

**COMMUNITY  
PLAN**

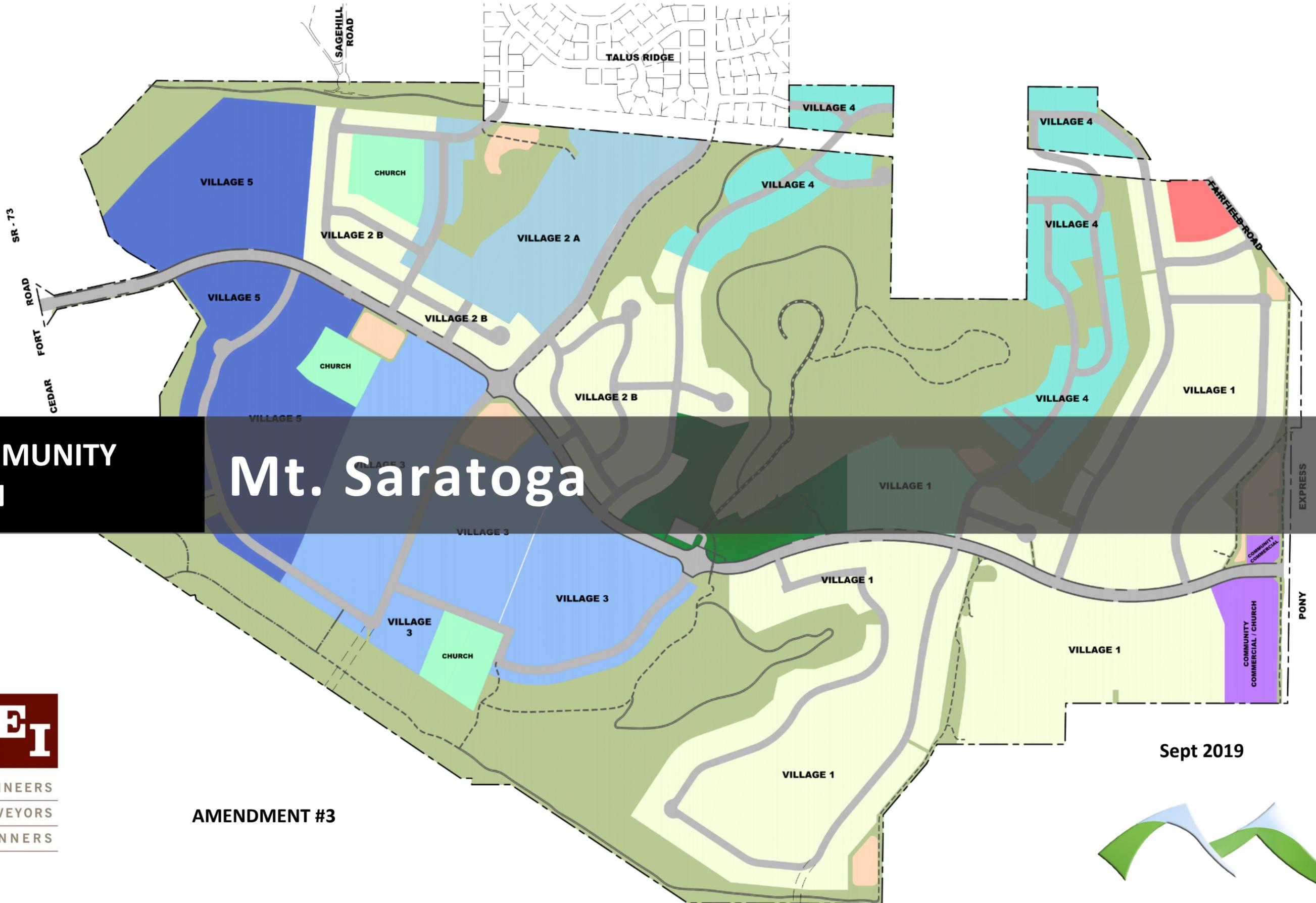
# Mt. Saratoga

**AMENDMENT #3**



ENGINEERS  
SURVEYORS  
PLANNERS

Sept 2019





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## PREFACE

The following Community Plan document addresses the proposed improvements as they pertain to the Mt. Saratoga development located in Saratoga Springs, Utah. The property and the proposed improvements for the development are discussed in detail and follow the requirements set forth within the Community Plan requirements of the City Code of Saratoga Springs. The purpose of the document is to inform the City (Staff, Planning Commission, and City Council) and Public of the proposed general design elements, open space plans, guiding design principles and land uses for the Mt. Saratoga project. In addition, utility capacities based on conceptual plans, will outline the methods used to anticipate the demands and service requirements necessary to provide adequate utility service and infrastructure for both the residences within the development and the City. The Master Development Agreement (MDA) as reviewed by the City of Saratoga Springs is included by reference.



*Exterior Home Example*



## EXECUTIVE SUMMARY

Mt. Saratoga is an approximate 688-acre master planned community located between Pony Express Parkway and State Route 73 along the western boundary of Saratoga Springs with Eagle Mountain. This community plan is an extension of the existing Talus Ridge development to the east. With this existing project, the developer has a vested interest in the continued quality and success of this area of Saratoga Springs.

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

- **View.** The proposed park and open space has a 360-degree view of Utah Lake and the surrounding mountains.
- **Topography.** The topography of the site not only allows for distinctive views, but also creates a source of interest and character to the development.
- **Open Space.** The community plan includes over 234 acres of open space with amenities, trails, natural areas and sports facilities. The open space is the focal and connecting feature of the development.
- **Connectivity.** Mt. Saratoga Boulevard will provide a main connection between Pony Express Parkway and SR-73. This allows traffic to be directed to major transportation corridors.



Talus Ridge Model Home



Talus Ridge Model Home Interior Example

- **Housing Product.** The community will contain a variety of housing products including single family, two-family, three-family, townhomes and condominiums.
- **Infrastructure Improvements.** In addition to providing the necessary utilities for the development, Mt. Saratoga is the prime location for culinary and secondary water infrastructure to service portions of the existing City.
- **Commercial, Educational and Religious Facilities.** Mt. Saratoga will incorporate commercial pads, educational and religious facilities as the market demands.

The proposed Community Plan incorporates the following units and approximate acreages:

- 687.9 Total Acres
  - 445.6 Acres Residential/Civic Uses
  - 7.6 Acres Community Commercial/Civic Uses
  - 234.7 Acres Open Space Proposed (34.1%)
    - 145.6 Acres Native Open Space (21.2%)
    - 37.8 Acres Improved Open Space (5.4%)
    - 11.7 Acres Within Multi-Family (1.7%)
    - 39.6 Acres in Storm Basins and Sensitive Lands (5.8%)
- 201 Acre Community Park within the Overall Open Space
- Over 9.9 Miles of Trails
- 2,400 Total Units
- 3.52 Units per Acre (681.13 Net Acres Residential/Civic)



## LEGAL DESCRIPTION

Mt. Saratoga contains approximately 688 acres of property. The project has been broken into three parcels, separated by the Rocky Mountain Power corridor. Please see Appendix A for a copy of the ALTA survey performed for the property. The parcel metes and bounds legal description is as follows:

### PARCEL A

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

Beginning at the Northeast Corner of Section 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian; hence N88°57'29"W along the Section Line 243.91 feet to the westerly line of the Utah Power & Light Company property as defined by survey; thence S5°03'00"W along said westerly line 2662.71 feet to the Quarter Section Line; thence N89°11'06"W along the Quarter Section Line 913.66 feet to the west line of that real property described in Deed Entry No. 25092:2013 in the Official Records of the Utah County Recorder; thence along said real property the following two (2) courses: S0°25'08"W 881.29 feet; thence S89°34'01"E 842.75 feet to the westerly line of the Utah Power & Light Company property as defined by survey; thence S5°03'00"W along said westerly line 929.06 feet to the south line of the Utah Power & Light Company property as defined by survey; thence along said south line northeasterly along the arc of a 544.00 foot radius non-tangent curve to the left (radius bears: N25°29'07"W) 8.46 feet through a central angle of 0°53'29" (chord: N64°04'08"E 8.46 feet) to the east line of that real property described in Deed Entry No. 4952:2006; thence S0°00'18"E along said real property 253.32 feet to the centerline of Fairfield Road; thence S52°38'12"W along said centerline 988.76 feet to the south line of said Section 21; thence N89°50'39"W along the Section Line 815.95 feet; thence N0°18'01"E 66.00 feet; thence N89°50'39"W 445.51 feet; thence N89°09'33"W 1337.07 feet; thence N0°00'38"E 1438.30 feet; thence N89°09'33"W 265.00 feet; thence N0°00'38"E 830.99 feet; thence N61°54'36"W 141.52 feet; thence N49°30'57"W 433.45 feet to the Quarter Section Line; thence N89°11'06"W along the Quarter Section Line 574.34 feet to the West 1/4 Corner of said Section 21; thence N0°12'36"E along the Section Line 1259.34 feet to the southerly line of that real property described in Deed Entry No. 83615:2009; thence along said real property the following two (2) courses: N33°39'41"E 1378.72 feet; thence N0°00'19"W 252.99 feet to the North Line of said Section 21; thence S89°00'57"E along the Section Line 41.52 feet to the west line of that real property described in Deed Entry No. 13804:2006; thence N0°15'47"E along said real property 73.56 feet to the northerly line of the Utah Power & Light Company easement as described in Deed Entry No. 4633:1970 and defined by survey; thence N33°57'27"E along said northerly line 2065.85 feet to the intersection with that real property described in Deed Entry No. 24119:2008; thence along said real property the following three (3) courses: N78°02'41"E 32.97 feet; thence N11°49'36"W 32.01 feet; thence N33°57'27"E 814.01 feet to the southerly right-of-way line of Highway 73; thence N78°12'20"E along said right-of-way line 235.19 feet to the Quarter Section Line; thence S0°23'05"W along the Quarter Section Line 651.34 feet to the northerly line of that real property described in Deed Entry No. 822:2006; thence along said real property the following seventeen (17) courses: N65°39'53"E 283.43 feet; thence N88°24'59"E 355.06 feet; thence S62°03'18"E 559.95 feet; thence N54°53'34"E 305.11 feet; thence N23°32'32"W 24.369 feet; thence northwesterly along the arc of a 1050.64 foot radius non-tangent curve to the right (radius bears: N66°29'51"E) 208.68 feet through a central angle of 11°22'48" (chord: N17°48'45"W 208.33 feet); thence N12°07'21"W 544.62 feet; thence N57°07'21"W 141.74 feet to a point also

being on the southerly right-of-way line of Highway 73; thence N78°12'20"E along said right-of-way line 294.77 feet; thence S32°52'39"W 139.36 feet; thence S12°07'21"E 544.62 feet; thence along the arc of a 954.64 foot radius curve to the left 156.00 feet through a central angle of 9°21'45" (chord: S16°48'14"E 155.82 feet); thence N30°49'00"E 240.09 feet; thence N40°46'27"E 158.96 feet; thence N71°01'41"E 369.74 feet; thence N67°13'11"E 178.58 feet; thence S34°08'41"E 138.69 feet; thence S46°39'59"E 560.70 feet to the East Line of Section 16, T5S, R1W, SLB&M; thence S0°21'55"W along the Section Line 2124.85 feet to the point of beginning.

Contains: ±677.51 Acres

### PARCEL B

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

Beginning at a point located S0°23'19"W along the Section Line 872.14 feet from the East 1/4 Corner of Section 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence S0°23'19"W along the Section Line 451.38 feet; thence N89°30'51"W 126.94 feet; thence S38°52'48"W 335.80 feet; thence S57°12'50"W 153.95 feet to the easterly line of the Utah Power & Light Company property as defined by survey; thence N5°03'00"E along said easterly line 801.20 feet to the south line of that real property described in Deed Entry No. 25092:2013 in the Official Records of the Utah County Recorder; thence S89°34'01"E along said real property 399.68 feet to the point of beginning.

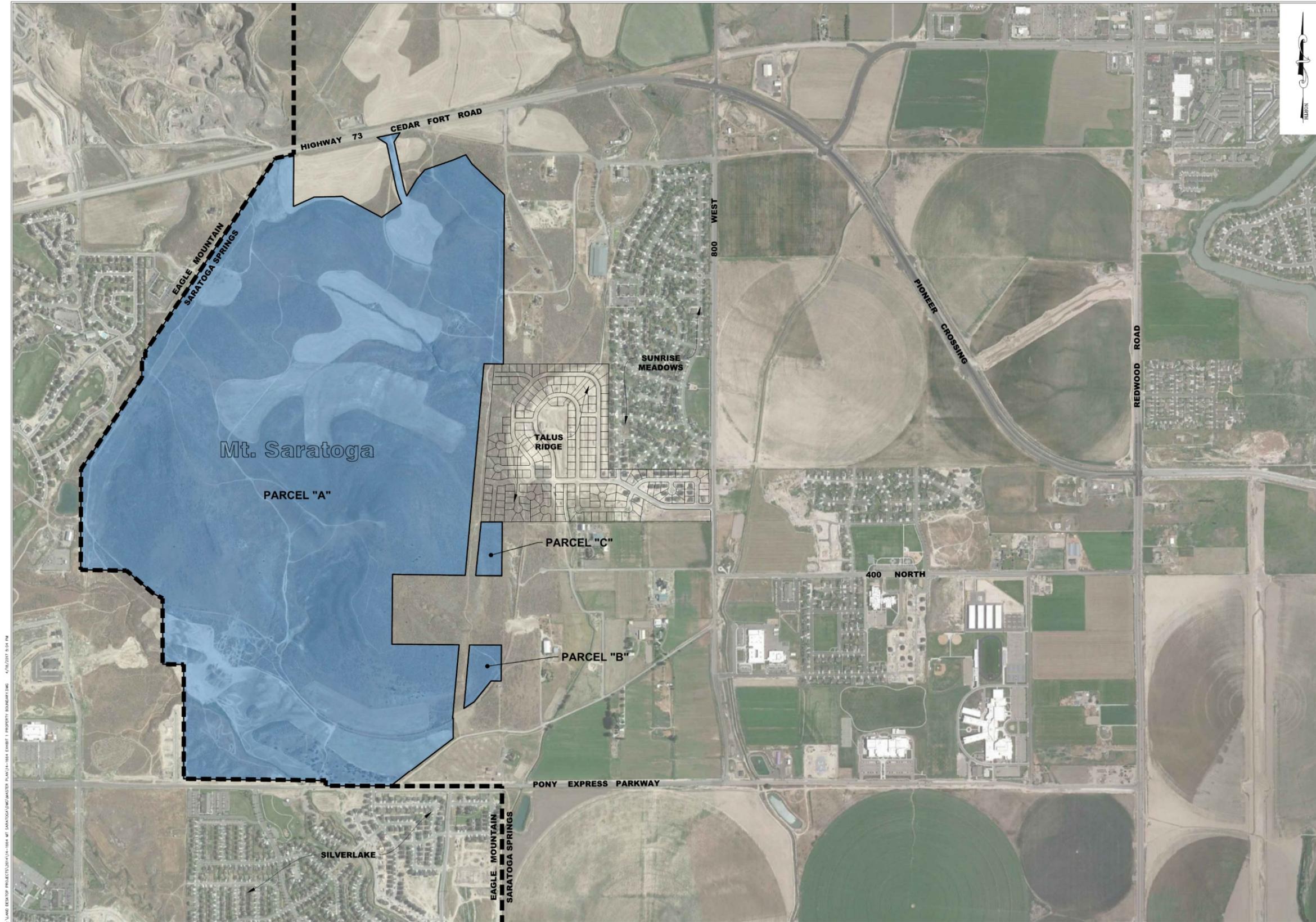
Contains: ±5.75 Acres

### PARCEL C

A portion of the Northeast Quarter of Section 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at the East Quarter Corner of Section 21, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence N89°11'23"W 328.41 feet to the easterly line of the Utah Power & Light Company property; thence N5°03'00"E along said easterly line 675.13 feet; thence N89°53'35"E 273.94 feet to the Section Line; thence S0°25'18"W along the Section Line 677.69 feet to the point of beginning.

Contains: ±4.67 Acres



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**Mt. Saratoga**

EXHIBIT 1 - PROPERTY BOUNDARY

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

EXHIBIT  
**1**



## USE MAP AND BUILDOUT ALLOCATION

The following Use Map, Exhibit 2, depicts the proposed land uses and the conceptual intensity of 3.52 units per acre as proposed for Mt. Saratoga. The project is broken down into five (5) different Villages based on potential development patterns and the progressive construction of infrastructure improvements. The land use tabulations and color coding are broken down into the following categories:

- **Community Commercial.** This area is located along the frontage of Pony Express Parkway to the west of the proposed Mt. Saratoga Boulevard. The anticipated uses will coincide with the uses within the City Code. Access to each of these parcels will be located along Mt. Saratoga Boulevard and meet accessing spacing requirements as per the recently passed ordinance.
- **Church and Civic Use.** An integral part of a master plan development and walkable community is the integration of civic uses such as churches and schools. While the overall site will be accommodating to churches of all faith, the predominant need for church sites will likely be LDS. The plan depicts five (5) LDS church sites located throughout the development. These potential sites will be further detailed within subsequent Village Plans.
- **Single Family Units.** This area is characterized by detached, traditional single-family housing products. Examples of the character, quality and finishes are depicted within this document. The single-family areas of development have been set based on the proximity and visual impact from existing development within Saratoga Springs. It is the intention to provide a variety of lot and product sizing within the project in order to produce a diverse and sustainable community.
- **Flex Residential Neighborhoods.** Flex Residential Neighborhoods incorporate single family units, as well as two-family and three-family dwelling units. These neighborhoods must contain a minimum of fifty percent (50%) single family units. The use of two and three-family dwellings is consistent with the General Plan and may be utilized within these neighborhoods. Details regarding locations of product design will be provided within the individual Village Plans.



Townhome Example



Single Family Housing Example

- **Multi-Family Units (four or more attached units).** The location of multi-family neighborhoods has been based on their proximity to amenities, major transportation corridors and suitable topography. Particular care is also placed on locating these neighborhoods in areas that are not highly visible from existing development within Saratoga Springs. Examples of the character, quality and finishes are depicted within this document.
- **Open Space.** The overall site contains over 234 acres (34.1%) of open space with a vast majority incorporated into a connected community park with trails, amenities and improvements. Please see the Open Space section of this document for further information.
- **Storm Basins.** In conjunction with a preliminary storm drainage study, proposed storm basin sites have been identified. It is intended that the basins will be integrated into the overall grading and open space uses where possible. The final location, grading and size of these improvements will be completed during the subdivision phase of each Village.

The individual Village information is based on the following land use intensities:

- Two (2) Equivalent Residential Units (ERUs) per commercial acre have been used for planning purposes. Final commercial ERU's will be determined at the time of building permit application.
- For the purposes of estimating utility capacities, two (2) ERUs per LDS church site will be allocated. If a LDS Stake Center is anticipated with a Village Plan, three (3) ERUs will be allocated.
- 4.11 persons per residential ERU has been used for estimating projected populations.
- Four (4) full-time employees per commercial acre is used for conceptual planning purposes. As the potential commercial uses are further defined within the Village Plans, these employee numbers may be updated.



## USE MAP AND BUILDOUT ALLOCATION

The five (5) Villages and their associated ERU and acreage are as follows:

- **VILLAGE 1 – Quailhill at Mt. Saratoga**

This Village is the initial phase and will set the tone for all remaining Villages. Quailhill will contain three distinct products of single family lots of varying size, townhomes and condominiums. An improvement with this Village includes a large portion of Mt. Saratoga Boulevard which is the main transportation spine of the overall development. The Boulevard will span from Pony Express Parkway and terminate at the first roundabout.

Community Commercial/Church Use:	8 Ac (3%)	13 ERUs (1%)
Church/Civic Use:	10 Ac (3%)	8 ERUs (1%)
Single Family Residential Units:	145 Ac (53%)	596 ERUs (68%)
Multi-Family Units:	13 Ac (5%)	261 ERUs (30%)
Open Space:	99 Ac (36%)	
Projected Population:	3,522 Persons	
Projected Employment:	30 Equivalent Full Time Jobs	



Townhome Interior Example

- **VILLAGE 2 – The Ridge at Mt. Saratoga**

This Village is a natural extension of the existing Talus Ridge development and will contain comparable lot sizing and product. In addition, open space will be expanded and integrated between the two developments.

