



WILDFLOWER VILLAGE PLAN 5

May 2, 2025

DRAFT



WILDFLOWER

AT SARATOGA SPRINGS



WILDFLOWER VILLAGE PLAN 5

Prepared By

Wadsworth Development Group

DAI

LEI Engineers & Surveyors

Landmark Design

Hales Engineering

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01 Executive Summary

Findings for Wildflower Village Plan 5

Wildflower Village Plan 5 includes an 57.85-acre area within the 1,202-acre Wildflower Amended and Restated Community Plan (ARCP) located in Saratoga Springs, Utah. The Wildflower Village Plan 5 is compliant with all PC Zone Requirements for Village Plans as defined in **Section 19.26.09 of the Saratoga Springs Municipal Code**. We find that Wildflower Village Plan 5:

- a. Is generally consistent with the adopted Amended and Restated Wildflower ARCP; Wildflower Village Plan 5 adheres to the thoroughfare types, and open space types and requirements established in the Wildflower ARCP.
- b. All acreages and open space calculations are consistent with the Wildflower ARCP. In the case that information in Village Plan 5 differs from the approved Wildflower ARCP, the more strict and specific requirements prevail.
- c. Is consistent with the utility, infrastructure, and circulation plans of the Wildflower ARCP and Master Utility Plan. It includes adequately sized utilities, services, and roadway networks to meet demands;
- d. Properly integrates utility, infrastructure, open spaces, pedestrian and bicycle systems with adjacent properties;
 - » Wildflower has been designed to accommodate significant infrastructure elements that are important to the City within the structure of the property. The design includes pedestrian, bike, and other mobility options. Open space is integrated into the plan and includes an optimized storm drain system to maximize the usable land area.



02 Legal Description

Legal Description Prepared by LEI



ENGINEERS
SURVEYORS
PLANNERS

LEGAL DESCRIPTION

PREPARED FOR

DAI

Job No. 17-0096

(October 3, 2023)

17-0096 Wildflower Village 5 Boundary

A parcel of land located in the Northwest Quarter of Section 15, Township 5 South, Range 1 West, Salt Lake Base & Meridian and being more particularly described as follows:

Beginning at a point located S89°52'02"E along the Section Line 335.82 feet from the Northwest Corner of Section 15, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence S89°52'02"E along the Section Line 226.45 feet; thence along the arc of a non-tangent curve to the left 332.59 feet with a radius of 447.50 feet through a central angle of 42°35'00", chord: S68°34'27"E 324.99 feet; thence S89°51'57"E 456.21 feet; thence along the arc of a curve to the right 18.85 feet with a radius of 12.00 feet through a central angle of 89°59'55", chord: S44°51'59"E 16.97 feet; thence S89°52'02"E 80.00 feet; thence N00°07'58"E 130.03 feet to the Section Line; thence S89°52'02"E along the Section Line 564.21 feet to the Northwest Corner of that Real Property Described in Deed Entry No. 109029:2018 in the official records of the Utah County Recorder; thence S04°28'07"E 161.25 feet; thence S01°50'46"W 283.64 feet; to that real property described in Deed Entry No. 109028:2018 in the official records of the Utah County Recorder; thence along said real property the following two (2) courses: thence S15°08'55"E 79.68 feet; thence along the arc of a non-tangent curve to the left 518.87 feet with a radius of 843.00 feet through a central angle of 35°15'57", chord: S24°43'03"E 510.72 feet; thence along the arc of a non-tangent curve to the right 713.19 feet with a radius of 1112.00 feet through a central angle of 36°44'49", chord: S33°42'48"W 701.03 feet; thence S78°12'21"W 181.50 feet; thence N81°46'05"W 56.94 feet; thence S78°12'21"W 262.84 feet; thence N69°51'02"W 46.29 feet; thence S84°29'15"W 384.86 feet; thence N05°30'45"W 333.31 feet; thence along the arc of a non-tangent curve to the right 60.10 feet with a radius of 528.50 feet through a central angle of 06°30'56", chord: S81°46'19"W 60.07 feet; thence N05°30'45"W 80.00 feet; thence along the arc of a non-tangent curve to the right 201.41 feet with a radius of 448.50 feet through a central angle of 25°43'49", chord: N82°00'31"W 199.72 feet; thence N69°08'36"W 399.89 feet to the east line of that real property described in Deed Entry No. 30217:2014 in the official records of the Utah County Recorder; thence N05°04'59"E along said real property 1107.14 feet to the point of beginning.

Contains: ±57.85 Acres
±2,519,965 Sq. Ft.

- Civil Engineering
- Structural Engineering
- Surveying
- Land Planning
- Landscape Architecture

www.lei-eng.com

Corporate Office: 3302 N. Main Street • Spanish Fork, UT 84660

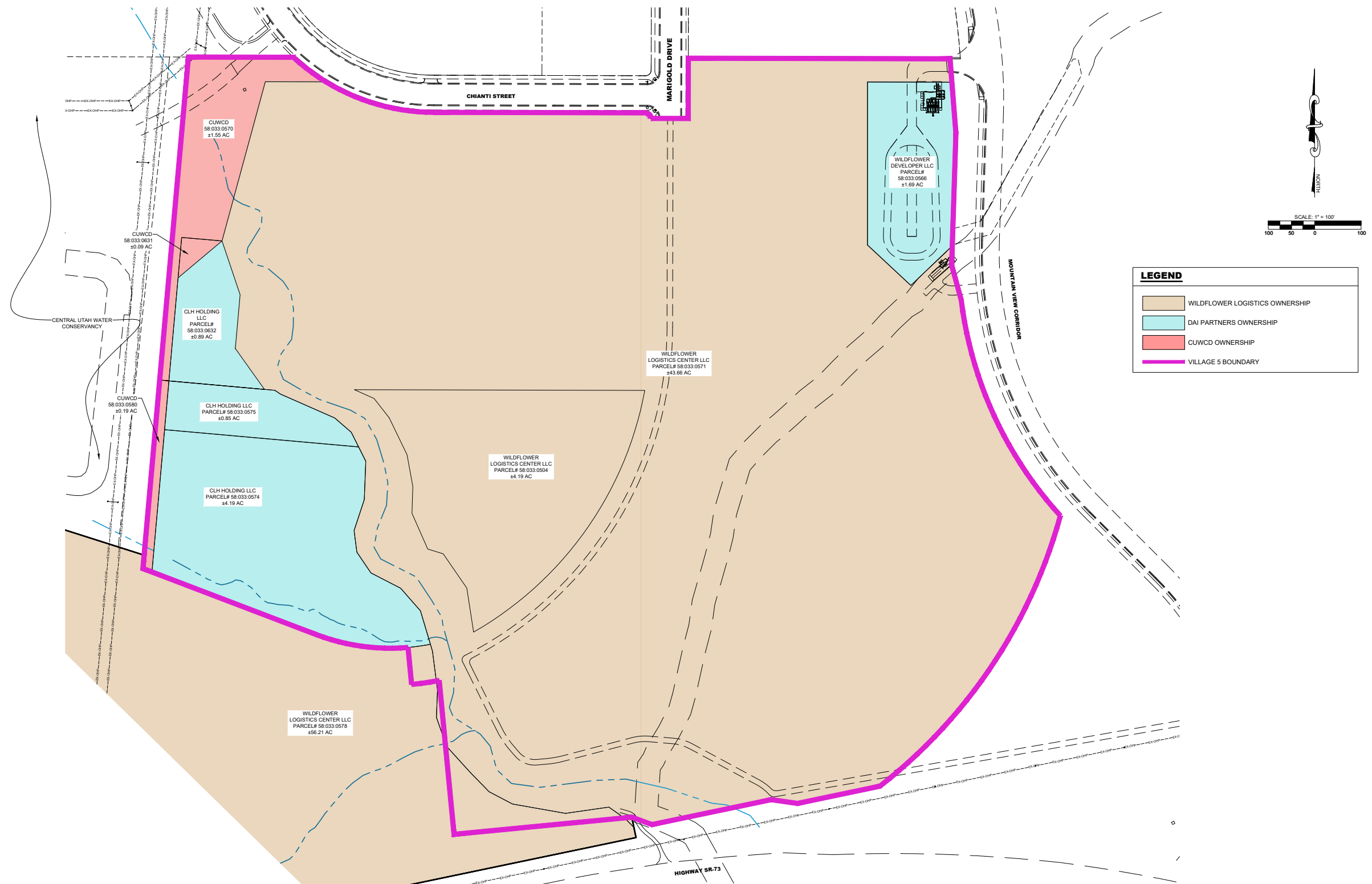
☎ 801.798.0555

■ 801.798.9393





Parcel Allocation and Ownership



03 Buildout Allocation

Detailed Use

Type 5

Per the Wildflower Community Plan: *"The purpose of Type 5 Community Commercial / Business Park is to allow for medium-sized permitted commercial developments near residential neighborhoods, with establishments that will serve the nearby community. Development under these regulations should provide for Neighborhood Commercial (NC), Community Commercial (CC), Regional Commercial (RC), Business Park (BP), Office Warehouse (OW), and Heavy Commercial (HC) (as included in the amendment to the Wildflower Community Plan), subject to location restrictions as determined during Village Plan review. Improvements such as trails, seating, and lighting that would help create gathering spaces and promote pedestrian activity are expected. Setbacks and configurations will be in line with City code."*

The total number of Equivalent Residential Units (ERUs) within these areas will be calculated as defined in Saratoga City code. Commercial ERUs will not be counted as part of the 3,252 residential units permitted in Types 1-4.

Zoning in the Commercial Type 5 area was established in the Wildflower ARCP and include:

- » Business Park (BP)
- » Community Commercial (CC)
- » Office Warehouse (OW)
- » Regional Commercial (RC)
- » Neighborhood Commercial (NC)
- » Heavy Commercial (HC)

Appendix A6 provides the Title 19 Land Development Code section and Permitted Use Chart (Effective December 2019) for reference. Village Plan 5 is to comply with the Code as of this date.

Floor Area Ratios will be provided at the time of Site Plan submittal. Site Plan approval is required to further define development designs and open space. Commercial pads may be broken up and developed in distinct sections depending on user, location, and market demands.

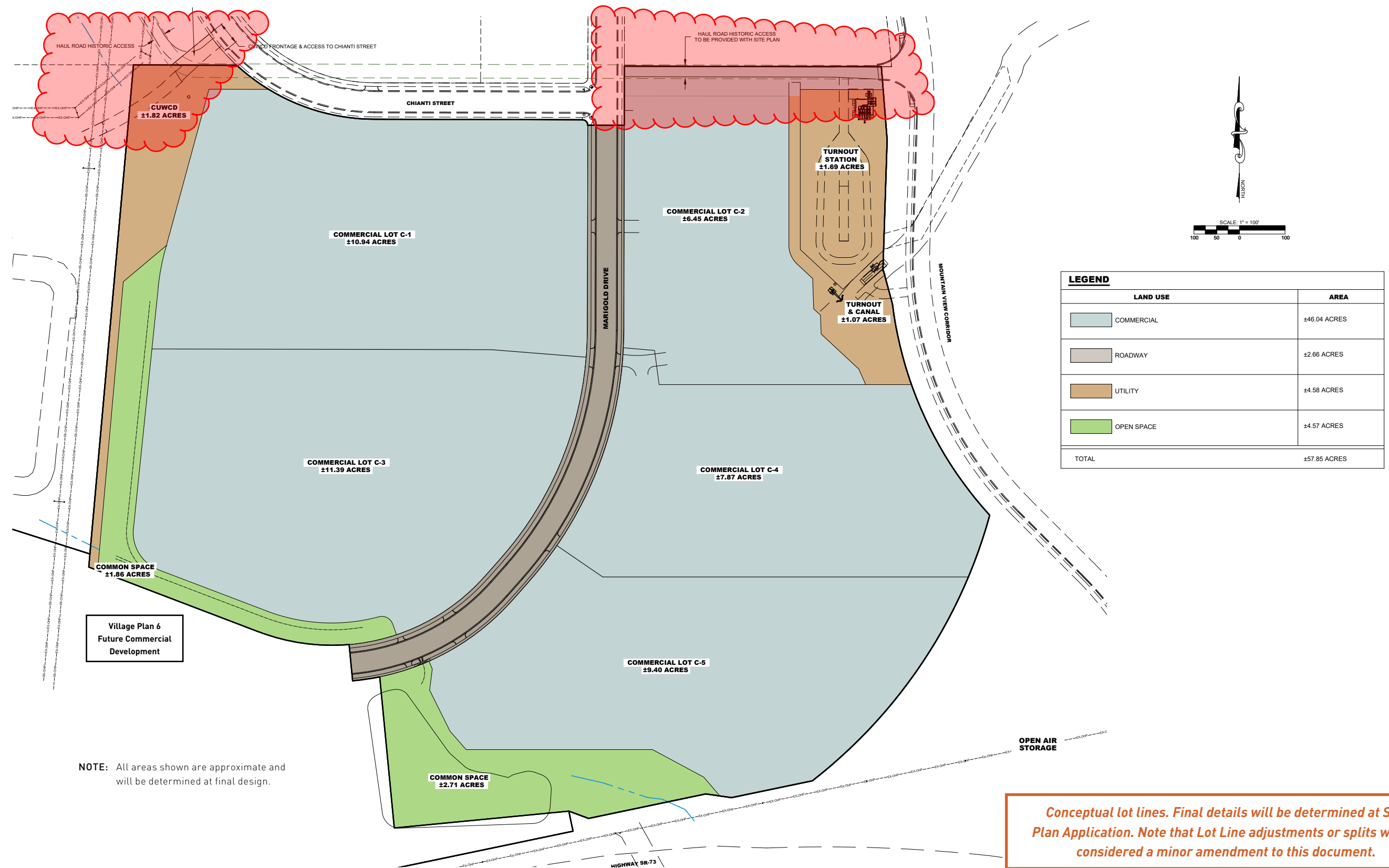
Medium-sized commercial development within the Wildflower project is intended to include a variety of building sizes generally ranging from approximately 30,000 sf to 228,000 sf. In Village Plan 5, the building size range is conceptually between 56,000 and 169,500 sf. The buildings within the Wildflower Village Plan 5 project area (Wildflower Commerce Center and adjacent parcels) are intended to be flexible and to accommodate a variety of Uses as permitted in the Use Chart referenced in Appendix A6.

ERUs in these areas will be determined by City Code and end-user types. It is anticipated that each Lot will be serviced by a single 2" meter. In Node C, the 516 ERUs designated for commercial uses in Villages 2, 5, and 6 will not be exceeded. Final engineering of ERUs is provided with the Site Plan submittal.





Detailed Use Exhibit



Detailed Allocation of All Acreage

The following information details the allocation of all acreage within Wildflower Village Plan 5. Refer to the *Detailed Use Exhibit* on page 3.02, *Open Space Tabulation Exhibit* on page 12.06, and *Lotting Map Exhibit* on page 6.01.

Area	Type	Description	Land Use	Acres
Marigold	Type 5	Commercial	Lots/ROW	46.04
			Open Space	4.57
			Total	50.61
Utility	N/A	Public Utility	Lots/ROW	4.58
			Open Space	0
			Total	4.58
Roadway	N/A	Roadway	ROW	2.66
			Open Space	0
			Total	2.66
Total				57.85

* The total open space area is 4.57 acres. Refer to Open Space Tabulation Exhibit on page 12-06.

- » All areas shown are approximate, areas to be determined at final design.
- » Refer to the *Lotting Map Exhibit* for Neighborhood Breakdown on page 6.01.





Preliminary Conceptual Site Plan



This plan is preliminary and conceptual. Final details will be determined at Site Plan Application.



04 Development Standards & Design Guidelines

Type 5

Type 5 site plan and design standards are subject to WDRC approval. The City is required to receive a copy of the WDRC approval before permits are issued. In addition to the WDRC approval, all other City standards (with the exceptions and clarifications of those listed in this Village Plan) must be met for site plan approval. This Village Plan is subject to the Title 19 requirements in place as of December 2019, apart from those areas which are to receive a Heavy Commercial (HC) Zoning Designation. All Heavy Commercial zones are to comply with Title 19.04.09 (4) and 19.04.10 Table 1 as of March 2025 (applicable only to HC zone). Furthermore, the permitted uses for Heavy Commercial as shown in 19.04.11 for the purpose of this Village Plan shall be modified to allow:

- » Hardware & Home Improvement Retail (definition is modified to not allow any outdoor storage for this use in compliance with the regulation set forward in the Wildflower Community Plan)
- » Light Manufacturing (as defined in this Village Plan)

Within this Village Plan in OW zones:

- » Buildings 1, 2 and 3, shall not allow any single user to occupy or lease more than 75% of the floor area of a building. If at any time the developer receives an inquiry for a single user which makes a request to occupy more than the allowed 75% of the floor area in a building, developer shall send a written request for consideration to be heard before City Council. Upon receiving the written request for consideration, the City shall schedule the request as a business item for consideration before the City Council within 7 to 10 business days or the next scheduled Council meeting. Developer shall then appear to present said user's request for a discussion and a consideration of a waiver of the 75% restriction. If approved by the City Council, developer shall be allowed to have a single user occupy a building. This decision will be at the sole discretion of the City Council.
- » Prohibited uses within this Village Plan include:
 - » Large-scale bulk distribution and fulfillment facilities designed for high-volume, rapid-turnover operations such as those utilizing a cross-dock configuration.
 - » Facility primarily engineered for the receipt, sorting, and redistribution of goods across multiple transport vehicles, designed with truck docking positions located on multiple sides of the building rather than a single side.
 - » Building depth that exceeds 300 feet for facilities that typically support regional or national supply chains through extensive transfer operations.

Appendix A6 contains the December 2019 Land Development Code and applicable Table Summary of Land Use Regulations and Permitted Uses. Where City standards differ from the details in the Village plan, the Village Plan details control.



Parking requirements contained in the Land Development Code, Chapter 19-09 as of December 2019 will be complied with for each lot. Required minimum parking for each use will be met as detailed in 19.09.10.

Project theming includes the use of modern, clean, and pedestrian-friendly architecture. Building finishes will contain warm tones, wood textures, and upscale lighting to highlight building details. Landscape groupings are designed to create visual interest through the use of varying textures and colors which will also serve to soften pedestrian areas and provide heightened screening of service courts.

4-05

The conceptual architectural renderings on 4-04 are designed to meet, and exceed, city design standards in Title 19 for the OW zone in effect as of December 2019. The purposed conceptual architecture exceeds the 2019 requirements by providing for architectural features to minimize mass and scale (defined in the 2025 heavy commercial zone ordinance Title 19.16.08 (3)), additional clerestory glazing, enhanced entry areas, and architectural accents such as board-formed concrete.

Architectural Standards for the OW Zone in Wildflower Village Plan 5 include:

» ***Front and Side Facade Articulation and Architecture:***

Front and side building facades shall incorporate horizontal and vertical articulation. Articulation shall comply with the pending ordinance requirements for buildings over 20,000 square feet dated 2-18-25 to be incorporated as Title 19.16.05 (2), refer to complete language included as Appendix A7. A combination of horizontal and vertical elevation shifts, stepping portions of the elevation to create shadow lines and changes in volumetric spaces of at least 20 feet shall be provided.

» ***Rear Facade and Loading Area Architecture:***

Rear elevations shall incorporate visual and architectural interest through the use of reveals, changes in primary material color which incorporate the color palette of the front and side facades, horizontal and vertical divisions through the use of textures and materials, projections such as cornices, covered entrances, and awnings and canopies extending outward a minimum of 36". In order to minimize public view into rear facades and loading areas, rear elevations shall be screened utilizing a combination of enhanced landscape plantings/berms, and screen walls a minimum of 6' high.

» ***Public Access Entries:***

Enhanced public access entry areas shall be provided within front facades and shall be defined using variations of mass and scale including glazing, color, and material changes. Canopies extending a minimum of 4' in depth, and integrated lighting shall be used. The number of entries per building shall be determined by the length of the building, and a minimum of two entries per building will be provided.

» ***Building Materials:***

Building materials shall comply with the pending ordinance requirements dated 2-18-25 to be incorporated as Title 19.16.07. Allowed building materials include concrete tilt-up, precast concrete, colored masonry, board-formed concrete, and architectural metal in accordance with Title 19.16.05, as referenced above.



» **Primary Color Changes:**

Each building shall incorporate a minimum of 3 colors. Color spacing and primary color changes shall vary based on architectural design and building size. Primary color changes shall occur a minimum of 4 times on each facade and approximately every 50' to 100' linear feet.

» **Glazing:**

Elevations fronting a public street and elevations utilized as a public/front entrance shall provide glass at a minimum of 35% of the facade area on the first floor (10' AFF) facing the street. In addition, glazing may also be included on upper levels and on rear facades as clerestory windows.

Staff may approve site plans without additional Planning Commission or City Council approval as long as site plans are consistent with the Village Plan. Title 19 design requirements per the Zoning/Ordinance in effect as of December 2019, will be complied with, but allow for the below variations:

» **Definition of Light Manufacturing: 19.02.02 (147)**

The definition in the Ordinance is: "Light Manufacturing" means the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing and custom manufacturing.

For purposes of this Village Plan, the definition of light manufacturing may include custom manufacturing. Custom manufacturing is defined as "made-to-order" items.

» **Office Warehouse/Flex Definition: 19.02.02 (195)**

The definition in the 2019 Ordinance is: "Office, Warehouse/Flex" A commercial building comprised of two or more leasable units designed for office, retail, and light manufacturing uses (which shall be applicable to buildings 1, 2 and 3 in this Village Plan).

Furthermore, for purposes of this Village Plan, buildings 4 and 4a will be modified to include the possibility of single-use building. The modified definition is: An Office Warehouse/Flex building is defined to be a commercial building comprised of one or more leasable units, designed for office, retail, light manufacturing, and warehouse uses.

» **OW Zone Building Height: 19.04.10**

The Building Height Maximum in the 2019 Title 19 Ordinance is 35'.

For purposes of this Village Plan, the allowable Building Height Maximum for the OW Zone in Village 5 will not exceed 40'. The 40' maximum height is consistent with the HC Zone maximum height. See Appendix A6 for additional and specific details.



Master Homeowners Associations

In accordance with City Code **Section 19.26.03,2,d of the Planned Community Zone** ordinance, a Master Homeowners Association (HOA) has been established to review, approve, and enforce architectural requirements and restrictions, as well as address common area maintenance obligations as outlined in the Wildflower ARCP. Additional HOAs may be created based on end builder preferences. Master Homeowners Association will still be in affect over all parts of Wildflower. All sub HOAs shall be obligated to follow all Master Homeowners Association and WDRC regulations.

Wildflower Design Review Committee (WDRC)

All builders are required to submit exterior elevations, materials, colors, and landscaping plans for a Design Review Process by the Wildflower Development Review Committee (WDRC). The WDRC must review and approve all site plans and building permits prior to City submittal as outlined in the Wildflower ARCP. WDRC approval does not replace the requirements for the City to review and approve design.

City Approvals

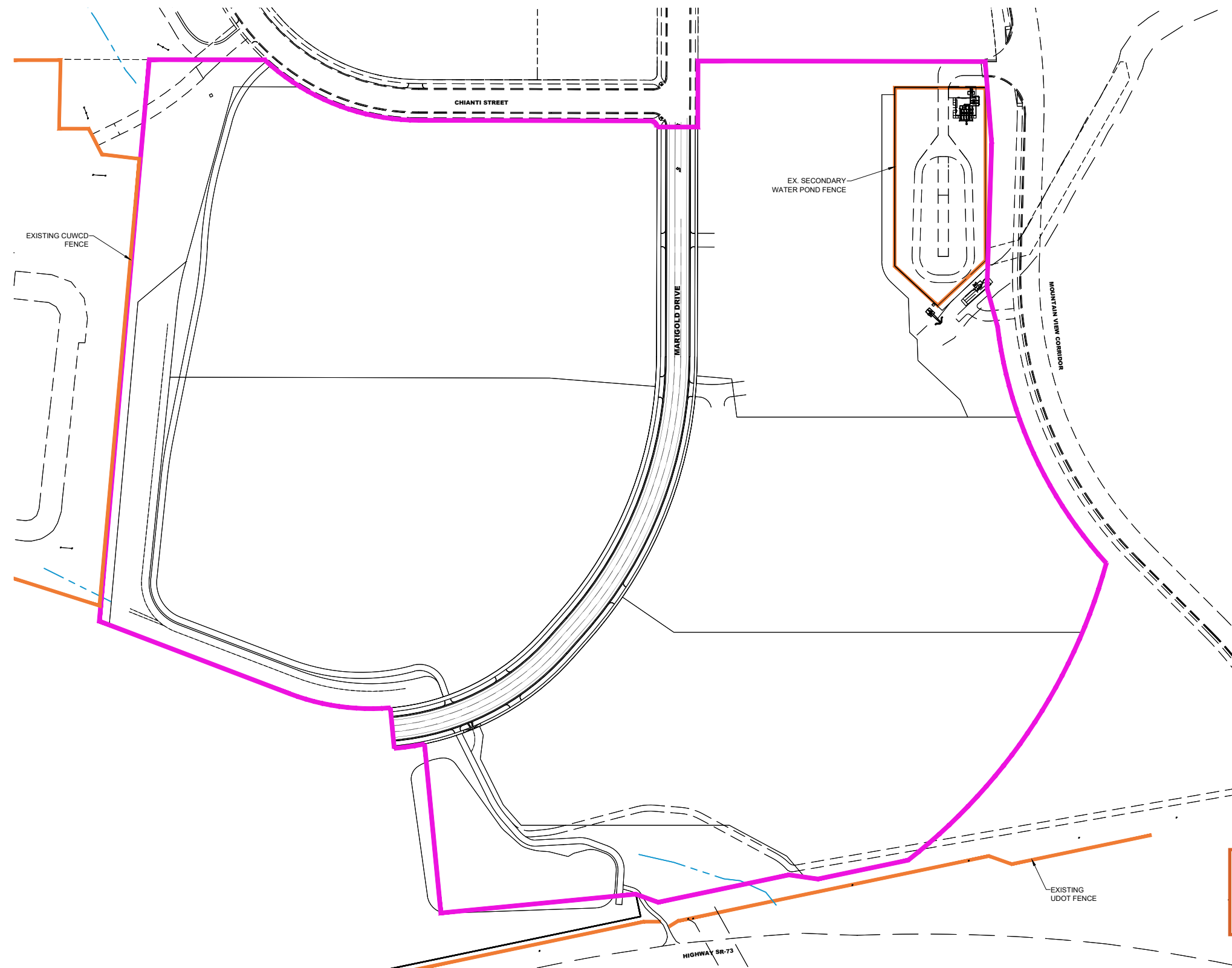
All City approvals to be effective for 24 months from the approval date.





Conceptual Renderings





NOTES	
1. ALL FENCING WILL TAKE INTO ACCOUNT THE CITY SITE TRIANGLE CODE REQUIREMENTS.	
LEGEND	
	EXISTING FENCE
	VILLAGE 5 BOUNDARY

This plan is conceptual. Final details determined in Site Plan Application.



05 Phasing & Maintenance Plan

Maintenance

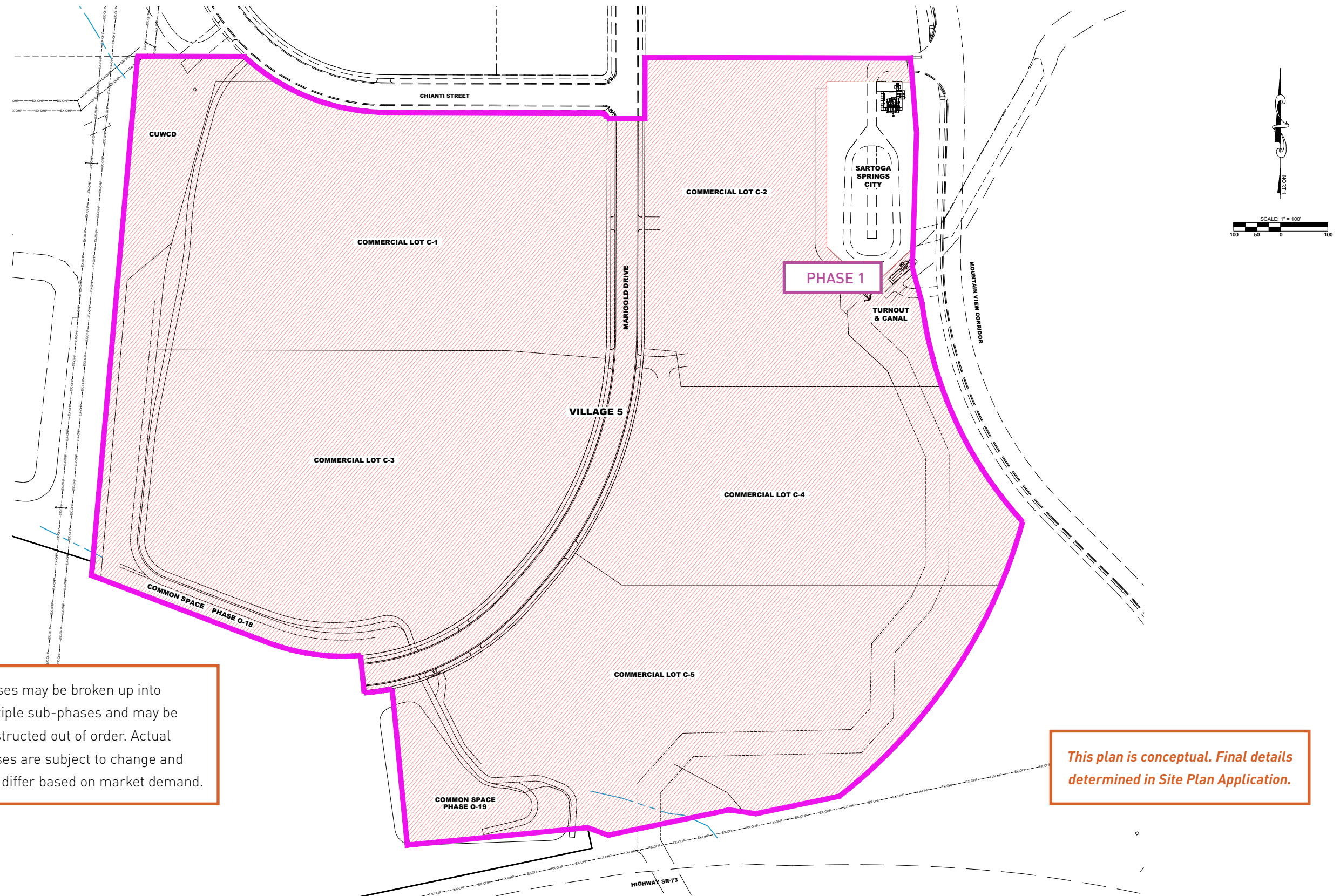
Maintenance for all common open space areas within Wildflower Village Plan 5, including park strips, private parks, and developed and natural open space, will be provided by the Sub Homeowners Associations as described in the Wildflower ARCP.

