

Costco Wholesale Village Plan

Saratoga Springs, Utah

August 27, 2019





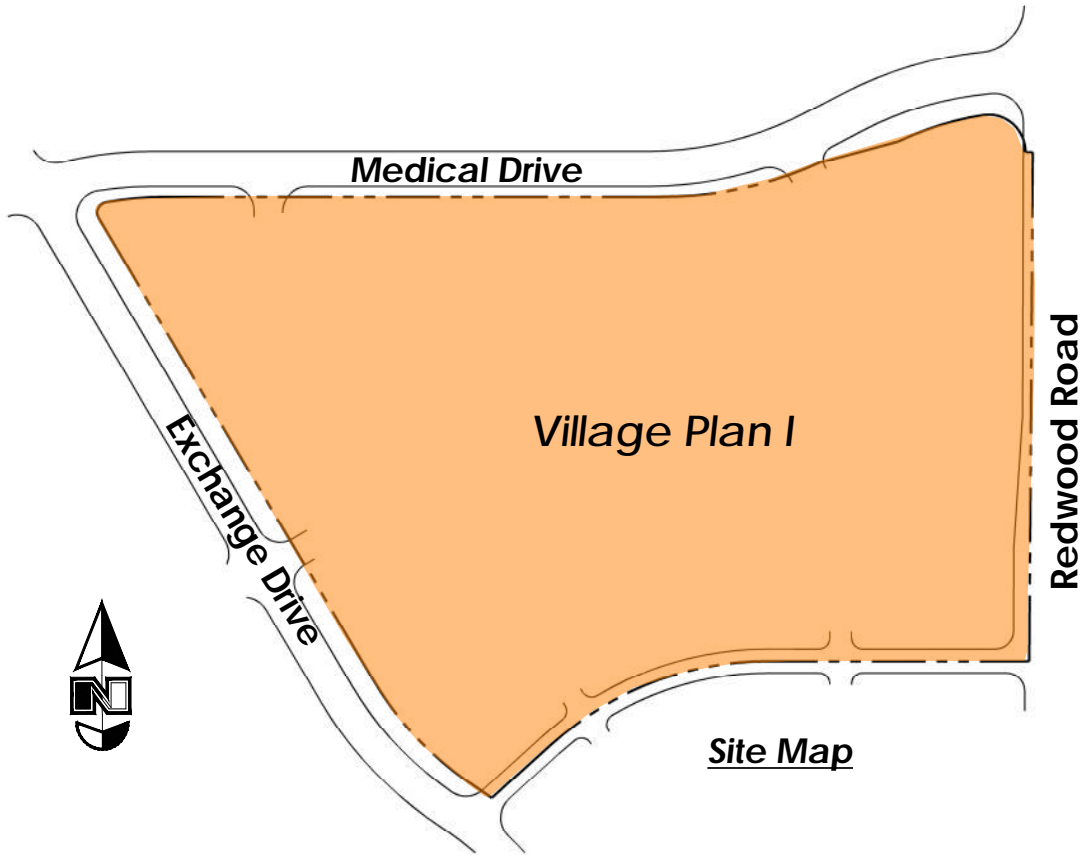
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Vicinity Map



Site Map

Village Plan I Legal Description

A portion of the Southwest quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Meridian, more particularly described as follows:

Commencing at the Southwest corner of said Section 14; thence North 00°20'51" East 1227.56 feet along section line; thence South 89°39'09" East 1871.68 feet to a point on a non-tangent curve to the left having a radius of 473.35 feet and a chord that bears North 54°54'34" West 35.50 feet and the POINT OF BEGINNING;

thence northwesterly along said curve an arc distance of 35.50 feet to a reverse curve to the right having a radius of 461.43 feet, a central angle of 26°21'36" and a chord that bears North 43°52'41" West 210.42 feet;

thence along said curve northwesterly an arc distance of 212.29 feet;

thence North 30°41'53" West 746.79 feet to a point on a non-tangent curve to the right having a radius of 15.14 feet, a central angle of 108°56'31" and a chord that bears North 24°34'06" East 24.64 feet;

thence along said curve northeasterly an arc distance of 28.79 feet to a point on a non-tangent curve to the right having a radius of 456.10 feet, a central angle of 10°16'45" and a chord that bears North 84°53'32" East 81.72 feet;

thence along said curve easterly an arc distance of 81.83 feet;

thence East 690.16 feet to a curve to the left having a radius of 538.46 feet, a central angle of 23°58'23" and a chord that bears North 78°00'49" East 223.66 feet;

thence along said curve easterly an arc distance of 225.30 feet;

thence North 74°59'46" East 114.57 feet to a point on a non-tangent curve to the right having a radius of 438.50 feet, a central angle of 16°06'38" and a chord that bears North 73°02'47" East 122.89 feet;

thence along said curve easterly an arc distance of 123.30 feet to a compound curve to the right having a radius of 50.71 feet, a central angle of 99°13'55" and a chord that bears South 49°16'57" East 77.25 feet;

thence along said curve southeasterly an arc distance of 87.83 feet;

thence South 89°43'57" East 10.00 feet to a point on the westerly right of way line of Redwood Road;

thence South 00°22'37" West 707.66 feet along said right of way;


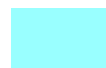
thence North 89°58'52" West 344.33 feet to a curve to the left having a radius of 450.00 feet, a central angle of 42°09'07" and a chord that bears South 68°56'35" West 323.64 feet;

thence along said curve westerly an arc distance of 331.06 feet;

thence South 47°52'01" West 121.62 feet to the POINT OF BEGINNING.

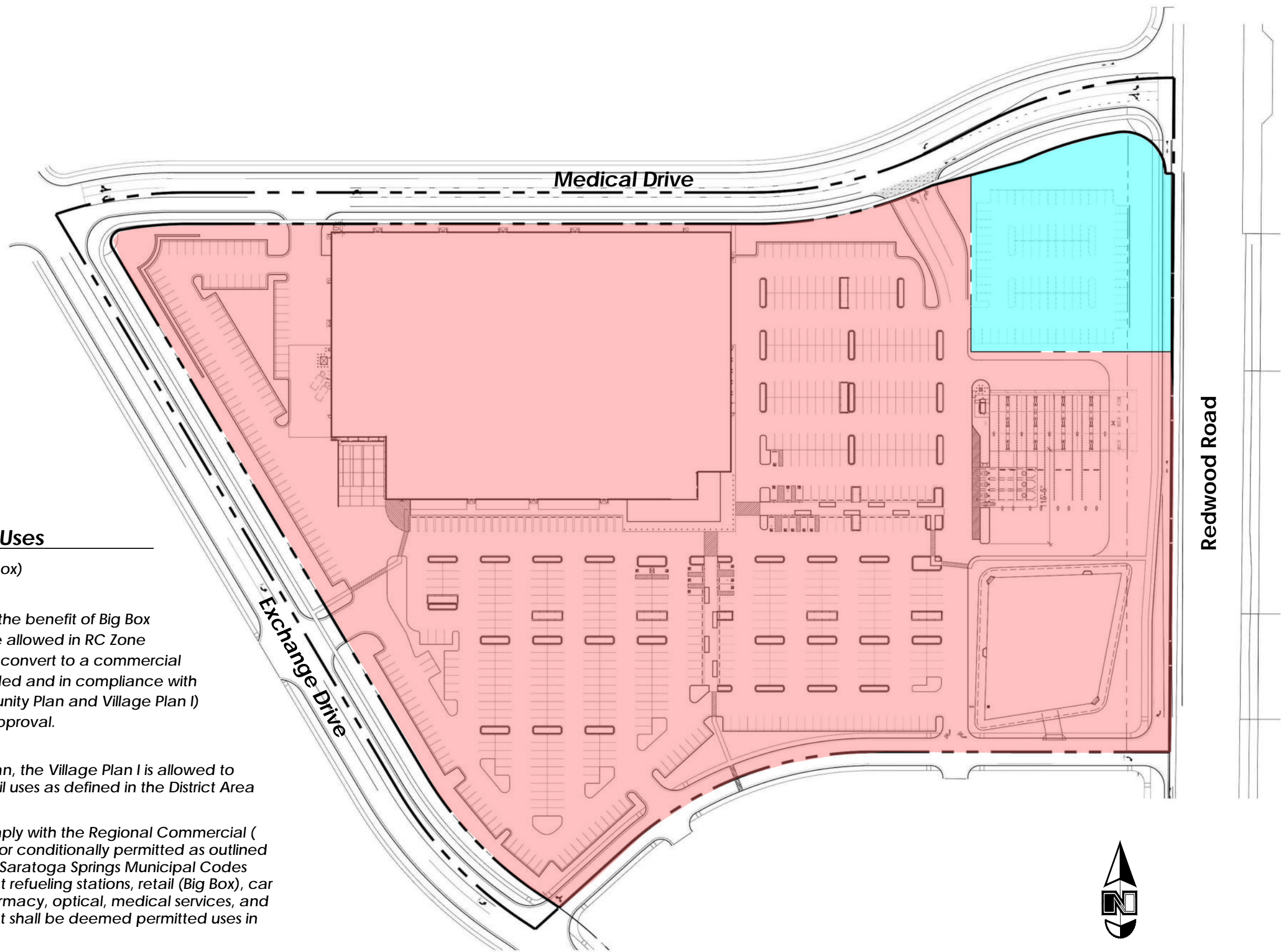
Contains 798982 square feet or 18.342 acres, more or less.

Regional Retail Uses

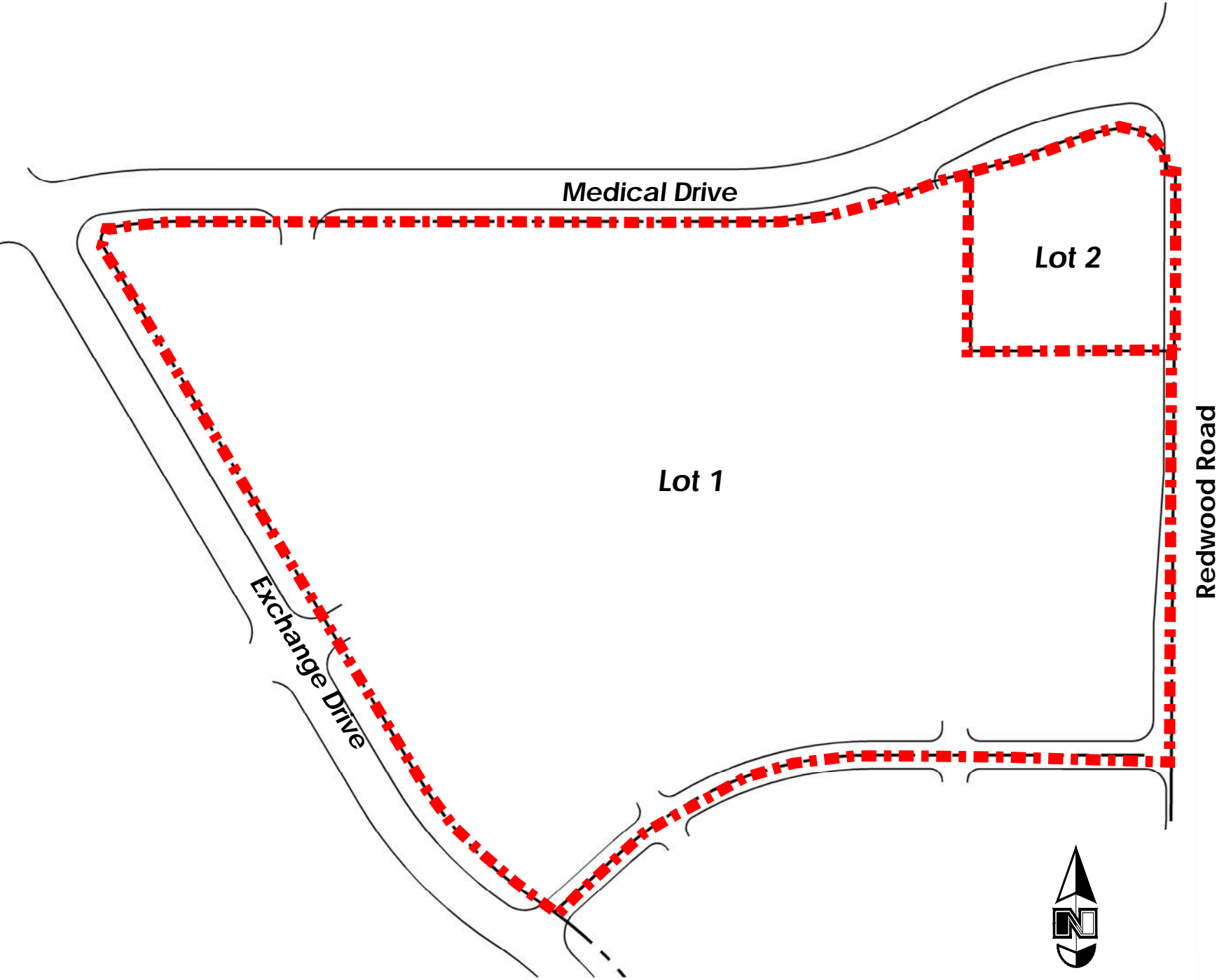
-  Retail (Big Box)
-  Parking for the benefit of Big Box or other use allowed in RC Zone
This lot can convert to a commercial use (if needed and in compliance with the Community Plan and Village Plan I) with staff approval.

