

Costco Wholesale Community Plan

Saratoga Springs, Utah

July 29, 2019





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Note:
 This document and its subsequent Village plans superseded Title 19 land development code and ordinances for the entirety of Costco Wholesale, however any issue not addressed in either the Community Plan or Village Plan, will default to Title 19 standards. The purpose of the document is to inform the city (Staff, Planning Commission and City Council) and public of the proposed general design elements, open space plans, guiding design principles and land uses for Costco Wholesale.

Description

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

Commencing at the Southwest corner of said Section 14; thence North 00°20'44" East 893.56 feet; thence East 2016.41 feet to the POINT OF BEGINNING;

thence North 30°48'54" West 174.02 feet to a point on a non-tangent curve to the left having a radius of 396.46 feet, a central angle of 26°07'24" and a chord that bears North 43°59'38" West 179.20 feet;

thence along said curve northwesterly an arc distance of 180.76 feet to a reverse curve to the right having a radius of 538.50 feet, a central angle of 26°21'18" and a chord that bears North 43°52'41" West 245.52 feet;

thence along said curve northwesterly an arc distance of 247.70 feet;

thence North 30°41'53" West 773.19 feet;

thence North 78°14'14" East 81.37 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;

thence North 37°07'02" West 84.74 feet to a point on a non-tangent curve to the right having a radius of 533.07 feet, a central angle of 14°23'57" and a chord that bears North 82°49'56" East 133.62 feet;

thence along said curve easterly an arc distance of 133.97 feet;

thence East 690.12 feet to a curve to the left having a radius of 461.49 feet, a central angle of 27°16'24" and a chord that bears North 76°21'48" East 217.61 feet;

thence along said curve easterly an arc distance of 219.67 feet;

thence North 62°43'36" East 63.64 feet to a curve to the right having a radius of 538.49 feet, a central angle of 21°32'18" and a chord that bears North 73°29'45" East 201.24 feet;

thence along said curve easterly an arc distance of 202.43 feet to a reverse curve to the left having a radius of 51.00 feet, a central angle of 83°53'11" and a chord that bears North 42°19'19" East 68.18 feet;

thence along said curve northeasterly an arc distance of 74.67 feet;

thence South 89°37'17" East 10.00 feet to the Westerly right of way line of Redwood Road (State Road 68);

thence South 00°22'43" West 1295.18 feet along said Westerly right of way to the Northerly right of way line of Market Street, as shown on Market Street Right of Way Dedication Plat recorded April 23, 2015 as Map 14581 of official records;

thence along said right of way through the following eight (8) calls, to-wit:

1-North 89°36'11" West 10.00 feet to a point on a non-tangent curve to the right having a radius of 51.51 feet, a central angle of 65°34'03" and a chord that bears South 33°34'46" West 55.78 feet;

2-thence along said curve southwesterly an arc distance of 58.95 feet to a point on a non-tangent curve to the right having a radius of 20.00 feet, a central angle of 23°38'04" and a chord that bears South 78°10'58" West 8.19 feet;

3-thence along said curve southwesterly an arc distance of 8.25 feet;

4-thence West 175.84 feet to a curve to the left having a radius of 644.50 feet, a central angle of 25°16'59" and a chord that bears South 77°21'32" West 282.10 feet;

5-thence along said curve westerly an arc distance of 284.40 feet to a reverse curve to the right having a radius of 20.50 feet, a central angle of 86°52'26" and a chord that bears North 71°50'46" West 28.19 feet;



6-thence along said curve westerly an arc distance of 31.08 feet;
 7-thence South 61°25'21" West 71.56 feet to a point on a non-tangent curve to the right having a radius of 20.50 feet, a central angle of 91°28'23" and a chord that bears South 13°32'47" West 29.36 feet;
 8-thence along said curve southerly an arc distance of 32.73 feet;
 9-thence South 59°16'58" West 2.50 feet to a point on a non-tangent curve to the left having a radius of 21.02 feet, a central angle of 90°03'38" and a chord that bears North 14°13'55" East 29.74 feet;

thence along said curve northerly an arc distance of 33.04 feet to the POINT OF BEGINNING.

Contains 1,290,487 square feet or 29.625 acres, more or less.
 (Area includes 4.96 acres to be dedicated as public ROW)



Future Phases-Regional Retail *(Village Plans are conceptual; actual Village Plans may vary)*

The Saratoga Springs City Center District Area Plan grants the right to develop in accordance with Section 19.26.130 of the Saratoga Springs City Code.

This Community Plan will incorporate the Regional Retail Neighborhood Type as a guide during buildout. The purpose of the Regional Commercial Land Use Zone is to allow, in appropriate areas, commercial businesses and shopping centers of a scale that will serve neighborhood community-wide and regional shopping needs.

Regional retail uses is defined generally by the District Area Plan as:

An agglomeration of large and small scale retail buildings. Some office buildings can also be found in regional retail areas. The retail serves a community that extends beyond the neighborhoods to the entire region. Regional retail provides adequate parking for the businesses in close proximity to the stores and the customer arriving via automobile. Regional retail is located at major intersections of highways and arterials and along key transit corridors in the region. Housing is not included in this place type, however neighborhoods may be located adjacent to regional retail. Nearby residential can be connected to regional retail centers by a grid street network that is walkable.

Pedestrian connectivity will be provided within and between uses throughout all Village Plans.

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), carwash, tire service, pharmacy, optical, medical services, and e-commerce fulfillment shall be deemed permitted uses in Village Plan I.