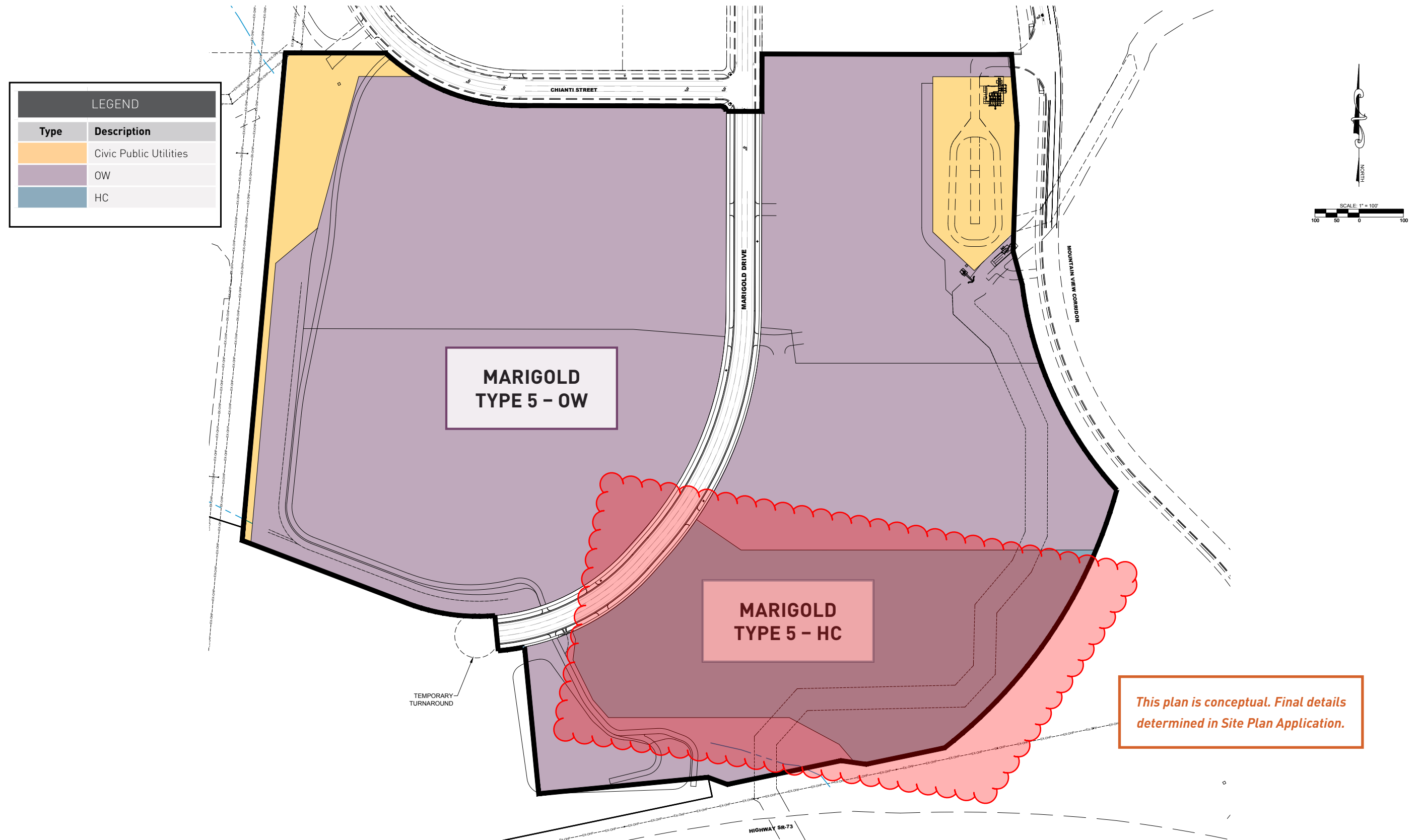
Phasing

Wildflower Village Plan 5 may be developed in multiple phases as driven by market demand. Conceptually, due to topography, grading and infrastructure requirements, the site work for Village Plan 5 may be constructed in sub-phases. Work may begin in the north and continue south and east. Lots may be developed singly or in multiples. Some mass grading, road, and utility work may be performed separate from Lot development.

Additionally, grading outside of the boundary may be required to complete the work inside of the boundary. Details to be provided with the site plan documents. The Type 5 areas will be developed as directed in the Wildflower ARCP, this Village Plan, and according to City Code.





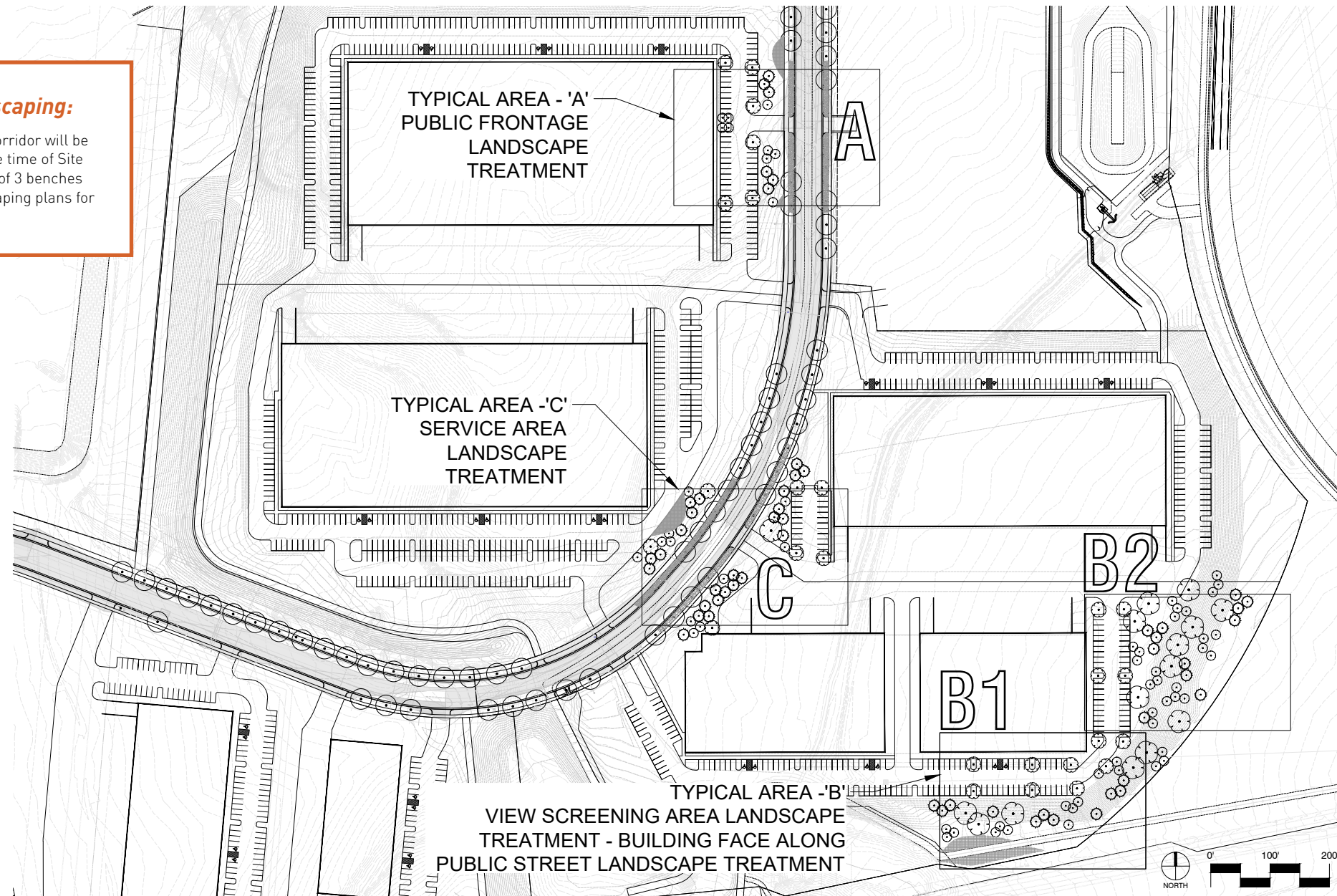




Landscape Concept Plan — Typical Areas

Trail Corridor Landscaping:

Landscaping along the trail corridor will be designed and submitted at the time of Site Plan application. A minimum of 3 benches will be included in the landscaping plans for Village 5.



This plan is conceptual. Final details determined in Site Plan Application. For the purposes of this Village Plan, the live vegetation plant coverage requirement is 30%.

CONCEPT LANDSCAPE NOTES:

1. CONCEPT LANDSCAPE TREATMENTS REFLECT THREE TYPICAL AREAS OF DEVELOPMENT. THE AREAS INCLUDE PUBLIC FRONTAGE, BUILDING FACE ALONG A PUBLIC STREET, AND SERVICE AREA (AN ACCESS FOR TRUCK).
2. LANDSCAPE PLANS ARE CONCEPTUAL AND EXACT PLANT SPECIES SELECTED AT TIME OF PLANTING MAY VARY FROM THIS PLAN AS DETAILED DESIGN CONSIDERATIONS ARE MADE. PLANTS SELECTED ARE FROM THE CITY'S RECOMMENDED TREE AND PLANT PALETTE, AND OTHER APPROPRIATE SPECIES HAVE BEEN INCLUDED BASED UPON PROFESSIONAL KNOWLEDGE AND

EXPERIENCE. THE FINAL LANDSCAPE PLANS WILL BE REVIEWED WITH THE PRELIMINARY PLAT AND SHALL COMPLY WITH SECTION 19.06 OF THE SARATOGA SPRINGS MUNICIPAL CODE.

3. STREET TREE SPACING WILL TYPICALLY BE 40' -45' O.C., BUT MAY VARY AND BE ADJUSTED BASED ON DRIVEWAYS, LIGHT POLES, SITE TRIANGLES, UTILITY LOCATIONS, AND OTHER SITE CONDITIONS AND REQUIREMENTS.
4. THE DESIGN CONCEPT INCLUDES USING AN UNIRRIGATED SEED MIX, STONE MULCH, SHRUB AND PERENNIAL AREAS, AND A MIX OF EVERGREEN AND DECIDUOUS TREES.

5. QUANTITIES OF TREES AND SHRUBS WILL BE BASED, AT A MINIMUM, ON CITY REQUIREMENTS AS CALCULATED FOR THE AREAS OF THE ENTIRE PLANT AND NOT NECESSARILY AN INDIVIDUAL PHASE.
6. OTHER PLANT MATERIALS MAY BE USED INCLUDING DIFFERENT VARIETIES OF THE SAME GENUS AND SPECIES AS WELL AS OTHER PLANT MATERIAL SUITED FOR THE UNIQUE SOIL AND WATER OF SARATOGA SPRINGS.
7. ALL DECIDUOUS TREES WILL HAVE A MINIMUM TWO (2) INCH CALIPER.
8. ALL EVERGREEN TREES WILL HAVE A MINIMUM SIZE OF 6 FEET IN HEIGHT.

9. AT LEAST 25% OF REQUIRED SHRUBS SHALL BE A MINIMUM OF 5 GALLON IN SIZE. ALL OTHER SHRUBS AND PLANT MATERIAL WILL BE 1 GALLON IN SIZE.
10. A MINIMUM OF 50% OF ALL PLANT MATERIAL WILL BE DROUGHT TOLERANT SPECIES.
11. ROCK MULCH WILL HAVE A MINIMUM OF TWO DIFFERENT COLORS AND TWO DIFFERENT SIZES (2" - 6"). ROCK WILL BE EARTH TONES AND CONTRAST WITH OTHER PAVEMENTS. DETAILS WILL BE INCLUDED IN THE SITE PLAN SUBMITTAL.

CONCEPT PLANT SCHEDULE

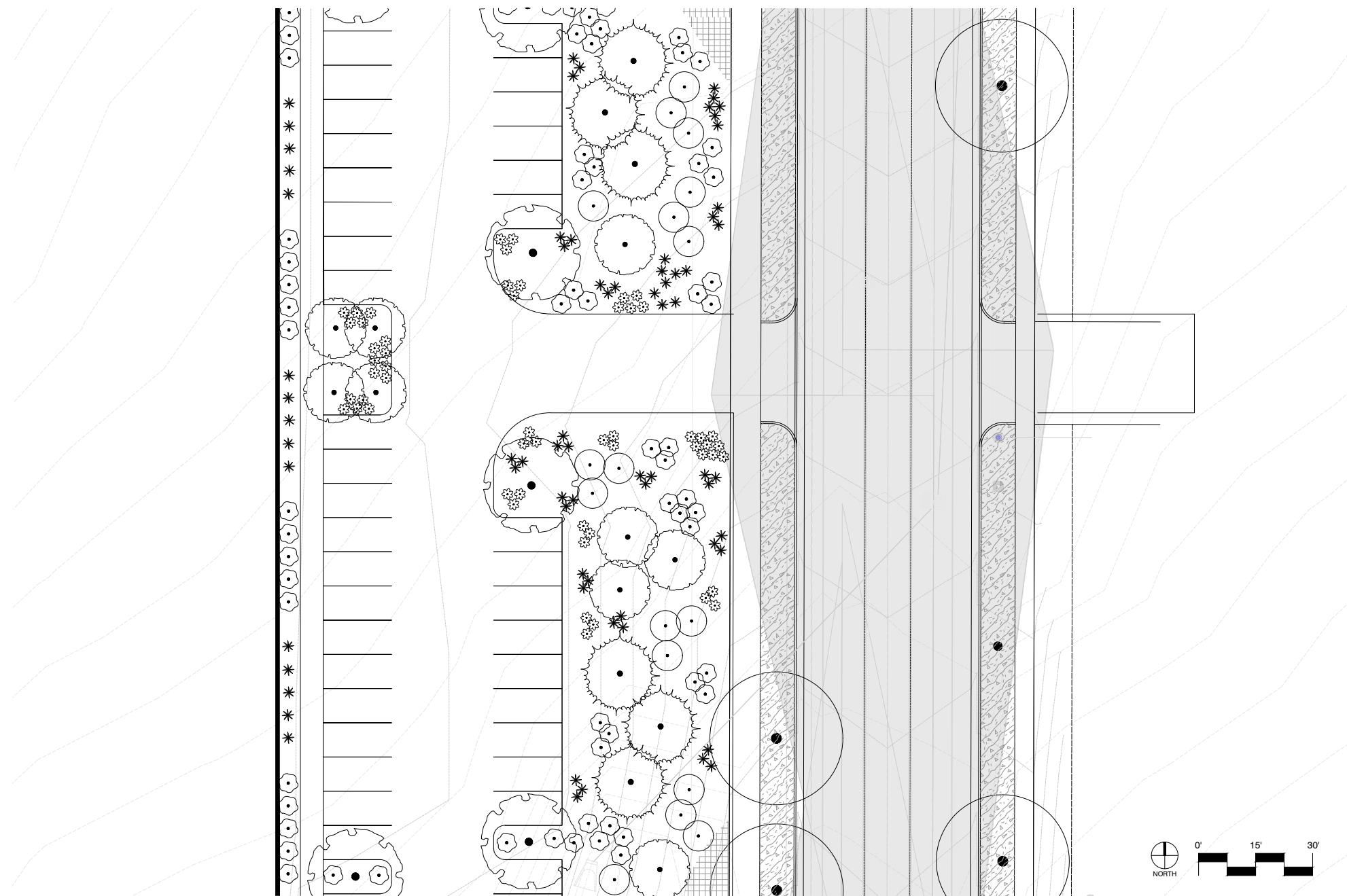
(DT) = DROUGHT TOLERANT

-  **EVERGREEN TREE (6" TALL)**
Cedrus atlantica 'Glauc' / Blue Atlas Cedar (DT)
Juniperus scopulorum 'Cologreen' / Cologreen Juniper (DT)
Juniperus scopulorum 'Moonglow' / Moonglow Juniper (DT)
Juniperus scopulorum 'Woodward' / Woodward Columnar Juniper (DT)
Pinus nigra / Austrian Black Pine (DT)
Pinus sylvestris / Scotch Pine (DT)
-  **SMALL DECIDUOUS TREE (2" CAL)**
Malus Spp. / Crab Apple (DT)
Prunus virginiana 'Canada Red' / Canada Red Chokecherry (DT)
-  **MEDIUM DECIDUOUS TREE (2" CAL)**
Crataegus crus-galli inermis / Thornless Cockspur Hawthorn (DT)
Crataegus x lavalleyi / Hawthorn (DT)
Forestiera neomexicana / Desert Olive (DT)
Ginkgo biloba 'Magyar' / Magyar Maidenhair Tree (DT)
Maackia amurensis / Amur Maackia (DT)
Quercus robur x alba 'JFS-KW1QX' / Streetspire® Oak
Ulmus parvifolia 'Allee' / Allee® Lacebark Elm (DT)
Ulmus x 'Frontier' / Frontier Elm (DT)
Zelkova serrata 'Burgundy Vase' / Burgundy Vase Japanese Zelkova (DT)
-  **LARGE DECIDUOUS TREE (2" CAL)**
Platanus x acerifolia 'Morton Circle' / Exclamation!™ London Plane Tree
Quercus macrocarpa / Burr Oak
Quercus macrocarpa 'JFS-KW3' / Urban Pinnacle® Oak
Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden (DT)
Tilia tomentosa 'Sterling' / Sterling Silver Linden (DT)
Ulmus x 'Accolade' / Accolade Elm (DT)
Ulmus x 'Triumph' / Triumph Elm (DT)
Zelkova serrata 'Green Vase' / Green Vase Sawleaf Zelkova (DT)
Zelkova serrata 'Village Green' / Sawleaf Zelkova (DT)
-  **ORNAMENTAL GRASS (1 GAL MINIMUM)**
Bouteloua gracilis 'Blonde Ambition' / Blue Grama (DT)
Calamagrostis x acutiflora 'Avalanche' / Feather Reed Grass (DT)
Calamagrostis x acutiflora 'Lightning Strike' / Lightning Strike Feather Reed Grass (DT)
Miscanthus sinensis 'Cabaret' / Cabaret Japanese Silver Grass (DT)
Miscanthus sinensis 'Grassella' / Grassella Maiden Grass (DT)
Miscanthus sinensis 'Morning Light' / Eulalia Grass (DT)
Muhlenbergia reverchonii 'PUND01S' / Undaunted® Ruby Muhly
Pennisetum alopecuroides / Fountain Grass
Schizachyrium scoparium / Little Bluestem Grass
-  **PERENNIAL (1 GAL MINIMUM)**
Agastache cana 'Sonoran Sunset' / Sonoran Sunset Hyssop (DT)
Echinacea purpurea 'Butterfly Julia' / Butterfly Julia Coneflower (DT)
Gaura lindheimeri 'Sparkle White' / Sparkle White Gaura (DT)
Geranium macrorrhizum 'Beven's Variety' / Beven's Variety Geranium (DT)
Hemerocallis x 'Always Afternoon' / Always Afternoon Daylily (DT)
Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily (DT)
Mirabilis multiflora / Desert Four O' Clock (DT)
Rudbeckia fulgida 'City Garden' / Black Eyed Susan (DT)
Rudbeckia fulgida 'Goldsturm' / Black-eyed Susan (DT)
Salvia nemorosa 'Caradonna' / Caradonna Meadow Sage (DT)
Salvia nemorosa 'East Friesland Blue' / East Friesland Blue Sage (DT)
Scabiosa columbaria FLUTTER 'Rose Pink' / Butterfly Flutter Rose Pink Scabiosa (DT)
Sedum spectabile 'Autumn Fire' / Autumn Fire Showy Stonecrop (DT)
Sedum spectabile 'Autumn Joy' / Stonecrop (DT)
-  **SMALL SHRUB (1 - 5 GALLON)**
Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry (DT)
Chrysothamnus nauseosus / Rubber Rabbitbrush (DT)
Chrysothamnus nauseosus nauseosus / Dwarf Blue Rabbitbrush (DT)
Forsythia x 'Fiesta' / Fiesta Forsythia (DT)
Forsythia x intermedia 'Arnold's Dwarf' / Dwarf Forsythia (DT)
Lavandula angustifolia 'Munstead' / Munstead English Lavender (DT)
Perovskia atriplicifolia 'Blue Steel' / Russian Sage (DT)
Potentilla fruticosa 'Fargo' / Dakota Sunspot® Bush Cinquefoil (DT)
Rhus trilobata 'Autumn Amber' / Autumn Amber Sumac (DT)
Ribes aureum / Golden Currant
Rosa Meidiland series 'Red' / Red Meidiland Rose (DT)
Rosa Meidiland series 'White' / White Meidiland Rose (DT)
Symphoricarpos x doorenbosii 'Kolmpica' / Pinky Promise™ Snowberry
-  **LARGE SHRUB (5 GALLON)**
Cercocarpus ledifolius / Cut-leaf Mountain Mahogany (DT)
Cercocarpus montanus / Alderleaf Mountain Mahogany (DT)
Chamaebatia millefolium / Desert Sweet (DT)
Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac (DT)
Rhus glabra 'Cismontana' / Western Smooth Sumac (DT)
Rhus glabra 'Laciniata' / Cutleaf Smooth Sumac (DT)
Rhus trilobata / Skunkbush Sumac (DT)
Rhus typhina 'Laciniata' / Cutleaf Staghorn Sumac (DT)
-  **UNIRRIGATED SHORT GRASSES**
Chanshare Desert Green or Desert Gold / Summit Seed Headseed Mixes
-  **ROCK MULCH**





Typical Area A — Public Frontage Area



CONCEPT PLANT SCHEDULE V5 PUBLIC FRONTAGE

(DT) = DROUGHT TOLERANT



EVERGREEN TREE (6' TALL)

Cedrus atlantica 'Glaucia' / Blue Atlas Cedar (DT)
Juniperus scopulorum 'Cologreen' / Cologreen Juniper (DT)
Juniperus scopulorum 'Moonglow' / Moonglow Juniper (DT)
Juniperus scopulorum 'Woodward' / Woodward Columnar Juniper (DT)
Pinus nigra / Austrian Black Pine (DT)
Pinus sylvestris / Scotch Pine (DT)



SMALL DECIDUOUS TREE (2" CAL)

Malus Spp. / Crab Apple (DT)
Prunus virginiana 'Canada Red' / Canada Red Chokecherry (DT)



MEDIUM DECIDUOUS TREE (2" CAL)

Crataegus crus-galli inermis / Thornless Cockspur Hawthorn (DT)
Crataegus x lavallei / Hawthorn (DT)
Forestiera neomexicana / Desert Olive (DT)
Ginkgo biloba 'Magyar' / Magyar Maidenhair Tree (DT)
Maackia amurensis / Amur Maackia (DT)
Quercus robur x alba 'JFS-KW10X' / Streetspire® Oak
Ulmus parvifolia 'Allee' / Allee® Lacebark Elm (DT)
Ulmus x 'Frontier' / Frontier Elm (DT)
Zelkova serrata 'Burgundy Vase' / Burgundy Vase Japanese Zelkova (DT)



ORNAMENTAL GRASS (1 GAL MINIMUM)

Bouteloua gracilis 'Blonde Ambition' / Blue Grama (DT)
Calamagrostis x acutiflora 'Avalanche' / Feather Reed Grass (DT)
Calamagrostis x acutiflora 'Lightning Strike' / Lightning Strike Feather Reed Grass (DT)
Miscanthus sinensis 'Cabaret' / Cabaret Japanese Silver Grass (DT)
Miscanthus sinensis 'Graziella' / Graziella Maiden Grass (DT)
Miscanthus sinensis 'Morning Light' / Eulalia Grass (DT)
Muhlenbergia reverchonii 'PUND015' / Undaunted® Ruby Muhly
Pennisetum alopecuroides / Fountain Grass
Schizachyrium scoparium / Little Bluestem Grass



PERENNIAL (1 GAL MINIMUM)

Agastache cana 'Sonoran Sunset' / Sonoran Sunset Hyssop (DT)
Echinacea purpurea 'Butterfly Julia' / Butterfly Julia Coneflower (DT)
Gaura lindheimeri 'Sparkle White' / Sparkle White Gaura (DT)
Geranium macrorrhizum 'Beven's Variety' / Beven's Variety Geranium (DT)
Hemerocallis x 'Always Afternoon' / Always Afternoon Daylily (DT)
Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily (DT)
Mirabilis multiflora / Desert Four O'Clock (DT)
Rudbeckia fulgida 'City Garden' / Black Eyed Susan (DT)
Rudbeckia fulgida 'Goldsturm' / Black-eyed Susan (DT)
Salvia nemorosa 'Caradonna' / Caradonna Meadow Sage (DT)
Salvia nemorosa 'East Friesland Blue' / East Friesland Blue Sage (DT)
Scabiosa columbaria FLUTTER 'Rose Pink' / Butterfly Flutter Rose Pink Scabiosa (DT)
Sedum spectabile 'Autumn Fire' / Autumn Fire Showy Stonecrop (DT)
Sedum spectabile 'Autumn Joy' / Stonecrop (DT)



SMALL SHRUB (1 - 5 GALLON)

Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry (DT)
Chrysothamnus nauseosus / Rubber Rabbitbrush (DT)
Chrysothamnus nauseosus nauseosus / Dwarf Blue Rabbitbrush (DT)
Forsythia x 'Fiesta' / Fiesta Forsythia (DT)
Forsythia x intermedia 'Arnold's Dwarf' / Dwarf Forsythia (DT)
Lavandula angustifolia 'Munstead' / Munstead English Lavender (DT)
Perovskia atriplicifolia 'Blue Steel' / Russian Sage (DT)
Potentilla fruticosa 'Fargo' / Dakota Sunspot® Bush Cinquefoil (DT)
Rhus trilobata 'Autumn Amber' / Autumn Amber Sumac (DT)
Ribes aureum / Golden Currant
Rosa Meidiland series 'Red' / Red Meidiland Rose (DT)
Rosa Meidiland series 'White' / White Meidiland Rose (DT)
Symphoricarpos x doorenbosii 'Kolmpica' / Pinky Promise™ Snowberry



LARGE SHRUB (5 GALLON)

Cercocarpus ledifolius / Curl-leaf Mountain Mahogany (DT)
Cercocarpus montanus / Alderleaf Mountain Mahogany (DT)
Chamaebatiaria millefolium / Desert Sweet (DT)
Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac (DT)
Rhus glabra 'Cismontana' / Western Smooth Sumac (DT)
Rhus glabra 'Laciniata' / Cutleaf Smooth Sumac (DT)
Rhus trilobata / Skunkbush Sumac (DT)
Rhus typhina 'Laciniata' / Cutleaf Staghorn Sumac (DT)



UNIRRIGATED SHORT GRASSES

Chanshare Desert Green or Desert Gold / Summit Seed Hydroseed Mixes



ROCK MULCH

CONCEPT LANDSCAPE NOTES:

1. CONCEPT LANDSCAPE TREATMENTS REFLECT THREE TYPICAL AREAS OF DEVELOPMENT. THE AREAS INCLUDE PUBLIC FRONTAGE, BUILDING FACE ALONG A PUBLIC STREET, AND SERVICE AREA (AN ACCESS FOR TRUCK).
2. LANDSCAPE PLANS ARE CONCEPTUAL AND EXACT PLANT SPECIES SELECTED AT TIME OF PLANTING MAY VARY FROM THIS PLAN AS DETAILED DESIGN CONSIDERATIONS ARE MADE. PLANTS SELECTED ARE FROM THE CITY'S RECOMMENDED TREE AND PLANT PALETTE, AND OTHER APPROPRIATE SPECIES HAVE BEEN INCLUDED BASED UPON PROFESSIONAL KNOWLEDGE AND

EXPERIENCE. THE FINAL LANDSCAPE PLANS WILL BE REVIEWED WITH THE PRELIMINARY PLAT AND SHALL COMPLY WITH SECTION 19.06 OF THE SARATOGA SPRINGS MUNICIPAL CODE.

3. STREET TREE SPACING WILL TYPICALLY BE 40' -45' O.C., BUT MAY VARY AND BE ADJUSTED BASED ON DRIVEWAYS, LIGHT POLES, SITE TRIANGLES, UTILITY LOCATIONS, AND OTHER SITE CONDITIONS AND REQUIREMENTS.
4. THE DESIGN CONCEPT INCLUDES USING AN UNIRRIGATED SEED MIX, STONE MULCH, SHRUB AND PERENNIAL AREAS, AND A MIX OF EVERGREEN AND DECIDUOUS TREES.

5. QUANTITIES OF TREES AND SHRUBS WILL BE BASED, AT A MINIMUM, ON CITY REQUIREMENTS AS CALCULATED FOR THE AREAS OF THE ENTIRE PLANT AND NOT NECESSARILY AN INDIVIDUAL PHASE.
6. OTHER PLANT MATERIALS MAY BE USED INCLUDING DIFFERENT VARIETIES OF THE SAME GENUS AND SPECIES AS WELL AS OTHER PLANT MATERIAL SUITED FOR THE UNIQUE SOIL AND WATER OF SARATOGA SPRINGS.
7. ALL DECIDUOUS TREES WILL HAVE A MINIMUM TWO (2) INCH CALIPER.
8. ALL EVERGREEN TREES WILL HAVE A MINIMUM SIZE OF 6 FEET IN HEIGHT.

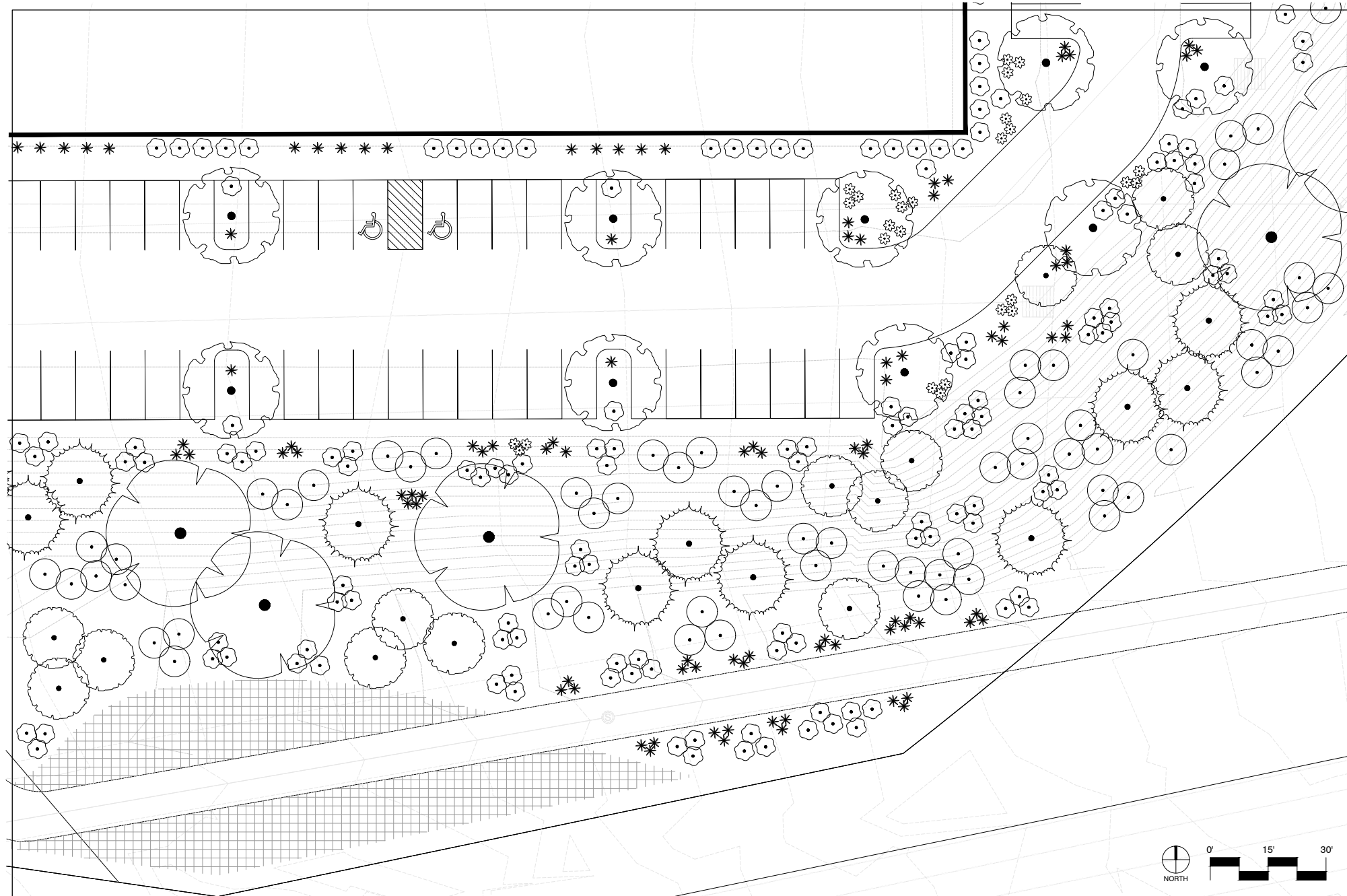
9. AT LEAST 25% OF REQUIRED SHRUBS SHALL BE A MINIMUM OF 5 GALLON IN SIZE. ALL OTHER SHRUBS AND PLANT MATERIAL WILL BE 1 GALLON IN SIZE.
10. A MINIMUM OF 50% OF ALL PLANT MATERIAL WILL BE DROUGHT TOLERANT SPECIES.
11. ROCK MULCH WILL HAVE A MINIMUM OF TWO DIFFERENT COLORS AND TWO DIFFERENT SIZES (2" - 6"). ROCK WILL BE EARTH TONES AND CONTRAST WITH OTHER PAVEMENTS. DETAILS WILL BE INCLUDED IN THE SITE PLAN SUBMITTAL.