Per the Community Plan, the Village Plan I is allowed to contain Regional Retail uses as defined in the District Area Plan.

Specific uses shall comply with the Regional Commercial (RC) uses as permitted or conditionally permitted as outlined in Section 19.04 of the Saratoga Springs Municipal Codes with the exception that refueling stations, retail (Big Box), car wash, tire service, pharmacy, optical, medical services, and e-commerce fulfillment shall be deemed permitted uses in Village Plan I.



Access to Redwood Road requires a permit from UDOT



Lot Breakdown

| Lot # | Area (Acres) | Open Space %* | Maximum Building (s.f)** | ERU Allocation |
|-------|--------------|---------------|--------------------------|----------------|
| 1 | 17.03 | 11-14 Min. | 348,659 | 161.0 |
| 2 | 1.30 | 11-14 Min. | 26,819 | 12.4 |
| | | | | |
| | | | | |
| Total | 18.34 | 11-14 Min. | 375,478 | 173.4 |

* Per Community Plan, Including Landscape Buffers
** Based on a 0.47 FAR
*** Undeveloped ERU's shall be reserved for future development within the project.

Equivalent Residential Units

District Area Plan
Per the District Area Plan, 4,620 ERU's are allowed for every 10 Million square feet of commercial building area which is the equivalent of 2,164.5 square feet per ERU.

Community Plan
A maximum of 504,869 square feet of building area is anticipated at the completion of all phases. The 24.66 acres included in this Community Plan translates to a total of 233.20 ERU's for the Community Plan

Village Plan I
A maximum of 375,478 square feet of building area is anticipated at the completion of all phases of the Village Plan I. Per the table above, the 18.34 acres included in this Village Plan I translates to a total of 173.4 ERU's.

Height Restrictions:

No structure in the Village Plan I shall be taller than fifty feet.

Setback and Yard Requirements:

Front (Redwood Road): 30 feet
Sides: 10 feet
Rear: 10 feet

Off-street Parking Requirements:

Off-street parking per Section 19.09 with the following exception that pedestrian walkways will be approved as shown in Village Plan I.

Maximum parking allowed for Village Plan I is up to 6 stalls per 1,000 s.f. based on gross floor area but excluding any canopies.

Open Space & Landscaping:

The total open space within the Village Plan I shall constitute a minimum of 11% of the total site area as required by the Community Plan. See pages 18-23 for landscape requirements.

Outdoor Display Areas:

Outdoor Storage, display, and sales areas are permitted on the sidewalks along building frontages with the following restrictions:

- 1. Such areas shall be clearly defined during site plan review per Section 19.14 of the Saratoga Springs Municipal Code.
- 2. Such areas shall not interfere with required pedestrian access and vehicular circulation.
- 3. Such areas are only permitted on sidewalks in excess of 8 feet in width and only in areas outside of the 8 foot sidewalk.

Outdoor Seating/Dining Areas:

Outdoor seating and dining areas are permitted on the sidewalks along building frontages with the following restrictions:

- 1. Such areas shall be clearly defined during site plan review per Section 19.14 of the Saratoga Springs Municipal Code.
- 2. Such areas shall not interfere with required pedestrian access and vehicular circulation.

Signage:

Pylon, Monument and Project Identification signs are permitted per Section 19.18.

Building signage for Lot 1 is permitted as shown on conceptual building elevations shown on page 14 and 16.

Building signage for Lot 2 is permitted per Section 19.18.

Lighting:

Section 19.11 lighting shall govern with the exception that parking lot light poles may include fixtures of the type and design shown in Figure 1.

Parking light poles of 36 feet 6 inches in height are permitted provided such light poles are champagne in color or a close color match. Light poles shall be designed to blend into the existing background – See Figure 2.

Additional building accent and security lighting may be provided on the building not to exceed 20’ in height. Wall mount fixtures shall be similar to Figure 1.

Lighting along public roads that will be maintained by the city, such as Redwood Road, shall be per city standard details and specifications.

All exterior lighting shall comply with the City of Saratoga Springs Dark Sky Ordinance/Requirements.



Figure 1

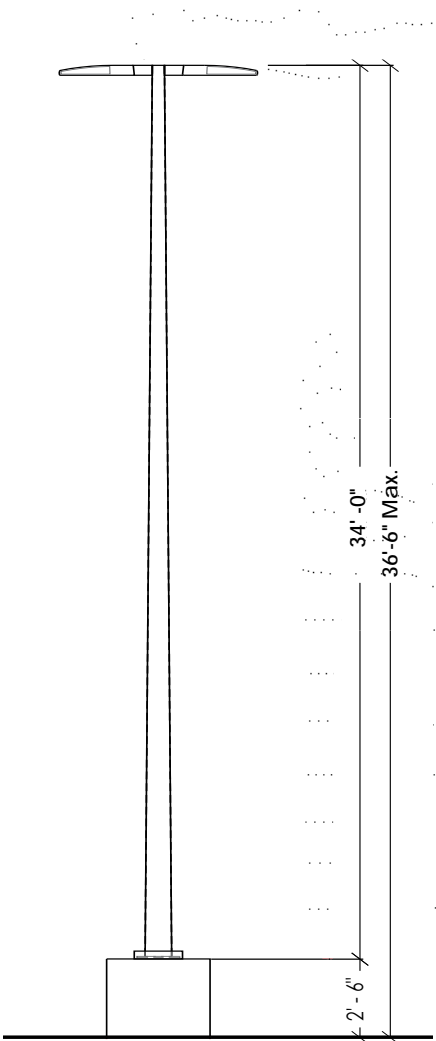
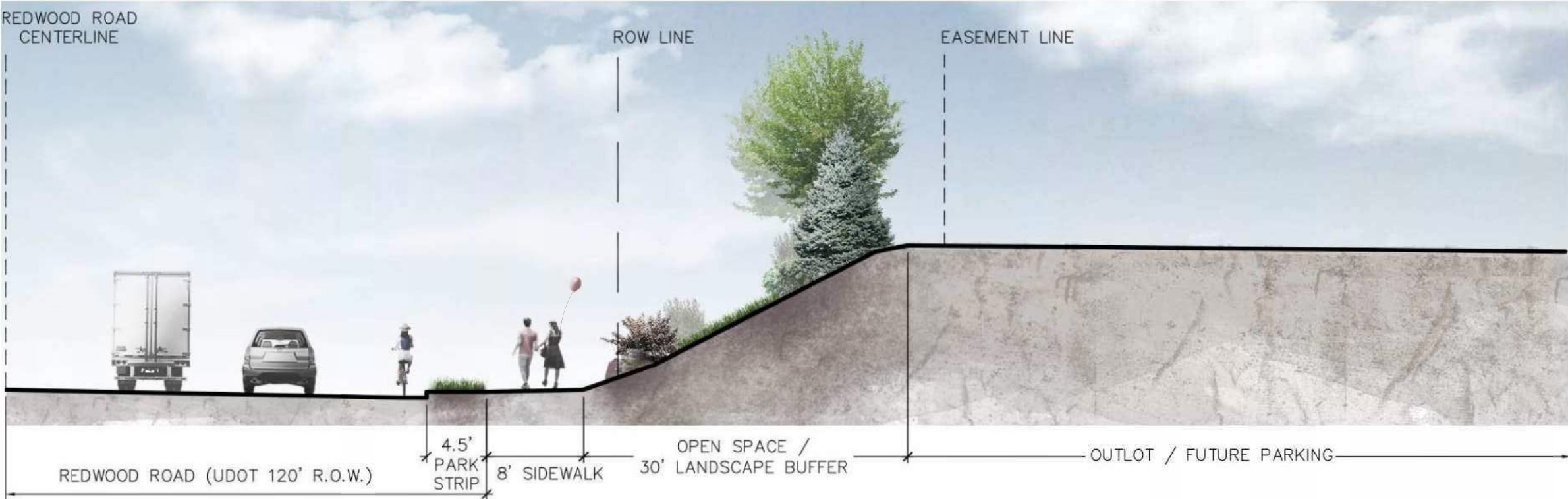
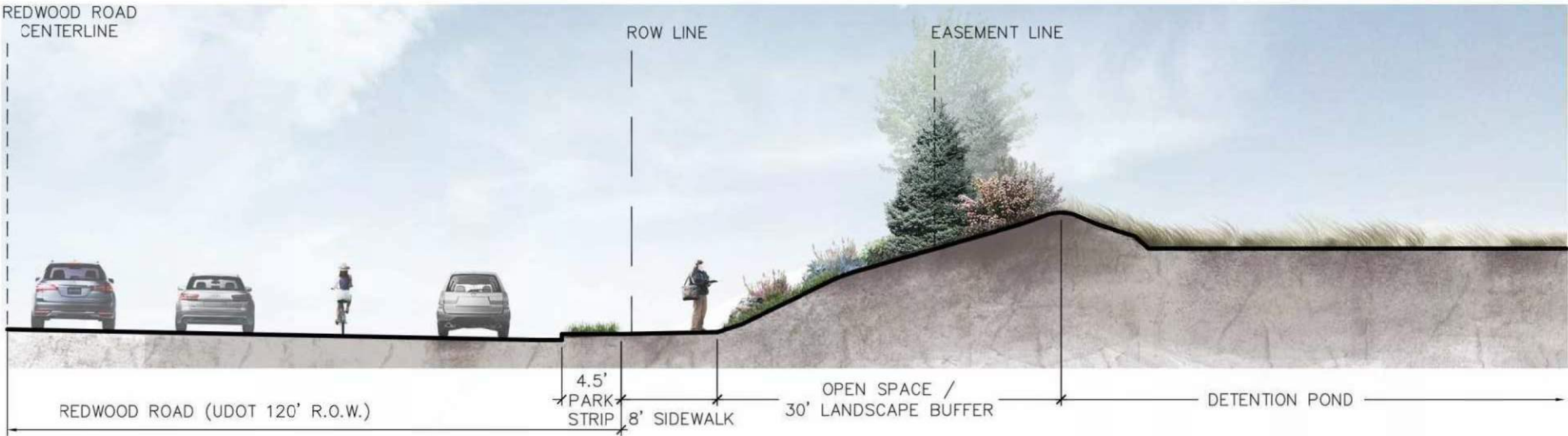
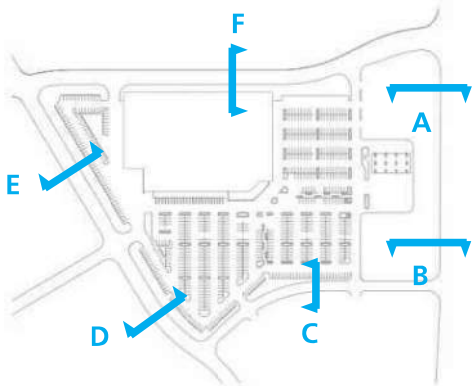