Church/Civic Use:	5 Ac (4%)	2 ERUs (1%)
Single Family Units:	88 Ac (66%)	264 ERUs (99%)
Open Space:	40 Ac (30%)	
Projected Population:	1,085 Persons	

- **VILLAGE 3 – Highridge at Mt. Saratoga**

Highridge is located at the convergence of the transportation corridors and centered within all the project open space amenities. The topography of the site produces a natural bowl area which is obscured from view from other properties within Saratoga Springs. These unique aspects make this area ideal for more intense density land uses.

Flex Residential Units:	49 Ac (45%)	393 ERUs (50%)
Multi-Family Units:	22 Ac (20%)	385 ERUs (49%)
Church/Civic Use:	5 Ac (5%)	3 ERUs (1%)
Open Space:	34 Ac (30%)	
Projected Population:	3,197 Persons	



Condominium Exterior Example



## USE MAP AND BUILDOUT ALLOCATION

- VILLAGE 4 – Overlook at Mt. Saratoga**

Overlook contains the largest of the single-family lots within the project. The lots are a prominent feature of the development and will provide the best views from the development and are integrated into the open space areas. The lots have been located to maximize the unique characteristics of the area while still providing an adequate buildable pad.

Single Family Residential Units:	40 Ac (58%)	104 ERUs (100%)
Open Space:	29 Ac (42%)	
Projected Populations:	427 Persons	

- VILLAGE 5 – Ridgehorne at Mt. Saratoga**

Ridgehorne, the final Village, is located at the far north of the project and is the transition to the more intensive uses which will be located along SR-73. Higher density is ideal in this location due to the ease of access to major transportation routes and the proximity to the regional trail networks along the power corridors. There is a community commercial area located adjacent to this Village and SR-73.

Flex Residential Units:	65 Ac (64%)	397 ERUs (100%)
Church/Civic Uses:	3 Ac (3%)	
Open Space:	33 Ac (33%)	
Projected Population:	1,672 Persons	



*Townhome Exterior Example*



*Condominium Exterior Example*



*Single Family Housing Example*



**TABULATIONS**

SINGLE FAMILY UNITS:	964 (40%)
FLEX RESIDENTIAL UNITS:	790 (33%)
MULTI-FAMILY UNITS:	646 (27%)
Townhomes	216
Condominiums (Maximum)	430
TOTAL UNITS:	2,400
DENSITY W/O COMMERCIAL:	3.52 U/A

**TRAILS & OPEN SPACE \***

	SARATOGA SPRINGS CITY ZONE 1 WATER TANKS
	OPEN SPACE
	STORM BASINS
	SIDEWALK TRAIL
	POWER LINE TRAIL 12' DIRT
	AMENITY TRAIL 8' ASPHALT
	AMENITY TRAIL 8' CONCRETE
	ACCESS ROAD/TRAIL 12' ASPHALT
	AMENITY TRAIL (DIRT)

\* SEE TRAILS PLAN FOR DETAILS

**LEGEND**

	VILLAGE 1 - QUAILHILL AT Mt. Saratoga
	VILLAGE 2 A - THE RIDGE AT Mt. Saratoga
	VILLAGE 2 B - THE RIDGE AT Mt. Saratoga
	VILLAGE 3 - HIGHRIDGE AT Mt. Saratoga
	VILLAGE 4 - OVERLOOK AT Mt. Saratoga
	VILLAGE 5 - RIDGEHORN AT Mt. Saratoga
	CHURCH / CIVIC
	COMMUNITY COMMERCIAL

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**Mt. Saratoga**  
 EXHIBIT 2 - USE MAP

**REVISIONS**

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LEI PROJECT #:  
 2014-1664  
 DRAWN BY:  
 TJP  
 DESIGNED BY:  
 NKW  
 SCALE:  
 N.T.S.  
 DATE:  
 6/06/2019

EXHIBIT  
**2**



## OPEN SPACE PLAN

Integration of open space and the use of the natural topography of the site have been key elements in the design process of Mt. Saratoga. The ridgeline contained within the project provides an ideal combination of recreation opportunities, trails, views and connectivity while protecting the view corridor for the existing Saratoga Springs residents. The Open Space Master Plan depicts the results of this planning effort.

Improved parks and trails are well placed, designed, reach into, and become embraced by the native landscaping that strengthens the links between neighborhoods. Pedestrian wayfinding is introduced by subtle trail markers to provide a sense of safety, orientation and unity as users explore the massive open spaces that surround Mt. Saratoga. Fencing is important to assist in defining space that will be sensitively designed and placed to compliment the sites natural character.

Due to the complexity and size of the Mt. Saratoga project, an addendum to the Master Development Plan Agreement (MDPA) is included in Appendix A. This has been created in order to ensure the open space and amenities proposed in this Community Plan are not compromised if the property is sold, transferred, or otherwise platted. In short, the agreement resolves concerns relating to open space requirements by Village and at final plat, credits of excess open space, and the collection of fees towards the improvement of open space and amenities. See the addendum within Appendix A for more detail.

Key elements of the Open Space Master Plan include the following:

- **Community Park.** The proposed community park boundary encompasses approximately 201 acres. The intent of this large area is to meet the requirements of a community park as outlined in the Saratoga Springs Parks, Recreation, Trails and Open Space Master Plan. The master plan lays out locations for community parks to service development areas within a one-mile radius but did not place a community park within service distance to Mt. Saratoga. Therefore, the proposed community park will meet the recreation level of service for the development. The Community Park will be completed with each associated Village as shown in Exhibit 5, “Open Space by Village” and as outlined in the MDPA. As areas of the Community Park are completed through the final plat and improvement process, they will be dedicated to Saratoga Springs for ownership and maintenance.
- **Amenities.** The open space requirement and associated proposed amenities are based on the Open Space Standards as contained Title 19.19 of the City Code. The standards require the determination of an equivalent open space acreage based on proposed land uses. The land uses vary from fully improved open space with full access to unimproved sensitive lands. The equivalent open space is required to be above one acre per 40 residential units. The amenities are then determined based on a point system at a minimum of 40 points per required equivalent acre. Amenities are rated by category of improvement and point allowances. The Open Space Calculations tabulation shown herein follows this process and itemizes proposed amenities to be built within the community. In addition to the criteria established within the MDPA, the amenities are subject to the following:
  - The proposed amenities outlined within the Open Space Calculations are conceptual in nature and based on the current Land Use Plan.

- Should any neighborhoods identified as multi-family within the land use plan be amended to single family lots, the open space and amenities associated with the multi-family neighborhood will be reduced proportionately to the number of multi-family units being converted to single family.
  - Based on the current land use plan of 2,400 units, the minimum amenity points as outlined with the open space calculations is 2,400.
  - In order to provide a more diverse and amenity-based development a total amenity points of 4,105 is to be completed based on the current Land Use Plan.
  - The open space and amenity point tabulations may be amended proportionally with the reduction of units, enlargement of single family lots, or conversion of multi-family to single family.
  - Additional equivalent acreage is limited to a maximum of fifty percent (50%) of required amenity points.
- **Proportionate Open Space and Amenity Points.** It is the intent of each Village Plan to dedicate and improve a proportionate amount of the proposed open space at a minimum of thirty percent (30%) land mass. This method will insure a consistent level of service for all Villages within the development. See Exhibit 5 - “Open Space by Village Plan” within the Open Space section of this document and the MDPA for further details. Please see the spreadsheet for the proposed amenities by Village.



*Pedestrian Underpass Example*



	# Units	Units / Ac	Required Acres
Required Open Space (Equivalent Acre)	2,400	40	60.0

**Equivalent Open Space**

Land Use	Multiplier	Actual Acres	Equivalent Acres
Unimproved, Not Sensitive Lands	0.15	7.2	1.1
Sensitive Lands - No Access	0.15	3.5	0.5
Sensitive Lands - Limited Access	0.33	26.8	8.8
Improvements of Existing City Owned OS	0.67	-	-
Detention Basin - Limited Access	0.67	9.3	6.2
Detention Basin - No Access	-	-	-
Partially Improved	0.75	138.4	103.8
Fully Improved with Limited Access (Within Multi-Family)	0.75	11.7	8.8
Fully Improved with Full Access	1.00	37.8	37.8

<b>Total Open Space Acres</b>	<b>235</b>	
<b>Total Equivalent Open Space Acres</b>		<b>167.0</b>
<b>Required Amenity Points @ 40 per Equivalent Acre</b>		<b>2,400.0</b>

## Mt. Saratoga Open Space Calculations

**Proposed Amenities**

Item	Category	Points	Quantity	Total Points	Village 1		Village 2		Village 3		Village 4		Village 5	
					Quantity	Total Points	Quantity	Total Points	Quantity	Total Points	Quantity	Total Points	Quantity	Total Points
Swimming Pool (50'x20' non-lap pool)	A	150.0	2.0	300.0	1.0	150.0	0.0	0.0	1.0	150.0	0.0	0.0	0.0	0.0
Restrooms 1-2 Toilets	B	41.0	1.0	41.0	1.0	41.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Playground Structure (1-Platform)	C	25.0	3.0	75.0	2.0	50.0	0.0	0.0	1.0	25.0	0.0	0.0	0.0	0.0
Trail, Hard Surface (per 1,000')	D	41.3	40.7	1,679.9	19.0	782.8	8.5	349.0	3.0	123.7	2.8	113.9	7.5	310.4
Swing Set	D	12.5	2.0	25.0	2.0	25.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Basketball - Half Court	D	16.5	1.0	16.5	0.0	0.0	0.0	0.0	1.0	16.5	0.0	0.0	0.0	0.0
Boulder Field Playground	C	25.0	1.0	25.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	25.0	0.0	0.0
Trail, Soft Surface (per 1,000')	E	8.3	11.5	95.4	6.0	50.0	3.5	29.2	1.6	13.3	0.3	2.8	0.0	0.0
Drinking Fountain	F	6.0	3.0	18.0	3.0	18.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Table (6' Aluminum)	F	0.8	20.0	16.0	9.0	7.2	2.0	1.6	6.0	4.8	2.0	1.6	3.0	2.4
Trash Receptacle (32 gal)	F	0.6	29.0	17.4	10.0	6.0	3.0	1.8	9.0	5.4	3.0	1.8	4.0	2.4
Workout Station	F	0.5	6.0	3.0	0.0	0.0	0.0	0.0	0.0	0.0	3.0	1.5	3.0	1.5
Bench	F	0.4	29.0	11.6	10.0	4.0	3.0	1.2	9.0	3.6	3.0	1.2	4.0	1.6
BBQ Grills	F	0.3	10.0	3.0	3.0	0.9	1.0	0.3	3.0	0.9	1.0	0.3	2.0	0.6
Parking 1 space (Hard Surface with Drive Aisle)	P	0.4	85.0	34.0	59.0	23.6	0.0	0.0	6.0	2.4	0.0	0.0	20.0	8.0
<b>Proposed Amenities Not Listed</b>														
Pedestrian Underpass	A	150.0	1.0	150.0	1.0	150.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Clubhouse Associated w/Pool (1,200 sf Min.)	A	150.0	2.0	300.0	1.0	150.0	0.0	0.0	1.0	150.0	0.0	0.0	0.0	0.0
Clubhouse - Small (900 sf Min.)	B	75.0	-	-	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Additional Equivalent Acreage (167.0-60.0) <sup>1</sup>	C	40.0	107.0	1,200.0	38.2	428.5	11.8	132.0	34.7	389.0	4.6	52.0	17.7	198.5
Dog Park	C	25.0	1.0	25.0	0.0	0.0	1.0	25.0	0.0	0.0	0.0	0.0	0.0	0.0
Pickleball Court	D	22.5	2.0	45.0	0.0	0.0	2.0	45.0		0.0		0.0		0.0
<b>Total Amenity Points</b>				<b>4,080.8</b>		<b>1,887.1</b>		<b>585.2</b>		<b>884.6</b>		<b>200.2</b>		<b>525.4</b>

**Notes:**

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

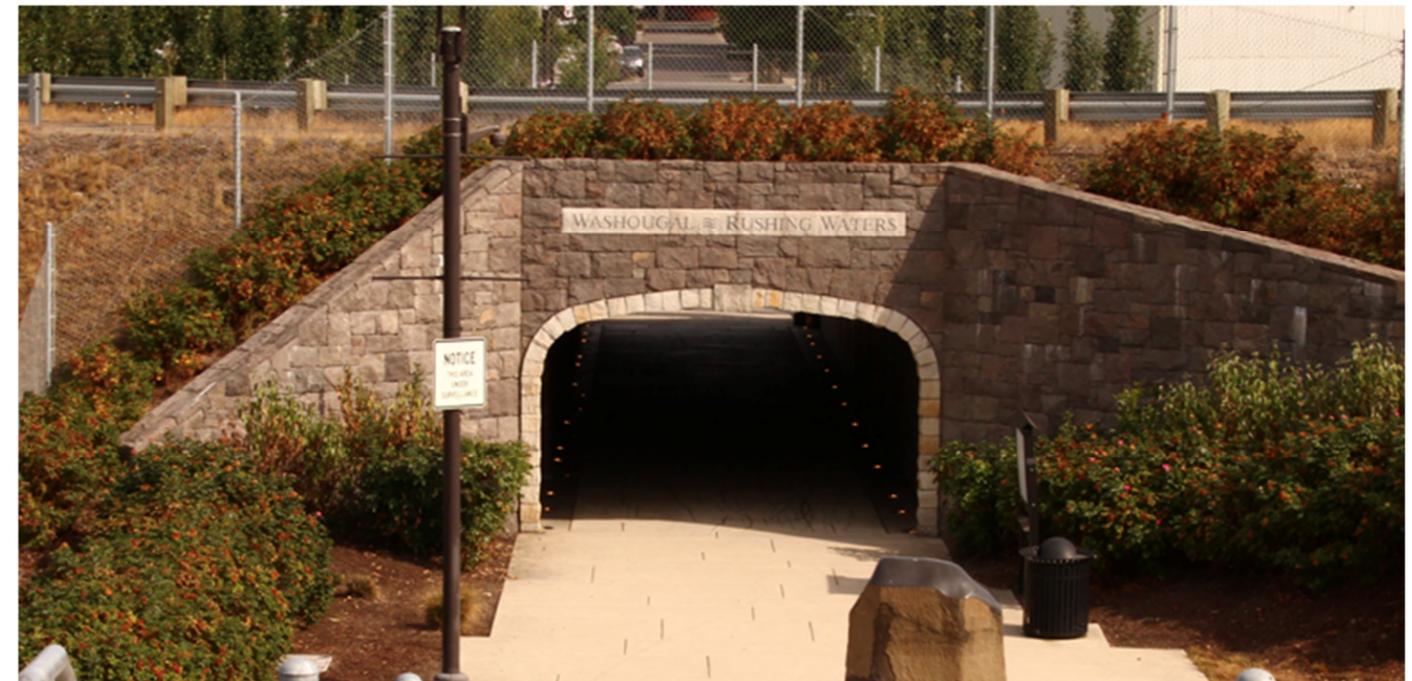
2 - Minimum sizes in Title 19 shall apply to these amenities.

ERU	857	264	778	104	397
ERU (%)	35.7%	11.0%	32.4%	4.3%	16.5%
<b>Amenity Points Req. per Village</b>	<b>857.0</b>	<b>264.0</b>	<b>778.0</b>	<b>104.0</b>	<b>397.0</b>
<b>Cumulative Amenity Points Required</b>	<b>857.0</b>	<b>1,121.0</b>	<b>1,899.0</b>	<b>2,003.0</b>	<b>2,400.0</b>
<b>Cumulative Amenity Points Total</b>	<b>1,887.1</b>	<b>2,472.2</b>	<b>3,356.8</b>	<b>3,557.0</b>	<b>4,082.4</b>

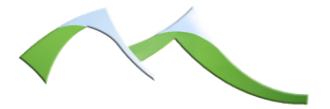


- **Talus Ridge Park Extension.** The existing Talus Ridge development to the east contains a 3.4-acre park which will be extended through Mt. Saratoga with an additional 7.9 acres of open space. This area contains one of the main drainages for the area and will be designed with detention basins and connection to the existing master plan storm drainage infrastructure installed in Talus Ridge.
- **Trails.** The project includes over 9.9 miles of trails as shown within Exhibit 4, “Trails Plan.” This vast trail network includes:
  - **Powerline Corridor Trail.** The City’s master plan calls for trails along the power corridor at both the east and west borders of the project. These trails, at a total length just under 6,000 feet, will be generally through natural areas and connect improved park and open space areas. As requested, these trails will be natural dirt surface with minimal grading for drainage purposes. Connectivity will be provided to the paralleling Eagle Mountain trail.
  - **Amenity Trails.** Connections through the park and open space areas and between the powerline corridor trails will generally be provided by amenity trails. These trails will provide access along the ridgelines with multiple access points into the housing areas. The overall length of amenity trails is approximately 16,900 feet.
  - **Access Road / Trail.** A portion of the ridgeline trail will also serve as the access road to the culinary and secondary water infrastructure. This trail will be upsized to 12’ concrete in order to accommodate maintenance vehicles and will be about 2,200 feet in length.
  - **Sidewalk Trail.** In order to provide a more multi-purpose pedestrian and bike use of the main boulevards, the standard sidewalks have been upgraded to an 8’ concrete trail. The road cross sections have been adjusted accordingly and the length of trail is over 17,000 feet.
  - **Dirt Trails.** In addition to the hard surface trails along the ridgeline open space, graded natural surface trails are proposed to access areas of open space. These trails are also intended to accommodate mountain biking. The total proposed length is over 7,000 feet.
- **Pedestrian Underpass.** The trails, parking area and major amenities culminate at the round-about located at the center of the community and along the ridgeline. In order to provide a safe crossing of the boulevard and connection of trail and amenities, a pedestrian underpass is proposed. The underpass will be designed with adequate visibility, lighting and safety elements. In addition, if an elementary school is located within Neighborhood 5 of Village 1, the pedestrian underpass will provide a safe crossing for the students. This underpass element will provide interaction between villages and access to community amenities.
- **Monumentation and Signage.** Community signage is deliberate and meant to reflect this site’s sense of place with materials that highlight the rustic environment and native open spaces while embracing the careful touch that the developer has put on the land. Monumentation and signage will meet the sign requirements set forth in Title 19.18.07 of the City Code, except as outlined below:
  - **Entry Monumentation.** The primary entrance to Mt. Saratoga will be at the intersection of Pony Express Parkway and Mt. Saratoga Boulevard. A concept plan of the monumentation at this intersection is shown on Page 12. This concept entry monument feature is not to scale and actual monuments will meet the sign requirements of the City Code, with a maximum signage height of 10 feet and an overall height limitation of 20 feet. This entry monument will set the theme of style and material use to be used throughout the development. Examples of use, material finishes and lettering are shown on Page 12. This monument will be owned and maintained by the Master Home Owners Association.

- **Monument Feature.** Second tier monument features are proposed to be located at secondary entrances and key feature points. In particular, these monuments are planned for the north end of the development along Mt. Saratoga Boulevard, the project entrance from Talus Ridge and consistent features placed within the center island of the roundabouts along Mt. Saratoga Boulevard. The monument features, as shown in the following concept example, incorporate similar style and materials as the main entry monumentation. These monuments will be owned and maintained by the Master Home Owners Association.
- **Signage.** Third tier features will be detailed at the Village plan stage of development. These features will create a specific sense of place on a Village basis and borrow elements and materials from the main monumentation theme of the overall development. Signage elements to be addressed include:
  - Individual Village Entry monuments.
  - Street signs.
  - Directional signage.
  - Collective mailbox façade.



