



SARATOGA
SPRINGS

COMMUNITY PLAN

 **JORDAN**
PROMENADE



OAKWOOD
HOMES

January 11, 2019



JORDAN PROMENADE

AT SARATOGA SPRINGS

COMMUNITY PLAN

Prepared by:

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OAKWOOD
HOMES

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PROJECT INTRODUCTION

Oakwood Homes of Utah LLC, and Clayton Properties Group II, Inc, is pleased to submit this Community Plan application for the Jordan Promenade development - a 367-acre master planned community located along the Jordan River in central Saratoga Springs, Utah. The development site consists of two parcels bisected by Riverside Drive. Pony Express Parkway further divides the parcels into quarters, creating four distinct areas by these major roadways. The Community will be developed in three proposed Village Plans as shown in Exhibit 1 (see page 5). Village Plans must be approved for each of the proposed phases and shall include details and final designs as referenced throughout the Community Plan.¹

The Jordan River inlet from Utah Lake serves as the symbol for this development, given its natural beauty under the Wasatch mountain range and the many recreational opportunities it will provide for the future residents of the Jordan Promenade community. The intent of this community is to establish a livable environment that supports the City of Saratoga Springs by promoting economic growth, recreational activity, and a critical residential hub that contributes to the vitality of the City as a whole. The development will provide a wide selection of housing types that offers a variety of architectural styles, price points, and lifestyles to appeal to a broad range of potential buyers. This new community also identifies opportunities for future commercial and mixed-use development that may change in location and intensity as the market dictates. Final configurations of these uses will be solidified during the phased Village Plan applications for the community.¹

The Jordan Promenade development will establish a consistent theme for common-area community elements, such as signage monuments, site furnishings, fencing and amenity features. These elements will embody the rustic and natural appeal of the Jordan River inlet and the Utah Lake area. A network of pedestrian trails along open space corridors and neighborhood streets will link various neighborhood recreational amenities and will provide connections between neighborhoods and to the waterfront Promenade along the Jordan River corridor.

The location of this community is centralized to the City's anticipated short-term and long-term plans, representing a unique confluence of future municipal facilities, a regional sports park, a potential light-rail transit corridor, a continuous flow intersection (CFI), new institutional facilities, meeting houses, and walking/running/biking connectivity to the natural environments in proximity to the community.

Oakwood Homes anticipates Jordan Promenade to be a marquis development within the City of Saratoga Springs. This development will serve as a template for other cities and developers on how to implement smart design and create thriving communities.

¹Subsequent plat applications and titles will be required to include a note that there may be light and noise impacts resulting from Patriot Park and the RC Park.

EXHIBIT 1 - VILLAGE LOCATION PLAN



FINDINGS STATEMENT

1. Jordan Promenade is consistent with vision, goals, objectives, and policies of the General Plan and the City Center District Area Plan with emphasis placed upon those policies related to community identity, distinctive qualities in communities and neighborhoods, diversity of housing, integration of uses, pedestrian and transit design, and environmental protection.
2. Jordan Promenade contains sufficient standards to guide the creation of innovative design that responds to unique conditions.
3. Jordan Promenade is compatible with surrounding development and properly integrates and uses and infrastructure with adjacent properties.
4. Jordan Promenade includes adequate provisions for utilities, services, roadway networks, and emergency vehicle access. Public safety service demands will not exceed the capacity of existing and planned systems with adequate mitigation. See the accompanying traffic and utility exhibits from page 59.
5. Jordan Promenade is consistent with the guiding standards listed within Title 19 Section 19.26.06 of the Saratoga Springs Municipal Code.
6. Jordan Promenade contains the required elements as dictated within Title 19 Section 19.26.07 of the Saratoga Springs Municipal Code.

PLANNED COMMUNITY ZONE & DISTRICT AREA PLAN

The Planned Community Zone, found within Title 19 of the Saratoga Springs Municipal Code and the City Center District Area Plan overlay, have established a process that enables the developer and the City to plan for future development while allowing the flexibility to respond to changes in the market over long build-out periods. The Jordan Promenade community embraces the appropriate neighborhood type, Traditional Neighborhood, and open space themes outlined in the plan. The project provides a unique identity and character, establishes an innovative integration of housing types and land uses, and preserves valuable open space characteristics of the area. A variety of development and use standards have been established to allow for housing types not addressed in traditional zoning categories, which creates the intended diversity envisioned for large developments in the Planned Community Zone district and the City Center District Area Plan.

Community Plan

The Jordan Promenade Community Plan provides a community-wide structure that determines the size, scope, intensity, and character of subsequent Village Plans. The Jordan Promenade Community Plan addresses the following elements consistent with the Guiding Standards of Community Plans found in Section 19.26.06 of the Municipal Code:

- 1. Development Types and Intensity**
 - Allowed residential, commercial and civic uses
 - Allowed residential densities and commercial development intensity
- 2. Development Standards:**
 - Community theme
 - Architectural guidelines and enforcement
 - Residential and commercial lot development standards
- 3. Open Space Requirements**
 - Active open space areas
 - Sensitive lands
 - Entry features

The Community Plan provides the following planning and engineering maps and reports to further illustrate the attributes and development patterns of the Jordan Promenade community.

1. Property Legal Description & Boundary Map
2. Land Use Map
3. Build-out Allocation Map
4. Open Space Map

5. Guiding Principles
 - Community Theme & Character
 - Community-wide Systems for:
 - Transportation and Streets
 - Project Open Space, Parks, Trails, and Recreation
 - Project Open Space & Parks Management
 - Community Landscape Theme
 - Guiding Residential Development Standards
6. Utility Capacities
7. Conceptual Plans
 - Grading Plan
 - Wildlife Mitigation Plan
 - Open Space Management Plan
 - Fire Protection Plan
8. Additional elements submitted in conjunction with the Community Plan include:
 - Geological and Soils-related Report
 - Environmental Site Assessment
 - Critical Environmental Issues Analysis
 - Cultural Resources Inventory Analysis
 - Architectural design guidelines and review board policies
 - Open space improvement and dedication policies

EXHIBIT 2 - VICINITY MAP



*PLAN NOT TO SCALE

LEGAL DESCRIPTION

WEST PARCEL

A PORTION OF SECTIONS 23 & 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY OF RIVERSIDE DRIVE ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED N89°57'40"W ALONG THE QUARTER SECTION LINE 1264.50 FEET FROM THE EAST 1/4 CORNER OF SECTION 26, T5S, R1W, S.L.B. & M.; THENCE N89°57'40"W ALONG THE QUARTER SECTION LINE 1367.47 FEET; THENCE N0°34'23"E 248.58 FEET TO THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 79200:2009 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING SIXTEEN (16) COURSES: S89°42'55"E 32.49 FEET; THENCE N4°21'40"E 360.80 FEET; THENCE N1°30'41"E 182.07 FEET; THENCE N0°32'52"E 565.49 FEET; THENCE N0°54'50"E 565.12 FEET; THENCE N1°18'07"E 244.64 FEET; THENCE N0°11'59"E 303.53 FEET; THENCE N0°36'45"W 150.49 FEET; THENCE N0°21'00"W 421.79 FEET; THENCE N1°18'54"W 99.88 FEET; THENCE N0°02'14"E 502.21 FEET; THENCE N0°24'29"W 173.55 FEET; THENCE N1°17'53"W 173.55 FEET; THENCE N1°03'25"W 423.38 FEET; THENCE N1°16'24"W 180.50 FEET; THENCE N0°38'53"W 180.78 FEET; THENCE N0°08'09"E 533.35 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THAT BOUNDARY LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 17379:1993 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING THREE (3) COURSES: S89°46'19"E 876.93 FEET; THENCE S89°38'40"E 389.95 FEET; THENCE N0°15'57"E 1162.67 FEET TO THE SOUTH LINE PIONEER CROSSING ACCORDING TO THE OFFICIAL MAPS THEREOF AND THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 35015:2009 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID SOUTH LINE SOUTHEASTERLY ALONG THE ARC OF A 1,400.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S1°31'17"W) 72.12 FEET THROUGH A CENTRAL ANGLE OF 2°57'06" (CHORD: S87°00'09"E 72.12 FEET) TO THE WEST RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THIRTY (30) COURSES: SOUTHWESTERLY ALONG THE ARC OF A 1230.98 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N85°09'41"W) 2.68 FEET THROUGH A CENTRAL ANGLE OF 0°07'30" (CHORD: S4°54'04"W 2.68 FEET); THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE RIGHT 5.58 FEET THROUGH A CENTRAL ANGLE OF 31°58'02" (CHORD: S20°49'40"W 5.51 FEET); THENCE S36°48'41"W 6.73 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 8.60 FEET THROUGH A CENTRAL ANGLE OF 32°51'14" (CHORD: S20°23'04"W 8.48 FEET); THENCE ALONG THE ARC OF A 1238.00 FOOT RADIUS CURVE TO THE LEFT 85.47 FEET THROUGH A CENTRAL ANGLE OF 3°57'14" (CHORD: S1°58'50"W 85.45 FEET); THENCE S0°00'13"W 1039.80 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 35.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N42°31'58"W) 6.91 FEET THROUGH A CENTRAL ANGLE OF 11°08'53" (CHORD:

S53°02'29"W 6.90 FEET); THENCE ALONG THE ARC OF A 84.50 FOOT RADIUS CURVE TO THE LEFT 16.40 FEET THROUGH A CENTRAL ANGLE OF 11°07'24" (CHORD: S53°03'14"W 16.38 FEET); THENCE ALONG THE ARC OF A 90.50 FOOT RADIUS CURVE TO THE RIGHT 67.15 FEET THROUGH A CENTRAL ANGLE OF 42°30'41" (CHORD: S68°44'52"W 65.62 FEET); THENCE N89°59'47"W 17.06 FEET; THENCE S2°56'35"E 70.30 FEET; THENCE N86°11'22"E 3.54 FEET; THENCE ALONG THE ARC OF A 64.50 FOOT RADIUS CURVE TO THE LEFT 15.37 FEET THROUGH A CENTRAL ANGLE OF 13°39'09" (CHORD: N79°21'48"E 15.33 FEET); THENCE ALONG THE ARC OF A 35.50 FOOT RADIUS CURVE TO THE RIGHT 47.14 FEET THROUGH A CENTRAL ANGLE OF 76°04'42" (CHORD: S69°25'25"E 43.75 FEET); THENCE ALONG THE ARC OF A 84.50 FOOT RADIUS CURVE TO THE LEFT 16.40 FET THROUGH A CENTRAL ANGLE OF 11°07'24" (CHORD: S36°56'46"E 16.38 FEET); THENCE ALONG THE ARC OF A 90.50 FOOT RADIUS CURVE TO THE RIGHT 67.15 FEET THROUGH A CENTRAL ANGLE OF 42°30'41" (CHORD: S21°15'08"E 65.62 FEET); THENCE S0°00'13"W 2408.96 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 35.50 FOOT RADIUS NON-TANGENT CURVE

TO THE RIGHT (RADIUS BEARS: N42°31'58"W) 6.91 FEET THROUGH A CENTRAL ANGLE OF 11°08'53" (CHORD: S53°02'29"W 6.90 FEET); THENCE ALONG THE ARC OF A 84.50 FOOT RADIUS CURVE TO THE LEFT 16.40 FEET THROUGH A CENTRAL ANGLE OF 11°07'24" (CHORD: S53°03'14"W 16.38 FEET); THENCE ALONG THE ARC OF A 90.50 FOOT RADIUS CURVE TO THE RIGHT 67.15 FEET THROUGH A CENTRAL ANGLE OF 42°30'41" (CHORD: S68°44'52"W 65.62 FEET); THENCE N89°59'47"W 17.06 FEET; THENCE S2°56'35"E 70.30 FEET; THENCE N86°11'22"E 3.54 FEET; THENCE ALONG THE ARC OF A 64.50 FOOT RADIUS CURVE TO THE LEFT 15.37 FEET THROUGH A CENTRAL ANGLE OF 13°39'09" (CHORD: N79°21'48"E 15.33 FEET); THENCE ALONG THE ARC OF A 35.50 FOOT RADIUS CURVE TO THE RIGHT 47.14 FEET THROUGH A CENTRAL ANGLE OF 76°04'42" (CHORD: S69°25'25"E 43.75 FEET); THENCE ALONG THE ARC OF A 84.50 FOOT RADIUS CURVE TO THE LEFT 16.40 FET THROUGH A CENTRAL ANGLE OF 11°07'24" (CHORD: S36°56'46"E 16.38 FEET); THENCE ALONG THE ARC OF A 90.50 FOOT RADIUS CURVE TO THE RIGHT 67.15 FEET THROUGH A CENTRAL ANGLE OF 42°30'41" (CHORD: S21°15'08"E 65.62 FEET); THENCE S0°00'13"W 2453.71 FEET; THENCE ALONG THE ARC OF A 28.50 FOOT RADIUS CURVE TO THE RIGHT 44.81 FEET THROUGH A CNETRAL ANGLE OF 90°05'32" (CHORD: S45°02'59"W 40.34 FEET); THENCE S0°05'45"W 35.35 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±162.70 ACRES

LEGAL DESCRIPTION

EAST PARCEL

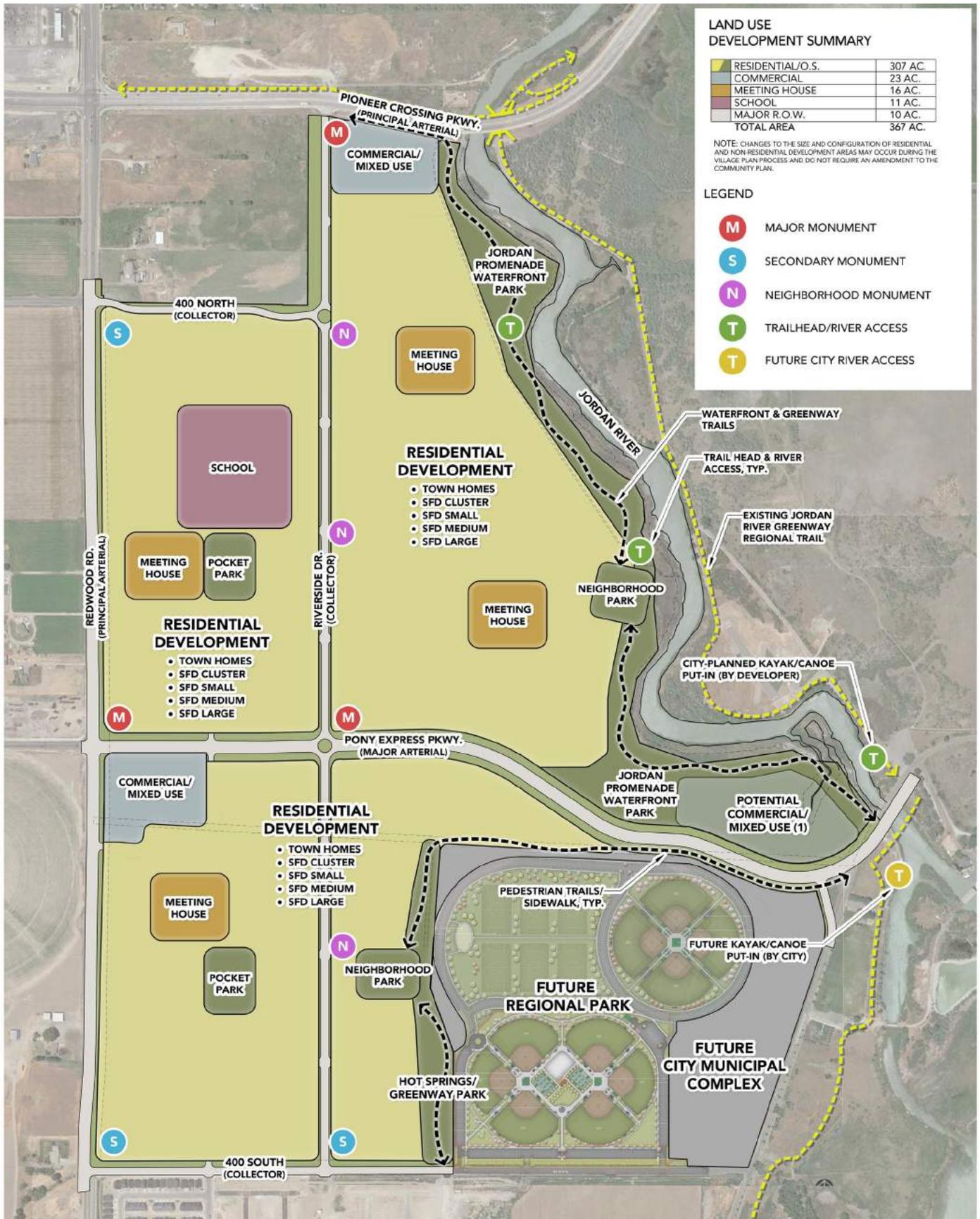
A PORTION OF SECTIONS 23, 24, 25 & 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°57'40"W ALONG THE QUARTER SECTION LINE 414.27 FEET FROM THE EAST 1/4 CORNER OF SECTION 26, T5S, R1W, S.L.B. & M.; THENCE N89°57'40"W ALONG THE QUARTER SECTION LINE 182.10 FEET; THENCE N1°09'44"E 242.17 FEET; THENCE S89°55'54"W 310.00 FEET; THENCE S1°09'44"W 241.59 FEET TO A POINT ON THE QUARTER SECTION LINE; THENCE N89°57'40"W ALONG THE QUARTER SECTION LINE 224.04 FEET TO THE EAST RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THIRTY (30) COURSES: N0°00'08"E 35.31 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 28.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N0°00'08"E) 44.77 FEET THROUGH A CENTRAL ANGLE OF 90°00'05" (CHORD: N44°59'50"W 40.31 FEET); THENCE N0°00'13"E 2495.81 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 35.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S42°31'58"E) 6.91 FEET THROUGH A CENTRAL ANGLE OF 11°08'53" (CHORD: N53°02'29"E 6.90 FEET); THENCE ALONG THE ARC OF A 84.50 FOOT RADIUS CURVE TO THE LEFT 16.40 FEET THROUGH A CENTRAL ANGLE OF 11°07'24" (CHORD: N53°03'14"E 16.38 FEET); THENCE ALONG THE ARC OF A 90.50 FOOT RADIUS CURVE TO THE RIGHT 67.15 FEET THROUGH A CENTRAL ANGLE OF 42°30'41" (CHORD: N68°44'45"E 65.62 FEET); THENCE S89°59'47"E 17.09 FEET; THENCE N2°58'06"W 70.30 FEET; THENCE S86°11'22"W 3.55 FEET; THENCE ALONG THE ARC OF A 64.50 FOOT RADIUS CURVE TO THE LEFT 15.37 FEET THROUGH A CENTRAL ANGLE OF 13°39'09" (CHORD: S79°21'48"W 15.33 FEET); THENCE ALONG THE ARC OF A 35.50 FOOT RADIUS CURVE TO THE RIGHT 47.14 FEET THROUGH A CENTRAL ANGLE OF 76°04'42" (CHORD: N69°25'25"W 43.75 FEET); THENCE ALONG THE ARC OF A 84.50 FOOT RADIUS CURVE TO THE LEFT 16.40 FEET THROUGH A CENTRAL ANGLE OF 11°07'24" (CHORD: N36°56'46"W 16.38 FEET); THENCE ALONG THE ARC OF A 90.50 FOOT RADIUS CURVE TO THE RIGHT 67.15 FEET THROUGH A CENTRAL ANGLE OF 42°30'41" (CHORD: N21°15'08"W 65.62 FEET); THENCE N0°00'13"E 2408.96 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 35.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S42°31'58"E) 6.91 FEET THROUGH A CENTRAL ANGLE OF 11°08'53" (CHORD: N53°02'29"E 6.90 FEET); THENCE ALONG THE ARC OF A 84.50 FOOT RADIUS CURVE TO THE LEFT 16.40 FEET THROUGH A CENTRAL ANGLE OF 11°07'24" (CHORD: N53°03'14"E 16.38 FEET); THENCE ALONG THE ARC OF A 90.50 FOOT RADIUS CURVE TO THE RIGHT 67.15 FEET THROUGH A CENTRAL ANGLE OF 42°30'41" (CHORD: N68°44'45"E 65.62 FEET); THENCE S89°59'47"E 17.09 FEET; THENCE N2°58'06"W 70.30 FEET; THENCE S86°11'22"W 3.55 FEET; THENCE ALONG THE ARC OF A 64.50 FOOT RADIUS CURVE TO THE LEFT 15.37 FEET THROUGH A CENTRAL ANGLE OF 13°39'09" (CHORD: S79°21'48"W 15.33 FEET); THENCE ALONG THE ARC OF A 35.50 FOOT RADIUS CURVE TO THE RIGHT 47.14 FEET THROUGH A CENTRAL ANGLE OF 76°04'42"

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CONTAINS: ±204.33 ACRES

EXHIBIT 3 - LAND USE MASTER PLAN



NOTE:
 1) THE "POTENTIAL COMMERCIAL / MIXED-USE" AREA IS LOCATED ON LAND CURRENTLY EXHIBITING WETLAND CHARACTERISTICS RESULTING FROM LONG-TERM FARMING AND IRRIGATION PRACTICES. A JURISDICTIONAL DETERMINATION FOR WETLANDS HAS NOT BEEN MADE AT THIS TIME AND THE POSSIBILITY TO REMAINS THAT ONCE FARMING PRACTICES CEASE ON THE PROPERTY THAT THE WET CONDITIONS CAN BE MITIGATED.

