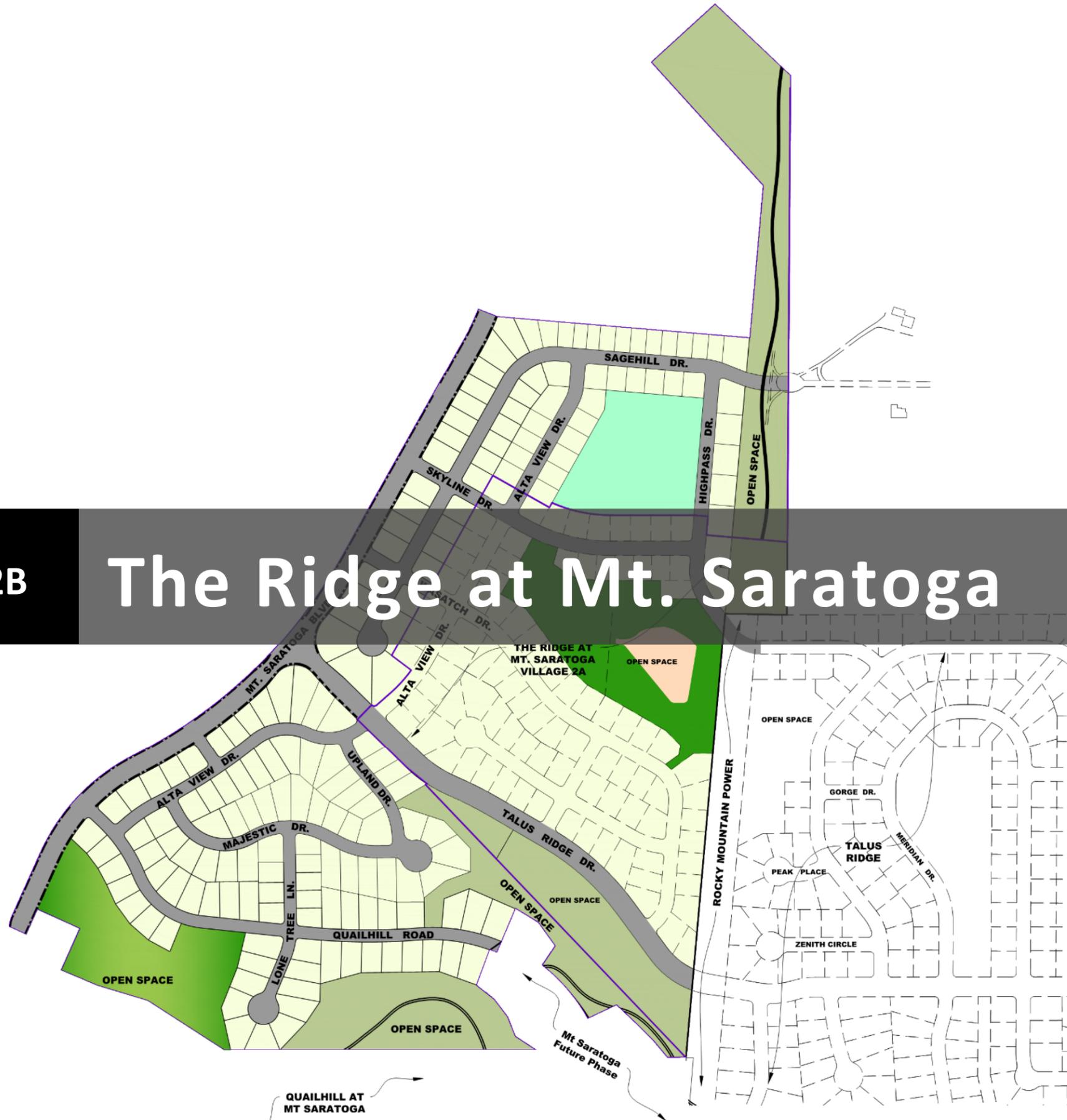


VILLAGE PLAN 2B

The Ridge at Mt. Saratoga



ENGINEERS
SURVEYORS
PLANNERS

June 2019





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EXECUTIVE SUMMARY

The following Village Plan document addresses the proposed improvements as they pertain to Village 2B of the Mt. Saratoga development located in Saratoga Springs, Utah. The property and the proposed improvements for the development are discussed in detail and follow the requirements set forth within the Village Plan requirements of the City Code of Saratoga Springs. The purpose of the document is to inform the City (Staff, Planning Commission, and City Council) and Public of the proposed general design elements, open space plans, guiding design principles and land uses as it pertains to Village 2B of the Mt. Saratoga project.

Village 2B of the Mt. Saratoga development is approximately 87 acres of the 688-acre master planned community located between Pony Express Parkway and State Route 73 along the western boundary of Saratoga Springs with Eagle Mountain. Village 2B is located on the east side of the development adjacent to Village 2A. The intent of Village 2B is to continue the successful and high quality development of Talus Ridge.

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

- **Topography.** The topography of the site not only allows for distinctive views, but also creates a source of interest and character to the development.
- **Open Space.** Village 2B contains approximately 18 acres of the community’s overall 234 acres of open space with amenities, trails, natural areas and playground. The open space is a focal and connecting feature of the development.
- **Housing Product.** The community will contain single family housing product similar in nature to Talus Ridge.

The proposed Village 2B incorporates the following units and approximate acreages:

| | Village 2A | Village 2B | Village 2 Overall |
|-------------------------------------|--------------------|--------------------|--------------------|
| Areas | 45.8 Acres | 87.3 Acres | 133.1 Acres |
| Acres in Residential | 30.8 Acres | 57.3 Acres | 88.1 Acres |
| Church/Civic Uses | 0.0 Acres | 5.1 Acres | 5.1 Acres |
| Open Space | 15.0 Acres (32.8%) | 24.9 Acres (28.5%) | 39.9 Acres (30.0%) |
| Improved Open Space | 0.0 Acres (0.0%) | 6.1 Acres (7.6%) | 6.1 Acres (4.8%) |
| Native Open Space | 9.1 Acres (19.9%) | 16.8 Acres (8.7%) | 25.9 Acres (19.5%) |
| Storm Basins/Sensitive Lands | 5.9 Acres (12.9%) | 2.0 Acres (2.3%) | 7.9 Acres (5.9%) |
| Trails | 2,750 Linear Feet | 9,381 Linear Feet | 12,131 Linear Feet |
| Total Single-Family Units | 91 Units | 173 Units | 264 Units |
| Density | 1.99 u/a | 1.98 u/a | 1.98 u/a |



Talus Ridge Home



Interior Example



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The Ridge at Mt. Saratoga 2B
 SARATOGA SPRINGS, UTAH
 EXHIBIT A - VILLAGE 2, NEIGHBORHOOD 2
 AREA OVERALL PLAN

| REVISIONS | |
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LEI PROJECT #
2014-1664
 DRAWN BY:
TJP/MJV
 CHECKED BY:
GDM
 SCALE:
N.T.S.
 DATE:
05/17/2018