Regional Retail	
Range of Average Dwelling Units / Acre	0 du/ac
Range of Average FAR	0.36-0.47
Range of Open Space	11-14%



Lot Breakdown

Phase #	Area (Acres)*	Open Space %	Maximum Building (s.f)**	ERU Maximum
Village Plan I	18.34	11-14 Min.	375,478	173.4
Village Plan II	6.32	11-14 Min.	129,391	59.8
Total	24.66	11-14 Min.	504,869	233.2

* Net of ROW Dedication.
 ** Based on a 0.47 FAR

Note: Village Plan breakdown is conceptual and actual Village Plans may vary, however the total values will not change.

District Area Plan:

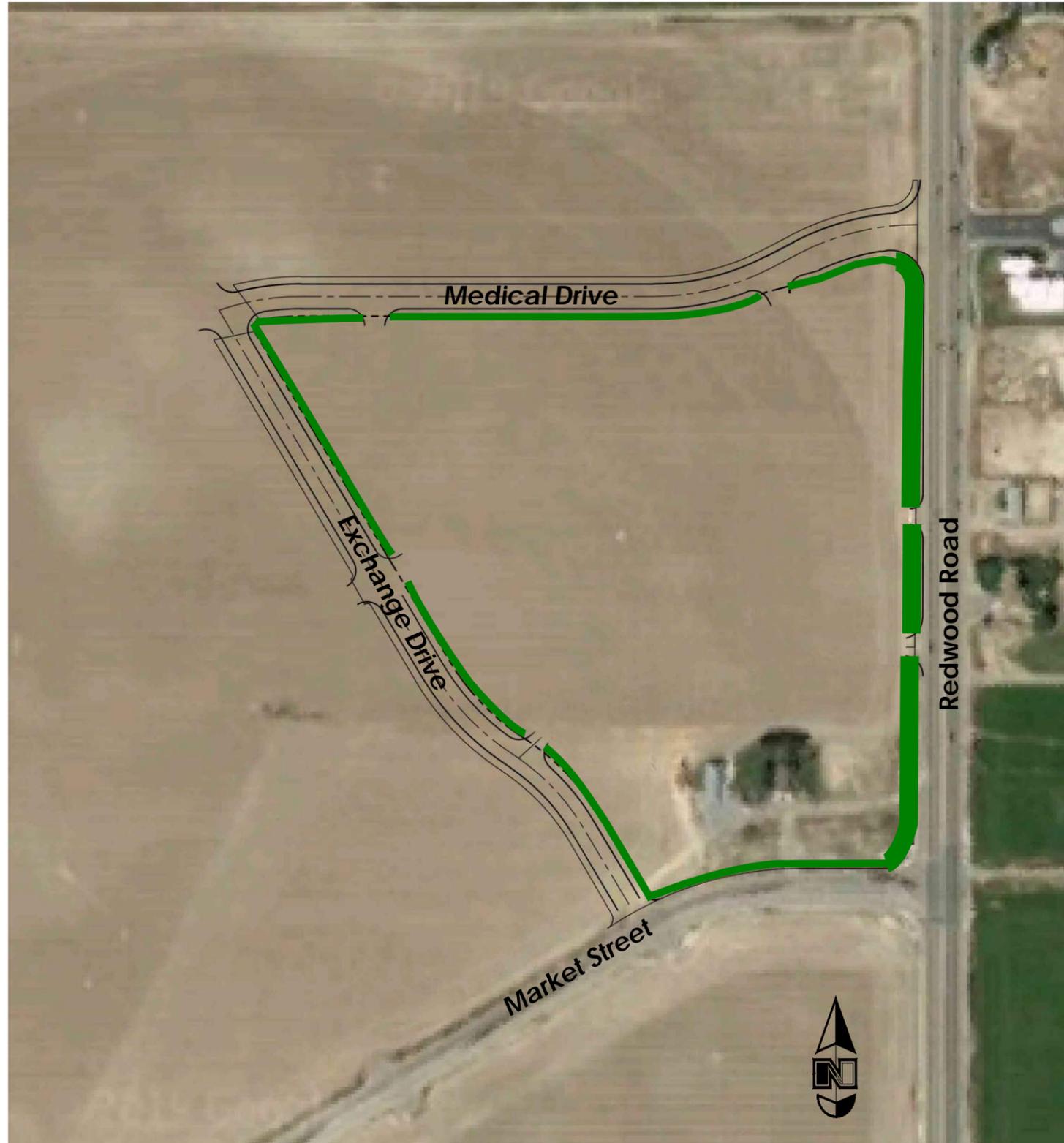
Per the District Plan Area Plan, 4,620 ERUs are allowed for every 10 Million square feet of commercial building area which is the equivalent of 2,164.5 square feet per ERU.

Community Plan:

The District Area Plan states the maximum FAR of 504,869 square feet is allowable on this land.

Village Plan I Water and Sewer Estimates:

Sanitary Sewer Discharge 8,500 gpd
 Water 100 gpm (3" Meter)
 Irrigation 100 gpm (3" Meter)



Each Village Plan in the proposed Costco Wholesale Community Plan will meet the required 11-14% open space requirement. Open space beyond the maximum is acceptable throughout the building process.

In addition to the perimeter open space shown in the diagram at the left, additional open spaces as outlined in the District Area Plan will be provided in each Village Plan which may include:

Connector trail, plaza, entrance park, pocket park, greenway parkway (Boulevard), park lawns, etc.