GUIDING PRINCIPALS

Community Theme & Character

The Jordan Promenade community is oriented around the Jordan River and hot springs corridor open space areas that border the property's western boundary. These unique natural features inspire the character of community monument signs, site furnishings, and park amenities by incorporating ranch styling, rustic timbers, and natural stone design elements. Pedestrian trail and view corridors span the project from the west to east edges of the property, providing connections through the community to these prominent open space features. The Jordan Promenade Waterfront Park and the Hot Springs Greenway Park are each comprised of large open tracts of land that create the backbone of the parks and open space offerings in the Jordan Promenade community. The open space situated around these unique features provide for buffering and protection of the natural systems and create a meaningful recreational experience to be enjoyed by residents of the community and the City of Saratoga Springs.

The Jordan Promenade Waterfront Park and the Hot Springs Greenway Park provide passive and active recreation opportunities along these open space corridors. Trail head and active-use destinations are located along the banks of the river and hot springs corridor for residents to easily access the park features and waterways. Trail head areas provide vehicle parking lots, restrooms, river access for light water craft such as kayaks and standup paddle boards, and active-use areas with recreation features such as playgrounds, pavilions and manicured lawns. The trail head and active-use areas provide links to paved and soft surface trail corridors that meander through native areas along the banks of the Jordan River and hot springs channels. Interpretive features and gathering areas, focused on wildlife and environmental education, are situated along the river and hot springs corridor trails to enrich the community's understanding of the natural environment.

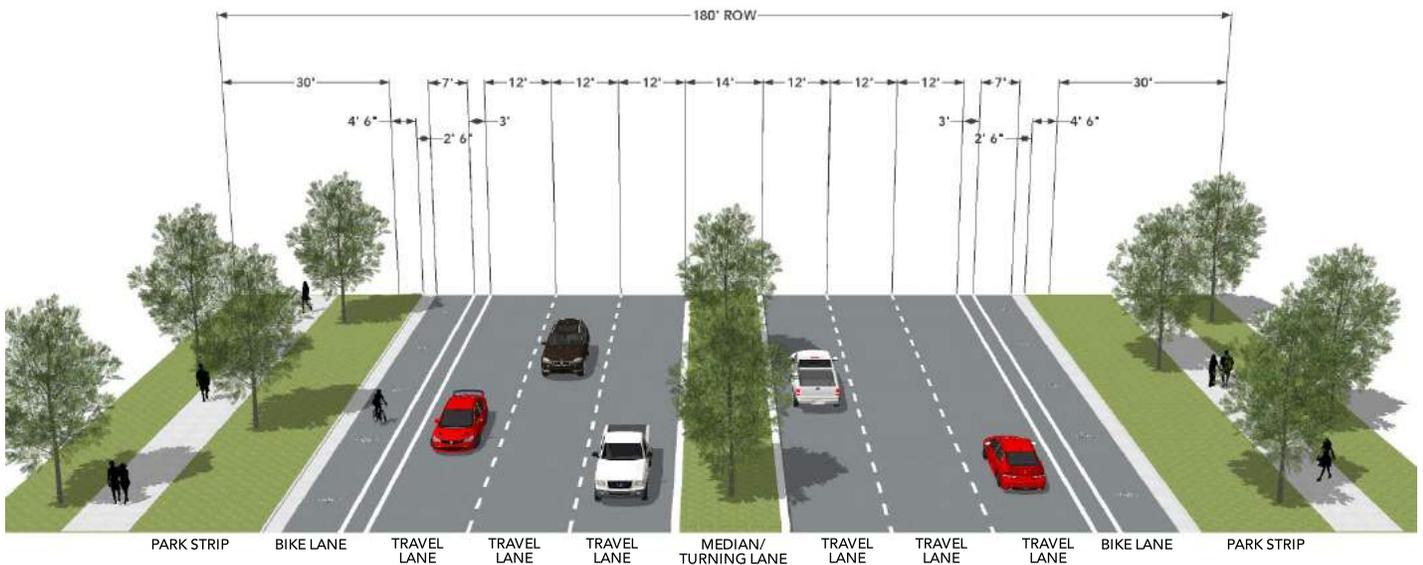
Neighborhoods in each development phase provide a variety of civic and recreational opportunities, including centrally located pocket parks, meeting house sites, a school site, and a regional sports park and municipal complex, all linked by pedestrian trail and sidewalks connecting each area of the community and the Jordan Promenade Waterfront Park and the Hot Springs Greenway Park. Larger neighborhood park amenities are located along to the hot springs and Jordan River corridors to further enhance the recreational and open space amenities in those areas. Through the combination of the pocket park and neighborhood park amenities, internal and perimeter pedestrian trails and sidewalks, and the vast park and open space areas along the Jordan River and hot springs corridor, residents can easily access all the amenities offered throughout the community.

The diverse social, civic, and recreational opportunities planned for the Jordan Promenade community promote a healthy and active lifestyle and attract residents from all economic, social, and age groups. To address this wide range of demands, each neighborhood in the community integrates a variety of housing product and lifestyle options, including townhomes, cluster/patio homes, and traditional single-family homes. This variety promotes a vibrant cross-section of residents and a mix of housing product, providing a diverse streetscape that is less dominated by driveways and garage doors. Each housing product is further accentuated by front porches that encourages interaction among neighbors, thus creating a sense of community.

Community-wide Systems: Transportation & Streets

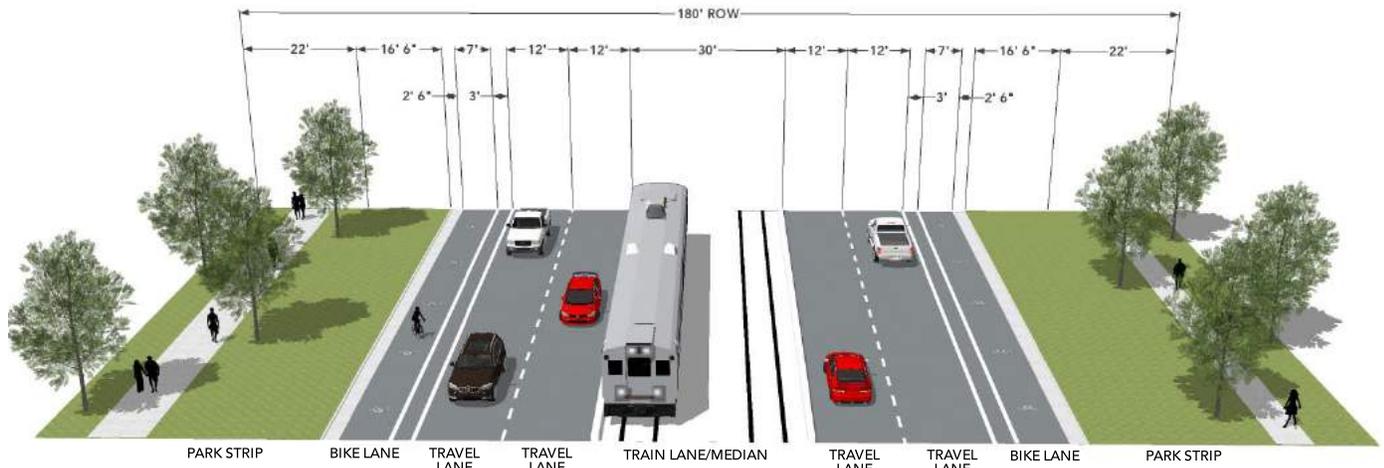
Jordan Promenade will be serviced by a network of both existing and newly constructed roadways to provide access to the proposed development areas. Following is a summary of the existing and proposed road types as well as descriptions regarding their utilization:

- Principal Arterial Roadway - 180' Right of Way:** Jordan Promenade is bordered on the north by Pioneer Crossing Parkway and on the west by Redwood Road, which are both listed as Principal Arterial Roadways in the Saratoga Springs Transportation Master Plan 2040 Proposed Network. A summary of the improvements necessary to carry out the intent of the Community Plan are detailed in the provided Traffic Impact Study (Appendix A). Subsequent Village Plan applications will provide updates to the Traffic Impact Study that further clarify improvements required with each phase of development.



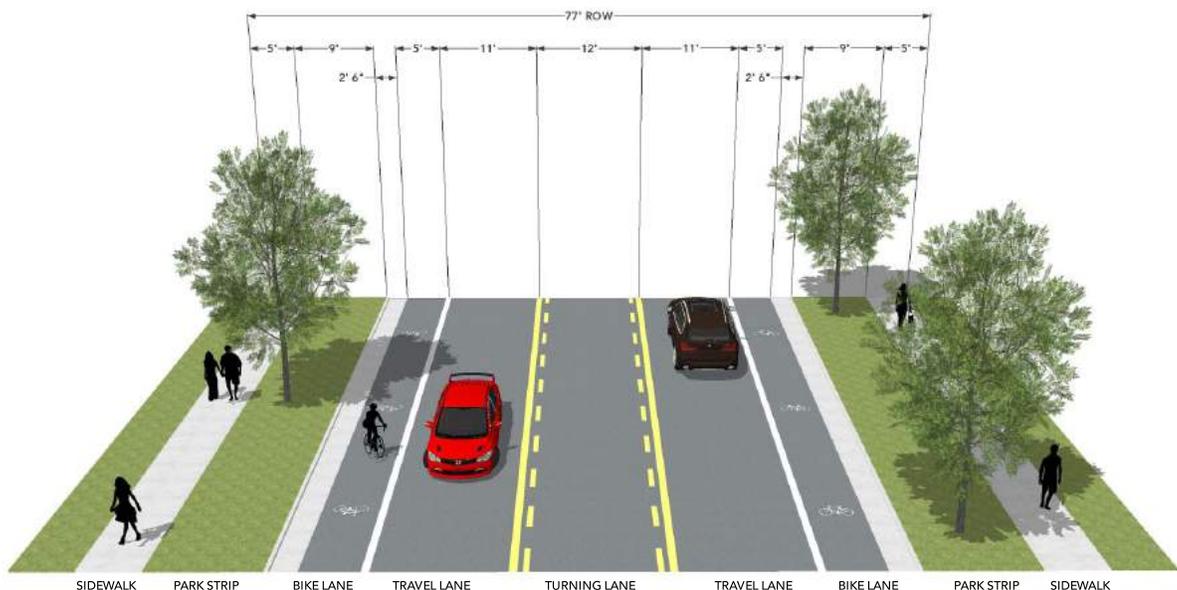
Pioneer Crossing/Redwood Road (TYP.)

- Major Arterial Roadway – 180' Right of Way:** Jordan Promenade is bisected east to west by the proposed Pony Express Parkway corridor, which is listed as a Major Arterial Roadway in the Saratoga Springs Transportation Master Plan 2040 Proposed Network. A summary of the improvements necessary to carry out the intent of the Community Plan are detailed in the provided Traffic Impact Study (Appendix A). Subsequent Village Plan applications will provide updates to the Traffic Impact Study that further clarify improvements required with each phase of development. A transit corridor is planned for future UTA connectivity on this roadway.



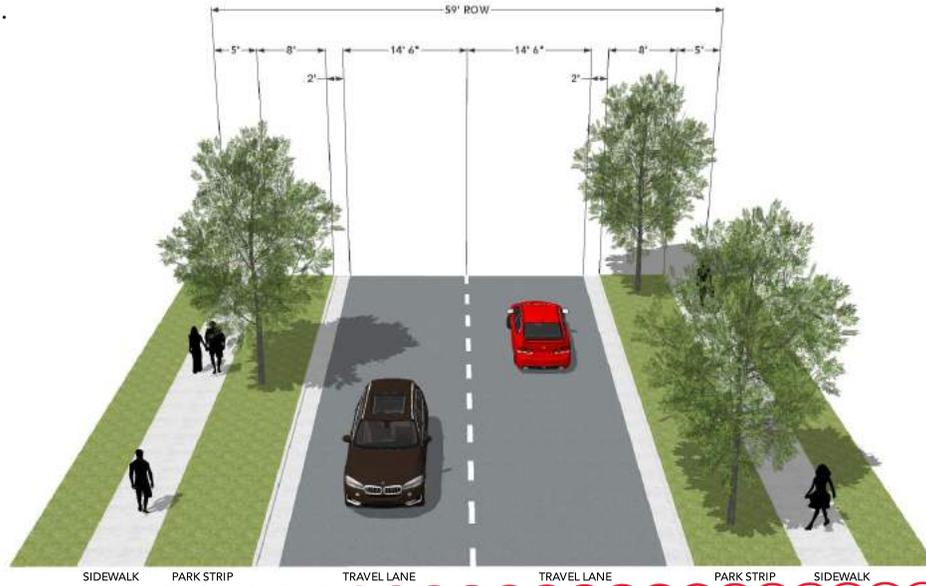
Pony Express Parkway (TYP.)

- Collector Roadway – 77' Right of Way:** The Jordan Promenade will be bisected north to south by the existing Riverside Drive corridor, which is listed as a Collector roadway in the Saratoga Springs Transportation Master Plan (2040 Proposed Network). A summary of the improvements necessary to carry out the intent of the Community Plan are detailed in the provided Traffic Impact Study (Appendix A). Subsequent Village Plan applications will provide updates to the Traffic Impact Study that further clarify improvements required with each phase of development.

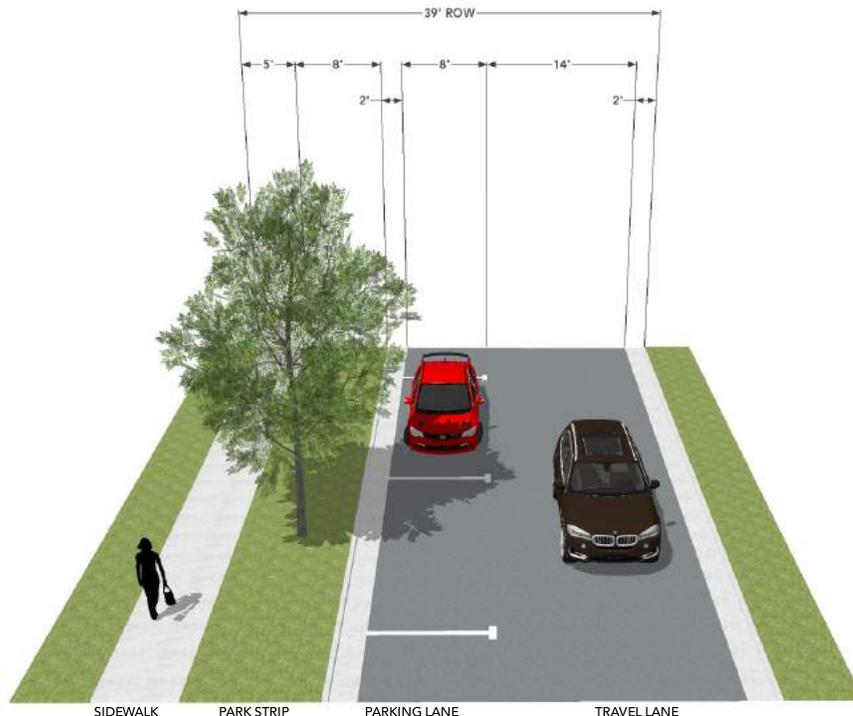


400 North/400 South/Riverside Drive (TYP.)

- Local Roadway – 59’ Right of Way:** Jordan Promenade will service the various internal development areas with Local Roadway corridors. A summary of potential access points and use of local roadways necessary to carry out the intent of the Community Plan are detailed in the provided Traffic Impact Study (Appendix A). Subsequent Village Plan applications will provide updates to the Traffic Impact Study that further clarify improvements required with each phase of development.



- Local One Way Roadway – 39’ Right of Way:** Jordan Promenade will service the various internal development areas with Local Roadway corridors and in some instances will have one-way roads that border both sides of a greenway or park area.



- Townhome Private Alley – 30’ Utility Easement and 24’ Driveway:** Jordan Promenade proposes townhome enclaves in the residential development areas that provide access to driveways and garages via private alley roadways. The alleys will accommodate resident and emergency vehicle access to each unit and will also provide easements for wet and dry utilities. Village Plan applications will provide design of the specific engineering improvements required with each phase of development.



- Cluster Home Private Drive – 30’ Utility Easement and 16’ Driveway:** Jordan Promenade proposes single family cluster homes in the residential development areas that provide access to garages and guest parking spaces via a shared private drive. The driveways will accommodate resident access to each unit and will also provide easements for wet and dry utilities. Emergency vehicles will be able to service the cluster homes from adjacent local street right-of-ways, as the distance to the rear residential units does not exceed emergency service criteria.



Community-wide Systems: Project Open Space, Parks, Trails, & Recreation

The development characteristics of the Jordan Promenade Community Plan mirrors the “Traditional Neighborhood” place type and corresponding range of open space types and sizes, comprising 18% to 24% of the project area, identified in the City Center District Area Plan. The Jordan Promenade Waterfront Park and the Hot Springs Greenway Park constitute the backbone of the community’s park and open space network. These prominent open space features provide large open tracts of land offering passive and active recreation opportunities located along the banks of the river and hot springs corridor. Trail head and active-use destinations located along the banks of the river and hot springs corridor provide vehicle parking lots, restrooms, river access for light water craft such as kayaks and standup paddle boards, and recreation features such as playgrounds and pavilions. Paved and soft surface trails meander through native areas along the banks of the Jordan River and hot springs corridor, accented by interpretive features and gathering areas focused on wildlife and environmental education to enrich the community’s understanding of the natural environment.

Neighborhoods in each development phase provide a variety of civic and recreational opportunities, including centrally located neighborhood and pocket parks, meeting house sites, a school site, and a regional sports park and municipal complex. Ancillary open space areas provide additional amenities including; parkways with tree lawns and landscape buffers, neighborhood entry parks with themed signage and accent landscaping, community gardens, and pedestrian connector trails and sidewalk linkages to each area of the community and the Jordan Promenade Waterfront Park and the Hot Springs Greenway Park. Other features provided in and around the community include meeting houses, an elementary school site with playgrounds and recreation fields, regional sports complex, a future municipal complex, and multiple mixed-use commercial sites that are walkable from nearby neighborhoods.