EXHIBIT
A



LEGAL DESCRIPTION

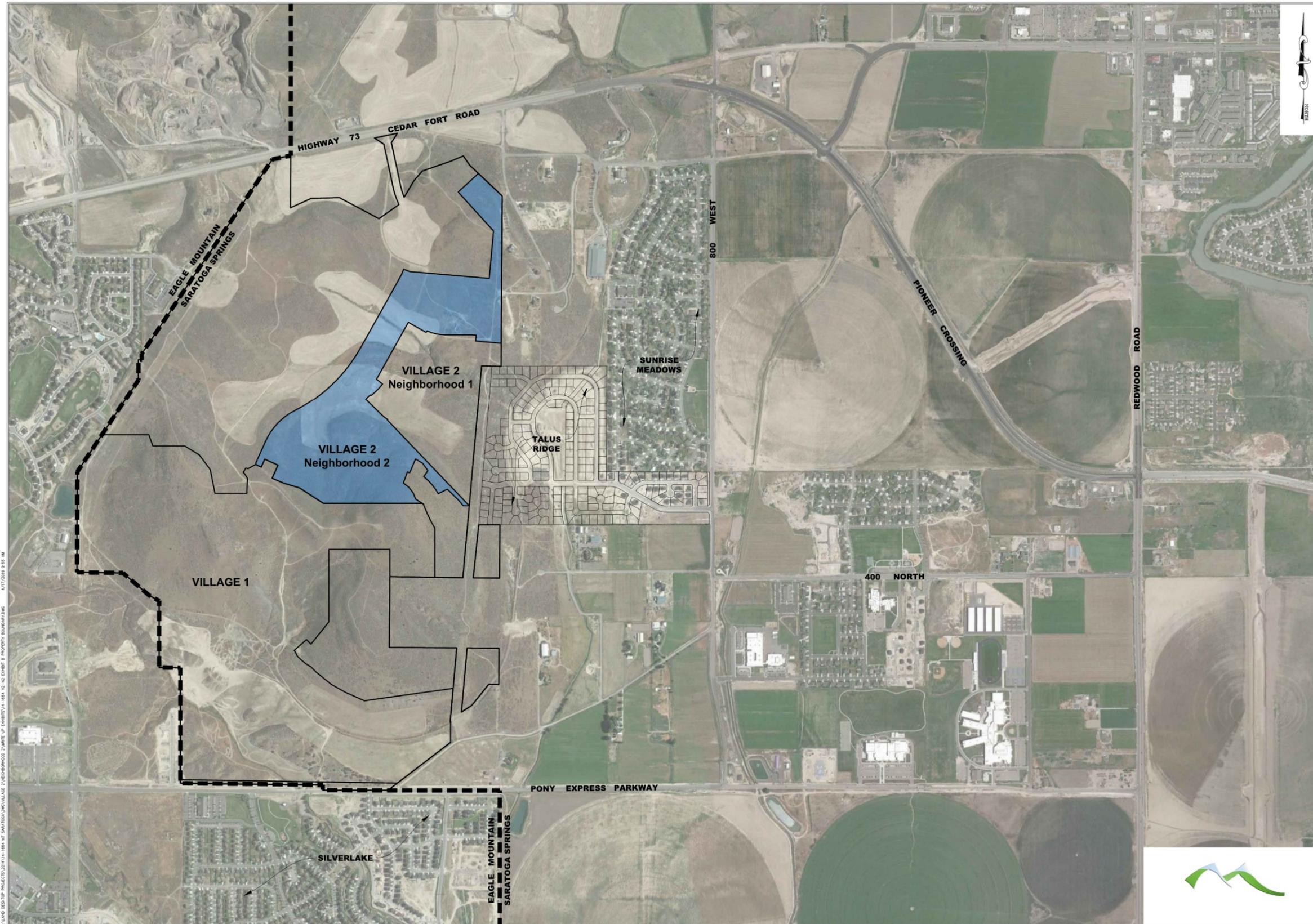
Village 2B contains approximately 87 acres of the 688 acres within the overall Mt. Saratoga project. Village 2B is contained within one single parcel, bordered by Village 2A, with the powerline corridor and the existing Talus Ridge development on the east side. See Exhibit B for an illustration of the Village 2B boundary. Please see Appendix A for a copy of the ALTA survey performed for the property. The parcel metes and bounds legal description is as follows:

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

Beginning at a point located N88°57'29"W along the Section Line 1482.46 feet and South 246.84 feet from the Northeast Corner of Section, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence southwesterly along the arc of a 572.00 foot radius non-tangent curve to the right (radius bears: N53°40'24"W) 123.56 feet through a central angle of 12°22'38" (chord: S42°30'55"W 123.32 feet); thence S48°42'14"W 70.34 feet; thence along the arc of a 15.00 foot radius curve to the right 22.42 feet through a central angle of 85°39'04" (chord: N88°28'14"W 20.39 feet); thence S44°21'17"W 80.00 feet; S45°38'43"E 270.92 feet; thence along the arc of a 541.50 foot radius curve to the left 104.38 feet through a central angle of 11°02'41" (chord: S51°10'03"E 104.22 feet); THENCE S59°41'06"W 7.14 feet; thence S43°47'43"E 1484.78 feet; thence N89°59'57"W 74.63 feet; thence N39°59'35"W 84.62 feet; thence N45°08'11"W 92.87 feet; thence N46°34'23"W 109.23 feet; thence S64°39'28"W 125.55 feet; thence northwesterly along the arc of a 704.50 foot radius non-tangent curve to the left (radius bears: S60°41'11"W) 280.22 feet through a central angel of 22°47'24" (chord: N40°42'31"W 278.38 feet); thence N34°11'12"E 91.67 feet; thence N35°53'30"W 112.77 feet; thence N58°32'11"W 103.01 feet; thence S23°01'50"W 187.67 feet; thence northwesterly along the arc of a 656.50 foot radius non-tangent curve to the left 30.56 feet (radius bears: S23°01'50"W) through a central angle of 2°40'03" (chord: N68°18'12"W 30.56 feet); thence S20°21'47"W 146.93 feet; thence S51°57'45"E 88.86 feet; thence S37°22'39"E 86.18 feet; thence S21°48'59"E 82.42 feet; thence S56°48'36"E 100.42 feet; thence west 1235.84 feet; thence N57°17'28"W 357.03 feet; thence N73°18'59"W 206.79 feet; thence N67°10'06"W 157.19 feet; thence N24°16'39"E 179.00 feet; thence N65°43'21"W 181.40 feet; thence S24°16'39"W 108.00 feet; thence N65°43'21"W 76.31 feet; thence northeasterly along the arc of a 77.00 foot radius non-tangent curve to the left (radius bears: N73°30'35"W) 12.33 feet through a central angle of 9°10'39" (chord: N11°54'06"E 12.32 feet); thence along the arc of a 93.00 foot radius curve to the right 27.54 feet through a central angle of 16°57'52" (chord: N15°47'42"E 27.44 feet); thence N24°16'39"E 277.28 feet; thence along the arc of a 796.50 foot radius curve to the right 541.03 feet through a central angle of 38°55'08" (chord: N43°44'13"E 530.69 feet); thence along the arc of a 1958.50 foot radius curve to the left 1154.10 feet through a central angle of 33°45'47" (chord: N46°18'54"E 1137.47 feet); thence N29°26'00"E 978.73 feet; thence along the arc of a 958.50 foot radius curve to the left 135.72 feet through a central angle of 8°06'46" (chord: N25°22'38"E 135.60 feet); thence S68°40'45"E 83.00 feet; thence S85°12'00"E 996.78 feet; thence N5°03'00"E 599.09 feet; thence N42°16'59"W 657.12 feet; thence N47°43'01"E 342.92 feet; thence S46°39'59"E 408.36 feet to the section line; thence S0°21'55"W along the section line 1838.67 feet; thence N85°12'00"W 320.74 feet; thence N4°48'00"E 72.76 feet; thence N85°12'00"W 56.00 feet; thence west 329.88 feet; thence along the arc of a 572.00 foot radius curve to the right 236.24 feet through a central angle of 23°39'51" (chord: N78°10'05"W 234.56 feet); thence S29°26'00"W 20.90 feet; thence 60°34'00"W 256.00 feet; thence S29°26'00"W 812.50 feet; thence 53°01'32"E 96.70 feet to the point of beginning.