The following elements shall also be considered open space:

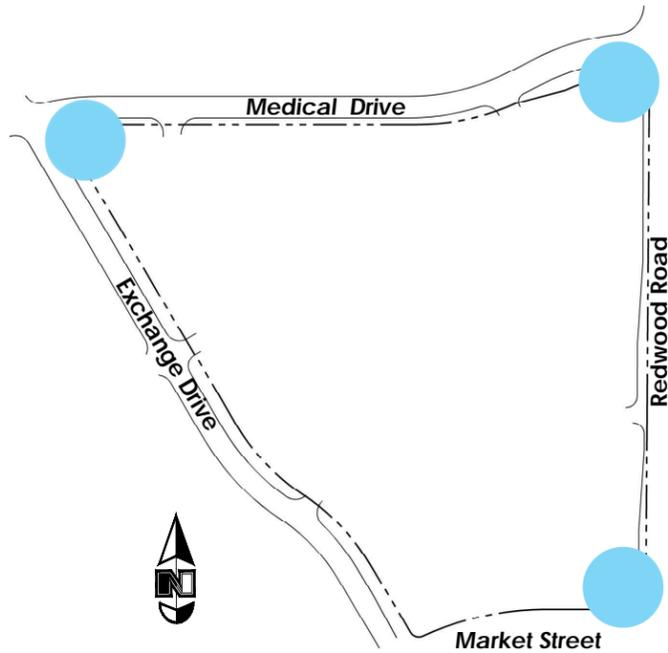
1. Raised landscaped pedestrian walkways where required.
2. That portion of a sidewalk in excess of 8 feet in width that is located immediately in front of a primary building facade that includes sidewalk furnishings, outdoor seating, and/or dining areas, and not used for display or merchandise.
3. General landscaped areas in compliance with this Community Plan with the exception of any landscape areas less than 300 contiguous square feet.

The Village Plan will specify which District Area Plan open space types will be used.

 Perimeter Open Space

a) Community Wide Systems and Themes

1. Project Street Corner Landscaping



Legend



Corner Landscaping

Minimum street corner enhancements shall include the following:

- 1) A colored concrete plaza (approx. 400 s.f.).
- 2) 2 benches.
- 3) Large boulders and decorative rock as landscape features.
- 4) Canopy deciduous trees for shade. Flowering or evergreen trees for accent.
- 5) Native shrub and perennial plantings with decorative rock within park strip (approx. 700 s.f.).
- 6) Massed plantings of drought-tolerant ornamental grasses, evergreen shrubs, and flowering perennials.



b) Community Plan Character

1. General Landscape Guideline:

1. These landscape standards shall be used in conjunction with the Saratoga Springs City Chapter 19.06 and 19.09 landscape and off-street parking requirements.
2. All plant material shall be established with the Village Plan I. As additional Village Plans are developed they will follow the plant material list established with Village Plan I.
3. Trees and shrubs in park strips and parking islands shall be consistent with Saratoga Springs City Code.

Decorative Stone, Accent Boulders and Edging

1. All landscape areas shall have decorative stone. Stone color and type shall be consistent throughout Village Plans.
2. Wood mulch shall be provided around all plant material.
3. Edging shall be used to separate different size and color of decorative stone.
4. Accent boulders shall be incorporated into landscape areas. Boulders shall match neighboring decorative stone. Accent boulders shall be placed in high visibility areas and shall not interfere with access to utilities and block signs. Boulders shall not be placed in lawn areas.
5. Lawn areas and shrub planters shall be separated by concrete, aluminum, or steel edging.

b) Community Plan Character:

1. General Landscape Guidelines:

Parking Island Landscaping

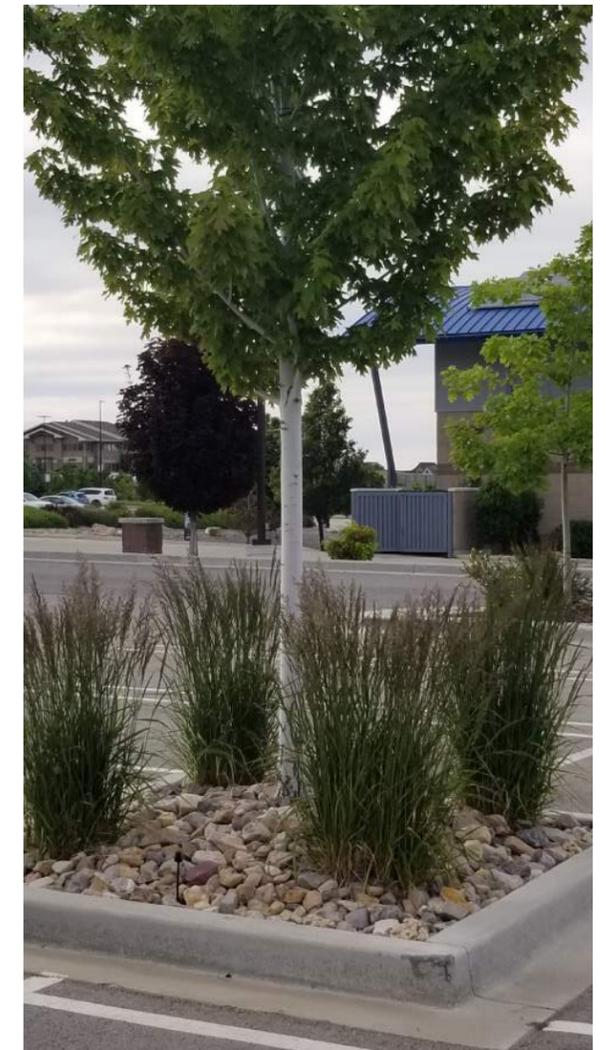
- 1. All parking islands shall receive plant material with decorative stone. Hardy plant material shall be used in parking lot areas.
- 2. Parking islands shall be planted with deciduous trees if compatible with utilities. Plant material shall not obstruct views for cars and pedestrians entering and leaving the parking lot.