The following explanations define how the Jordan Promenade Community Plan meets each open space criteria and guideline outlined in the City Center District Area Plan:

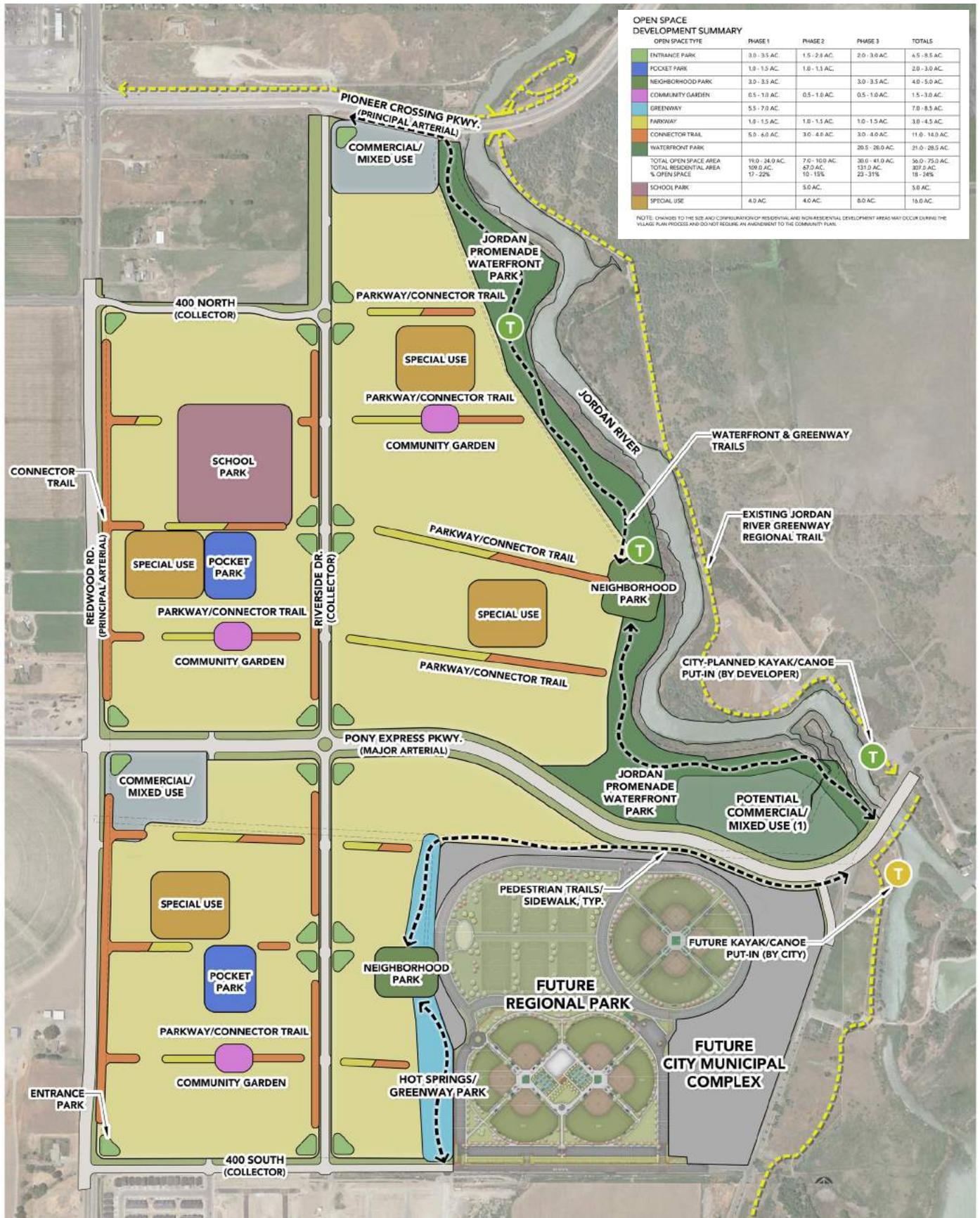
- 1. Create intimate places** – Entrance parks, pocket parks and community garden areas are located throughout the community to provide open space experiences that encourage community interaction and are easily accessible to the public.
- 2. Encourage higher intensity use per park** – Pocket parks are programmed with amenities to suit a range of activities to meet the demand of each demographic living in the community (i.e. children and youth, active adult, gardening and healthy lifestyle, etc.). Neighborhood parks provide heavily programmed sites with features such as clubhouses, sport courts, swimming pools, and recreational fields. Riverfront and greenway areas provide many opportunities to recreate along the vibrant waterways of the community.

- 3. Easy access for pedestrians** – All open space areas of the community are connected through a robust system of trail corridors and sidewalks along public streets. Access is provided through neighborhoods to connect pedestrians to the Jordan River and hot springs trail corridor that serves as the focal point of the community open space network.
- 4. Surround with development that supports the use of the public space** – Open space areas are centrally located in each neighborhood and in multiple locations along the Jordan River and hot springs corridors easily accessed by the public.
- 5. Know the community needs** – Each open space type in the community is thoughtfully programmed to provide a variety of experiences that suit the varied recreational needs of the residents. Parks throughout the community are programmed with amenities to suit a range of demographics (i.e. children and youth, active adult, gardening and healthy lifestyle, etc.).
- 6. Create a destination** – Jordan Promenade provides a well-planned offering of recreational amenities designed in concert with a community identity and theme centered around the natural beauty of the area.
- 7. Locate in areas of high visibility** – Parks and open space areas are situated along major community roadways, trail corridors, and view sheds that accentuate eastward connections to the Jordan River, hot springs corridor, and Utah Lake.

The Open Space Plan (see Exhibit 4, page 22) shows anticipated locations and size ranges of open space types in each project phase. Subsequent Village Plan applications will specify sizes and locations of the open space features and the detailed design of open space areas. The designation of open space types shown in the plan are situated to provide trail connections and view corridors throughout the community. Trail connections are designed to link residents to various open space types, neighborhoods, and recreational amenities. The extensive trail system will be composed of pedestrian sidewalks or approved hard surface trail materials where appropriate. The Trails & View Corridor Plan (see Exhibit 5, page 23) illustrates major trail connections and view corridors along linear open space types and meandering pathways within significant locations, including the Jordan River and hot springs corridor. The following open space types, as defined in the City Center District Area Plan, are being provided to meet the open space requirements of the Community Plan:

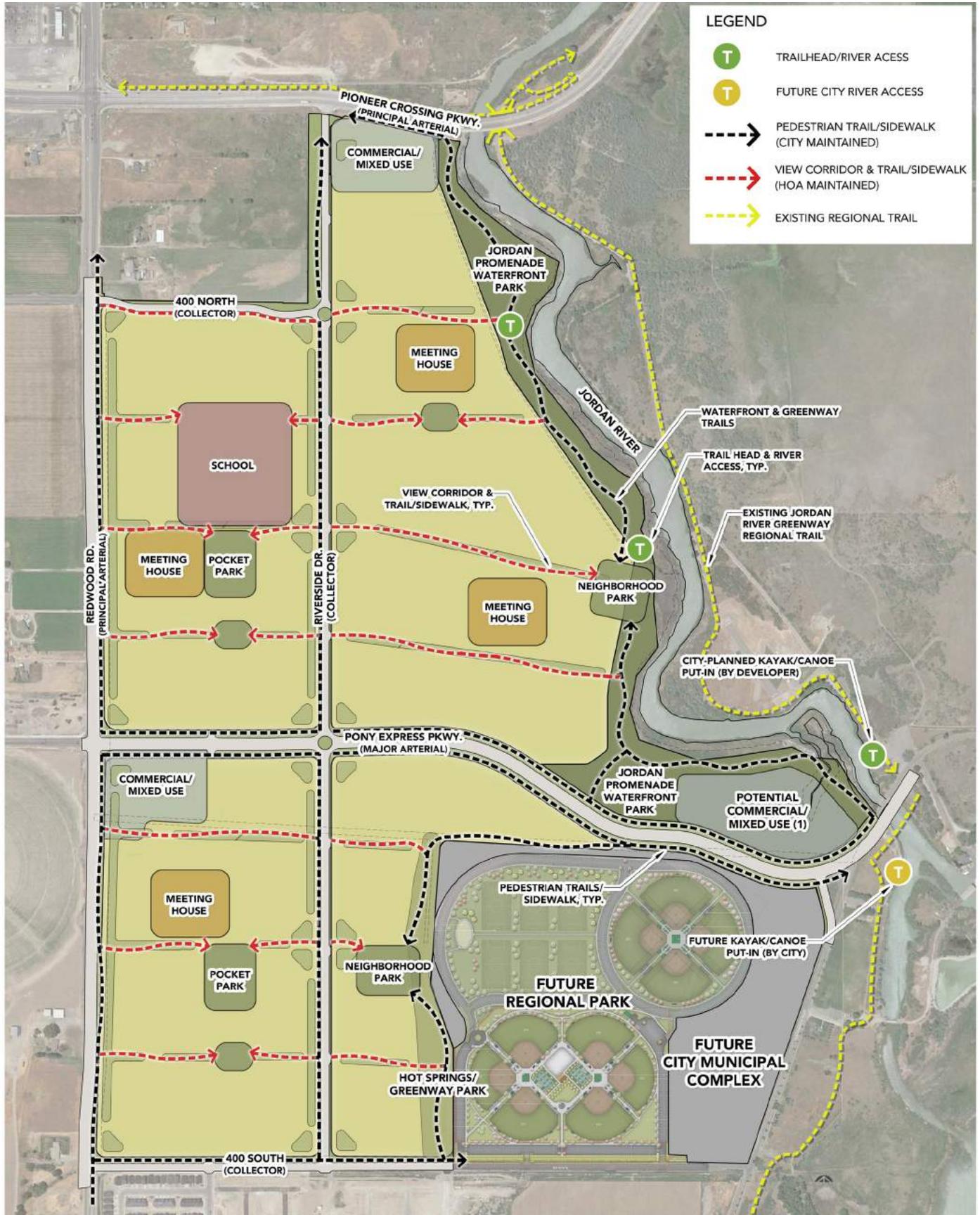
- Entrance Park
- Pocket Park
- Neighborhood Park
- Waterfront
- Community Garden
- Greenway
- Parkway
- Connector Trail
- School Park
- Special Use

EXHIBIT 4 - OPEN SPACE PLAN



NOTE:
 1) THE "POTENTIAL COMMERCIAL / MIXED-USE" AREA IS LOCATED ON LAND CURRENTLY EXHIBITING WETLAND CHARACTERISTICS RESULTING FROM LONG-TERM FARMING AND IRRIGATION PRACTICES. A JURISDICTIONAL DETERMINATION FOR WETLANDS HAS NOT BEEN MADE AT THIS TIME AND THE POSSIBILITY TO REMAINS THAT ONCE FARMING PRACTICES CEASE ON THE PROPERTY THAT THE WET CONDITIONS CAN BE MITIGATED.

EXHIBIT 5 - TRAILS & VIEW CORRIDORS PLAN



NOTE:
 1) THE "POTENTIAL COMMERCIAL / MIXED-USE" AREA IS LOCATED ON LAND CURRENTLY EXHIBITING WETLAND CHARACTERISTICS RESULTING FROM LONG-TERM FARMING AND IRRIGATION PRACTICES. A JURISDICTIONAL DETERMINATION FOR WETLANDS HAS NOT BEEN MADE AT THIS TIME AND THE POSSIBILITY TO REMAINS THAT ONCE FARMING PRACTICES CEASE ON THE PROPERTY THAT THE WET CONDITIONS CAN BE MITIGATED.

Project Open Space Types

- **Entrance Park:** Formal delineation of a residential community entrance through landscaping and monumentation. It provides passive uses and creates neighborhood identity.

Location: Villages 1, 2, 3



- **Pocket Park:** Small and frequent, generally with passive recreation that ensures walkable green space access for everyone. May contain specialized facilities that serve a concentrated or limited population or group such as tots, pets, or senior citizens.

Location: Villages 1, 2



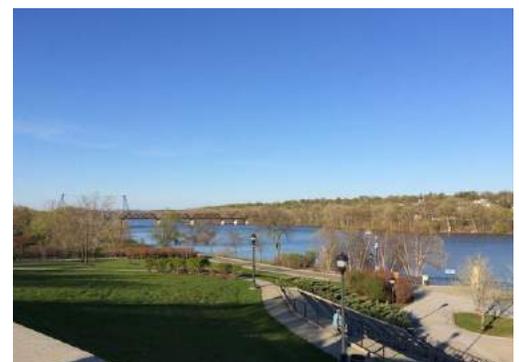
- **Neighborhood Park:** The neighborhood park remains the basic unit of the park system and serves as the recreational and social focus of the neighborhood. The focus is on informal active and passive recreation. The park should be centrally located within the neighborhood. Frequently these parks are developed adjacent to civic uses such as an elementary school.

Location: Villages 1, 2, 3



- **Waterfront:** Waterfront space serving as public access to open water. It is located with community and regional access in mind. Uses include trailheads, personal watercraft put-ins, walking paths, day picnicking, and fishing.

Location: Village 3



- **Community Garden:** Space programmed specifically for gardening. Located in the center of a neighborhood to provide convenient and safe access. Often times included in pocket parks and neighborhood parks. They are a valued asset in urban areas, where residential yards are rare.

Location: Villages 1, 2, 3



- **Greenway:** The space is located around or within a natural resource area (i.e. stream or wetland) but is user-based in function. Uses include nature viewing and study, modal sport recreation, and also function as connections within the larger park system allowing uninterrupted pedestrian movement. Corridor width 25-200 feet with 50 feet a standard minimum.

Location: Village 1



- **Parkway:** Urban streets that provide comfortable and safe pedestrian and cyclist connections. May include landscaped center median, large shade trees, on or off street bikeways, and seating.

Location: Villages 1, 2, 3



- **Connector Trail:** Secondary public connections for pedestrians and cyclists. Located as mid-block connections between park spaces. Typically less than 30 feet in width with minimal landscaping.

Location: Villages 1, 2, 3



- **School Park:** School site that can be classified as fulfilling specific public space requirements for other classes of parks such as neighborhood, community, sports complex, and special use. Joint-use agreement required.

Location: Village 2



- **Special Use:** Covers a broad range of parks and recreation facilities oriented toward single-purpose use. Special uses generally fall into three categories: Historic, Cultural, and Social Sites. Examples include: historic downtown areas, performing arts parks, arboretums, ornamental gardens, indoor theaters, meeting houses, public buildings, and amphitheaters. Recreational facilities, either specialized or single-purpose facilities, also fall into the special use category. Examples include: community centers, senior centers, hockey arenas, marinas, golf courses and aquatic parks. Frequently, community buildings and recreational facilities are located within neighborhood and community parks.

Location: Villages 1, 2, 3



Project Open Space & Parks Management Plan

The Open Space Plan, along with the Trails & View Corridors Plan, identifies recreational improvements for each of the three proposed villages. Following is a list of proposed improvements for each pocket park, neighborhood park, and the major greenway and waterfront open space parks. All open space amenities and improvements will be constructed by the developer. Improvements listed below as private will be maintained by the HOA¹, and improvements listed as public will be dedicated to and maintained by the City.

Parks shall be designed and constructed in conjunction with the platting and construction of adjacent neighborhood areas. The overall total open space area provided in the community plan complies with the required open space range of 18-24% for the "Traditional Neighborhood" use in the City Center District Area Plan. Individual Village Plans may provide more, or less than, the overall specified range. The proposed park sizes and amenities are subject to change during the Village Plan process.²

1. Phase 1 - Pocket Park

Private:

Constructed by: Developer

Maintained by: HOA

Accessible to: Residents only

- a. Shade structure
- b. Tot lot/playground
- c. Volley ball
- d. Horse shoe pits
- e. Benches/picnic tables

2. Phase 1 - Neighborhood Park³

Public:

Constructed by: Developer

Maintained by: City

Accessible to: Public

- a. Tot lot/playground
- b. Sport courts/volley ball

Private:

Constructed by: Developer

Maintained by: HOA

Accessible to: Residents only

- c. Swimming pool

3. Phase 1 - Hot Springs Greenway

Public:

Constructed by: Developer

Maintained by: City

Accessible to: Public

- a. Walking trails
- b. Fitness/activity nodes
- c. Site furnishings (benches/trash receptacles/bike racks/picnic areas)
- d. Pedestrian bridge connection to regional park

4. Phase 2 - Pocket Park

Private:

Constructed by: Developer

Maintained by: HOA

Accessible to: Residents only

- a. Splash pad
- b. Shade structure
- c. Tot lot/playground
- d. Horse shoe pits
- e. Community garden

5. Phase 2 & Phase 3 - Jordan Promenade Waterfront Park⁴

Public:

Constructed by: Developer

Maintained by: City

Accessible to: Public

- a. Trailhead and parking lot
- b. Fitness/activity nodes
- c. Site furnishings (benches/trash receptacles/bike racks/picnic areas)
- d. Pedestrian bridge connection to regional park
- e. River put-in locations
- f. River bank and habitat restoration
- g. Community gardens
- h. Dog park

6. Phase 3 - Neighborhood Park

Public:

Constructed by: Developer

Maintained by: City

Accessible to: Public

- c. Tot lot/playground

Private:

Constructed by: Developer

Maintained by: HOA

Accessible to: Residents only

- b. Pool and/or splash pad
- c. Clubhouse and/or fitness building
- d. Pickleball/Tennis courts



¹The HOA shall include language in the CC&Rs allowing some limited overnight guest parking.

²Subsequent Village Plans for each phase will contain adequate and proportionate open space and amenities for that phase. Open space can be provided as improved areas along the Jordan River if not provided in the immediate village area.

³The Neighborhood Park will be maintained by an HOA if it is not contiguous with City property.

⁴Portions of the Jordan Promenade Waterfront Park, which may include partnering with the City to construct a light water craft (canoe, kayak, stand-up paddle, etc.) put-in on the east side of the river, will be developed during Phase 2 in order to fulfill the 18-24% open space range requirement for each phase of the development.

Community Landscape Theme: Community Signage

Jordan Promenade establishes a theme for project monuments and signage that embodies the rustic and natural appeal of the Jordan River and the Utah Lake area. Community signage is located strategically throughout the community to identify main project entry areas as well as individual neighborhoods. Three levels of project signage are planned for the overall development; locations for each sign type are identified on the Land Use Master Plan (see Exhibit 3, page 14). Subsequent Village Plan applications will provide detailed layout and design for the proposed project signs. Following are descriptions of each proposed sign type accompanied by conceptual sign elevations and plans that are subject to change and refinement during the Village Plan process. Proposed community signage will have separate permits approved at the time of installation.

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



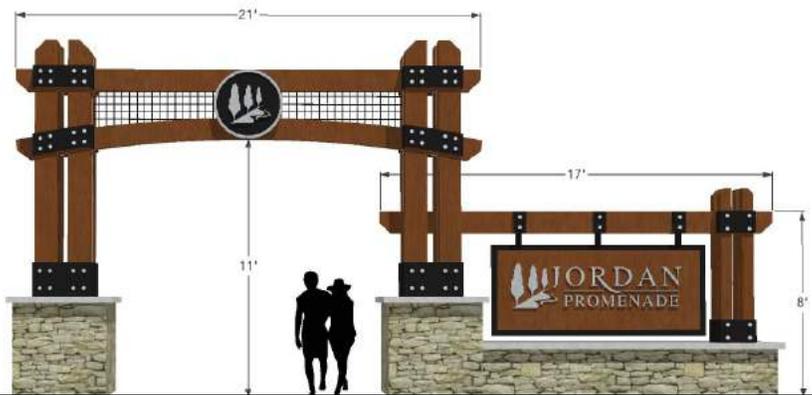
- Major Entryway Monument:** This sign type is located at major entry points along bordering principal and arterial roadways and will serve as gateway features to the community. The signage features consist of tower features up to 20' in height accompanied by monument walls and signs that are visible from a distance.



Redwood Rd./Pony Express Pkwy.



Major Entryway Column Monument



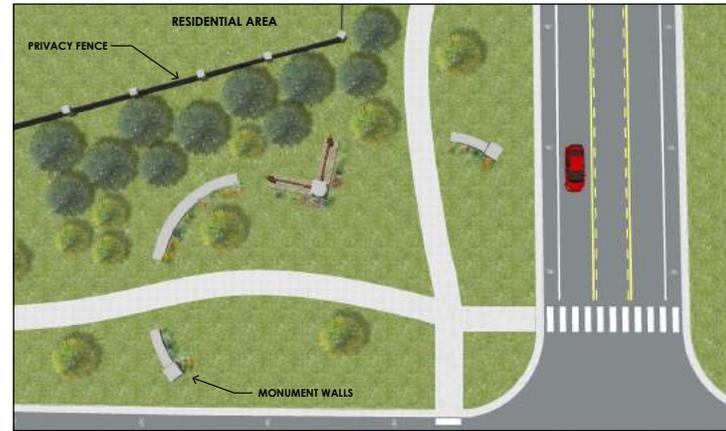
Major Archway & Community Sign Monument



*PLANS & ELEVATIONS NOT TO SCALE

- **Secondary Entryway Monument:**

This sign type is located at secondary entry points along bordering arterial and collector roadways and will serve as gateway features to the community. The signage features consist of lower column features, up to 15' in height, accompanied by low monument walls and community signage.



