



WEST HAVEN CITY COUNCIL AGENDA

AMENDED

July 2, 2025 6:00 P.M.

City Council Chambers
4150 South 3900 West, West Haven, UT
84401

NOTICE IS HEREBY GIVEN THAT ON **July 2, 2025** THE COUNCIL OF WEST HAVEN CITY WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **5:00 PM**: COUNCIL WORK SESSION AND **6:00 PM**: REGULAR WEDNESDAY CITY COUNCIL MEETING. JOIN US DIGITALLY FOR THE WORK SESSION AND COUNCIL MEETING AT [HTTPS://US06WEB.ZOOM.US/J/81581435918](https://us06web.zoom.us/j/81581435918). WATCH LIVE AT [HTTP://WWW.YOUTUBE.COM/@CITYOFWESTHAVENUTAH4030](http://www.youtube.com/@cityofwesthavenutah4030).

5:00 Work Session – In City Council Chambers

NO ACTION CAN OR WILL BE TAKEN ON ANY AGENDA ITEMS DISCUSSED DURING WORKSESSION - DISCUSSION OF SUCH ITEMS IS FOR CLARIFICATION.

MEETING TO ORDER: PRO TEM MORSE

REPORTS AND DISCUSSION AS FOLLOWS:

1. Discussion-Elected Officials and City Manager Updates
2. Presentation and Discussion-Park Impact Fee Impact Fee Facility Plan (IFFP) and Impact Fee Analysis (IFA)-Fred Philpot, LRB Consultants
3. Discussion-Safety Concerns on the City's Trail System

6:00 Regular City Council Meeting

1. **MEETING CALLED TO ORDER:** Pro Tem Morse
2. **OPENING CEREMONIES**
A. PLEDGE OF ALLEGIANCE Councilmember Morse
B. PRAYER/MOMENT OF SILENCE Councilmember Call
3. **PUBLIC PRESENTATION:** Resident(s) attending this meeting will be allotted 2 minutes to express a concern or ask a question about any issue that **IS NOT ON THE AGENDA**. No action can or will be taken on any issue(s) presented.
4. **UPCOMING EVENTS**

Senior Lunch Bunch	July 30, 2025	11:30 AM
Music Circle	July 28, 2025	7:00 PM
5. **COUNCIL UPDATES**

*****AGENDA ACTION ITEMS*****

6. **ACTION ON CONSENT AGENDA**
A. CITY COUNCIL MINUTES MEETING HELD June 18, 2025
B. WEST HAVEN SPECIAL SERVICE DISTRICT \$1,514,133.70 Inv.#032025
7. **NOTICE-INCREASED PROPERTY TAX FOR CENTRAL WEBER SEWER DISTRICT**

8. **ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)**
A. FINAL SITE PLAN APPROVAL-WALMART SUPERCENTER-APPROX. 4227 S MIDLAND DRIVE-WALMART, INC.
9. **PRESENTATION AND DISCUSSION-AT THE MAYOR AND CITY COUNCIL'S ELECTION**
CONTINUATION OF ANY AGENDA ITEM FROM THE 5:00 WORK SESSION
10. **ADJOURNMENT**

Emily Green

Emily Green, City Recorder

In compliance with the Americans with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 731-4519 or by email: emilyg@westhavencity.com at least 48 hours in advance of the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed city recorder, does hereby certify that the above notice and agenda has been posted in the West Haven City Recorder's office; at the West Haven City Complex on the Notice Board and at westhavencity.com; emailed to the Standard-Examiner with a request that it be posted in their Wednesday night meeting section; mailed and emailed to the West Haven City Mayor and each West Haven City Council Member who has email capacity and to the city attorney

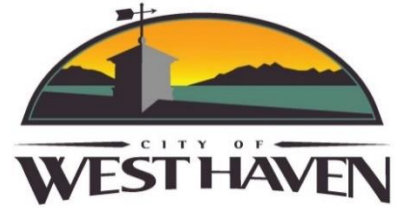
STAFF REPORT

TO: Mayor and City Council

FROM: Shawn Warnke, City Manager

DATE: July 2, 2025

SUBJECT: Presentation of Park Impact Fee Facilities Plan (IFFP) and Park Impact Fee Analysis (IFA)



Lewis, Robertson, and Burningham (LRB) have prepared the Impact Fee Facilities Plan (IFFP), which identifies the level of service for parks, trails, and recreation. LRB has also prepared the Impact Fee Analysis (IFA) for parks, trails, and recreation, which shows the maximum impact fee that the City Council can adopt in its impact fee ordinance.

Below is a table entitled "*Table 6.2 Impact Fee Per Household*," which shows the current impact fee amount and the proposed impact fee (the highest amount that can be legally charged as an impact fee). Additionally, the last column of the table shows the percentage change between the proposed and current impact fee amount.

Table 6.2: Impact Fee Per Household

	Average HH Size ¹	Fee per HH	Existing Fee per HH	% Change
Single-Family	3.62	\$5,260	\$2,144	145%
Multi-Family	2.65	\$3,850	\$1,796	114%

Single family residential is defined as any single unit detached housing.

Multi-family is defined as any residential unit not considered single-family.

¹ Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates
Table B25033: Total Population in Occupied Housing Units by Tenure by Units in Structure
Table DP04: Selected Housing Characteristics

For more of an overview of the Parks IFFP and IFA, please reference Section I: Executive Summary of the attached document.



PUBLIC
FINANCE
ADVISORS

LEWIS | ROBERTSON | BURNINGHAM



WEST HAVEN, UTAH

MAY 2025

IMPACT FEE FACILITIES PLAN (IFFP)
& IMPACT FEE ANALYSIS (IFA)
PARKS, RECREATION, OPEN SPACE, AND
TRAILS

PREPARED BY:

LRB PUBLIC FINANCE ADVISORS

FORMERLY LEWIS YOUNG ROBERTSON & BURNINGHAM INC.

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IMPACT FEE CERTIFICATION

IFFP CERTIFICATION

LRB Public Finance Advisors (formerly Lewis Young Robertson & Burningham, Inc.) certifies that the attached impact fee facilities plan:

1. includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement; and,
3. complies in each and every relevant respect with the Impact Fees Act.

IFA CERTIFICATION

LRB Public Finance Advisors certifies that the Impact Fee Analysis (IFA):

1. includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
 - d. offsets costs with grants or other alternate sources of payment; and
3. complies with every relevant respect with the Impact Fees Act.

LRB Public Finance Advisors makes this certification with the following caveats:

1. All the recommendations for implementation of the IFFP made in the IFFP documents or in the IFA documents are followed by City Staff and elected officials.
2. If all or a portion of the IFFP or IFA are modified or amended, this certification is no longer valid.
3. All information provided to LRB is assumed to be correct, complete, and accurate. This includes information provided by the City as well as outside sources.

LRB PUBLIC FINANCE ADVISORS



DEFINITIONS

The following acronyms or abbreviations are used in this document:

IFA: Impact Fee Analysis

IFFP: Impact Fee Facilities Plan

HH: Household

LOS: Level of Service

LRB: LRB Public Finance Advisors

The following definitions are used in this document:

Development Activity: any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any changes in the use of land that creates additional demand and need for public facilities.¹

Per Capita: per person.

Public Facilities: impact fee facilities² that have a life expectancy of 10 or more years and are owned or operated by or on behalf of a local political subdivision or private entity.

System Improvements: existing public facilities that are: identified in the impact fee analysis and designed to provide services to service areas within the community at large, and future public facilities that are intended to provide services to service areas within the community at large.³

Single Family: Defined as any single unit detached housing.

Multi-Family: Any residential units not considered single family.

¹ 11-36a-102(3)

² See 11-36-a-102(17) for list of applicable impact fee facilities.

³ 11-36a-102(22)



SECTION I: EXECUTIVE SUMMARY

The purpose of the Parks, Recreation, Open Space and Trails Impact Fee Facilities Plan (IFFP), with supporting Impact Fee Analysis (IFA), is to fulfill the requirements established in Utah Code Title 11 Chapter 36a, the “Impact Fees Act”, and help the City of West Haven (the City) fund necessary capital improvements for future growth. This document will address the future parks, recreation, open space, and trails infrastructure needed to serve the City through the next 10 years, as well as the maximum legal impact fees the City may charge to new growth to maintain the existing level of service (LOS).

- **Impact Fee Service Area:** The Service Area for this analysis includes all areas within the City incorporated limits, and as amended. **FIGURE 3.1** illustrates the Service Area including the City's incorporated limits as of December 2024. This document identifies the necessary future system improvements for the Service Area that will maintain the existing LOS into the future.
- **Demand Analysis:** The demand units utilized in this analysis include population and household growth. As new development (and in some cases redevelopment) occurs within the City, it generates increased demand on City infrastructure. The system improvements identified in this study are designed to maintain the existing LOS for any new (or possibly redeveloped property, if the redevelopment includes housing) within the City.
- **Level of Service:** Through the inventory of existing public facilities, combined with the growth assumptions, this analysis identifies the existing LOS which is provided to the City's existing residents and ensures that future public facilities are constructed to maintain this same LOS.
- **Excess Capacity:** This study calculates a buy-in component related to the City's community center (The Barn Community Center). However, the City has ultimately opted to exclude the buy-in component from the analysis since this facility is rented and not freely available to the public.
- **Capital Facilities Analysis:** Due to the projected new development (and possible redevelopment) within the City, additional capital improvements will be necessary as they relate to parks, recreation, open space, and trails.
- **Funding of Future Facilities:** This analysis assumes future growth-related facilities will be funded through impact fee revenues.

SUMMARY OF MAXIMUM LEGAL IMPACT FEE

The impact fees in this analysis will be assessed within the Service Area. The table below illustrates the calculated maximum legal impact fee for parks, recreation, open space, and trails.

TABLE 1.1: ESTIMATE OF IMPACT FEE VALUE PER CAPITA

TYPE OF IMPROVEMENT			TOTAL COST PER CAPITA
Combined			\$1,452
OTHER COMPONENTS TO FEE	ADDITIONAL VALUE	DEMAND SERVED	TOTAL VALUE PER CAPITA
Impact Fee Credit	-	9,850	\$0
Professional Expense	\$10,850	9,850	\$1
Estimate of Impact Fee Per Capita			\$1,453



TABLE 1.2: IMPACT FEE PER HOUSEHOLD

	AVERAGE HH SIZE ¹	FEE PER HH	EXISTING FEE PER HH	% CHANGE
Single-Family	3.62	\$5,260	\$2,144	145%
Multi-Family (Including Mobile Homes)	2.65	\$3,850	\$1,796	114%

Single family residential is defined as any single unit detached housing. Multi-family is defined as any residential unit not considered single family.

¹ Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates
Table B25033: Total Population in Occupied Housing Units by Tenure by Units in Structure
Table DP04: Selected Housing Characteristics

NON-STANDARD IMPACT FEES

The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon public facilities.⁴ This adjustment could result in a different impact fee if the City determines that a particular user may create a different impact than what is standard for its land use. The City may also decrease the impact fee if the developer can provide documentation, evidence, or other credible analysis that the proposed impact will be lower than what is proposed in this analysis.

FORMULA FOR NON-STANDARD PARKS AND RECREATION IMPACT FEES:

Estimated Population per Unit x 1,453 = Impact Fee per Unit

CONSIDERATION OF ALL REVENUE SOURCES

The Impact Fees Act requires this document to consider all revenue sources to finance the impacts on system improvements, including: (a) grants; (b) bonds; (c) interfund loans; (d) impact fees; and (e) anticipated or accepted dedications of system improvements. See **Section V** for further discussion regarding the consideration of revenue sources.

EXPENDITURE OF IMPACT FEES

The Impact Fee Act requires that impact fees should be spent or encumbered within six years after each impact fee is paid, indicating that there is a rolling timeline when identifying the impacts placed on public facilities by development activity. This analysis addresses a 10-year planning horizon in order to account for the rolling timeline, while ensuring that the assumptions included in the analysis are relevant to new development activity, and accounting for the need for entities to update the impact fee analysis periodically. Impact fees collected in the IFFP planning horizon should be spent only on those system improvements identified to maintain the LOS.

GROWTH-DRIVEN EXTRAORDINARY COSTS

The City does not anticipate any extraordinary costs necessary to provide services to future development.

SUMMARY OF TIME-PRICE DIFFERENTIAL

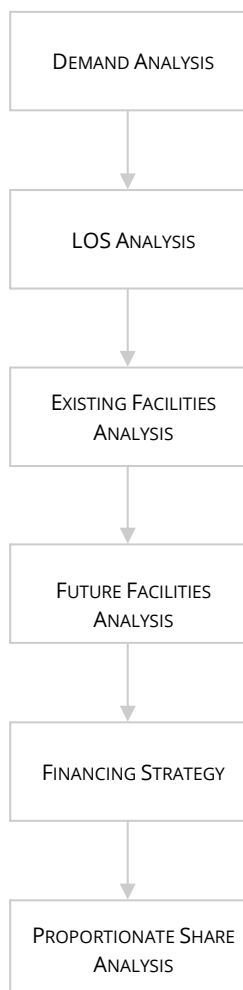
The Impact Fees Act allows for the inclusion of a time price differential to ensure that the future value of costs incurred at a later date is accurately calculated to include the costs of construction inflation. A three percent annual construction inflation adjustment is applied to the proposed capital improvements identified in this analysis. The impact fee analysis should be updated regularly to account for changes in cost estimates over time.

⁴ 11-36a-402(1)(c)



SECTION II: GENERAL IMPACT FEE METHODOLOGY

FIGURE 2.1: IMPACT FEE METHODOLOGY



The purpose of this study is to fulfill the requirements of the Impact Fees Act regarding the establishment of an IFFP and IFA. The IFFP is designed to identify the existing LOS and the demands placed upon existing public facilities by future development and evaluate how these demands will be met. The IFFP is also intended to outline the system improvements which are intended to be funded by impact fees.

The IFA is designed to proportionately allocate the cost of the new public facilities and any excess capacity to new development, while ensuring that all methods of financing are considered. Each component must consider the existing level of service (LOS) provided to existing development and ensure that impact fees are not used to raise that level of service. The following elements are important considerations when completing an IFFP and IFA.

DEMAND ANALYSIS

The demand analysis serves as the foundation for the IFFP. This element focuses on a specific demand unit related to each public facility – the existing demand on public facilities and the future demand as a result of new development that will impact public facilities.

LEVEL OF SERVICE ANALYSIS

The demand placed upon existing public facilities by existing development is known as the existing “Level of Service” (“LOS”). Through the inventory of existing facilities, combined with the growth assumptions, this analysis identifies the level of service which is provided to a community’s existing residents and ensures that future facilities maintain these standards. Any excess capacity identified within existing facilities can be apportioned to new development. Any demand generated from new development that overburdens the existing public facilities beyond the existing capacity justifies the construction of new public facilities.

EXISTING FACILITY INVENTORY

In order to quantify the demands placed upon existing public facilities by new development activity, to the extent possible, the Impact Fee Facilities Plan provides an inventory of the existing public facilities. The inventory valuation should include the original construction cost and estimated useful life of each facility. The inventory of existing facilities is important to properly determine the excess capacity of existing facilities and the utilization of excess capacity by new

development.

FUTURE CAPITAL FACILITIES ANALYSIS

The demand analysis, existing facility inventory, and LOS analysis allow for the development of a list of capital projects necessary to serve new growth and to maintain the existing LOS. This list includes any excess capacity of existing facilities as well as future system improvements necessary to maintain the level of service.

FINANCING STRATEGY

This analysis must also include a consideration of all revenue sources, including impact fees, future debt costs, alternative funding sources, and the dedication of system improvements, which may be used to obtain or finance system improvements.⁵ In conjunction with this revenue analysis, there must be a determination that impact fees are necessary to maintain the existing LOS.⁶

PROPORTIONATE SHARE ANALYSIS

The written impact fee analysis (IFA) is required under the Impact Fees Act and must identify the impacts placed on public facilities by development activity and how these impacts are reasonably related to the new development. The written impact fee analysis (IFA) must include a proportionate share analysis, clearly detailing that the cost of future or existing (that have excess capacity) public facilities improvements are roughly proportionate to the reasonably related to the service demands needed for any new development activity. A local political subdivision or private entity may only impose impact fees on development activities when its plan for financing system improvements establishes that impact fees are necessary to maintain the existing level of service (UCA 11-36a-302 (3)). The City has determined that assessing impact fees on development activities are necessary to maintain the existing level of services in the future.