*Pedestrian Underpass Example*



**THEME AND MONUMENTATION FEATURE EXAMPLE**



**THEME AND MONUMENTATION FEATURE EXAMPLES**





- PROPOSED OPEN SPACE AMENITIES**
- A** SWIMMING POOL (MULTI-FAMILY AREAS)
  - B** BATHROOMS
  - C** NOT USED
  - D** PLAYGROUND
  - E** TRAIL, HARD SURFACE (PER 1,000')
  - F** SWING SET
  - G** BASKETBALL - HALF COURT
  - H** BOULDER FIELD PLAYGROUND
  - I** TRAIL, DIRT (PER 1,000')
  - J** DRINKING FOUNTAIN
  - K** TABLE (distributed proportionally)
  - L** TRASH CAN (distributed proportionally)
  - M** WORKOUT STATION
  - N** PARK BENCHES (distributed proportionally)
  - O** BBQ GRILLS (distributed proportionally)
  - P** PARKING SPACES - CLUB HOUSE & MAIN PARK
- PROPOSED AMENITIES NOT LISTED**
- Q** PEDESTRIAN UNDERPASS
  - R** CLUBHOUSE - (ASSOCIATED W/POOL)
  - S** PICKLE BALL
  - T** FRISBEE GOLF
  - U** ADDITIONAL OPEN SPACE AREA
  - V** DOG PARK

**LEGEND**

[Light Green Box]	SINGLE FAMILY RESIDENTIAL	[Star]	ENTRANCE MONUMENT (HOA MAINTAINED)
[Light Orange Box]	MULTI-FAMILY RESIDENTIAL	[Triangle]	MONUMENT FEATURE (HOA MAINTAINED)
[Green Box]	IMPROVED OPEN SPACE	[Blue Box]	STORM BASINS
[Light Green Box]	NATIVE OPEN SPACE	[Grey Box]	SENSITIVE LANDS > 30% SLOPE / OTHER
[Light Green Box]	UNIMPROVED, NON SENSITIVE LANDS	[Light Green Box]	CHURCH / CIVIC
[Light Green Box]	H.O.A. MAINTAINED OPEN SPACE	[Blue Box]	PEDESTRIAN UNDERPASS
[Light Green Box]	PARK STRIP & TRAIL OWNED BY SARATOGA SPRINGS MAINTAINED BY H.O.A.		

**STORM BASINS**

1	STORM BASIN - 1.29 ac.
2	STORM BASIN - 1.36 ac.
3	STORM BASIN - 2.45 ac.
4	STORM BASIN - 0.54 ac.
5	STORM BASIN - 2.33 ac.
6	STORM BASIN - 0.38 ac.
7	STORM BASIN - 0.97 ac.

**TRAILS - see Trails Plan**

[Dashed Line]	POWERLINE CORRIDOR TRAIL (12' DIRT)
[Dashed Line]	AMENITY TRAIL (8' ASPHALT)
[Dashed Line]	AMENITY TRAIL (8' CONCRETE)
[Dashed Line]	ACCESS ROAD/TRAIL (12' ASPHALT)
[Dashed Line]	SIDEWALK TRAIL (8' CONCRETE)
[Dashed Line]	TRAIL (DIRT)

**NOTES**

- THE FEATURES AND AMENITIES IN THIS EXHIBIT ARE CONCEPTUAL IN NATURE.
- EXISTING DRAINAGE WILL BE INCORPORATED INTO THE OVERALL OPEN SPACE PLAN AND IMPROVED ACCORDING TO CITY STANDARDS.

**OPEN SPACE TABULATIONS**

OVERALL AREA:	687.9 ACRES
OPEN SPACE REQUIRED:	206.4 ACRES (30%)
<b>OPEN SPACE PROPOSED</b>	
PARTIALLY IMPROVED / NATIVE:	165.2 ACRES (24.0%)
Sensitive Lands:	26.8 acres
UNIMPROVED / NATIVE:	10.7 (1.6%)
Sensitive Lands:	3.5 acres
IMPROVED:	37.8 ACRES (5.4%)
WITHIN MULTI-FAMILY:	11.7 ACRES (1.7%)
Village 1, Neighborhood 3:	8.7 acres
Village 3, Neighborhood 1:	3.0 acres
STORM BASINS:	9.3 ACRES (1.4%)
<b>TOTAL:</b>	<b>234.7 ACRES (34.1%)</b>

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**Mt. Saratoga**  
 EXHIBIT 3A - OPEN SPACE MASTER PLAN

**REVISIONS**

1	Updated map to show HOA maintained O.S.	TJP
2		
3		
4		
5		

LEI PROJECT #  
**2014-1664**  
 DRAWN BY:  
**TJP**  
 DESIGNED BY:  
**NKW**  
 SCALE:  
**N.T.S.**  
 DATE:  
**9/03/2019**

**3A**



TRAILS - see Trails Plan

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

LEGEND

	DEVELOPER IMPROVED OPEN SPACE (City owned and maintained)
	NATIVE OPEN SPACE (City owned and maintained)
	SARATOGA SPRINGS CITY ZONE 1 WATER TANKS
	TALUS RIDGE PARK EXTENSION, INSTALLED BY DEVELOPER, OWNED & MAINTAINED BY SARATOGA SPRINGS CITY
	STORM BASINS, INSTALLED BY DEVELOPER, OWNED AND MAINTAINED BY H.O.A.
	H.O.A. OWNED & MAINTAINED OPEN SPACE
	PARK STRIP & TRAIL OWNED BY SARATOGA SPRINGS MAINTAINED BY H.O.A.
	PARK STRIP & TRAIL IMPROVED BY DEVELOPER, TRAIL OWNED & MAINTAINED BY SARATOGA SPRINGS, PARK STRIP OWNED & MAINTAINED BY H.O.A.

MONUMENTS

	ENTRANCE MONUMENTION (IMPROVED BY DEVELOPER / HOA MAINTAINED)
	MONUMENT FEATURE (IMPROVED BY DEVELOPER / HOA MAINTAINED)

TABULATIONS

COMMUNITY PARK - Owned and maintained by city - 193.12 Acres
TALUS RIDGE PARK EXTENSION, Owned and maintained by city - 7.88 Acres
TOTAL Owned and maintained by city - 201.00 Acres

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**MT. Saratoga**  
 EXHIBIT 3B - COMMUNITY PARK EXHIBIT

REVISIONS

1	Updated map to show HOA maintained O.S. Removed storm basins from city ownership.
2	
3	
4	

11/17 TJP

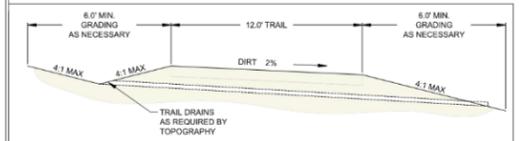
LEI PROJECT #: 2014-1664  
 DRAWN BY: TJP  
 DESIGNED BY: GDM  
 SCALE: N.T.S.  
 DATE: 6/06/2019

EXHIBIT  
**3B**



TRAILS - See Trails Plan

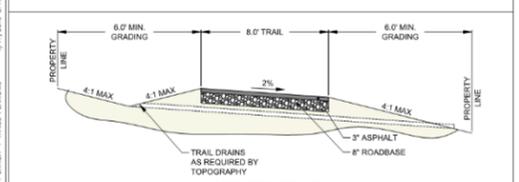
	POWERLINE CORRIDOR TRAIL (12' DIRT) - 5,195 lf.
	AMENITY TRAIL (8' ASPHALT) - 16,457 lf.
	AMENITY TRAIL (8' CONCRETE) - 4,497 lf.
	ACCESS ROAD/TRAIL (12' ASPHALT) - 2,192 lf.
	SIDEWALK TRAIL (8' CONCRETE) - 17,504 lf.
	TRAIL (DIRT) - 6,294 lf.



**UTAH POWER & LIGHT CORRIDOR TRAIL**

NOTES:

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



**AMENITY TRAIL**

NOTES:

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



**ACCESS ROAD / TRAIL**

NOTES:

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



**SIDEWALK TRAIL**

NOTES:

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



**DIRT TRAIL**

NOTES:

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

LEGEND

	SINGLE FAMILY RESIDENTIAL
	MULTI-FAMILY RESIDENTIAL
	IMPROVED OPEN SPACE
	SARATOGA SPRINGS CITY ZONE 1 WATER TANKS
	NATIVE OPEN SPACE
	UNIMPROVED, NON SENSITIVE LANDS
	H.O.A. MAINTAINED OPEN SPACE
	PARK STRIP & TRAIL OWNED BY SARATOGA SPRINGS MAINTAINED BY H.O.A.
	PEDESTRIAN UNDERPASS

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**Mt. Saratoga**  
 EXHIBIT 4 - TRAILS PLAN

REVISIONS

1	
2	
3	
4	
5	

LEI PROJECT #: 2014-1664  
 DRAWN BY: TJP  
 DESIGNED BY: NKW  
 SCALE: N.T.S.  
 DATE: 6/06/2019  
 EXHIBIT

4



**LEGEND**

- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- IMPROVED OPEN SPACE
- SARATOGA SPRINGS CITY - ZONE 1 WATER TANK
- NATIVE OPEN SPACE
- UNIMPROVED, NON SENSITIVE LANDS
- STORM BASINS
- PEDESTRIAN UNDERPASS

**OPEN SPACE PHASING TABULATIONS**

VILLAGE 1	VILLAGE 2	VILLAGE 3	VILLAGE 4	VILLAGE 5
OVERALL AREA 275.1 ACRES	OVERALL AREA 133.0 ACRES	OVERALL AREA 109.8 ACRES	OVERALL AREA 69.0 ACRES	OVERALL AREA 101.0 ACRES
REQUIRED OPEN SPACE 82.5 ACRES (30%)	REQUIRED OPEN SPACE 39.9 ACRES (30%)	REQUIRED OPEN SPACE 32.9 ACRES (30%)	REQUIRED OPEN SPACE 20.7 ACRES (30%)	REQUIRED OPEN SPACE 30.3 ACRES (30%)
GENERAL OPEN SPACE 90.4 ACRES	GENERAL OPEN SPACE 39.9 ACRES	GENERAL OPEN SPACE 30.5 ACRES	GENERAL OPEN SPACE 29.3 ACRES	GENERAL OPEN SPACE 33.0 ACRES
MULTI-FAMILY NEIGHBORHOOD 3 8.7 ACRES	TOTAL: 39.9 (30.0%)	MULTI-FAMILY NEIGHBORHOOD 1 3.0 ACRES	TOTAL: 29.3 ACRES (42.4%)	TOTAL: 33.0 ACRES (32.6%)
TOTAL: 99.1 ACRES (36.0%)	CUMULATIVE OPEN SPACE: 139.0 ACRES (34.1%)	TOTAL: 33.6 ACRES (30.5%)	CUMULATIVE OPEN SPACE: 201.9 ACRES (34.4%)	CUMULATIVE OPEN SPACE: 234.9 ACRES (34.1%)

**TRAILS - See Trails Plan**

- POWERLINE CORRIDOR TRAIL (12' ROAD BASE)
- AMENITY TRAIL (8' ASPHALT)
- AMENITY TRAIL (6' CONCRETE)
- ACCESS ROAD/TRAIL (12' ASPHALT)
- SIDEWALK TRAIL (8' CONCRETE)
- TRAIL (DIRT)

**NOTES:**

- THIS PLAN ONLY SHOWS OPEN SPACE WITHIN EACH VILLAGE AND DOES NOT BIND A VILLAGE ONLY TO ITS OWN OPEN SPACE.
- THE PHASE LINES SHOWN HEREIN REFLECT HOW EACH VILLAGE CAN REACH THE REQUIRED 30 PERCENT OPEN SPACE. HOWEVER, DUE TO THE UNKNOWN PHASING OF THE PROJECT BASED ON MARKET CONDITIONS, THE PERCENTAGE OF OPEN SPACE WILL BE TOTALED CUMULATIVELY FOR ALL VILLAGES RATHER THAN INDIVIDUALLY DURING THE FINAL PLAT APPROVAL. SEE THE OPEN SPACE PLAN OF THIS DOCUMENT FOR FURTHER DETAILS.

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**Mt. Saratoga**  
**EXHIBIT 5 - OPEN SPACE BY VILLAGE**

**REVISIONS**

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

LEI PROJECT #: 2014-1664  
 DRAWN BY: TJP  
 DESIGNED BY: NKW  
 SCALE: N.T.S.  
 DATE: 5/24/2019  
 EXHIBIT **5**



## GUIDING PRINCIPLES

As the planning and vision of Mt. Saratoga has evolved over the last several years, several guiding principles have stayed consistent and have been the basis for this Community Plan. These principles are intended to produce a quality and livable community that is the showpiece of the developer. Each of these guiding principles will be enhanced and explored further with each subsequent Village Plan:

- **Continued Quality.** The developer has a vested interest in the development of this area of Saratoga Springs. With Mt. Saratoga, the developer is continuing to build upon the quality that has been established in the adjacent subdivision of Talus Ridge. With a majority of the phases complete and housing construction on-going, Talus Ridge is a prime example of the quality, housing product and business practices of the developer. This successful project was developed as a standard subdivision, but was intended to be the first step toward this overall master plan community. With this beginning, the developer will continue the quality of development and expectations as demonstrated by Talus Ridge.
  - **Establishment of Standards.** In order to ensure this continued quality to the City, Covenants, Conditions and Restrictions (CC&Rs) will be submitted at each final plat approval. These CC&Rs are the basic template for more detailed and specific requirements that will be adopted with each Village Plan.



*Talus Ridge Model Home*



*Talus Ridge Model Home*

- **Livable Community.** While often overused, the term “livable community” is a main goal of Mt. Saratoga and is defined by the developer to be a community that can be all inclusive for the housing, recreation, interaction, worship and education needs of an individual or family. In order to meet this goal, the community must emphasize product diversity, transportation connectivity, integration of open space and respect for the underlying land.
  - **Variety of Product.** Diversity of housing product can help produce a livable community. Mt. Saratoga will provide housing product to meet each life stage from young couples, families and retirement.
- **United Theme.** In order to distinguish Mt. Saratoga, an overall sense of place will be incorporated and utilize the Mt. Saratoga logo as distinguishing feature to be incorporated in street signage and monumentation. The logo integrates the “M” in Mt. Saratoga and silhouettes the Oquirrh Mountains in the background. These overall themes will be further detailed and enhanced in each Village plan. Theming is to incorporate the following attributes:
  - **Monumentation.** As discussed earlier in this document, monumentation will be consistent for the overall project and encompass the entry monuments and directional signage.
  - **Streetscapes.** As discussed with this document, streetscapes will be consistent throughout the development with the incorporation of street trees and landscape planter areas. Proposed street tree species will be coordinated with the City’s approved plant list to determine suitability and longevity for the site. Consistent fencing will be placed along both Mt. Saratoga Boulevard in a manner to blend with the natural surroundings while providing a degree of privacy to the adjacent residential backyards.
- **Minimize Impacts.** A variety of techniques have been incorporated within the Mt. Saratoga development to decrease the impacts on the surrounding area and adjacent neighbors to the project. This is accomplished



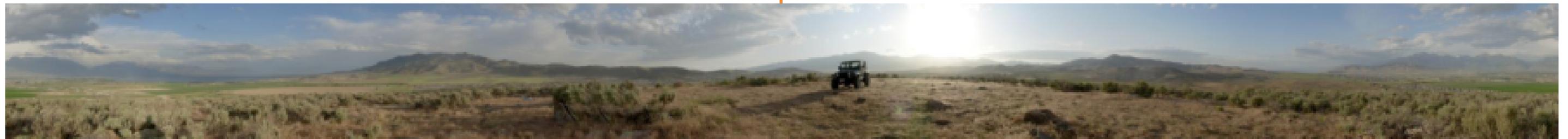
through the use of topography, natural buffers, trail corridors and architecture. It should also be noted that Mt. Saratoga will enhance the neighboring properties by providing recreational opportunities, trail connectivity, transportation connectivity and utility infrastructure.

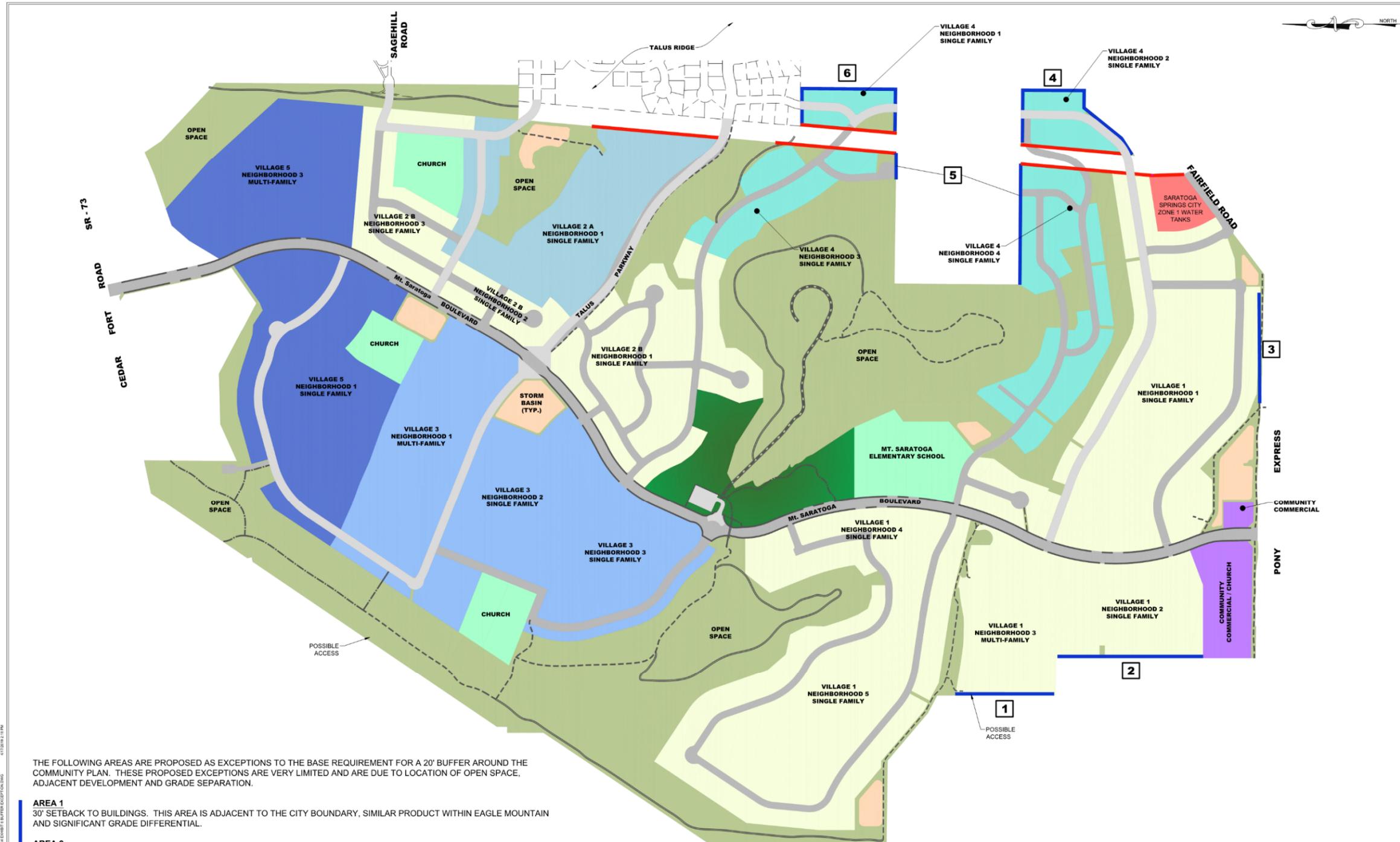
- **Views.** The overwhelming physical attributes of the project are the unique topography and unparalleled views in all directions of the site. In order to preserve these attributes, the vast majority of the hillside and ridgelines have been used as open space and locations for community amenities. As development of subsequent village plans are considered, particular attention will be placed on grading, house placement and orientation to work with the existing topography and enable the individual homes to enjoy the natural view and access to open space. Detailed sight line studies will be presented with each Village Plan.
- **Exterior Planned Community Buffer.** A vast majority of the community’s exterior boundary borders open space uses. Exceptions and their respective explanation are contained within Exhibit 6, “Buffer Exception Exhibit.”
- **Use of the Existing Topography.** Although challenging at times, the existing topography and sensitive lands within the Mt. Saratoga development can create a natural barrier that can be used to separate varieties in density between adjacent neighborhoods. Life at Mt. Saratoga provides a unique sense of place from its surrounding neighbors. Homes are sensitively sited against backdrops of preserved, native rolling hills and naturally occurring tucked in spaces. These are interconnected by the always present native open spaces found throughout the community melding together neighborhoods and people.
- **Natural Buffers.** As described above, the use of the existing topography and preservation of the natural vegetation will provide a difference in elevation and land use between to different residential zones. The combination of the two natural buffer types provide a more preferred mitigation method rather than providing man-made buffers such as streets, fences, etc.
- **Trail Corridors.** The east, west and south sides of Mt. Saratoga contain master plan trail corridors. In addition, the east and west corridors follow the Rocky Mountain Power powerlines which allow a minimum of 120 feet of space between adjacent uses.
- **Architecture.** Homes that are highly visible from neighboring communities will be evaluated to provide 360-degree architecture in order to minimize the visual impacts.



