block face unless pursuing a single color composition.

The color palettes shown here are examples of how colors may be specified and applied to homes at Legacy Farms. They do not represent the actual color choices.

EXTERIOR COLOR PALETTE







Main and secondary body colors should be called out, as well as trim color and roof material and color. Accent materials and colors should be specified where appropriate. Color palettes should be designed to compliment the architectural styles and natural landscape of Legacy Farms.

OPEN SPACE

As previously identified, in the *Community Plan*, the goals for providing open space within this neighborhood consist of the following:

- Create neighborhood gathering places
- Open space system within the neighborhood based on a hierarchy of activity(active -vs- passive), programming (formal -vs- informal), and users (children, teenagers, adults)
- Distribution/proximity of open space within a short walking distance of every home
- Open space to provide dual purpose(s) with ecological functions (when appropriate)

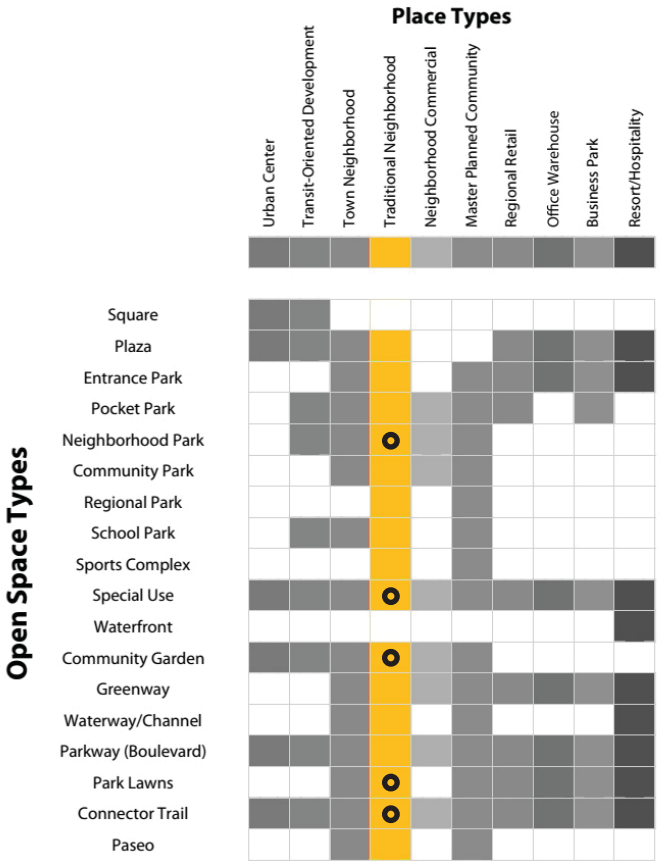
Transitioning from the *Community Plan* to the *Village Plan* the level of detail and specificity relative to open space programming for each open space area comes into focus.

Applicable open space types as identified for a Traditional Neighborhood Place Type in the Saratoga Springs City Center District Area Plan and Legacy Farms Community Plan is further defined at the Village Plan level. Details pertaining to open space programming (amenities, furniture, equipment, etc.), landscaping, relationship to block and/or neighborhood, and maintenance plans are provided in Exhibit 9.

Plant material used in this Village Plan shall be consistent with Table 19 in the Legacy Farms Community Plan.

Conceptual open space plans, for each open space type within the *Village Plan,* will be provided with each *Village Plan* submittal to demonstrate compliance with all requirements.

The City of Saratoga Springs has discretion to own any park or open space amenity regardless of size. If an open space amenity is owned by the City it will be maintained by the City. Open space amenities that are owned by a Community Association will be maintained by the Community Association. Determination of open space ownership by the city shall occur in the Development Agreement, which will be approved as part of the Village Plan.