This plan is conceptual. Final details determined in Site Plan Application. For the purposes of this Village Plan, the live vegetation plant coverage requirement is 30%.





Typical Area B1 — Building Face Along Public Street



CONCEPT PLANT SCHEDULE V5 BUILDING PUBLIC VIEW

(DT) = DROUGHT TOLERANT



EVERGREEN TREE (6' TALL)

Cedrus atlantica 'Glaucia' / Blue Atlas Cedar (DT)
Juniperus scopulorum 'Cologreen' / Cologreen Juniper (DT)
Juniperus scopulorum 'Moonglow' / Moonglow Juniper (DT)
Juniperus scopulorum 'Woodward' / Woodward Columnar Juniper (DT)
Pinus nigra / Austrian Black Pine (DT)
Pinus sylvestris / Scotch Pine (DT)



SMALL DECIDUOUS TREE (2" CAL)

Malus Spp. / Crab Apple (DT)
Prunus virginiana 'Canada Red' / Canada Red Chokecherry (DT)



MEDIUM DECIDUOUS TREE (2" CAL)

Crataegus crus-galli inermis / Thornless Cockspur Hawthorn (DT)
Crataegus x lavalleyi / Hawthorn (DT)
Forestiera neomexicana / Desert Olive (DT)
Ginkgo biloba 'Magyar' / Magyar Maidenhair Tree (DT)
Maackia amurensis / Amur Maackia (DT)
Quercus robur x alba 'JFS-KW1QX' / Streetspire® Oak
Ulmus parvifolia 'Allee' / Allee® Lacebark Elm (DT)
Ulmus x 'Frontier' / Frontier Elm (DT)
Zelkova serrata 'Burgundy Vase' / Burgundy Vase Japanese Zelkova (DT)



LARGE DECIDUOUS TREE (2" CAL)

Platanus x acerifolia 'Morton Circle' / Exclamation™ London Plane Tree
Quercus macrocarpa / Burr Oak
Quercus macrocarpa 'JFS-KW3' / Urban Pinnacle® Oak
Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden (DT)
Tilia tomentosa 'Sterling' / Sterling Silver Linden (DT)
Ulmus x 'Accolade' / Accolade Elm (DT)
Ulmus x 'Triumph' / Triumph Elm (DT)
Zelkova serrata 'Green Vase' / Green Vase Sawleaf Zelkova (DT)
Zelkova serrata 'Village Green' / Sawleaf Zelkova (DT)



ORNAMENTAL GRASS (1 GAL MINIMUM)

Bouteloua gracilis 'Blonde Ambition' / Blue Grama (DT)
Calamagrostis x acutiflora 'Avalanche' / Feather Reed Grass (DT)
Calamagrostis x acutiflora 'Lightning Strike' / Lightning Strike Feather Reed Grass (DT)
Miscanthus sinensis 'Cabaret' / Cabaret Japanese Silver Grass (DT)
Miscanthus sinensis 'Graziella' / Graziella Maiden Grass (DT)
Miscanthus sinensis 'Morning Light' / Eulalia Grass (DT)
Muhlenbergia reverchonii 'PUND01S' / Undaunted® Ruby Muhly
Pennisetum alopecuroides / Fountain Grass
Schizachyrium scoparium / Little Bluestem Grass



PERENNIAL (1 GAL MINIMUM)

Agastache cana 'Sonoran Sunset' / Sonoran Sunset Hyssop (DT)
Echinacea purpurea 'Butterfly Julia' / Butterfly Julia Coneflower (DT)
Gaura lindheimeri 'Sparkle White' / Sparkle White Gaura (DT)
Geranium macrorrhizum 'Beven's Variety' / Beven's Variety Geranium (DT)
Hemerocallis x 'Always Afternoon' / Always Afternoon Daylily (DT)
Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily (DT)
Mirabilis multiflora / Desert Four O'Clock (DT)
Rudbeckia fulgida 'City Garden' / Black Eyed Susan (DT)
Rudbeckia fulgida 'Goldsturm' / Black-eyed Susan (DT)
Salvia nemorosa 'Caradonna' / Cardonna Meadow Sage (DT)
Salvia nemorosa 'East Friesland Blue' / East Friesland Blue Sage (DT)
Scabiosa columbaria FLUTTER® Rose Pink / Butterfly Flutter Rose Pink Scabiosa (DT)
Sedum spectabile 'Autumn Fire' / Autumn Fire Showy Stonecrop (DT)
Sedum spectabile 'Autumn Joy' / Stonecrop (DT)



SMALL SHRUB (1 - 5 GALLON)

Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry (DT)
Chrysothamnus nauseosus / Rubber Rabbitbrush (DT)
Chrysothamnus nauseosus / Dwarf Blue Rabbitbrush (DT)
Forsythia x 'Fiesta' / Fiesta Forsythia (DT)
Forsythia x intermedia 'Arnold's Dwarf' / Dwarf Forsythia (DT)
Lavandula angustifolia 'Munstead' / Munstead English Lavender (DT)
Perovskia atriplicifolia 'Blue Steel' / Russian Sage (DT)
Potentilla fruticosa 'Fargo' / Dakota Sunspot® Bush Cinquefoil (DT)
Rhus trilobata 'Autumn Amber' / Autumn Amber Sumac (DT)
Ribes aureum / Golden Currant
Rosa Meidiland series 'Red' / Red Meidiland Rose (DT)
Rosa Meidiland series 'White' / White Meidiland Rose (DT)
Symphoricarpos x doorenbosii 'Kolmpica' / Pinky Promise™ Snowberry



LARGE SHRUB (5 GALLON)

Cercocarpus ledifolius / Curl-leaf Mountain Mahogany (DT)
Cercocarpus montanus / Alderleaf Mountain Mahogany (DT)
Chamaebatiaria millefolium / Desert Sweet (DT)
Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac (DT)
Rhus glabra 'Cismontana' / Western Smooth Sumac (DT)
Rhus glabra 'Lacinata' / Cutleaf Smooth Sumac (DT)
Rhus trilobata 'Skunkbush Sumac' (DT)
Rhus typhina 'Lacinata' / Cutleaf Staghorn Sumac (DT)



UNIRRIGATED SHORT GRASSES

Chanshare Desert Green or Desert Gold / Summit Seed Hydroseed Mixes

CONCEPT LANDSCAPE NOTES:

1. CONCEPT LANDSCAPE TREATMENTS REFLECT THREE TYPICAL AREAS OF DEVELOPMENT. THE AREAS INCLUDE PUBLIC FRONTAGE, BUILDING FACE ALONG A PUBLIC STREET, AND SERVICE AREA (AN ACCESS FOR TRUCK).
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EXPERIENCE. THE FINAL LANDSCAPE PLANS WILL BE REVIEWED WITH THE PRELIMINARY PLAT AND SHALL COMPLY WITH SECTION 19.06 OF THE SARATOGA SPRINGS MUNICIPAL CODE.

3. STREET TREE SPACING WILL TYPICALLY BE 40' -45' O.C., BUT MAY VARY AND BE ADJUSTED BASED ON DRIVEWAYS, LIGHT POLES, SITE TRIANGLES, UTILITY LOCATIONS, AND OTHER SITE CONDITIONS AND REQUIREMENTS.
4. THE DESIGN CONCEPT INCLUDES USING AN UNIRRIGATED SEED MIX, STONE MULCH, SHRUB AND PERENNIAL AREAS, AND A MIX OF EVERGREEN AND DECIDUOUS TREES.

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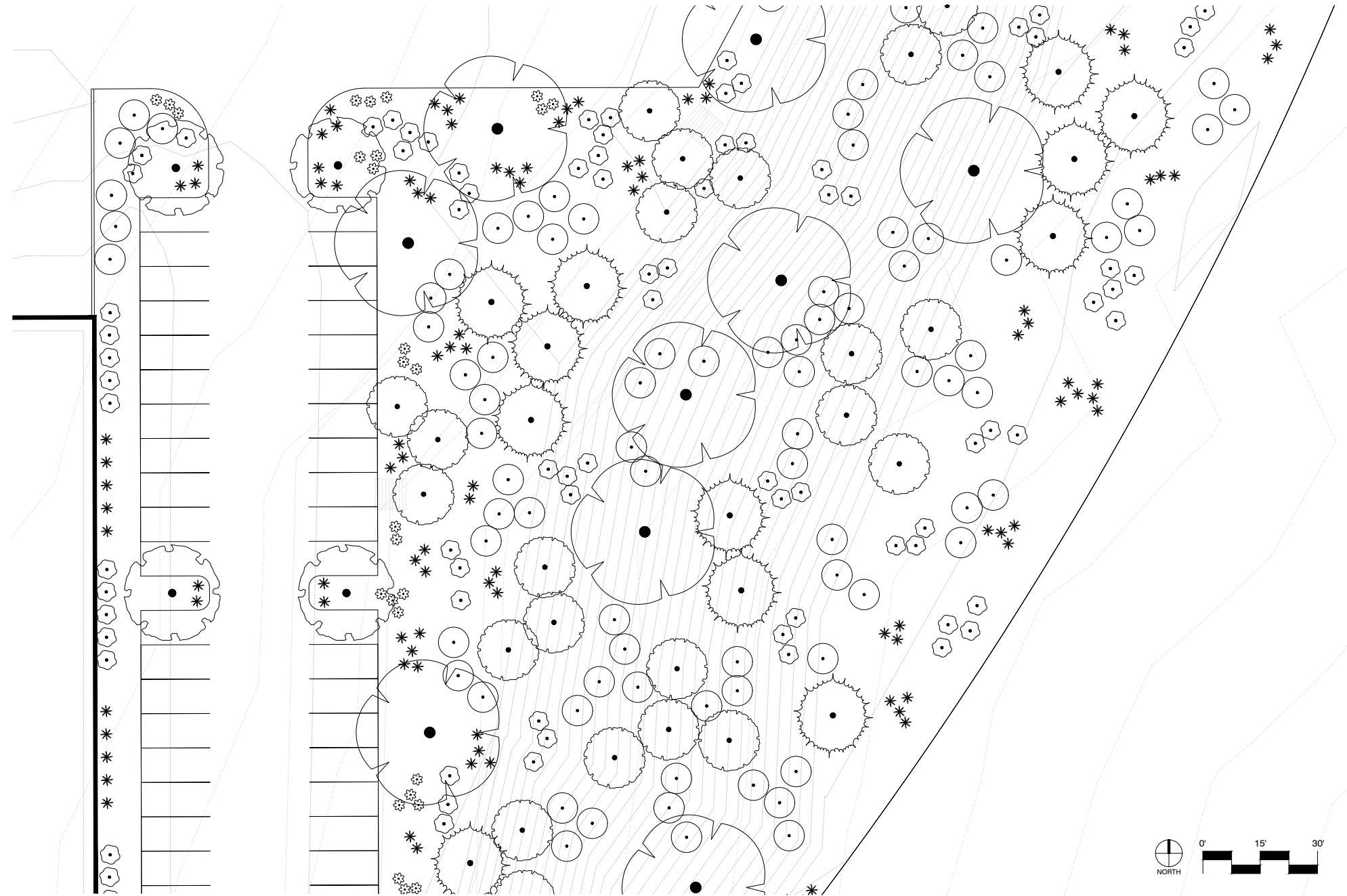
9. AT LEAST 25% OF REQUIRED SHRUBS SHALL BE A MINIMUM OF 5 GALLON IN SIZE. ALL OTHER SHRUBS AND PLANT MATERIAL WILL BE 1 GALLON IN SIZE.
10. A MINIMUM OF 50% OF ALL PLANT MATERIAL WILL BE DROUGHT TOLERANT SPECIES.
11. ROCK MULCH WILL HAVE A MINIMUM OF TWO DIFFERENT COLORS AND TWO DIFFERENT SIZES (2" - 6"). ROCK WILL BE EARTH TONES AND CONTRAST WITH OTHER PAVEMENTS. DETAILS WILL BE INCLUDED IN THE SITE PLAN SUBMITTAL.

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Typical Area B2 — Building Face Along Public Street



CONCEPT PLANT SCHEDULE V5 BUILDING PUBLIC VIEW

(DT) = DROUGHT TOLERANT



EVERGREEN TREE (6' TALL)
Cedrus atlantica 'Glaucus' / Blue Atlas Cedar (DT)
Juniperus scopulorum 'Cologreen' / Cologreen Juniper (DT)
Juniperus scopulorum 'Moonglow' / Moonglow Juniper (DT)
Juniperus scopulorum 'Woodward' / Woodward Columnar Juniper (DT)
Pinus nigra / Austrian Black Pine (DT)
Pinus sylvestris / Scotch Pine (DT)



SMALL DECIDUOUS TREE (2" CAL)
Malus Spp. / Crab Apple (DT)
Prunus virginiana 'Canada Red' / Canada Red Chokecherry (DT)



MEDIUM DECIDUOUS TREE (2" CAL)
Crataegus crus-galli inermis / Thornless Cockspur Hawthorn (DT)
Crataegus x lavallei / Hawthorn (DT)
Forestiera neomexicana / Desert Olive (DT)
Ginkgo biloba 'Magyar' / Magyar Maidenhair Tree (DT)
Maackia amurensis / Amur Maackia (DT)
Quercus robur x alba 'JFS-KW10X' / Streetspire® Oak
Ulmus parvifolia 'Allee' / Allee® Lacebark Elm (DT)
Ulmus x 'Frontier' / Frontier Elm (DT)
Zelkova serrata 'Burgundy Vase' / Burgundy Vase Japanese Zelkova (DT)



LARGE DECIDUOUS TREE (2" CAL)
Platanus x acerifolia 'Morton Circle' / Exclamation!™ London Plane Tree
Quercus macrocarpa / Burr Oak
Quercus macrocarpa 'JFS-KW3' / Urban Pinnacle® Oak
Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden (DT)
Tilia tomentosa 'Sterling' / Sterling Silver Linden (DT)
Ulmus x 'Accolade' / Accolade Elm (DT)
Ulmus x 'Triumph' / Triumph Elm (DT)
Zelkova serrata 'Green Vase' / Green Vase Sawleaf Zelkova (DT)
Zelkova serrata 'Village Green' / Sawleaf Zelkova (DT)



ORNAMENTAL GRASS (1 GAL MINIMUM)
Bouteloua gracilis 'Blonde Ambition' / Blue Grama (DT)
Calamagrostis x acutiflora 'Avalanche' / Feather Reed Grass (DT)
Calamagrostis x acutiflora 'Lightning Strike' / Lightning Strike Feather Reed Grass (DT)
Miscanthus sinensis 'Cabaret' / Cabaret Japanese Silver Grass (DT)
Miscanthus sinensis 'Graziella' / Graziella Maiden Grass (DT)
Miscanthus sinensis 'Morning Light' / Eulalia Grass (DT)
Muhlenbergia reverchonii 'PUND01S' / Undaunted® Ruby Muhly
Pennisetum alopecuroides / Fountain Grass
Schizachyrium scoparium / Little Bluestem Grass



PERENNIAL (1 GAL MINIMUM)
Agastache cana 'Sonoran Sunset' / Sonoran Sunset Hyssop (DT)
Echinacea purpurea 'Butterfly Julia' / Butterfly Julia Coneflower (DT)
Gaaura lindheimeri 'Sparkle White' / Sparkle White Gaaura (DT)
Geranium macrorrhizum 'Beven's Variety' / Beven's Variety Geranium (DT)
Hemerocallis x 'Always Afternoon' / Always Afternoon Daylily (DT)
Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily (DT)
Mirabilis multiflora / Desert Four O' Clock (DT)
Rudbeckia fulgida 'City Garden' / Black Eyed Susan (DT)
Rudbeckia fulgida 'Goldsturm' / Black-eyed Susan (DT)
Salvia nemorosa 'Cardonna' / Cardonna Meadow Sage (DT)
Salvia nemorosa 'East Friesland Blue' / East Friesland Blue Sage (DT)
Scabiosa columbaria FLUTTER 'Rose Pink' / Butterfly Flutter Rose Pink Scabiosa (DT)
Sedum spectabile 'Autumn Fire' / Autumn Fire Showy Stonecrop (DT)
Sedum spectabile 'Autumn Joy' / Stonecrop (DT)



SMALL SHRUB (1 - 5 GALLON)
Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry (DT)
Chrysothamnus nauseosus / Rubber Rabbitbrush (DT)
Chrysothamnus nauseosus / Dwarf Blue Rabbitbrush (DT)
Forsythia x 'Fiesta' / Fiesta Forsythia (DT)
Forsythia x intermedia 'Arnold's Dwarf' / Dwarf Forsythia (DT)
Lavandula angustifolia 'Munstead' / Munstead English Lavender (DT)
Perovskia atriplicifolia 'Blue Steel' / Russian Sage (DT)
Potentilla fruticosa 'Fargo' / Dakota Sunspot® Bush Cinquefoil (DT)
Rhus trilobata 'Autumn Amber' / Autumn Amber Sumac (DT)
Ribes aureum / Golden Currant
Rosa Meidland series 'Red' / Red Meidland Rose (DT)
Rosa Meidland series 'White' / White Meidland Rose (DT)
Symphoricarpos x doorenbosii 'Kolmpica' / Pinky Promise™ Snowberry



LARGE SHRUB (5 GALLON)
Cercocarpus ledifolius / Curl-leaf Mountain Mahogany (DT)
Cercocarpus montanus / Alderleaf Mountain Mahogany (DT)
Chamaebatia millefolium / Desert Sweet (DT)
Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac (DT)
Rhus glabra 'Cismontana' / Western Smooth Sumac (DT)
Rhus glabra 'Lacinata' / Cutleaf Smooth Sumac (DT)
Rhus trilobata / Skunkbush Sumac (DT)
Rhus typhina 'Lacinata' / Cutleaf Staghorn Sumac (DT)



UNIRRIGATED SHORT GRASSES
Chanshare Desert Green or Desert Gold / Summit Seed Hydroseed Mixes

CONCEPT LANDSCAPE NOTES:

1. CONCEPT LANDSCAPE TREATMENTS REFLECT THREE TYPICAL AREAS OF DEVELOPMENT. THE AREAS INCLUDE PUBLIC FRONTAGE, BUILDING FACE ALONG A PUBLIC STREET, AND SERVICE AREA (AN ACCESS FOR TRUCK).
2. LANDSCAPE PLANS ARE CONCEPTUAL AND EXACT PLANT SPECIES SELECTED AT TIME OF PLANTING MAY VARY FROM THIS PLAN AS DETAILED DESIGN CONSIDERATIONS ARE MADE. PLANTS SELECTED ARE FROM THE CITY'S RECOMMENDED TREE AND PLANT PALETTE, AND OTHER APPROPRIATE SPECIES HAVE BEEN INCLUDED BASED UPON PROFESSIONAL KNOWLEDGE AND

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4. THE DESIGN CONCEPT INCLUDES USING AN UNIRRIGATED SEED MIX, STONE MULCH, SHRUB AND PERENNIAL AREAS, AND A MIX OF EVERGREEN AND DECIDUOUS TREES.

5. QUANTITIES OF TREES AND SHRUBS WILL BE BASED, AT A MINIMUM, ON CITY REQUIREMENTS AS CALCULATED FOR THE AREAS OF THE ENTIRE PLANT AND NOT NECESSARILY AN INDIVIDUAL PHASE.
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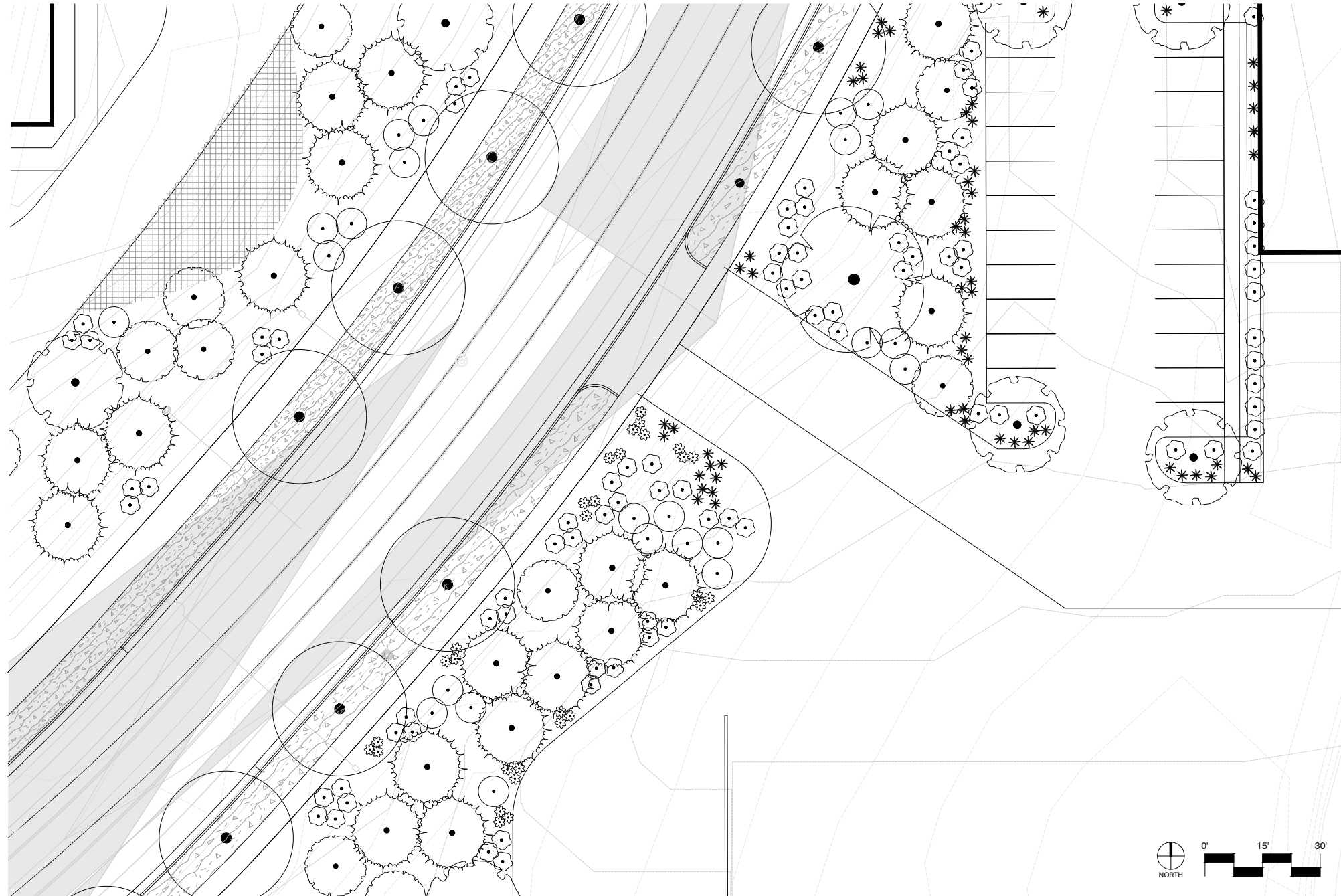
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10. A MINIMUM OF 50% OF ALL PLANT MATERIAL WILL BE DROUGHT TOLERANT SPECIES.
11. ROCK MULCH WILL HAVE A MINIMUM OF TWO DIFFERENT COLORS AND TWO DIFFERENT SIZES (2" - 6"). ROCK WILL BE EARTH TONES AND CONTRAST WITH OTHER PAVEMENTS. DETAILS WILL BE INCLUDED IN THE SITE PLAN SUBMITTAL.

This plan is conceptual. Final details determined in Site Plan Application. For the purposes of this Village Plan, the live vegetation plant coverage requirement is 30%.





Typical Area C — Service Area



CONCEPT PLANT SCHEDULE V5 SERVICE AREA SCREENING

(DT) = DROUGHT TOLERANT



EVERGREEN TREE (6' TALL)

Cedrus atlantica 'Glaucia' / Blue Atlas Cedar (DT)
Juniperus scopulorum 'Cologreen' / Cologreen Juniper (DT)
Juniperus scopulorum 'Moonglow' / Moonglow Juniper (DT)
Juniperus scopulorum 'Woodward' / Woodward Columnar Juniper (DT)
Pinus nigra / Austrian Black Pine (DT)
Pinus sylvestris / Scotch Pine (DT)



SMALL DECIDUOUS TREE (2" CAL)

Malus Spp. / Crab Apple (DT)
Prunus virginiana 'Canada Red' / Canada Red Chokecherry (DT)



MEDIUM DECIDUOUS TREE (2" CAL)

Crataegus crus-galli inermis / Thornless Cockspur Hawthorn (DT)
Crataegus x lavallei / Hawthorn (DT)
Forestiera neomexicana / Desert Olive (DT)
Ginkgo biloba 'Magyar' / Magyar Maidenhair Tree (DT)
Maackia amurensis / Amur Maackia (DT)
Quercus robur x alba 'JFS-KW1QX' / Streetspire® Oak
Ulmus parvifolia 'Alee' / Alee® Lacebark Elm (DT)
Ulmus x Frontier / Frontier Elm (DT)
Zelkova serrata 'Burgundy Vase' / Burgundy Vase Japanese Zelkova (DT)



LARGE DECIDUOUS TREE (2" CAL)

Platanus x acerifolia 'Morton Circle' / Exclamation!™ London Plane Tree
Quercus macrocarpa / Burr Oak
Quercus macrocarpa 'JFS-KW3' / Urban Pinnacle® Oak
Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden (DT)
Tilia tomentosa 'Sterling' / Sterling Silver Linden (DT)
Ulmus x 'Accolade' / Accolade Elm (DT)
Ulmus x 'Triumph' / Triumph Elm (DT)
Zelkova serrata 'Green Vase' / Green Vase Sawleaf Zelkova (DT)
Zelkova serrata 'Village Green' / Sawleaf Zelkova (DT)



ORNAMENTAL GRASS (1 GAL MINIMUM)

Bouteloua gracilis 'Blonde Ambition' / Blue Grama (DT)
Calamagrostis x acutiflora 'Avalanche' / Feather Reed Grass (DT)
Calamagrostis x acutiflora 'Lightning Strike' / Lightning Strike Feather Reed Grass (DT)
Miscanthus sinensis 'Cabaret' / Cabaret Japanese Silver Grass (DT)
Miscanthus sinensis 'Graziella' / Graziella Maiden Grass (DT)
Miscanthus sinensis 'Morning Light' / Eulalia Grass (DT)
Muhlenbergia reverchonii 'PUND01S' / Undaunted® Ruby Muhly
Pennisetum alopecuroides / Fountain Grass
Schizachyrium scoparium / Little Bluestem Grass



PERENNIAL (1 GAL MINIMUM)

Agastache cana 'Sonoran Sunset' / Sonoran Sunset Hyssop (DT)
Echinacea purpurea 'Butterfly Julia' / Butterfly Julia Coneflower (DT)
Gaura lindheimeri 'Sparkle White' / Sparkle White Gaura (DT)
Geranium macrorrhizum 'Beven's Variety' / Beven's Variety Geranium (DT)
Hemerocallis x 'Always Afternoon' / Always Afternoon Daylily (DT)
Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily (DT)
Mirabilis multiflora / Desert Four O'Clock (DT)
Rudbeckia fulgida 'City Garden' / Black Eyed Susan (DT)
Rudbeckia fulgida 'Goldsturm' / Black-eyed Susan (DT)
Salvia nemorosa 'Caradonna' / Caradonna Meadow Sage (DT)
Salvia nemorosa 'East Friesland Blue' / East Friesland Blue Sage (DT)
Scabiosa columbiana 'FLUTTER' / Rose Pink / Butterfly Flutter Rose Pink Scabiosa (DT)
Sedum spectabile 'Autumn Fire' / Autumn Fire Showy Stonecrop (DT)
Sedum spectabile 'Autumn Joy' / Stonecrop (DT)



SMALL SHRUB (1 - 5 GALLON)

Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry (DT)
Chrysothamnus nauseosus / Rubber Rabbitbrush (DT)
Chrysothamnus nauseosus / Dwarf Blue Rabbitbrush (DT)
Forsythia x 'Fiesta' / Fiesta Forsythia (DT)
Forsythia x intermedia 'Arnold's Dwarf' / Dwarf Forsythia (DT)
Lavandula angustifolia 'Munstead' / Munstead English Lavender (DT)
Perovskia atriplicifolia 'Blue Steel' / Russian Sage (DT)
Potentilla fruticosa 'Fargo' / Dakota Sunspot® Bush Cinquefoil (DT)
Rhus trilobata 'Autumn Amber' / Autumn Amber Sumac (DT)
Ribes aureum / Golden Currant
Rosa Meidland series 'Red' / Red Meidland Rose (DT)
Rosa Meidland series 'White' / White Meidland Rose (DT)
Symphoricarpos x doorenbosii 'Kolmpica' / Pinky Promise™ Snowberry



LARGE SHRUB (5 GALLON)

Cercocarpus ledifolius / Curl-leaf Mountain Mahogany (DT)
Cercocarpus montanus / Alderleaf Mountain Mahogany (DT)
Chamaebatia millefolium / Desert Sweet (DT)
Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac (DT)
Rhus glabra 'Cismontana' / Western Smooth Sumac (DT)
Rhus glabra 'Laciniata' / Cutleaf Smooth Sumac (DT)
Rhus trilobata / Skunkbush Sumac (DT)
Rhus typhina 'Laciniata' / Cutleaf Staghorn Sumac (DT)



UNIRRIGATED SHORT GRASSES

Chanshare Desert Green or Desert Gold / Summit Seed Hydroseed Mixes



ROCK MULCH

This plan is conceptual. Final details determined in Site Plan Application. For the purposes of this Village Plan, the live vegetation plant coverage requirement is 30%.

CONCEPT LANDSCAPE NOTES:

1. CONCEPT LANDSCAPE TREATMENTS REFLECT THREE TYPICAL AREAS OF DEVELOPMENT. THE AREAS INCLUDE PUBLIC FRONTAGE, BUILDING FACE ALONG A PUBLIC STREET, AND SERVICE AREA (AN ACCESS FOR TRUCK).
2. LANDSCAPE PLANS ARE CONCEPTUAL AND EXACT PLANT SPECIES SELECTED AT TIME OF PLANTING MAY VARY FROM THIS PLAN AS DETAILED DESIGN CONSIDERATIONS ARE MADE. PLANTS SELECTED ARE FROM THE CITY'S RECOMMENDED TREE AND PLANT PALETTE, AND OTHER APPROPRIATE SPECIES HAVE BEEN INCLUDED BASED UPON PROFESSIONAL KNOWLEDGE AND

EXPERIENCE. THE FINAL LANDSCAPE PLANS WILL BE REVIEWED WITH THE PRELIMINARY PLAT AND SHALL COMPLY WITH SECTION 19.06 OF THE SARATOGA SPRINGS MUNICIPAL CODE.

3. STREET TREE SPACING WILL TYPICALLY BE 40' -45' O.C., BUT MAY VARY AND BE ADJUSTED BASED ON DRIVEWAYS, LIGHT POLES, SITE TRIANGLES, UTILITY LOCATIONS, AND OTHER SITE CONDITIONS AND REQUIREMENTS.
4. THE DESIGN CONCEPT INCLUDES USING AN UNIRRIGATED SEED MIX, STONE MULCH, SHRUB AND PERENNIAL AREAS, AND A MIX OF EVERGREEN AND DECIDUOUS TREES.