Talus Ridge Home



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The Ridge at Mt. Saratoga 2B
 SARATOGA SPRINGS, UTAH
 EXHIBIT B - VILLAGE 2, NEIGHBORHOOD 2
 PROPERTY BOUNDARY

| REVISIONS | |
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 TJP/MJV
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 GDM
 SCALE:
 N.T.S.
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EXHIBIT
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USE MAP AND BUILDOUT ALLOCATION

The following Use Map, Exhibit C, depicts the proposed land uses within Village 2B at a density of 1.98 units per acre. The land use tabulations and color coding is broken down into the following categories applicable to Village 2B:

| | | |
|--------------------------------------|--|----------------|
| Overall Village Area: | 87.3 Acres (100%) | |
| Church/Civic Use: | 5.1 Acres (6%) | 2 ERUs (1%) |
| Single-Family Residential Units: | 57.3 Acres (66%) | 173 ERUs (99%) |
| Community Plan Requirements: | | |
| Minimum Lot Size: | 5,000 sf (Village 2 Neighborhood 2 minimum) | |
| Minimum Lot Size Along Eastern Edge: | 12,000 sf (Village 2 Neighborhood 2 minimum) | |
| Average Lot Size: | 8,000 sf (Village 2 Neighborhood 2 minimum) | |
| Village 2B: | | |
| Minimum Lot Size: | 5,000 sf | |
| Minimum Lot Size Along Eastern Edge: | 12,000 sf | |
| Average Lot Size: | 10,500 sf | |
| Open Space: | 24.9 Ac (28%) | |
| Projected Population: | 711 Persons (Based on 4.11 persons per ERU) | |

- **Single Family Units.** This area is characterized by detached, traditional single family housing products. Examples of the character, quality and finishes are depicted within this document and the adjacent Talus Ridge Subdivision.
- **Open Space.** Village 2B contains 24.9 acres of the overall project’s 234 acres (28.5%) of open space with a vast majority incorporated into a connected community park with trails, amenities and improvements. Please see the Open Space section of this document for further information as it pertains to Village 2B.
- **Storm Basins.** A storm drainage basin was included within the Village 2A open space and was intended to service all of Village 2 in addition to additional future development. The basin will work in conjunction with the existing detention basin and piping located within Talus Ridge.



Interior Example



Talus Ridge Home



USE MAP AND BUILDOUT ALLOCATION

LEGEND

- VILLAGE 2, NEIGHBORHOOD 2- TALUS AT Mt. Saratoga (173 units)
- NATIVE OPEN SPACE
- IMPROVED OPEN SPACE
- SIDEWALK TRAIL
- POWERLINE TRAIL PER MASTER PLAN 12' DIRT
- AMENITY TRAIL 8' CONCRETE
- AMENITY TRAIL 8' ASPHALT
- AMENITY TRAIL 8' ASPHALT (EXISTING)
- AMENITY TRAIL (DIRT)
- *SEE TRAILS PLAN FOR DETAILS

TABULATIONS

TOTAL UNITS: 173
 TOTAL AREA: 87.3 ACRES
 DENSITY: 1.98 U/A



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The Ridge at Mt. Saratoga 2B
 SARATOGA SPRINGS, UTAH
 EXHIBIT C - USE MAP

| REVISIONS | |
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| SCALE: | N.T.S. |
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| EXHIBIT | C |

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DEVELOPMENT STANDARDS AND LOTTING MAP

Village 2B of the Mt. Saratoga project contains only the residential use type. Global development standards were provided within the Community Plan with no proposed changes. The lot layouts provided within this document as Exhibit D are designed to adhere to these regulations.



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The Ridge at Mt. Saratoga 2B
 SARATOGA SPRINGS, UTAH

EXHIBIT D - DEVELOPMENT STANDARDS / LOTTING LAYOUT

| REVISIONS | |
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D1



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The Ridge at Mt. Saratoga 2B
 SARATOGA SPRINGS, UTAH
 EXHIBIT D - DEVELOPMENT STANDARDS / LOTTING LAYOUT

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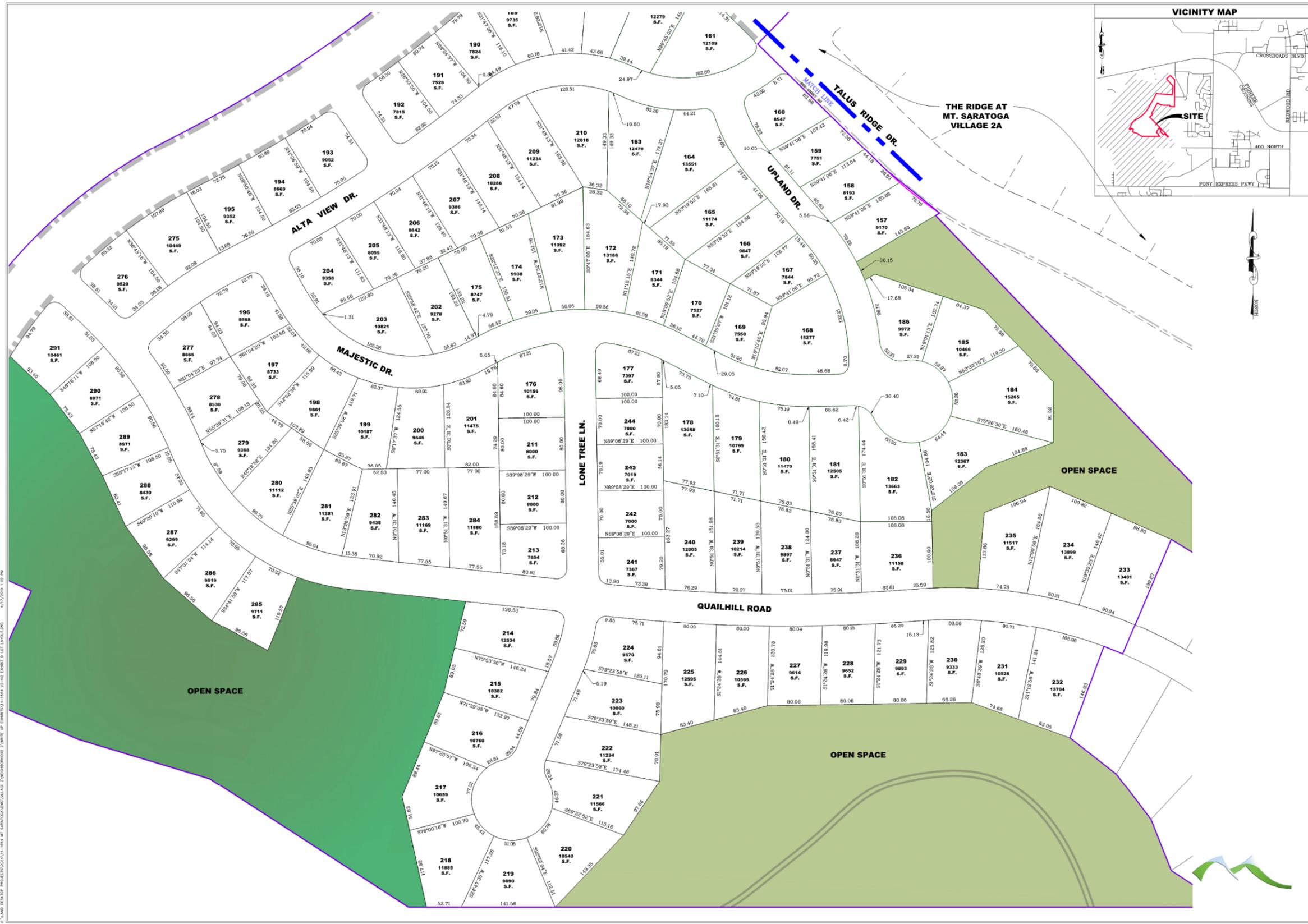
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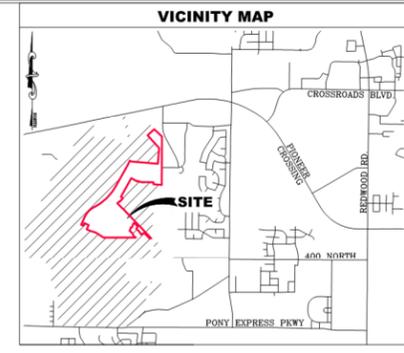
The Ridge at Mt. Saratoga 2B
 SARATOGA SPRINGS, UTAH

EXHIBIT D - DEVELOPMENT STANDARDS / LOTTING LAYOUT

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The Ridge at Mt. Saratoga 2B
SARATOGA SPRINGS, UTAH
EXHIBIT D - DEVELOPMENT STANDARDS / LOTTING LAYOUT

| REVISIONS | |
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LEI PROJECT #: 2014-1664
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CHECKED BY: GDM
SCALE: N.T.S.
DATE: 05/17/2018
EXHIBIT
D4



DESIGN GUIDELINES AND EXAMPLES

These design guidelines are established to create a framework of standards and limitations that will enhance the overall development. The guidelines are intended to demonstrate the desired architectural character and aid in achieving the overall theme of the community.