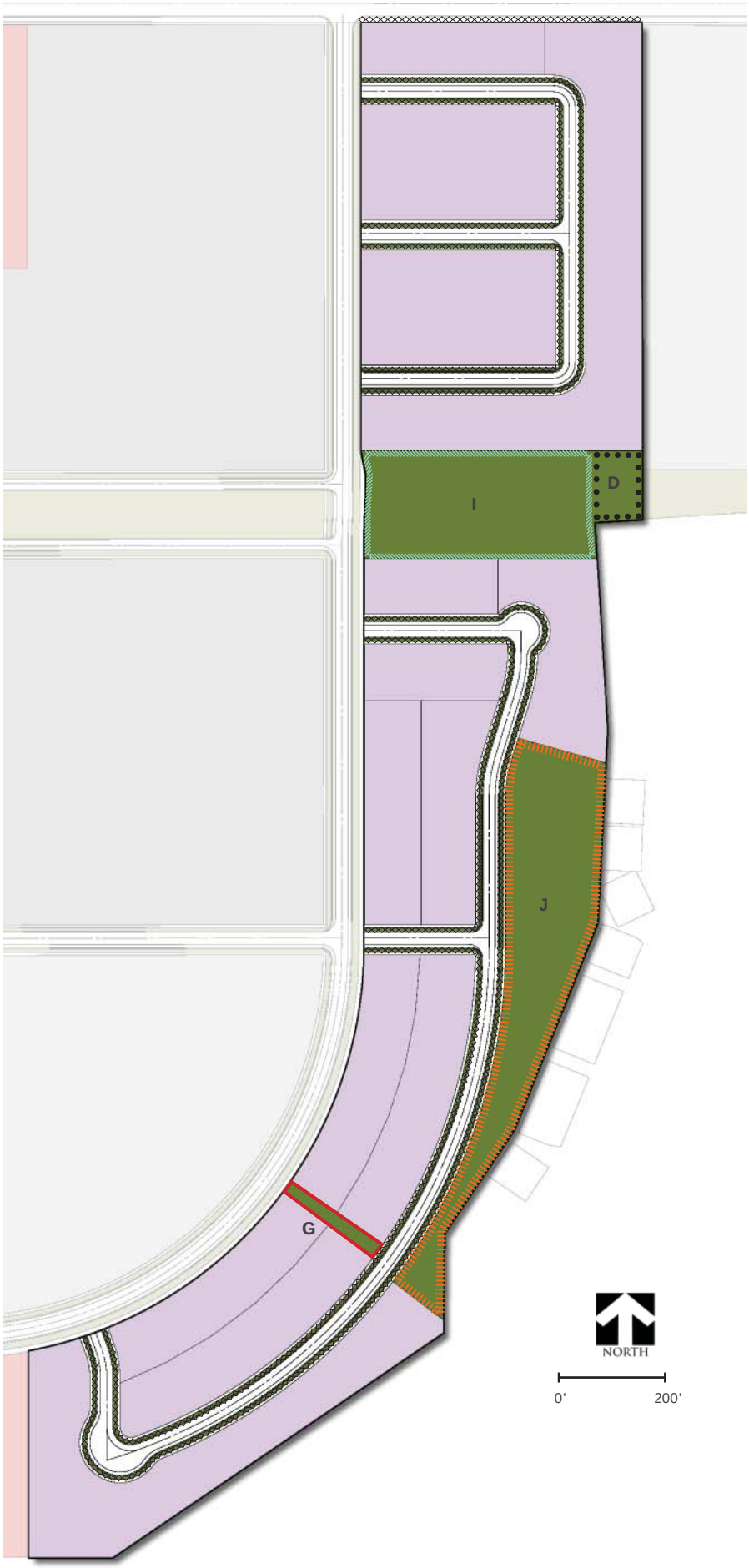


Pedestrian Movement Atlernatives

- Trail – Formal and delineated pedestrian passageway. Trail delineation is achieved through the use of stabilized surface material (i.e. asphalt, concrete, decomposed granite, crushed stone).
- Path - Informal and delineated pedestrian passageway. Path delineation is achieved through the use of pervious surface material (i.e. gravel, wood chips, decomposed granite, crushed stone).
- Corridor – Formal or informal and non-delineated pedestrian passageway. Corridor areas are achieved through providing pedestrian movement connection opportunities between structures, and/or streets.

LEGACY FARMS

Village Plan #4



OPEN SPACE PLAN

Open Space Types

- D — Greenway
- G — Connector Trail
- I — Neighborhood Park
- J — Special Use Park
- Park Lawns
- HOA Maintained

Village Plan 4
Open Space = 6.01 acres
(21.4 % of 28.11 ac.)

Notes:

1. Community Gardens: Although not specified in this diagram, community gardens may be included in strategic locations within this village plan and identified at the preliminary plat level. Community Gardens will be managed and maintained by residents and/or the HOA.