Redwood Rd./400 South



Secondary Entryway Community Sign Monument



***PLANS & ELEVATIONS NOT TO SCALE**

- **Neighborhood Entryway Monument:**

This sign type is located at neighborhood entry points along bordering collector and arterial roadways and serve as identification features to the individual neighborhoods in the community. The signage features consist of lower column features, up to 10' in height, accompanied by low monument walls and neighborhood signage.



**Neighborhood Entryway
Column Monument**



**Neighborhood Entryway
Sign Monument**



***PLANS & ELEVATIONS NOT TO SCALE**

Community Landscape Theme: Community Landscape

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

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

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



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



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



Community Landscape Theme: Fencing & Site Furnishings

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

- **Project Perimeter Fence:** Privacy fencing (6' tall) constructed of tan vinyl or Trex material is proposed along perimeter arterial roadways with regularly spaced stone columns in a style that relates to the character and theme of project entry features.



- **Internal Privacy Fence:** Privacy fencing (6' tall) constructed of tan vinyl material is proposed along internal collector roadways with stone columns located at boundary corners in a style that relates to the character and theme of project entry features.



- **Open Space Fence:** Open 3 to 4 rail fencing (4-5' tall) constructed of tan vinyl or wood material is proposed along internal trail corridors and open space corridors along the Jordan River and hot springs corridor with stone columns located at boundary corners in a style that relates to the character and theme of project entry features.



- **Site Furnishings:** Benches, trash and recycling receptacles, pedestrian lighting, and other proposed site furnishings will be provided in a style that relates to the overall character and theme of the project.



REGIONAL COMMERCIAL

The Commercial/Mixed Use areas shown on the Land Use Master Plan (see Exhibit 3, page 14) are situated in areas of the Community Plan that are walkable from neighborhoods within the development and that are easily accessible to residents of Saratoga Springs. Commercial/Mixed-use development will adhere to the Saratoga Springs Municipal Code and design guidelines. Specific development criteria for these areas will be submitted for review with future Village Plan applications separate from the residential Village Plan applications. Oakwood Homes of Utah, LLC will work closely with the commercial developer, Suburban Land Reserve, to provide commercial and mixed-use development that complements the overall community.

EQUIVALENT RESIDENTIAL UNIT TRANSFERS

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

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

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

- a. The overall intent and character of the Community Plan shall be maintained and the transfer of ERUs shall not materially alter the nature of each land use, land use designation, or district established in the Community Plan.
- b. The maximum number of ERUs established in the Community Plan for all residential neighborhoods shall not exceed 1,900 as shown in the Build-out Allocation Map (see Exhibit 6, page 40).
- c. The maximum number of Commercial/Mixed Use ERUs shall be established at time of Village Plan and shall be subject to the Saratoga Springs Municipal Code.

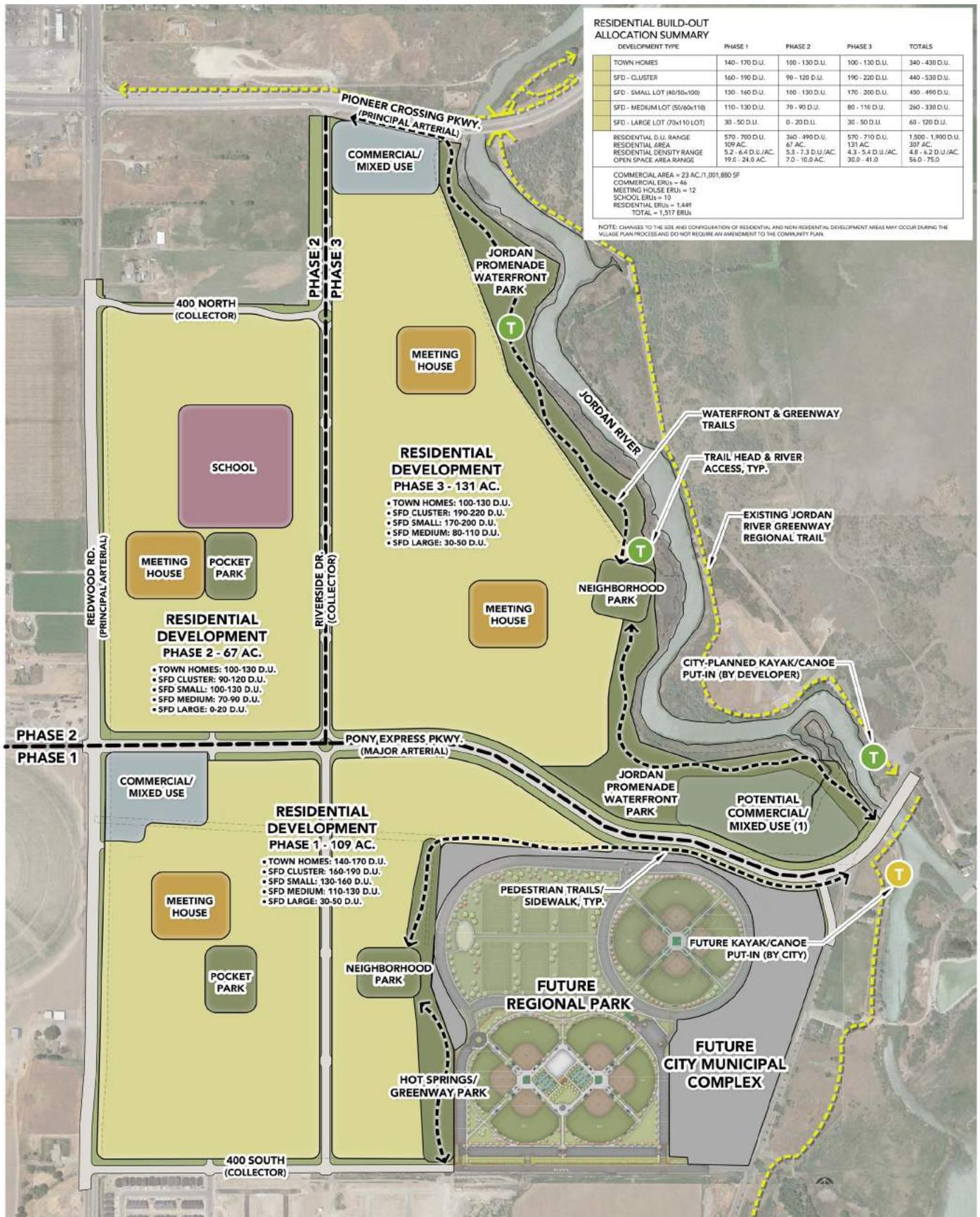
- d. The method to transfer ERUs shall be established within the Community Plan, provided that the transfer of ERUs into or out of any land use designation or district established in the Community Plan shall not exceed 15% without approval of the City Council. In no case shall the transfer of ERUs into or out of any land use designation or district exceed 20% of that established in the Community Plan.
- e. ERUs may not be transferred from a more intensive into a less intensive land use designation or district established in the Community Plan such that it exceeds the underlying maximum density and intensity limits.
- f. ERUs may not be transferred into any open space, park, or school unless said use is replaced elsewhere within the same district.
- g. Density transfers will be finalized during the Village Plan process.

RESIDENTIAL BUILD-OUT ALLOCATION

Jordan Promenade provides housing types that offer a variety of architectural styles, price points, and lifestyles to appeal to a broad range of potential buyers. The residential development areas shown on the Build-out Allocation Map (see Exhibit 6, page 40) will include single family detached homes, single family cluster homes, and townhomes. Single family lot sizes range from 4,000 square feet to 8,000 square feet, depending on the style of home. Cluster Homes are designed in groups of 4 to 6 homes situated on a shared driveway that is maintained, along with front-yard landscaping, by an HOA. Townhomes will be planned in small groups of buildings integrated into the overall community that are accessed from alleyways behind the buildings that provide guest parking. Each housing style will be available in a variety of colors, styles, and sizes in each neighborhood to allow for many product options for new residents.

Homes are located within the development depending on their style and size, creating a natural relationship with existing and future features of the development, such as the Jordan River or new neighborhood amenities. Each neighborhood in the community integrates a variety of housing product and lifestyle options. This variety promotes for a vibrant cross-section of residents and a mix of housing product that provides for a diverse street scene, less dominated by driveways and garage doors, that is accentuated by front porches and encourages interaction among neighbors. The diverse social, civic and recreational opportunities planned for the Jordan Promenade community promote a healthy and active lifestyle and attract residents from all economic, social and age groups.

EXHIBIT 6 - BUILD-OUT ALLOCATION MAP



NOTE:

1) THE "POTENTIAL COMMERCIAL / MIXED-USE" AREA IS LOCATED ON LAND CURRENTLY EXHIBITING WETLAND CHARACTERISTICS RESULTING FROM LONG-TERM FARMING AND IRRIGATION PRACTICES. A JURISDICTION DETERMINATION FOR WETLANDS HAS NOT BEEN MADE AT THIS TIME AND THE POSSIBILITY TO REMAINS THAT ONCE FARMING PRACTICES CEASE ON THE PROPERTY THAT THE WET CONDITIONS CAN BE MITIGATED.

GUIDING RESIDENTIAL DEVELOPMENT STANDARDS

Small/Medium/Large Single Family Detached Homes

Min. Front Setbacks:

- To Structure: 15'
- To Covered Porch: 10'
- To Garage: 20'

Min. Rear Setbacks:

- To Structure: 15'

Min. Side Setbacks:

- Interior Side to Structure: 5'
- On Street to Structure: 10' min.

Building Height: As per Saratoga Springs Municipal Code.

Lot Size: Min. 4,000 sq. ft.

Lot Frontage: 35' min. measured at front setback.

Lot Coverage: 50% max.

Sight Triangle: All Structures shall be required to maintain a sight triangle as defined under Section 19.06 of the Saratoga Springs Municipal Code.

General Development Standards - Accessory Structures Requiring a Building Permit

Min. Setbacks:

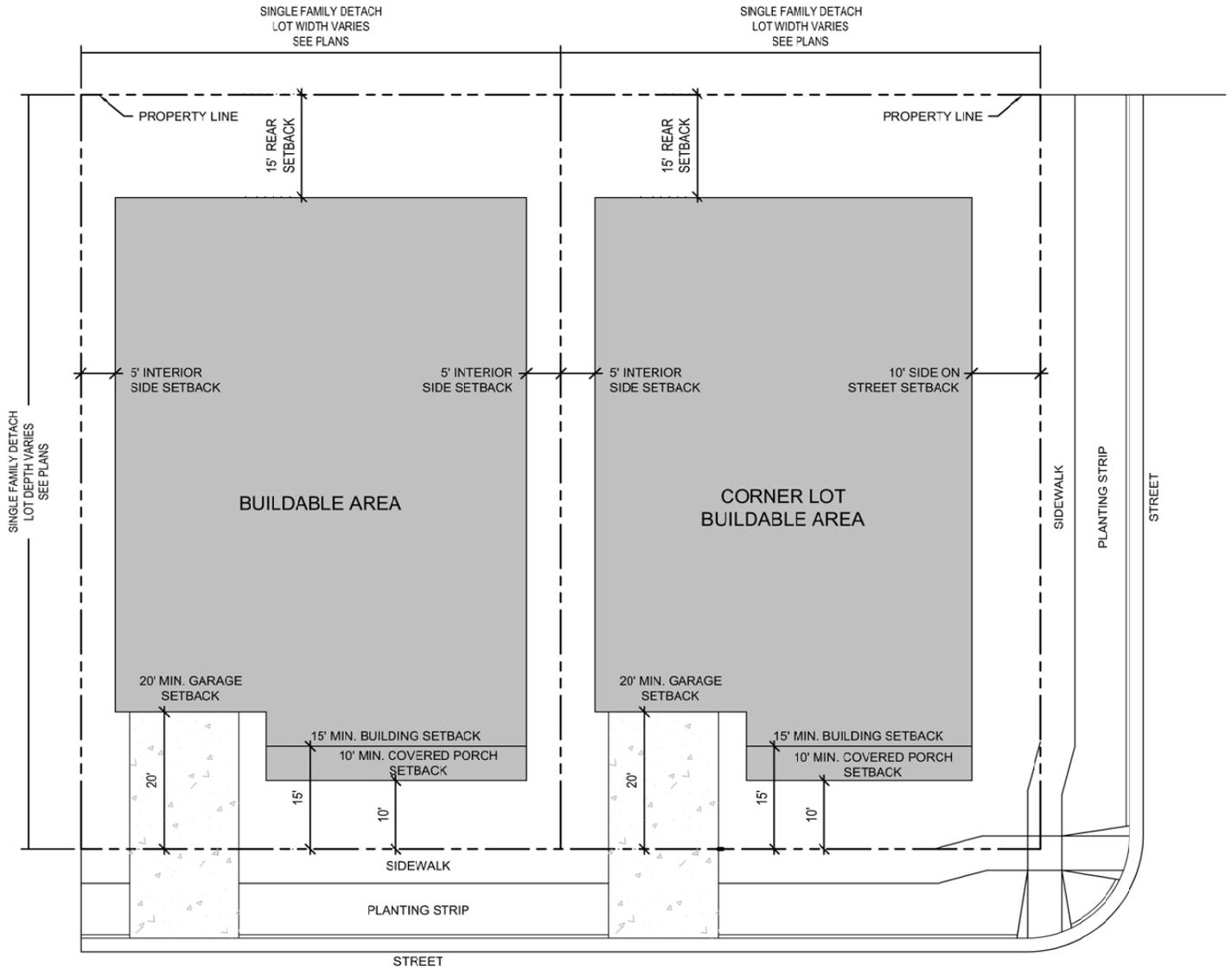
- Front Yard (same as primary structure): 15'
- Rear Yard: 5'
- Interior Side Yard: 5'
- Side On Street: 10'

Height: As per Saratoga Springs Municipal Code.

*Accessory Structures shall meet the requirements of the Saratoga Springs Municipal Code within Section 19.05.



SINGLE FAMILY DETACHED - LAYOUT TYPICAL



Townhomes

Townhomes are typically defined as a row of houses built in a similar style that share common walls with each dwelling having a separate entrance. Townhomes will be rear loaded with a shared access driveway and will face local streets or a common landscape courtyard.

Min. Front Setbacks:

- On Street to Structure: 10'
- To Structure from Common Area Property Line: 10'

Min. Garage Setbacks:

- To Alley Drive: 3' no driveway, 20' with driveway/guest parking.

Min. Side Setbacks:

- Interior Side To Structure: 5'
- On Street to Structure: 10'

Height: As per Saratoga Springs Municipal Code.

Garages: Two-car or one-car garages are allowed as per Section 19.09 of the Saratoga Springs Municipal Code.

Parking: Off-street guest parking will be provided for any product with less than a 20' driveway, at a minimum rate of 0.25 spaces per unit.

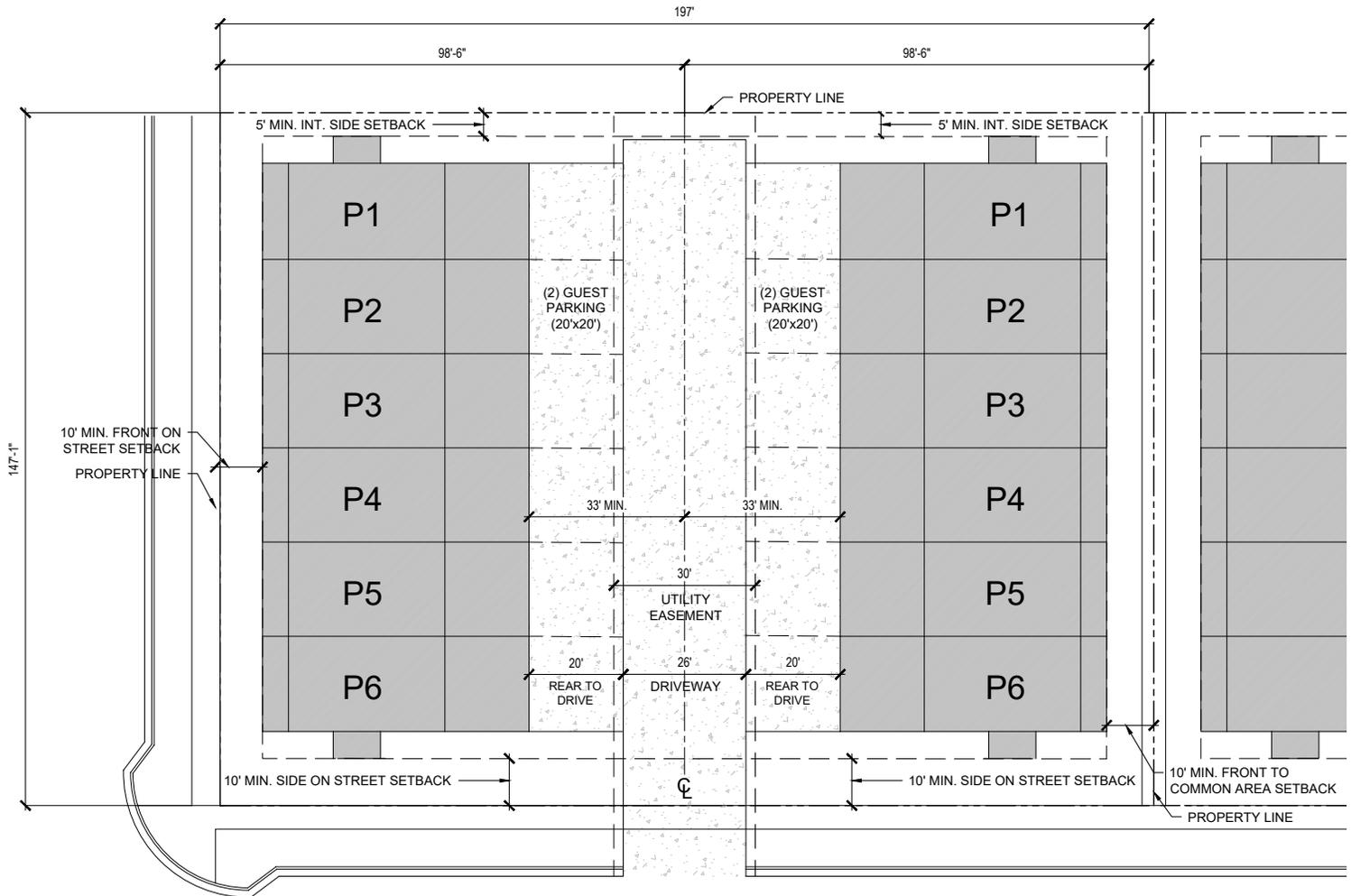
Open Space: 20% min.



TOWNHOMES - LAYOUT TYPICAL



TOWNHOMES - LAYOUT TYPICAL



Single Family Cluster Homes

Cluster Homes share similar characteristics of traditional single family homes. Lot sizes are smaller and typically front a shared driveway.

Min. Front Setbacks:

- On Street to Structure: 15'
- On Street to Covered Porch: 10'

Min. Rear/Interior Side Setbacks:

- To Structure: 5'

Min. Side Setbacks:

- To Structure: 5'
- On Street to Structure: 10'

Building Height: As per Saratoga Springs Municipal Code.

Min. Lot Size: 2,500 sq. ft.

Max. Lot Coverage: 60%

Min. Dwelling Size: To be determined at Village Plan.

Sight Triangle: All Structures shall be required to maintain a sight triangle as defined under Section 19.06 of the Saratoga Springs Municipal Code.

Garages: Two-car garages are required as per Section 19.09 of the Saratoga Springs Municipal Code.

Parking: Off-street guest parking shall be provided for any product with less than a 20' driveway at a rate of 0.5 spaces per unit. On-street parking is also available for additional public parking.

Use Easement: The use easement (see layout typical on pages 48 and 49) is for the benefit/use of the adjacent lot for maintenance purposes.