⁵ 11-36a-302(2)

⁶ 11-36a-302(3)

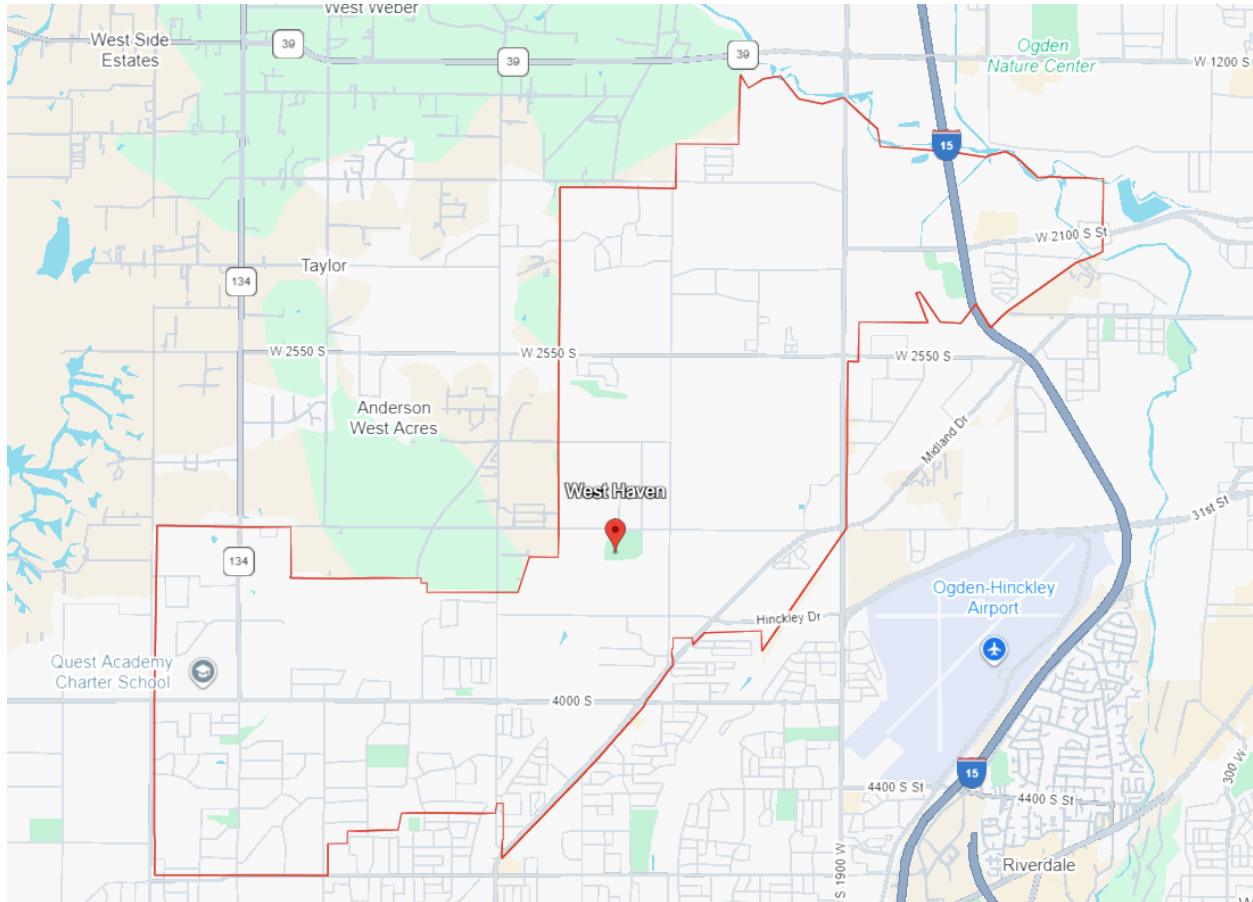


SECTION III: OVERVIEW OF SERVICE AREA & DEMAND

SERVICE AREA

Figure 3.1 illustrates the proposed impact fee service area, which incorporates the entire municipal boundary of the City. The impact fees related to parks, recreation, open space, and trails will be assessed within the service area, and as the incorporated boundaries of the City is amended through annexations.

FIGURE 3.1: PROPOSED SERVICE AREA



DEMAND UNITS

The demand unit in this analysis is population and growth in population. For purposes of this analysis, the existing population is estimated at 23,990 people and is anticipated to reach 33,840 people within the 10-year planning horizon (2034). This represents an increase of 9,850 people. The population projections are based on several sources including historical Census data, and an assumed growth rate of 3.5 percent (See **Appendix B**).

TABLE 3.1: DEMAND PROJECTIONS

YEAR	POPULATION
2024	23,990
2034	33,840

TABLE 3.2: EXISTING DEMAND PROJECTIONS

YEAR	POPULATION
10 Yr. IFFP Growth	9,850
Average HH Size	3.23

Source: U.S. Census Bureau, 2018-2022 American
Community Survey 5-Year Estimates
Table DP02: Selected Social Characteristics

Because of this growth, the City will need to construct additional parks, recreation, open space, and trails to maintain the existing LOS. The future population in the City is used to determine the additional parks and recreation needs a 10-year planning horizon. The LOS standards for parks, recreation facilities, open space, and trails improvements have been calculated, with a blended LOS determined for the future population, giving the City flexibility to provide future residents with the types of improvements that are desired. If growth projections and land use change significantly in the future, the City will need to update the demand projections and the impact fees.



SECTION IV: EXISTING FACILITIES INVENTORY & LOS

The purpose of this section is to address the parks, recreation, open space, and trails IFA and to help the City plan for the necessary public facilities improvements for future growth. This section will address the future parks, recreation, open space, and trails facilities needed to serve the City through the next 10 years, as well as address the appropriate parks, recreation, open space, and trails impact fees the City may charge to new growth (development activity) to maintain the existing LOS.

EXISTING FACILITY INVENTORY

The City’s existing inventory for the purpose of determining impact fees is shown in **TABLE 4.1**. See **APPENDIX A** for a detailed list of facilities and amenities. The City-owned public facilities illustrated below will be the basis for the LOS analysis discussed later in this section. The table below includes all eligible parks, recreation, open space, and trail facilities. The impact fee analysis isolates only the City-funded, impact fee eligible facilities, with a useful life of 10 or more years when determining LOS.

TABLE 4.1: PARKS, RECREATION, OPEN SPACE, AND TRAIL FACILITIES

	CITY FUNDED ACREAGE	TOTAL VALUE	EXISTING POPULATION	PER CAPITA
Combined	149.21	\$34,832,855	23,990	\$1,452

Note: Calculations based on a 2024 population of 23,990.

LAND VALUATION

Recent land acquisitions by the City were used to determine the land acquisition cost for additional park land in the City. For the purposes of this analysis, \$90,000 per acre is used as the cost to acquire additional park land. The basis for this cost is based on a recent appraisal of property provided to the City.⁷

MANNER OF FINANCING EXISTING PUBLIC FACILITIES

The City’s existing parks and recreation facilities have been funded through a combination of General Fund revenues, grants, other governmental funds, and donations. General Fund revenues include a mix of sales taxes, federal and state grants, and any other available General Fund revenues. While the City has received some grants and donations to fund parks and recreation facilities, all park land and improvements funded through grants and donations have been excluded in the impact fee calculations.

LEVEL OF SERVICE ANALYSIS

The LOS for this analysis is based on the current parks, recreation facilities, open space and trails. The LOS consists of developed and undeveloped⁸ park facilities that have been funded by the City. **TABLE 4.2** below shows the LOS for parks and public lands within the Service Area. The City proposed LOS in the future is the same as the existing LOS identified in this analysis.

⁷ Appraisal report dated January 26, 2024, prepared for Wall Consultant Group on Behalf of West Haven City.

⁸ Undeveloped facilities include land that is dedicated for parks, recreation, open space, and trails and is considered part of the existing LOS.



TABLE 4.2: LEVEL OF SERVICE SUMMARY

	CITY FUNDED ACREAGE	TOTAL VALUE ¹	EXISTING POPULATION	PER CAPITA
Combined LOS	149.21	\$34,832,855	23,990	\$1,452

Note: Calculations based on a 2024 population of 23,990.

1. Total value reflects the existing inventory's total land and improvement value of \$31,666,232, with an additional 10% (\$3,166,623) allocated to design and engineering.

Note: Calculations based on a 2024 population of 23,990.

EXCESS CAPACITY

The City currently operates a rentable community center that is available for public use and has a useful life of more than 10 years. The facility will serve existing and future development through buildout. The determination of a buy-in value per capita is found in **TABLE 4.3**.

TABLE 4.3: CALCULATION OF BUY-IN

EXISTING AMENITY	VALUE PER UNIT	CITY FUNDS	ESTIMATED VALUE OF CITY FUNDED
Reservable Building - Community Center	\$887,421	100% ¹	\$887,421
Population Served			40,000
Value Per Capita			\$22.19

1. The City provided density credits in exchange for community center.

However, the City has ultimately opted to exclude the buy-in component from the analysis since this facility is rented and not freely available to the public.

SECTION V: PUBLIC FACILITY ANALYSIS

Future planning for parks, recreation, open spaces and trails is an ongoing process based on the changes in population and community preference. The City will purchase and improve parks and public lands to maintain the LOS defined in this document. Actual future improvements will be determined as development occurs and the opportunity to acquire and improve park land arises. Impact fees will only be assessed to maintain the existing LOS.

The analysis of impact fee eligible costs above is further refined based on the expected changes in population over the 10- year planning horizon and the existing LOS. Based on the expected growth of 9,850 people, **TABLE 5.1** illustrates the City will need to invest an estimate of \$14.3 million in parks, recreation, open space, and trail facilities (including amenities) to maintain the existing LOS as shown in **TABLE 4.2**. The City may invest at a higher level; however, impact fees cannot be used to increase the existing LOS.

TABLE 5.1: ILLUSTRATION OF INVESTMENT NEEDED TO MAINTAIN LOS

TYPE OF IMPROVEMENT	UNIT OF MEASURE	POPULATION INCREASE IFFP HORIZON	TOTAL VALUE PER CAPITA	ESTIMATED FUTURE INVESTMENT
Combined LOS	Per Capita	9,850	\$1,425	\$14,302,327

Table 5.1 illustrates the estimated population growth in the Service Area and the estimated future investment, excluding buy-in to existing public facilities. Future investment will be used to acquire additional parks, recreation, open spaces, and trails and fund new park improvements and amenities or make improvements to existing park facilities to add capacity to the system. The following types of improvements may be considered, or others, so long as the improvements add capacity to public facilities:

- Land Acquisition
- Sod and Irrigation Improvements
- Pavilions
- Restrooms and other Parks and Recreation Buildings
- Picnic Tables
- Playgrounds
- Trailways/Walkways
- Volleyball Courts
- Tennis Courts
- Basketball Courts
- Other Recreational Courts and Facilities
- Baseball/Softball Field Facilities
- Multi-Purpose Fields
- Field Lighting
- Concession/ Buildings
- Parking
- Skate Parks
- Design, engineering, and planning
- Other Park and Recreation Amenities

The timing of construction for growth-related parks and recreation facilities will depend on the rate of development activity and the availability of funding. For the purposes of this analysis, a specific construction schedule is not required. The construction of park facilities can follow development without impeding continued development activity. This analysis assumes that construction of needed park facilities will proceed on a pay-as-you-go basis.



SYSTEM VS. PROJECT IMPROVEMENTS

System improvements are defined as existing and future public facilities designed to provide services to the community at large.⁹ Project improvements are improvements and facilities that are planned and designed to provide service for a specific development (resulting from a development activity) and considered necessary for the use and convenience of the occupants or users of that development.¹⁰ The Impact Fee Analysis may only include the costs of impacts on system improvements related to new growth within the proportionate share analysis. Only parks and recreation facilities that serve the entire community (i.e. system improvements) are included in the LOS.

FINANCING STRATEGY & CONSIDERATION OF ALL REVENUE RESOURCES

This analysis assumes that construction of needed parks and recreation facilities will proceed on a pay-as-you-go basis, and assumes a standard annual dollar amount the City should anticipate collecting and plan to expend on park improvements. The IFFP must also include a consideration of all revenue sources including impact fees and developer dedications of system improvements, which may be used to finance system improvements.¹¹ In conjunction with this revenue analysis, there must be a determination that impact fees are necessary to maintain the existing LOS.¹²

GENERAL FUND REVENUES

It is anticipated that the City may continue to utilize General Fund revenues, to maintain existing park, recreation, open space, and trail facilities. Impact fee revenues will be a continual source of revenue to fund growth related improvements. The City does not currently assess property tax.

GRANTS AND DONATIONS

New developments may dedicate future system improvements related to park facilities and in such instances the entity that dedicates these system improvements will be entitled to an impact fee credit or reimbursement for the negotiated value of system improvements.

The City may receive grant money to assist with park construction and improvements. This analysis has removed all funding that has come from grants and donations to ensure that none of those infrastructure items are included in the LOS. Therefore, the City's existing LOS standards have been funded by the City's existing residents. Funding future improvements through impact fees places a similar burden upon future users as that which has been placed upon existing users through impact fees, and other revenue sources.

IMPACT FEE REVENUES

Impact fees are an ideal mechanism for funding growth-related infrastructure. Impact fees are currently charged to ensure that new growth pays its proportionate share of the costs for the development of public facilities. Impact fee revenues can also be attributed to the future expansion of public facilities if the revenues are used to maintain an existing LOS. Increases to an existing LOS cannot be funded with impact fee revenues. An impact fee analysis is required to accurately assess the true impact of a particular user on the City public facilities to mitigate the impact of new

⁹ 11-36a-102(20)

¹⁰ 11-36a-102(13)

¹¹ 11-36a-302(2)

¹² 11-36a-302(3)

development on public facilities. The City has determined that assessing impact fees on development activities is necessary to maintain the existing level of services in the future.

DEBT FINANCING

In the event the City has not amassed sufficient impact fees in the future to pay for the construction of time sensitive or urgent public facilities needed to accommodate new growth, the City must look to revenue sources other than impact fees for funding. The Impact Fees Act allows for the costs related to the financing of future public facilities to be legally included in the impact fee. This allows the City to finance and quickly construct infrastructure for new development and reimburse itself later from impact fee revenues for the costs of issuing debt (i.e., interest costs). Future debt financing has not been considered in the calculation of the parks and recreation impact fee.



SECTION VI: IMPACT FEE CALCULATION

The calculation of the parks, recreation, open space, and trails impact fee is based on the growth-driven approach, which is based on the **growth** in population (or residential land uses). The growth-driven methodology utilizes the existing LOS and perpetuates that LOS into the future. Impact fees are then calculated to provide sufficient funds for the entity to expand or provide additional public facilities, as growth occurs within the community (service area). Under this methodology, impact fees are calculated to ensure new residential development provides sufficient investment to maintain the current LOS standards in the community (service area). This approach is often used for public facilities that are not governed by specific capacity limitations and do not need to be built before development occurs (i.e., park facilities).

PARKS AND RECREATION IMPACT FEE CALCULATION

Utilizing the estimated value per capita within the system and the value per capita to provide the same level of improvements, the total fee per capita is shown in **TABLE 6.1** below. The impact fee also includes a buy-in fee which development activity will contribute toward the excess capacity of system. It is anticipated that new development will also pay general taxes similar to existing development for the general operation and maintenance of the system.

TABLE 6.1: ESTIMATE OF IMPACT FEE VALUE PER CAPITA

TYPE OF IMPROVEMENT			TOTAL COST PER CAPITA
Combined			\$1,452
OTHER COMPONENTS TO FEE	ADDITIONAL VALUE	DEMAND SERVED	TOTAL VALUE PER CAPITA
Impact Fee Credit	-	9,850	\$0
Professional Expense	\$10,850	9,850	\$1
Estimate of Impact Fee Per Capita			\$1,453

TABLE 6.2: IMPACT FEE PER HOUSEHOLD

	AVERAGE HH SIZE ¹	FEE PER HH	EXISTING FEE PER HH	% CHANGE
Single-Family	3.62	\$5,260	\$2,144	145%
Multi-Family	2.65	\$3,850	\$1,796	114%

Single family residential is defined as any single unit detached housing. Multi-family is defined as any residential unit not considered single family.

¹ Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates
Table B25033: Total Population in Occupied Housing Units by Tenure by Units in Structure
Table DP04: Selected Housing Characteristics

NON-STANDARD IMPACT FEE

The proposed fees are based on population growth. The Impact Fees Act allows the City to assess an adjusted fee that more closely matches the true impact that the land use will have upon parks and recreation facilities.¹³ This adjustment could result in a different impact fee if the City determines that a particular land use may create a different impact than what is standard for its land use. The City may also decrease the impact fee if the developer can provide documentation, evidence, or other credible analysis that the proposed impact will be lower than what is proposed in this analysis. The formula for determining a non-standard impact fee is found below.

¹³ 11-36a-402(1)(c)



FORMULA FOR NON-STANDARD PARKS AND RECREATION IMPACT FEES:

Estimated Population per Unit x \$1,453 = Impact Fee per Unit

The formula for a non-standard impact fee should be included in the impact fee enactment (by resolution or ordinance). In addition, the impact fee enactment should contain the following elements:

- A provision establishing one or more service areas within which the local political subdivision or private entity calculates and imposes impact fees for various land use categories.
- A schedule of impact fees for each type of development activity that specifies the amount of the impact fee to be imposed or the formula that the local political subdivision or private entity will use to calculate each impact fee.
- A provision authorizing the local political subdivision or private entity to adjust the standard impact fee at the time the fee is charged to:
 - Respond to unusual circumstances in specific cases or a request for a prompt and individualized impact fee review for the development activity of the state, a school district, or a charter school and an offset or credit for a public facility for which an impact fee has been or will be collected.
 - Ensure that the impact fees are imposed fairly.
- A provision governing the calculation of the amount of the impact fee to be imposed on a particular development that permits adjustment of the amount of the impact fee based upon studies and data submitted by the developer.
- A provision that allows a developer, including a school district or a charter school, to receive a credit against or proportionate reimbursement of an impact fee if the developer:
 - Dedicates land for a system improvement.
 - Builds and dedicates some or all of a system improvement.
 - Dedicates a public facility that the local political subdivision or private entity and the developer agree will reduce the need for a system improvement.
- A provision that requires a credit against impact fees for any dedication of land for, improvement to, or new construction of, any system improvements provided by the developer if the facilities:
 - Are system improvements; or,
 - Dedicated to the public and offset the need for an identified system improvement.