2. Open space acreages reflect current configuration of Village Plan 4

3. Open space minimums are established in the Saratoga Springs City Center District Area Plan and on Exhibit 14 (page 74) of the Legacy Farms CommunityPlan.

4. Open spaces that abut Redwood Road or 400 So. may have 42" height 3-rail fencing with an opening to maximize walkabilty.

EXHIBIT 9

LEGACY FARMS

Village Plan #4

SPECIAL USE PARK

Small and frequent, providing a balance of passive and active recreation that ensures walkable green space access for everyone. May contain traditional and non-traditional play elements and encourages creative design solutions for a limited population such as tots, pets, or teens. Special use parks can utilize paths, trails, or corridors to provide pedestian connectivity.

Potential Program Elements:

- Community themed park signage
- Varying height landscape berms
- Climbing Boulders of varying sizes
- Discovery spaces
- Large deciduous and evergreen trees
- Minimal shrub/perennial plantings
- Sitting/observing spaces
- Possible storm water detention

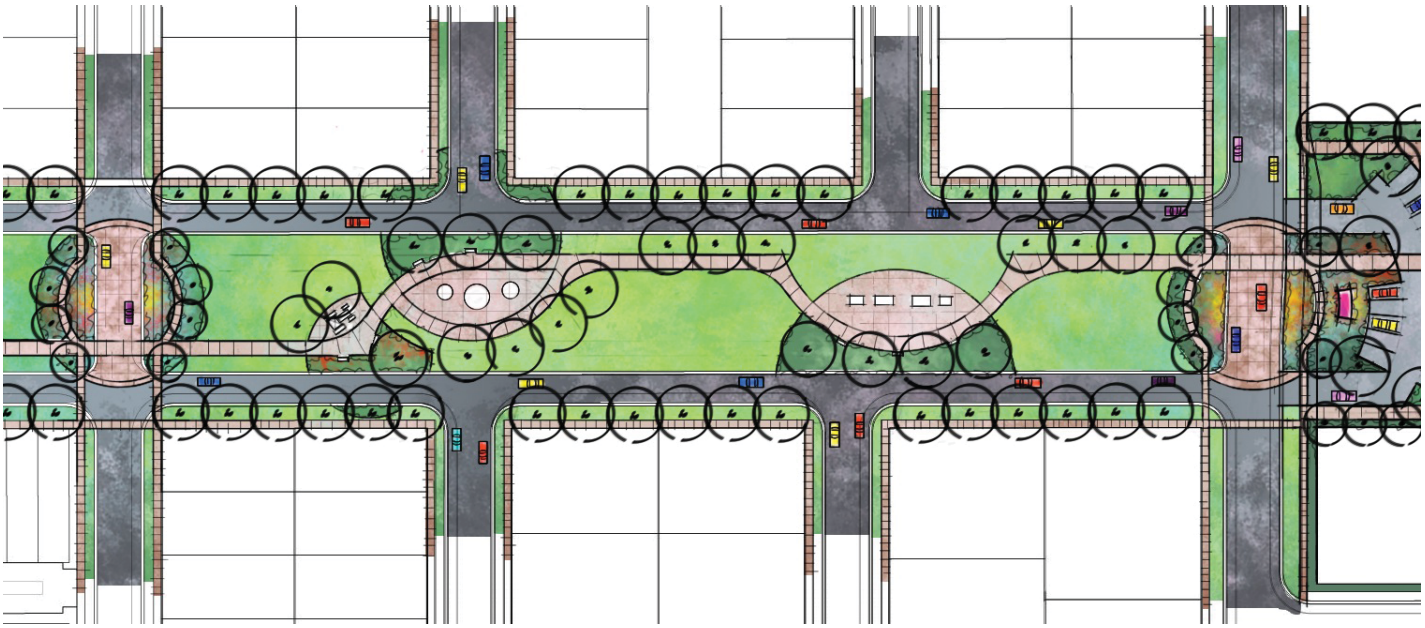
The images on this page represent an artist's rendering and are conceptual in nature

GREENWAY

A linear open space feature with passive and active recreational elements designed to incorporate the space located around or within a natural resource area (stream, wetlands). Uses include modal sports recreation, nature viewing and study, small gathering spaces, pervious pedestrian spaces, and passive play areas and amenities. Greenways also function as a connection within the larger park system allowing uninterupted pedestrian movement. Corridor width range between 8-200 feet. Greenways can utilize paths, trails, or corridors to provide pedestian connectivity.