CLUSTER HOMES - TYPICAL LAYOUT

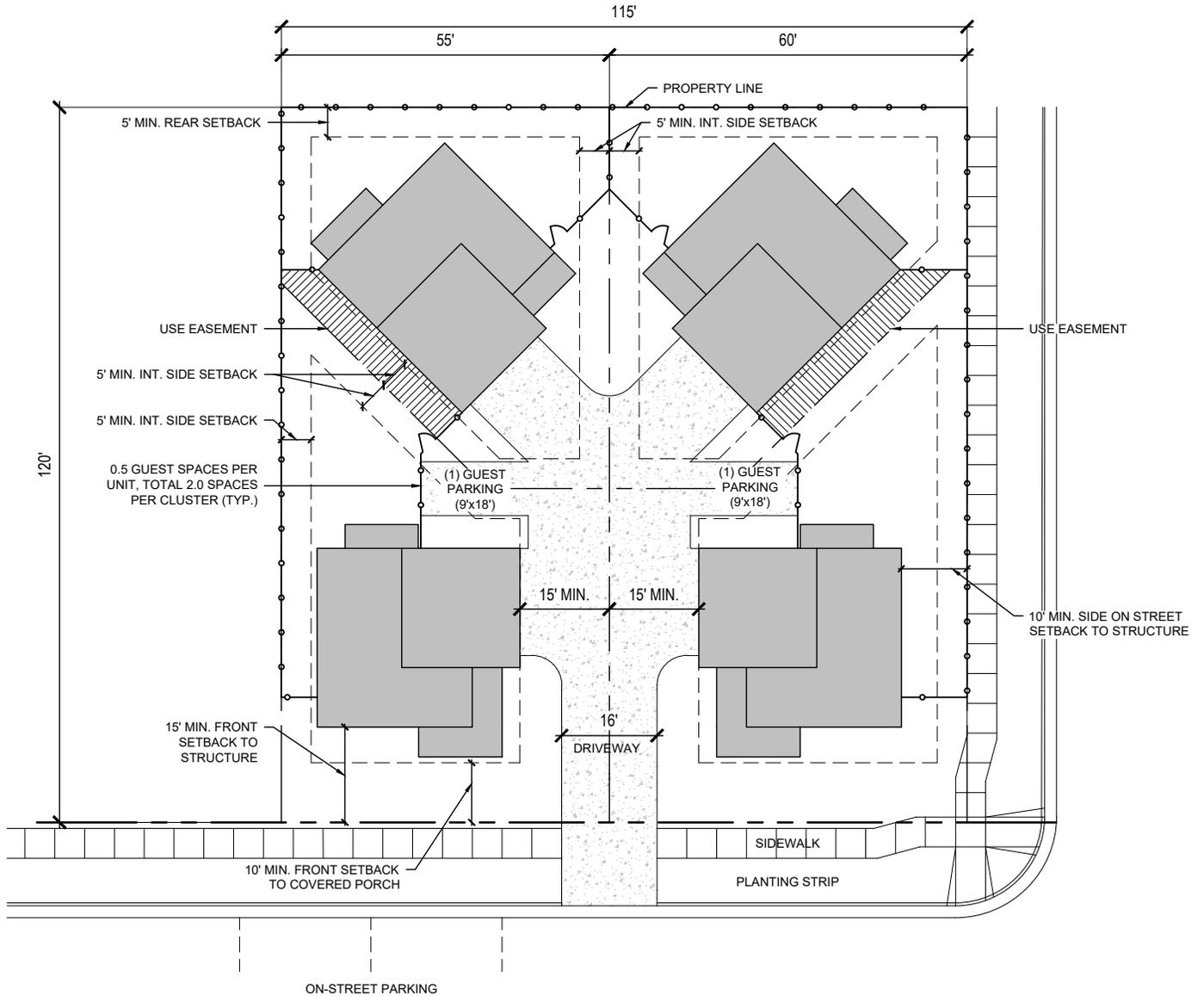


4-Unit Cluster (TYP.)

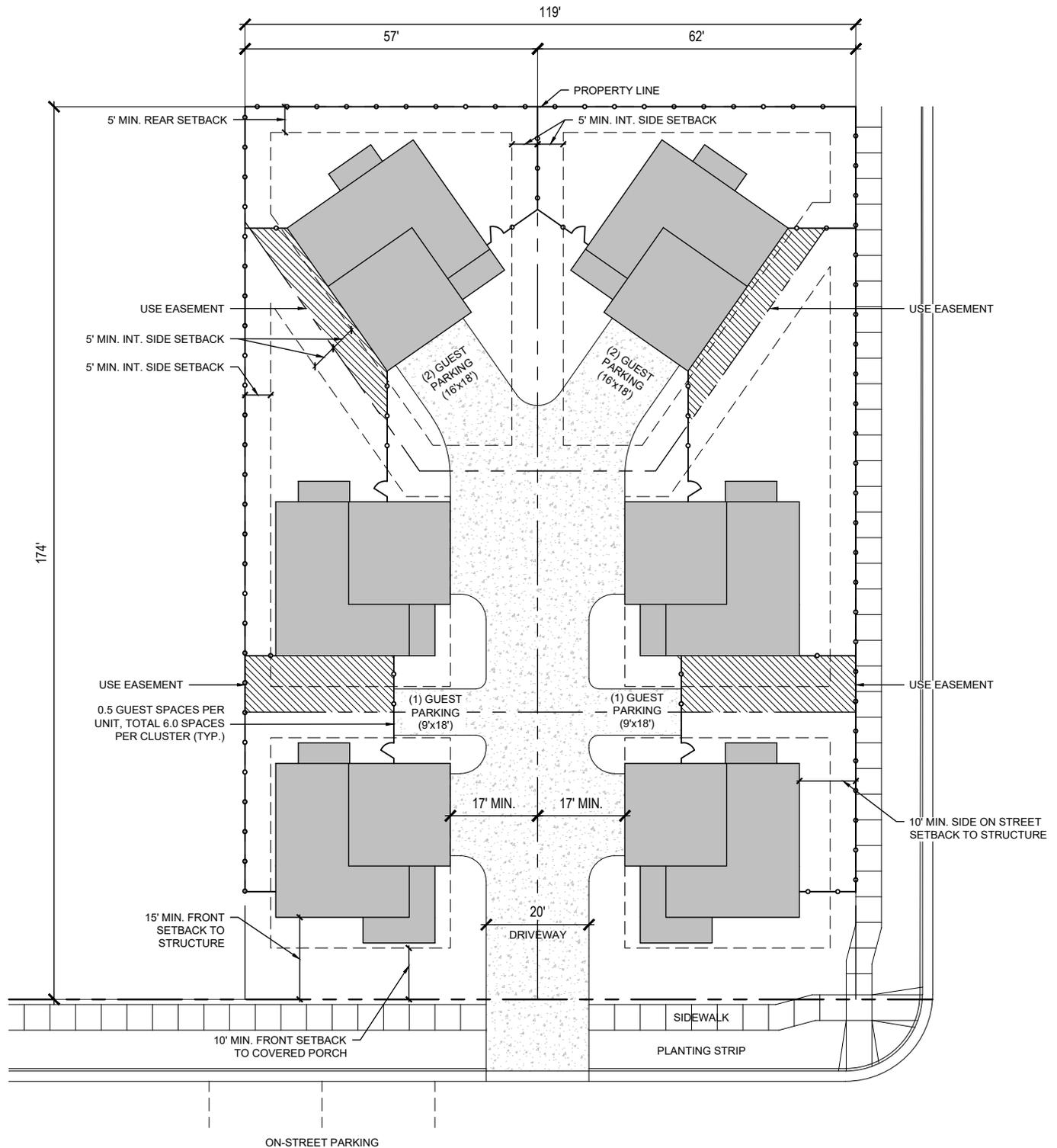


6-Unit Cluster (TYP.)

CLUSTER HOMES - 4-UNIT LAYOUT



CLUSTER HOMES - 6-UNIT LAYOUT



ARCHITECTURAL GUIDELINES

The standards listed in this section are to be viewed as design guidelines for the homes of the Jordan Promenade Development. The architectural styles listed can be used in many variations to create the unique and individual character desired for each home. Although examples of architectural styles are being provided in this booklet, the binding guidelines for each neighborhood shall be established in the respective Village Plan.

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

Creating a strong sense of place and building a desirable community are the goals of the chosen architectural styles for the Jordan Promenade Development. Each style will contribute to the character of the community, with the individuality of every home creating an attractive streetscape throughout the development. Elements such as roof shape and pitch, window size, shape and placement, and construction materials such as brick, stucco or wood can all be used to create the subtle details that foster individuality in a home. All house elevations facing a public street shall have enhanced architectural features to maintain an attractive street character.

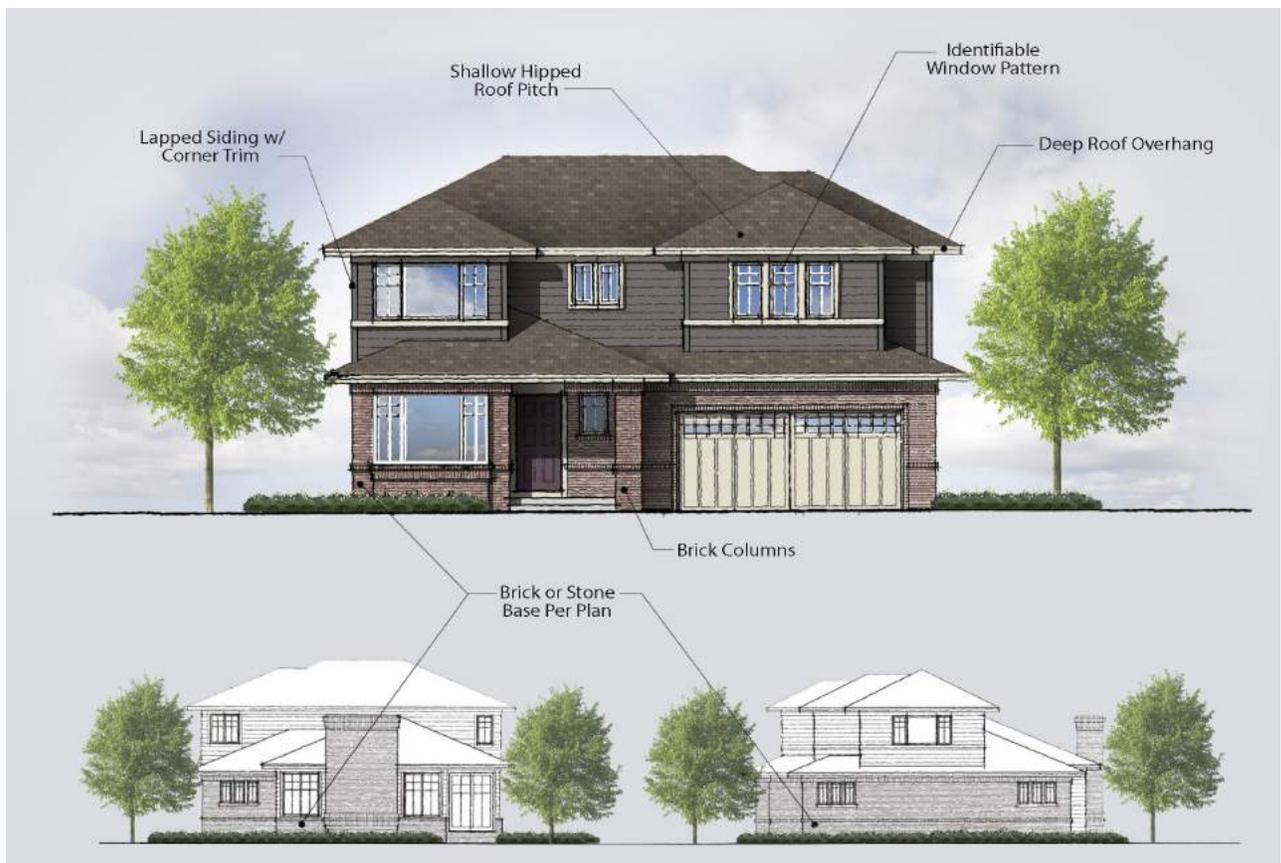
Site Plans for attached residential and commercial development areas may be approved administratively by staff when lotting plans, landscape plans, and building elevations are provided with the Village Plan application submittal.

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

Historic Prairie Style

With an emphasis on fitting the architecture into its surroundings, the Historic Prairie Style incorporates gently sloping roofs with broad overhangs, strong horizontal lines, and simple building massing. One-story porches with masonry columns often flank the main two-story body of the house. The low roof-line is often hipped; however, gable roofs can be used as accent features. The following features identify a Historic Prairie Style home:

- Shallow roof pitches and deep overhangs
- Ribbon windows
- Brick masonry or lap siding with masonry base
- Hipped roof forms
- Wrap around porch
- Iron porch railing
- Carriage-type garage doors
- Contrasting colors
- Planter boxes



Contemporary Prairie Style

Similar to the History Prairie Style, the design of the Contemporary Prairie Style is strongly influenced by its surroundings. Gently sloping roofs with broad overhangs and strong horizontal lines are carried over from the historic style. A more complex building massing reflective of today's more complex plans is introduced. Porches with masonry columns are still a feature along with the low hipped roof lines. The window arrangements echo the historic style by using "ribbon" windows but without grids for this style only. The following features identify a Contemporary Prairie Style home:

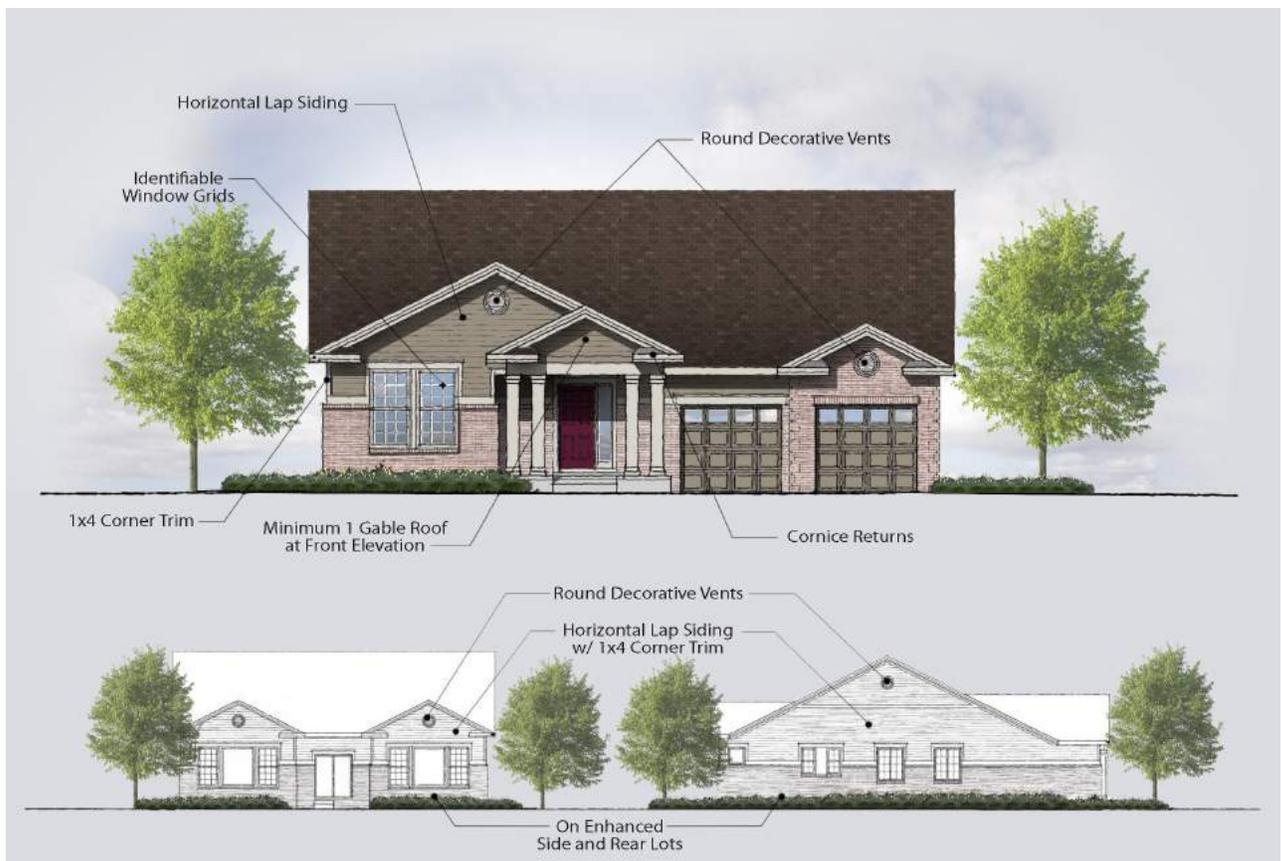
- Shallow roof pitches and deep overhangs
- Ribbon windows
- Stucco finish with masonry base
- Brick banding
- Hipped roof forms
- Wrap-around porch
- Carriage-type garage doors
- Contrasting colors
- Planter boxes



Historic Classic Style

Recognizing our nation's colonial heritage is the intent of the Classic style. Embellishing the simple form of the house with familiar detailing and massing does this. The roof forms are also simple, with accent gables facing the front. Vents or windows break up the mass of the gable end roof forms. Dormers are often used to break down large roof masses. Wide porches with built-up wood columns, or round columns, are an inviting feature. A simple railing around the porch adds charm to the facade. The following features identify a Historic Classic Style home:

- Medium roof pitches and moderate overhangs
- Round gable-end vents
- Gabled roof forms
- Corner trim with lap siding and stone or brick base
- Round porch columns
- Turned pickets at porch railing
- Keystone accents
- Double round columns
- Louvred accent shutters



Contemporary Classic Style

The Contemporary Classic Style is a close companion of the Historic Classic Style. The roof forms tend to be more intricate to reflect the complex massing of the house. Gable roofs are still prominent along with the use of vents and windows to articulate the gable ends. Window patterns and grids are similar to the historic style; however, the shutters and trim tend to be simplified. The following features identify a Contemporary Classic Style home:

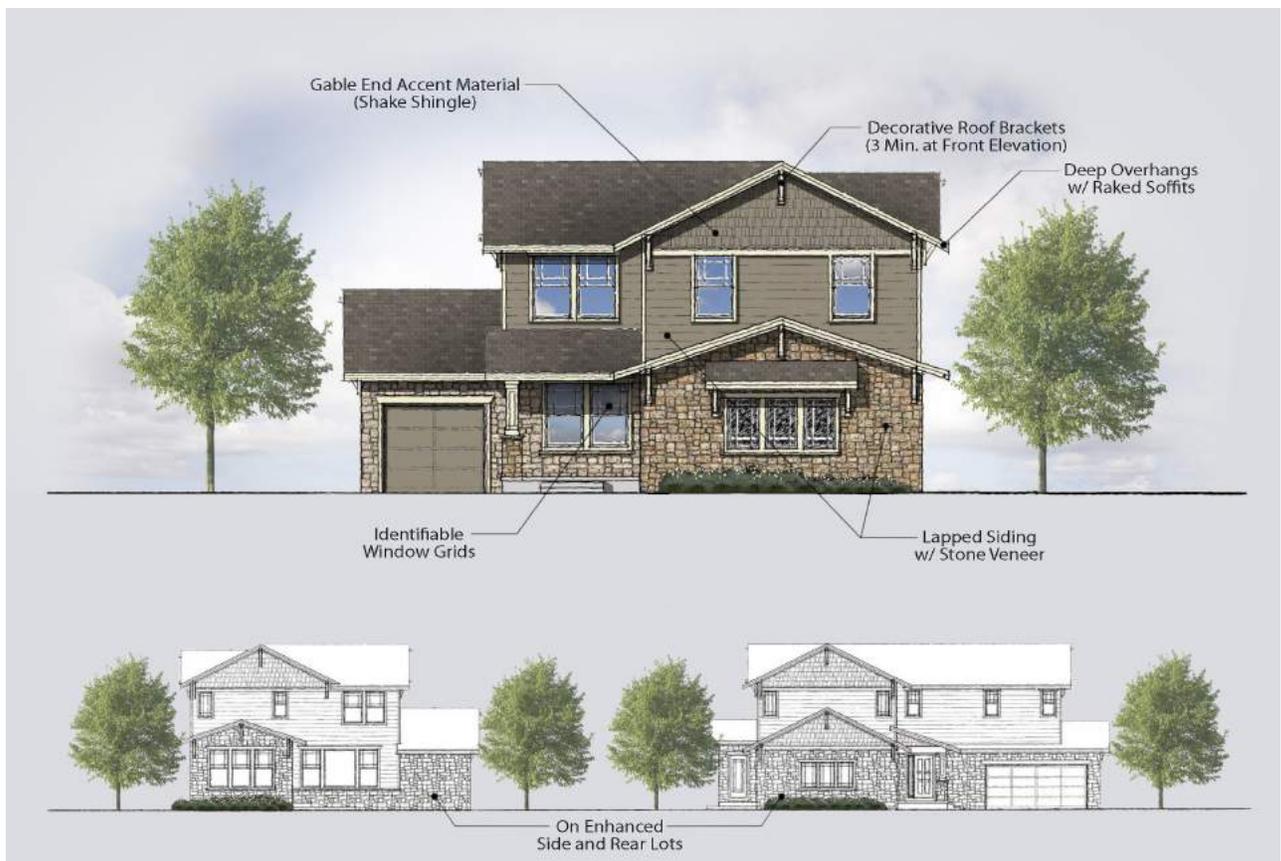
- Medium roof pitches and moderate overhangs
- Window muntin pattern
- Paneled accent shutters
- Round gable-end vents
- Gabled roof forms
- Corner trim with stucco siding and continuous masonry base
- Square or round porch columns
- Turned pickets at porch railing
- Stucco keystone accents