Other provisions of the impact fee enactment include exemption of fees for development activity attributable to low-income housing, the state, a school district, or a charter school. Exemptions may also include other development activities with a broad public purpose. If an exemption is provided, the entity should establish one or more sources of funds other than impact fees to pay for that development activity. The impact fee exemption for development activity attributable to a school district or charter school should be applied equally to either scenario.

CONSIDERATION OF ALL REVENUE SOURCES

The Impact Fees Act requires this document consider all revenue sources to finance the impacts on system improvements, including: (a) grants; (b) bonds; (c) interfund loans; (d) impact fees; and (e) anticipated or accepted dedications of system improvements. See **Section V** for further discussion regarding the consideration of revenue sources.

EXPENDITURE OF IMPACT FEES



The Impact Fee Act requires that impact fees should be spent or encumbered within six years after each impact fee is paid, indicating that there is a rolling timeline when identifying the impacts placed on public facilities by development activity. This analysis addresses a 10-year planning horizon in order to account for the rolling timeline, while ensuring that the assumptions included in the analysis are relevant to new development activity, and accounting for the need for entities to update the impact fee analysis periodically. Impact fees collected in the IFFP planning horizon should be spent only on those system improvements identified to maintain the LOS.

GROWTH-DRIVEN EXTRAORDINARY COSTS

The City does not anticipate any extraordinary costs necessary to provide services to future development.

SUMMARY OF TIME PRICE DIFFERENTIAL

The Impact Fees Act allows for the inclusion of a time price differential to ensure that the future value of costs incurred at a later date are accurately calculated to include the costs of construction inflation. A three percent annual construction inflation adjustment is applied to the proposed system improvements identified in this analysis. The impact fee analysis should be updated regularly to account for changes in cost estimates over time.



APPENDIX A: PARK INVENTORY



PARKS, RECREATION, OPEN SPACE, & TRAILS IFFP & IFA
WEST HAVEN, UTAH

1. Updating Park Inventory

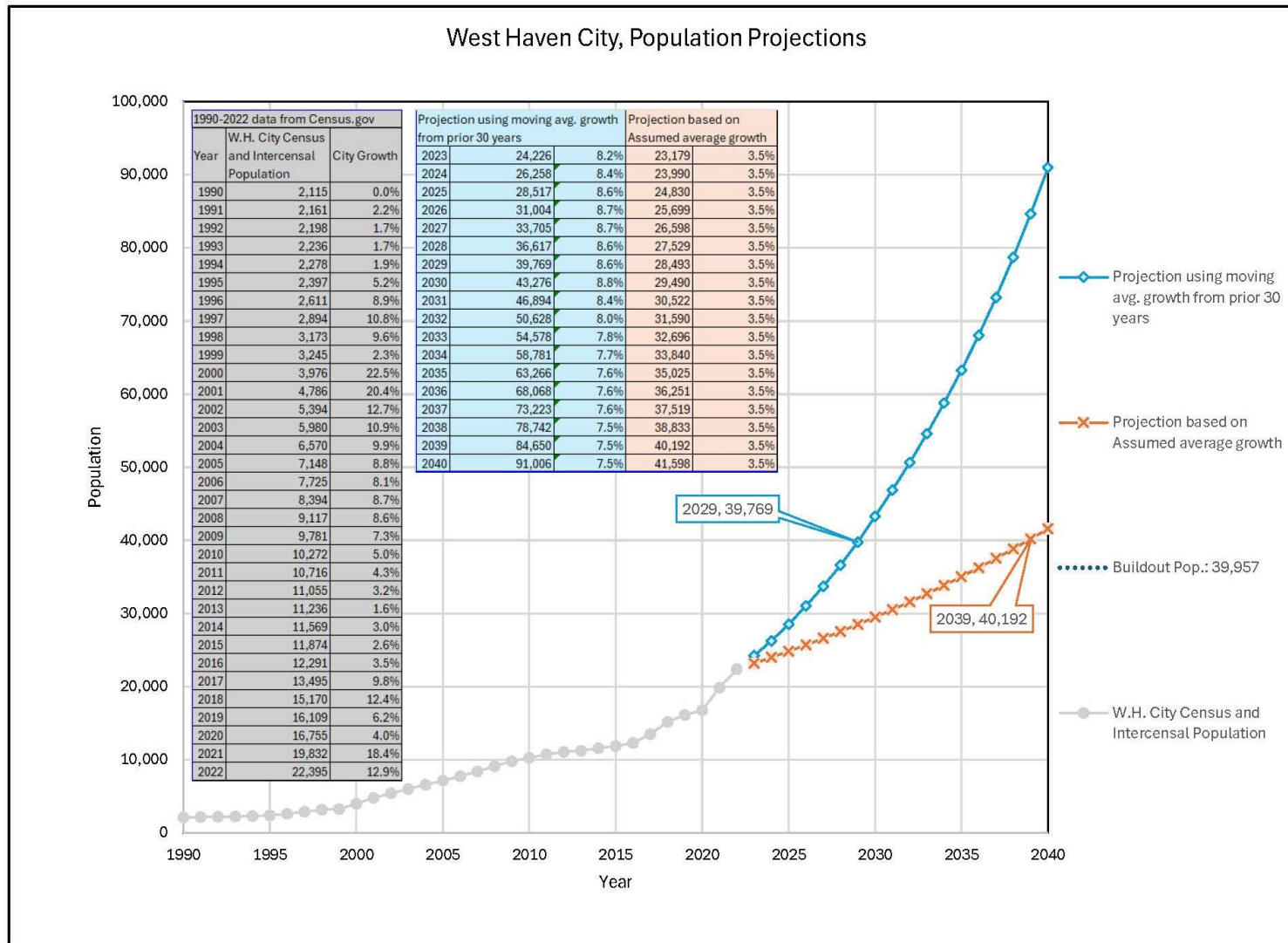
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This analysis excludes the Barn Community Center.



APPENDIX B: POPULATION PROJECTIONS





Q:\WEST HAVEN CITY FOLDER\West Haven Special Service District\Sewer IFFP\2023\DOCUMENTS\Excel\
West Haven City Population Estimates_3-22-2024.xlsx

3/22/2024
1/1



STAFF REPORT

TO: Mayor and City Council
FROM: Shawn Warnke, City Manager
DATE: July 2, 2025
SUBJECT: Safety Concerns on the City's Trails System



Overview and Background. Intermittently, over the past year, concerns about safety on the City's trail system have been mentioned at City Council meetings and City staff meetings. Of primary concern is the difference in speeds between trail users. As speeds of trail users increase, the need for greater sight distance and shy distance also increases.

Sight distance is the length of trail visible to a trail user at any given point, enabling them to perceive and react to potential hazards and make safe decisions. In some cases, sight distance on the trail is limited due to vertical and horizontal curves, as well as the presence of vegetation.

Shy distance is the distance that trail users feel comfortable when passing each other. Shy distance is limited on the trail due to the number of trail users occupying the trail at the same time and the trail's width, which ranges between 8' to 10'.

To address some of these issues, City staff has put together a striping and signage plan for the trail to delineate the center of the trail and designate space for trail users based on their direction of travel. The plan also includes warning signs associated with vertical and horizontal curves.

Applicable West Haven City Code. Lt. Endsley will attend the City Council meeting to discuss the issue and provide insights on any applicable laws and enforcement procedures. Excerpt from West Haven City Code, Chapter 93, Parks and Recreation, is contained below. The yellow text highlights applicable sections regarding safety on City trails related to speed. Based on some of the City's existing ordinances, it may be important to post speed limits on the trail, as an addition to the trail striping plan (which is attached).

§ 93.02 DEFINITION.

For the purpose of this chapter, the following definition shall apply unless the context clearly indicates, or requires, a different meaning.

PARK. Real property owned, leased, or controlled by the city and operated and maintained by the city, and set apart for the use of the general public, whether developed or undeveloped, and which may be planted with trees, lawns, and other landscaping, and which may include, within its boundary, facilities for sport, entertainment, rodeo, posse, equestrian, dancing, recreation, picnicking, swimming, or is planned for such future use.
(Prior Code, § 13.14.020) (Ord. 5-95, passed 4-19-1995)

§ 93.04 MOTOR VEHICLES.

(A) **Speed.** It shall be unlawful to operate or drive any motor vehicle within any park or recreation area at a speed in excess of that speed posted on the particular road, trail, or pathway within the park.

(B) *Locations.* No motor vehicles may be driven at any place within a park, other than in those areas specifically designated and posted as allowing such vehicles. This prohibition shall not apply, however, to motorized or self-propelled equipment or emergency vehicles used within the park by officers or employees of the city in the performance of their official duties.

(C) *Motor vehicles specified and defined.* **MOTOR VEHICLES** include, but are not limited to, automobiles, trucks, off-road vehicles, motorcycles, motorbikes, snowmobiles, and any other self-propelled mechanical vehicles.

(D) *Manner of operation.* No motor vehicles, even though operated within the speed permitted on the places provided for such vehicles, shall be operated in a careless or reckless manner to such an extent that such use will endanger the peace, health, and safety of any other person within the park area; nor shall any vehicle be operated in such a manner as to cause damage to any park property or facilities.

§ 93.05 SELF-PROPELLED VEHICLES.

(A) *Self-propelled vehicles specified.* **SELF-PROPELLED VEHICLES**, in addition to motor vehicles set out above, include, but are not limited to, bicycles, skateboards, roller skates, roller blades, scooters, and similar types of vehicles.

(B) *Manner of operation.* No self-propelled vehicle shall be operated in a careless or reckless manner or to such an extent that it will endanger the peace or safety of any other person within the park area, nor shall such vehicle be operated as to cause damage to any park property or facilities.

(C) *Bicycle parking.* Bicycles should be placed in bike racks, or other designated parking areas, on the exterior of the parks.

(Prior Code, § 13.14.050) (Ord. 5-95, passed 4-19-1995) Penalty, see § [93.99](#)

Trail Etiquette. Brock Randall, the Parks and Recreation Director, has suggested promoting trail etiquette as another way to reduce conflicts. In places like St. George, where walking, biking, e-biking, jogging, and running are all commonplace, these trail users practice trail etiquette. For example, when a trail user is being approached from behind, the trail user will call out the phrase “on your left.” Below is a graphic outlining the basics of trail etiquette. Preparing and posting trail etiquette on social media and signage would help promote more cooperation and consideration among different trail users.

TRAIL ETIQUETTE BASICS

Obey posted speed limits and traffic signage

Max speed limit = **20 mph**

Keep right except to pass, pass on the left.

Bicycles yield to pedestrians and slower traffic

Yield to oncoming traffic

Announce yourself when passing (Bells are best)

SLOW DOWN when passing

Leash pets

Pets **MUST** remain on a leash at all times on all trails

No motorized vehicles (Pedal-assist, "classified" e-bikes allowed)

Allowed E-bike Classifications:

Class 1: Pedal assist up to 20 mph

Class 2: Pedal assist w/ throttle up to 20 mph

Class 3: Pedal assist up to 28 mph and speedometer

Lights required at night

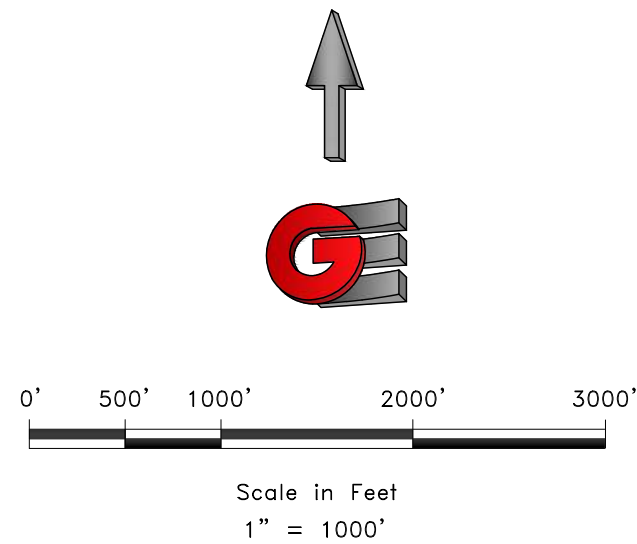
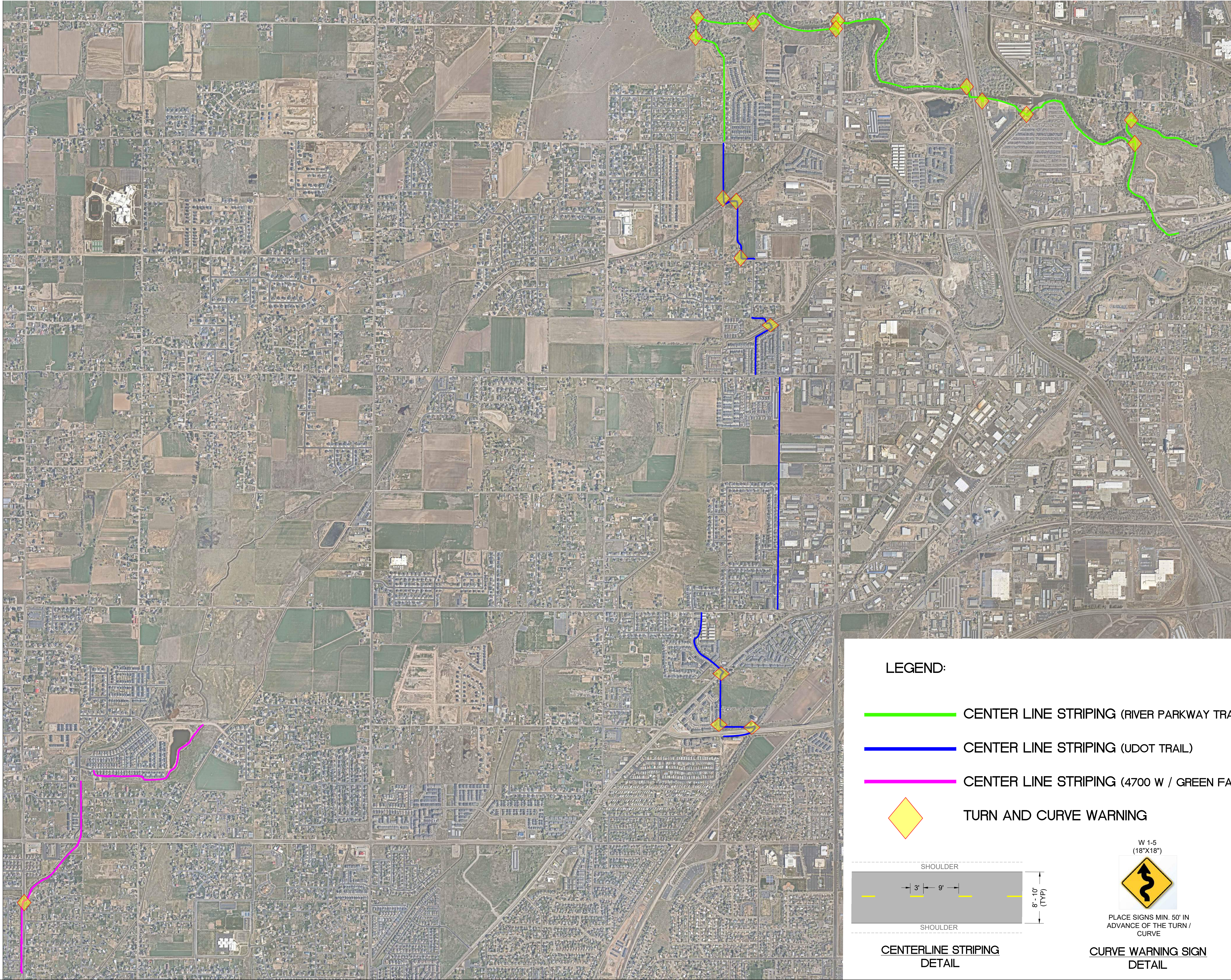
At night, state law requires bicycles to be equipped with white front light, red rear light, and side reflectors, visible from 500 ft.

Councilperson Dixon's Request. Below is the email message from Councilperson Dixon to Mayor Vanderwood and me, expressing her concerns and requesting that this topic be included on the City Council's agenda for discussion and consideration.

I would like to request an agenda item to discuss the bikes, e-bikes, e-scooters, and small motorcycles on our trail system. It's becoming a real problem, especially with the motorcycles. These are kids who are racing down the trail, usually two or three at a time. Someone also reported to me that they had created a small jumps out of dirt, in the campground where they were taking turns jumping.

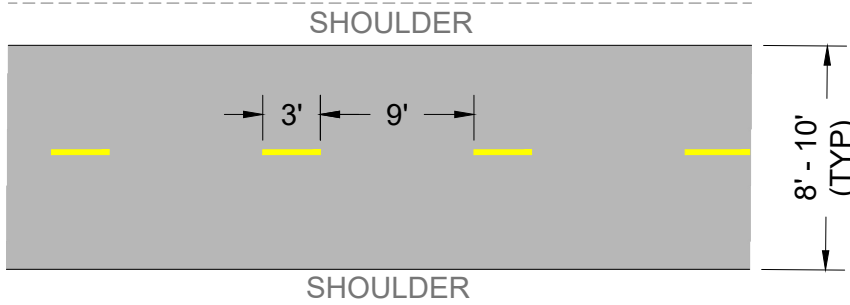
I did a little research on the bikes. In the US, e-bikes are classified as 1, 2, and 3. Class 1 and 2 have speeds up to 20 mph with a pedal assist, but Class 2 also has a throttle. Class 3 bikes can reach a speed of 28 mph but only have pedal assist. Just doing a Google search, it looks like many cities are prohibiting Class 2 and 3 on their trail systems. I think posting a sign at each entrance to the trail system would be helpful, although if we don't have the capability to enforce, I'm not sure how much good it will do.