5. QUANTITIES OF TREES AND SHRUBS WILL BE BASED, AT A MINIMUM, ON CITY REQUIREMENTS AS CALCULATED FOR THE AREAS OF THE ENTIRE PLANT AND NOT NECESSARILY AN INDIVIDUAL PHASE.
6. OTHER PLANT MATERIALS MAY BE USED INCLUDING DIFFERENT VARIETIES OF THE SAME GENUS AND SPECIES AS WELL AS OTHER PLANT MATERIAL SUITED FOR THE UNIQUE SOIL AND WATER OF SARATOGA SPRINGS.
7. ALL DECIDUOUS TREES WILL HAVE A MINIMUM TWO (2) INCH CALIPER.
8. ALL EVERGREEN TREES WILL HAVE A MINIMUM SIZE OF 6 FEET IN HEIGHT.

9. AT LEAST 25% OF REQUIRED SHRUBS SHALL BE A MINIMUM OF 5 GALLON IN SIZE. ALL OTHER SHRUBS AND PLANT MATERIAL WILL BE 1 GALLON IN SIZE.
10. A MINIMUM OF 50% OF ALL PLANT MATERIAL WILL BE DROUGHT TOLERANT SPECIES.
11. ROCK MULCH WILL HAVE A MINIMUM OF TWO DIFFERENT COLORS AND TWO DIFFERENT SIZES (2" - 6"). ROCK WILL BE EARTH TONES AND CONTRAST WITH OTHER PAVEMENTS. DETAILS WILL BE INCLUDED IN THE SITE PLAN SUBMITTAL.





SMALL DECIDUOUS TREES



Autumn Brilliance
Serviceberry



Crabapple species



Canada Red Chokecherry

MEDIUM DECIDUOUS TREES



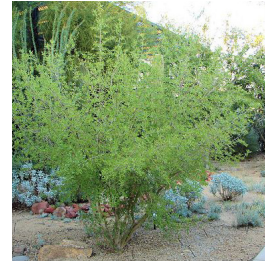
Snowcloud Allegheny
Serviceberry



Thornless Cockspur
Hawthorn



Lavallei Hawthorn



New Mexico Privet



Magyar Ginkgo



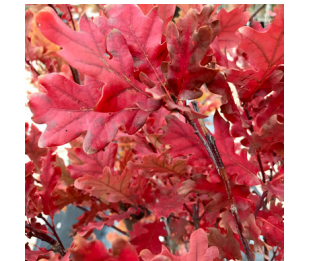
Amur Maackia



Redspire Flowering Pear



Streetspire Oak



Scarlet Letter Columnar
Oak



Allee Lacebark Elm



Frontier Elm



Burgundy Vase Zelkova

Plantings will follow the recommended tree and plant palette within the City's Engineering Standards.





LARGE
DECIDUOUS
TREES



Exclamation London Plane Tree



Burr Oak



Urban Pinnacle Oak



Pyramidal English Oak



Littleleaf Linden



Greenspire Linden



Sterling Silver Linden



Accolade Elm



Triumph Elm



Green Vase Zelkova



Village Green Zelkova



Wireless Zelkova

EVERGREEN
TREES



Blue Atlas Cedar



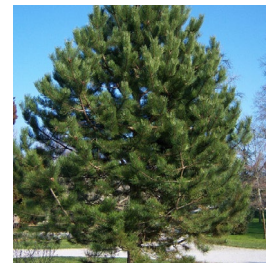
Cologreen Juniper



Moonglow Juniper



Woodward Columnar Juniper



Austrian Black Pine



Scotch Pine

Plantings will follow the recommended tree and plant palette within the City's Engineering Standards.





ORNAMENTAL
GRASSES



Blue Grama Grass



Avalanche Feather Reed
Grass



Lightning Strike Feather
Reed Grass



Cabaret Japanese Silver
Grass



Graziella Maiden Grass



Morning Light Eulalia Grass



Ruby Muhly Grass



Fountain Grass



Little Bluestem Grass

PERENNIALS



Sonoran Sunset Hyssop



Butterfly Julia Coneflower



Sparkle White Gaura



Bevan's Geranium



Always Afternoon Daylily



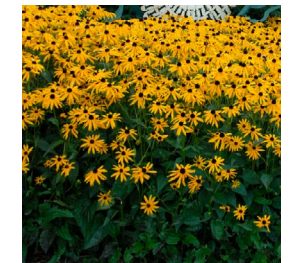
Stella de Oro Daylily



Desert Four O'Clock



City Garden Rudbeckia



Goldsturm Rudbeckia



Caradonna Meadow Sage



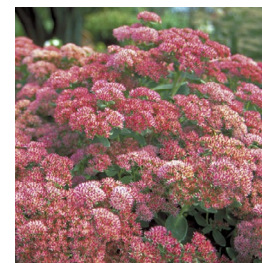
East Friesland Blue Sage



Rose Pink Scabiosa



Autumn Fire Stonecrop



Autumn Joy Stonecrop

*Plantings will follow the recommended tree and plant
palette within the City's Engineering Standards.*





SMALL
SHRUBS



Autumn Magic Black Chokeberry



Rubber Rabbitbrush



Dwarf Blue Rabbitbrush



Fiesta Forsythia



Arnold's Dwarf Forsythia



Munstead English Lavender



Blue Steel Russian Sage



Dakota Sunspot Cinquefoil



Autumn Amber Sumac



Golden Currant



Red Meidiland Rose



White Meidiland Rose



Pinky Promise Snowberry

LARGE
SHRUBS



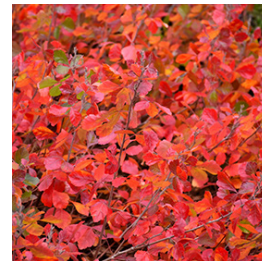
Curl-leaf Mountain Mahogany



Alderleaf Mountain Mahogany



Desert Sweet



Gro-Low Fragrant Sumac



Western Smooth Sumac



Cutleaf Smooth Sumac



Skunkbush Sumac



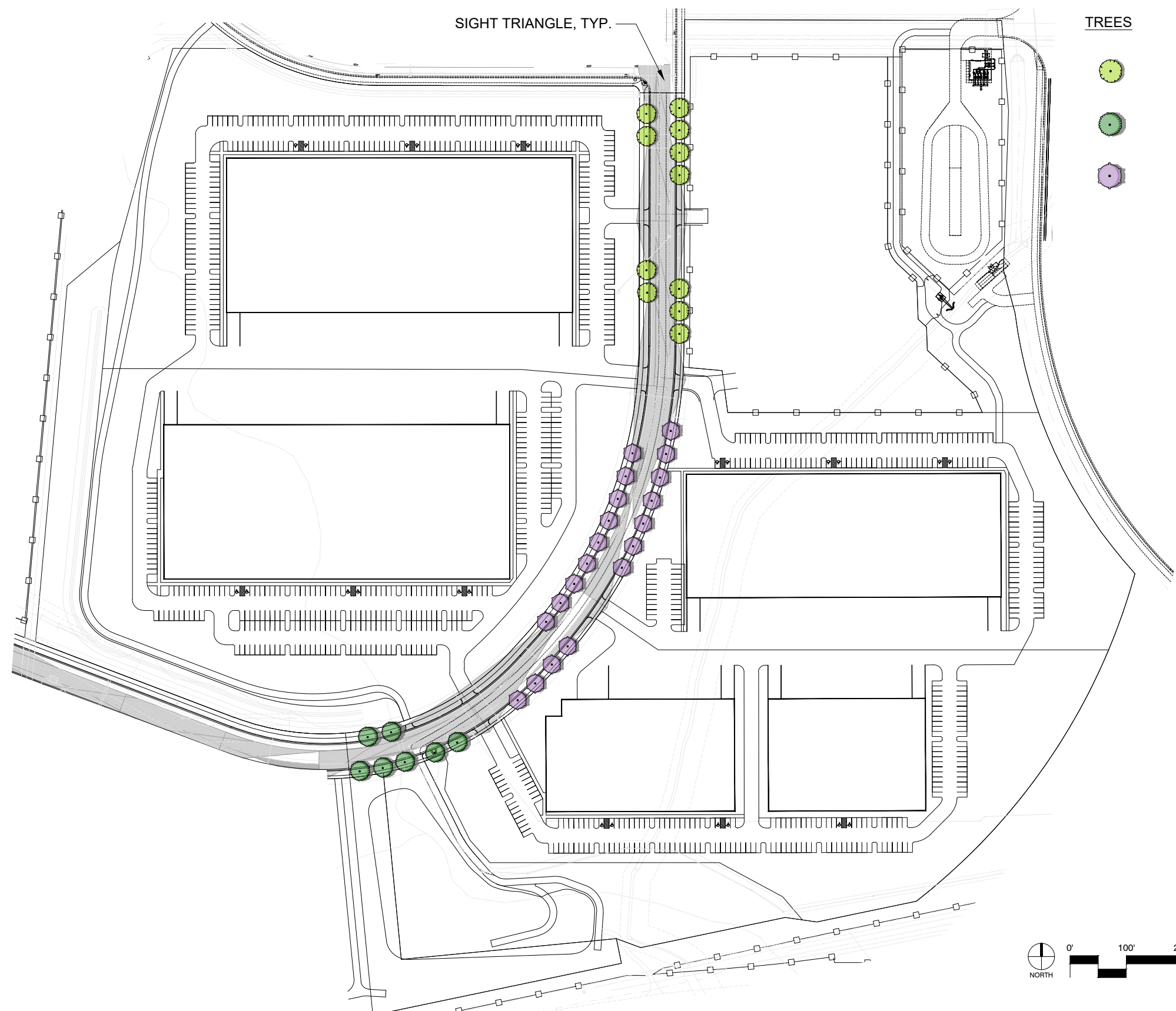
Cutleaf Staghorn Sumac

Plantings will follow the recommended tree and plant palette within the City's Engineering Standards.

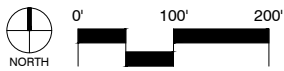




Street Tree Plan



TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	11	Tilia cordata `Greenspire`	Greenspire Littleleaf Linden (DT)	2" Cal.
	7	Ulmus x `Triumph`	Triumph Elm (DT)	2" Cal.
	20	Zelkova serrata `Village Green`	Sawleaf Zelkova (DT)	2" Cal.



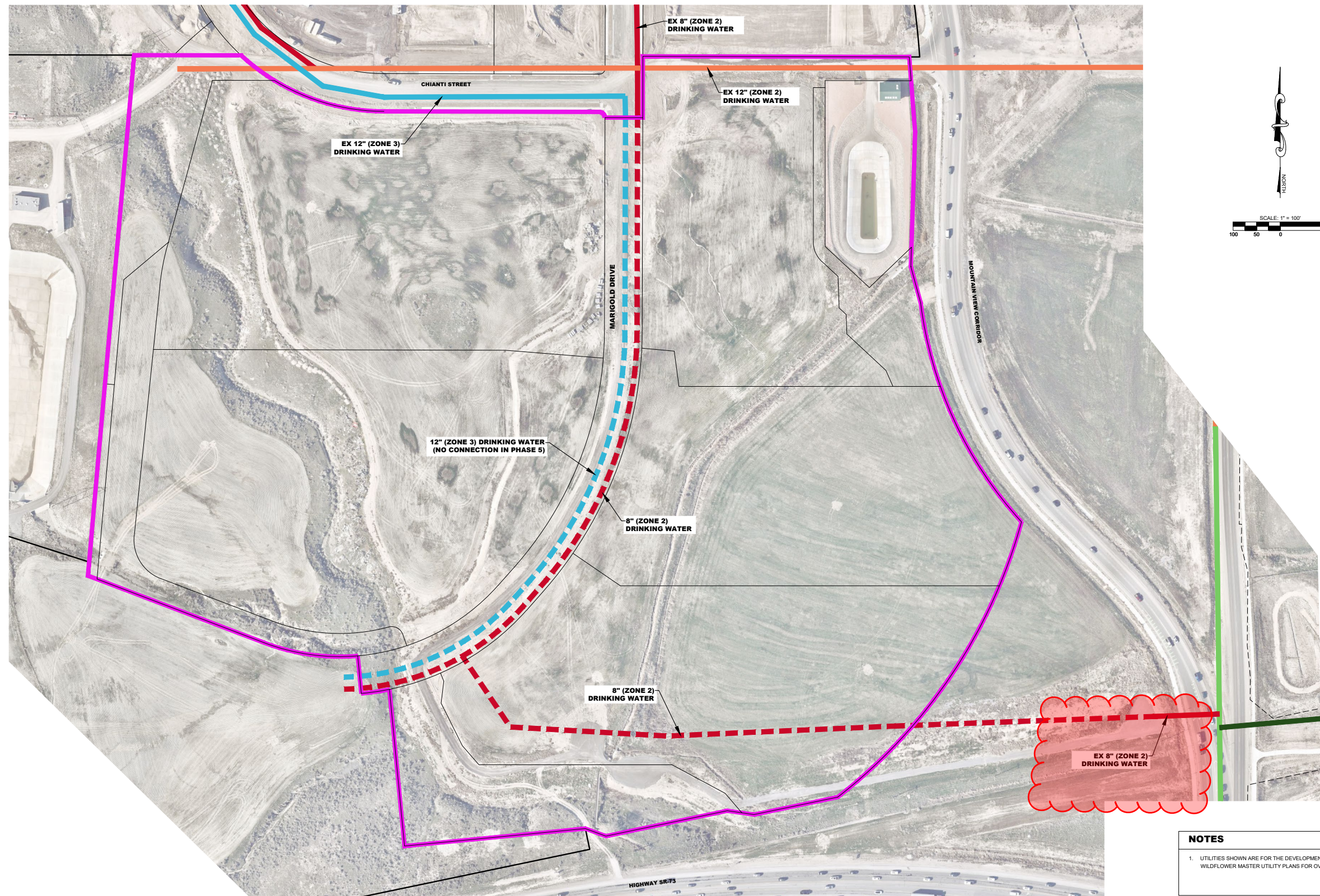
Tree quantities are estimates and will be adjusted for access points and site design. Final landscape design will be provided in the Site Plan submittal.

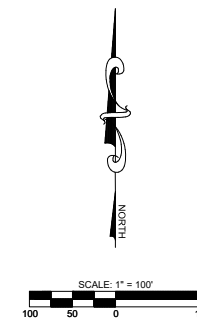
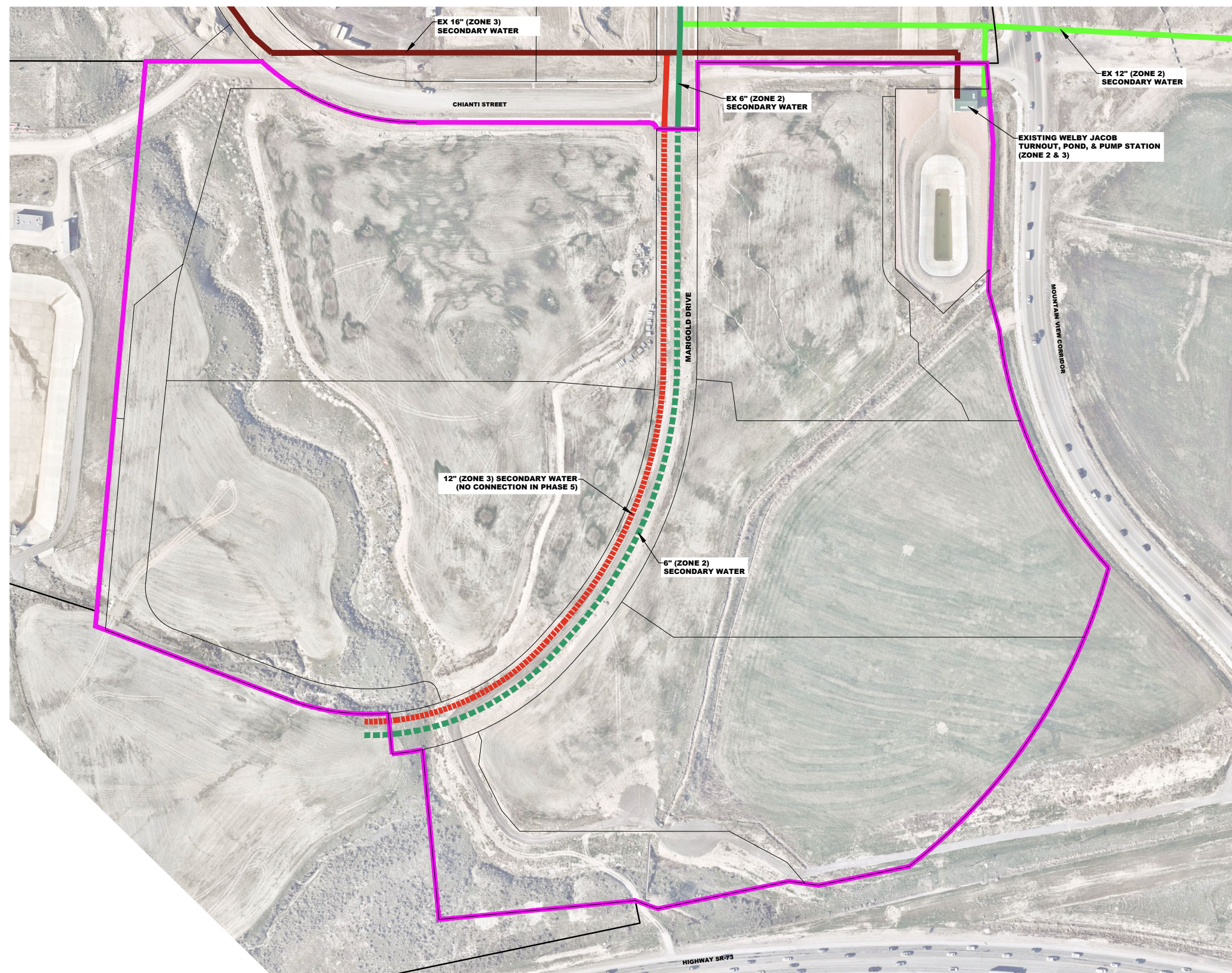
08 Utility Plans

The following utility plan diagrams provide master utilities that will serve Wildflower Village Plan 5.

- » Culinary Water Plan
- » Secondary Water Plan
- » Sewer Plan
- » Storm Drain



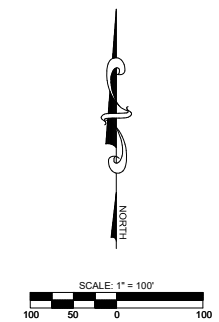
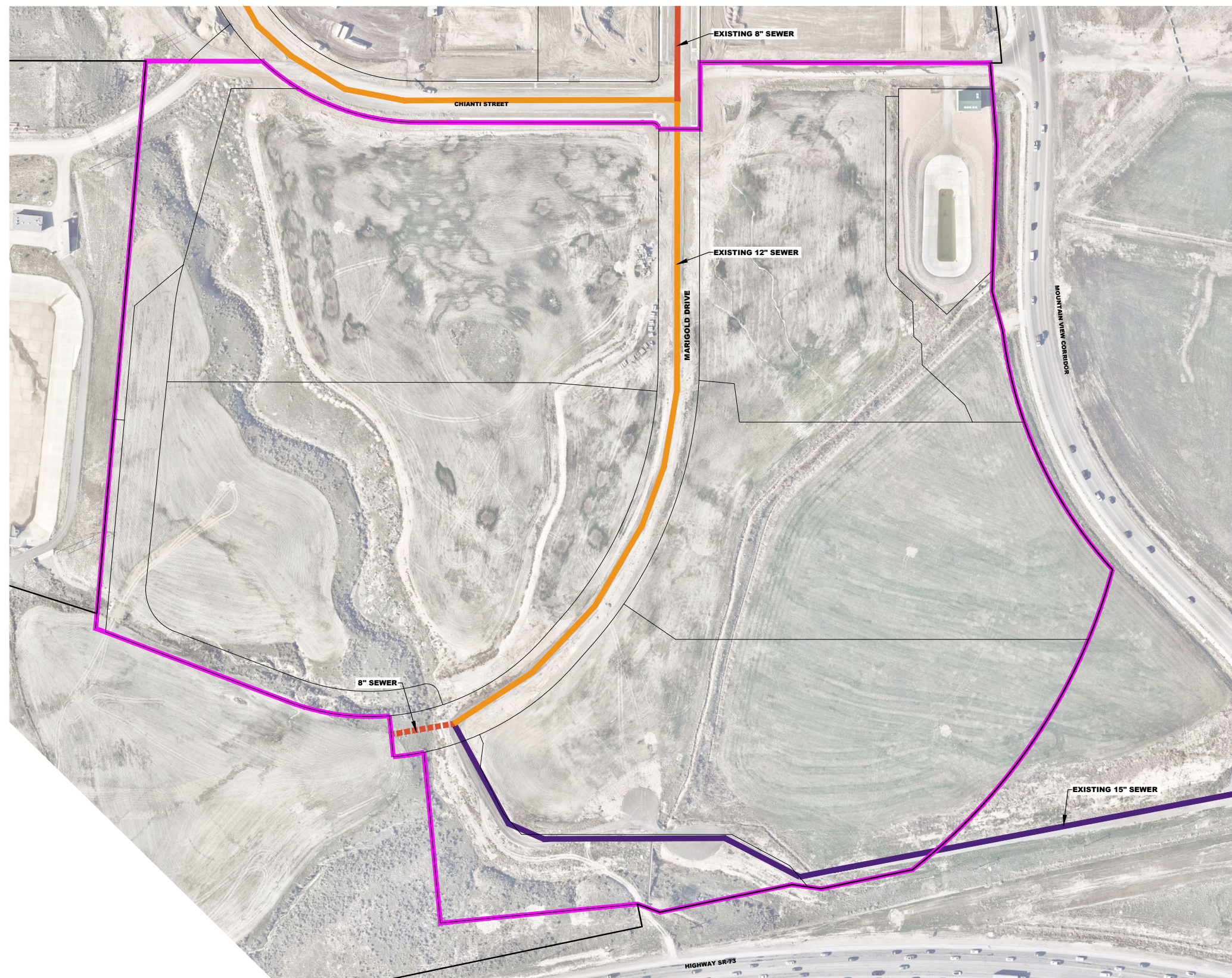




NOTES

1. UTILITIES SHOWN ARE FOR THE DEVELOPMENT OF VILLAGE 5, SEE APPROVED WILDFLOWER MASTER UTILITY PLANS FOR OVERALL UTILITY DESIGN.



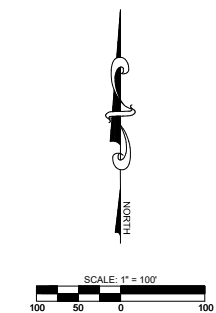
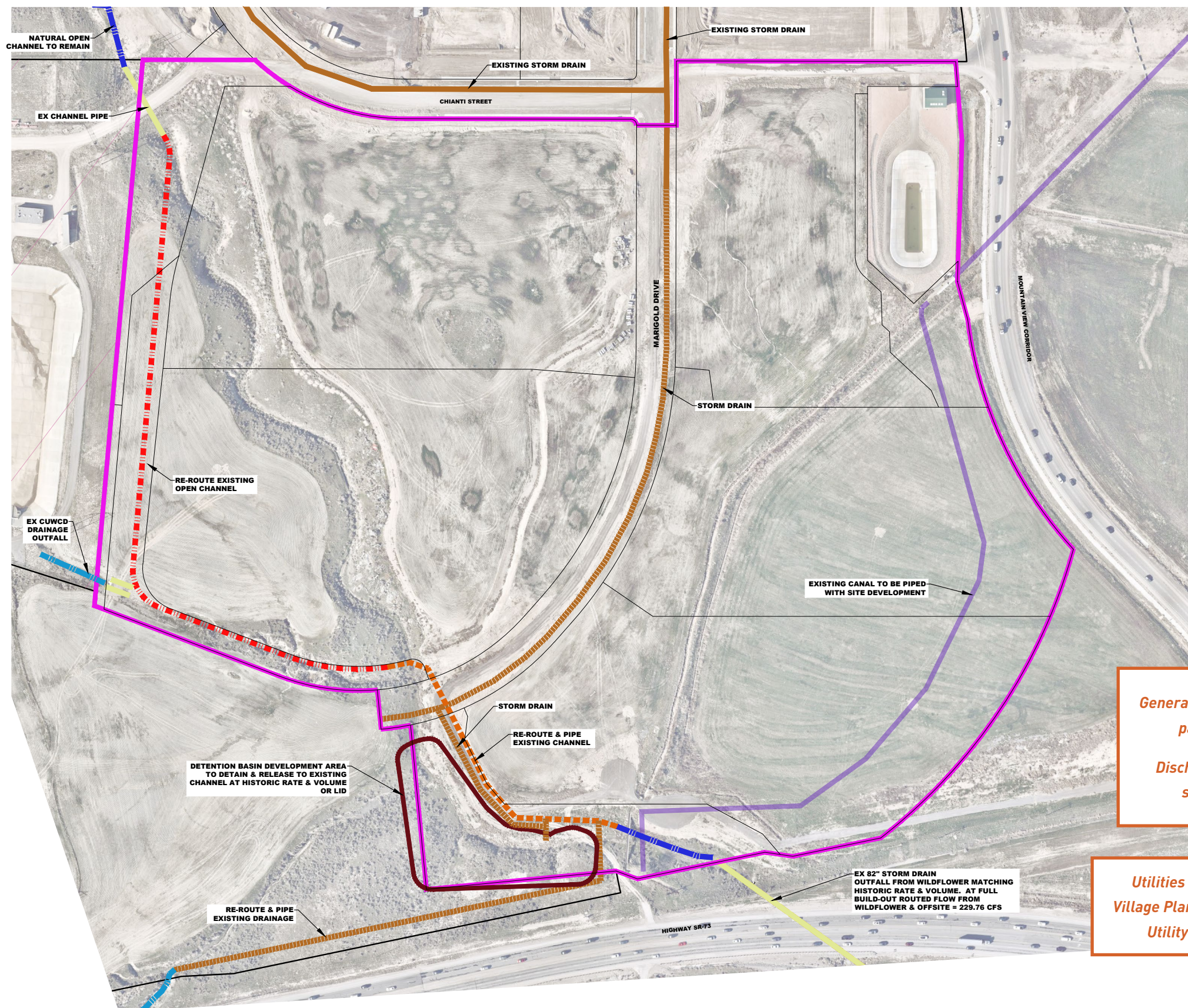


NOTES
1. UTILITIES SHOWN ARE FOR THE DEVELOPMENT OF VILLAGE 5, SEE APPROVED WILDFLOWER MASTER UTILITY PLANS FOR OVERALL UTILITY DESIGN.





Storm Drain Exhibit

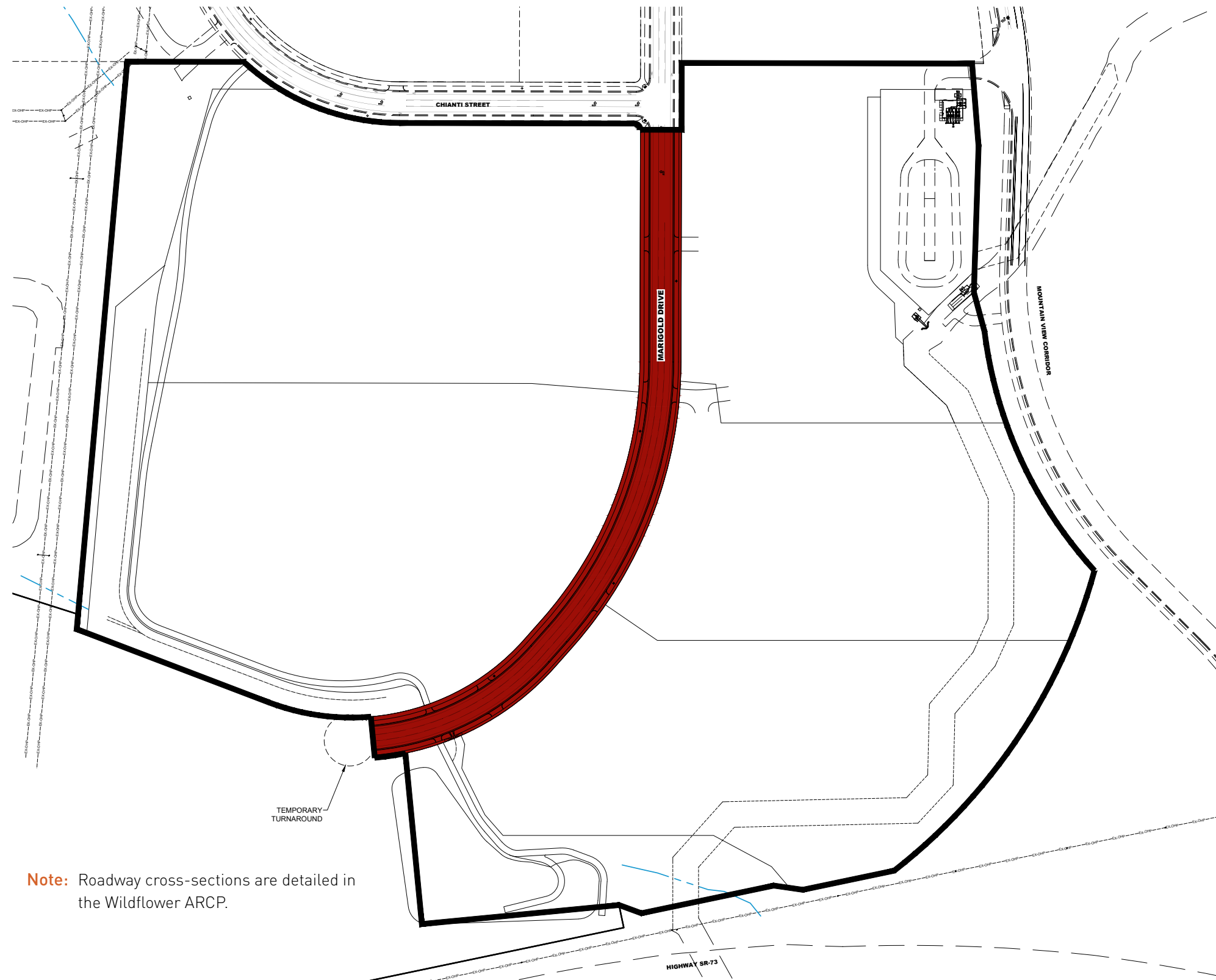


General engineering notes are found on
page A1-01 of the Appendix.


Discharge summary letter found in
section A2 of the Appendix.

Utilities shown are for the development of
Village Plan 5. See approved Wildflower Master
Utility Plans for overall utility design.





Note: Roadway cross-sections are detailed in the Wildflower ARCP.

LEGEND	
	80' COLLECTOR
*ADDITIONAL ASPHALT WIDTH MAY BE PROVIDED FOR TURN LANES.	

This plan is conceptual. Final details determined in Site Plan Application.