Figure 2



A REDWOOD ROAD NORTH BUFFER SECTION

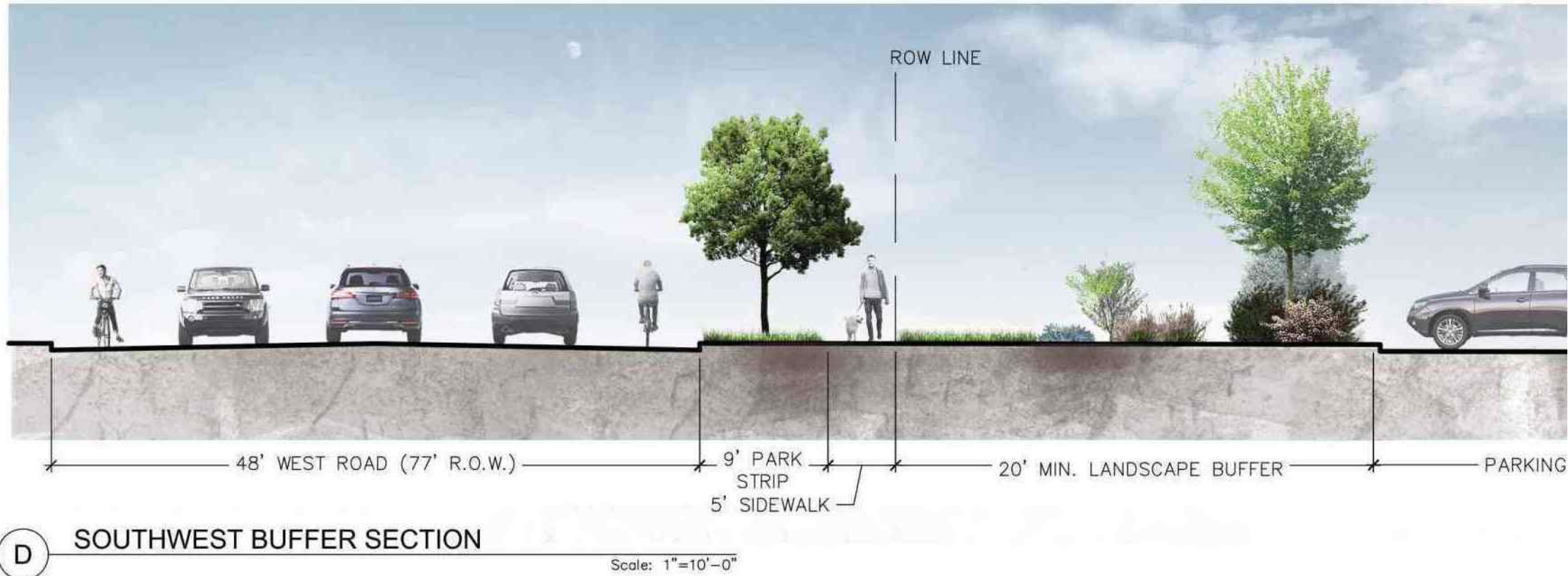
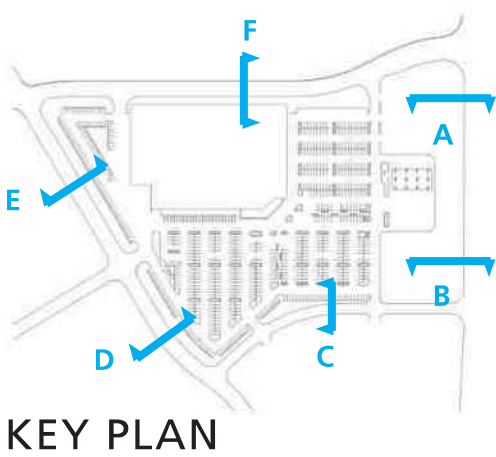
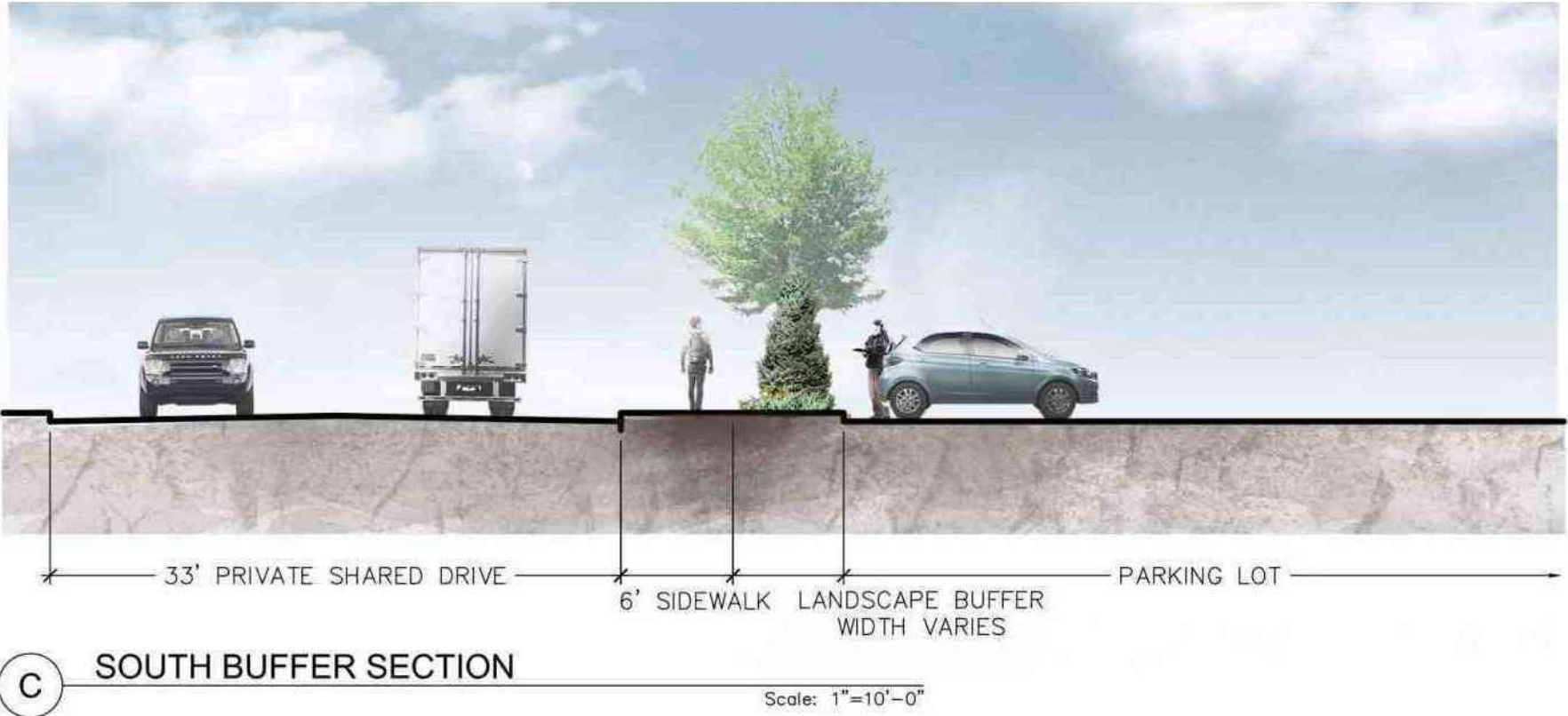
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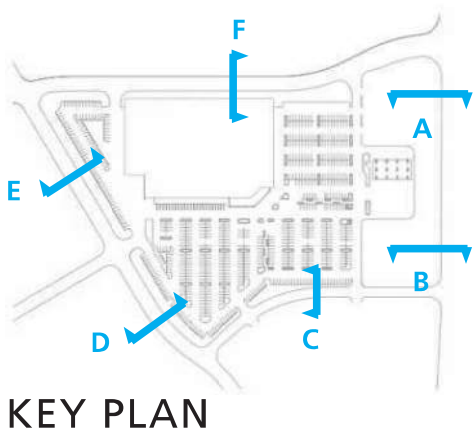
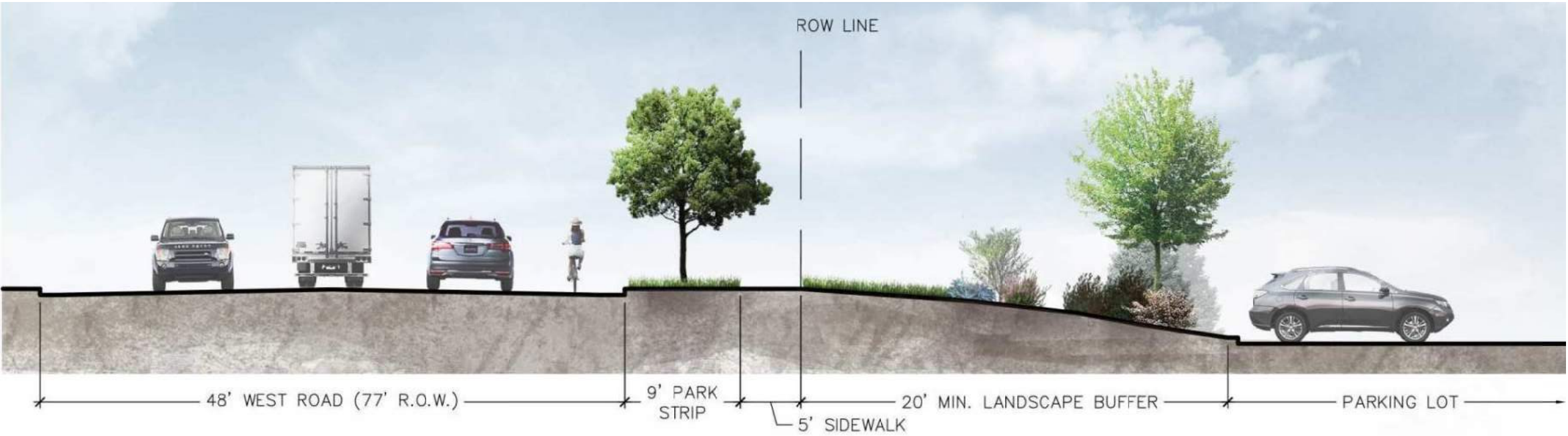
B REDWOOD ROAD SOUTH BUFFER SECTION

Scale: 1"=10'-0"

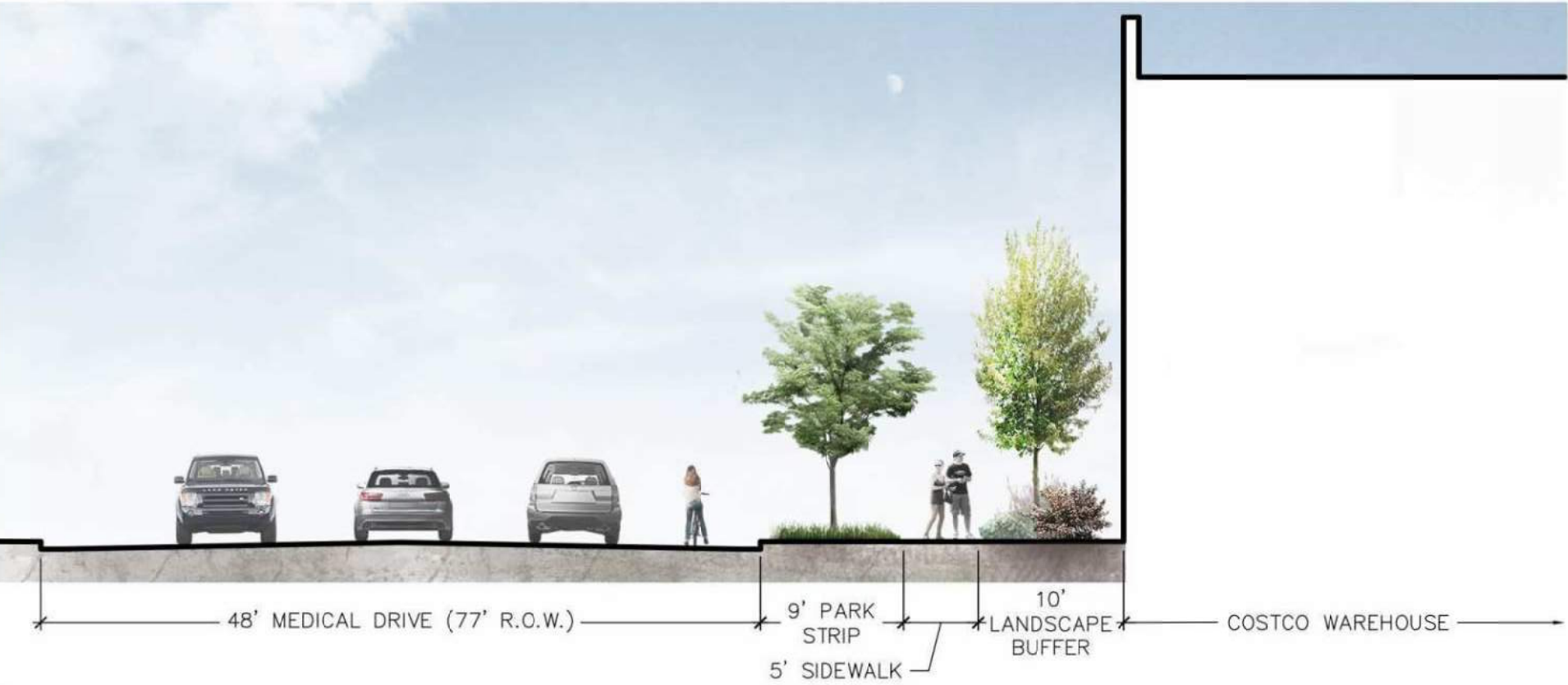
WEISMANDESIGNGROUP



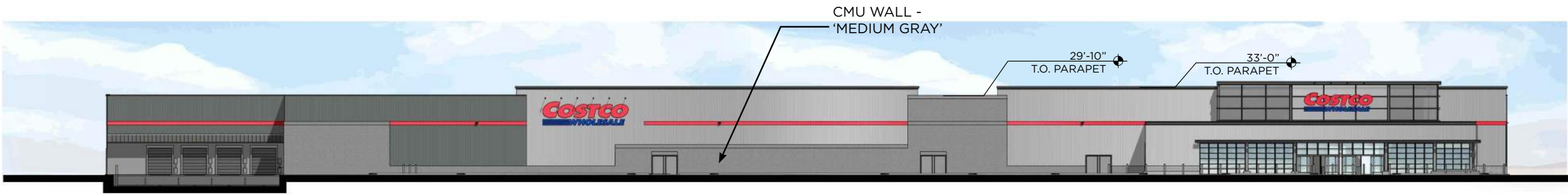
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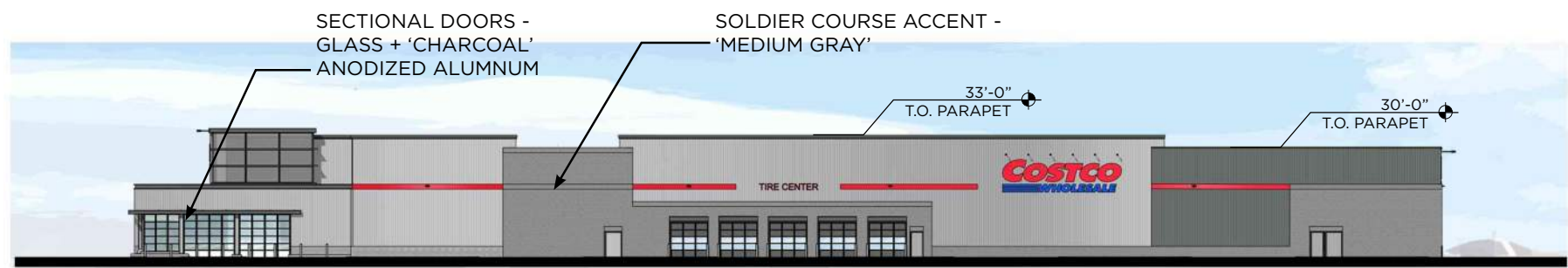
E NORTH WEST BUFFER SECTION
Scale: 1"=10'-0"