The other problem, and an even bigger one, is the scooters. They go down the trail so fast, I don't think they could brake even if they needed to. There are so many people who use the trails. We have walkers, runners, strollers, and older people (like me!) who walk very slowly (LOL). I would like to be proactive about this and see if there is something we can do and also check any liability issues we would have if there were an accident.

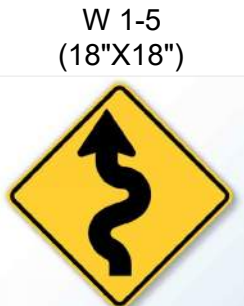


LEGEND:

- CENTER LINE STRIPING (RIVER PARKWAY TRAIL)
- CENTER LINE STRIPING (UDOT TRAIL)
- CENTER LINE STRIPING (4700 W / GREEN FARM TRAIL)
- TURN AND CURVE WARNING

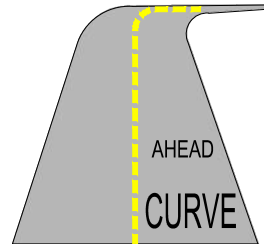


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DETAIL



PLACE SIGNS MIN. 50' IN
ADVANCE OF THE TURN /
CURVE

CURVE WARNING SIGN
DETAIL






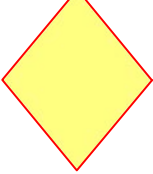
"CURVE AHEAD" STRIPING TO BE
PLACED AT SIGN LOCATIONS

CURVE WARNING STRIPING
DETAIL

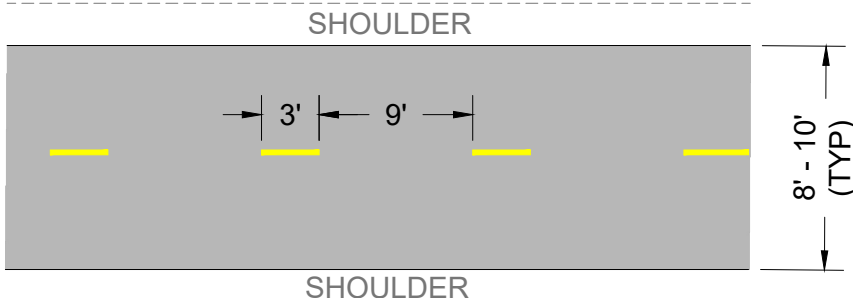
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LEGEND:

-  CENTER LINE STRIPING (RIVER PARKWAY TRAIL)
-  CENTER LINE STRIPING (UDOT TRAIL)
-  CENTER LINE STRIPING (4700 W / GREEN FARM TRAIL)
-  TURN AND CURVE WARNING

RIVER PARKWAY TRAIL (SUMMARY):
CENTERLINE STRIPING - 21,271 LF (4.03 MILES)
CURVE WARNING SIGN / STRIPING - 20 SIGNS

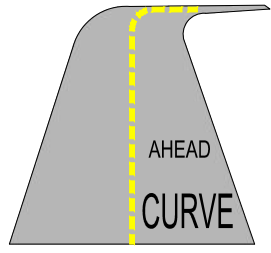


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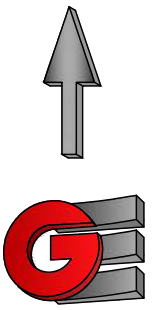
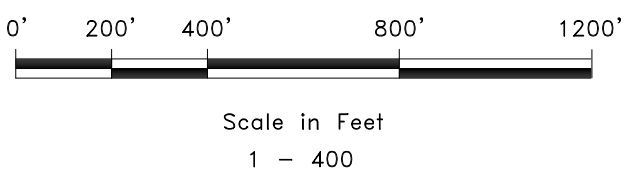
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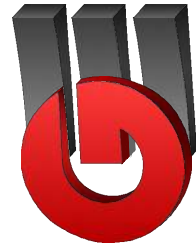
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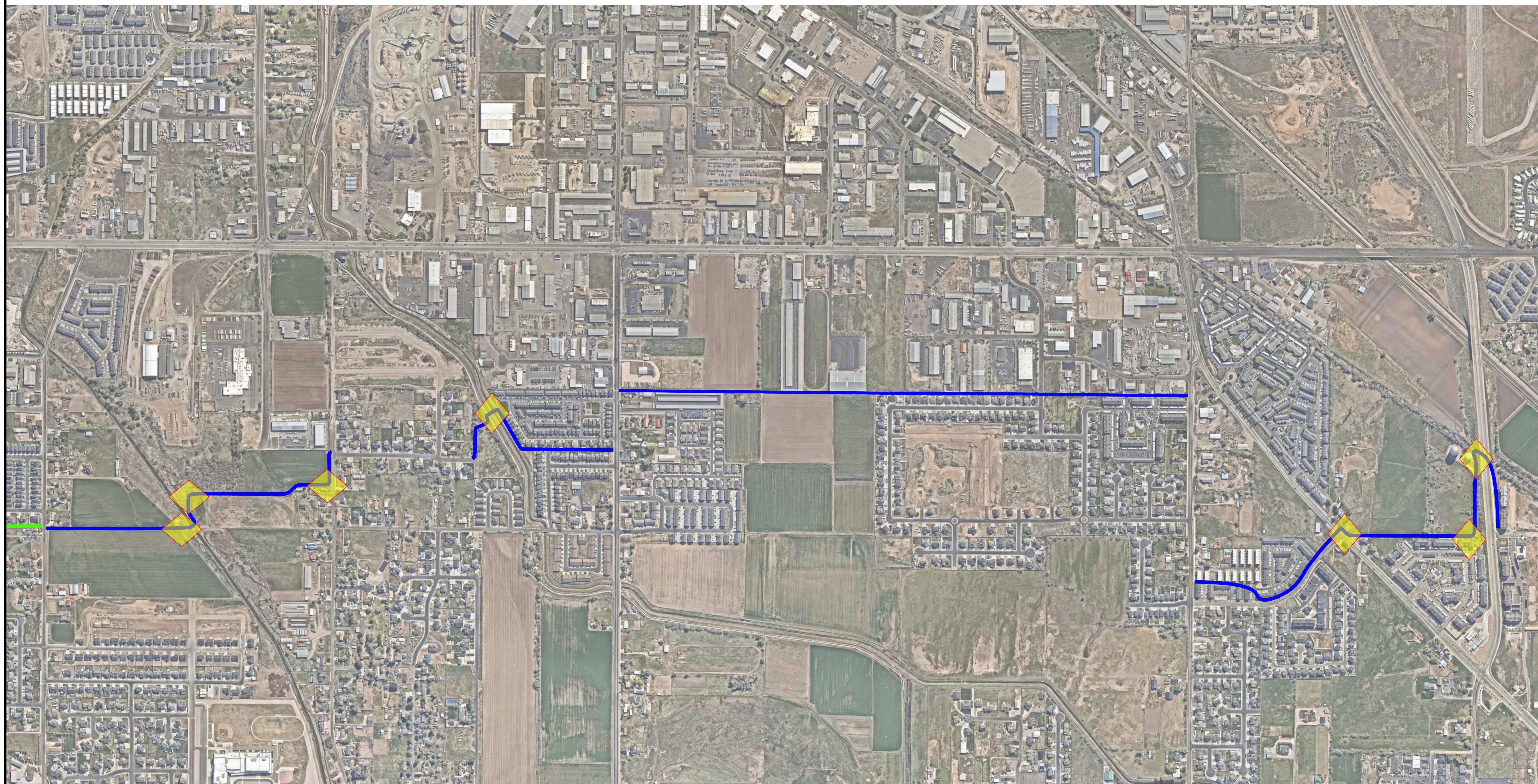


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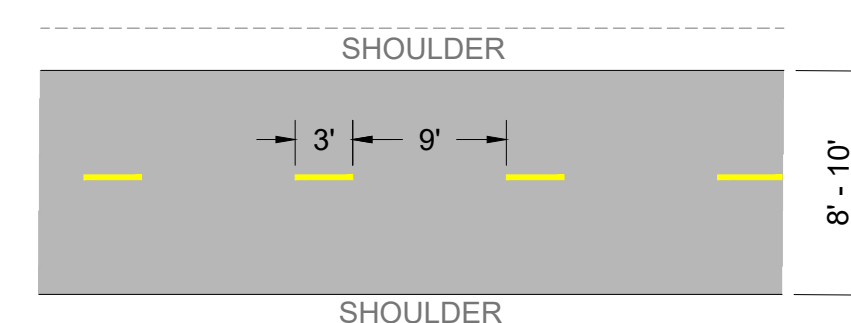
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-  CENTER LINE STRIPING (RIVER PARKWAY TRAIL)
 CENTER LINE STRIPING (UDOT TRAIL)
 CENTER LINE STRIPING (4700 W / GREEN FARM TRAIL)
 TURN AND CURVE WARNING

UDOT TRAIL (SUMMARY):

CENTERLINE STRIPING - 14,997 LF (2.84 MILES)

CURVE WARNING SIGN / STRIPING - 14 SIGNS

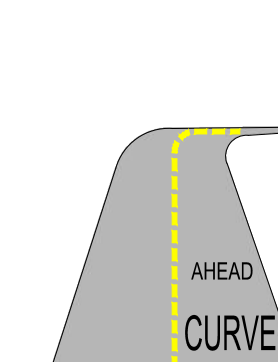


CENTERLINE STRIPING DETAIL



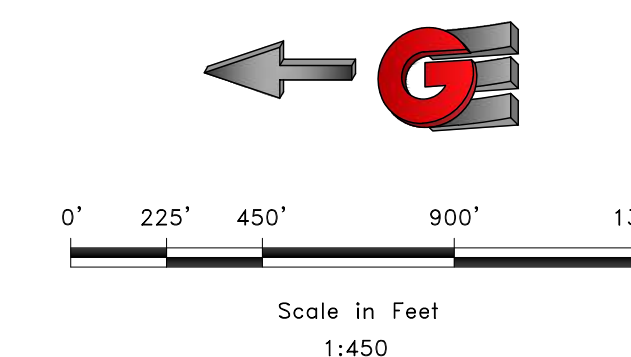
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CURVE WARNING SIGN
DETAIL



"CURVE AHEAD" STRIPING TO BE
PLACED AT SIGN LOCATIONS

CURVE WARNING STRIPING DETAIL



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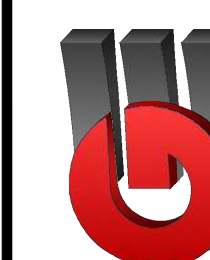
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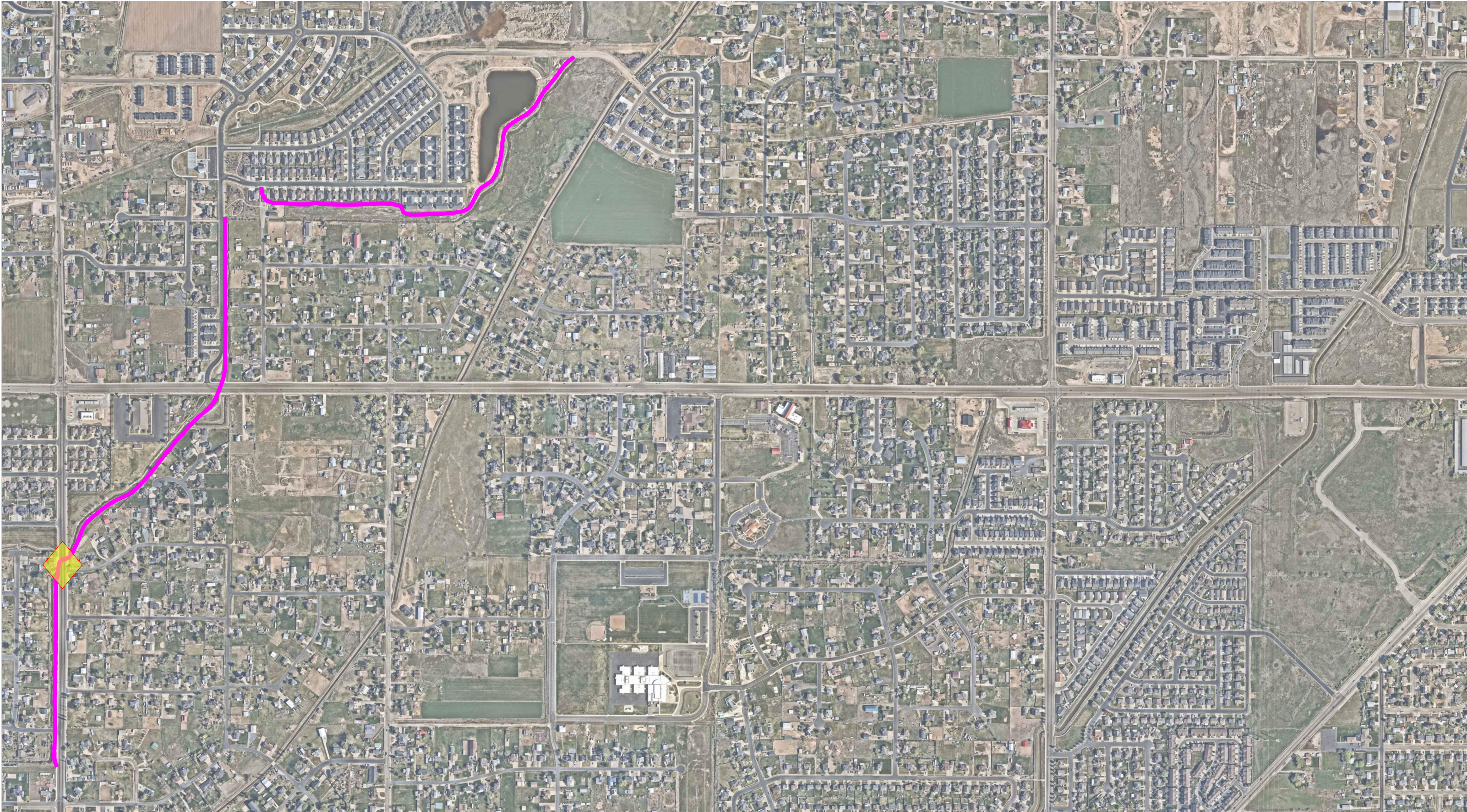


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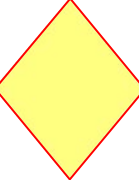
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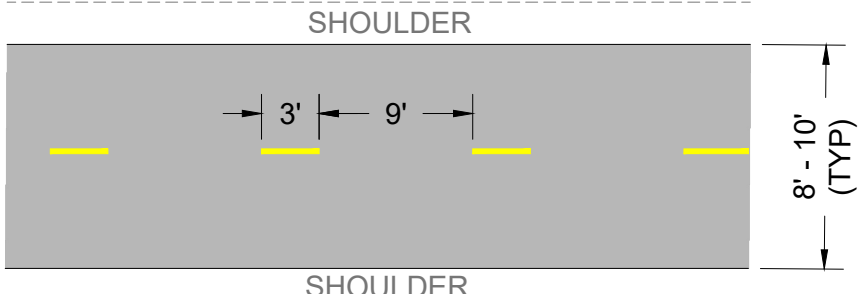




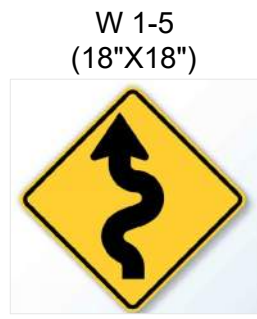
LEGEND:

-  CENTER LINE STRIPING (RIVER PARKWAY TRAIL)
-  CENTER LINE STRIPING (UDOT TRAIL)
-  CENTER LINE STRIPING (4700 W / GREEN FARM TRAIL)
-  TURN AND CURVE WARNING

UDOT TRAIL (4700 W / GREEN FARMS TRAIL):
CENTERLINE STRIPING - 8,230 LF (1.56 MILES)
CURVE WARNING SIGN / STRIPING - 2 SIGNS

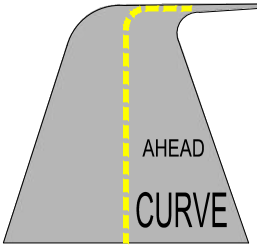


CENTERLINE STRIPING
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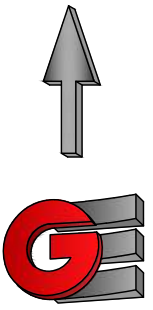
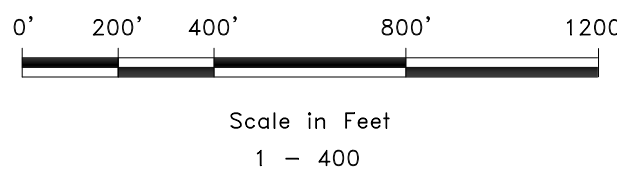
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"CURVE AHEAD" STRIPING TO BE
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WEST HAVEN CITY COUNCIL MEETING MINUTES

June 18, 2025 6:00 P.M.