*Hillside Development Example, Rosecrest Model Home*

- **Master Planning.** One of the most significant benefits of a community plan is the ability to master plan all aspects of the development from housing to utility serviceability. With master planning, the overall aspects of multiple parcels are taken into account rather than simply planning individual parcels. This allows efficiencies for not only the developer, but the City as well, through cohesive utility plans, consistency and patterned development phasing. The master planning for Mt. Saratoga, as demonstrated herein, has incorporated each utility, open space, pedestrian system and development standards.
  - **Public Benefit.** Mt. Saratoga is situated ideally to provide significant public benefit. Transportation connectivity is a major benefit that will be provided by the Mt. Saratoga Boulevard connection of Pony Express Parkway and SR-73. This connection will relieve traffic on 800 West, provide access to major retail and commercial centers of Saratoga Springs and also direct pass-through traffic to the major transportation corridors. The site also provides ideal sites for the installation of culinary and secondary water system improvements which will service not only the development, but significant areas of the City.





THE FOLLOWING AREAS ARE PROPOSED AS EXCEPTIONS TO THE BASE REQUIREMENT FOR A 20' BUFFER AROUND THE COMMUNITY PLAN. THESE PROPOSED EXCEPTIONS ARE VERY LIMITED AND ARE DUE TO LOCATION OF OPEN SPACE, ADJACENT DEVELOPMENT AND GRADE SEPARATION.

- AREA 1**  
30' SETBACK TO BUILDINGS. THIS AREA IS ADJACENT TO THE CITY BOUNDARY, SIMILAR PRODUCT WITHIN EAGLE MOUNTAIN AND SIGNIFICANT GRADE DIFFERENTIAL.
- AREA 2**  
15' SETBACK TO HOUSES. THIS AREA IS ADJACENT TO THE CITY BOUNDARY, TOWNHOMES OR OPEN SPACE WITHIN EAGLE MOUNTAIN AND SIGNIFICANT GRADE SEPARATION.
- AREA 3**  
30' SETBACK FROM PONY EXPRESS RIGHT-OF-WAY TO HOUSES. THIS AREA ALREADY INCORPORATES SIGNIFICANT LANDSCAPE BUFFER WITHIN THE PROPOSED PONY EXPRESS WIDENING. THE LOTS ALSO HAVE A SIGNIFICANT GRADE CHANGE WHICH ALLOWS WALK-OUT BASEMENTS AND ADDITIONAL GRADING TO THE RIGHT-OF-WAY. LOTS TO BE A MINIMUM OF 110' IN DEPTH
- AREA 4**  
THIS AREA IS ISOLATED AND A BUFFER WOULD HAVE NO POSITIVE IMPACT TO Mt. Saratoga OR ADJACENT FUTURE DEVELOPMENT. ADJACENT FUTURE DEVELOPMENTS ARE ANTICIPATED TO BE SIMILAR SINGLE FAMILY USES WITH NO TRANSITION NECESSARY.

- AREA 5**  
THESE AREAS ARE ADJACENT TO AN INTERNAL PROPERTY OWNED BY A DIFFERENT ENTITY. ANY FUTURE DEVELOPMENT OF THIS PARCEL WOULD BE SIMILAR IN NATURE AND SHOULD APPEAR TO BE SEAMLESSLY INCORPORATED, THEREFORE, A BUFFER IS NOT RECOMMENDED.
- AREA 6**  
THIS AREA IS ISOLATED AND A BUFFER WOULD HAVE NO POSITIVE IMPACT TO Mt. Saratoga OR ADJACENT FUTURE DEVELOPMENT. ADJACENT FUTURE DEVELOPMENTS ARE ANTICIPATED TO BE SIMILAR SINGLE FAMILY USES WITH NO TRANSITION NECESSARY.

THESE AREA ARE TECHNICALLY BOUNDARIES, BUT ARE ADJACENT TO POWER CORRIDORS WHICH ARE MASTER PLANNED AS OPEN SPACE AND TRAILS. THEREFORE, NO BUFFER IS PROPOSED.

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**Mt. Saratoga**  
SARATOGA SPRINGS, UTAH  
EXHIBIT 6 - BUFFER EXCEPTION

REVISIONS	
1 -	
2 -	
3 -	
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5 -	

LEI PROJECT #:  
**2014-1464**  
DRAWN BY:  
**TJP**  
DESIGNED BY:  
**GDM**  
SCALE:  
**N.T.S.**  
DATE:  
**6/06/2019**  
SHEET  
**6**



- **Integrating Existing Features.** The project site has significant topographical relief that can either hinder or be integrated into the design. This Community Plan addresses the need for flexibility to reasonably design the development within hillside areas without compromising the fundamental services provided by the City. Please see the proposed hillside standards within this document.
- **Equivalent Residential Unit Transfer.** Since build-out of the Planned Community District will occur over many years, flexibility is necessary to respond to market conditions, site conditions, and other factors. Therefore, residential density or non-residential intensity may be transferred within the Planned Community District as necessary to improve design, accessibility, and marketability in accordance with the guiding transfer provisions contained herein. Detailed transfer provisions shall be established in the Village Plans. Guiding transfer provisions include the following:
  1. The overall intent and character of the Community Plan shall be maintained and the transfer of Equivalent Residential Units shall not alter the land use designation, or district established in the Community Plan.
  2. The maximum number of Equivalent Residential Units established in the Community Plan shall not be exceeded.
  3. The transfer of Equivalent Residential Units within, into, or out of any Village or Neighborhood established in the Community Plan up to a maximum of fifteen (15%) percent may be completed based on the developer’s business judgement. In order to enact such transfer of ERU’s, the developer is required to provide written notice to the city accompanied with the consent of the property owners for both the “sending” and “receiving” areas.
  4. The transfer of ERU’s greater than fifteen (15%) percent requires city council approval. In no case shall the transfer of Equivalent Residential Units within, into, or out of any Village or Neighborhood exceed twenty (20%) percent of that established in the Community Plan.
  5. Equivalent Residential Units may only be transferred among single family neighborhoods and flex residential neighborhoods. No transfer may result in an increase of multi-family units within the Community Plan.
  6. Equivalent Residential Units may not be transferred into any open space or park unless said open space or park is replaced elsewhere at an equivalent acreage and level of improvement.
  7. The Community Plan has identified five (5) church sites and an Alpine School District elementary school. Should these locations move, be eliminated, or increased in number or size during the Village Plan process, no net increase or decrease from the maximum number of ERU’s established within the Community Plan will be required provided that the maximum transfer into or out of any Village or Neighborhood complies with the criteria established herein.
  8. With respect to Transfers of Equivalent Residential Units into Flex Residential Use Neighborhoods, in no event shall any such Transfer cause the percentage of Equivalent Residential Units used for two and three family uses in a Flex Residential Use Neighborhood to exceed fifty percent (50%). This subparagraph shall not apply to Transfers that do not involve Transfers into Flex Residential Use Neighborhoods.
  9. In order to provide proper accounting of ERU transfers between uses, the following ERU criteria is established:

<u>Use Type</u>	<u>ERU Equivalent</u>
Single Family Detached Unit	1
Two-Family Unit	2
Three-Family Unit	3
Multi-Family Attached	1 per unit
Commercial	To be determined at building permit

- a. As ERU transfers are proposed within the development, the following information must be provided:
  - i. Original ERU count and use types of “sending” area.
  - ii. Original ERU count and use types of “receiving” area.
  - iii. Definition of ERU count for Charter School or Commercial based on projected use and intensity.
  - iv. Proposed number percentage and use type of transfer.
  - v. Resulting ERU count and use types of “sending” area.
  - vi. Resulting ERU count and use types of “receiving” area.
  - vii. Resulting shift, if any, of equivalent acreage and type of open space.
  - viii. Resulting total ERU count verifying no increase in overall project.



Streetscape Example



Exterior Example

• **Community – Wide Systems**

- **Streetscapes.** With the unique aspects of Mt. Saratoga as previously described, the goal for streetscapes within the development is to provide an interesting and varied experience traversing the development. Particular care has been taken to layout major roadways as curvilinear in order to provide character and interest. Roadway vistas are also an important aspect of design that will be further refined with each detailed Village Plan. For example, major road terminations or view corridors will use open space, topography, roundabouts, monumentation, landscaping or specific land use as a backdrop. These elements soften the perspective of the development and can lend to an overall theme. The single-family portions of the development will be utilizing standard City street cross sections with the addition of street trees. Street trees will be placed based on product type and will vary from road to road to add another dimension of variety.
- **Open Space Corridors.** As previously described within the Open Space section of this document, significant open space corridors are proposed. Many of these corridors provide buffering between differing product types and allow access to the overall open space of the community.
- **Pedestrian Systems.** Pedestrian access and connectivity is a key component for Mt. Saratoga. The integration of the large and diverse open space amenities of the community is achieved by providing reasonable access to each Village Neighborhood. The Open Space Master Plan depicts approximately 9.9 miles of trails within the community. These trails are in addition to the neighborhood roadway sidewalks.
- **Park and Recreation Systems.** Through the use of the Open Space point system discussed herein, the project will provide adequate park and recreation uses for the residents of Mt. Saratoga. The Community Park will provide unique elements based on the site’s topography and views for not just this development, but for the overall City.
- **Open Space Amenities.** As detailed in the Open Space section of this document, the integration of open space and associated amenities has been a priority in the design process. The open space will meet the requirements of a community park as defined by the City’s Master Plan.

- **Proportionate Open Space.** It is the intent of each Village Plan to dedicate and improve a proportionate amount of the proposed open space. This method will insure a consistent level of service for all Villages within the development. See Exhibit 5 - “Open Space by Village Plan” and the MDPA within the Open Space section of this document for further criteria for dedication and improvement as well as details and acreages.
- **Multi-Family Open Space.** Each neighborhood identified as multi-family will contain individual open space and amenities designed for each specific area. Improvements are anticipated to include club houses, swimming pools, playgrounds, trail access, grass areas and sports facilities.
- **Development Standards.** Design and architectural standards are included within this document. These standards cover the global development of Mt. Saratoga and address each type of land use ranging from Single Family and Multi-Family Residential. Development standards include:
  - **Lot Regulations.** Lot size, width, setbacks (front, rear, side, etc.) are discussed in more detail within the Development Standards.
  - **Building Size.** Details concerning the building heights, minimum square footage, and maximum lot coverage are specified for each land use.
  - **Parking Requirements.** Specifies the number of parking stalls required for multi-family uses.

Additional and more detailed standards will be submitted with each Village Plan to reflect the distinctive elements of the particular Village and product types.

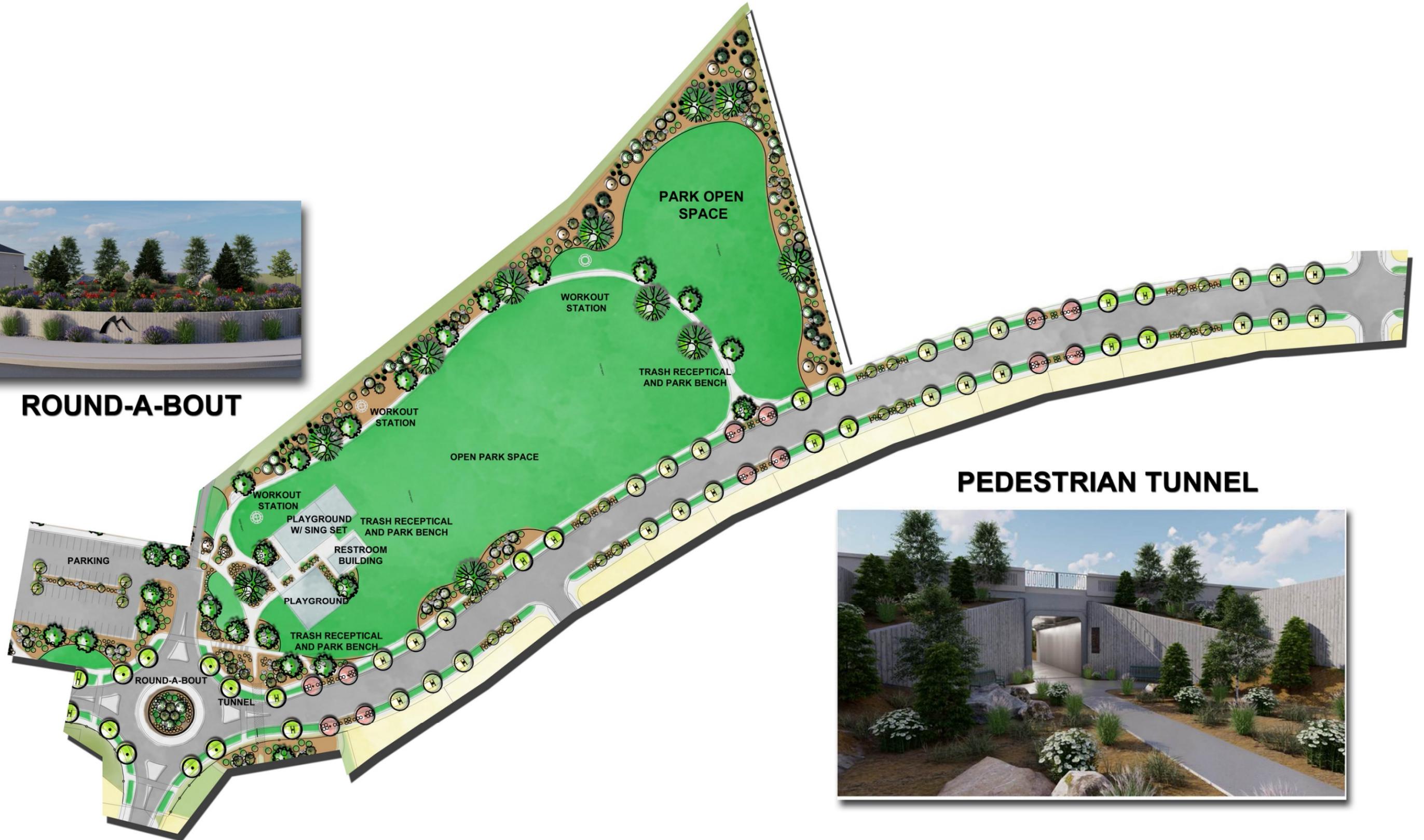
- **Community Plan Character.** Properly designed and placed landscaping can create a sense character for the overall development. The integration of improved parks and trails with transitions to native vegetation will provide a unique character that will incorporate Mt. Saratoga to the surrounding area.
  - **Conceptual Landscaping Plans.** The following exhibits provide a number of different examples of landscaping anticipated for the Mt. Saratoga project. The landscaping examples range from park to various townhome layouts and the anticipated vegetation for each land use. It should be noted that the landscaping exhibits are conceptual in nature but show the general placement of trees, shrubs and other vegetation used to buffer and transition between driveways, buildings, and open space. In addition to the character created by the design and architectural standards of the buildings, the landscaping will compliment and accentuate the overall character of the development. Amenities shown are all concept in nature and will be based on the open space calculations presented earlier.



Clubhouse Example



**ROUND-A-BOUT**



**PEDESTRIAN TUNNEL**









## TRAIL CONNECTIONS









## UTILITY CAPACITIES

Preliminary utility capacities and main infrastructure layouts have been calculated as referenced within. One of the main challenges for Mt. Saratoga is the lack of existing culinary, secondary water and sewer infrastructure to service the site. The topography of the project is unique in that the site is key to providing master plan utility services to the project as well as other properties within Saratoga Springs City.

The allowable number of ERU's shall be limited according to the accepted Utility Master Plan and the Community Plan. See the accepted Master Utility Plan for information regarding utility requirements and capacities for the following utilities:

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



## TRANSPORTATION

The following addresses various elements related to the transportation design and service to the Mt. Saratoga development and is in harmony with the City’s Transportation Master Plan. This includes design parameters for proposed roadways, cross sections, roadway designs, off-street parking and street names and addressing. The natural and unique topography found within the project requires more detailed and specific design parameters in order to balance the feasibility and constructability of an atypical development in the City of Saratoga Springs.

### ROADWAY SECTIONS

See the Transportation Network Plan and Street Cross Sections Master Plans for identification of major roadway locations and classifications. These Plans include only the main roadways and sufficient local roadways to demonstrate connectivity throughout the community and incorporates the following:

- **Mt. Saratoga Boulevard.** The main north-south connection road is to be an 83’ right-of-way. This width accommodates the City standard 77’ right-of-way and adds an additional 3 feet to each sidewalk to meet the standard of a trail. These trails connect the major east-west trails and open space.
- **Talus Ridge Boulevard.** A City standard 77’ right-of-way will be utilized for Talus Ridge Boulevard. The roadway will transition to a modified collector by allowing the south sidewalk to transition to a trail.
- **Local Public 56’ Right-of-ways.** The majority of the interior roads are standard 56’ wide roads. As contained within the Hillside standards, the cross slopes of these roadways can be modified to better accommodate the topography of the site and reduce hillside scarring by decreasing cut and fill slopes.



Townhome Exterior Example



Interior Home Example

- **Local Public 48’ Right-of-Ways.** In hillside neighborhoods as identified on the Transportation Network Plan, a public 48’ roadway is proposed to better match the existing topography while not compromising the roadway widths. As contained within the Road Design Criteria contained herein, the cross slopes, grades and design speed can be modified to better accommodate the topography of the site and reduce scarring by decreasing required cut and fill slopes.
- **Private 40’ Drive.** These drives are to be used within the townhome and stacked dwelling areas and are to be privately owned and maintained by an HOA. The drives will incorporate modified curb where practical to avoid frequent curb cuts and to maintain integrity of the curb.
- **Pony Express Parkway.** The main entrance to Mt. Saratoga will be located at the intersection of Pony Express Parkway and Mt. Saratoga Boulevard. All necessary trail relocations and acceleration, deceleration and turn lanes will be installed for this entrance according to Exhibit 19, “Pony Express Parkway Details.”

### FIRE DEPARTMENT ACCESS

Transportation elements of the proposed plan have been reviewed with the Saratoga Springs Fire Department with the following findings:

- Roadways, whether public or private, to have a minimum travel width of 26 feet as measured from edge of asphalt or face of curb and gutter, if provided. Dead end streets, whether public or private, to have a minimum travel width of 26 feet as measured from edge of asphalt or face of curb and gutter, if provided. Traffic calming elements may be granted on exception by the Fire Chief on a case-by-case basis.



- Fire truck turnaround to be provided on any dead-end street or collective driveway more than 150 feet in length as measured from edge of roadway to center of turnaround. Turnaround sizing to be determined from Appendix D of the International Fire Code.
- Any permanent dead-end street or collective driveway within the hillside neighborhoods as identified on the Transportation Network Plan shall have a maximum length of 750 feet as long as an acceptable fire truck turnaround is provided (Appendix D of International Fire Code).
- Two separate means of vehicle access onto Mt. Saratoga Boulevard shall be required when the total number of dwelling units served by a single means of access to Mt. Saratoga Boulevard exceeds fifty (50) units.
- Turning radii for fire access to be based on a 48 feet long tandem vehicle unless otherwise approved by the Fire Chief.

**BOULEVARD PHASING**

The phasing and connectivity of Mt. Saratoga Boulevard and Talus Ridge Boulevard are critical to the overall traffic flow, circulation and safety of the Community Plan and surrounding neighborhoods. The following roadway phasing is to be completed as depicted in Exhibit 17 and as described below:

1. Village 1 to construct Mt. Saratoga Boulevard proportionally from Pony Express Parkway to the southerly roundabout.
2. Village 2 to construct Talus Ridge Drive and a portion of Mt. Saratoga Boulevard centered on the northerly roundabout. A small section of Mt. Saratoga Boulevard is to remain unimproved between the two roundabouts to discourage pass-through traffic until future phases are improved and the traffic demand requires the additional connectivity.
3. Village 3 to construct the remaining portions of Mt. Saratoga Boulevard and extend to the SR-73 access which completes the connection from Pony Express Parkway to SR-73.

**ROAD NAMES AND ADDRESSING**

As shown within Exhibit 17, Transportation Network Plan, the main roadways have been named. The connection from the Talus Ridge subdivision will continue to be labeled “Talus Ridge Boulevard” and the main north-south roadway will be “Mt. Saratoga Boulevard.” Additional interior roadways will be named with each subsequent Village Plan in order to tie into the proposed Village them.

**OFF-STREET PARKING**

Title 19.09, “Off-Street Parking Requirements” of the current Saratoga Springs City Code, shall be used with the following exceptions:

- Title 19.09.08.2, “Curbs” to be updated as follows:  
  

“All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling *or shared driveway for clustered housing*). Boundary landscaping around the perimeter of parking areas shall be separated by a concrete curb six inches higher than the parking surface.”