Landscape Retaining Walls

- 1. If retaining is needed, landscape boulders, decorative concrete, and keystone style walls shall be used. Landscape shall be used to soften walls.

Landscape Adjacent to Buildings

- 1. Intermittent landscape shall be placed along long building walls as approved with each Village Plan.



c) Guiding Development Standards:**1. Purpose**

1. The contemplated development will be most aligned to the regional retail place type identified in the District Area Plan as the guiding land use. The purpose of the Regional Commercial Land Use Zone is to allow in appropriate areas, commercial businesses and shopping centers of a scale that will serve neighborhoods community wide, and regional shopper's needs. These regulations should preserve the existing quality and livability of the city while still assuring maximum efficiencies of traffic circulation and convenience.

2. Permitted Uses

1. Specific uses should comply with the Regional Commercial (RC) uses as permitted or conditionally permitted as outlined in Section 19.04 of the Saratoga Springs Municipal Code 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.

3. Minimum Lot Size

1. Minimum lot size for all uses is 20,000 s.f.

4. Setback and Yard Requirements

1. Front (Redwood Road): 30 feet
2. Sides: 10 feet
3. Rear: 10 feet

5. Building Heights

1. Building Height: Maximum building height 50 feet.

6. Maximum Lot Coverage

1. 50%.

7. Minimum Building Size

1. 1,000 s.f.
2. No size restriction on fuel center equipment enclosure.

c) Guiding Development Standards:

8. Lighting

1. 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.
2. Parking light poles of 36 feet 6 inches in height are permitted provided such lighting poles are bronze in color and designed to blend into existing backgrounds – See Figure 2.
3. 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.
4. Lighting along public roads that will be maintained by the City, such as Redwood Road, shall be per City standard details and specifications.
5. All exterior lighting shall comply with the City of Saratoga Springs Dark Sky ordinance/requirements.



Figure 1

9. Off-street Parking Requirements

1. Off-street parking per Section 19.09 with the following exception that pedestrian walkways will be approved as shown on each Village Plan.
2. 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.
3. Maximum parking allowed for Village Plan II is per section 19.09.

10. Signage

1. Signage shall be approved with each Village Plan. Signage per Section 19.18 shall govern if signage is not provided in the Village Plan.

11. Trash Storage

1. All trash storage (other than individual garbage cans) shall comply with Section 19.14.

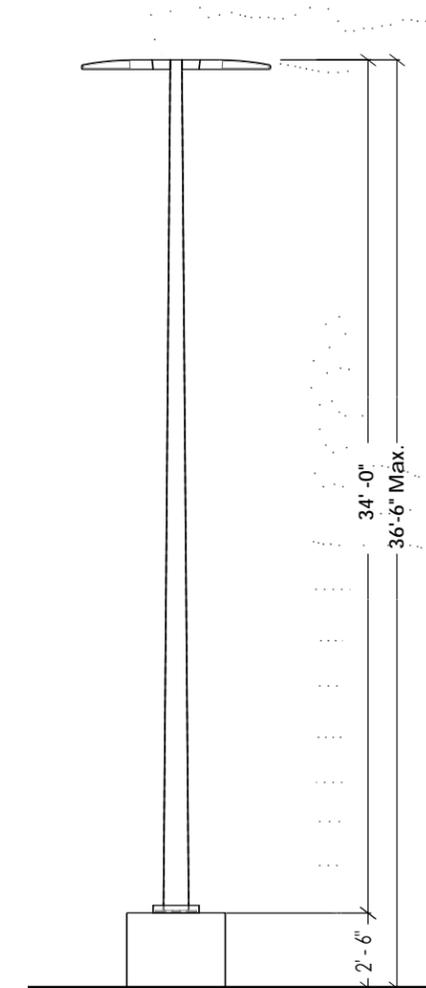


Figure 2

c) Guiding Development Standards

12. Architectural Standards

The following design criteria are established for each new building to help form a consistent theme for the Community Plan and within each future Village Plan.

Building Forms

1. Mix of uses and building forms must be provided:
 - a. Complimentary building materials and color schemes are required.
 - b. Design latitude in building types, sizes, styles and massing will be permitted to ensure interest and variety through the project area.
 - c. Large and monotonous wall and roof planes shall be avoided. Large expanses of a single material not to exceed 5,000 of contiguous square feet shall be allowed on sides and rear of big box structures. Smaller buildings shall comply with design guidelines.
 - d. Roof mounted equipment must be screened from view from adjacent public and private streets as well as from adjacent properties per the City of Saratoga Springs Site and Architectural Design Standards.

Architectural Materials

1. Acceptable building exterior finish materials include: EIFS, integral-color CMU, brick, stone, precast concrete, flat or ribbed metal panels, aluminum, steel and fiber-cement siding as shown on proposed color board. No more than six types of materials are permitted per building (Excluding windows and doors).
2. Buildings are encouraged to use a variety of materials with the suggested composition of one or two Preferred Primary Materials (70%-80% of exterior surface excluding windows) and one or two Preferred Accent Materials (20%-30% of exterior surfaces excluding windows.) Refer to the material table on the following page for a list of acceptable materials. Excluding glazing, each building elevation shall have a minimum of 25% non-EIFS materials. No fewer than 3 materials (combined between primary and accent materials) may be used on each building.

Architectural Colors

1. In general, natural/earthy material finishes are preferred with materials with natural finishes being used where possible such as weathered steel, masonry, etc. Accent colors matching tenant standards may be used, however, dominant surface colors shall be in line with Community and Village standards as shown on the subsequent exhibits. Aluminum storefront shall typically be bronze colored unless another color is consistent with a proposed coordinated color scheme.

Preferred Primary Materials:	Preferred Accent Materials:
Colored CMU (Split-face or honed)	Brick
EIFS	Stone
Brick	Pre-cast Concrete
Stone	Metal
Flat or Ribbed Metal Panels	Tile
Fiber-cement siding	Fiber-cement siding
Wood	

Primary Facades

1. Primary facades are those sides of a building where the primary entrance(s) are located. It is possible for a building to have more than one primary facade.
2. Primary facades shall incorporate a building canopy, awning, or similar weather protection along the building's principal public entrance, projecting at least four feet from the facade. In addition, primary facades shall incorporate visually prominent building entrances through the use of at least one of the following features:
 - a. Secondary roof structures, or a parapet roof used to accent the principal public entrance, or
 - b. Outdoor pedestrian features such as seat walls and landscaping, or permanent landscaped planters with integrated benches, or
 - c. Architectural detailing such as tile, metal, stone, or cementitious fiber board integrated into the building structure.

Secondary Facades

1. Secondary facades are those sides of a building in which the primary building entrances not located. Secondary facades shall incorporate the following:
 - a. Secondary facade walls shall include either a window, a functional doorway, or another architectural feature to match the architectural articulation of the primary facade.
 - b. Secondary facades that face the public right-of-way shall include a similar level of architectural detail and treatment consistent with the primary facade.
 - c. All secondary facades facing other access roads may include a reduced level of architectural detail and treatment consistent with the primary facade.

c) Guiding Development Standards

12. Architectural Standards

Roofs

1. Parapet walls shall feature transitions and articulation to match the architectural articulation of the primary facade. Pitched or other roof forms are allowed for decorative roofs and for roof profiles that are required to be consistent with tenant branding. All rooftop equipment shall be screened from view from all adjacent public and private streets, parking areas, and drive approaches. A site line study shall be provided as necessary to graphically illustrate compliance or other site specific restrictions, limitations, etc. No roof access is permitted on the exterior of a building and is to be provided by an internal roof hatch or by other means not permanently attached to the building.

a. Side and Rear Loading and Service Areas:

i. Loading, service, and equipment areas shall be located in a manner that minimizes their visibility from drive approaches and streets. Loading, service, and equipment areas shall be screened through the use of landscaping, grading and architectural elements and materials that reduce their visibility.

b. Drive-Thru Facilities:

i. Drive-thru facilities shall include a canopy or roof that is architecturally integrated with the building and that is similar to or mirrors the roof form of the primary structure (Does not include fueling facilities).

c. Site Furnishings:

i. Consistent site furnishings shall be provided to unify the pedestrian spaces. Acceptable furnishings include: benches, bollards, trash receptacles, planters, bike racks, etc. See this sheet for examples.

Site Amenities



Bench Example



Trash Receptacle Example



Bike Rack Example

c) Guiding Development Standards

13. Development Approval Processes for Costco Wholesale

Submittal Type	Planning Director Approval	Planning Commission Public Hearing	Planning Commission Recommendation	City Council Approval
Community Plan		X	X	X
Community Plan / Major Amendment		X	X	X
Community Plan / Minor Amendment	X			
Minor Subdivision ¹	X			
Plat, Condominium or Final	X ²			
Plat, Preliminary in CP or VP	X ³			
Site Plan	X ⁴			
Village Plan		X	X	X
Village Plan / Major Amendment		X	X	X
Village Plan / Minor Amendment	X			

Notes:

1. Minor subdivision to include subdividing land for the purposes of land sale based on no building lots being created. Amendment of lot created by minor subdivisions may be completed to allow development.

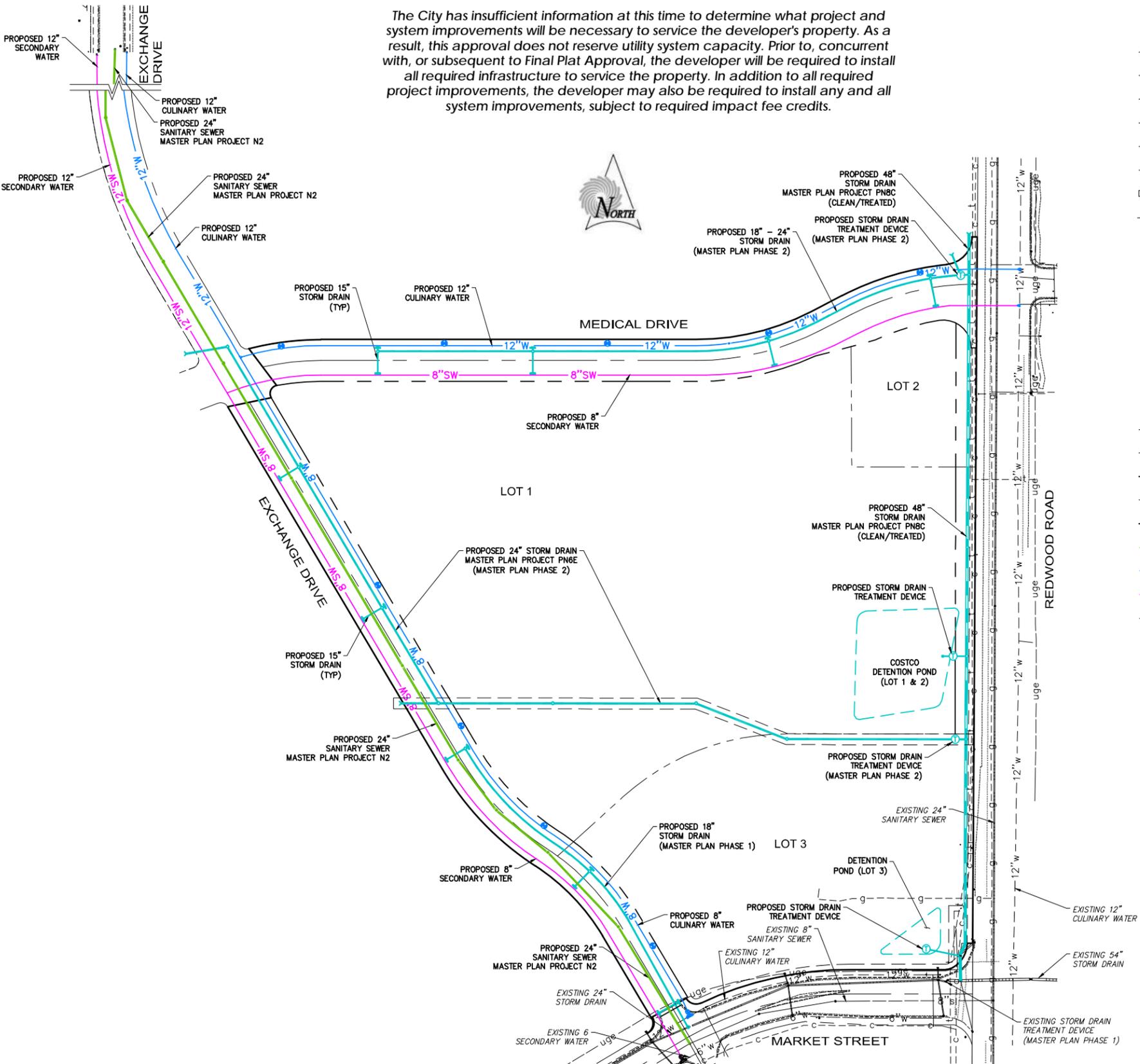
2. Planning Director approval if the condominium or final plat is consistent with the preliminary plat or as adjusted through the Village Plan Process.

If not, City Council approval is required. Consistency of preliminary plat allows for adjustment of utilities based on final calculations and review, lot count decrease and lot dimension variance up to minimum established for applicable Village.

3. Planning Director approval if the preliminary plat layout, the contents of which are defined in City Code 19.26.10, is contained in the Community Plan or Village Plan. If not, the preliminary plat shall be reviewed by the Planning Commission with a recommendation to the City Council.

4. Provided the application site plan complies with the approved Village Plan, site plans may be approved by the Planning Director with consultation with the Development Review Committee.

The City has insufficient information at this time to determine what project and system improvements will be necessary to service the developer's property. As a result, this approval does not reserve utility system capacity. Prior to, concurrent with, or subsequent to Final Plat Approval, the developer will be required to install all required infrastructure to service the property. In addition to all required project improvements, the developer may also be required to install any and all system improvements, subject to required impact fee credits.



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:

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

MASTER PLAN CULINARY WATER

- PROPOSED 12" WATERLINE TO BE EXTENDED FROM INTERSECTION OF EXCHANGE DRIVE AND MEDICAL DRIVE TO NORTH SIDE OF EXCHANGE DRIVE APPROXIMATELY BY TRACTOR SUPPLY CO.
- PROPOSED 8" WATERLINE TO BE EXTENDED FROM THE INTERSECTION OF MARKET STREET AND EXCHANGE DRIVE TO NORTH SIDE OF MEDICAL DRIVE AND EXCHANGE DRIVE INTERSECTION.
- PROPOSED 12" WATERLINE TO BE EXTENDED FROM THE INTERSECTION OF REDWOOD ROAD AND MEDICAL DRIVE TO WEST SIDE OF INTERSECTION OF MEDICAL DRIVE AND EXCHANGE DRIVE.
- ADDITIONAL 8" WATERLINE TO LOOP THROUGH SITE WHERE NECESSARY.
- LOCATIONS ARE APPROXIMATE AND WILL BE DETERMINED AT SITE PLAN APPROVAL.

MASTER PLAN SECONDARY WATER

- PROPOSED 12" WATERLINE TO BE EXTENDED FROM INTERSECTION OF EXCHANGE DRIVE AND MEDICAL ROAD TO NORTH SIDE OF EXCHANGE DRIVE APPROXIMATELY BY TRACTOR SUPPLY CO.
- PROPOSED 8" WATERLINE TO BE EXTENDED FROM THE INTERSECTION OF MARKET STREET AND EXCHANGE DRIVE TO NORTH SIDE OF MEDICAL DRIVE AND EXCHANGE DRIVE INTERSECTION.
- PROPOSED 8" WATERLINE TO BE EXTENDED FROM THE INTERSECTION OF REDWOOD ROAD AND MEDICAL ROAD TO WEST SIDE OF INTERSECTION OF MEDICAL DRIVE AND EXCHANGE DRIVE.
- LOCATIONS ARE APPROXIMATE AND WILL BE DETERMINED AT SITE PLAN APPROVAL.

MASTER PLAN SANITARY SEWER

- PROPOSED 24" PROPOSED (PROJECT N2) SEWER LINE TO BE EXTENDED FROM NEAR TRACTOR SUPPLY CO. TO SOUTH SIDE AND CONNECT TO EXISTING 8" SEWER LINE AT THE INTERSECTION OF MARKET STREET AND EXCHANGE DRIVE (CITY TO UPSIZE TO 24").
- ADDITIONAL 8" SEWER LINES TO LOOP THROUGH SITE WHERE NECESSARY AND CONNECT TO PROPOSED 24" SEWER LINE ON EXCHANGE DRIVE.
- LOCATIONS ARE APPROXIMATE AND WILL BE DETERMINED AT SITE PLAN APPROVAL.

MASTER PLAN STORM DRAIN

- PROPOSED 48" STORM DRAIN ON REDWOOD ROAD PER MASTER PLAN PROJECT NO. PN8C. PROPOSED LINE TO CONNECT TO EXISTING TREATMENT DEVICE ON MARKET STREET.
- PROPOSED 24" STORM DRAIN PER MASTER PLAN PROJECT NO. PN6E TO BE EXTENDED FROM EXCHANGE DRIVE TO WEST SIDE AND CONNECT TO PROPOSED 48" LINE ON REDWOOD ROAD.
- ALL STORM WATER WILL BE TREATED PRIOR TO CONNECTION TO NEW 48" LINE FROM PROPOSED DEVELOPMENT ON REDWOOD ROAD.
- LOCATIONS ARE APPROXIMATE AND WILL BE DETERMINED AT SITE PLAN APPROVAL.

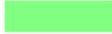


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a) Thoroughfare / Pedestrian Network Plan:

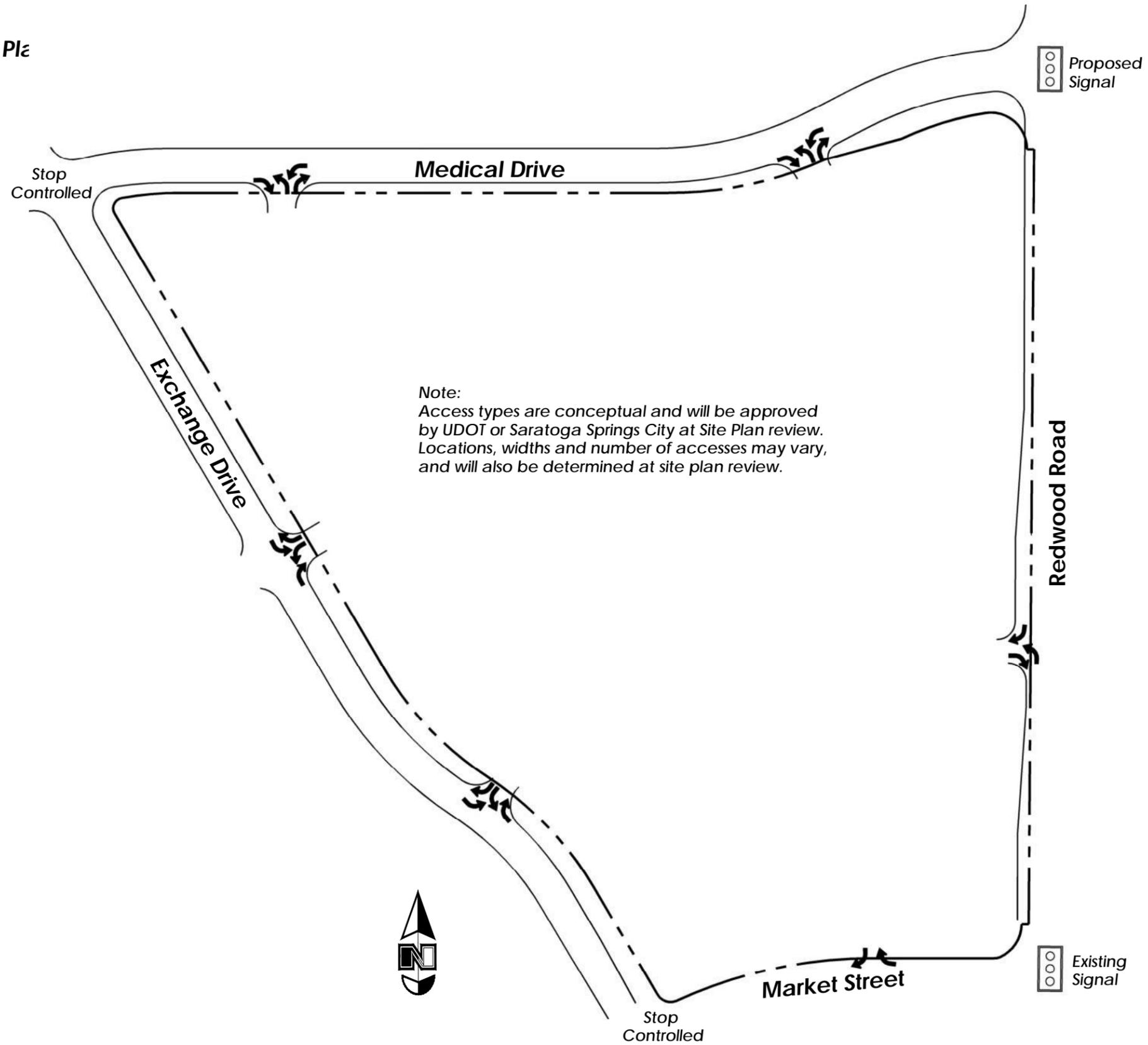


Legend

-  Proposed 77.0' Wide Public Street
-  Existing Public Street
-  Proposed 5.0' Concrete Sidewalk
-  Proposed 8.0' Concrete Sidewalk

Internal circulation and thoroughfares will be shown in detail with the Village Plan submittal.

b) Vehicular Site Access Pla



a. Physical Characteristics**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%.

b. Findings Statement

1. The Costco Wholesale Community Plan is generally consistent with the goals, objectives, and policies of the District Area Plan (DAP). Using the regional retail type as a guide the community plan has been created to allow for development of a regional shopping center that is in harmony with the DAP guidelines.
2. The Costco Wholesale Community Plan contains sufficient standards to guide the creation of innovative design that responds to unique conditions.
3. The Costco Wholesale Community Plan is compatible with the surrounding development and properly integrates land uses and infrastructure with adjacent properties. The Crossing Shopping Center is being developed directly south which is compatible with this plan.
4. The Costco Wholesale Community Plan includes adequate provisions for utilities, services, roadway networks, and emergency vehicle access. Public streets will be constructed to the north and west. Redwood Road exists to the east. Market Street exists to the south. These improvements will provide utilities and emergency access necessary for this development.
5. The Costco Wholesale Community Plan is consistent with the guiding standards. It incorporates the place type from the DAP and provides additional guidance on developing a regional shopping center in harmony with the surrounding developments.
6. The Costco Wholesale Community Plan contains the required elements required by section 19.26.07 of the Planned Community Zone.
7. The Costco Wholesale Community Plan meets the minimum required open space on the adopted DAP.

c. Environmental Issues

Phase I Environmental Site Assessment was performed on the Undeveloped Parcel located at the Northwest Corner of Market Street and Redwood Road in Saratoga Springs, Utah. The purpose of the Phase I Environmental Site Assessment was to identify, to the extent feasible pursuant to the processes described in ASTM E 1527-13, recognized environmental conditions in connection with the subject property.

The Site is identified by the Utah County Assessor's Office with the Assessor's Parcel Number (APN) 58:032:0187.

The Site was used for agricultural purposes since at least 1947 to 2017, after which it was left fallow. Gardener Canal was located in the west portion of the Site from at least 1947 through the 1980's, after which it was diverted on the adjacent property to the south of the Site. A structure was located in the southeast portion of the Site in the late 1940's that was no longer present in the early 1950's. Another structure was located in the southeast portion of the Site in the late 1970's, but was no longer present in the late 1980's.

A 6,000-gallon diesel underground storage tank (UST) was closed in-place approximately 300 feet north of the Site in 1993. A leaking underground storage tank (LUST) incident IDG was assigned to this facility based on traces of residual hydrocarbons detected in soil samples collected from the UST excavation at approximately 10 feet below ground surface (bgs). Based on the concentrations of petroleum hydrocarbons remaining in soil that were below Utah Department of Environmental Quality (UDEQ) initial screening levels, the cross-gradient groundwater flow direction, and lack of reported groundwater impacts, the residual petroleum hydrocarbon concentrations are not anticipated to present a recognized environmental condition (REC) to the Site. A septic system was also formerly located on this adjacent property; however, the septic system was used solely by the residence.

Transite piping is buried west of the Site; however, the piping transitions to PVC piping at the pivot point adjacent to the west of the Site. The PVC irrigation piping is buried in the south portion of the Site.

No wetlands or jurisdictional Waters of the United States were identified within the Site boundaries in the information reviewed or during our Site reconnaissance.

No Critical Habitats for species, flora or fauna were identified during our review of records from the USFWS.

No cultural, archeological, or historical recourses were identified with the Site boundaries in the National Historic Building Districts online map, information provided by the Utah State Historic Preservation Office, and based on the historical agricultural use of the Site.

Based on Kleinfelder's geotechnical investigation conducted at the Site, Site soils consist of 7 to 16 inches of clay with fine-grained sand overlying sandy silt with occasional, interbedded sands and gravels. Groundwater was not encountered at the Site in the geotechnical borings advanced to depths up to approximately 27 feet bgs but has been encountered in the vicinity of the Site at depths ranging from 15 feet bgs to greater than 36 feet bgs. A copy of Kleinfelder's Geotechnical Report will be provided separately.

This assessment has revealed no evidence of Recognized Environmental Conditions (RECs), Historical RECs (HRECs), or Controlled RECs (CRECs) in association with the Site (as defined in Section 1). Although not considered RECs, the following items are considered potential business environmental concerns:

The potential exists that remnants of the form structures in the southeast portion of the Site may be encountered during excavation activities.

(Based on the findings of the ESA performed by Kleinfelder, there are no issues with wetlands, historical sites, or endangered plants that will need to be mitigated)

d. Compliance Statements

The development will be governed by agreements between the city and owner. Open space will be improved as each phase of the development occurs. Standards from this Community Plan will be used as the guideline for future village plans that will further define and shape the development.