City Council Chambers
4150 South 3900 West, West Haven, UT 84401

Present:	
Rob Vanderwood	Mayor
Nina Morse	Councilmember
Carrie Call	Councilmember
Ryan Saunders	Councilmember
Kim Dixon	Councilmember
Ryan Swapp	Councilmember
Shawn Warnke	City Manager
Emily Green	City Recorder
Amy Hugie	City Attorney
Stephen Nelson	Community Development Director
Edward Mignone	City Engineer
Excused:	

5:00 Work Session – In City Council Chambers

NO ACTION CAN OR WILL BE TAKEN ON ANY CITY COUNCIL MEETING AGENDA ITEMS DISCUSSED DURING PRE-COUNCIL WORKSHOP - DISCUSSION OF SUCH ITEMS IS FOR CLARIFICATION OF AGENDA ITEMS.

MEETING TO ORDER: MAYOR VANDERWOOD

Mayor Vanderwood brought the meeting to order at 5:02 PM and welcomed those in attendance.

REPORTS AND DISCUSSION AS FOLLOWS:

1. Discussion-Council Updates

There were no updates at this time.

2. Discussion-Concept of Starter Homes on Green Farm Open Space-Jed Nilson (Nilson Homes)

Jed Nilson gave a presentation on developing starter homes in the open space on parcel D in Green Farm.

3. Discussion- Council Will Discuss the Proposed 2025-2026 Final Budget Including but Not Limited to Revenues, Expenses, and Capital Projects Within the General Fund, Capital Project Fund, Cemetery Fund, and Storm Water Fund-Shawn Warnke

Shawn Warnke gave a summary of any additions or changes made to the final budget.

6:00 Regular City Council Meeting

1. MEETING BROUGHT TO ORDER:

The Council met at their regularly scheduled meeting held in the Council Chambers.

Mayor Vanderwood brought the meeting to order at 6:03 PM and welcomed those in attendance.

2. OPENING CEREMONIES

A. PLEDGE OF ALLEGIANCE

Councilmember Call

B. PRAYER/MOMENT OF SILENCE

Councilmember Saunders

3. PUBLIC PRESENTATION: Resident(s) attending this meeting will be allotted 2 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue(s) presented.

Tyler Peterson said that he has been trying to apply for a DRC meeting on Sunset Farms since May 15, 2025, and does not know why they cannot get one scheduled.

4. **UPCOMING EVENTS**
- | | | |
|--------------------|------------------|----------|
| Music Circle | June 23, 2025 | 7:00 PM |
| Senior Lunch Bunch | June 18, 2025 | 11:30 AM |
| West Haven Days | June 23-28, 2025 | |

5. **COUNCIL UPDATES**
There were no updates at this time.

*****AGENDA ACTION ITEMS*****

6. **ACTION ON CONSENT AGENDA**
- | | | |
|-------------------------|--------------|--------------|
| A. CITY COUNCIL MINUTES | MEETING HELD | June 4, 2025 |
| B. BOWEN CONSTRUCTION | \$82,200.00 | Inv.#2025-16 |
| C. WEBER COUNTY SHERIFF | \$536,389.00 | Inv.#63415 |

Councilmember Call corrected the spelling of bleachers in the minutes for June 4, 2025

Councilmember Dixon made a motion to approve the consent agenda. **Councilmember Call** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Morse, Councilmember Swapp
NAYS:	
RECUSED:	

7. **PRESENTATIONS**
- A. COMMUNITY STAR AWARD-ASHTON DIXON
Mayor Vanderwood and Council presented Ashton Dixon with a community star award.

8. **PUBLIC HEARING-FOR THE PURPOSE OF SOLICITING PUBLIC INPUT ON THE PROPOSED 2025-2026 FINAL BUDGET FROM JULY 1, 2025-JUNE 30, 2026 PRIOR TO ADOPTION-SHAWN WARNKE**

Councilmember Saunders made a motion to enter into public hearing. **Councilmember Dixon** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Morse, Councilmember Swapp
NAYS:	
RECUSED:	

Mayor Vanderwood invited the public up for comment.

No one came up at this time.

Councilmember Dixon made a motion to leave public hearing. **Councilmember Call** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Morse, Councilmember Swapp
NAYS:	
RECUSED:	

9. **PUBLIC HEARING-FOR THE PURPOSE OF SOLICITING PUBLIC INPUT FOR ENACTING COMPENSATION INCREASES FOR SPECIFIC CITY OFFICERS-SHAWN WARNKE**

Councilmember Swapp made a motion to enter into public hearing. **Councilmember Saunders** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Morse, Councilmember Swapp
NAYS:	
RECUSED:	

Mayor Vanderwood invited the public up for comment.

No one came up at this time.

Councilmember Saunders made a motion to leave public hearing. **Councilmember Swapp** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Morse, Councilmember Swapp
NAYS:	
RECUSED:	

10. **ACTION ON ORDINANCE 05-2025-ADOPTING THE FINAL BUDGET, TOGETHER WITH ITS ASSOCIATED FORMS, SCHEDULES, AND ATTACHMENTS, FOR WEST HAVEN CITY FOR THE FISCAL FROM JULY 1, 2025 TO JUNE 30, 2026; ADOPTING PAY COMPENSATION, AND STAFFING PLANS AND SCHEDULES FOR EMPLOYEES, APPOINTED AND ELECTED OFFICIALS**

Councilmember Saunders asked if the mass transit tax rates are specific to our city.

Shawn Warnke said we do not receive any direct benefit from these funds they go to other entities.

Councilmember Dixon made a motion to adopt ordinance 05-2025. **Councilmember Call** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Morse, Councilmember Swapp
NAYS:	
RECUSED:	

11. **ACTION ON RESOLUTION 34-2025-ACCEPTING THE FRAUD RISK ASSESSMENT AS COMPLETED BY THE CITY TREASURER**

Councilmember Call made a motion to adopt resolution 34-2025. **Councilmember Saunders** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Morse, Councilmember Swapp
NAYS:	
RECUSED:	

12. **PUBLIC HEARING-FOR THE PURPOSE OF SOLICITING PUBLIC INPUT ON AMENDING THE CITY CODE REGARDING TELECOMMUNICATIONS FACILITY FRANCHISE REQUIREMENTS-AMY HUGIE**

Councilmember Swapp made a motion to enter into public hearing. **Councilmember Saunders** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Morse, Councilmember Swapp
NAYS:	
RECUSED:	

Mayor Vanderwood invited the public up for comment.

No one came up at this time.

Councilmember Saunders made a motion to leave public hearing. **Councilmember Call** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Morse, Councilmember Swapp
NAYS:	
RECUSED:	

13. **ACTION ON ORDINANCE 06-2025-AMENDING THE CITY CODE REGARDING TELECOMMUNICATIONS FACILITY FRANCHISE REQUIREMENTS-AMY HUGIE**

Councilmember Saunders made a motion to adopt ordinance 06-2025. **Councilmember Dixon** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Morse, Councilmember Swapp
NAYS:	
RECUSED:	

14. **ACTION ON RESOLUTION 36-2025-INTERLOCAL AGREEMENT REGARDING REIMBURSEMENT TO WEST HAVEN CITY FROM WEST HAVEN SPECIAL SERVICE DISTRICT FOR BACKHOE PURCHASE, AND THE DIVISION OF OPERATIONAL AND MAINTENANCE COST FOR THE BACKHOE-SHAWN WARNKE**

Shawn Warnke said the current backhoe is having operational issues and it is necessary to purchase a new one.

Councilmember Swapp made a motion to adopt resolution 36-2025. **Councilmember Saunders** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Morse, Councilmember Swapp
NAYS:	
RECUSED:	

15. **ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)**

A. ACTION ON ORDINANCE 07-2025-UPDATE THE CITY ZONING MAP-STEPHEN NELSON

Stephen Nelson said this will update our zoning map to the most current rezones and allow us to change our procedures in the future to update the zoning map. Stephen Nelson presented to new updated map.

Councilmember Dixon made a motion to adopt ordinance 07-2025 with the updated map. **Councilmember Saunders** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Morse, Councilmember Swapp
NAYS:	
RECUSED:	

16. **DISCUSSION-CONTINUATION OF ANY AGENDA ITEM NOT PREVIOUSLY DISCUSSED OR OTHERWISE COMPLETED ON THE 5:00 WORK SESSION**

Councilmember Swapp said he is not in favor of allowing bonus density for starter homes in Green Farm.

Councilmember Saunders said that he is in favor of seeing what they propose because he would prefer to see single family homes instead of townhomes.

Councilmember Morse said she thinks it is worth exploring.

Councilmember Dixon agreed with Councilmember Morse and Saunders.

Councilmember Call said that the City has gone back and forth with density trades with Nilson Homes several times before and is not in favor of allowing this.

Mayor Vanderwood said this is a great concept however he is not in favor of subdividing an existing subdivision or losing any open space.

17. **ADJOURNMENT**

Councilmember Saunders made a motion to adjourn at 6:55 PM. **Councilmember Swapp** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember, Councilmember Swapp
NAYS:	
RECUSED:	

Emily Green

City Recorder

Date Approved:

City Council Staff Review Memo

July 2, 2025



FINAL SITE PLAN APPROVAL

Request: Walmart Supercenter
Property Address: 4227 S Midland Drive
Property Zone: C-3, Regional Commercial
Property Size: 19.9 acres
Applicant: Walmart Inc

Governing Document(s): WHZC 157.290
Decision Type: Administrative
Staff Recommendation: **Approval**

Image 1: Site Aerial



I. Background

The applicant is requesting that the Planning Commission recommend final site plan approval for the Walmart supercenter and fuel station project for the property at 4275 South Midland Drive. The project did obtain preliminary site plan approval in August of 2024.

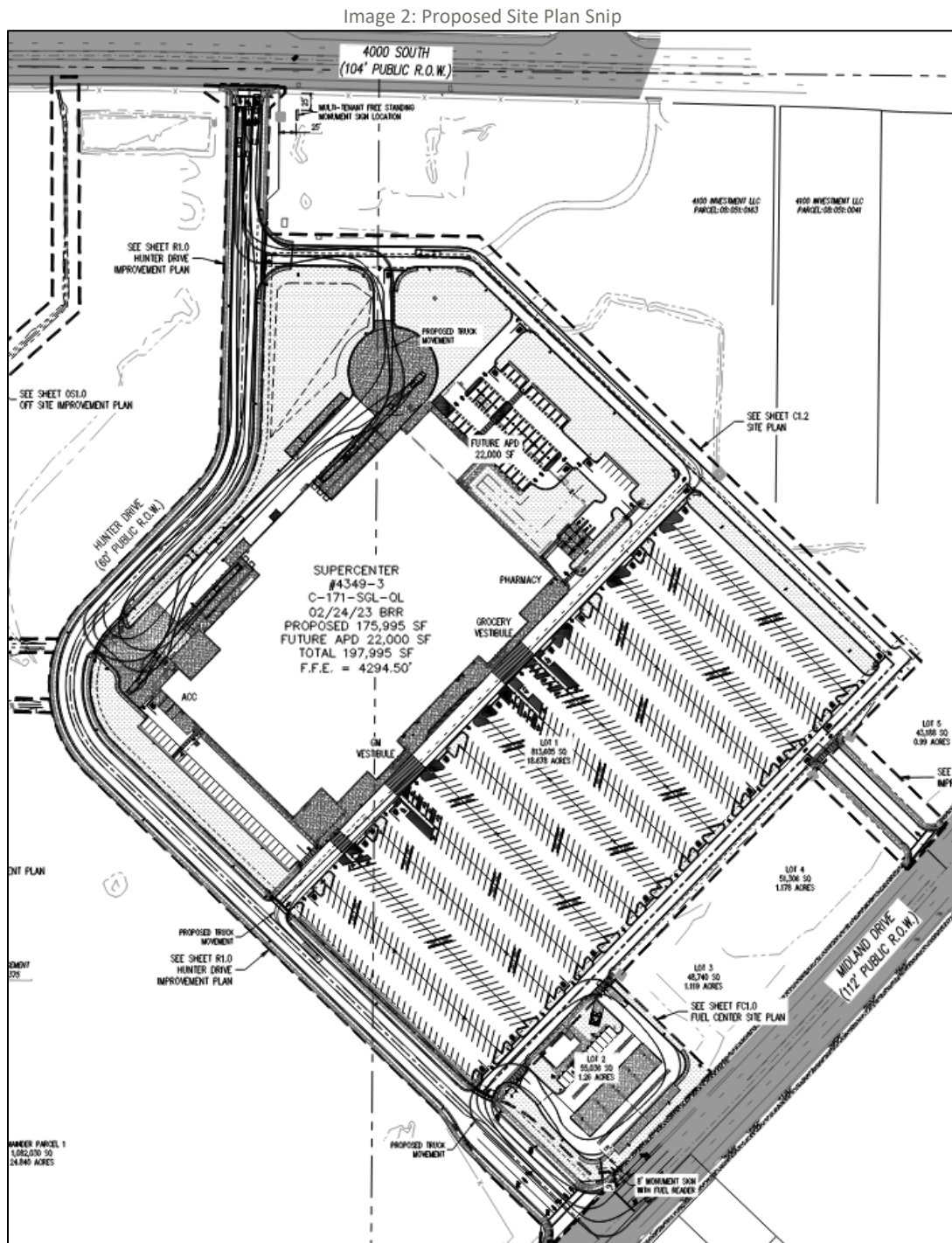


Image 2: Proposed Supercenter, Front Façade

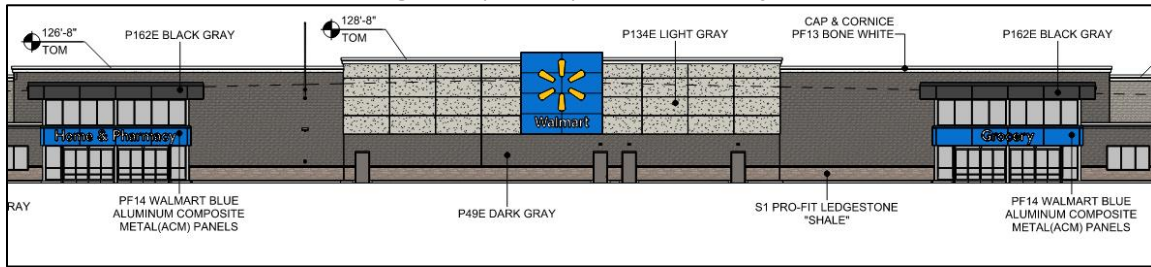


Image 3: Grab & Go Store at Fuel Station, Front Façade



II. Staff Review

Staff's review of the proposed site plan as it pertains to the requirements of the West Haven Zoning Code are as follows:

Use

The use would be classified as Retail Sales, a use that is permitted outright in the Zone.

§157.291 Site Development Standards

	Zone: C-3	Super Center	Fuel Center	Compliant?
Building height				
Maximum	None	25' 4"	16' 3"	Yes
Minimum	1 story	1 story	1 story	Yes
Max lot coverage	Not over 60% of lot area by buildings or accessory buildings	24.3%	2.7%	Yes
Minimum lot area	None	18.7 acres	1.2 acres	Yes
Min lot width	None	851.5	275.6'	Yes
Min yard setbacks				
Front	15'	655'	167' 2"	Yes
Rear	None, except 10 ft. where building rears on a Residential Zone	52' 6"	21' 10"	Yes

Side	None, except 10 ft. to Residential Zone boundary	90' 10"	84' 6"	Yes
Side, adj. to street	15'	NA	NA	Yes

§157.730 Design Review

The requirements of this chapter and the project proposal/compliance are below. Please note that only the applicable sections are included. There may be portions of Section 157.733 which do not apply to this site plan, owing to the location of buildings, no applicable development agreement or location of landscaping, among other factors.

*(A) **Traffic Safety and Circulation.** (1) Does the site plan comply with the West Haven City Engineering Design Standards and Specifications related to traffic ingress, egress, and internal circulation, and (2) a traffic study may be required, if in the opinion of the Planning Commission, with input from the City Engineer, such would be necessary.*

Staff's findings: The proposed plans have been reviewed and approved for code compliance in terms of design standards and specifications related to site ingress, egress, internal circulation, and traffic impact by both the City Engineer and Weber County Fire Marshal's Office.

*(B) **Parking.** Does the site plan comply with city ordinances regarding design, location and number of parking stalls required?*

Staff's findings: The Supercenter and the Grab & Go building at the fuel center both require parking at a rate of one stall per every 250 square feet of building gross-floor area. The supercenter would then require 792 parking stalls while the fuel center would require 7 stalls. The applicant offers 964 compliant parking stalls including ADA and pickup stalls while the fuel center would provide ten parking stalls to include one required ADA stall. The proposed parking exceeds minimum standards and is compliant with the governing code.

*(C) **Signage.** Does the proposed signage meet the requirements of the city sign ordinance?*

Staff's findings: The site plan does depict a single monument sign, and the building elevations depict multiple wall signs all of which are approvable in size and location. Each sign will be reviewed individually during the permitting process.

*(D) **Landscaping.** Landscaping shall be required along the entire frontage of the lot, except for the frontage required for ingress/egress. Said landscaping shall be a minimum of 15 feet deep, calculated from the property line.*

Staff's findings: The proposed landscaping is compliant with the applicable landscaping code to include frontage landscaping and other buffer requirements, planting quantities, ground covers, and percentages of site and areas landscaped.

*(E) **Building/site layout.** All buildings and structures comply with §157.733(E).*

Staff's findings: The proposed buildings were found to be compliant with development standards in the preliminary review and the applicant has made no changes to the proposal.

*(F) **Engineering standards.** Does the site plan comply with the West Haven City Engineering Design Standards and Specifications related to utility easements, drainage and other engineering requirements?*

Staff's findings: As of 6/5/2025, the complete plan set has been reviewed and approved by the City Engineer for code compliance, having been found to meet West Haven City Engineering Design Standards and all specifications related to utility easements, drainage, and other engineering requirements.