ARCHITECTURAL STANDARDS

The architectural standards in this section are intended to establish general guidelines for The Ridge at Mt. Saratoga. Listed in this section are examples of architectural styles that will be acceptable within Village 2A. Architectural styles that include extreme colors (i.e. bright, non-earth tone), construction materials (i.e. log, vinyl siding, un-treated wood), or styling (i.e. flat roof, modern) will not be allowed within The Ridge at Mt. Saratoga. However, reasonable variations in the architectural styles and construction materials are allowed and will be necessary to give flexibility for future trends in the market place. All variations in style and material require formal approval from the Mt. Saratoga Architectural Review Committee (MARC).

A. Floorplan, Elevation and Exterior Color Scheme Mixing:

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

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

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

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



Exterior Example



Vincent Plan

- Two Story
- 3,063 square feet finished above grade.
- 4,615 square feet total
- 4 bed, 2.5 bath



Traditional



Craftsman



Farmhouse



Prairie

Quincy Plan

- Two Story
- 2,664 square feet finished above grade.
- 4,312 square feet total
- 4 bed, 2.5 bath



Traditional



Craftsman



Farmhouse



Prairie



Lauren Plan

- Two Story
- 2,197 square feet finished above grade.
- 3,289 square feet total
- 4 bed, 2.5 bath



Traditional



Craftsman



Farmhouse



Prairie

Morgan Plan

- Two Story
- 2,246 square feet finished above grade.
- 3,357 square feet total
- 4 bed, 2.5 bath



Traditional



Craftsman



Farmhouse



Prairie



Craftsman Exterior Color Palette:
Evening Blue #1



Options

- Roof: Charcoal
- Lap Siding: Evening Blue
- Siding Trim: Arctic White
- Siding Accent: Evening Blue
- Column/Bands: Arctic White
- Stone: Catalina Limestone (substitute)
- Front Door: Stiletto
- Soffit: 30 Degree White
- Window: White
- Railing: White
- Deck: Gray
- Garage Door: Snow Mist

Traditional Color Palette:
Foghorn #1



Options

- Roof: Weathered Wood
- Stucco Body: Foghorn
- Stucco Trim: Mistaya
- Siding Accent: Arctic White
- Column/Bands: Arctic White
- Stone: Barkwood Guillotine
- Front Door: Whitest White
- Soffit: 30 Degree White
- Window: White
- Railing: White
- Deck: Gray
- Garage Door: Snow Mist

Hybrid Color Palette:
Woodstock Brown #1



Options

- Roof: Barkwood
- Stucco Body: Princeton
- Stucco Trim: Mistaya
- Lap Siding: Woodstock Brown
- Siding Trim: Arctic White
- Siding Accent: Cobblestone
- Column/Bands: Arctic White
- Stone: Chablis Uintah LedgeStone
- Front Door: Java Stain
- Soffit: 30 Degree White
- Window: White
- Railing: White
- Deck: Gray
- Garage Door: Snow Mist

Talus Ridge Model:
Interior Options

- Kitchen & Master Bath Quartz: Aurora Snow
- Upstairs Bathroom Quartz: Tiffany Grey
- Trim: Whitest White
- Paint: Snow Perch
- Hardware and Plumbing: Brushed Nickel
- Kitchen Tile Backsplash: Linear Honed Metro Cream Vein Cut w/ Warm Gray Grout
- Bath/Laundry Tile: 12x24 Brickset Chronicle Memoir w/ Pewter Grout
- Doors: Cambridge
- Cabinets: Chateau Style: Gray
- Island Cabinets: Chateau Style: White
- Laminated Flooring Style: Concourse Color: Cool Khaki
- Master Bath Shower: Stadium Foundation 12x24 Horizontal Brickset w/ Alabaster Grout
- Railing: Whitest White
- Carpet: Block Out; Museum Piece

*Color samples for illustrative purposes only. Actual colors may vary.



HOMEOWNERS ASSOCIATION

Village 2B is covered by a “Master Declaration of Covenants, Conditions and Restrictions and Reservations of Easements for Mt. Saratoga – A Master Planned Community” document which is on file with the Planning Department of the City of Saratoga Springs. This document includes topics regarding:

1. The powers of owning, and administering the Common Areas.
2. The duties of administering and enforcing this Declaration.
3. The duties of collecting and disbursing the assessments and charges hereinafter created in connection with the operation, maintenance, repair, and replacement of the Common Area.
4. Other functions and obligations of the Association.



PHASING PLANS

LOT PHASING

The phasing of Village 2B may vary during the improvement of the project. An example of the proposed phasing is shown in Exhibit E and is susceptible to changes as development occurs. General lot information includes:

| | | |
|--------------------------------------|--|----------------|
| Overall Village Area: | 87.3 Acres (100%) | |
| Church/Civic Use: | 5.1 Acres (6%) | 2 ERUs (1%) |
| Single-Family Residential Units: | 57.3 Acres (66%) | 173 ERUs (99%) |
| Community Plan Requirements: | | |
| Minimum Lot Size: | 5,000 sf (Village 2 Neighborhood 2 minimum) | |
| Minimum Lot Size Along Eastern Edge: | 12,000 sf (Village 2 Neighborhood 2 minimum) | |
| Average Lot Size: | 8,000 sf (Village 2 Neighborhood 2 minimum) | |
| Village 2B: | | |
| Minimum Lot Size: | 5,000 sf | |
| Minimum Lot Size Along Eastern Edge: | 12,000 sf | |
| Average Lot Size: | 10,500 sf | |
| Open Space: | 224.9 Ac (28%) | |
| Projected Population: | 711 Persons (Based on 4.11 persons per ERU) | |

OPEN SPACE PHASING

Due to the complexity and size of the Mt. Saratoga project, an amendment to the Master Development Plan Agreement (MDPA) was provided and approved with the 3rd Amended Community Plan. This was created in order to ensure the open space and amenities proposed within the Community Plan are not compromised if the property is sold, transferred, or otherwise platted. In short, the agreement resolves concerns relating to open space requirements by Village and at final plat, credits of excess open space, and the collection of fees towards the improvement of open space and amenities. See the agreement within the approved 3rd Amended Community Plan appendices for more detail.

Based on the approved 3rd Amended Community Plan, a total number of amenity points at 585.2 will be provided for both Village 2A and 2B. These proposed amenities will be improved as defined within the MDPA. Please see the “Open Space Calculations” spreadsheet within the 3rd Amended Community Plan for an overview of the proposed open space amenities within Village 2A and 2B.

UTILITY INFRASTRUCTURE PHASING

The utility infrastructure within Village 2B will adhere and follow the requirements specified in the approved Utility Master Plan for Mt. Saratoga.