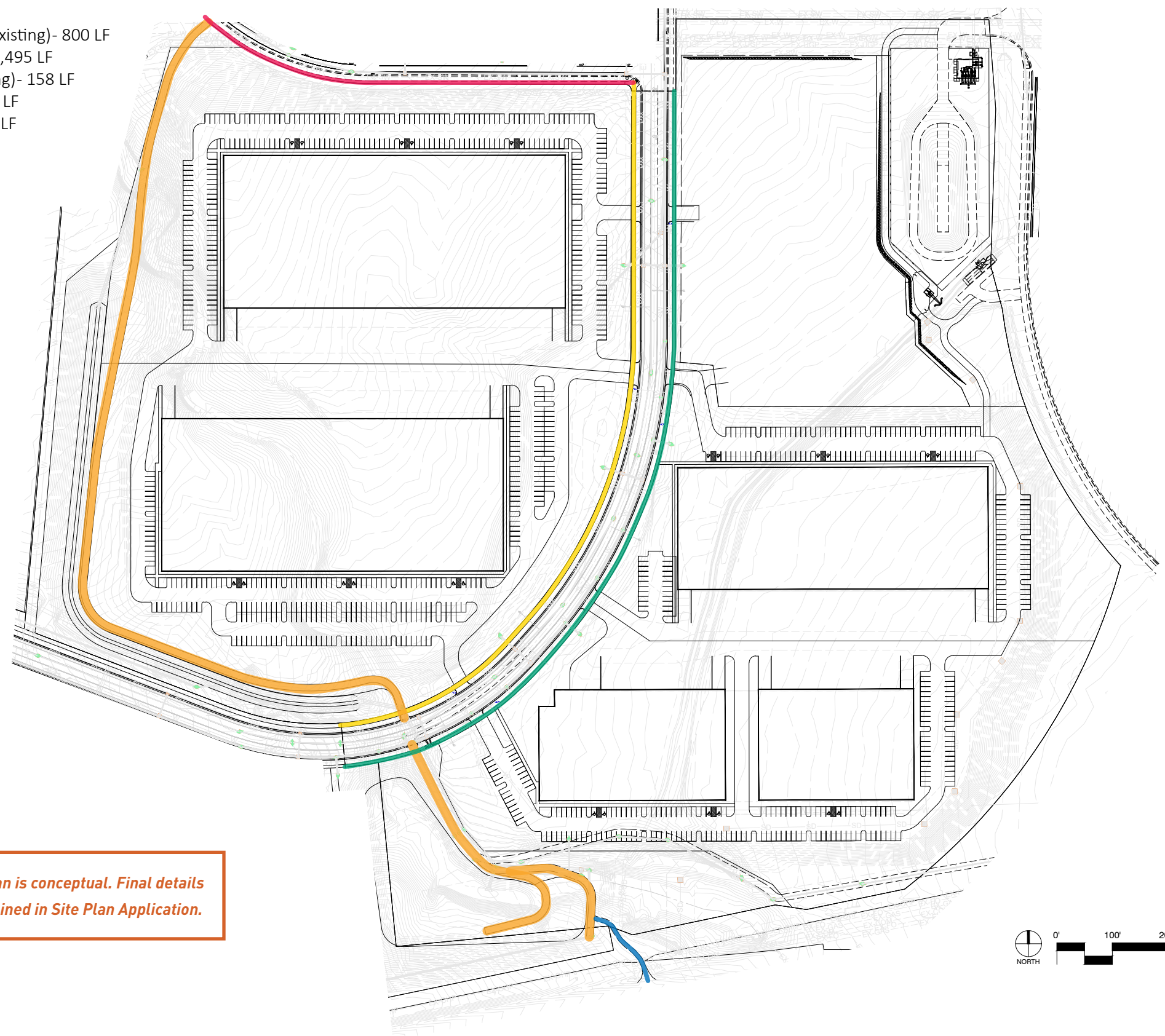


10 Pedestrian and Bicycle Plan Exhibit

- 5' Concrete Sidewalk (existing)- 800 LF
- 5' Concrete Sidewalk- 1,495 LF
- 7' Unpaved Trail (existing)- 158 LF
- 8' Concrete Trail- 1,420 LF
- 12' Asphalt Trail- 2,475 LF

Note: Trails must be installed according to approved Community Plan,

This plan is conceptual. Final details determined in Site Plan Application.



11 Density Transfers

No density transfers are required from the approved Wildflower ARCP. In the event that any density transfers occur, the regulations detailed in the Wildflower ARCP will be followed.



12 Additional Detailed Plans

The following elements have been included to detail plans and direction contained in the Wildflower ARCP for Wildflower Village Plan 5:

- » Signage Plan
- » Temporary Signage Plan
- » Grading Plan
- » Open Space Management
- » Traffic Study





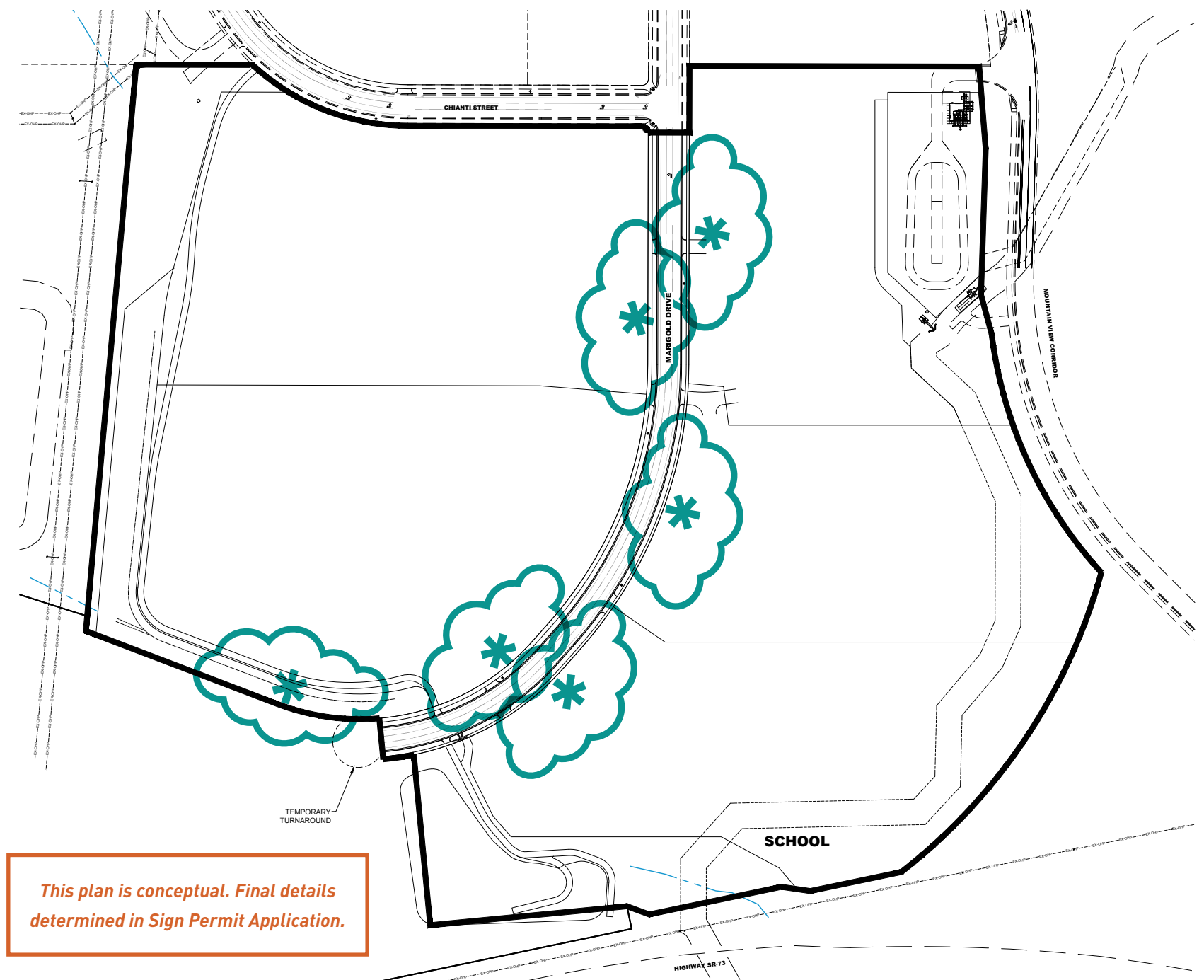
Type 5 Signage

1. Design must be approved by the WDRC.
2. Locations for signs not currently shown in Type 5 areas are allowed to be located according to City Code.
3. Signage in Type 5 areas shall comply with City Commercial Sign Standards with the exception of the following items in Section 19.18.10.6a as pertaining to Type 5 building signs:
 - i. Number. Each tenant in a building is permitted one primary building sign, and two secondary signs; buildings or uses that are larger than 50,000 square feet and have more than one primary entrance or buildings adjacent to R9 (Marigold Drive) may have a second primary sign.
 - ii. Size, primary signage. The primary building signage shall not exceed a cumulative total size equal to eight percent of the façade on which the sign or signs are mounted, or 40 square feet, whichever is larger; building signage on side of building adjacent to R9 (Marigold Drive) shall not exceed a cumulative total size equal to 19 percent of the façade on which the sign or signs are mounted, or 60 square feet, whichever is larger.
 - iii. A maximum of three project identity signs will be allowed for the project along the public roadway at the north, south, and central area of the project.

Notes

1. Locations shown represent the approximate vicinity of signs. Locations will be refined at plat stage. All project signage will be placed in common areas or signage easements.
2. These features shall not conflict with traffic control signaling or traffic control devices.
3. Sight triangle will be adhered to according to the standards set by the American Association of State Highway and Transportation Officials (AASHTO).

* Optional Commercial Monument Sign
Provided by Developer
Signs may be non-illuminated, illuminated from within, or lit with hooded spotlight in compliance with City Code 19.11.05 14d.





Temporary Signage Plan Exhibit

Temporary directional signage (*) may be installed where indicated, as needed to direct traffic. Future intersections not shown on this map may warrant directional signage, and it will be installed as needed.

The areas highlighted in yellow (■) along R9 (Marigold Drive) may require additional temporary information signs during active development. The design and message may vary, but the purpose is to provide information about the development. Sign faces shall not exceed 96 sf and height of sign will not exceed 12 feet from grade. Temporary community information signage shall be at least 200 feet from any other temporary sign.

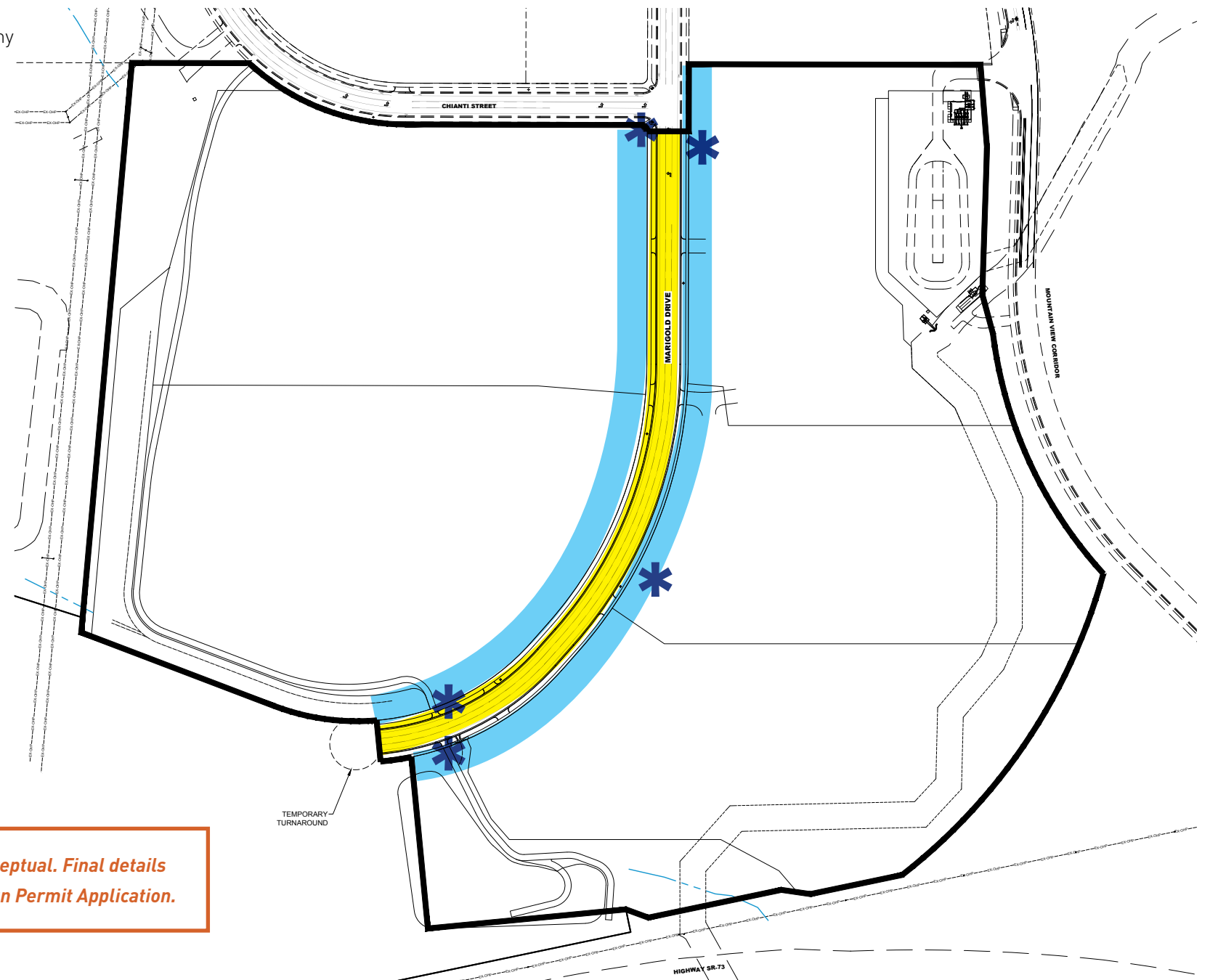
There are 12 commercial parcels in Village Plan 5/6. Temporary, on-premise signs for Type 5 areas are permitted as detailed in Section 19.18.08. Possible vicinities for these signs are marked with an (■). Sign permits, production, and installation of commercial signage shall be the responsibility of commercial tenant/owner.

Notes

1. Locations shown represent the approximate vicinity of signs. All signs will be a minimum of 3' back from any sidewalk and their height/length from property line. Locations will be detailed at sign permit application.
2. Signs shall not conflict with traffic control signaling or traffic control devices.
3. Sight triangle will be adhered to according to the standards set by the American Association of State Highway and Transportation Officials (AASHTO).
4. Temporary signs will be installed on developer-owned lots or open space, not on privately owned lots.

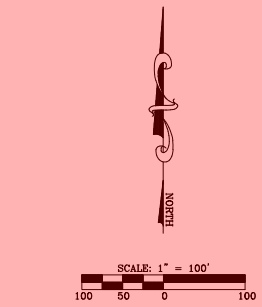
- Temporary Community Information Sign
- * Temporary Directional Sign
- Temporary Commercial On-premise Sign

This plan is conceptual. Final details determined in Sign Permit Application.





Conceptual Grading Plan Exhibit



CUT ELEVATIONS TABLE		
Maximum Cut	Minimum Cut	Color
-25.00	-20.00	Red
-20.00	-10.00	Orange
-10.00	-0.00	Green

FILL ELEVATIONS TABLE		
Minimum Fill	Maximum Fill	Color
0.00	10.00	Light Green
10.00	20.00	Blue
20.00	25.00	Dark Blue

NOTES

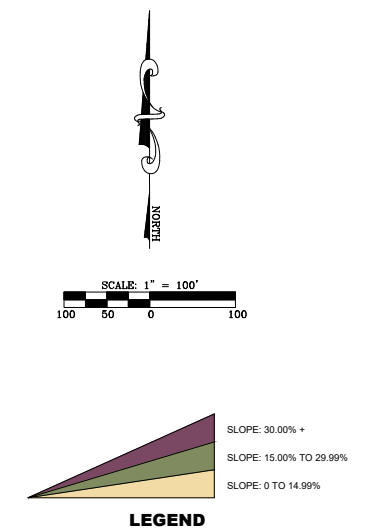
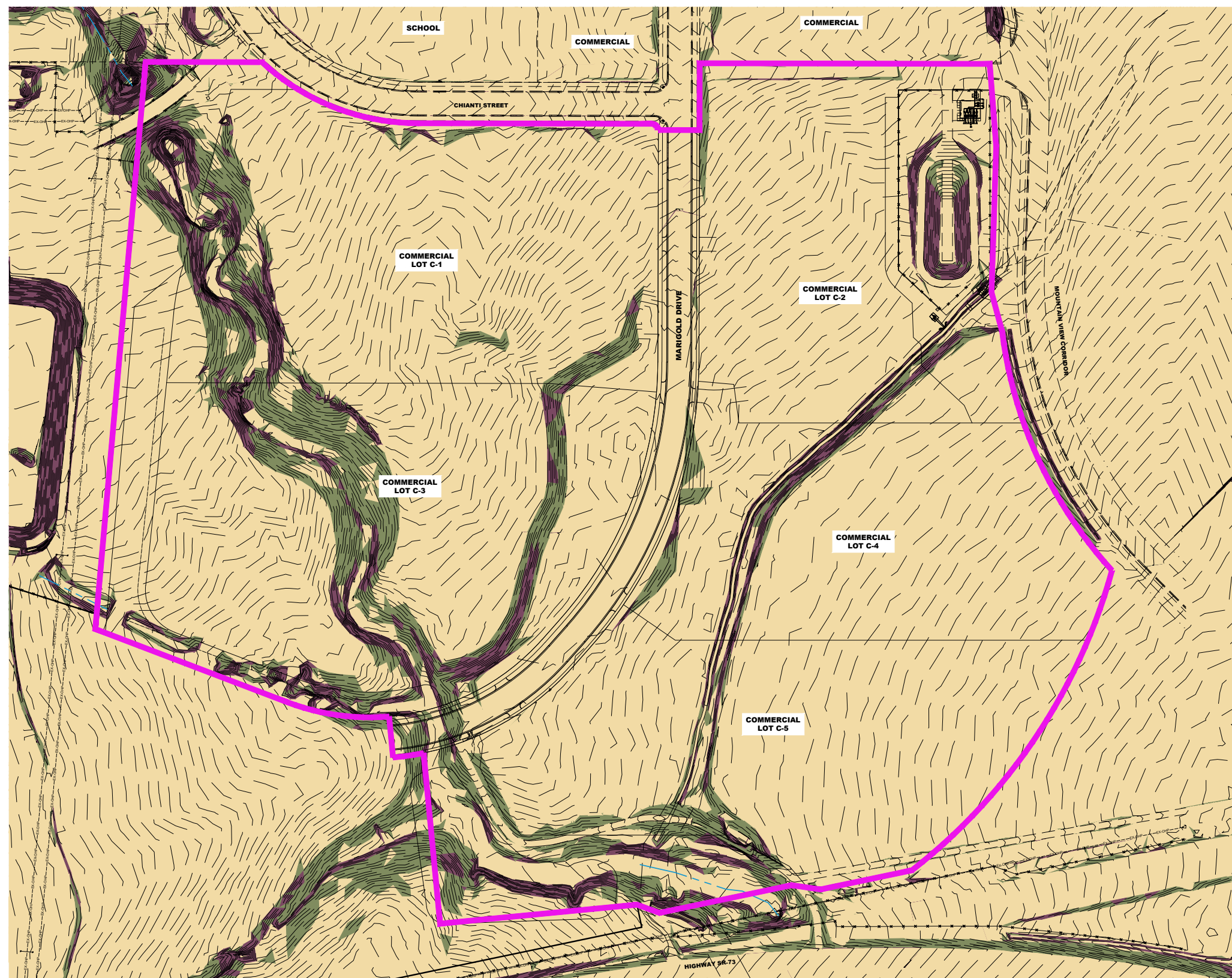
- SLOPES WHICH ARE GREATER THAN 3:1 MUST BE APPROVED BY CITY ENGINEER.
- NO SLOPES WITHIN THIS VILLAGE PLAN MAY EXCEED 3:1 RATIO.

LEGEND

- VILLAGE 5 BOUNDARY
- EXISTING CONTOURS @ 5' INTERVALS
- PROPOSED FINAL GRADING CONTOURS @ 2' INTERVALS
- AREAS OF POSSIBLE GRADING AND/OR DISTURBANCE, IF NECESSARY, APPROPRIATE EASEMENTS ARE TO BE SECURED.
- BUILDING OUTLINE

This plan is conceptual. Final details determined in Site Plan Application.





Open Space Management Plan

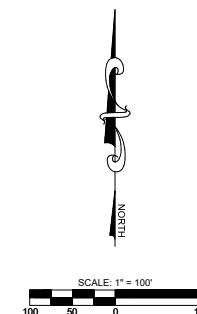
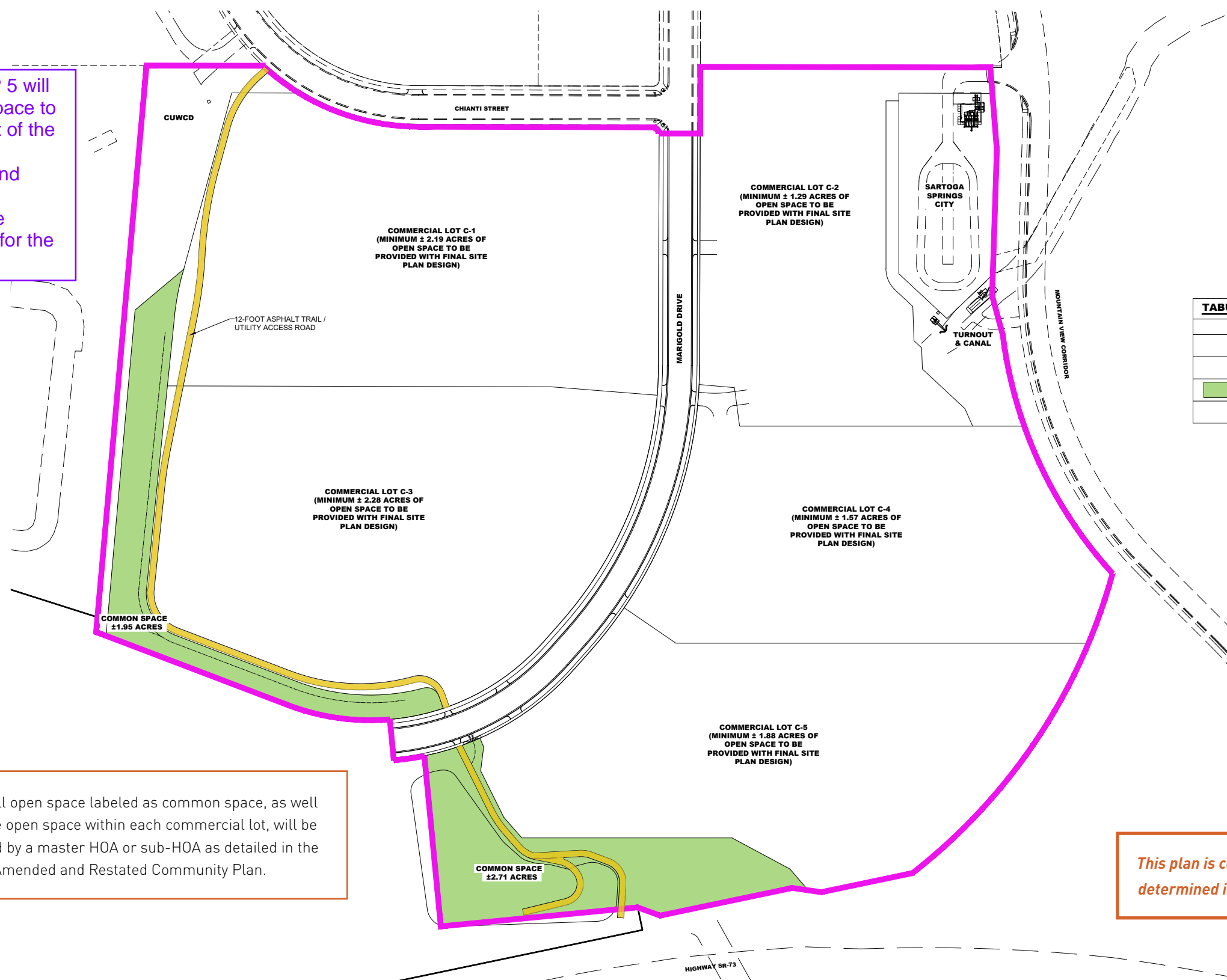
The total acreage within Village Plan 5 is 57.85 total acres which includes 4.57 acres of open space. As each commercial Type 5 lot is developed, open space will be provided according to the Wildflower ARCP and City Code. The amount, location, and design details will be determined at Site Plan and Plat submittal.





Open Space Tabulation Exhibit

No change made. VP 5 will have enough open space to meet the requirement of the CP. CUWCD is a independent owner and parcel and will not be counted as part of the required open space for the village plan.



TABULATIONS		
LAND USE		
	OVERALL VILLAGE AREA	57.85 AC
	MINIMUM OPEN SPACE (20% OF OVERALL AREA)	11.57 AC
	OPEN SPACE & PARKS	4.57 AC
	MINIMUM OPEN SPACE PROVIDED WITHIN LOTS	9.21 AC

NOTES	
1.	OPEN SPACE WITHIN COMMERCIAL LOTS TO MEET MINIMUM CITY REQUIREMENTS. A MINIMUM 20% OF OVERALL VILLAGE AREA (11.57 AC) WILL BE PROVIDED AS OPEN SPACE.

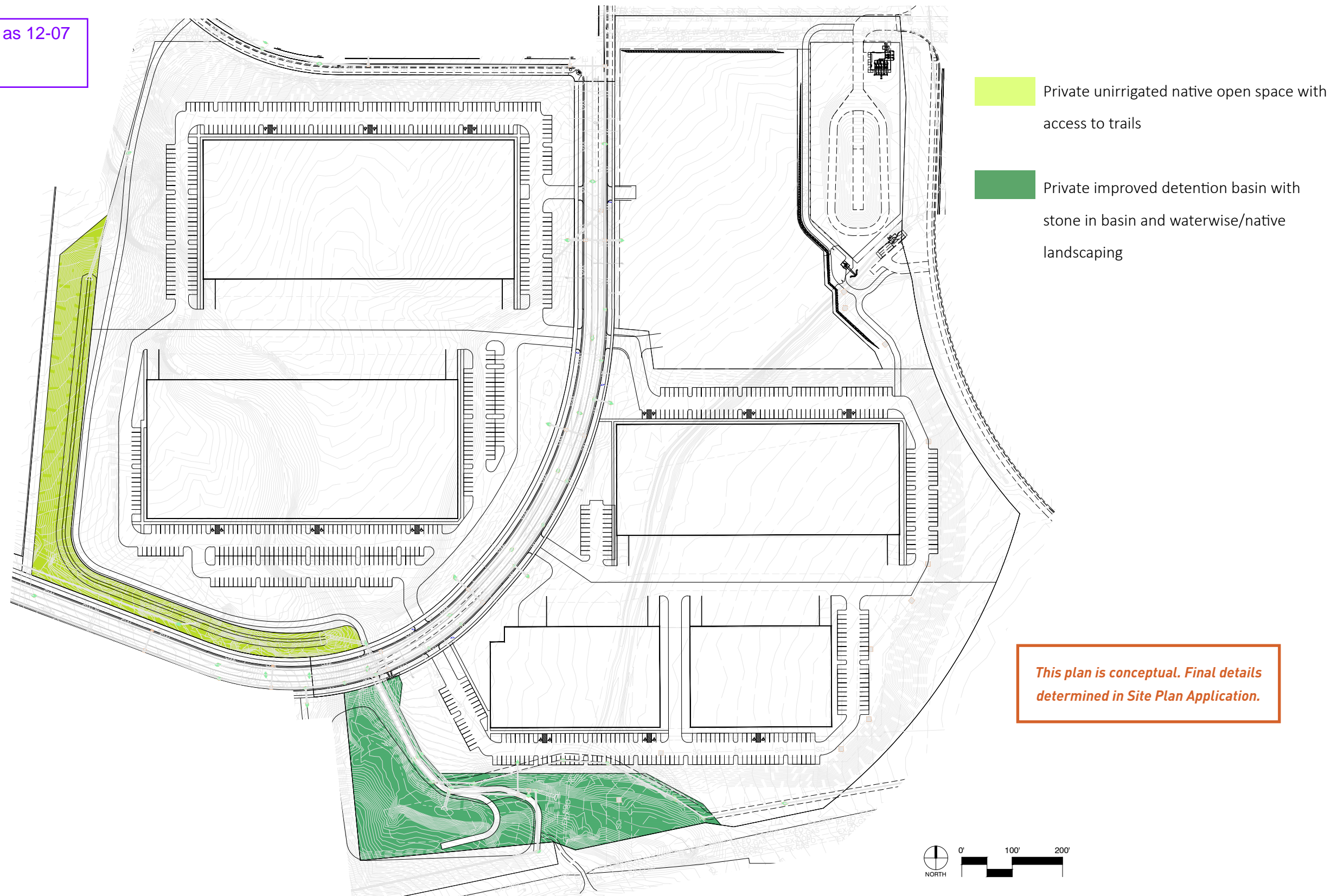
Note: All open space labeled as common space, as well as future open space within each commercial lot, will be managed by a master HOA or sub-HOA as detailed in the Amended and Restated Community Plan.

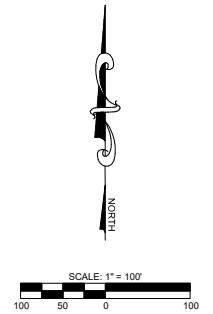
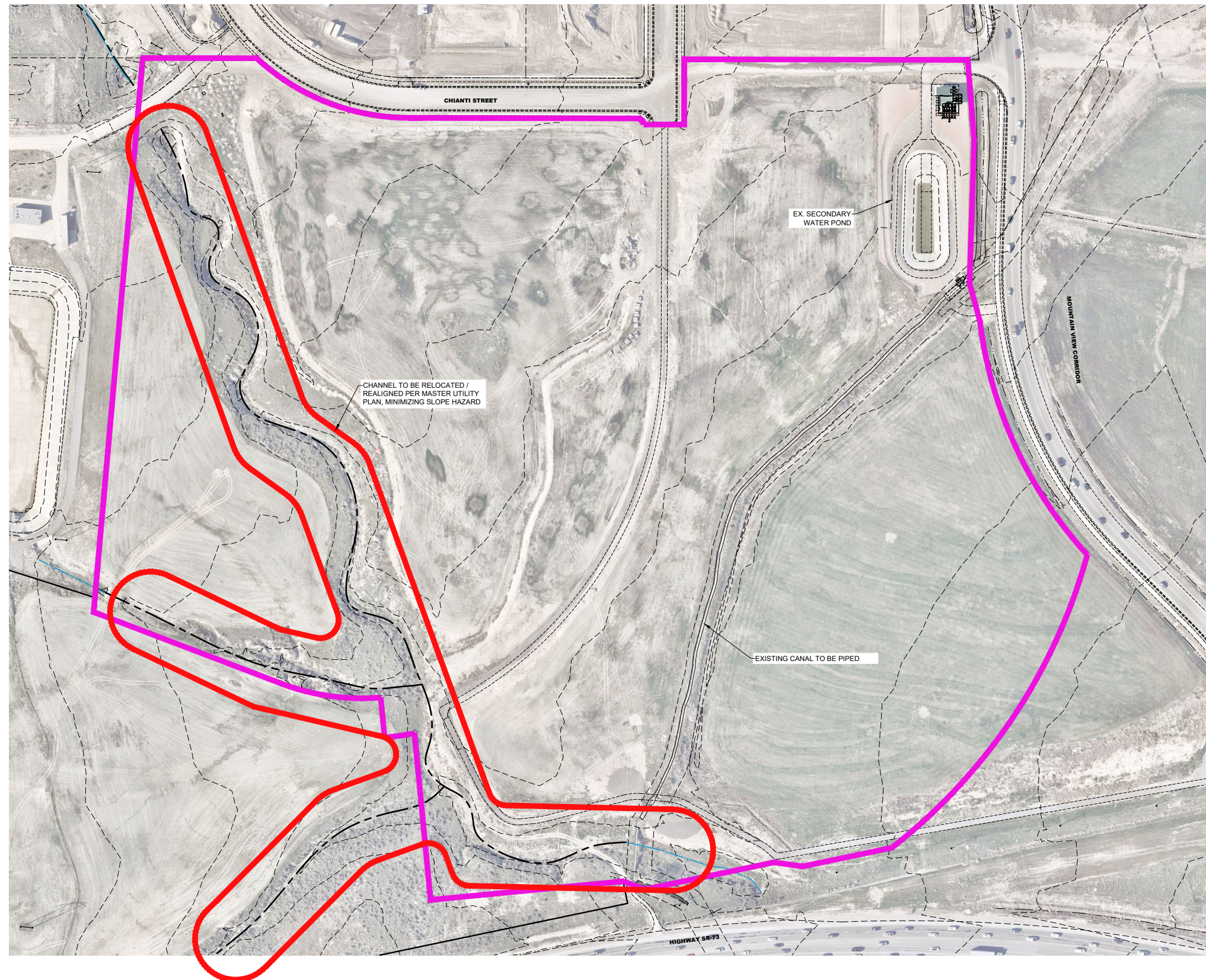
This plan is conceptual. Final details determined in Site Plan Application.