**ROAD DESIGN CRITERIA**

The following standards shall be applied to all roadway designs unless noted otherwise:

1. Roadway Grades:
  - a. All local residential roads to have a maximum ten percent (10%) grade, with up to twelve percent (12%) grade allowed for distances less than five hundred (500) feet.
  - b. Collector roads to have a maximum eight percent (8%) grade.
2. Intersection Grades:
  - a. Main through streets shall have a six percent (6%) maximum for distance of sixty (60) feet from centerline.
  - b. Stop controlled streets shall have a four percent (4%) maximum for distance of sixty (60) feet from centerline.
3. Roadway Cross Slope:
  - a. The standard crown is two percent (2%).
  - b. A single slope crown of two percent (2%) may be utilized in designated hillside areas.
  - c. Intersections shall transition to maximum three percent (3%) single cross slope at beginning of curb returns. Cross slope to warp to match intersecting street slope.
4. Local Residential Design Speed:
  - a. Slope averages less than four percent (4%) shall have a design speed of 30 mph, posted 25 mph.
  - b. Slope averages between four percent (4%) to twelve percent (12%) shall have a design speed of 25 mph, posted 20 mph.
  - c. Connection roads with a maximum length of six hundred (600) feet shall have a design speed of 20 mph, posted 15 mph (cul-de-sacs, stop control on each end).
  - d. Horizontal and vertical design to be based on design speed and current AASHTO standards.
5. Block Length:
  - a. The maximum block length shall be two thousand (2,000) feet within hillside neighborhoods as identified on the Transportation Network Plan. If exceeding one thousand (1,000) feet, a twenty (20) foot wide pedestrian access easement is to be provided. If resulting pedestrian access is greater than fifteen percent (15%) slope, it shall not be required.

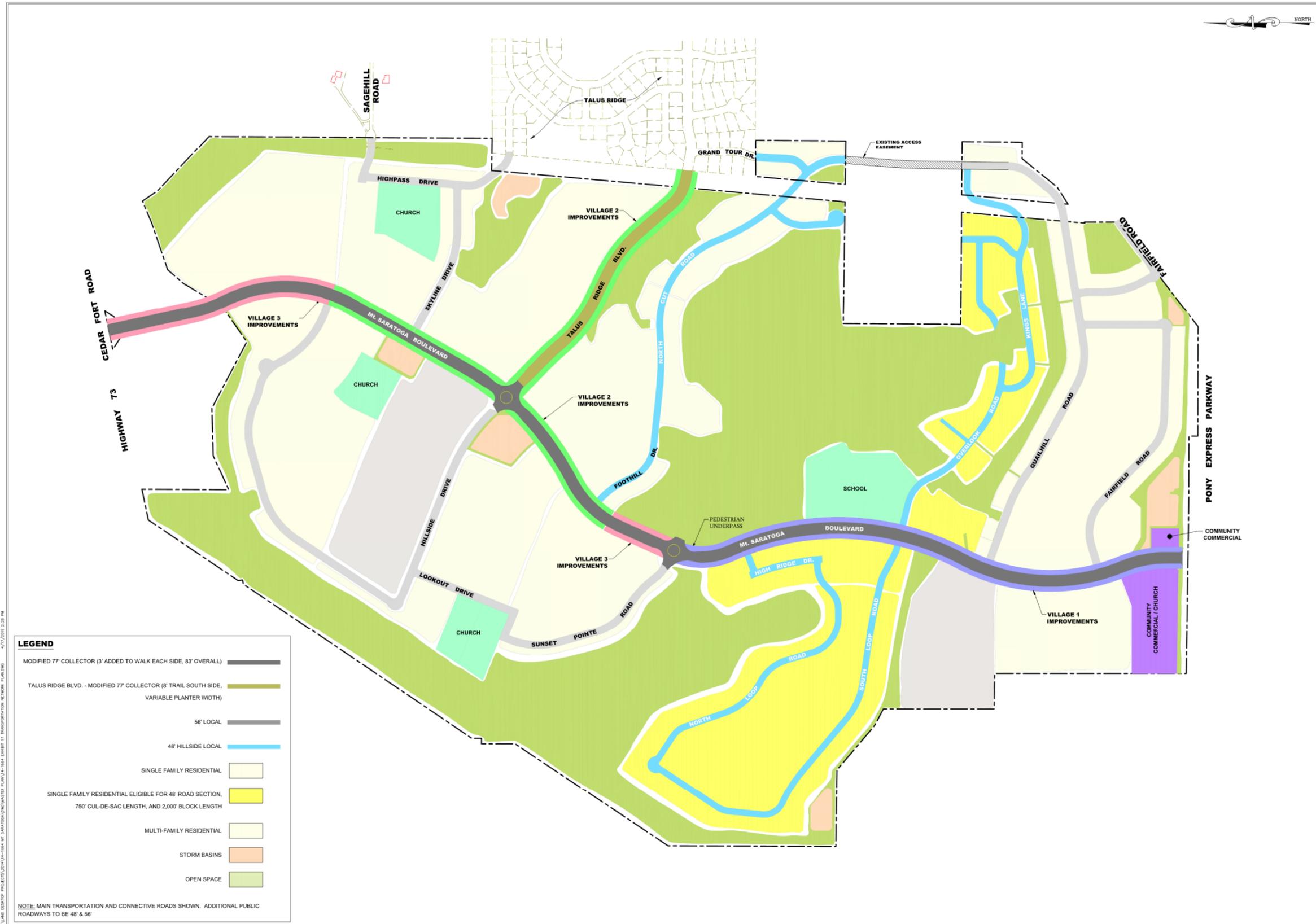


Exterior Home Example



• A Utah Corporation •  
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**LEGEND**

- MODIFIED 77' COLLECTOR (3' ADDED TO WALK EACH SIDE, 83' OVERALL)
- TALUS RIDGE BLVD. - MODIFIED 77' COLLECTOR (6' TRAIL SOUTH SIDE, VARIABLE PLANTER WIDTH)
- 56' LOCAL
- 48' HILLSIDE LOCAL
- SINGLE FAMILY RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL ELIGIBLE FOR 48' ROAD SECTION, 750' CUL-DE-SAC LENGTH, AND 2,000' BLOCK LENGTH
- MULTI-FAMILY RESIDENTIAL
- STORM BASINS
- OPEN SPACE

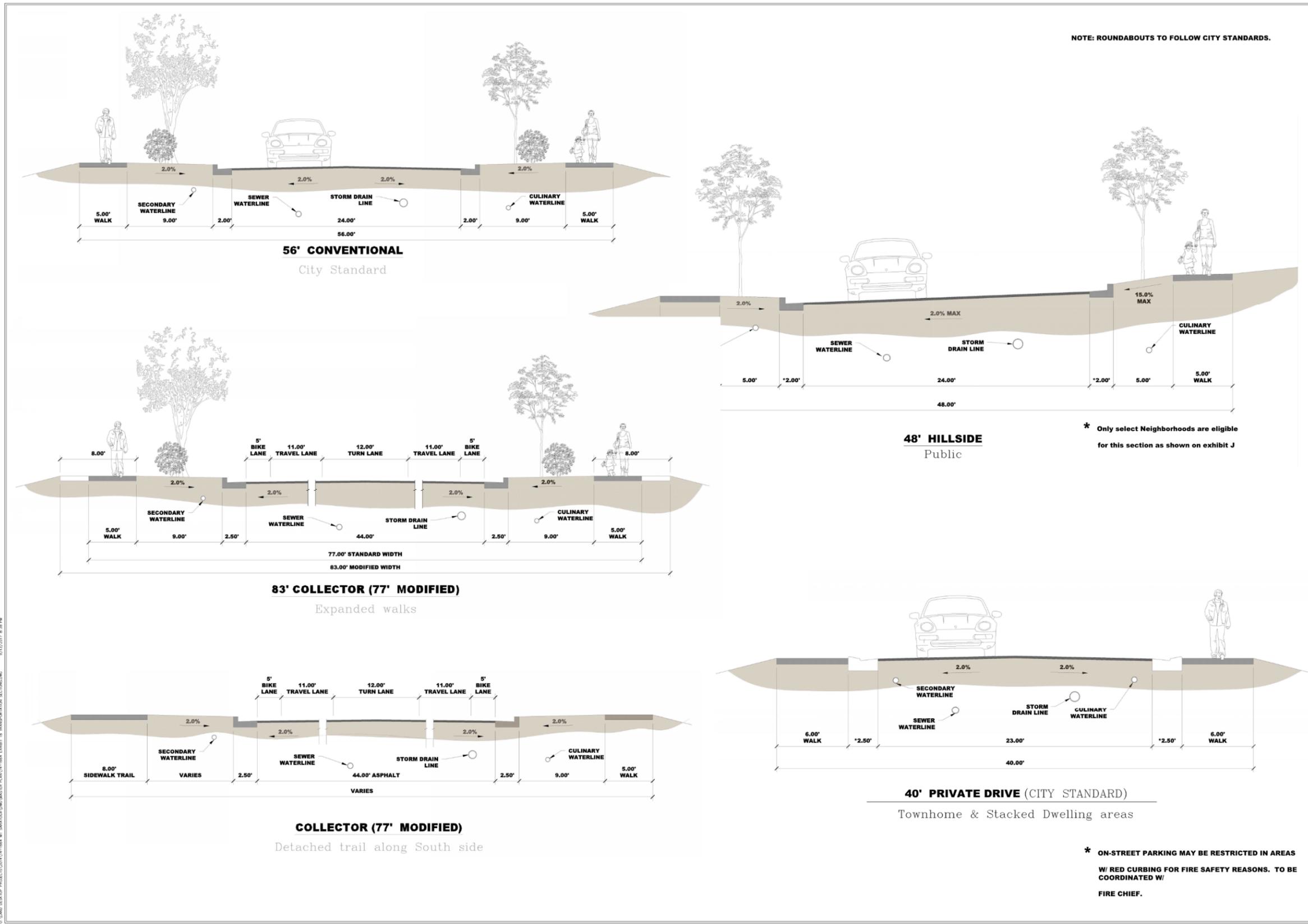
NOTE: MAIN TRANSPORTATION AND CONNECTIVE ROADS SHOWN. ADDITIONAL PUBLIC ROADWAYS TO BE 48' & 56'

**Mt. Saratoga**  
 EXHIBIT 17 - TRANSPORTATION NETWORK PLAN

REVISIONS	
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LEI PROJECT #  
**2014-1664**  
 DRAWN BY:  
**TJP**  
 DESIGNED BY:  
**GDM**  
 SCALE:  
**N.T.S.**  
 DATE:  
**4/17/2019**

EXHIBIT  
**17**



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**Mt. Saratoga**  
EXHIBIT 18 - STREET CROSS SECTIONS MASTER PLAN

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

**18**

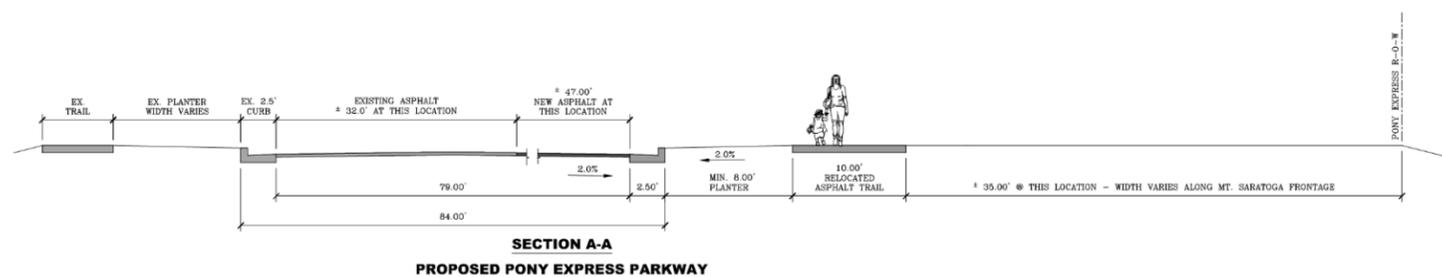
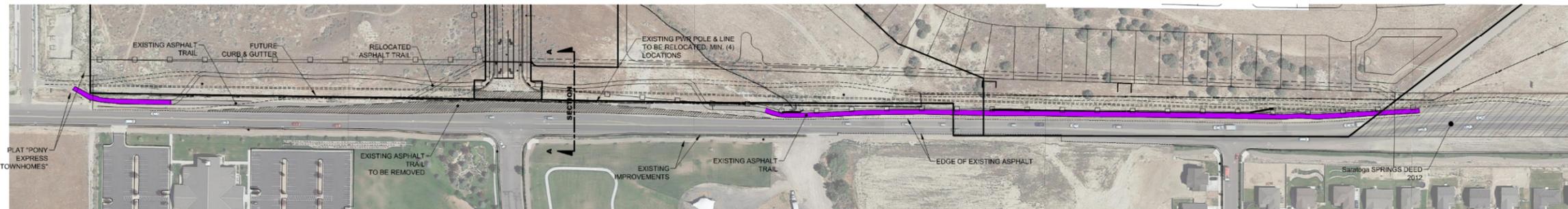


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NOT FOR  
 CONSTRUCTION

**Mt. Saratoga**  
 SARATOGA SPRINGS, UTAH  
 EXHIBIT 19 - PONY EXPRESS PARKWAY DETAILS



**NOTE**  
 THIS PLAN IS CONCEPTUAL IN NATURE AND FURTHER DETAILED DESIGN TO BE COMPLETED WITH VILLAGE 1 AND COORDINATED WITH CURRENT ROAD EXPANSION PROJECT BEING IMPLEMENTED BY MOUNTAINLAND ASSOCIATION OF GOVERNMENTS.

REVISIONS	
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LEI PROJECT #:  
 2014-1664  
 DRAWN BY:  
 TJP  
 CHECKED BY:  
 GDM  
 SCALE:  
 N.T.S.  
 DATE:  
 3/16/2018

SHEET  
**19**



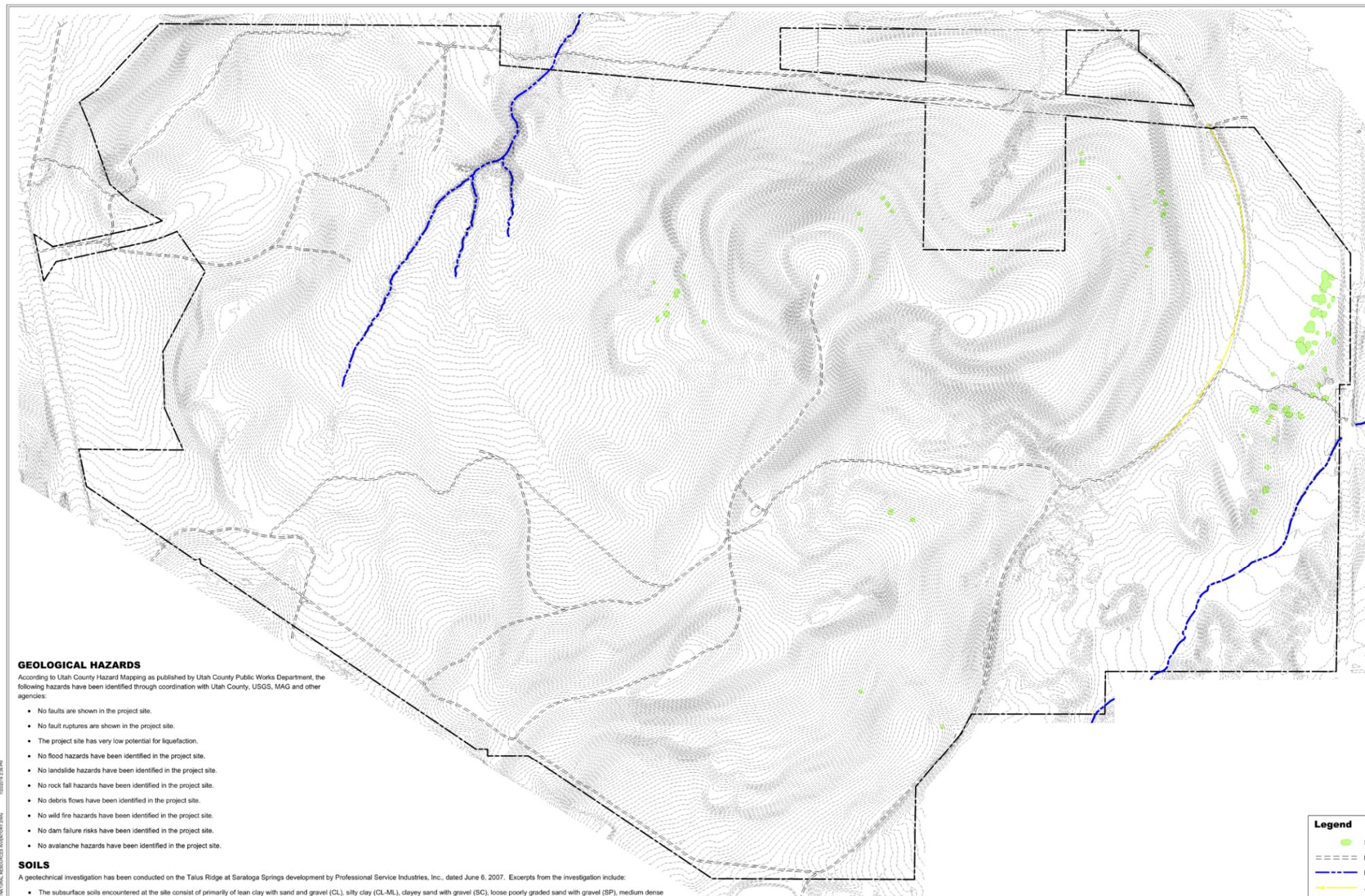
## ADDITIONAL ELEMENTS

The Natural Resources Inventory Map contains information regarding specific site elements such as:

- **Waterways.** An un-named tributary of the overall Tickville Wash traverses the property at the southwest corner. This wash is dry with the exception of a storm event. Previous studies have been done on the overall Tickville Wash basin which has determined a maximum flow of 42.6 cfs for this wash during a 100-year storm event. This capacity will be maintained through any improvements, re-routing or regrading of the area.
- **Geological Information.** Geological information has been obtained from Utah County Hazards Mapping as published by Utah County Public Works Department, in coordination with USGS, MAG and other applicable agencies:
  - The project site has very low potential for liquefaction.
  - No flood hazards have been identified. The project area is within flood zone “X” according to FIRM map 4955170115B, dated July 17, 2002.
  - No landslide hazards have been identified in the project site.
  - No rock fall hazards have been identified in the project site.
  - No wild fire hazards have been identified in the project site.
  - No dam failure risks have been identified in the project site.
  - No avalanche hazards have been identified in the project site.
- **Fault Lines.** According to Utah County Hazards Mapping as published by Utah County Public Works Department, no fault lines or fault ruptures are identified within the project.
- **General Soils Data.** A geotechnical investigation has been conducted on the development by Professional Service Industries, Inc., dated June 6, 2007. Excerpts from the investigation include:
  - The subsurface soils encountered at the site consist primarily of lean clay with sand and gravel (CL), silty clay (CL-ML), clayey sand with gravel (SC), loose poorly graded sand with gravel (SP), medium dense to very dense poorly graded gravel with sand (GP), silty sand (SM), silty gravel (GM) and bedrock. Collapsible soils were encountered in limited areas of the project site to depths ranging from 0-5 feet below existing site grades.
  - No subsurface water was encountered to the maximum depth investigated, approximately 14 feet in the borings and six feet in the test pits.
  - Footings bearing on undisturbed native soils may be designed using a maximum allowable bearing pressure of 1,500 psf. Footings bearing on properly placed on compacted structural fill may be designed using a maximum allowable bearing pressure of 2,000 psf. Footings should bear a minimum depth of 30 inches below final grade for frost protection. Foundations should have a minimum lateral dimensions of 18 inches for continuous footings and 24 inches for isolated column footings. All building footprints should be established entirely on uniformly undisturbed native materials or a minimum of thickness of 3 feet of structural fill. Foundations or floor slabs located within areas of collapsible areas should remove all or a portion of the potentially collapsible soils beneath foundations, floors, slabs and pavements and replace them with properly placed and compacted less permeable fill consisting of the on-site materials moisture conditioned to near optimum moisture content. Implement measures to limit surface water from wetting supporting soils beneath foundations, floor slabs, and pavements. These measures include designing and maintaining positive

surface drainage away from structures. See the geotechnical report for more site specific detail and information.