The Ridge at Mt. Saratoga 2B
SARATOGA SPRINGS, UTAH

EXHIBIT E - PHASING PLAN

REVISIONS

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LEI PROJECT #
2014-1664
DRAWN BY:
BAP
CHECKED BY:
GDM
SCALE:
N.T.S.
DATE:
05/17/2018

EXHIBIT
E



VILLAGE TWO B

Saratoga Springs, Utah

SITE REQUIREMENT CALCULATIONS

| | REQ'D: | PROVIDED: |
|--|--------|--|
| TREE COUNT: (1 TREE / 50 LN FT) *TREES SELECTED FROM THE RECOMMENDED SARATOGA SPRINGS CITY TREE LIST | | |
| STREET FRONTAGE MT. SARATOGA BLVD. 1 TREE PER 50 LINEAR FT. (3028 FT. X 2) | 120 | 120 |
| LANDSCAPED AREA: TWO TYPES AND SIZES OF ROCK STREET TREES IN COMPLIANCE WITH TREE SELECTION GUIDE AT LEAST 2" DIAMETER AROUND TREES CONCRETE EDGING BETWEEN DIFFERENT MATERIALS MINIMUM 25% OF SHRUBS TO BE 5 GAL. MINIMUM 50% OF TREES AND SHRUBS ARE DROUGHT TOLERANT | | PROVIDED PROVIDED PROVIDED PROVIDED PROVIDED |



NATIVE REVEGETATION SEED MIX - NON-IRRIGATED

| NAME | VARIETY | SCIENTIFIC NAME | BULK LBS. | BULK% | PLS LBS. | PLS% | PLS/ACRE |
|--|---------|-----------------|-----------|-------|----------|------|----------|
| Native Grass Mix. Native grass seed shall be fresh, clean, new crop seed; mechanically premixed to the specified proportions. Native grass seed shall be a blend of the following seeds: | | | | | | | |
| TYPE 2: Grass Mix (Tall) | | | | | | | |
| PLANTING RATE | | | | | | | |
| PERCENTAGE | | | | | | | |
| Quick Guard (Sterile tricalc hybrid) | | | 21.74% | | | | |
| Crested Wheatgrass (Agropyron cristatum) | | | 15.21% | | | | |
| Slender Wheatgrass (Agropyron trachcaulum) | | | 19.57% | | | | |
| Bluebunch Wheatgrass (Agropyron spicatum) | | | 13.04% | | | | |
| Intermediate Wheatgrass (Agropyron intermedium) | | | 13.05% | | | | |
| Green Needlegrass (Stipa viridula) | | | 5.43% | | | | |
| Western Wheatgrass (Agropyron smithii) | | | 5.44% | | | | |
| Sheep Fescue (Festuca ovina) | | | 3.48% | | | | |
| Sandberg Bluegrass (Poa sandbergii) | | | 2.61% | | | | |
| Sand Dropseed (Sporobolus crylandrus) | | | 0.43% | | | | |
| Totals 100.00% | | | | | | | |

Remove all invasive weeds and vegetation on entire property prior to acceptance by City

A. Seeding.
1. Off-Site Restoration. All off-site work through areas that are covered with native grasses shall be reseeded with native grass seed, as required, as described herein.
2. Seeding shall not be performed when the wind velocity exceeds 5 miles per hour, or is determined detrimental to the uniform distribution of seed.
3. Till areas to be planted to a depth of not less than 4-inches prior to seeding.
4. Grade planting areas smooth, even surface with a loose, uniformly fine texture. Roll and rake and remove ridges and fill in depressions as required.
5. Moisten prepared seeding area by sprinkling to a depth of six inches before planting; the area shall be surface dry at the time of application. Do not create a muddy soil condition.
6. Seed shall be applied by hydraulic method with a hydro-seeder at the coverage rate recommended by the seed vendor. Seed may be applied by broadcast or drilled method at the recommended coverage by the seed vendor.
7. Rate of Application.
8. Native Grass seed mix shall be applied at a supplier acceptable rate to obtain 70% growth and acceptance at end of warranty period.

TREE LEGEND (TOTAL PLANT COUNT)

| SYMBOL | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | HYDROZONE | SPECIAL NOTES |
|--------|----------------------------------|-------------------------------|-------|------|-----------|---------------|
| AR | ACER RUBRUM | RED MAPLE | 2" | CAL. | LOW | |
| AC | ACER RUBRUM 'ARMSTRONG' | ARMSTRONG RED MAPLE | 2" | CAL. | LOW | |
| FP | CERCIS CANADENSIS 'FOREST PANSY' | FOREST PANSY REDBUD | 2" | CAL. | MODERATE | |
| CO | CERCIS OCCIDENTALIS | COMMON HACKBERRY | 2" | CAL. | LOW | |
| MS | MALLUS X 'SPRING SNOW' CRABAPPLE | SPRING SNOW CRABAPPLE | 2" | CAL. | LOW | |
| LP | PLATANUS ACERFOLIA | LONDON PLANETREE | 2" | CAL. | MODERATE | |
| PN | PINUS NIGRA | AUSTRIAN PINE | 6'-8" | TALL | LOW | |
| SS | PICEA OMORIKA | SERBIAN SPRUCE | 6'-8" | TALL | LOW | |
| PP | PICEA PUNGENS 'GLAUCA' | COLORADO BLUE SPRUCE | 6'-8" | TALL | LOW | |
| CBH | PICEA PUNGENS 'HOOPSII' | HOOPSII COLORADO BLUE SPRUCE | 2" | CAL. | MODERATE | |
| PR | PRUNUS VIRGINIANA 'CANADA RED' | CANADA RED CHOKECHERRY | 2" | CAL. | LOW | |
| QP | QUERCUS PALUSTRIS | PIN OAK | 2" | CAL. | LOW | |
| GD | GYMNOCADUS DIOICUS 'ESPRESSO' | ESPRESSO KENTUCKY COFFEE TREE | 2" | CAL. | LOW | |

SHRUB LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | HYDROZONE | SPECIAL NOTES |
|--------|------------------------------------|--|------|------|-----------|---------------|
| BT | BERBERIS THUNBERGII | CRIMSON PYRAMY DWARF JAPANESE BARBERRY | 1 | GAL. | LOW | |
| IH | CORNUS ALBA 'BAILHALLO' | IVORY HALO DOGWOOD | 5 | GAL. | MODERATE | |
| KD | CORNUS SERICEA 'KELSEY' | KELSEY DOGWOOD | 5 | GAL. | MODERATE | |
| KL | KALMIA LATIFOLIA 'FRECKLES' | FRECKLES MOUNTAIN LAUREL | 5 | GAL. | MODERATE | |
| MR | MAHONIA REPENS | CREEPING MAHONIA | 1 | GAL. | HIGH | |
| PA | PICEA ABIES 'NIDIFORMIS' | NEST NORWAY SPRUCE | 5 | GAL. | HIGH | |
| PF | POTENTILLA FRUITICOZA 'GOLDFINGER' | GOLDFINGER POTENTILLA | 5 | GAL. | HIGH | |
| PM | PINUS MUGO 'SLOW MOUND' | SLOW MOUND MUGO PINE | 2 | GAL. | HIGH | |
| PO | PHYSCARPUS OPULUS 'SUMMER WINE' | SUMMER WINE NINE BARK | 5 | GAL. | HIGH | |
| RA | RHUS AROMATICA 'GRO-LOW' | GRO LOW SUMAC | 2 | GAL. | HIGH | |
| SY | SYMPHORICARPOS 'KOLCHARM' | CHARMING FANTASY SNOWBERRY | 5 | GAL. | HIGH | |
| VB | VIBURNUM BURKWOODII | BURKWOOD VIBURNUM | 5 | GAL. | HIGH | |
| YF | YUCCA FILAMENTOSA 'GOLDEN SWORD' | GOLDEN SWORD YUCCA | 1 | GAL. | HIGH | |

GRASSES LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | HYDROZONE | SPECIAL NOTES |
|--------|--------------------------------|-----------------|------|------|-----------|---------------|
| PV | PANICUM VIRGATUM 'HEAVY METAL' | SWITCH GRASS | 1 | GAL. | MODERATE | |
| PG | MISCANTHUS SINENSIS 'STRICTUS' | PORCUPINE GRASS | 1 | GAL. | HIGH | |

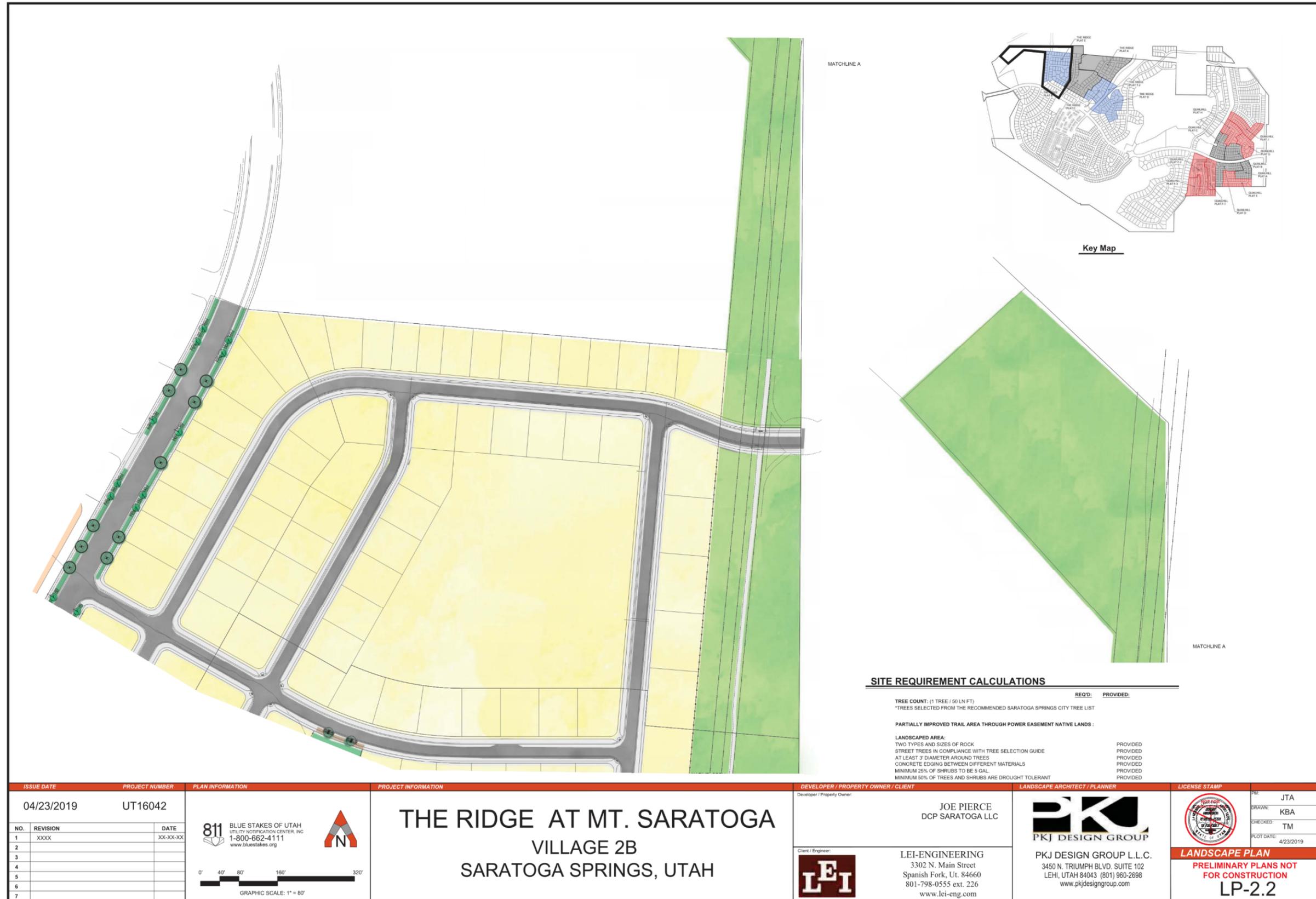
PERENNIAL LEGEND

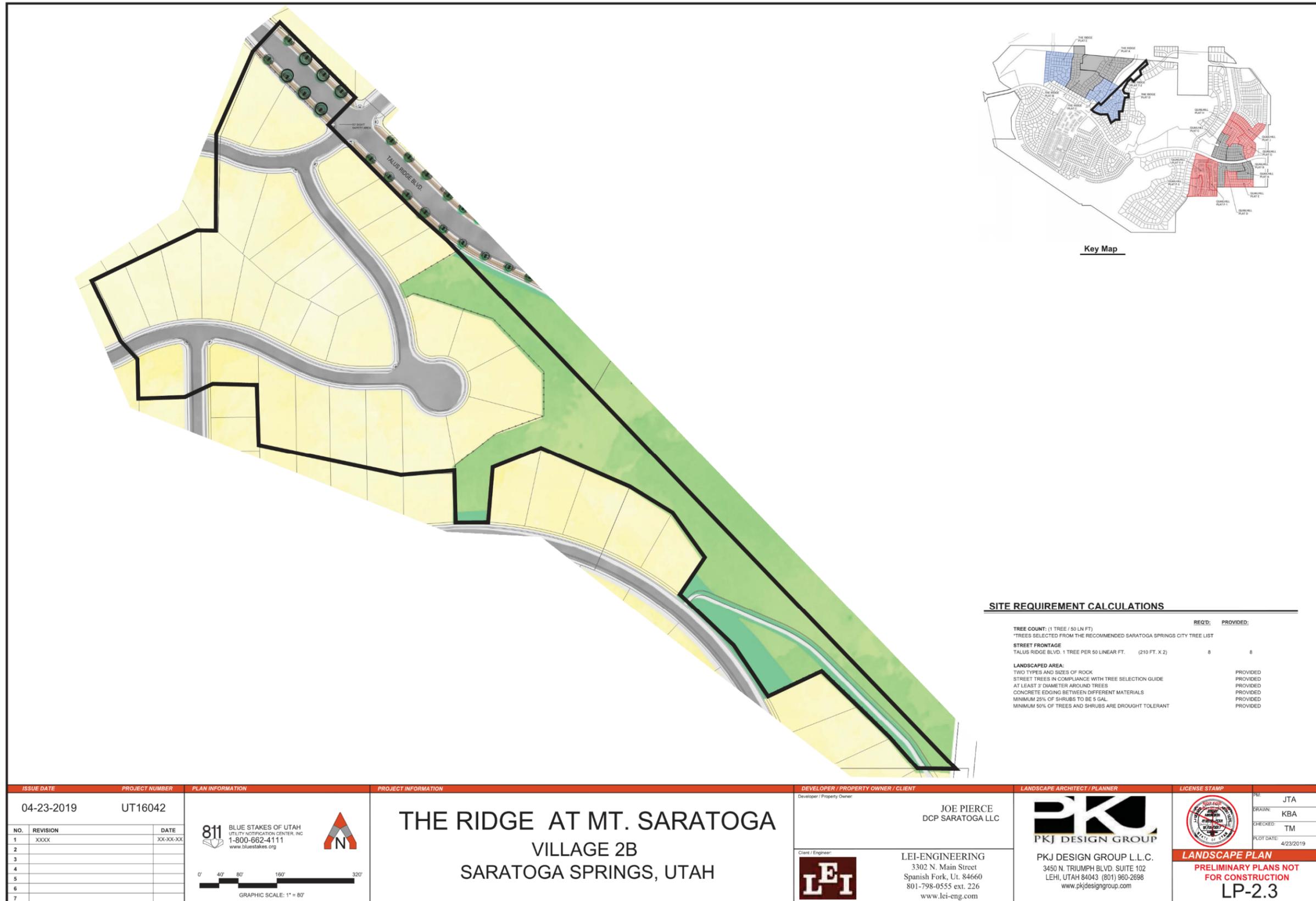
| SYMBOL | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | HYDROZONE | SPECIAL NOTES |
|--------|-----------------------------------|-----------------------|------|------|-----------|---------------|
| AS | ASTER NOVAE-ANGLIAE 'PURPLE DOME' | ENGLISH ASTER | 1 | GAL. | MODERATE | |
| SG | SALVIA X SYLVESTRIS 'BLUE HILL' | BLUE HILL MEADOW SAGE | 1 | GAL. | HIGH | |

SITE MATERIALS

- LAWN AREA: LAWN AREAS SHALL BE SOED. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN 600 AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN SHREDDED BARK MULCH.
- MULCHED AREA: MULCHED AREAS SHALL INCLUDE THE TREE RINGS AROUND DECIDUOUS AND EVERGREEN TREES WITHIN THE LAWN AREAS. MULCH SHALL BE APPLIED TO A DEPTH OF THREE INCHES (3") AT THE OUTER EDGE OF TREE RINGS, TAPERING DOWN TO THE TREE TRUNK AND SHALL BE CHOCOLATE BROWN SHREDDED BARK. ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.
- DECORATIVE ROCK AREAS: DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF THREE INCHES (3") OVER ENTIRE AREA. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION. SEE TYPES AND SIZES BELOW:
 - 1" SALT LAKE PEBBLES
 - 3/4" OQUIRRH GRAVEL ROCK
 - 2-4" COBBLE: TO MATCH CURRENT SOUTHTOWN BLEND
- UNDISTURBED NATIVE AREA: AREA TO BE LEFT UNDISTURBED AND NATURAL. IF AREAS ARE DISTURBED DURING CONSTRUCTION, THEY WILL NEED TO BE REPLANTED WITH THE FOLLOWING RANGELAND PLANT MIX: 20% SECAR BLUEBUNCH WHEATGRASS; 20% RADANT ALP ALFA; 10% IDAHO FESCUE; 10% BOTTLEBRUSH SOURREL-TAIL; 10% TEKAPU ORCHARDGRASS; 10% BITTERBRUSH; 8% SHERMANS BIG BLUEGRASS; 5% GREEN NEEDLEGRASS; 2% PRAIRIE JUNEGRASS; 2% ARROWLEAF BALSAMROOT; 2% SICKLE KEELLED LUPINE; 1% WESTERN YARROW (CONTACT SUNMARK SEEDS)
- REVEGETATION MIX: SEE NON IRRIGATED - NATIVE REVEGETATION SEED MIX

| | | | | |
|---|---|---|---|--|
| <p>ISSUE DATE: 04/23/2019</p> <p>PROJECT NUMBER: UT16042</p> <p>PLAN INFORMATION: 811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org</p> <p>NO. REVISION DATE</p> <p>1 XXXX XX-XX-XX</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>GRAPHIC SCALE: 1" = 200'</p> | <p>PROJECT INFORMATION: THE RIDGE AT MT. SARATOGA VILLAGE 2B SARATOGA SPRINGS, UTAH</p> | <p>DEVELOPER / PROPERTY OWNER / CLIENT: JOE PIERCE DCP SARATOGA LLC</p> <p>CLIENT / ENGINEER: LEI-ENGINEERING 3302 N. Main Street Spanish Fork, Ut. 84660 801-798-0555 ext. 226 www.lei-eng.com</p> | <p>LANDSCAPE ARCHITECT / PLANNER: PKJ DESIGN GROUP</p> <p>LICENSE STAMP: PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com</p> | <p>DATE: 4/23/2019</p> <p>SCALE: 1" = 200'</p> <p>PL: JTA</p> <p>DRAWN: KBA</p> <p>CHECKED: TM</p> <p>LANDSCAPE PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-COVER</p> |
|---|---|---|---|--|





SITE REQUIREMENT CALCULATIONS

| | REQ'D: | PROVIDED: |
|--|--------|-----------|
| TREE COUNT: (1 TREE / 50 LN FT) *TREES SELECTED FROM THE RECOMMENDED SARATOGA SPRINGS CITY TREE LIST | | |
| STREET FRONTAGE TALUS RIDGE BLVD. 1 TREE PER 50 LINEAR FT. (210 FT. X 2) | 8 | 8 |
| LANDSCAPED AREA: TWO TYPES AND SIZES OF ROCK | | PROVIDED |
| STREET TREES IN COMPLIANCE WITH TREE SELECTION GUIDE | | PROVIDED |
| AT LEAST 3" DIAMETER AROUND TREES | | PROVIDED |
| CONCRETE EDGING BETWEEN DIFFERENT MATERIALS | | PROVIDED |
| MINIMUM 25% OF SHRUBS TO BE 5 GAL. | | PROVIDED |
| MINIMUM 50% OF TREES AND SHRUBS ARE DROUGHT TOLERANT | | PROVIDED |

| <p>ISSUE DATE: 04-23-2019</p> <p>PROJECT NUMBER: UT16042</p> | | <p>PLAN INFORMATION</p> <p>811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org</p> | | <p>PROJECT INFORMATION</p> <p>THE RIDGE AT MT. SARATOGA VILLAGE 2B SARATOGA SPRINGS, UTAH</p> | | <p>DEVELOPER / PROPERTY OWNER / CLIENT</p> <p>Joe Pierce DCP SARATOGA LLC</p> | | <p>LANDSCAPE ARCHITECT / PLANNER</p> <p>PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com</p> | | <p>LICENSE STAMP</p> <p>DATE: JTA DRAWN: KBA CHECKED: TM PLOT DATE: 4/23/2019</p> <p>LANDSCAPE PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-2.3</p> | | | | | | | | | | | | | | | | | | | | | | | |
|---|----------|--|----------|--|---|---|--------|--|--|--|---|--|--|---|--|--|---|--|--|---|--|--|---|--|--|--|--|--|--|--|--|--|--|
| <table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>XXXX</td> <td>XXXXXX</td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> </tr> <tr> <td>6</td> <td></td> <td></td> </tr> <tr> <td>7</td> <td></td> <td></td> </tr> </tbody> </table> | | NO. | REVISION | DATE | 1 | XXXX | XXXXXX | 2 | | | 3 | | | 4 | | | 5 | | | 6 | | | 7 | | | | | | | | | | |
| NO. | REVISION | DATE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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Key Map

SITE REQUIREMENT CALCULATIONS

| | REQ'D: | PROVIDED: |
|--|--------|-----------|
| PARTIALLY IMPROVED TRAIL AREA THROUGH NATIVE LANDS : | | |
| LANDSCAPED AREA: | | |
| TWO TYPES AND SIZES OF ROCK | | PROVIDED |
| STREET TREES IN COMPLIANCE WITH TREE SELECTION GUIDE | | PROVIDED |
| AT LEAST 3" DIAMETER AROUND TREES | | PROVIDED |
| CONCRETE EDGING BETWEEN DIFFERENT MATERIALS | | PROVIDED |
| MINIMUM 25% OF SHRUBS TO BE 5 GAL. | | PROVIDED |
| MINIMUM 50% OF TREES AND SHRUBS ARE DROUGHT TOLERANT | | PROVIDED |

| | | |
|---------------------------------|----------------------------------|---|
| ISSUE DATE 01-21-2019 | PROJECT NUMBER UT16042 | PLAN INFORMATION 811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-862-4111 www.bluestakes.org |
| NO. | REVISION | DATE |
| 1 | XXXX | XX-XX-XX |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

THE RIDGE AT MT. SARATOGA
VILLAGE 2B
SARATOGA SPRINGS, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT
 Developer / Property Owner:
JOE PIERCE
 DCP SARATOGA LLC

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

LANDSCAPE ARCHITECT / PLANNER

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

LICENSE STAMP

 JTA
 DRAWN: KBA
 CHECKED: TM
 PLOT DATE: 4/23/2019

LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-2.3



Key Map

SITE REQUIREMENT CALCULATIONS

| | REQ'D: | PROVIDED: |
|---|-----------------|-----------------|
| TREE COUNT: (1 TREE / 50 LN FT) *TREES SELECTED FROM THE RECOMMENDED SARATOGA SPRINGS CITY TREE LIST | | |
| LANDSCAPED AREA: | | |
| TWO TYPES AND SIZES OF ROCK | | PROVIDED |
| STREET TREES IN COMPLIANCE WITH TREE SELECTION GUIDE | | PROVIDED |
| AT LEAST 3" DIAMETER AROUND TREES | | PROVIDED |
| CONCRETE EDGING BETWEEN DIFFERENT MATERIALS | | PROVIDED |
| MINIMUM 25% OF SHRUBS TO BE 5 GAL. | | PROVIDED |
| MINIMUM 50% OF TREES AND SHRUBS ARE DROUGHT TOLERANT | | PROVIDED |
| TOTAL LANDSCAPE AREA OF PHASE 2 VILLAGE 2B: (6 ACRES) 263,035 SQ. FT. | | |
| DECIDUOUS TREES | 90 | 90 |
| EVERGREEN TREES | 88 | 88 |
| SHRUBS | 108 | 108 |
| AMOUNT OF TURF | 140,000 SQ. FT. | MINIMUM 25% 54% |
| AMOUNT OF SHRUB BEDS | 123,036 SQ. FT. | MAXIMUM 75% 46% |

| | | | | | | | | | | | |
|---|--|--|--|---|--|---|--|---|--|--|--|
| <p>ISSUE DATE: 01-21-2019 PROJECT NUMBER: UT16042</p> | | <p>PLAN INFORMATION: 811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org</p> | | <p>PROJECT INFORMATION: THE RIDGE AT MT. SARATOGA VILLAGE 2B SARATOGA SPRINGS, UTAH</p> | | <p>DEVELOPER / PROPERTY OWNER / CLIENT: JOE PIERCE DCP SARATOGA LLC</p> | | <p>LANDSCAPE ARCHITECT / PLANNER: PKJ DESIGN GROUP</p> | | <p>LICENSE STAMP: JTA, KBA, TM, 4/23/2019</p> | |
| <p>NO. REVISION DATE</p> <p>1 XXXX XX-XX-XX</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> | | <p>GRAPHIC SCALE: 1" = 80'</p> | | <p>Client / Engineer: LEI-ENGINEERING 3302 N. Main Street Spanish Fork, Ut. 84660 801-798-0555 ext. 226 www.lei-eng.com</p> | | <p>Client / Engineer: LEI</p> | | <p>PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com</p> | | <p>LANDSCAPE PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-2.4</p> | |



UTILITY CAPACITIES

See the approved 2nd Amended Community Plan and Master Utility Plan dated March, 2017 for information regarding utility requirements and capacities for the following utilities:

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



VEHICULAR AND PEDESTRIAN PLAN

Transportation/pedestrian access and connectivity is a key component for Mt. Saratoga. The integration of the large and diverse open space amenities of the community is achieved by providing reasonable access. The combined Vehicular and Pedestrian Plan (Exhibit H) identifies major roadway locations and pedestrian pathways as they pertain to Village 2B and originally detailed in the Community Plan.

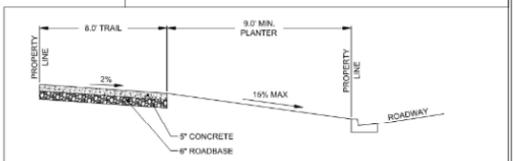


LEGEND

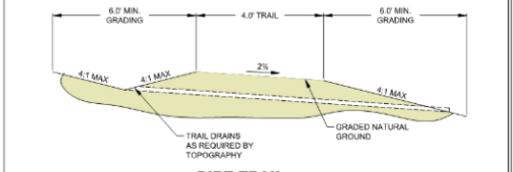
- SINGLE FAMILY RESIDENTIAL
- NATIVE OPEN SPACE
- IMPROVED OPEN SPACE

TRAILS

- EXISTING SIDEWALK TRAIL
- SIDEWALK TRAIL (8" CONCRETE) - 5,725 ft.
- TRAIL (DIRT) - 1,332 ft.
- AMENITY TRAIL (8" ASPHALT) - 286 ft.
- POWERLINE TRAIL PER MASTER PLAN (12" DIRT) - 1,873 ft.



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



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

LEI
- A Utah Corporation -
ENGINEERS
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PLANNERS

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www.lei-eng.com

The Ridge at Mt. Saratoga 2B
SARATOGA SPRINGS, UTAH

EXHIBIT G - VEHICULAR AND PEDESTRIAN PLAN

REVISIONS

| | |
|---|--|
| 1 | |
| 2 | |
| 3 | |
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LEI PROJECT #
2014-1664

DRAWN BY:
TJP/MJV

CHECKED BY:
GDM

SCALE:
N.T.S.

DATE:
4/19/2019

EXHIBIT
G



DENSITY TRANSFERS

There are no proposed density transfers proposed within this Village Plan.



ADDITIONAL ELEMENTS

There are no proposed changes with this Village Plan.





SITE CHARACTERISTICS

Please see the approved Community Plan for the following elements:

- Waterways
- Geological Information
- Fault Lines
- Geotechnical Report
- Sensitive Lands and Contour Information
- Traffic Study



FINDINGS

The following Finding Statement was provided in the approved Community Plan for Mt. Saratoga. Each of the original statements has been provided below with reasons (*in italics*) that justify approval of this Village Plan in relation to the Community Plan.

- A. Mt. Saratoga is consistent with the goals, objectives, and policies of the General Plan, with particular emphasis placed upon those policies related to community identity, distinctive qualities in communities and neighborhoods, diversity of housing, integration of uses, pedestrian and transit design, and environmental protection.

The Mt. Saratoga Community Plan was designed to integrate a diversity of housing, the master trail system, and improved open space, with the unique natural topography of the project. This unique integration will establish the community theme, protect existing vistas and natural features, and work to encourage an active outdoor lifestyle for the residence of the Talus Communities.

The Ridge at Mt. Saratoga (Village 2B) is consistent with the goals, objectives, and policies presented and approved with the Mt. Saratoga Community Plan with the exception to the diversity of housing. Village 2B solely consists of single-family housing with diversity introduced in later Village Plans. A global overview was presented in the Community Plan and further detailed with this first Village Plan for the Mt. Saratoga development. The unique integration of housing, a master trail system, and improved open space, with the unique natural topography help define and establish a community theme and distinctive qualities specific to Mt. Saratoga.

- B. Mt. Saratoga contains sufficient standards to guide the creation of innovative design that responds to unique conditions. The development and architectural standards outlined in this document are intended to establish guidelines and regulations for the Mt. Saratoga Community Plan by providing detail for community-wide systems with enough specificity to determine the size, scope, intensity, and character of subsequent and more detailed Village Plans.

This Village Plan presents enhanced development and architectural standards that will have established guidelines and regulations governed through a Homeowners Association that will ensure these goals, objectives and policies are upheld as they were originally presented with the Community Plan.

- C. Mt. Saratoga is compatible with surrounding development and properly integrates land uses and infrastructure with adjacent properties. Large portions of the peripheral property line of Mt. Saratoga Community consist of Rocky Mountain Power corridors and exceed the required 10' buffer. These areas constitute large portions of the master trail system and will also consist of parks and other improved amenities. In other areas along the peripheral boundary, special care was taken to coordinate appropriate road connections and landscape buffering.

This Village Plan has a direct link to the Talus Ridge development which provides a similar look and feel. A natural connection is made through the open space requirements, incorporation of the Rocky

Mountain Power corridor, utility serviceability and portions of the master trail system as they are applicable to the overall development.

- D. Mt Saratoga includes adequate provisions for utility services, roadway networks, and emergency vehicle access; and public safety service demands will not exceed the capacity of existing and planned systems without adequate mitigation.

All utility services, roadway networks, emergency vehicle access and public safety service demands within the Village Plan 2B boundary will be built and sized to the overall demand of the Mt. Saratoga development. This ensures that any of the demands listed above will not exceed the capacity of existing and planned systems without adequate mitigation.

- E. Mt. Saratoga is consistent with the guiding standards listed in Section 19.26.06 of the City's Land Development Code.

This Village Plan of the Mt. Saratoga development is consistent with the City's guiding standards (Section 19.26.06 of the City's Land Development Code).

- F. Mt. Saratoga contains the required elements as dictated in Section 19.26.07 of the City's Land Development Code.

This Village Plan of the Mt. Saratoga development is consistent with the City's required elements (Section 19.26.07 of the City's Land Development Code)

- G. Mt. Saratoga meets the minimum required open space in adopted Community Plan and adopted District Area Plan if applicable.

This Village Plan meets is proportional share of open space as specified within the adopted Community Plan.