Potential Program Elements:

- Large shade and flowering ornamental trees lining streets/walks
- Community themed park signage
- Bicycle and pedestrian related activites
- Creative bicycle ramps, slopes and other related activities
- Sitting/small gathering spaces (seat walls or benches)
- Varying height landscape berms
- Shrub/perennial plantings focused at intersections
- Native landscaping
- Pedestrian connectivity to elementary school and lake
- Possible storm water detention

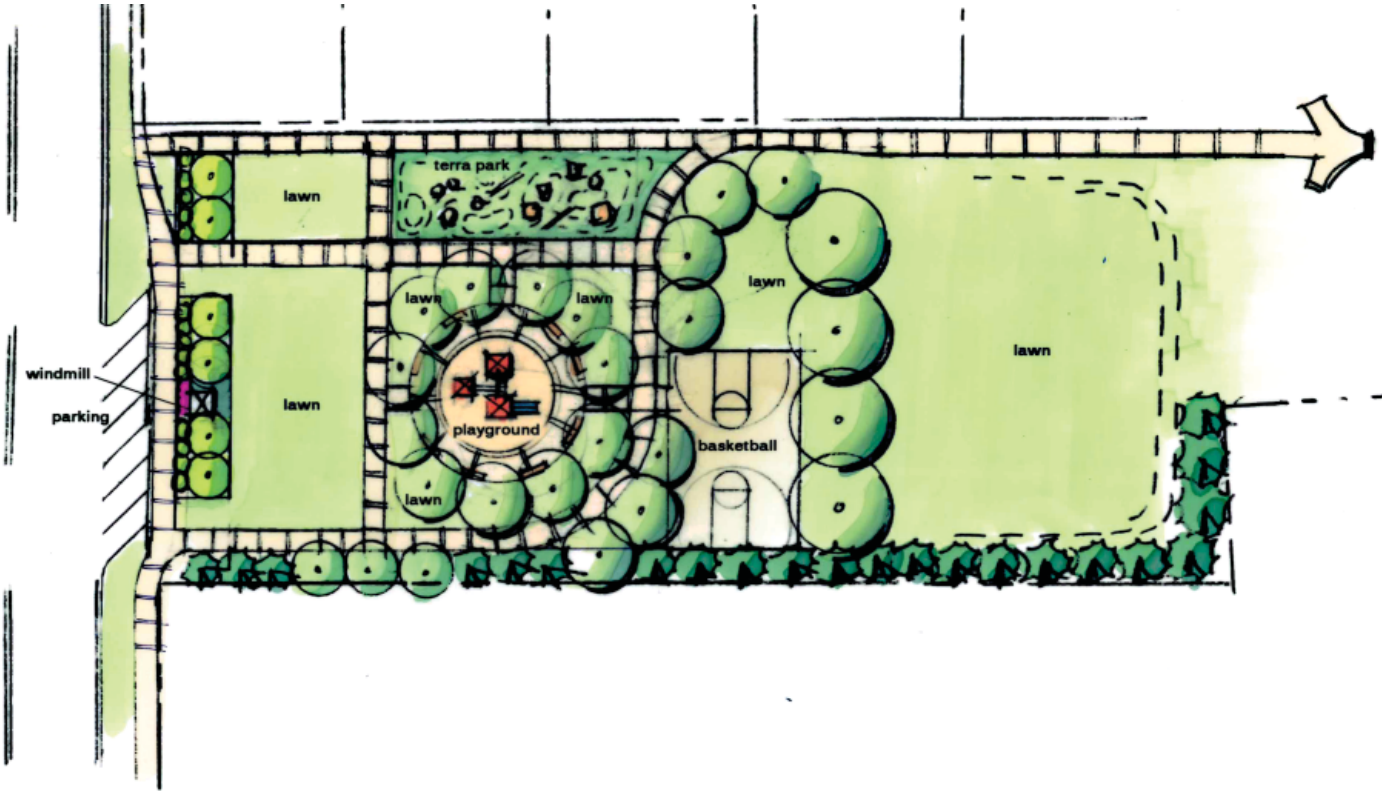


LEGACY FARMS

Village Plan #4

NEIGHBORHOOD PARK

Urban streets that prodive comfortable and safe pedestrian and cyclist connections. May include landscaped center median, large shade trees on or off-street bikeways and seating. Neighborhood parks can utilize paths, trails, or corridors to provide pedestian connectivity.