§ 157.734 Design Requirements

Design approval may include such other conditions consistent with the considerations of this subchapter as the Commission or Planning Director deem reasonable and necessary under the circumstances to carry out the intent of this subchapter.

Building materials. New buildings shall be designed and constructed to meet the following criteria.

- (1) Building exteriors shall be designed and constructed with primary and secondary building materials from the list of building materials in division (C) below.*
- (2) The front elevation, as well as any other elevation which faces the street shall be constructed of a minimum of 60% primary materials, with a maximum of 40% secondary materials.*
- (3) Windows and doors shall be excluded from the calculation of exterior building material requirements. Non-functioning, decorative only windows may be included in the calculation of building materials.*
- (4) A maximum of six colors for the primary materials may be permitted.*
- (5) Secondary materials shall be of a complementary hue and shade to primary building materials. A maximum of four accent colors may be allowed for secondary materials.*
- (6) A minimum of 15% of the front elevation, as well as any side or rear elevation which faces the street or major corridor, shall consist of upgraded architectural features as defined in division (C) below. See division (B) below for those streets which constitute major corridors.*
- (7) Non-primary elevations which do not face the street or major corridor shall consist of at least 5% upgraded architectural features as defined in division (C) below. See division (B) below for those streets which constitute major corridors.*

Staff's findings: During the preliminary site plan review, both of the proposed buildings were found to be compliant with the design requirements of the code to include exterior materials

used, upgraded architectural features, building massing and articulation, and color standards. The proposed building elevations have not been amended from what was previously approved.

Major corridor requirements. Projects which are adjacent to, or located within 400 feet of the centerline of 2100 South/Wilson Lane, 1800 South, 1900 West, Midland Drive, 3500 West, 4000 South, Hinckley Drive and 2550 South shall be subject to the following additional requirements. Any building face which can be seen from the above-referenced roads shall be constructed of a minimum of 60% primary materials.

Staff's findings: The building facades oriented towards Midland Drive do exceed the 60% requirement for primary materials. The primary exterior finish materials used include stone, split-face concrete masonry units, glass curtain walls, and architectural metal panels.

III. **Planning Commission Recommendation**

The Planning Commission held a public meeting concerning the subject proposal on June 25, 2025, at which meeting no public comments were received. The commission motioned to **recommend approval** of the final site plan subject to staff's recommended conditions and the motion passed unanimously.

IV. **Possible Motions**

Approve with Staff Recommended Conditions: Motion to approve the final site plan for the Walmart supercenter and fuel center at approximately 4227 S Midland Drive, finding that the design of the proposed site and buildings are compliant with the governing code when the following conditions are applied:

1. UDOT approval is obtained for the proposed access from Midland Drive.
2. Necessary building permits are obtained before work commences.

Approve with Modified Conditions: Motion to approve the final site plan for the Walmart supercenter and fuel center at approximately 4227 S Midland Drive, finding that the design of the proposed site and buildings are compliant with the governing code when the following conditions are applied:

[List conditions]

Approve Outright: Motion to approve the final site plan for the Walmart supercenter and fuel center at approximately 4227 S Midland Drive, finding that the design of the proposed site and buildings are compliant with the governing code.

**SITE PLAN
AND DESIGN REVIEW**



Address of Site 4275 South Midland Drive Parcel # 084750025; 084750010; 084750011

Applicant Name Walmart Inc

Agent Name Galloway & Company

Application is hereby made to West Haven City requesting the following permitted use(s),

Retail and

Site plan design for approx 200K building be approved on approx 20 acres of
(Square Feet) (acreage)

Property in the C3 zone in accordance with the attached site plan. (see attached form for site plan requirements.)

Signed: [Signature] Date: 2/6/2024
(Owner/Petitioner)

I authorize Galloway & Company to act as my representative in all matters relating to this application.

Abe Badeen; Sr. Project Manager for: Walmart, Inc.
(Owner)

Galloway and Company
(Agent as Authorized by Owner)

State of ~~Utah~~ Arkansas
§

County of Benton

On this 6 day of February, in the year 2024, before me, Joseph A Pritchard

a notary public, personally appeared Abe Badeen, proved on the basis of satisfactory
name of document signer

evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and
acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

[Signature]

JOSEPH A PRITCHARD
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS
COMM. EXP. 07/01/33
COMMISSION NO. 12724265

WALMART SUPERCENTER

NEW STORE CONSTRUCTION

04349-003, 4227 SOUTH MIDLAND DRIVE

CITY OF WEST HAVEN, COUNTY OF WEBER, STATE OF UTAH

PLANNING DOCUMENTS

CONTACTS

PROPERTY OWNER

WAL-MART STORES, INC.
702 S.W. 8TH ST
BENTONVILLE, AR 72716
PHONE: 1-800-925-6278

ADJACENT PROPERTY OWNER

4100 INVESTMENTS LLC
1000 SOUTH MAIN ST STE 104
SALT LAKE CITY, UT 84101
PHONE: 1-800-925-6278

ENGINEER

GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD., SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
ATTN: BRANDON ALLEY, P.E.
EMAIL: brandonalley@gallowayus.com

ARCHITECT

BRR & ASSOCIATES
700 SE 5TH STREET, SUITE 120
BENTONVILLE, AR 72712
TEL: (215) 254-3971
ATTN: JOHN PENNEKAMP, AIA
EMAIL: John.Pennekamp@brrarch.com

AGENCY CONTACTS

PLANNING AND ZONING DEPARTMENT

WEST HAVEN CITY
4150 S. 3900 W.
WEST HAVEN, UT 84401
TEL: (801) 731-4519
ATTN: ALIKA MURPHY
EMAIL: Alikam@westhavencity.com

STORM SEWER

WEST HAVEN CITY
4150 S. 3900 W.
WEST HAVEN, UT 84401
TEL: (801) 430-7478
ATTN: COLT PREVEDEL
EMAIL: Cprevedel@westhavencity.com

CULINARY WATER

HOOPER WATER
5555 W. 5500 S.
HOOPER, UT 84315
TEL: (801) 985-1991
ATTN: COLE ALLEN
EMAIL: Colea@hooperwater.net

ELECTRIC

ROCKY MOUNTAIN POWER
TEL: (800) 469-3981

CABLE

COMCAST
TEL: (435) 224-2356
ATTN: JEFF HOUSTON
EMAIL: Jeff.Houston@comcast.net

SANITARY SEWER

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
2618 PIONEER ROAD
OGDEN, UT 84404
TEL: (801) 731-3011
EMAIL: info@centralweber.com

PUBLIC WORKS DEPARTMENT

WEST HAVEN CITY
4150 S. 3900 W.
WEST HAVEN, UT 84401
TEL: (801) 731-4519
ATTN: SCOTT VESTRA
EMAIL: Scott@westhavencity.com

FIRE DEPARTMENT

WEBER FIRE DISTRICT
2023 W. 1300 N.
FARR WEST, UT 84404
TEL: (801) 782-3580
ATTN: DAVID REED
EMAIL: Cprevedel@westhavencity.com

SECONDARY WATER

ROY WATER CONSERVANCY DISTRICT
5440 FREEWAY PARK DR
RIVERDALE, UT 84405
TEL: (801) 825-9744
ATTN: RODNEY BANKS
EMAIL: Rodney@roywater.com

GAS

DOMINION ENERGY
P.O. BOX 45360
SALT LAKE CITY, UT 84145-0360
TEL: (801) 389-1283
ATTN: CODY RANDALL
EMAIL: Cody.randall@dominionenergy.com

FIBER

LUMEN/CENTURYLINK
TEL: (385) 479-7345
ATTN: JAMES CHIDESTER
EMAIL: James.Chidester@lumen.com



Sheet List Table	
Sheet Number	Sheet Title
C0-0	COVER SHEET
C1-0	DEMOLITION PLAN
C1-1	OVERALL SITE PLAN
C1-2	SITE PLAN
C2-0	OVERALL GRADING PLAN
C2-1	SITE GRADING PLAN
C3-0	OVERALL UTILITY PLAN
C3-1	UTILITY PLAN
F01-0	FUEL CENTER SITE PLAN
F02-0	FUEL CENTER GRADING PLAN
F03-0	FUEL CENTER UTILITY PLAN
H1-0	HUNTER DRIVE IMPROVEMENT PLAN
L00	OVERALL LANDSCAPE PLAN
L10	LANDSCAPE PLAN NW
L11	LANDSCAPE PLAN NE
L12	LANDSCAPE PLAN SW
L13	LANDSCAPE PLAN SE
L20	LANDSCAPE NOTES AND DETAILS
B0-1	SITE SIGNAGE
B0-2	FLOOR PLAN
B0-3	ELEVATIONS
B0-4	FUEL FLOOR PLAN
B0-5	FUEL ELEVATIONS

PROPERTY DESCRIPTION IS TAKEN FROM THE WAL-MART SUBDIVISION PLAT TO BE FILED SEPARATELY IN CONJUNCTION WITH THIS PROJECT.

SOIL PREPARATION AND PAVEMENT DESIGN NOTE

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS: GEOTECHNICAL ENGINEERING EXPLORATION AND ANALYSIS
WALMART SUPERCENTER #4349-003, 4227 SOUTH MIDLAND DRIVE, WEST HAVEN, UT.

GEOTECHNICAL ENGINEER: PSI, INC.
PROJECT NO.: 88665 DATE: 12/11/2023

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC., TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

UNLESS OTHERWISE NOTED, CONTRACTOR TO PROTECT LANDSCAPING IN PLACE. IF DISTURBED, CONTRACTOR SHALL REPLACE DAMAGED/REMOVED LANDSCAPE IN KIND.

CONTRACTOR SHALL PROTECT WHEN ABLE, ALL IRRIGATION ON SITE. AS NECESSARY, CONTRACTOR MAY CAP AND RE-INSTALL PORTIONS OF IRRIGATION WHILE MAINTAINING SERVICE TO EXISTING AREAS. ALL IRRIGATION SHALL MEET OR EXCEED THE PREVIOUSLY DESIGNED AND INSTALLED CONDITION.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL, DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

NOTE: LENGTHS OF STORM/SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE, LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.

NOTE: MAINTAIN MINIMUM 18" VERTICAL AND 10' HORIZONTAL SEPARATION BETWEEN POTABLE WATERLINE AND STORM OR SANITARY SEWERS AND LATERALS. A 18" VERTICAL CLEARANCE MUST BE MAINTAINED BETWEEN IRRIGATION LINES.

LEGAL DESCRIPTION

WAL-MART SUBDIVISION

PROPERTY DESCRIPTION

ALL THAT LAND BEING A PART OF THE NORTH HALF OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING IN WEST HAVEN, WEBER COUNTY, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 4000 SOUTH STREET, SAID POINT ALSO BEING 37.13 FEET SOUTH 02°41'00" WEST ALONG THE QUARTER SECTION LINE FROM THE NORTH QUARTER CORNER OF SAID SECTION 10; RUNNING THENCE SOUTH 88°22'22" EAST ALONG SAID SOUTH RIGHT OF WAY LINE 434.94 FEET; THENCE SOUTH 0°34'56" WEST, 286.10 FEET; THENCE SOUTH 89°25'04" EAST, 150.00 FEET; THENCE SOUTH 0°34'57" WEST, 291.61 FEET; THENCE SOUTH 89°25'04" EAST, 159.60 FEET; THENCE NORTH 0°32'54" EAST, 393.12 FEET; THENCE SOUTH 89°25'07" EAST, 30.10 FEET; THENCE SOUTH 0°35'55" WEST, 36.60 FEET; THENCE SOUTH 89°27'13" EAST, 47.71 FEET TO THE BEGINNING OF A 76.04 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 175°54" AN ARC DISTANCE OF 18.55 FEET (CHORD BEARS NORTH 83°24'20" EAST, 18.51 FEET); THENCE NORTH 80°27'52" EAST, 108.77 FEET; THENCE NORTH 0°39'54" EAST, 7.72 FEET; THENCE SOUTH 89°25'20" EAST, 98.67 FEET; THENCE SOUTH 0°34'58" WEST, 58.08 FEET; THENCE SOUTH 89°25'04" EAST, 150.34 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF MIDLAND DRIVE; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY OF MIDLAND DRIVE THE FOLLOWING THIRTEEN (13) CALLS: (1) SOUTH 38°35'50" WEST, 642.95 FEET TO THE BEGINNING OF A 9945.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (2) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°33'30" AN ARC DISTANCE OF 762.57 FEET (CHORD BEARS SOUTH 40°47'40" WEST, 762.38 FEET), (3) SOUTH 44°50'50" WEST, 5.40 FEET, (4) SOUTH 43°41'50" WEST, 115.15 FEET, (5) SOUTH 43°41'54" WEST, 133.33 FEET TO THE BEGINNING OF A 10,937.95 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (6) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°22'54" AN ARC DISTANCE OF 71.82 FEET (CHORD BEARS SOUTH 44°30'00" WEST, 71.82 FEET), (7) SOUTH 44°44'40" WEST, 154.69 FEET, (8) SOUTH 44°45'51" WEST, 189.28 FEET, (9) SOUTH 44°15'46" WEST, 181.68 FEET, (10) THENCE SOUTH 43°44'42" WEST, 143.81 FEET, (11) SOUTH 43°44'42" WEST, 354.76 FEET, (12) SOUTH 2°08'49" WEST, 61.99 FEET, (13) SOUTH 43°43'28" WEST, 300.24 FEET TO THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 10; THENCE NORTH 89°35'47" WEST, 120.41 FEET ALONG SAID QUARTER SECTION LINE OF SAID SECTION 10; THENCE NORTH 0°32'30" EAST, 524.69 FEET, NORTH 0°32'30" EAST, 82.25 FEET, NORTH 0°32'30" EAST, 1,418.06 FEET; THENCE NORTH 48°24'56" EAST, 240.82 FEET TO THE BEGINNING OF A 300.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°46'50" AN ARC DISTANCE OF 250.19 FEET (CHORD BEARS NORTH 24°31'28" EAST, 243.00 FEET); THENCE NORTH 0°41'29" EAST, 203.19 FEET TO THE SOUTH RIGHT OF WAY OF 4000 TO THE BEGINNING OF A 9369.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°02'10" AN ARC DISTANCE OF 169.23 FEET (CHORD BEARS SOUTH 89°13'52" EAST, 169.23 FEET); THENCE SOUTH 80°55'38" EAST, 120.82 FEET; THENCE SOUTH 88°28'22" EAST, 130.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,925.451 SQ. FT., OR 67.159 ACRES MORE OR LESS

BASIS OF BEARING

BASIS OF BEARINGS FROM THE NORTH 1/4 CORNER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN MONUMENTED BY A 3.5" BRASS CAP TO THE NORTHEAST QUARTER CORNER SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN MONUMENTED BY A 3.5" BRASS CAP BEARS SOUTH 89°25'04" EAST

BENCHMARK

NORTH 1/4 CORNER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN MONUMENTED BY A 3.5" UTAH COUNTY BRASS CAP

VERTICAL DATUM

VERTICAL DATUM NAVD 29

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT. PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's below.
Call before you dig.

Galloway

5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE IN WEST HAVEN, UT ON 02/05/2024, AND IT IS NOT SUITABLE FOR ANY OTHER PROJECT. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF GALLOWAY US, INC. IS PROHIBITED. ANY REUSE OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF GALLOWAY US, INC. IS PROHIBITED.