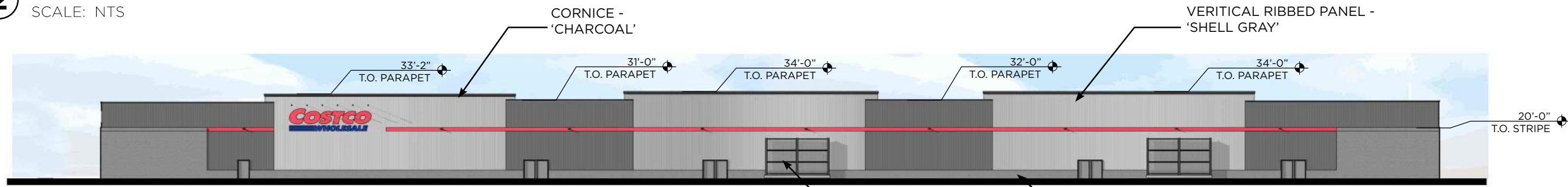
F MEDICAL DRIVE BUFFER SECTION
Scale: 1"=10'-0"



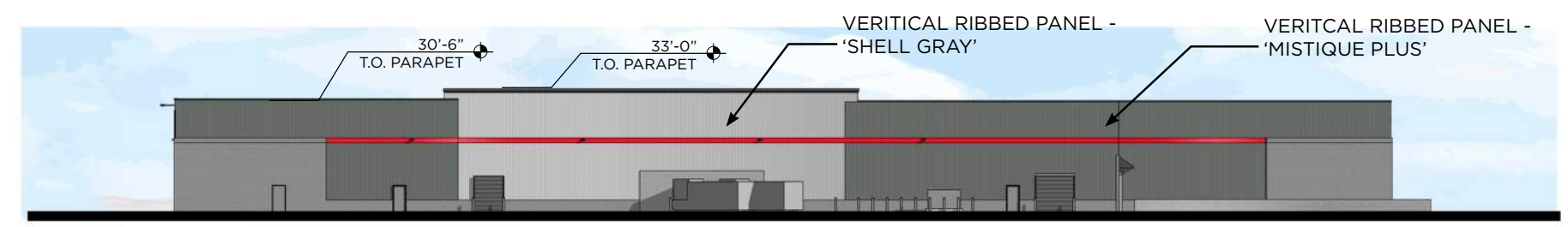
1 SOUTH ELEVATION
SCALE: NTS



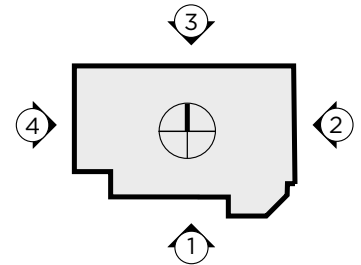
2 EAST ELEVATION
SCALE: NTS



3 NORTH ELEVATION
SCALE: NTS



4 WEST ELEVATION
SCALE: NTS



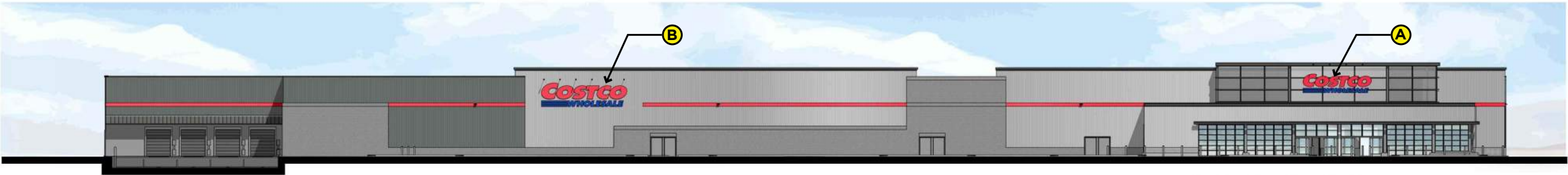








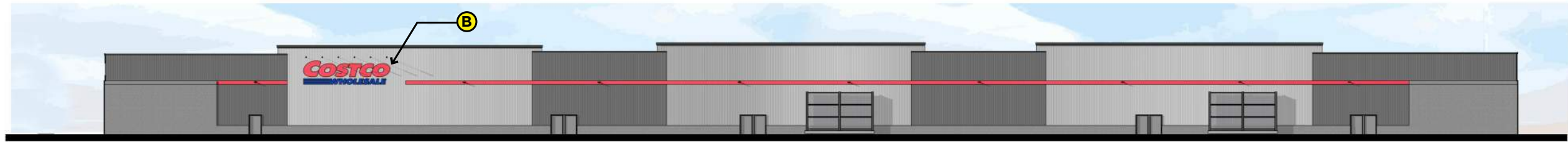




1 SOUTH ELEVATION
SCALE: NTS



2 EAST ELEVATION
SCALE: NTS



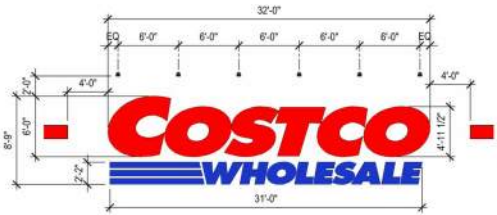
3 NORTH ELEVATION
SCALE: NTS



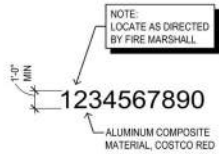
4 WEST ELEVATION
SCALE: NTS



A CANOPY SIGNAGE
SCALE: 1/8" = 1'-0" (SUPPLIED AND INSTALLED BY MBS) 1015



B BUILDING SIGNAGE
SCALE: 1/8" = 1'-0" (SUPPLIED AND INSTALLED BY MBS) 1015



C LOCATION SIGNAGE
(SUPPLIED AND INSTALLED BY MBS)
SCALE: 1/8" = 1'-0" 1115

SIGNAGE AREA TABULATION (WALL SIGNS)

| QTY | SIGN | SIZE | AREA (SF) EA | TOTAL SF |
|----------------------|------------------|-----------------------|--------------|----------|
| 3 | COSTCO WHOLESALE | 6'-0" "C" | 280 SF | 840 SF |
| 1 | COSTCO WHOLESALE | 5'-0" "C" | 194 SF | 194 SF |
| 1 | TIRE CENTER | 17'-4" X 1'-9" | 31 SF | 31 SF |
| 3 | COSTCO WHOLESALE | 8'-6 5/8" X 2'-5 1/4" | 21 SF | 63 SF |
| TOTAL SQUARE FOOTAGE | | | | 1128 SF |



A VERTICAL ARCHITECTURAL
PANEL- MISTIQUE PLUS



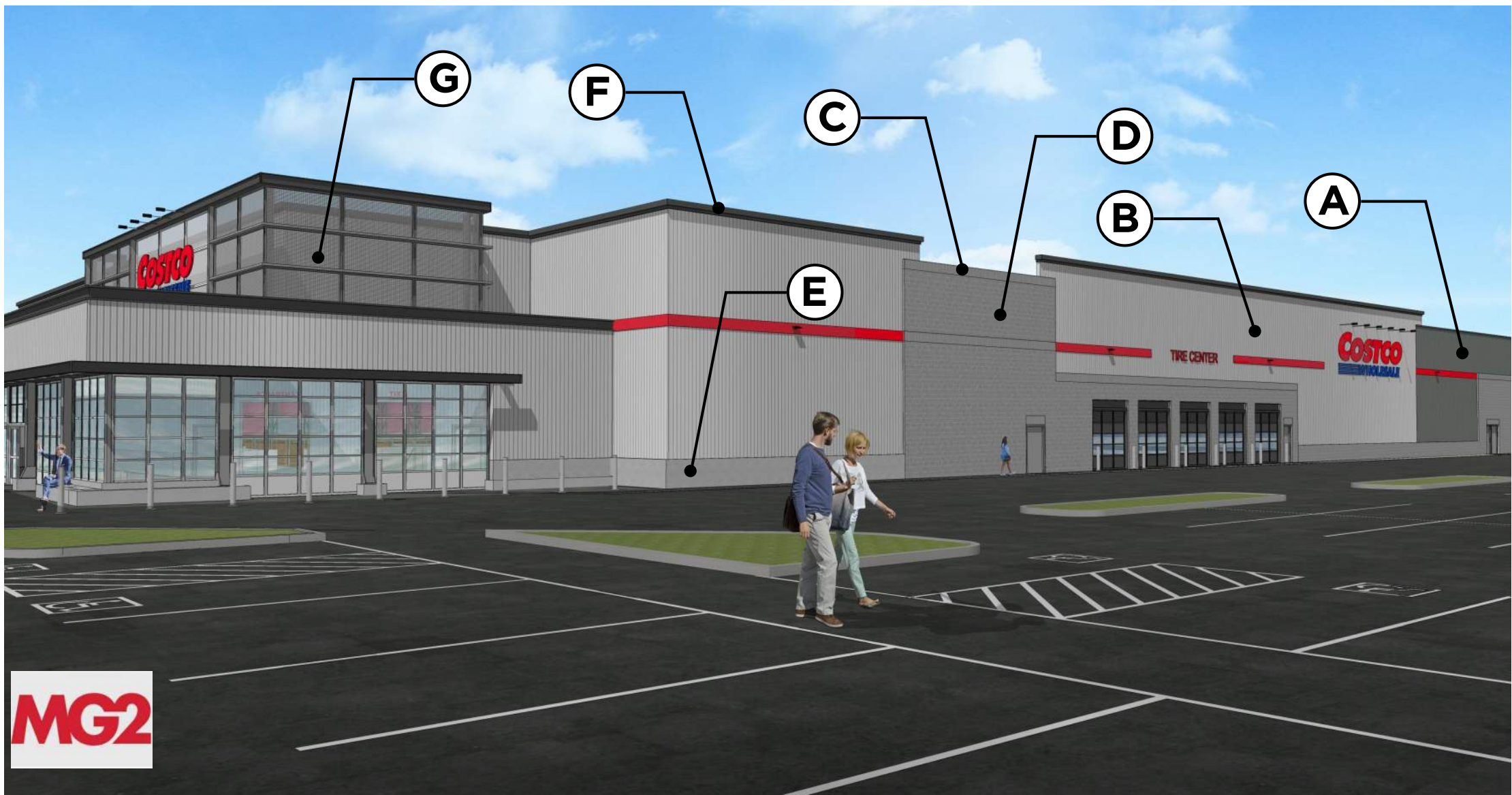
B VERTICAL ARCHITECTURAL
PANEL- SHELL GRAY