Historic Craftsman Style

Low horizontal forms and simple shapes characterize the Historic Craftsman Style. Rafters and beams are often exposed. Deep eave overhangs give the sheltering feeling to the roof. The gable ends are also treated with materials different from the main body of the house to add character to the facade. Porches are anchored to the ground with massive columns of tapered masonry or wood. The following features identify a Historic Craftsman Style home:

- Medium roof pitches and deep overhangs
- Gable accent material with trim band
- Shed roof forms
- Corner trim with lap siding and brick or stone base
- Built-up porch columns
- Wrap-around porch
- Tapered accent trim



Contemporary Craftsman Style

The updated version of the craftsman style is more complex in its massing and roof-lines to express the modern lifestyle, but still borrows several key elements from its predecessor. Exposed rafters and beams, decorative brackets or beams are used to support gable end roofs, and the gable ends are treated with contrasting materials. The windows are tall and narrow, grouped together to give bright daylight to the interior. The windows also have articulated trim and geometric window grids. The following features identify a Contemporary Craftsman Style home:

- Shallow roof pitches and deep overhangs
- Gable accent material with trim band
- Shed roof forms
- Stucco siding with brick or stone base
- Built-up porch columns
- Wrap-around porch
- Carriage-type garage doors
- Window muntin pattern
- Tapered accent trim



Historic Homestead Style

The Historic Homestead Style is rooted in the eastern plains and foothills of Colorado. Simple massing and rustic character reflected the conditions of rural homestead life. Elements of cabin construction are combined with more sophisticated touches found in the Classic and Craftsman styles. The following features identify a Historic Homestead Style home:

- Medium roof pitches and shallow overhangs
- Gable end vents and outlookers
- Dutch gable roof forms
- Board and batten or lap siding with stone base
- Stone column base
- Turned columns
- Wrap-around porch
- Decorative porch brackets
- Window muntin pattern



Contemporary Homestead Style

The contemporary expression of the homestead style retains the signature “Dutch gable” roof form and other details while incorporating more complex massing to reflect modern lifestyles. Stucco replaces lap siding as the primary wall material. The following features identify a Contemporary Homestead Style home:

- Medium roof pitches and shallow overhangs
- Boxed flat soffit
- Gable end vents and outlookers
- Dutch gable roof forms
- Board and batten or stucco finish with continuous stone base
- Stone column base
- Turned columns
- Wrap around porch
- Decorative porch brackets
- Accent shutters
- Window muntin pattern



TRAFFIC IMPACT STUDY

See Appendix A for full report.

Executive Summary

This study addresses the traffic impacts associated with the proposed Jordan Promenade development located in Saratoga Springs, Utah. The proposed project is located on the west side of Redwood Road (SR-68) between 400 North and 400 South.

Included within the analyses for this study are the traffic operations and recommended mitigation measures for existing conditions and plus project conditions (conditions after development of the proposed project) at key intersections and roadways near the site. Future 2024 and 2040 conditions were also analyzed.

Summary of Key Findings & Recommendations

The following is a summary of key findings and recommendations:

- All study intersections are currently operating at an acceptable LOS during the evening peak hour in existing (2018) background conditions.
- The development will consist of residential townhomes, single-family homes, and retail.
- All study intersections are anticipated to operate at an acceptable LOS during the evening peak hour with project traffic added.
 - A short weave section is expected between Redwood Road and Riverside Drive on Pioneer Crossing. The weave is anticipated to be approximately 300 feet in length. It is recommended that this area be evaluated by UDOT to determine if more distance can be provided for this weave area.
- All study intersections are anticipated to operate at an acceptable LOS during the evening peak hour in future (2024) background except Redwood Road / Pioneer Crossing.
 - It is recommended that Redwood Road be widened to have three lanes in each direction.
- All study intersections are anticipated to operate at an acceptable LOS during the evening peak hour in future (2024) plus project conditions, except Redwood Road / Pioneer Crossing, Pony Express Pkwy / Redwood Road, 400 South / Redwood Road, and Access 1 Redwood Road. The following are recommended:
 - Redwood Road be widened to have three lanes in each direction.
 - 400 South / Redwood Road be signalized when warrants are met.
- All study intersections are anticipated to operate at an acceptable LOS during the evening peak hour in future (2040) background except Redwood Road / Pioneer Crossing and Pony Express Pkwy / Redwood Road.

- It is recommended that Redwood Road be widened to have three lanes in each direction.
- An additional analysis was completed assuming that Redwood Road is widened to three lanes in each direction. Both Redwood Road / Pioneer Crossing and Pony Express Pkwy / Redwood Road are anticipated to improve in terms of queueing and LOS.
- All study intersections are anticipated to operate at an acceptable LOS during the evening peak hour in future (2040) plus project conditions except Redwood Road / Pioneer Crossing, Pony Express Pkwy / Redwood Road, and Pony Express Pkwy / Riverside Drive. The following are recommended:
 - Redwood Road / Pioneer Crossing is anticipated to be a very busy intersection with high turning volumes. This intersection is crucial to coordination for both Saratoga Springs – Jordan Promenade Traffic Impact Study v Redwood Road and Pioneer Crossing. It is recommended that UDOT monitor coordination on both roadways to limit delays.
 - The intersection of Pony Express Pkwy / Redwood Road is and will continue to be a very busy intersection. The westbound approaching vehicles can reroute to different signals to cross through Redwood Road if Pony Express Parkway is too busy.
 - The Pony Express Parkway / Riverside Drive intersection is also anticipated to be busy. The southbound approach is anticipated to perform at a poor LOS. It is recommended that a southbound right-turn pocket be constructed.

EXHIBIT 8 - CULINARY WATER MASTER PLAN

See Appendix B for the Utility Master Plan.

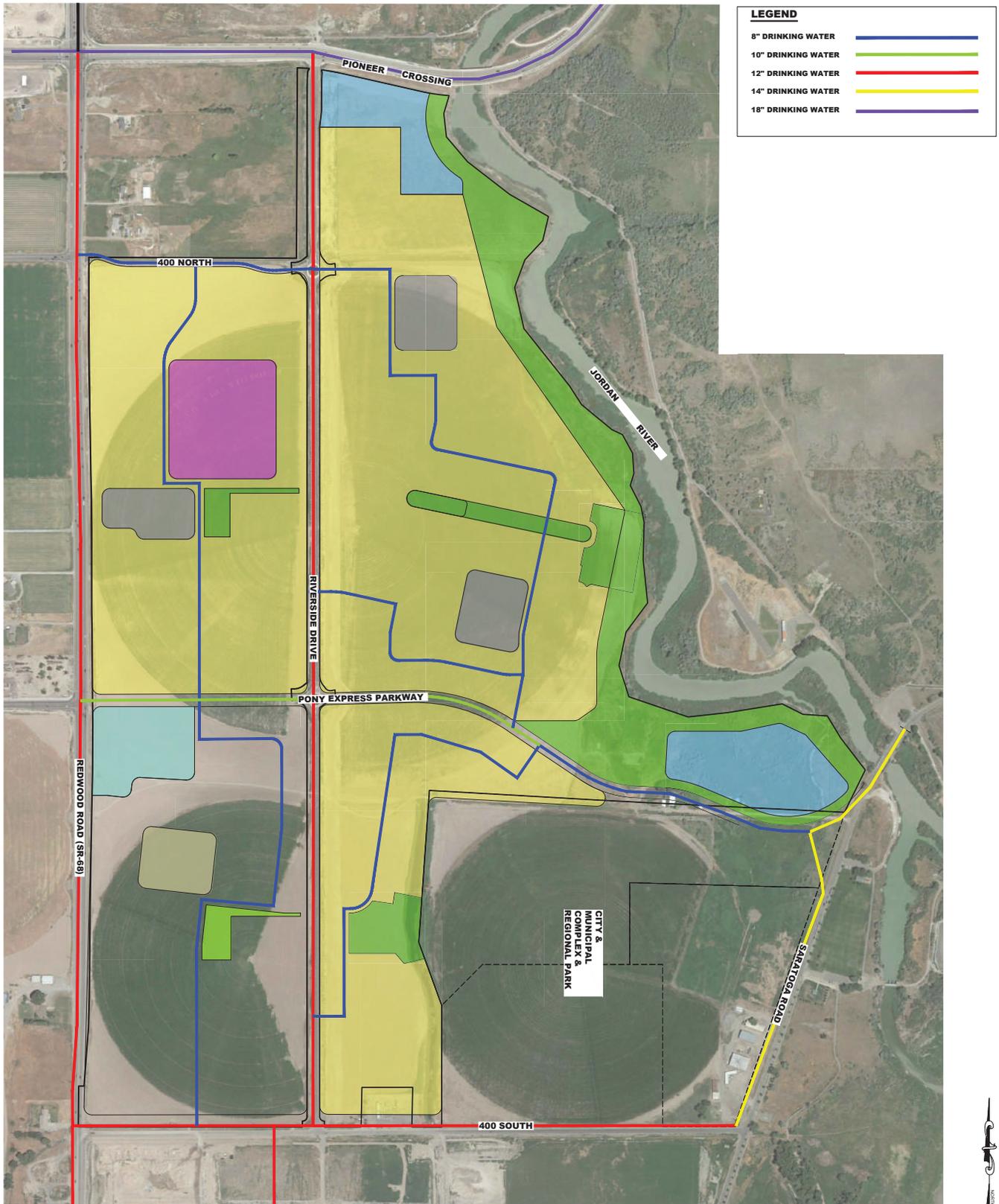


EXHIBIT 9 - SECONDARY WATER MASTER PLAN

See Appendix B for the Utility Master Plan.

- NOTES**
1. FINAL PIPE LOCATION & SIZE TO BE BASED ON SUBDIVISION DESIGN PHASING & WATER MODEL
 2. THESE INFRASTRUCTURE IMPROVEMENTS ARE CONCEPTUAL IN NATURE.
 3. ONLY MAIN WATERLINES SHOWN. ALL OTHERS WATERLINES TO BE 6" MINIMUM.

LEGEND

PROPOSED 6" SECONDARY	
PROPOSED 8" SECONDARY	
EXISTING 6" SECONDARY	
EXISTING 8" SECONDARY	
EXISTING 12" SECONDARY	
EXISTING 16" SECONDARY	
SECONDARY WATER ZONE 1	

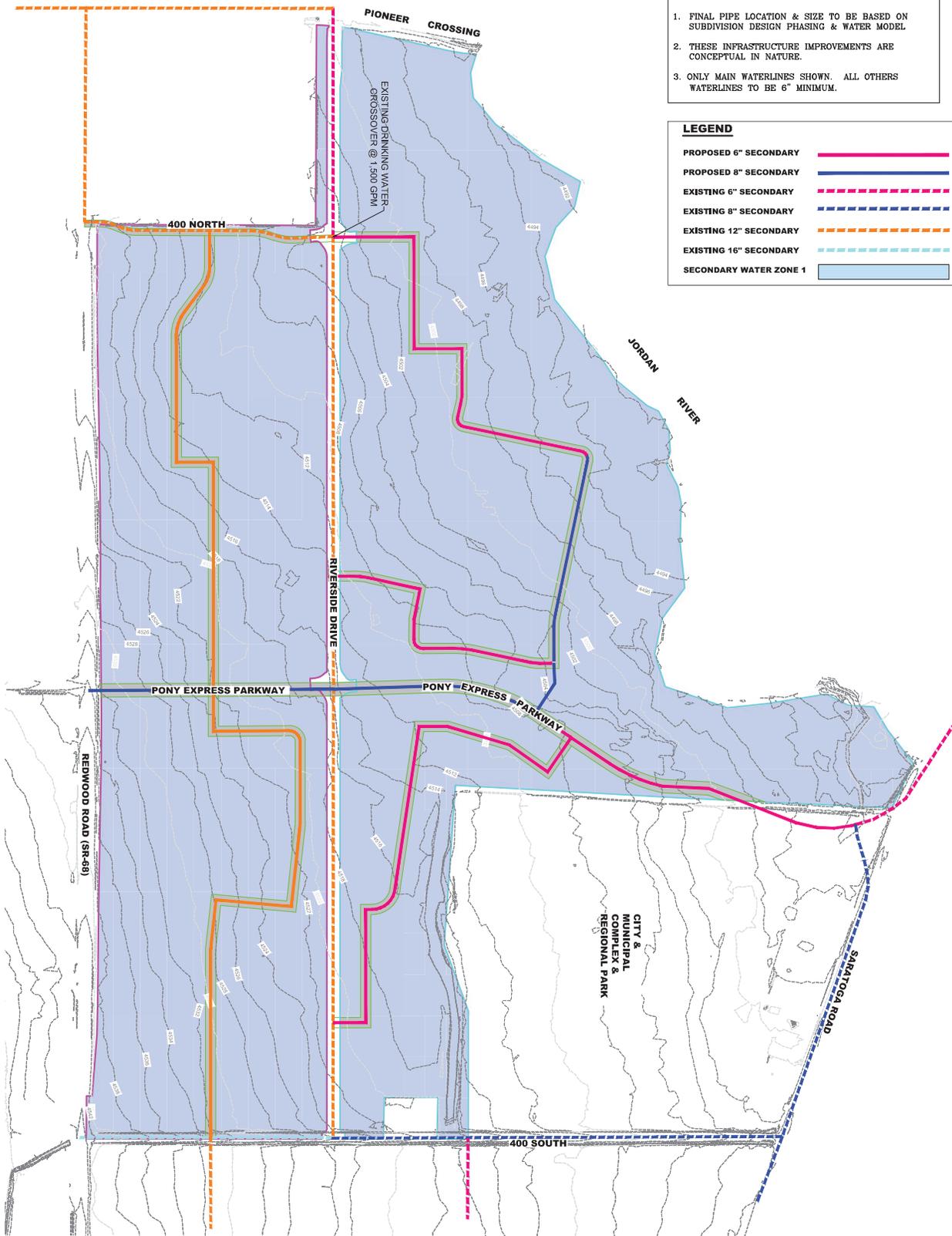


EXHIBIT 10 - SANITARY SEWER MASTER PLAN

See Appendix B for the Utility Master Plan.

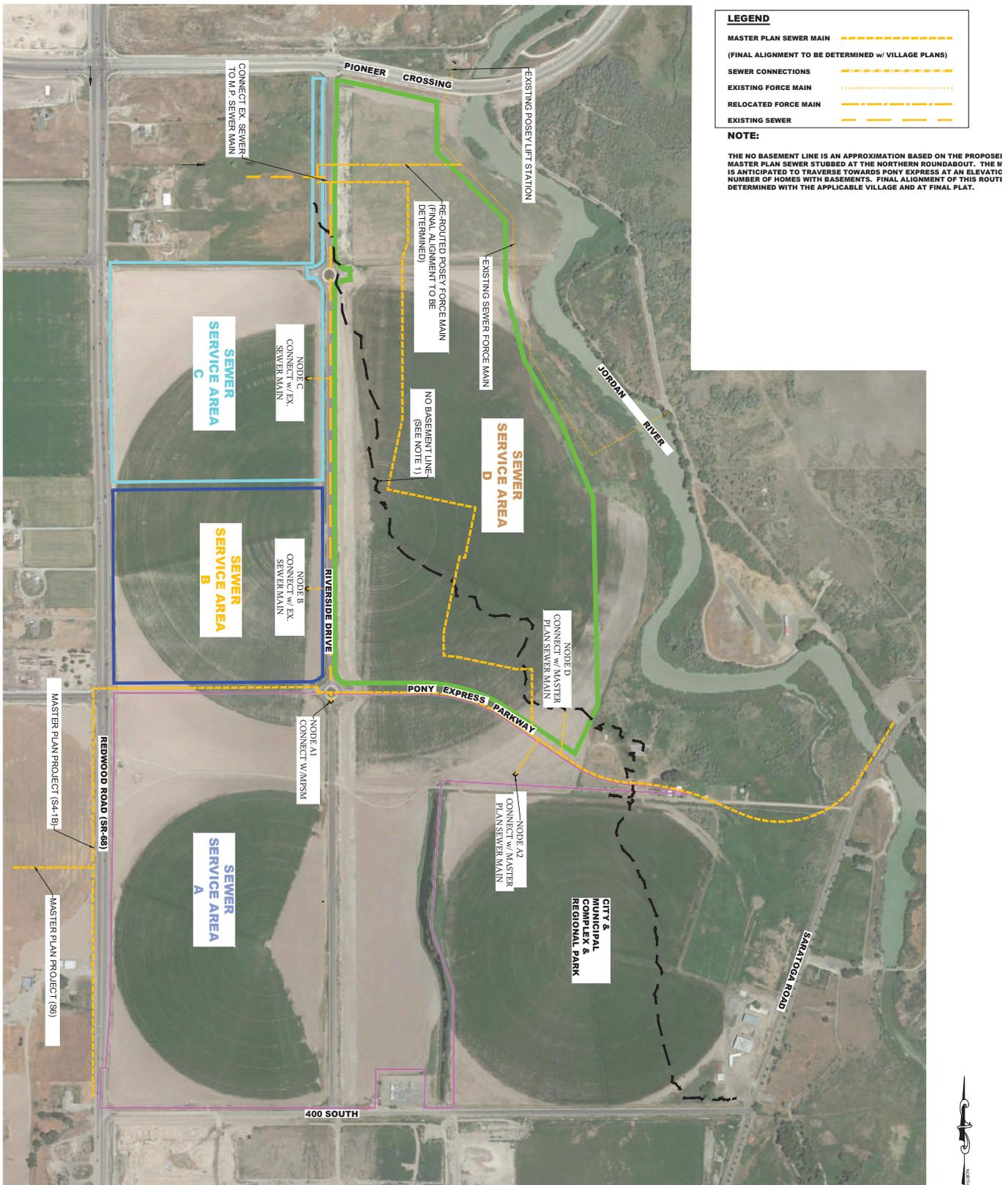
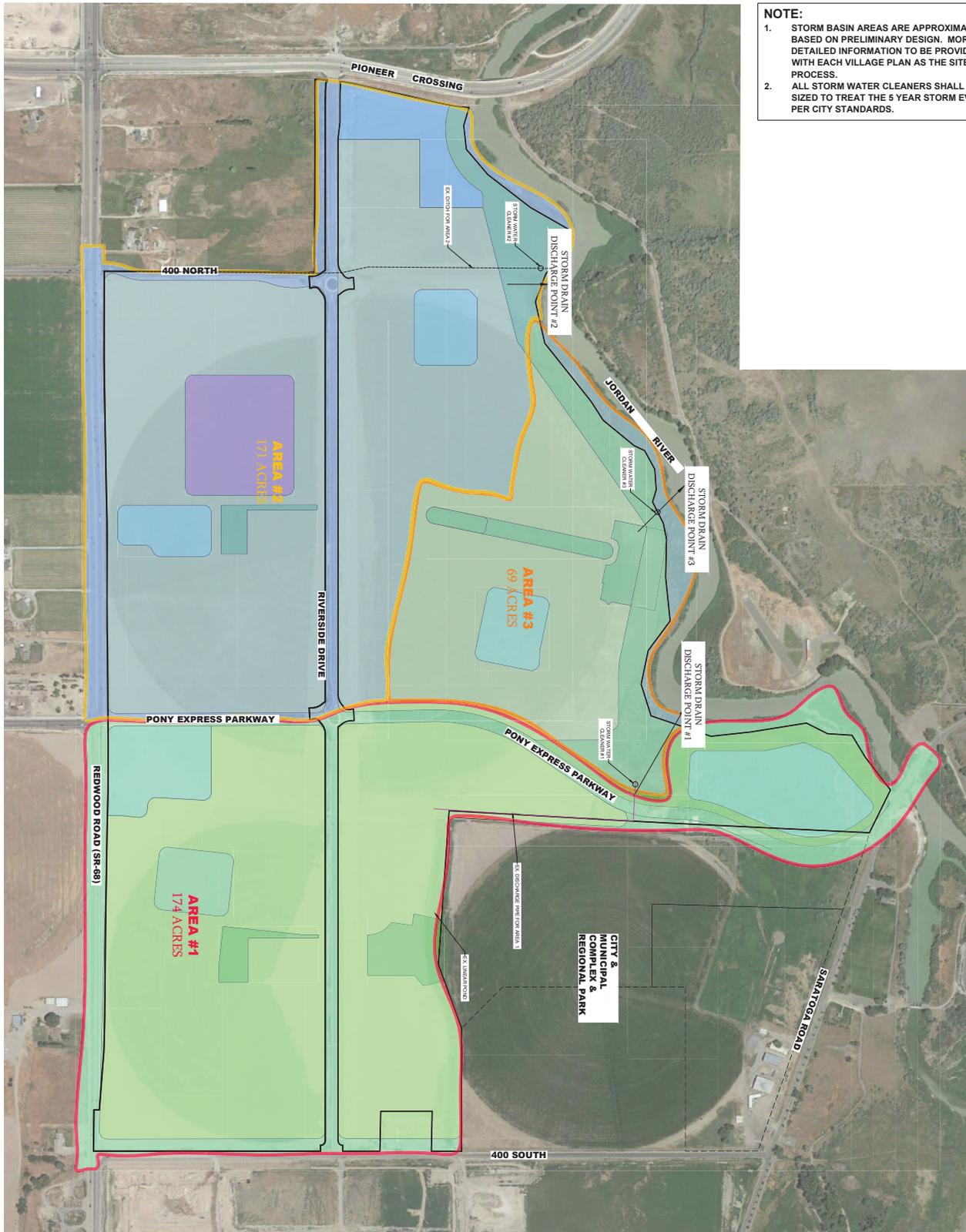


EXHIBIT 11 - STORM DRAIN MASTER PLAN

See Appendix B for the Utility Master Plan.