Walmart
WEST HAVEN, UT
4227 SOUTH MIDLAND DRIVE
STORE NUMBER: 4349-3

PHOTO: PTI

JOB NUMBER: WMT0004349-03

SUPERCENTER

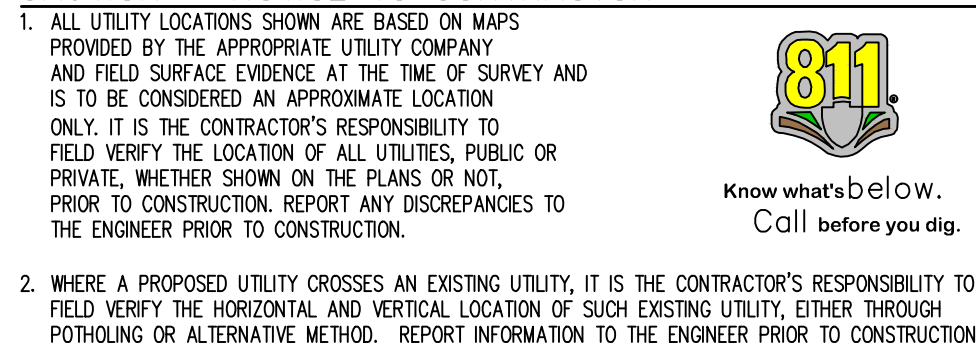
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CHECKED BY: BDA
DRAWN BY: JR
PROTO CYCLE: 171
DOCUMENT DATE: 02/05/2024

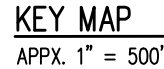
NOT FOR
CONSTRUCTION

COVER
SHEET

SHEET:
C0-0



- 1 EXTENTS OF SANITARY.
- 2 SANITARY EXISTING ASPHALT PAVEMENT.
- 3 EXISTING ASPHALT PAVEMENT TO REMAIN.
- 4 EXISTING ASPHALT PAVEMENT TO BE REMOVED.
- 5 EXISTING CURB AND GUTTER TO REMAIN.
- 6 EXISTING CURB AND GUTTER TO BE REMOVED.
- 7 EXISTING SIDEWALK TO REMAIN.
- 8 EXISTING SIDEWALK TO BE REMOVED.
- 9 EXISTING SIGN TO BE REMOVED.
- 10 EXISTING SANITARY SEWER LINE TO BE PROTECTED IN PLACE. LOCATION OF SANITARY SEWER LINE BASED ON SURVEY DATA AND RECORD DRAWINGS. CONTRACTOR TO FIELD VERIFY.
- 11 EXISTING SANITARY SEWER LINE TO BE REMOVED. LOCATION OF SANITARY SEWER LINE BASED ON SURVEY DATA AND RECORD DRAWINGS. CONTRACTOR TO FIELD VERIFY.
- 12 EXISTING SANITARY SEWER STRUCTURE TO BE PROTECTED IN PLACE. LOCATION OF SANITARY SEWER STRUCTURE BASED ON SURVEY DATA AND RECORD DRAWINGS. CONTRACTOR TO FIELD VERIFY.
- 13 EXISTING SANITARY SEWER STRUCTURE TO BE REMOVED. LOCATION OF SANITARY SEWER STRUCTURE BASED ON SURVEY DATA AND RECORD DRAWINGS. CONTRACTOR TO FIELD VERIFY.
- 14 EXISTING SANITARY SEWER LINE TO BE PROTECTED IN PLACE. LOCATION OF SANITARY SEWER LINE BASED ON SURVEY DATA AND RECORD DRAWINGS. CONTRACTOR TO FIELD VERIFY.
- 15 EXISTING SANITARY SEWER LINE TO BE REMOVED. LOCATION OF SANITARY SEWER LINE BASED ON SURVEY DATA AND RECORD DRAWINGS. CONTRACTOR TO FIELD VERIFY.
- 16 EXISTING SANITARY SEWER STRUCTURE TO BE PROTECTED IN PLACE. LOCATION OF SANITARY SEWER STRUCTURE BASED ON SURVEY DATA AND RECORD DRAWINGS. CONTRACTOR TO FIELD VERIFY.
- 17 EXISTING SANITARY SEWER STRUCTURE TO BE REMOVED. LOCATION OF SANITARY SEWER STRUCTURE BASED ON SURVEY DATA AND RECORD DRAWINGS. CONTRACTOR TO FIELD VERIFY.
- 18 EXISTING CULINARY WATER LINE TO BE PROTECTED IN PLACE. LOCATION OF CULINARY WATER LINE BASED ON SURVEY DATA AND RECORD DRAWINGS. CONTRACTOR TO FIELD VERIFY.
- 19 EXISTING CULINARY WATER LINE TO BE REMOVED. LOCATION OF CULINARY WATER LINE BASED ON SURVEY DATA AND RECORD DRAWINGS. CONTRACTOR TO FIELD VERIFY.
- 20 EXISTING CULINARY WATER VALVE TO BE PROTECTED IN PLACE. LOCATION OF CULINARY WATER VALVE BASED ON SURVEY DATA AND RECORD DRAWINGS. CONTRACTOR TO FIELD VERIFY.
- 21 EXISTING IRRIGATION LINE IS TO BE PROTECTED IN PLACE. LOCATION OF IRRIGATION LINE IS BASED ON SURVEY DATA AND RECORD DRAWINGS. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH.
- 22 EXISTING IRRIGATION VALVE IS TO BE PROTECTED IN PLACE.
- 23 EXISTING IRRIGATION VALVE IS BASED ON SURVEY DATA AND RECORD DRAWINGS. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH.
- 24 EXISTING PAVEMENT MARKINGS TO BE REMOVED.



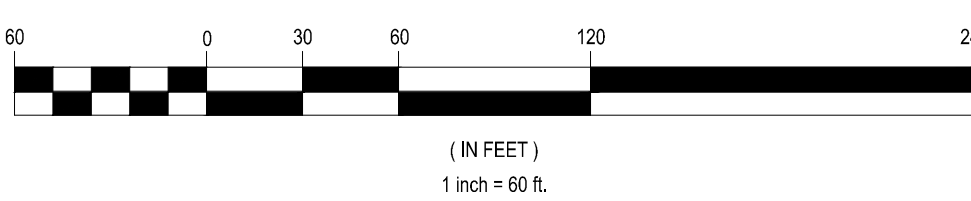
	PROPERTY BOUNDARY
	EXISTING BUILDING TO REMAIN
	EXISTING CURB & GUTTER TO REMAIN
	EXISTING CURB AND QUILTER TO BE REMOVED
	EXISTING FENCE TO BE REMOVED
	EXISTING ASPHALT PAVING TO REMAIN
	EXISTING ASPHALT PAVING TO BE REMOVED
	EXISTING CONCRETE PAVING/SIDEWALK
	EXISTING CONCRETE PAVING/SIDEWALK TO BE REMOVED
	LIMITS OF SAWCUT
	EXISTING ELECTRIC LINE TO REMAIN
	EXISTING ELECTRIC LINE TO BE REMOVED
	EXISTING SANITARY SEWER LINE TO REMAIN
	EXISTING SANITARY SEWER LINE TO BE REMOVED
	EXISTING STORM SEWER LINE TO REMAIN
	EXISTING STORM SEWER LINE TO BE REMOVED
	EXISTING WATER LINE TO REMAIN
	EXISTING WATER LINE TO BE REMOVED
	EXISTING STORM SEWER STRUCTURE
	EXISTING STORM SEWER STRUCTURE TO BE REMOVED
	EXISTING SANITARY SEWER STRUCTURE
	EXISTING SANITARY SEWER STRUCTURE TO BE REMOVED
	EXISTING SITE SIGN TO BE REMOVED
	EXISTING WATER STRUCTURE TO REMAIN
	EXISTING WATER STRUCTURE TO BE REMOVED

1. ALL DEMOLITION TO BE IN ACCORDANCE WITH STATE, LOCAL, AND FEDERAL REQUIREMENTS.
2. CONTRACTOR TO VERIFY ALL UTILITY MAN AND LATERAL LOCATIONS AND EXISTING SITE CONDITIONS PRIOR TO PROCEEDING, ANY SITE CONDITIONS THAT ARE NOT AS SHOWN MUST BE REPORTED IMMEDIATELY REPRESENTED BY THE CONTRACTOR TO THE OWNER.
3. CONTRACTOR TO REMOVE OR RELOCATE EXISTING UTILITIES PER UTILITY COMPANY REQUIREMENTS, COORDINATE WITH UTILITY COMPANY AND THE ENGINEER.
4. CONTRACTOR TO ERECT BARRIERS, FENCES, GUARDRAILS, ENCLOSURES, ETC. TO PROTECT SITE.
5. CONTRACTOR TO VERIFY AREAS TO BE DEMOLISHED ARE UNOCCUPIED AND NOT IN USE.
6. DISPOSE OF AND TRANSPORT ALL DEMOLISHED/REMOVED MATERIALS AND DEBRIS TO A LICENSED AND APPROVED DISPOSAL SITE FOR REMOVAL OF SUCH MATERIALS. THE CONTRACTOR SHALL HANDLE AND DISPOSE OF ALL DEMOLISHED/REMOVED MATERIAL AND DEBRIS IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. DISPOSAL SHALL BE TRANSPORTED TO APPROVED UNLAWFUL OR OTHER APPLICABLE FACILITY.
7. ALL UNDERGROUND STORM SEWER, WATER, AND SANITARY SEWER MAIN LOCATIONS ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY.
8. ALL UNDERGROUND GAS, TELEPHONE, AND ELECTRIC UTILITY INFORMATION SHOWN IS BASED ON RECORD DRAWINGS AND FIELD SURVEY AND IS TO BE CONSIDERED AS AN APPROXIMATE LOCATION ONLY BASED ON SAID MAPS.
9. CONTRACTOR TO OBTAIN ALL PERMITS AND LICENSES REQUIRED FOR DEMOLITION OF WORK SHOWN.
10. CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE A LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT HIS/HER COST.
11. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES (OVERHEAD AND UNDERGROUND) AT ALL TIMES DURING CONSTRUCTION.
12. ALL DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH SPECIFICATION 02220 - SITE DEMOLITION.
13. CLEARING AND GRUBBING OF SITE SHALL INCLUDE REMOVAL OF ALL EXISTING TREES AND SHRUBS WITHIN THE LIMITS OF DISTURBANCE.
14. OLD ELECTRICAL AND WATER LINES MAY BE ENCOUNTERED WITHIN THE SITE (SPECIFICALLY IN THE VICINITY OF THE ASPHALT PAVEMENT). THESE EXISTING UTILITIES SHALL BE DEMOLISHED AND RELOCATED TO THE SITE.

CONTRACTOR SHALL SUBMIT FOR AND OBTAIN ALL NECESSARY DEMOLITION PERMITS AND RIGHT-OF-WAY PERMITS PRIOR TO COMMENCEMENT OF WORK.

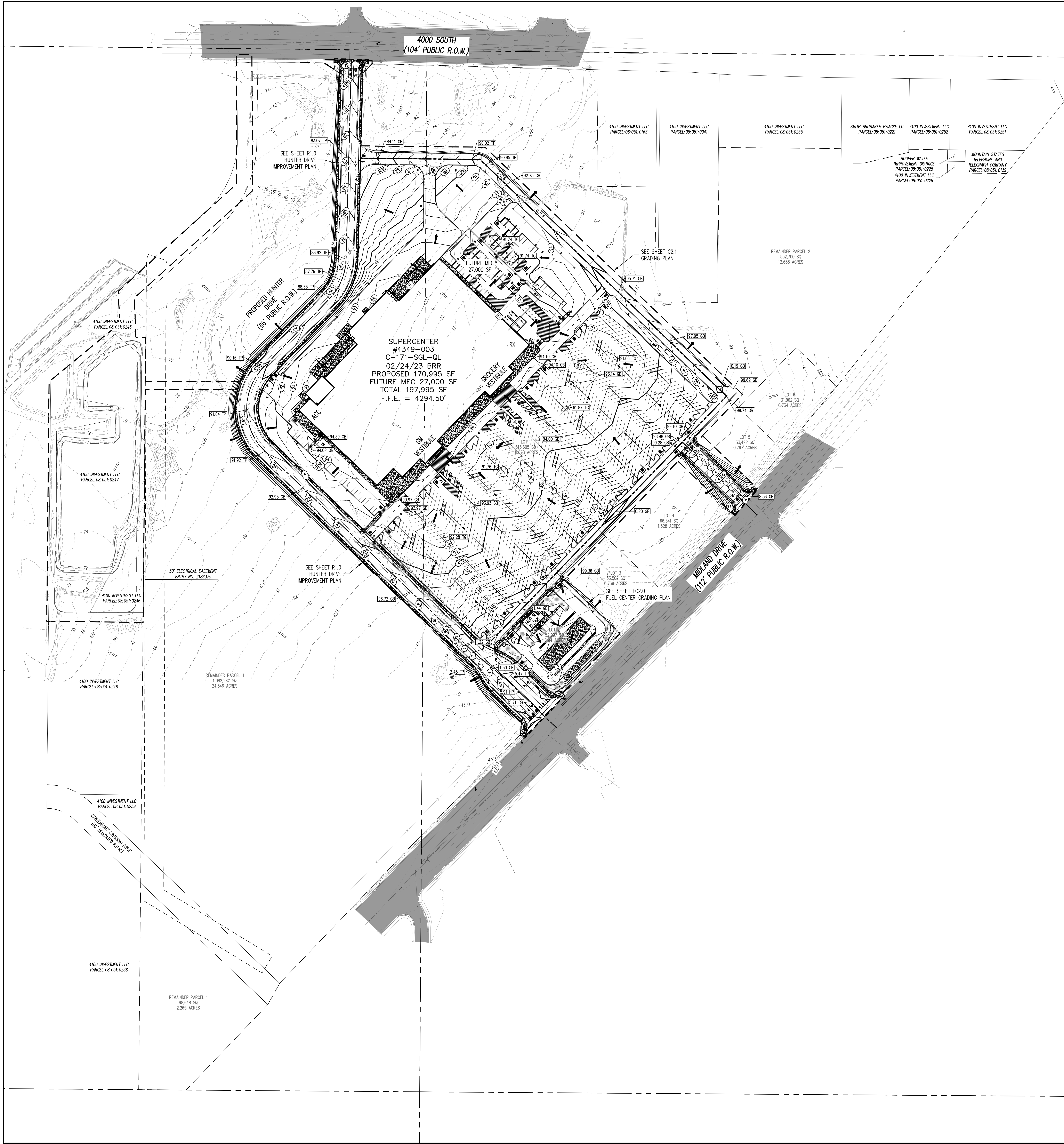
EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF DEMOLITION WORK.

CONTRACTOR SHALL INSPECT SITE PRIOR TO BID AND BE RESPONSIBLE FOR REMOVAL, IN THEIR ENTIRETY, OF ALL PAVING, APURTANCES, UTILITIES, ETC. WITHIN THE CONSTRUCTION LIMITS, UNLESS SPECIFICALLY SCHEDULED TO REMAIN. THE CONSTRUCTION LIMIT BOUNDARY IS THE UNINTERRUPTED DISTURBANCE AS SHOWN ON C-1.0 AND C-4.1. ANY BUILDINGS, UTILITY OR APURTANCES OUTSIDE THE CONSTRUCTION LIMITS SHALL BE DISTURBED ONLY IF THIS PLAN (OR OTHER REFERENCED PLAN) LABELS THIS DISTURBANCE. CONTRACTOR TO COORDINATE THE DISCONNECT AND ABANDONMENT OF ANY UTILITY WITH THE APPROPRIATE UTILITY COMPANY. CONTRACTOR RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL UNDERGROUND (NON-ACTIVE) UTILITIES AND DEBRIS ENCOUNTERED IN THE BUILDING PAD PREP AREA AND/OR OVER EXCAVATED AREAS, OR AS INDICATED BY THE ENGINEER. ANY DISCREPANCY SHALL BE BROUGHT TO ENGINEER'S ATTENTION PRIOR TO BID.



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DOCUMENT DATE:	02/05/2024

HEET:
C1-1



ON-SITE FAT CLAY SOILS CANNOT BE USED FOR FILL MATERIAL OVER THE OUTLOTS.

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, RAMPS AND TRUCK DOCKS. PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.

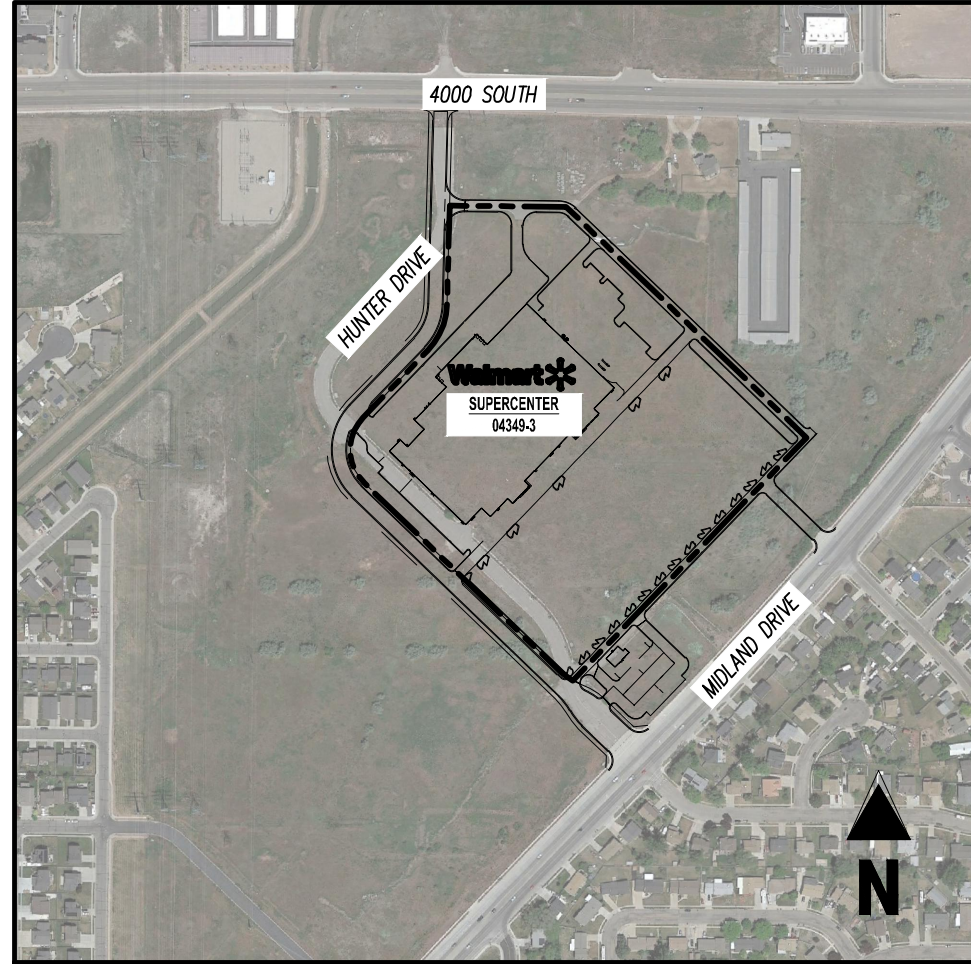
DEWATERING NOTE:
WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY. REFER TO SITE, UTILITY AND ROADWAY DEMOLITION PLANS.
- ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
- PRECAST STRUCTURES MAY BE USED AT CONTRACTOR'S OPTION. REFER TO STORM SEWER PLAN AND PROFILES AND DETAILS.
- STORM PIPE SHALL BE AS NOTED ON THE STORM SEWER PLAN AND PROFILE SHEETS.
- EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUDED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC APPROVED BY THE ENGINEER TO ALL SLOPES 3:1 OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.