C SMOOTH FACE SOLDIER
COURSE - MEDIUM GRAY



D SPLIT FACE MASONRY -
MEDIUM GRAY



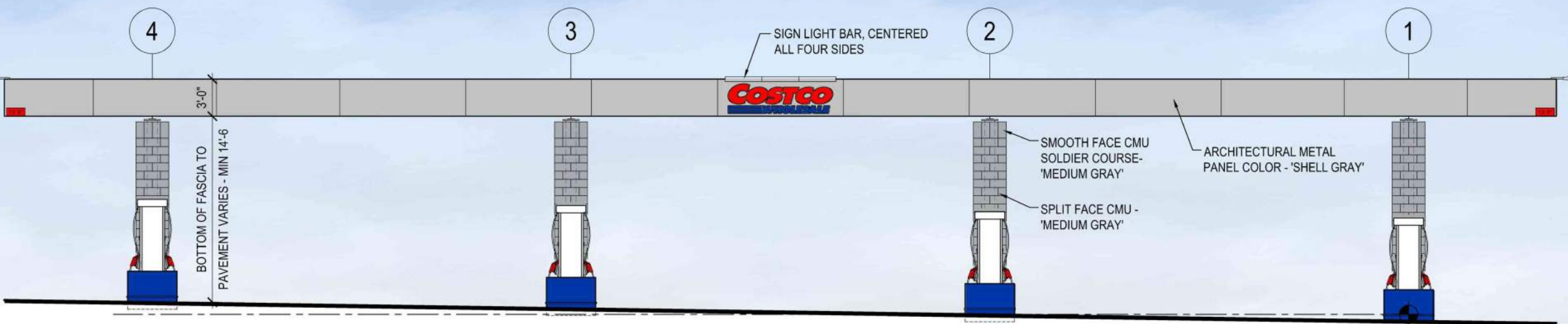
E CONCRETE -
NATURAL FINISH



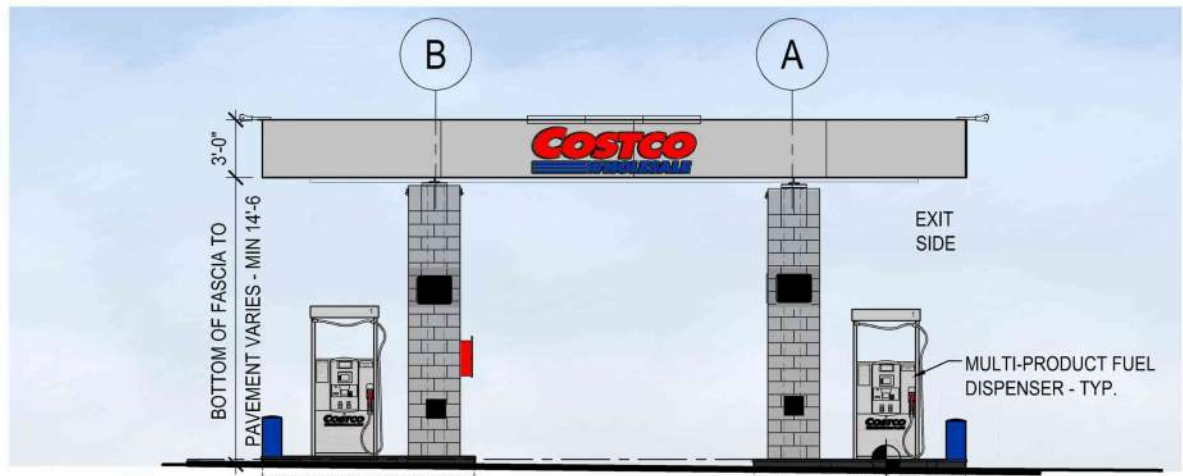
F COPING -
CHARCOAL



G PERFORATED METAL -
VARYING GRAYS



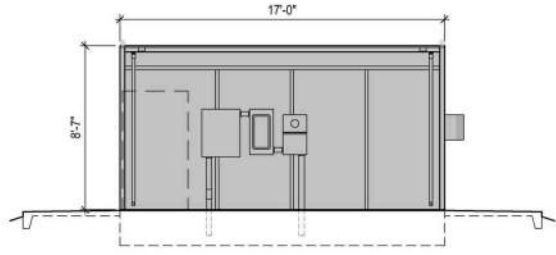
1 NORTH AND SOUTH ELEVATIONS



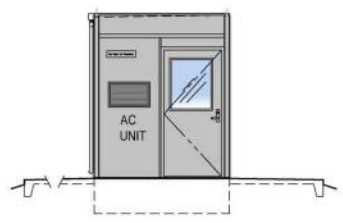
2 EAST ELEVATION



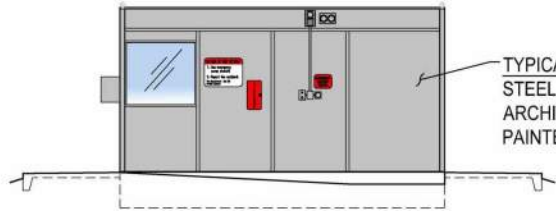
4 CANOPY SIGN
(SUPPLIED AND INSTALLED BY CANOPY SUPPLIER)



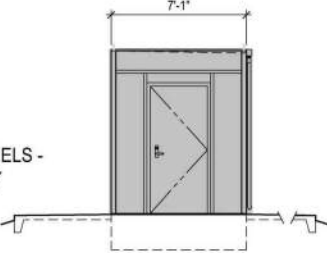
ELEVATION
SIDE FACING AWAY FROM CANOPY



ELEVATION
ENCLOSURE ENTRY



ELEVATION
SIDE FACING CANOPY



ELEVATION
STORAGE ENTRY

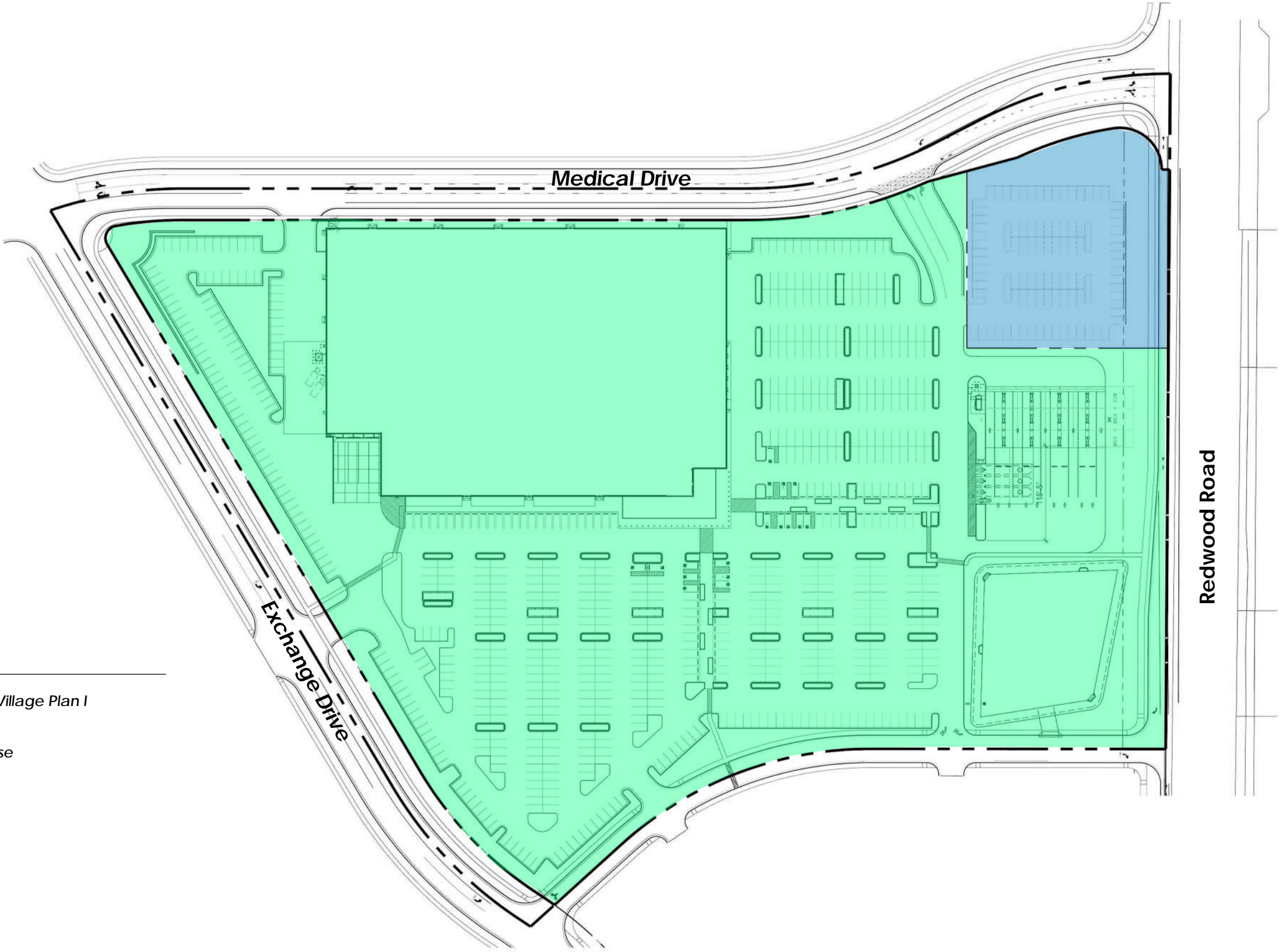
3 CONTROLLER ENCLOSURE

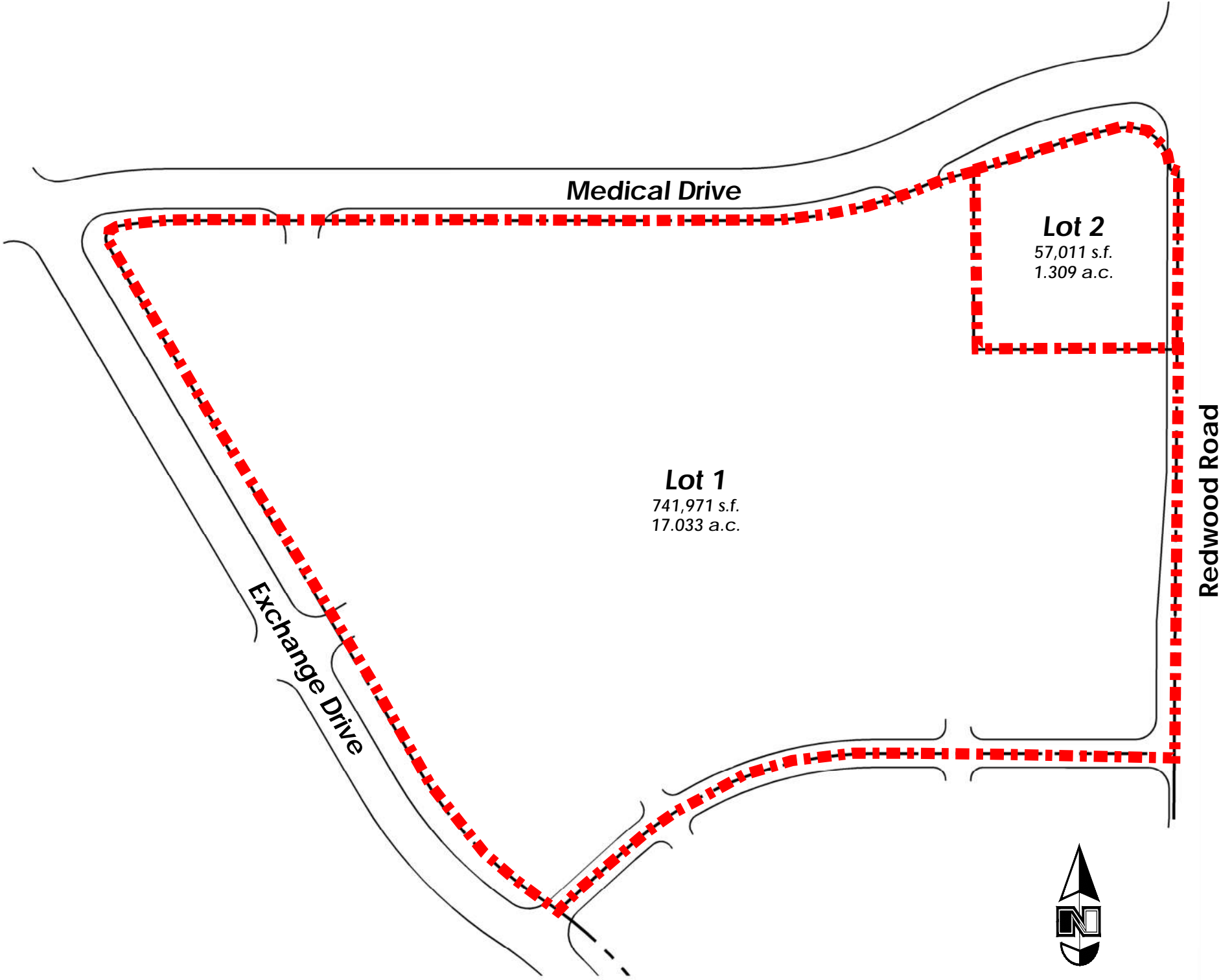


Phases

Phase I of Village Plan I

Future Phase





All landscaping shall be maintained by the property owner(s) within the Community Plan.



Note: Building and parking layouts are conceptual and are subject to all development requirements and approvals. Open space areas shown here are conceptual and the total open space for all lots within the Phase I Village Plan shall constitute a minimum of 11% of the total site area and are subject to all development requirements and approvals.







Conceptual Landscape Plan: Adjust planting as needed for site plan. Adhere to required landscape and open space percentage specified in the Community Plan. Adhere to the City of Saratoga Springs minimum landscape standards for RC Zone for quantity of trees, shrubs, and lawn.