Same response as 12-07





Traffic Study

Village Plan 5

HALES  **ENGINEERING**
innovative transportation solutions

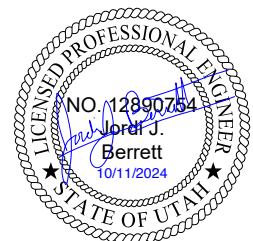
Wildflower Commerce Center Traffic Impact Study



Saratoga Springs, Utah

October 11, 2024

UT21-1980



1220 North 500 West, Ste. 202 Lehi, UT 84043 p 801.766.4343
www.halesengineering.com



EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Wildflower Commerce Center development located in Saratoga Springs, Utah. The development is located north of S.R. 73, just west of Mountain View Corridor (S.R. 145).

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2022) and future (2027) conditions with and without project traffic, and to recommend mitigation measures as needed. The peak hour level of service (LOS) results are shown in Table ES-1. A site plan of the project is provided in Appendix A.

Table ES-1: Peak Hour Level of Service Results

Intersection	Level of Service				
	Existing (2022)	Future (2027)			
	Background	Background	BG with FW	Plus Project	+P with FW
1 Harvest Hills Boulevard / NB MVC FR	B	E	B	E	B
2 Harvest Hills Boulevard / SB MVC FR	C	F	B	F	B
3 Chianti Street / Wild Blossom Boulevard	A	B	A	B	A
4 Marigold Drive / SB MVC FR	-	D	B	E	B
5 Marigold Drive / NB MVC FR	-	E	B	F	C
6 Military Road / SB MVC FR	c	e	b	e	b
7 Mount Saratoga Boulevard / WB S.R. 73 FR	B	F	B	F	B
8 Mount Saratoga Boulevard / EB S.R. 73 FR	-	-	B	-	B
9 Chianti Street / Marigold Drive	-	-	-	B	B
10 Access 1 / Marigold Drive	-	-	-	a	a
11 Access 2 / Marigold Drive	-	-	-	a	a
12 Access 3 / Marigold Drive	-	-	-	a	a
13 Access 4 / Marigold Drive	-	-	-	a	a

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)

2. BG with FW = Background conditions assuming completion of Freeway Projects, +P with FW = Plus Project conditions assuming completion of Freeway Projects

Source: Hales Engineering, October 2024



SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions

- The development will consist of five buildings with warehousing and flex office space.
- The project is anticipated to generate approximately 2,346 weekday daily trips, including 310 trips in the morning peak hour, and 308 trips in the evening peak hour.
 - It is anticipated that there will be 94 daily truck and parcel deliveries, including box trucks and semis. This equates to 188 daily trips, approximately 7.9% of the daily traffic generated by the project.
 - *The traffic analyses were performed based on a previous site plan before a reduction of 11,200 sq. ft. was made to the overall site. This analysis assumed 2,388 daily trips, including 314 trips in the morning peak hour and 314 trips in the evening peak hour. The results of this previous analysis remain valid since the updated site plan constitutes only a slight decrease in the total trip generation for the project.*
- Left-turn pockets are recommended at all project accesses onto Marigold Drive. These can be accommodated with a center two-way left-turn lane.

2022	Background	
Assumptions	<ul style="list-style-type: none"> • All Wildflower Village study traffic and improvements included in background • Mount Saratoga 25% build assumed • Marigold Drive / SB MVC: right-in, right-out (RIRO) intersection 	
Findings	<ul style="list-style-type: none"> • Acceptable LOS at all study intersections 	
2027	Background	Plus Project
Assumptions	<ul style="list-style-type: none"> • Based on preliminary analysis showing excessive delays, it was assumed that Marigold Drive would connect from SB MVC to NB MVC • Marigold Drive / SB MVC: signalized based on findings in previous TIS reports • Marigold Drive / NB MVC: signalized based on findings in previous TIS reports • Mount Saratoga 75% build assumed 	<ul style="list-style-type: none"> • 5 project buildings constructed • Chianti Street / Marigold Drive: signalized intersection assumed based on traffic volumes
Findings	<ul style="list-style-type: none"> • Non-Freeway Scenario: Poor LOS at multiple intersections due to the high projected volumes along the Mountain View Corridor frontage roads and along S.R. 73 • Freeway Scenario: Acceptable LOS at all study intersections 	<ul style="list-style-type: none"> • Non-Freeway Scenario: Poor LOS at multiple intersections due to the high projected volumes along the Mountain View Corridor frontage roads and along S.R. 73 • Freeway Scenario: Acceptable LOS at all study intersections
Mitigations / Notes	<ul style="list-style-type: none"> • The MVC Freeway and S.R. 73 Freeway projects are planned as needs-based Phase 1 (2023-2032) projects. Per a recent UDOT press release, construction for both projects will begin by 2027. 	<ul style="list-style-type: none"> • No additional mitigations

13 Site Characteristics

Wildflower Village Plan 5 is located in the center section of the Wildflower development, south of the main entrance feature. The property is boxed in on four sides. Mountain View Corridor (MVC) is located on the east side of the property, the main Wildflower commercial area and Cedar Fort Highway is on the south side, Rocky Mountain Power and Kearn River gas easements are on West, and Chianti connects to Marigold on the north side. There will be two main access points. Chianti Drive from the north connects to Marigold, which runs through the property. Eventually Marigold Drive will connect to Cedar Fort Highway. There are two drainage and irrigation channels that pass through this area that will affect improvement plans and schedules. Most of the area is in the Zone 2 Water Region. All other site characteristics were included in the approved Wildflower ARCP.



14 Master Development Agreement

The Village Plan is adopted pursuant to the City's Vested Laws and the Amended and Restated Master Development Agreement (ARMDA). If there is any conflict between the Wildflower ARCP, the ARMDA, or City's Vested Laws, this Village Plan prevails.





APPENDIX

A1 General Engineering Notes

A2 Discharge Summary Letter from LEI

A3 Storm Drain Report

A4 Master Utility Plan Report

A5 Wildflower Commerce Center Employment Study

A6 Land Development Code Non Residential & Mixed Use Zones Title 19.04.09, 19.04.10, and 19.04.11

A7 Pending Ordinance 02-18-25 19.16 Architectural Standards

A1 General Engineering Notes

- » A 12-foot access road shall be constructed to all manholes and shall be capable of supporting H-20 loading as determined by a geotechnical engineer. In cases of temporary installations, such as extend utilities through future phases of developments, a temporary all-weather surface is sufficient. In these cases, a permanent paved access shall be provided at the time of final site development improvements.
- » Sewer Mains shall be located as indicated on the City's Standard drawings and shall be located in ROW, dedicated open spaces, private open spaces or 20 foot wide easement.
- » Use 2019 standards for piping.
- » Clear sight triangle to conform to AASHTO standards.



A2 Discharge Summary Letter from LEI



ENGINEERS
SURVEYORS
PLANNERS

October 17, 2024

RE: Wildflower Storm Drainage Outfall to SR-73

This memo will walk through and provide highlights of the Wildflower storm drain system design and detail the proposed discharges to the existing 84-inch pipe under SR-73.

In addition to the on-site development area that will be improved in the future, there are multiple large upstream drainage basins that have historically drained through the Wildflower development area. The on-site development areas will implement detention basins and other associated infrastructure to detain and infiltrate the runoff before it is discharged from the development site. The off-site drainage basins are to remain in their native state, and the runoff from these areas will be routed undetained through or around the Wildflower Springs development and be discharged downstream.

A copy of the Wildflower Village 5 and Wildflower R4 storm drain analysis has been attached to this memo for reference. Copies of relevant exhibits have also been extracted from this report and have been included for easier reference in discussing some of the aspects of the storm drain design.

The Wildflower area has been divided into three separate drainage areas. This is based on upstream contributing drainage basins and downstream discharge points. All three service areas were addressed in the attached overall storm drain analysis.

Offsite Drainage

The Overall Offsite Contributing Areas exhibit that has been attached shows the six upstream drainage basins that have historically flowed through the Wildflower development area. The runoff from these areas will be conveyed through the Wildflower development and discharged downstream. The runoff from service area #1 (SA #1) will drain to the north of the development and SA #2 and #3 will drain to the southeast corner of the development, where SR-73 curves to the south. At this location there is an existing pipe under SR-73 that will convey the runoff to the south.

Onsite Drainage

The development area has been divided into multiple areas for the onsite storm drain modeling. These areas are based on the proposed layout of the development and the location of detention and infiltration basins. All onsite runoff will be detained and released at historical or lower release rates and volumes.

Discharge Rates

Based on the modeling that was completed to meet City requirements, the maximum release rates for SA #2 and #3 to SR-73 is estimated to be 229.76 cfs.

- Civil Engineering
- Structural Engineering
- Surveying
- Land Planning
- Landscape Architecture

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This maximum runoff value is likely conservative. LEI's original design of the offsite drainage models utilized soil classification data downloaded from the USDA Websoil survey site and composite curve numbers that were calculated for these areas. These curve numbers ranged from 63.52 up to 66.68. Based on these original curve numbers, for SA #2 and #3 the offsite runoff was reduced from a total of 289.97 cfs to 109.80 cfs. When all the offsite and onsite areas were routed with the lower curve numbers, the estimated peak was 138.65 cfs.

In an effort to provide conservative runoff estimates, and to lower the chance of downstream flooding, the City requested a curve number of 70 to be used for these offsite areas. This is what is reflected in the included storm drain reports and the higher discharge rates mentioned above.

Pre Versus Post Development Discharge Volumes

The Wildflower development will match historic runoff outflows in both rate and volume for development areas. To meet historic runoff volumes, combination detention/retention basins will be installed. These basins will consist of well-draining soil placed in the bottoms, and above ground detention storage.

The infiltration areas will be sized to allow the difference in volume from pre-development to post development conditions to infiltrate into the ground rather than being discharged from the site. This will ensure only the historic volume of runoff is released from the development.

Calculations were completed to determine the anticipated infiltration rates for the basins. These calculations were done based on the infiltration tests and recommendations that were completed by GeoStrata.

The storm drain basins for the Wildflower development were sized to match the historic outflow rate and volume to the existing culvert under SR-73. An overall historic SSA model was completed with the final designs. A copy of the SSA model results is included in the attached storm reports. This model included all contributing areas that historically drained to SR-73 including the development areas and the upstream offsite areas. Based on the proposed design, the release for the proposed conditions is less than the historic conditions.

	Historic	Proposed
Release Rate (cfs)	299.04	229.76
Release Volume (cf)	1,634,538	1,628,676

The basin bottom areas will be landscaped with cobble/gravel with a minimum of fine content in the bottom of the basin area. This will promote infiltration through this portion of the basins. The Utah Low Impact Development Guide was consulted for design of this basin. ID-1 in this guideline is recommendations for infiltration basins. Based on these recommendations landscaping should require minimal irrigation and watering and be able to be submerged in water and survive for up to 48 hours. This cobble landscaping will meet these recommendations.



Outfall

The existing pipe under SR-73 as surveyed is an 84-inch diameter CMP at a slope of 0.90%. Using Manning's equation, the maximum flow capacity of this pipe is estimated to be 375.17 cfs. Based on these calculated capacities, the outfall pipe should be able to convey the peak runoff.

It should be noted that these runoff rates are all based on 100-year storm flows.

If any more information is needed, please let me know.

Respectfully,

A handwritten signature in blue ink, appearing to read "G. Magleby".

Greg D. Magleby, P.E.
LEI Engineer



A3 Storm Drain Report

Wildflower – Village 5

Commercial Area

Storm Drain Criteria & Design Summary



ENGINEERS
SURVEYORS
PLANNERS



October 10, 2024

3302 N Main Street
Spanish Fork, Utah 84660
(801) 798-0555

I hereby certify that this report for the onsite drainage was prepared by me (or under my direct supervision) in accordance with the provisions of the City of Saratoga Springs Storm Water Design Standards and Regulations and was designed to comply with the provisions thereof. I understand that the City of Saratoga Springs does not and will not assume any liability for drainage facility design.



Introduction

The Wildflower Village 5 development area is in Saratoga Springs, Utah. The development is to consist of commercial areas and the associated road and utility improvements. The following report was prepared to highlight the design criteria that was used for the storm drain design.

Proposed Facilities

The proposed storm infrastructure that will be installed will consist of an open channel and pipes that will route the offsite runoff from Camp Williams and other adjacent properties through the development area. In addition, a combination retention/detention basin will be sized and installed to manage the runoff from the development area.

Contributing Areas

The stormwater contributing area includes the Village 5 development area, offsite runoff from Camp Williams, offsite runoff from other adjacent properties, and upstream runoff from Wildflower Village 2 Development areas. The runoff from each of these will be discussed. An exhibit showing the contributing areas is included in Appendix A.

Village 5 Development Areas

The runoff from the onsite development area was modeled per city standards using Autodesk SSA software. The runoff was modeled using the 100-year, 3-hour storm event. The runoff from the development area will be routed to the detention/retention basin that will be constructed north of SR-73. The calculations were completed based on the conceptual layout of the roads, buildings, and parking lots.

The Village 5 contributing area was divided into smaller subbasins. A separate time of concentration and impervious and pervious areas were calculated for each. A copy of these calculations is included in Appendix B.

An exhibit showing the contributing subbasins is included in Appendix C. The subbasin characteristics were input into the SSA model, and a storm basin was added. The basin geometry was added into the model based on the proposed grading of this basin. In addition, the infiltration rate was calculated for the basin. The infiltration was based on the report that was prepared by GeoStrata Geotechnical engineers dated September 15, 2021.

The infiltration rate was calculated based on the bottom of the pond area and the infiltration rate reported in the report prepared by GeoStrata. The bottom area of the pond will need to be over excavated to get down to the better infiltrating soils. The backfill material will be granular soil with equal or better hydraulic conductivity rates than that shown below. In addition, the basin bottom landscaping should be designed to encourage infiltration with the chosen materials such as rock cobble or other xeriscape type landscaping.



If dry wells are constructed, the limiting soil condition is bypassed by the dry wells and the higher saturated conductivity rates can be used in the basin's design. We recommend that the final design of the Basin 7 used the saturated infiltration rates as shown in the table below:

Test Pit Location	USDA Soil Classification	Saturated Hydraulic Conductivity Rates (in/h)
TP7-01	SANDY LOAM	6.5
TP7-02	SANDY LOAM	2.3
TP7-03	SANDY LOAM	2.3

Figure 1: Geostrata Infiltration Recommendation

Based on the recommended infiltration rates and to be conservative, the lower rate of 2.3 in/hr was used in the calculations. A summary of these calculations is shown below.

Table 1: Infiltration Calculations

Infiltration Area	15,268 sf
Infiltration Rate	2.3 in/hr
Infiltration Rate	0.81 cfs

The calculated areas, times of concentration, curve numbers, and infiltration rate was input into the SSA model. The proposed storm basin geometry was also added to the model based on the proposed grading contours for the basin. A copy of the SSA model results including the various inputs is included in Appendix E. The model was run for the 100-year and 2-year storm events.

The storm drain basin for the Wildflower Village 5 area was sized to match the historic outflow rate and volume to the existing culvert under SR-73. An overall historic SSA model was completed with previous phases. This model included all contributing areas that historically drained to SR-73 including the development areas and the upstream offsite areas. Based on the proposed design, the release for the proposed conditions is less than the historic conditions. Table 2 shows a summary of the historic and proposed release rates and volumes.

Table 2: Release Rates

	Historic	Proposed
Release Rate (cfs)	299.04	229.76
Release Volume (cf)	1,634,538	1,628,676

Portions of the runoff will be infiltrated as was described above, and the remainder of the runoff will pass through an orifice which will restrict the flow. This orifice was sized in the SSA model. After the discharge passes through the orifice, the stormwater will pass through a hydrodynamic stormwater treatment device. Based on the SSA model, the flows from the 2-year storm will be 4.94 cfs, and the peak flow during the 100-year storm will be 10.76 cfs. To treat these flows and meet city requirements, a BaySaver 3K treatment device will be installed. This device is sized to treat up to 7.8 cfs and bypass 30.0 cfs.

Pipe sizing calculations were completed for the Village 5 phase 1 area as shown on the exhibit in Appendix F. The pipes were sized to convey the flows from the 10-year storm event to the detention pond without



surcharging. In addition, the backbone storm pipes that are to be installed in Marigold Drive were modeled in the SSA model. Based on the results for the 10-year model, these pipes have adequate capacity as designed. Based on the current design, the outlet pipe from the basin has a reverse slope on it. This pipe will fully drain by infiltrating the ponded runoff through the basin bottom.

Flows in excess of the 100-year storm will be conveyed by the road to the low point where a curb cut spillway will be installed on the south side of the road. In addition, the sidewalk will be depressed at this location. This spillway will be installed to allow any overflow to enter the detention basin. Rock cobble will be installed behind the sidewalk to reduce erosion, and a berm will be installed on the east side of the spillway to route the runoff to the basin.

Village 2 Development Areas

Portions of the Village 2 development area flow south to a temporary retention basin that was previously installed. With the Village 2 design, the commercial lots will be required to provide separate retention on each lot. The existing temporary basin was sized for the runoff flows from the streets. With the Village 5 improvements, the runoff from these Village 2 areas will be routed through the basin installed with Village 5. The temporary retention basin will be abandoned and filled. All the necessary runoff from the Village 2 areas was accounted for in the basin sizing and storm pipe sizing calculations that were completed for Village 5.

Camp Williams and Offsite Runoff

The upstream runoff from the Camp Williams areas to the north and south will be routed through the development. This runoff previously drained through an existing open channel through the center of the development area. With earlier upstream designs for Wildflower Village 3A, Village 7, and Village 8, this runoff was rerouted to an open channel and sections of pipe. The flows were previously established for these watersheds with the previous designs for the areas downstream of these watersheds. The peak anticipated flows from the north portion of Camp Williams through Village 3A were estimated to be 104.2 cfs, and the runoff from the west through Village 7 and Village 8 was 109.3 cfs. The total combined, routed offsite flow of 210.5 cfs will be routed through the open channel and pipes within Village 5.

The offsite runoff is to be routed through an open channel where it enters the property at the northwest corner and conveyed to the south edge where it leaves the property. When the runoff crosses under Marigold Drive, it will enter a pipe where it will be conveyed to the south to the existing culvert under SR-73. Detailed open channel calculations are included in Appendix H. These calculations include capacity analysis, channel stability and erosion calculations. The calculations were completed based on HEC-15 design criteria as has been used in other portions of the Wildflower Development.

The channel will be lined with rock riprap. The rock size will vary from an average size of 3 inches up to 12 inches. The variation in rock size is due to the changing slope of the channel. The steeper portions of the channel will require larger rock to prevent erosion as the water velocity increases.

A concrete head wall will be installed where the open channel transitions to the pipe. The headwall is designed with concrete wingwalls and a concrete apron that will funnel the runoff into the pipe. A single 60-inch pipe will be used to convey the flows south to the outfall. The inlet structure will have a trash rack installed over the pipe to prevent debris or other objects from entering the storm pipe.



The open channel and pipe were modeled in the SSA software to verify the routing and capacity of the system. The model was run for the 100-year storm event for the open channel design, the bypass piping, and the basin sizing calculations. Based on the SSA model results, the HGL was added to the plans for reference. A copy of the SSA model HGL print out is included in Appendix I for reference.

Rock Riprap will be installed at the pipe outfall location where the pipe discharges to the existing open channel. The riprap is sized based on calculations outlined in the USDCM manual and city specifications. See Appendix J.

CUWCD

There is a CUWCD reservoir located to the northwest of the Village 5 area. Part of this facility included a discharge line that has historically drained to the existing open channel that will be relocated with the Village 5 improvements. There was no additional capacity added to the offsite flows for this discharge line. In discussions with CUWCD we were told that they would not discharge from their site during any rainfall events. If there did happen to be any accidental discharge during a rain event, it would be well within the design capacity of the channel and the additional freeboard that was added.

Riprap was designed for this outfall with an assumed flow of 5.0 cfs. These calculations are included in Appendix J.

Conclusion

The stormwater runoff from the Wildflower Village 5 area will be conveyed by storm drainpipes to the overall detention basin. This basin was designed to accommodate the runoff from the full development of the Village 5 area as well as upstream contributing areas in Village 2. An open channel and pipe will be constructed to route the offsite Camp Williams runoff through the Wildflower Village 5 development area to the existing outfall at SR-73.



MASTER PLAN UTILITIES

The Springs / Wildflower Development

Amended and Restated

November 30, 2022

Review date: October 17, 2024

The calculations and utilities outlined in the Master Plan Utilities report dated November 30, 2022 is in compliance and acceptable for the proposed Wildflower Village 5 use.



Changes from the previous version have been highlighted in red.

This report and all contained information and appendices supersede all previous Wildflower Master Plan Utility Reports.

Master Plan Utilities – Wildflower



INTRODUCTION

The following report addresses the proposed master plan utility improvements that will serve both the proposed Wildflower and The Springs developments located in Saratoga Springs, Utah. The utilities evaluated include sanitary sewer, drinking water, secondary water and storm drain. Each of the master plan utilities have been sized to accommodate the proposed unit count as provided within each development's approved Community Plans.

SANITARY SEWER

The sanitary sewer servicing the Wildflower and The Springs developments will discharge to various points within Saratoga Springs. An exhibit has been provided within Appendix A showing the proposed master plan routing of the sanitary sewer for the combined developments.

The overall capacity of this existing lines and the system downstream has been addressed by Bowen Collins and Associates in the March 6, 2015 Technical Memorandum as contained within Appendix B. Appendix C shows additional correspondence concerning capacity for the Node B and C service area after additional survey information was collected. Please note the following in regards to the Memorandum and correspondence:

- Sewer Node A has maximum capacity of 1,250 ERUs.
- Sewer Node B will take the flow from 351 ERUs which is below the available capacity in the pipe.
- Sewer Node C plans to contribute 2,510 ERUs to the Master Plan Sewer based on a couple different phases:
 - Utilize the existing 8" sewer main with an available 655 ERUs. These ERUs will be allocated on a first-come, first-serve basis.
 - Construct the alternate master plan sewer once 655 ERUs has been reached.

• Table 1. Overall Sanitary Sewer ERU Allocation for Wildflower/The Springs

Sewer Area Node "A"	ERUs
Residential/Open Space	980
Total	980
Sewer Area Node "B"	
Residential/Open Space	351
Total	351
Sewer Area Node "C"	
Residential/Open Space	2,223
Commercial/Flex	277
Elementary School	10
Total	2,510
OVERALL TOTAL	3,841

It should be noted that as the development progresses there may be some slight changes to the actual number of ERUs at the nodes specified if some units are moved from one area to another. If this does occur the proposed ERUs for each node will still be kept within the allowable number of ERUs based on pipe capacity.

Node A

Sewage discharging to Node A will service portions of both the Wildflower and The Springs development. This service area captures 1,319 ERUs consisting of residential units and an allocation for commercial uses (32 ERUs). ERUs for civic uses have not been allocated at this time but are anticipated to subtract from the residential use based on quantity and size for the appropriate civic use. A 12-inch sewer main as shown on the Master Plan Exhibit is proposed to service this area with a connection to the existing City sewer system at the end of Golden Rod Way.

Design Capacity

The following criteria has been used to evaluate the capacity of the proposed 12-inch pipeline:

- Minimum Slope = 0.20%
- $q/Q = 0.80$
- $n = 0.013$
- Peaking Factor = 2.5
- Flow = 255 gpd per ERU per City Master Plan

Pipe Capacity Calculations

Based on the criteria listed above, pipe capacity calculations have been provided showing the anticipated flow and the equivalent amount of ERUs for the inflow from this service area. The second calculations shows the full capacity of the same pipe and the equivalent amount of ERUs.

$$12'' \text{ Pipe (Influent)} = 1.15 \text{ cfs} = \frac{547 \text{ gpm (Peak Hr Flow)}}{2.5 \text{ Peaking Factor}} = 219 \text{ gpm} = \frac{315,435 \text{ gpd}}{255 \text{ gpd/ERU}} = \mathbf{1,237 \text{ ERU}}$$

$$12'' \text{ Pipe Capacity} = 1.27 \text{ cfs} = \frac{570 \text{ gpm (Peak Hr Flow)}}{2.5 \text{ Peaking Factor}} = 228 \text{ gpm} = \frac{328,306 \text{ gpd}}{255 \text{ gpd/ERU}} = \mathbf{1,287 \text{ ERU}}$$

Based on these criteria and design capacity calculations, the allowable capacity of the proposed 12-inch at a minimum slope is 1,287 ERU, in excess of the proposed 1,237 ERU for this service area.

Node B

Sewage discharging to Node B will service the northern portion of the Wildflower development. This area captures 351 ERUs consisting of residential units. The northwest portion will be serviced by a lift station that will pump the sewer across Mountain View Corridor. The sewer will then be conveyed by a 12-inch gravity sewer main as shown on the Master Plan exhibit. This gravity sewer will service the northeast portion of the development and connect to the existing sewer trunkline that runs along the canal and Redwood Road. The proposed 12-inch sewer main is more than adequate to handle the proposed 351 ERU's for this area based on the sewer calculations provided in Node A for a 12" sewer main.

Node C

Sewage discharging to Node C will service the west and southern portions of the development. This area captures 2,510 ERUs consisting of residential units, an allocation for commercial/industrial uses (277 ERUs) and an elementary school (10 ERUs). A 21-inch sewer main (based on conceptual slopes and design) as shown on the Master Plan exhibit is proposed to service this area which follows the City's current Sewer Master Plan to the point designated as point C.

Portions of the master plan line will be phased by utilizing the existing 8-inch sewer main that connects perpendicular to the 24-inch sewer main located in Redwood Road. This existing 8-inch main has an available capacity of 655 ERUs that will be allocated on a first-come, first-serve basis before the 21-inch master plan sewer main is required to be installed. This capacity is based on email correspondence from Bowen Collins and

Associates dated February 7, 2018. It is also noted that the extension of the master plan line to Redwood Road is an interim step in implementing the full masterplan alignment which is to be facilitated by others.

DRINKING WATER

The proposed Wildflower and The Springs developments fall within varying water zones ranging from Zone 2, 3 and 4. Zones 3 and 4 will be addressed within this master plan study. Zone 2 will be serviced by the existing infrastructure located adjacent to the development.

There is an existing water tank and pipe infrastructure located within Zone 3 of the development that can be used to service portions of the development. There is currently no drinking water infrastructure to service the development for Zone 4. Each component of source, storage and delivery for this upper zone will need to be constructed. Appendix D shows an overall master plan layout for the drinking water that reflects the information provided within this section. For purposes of establishing necessary utility capacities, the determination of ERUs is based on the methodologies established within the City's individual IFFP and Master Plan studies. Design criteria used are as follows:

- Source Required per ERU: 750 gpd
- Storage Required per ERU: 367 gpd
- Emergency Storage Required: Included in above number
- Fire Flow Storage Required: 240,000 gallons
- Storage Outdoor Use (Temporary): 9,216 gallons per irrigable acre
- Average Day Demand per ERU: 267 gpd or 0.185 gpm
- Peak Day Demand: Double the average day demand
- Peak Instantaneous Demand: Double the peak day demand
- Fire Flow: 2,000 gpm (residential)
- Minimum Residual Pressure: 20 psi
- Maximum Velocity (Peak Instantaneous Event): 6 ft/s
- Zone 4 Water Tank Elevation: 5,245 feet (Overflow)
5,227 feet (floor)
- Zone 3 Water Tank Elevation: 5,050 feet

Overall Water Demands

The overall drinking water demands for source and storage at a build-out condition are shown in Table 3 on the following page.

Source

The drinking water source for these projects will connect to the existing Zone 1 and 2 water sources through the use of booster stations between each Zone.



Table 2. Overall Drinking Water Demands

	ERUs	Source Req'd (gpd/ERU)	Total Source (gpm)	Storage Req'd (gal/ERU)	Total Storage (gal)
Zone 3 Water Area					
Residential (Harvest Hills)	166	750	86.5	367	60,922
Residential (Wildflower)	1,430	750	744.8	367	524,810
Church	2	750	1.0	367	734
Industrial	70	750	36.5	367	25,690
Commercial	99	750	51.6	367	36,333
Total	1,767		920		648,489
Zone 4A Water Area					
Residential	1,276	750	664.6	367	468,292
Total	1,276		665		468,292
Zone 4B Water Area					
Residential	115	750	59.9	367	42,205
Total	115		60		42,205
OVERALL TOTAL	3,158		1,645		1,158,986

Storage

The existing Zone 3 tank will be utilized for portions of the development. The following provides a breakdown of the remaining capacity of the existing Zone 3 water tank:

Table 3. Storage Capacity – Existing Zone 3 Water Tank

Indoor Use (Zone 3)	648,489 Gallons
Fire Storage	240,000 Gallons
Total Storage Required for Zone 3 Water Tank	888,489 Gallons
Existing Zone 3 Water Tank (North)	1,200,000 Gallons
Remaining Capacity	311,511 Gallons

The proposed Zone 4 drinking water tank will be installed and serve both indoor uses for Zone 4A and 4B. A pump station will be installed between the Zone 3 and Zone 4 area and will be used as the source for the Zone 4 area. The pump will be sized in the future based on the overall water model from the City.

The following Table provides a breakdown of the required storage volumes for the Zone 4 water tank.

Table 4. Storage Capacity – Zone 4 Water Tank

Indoor Use (4A Area)	468,292 Gallons
Indoor Use (4B Area)	42,205 Gallons
Fire Storage	240,000 Gallons
Total Storage Required for Zone 4A Water Tank	750,497 Gallons
Proposed Water Tank Size	766,000 Gallons

Delivery

Water line sizing, as shown on the Drinking Water Master Plan Exhibit have been sized to provide the larger of the peak instantaneous or peak day plus fire scenarios (two-thousand (2,000) gallons per minute fire flow for residential. The model was calibrated to model the flow for peak instantaneous and peak day plus fire. Information used to calibrate the model to reflect the anticipated uses is shown in Appendix E. The results of this modeling are included in Appendix F. In order to implement Option #2, as indicated on the drinking water exhibit, a parallel line will be run through zone 3 to supply the zone 4 area.

Initial Phase Development

The previous plans for Zone 3 included the existing Zone 3 tank temporarily serving both the indoor and outdoor water demands for portions of the Zone 3 until the permanent Zone 3 secondary water pond was constructed. This Zone 3 secondary water pond is currently under construction and it is anticipated that it will be completed in time for the 2021 irrigation season. The completion of this pond will remove the secondary water demand on the Zone 3 drinking water tank. The existing Harvest Hills development will need to be changed over to this secondary water source, and there will no longer be any demand on the drinking water source for the secondary water within Zone 3.

Buildout Conditions Summary

Source:	Central Water Project
Storage:	Existing Zone 3 Water Tank– 1,200,000 gallons Remaining Capacity of Zone 3 Water Tank – 311,511 gallons Zone 4 Water Tank – 766,000 gallons
Delivery:	See the water model for sizes.
Tank Sites:	All necessary land should be reserved to accommodate the full build-out of all tanks or ponds. Land to be dedicated as open space.



SECONDARY WATER

A secondary water pond has been constructed to service the Zone 3 development area. Currently, there are no secondary water improvements with capacity to service the development for Zone 4. Each component of source, storage and delivery will have to be constructed for Zone 4. Zone 3A represents the proposed improvements of Wildflower. Zone 3B represents the existing secondary water needs currently servicing of Harvest Hills. Timing of required improvements are staged throughout the development timeframe of the project. Appendix G shows an overall master plan layout for the secondary water that reflects the information provided within this section.