Potential Program Elements:

- Community themed park signage
- Bicycle and pedestrian related activities
- Sitting/small gathering spaces (seat walls or benches)
- Varying height landscape berms
- Large shade and flowering ornamental trees lining streets/walks
- Shrub/perennial plantings focused at intersections

CONNECTOR TRAIL

Secondary public connection for pedestrians and cyclists. Located as mid-block linkages between other park spaces. Varying in scale with minimal landscaping. The Connector Trail open space designation can utilize paths, trails, or corridors to provide pedestian connectivity.

Potential Program Elements:

- Community corridors leading through the space
- Minimal landscaping
- Variety of simple ground cover treatments (crushed stone, lawn etc.)
- Varying height landscape berms possible
- Large deciduous and evergreen trees
- Possible pedestrian scaled lamp posts
- Occasional park benches

The images on this page represent an artist's rendering and are conceptual in nature

PARK LAWN

Open space within a public right-of-way that allows for passive use, bus stops, shade trees and ornamental landscaping.

Potential Program Elements:

- Public sidewalks or trail in conjunction with the thoroughfare
- Variety of ground cover treatments (turf, perennial groundcover plants, cobble, pavers, crushed stone, etc.)
- Varying height landscape berms intended to screen adjacent properties
- Large deciduous and evergreen trees

COMMUNITY GARDEN

Space programmed specifically for gardening. Located near the center of a neighborhood to provide convenient and safe access. Often times included in pocket parks and neighborhood parks. They are a valued asset in urban areas where residential yards are rare. Community gardens will be managed and maintained by residents and/or the HOA.

Potential Program Elements:

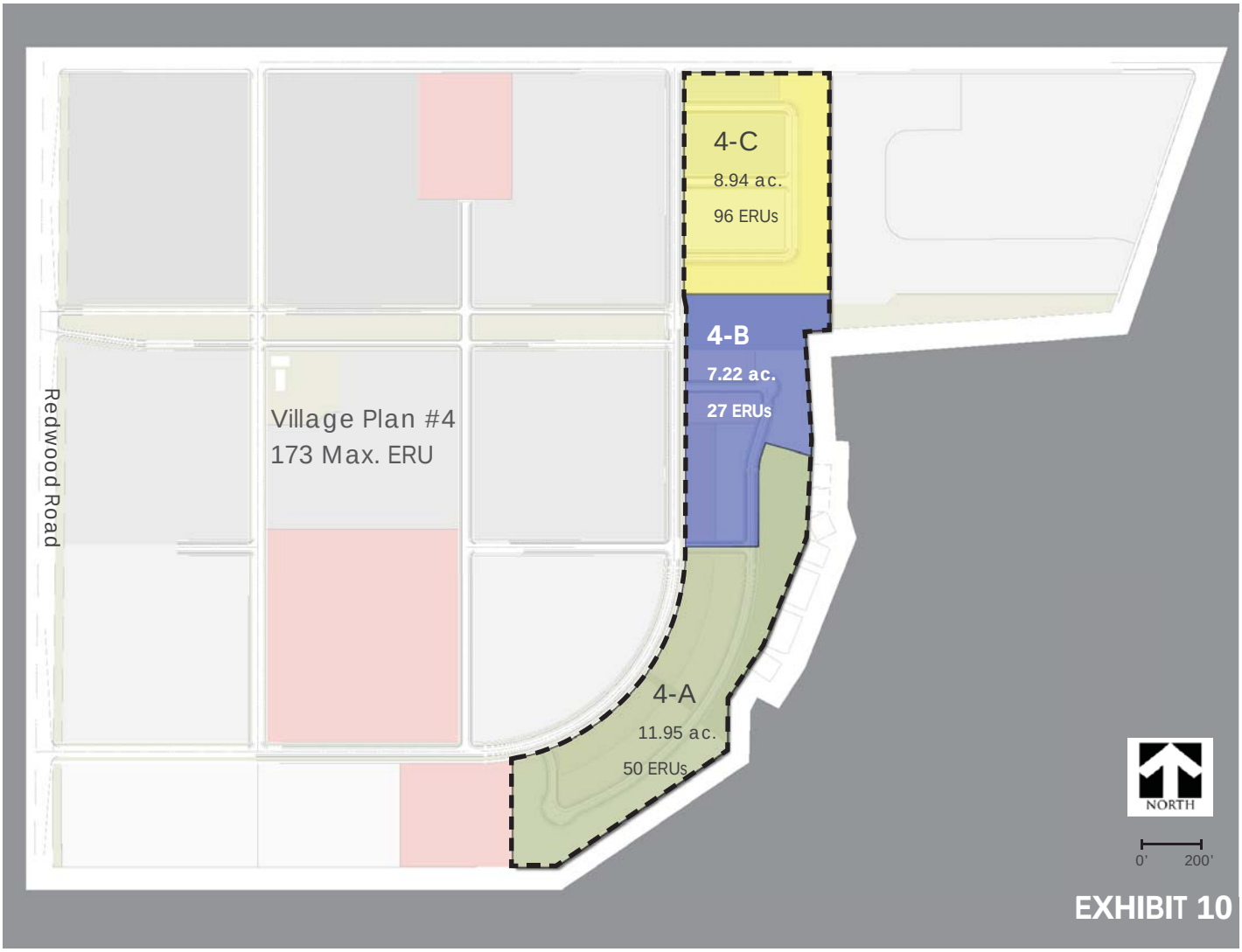
- Creative, short fencing
- Individual garden plots
- Benches
- Tool shed
- Crushed stone walking surfaces