- **Slopes.** A slope analysis has been conducted for the development and areas of greater than 30 percent slope are identified within Exhibit 20, Natural Resources Inventory Map. The existing contours at 2-foot intervals are also shown within this exhibit.
- **Statement of Findings.** The Statement of Findings can be found within the MDA.
- **Environmental Issues.**
  - **Wetlands.** No wetlands or sources of surface or shallow groundwater have been identified in the project site.
  - **Historical Sites.** Through the cooperation of Saratoga Spring’s citizens, three petroglyph locations have been identified within the project site. These rare finds are important to preserve. Unfortunately, preservation of these individual stones in their current locations is problematic. It is the intent of the developer to work with the Utah Rock Art Research Association to determine the best methods of preservation. Whether it is placement within the common area of the development or donation to a suitable museum.
  - **Existing Trees.** Existing trees are very limited on the Mt. Saratoga site. In fact, only about 75 pinyon-juniper trees existing on the entire site. These types of trees are generally not preserved and will be replaced through the addition of street trees.
- **Compliance Assurance.**
  - **Architectural Standards.** The architectural standards for the development will be discussed in further detail in the Design Guidelines section later in this document.
  - **Common Area Maintenance.** Common area within the overall Mt. Saratoga will be limited to monumentation, isolated detention basins and areas within the multi-family land uses. A Home Owners Association (HOA) will be established for ownership and maintenance of these common areas. The HOA will be established under applicable Utah Law with all necessary authority and reserve accounts in order to ensure proper maintenance for the future. The community park area and amenities will be dedicated in phases to the City for ownership and maintenance.



**GEOLOGICAL HAZARDS**

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

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

**SOILS**

A geotechnical investigation has been conducted on the Talus Ridge at Saratoga Springs development by Professional Service Industries, Inc., dated June 6, 2007. Excerpts from the investigation include:

- The subsurface soils encountered at the site consist of primarily of lean clay with sand and gravel (CL), silty clay (CL-ML), clayey sand with gravel (SC), loose poorly graded sand with gravel (SP), medium dense to very dense poorly graded gravel with sand (GP), silty sand (SM), silty gravel (GM) and bedrock. Collapsible soils were encountered in limited areas of the project site to depths ranging from 0-5 feet below existing site grades.
- No subsurface water was encountered to the maximum depth investigated, approximately 14 feet in the borings and six feet in the test pits.
- Footings bearing on undisturbed native soils may be designed using a maximum allowable bearing pressure of 1,500 psf. Footings bearing on properly placed on compacted structural fill may be designed using a maximum allowable bearing pressure of 2,000 psf. Footings should bear a minimum depth of 30 inches below final grade for frost protection. Foundations should have a minimum lateral dimensions of 18 inches for continuous footings and 24 inches for isolated column footings. All building footprints should be established entirely on uniformly undisturbed native materials or a minimum of thickness of 3 feet of structural fill. Foundations or floor slabs located within areas of collapsible areas should remove all or a portion of the potentially collapsible soils beneath foundations, floor, slabs and pavements and replace them with properly placed and compacted less permeable fill consisting of the on-site materials moisture conditioned to near optimum moisture content. Implement measures to limit surface water from wetting supporting soils beneath foundations, floor slabs, and pavements. These measures include designing and maintaining positive surface drainage away from structures. See the geotechnical report for more site specific detail and information.
- At the time of the site investigation, the project site consisted of vacant land, sparsely vegetated with weeds, shrubs, and various grasses.

The full geotechnical investigation is to be submitted separately and available for further detail. Additional site specific geotechnical investigations will occur over the course of the development to provide more site specific detail.

**WETLANDS**

No wetlands exist on this site.

**Legend**

- Stands of Trees (PINYON-JUNIPER)
- Existing Gravel Road
- Existing Drainage Channel
- Abandoned Railroad Bed

**DAMS, CANALS, AND CHANNELS**

No dams exist above this site. The Tickville Gulch traverses the southwest corner of the site project.

**SHRUBS, TREES AND WILDLIFE**

Shrubs and trees are very limited within the project site. Vegetation consists of a few pinyon-juniper trees, sparse weeds, shrubs and various grasses. Wildlife is typical of the foothill areas of the Wasatch Front. No known endangered, threatened or rare flora or fauna are known to exist on the site.

**FLOOD PLAIN DATA**

All project area is within flood zone "X" or areas determined to be outside 500 year flood plain as shown on FIRM map 490250015A (July 17, 2002)

**MITIGATION REQUIREMENT**

If areas of proposed development are determined unsuitable due to any of the above conditions, acceptable mitigation must be completed prior to development, i.e. soil stabilization, historical sites, environmental hazards, etc.



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SARATOGA SPRINGS, UTAH

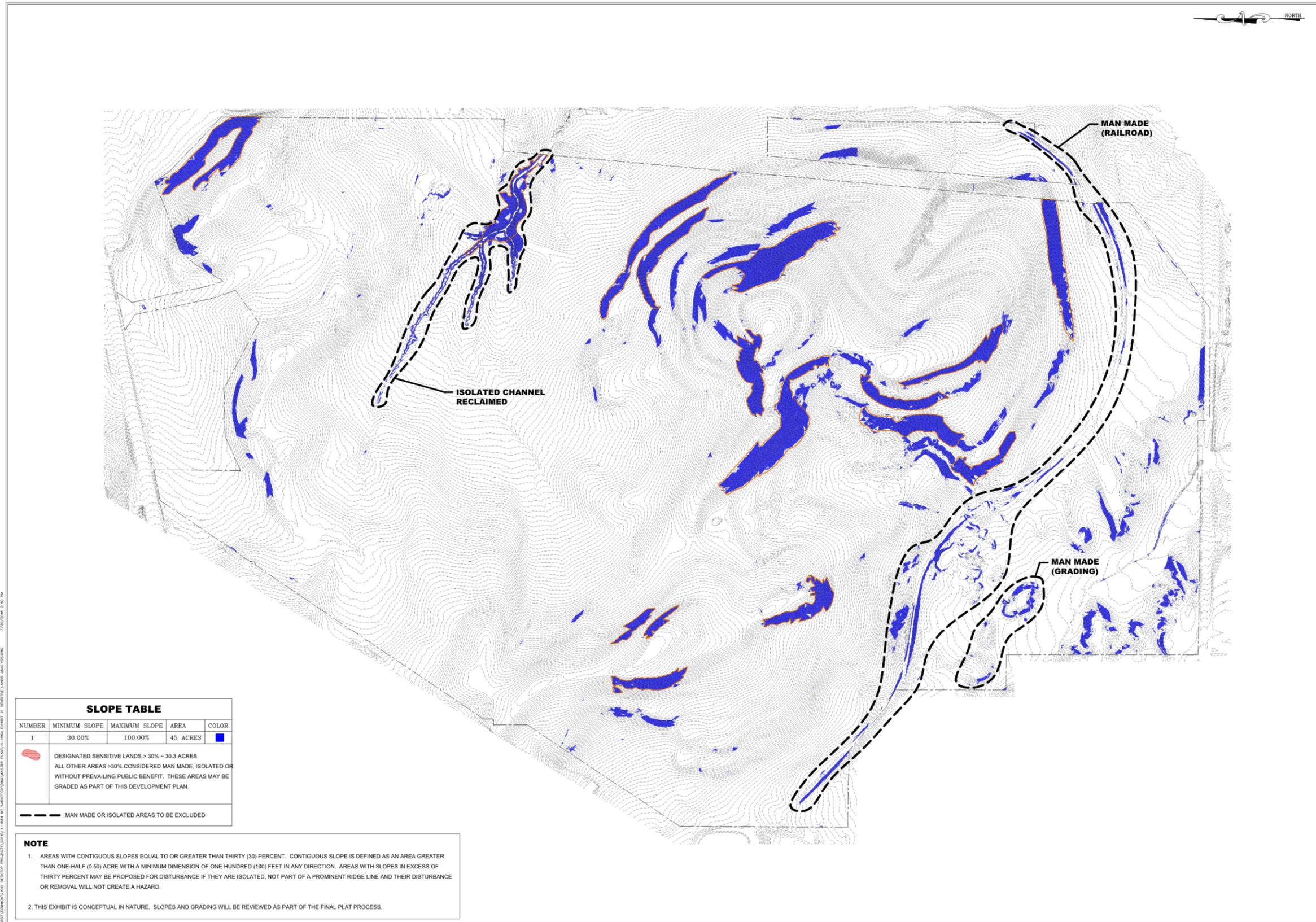


EXHIBIT 20 - NATURAL RESOURCES INVENTORY MAP

REVISIONS	
1 -	
2 -	
3 -	
4 -	
5 -	

LEI PROJECT #:  
**2014-1664**  
DRAWN BY:  
**TJP**  
CHECKED BY:  
**GDM**  
SCALE:  
**N.T.S.**  
DATE:  
**4/18/2017**

SHEET  
**20**



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EXHIBIT 21 - SENSITIVE LANDS ANALYSIS



SLOPE TABLE				
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA	COLOR
1	30.00%	100.00%	45 ACRES	Blue

DESIGNATED SENSITIVE LANDS > 30% = 30.3 ACRES  
 ALL OTHER AREAS >30% CONSIDERED MAN MADE, ISOLATED OR WITHOUT PREVAILING PUBLIC BENEFIT. THESE AREAS MAY BE GRADED AS PART OF THIS DEVELOPMENT PLAN.

--- MAN MADE OR ISOLATED AREAS TO BE EXCLUDED

**NOTE**

1. AREAS WITH CONTIGUOUS SLOPES EQUAL TO OR GREATER THAN THIRTY (30) PERCENT. CONTIGUOUS SLOPE IS DEFINED AS AN AREA GREATER THAN ONE-HALF (0.50) ACRE WITH A MINIMUM DIMENSION OF ONE HUNDRED (100) FEET IN ANY DIRECTION. AREAS WITH SLOPES IN EXCESS OF THIRTY PERCENT MAY BE PROPOSED FOR DISTURBANCE IF THEY ARE ISOLATED, NOT PART OF A PROMINENT RIDGE LINE AND THEIR DISTURBANCE OR REMOVAL WILL NOT CREATE A HAZARD.

2. THIS EXHIBIT IS CONCEPTUAL IN NATURE. SLOPES AND GRADING WILL BE REVIEWED AS PART OF THE FINAL PLAT PROCESS.

REVISIONS	
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LEI PROJECT #  
 2014-1664  
 DRAWN BY:  
 TJP  
 CHECKED BY:  
 GDM  
 SCALE:  
 N.T.S.  
 DATE:  
 4/18/2017  
 SHEET

21



## CONCEPTUAL PLANS

- A. Wildlife Mitigation Plans.** The Division of Natural Resources has been contacted to determine whether there are any endangered species or wildlife that needs to be mitigated at this time. This document is forthcoming.
- **Open Space Management Plans.** The vast majority of the open space within Mt. Saratoga will be incorporated into the Community Park and be owned and maintained by the City. Park strips within Mt. Saratoga Boulevard and Talus Ridge Boulevard are to be maintained by a master Mt. Saratoga Home Owners Association (HOA). The extent and amenities associated with the Community Park are included within the Open Space portion of this document. Open Space outside the Community Park, as identified within the Open Space Master Plan, will be owned and maintained by an HOA.
- B. Hazardous Material Remediation Plans.** No hazardous materials have been identified within the site. Should any hazardous materials be identified through further geotechnical investigation or site observation, acceptable mitigation must be completed prior to development.

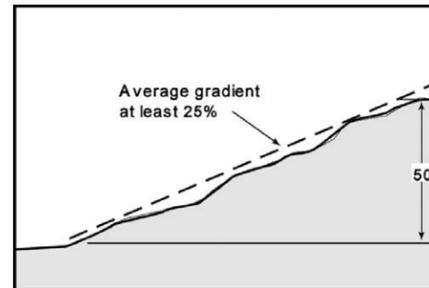


## SENSITIVE LANDS AND HILLSIDE STANDARDS

These standards are enacted for the Mt. Saratoga development in order to provide standards, guidelines, and criteria in order to minimize erosion, slope hazards and other environmental hazards that may result from development of hillsides in Saratoga Springs. In addition, these standards are intended to protect the natural scenic character of hillsides and to identify especially sensitive areas that may not be suitable for development.

The scope and application of the hillside standards are as follow:

1. Grading, filling, or excavating shall not result in risk of erosion, flooding, landslide, or any other unsafe condition.
2. These standards apply to all areas and projects that contain slopes on sites with an average gradient of at least twenty five percent (25%) and vertical elevations of at least fifty feet (50').
  - a. The measurement of the vertical elevation of the steep hillside shall consider the entire slope system and not only the individual portions of the slope with at least twenty-five percent (25%) gradient. That is, the measurement of the vertical elevation may include some areas with less than twenty-five percent (25%) gradient as long as the overall, predominant slope gradient is twenty-five percent (25%).
3. These standards are intended to supplement those set forth in the Subdivision Ordinance and other Chapters of the Land Development Code. In the event of conflict, these standards shall apply.
4. Detailed reports and plans are required, as outlined, which must be approved by the City before any construction will be permitted in designated sensitive land and hillside areas.



### HILLSIDE DEVELOPMENT PROCESS AND STANDARDS

The following plans shall be submitted as part of the Preliminary Plat or Site Plan application in addition to all other requirements of Title 19. All reports and plans submitted herein shall be prepared by persons or firms licensed or certified to practice their specialty in the State of Utah.

#### 1. Project Physical Constraint Requirements

- a. A project will not consist of any building envelopes on natural or manmade slopes over thirty percent (30%).
- b. The project will not show any structures within fifty feet (50') of any fault line.
- c. The project will not consist of activities on or disturbance of any wetland areas, except as approved by the Army Corps of Engineers.
- d. The project will not contain any platted lot within any landslide hazard areas, unless approved by the planning staff, Planning Commission or legislative body as part of the open space area.
- e. The project will not consist of any development within any flood hazard area.
- f. The project will not consist of any development within any shallow groundwater hazard areas, areas of springs, or seeps or surface water areas.
- g. The project will not consist of any development within any areas that are recommended locations for detention basins or established road and utility corridors.
- h. The project will avoid any development that will protrude above any ridgelines except as provided in the Design Guidelines in this document.

- i. Full geotechnical evaluation of the site.
- j. All proposed density for projects shall be approved by the City legislative body, after recommendation for or against from the Planning Commission.

#### 2. Sensitive Area Identification and Protection Plan. This plan shall identify all areas within the project that are sensitive land and are to be protected from disturbance. These areas should generally be placed in protected open space. The following standards shall be applied during the preparation of the Sensitive Area Protection Plan:

- a. A map shall be prepared identifying the existing slopes on the property with classifications of slope in five percent (5%) increments (i.e. 0-5%, 5-10%, etc.)
- b. Identification of prominent ridge lines. Prominent ridge lines are those ridges in which all or part of a permanent structure would be visible against the skyline, i.e., it would extend higher than the highest landform located behind the structure when viewed from the intersection 800 West and Pioneer Crossing, 800 West and Talus Ridge Blvd, and 800 West and Pony Express Parkway.
- c. Areas with contiguous slopes equal to or greater than thirty percent shall be considered sensitive areas and are to be protected. Contiguous slope is defined as an area greater than one-half (0.50) acre with a minimum dimension of one hundred (100) feet in any direction and shall be subject to the following conditions:
  - i. Areas with slopes in excess of thirty percent may be proposed for disturbance if they are isolated, not part of a prominent ridge line and their disturbance or removal will not create a hazard to public or private property.
  - ii. In those cases where the disturbance of slopes equal to or greater than thirty percent, disturbance shall be limited to only that area necessary for the construction of a road, trail or other approved structure. These structures shall be designed to minimize impacts on these slopes.
  - iii. Man-made slopes equal to or greater than thirty percent may be amended if it is determined by the City that the change in grade will restore the area to a more natural condition or if it will improve the stability of a previously disturbed area.
- d. Filling, piping or dredging of historic drainage channels shall be prohibited unless approved by the City based on determination that the affected portion is either no longer functioning as a drainage channel, is not necessary to capture storm water flows, or will not result in any increased potential flood risks. Drainage channels shall be identified and include, at a minimum, those drainage channels with tributary areas that extend outside the boundary of the proposed project.
  - i. Natural drainage courses should be retained where feasible, with historical flows being maintained.
  - ii. In those cases where either pedestrian or vehicular access over a major drainage channel is found to be necessary or desirable, disturbance shall be limited to only that area necessary for the construction of a bridge, culvert, or other approved structure. Bridges, culverts, or other structures crossing water courses, gullies, stream beds, or storm water runoff channels shall be designed to minimize impacts on these natural drainage corridors.
  - iii. Tickville Wash tributary located in the southwest corner of Mt. Saratoga may be piped, based on an approved hydrogeologic study.
- e. A geological report shall be prepared by a geotechnical engineer or geologist licensed by the State of Utah. The Geology Report shall contain, at a minimum, the following:
  - i. Identification of any zones of deformation with respect to active faults or other mass movements of soil and rock.



- ii. Identification and mapping of anomalies of the terrain or characteristics of the geological materials which would have any potential impact upon the use of the site.
  - iii. Active or inactive landslide areas.
  - iv. Written recommendations for construction of proposed structures or public improvements to minimize or avoid impacts of potential geologic hazards.
3. **Grading Plan.** Project areas may be proposed for disturbance if they fall outside of the protected areas identified in the Sensitive Land Protection Plan or meet the conditions outlined within the Sensitive Land Protection Plan. The grading plans for such areas shall comply with the following standards:
- a. Slopes fifty percent (50%) or greater within residential lots shall be supported by a geotechnical report prepared and certified by a qualified professional, that such slopes will be stable and will not create a hazard to public or private property. The report shall provide recommendations on the methods and procedures for the creation of such slopes.
  - b. All cut, filled, and graded slopes shall be re-contoured to blend into the natural grade of surrounding land.
  - c. All permanent cuts and fills shall be constructed and stabilized to minimize settlement, sliding, or erosion damage to streets, curbs, gutters, sidewalks, or buildings.
  - d. When the top of a steep hillside is cut and fill is placed on the hillside, the fill slope should be blended with the natural steep hillside.
  - e. The transition between manufactured slopes and natural topography should be blended to avoid harsh angular lines.
  - f. Cutting and grading to create benches or pads for building sites shall be minimized where possible.
  - g. Steep hillside areas should not be mass graded to create a large flat pad. Instead, smaller stepped pads should be used that follow the existing topography
  - h. Berms, interceptor drains, swales or other devices shall be provided at the top of retaining walls and cut or fill slopes to prevent surface waters from overflowing onto and damaging the face of a slope or adjacent properties.
  - i. A Grading Plan may not be used solely for the purposes of mining of materials.
4. **Development on Slopes.** Development should be concentrated in the least steep areas of the site in order to preserve as much of the natural terrain as possible.
- a. Varied lot sizes and designs shall be utilized in order to reduce the amount of grading required and preserve natural landforms.
  - b. Building pads shall be located in order to preserve as much of the natural terrain as possible.
  - c. Lots shall be designed to fit the natural contour of the site rather than the site being altered to fit a particular structure type.
  - d. Large flat pads shall be avoided in favor of stepped, or split-level structures that follow the general contours of the site.
  - e. Structure designs and foundation types shall be utilized that are compatible with the existing steep hillside conditions and require less grading.
  - f. Retaining walls shall be constructed with the following criteria:
    - i. A single rock retaining wall shall not exceed ten feet in height as measured from the lowest adjacent grade to the top of wall.
    - ii. When the overall retained height would exceed ten feet (10') or materials other than rock are to be utilized, the retaining wall shall be broken into a maximum of three stepped walls with no individual wall exceeding six feet in height as measured from the lowest adjacent grade to the top of wall.

- iii. The width of the terrace between any two vertical retaining walls shall be at least half the height of the highest wall as measured from the face of each wall with a minimum horizontal distance of three feet (3').
- iv. All retaining walls greater than two feet (2') must be designed by an engineer licensed by the State of Utah.
- v. Retaining walls shall be located a minimum of four feet (4') from primary structures. Walls shall not be located within PUE's unless a release is obtained from all applicable utility companies.
- vi. Terraces created between retaining walls shall be permanently landscaped.
- vii. The color of retaining walls shall blend with the natural terrain.

5. **Landscaping Preservation and Revegetation Plan** - The Landscaping Plan shall be prepared by a licensed Landscape Architect and consist of a survey identifying existing vegetation and a revegetation plan showing both how disturbed areas will be restored and how the proposed grades will be stabilized.
- a. Vegetation Survey – A survey of the existing site shall show the location of existing vegetation and identification of plant species existing on the development site.
  - b. Vegetation Preservation Plan – Existing Vegetation shall be preserved to the maximum extent practical.
    - i. All existing vegetation within and adjacent to major drainage channels shall be preserved to the maximum extent possible.
    - ii. Riparian areas shall be protected. If already disturbed, these areas shall be restored with additional native or adapted planting.
    - iii. Areas of significant trees and vegetation may not be disturbed unless specifically approved by the City. This includes large trees of six-inch (6") caliper or greater, groves of five or more smaller trees, or clumps of shrubs covering an area of fifty square feet or more measured at the drip lines.
    - iv. In areas determined to be highly susceptible to fire hazards (including areas determined to be part of the Wildland Urban Interface), vegetation may be selectively pruned, thinned, and regularly maintained to help minimize the risk of property damage from wildfire and to provide space for fire-fighting equipment and personnel.
  - c. Revegetation Plan - All areas of the site that will be cleared of natural vegetation in the course of development shall be replanted with native or adapted trees and other plant material vegetation possessing erosion control characteristics at least equal to the natural vegetation which was removed. The revegetation plan shall also specify slope stabilization and erosion control measures that will be implemented.
    - i. The revegetation plan shall include a plant schedule listing the plant species and seed mixes to be used for stabilization and revegetation. Revegetation species shall follow city standards.
    - ii. All disturbed areas shall be stabilized no later than thirty days after the disturbance is complete. Reseeding may be delayed until the earliest planting season thereafter if temporary stabilization measures are implemented in the interim.
    - iii. Any areas with existing vegetation disturbed according to an approved Grading Plan shall be revegetated. To the maximum extent practical, existing vegetation shall be replaced in kind.
      - 1. Any slope 3:1 or steeper shall have control matting, tackifier fabric or other approved erosion control method installed in addition to reseeding or revegetation.
      - 2. New or disturbed ditches and swales in excess of one percent (1%) slopes shall have straw wattles installed at one hundred foot (100') intervals to minimize scour and reduce flow velocities.



- iv. Use of fire-resistant plants for revegetation is required in areas identified as a Wildland-Urban Interface.
- v. Should existing trees be removed, the required replacement is to be completed as per Saratoga Springs City Code 19.06.06.3.h.





## DESIGN GUIDELINES

These design guidelines as established through the Community Plan are intended to act as a basis for the subsequent establishment of design standards associated with Village Plans. Therefore, minimum standards have been established at the community wide level and more appropriate site specific standards will be established at the Village Plan level.

### 1.1 Single Family Residential:

- **Lot Regulations:**
  - A. Lot Size. The following minimum lot size shall be provided and maintained for each dwelling and uses accessory thereto:
    - a) Village 1 - An area of not less than 4,000 square feet.
      - i. Neighborhood 1 will average 4,800 square feet.
      - ii. Neighborhood 2 will average 4,700 square feet.
      - iii. Neighborhood 4 will average 10,000 square feet.
      - iv. Neighborhood 5 will average 10,000 square feet.
    - b) Village 2 – An area of not less than 5,000 square feet.
      - i. Neighborhood 1 will average 8,500 square feet.
      - ii. Neighborhood 2 will average 8,000 square feet with a minimum of 12,000 square feet along the eastern edge.
    - c) Village 3 – An area of not less than 3,500 square feet.
      - i. Neighborhood 2 will average 4,000 square feet.
      - ii. Neighborhood 3 will average 4,000 square feet.
    - d) Village 4 – An area of not less than 4,500 square feet.
      - i. Neighborhood 1 will average 8,000 square feet.
      - ii. Neighborhood 2 will average 10,000 square feet.
      - iii. Neighborhood 3 will average 12,000 square feet.
      - iv. Neighborhood 4 will average 8,000 square feet.
    - e) Village 5 – An area of not less than 3,500 square feet.
      - i. Neighborhood 1 will average 5,500 square feet.
      - ii. Neighborhood 3 will average 3,800 square feet with a minimum of 10,000 square feet along the eastern edge.
  - B. Width. The minimum width for any residential lot shall be 45 feet at the designated front setback. The minimum lot frontage along a public right-of-way shall be 20 feet.
  - C. Front Yard Requirements. The minimum front yard setback shall be 20 feet as measured from a public right-of-way to the garage, and 16 feet measured to foundation of living space, a covered front porch or patio, if present.
  - D. Side Yard Requirements. All dwelling structures, other main buildings and accessory buildings requiring a building permit shall be set back from each side property line a distance of at least 5 feet. Setbacks shall be measured to the foundation.
  - E. Rear Yard Requirements. All dwelling structures shall be set back from the rear property line a minimum of 15 feet as measured to the foundation. Uncovered decks, patios and accessory buildings requiring a building permit shall be set back from the rear property line a minimum of 5 feet.
  - F. Corner Lots. On corner lots, the side yard setback on the street side of the lot shall be 20 feet as measured from a public right-of-way to the garage and 16 feet measured to foundation of living space, a covered porch or patio, if present.

G. The minimum lot size as outlined above shall not contain slopes above 30%. Slopes designed to accommodate daylight or walkout basements are excluded from this requirement.

- **Cluster Housing and Other Non-Traditional Single Family Lots:**

A. All design criteria for Cluster Housing and other non-traditional single family lots will be established with each Village Plan, if applicable. Design criteria changes will include setbacks and shared driveways.

- **Size of Buildings:**

A. Height of Buildings. All single-family buildings shall be no higher than 35 feet as measured per Saratoga Springs Land Development Code.

B. Minimum Square Feet. The following requirements apply to dwelling sizes in single-family development areas:

- One-Story Dwellings. The minimum finished square footage shall be 1,000 square feet of living space above grade.

- Multi-Story and Split Level Dwellings. The minimum finished square footage shall be 1,200 square feet of living space above grade.

C. Maximum Lot Coverage. The maximum lot coverage shall be fifty-five percent.

- **Parking Requirements**

A. All single-family housing shall incorporate a minimum of 2 (two) enclosed parking spaces.

B. All single-family housing shall incorporate a minimum 20' (twenty) foot driveway.

### 1.2 Two and Three Family Residential

- **Lot Regulations:**

A. Lot Size. The following minimum lot size shall be provided and maintained for each dwelling and uses accessory thereto:

a. Two Family Residential – An area of not less than 6,000 square feet.

b. Three Family Residential – An area of not less than 8,000 square feet.

B. Width. The minimum lot frontage along a public right-of-way shall be 20 feet. The minimum width for any residential lot at the designated front setback shall be:

a. Two Family Residential – 70 feet with minimum of 25 feet.

b. Three Family Residential – 80 feet with a minimum of 20 feet.

C. Front Yard Requirements. The minimum front yard setback shall be 20 feet as measured from a public right-of-way to the garage, and 16 feet measured to foundation of living space, a covered front porch or patio, if present.

D. Side Yard Requirements. All dwelling structures, other main buildings and accessory buildings requiring a building permit shall be set back from each side property line a distance of at least 5 feet. Setbacks shall be measured to the foundation.

E. Rear Yard Requirements. All dwelling structures shall be set back from the rear property line a minimum of 15 feet as measured to the foundation. Uncovered decks, patios and accessory buildings requiring a building permit shall be set back from the rear property line a minimum of 5 feet.

F. Corner Lots. On corner lots, the side yard setback on the street side of the lot shall be 20 feet as measured from a public right-of-way to the garage and 16 feet measured to foundation of living space, a covered porch or patio, if present.



- **Non-Traditional Lots:**
  - A. All design criteria for any non-traditional lots will be established with each Village Plan, if applicable. Design criteria changes will include setbacks and shared driveways.
- **Size of Buildings:**
  - A. Height of Buildings. All single-family buildings shall be no higher than 35 feet as measured per Saratoga Springs Land Development Code.
  - B. Minimum Square Feet. The following requirements apply to dwelling sizes in single-family development areas:
    - One-Story Dwellings. The minimum finished square footage shall be 1,000 square feet of living space above grade.
    - Multi-Story and Split Level Dwellings. The minimum finished square footage shall be 1,200 square feet of living space above grade.
  - C. Maximum Lot Coverage. The maximum lot coverage shall be fifty-five percent.
- **Parking Requirements:**
  - A. All single-family housing shall incorporate a minimum of 2 (two) enclosed parking spaces.
  - B. All single-family housing shall incorporate a minimum 20' (twenty) foot driveway.

### **1.3 Attached Multi-Family Residential (Townhomes):**

- **Lot Regulations:**
  - A. Front Yard Requirements.
    - Front Load Units: The minimum front yard setback shall be 20 feet, as measured from the back of sidewalk or curb to the garage, and 12 feet measured to foundation of living space, a covered front porch or patio, if present.
    - Alley Load Multifamily Units: Should alley load product be proposed, specifics regarding setbacks will be provided at Village Plan.
  - B. Side Yard Requirements. Side yard setbacks shall be a minimum of 10 feet measured from the foundation to the neighborhood boundary line, or to right-of-way. Distances between buildings shall govern setbacks between buildings.
  - C. Rear Yard Requirements. Rear yard setbacks shall be a minimum of 15 feet measured from the neighborhood boundary line to foundation of living space, covered patio, if present.
  - D. Corner Lots. On corner lots, the side yard setback on the street side of the lot shall be a minimum of 15 feet to foundation.
  - E. Distances between buildings. The minimum distance between the sides of buildings is 10 feet measured from foundations. The minimum distance between the rear of buildings is 20 feet measured from foundations.
- **Size of Buildings:**
  - A. Height of Buildings. All attached multi-family buildings shall be no higher than 35 feet as measured per Saratoga Springs Land Development Code.
  - B. Minimum Square Feet. The minimum finished square footage shall be 800 square feet above grade.
- **Parking Requirements:**
  - A. Two parking stalls to be provided for each unit, one which must be enclosed. Tandem parking of a garage stall and associated driveway stall shall be allowed and count as two stalls. In addition, 0.25 visitor stalls shall be provided per unit.

- B. On-street parking may be restricted in areas for fire safety reasons. To be coordinated with Fire Chief.

### **1.4 Multi-family Residential (Stacked Units):**

- **Lot Regulations:**
  - A. Setback Requirements. All multi-family residential buildings shall have a minimum setback of 10 feet from neighborhood boundary line and right-of-way line to foundation of living space, a covered porch or breezeway. Distances between buildings shall govern setbacks between buildings.
  - B. Distances between buildings. The minimum distance between sides of residential dwellings is 15 feet measured from foundations. The minimum distance between front and rear of residential dwellings is 15 feet measured from foundations.
  - C. Accessory Buildings. The minimum distance between main buildings and accessory buildings shall be 10 feet measured to foundation. All detached garages shall have no minimum setback requirement when adjacent to non-residential zones and shall have a minimum setback of 5 feet from property lines adjacent to residential zones, any public right-of-way, and the peripheral property line of the Talus Community boundary.
- **Size of Buildings:**
  - A. Height of Buildings. All multi-family buildings in the multi-family residential development area shall be no higher than 40 feet as measured per Saratoga Springs Land Development Code.
  - B. Minimum Square Feet. The minimum finished square footage shall be 600 square feet for a single bedroom dwelling unit and 800 square feet for a two or more bedroom dwelling unit.
- **Parking Requirements:**
  - A. Two parking stalls to be provided for each unit, one which must be enclosed. Tandem parking of a garage stall and associated driveway stall shall be allowed and count as two stalls. In addition, 0.25 visitor stalls shall be provided per unit.
  - B. On-street parking may be restricted in areas for fire safety reasons. To be coordinated with Fire Chief.

### **2.0 Architectural Standards:**

- A. The architectural standards in this section are intended to establish general guidelines for the Mt. Saratoga Community Plan and more detailed standards will be established within each Village Plan. Listed in this section are examples of architectural styles that will be acceptable in any of the subsequent Village Plans. Architectural styles that include extreme colors, construction materials, or styling as defined by the Architectural Review Committee will not be allowed within the Mt. Saratoga Community Plan. However, reasonable variations in the architectural styles and construction materials are allowed and will be necessary to give flexibility for future trends in the market place. All variations in style and material require formal approval from the Mt. Saratoga Architectural Review Committee (MARC).



### **2.1 Floorplan and Exterior Color Scheme Mixing:**

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

### **2.2 Traditional Architecture:**

- A. Square columns wrapped in stucco with stone wainscot
- B. Arched beam above front porch wrapped in stucco
- C. Stucco covering main sections of home with fiber cement siding (FCS) accents in gables
- D. Eyebrows on all gable ends

### **2.3 Craftsman Architecture:**

- A. Square front porch beams wrapped in FCS
- B. Hardie siding covering main portions of home with accents of FCS in gables
- C. Square front porch columns wrapped in FCS

### **2.4 Bungalow Architecture:**

- A. Tapered front porch columns wrapped in FCS with stone wainscot
- B. Square front porch beams wrapped in FCS
- C. Occasional clipped gable (Dutch hip) on front gables in front elevation
- D. Corbels placed in gables
- E. Triangle soffit Vents accents

### **2.5 Contemporary Architecture:**

- A. Front porch columns range from 3/4 height stone, full height stone, and wider tapered style.
- B. Beam above front porch are square wrapped in FCS.
- C. FCS elements on lower portions of home building upward into stucco.
- D. Lower pitch roof ranging from 5/12 – 7.5/12
- E. Hip roofs for all roof lines
- F. Roof overhang at 1'-6"
- G. Varying heights on stone wainscoting across front elevation

### **2.6 Additional Architectural features:**

- A. Metal Roofing Accents

- B. Window Grids
- C. Shed Roofs Over Windows
- D. Shed Roof Over Garage

### **3.0 Perimeter Buffers and Fencing:**

- **Perimeter Buffering:**

- A. No structure (excluding signs, entry features, and accessory buildings) may be closer than twenty (20) feet to the peripheral property line of Mt. Saratoga Community boundary unless a narrower buffer is detailed in Exhibit 6.

- **Fencing:**

- A. All fencing to be installed as per Saratoga Springs City ordinance.

### **4.0 Architectural Review Committee:**

- A. In order to create, maintain and improve the integrity of the community, and to establish and implement a consistent and harmonious design concept and to protect and promote the present and future values of the Mt. Saratoga Community, all exterior, architectural building elevations and building materials, colors and usage design, site plan and landscape treatments, wall and fencing, and signage within the Project shall be subject to a design review process and approval by the established Mt. Saratoga Architectural Review Committee (the "MARC"). The MARC shall review and approve all residential site plans and building permits prior to beginning the City of Saratoga Springs submittal and review processes. The MARC shall consist of representatives from the following: Developer and a selected team of design professionals, i.e. planners, engineers, architects, contractors, etc. Developer shall retain the right to retain or replace members of the MARC at its discretion.

### **5.0 Ridgeline Development**

- A. Lots and associated building pads located on a prominent ridgeline of Mt. Saratoga within Village 5 shall incorporate the following guidelines in order to limit the adverse effects of structures:
  - a) Exterior wall colors and roof surfacing materials must be based on earth tone colors found most commonly in the land and vegetation around the structure.
  - b) Reflective materials and bright colors that create dramatic contrast shall not be used.
  - c) The use of trees and other appropriate landscape improvements to be used to mitigate the visual impact of the structure.
  - d) Exterior lighting to be shielded from direct point source view.
  - e) Exposed basement foundations to be screened with vegetation or stepped foundations utilized to a minimum of one-half (1/2) of its height.

### **6.0 Temporary Subdivision Sales Trailers**

- A. The temporary use of a sales trailers for the purpose of selling lots or homes may be allowed within the Mt. Saratoga development and will adhere to the standards set forth in 19.05.14 of the City Code except that they may be located on any future lot within the Mt. Saratoga Development that has access via a paved road.



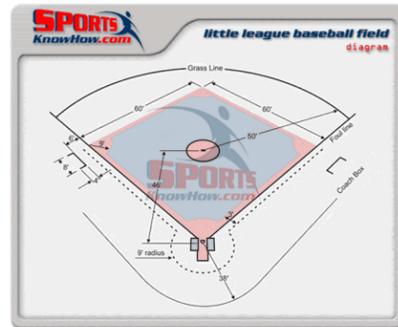
## OPEN SPACE STANDARDS

**Purpose.** These standards establish minimum open space requirements for Mt. Saratoga to ensure that parks and open space meet the recreational and scenic needs of the new residents.

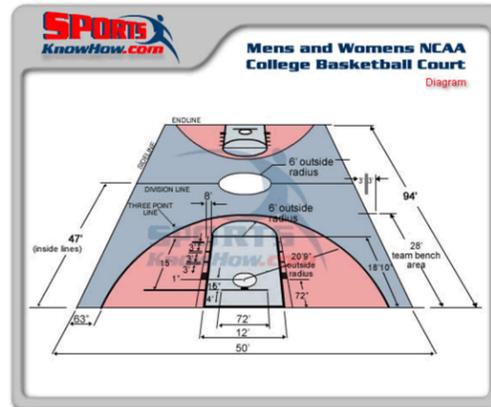
### Definitions.

1. "Amenities" means an improvement for use by park patrons, such as playground equipment, play fields, trails, benches, and restrooms.
2. "Amphitheater" means a curved open-air venue for entertainment, with tiered seating or upward-sloped turfed area suitable for seating surrounding a central level area for performances. Seating capacity is calculated on nine square feet per person on the tiered or turf seating area.
3. "ASTM" means the American Society of Testing Materials.
4. "Baseball Diamond" means a play field improved with turf except for the skinned infield, and striped with paint to support the play of baseball or softball, with each diamond supporting one game at a time. Minimum dimensions by type are shown in the following graphics:

"Little League®" diagram:



5. "Basketball Court" means a hard-surfaced area with amenities to support the playing of basketball.
  - a. "Half court" means a court a minimum of 47 feet by 50 feet in area and containing one standard (pole and net).
  - b. "Full court" means a court a minimum of 50 feet by 94 feet in area and containing a minimum of two standards, with the option of four standards creating two smaller full courts within the main court and perpendicular to the main court.

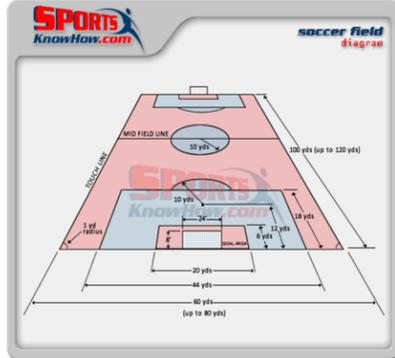


6. "BBQ Grill" means an outdoor appliance for grilling and cooking, constructed of industrial cast iron and permanently mounted on concrete.

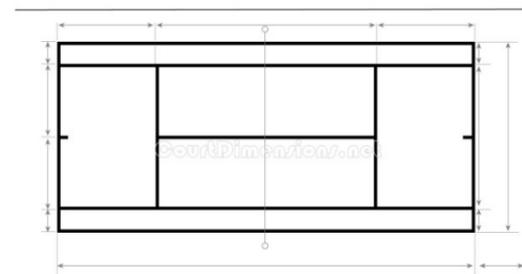
7. "Bike Rack, 4-bike capacity" means a ridged one-piece structure to which bicycles can be locked, permanently mounted on concrete. May be substituted by multiple single-bike racks or poles with capacity for four bikes.
8. "Detention basin – limited access" means a detention basin that is improved to provide access for recreational use when not storing water.
9. "Detention basin – no access" means a detention basin that is not accessible for recreational use.
10. "Drinking Fountain" means an industrial or commercial grade outdoor drinking facility, with proper drainage.
11. "Equivalent Acres" means the number of acres of different types of land it takes to equal one acre of fully improved park space.
12. "Fully Improved" means open space completely improved with turf, non-native landscaping, and amenities.
13. "Fully Improved with limited access" means fully improved open space with limitations to access, such as a pay-for-use golf course, limited hours for a cemetery, or similar limitation.
14. "Fully Improved with full access" means fully improved open space with no limitations on user access.
15. "Horseshoes, tetherball, similar" means an outdoor recreation area designed for the playing of horseshoes, or tetherball, or other permanently installed outdoor game.
16. "Improvements" means any addition or enhancement to open space, such as landscaping, recreational amenities, trails, and grading. See also "Partially Improved", "Fully Improved", and "Unimproved".
17. "Native" means the installation of natural landscaping commonly found in unimproved, un-manicured landscapes. This commonly refers to native species of grasses, forbs, and shrubs commonly found in undisturbed landscapes. Native landscape could include the restoration of disturbed areas by replacement of topsoil, native seeding by drilling method, and covering with a hydraulically applied wood fiber mulch.
18. "Park Bench" means an industrial or commercial grade outdoor seat, permanently mounted on concrete.
19. "Partially Improved" means open space left in a native state, such as existing or new native grasses instead of turf, and with recreational amenities provided.
20. "Pavilion" means a free-standing structure with an open frame and covered by a roof to provide shade for a table or sitting area or other similar use.
  - a. "Small" means a pavilion of up to 150 square feet covering at least one table and related seating, one BBQ grill, or similar facilities.
  - b. "Medium" means a pavilion of up to 400 square feet covering at least two tables and related seating, several BBQ grills, or similar facilities.
  - c. "Large" means a pavilion of up to 1000 square feet covering at least four tables and related seating, or two tables and several BBQ grills, or similar facilities.
  - d. "Extra-large" means a pavilion of over 1000 square feet covering eight to ten tables and related seating, or a combination of tables and BBQ grills of similar amount.
21. "Play Field" means a level grass field that is useable for the play of various sports such as football, lacrosse, soccer, or other field. May or may not be striped with paint for a specific sport.
22. "Play structures" means a structure containing any of the following: swings, post and platform, slides, climbers, rockers, rotational, and interactive features. A single-platform refers to one elevated platform containing multiple features. All playground structures must have a certificate of compliance with current CPSC and ATSM standards.
23. "Restroom" means a room containing a wash basin, toilet, and other facilities for use. Where a restroom is provided, at least one cleaning/maintenance closet shall be included. May consist of a unisex lockable-from-inside restroom, or separate men and women's restrooms. May include a single or multiple stalls. Restrooms shall comply with ADA requirements, including percentage of stalls that are accessible in design.
24. "Sensitive Lands, limited access" means open space consisting of wetlands, steep slopes, or other sensitive lands with some user access provided such as trails, boardwalks, or pavilions.
25. "Sensitive Lands, no access" means open space consisting of wetlands, steep slopes, or other sensitive lands with no user access provided.



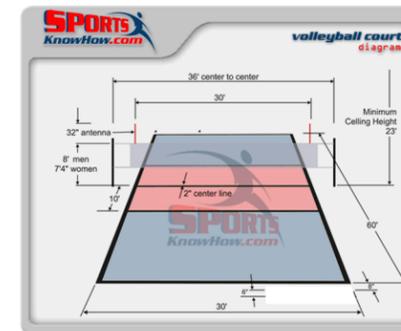
26. "Soccer Field" means a play field a minimum of 180 feet by 300 feet in area, and striped with paint to support the play of soccer as shown in the graphic below:



- 27. "Splash Pad" means a recreation area for water play with little to no standing water. May include fixed or movable spray or drip features and nozzles.
- 28. "Swimming Pool" means a man-made structure or tank constructed to hold water deep enough to permit swimming and other water based recreation. Minimum depth of six feet where diving is permitted; does not include wading pools. Minimum dimensions of 80 feet by 16 feet for a two-lane lap pool, or 50 feet by 25 feet for a non-lap pool.
- 29. "Tennis Court" means a level rectangular area for the playing of tennis. Minimum dimensions of 27 feet by 78 feet for a singles court; minimum dimension of 38 feet by 78 feet for a doubles court, striped in the following manner:



- 30. "Trash Can" means a waste receptacle for either trash or recyclables, minimum capacity of 50 gallons, permanently mounted on concrete.
- 31. "Unimproved" means open space left or planted in a native state, without the addition of amenities.
- 32. "User" means a person accessing open space for recreation, relaxation, or other purpose. Refers to residents of a development for privately maintained open space, or to the public for publicly maintained open space.
- 33. "Volleyball Court or Pit" means a level rectangular area with a net structure for the playing of volleyball. Minimum area of 1800 square feet. May be a lowered or level sand surface, or a hard level surface. Minimum dimensions as shown in the graphic below:



- 34. "Wading Pool" means a man-made structure or tank constructed to hold a small amount of water for water play that is not deep enough to permit swimming.
- 35. "Workout Station" means an industrial or commercial grade fitness components or devices designed to offer exercise opportunities to users, permanently mounted and meeting ASTM standards.

**Equivalent Acres.**

- 1. **Equivalent Open Space.** As used in these standards, open space requirements are calculated based on Equivalent Open Space acres, where different types of open space qualify as more or fewer acres. For each acre of required open space, the requirement may be met through a variety of open space types, according to the table within the Open Space Plan contained within this Community Plan and the following:
  - a. **Method:** Multiply each acre or portion thereof, for each category provided, by the multiplier to determine the Equivalent Open Space acreage.
  - b. **Compliance:** This Community Plan and subsequent Village Plans must show calculations based on the method outlined above to demonstrate adequate Equivalent Open Space acreage. Village Plans must meet the minimum Equivalent Open Space acreage on a cumulative basis.

**Minimum Required Open Space.**

- 1. **Open Space Required.** A minimum of one Equivalent Acre of park space is required for every 40 residential units within the overall Community Plan or subsequent Village Plan. With a proposed number of residential units of 2,400, the Equivalent Open Space requirement is 60.0 acres for Mt. Saratoga.
- 2. **Minimum percentage.** In addition to meeting the minimum Equivalent Open Space requirement and to ensure a livable community, in no case shall the percentage of total actual acres provided for open space within the overall Community Plan be less than 30% as defined by City Code. Open space and amenities can be shared between Villages as provided in the MDPA.
- 3. **Other Limitations.** In no case may the cumulative total of the following categories qualify for more than 50% of a development's Equivalent Acre requirement.
  - a. Unimproved, not Sensitive Lands
  - b. Sensitive Lands - no access
  - c. Detention basin – no access



**Minimum Required Amenities.**

1. **Minimum Points.** In order to meet the needs of new residents in each Community Plan or Village Plan, amenities equaling a minimum of **50** points per **required** Equivalent Open Space acre must be provided. The amenities may be distributed across all provided acres, but the point requirement is based only on the required Equivalent Open Space acres. For the overall Community Plan, the minimum point requirement is 2,400 (40 x 60.0).
2. **Points Per Amenity.** Each recreational amenity is worth a number of points as outlined below. For appropriate spacing of amenities, each item also has a minimum square footage requirement.
3. **Mixture of Amenities and Required Amenities.**
  - a. See the Open Space Plan, calculations and exhibits contained within this Community Plan for details regarding the proposed location and an adequate mixture of amenities.
  - b. Should additional or differing amenities be proposed during the course of development, the following chart will be used to determine point value substitution.
  - c. The overall Community Plan must incorporate a mixture of amenities, including at least one separate item each from Categories A, B, C, D, E, and F. Subsequent Village Plans will contain a proportionate share of amenity points on a cumulative basis as shown within the Open Space Calculations as contained in this Community Plan.
  - d. When an amenity is proposed that is not listed, the Planning Director shall compare the cost and capacity of the amenity with amenities in this table to determine a comparable point value and category.

Restroom 1-2 Toilets	200	C	41.0
Play field – half size	28000	C	28.0
Zipline, per 75 linear feet of rideable line	600	C	17.5
Playground Structure (1-platform)	250	C	25.0
Play or skate features – eg rock wall or kicker	200	C	25.0
Dog Park	1 Acre	C	25.0
Trail, hard surface, per 1000 linear feet	10000	D	41.3
Swingset	100	D	12.5
Basketball 1/2 court	2350	D	16.5
Pickleball court	2350	D	22.5
Pavilion (picnic shelter)	350	D	15.6
Horseshoes, tetherball, or similar	250	D	3.0
Baseball Diamond – Little League© size	56000	E	216.0
Bleachers – per section	450	E	2.8
Trail, soft surface, per 1000 linear feet	5000	E	8.3
Art - 1 statue, sculpture, or other single piece	50	E	1.0
Volleyball pit	1800	E	1.3
Drinking fountain	9	F	6.0
Table	75	F	0.8
Trash Can – Required w/ Pavilion or park	25	F	0.6
Bike Rack, 4-bike capacity	30	F	0.3
Workout station	100	F	0.5
Bench	50	F	0.4
BBQ Grill	25	F	0.3
Parking – 1 space (hard surface)	200	P	0.4
Parking - 1 space (soft surface)	200	P	0.1

Item	Min sq.ft per item	Category	Points
Amphitheater (100-person capacity)	2500	A	375.0
Pedestrian Underpass	9' x 12'	A	150.0
Clubhouse Associated w/Pool	1,000	A	150.0
Skate Park - one pit	10000	A	200.0
Swimming Pool, 2 lane equivalent	3000	A	150.0
Restroom 3+ Toilets	400	B	82.0
Pavilion – extra large	1250	B	39.0
Gathering Area	1000	B	75.0
Splash Pad (25 people)	2250	B	90.0
Play Field - full size (soccer, football, etc.)	56000	B	56.0
Pavilion – large	900	B	31.2
Frisbee Golf	3 Acres	B	50.0
Pavilion – (group)	650	C	23.4
Tennis Court	7200	C	50.4
Additional Equivalent Open Space	1 Acre	C	40.0

**Phasing.**

1. Construction of various portions of the project is proposed to occur in stages as discussed within the Open Space portion of this Community Plan. This phasing approach must meet the following standards:
  - a. All Village Plans shall contain a Phasing Plan, including size and order of each phase and schedule of improvements to be installed, shall be approved by the Planning Director.
  - b. Open Space improvements shall be installed as per the MDPA
  - c. A perpetual instrument running with the land shall be recorded against the entire Village Plan prior to or concurrently with the recordation of the first plat, that includes the standards, location, funding mechanism, values, and timing for all open space, recreational facilities, amenities, open space



easements, and other improvements. An open space plat, conservation easement, development agreement, or other perpetual instrument may qualify as determined by the City Attorney.

### Maintenance and City Acceptance.

1. **General Maintenance.** All open space under private ownership or dedicated to an HOA shall be maintained regularly, by the property owner or HOA as appropriate, to maintain a clean, weed-free, and healthy appearance.
2. **Turf and Plantings.**
  - a. Turf shall be maintained at a maximum height of 3-4 inches.
  - b. Turf and plantings shall be fully established and kept free of broadleaf weeds and other invasive species.
  - c. Fertilizer shall be applied as necessary.
3. **Irrigation.**
  - a. Irrigation shall comply with all City watering restrictions and guidelines, and shall begin no earlier than April 15<sup>th</sup> and shall end no later than October 15<sup>th</sup> of every year.
  - b. Irrigation systems shall be maintained to operate efficiently, with leaks and malfunctions repaired promptly.
  - c. Components and nozzles shall be utilized to keep a uniform distribution of spray per irrigation zone.
  - d. Water shall be limited to irrigable areas and shall not unreasonably cross onto hardscape such as sidewalks and streets.
  - e. Water-saving devices, including smart timers and rain sensors, shall be utilized to ensure efficient use of water, and to prevent watering during precipitation.
4. **Amenities.**
  - a. Amenities shall be maintained in clean, safe, working order. Rust shall be removed annually.
  - b. Broken or malfunctioning amenities shall be repaired or replaced promptly.
  - c. Proper maintenance schedules as recommended by the manufacturer or industry for each amenity shall be followed.
5. **City Acceptance:** The City shall own and be responsible for the maintenance of the approximate 201-acre community park as shown within the Community Plan. In addition, the City shall own and be responsible for the maintenance of all open space dedicated to and accepted by the City for public ownership and use, or where a permanent public use and City maintenance agreement has been recorded.



## **DEVELOPMENT AGREEMENT**

A Master Development Agreement has been prepared for this Community Plan and is contained within a separate document.



## AMENDED DEVELOPMENT AGREEMENT

The First Addendum to Amended and Restated Master Development Plan Agreement for Mt. Saratoga Project has been prepared for this Community Plan and is as follows:

WHEN RECORDED, RETURN TO:

CITY OF SARATOGA SPRINGS  
Attn: City Manager  
1307 N. Commerce Drive  
Saratoga Springs, Utah 84045

**FIRST ADDENDUM  
TO  
AMENDED AND RESTATED MASTER DEVELOPMENT PLAN AGREEMENT  
FOR  
MT. SARATOGA PROJECT**

THIS FIRST ADDENDUM TO AMENDED AND RESTATED MASTER DEVELOPMENT PLAN AGREEMENT FOR MT. SARATOGA PROJECT (this “**Addendum**”) is made effective as of the Effective Date (defined below), by and between DCP SARATOGA LLC, a Utah limited liability company (“**DCP**” or “**Developer**”), and the CITY OF SARATOGA SPRINGS, a municipal corporation and political subdivision of the State of Utah (the “**City**”). DCP and the City are referred to individually as a “**Party**” and collectively as the “**Parties.**”

**RECITALS**

A. The Parties entered into that certain Amended and Restated Master Development Plan Agreement for Mt. Saratoga Project dated December 14, 2016 (the “**MDPA**”), which was recorded with the Utah County Recorder’s Office on December 19, 2016, as Entry No. 127386:2016.

B. The MDPA addresses rights and obligations of the Parties regarding the Mt. Saratoga project (the “**Project**”), which is a master planned community comprised of approximately 688 acres and 2,400 total residential units (in addition to commercial and civic uses) located between Pony Express Parkway and State Route 73 along the western boundary of Saratoga Springs and Eagle Mountain.

C. The Project is subject to an approved Community Plan as provided in the City’s Land Development Code (the “**Community Plan**”). The Project is planned for development consisting of five (5) Villages, with each Village having its own Village Plan (each, a “**Village Plan**”) governing the different phases of development of the Project.

D. Due to the size, geographical contours, and phasing considerations of the Project, certain issues have arisen regarding open space requirements, open space amenities, and related concerns with the Project. To resolve these issues and provide for the orderly development and improvement of the remainder of the Project, the Parties desire to amend the MDPA in accordance with the terms and provisions of this Addendum.

## AGREEMENT

NOW, THEREFORE, in consideration of the foregoing Recitals and the covenants hereafter set forth, the sufficiency of which the Parties hereby acknowledge, the Parties covenant and agree as follows:

1. Recitals. The above-stated Recitals are incorporated herein.
2. Definitions. Any term or phrase used in this Addendum that has its first letter capitalized shall have the meanings given to them in the MDPA and the City's Land Development Code.
3. Addendum. This Addendum supplements the MDPA. In the event of any conflict or inconsistency between the terms of this Addendum and the terms of the MDPA, the terms of this Addendum shall control. This Addendum clarifies the allocation of amenity points and open space for the Project.
4. Amended Community Plan. In approving this Addendum, the City confirms its acceptance and approval of Amendment #3 of the Community Plan of Mt. Saratoga, dated \_\_\_\_\_, on file with the City (the "**Third Amended Community Plan**"). For purposes of the MDPA, as amended by this Addendum, all references to the "Community Plan" shall mean and refer to the Third Amended Community Plan approved by the City in conjunction with this Addendum.
5. Allocation of Points System for Open Space Amenities. Chapter 19.19 of the City Code ("Open Space") creates a points system for open space amenities to be provided by new development (i.e., points are allocated for certain amenities, and a minimum number of points must be reached per required Equivalent Acre of open space). The Parties agree that the Open Space Plan as set forth in the Community Plan satisfies the City's the Open Space requirements. As plats and phases in the Project are developed, Developer may propose substitute amenities that differ from those shown in the Amenity Plan, and the City Council may choose, in its sole and absolute legislative discretion, to approve or reject the substitute amenities. In exercising its sole and absolute legislative discretion, the City Council may choose, but is not obligated to consider: (i) the cost for the Developer to provide the substitute amenity and whether such has an equal to or greater than cost to the Developer; and (ii) Developer shows that the proposed substitute amenity will have equal or greater appeal to and functionality for the residents of the subject phase than the amenity shown on the Amenity Plan.
6. Open Space Requirements – Village by Village Approach. Each Village in the Project will be comprised of one or more subdivision plats, and must be developed in accordance with the approved Village Plan and the Community Plan. For each Village, at least thirty percent (30%) of Open Space acreage and amenities must be provided within the Village (the "Village Open Space Requirements"), recognizing that some Villages will provide more than thirty percent (30%) of Open Space in order to comply with and satisfy the overall requirement of providing at least thirty-three percent (33%) of Open Space within the Community pursuant to the Community Plan. To demonstrate that it will comply with the Village Open Space Requirements of a given Village, Developer shall provide, if required by the City, a landscape and irrigation plan for each

plat. For each Village, the City will issue building permits until such time as building permits have been issued for forty percent (40%) of the total allowable residential units in the Village (the “40% Threshold”). When the 40% Threshold has been reached, the City may stop issuing building permits in the Village until Developer has commenced construction and development of the Village Open Space Requirements for that Village. If, and only if, Developer has commenced construction of the Village Open Space Requirements for the subject Village, then the City shall continue to issue building permits in the Village; provided, however, that all of the Village Open Space Requirements must be completed and satisfied by the time building permits have been issued for eighty percent (80%) of the total allowable residential units in the Village (the “80% Threshold”). The City may withhold issuance of additional building permits after the 80% Threshold has been reached until all of the Village Open Space Requirements have been completed and satisfied. Once all of the Village Open Space Requirements have been completed and satisfied, the City will resume issuing building permits for the remaining allowable residential units in the Village. The provisions of this Section are intended to allow Developer to commence construction of up to forty percent (40%) of the allowable residential units in a given Village before commencing work on the Village Open Space Requirements, while still providing protection and assurance to the City that the Village Open Space Requirements will be completed in their entirety before building permits will be issued for the last twenty percent (20%) of the allowable residential units in the Village.

(a) Open Space - Plat by Plat Compliance. The Parties acknowledge that the thirty percent (30%) open space acreage requirement will be satisfied on a Village Plan level, even though certain plats within the Village, when analyzed on their own, likely will not contain. When a plat does not provide 30% open space on its own, an accompanying offsite Open Space Dedication Plat will also be provided, with landscape and irrigation plans and the necessary water dedication, in order to satisfy the open space requirements of the subject phase. This approach will ensure that for each phase, as a final plat is approved for the phase, will have at least a minimum of 30% open space with sufficient landscaping, irrigation, and water for the open space areas. The entire Project will still meet the overall open space requirements as set forth in the approved Community Plan.

7. Open Space Impact Fees; Open Space Improvement Assurance Bonds. Consistent with Section 3.2.2(f) of the MDPA, Developer will not be subject to park or open space impact fees in consideration of Developer’s construction of the Community Park (as defined in the MDPA). Nevertheless, to provide the City with assurances that the open space/park improvements will be completed, the Parties agree to the following approach: Developer will provide an improvement assurance bond for open space improvements on a plat-by-plat basis with the amount of the bond being equal to the total amount of open space impact fees that would otherwise be paid for the plat (i.e., \$2,388.44 per lot in the subject plat). When the City inspects and approves the open space improvements for each plat, then the open space bond will be released consistent with standard City procedures for releasing improvement assurance bonds. In consideration of this approach, the City will not impose or charge any open space impact fees. The “open space” bonds (for each plat) described in this Section 7 will be in addition to any other applicable bonding requirements for public improvements in each plat/phase.

8. Authority. The execution, delivery, and performance of this Addendum has been duly authorized by all necessary action of the Parties, and when duly executed and delivered, this

Addendum will be a legal, valid and binding obligation, enforceable in accordance with its terms.

9. Effective Date. The effective date (the “**Effective Date**”) of this Addendum shall be the date on which this Addendum has been signed by both Parties.

10. Ratification. Except as set forth herein, all of the terms and conditions contained in the MDPA will remain the same and in full force and effect, and the Parties hereby ratify and reaffirm the MDPA, as modified by this Addendum.

11. Counterparts. This Addendum may be executed in multiple counterparts, each of which will be deemed an original and all of which when taken together, shall constitute a whole. The Parties agree that signatures transmitted by electronic mail will be binding as if they were original signatures.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties have executed this Addendum as of the dates set forth below to be effective as of the Effective Date.

**THE CITY:**

City of Saratoga Springs, a Utah Municipality

Execution Date: \_\_\_\_\_

By: \_\_\_\_\_  
Jim Miller, Mayor

Attest: \_\_\_\_\_  
City Recorder

**DEVELOPER:**

DCP Saratoga LLC, a Utah limited liability company

By: Daniels Capital Management LLC  
Its: Manager

By: Pronaia Capital Partners, Ltd.  
Its: Manager

Execution Date: \_\_\_\_\_

\_\_\_\_\_  
Joseph B. Pierce, Managing Director