For purposes of establishing necessary utility capacities, the determination of ERUs is based on the methodologies established within the City's individual IFFP and Master Plan studies. Design criteria used within the Master Plan are as follows:

• Source Required:	0.75 AF/yr or 7.5 gpm/Irrigated Acre (IA)
• Storage Required:	9,216 gal/Irrigated Acre (IA)
• Commercial Planning Estimate:	2 ERU/Acre
• Irrigated Area per Single Family Lot:	65 percent of lot area
• Peak Day Demand:	7.5 gpm per irrigated acre
• Peak Instantaneous Demand:	15 gpm per irrigated acre
• Maximum Velocity (Peak Instantaneous Event):	6 ft/s
• Irrigated Area per Single Family Lot:	0.09 acres/lot
• Irrigated Area per Townhome:	0.03 acres/unit
• Irrigated Area per Apartment:	0.025 acres/unit



Overall Water Demands

The overall secondary water demands for source and storage at a build-out condition are shown in Table 7.

Table 7. Overall Secondary Water Demands

	ERU or Acres	% Irrigated (IA / ERU)	Irrigated Area (Acres)	Source Req'd (gpm/IA)	Total Source (gpm)	Storage Req'd (gal/IA)	Total Storage (gal)
Zone 2 Water Area							
SF Residential	207	0.090	18.6	7.5	140	9,216	171,694
MF Townhome	210	0.030	6.3	7.5	47	9,216	58,061
MF Apartment	0	0.025	0.0	7.5	0	9,216	0
Civic Uses (School)	16.7	30%	5.0	7.5	37	9,216	46,062
Commercial	26.5	20%	5.3	7.5	40	9,216	48,863
Parks/Open Space	14.0	100%	14.0	7.5	105	9,216	128,932
Total			49.2		369		453,593
Zone 3A Water Area							
SF Residential	670	0.090	60.3	7.5	452	9,216	555,725
MF Residential	760	0.030	22.8	7.5	171	9,216	210,125
Industrial	35.0	15%	5.3	7.5	39	9,216	48,384
Commercial	49.5	20%	9.9	7.5	74	9,216	91,257
Church	5.0	30%	1.5	7.5	11	9,216	13,824
Parks/Open Space	33.0	100%	33.0	7.5	247	9,216	304,036
Amenity Pond							
Evapotranspiration ¹	1.3	100%	1.3	7.5	10	9,216	11,984
Total			134.0		1,005		1,235,316
Zone 3B Water Area							
ERUs/Open Space ²	NA	NA	33.1	7.5	248	9,216	305,050
Total			33.1		248		305,050
Zone 3 Total			167.1		1,253		1,540,366
Zone 4							
SF Residential	892	0.116	103.2	7.5	774	9,216	950,869
MF Residential ³	513	0.030	15.4	7.5	115	9,216	141,834
Parks / Open Space	26.5	100%	26.5	7.5	199	9,216	244,593
Cemetery	20.0	75%	15.0	7.5	113	9,216	138,240
Total			160.1		1,201		1,475,536
OVERALL TOTAL			376.4		2823		3,469,495

Notes:

1. Amenity pond evapotranspiration is the annual amount of 4.07 acre-feet of water use converted to the equivalent irrigated acreage (4.07 ac-ft/3.13 ac-ft/ia).
2. The irrigated acreage was provided by Hansen Allen & Luce in an email dated January 29, 2018. A copy of this is included in Appendix H.
3. The number of townhomes in the current community plan for Zone 4 is 499. The 513 represents an additional 14 units that will be incorporated with the cemetery updates.

The development of Wildflower's and The Spring's secondary water system will be completed in phases.

Initial Phase Development

The initial phase of development consisted of the construction of the Zone 3 secondary water pond. This pond services the Wildflower Zone 3 area as well as the existing Harvest Hills area which previously used drinking water for outdoor irrigation needs.

Second Phase Development

Development beyond the initial phase will require additional storage. As is the case generally in Saratoga Springs, drinking water has supplemented the secondary water system until such time as the secondary system is constructed. The secondary storage relieves the irrigation storage component within the drinking tank and the service area if the system expands. Therefore, the drinking system expansion is dependent on the expansion of the secondary water system, which is detailed within this study.

The Zone 4 secondary water area will all be serviced from a single secondary water pond located near the west end of the development. A pump station will be used to pump water from Zone 3 up to the Zone 4 secondary water pond. See the included Secondary Water Master Plan Exhibit for details on the design of this system.

Pump Station Improvements

The existing Welby-Jacob pump station was designed to house seven pumps at full buildout and service the Zone 2 and Zone 3 areas. Currently pumps 1 and 6 have been installed. There are specific triggers that require the installation of additional pumps. These are outlined in the table below as provided by the City.

Table 8. Welby-Jacob Pump Station Development Triggers

Pump #	Trigger
1	Installed
2	Before the sum of the irrigated acreage (IA) in Zone 3 North Wildflower and Zone 4N is equal to 145 IA
3	Before the sum of the IA in Zone 3 North Wildflower and Zone 4 North is equal to 308 IA
4	Pumps 4 and 5 need to be installed before recording additional plats in Zone 2
5	Pumps 4 and 5 need to be installed before recording additional plats in Zone 2
6	Installed
7	Before the sum of the IA in Zone 3 North Wildflower and Zone 4 North is equal to 145 IA

At any given time, the pump capacity in the system should be greater than the required demand on the system. It is anticipated that this excess pump capacity will be used to supply water to fill and replenish the amenity pond located with in Zone 3. The secondary water from Zone 4 and the Springs area of Zone 3 will be diverted to the amenity pond to fill it. This will need to be done for the initial fill in 2022 and every two to three years after that when the water needs to be refreshed.

The required flow to replenishing the water lost throughout the year from evapotranspiration would be relatively low throughout the remainder of the irrigation season and cause minimal impacts on the system. The water lost to evapotranspiration was accounted for in the overall Zone 3 secondary water requirements as outlines in Table 7.

Calculations were completed to estimate the pond fill time for the 2022 season based on current development in the Wildflower area as well as based on full buildout conditions of the Wildflower and Springs areas. A summary of the calculations showing the calculated pond fill times are shown in Table 9.

Table 9. Amenity Pond Fill Times

2022 Initial Fill			
Maximum Demand ¹	Existing Pumps	712	gpm
Maximum Pump Capacity		2,300	gpm
Available Flow		1,588	gpm
Pond Capacity		42.15	ac-ft
		13,733,684	gallons
Fill Time		6.01	days
Full Build-Out Fill			
Maximum Demand ¹	Existing + Pumps #2, 3, 7	838	gpm
Maximum Pump Capacity		5,750	gpm
Available Flow		4,912	gpm
Fill Time		1.94	days

1. Demand for Zone 3 in Village Plan 1, Village Plan 3a, Village Plan 4, and Harvest Hills only.

Based on the completed calculations it is estimated that the 2022 initial fill will take approximately six days. At full build-out there will be more secondary water demand that will need to be met, but there will be additional pumps that will be installed which will increase the capacity. This will lower the fill time to only two days.

As the pond is filled the secondary water to Zone 4 and the Springs area of Zone 3 will be turned off and diverted to the pond. It is anticipated that this will only take place for the first few days of the irrigation season. This timing will coincide when the irrigation demand is relatively low due to the growing season or through HOA bylaws dealing with irrigation water scheduling.

Delivery

Water line sizing, as shown on the Secondary Water Master Plan Exhibit have been sized to provide the necessary flows as per City Code. Information used to calibrate the model to reflect the anticipated uses is shown in Appendix J. The results of this modeling are included in Appendix K.

Buildout Conditions

Source:	Welby Jacobs Canal
Storage:	Zone 3 Pond Size – 5.3 acre-feet Zone 4 Pond Size – 4.53 acre-feet
Delivery:	See the water model for sizes
Tank/Pond Sites:	All necessary land should be reserved to accommodate the full build-out of all of the ponds. Land to be dedicated as open space.

STORM DRAIN

Three separate storm drain Service Areas were delineated as per the existing topography and the proposed conceptual layouts for Wildflower and The Springs. Each of the Service Areas will discharge differently due to the varying downstream receiving facilities of each area. The TR-55 Method was used to determine the historic offsite runoff from all service areas and modeled using the Autodesk Storm and Sanitary Analysis (SSA) program.

Pre Versus Post Development Discharge Rates and Volumes

The Wildflower development will match historic runoff outflows in both rate and volume for development areas within Service Areas #1 and #3. To meet historic runoff volumes, combination detention/retention basins will be installed in Service Areas #1 and #3. These basins will consist of underground infiltration systems such as chambers, perforated pipes, or gravel infiltration galleries installed in the bottoms, and above ground detention storage.

The infiltration areas will be sized to allow the difference in volume from pre-development to post-development conditions to infiltrate into the ground rather than being discharged from the site. This will ensure only the historic volume of runoff is released from the development.

Preliminary calculations were completed for Service Areas #1 and #3 to determine the feasibility of the system as described above. These calculations were done based on the conceptual detention basin locations and infiltration tests that were performed by GeoStrata. The infiltration area that was used was based on 65 percent of the conceptual basins shown on the masterplan drawings. This will allow for the reduction in bottom area from side slopes and other grading within the basins.

The infiltration rates from the GeoStrata tests ranged from 10 inches per hour to 72 inches per hour at the proposed basin locations. To provide a factor of safety in a conceptual design, an infiltration rate of 5 inches per hour was used in the calculations. A copy of Geostratas infiltration study is included in Appendix N. The preliminary infiltration calculations are included in Appendix O.

Final design will incorporate additional testing and appropriate Best Management Practices (BMPs). As plans are finalized in the future detailed calculations and designs for these basins will be completed to ensure the volume of runoff released from the site does not exceed the historic runoff volumes. The final design will meet the City feasibility study requirements.

The City reserves the right to review hydrology, hydraulics, infiltration, and detention volume for individual drainage areas and detention basins internal to the development as the design concepts are further developed.

Appendix P contains the original Wildflower overall storm hydrology study. Appendix Q contains the Village 2 South and Future Downstream hydrology study. Both of these documents as well as the proposed storm design will be discussed in the following sections.

Service Area 1

Runoff from Service Area 1 currently drains through the future Wildflower development and then runs to the Welby Jacob canal. The offsite runoff will be conveyed through the development and discharged to the historic channel. The onsite runoff will be detained, infiltrated, and released at the historic rate and volume. See the included exhibit in Appendix L for the delineation of Service Area 1.

Service Area 2

Service Area 2 is located on the northwest side of the project and historically drains to Welby Jacob canal located along the east border of the project with an overflow to the existing culvert under SR-73. See the

included exhibit in Appendix L for the delineation of Service Area 2. The offsite runoff from this area will be directed by a 48 inch pipe and open channels to the existing drainage wash located in Service Area 3. This wash flows to the existing culvert under SR-73 where it will be discharged from the site. The detained onsite flows will be directed east under Mountain View Corridor, and ultimately discharged to the Welby Jacob Canal per the agreement between the developer, the City, and the Canal Company. A copy of this agreement is included in Appendix M.

Due to the final grading of the Village 2 area within Service Area 2, a portion of Service Area 2 will flow to Service Area 3. An excerpt from the approved Storm Drain Masterplan report that discussed the outfall from the developed areas of Service Area #2 is included below.

The onsite development for service area #2 consists of the Wildflower Village 2 and Village 3 development areas. The storm drain design for the Village 3 area has been approved by the City. This area consists of multiple detention basins to slow the overall on-site release from this area to 4.55 cfs as was previously approved. The runoff from the Wildflower Village 3A area will be discharged into the Jacob Welby canal as previously agreed and approved by the canal company, the City and the Developer.

The future runoff from Village 2 will be detained on-site and released at a rate of 5.0 cfs. The final detailed design of this area will be completed in the future. This will limit the combined on-site runoff from Service Area #2 to 9.55 cfs, which is below the approved 12.1 cfs discharge rate from the agreement with the canal company.

When the storm drain masterplan was prepared only Village 3A had been designed, so an allowable discharge of 5.0 cfs was reserved for the future Village 2 outfall design. When Village 2 was designed it was found that due to the grading of the site all the anticipated contributing area would not be able to be routed to the combined Village 3A and V2 outfall under Mountain View Corridor.

An exhibit from the Wildflower Village 2 storm drain report has been included in Appendix A for reference. All the hatched areas in this exhibit were originally expected to be routed under Mountain View Corridor in addition to the Village 3A area to the north. Only the areas in red and blue were routed under Mountain View Corridor. All the commercial area and roads shown in the area in green will flow to the south and eventually be routed under SR-73.

From the Village 2 storm drain report:

As was previously discussed the maximum release rate that was assigned for the full build-out of the Village 3A and Village 2 contributing areas is 9.45 cfs. Of the Village 2 development area, some portions of the future commercial area on the south end will no longer be routed under Mountain View corridor but will be routed to the south to the existing drainage channel. These areas will be required to detain their runoff onsite before releasing downstream. A total release rate of 5 cfs was allotted to the Village 2 area. Based on this release rate, and the contributing area, the maximum release rate is 0.075 cfs/acre. These future commercial areas will need to detain and release at this rate. This will prevent the ultimate discharge at the crossing under SR-73 from exceeding what was originally planned. A breakdown of the release rates is included in Table 2.

Table 2: Release Rate Summary

Village 2 & 3 Detention Basin	7.59 cfs
Village 2 Future Commercial	1.86 cfs
Total Village 2 & 3 Release	9.45 cfs

Based on the Village 2 design the total outfall from Village 3A and Village 2 will be 9.55 cfs as was approved in the Utility Master Plan Report. Due to the site grading and the subdivision of the property into commercial lots, the outfall location will change slightly in that only 7.59 cfs will be routed to the pipe under Mountain View Corridor, and the additional 1.86 cfs will be routed to the south and under SR-73.

As was mentioned in the excerpt from the Village 2 report cited above, all the future commercial areas will be required to detain their runoff to the allowable release rate of 0.075 cfs/acre. Any downstream development to the south will need to account for the runoff from the Village 2 roads as well as the release from the commercial areas. In addition, the downstream development will need to retain and infiltrate the increase in runoff volume from the Village 2 road areas. The commercial lots will also be required to infiltrate their own increase in runoff volume.

It should be noted that this additional flow discharged to the south will be accounted for in future development and that the overall rate and quantity of runoff discharged to the existing SR-73 crossing will not exceed that that was released in the native, historic conditions. Any increases in flow or volume will be handled by the combination of retention, infiltration, and detention. The specifics of these systems will be designed for the areas to the south of Village 2 in the future.

Service Area 3

Service Area 3 is the area to the west and slightly south of Service Area 2. This area was modeled similarly, using the SSA software. The offsite runoff will be conveyed through the development site utilizing culverts and open channels and then discharged on the downstream side of the development into the historical channel. The onsite runoff will be detained and infiltrated then released at the historic rate and volume to the historic channel.

The overall hydrologic study is included in Appendix P. Combination detention/retention basins will be used in Service Area #1 and #3 to mimic the historic discharge from these areas in both flow and volume released downstream. As was discussed in the section above and is detailed in the report in Appendix Q, the detention/retention basin that is being installed for Service Area #3 runoff will also account for a portion of the runoff from Service Area #2.

Offsite Runoff

Debris basins will be constructed at the collection points where all offsite flows enter the Wildflower site. These will be designed with the appropriate final construction drawings. All offsite flows will be passed through the development by either pipes or open channels. The conveyances will be designed with final construction drawings for the appropriate areas.

Stormwater Treatment

Stormwater treatment devices meeting City criteria will be installed at all onsite discharge points to clean the runoff before it is discharged from the site.



111 Main Street
Suite 2200
Salt Lake City,
Utah
84111



The vision for the Wildflower Commerce Center (WCC) is to create a vibrant commercial center within approximately 58 acres at the north west corner of the Mountain View Highway and the Cory B. Wride Memorial Highway. The project, at completion, is expected to include four buildings totaling approximately 584,360 square feet of tenant space.

This **independent study*** was compiled to provide specific data and information to the WCC development team as well as Saratoga Springs City officials. Conceptually, the primary building type is a Class-A Neighborhood Flex Office Warehouse, allowing flexibility for a diversity of business types and uses.

The study includes:

- Types of companies (tenants) expected
- Types of employment and wages expected
- Traffic impact based on expected uses
- Employment draw and job creation

**The study was revised in October 2024 to reflect a minor square footage change to the site plan. The change reduced the projected square footage by less than 2% and caused nearly zero statistical impact on the research data. All measurable data changes due to the plan revision are reflected in the data.*



Key takeaways from this study include the following:

WAGES AND LABOR

- At full occupancy, the WCC is projected to create nearly **700 new jobs** in the following verticals:
 - Engineers - software and tech development
 - Sales and marketing
 - Showroom, warehouse, production, and distribution
 - General office support
 - Retail customer service
 - Warehouse management, production, and distribution
- Median wage is projected to be \$79,750
- Reported wages from local tenants are 28% higher on average than measured by the BLS

LOGISTICS

- Delivery and fulfillment logistics will create **minimal impact on surrounding infrastructure and traffic patterns**
- Given projected tenants, at full occupancy there will be:
 - **Fewer than 40 semi truck** deliveries each day
 - **Fewer than 60 box / parcel truck** deliveries each day
- WCC engineers have designed buildings to minimize traffic impact by creating efficient traffic flow and moving delivery and loading areas away from the customer function of the buildings
- Buildings are oriented to optimize the architecture and views from the street, and to minimize and screen the service areas from deliveries



EMPLOYMENT AND WAGE STUDY SUMMARY

Project Square Footage	584,360 (approx.)
------------------------	--------------------------

Anticipated Number of Tenants	20 - 26
-------------------------------	----------------

Anticipated Employment per Tenant	22 - 35
-----------------------------------	----------------

Total Anticipated Job Creation	700
--------------------------------	------------

Overall Wages	average BLS wage: \$52,200 - \$67,400 true reported wage: \$65,200 - \$87,000
---------------	--

Median Wage	\$79,750
-------------	-----------------



In similar developments along the Wasatch Front, tenants typically fall into the following categories: medical office; engineering and product development; retail; general mixed office; and warehouse - production and distribution.

Below is a list of current tenants in similar developments:

RETAIL / SHOWROOM

- Eurotech Windows
- South Valley Flooring
- Modern Chic Boutique
- Asher Golf

WAREHOUSE - PRODUCTION/DIST.

- Beddy's
- Aaron Packaging
- Freedom Forever
- Coseva

GENERAL MIXED OFFICE

- Tesla Motors
- Holiday Oil
- IES Communications

ENGINEERING/PRODUCT DEV.

- SilverOnyx
- IES Communications
- safeXai
- Ortho Development Corp.
- Ultradent Products/Canyon Laboratories
- Aqua-Yield

MEDICAL OFFICE

- Family Development Services
- Utah Orthodontic Care
- Granger Medical



This independent labor study utilized the most up-to-date information from multiple public and private sources. Partnering with large commercial real estate and development corporations allowed a more comprehensive examination of the area surrounding the site. Information from this study was sourced from:

PUBLICLY ACCESSIBLE DATA:

- Bureau of Labor and Statistics
- Utah Department of Workforce Services
- United States Census Bureau

PROPRIETARY DATA AND INFORMATION:

- Multiple private corporate executives
- CBRE
- Esri
- American Community Survey (ACS)

Critically, we also contacted numerous business owners and executives of companies that occupy similar developments. This was done to ensure that, given the turbulence of the past four years, we captured real-world, verified data.

The locations that we researched included, but are not limited to, the following (see map of locations on page 11):

- Lewis Landing, Lehi
- Daybreak South, South Jordan
- Synergy Business Park, Sandy
- White Mountain Business District, Draper
- Millpond Business Park, Lehi
- Centerpointe Business Park, Salt Lake City
- Lindon Business Park, Lindon
- Grove Business Park, Pleasant Grove
- Wildcat Business Park, Pleasant Grove
- Rockwell Ridge Business Park, Bluffdale
- Orem Business Park, Orem
- Bringham Station, Bluffdale
- Central Valley Industrial Park, South Salt Lake City
- Antelope Business Park, Clearfield



The objective of this study is to provide **independent data** regarding anticipated job growth and wages for the WCC development.

The study utilizes up-to-date information from multiple public and private sources. We sought to access the most relevant and consistently accurate data at our disposal to ensure that projections and outcomes were as accurate as possible.

We accessed public, private, and proprietary data from: Bureau of Labor and Statistics; Utah Department of Workforce Services; the U.S. Census Bureau; American Community Survey; Esri; CBRE; local corporate executives; Utah South Economic Partnership; and local economic development groups.

Given the economic tumultuousness of the past four years, we also sought to fortify the data sources with real-world information, both tangible and anecdotal, from business owners and employers currently working in similar business parks. We conducted interviews with a number of private business owners; the information they provided was immensely valuable. Their insights shed further light on current wage requirements, labor market issues and strengths, locational and infrastructural benefits and challenges, and other information that is not captured by typical analytical sources.

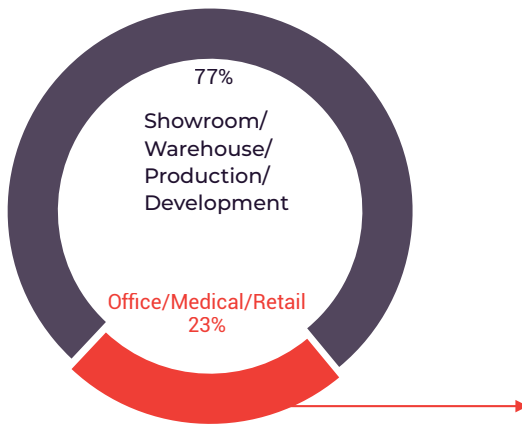
The locations researched fell into similar demographic strata as the proposed Wildflower Commerce Center - population, labor draw, drive times, socioeconomic factors (requisite wages, average incomes, education levels, etc.) were all taken into consideration. We also considered the immense projected population and economic growth in the area.

Utilizing these sources and data points, we are highly confident that our methodology is as comprehensive and as accurate as possible.

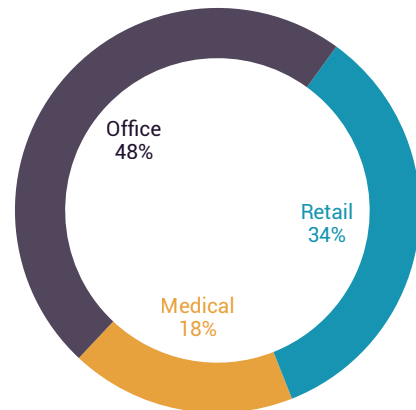


Projects with square footage similar to the proposed WCC development are typically constituted as follows:

Typical Project Makeup



Office/Medical/Retail Makeup



** Average space utilization of 14 similar projects along the Wasatch Front*



PROJECTED SOC CODES (HIGH-LEVEL)

- 41-0000 - SALES AND RELATED OCCUPATIONS
- 43-0000 - OFFICE AND RELATED OCCUPATIONS
- 17-2000 - ENGINEERS
- 11-2000 - ADVERTISING, MARKETING, PROMOTIONS, PUBLIC RELATIONS, AND SALES OCCUPATIONS

Using the above SOC codes, the study compared relevant data representing: the major metropolitan statistical areas along the Wasatch Front (Ogden-Clearfield to the north, the Salt Lake City area, and Provo-Orem); statewide data; and national data.

The Provo-Orem metropolitan statistical area consistently ranks as the least expensive in the state (and the country) for the aforementioned positions. It also has very strong location quotients (labor pool density) for these positions.

Given the cost and density of applicable labor pools surrounding the site, tenants and business owners will be provided an array of potential candidates when hiring employees.



ANTICIPATED WORKFORCE BREAKDOWN (compared to similar developments)

Engineers /
Software /
Tech Development

average BLS wage: \$83,000 - \$91,000

true reported wage: \$110,000 - \$160,000

average employee count: 51

Sales /
Marketing

average BLS wage: \$69,000 - \$88,000

true reported wage: \$87,000 - \$95,000

average employee count: 145

Showroom /
Warehouse /
Production /
Distribution

average BLS wage: \$38,000 - \$50,000

true reported wage: \$47,000 - \$52,000

average employee count: 213

General Office
Support

average BLS wage: \$42,000 - \$47,000

true reported wage: \$51,000 - \$54,000

average employee count: 119

Retail /
Customer Service

average BLS wage: \$34,000 - \$68,000

true reported wage: \$40,000 - \$79,000

average employee count: 170

total anticipated jobs created: 700

Overall Wages

average BLS wage: \$53,500 - \$69,000

true avg. reported wage: \$68,500 - \$91,000

9



Given the size and operational makeup of spaces in centers similar to this, there is a relatively small amount of heavy traffic required. Many tenants actually will not require semi truck deliveries on a daily basis.

Proximal infrastructure is rarely impacted or noticeably affected by similar operations.

**AVERAGE DAILY
PARCEL DELIVERIES**

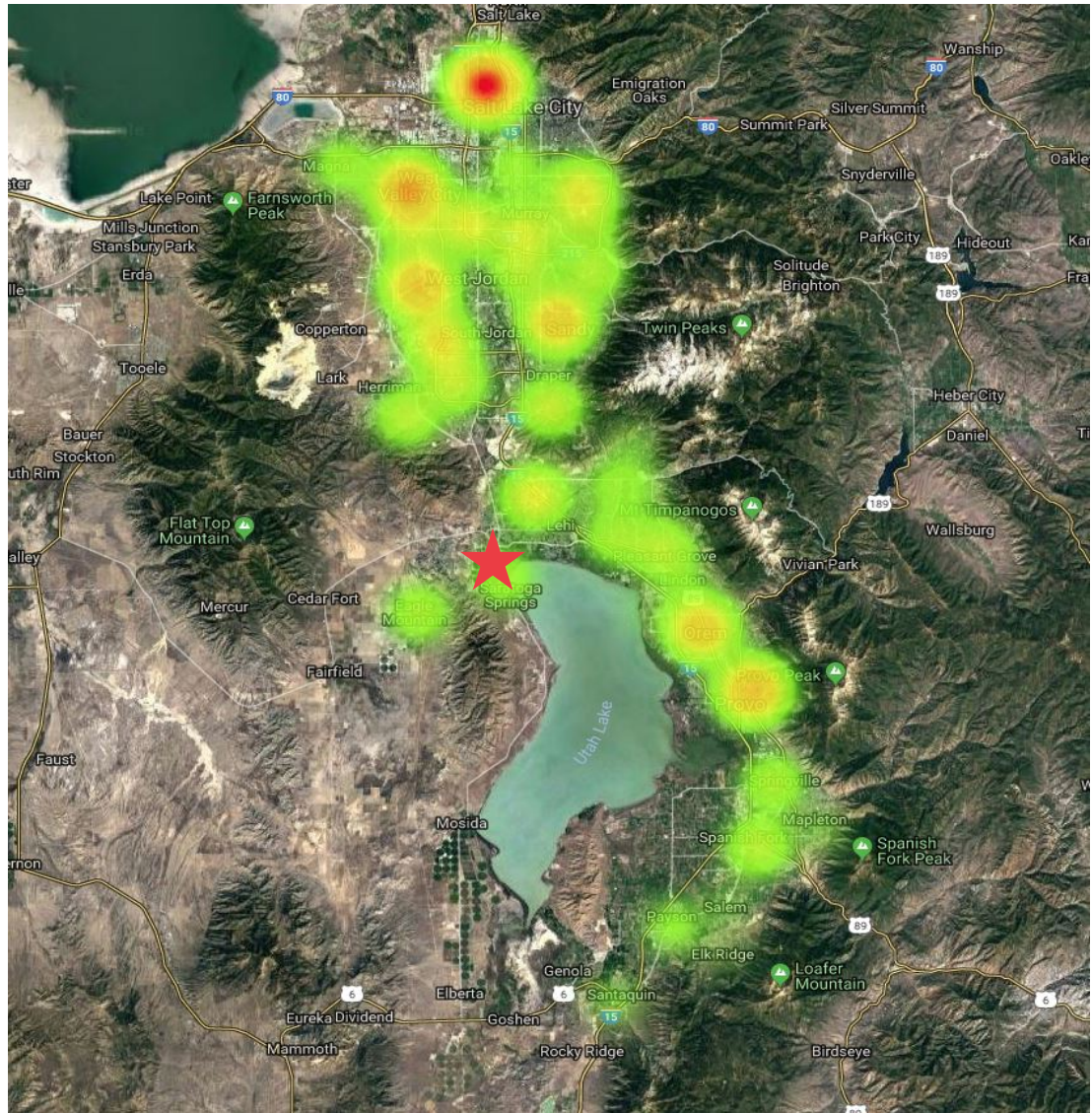
(Entire project at full capacity)



**AVERAGE DAILY
SEMI DELIVERIES**

(Entire project at full capacity)

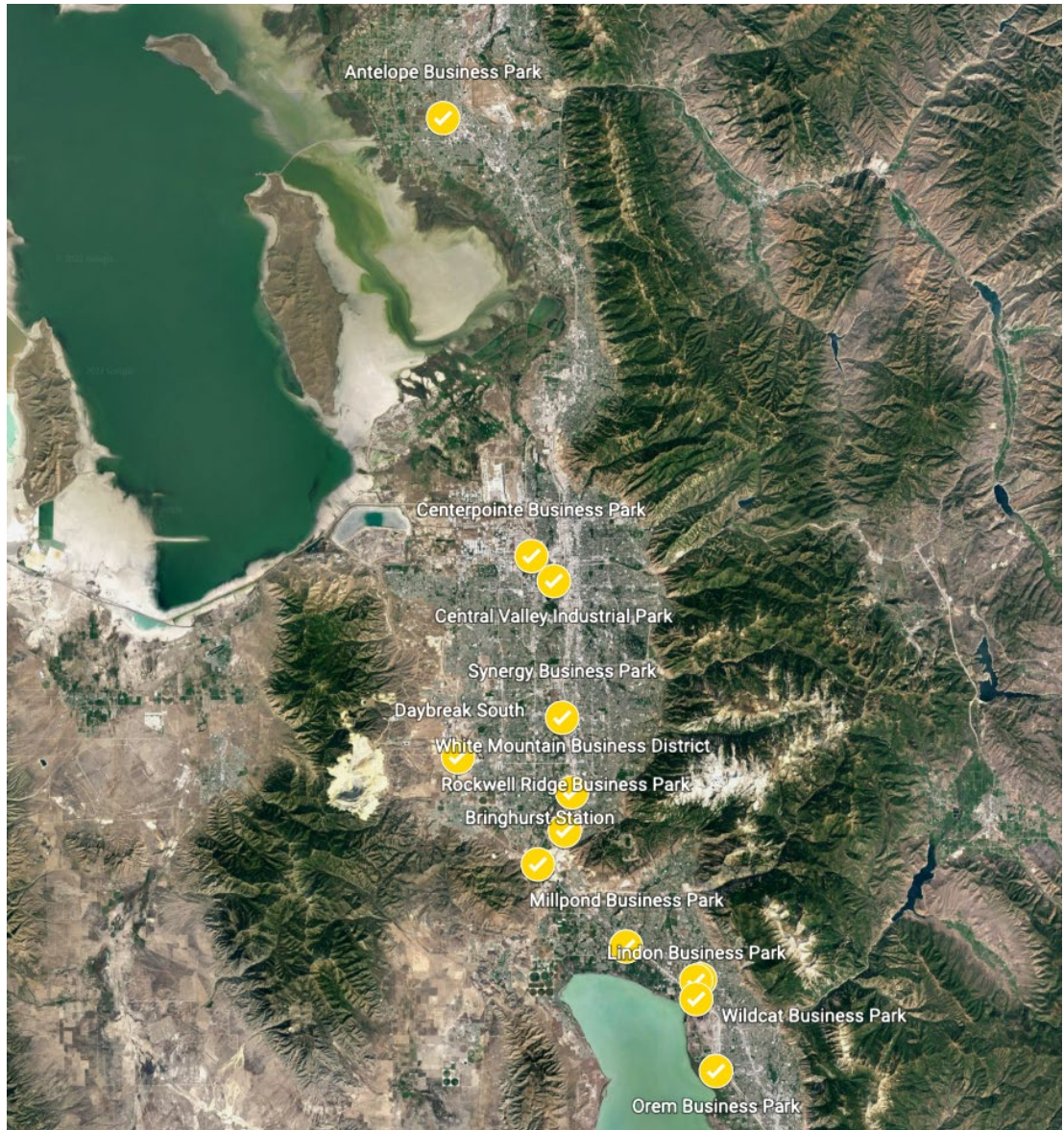




A POPULATION DENSITY HEAT MAP again illustrates that the site is a central location between major population centers along the Wasatch Front.