NOTE:

1. STORM BASIN AREAS ARE APPROXIMATE AND BASED ON PRELIMINARY DESIGN. MORE DETAILED INFORMATION TO BE PROVIDED WITH EACH VILLAGE PLAN AS THE SITE DESIGN PROCESS.
2. ALL STORM WATER CLEANERS SHALL BE SIZED TO TREAT THE 5 YEAR STORM EVENT PER CITY STANDARDS.

CULTURAL RESOURCES INVENTORY

See Appendix C for full report.

Introduction

In 2017, Oakwood Homes LLC (the Client) requested that SWCA Environmental Consultants (SWCA) conduct an intensive-level (Class III) cultural resources inventory related to the proposed construction of a subdivision housing development in Saratoga Springs, Utah. The cultural resources inventory discusses the entire project area, while the survey area is focused on the bottom one-third of the project area, i.e., the area south of the Pony Express Parkway. The project area consists of 436.76 acres, whereas the survey area consists of 129.83 acres; 306.93 acres of the project has been previously surveyed. All of the land in the project area is privately owned, and permission was obtained by SWCA to conduct the intensive-level pedestrian survey on behalf of the Client.

All cultural resources work for this project was conducted under the authority of the Public Lands Policy Coordination Office Principal Investigator Permit issued to Dr. Matt Edwards (Permit No. 278). No fieldwork authorizations (other than the Client's permission) were required for this project because the parcel is privately owned. The project was assigned Utah State Antiquities Project No. U-17-ST-0673p. All photographs, field notes, and geographic information system (GIS) data are archived at the SWCA office in Salt Lake City, Utah.

Project Area

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

Survey Area

The survey area for this effort falls within Sections 25 and 26, in Township 5 South, Range 1 West, in Saratoga Springs in Utah County, Utah (Figure 2). Elevations in the survey area range between 4,495 and 4,518 feet above mean sea level. The 129.83-acre survey area is an agricultural field that is bounded on all sides by other agricultural fields and suburban residential development. Riverside Drive extends north-south through the survey area, and an irrigation ditch extends north-south directly through the center, adjacent to a power station at the southern end. As is the case throughout the project area, the predominant vegetation is approximately equal parts corn and wheat with tall grasses and marshland vegetation abutting the irrigation ditch. Soils here are the same as in the rest of the project area: loosely compacted alluvial sandy loams that have been repeatedly disturbed through agricultural tilling.

Findings & Conclusion

The field survey recorded one isolated object (IO-01) within the survey area. The object was determined not eligible for the National Register of Historic Places (NRHP).

The file search resulted in two previously recorded sites (42UT1420 and 42UT1545) within the project area, each of which represents a linear historic feature (see Figure 2 in Appendix C). The first resource (42UT1420) originally consisted of two parallel ditches that run east-west alongside 6800 North. The second resource (42UT1545) is a historic high-voltage utility line that extends through the survey area southwest-northeast.

No new cultural resources were recorded during the intensive-level pedestrian survey. Site 42UT1420 is now recommended no longer eligible for the NRHP, and 42UT1545 is still recommended as a non-contributing element to the NRHP-eligible site as a whole.

Based on the results of the inventory, the historic L.L. Nunn High-Voltage Transmission Line (42UT1545) is likely to be the only site affected by the proposed project because it runs directly through the project area. However, no historic features or artifacts associated with this resource were observed within the survey area, so the overall impacts to the resource are considered to be minimal. Therefore, no further archaeological work is recommended for the survey area.

NATURAL RESOURCES INVENTORY

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

Soils

A geotechnical investigation has been conducted on the Jordan Promenade development by Western Technologies, Inc., dated July 12, 2017. Excerpts from the investigation include:

- The Site subsurface soils consisted of two distinct areas. The first area is located from Redwood Road to just east of Riverside Drive and from 400 North to 400 South. The soils characterized in these borings and tests to a depth of approximately 10 feet consisted of firm to stiff clays and silts and medium dense to dense sands and gravel layers. The materials underlying the surface soils and extending to the full depth of exploration consisted of soft to firm clay and silt and loose to very dense sand and gravel layers. The second area is located from just east of Riverside Drive to the Jordan River and Saratoga Road. The soils characterized in these borings and tests to a depth of 21.5 feet consisted of very soft to firm clay and silt and loose to medium dense silty sand. The materials underlying the surface soil and extending to the full depth of exploration consisted of very soft to firm clay and silt and loose to dense silty sands. In addition, the soils observed in other borings had layers of highly organic clay and silt that may be classified as peat.
- Groundwater levels were measured after the levels had stabilized following drilling, and additional measurements were made at two week intervals. Groundwater levels have ranged from 2.32 feet to 20 feet as measured during May 30 to July 10, 2017.

- Conventional spread and continuous-type footings may be used to support the proposed structures in areas with firm to stiff clays area. Since the native soils exhibit substantial settlement potentials, the footings should bear on engineered fills achieved by removal and replacement of the compressible or collapsible soils below footings. The depth and lateral extent of the engineered fills is presented in the Earthwork section of the geotechnical report. In the highly organic soil areas, deep foundations such as drilled piers, driven piles, or micro-piles may be required. Conventional spread and continuous-type footings may be used to support the proposed structures in areas with firm to stiff clays area. Since the native soils exhibit substantial settlement potentials, the footings should bear on engineered fills achieved by removal and replacement of the compressible or collapsible soils below footings. The depth and lateral extent of the engineered fills is presented in the Earthwork section of the geotechnical report. In the highly organic soil areas, deep foundations such as drilled piers, driven piles, or micro-piles may be required to support structures. The design of these deep foundations will depend upon the individual building loads and is beyond the scope of this report. Alternative footing depths and allowable bearing capacities of 1500 psf with some restrictions set forth in the geotechnical report.
- At the time of the investigation, the project site consisted of agricultural fields and some infrastructure including large pivot irrigation systems with accompanying piping and electrical systems, farm buildings with accompanying equipment. Vegetation consisted of corn and grain crops and pasture grass and weeds.

Wetlands

The wetlands shown are based on a preliminary delineation by Frontier Corporation USA, dated: March 18, 2016. A final wetland delineation will be required to accurately determine the limits of the wetlands.

Dams, Canals, and Channels

No dams exist above this site. There are two main drainage ditches located on the north and south side of the property. The north drainage ditch is the master plan storm drain outfall (Project OCN3) of the City's Storm Drain Master Plan. The south drainage ditch serves as an outfall for the southern road improvements of Riverside Drive and as a discharge point for the linear pond.

Shrubs, Trees, and Wildlife

Shrubs and trees are very limited within the project site. Vegetation consists of agricultural fields ranging from corn to grain crops, with outcroppings of pasture grass and weeds.

Flood Plain Data

This property is within Flood Zone "X" and Zone "AE" (with base flood elevation 4,493.00) according to the Flood Insurance Rate Map Panel No. 4902500115A. Effective Date: July 17, 2002, revised to reflect LOMR, Effective Date: December 19, 2016. The flood Zone line has been shown here on based on the contour line of 4,493.00.

EXHIBIT 13 - NATURAL RESOURCES INVENTORY MAP

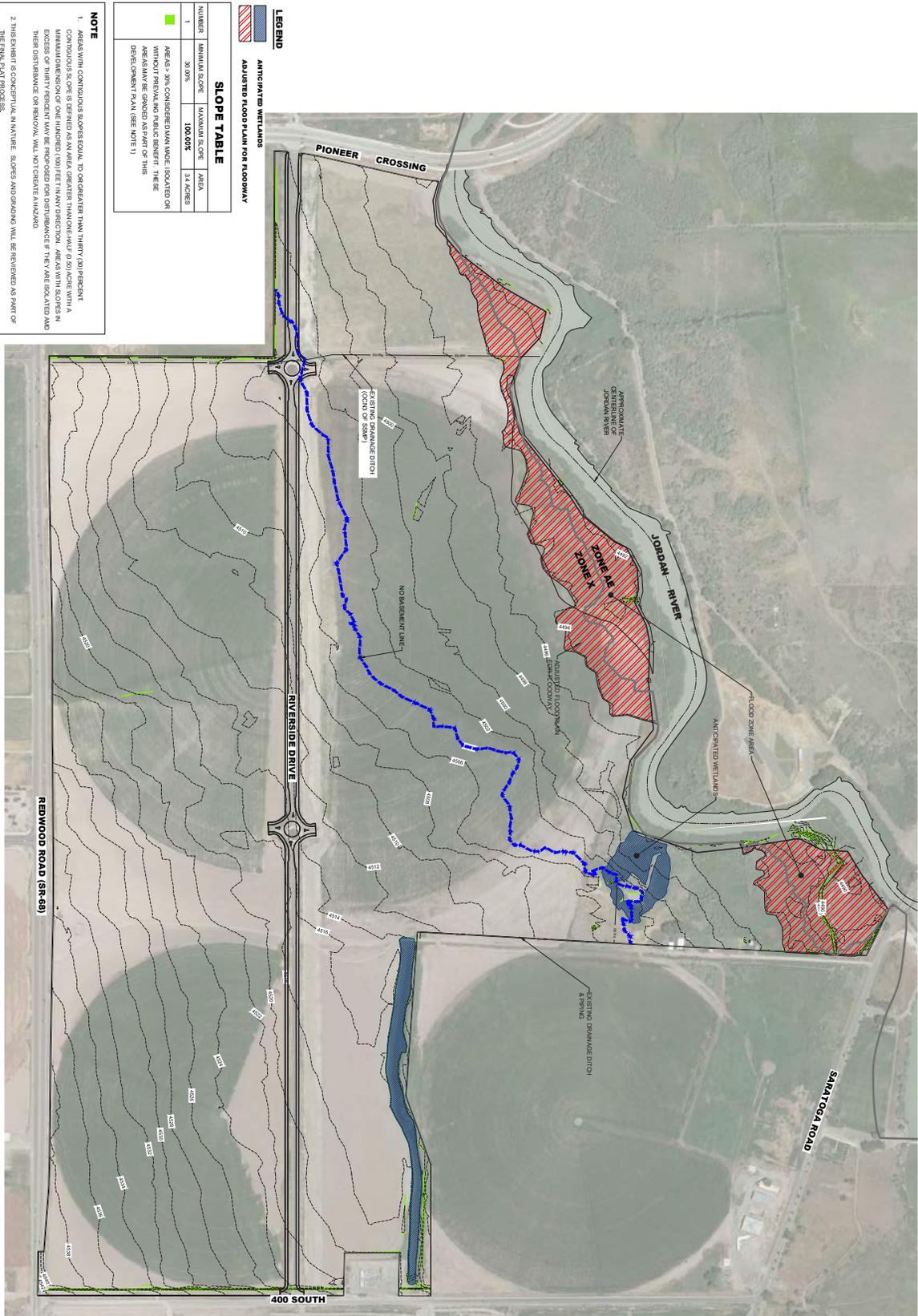
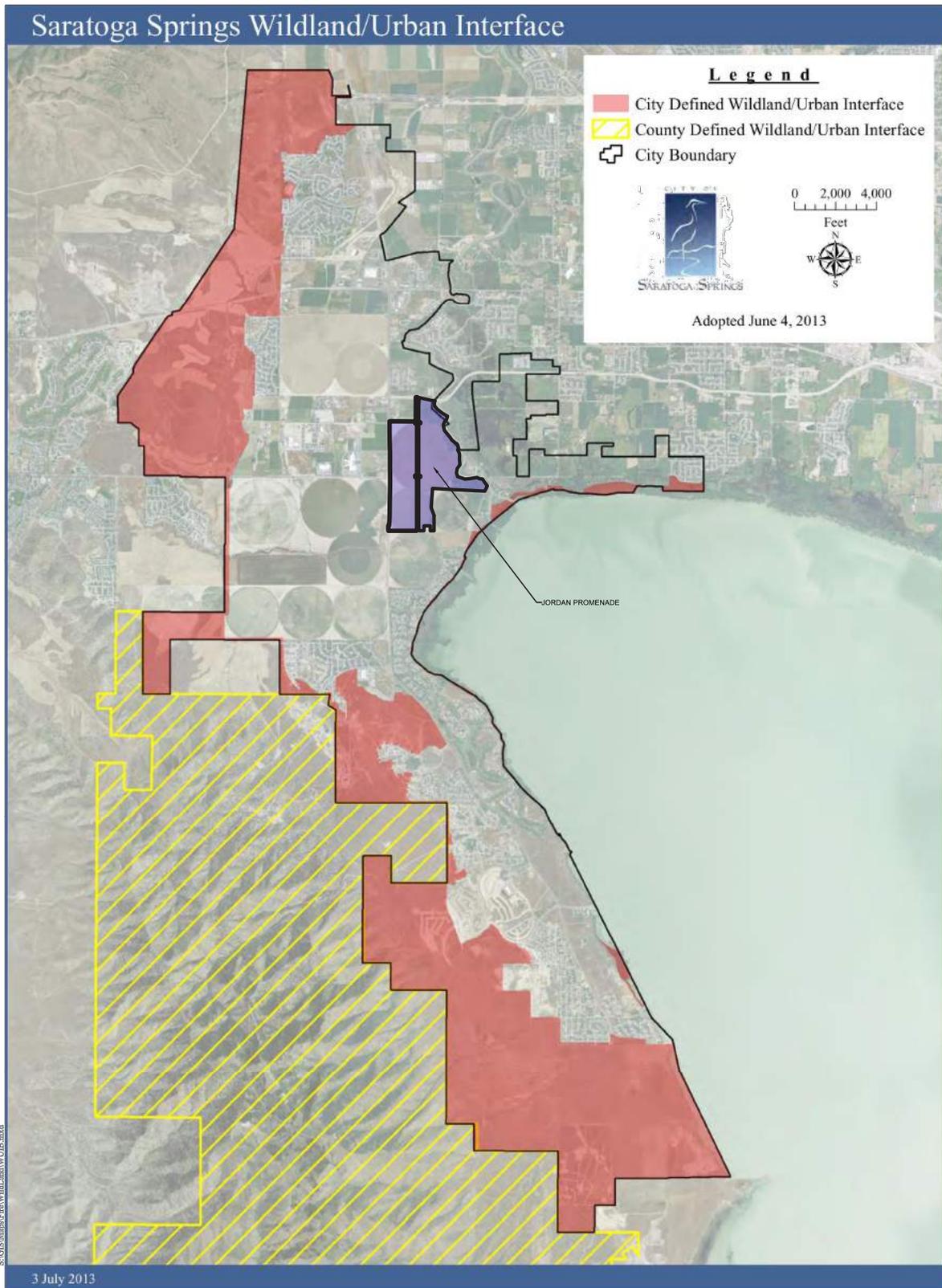


EXHIBIT 14 - WILDLAND/URBAN INTERFACE



GEOTECHNICAL EVALUATION REPORT

See Appendix D for full report.

Executive Summary

1. The Jordan Promenade Development Project formerly known as the Saratoga Springs 450 Acre Site (WT Reference No. 6127JT119) consists of both single and multi-family residential subdivisions. The Site is located east of Redwood Road between 400 South and Pioneer Crossing and the Jordan River. The site consisted mainly of irrigated farmland and pasture with Riverside Drive running through the site from north to south.
2. The Site soils consisted of two distinct areas. The first area is located from Redwood Road to just east of Riverside Drive and from 400 North to 400 South. The surface soils in this area consisted of firm to stiff clays and silts and medium dense to dense sands and gravel layers. The materials underlying the surface soils and extending to the full depth of exploration consisted of soft to firm clay and silt and loose to very dense sand and gravel layers. The second area is located from just east of Riverside Drive to the Jordan River and Saratoga Road. The surface soils in this area to a depth of 21.5 feet consisted of very soft to firm clay and silt and loose to medium dense silty sand. The materials underlying the surface soil and extending to the full depth of exploration consisted of very soft to firm clay and silt and loose to dense silty sands. In addition, the soils observed in a small area east of Riverside Drive just south of Pioneer Crossing had layers of highly organic clay and silt that may be classified as peat.
3. Groundwater was found at depths ranging from 2.3 feet to 20 feet.
4. It is our opinion that the site is suitable for the proposed construction provided the soils are prepared according to the soil report recommendations. Conventional spread and continuous-type footings may be used to support the proposed structures in areas with firm to stiff clays area. Since the native soils exhibit substantial settlement potentials, the footings should bear on engineered fills achieved by removal and replacement of the compressible or collapsible soils below footings. As a minimum in areas with firm to stiff clay soils, footings should be supported upon a minimum thickness of two feet of engineered fill below the bottom of the footing. Removal should extend a minimum of two feet beyond the footing edges. Replace with engineered fill material. If collapsible soils or very soft clay soils are encountered, additional removal may be required. Final determination for foundations support should be done for specific building types and development phases. This includes deep foundation design in highly organic soil areas.

5. Roadways for this development will consist of local, collector and arterial streets to private drives and parking lots. A wide range of pavement sections have been calculated depending upon the type of street or driveways. The pavement thicknesses range from 3 inches of asphalt over 8 inches of untreated base to 6 inches of asphalt over 6 inches of untreated base and 12 inches of subbase.
6. This purpose of our study was to identify the soil conditions and provide broad over all recommendations for the development. Additional geotechnical studies for specific building types and/or specific phases of development are recommended when that information becomes available.