WEISMANDESIGNGROUP

PRELIMINARY LANDSCAPE LEGEND

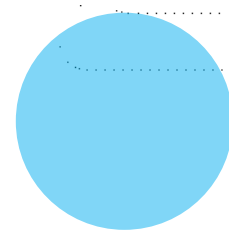
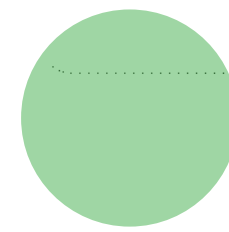
(SYMBOLS SHOWN AT 1"=20'-0")

| SYMBOL | BOTANICAL NAME | COMMON NAME | MATURE HT./SPR. | SIZE / CONDITION |
|---|--|---------------------------------------|--------------------|--|
|  | DECIDUOUS TREES | | | |
| | ACER RUBRUM 'NORTHWOOD' | NORTHWOOD MAPLE | 50' HT. / 30' SPR. | MIN. 2" CAL., 10'-12' HT., WELL-BRANCHED ABOVE 6', MATCHED, B&B. |
| | GLEDTISIA T. INERMIS 'SHADEMASTER' (NOT TO BE USED AS STREET TREE) | SHADEMASTER THORNLESS HONEYLOCUST | 35' HT. / 35' SPR. | |
| | QUERCUS RUBRA 'CRIMSON SPIRE' | COLUMNAR RED OAK | 45' HT. / 15' SPR. | |
| | TILIA AMERICANA 'REDMOND' | REDMOND AMERICAN LINDEN | 50' HT. / 35' SPR. | |
| | TILIA CORDATA | LITTLELEAF LINDEN | 50' HT. / 35' SPR. | |
| | ULMUS X 'MORTON' | ACCOLADE ELM | 50' HT. / 35' SPR. | |
| | ACER RUBRUM 'ARMSTRONG' | ARMSTRONG MAPLE | 45' HT. / 15' SPR. | |
|  | ORNAMENTAL TREES | | | |
| | CERCIS CANADENSIS 'FOREST PANSY' | FOREST PANSY REDBUD | 15' HT. / 15' SPR. | MIN. 2" CAL., 8'-10' HT., MATCHED, B&B. |
| | MALUS 'SPRING SNOW' | SPRING SNOW CRABAPPLE | 25' HT. / 20' SPR. | |
| | PRUNUS VIRGINIANA 'CANADA RED' | CHOKECHERRY | 25' HT. / 20' SPR. | |
| | SYRINGA RETICULATA | JAPANESE TREE LILAC | 25' HT. / 15' SPR. | |
|  | EVERGREEN TREES | | | |
| | ABIES CONCOLOR | WHITE FIR | 40' HT. / 20' SPR. | MIN. 8'-10' HT., FULL AND BUSHY TO BASE, B&B |
| | * PICEA PUNGENS | COLORADO SPRUCE | 40' HT. / 15' SPR. | |
| | * PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' | VANDERWOLF LIMBER PINE | 25' HT. / 15' SPR. | |
| | PINUS NIGRA | AUSTRIAN PINE | 50' HT. / 20' SPR. | |
|  | LARGE SHRUBS | | | |
| | CORNUS SERICEA | RED OSIER DOGWOOD | 8' HT. / 10' SPR. | ALL FULL & BUSHY, MIN. 5 GAL. CONT., SPACING AS SHOWN. |
| | * COTINUS COGGYGRIA | SMOKE TREE | 12' HT. / 12' SPR. | 24"-30" HEIGHT AND SPREAD |
| | JUNIPERUS CH. 'SEA GREEN' | SEA GREEN JUNIPER | 5' HT. / 7' SPR. | |
| | * RHUS GLABRA 'CISMONTANA' | SMOOTH SUMAC | 12' HT. / 12' SPR. | |
| | * RIBES AUREUM | GOLDEN CURRANT | 5' HT. / 5' SPR. | |
| | PHYSOCARPUS A. 'SUMMER WINE' | SUMMER WINE NINEBARK | 4' HT. / 4' SPR. | |
| | PEROVSKIA ATRIPLICOFOLIA | RUSSIAN SAGE | 4' HT. / 4' SPR. | |
| | PRUNUS X CISTENA | PURPLE LEAF SAND CHERRY | 8' HT. / 6' SPR. | |
| | | | | |
|  | MEDIUM SHRUBS | | | |
| | MAHONIA AQUIFOLIUM 'COMPACTA' | COMPACT OREGON GRAPE | 3' HT. / 3' SPR. | 18"-21" HEIGHT AND SPREAD |
| | JUNIPERUS CH. 'MINT JULEP' | MINT JULEP JUNIPER | 4' HT. / 6' SPR. | |
| | VIBURNUM OPULUS 'COMPACTUM' | DWARF EUROPEAN CRANBERRYBUSH VIBURNUM | 4' HT. / 4' SPR. | |
| | * YUCCA BACCATA | BANANA YUCCA | 3' HT. / 8' SPR. | |
|  | SMALL SHRUBS | | | |
| | BERBERIS THUNBERGII 'CRIMSON PYGMY' | CRIMSON PYGMY BARBERRY | 2' HT. / 2' SPR. | ALL FULL & BUSHY, MIN. 5 GAL. CONT., SPACING AS SHOWN. |
| | * POTENTILLA FRUTICOSA 'GOLDSTAR' | GOLD STAR POTENTILLA | 3' HT. / 3' SPR. | MIN. 15"-18" HT. & SPREAD |
| | * PACHISTIMA MYRSINITES | MOUNTAIN LOVER | 2' HT. / 2' SPR. | |
| | PINUS MUGO VAR. 'PUMILIO' | DWARF MUGHO PINE | 2' HT. / 5' SPR. | |
| | * PRUNUS BESSEYI 'PAWNEE BUTTES' | WESTERN SAND CHERRY | 2' HT. / 5' SPR. | |
| | * RIBES ALPINUM 'GREEN MOUND' | DWARF ALPINE CURRANT | 3' HT. / 3' SPR. | |

| SYMBOL | BOTANICAL NAME | COMMON NAME | MATURE HT./SPR. | SIZE / CONDITION |
|---|--|--|--------------------|--|
|  | GROUNDCOVERS, GRASSES & PERENNIALS | | | |
| | EUONYMUS FORTUNEI 'COLORATUS' | PURPLE WINTERCREEPER | 9" HT. / 3' SPR. | ALL FULL & BUSHY, CONT. |
| | * RHUS TRILOBATA 'AUTUMN AMBER' | AUTUMN AMBER SUMAC | 18" HT. / 6' SPR. | MIN. 2 GAL. CONT., MIN. 24" SPREAD, START FIRST ROW 36" FROM EDGE. INSTALL AT 48" O.C. |
| | JUNIPERUS SABINA 'BUFFALO' | CREeping JUNIPER | 9" HT. / 6' SPR. | |
| | * SCHIZACHYRIUM SCOPARIUM 'THE BLUES' | LITTLE BLUESTEM | 3' HT. / 2' SPR. | MIN. 2 GAL. CONT., MIN. 18" HT. & SPREAD, START FIRST ROW 18" FROM EDGE. INSTALL AT 36" O.C. |
| | * DESCHAMPSIA CESPITOSA | TUFTED HAIR GRASS | 3' HT. / 2' SPR. | |
| | * PANICUM VIRGATUM 'HEAVY METAL' | SWITCH GRASS | 5' HT. / 3' SPR. | |
| | * BOUTELOUA GRACILIS 'BLONDE AMBITION' | BLUE GRAMA GRASS | 3' HT. / 2' SPR. | |
| | * GAILLARDIA ARISTATA 'ORANGES & LEMONS' | BLANKET FLOWER | 2' HT. / 1.5' SPR. | 1 GAL. CONT. AT 18" O.C., TRIANGULAR SPACING, START FIRST ROW 18" FROM EDGE. |
| | * PENSTEMON STRICTUS | ROCKY MOUNTAIN PENSTEMON | 2' HT. / 3' SPR. | |
|  | NATIVE SHRUB AREAS | | | |
| | * CERCOCARPUS LEDIFOLIA | MOUNTAIN MAHOGANY | 30' HT. / 20' SPR. | MIN. 5 GAL. CONT., SPACING AS SHOWN. 18"-21" HEIGHT AND SPREAD |
| | * FORESTERIA NEOMEXICANA | DESERT OLIVE | 15' HT. / 12' SPR. | |
| | * CHAMAEBATRIA MILLEFOLIUM | FERN BUSH | 6' HT. / 6' SPR. | ALL FULL & BUSHY, MIN. 5 GAL. CONT., SPACING AS SHOWN. |
| | * CHRYSOTHAMNUS NAUSEOSUS | RUBBER RABBITBUSH | 3' HT. / 3' SPR. | MIN. 18" HEIGHT AND SPREAD |
|  | * COWANIA MEXICANA | MEXICAN CLIFF ROSE | 6' HT. / 6' SPR. | |
| | * FALLUGIA PARADOXA | APACHE PLUME | 5' HT. / 4' SPR. | |
| | * EPHEDRA VIRIDIS | MORMON TEA | 5' HT. / 5' SPR. | |
| | * AGAVE PARRYI | PARRY'S AGAVE | 2' HT. / 3' SPR. | ALL FULL & BUSHY, MIN. 1 GAL. CONT., SPACING AS SHOWN. |
| | * ARTEMESIA FILLEFOLIA | SAND SAGE | 3' HT. / 3' SPR. | MIN. 15" HEIGHT AND SPREAD |
| | * ERIOGONUM UMBELLATUM | SULPHUR FLOWER | 1' HT. / 2' SPR. | |
| | * PENSTEMON EATONII | FIRECRACKER PENSTEMON | 3' HT. / 2' SPR. | |
| | * SPHAERALCEA AMBIGUA | DESERT MALLOW | 4' HT. / 3' SPR. | |
| | * YUCCA BACCATA | BANANA YUCCA | 3' HT. / 8' SPR. | |
| | | | | |
|  | ROUGH SEED | | | |
| | LOCAL NATIVE SEED BLEND. | | | |
|  | SOD LAWN | | | |
| | LOCALLY GROWN DROUGHT TOLERANT KENTUCKY BLUEGRASS BLEND. | | | |
|  | CRUSHED ROCK SURFACING | | | |
| | SEE CIVIL | | | |
|  | DECORATIVE ROCK & EDGING | | | |
| | DECORATIVE ROCK | BLENDED, LOCALLY SOURCED ROUND RIVER ROCK, COLOR WARM TAN AND GRAYS. 50% 2"-4" SIZE AND 50% 4"-8" SIZE. 7" DEPTH WITH WEED BARRIER. SECURE FABRIC WITH SOIL STAPLES AT 6' O.C., AND OVERLAP SEAMS BY MINIMUM 6". | | |
|  | ROCK MULCH IN PLANTING AREAS | 1" SIZE LANDSCAPE ROCK, COLOR EARTH TONES. 3" DEPTH WITH WEED BARRIER. SECURE FABRIC WITH SOIL STAPLES AT 6' O.C., AND OVERLAP SEAMS BY MINIMUM 6". | | |
| | BARK MULCH AT PLANTS | 3" DEPTH, HIGH QUALITY HARDWOOD BARK MULCH - SEE SPECS. IN ROCK MULCH AREAS, SURROUND ALL PLANT MATERIALS WITH BARK MULCH RING, DIAMETER TO BE TWICE THE ROOTBALL SIZE. | | |
|  | EDGING | 4" ALUMINUM EDGING AT ALL EDGES BETWEEN ROCK AND MULCH. | | |
| | BOULDERS - 4'X4'X3' AVERAGE SIZE (LARGER AT CORNER PLAZAS) | LOCALLY SOURCED. ROUNDED EDGES, NO FLAKING OR SHARP EDGES. | | |



Legend

-  **Corner Landscaping**
-  **Accent Landscaping**



WEISMANDESIGNGROUP

Northwest Corner:
Landscaping



WEISMANDESIGNGROUP

Northeast Corner:
Landscaping



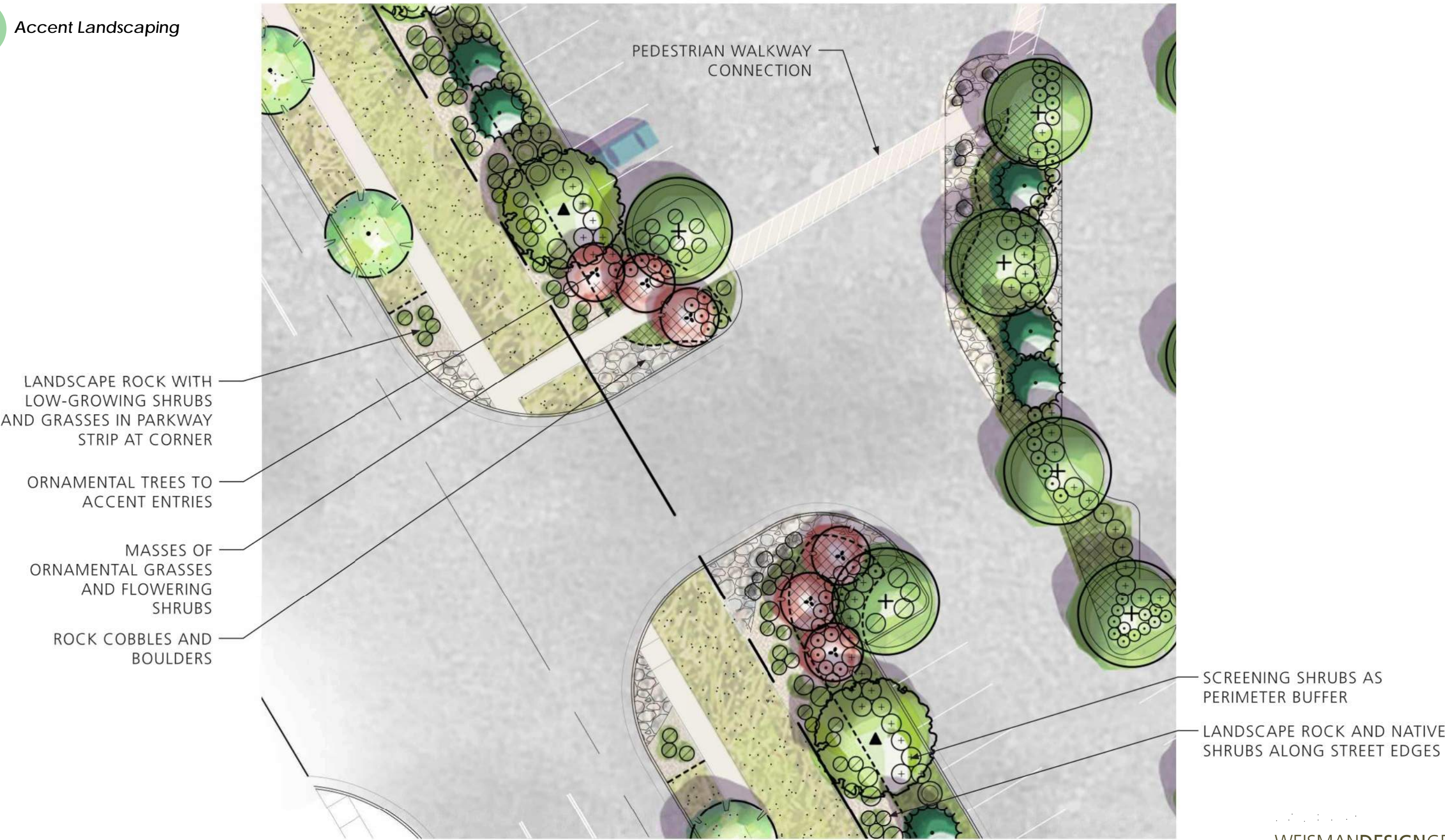
- PEDESTRIAN PLAZA WITH SPECIAL PAVING
- BENCHES
- LARGE BOULDER OUTCROPPING AS FOCAL POINT AND SLOPE STABILIZATION
- LANDSCAPE ROCK WITH LOW-GROWING SHRUBS AND GRASSES IN PARKWAY STRIP AT CORNER
- CANOPY TREES FOR SHADE
- LAWN ON SLOPES

SCREENING SHRUBS AS PERIMETER BUFFER

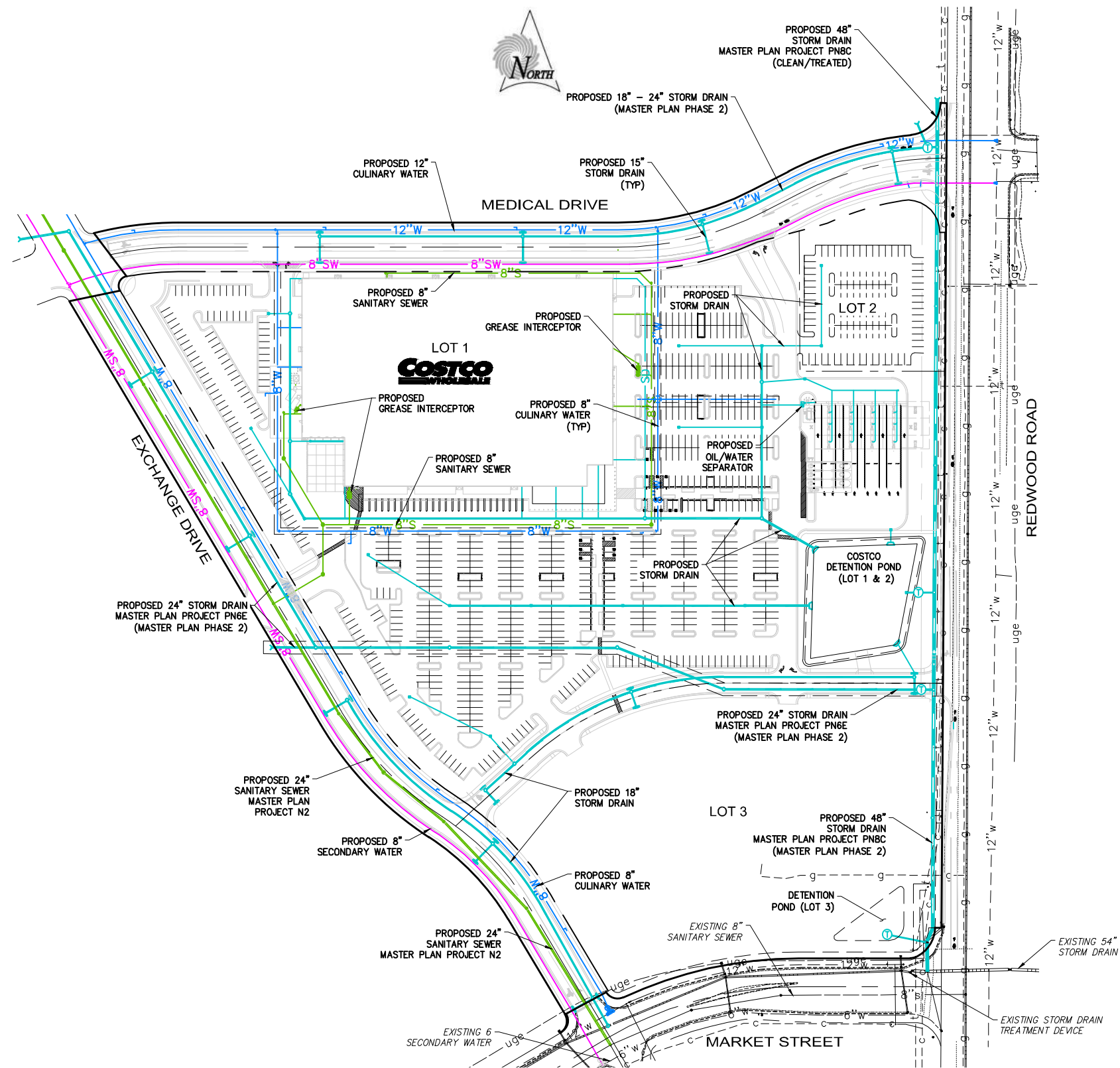
OUTLOT / FUTURE PARKING IS ABOVE STREET ELEVATION IN THIS CORNER OF SITE

WEISMANDESIGNGROUP

Accent Landscaping



WEISMANDESIGNGROUP



LEGEND

| | | |
|-----|--------|--|
| --- | s--- | EXISTING SEWER |
| --- | w--- | EXISTING WATER LINE |
| --- | uge--- | EXISTING UNDERGROUND ELECTRIC |
| --- | g--- | EXISTING GAS LINE |
| --- | t--- | EXISTING UNDERGROUND TELEPHONE |
| --- | c--- | EXISTING CABLE LINE |
| --- | | EXISTING UTILITY, TYPE & SIZE PER PLAN |
| --- | | EXISTING PROPERTY LINE |
| --- | | EXISTING SIGN |
| --- | | EXISTING GATE VALVE |
| --- | | EXISTING FIRE HYDRANT |
| --- | | EXISTING WATER METER |
| --- | | EXISTING SEWER MANHOLE |
| --- | | EXISTING STORM DRAIN MANHOLE |
| --- | | EXISTING CATCH BASIN |
| --- | | EXISTING STORM DRAIN AND STRUCTURE |
| --- | | EASEMENT |
| --- | | LOT LINE |
| --- | | RIGHT-OF-WAY |
| --- | | ROADWAY CENTERLINE |
| --- | | SECTION LINE |
| --- | x"s | PROPOSED SEWER |
| --- | x"w | PROPOSED WATER LINE |
| --- | x"sw | PROPOSED SECONDARY WATER LINE |
| --- | | PROPOSED PROPERTY LINE |
| --- | | PROPOSED SIGN |
| --- | | PROPOSED GATE VALVE |
| --- | | PROPOSED FIRE HYDRANT |
| --- | | PROPOSED SEWER MANHOLE |
| --- | | PROPOSED STORM DRAIN MANHOLE |
| --- | | PROPOSED CATCH BASIN |
| --- | | PROPOSED STORM DRAIN AND STRUCTURE |
| --- | | PROPOSED TEE |
| --- | | PROPOSED ELBOW |
| --- | | PROPOSED STORM WATER TREATMENT DEVICE |

NOTES:

1. LAYOUT OF SITE AND UTILITIES IS CONCEPTUAL. FINAL UTILITIES LAYOUT WILL BE DETERMINED AT SITE PLAN APPROVAL.
2. SITE(S) WILL PROVIDE DETENTION PONDS WITH A RELEASE RATE OF 0.12 CFS/ACRE.

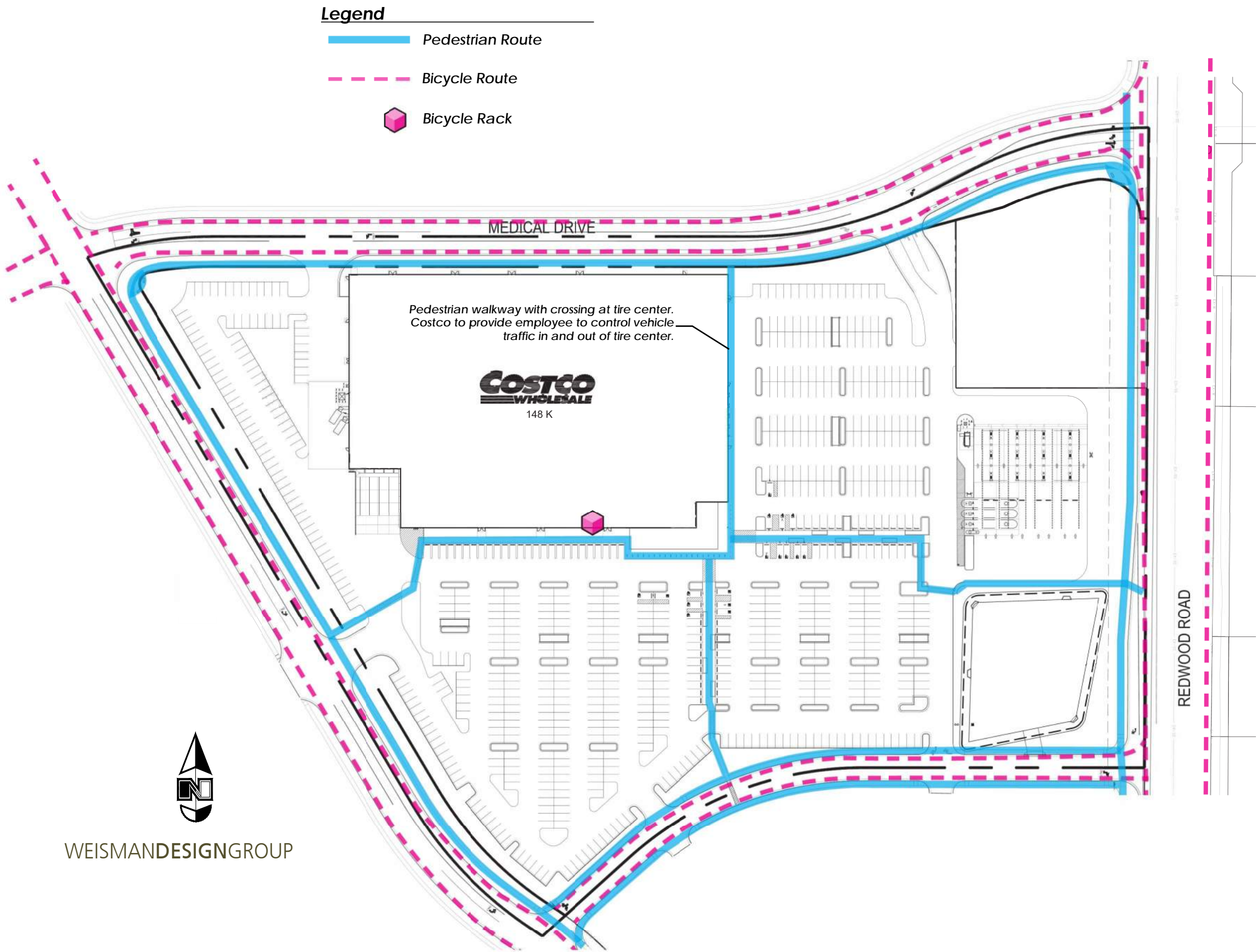


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Street / Roads

- Existing Public
- Proposed Private
- Proposed Public





- Fire Lane Notes:**
- 1. Minimum fire lane width shall be 20 feet.
 - 2. Fire lane width shall be 26 feet at hydrants.
 - 3. Fire lane shall be asphalt or concrete, capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
 - 4. Maximum slope for fire lane shall be 10%.

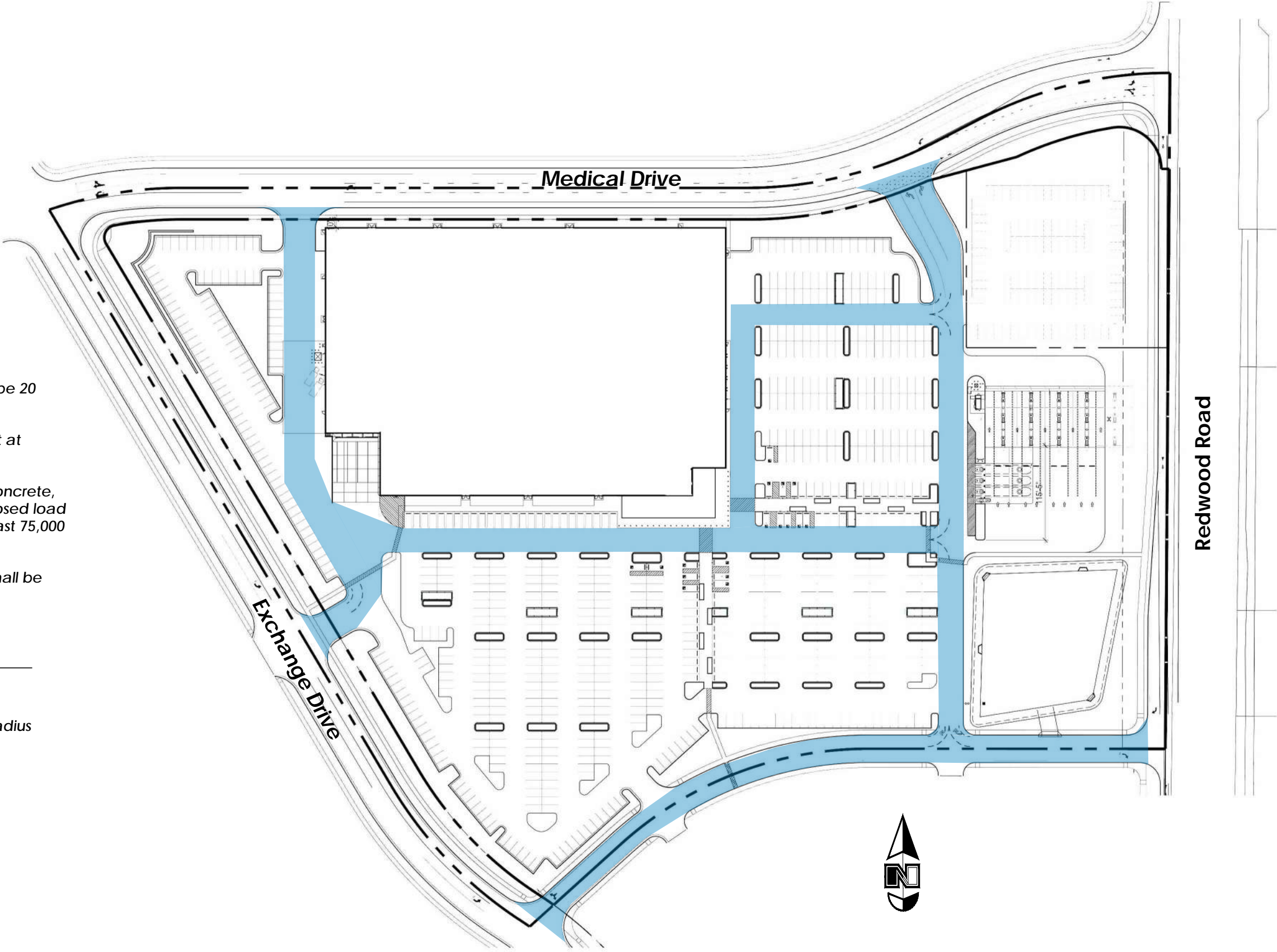
Legend

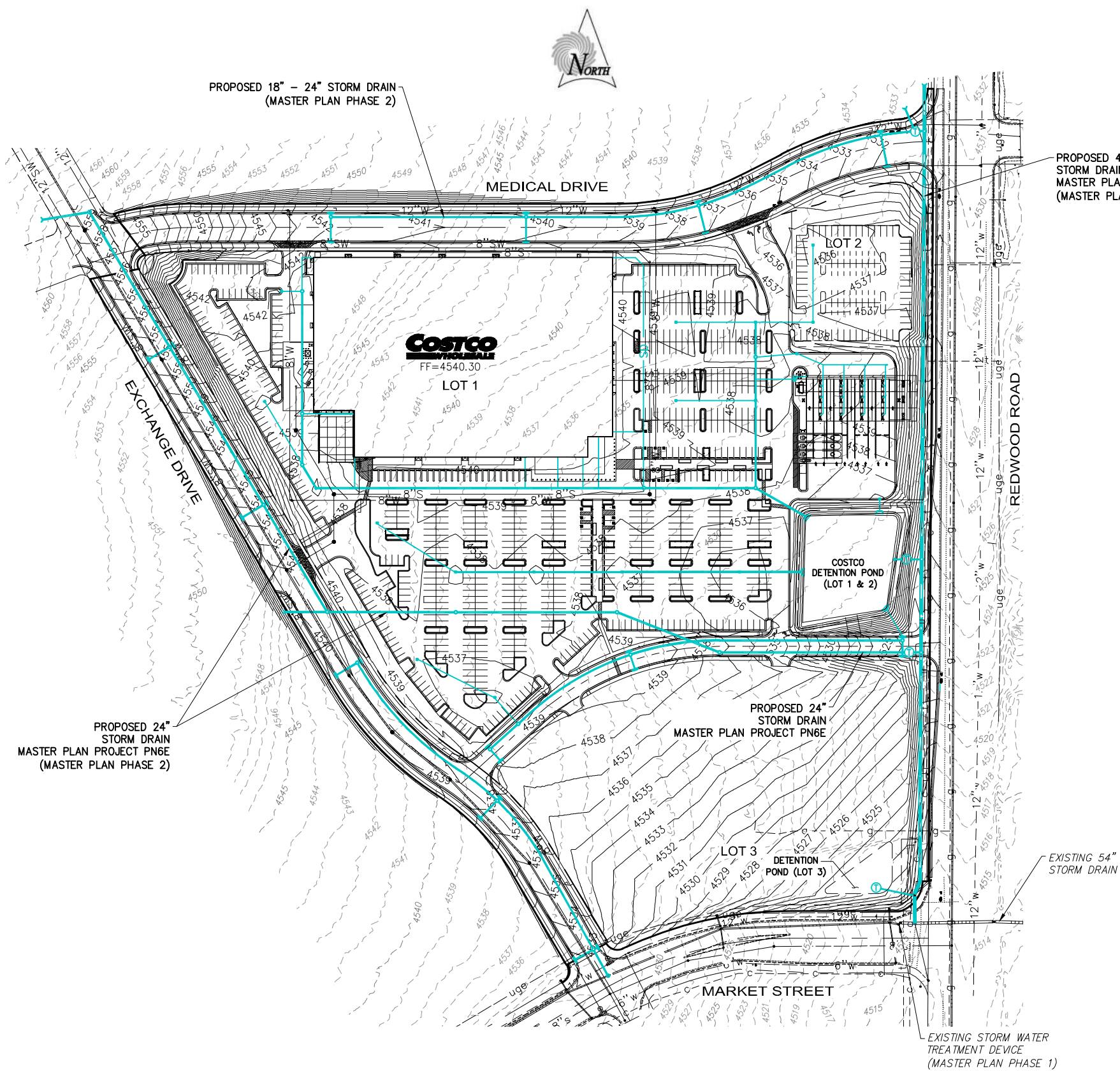
Fire Lane Limits

R=52'

R=28'

 Typical Turning Radius





GRADING LEGEND

- 4550 --- EXISTING CONTOUR
- 4550 — PROPOSED CONTOUR
- PROPOSED STORM DRAIN PIPE & STRUCTURE
- PROPOSED STORM WATER TREATMENT DEVICE

GRADING AND DRAINAGE NOTES:

STORM DRAINAGE FOR THIS LOTS OF THE VILLAGE PLAN WILL BE PER CURRENT SARATOGA SPRINGS CITY REQUIREMENTS. DETENTION SHALL BE PROVIDED IN AN ABOVE GROUND POND/BASIN.

STORM WATER TREATMENT SYSTEMS SHALL BE CONSTRUCTED AT ALL NEW POINTS OF CONNECTION TO THE CITY'S STORM DRAIN SYSTEM AND PRIOR TO ANY DISCHARGE TO A DRAINAGE RIVER OR LAKE. TREATMENT SYSTEMS SHALL MEET THE FOLLOWING CRITERIA:

- a. TREATMENT SYSTEM SHALL BE DESIGNED TO TREAT ALL OF THE FLOW FROM DEVELOPED AREAS WITH NO BYPASS INTO THE CITY STORM WATER SYSTEM OF THE TREATMENT DESIGN STORM PARAMETERS.
- b. SYSTEM SHALL BE DESIGNED TO REMOVED ALL OF THE OILS AND FLOATABLES FROM THE STORM WATER AND 80% IF THE TOTAL SUSPENDED SOLIDS (TSS) 110 MICRONS OR LARGER.
- c. SYSTEMS SHALL BE SIZED TO TREAT 100% OF THE FIRST FLUSH (2-YEAR STORM EVENT) AND TO PASS THE 100 YEAR PEAK FLOW WITH NO WASHOUT.

DETENTION SYSTEMS:

- a. THE CAPACITY OF ALL DETENTION SYSTEMS SHALL BE SUFFICIENT TO CONTAIN THE ANTICIPATED RUNOFF VOLUME FROM A 100-YEAR 24-YEAR STORM EVENT OVER THOSE PORTIONS OF THE GROSS AGGREGATE AREA UNDER DESIGN; WITH A MAXIMUM RELEASE OF 0.12 CFS/ACRE.
- b. SYSTEMS SHALL BE CONSTRUCTED AS DESCRIBED AND AS SHOWN IN THE CITY'S STANDARDS.
- c. LOW FLOWS, WHERE APPLICABLE, SHALL BE PIPED THROUGH THE DETENTION SYSTEM.
- d. DETENTION SYSTEM CAPACITY MAY NOT BE REDUCED FOR INFILTRATION OR EVAPORATION RATES.
- e. RETENTION SYSTEMS ARE NOT PERMITTED. ALL SYSTEMS MUST HAVE BOTH AN OUTFALL AND OVERFLOW SYSTEM.
- f. PONDS ARE TO BE LANDSCAPED PER CITY'S STANDARDS
- g. PROVIDE ACCESS ROADS TO ALL INLET/OUTLET STRUCTURES.
- h. ALL PONDS SHALL HAVE A MINIMUM OF 1' OF FREE BOARD ABOVE THE 100-YEAR HIGH WATER ELEVATION.
- i. MAXIMUM INTERIOR AND EXTERIOR SLOPES SHALL BE 3:1.
- j. DETENTION AREAS MAY NOT BE LOCATED WITHIN RESIDENTIAL LOTS.
- k. DETENTION AREAS SHALL BE A MINIMUM OF 10' FROM PROPERTY LINES.
- l. UNDERGROUND SYSTEMS SHALL HAVE IMPERMEABLE LINERS AND SHALL NOT BE PERMITTED TO INFILTRATE.

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Waterways

There are no existing waterways within the boundaries of the site.

Fault Lines and geological Information

The site is in an area known to have fine grained soils susceptible to frost heave, wetting-induced collapse and expansive soils. Specific recommendations are made to address these conditions in the geotechnical report.

Liquefaction is not considered a hazard at the site given the depth to ground water, soil type and consistency of soils encountered at the site.

The subsurface soils correspond with site class D.

There are no mapped active faults extending through the site. The closest mapped active fault to the site is the Cedar Valley Tear Fault located approximately 3.5 miles northwest.

General Soil Data

A geotechnical investigation was performed by Kleinfelder. The report indicates that if the recommendations in the report are followed the project is geotechnically feasible. The site consists of three soil layers: topsoil/tillage soils, lean clay and silt, and silty sand with gravel. Groundwater was not encountered within 25 feet of the surface.

Slopes

The site currently slopes from the west to east at approximately 2%. No slopes exist on the site that are greater than 30%.

Wetlands

There are no existing wetlands within the project boundaries.

Historical Sites

There are no historical sites within the project boundaries.

Findings for Village Plan per Section 19.26

- a. This Village Plan as presented is consistent with the adopted Community Plan. This Village Plan is situated on the corner of Pioneer Crossing and Market Street with views and access from both streets. Taking the vocabulary of the Community Plan we have carried through the Village Plan the critical design elements.
- b. This Village Plan anticipates a maximum square footage of 375,478 square feet at full build out.
- c. The Equivalent Residential Units of 173.4 units is consistent with the Community Plan. This Village Plan does not Exceed the total number of equivalent residential units dictated in the adopted Community Plan and does not anticipate a need for a transfer of density per the provisions of the Community Plan. Consistent with finding b above, the realization of all of the allowable residential units will be absorbed over time as the project matures and Floor Area Ratio expands.
- d. This Village Plan is consistent with the utility, infrastructure, and circulation plans of the Community Plan; includes adequately sized utilities, services, and roadway networks to meet demands; and mitigates the fair-share of off-site impacts. Also, future capacity for Secondary Water Lines and future phases are addressed.
- e. This Village Plan properly integrates utility, infrastructure, open spaces, pedestrian and bicycle systems, and amenities with adjacent properties; and contains the required elements as dictated in Section 19.26; and meets the minimum required open space of 11% in the adopted Community Plan, and adopted District Area Plan.

Endangered Plants

The site is currently being farmed. There are no endangered plants within the project boundaries.

Wildlife

The site is currently being farmed. There is no wildlife within the project boundaries.