LEGACY FARMS

Village Plan #4

PHASING PLAN

This Village Plan for Legacy Farms is comprised of 3 sub-phase: 4-A, 4-B and 4-C. Within each of the sub-phases diagrammed below there may be more than one Preliminary and Final Plat. The order in which sub-phases are brought forward will depend upon access to infrastructure and market demand.



Note:
Refer to Exhibit 3 on page 12 of this Village Plan for the permitted range of ERUs within each sub-phase.

INFRASTRUCTURE

Stantec Consulting Services Inc.
3995 South 700 East, Suite 300
Salt Lake City, Utah 84107

Prepared: June 17, 2014

Site Characteristics

The 180 acres that will be developed into Legacy Farms is currently used for agricultural purposes including a pivot for wheat production an area for alfalfa and a smaller area for a community garden. It is surrounded by SR-68 (Redwood Road) to the west, Saratoga Road/Church of Jesus Christ of Latter Day Saints (LDS) Church meeting house to the east, 400 South to the north and the existing Saratoga Springs Development to the south. The existing site falls from west to east at approximately 1.00% and is essentially flat from south to north.

Existing box culverts under Redwood Road divert and split storm water flows in Tickville Wash to existing ditches located along the north and south side of 400 South. These ditches flow from west to east and convey these flows to existing culverts under Saratoga Road. As a result of the flows in Tickville Wash, the northern one-third of the Legacy Farms project (along 400 South) is currently within Zone A as shown on the current National Flood Rate Insurance Program Flood Insurance Rate Map (Panel 115 of 725, Community Panel Number 4902500115 A Effective July 17, 2002).

The site does include areas that are within a FEMA flood plain that are being addressed by a CLOMR application as described below.

Mitigation Plans

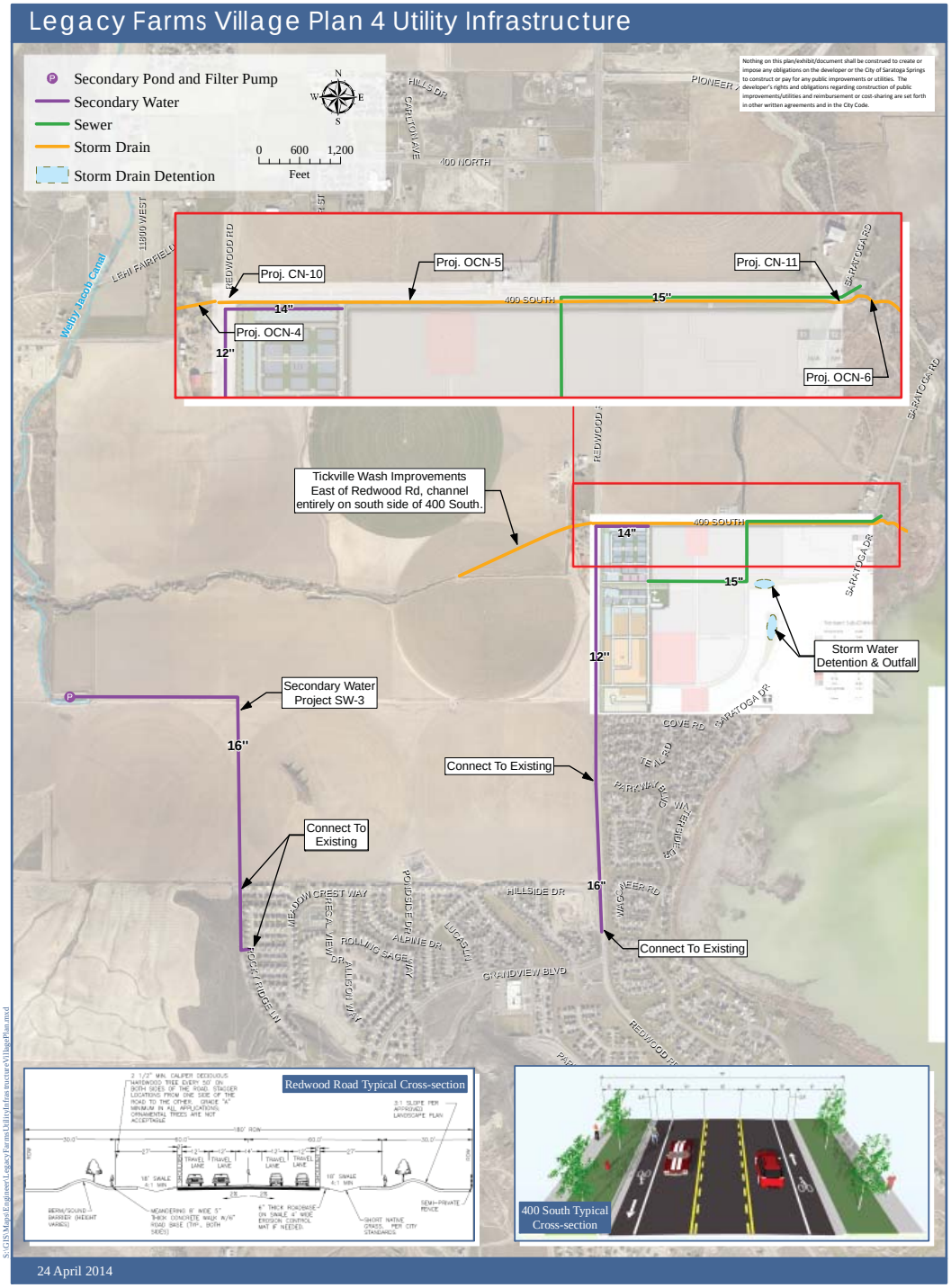
Suburban Land Reserve (SLR), the current property owner, has hired a consultant to prepare and process a Conditional Letter of Map Revision (CLOMR) for Tickville Wash through the Federal Emergency Management Agency (FEMA). Suburban Land Reserve (SLR) and DR Horton are currently working together to find acceptable solution acceptable to the City and FEMA that will route flows in Tickville through/around the Legacy Farms project and eliminate the zone A area within the property. Upon acceptance of the CLOMR, construction of the improvements outlined in the CLOMR and final acceptance by FEMA, FEMA will revise the Flood Insurance Rate Map (FIRM) to change the Zone A within the Legacy Farms project to Zone X.

Required documentation has been submitted to the City Engineer to address existing site conditions and mitigation plans

Nothing in document shall be construed to create or impose any obligations on the developer of Legacy Farms or the City of Saratoga Springs to construct or pay for any public improvements or utilities. The developer's rights and obligations regarding construction of public improvements/utilities and reimbursement or cost-sharing are set forth in other written agreements and in the City's Land Development Code, including, without limitation, in the Master Development Agreement for Legacy Farms and the Tickville Wash Agreement (collectively, the "Development Agreements"). In the event of any conflict between these plans/documents, on one hand, and the Development Agreements, on the other hand, the provisions of the Development Agreements shall govern.

EXHIBIT 11

Utilities Plan



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