Cities growing the quickest are concentrated along the west side of Utah County, and the southwest portion of the Salt Lake Valley. This growth is continuing to bolster labor pool density in the area.





DEMOGRAPHICS (RAW DATA)

Population Summary	0-15 MINUTES	15-30 MINUTES	30-45 MINUTES
2000 Total Population	16,365	374,531	833,025
2010 Total Population	59,780	517,559	919,329
2018 Total Population	88,269	635,967	1,003,142
2018 Group Quarters	122	9,695	16,854
2023 Total Population	108,898	708,932	1,063,127
2018-2023 Annual Rate	4.29	2.20	1.17
2018 Total Daytime Population	71,040	613,025	1,061,094
Workers	19,767	279,113	561,880
Residents	51,273	333,912	499,214
Household Summary			
2000 Households	4,560	101,077	273,718
2000 Average Household Size	3.57	3.64	2.99
2010 Households	15,127	145,008	305,372
2010 Average Household Size	3.94	3.50	2.96
2018 Households	21,742	177,089	330,437
2018 Average Household Size	4.05	3.54	2.98
2023 Households	26,671	197,144	350,150
2023 Average Household Size	4.08	3.55	2.99
2018-2023 Annual Rate	4.17	2.17	1.17
2010 Families	13,637	119,414	212,822
2010 Average Family Size	4.17	3.83	3.50
2018 Families	19,554	144,496	226,112
2018 Average Family Size	4.29	3.89	3.57
2023 Families	23,934	160,248	237,651
2023 Average Family Size	4.32	3.91	3.59
2018-2023 Annual Rate	4.13	2.09	1.00
Housing Unit Summary			
2000 Housing Units	4,777	104,839	287,764
Owner Occupied Housing Units	76.70	72.10	63.20
Renter Occupied Housing Units	18.80	24.30	32.00
Vacant Housing Units	4.50	3.60	4.90
2010 Housing Units	16,143	152,265	323,355
Owner Occupied Housing Units	77.60	69.60	60.90
Renter Occupied Housing Units	16.10	25.60	33.50
Vacant Housing Units	6.30	4.80	5.60
2018 Housing Units	23,189	184,460	348,895
Owner Occupied Housing Units	80.60	67.90	58.50
Renter Occupied Housing Units	13.20	28.10	36.20
Vacant Housing Units	6.20	4.00	5.30
2023 Housing Units	28,791	203,977	368,993
Owner Occupied Housing Units	81.40	69.60	58.90
Renter Occupied Housing Units	11.20	27.00	36.00
Vacant Housing Units	7.40	3.30	5.10
MEDIAN HOUSEHOLD INCOME			
2018	77,238	80,336	62,298
2023	85,010	91,170	73,407
Median Home Value			
2018	278,351	329,283	256,777
2023	330,519	372,808	303,119
Per Capita Income			
2018	22,552	27,892	27,276
2023	25,277	31,388	30,946
MEDIAN AGE			
2010	23.20	26.80	29.80
2018	25.10	28.30	31.30
2023	25.00	29.20	31.90



Based on the primary objectives of job creation and traffic impact of the proposed project, we have concluded the following potential impacts and opportunities for the Wildflower Commerce Center:

- Solid employment opportunities will be created for Saratoga Springs citizens, including a wide variety of high quality jobs with well-respected and established companies
- The total anticipated job creation is near 700 positions
- Median wage for the development is projected to be \$79,750
- Truck traffic with associated uses will be minimal, and convenient access to major transportation corridors will serve to limit the impact on local roads
- Anticipated employment reach expected - North Salt Lake to Nephi
- The Wildflower Commerce Center will increase retail activity within the city



A6 Land Development Code

19.04.09. Purpose and Intent of Non-Residential and Mixed Use Zones.

1. **Neighborhood Commercial (NC).** The Neighborhood Commercial Land Use Zone is intended to create, preserve, and enhance areas of retail establishments serving frequently recurring needs for goods and services in convenient locations to neighborhoods. This commercial zone is typically appropriate to small shopping clusters or integrated shopping centers in developments of one to three acres, but not greater than five, within, or convenient to, residential neighborhoods. Facilities should be oriented to serve residents' commercial service needs, to strengthen neighborhood interaction and neighborhood character, to minimize the need for automobile trips and to make commercial services more readily available to residents of adjacent neighborhoods.
 - a. Improvements such as trails, seating and lighting that would help create gathering spaces and promote pedestrian activity are expected, where appropriate, and may be considered an essential part of developments in the Neighborhood Commercial Zone. Developments in the Neighborhood Commercial Zone shall also be characterized by increased landscaping and architectural compatibility with the surrounding neighborhood.
2. **Community Commercial (CC).** The purpose of the Community Commercial Zone is to allow for medium size commercial developments, near residential neighborhoods, with establishments that will serve the nearby community. Improvements such as trails, seating, and lighting that would help create gathering spaces and promote pedestrian activity are expected in the Community Commercial zone.



3. **Regional Commercial (RC).** 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. These regulations should preserve the existing quality and livability of the City while still assuring maximum efficiency of traffic circulation and convenience.
4. **Mixed Use (MU).**
 - a. The purpose of the Mixed Use Land Use Zone is to allow for the establishment of medium density residential neighborhoods mixed with commercial properties. Developments in the Mixed Use zone shall be designed so as to integrate the residential and commercial components into one harmonious development and to be compatible with the existing or anticipated uses on the surrounding properties.
 - b. The goal of the MU zone is to accomplish a mix of residential, commercial, and professional office use in the Mixed Use Zone. The City will review proposals on an individual basis in determining an acceptable ratio for the residential and commercial components.
 - c. This land use zone recognizes that in order for the City to be a well-rounded community, many different housing styles, types and sizes should be permitted. Residential densities in this zone shall not exceed fourteen units per acre for the portion of the project devoted to the residential use.
5. **Office Warehouse (OW).** The purpose of the Office Warehouse Land Use Zone is to allow for large lot warehouse and select office development in appropriate locations. Development under these regulations should provide for certain types of offices, commercial, and warehouse and shipping operations in an industrial setting characterized by large buffer strips, open space and landscaping requirements, and quality site development standards.
6. **Industrial (I).** The purpose of the Industrial Land Use Zone is to allow for large lot industrial and manufacturing development in appropriate locations. Development under these regulations should provide for certain types of offices, commercial and industrial operations in a business park setting characterized by large buffer strips, open space and landscaping requirements, and quality site development standards.
7. **Business Park (BP).** The purpose of the Business Park (BP) Land Use Zone is to allow for certain land uses that require large tracts of land in appropriate locations. Development under these regulations should provide for office space, light manufacturing (subject to location restrictions as determined during Site Plan review), and commercial operations in a business park campus-type setting characterized by large buffer strips, open spaces, landscaping, and quality site development standards. Ancillary uses and edge uses may not exceed 20% of the building area within a Master Development Plan contained in a Master Development Agreement. Certain land uses have been identified as either ancillary uses or edge uses only.
8. **Institutional/Civic (IC).** The purpose of the Institutional/Civic (IC) Land Use Zone is to allow for public or quasi-public land uses. Development under these regulations should provide for university or college campuses as well as traditional schools, libraries, hospitals, public buildings or facilities, and other land uses that provide essential services to the general public.



- 9. Public School Bus Lot (PSBL).** The purpose of the Public School Bus Lot (PSBL) Land Use Zone is to allow for a specific land area used for the storage or layover of public school buses or motor coaches. Development under these regulations may only provide for a bus lot, administrative office space, maintenance facilities, fueling stations, or other accessory uses associated with a public school district in a specific setting. Such development is characterized by large buffer strips, open spaces, landscaping, and quality site development standards.

(Ord. 17-08, Ord. 15-17, Ord. 13-16, Ord. 12-9, Ord. 11-9)

19.04.10. Land Use Regulations, Non-Residential and Mixed Use Zones.

1. Table Summary of Land Use Regulations, Non-Residential Zones.

	NC	CC	RC	OW	I	BP	I/C	PSBL
Minimum Development Size				40,000 sq. ft.	10 acres	1 acre for single building development; 5 acres for a business park		
Minimum Lot Size	15,000 sq. ft.	20,000 sq. ft.	30,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.	30,000 sq. ft.	20,000 sq. ft.	10 acres
Minimum Setback Requirements:								
Front/Corner Side	25'	25'	10'	20'	30'	10'	25'	50'
Interior Sides	25'	25'	10'	25'	30'	Equal to height of building where adjacent to a residential, MU or MW zone with a 20' minimum. 20' next to all other zones	25'	50'
Rear	25'	25'	30'	30' where adjacent to a residential, MU or MW zone. 20' next to all other zones	50' where adjacent to a residential, MU or MW zone. 20' next to all other zones	50'	25'	50'
Exceptions Allowed	X	X	no	no	no	no	no	no



	NC	CC	RC	OW	I	BP	I/C	PSBL
Minimum Building Separation				20'	20'	20' between single story, 30' between two or more stories	20'	
Minimum Lot Width	100'	100'		70'		80'	80'	
Minimum Lot Frontage	100'	100'				80'	80'	
Maximum Height of Structures	35'	40'	50'	35'	50'	75'	50'	35'
Maximum Lot Coverage	50%	50%	50%	50%	50%	50%	50%	80% for parking lot and buildings
Minimum Building Size			1,000 sq. ft.					
Maximum Building Size	15,000 sq. ft.							

2. Table Summary of Land Use Regulations, Mixed Use Zone.

	MU
Maximum Units per Acre	14 units/acre for residential portion of project**
Minimum Project Size	5 acres
Minimum Lot Size:	
Non-residential	15,000 sq. ft.
Single Family Lots	5,000 sq. ft.
Two-Family and Three-Family Dwellings	6,000 sq. ft.
Multi-Family Dwellings	see footprint development requirements
Footprint Development	Allowed
Residential Above Commercial	15,000 sq. ft.
Minimum Setback Requirements:	
Mixed use buildings:	first floor: 10' around the perimeter second floor: 20' around the perimeter third floor: 30' around the perimeter fourth floor: 40' around the perimeter
Residential and Commercial Buildings:	
Front*	20'
Interior Sides for residential single family and footprint development	10' between buildings, 5' between exterior walls and property lines.



Interior sides for residential two-family, three-family, multi-family	10' between buildings
Interior Sides for non-residential	10'
Rear*	20'
Corner Side	15'
Accessory Building Setbacks	front and corner side: same as primary structure, Rear and interior side: 5'
Minimum Lot Width	50'
Minimum Lot Frontage:	
Residential	35'
Non-residential	60'
Mixed use buildings	100'
Maximum Height of Structures	Four Stories, 45'
Maximum Lot Coverage	50%
Minimum Dwelling Size	1,000 sq. ft. above grade

*An unenclosed entry, porch, or deck may encroach up to five feet into either the required front setback or rear setback.

** No density shall be calculated on sensitive lands

3. Setback Exceptions:

- a. the Land Use Authority may reduce no more than one setback requirement by up to ten feet if:
 - i. The setback is along a collector or arterial frontage, and
 - ii. The setback does not abut residentially developed or zoned properties.

4. Footprint Development:

- a. The minimum lot size shall not apply.
- b. The minimum lot width shall not apply.
- c. Setbacks shall be measured from the building to the edge of the adjacent Right-of-Way or sidewalk, whichever is nearer.
- d. A minimum of 35% of the total project area shall be designated as common area for the residential portion of the development. This does not apply to mixed use structures with residential above commercial.

5. Residential Above Commercial:

- a. Residential is allowed above commercial in the Regional Commercial, Mixed Use, and MW zones. The following additional standards shall apply:
 - i. The minimum unit size for residential above commercial in the RC zone is 600 square feet.
 - ii. The maximum residential density for residential above commercial in the RC zone is 14 units per acre.
 - iii. Section 19.19 shall apply to developments in the MU zone for the portion of property that has residential development.

6. Open Space and Landscaping Requirements:

- a. Non-residential Development. For non-residential uses open space is not required; however a minimum of 20% of the total project area shall be used for landscaping.



- b. Required landscaping shall comply with Section 19.06.
- c. All sensitive lands shall be protected as part of the open space and/or landscaped area of any development.
- d. Improvements consistent with the Parks and Trails Master Plan, General Plan, Bicycle and Pedestrian Master Plan, or other applicable plan shall be installed.
- e. Residential above Commercial in the MU or RC Zones. At least 25% of the project area shall be landscaped and amenities provided per Section 19.19. Amenities may be provided inside the building to meet the requirements.
- f. Residential in the MU Zone. All new residential development is subject to the requirements of Section 19.19.
- g. Footprint Development in the MU Zone. For the commercial portion of the development a minimum of 20% of the project area shall be landscaped. For the residential portion of the development, the requirements of Section 19.19 apply and the footprint development standards apply.

(Ord. 17-14, Ord. 17-08, Ord. 13-16, Ord. 12-9, Ord. 11-9)

19.04.11. Permitted Uses, Non-Residential and Mixed Use Zones.

The following table lists the Permitted Uses of Nonresidential Zones in the City of Saratoga Springs. Empty boxes mean that the use is prohibited in that zone. Uses not listed are also prohibited.

P= Permitted T=Temporary

	NC	CC	RC ¹	MU	OW	I	MW	BP	IC	PSBL
Alcoholic Beverage, State Liquor Store			P							
Animal Hospital, Small/Small Veterinary Office	P	P	P	P	P					
Arts & Crafts Sales	P	P	P	P			P			
Automobile Rental & Leasing Agency			P		P	P				
Automobile Repair, Major						P				
Automobile Repair, Minor			P ⁴		P	P				
Automobile Sales			P		P	P				
Automobile, Boat, All-Terrain Vehicle (ATV), Motorcycle, Recreation Vehicle, Sales & Service			P		P	P ⁴				
Bakery, Commercial					P	P				
Bakery, Retail	P	P	P	P	P	P	P	P ^A		



	NC	CC	RC ¹	MU	OW	I	MW	BP	IC	PSBL
Bed and Breakfast				P			P			
Bookstore	P	P	P	P			P	P ^A		
Building Material Sales (with outdoor storage)						P				
Building Material Sales (without outdoor storage)			P		P	P				
Bus Lot										P
Cannabis Production Establishments as defined by Utah Code						P				
Car Wash (full service)		P ⁴	P ⁴							
Car Wash (self service)			P ⁴		P ⁴	P ⁴				
Cemetery									P	
Child Care Center	P	P	P	P			P ^A	P ^A	P	
Churches	P	P	P	P			P		P	
Commercial & industrial laundries					P	P				
Commercial Recreation		P	P	P	P		P			
Commuter/Light Rail Station	P	P	P	P	P	P	P	P	P	
Contractor construction services establishments					P	P				
Contractor Services Office					P	P				
Convenience Store		P	P	P	P			P ^E		
Convenience Store/Fast Food Combination		P	P		P			P ^E		
Copy Center	P	P	P	P	P			P ^A		
Crematory/Embalm ing Facility						P				
Drive-thru	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴			P ⁴	
Dry Cleaners	P	P	P	P				P ^{E/A}		
Dwelling, Above commercial			P	P			P			
Dwelling, Live/Work				P			P			
Dwelling, Multi-Family				P			P			
Dwelling, Single-Family				P			P			
Dwelling, Three-Family				P			P			



	NC	CC	RC ¹	MU	OW	I	MW	BP	IC	PSBL
Dwelling, Two-Family				P			P			
Educational Center	P	P	P	P	P			P	P	
Electronic Media Rental & Sales		P	P	P						
Electronic Sales & Repair			P	P				P ^A		
Equipment Sales & Services			P			P				
Financial Institution	P	P	P	P				P ^A		
Fitness Center (5,000 sq. ft. or less)	P	P	P	P	P		P	P ^A		
Fitness Center(5,001 sq. ft. or larger)			P	P	P			P ^A		
Floral Sales	P	P	P	P			P	P ^A		
Funeral Home		P	P	P					P	
Golf Course									P	
Grocery Store		P	P	P			P			
Hardware & Home Improvement Retail			P							
Home Occupations			See §19.08	See §19.08			See §19.08			
Hospital			P							
Hotels			P ⁴	P ⁴			P ⁴	P ⁴		
Ice Cream Shop	P	P	P	P			P	P ^A		
Impound Yard						P				
Kennel, Commercial			P			P				
Laundromat	P	P	P	P	P					
Library		P	P	P					P	
Light Manufacturing					P	P				
Marina							P			
Motels										
Neighborhood Grocery Store	P	P		P			P			
Non-Depository Institutions			P ⁴							
Office, High Intensity					P	P		P		
Office, Medical and Health Care		P	P	P				P		
Office, Professional		P	P	P	P		P	P		
Public Parks, playgrounds, recreation areas, or other park improvements	P	P	P	P	P	P	P	P	P	P
Pawn Shop					P	P				



	NC	CC	RC ¹	MU	OW	I	MW	BP	IC	PSBL
Personal Service Establishment	P	P	P	P	P		P	P ^A		
Plant & Tree Nursery		P	P			P				
Postal Center	P	P	P	P	P			P ^A	P	
Preschool		P ⁴	P ⁴	P ⁴			P ^{4A}	P ^{4A}		
Printing, lithography & publishing establishments					P	P		P		
Public & private utility building or facility			P ⁴		P ⁴	P ⁴	P ⁴		P ⁴	P ⁴
Public Building or Facilities (City Owned)	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	
Reception Centers		P	P	P			P	P		
Recreation Center		P	P		P		P			
Recreation Rentals			P			P	P			
Recycling Facilities						P				
Refueling Station, Public		P ⁴	P ⁴	P ⁴	P ⁴	P ⁴				
Refueling Station, Private		P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴
Research & Development					P	P		P	P ⁴	
Residential facilities for elderly persons				P			P			
Residential Facilities for Persons with a Disability				P			P			
Restaurant, Takeout	P	P	P	P	P		P	P ^A		
Restaurant	P	P	P	P	P		P	P ^{A/E}		
Retail Sales	P	P	P	P	P		P	P ^A		
Retail, Big Box			P							
Retail, Specialty	P	P	P	P	P		P			
Retail, Tobacco Specialty Store						P				
School, Public	P	P	P	P	P	P	P	P	P	P
School, Trade or Vocational					P	P		P	P	
Sexually Oriented Businesses						P ⁴				
Shooting Range, indoor or outdoor			P		P	P				
Storage, Self-Storage, or Mini Storage Units					P ⁴	P ⁴				
Storage, Outdoor						P				
Storage, Vehicle						P ⁴				



	NC	CC	RC ¹	MU	OW	I	MW	BP	IC	PSBL
Tattoo Parlor						P				
Temporary Sales Trailer				T						
Temporary Use Trailer, Portable, Prefabricated or Manufactured Building										
Theater		P	P							
Transit-Oriented Development (TOD)		P	P	P			P	P		

^A The noted Uses shall be allowed in the listed zones as an ancillary use only.

^E The noted Uses shall be allowed in the listed zones as an edge use only. See §19.05.

¹ As an ancillary component of the identified Permitted Uses, employers may offer Child Care Center services for their employees. The provision of such services shall require City approval.

⁴ Additional Standards as provided in other sections of Title 19.

(Ord. 20-07, Ord. 19-38, Ord. 19-19, Ord. 17-14, Ord. 17-08, Ord. 16-01, Ord. 15-29, Ord. 14-23-1, Ord. 1-4-13, Ord. 14-5, Ord. 13-16, Ord. 12-9, Ord. 12-2, Ord. 11-09)



A7 Pending Ordinance 02-18-25

19.16 Architectural Standards

231. **“Planning Commission”** means the City of Saratoga Springs Planning Commission.
232. **“Planning Director”** means the employee or designee responsible for all municipal planning activities including long-range land use planning, ordinance preparation, administration and enforcement of the land development code, land use interpretation, development review, coordination with the City Planning Commission, and any other responsibilities required by the City relating to planning and development.
233. **“Plant and Tree Nursery”**
- a. means a facility used for the growing and the wholesale or retail sale of plants, trees, shrubs, flowers, ground covers, etc.; and
 - b. may also include sales of related products, including fertilizers, mulch, landscape decoration, etc.
234. **“Postal Center”** means a facility that contains service windows for mailing packages and letters, post office boxes, offices, vehicle storage areas, and sorting and distribution facilities for mail.
235. **“Preliminary Plat”** means the initial formal plat of a proposed land division or subdivision and containing the information required by this Code.
236. **“Preschool”** means a non-residential building or structure where educational services are provided for preschool aged children, defined as six years of age and younger, on a regular basis for a fee.
237. **“Printing, Lithography, and Publishing Establishments”** means any commercial printing operation involving a process that is considered printing, imprinting, reproducing, or duplicating images and using printing methods including offset printing, lithography, web offset, flexography, and screen process printing.
- 237-238. **“Primary Material”** means a building material which is equal to or greater than 50 percent of a building facade. The roof shall not be considered a material.
- 238-239. **“Private Improvements”** means any open space, park space, club house, pool, tot lot, gazebo, picnic area, trails, or any other privately owned and maintained improvement provided in connection with subdivision, Conditional Uses, or site plan approval.
- 239-240. **“Private Kennel”** see **“Kennel, private”**
- 240-241. **“Private Road”** means a thoroughfare, held in private ownership and controlled by one or more persons, firms or corporations, and used or held for use primarily as a means of access to adjoining properties.
- 241-242. **“Produce Stand”** means a temporary roadside building or structure used for the seasonal retail sales of unprocessed fresh fruits, vegetables, flowers, herbs, plants, and other unprocessed agricultural food products. May also include cottage products produced from these agricultural food products such as honey, jam, and applesauce.
- 242-243. **“Project Plan”** means a map:



- c. Gates shall be made of opaque metal for durability. Chain link gates with opaque slats are prohibited.
- d. The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.
- e. Trash areas shall be designed to include the screening of large items (e.g. skids and pallets) as well as the trash bin(s) that are needed for the business (unless storage is otherwise accommodated behind required screened storage areas).

8. Buffers.

- a. A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural or platted residential use. Such a wall, fence, or landscaping shall be at least six feet in height, unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review. Such wall, fence, or landscaping shall be maintained in good condition with no advertising thereon, except as permitted by Chapter 19.18.
- b. No chain link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are suggested types of fences, and as circumstances require, one or the other may be required.
- c. Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than six feet in height.

9. Parking Lot Buffers.

- a. There shall be a minimum of 10 feet of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses. (See Chapter 19.09, Off-street parking requirements for additional standards.)

10. Building Buffer: No building shall be closer than five feet from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window.

(Ord. 24-16, Ord. 24-12, Ord. 23-22, Ord. 17-14, Ord. 17-08)

19.16.05. Architectural Design Standards, General.

The following standards are applicable to all new three family and multi-family and non-residential development:

- 1. **Building Articulation for Buildings Under 20,000 Square Feet.** Building elevations exceeding 40 feet in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts, stepping portions of the elevation to create shadow lines and changes in volumetric spaces of at least five feet, and a minimum of two of the following, all spaced at intervals of 20 ~~to 50~~ feet of horizontal width:
 - ~~a. A combination of vertical and horizontal elevation shifts that together equal at least five feet.~~
 - ~~b-a.~~ Addition of horizontal and vertical divisions by use of textures or materials.



e-b. Primary material change (i.e. a change in material type, size, or color).

d-c. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis', pergolas, arcades, and colonnades. Such trellis' and awnings extend outward from the underlying wall surface at least 36-inches.

e-d. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices.

Exception: In the I/C zone, Section 19.16.05(1) shall not apply to building elevations that are 50 percent or more obscured by natural topography, from adjacent or future developments, as measured at the property line, and are not fronting public or private streets.

2. Building Articulation for Buildings 20,000 Square Feet and Over. Building elevations exceeding 60 feet in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts, stepping portions of the elevation to create shadow lines and changes in volumetric spaces of at least twenty feet, and a minimum of two of the following, all spaced at intervals of 50 feet of horizontal width:

a. Addition of horizontal and vertical divisions by use of textures or materials.

b. Primary material change (i.e. a change in material type, size, or color).

c. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis', pergolas, arcades, and colonnades. Such trellis' and awnings extend outward from the underlying wall surface at least 36-inches.

d. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs at a minimum of 36 inches, gables or other similar devices.

Exception: In the I/C zone, Section 19.16.05(1) shall not apply to building elevations that are 50 percent or more obscured by natural topography, from adjacent or future developments, as measured at the property line, and are not fronting public or private streets.

2.3. Roof treatment.

a. Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.

b. Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12 inches in height above the roof.

c. All roofs on three-family, and multi-family dwellings shall have a minimum pitch of 3/12 (25 percent slope). To provide architectural enhancement, residential structures are encouraged to have multiple pitch variations.

d. Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.

e. Screening shall be solid and shall be consistent with the material and color of exterior finishes of the building through the use of at least two out of three of the exterior finishes of the building.



3.4. Windows. Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.

4.5. Awnings, canopies, trellises, pergolas, and similar features.

- a. All such features must be attached to a vertical wall.
- b. All such features shall project at least 4 feet from the building when located over a pedestrian traffic area and no less than 2 feet otherwise.
- c. All such features shall maintain a minimum clearance above sidewalk grade of 8 feet to the bottom of the framework when located over a pedestrian traffic area.
- d. Backlighting is not permitted.

5.6. Mechanical Equipment.

- a. All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.
- b. Wing walls, screens, or other enclosures shall be integrated into the building and landscaping of the site, whether located on the ground or roof.
- c. Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.
- d. Screening materials shall conform to the color scheme and materials of the primary building.

(Ord. 24-47, Ord. 22-7, Ord. 18-30, Ord. 17-08)

19.16.06. Architectural Design Standards, Residential.

The following standards apply to all new multi-family and three-family residential development:

1. Architectural wrap.

- a. Stone, brick, wainscot, and other front elevation materials shall be wrapped a minimum of two feet into interior side elevations.
- b. Stone, brick, wainscot, and other front elevation materials shall extend the full width of any street side yard, or façade abutting common open space.

2. Materials and colors.

- a. A minimum of three materials and three colors shall be utilized on front or street side elevations, ~~or~~ building façade abutting common open space, or building facades abutting an arterial or collector road. A minimum of two materials and two colors shall be utilized on interior side and rear elevations. The roof shall not be considered a material or color.
- b. No more than 75 percent of any building elevation shall consist of any one material or color. The roof shall not be considered a material or color.
- c. Carports and similar structures shall be compatible in architectural design and details with the main residential structure through the use of at least two out of three of the same materials and colors.

e.d. For each new multi-family and three-family residential building, all building facades abutting an arterial or collector road shall include either a porch pop out of at least 36 inches on every other residential unit or shall include a dormer gable on every other residential unit.



3. Color Variation.

- a. Three-family, and multi-family developments containing more than five buildings shall be designed with at least two color palettes.

(Ord. 24-05, Ord. 22-7, Ord. 17-08)

19.16.07. Architectural Design Standards, Non-Residential.

The following standards are applicable to all new or amended non-residential development.

1. Four-sided architecture.

- a. All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.

2. Colors and materials.

- a. Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than four and no less than two types of materials per building. The roof shall not be considered exterior building materials.
- b. Color of exterior building materials (excluding accent colors) shall be limited to no more than four and no less than two major colors per ~~development~~building elevation. The roof shall not be considered a material or color.
- c. Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.
- d. No more than 75 percent of any building elevation shall consist of any one material or color. The roof shall not be considered a material or color.
 - i. No more than 50 percent of any building elevation shall consist of CMU, except in the Heavy Commercial, Office Warehouse, Light Industrial, and Industrial zones. The roof shall not be considered a material or color.
 - ii. Concrete tilt-up construction is only permitted in the Heavy Commercial, Regional Commercial, Office Warehouse, Light Industrial, and Industrial zones, and is exempt from the maximum 75 percent of one material per elevation requirement but must follow all other architectural design standards. The roof shall not be considered a material or color.
 - iii. Architectural metal may be used on exterior building elevations.
 1. If corrugated metal is used, only 25 percent of each building elevation may consist of corrugated metal. The remaining 50 percent may be other types of architectural metal. The roof shall not be considered a material or color.

3. Prohibited materials.

- a. Tiles. Full veneer brick and tiles exceeding ½ inch in thickness is permitted, however veneer tile is prohibited.
- b. Stucco stone patterns and stucco brick patterns.
- c. Wood as a primary exterior finish material.
- d. Plain, grey, unfinished CMU block except as an accent material.



4. All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.
5. All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.
6. To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.
7. Street Orientation.
 - a. All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.
 - b. At least 35 percent of the first floor elevation(s) of a building that is viewed from a public street shall include windows, and/or glass doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. For purposes of determining the glass area, the first floor shall be the first 10 feet from the finished floor.
 - i. This standard does not apply to a single-story retail building of 50,000 square feet or greater provided a single primary tenant occupies the entire building square footage and additional architectural elements are used in place of windows and/or glass doors to include awnings or canopies, and must include roof line changes and horizontal articulation.
8. Buildings with Metal Exteriors.
 - a. Buildings with exterior materials exceeding 75 percent metal are only permitted in the Agricultural, Residential Agricultural, and Rural Residential zones when used for an Agricultural use or Residential Accessory use and may be clad primarily with metal.
 - b. All metal buildings shall be designed to have an exterior appearance of conventionally built structures. Stock, “off the shelf” metal buildings are prohibited.
 - c. Metal buildings in the Agricultural, Residential Agricultural, and Rural Residential zones shall only be used for agriculture as defined in Section 19.02.02 of the City Code.

(Ord. 24-05, Ord. 23-22, Ord. 22-18, Ord. 22-13, Ord. 19-38, Ord. 18-30, Ord. 17-14, Ord. 17-08)

19.16.08. Office Warehouse and Heavy Commercial Site, Additional Standards.

In addition to the non-residential requirements of this Chapter, developments in the Heavy Commercial Zone shall be subject to the additional standards below:

1. “Warehouse/Flex” Use Standards.
 - a. Each tenant shall designate at least 10 percent of the floor area for office and/or retail use. The required office and/or retail area may be divided among multiple levels. For example, if 10 percent of the floor area equals 10,000 square feet this area may be split over multiple stories.
2. Additional Architectural Standards.



- a. Office Warehouse and Heavy Commercial developments with more than one building shall be designed with different colors and materials on each building to provide architectural variety. The roof shall not be considered a material or color.
 - b. The building façade facing public street frontage shall include large clear glass windows on the street level and smaller windows may be allowed on the upper floors. Opaque, heavily tinted, or reflective glass shall not be used on the first floor of a building facing a public street.
 - c. Buildings fronting a public street shall provide glass at a minimum of 30 percent of the façade area on the first floor facing the street. Where a building is located on a corner lot, a minimum of 30 percent of each façade facing the street on the first floor shall consist of glass. For purposes of determining the glass area, the first floor shall be the first 10 feet from the finished floor. The roof shall not be considered a material or color.
3. Architectural Features to minimize Mass and Scale.
- a. Buildings shall have massing at building entrances. Building entrances shall include at least one the following features:
 - i. roof tower feature;
 - ii. pitched roof feature;
 - iii. parapet extensions; and
 - iv. articulation in the façade.
 - b. The architectural features at building entrances shall also include at least two of the following features:
 - i. differing exterior material types;
 - ii. awnings or canopies;
 - iii. decorative lighting; and
 - iv. increased amount of glass.
 - c. Buildings with multiple entrances shall have at least two separate features to distinguish entrance locations.
 - d. Each building façade shall include at least three of the following features:
 - i. columns or pilasters;
 - ii. decorative cornice;
 - iii. awnings or canopies;
 - iv. covered walkways;
 - v. decorative lighting;
 - vi. string course; and
 - vii. wainscot of a minimum 30 inches in height except for under windows.

(Ord. 24-05, Ord. 22-13)

19.16.09. Mixed Use and Mixed Waterfront Site, Additional Standards.

In addition to the residential and/or non-residential requirements of this Chapter, developments in the Mixed Use and Mixed Waterfront Zones shall be subject to the additional standards below:

