

Saratoga Village District

Statement of Purpose and Intent - The purpose and intent of the Saratoga Village District is to create a high quality, urban style, residential neighborhood in a design that blends well with existing adjacent development. Homes in Saratoga Village will include both single family style Townhomes and first floor living Paired Villas targeted for Empty Nesters. The configuration of the street, lots and product types is intended to promote pedestrian connectivity and walkability to the nearby trail system and to lessen the impact of garage doors and driveways by allowing for a mix of front and rear-load dwellings. The widths of the public Right-of-Way and the private streets are reduced in order to create a more intimate feel within an urban setting. Saratoga Village will include no more than 150 residential dwelling units.

A. Permitted Uses.

1. Primary Uses
 - a. Single family attached dwellings in individual buildings containing two or more but not greater than six dwelling units per building.
 - b. Single family detached dwellings
 - c. USPS Neighborhood Cluster Boxes
 - d. Amenities, including but not limited to shelter house, picnic tables, grills.
2. Special Exception Uses – None.
3. Accessory Uses – To the extent that Accessory Uses are permitted, they shall be subject to Article 4.1. except as may be modified by this PUD ordinance. If there is conflict between this PUD ordinance and the Plainfield Zoning Ordinance, then the standards of this PUD ordinance shall prevail.
4. Home Occupations – Home Occupation Uses are permitted in Saratoga Village, and they shall be subject to Article 4.3. except as may be modified by this PUD ordinance. If there is conflict between this PUD ordinance and the Plainfield Zoning Ordinance, then the standards of this PUD ordinance shall prevail.
5. Temporary Uses – Temporary Uses are permitted in Saratoga Village, and they shall be subject to Article 4.2. except as modified by this PUD ordinance. If there is conflict between this PUD ordinance and the Plainfield Zoning Ordinance, then the standards of this PUD ordinance shall prevail. Notwithstanding the provisions of Article 4.2.C. of the Plainfield Zoning Ordinance, a Model Home/Sales Office, as a temporary use, shall be permitted for three years or until all Project units are sold.

B. Development Standards.

All uses permitted in the Saratoga Village District shall conform to the following Development Standards.

1. Utilities - Connection to public water and public sanitary sewer facilities shall be mandatory for development in this District. All power and telecommunications

infrastructure, except for surface junction boxes, enclosure/transformer, vault and/or manhole, and other such appurtenances shall be underground.

2. Minimum Project Frontage - 50 feet on a public Street, which public Street shall also provide primary access to Saratoga Village. Frontage on a private street or drive may also provide Project access.
3. Minimum Perimeter Yard and Setback Requirements - a minimum Perimeter Yard and Setback shall be provided along all Project perimeter property lines as follows:
 - a. Street:
 - i. Saratoga Parkway: 20 feet
 - ii. Private drive (opposite Concord Road): 20 feet
 - b. Side yard (north and south perimeters): 40 feet
 - c. Rear yard (east perimeter): 40 feet
4. Lot Standards
 - a. Individual lots shall front on and gain direct access from either public or private interior streets in the Project. No lot or dwelling unit shall gain direct access from any exterior public street or private drive.
 - b. Garage setback, minimum: 25 feet from edge of pavement or back of sidewalk along a Project interior public or private street.
 - i. Depending on final site design and lot configuration, up to 15% of buildings may have a 15-foot front yard setback from a Project interior public or private street, except for the boulevard entry street from Saratoga Parkway, for a building façade that does not have a driveway to the garage of an individual dwelling unit.
 - c. Side yard setback, minimum:
 - i. 12 feet between buildings.
 - ii. Zero feet between attached dwelling units in the same building.
 - d. Rear yard setback, minimum: zero (0) feet.
 - e. Lot width, minimum: 20 feet
 - f. Lot coverage, maximum: 100% impervious surface for individual dwelling lots.
5. Building Standards
 - a. Building height, maximum: 45 feet but not to exceed three (3) stories.
 - b. Dwelling unit floor area, minimum: 1,200 square feet per dwelling unit exclusive of Garage, Deck, Patio, and Porches.
6. Parking Standards
 - a. Each Dwelling Unit shall be provided with at least two (2) Off-Street Parking Spaces. Garage parking spaces and driveway parking spaces shall be counted toward the minimum number of required parking spaces.
 - b. Additional street-side (not on-street) parking spaces may be provided at various locations throughout the Project at the Developer's discretion.
 - c. On Street Parking shall be prohibited on all Private Streets and shall be limited to the inside curb of all Public Streets, excluding the entry boulevard.

7. Landscaping Standards

- a. Perimeter landscaping shall be installed as generally represented in “Exhibit A”. Landscaping standards for dwelling structures shall consist of those in Section D.1 and shall be installed as generally represented in “Exhibit A-3”. Any common area 75’ or greater in depth shall not require perimeter buffering. Existing perimeter landscaping where such exists shall count toward perimeter landscaping. For effective buffering and for purposes of exchange between plant types in the final perimeter landscape design, 1 evergreen tree = 1 ornamental = 3 large shrubs; plants may be exchanged at these equivalencies in order to produce an effective perimeter buffer.
- b. The amenities area landscaping shall be as generally represented in “Exhibit A-1”. Landscaping at the entry drives shall be as generally represented in “Exhibit A-2”. Street trees along Saratoga Parkway and the exterior private street shall consist of one (1) overstory tree with 2.5-inch caliper placed every 40 to 60 feet (to allow for avoidance of utilities, drives and other hard surface features), with a minimum of three (3) deciduous varieties as will be determined in the Final Detail Plan as approved by the Town.

8. Project Interior Street Standards shall be in accordance with “Exhibit B”.

9. Project Sign Standards shall be in accordance with Plainfield Zoning Ordinance Article 7.6. C. for recorded platted residential subdivisions, with the following exceptions:

- a. One sign may be placed in the median of the boulevard entrance street from Saratoga Parkway.
- b. Incidental, temporary, way-findings signs may be placed, maintained, and replaced as needed at street intersections from Project entry points to model dwelling/sales office unit(s) until the last unit is sold.
- c. Signage shall be installed as generally represented in “Exhibit A”

10. Sidewalks shall be constructed on both sides of interior public streets and on one side of interior private streets. Interior project sidewalks shall connect to the path along the east side of Saratoga Parkway.

11. Lighting Standards: Project lighting shall be subject to Article 4.9. except as may be modified by this PUD ordinance. If there is conflict between this PUD ordinance and the Plainfield Zoning Ordinance, the standards of this PUD ordinance shall prevail.

- a. Project street lighting shall be installed as generally represented in “Exhibit A”

C. Residential Architectural Design Guidelines

1. Basic Standard

- a. The developer/ builder desire to follow the Design Guidelines and Design Features as listed below.

2. Design Guidelines and Design Features

- a. Garage: all units will have, at a minimum, a two-car attached garage.
 - i. All forward facing (front-loaded) garage doors shall contain windows and decorative hardware

- b. Character Exhibit:
 - i. The Character Exhibit “Exhibit C” for Dwellings, attached hereto, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture to that shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.
- c. Building Materials: Permitted Exterior building materials are as follows:
 - i. Masonry Material (brick or cultured stone); Cementitious Board Siding (i.e. James Hardie Plank, or similar) in horizontal, shake and board and batten profile; composite trim; composite veneer panels; vinyl shutters; aluminum fascia; aluminum soffits; aluminum downspouts/gutters.
 - ii. Vinyl Siding shall be prohibited
- d. Primary Roof Pitch: The minimum primary roof pitch shall be 6:12.
- e. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - i. All Front elevations shall be of Cottage/ Craftsman Style
 - ii. The exterior Building Materials shall consist of Masonry Material, with a minimum of 24 inch water table, and at least one (1) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding, or board and batten siding.
 - iii. All front façade windows shall have either shutters or a nominal six-inch (6”) trim board unless the window is surrounded by Masonry Material.
 - iv. Each front façade shall contain a minimum one (1) dusk to dawn coach light.
- f. Side Building Façade Requirements: At a minimum, the side elevation for each Dwelling shall utilize the following architectural elements:
 - i. A minimum of two (2) windows shall apply to each exterior side elevation.
 - ii. All windows shall have a minimum four-inch (4”) nominal width trim.
- g. Rear Building Façade Requirements: At a minimum, the Rear Building Façade for each Dwelling shall utilize the following architectural elements:
 - i. A minimum of three (3) windows and a door shall apply to each Dwelling.
 - ii. All windows shall have a minimum four inch (4”) nominal width trim.

D. Additional Commitments:

- 1. All three-story townhome units shall have a rear deck included.
- 2. All single family structures shall have a landscaping package at the time of original construction to include, at a minimum:
 - a. Sod for the front yards up to the front building corners and seed and mulch application for the side and rear yards
 - b. Plantings for each dwelling unit shall include a minimum of:
 - i. One (1) shade/overstory tree or one (1) upright evergreen
 - ii. Three (3) evergreen shrubs
 - iii. Three (3) flowering shrubs.

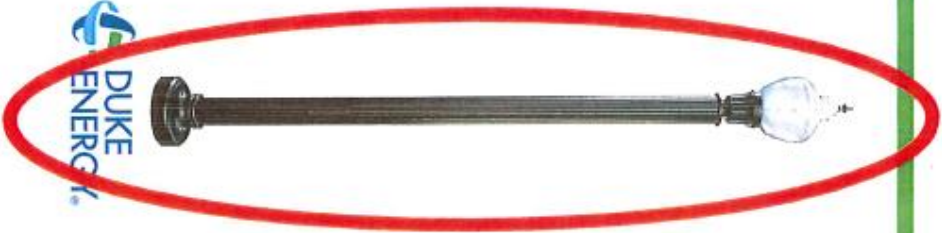
3. The Builder shall be permitted to build a model home(s) of each product offered for the purpose of showing the home to potential buyers. Each Model Home may include a sales office.
4. The developer can install entry monuments within the right-of-way and center medians of interior Project streets to create an identifiable entry into the neighborhood. The entry monument(s) may be landscaped and lighted and will be maintained by the HOA. See also Section B.9. above.
5. Cluster Mailbox Units (CBUs) shall be provided throughout the community to lessen the streetscape impact of individual mailboxes. CBUs shall be located in consultation with the United States Post Office.
6. Satellite dishes of no more than two (2) feet in diameter shall be the only antennae permitted.
7. No outside storage of RV's, trailers, boats or boat trailers or unlicensed vehicles shall be permitted.
8. No swimming pools shall be permitted.
9. No outbuildings shall be permitted.
10. A Home Owners Association shall be established for the development that will provide for maintenance of all the amenities, greenspace, and common areas, including on lot landscaping and snow plowing throughout the development.
11. Public streets will be a minimum forty-two (42) feet Right-of-Way, with twenty (20) foot wide pavement measured back of curb to back of curb. The entry boulevard from Saratoga Parkway will have a greater width and may include a landscape island/median. All private streets shall be variable in easement width measured edge of pavement to edge of pavement with no curbing and a sidewalk on one side. See "Exhibit B".

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Duke Energy Outdoor Lighting

Shroud Base Options

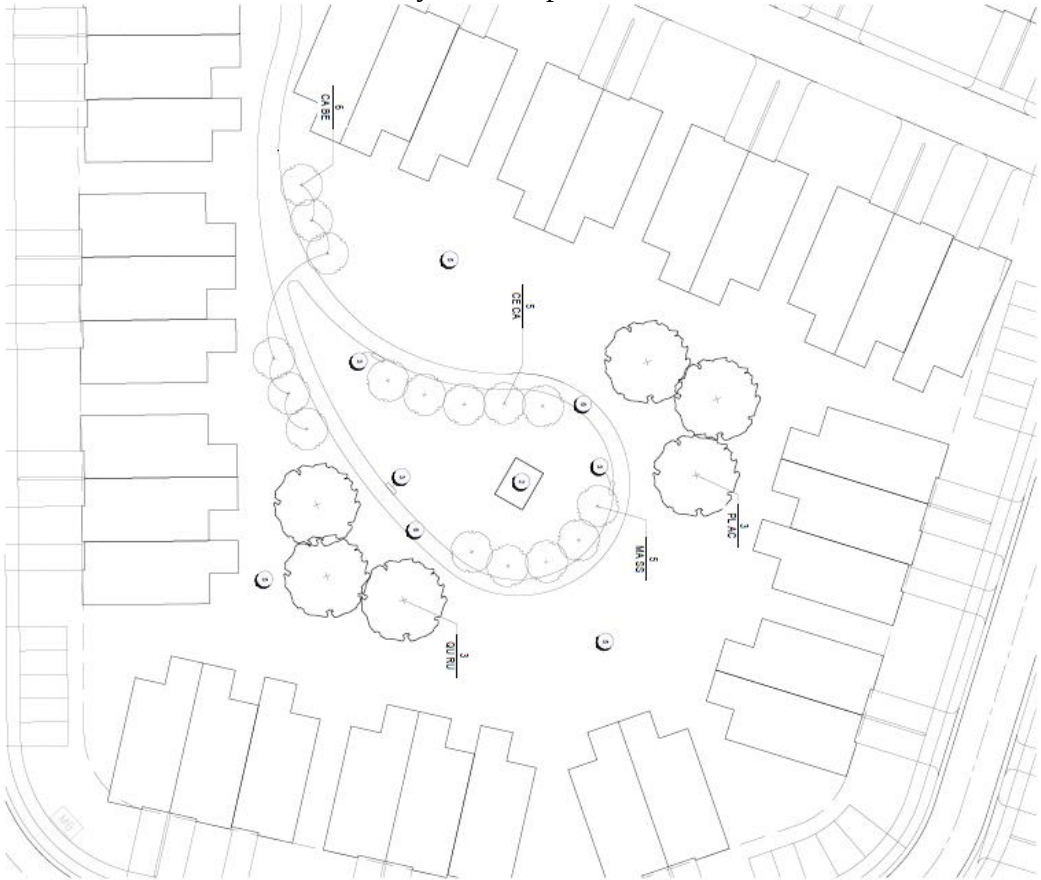
Installations can be customized according to your specifications, as seen in the variety of examples below. Ask us to help you design your unique lighting fixtures today!



For additional information, visit duke-energy.com/OutdoorLighting or call us toll free: 866.769.6417.

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Exhibit A-1 Amenity Landscape Plan



PRELIMINARY PLANT LIST

CODE	SYM	NAME/COMMON NAME	SIZE	CONC.	SPACING	NOTES
1	PLANT	Small Tree	2.0' DIA.	600	AS STOKES	MAINT. FORM
2	PLANT	Small Tree	2.0' DIA.	600	AS STOKES	MAINT. FORM
3	PLANT	Small Tree	2.0' DIA.	600	AS STOKES	MAINT. FORM
4	PLANT	Small Tree	2.0' DIA.	600	AS STOKES	MAINT. FORM
5	PLANT	Small Tree	2.0' DIA.	600	AS STOKES	MAINT. FORM
6	PLANT	Small Tree	2.0' DIA.	600	AS STOKES	MAINT. FORM

CODED LAYOUT & MATERIALS NOTES

- 1. SHELTER BUILDING
- 2. SHELTER BUILDING
- 3. SHELTER BUILDING
- 4. SHELTER BUILDING
- 5. SHELTER BUILDING
- 6. SHELTER BUILDING

NOTE: ALL PLANTINGS ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NURSERY TRADE JOURNAL. ALL PLANTINGS ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NURSERY TRADE JOURNAL. ALL PLANTINGS ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NURSERY TRADE JOURNAL.



SHELTER BUILDING CHARACTER

[illegible]

UNIT	THEORY	NUMERICALS
COURSE LAYOUT & MATERIALS NOTES		
1	STATISTICAL THEORY	
2	PROBABILITY	
3	STATISTICS	
4	STATISTICAL INFERENCE	
5	STATISTICS	
6	STATISTICAL INFERENCE	
7	STATISTICAL INFERENCE	

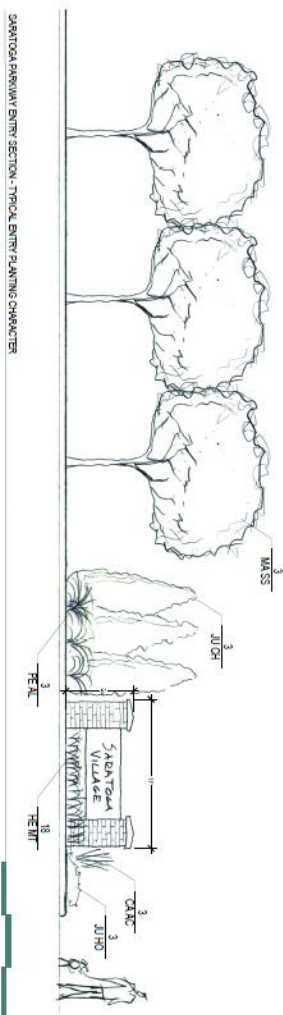
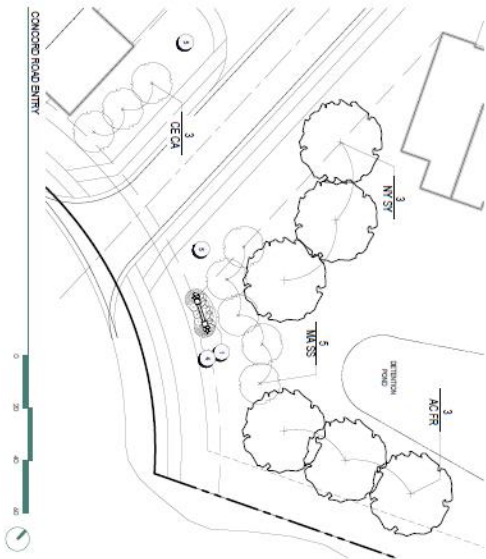
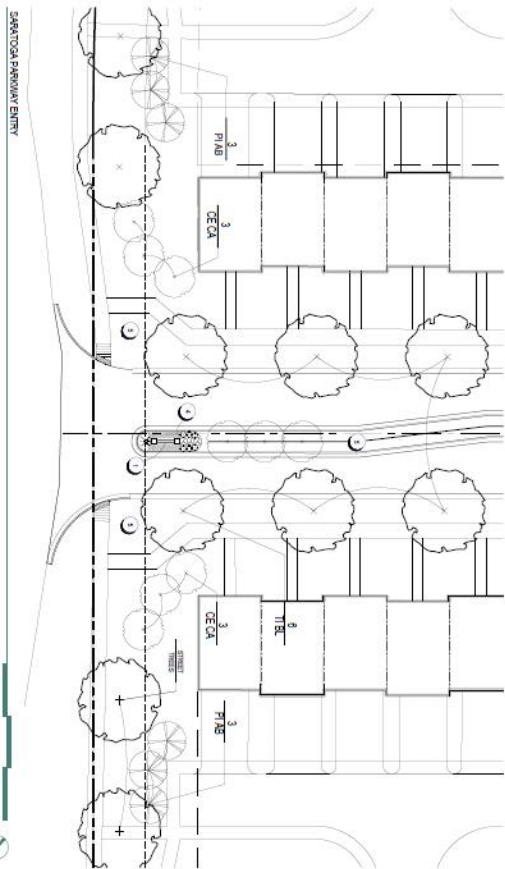
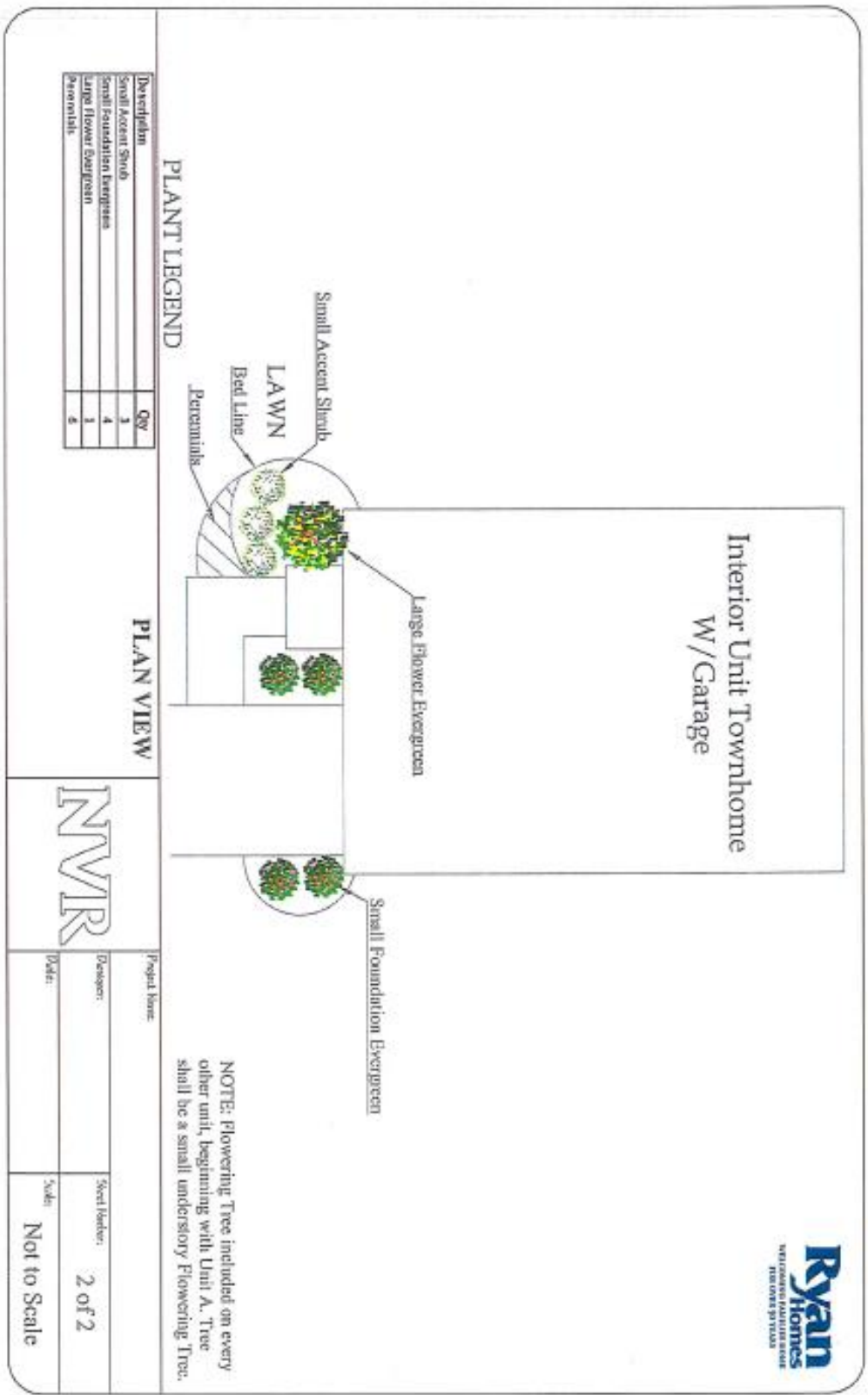
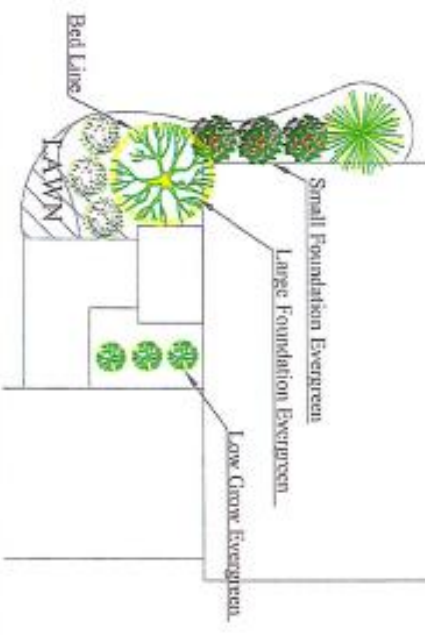


Exhibit A-3
Unit Landscape Plans



End Unit Townhome
W/Garage



PLANT LEGEND

Description	Qty
Low Grow Evergreen	3
Small Foundation Evergreen	3
Large Foundation Evergreen	1

PLAN VIEW

NVR

NOTE: Flowering Tree included on every other unit, beginning with Unit A. Tree shall be a small understory Flowering Tree.

Project Name	
Designer	Sheet Number
Date	2 of 2
Scale	Not to Scale

End Unit Townhome
W/O Garage



PLANT LEGEND

Description	Qty
Small Account Shrub	5
Small Foundation Evergreen	2
Large Flower Evergreen	2
Low Grow Evergreen	3
Medium Upright Evergreen	1

PLAN VIEW

NVR

Project Name:	Sheet Number:
Designer:	2 of 2
Scale:	Not to Scale

NOTE: Flowering Tree included on every other unit, beginning with Unit A. Tree shall be a small understory Flowering Tree.

Interior Unit Townhome
w/o Garage



PLANT LEGEND

Description	Qty
Small Accent Shrub	3
Small Foundation Evergreen	4
Large Flower Evergreen	1
Low-Grow Evergreen	3
Large Foundation Evergreen	2

PLAN VIEW

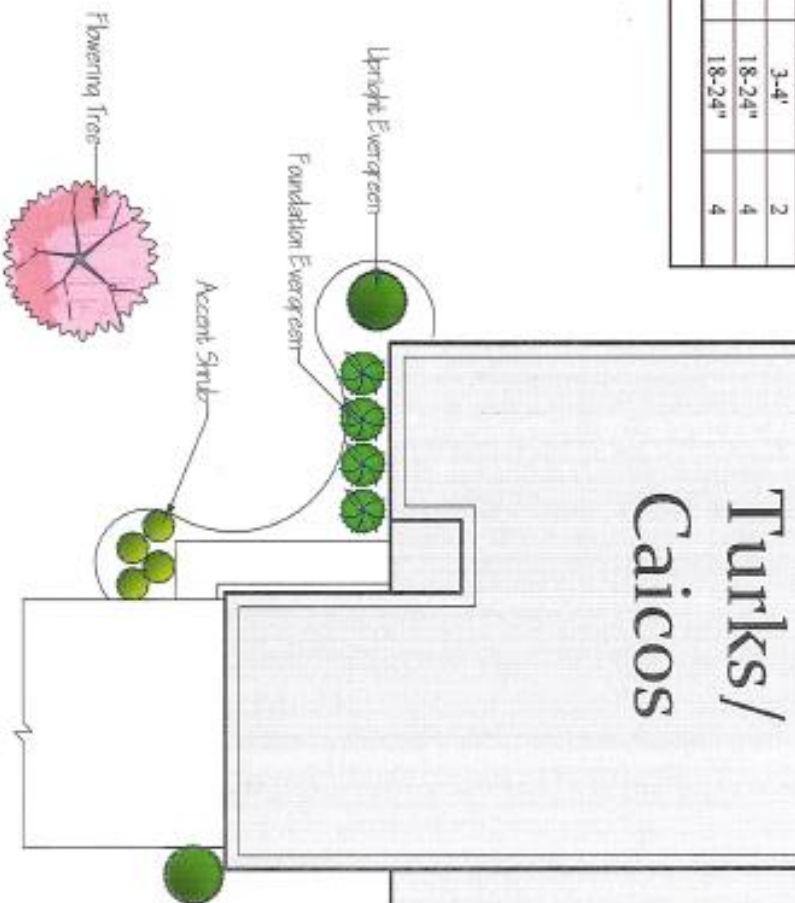
NVR

Project Name:	Sheet Number:
Revisions:	2 of 2
Notes:	Scale:
	Not to Scale

NOTE: Flowering Tree included on every other unit, beginning with Unit A. Tree shall be a small understory Flowering Tree.

Description	Size	Qty
Flowering Tree	2-2.5' cal	1
Upright Evergreen	3-4'	2
Foundation Evergreen	18-24"	4
Accent Shrub	18-24"	4

*Plant selections are subject to change based on region, site conditions and availability. An equal or greater substitute is required.



Ryan
Homes

Lifestyle by Ryan

Prepared by:
Adam Davis
Date:
June 2020

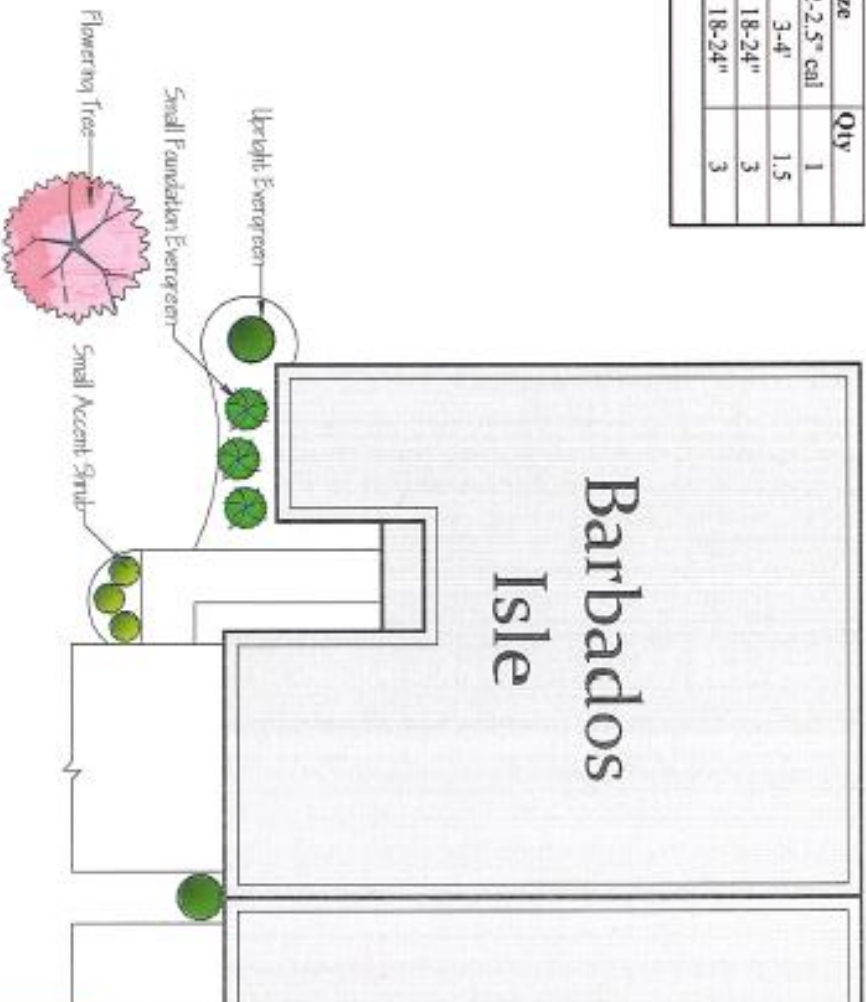


Denison Landscaping

8911 Oxon Hill Rd denisonlandscaping.com
Ft. Washington, MD 20744 301-567-0210

*Plant selections are subject to change based on region, site conditions and availability. An equal or greater substitute is required.

Description	Size	Qty
Flowering Tree	2-2.5' cal	1
Upright Evergreen	3-4'	1.5
Foundation Evergreen	18-24"	3
Accent Shrub	18-24"	3



Ryan
Homes

Lifestyle by Ryan

Designed by
Adam Davis
Date:
Jan 2018



Denison Landscaping

8911 Oxon Hill Rd denisonlandscaping.com
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Exhibit C
Character Exhibit