EXHIBIT 15 - BORING & TEST LOCATION



LEGEND

- Approximate Boring Location
- Approximate Cone Penetrometer Test Location
- Approximate Perc Test Location

Geotechnical
Environmental
Inspections
Materials



Western Technologies Inc.
The Quality People
Since 1955

PLATE 2. BORING & TEST LOCATION DIAGRAM
Saratoga Springs 450 Acres Site
Saratoga Springs, Utah

WT Job No. 6127JT119



ENVIRONMENTAL SITE ASSESSMENT

See Appendix E for full report.

Executive Summary

Western Technologies Inc. (WT) completed a Phase I Environmental Site Assessment (ESA) of the Saratoga Springs 450 Acre Property at approximately 400 South Redwood Road in Saratoga Springs, Utah, WT Job No. 6127JA124, dated June 22, 2017 and a Limited Subsurface Investigation, WT Job No. 6127JA170, dated July 26, 2017. The purpose of this ESA was to identify to the extent feasible, pursuant to the processes described herein, recognized environmental conditions (RECs), in connection with the Property.

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

Twelve aerial photographs taken from 1947 to 2014 and five topographic maps from 1951 to 2014 characterized the prior use of the Property as primarily undeveloped, vacant land used for crops. By 1965, sheds and barns are visible on the southeast corner and the houses have been built on the west side.

WT found no regulatory agency database entries pertaining to the Property or sites within the designated ASTM minimum search distances in the searched Federal USEPA or UDEQ databases.

This ESA revealed no evidence of RECs currently in connection with the Property, and WT makes no recommendations for further assessment at this time except for WT recommended additional investigation including surface soil sampling the areas of the pesticide mixing area and fuel and oil storage tanks.

In the AST area, WT collected a total of four soil samples from a depth of 3 to 12 inches below the existing ground surface at selected locations around the AST area. The samples were tested for the gasoline and diesel constituents Benzene, Toluene, Ethylbenzene, Xylenes, and Napthalene (BTEXN), MTBE, Napthalene, Total Petroleum Range Hydrocarbons as diesel (TRP-DRO), and oil and grease (TRPH).

In the burned house area, WT collected a total of three soil samples from a depth of 3 to 6 inches below the existing ground surface at selected locations in the area of the burned down house. The samples were tested for asbestos, lead and mercury. In the area around the sheds and garages where pesticides and herbicides were mixed, WT collected a total of four soil samples from a depth of 3 to 6 inches below the existing ground surface at selected locations across the Property. WT requested testing for organochlorine pesticides using EPA Method 8081A and for chlorinated herbicides using EPA Test Method 8151 on the samples.

Results from the AST area were compared to the Utah Department of Environmental Quality (UDEQ) Tier 1 Initial Soil Screening Criteria. All concentrations were below the Screening Criteria levels and/or laboratory reporting levels with the exception of very low readings of TPH-DRO and Oil & Grease for the near surface samples from the stained soil just east of the AST island. This sample was 10,900 mg/kg for TPH-DRO and 334,500 mg/kg for Oil & Grease. Based upon these results, WT believes that the results are indicative of localized surface impact from the diesel equipment operated on the site. WT recommends that the stained soil be removed and properly disposed in the area of the AST island to a depth of 1 foot below the ground surface and after removal WT should be contacted to test the soil below the removed area to determine if the soil impacts were confined to the ground surface. Additional, deeper testing may be required to further define the extent of the contamination but it appears that the staining is confined to the ground surface.

Results from the burned house area were compared the EPA Regional Screening Levels for lead and mercury and to EPA Asbestos levels. All levels of lead, mercury and asbestos were below the screening levels and the sample was non-detect for asbestos. No further testing or recommendations are required in this area.

Results from the pesticide/herbicide testing were compared the EPA Regional Screening Levels pesticides and herbicides. Several pesticides and herbicides were detected however, all levels were below the screening levels. No further testing or recommendations are required in this area. If additional information becomes available or known that may suggest the presence of recognized environmental conditions currently in connection with the Property, contact this firm for potential recommendations.

EXHIBIT 17 - EXISTING CONDITIONS MAP

Approximate Boundary



CRITICAL ENVIRONMENTAL ISSUES ANALYSIS

See Appendix F for full report.

In 2017, Oakwood Homes, LLC requested that SWCA Environmental Consultants (SWCA) conduct a critical environmental issues analysis related to the proposed construction of a subdivision housing development in Saratoga Springs, Utah. The objective of this analysis is to identify critical environmental issues within the 437-acre study area and the environmental regulations that could affect project implementation and broader project viability. The boundaries of the study area are approximately delineated by the following features: the Jordan River (east), Pioneer Crossing (north), Redwood Road (west), 400 South (south), and Saratoga Road (southeast) (Figure 1, Appendix F). Land uses within the study area consist of agriculture and open space.

SWCA completed this analysis using available information including published literature, reports, maps, aerial photographs, databases, public records, and available geographic information system (GIS) datasets. SWCA conducted no fieldwork for the study. The analysis is organized into water and special status species. It concludes with a summary of risk.

EXHIBIT 18 - AQUATIC RESOURCES MAP

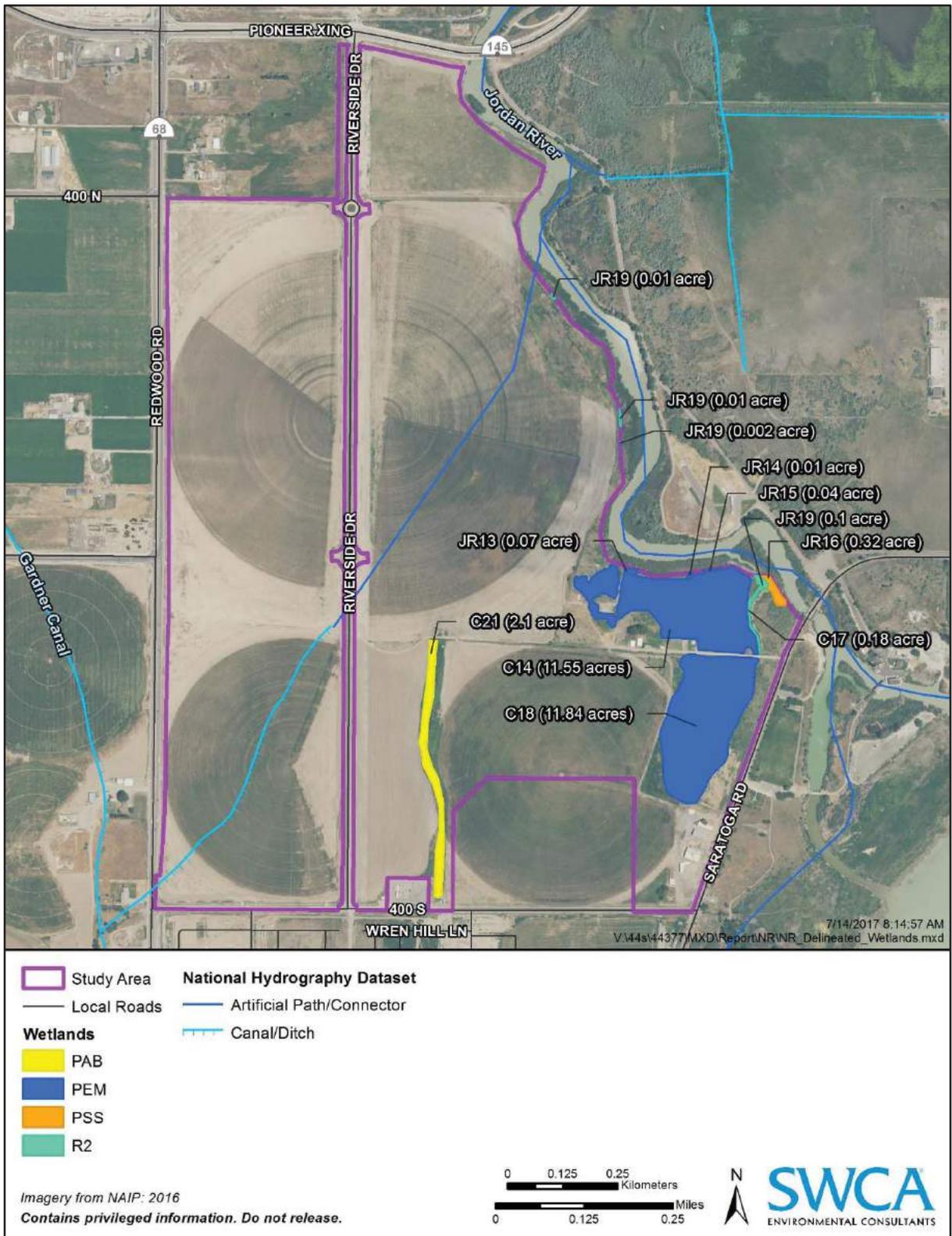
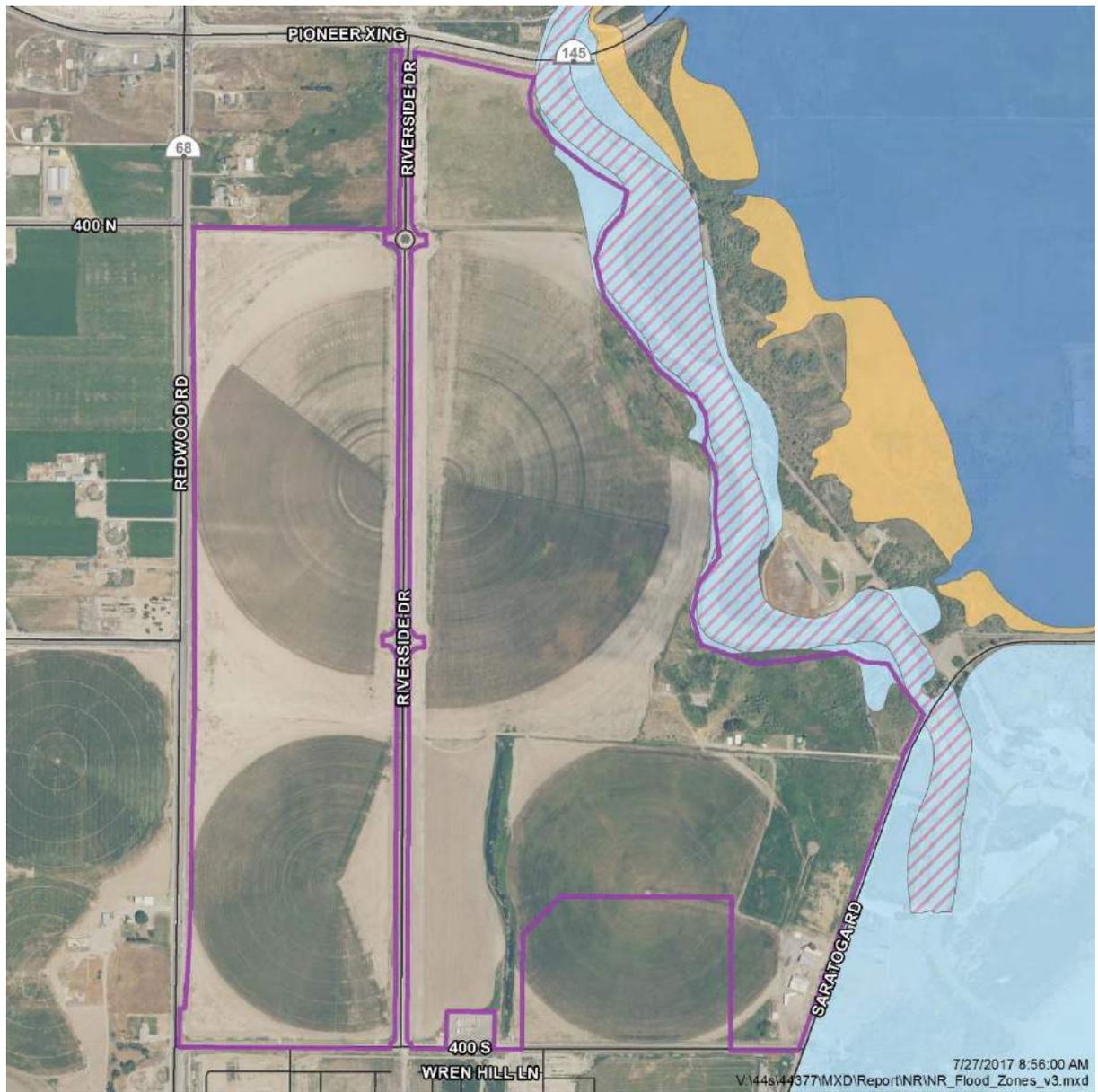


Figure 2. Aquatic resources.

EXHIBIT 19 - FLOOD ZONES MAP



Study Area

Local Roads

Flood Zone

Floodway

Zone AE: An area inundated by 100-year flooding, for which BFEs have been determined.

Zone AH: An area inundated by 100-year flooding (usually an area of ponding), for which BFEs have been determined; flood depths range from 1 to 3 feet.

Zone X (500-year): An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100-year flooding.

Imagery from NAIP: 2016
Contains privileged information. Do not release.

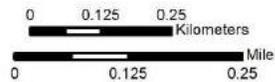


Figure 3. Flood zones.

EXHIBIT 20 - "UTE LADIES'-TRESSES" HABITAT MAP

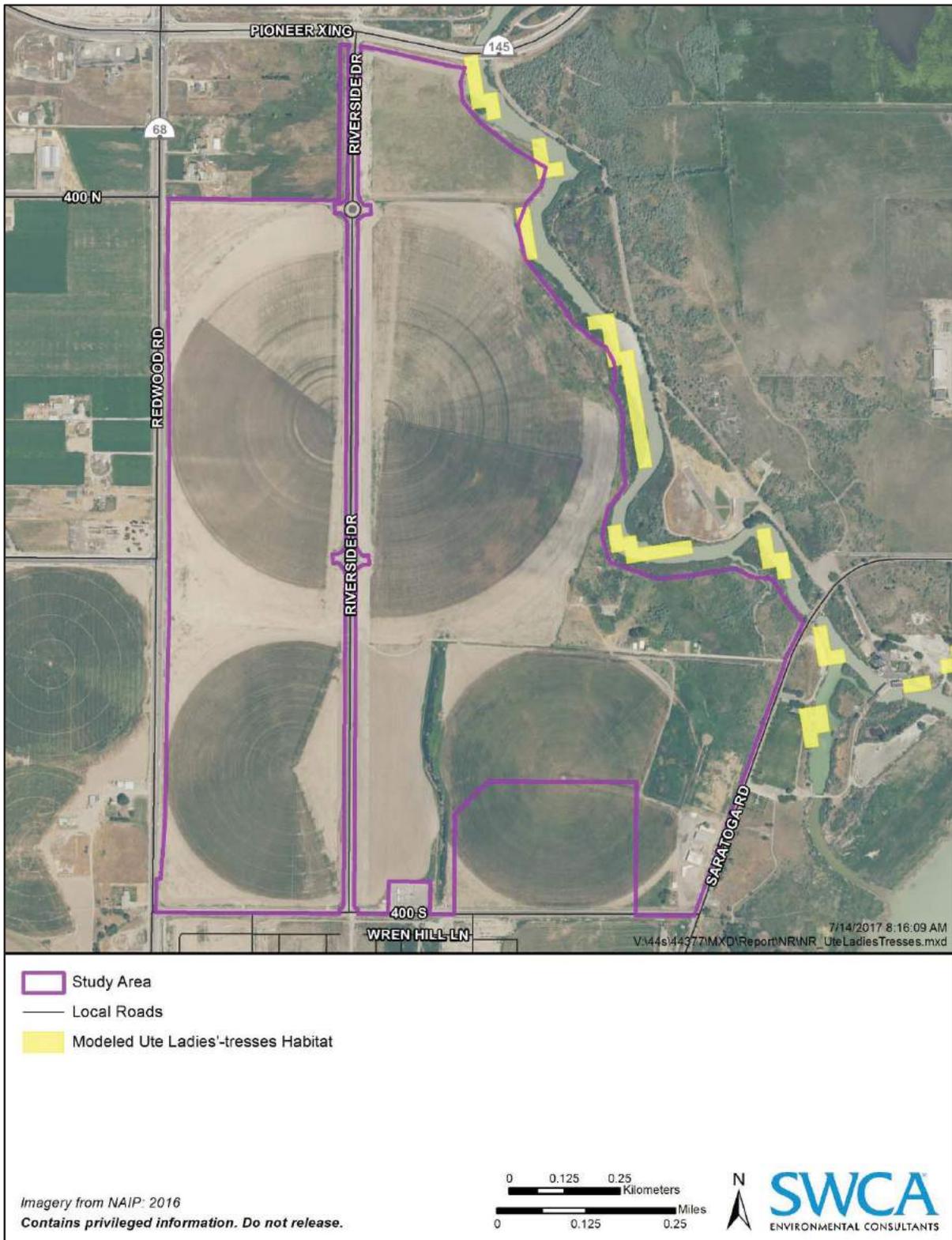


Figure 4. Modelled Ute ladies'-tresses habitat.

CRITICAL ENVIRONMENTAL ISSUES CONCLUSION

The critical issues analysis has identified six potential issues at a moderate risk level in the study area:

1. Waters of the U.S.
2. Floodplains
3. Federal threatened or endangered wildlife species
4. Utah State sensitive wildlife
5. Raptors
6. Federally listed plant species

The list of potential issues is not considered to be critical or fatal, allowing for manageable mitigation efforts with minimal impact during the development of the Jordan Promenade community.

The Jordan Promenade Development will be planned in accordance with the recommendations, regulations, and compliances stated in the critical environmental issues analysis where necessary.

Mitigation Requirements

1. Wetlands / Waters of the U.S.

- The critical issues analysis has identified 26 acres of riverine, ponded, marsh, shrub, and forested wetlands in the study area, primarily along the Jordan River. The “Potential Commercial/Mixed-Use” area is located on land currently exhibiting wetland characteristics resulting from long-term farming and irrigation practices. A jurisdictional determination for wetlands has not been made, and the wet conditions may be mitigated in the future similar to what occurred on the city municipal complex parcel located directly to the south identified with the same characteristics, allowing for future development to occur.

Development in this area is not expected to occur within the next 5-10 years, in which the effects of irrigation practices and long-term farming will likely have ceased.

All other identified wetland areas occur outside of the development boundaries.

2. Floodplains

- The critical issues analysis has identified locations in the study area that fall under the FEMA categories Zone AE and Regulated Floodway. There are 5.55 acres of area categorized as Zone AE and 0.52 acres of Floodway. Refer to the Flood Zones Map (see Exhibit 19, page 82) for the surveyed location of these areas. Development is not proposed in the areas identified as floodplain and development occurring along the Jordan River and near areas designated as Zone AE will provide base floor elevations and finished grades consistent with Utah County and FEMA regulations.

3. Special-Status Species (Threatened/endangered/sensitive wildlife and raptors)

- The critical issues analysis has identified three endangered or threatened wildlife species with the potential to occur in the study area. These species have a low potential to occur in the area, so no further action regarding mitigation requirements with these species is detailed in the report. Additionally, three Utah sensitive wildlife species have a moderate potential to occur in the study area. These species include the American white pelican, Burrowing owl, and Lewis's woodpecker.

It is recommended that construction occurs outside of the nesting season for these species as shown in Table 4 of Appendix F. Preconstruction clearance surveys will be completed if development is planned to occur during nesting season.

While the Burrowing owl is stated as unlikely to be found in the study area given the current agricultural land use and high-water table of the study area, the other two species are found primarily around the Jordan River. Special care will be taken to develop within the project boundaries and easements adjacent to the Jordan River.

4. Special-Status Plants

- The critical issues analysis has identified one plant species with the potential to occur in the study area. The surveyed location of this species, the Ute ladies'-tresses, is shown on the Ute-Ladies'-tresses Habitat Map (see Exhibit 20, page 83).

The surveyed location of Ute-ladies'-tresses as shown in Exhibit 20 occurs outside of the development boundaries of the project area. Therefore, no mitigation requirements are needed regarding this issue.

APPENDICES

Appendix A - Traffic Impact Study (Hales Engineering, 2018)

Appendix B - Master Utility Plan (LEI Engineers & Surveyors, January 2019)

Appendix C - Cultural Resources Inventory (SWCA Environmental Consultants, 2017)

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

Appendix E - Phase I Environmental Site Assessment (Western Technologies Inc., 2017)

Appendix F - Critical Issues Analysis (SWCA Environmental Consultants, 2018)