GRADING NOTES

- ADD 4200 TO ALL SPOT ELEVATIONS GREATER THAN 50 AND ADD 4300 TO ALL SPOT ELEVATIONS LESS THAN 50 TO OBTAIN ELEVATION ABOVE MEAN SEA LEVEL.
- ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO STORM SEWER PLAN AND PROFILE SHEETS FOR ALL STORM PIPE, INLET, MANHOLE AND APPURTENANCE INFORMATION.



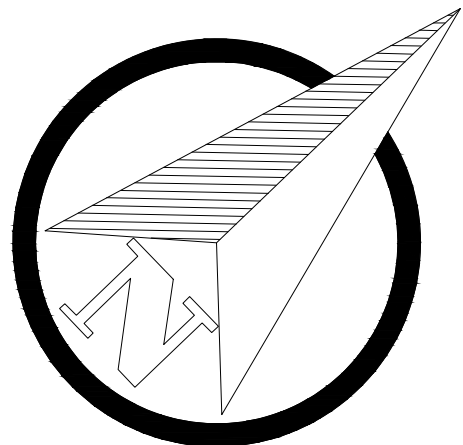
KEY MAP
APPROX. 1" = 500'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- FUTURE CURB & GUTTER
- EXISTING ASPHALT PAVING TO REMAIN
- PROPOSED ASPHALT PAVING
- PROPOSED HEAVY DUTY ASPHALT PAVING
- EXISTING CONCRETE PAVING/SIDEWALK
- PROPOSED CONCRETE PAVING/SIDEWALK
- PROPOSED LANDSCAPING
- EXISTING STORM SEWER LINE
- PROPOSED STORM SEWER LINE
- FUTURE STORM SEWER LINE
- PROPOSED LIGHT POLE
- PROPOSED SITE SIGN
- PROPOSED ADA PAVEMENT MARKING
- EXISTING WATER STRUCTURE
- PROPOSED WATER STRUCTURE
- EXISTING STORM SEWER STRUCTURE
- PROPOSED STORM SEWER STRUCTURE
- FUTURE STORM SEWER STRUCTURE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING GRADE
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FINISHED FLOOR
- FLOWLINE
- GRADE BREAK
- ME
- WATCH EXISTING
- OUTER BUILDING ELEVATION
- TOP OF GRATE
- TOP OF CONCRETE
- TOP OF PAVEMENT
- EXISTING SLOPE
- PROPOSED SLOPE

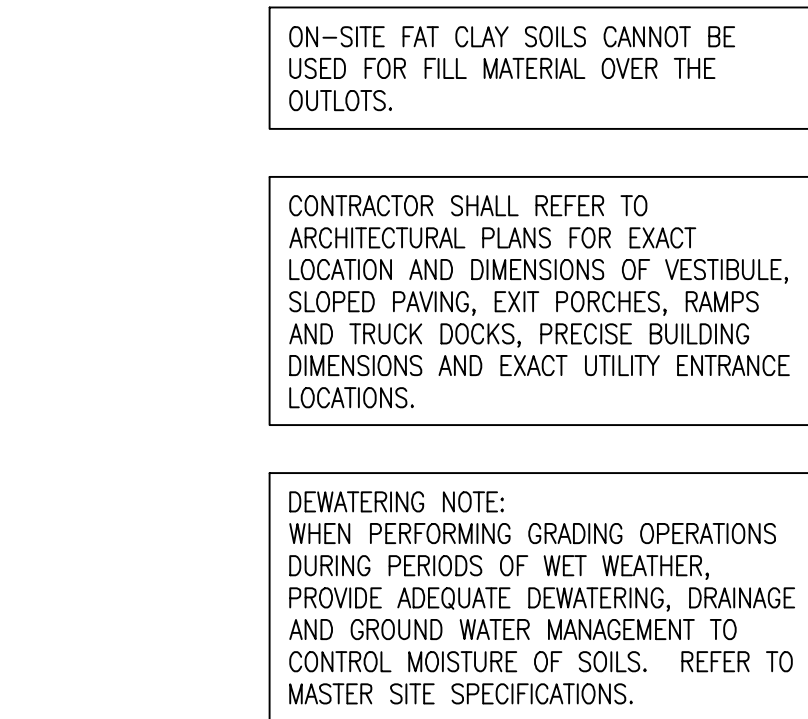
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ISSUE BLOCK

NO.	DATE	DESCRIPTION



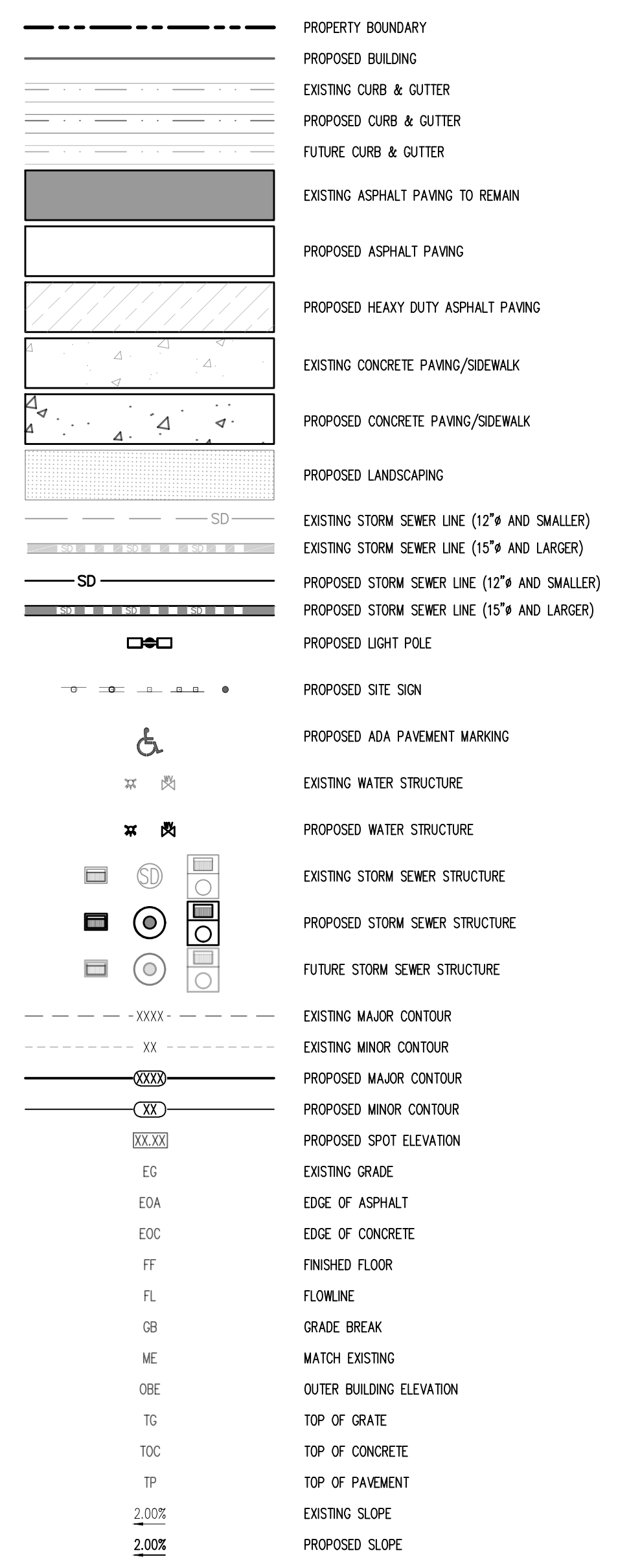
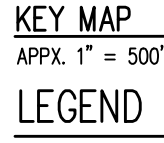
1. CONTRACTOR IS RESPONSIBLE FOR IDENTIFICATION OF EXISTING STRUCTURES INCLUDING BUT NOT LIMITED TO: DRIVEWAYS, DRIVEWAYS, DRIVEWAYS, DRIVEWAYS, DRIVEWAYS. IF ANY ARE TO BE REMOVED TO THE RIGHT-OF-WAY, REFER TO SITE, UTILITY AND ROADWAY DEMOLITION PLANS.
2. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
3. PRECAST STRUCTURES MAY BE USED AT CONTRACTOR'S OPTION. REFER TO STORM WATER MANAGEMENT PLAN FOR FURTHER INFORMATION.
4. STORM PIPE SHALL BE AS NOTED ON THE STORM SEWER PLAN AND PROFILE SHEETS.
5. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE, THE CONTRACTOR SHALL FURNISH THE NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
7. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE PROPER CONNECTION.
8. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BARRIERS & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE FLUSH WITH GRASS AND SHALL HAVE GRASS SEEDING SURROUNDING.
9. CONTRACTOR SHALL ADHERE TO ALL TIME & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.S. PERMIT FOR STORM WATER DISCHARGE, ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
10. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE PROPER DRAINAGE AND CONTINUOUS FLOW.
11. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
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13. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE A SEEDING AND MULCHING TO BE APPLIED TO ALL EXPOSED AREAS. SEEDING PROVIDED BY THE ENGINEER TO ALL SLOPES 3:1 OR STEEPER. CONTRACTOR SHALL MAINTAIN ALL DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.

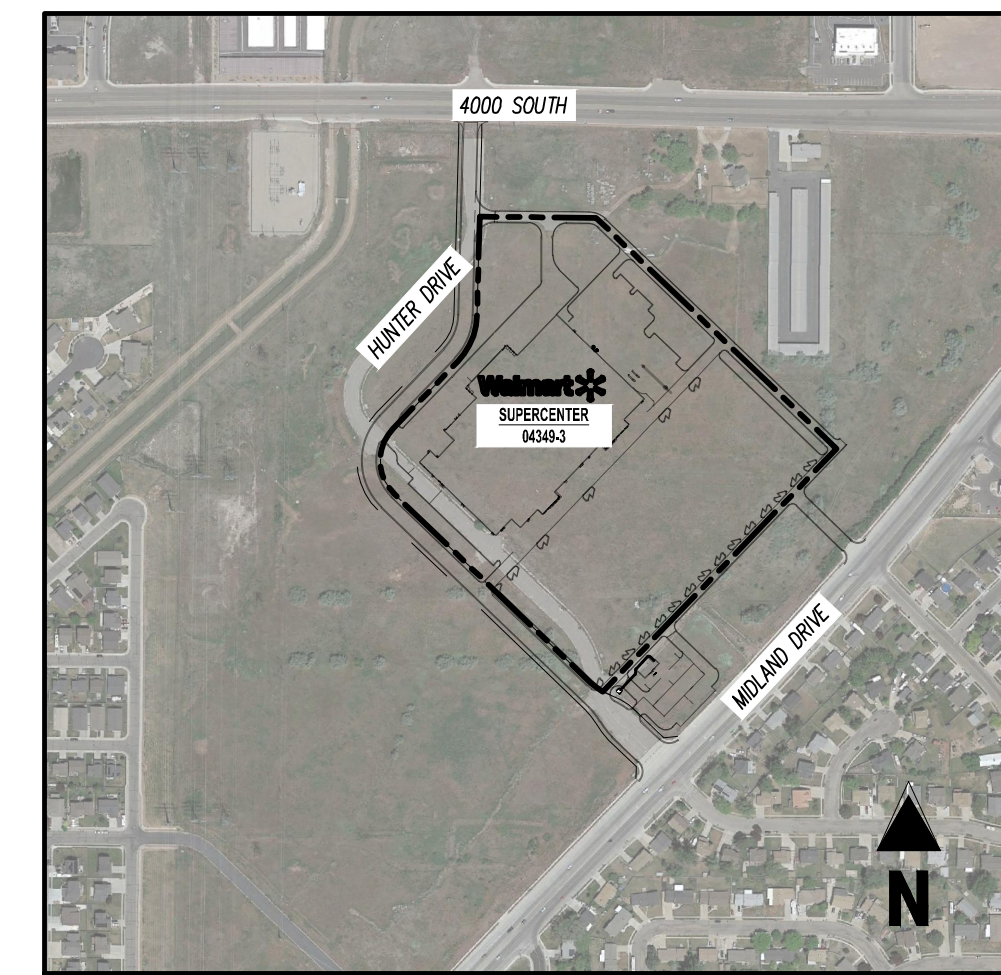
1. ADD 4200 TO ALL SPOT ELEVATIONS GREATER THAN 50 AND ADD 4300 TO ALL SPOT ELEVATIONS LESS THAN 50 TO OBTAIN ELEVATION ABOVE MEAN SEA LEVEL.
2. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL REFER TO STORM SEWER PLAN AND PROFILE SHEETS FOR ALL STORM PIPE, INLET, MANHOLE AND APPURTENANCE INFORMATION.

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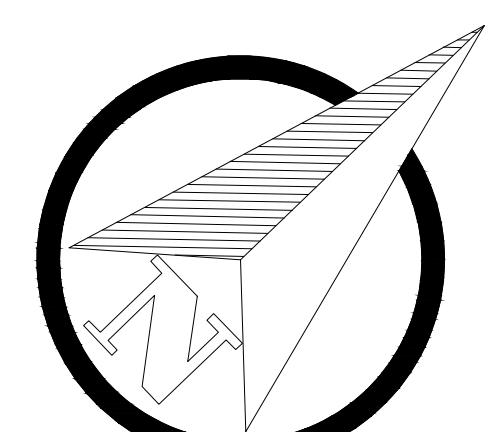
811
Know what's below.
Call before you dig.





LEGEND

- | | |
|--|---|
| | PROPOSED BUILDING |
| | PROPOSED CURB & GUTTER |
| | PROPOSED CURB & GUTTER |
| | EXISTING ASPHALT PAVING TO REMAIN |
| | PROPOSED ASPHALT PAVING |
| | PROPOSED HEAVY DUTY ASPHALT PAVING |
| | EXISTING CONCRETE PAVING/SIDEWALK |
| | PROPOSED CONCRETE PAVING/SIDEWALK |
| | PROPOSED LANDSCAPING |
| | PROPOSED LIGHT POLE |
| | PROPOSED SITE SIGN |
| | PROPOSED ADA PAVING MARKING |
| | PROPOSED SHOPPING CENTER SIGNAGE |
| | PROPOSED CART CORRAL |
| | EXISTING SANITARY SEWER |
| | PROPOSED SANITARY SEWER |
| | EXISTING STORM SEWER |
| | PROPOSED STORM SEWER |
| | EXISTING CULINARY WATER |
| | PROPOSED CULINARY WATER |
| | EXISTING IRRIGATION/SECONDARY WATER |
| | PROPOSED IRRIGATION/SECONDARY WATER |
| | EXISTING OVERHEAD ELECTRICAL LINE |
| | PROPOSED UNDERGROUND ELECTRICAL LINE |
| | PROPOSED CONDUIT/SLEEVE |
| | EXISTING STORM SEWER STRUCTURE |
| | PROPOSED STORM SEWER STRUCTURE |
| | EXISTING SANITARY SEWER STRUCTURE |
| | PROPOSED SANITARY SEWER STRUCTURE |
| | EXISTING CULINARY WATER STRUCTURE |
| | PROPOSED CULINARY WATER STRUCTURE |
| | EXISTING SECONDARY/IRRIGATION WATER STRUCTURE |
| | PROPOSED ELECTRICAL STRUCTURE |



(IN FEET)

1 inch = 100 ft.

- 1 PROPOSED STORM SEWER (REFERENCE GRAVING PLANS).
- 2 PROPOSED STORM SEWER (REFERENCE ROAD PROFILES).
- 3 PROPOSED STORM SEWER (REFERENCE OFFSITE IMPROVEMENT PLANS).
- 4 PROPOSED TRANSFORMER (REFERENCE MEP PLANS).
- 5 INSTALL 8" ØR 35 PCV SANITARY SEWER LINE PER WEST HAVEN CITY STANDARDS (REFERENCE UTILITY DETAILS).
- 6 CONNECT TO EXISTING SANITARY SEWER MANHOLE. ADJUST GRADE RINGS TO MATCH PROPOSED GRADE PER WEST HAVEN CITY STANDARDS (REFERENCE UTILITY DETAILS).
- 7 INSTALL CONNECTION TO EXISTING 12" CULINARY WATER LINE PER HOOPER WATER IMPROVEMENT DISTRICT. (REFERENCE UTILITY DETAILS).
- 8 INSTALL CONNECTION TO EXISTING 8" CULINARY WATER LINE PER HOOPER WATER IMPROVEMENT DISTRICT. (REFERENCE UTILITY DETAILS).
- 9 INSTALL 8" Ø-900 DR 18 PCV CULINARY WATER LINE PER HOOPER WATER IMPROVEMENT DISTRICT. PIPE SHALL HAVE 3"-6" MIN. COVER (REFERENCE UTILITY DETAILS).
- 10 INSTALL 8" FIRE WATER LATERAL PER HOOPER WATER IMPROVEMENT DISTRICT (REFERENCE UTILITY DETAILS).
- 11 INSTALL 8" Ø-900 DR 14 PCV SECONDARY/IRRIGATION WATER LINE CONNECTION TO EXISTING SECONDARY/IRRIGATION WATER LINE PER HOOPER WATER CONSERVANCY DISTRICTS (REFERENCE UTILITY DETAILS).
- 12 INSTALL 6" Ø-900 DR 14 PCV SECONDARY/IRRIGATION WATER LINE PER ROY WATER CONSERVANCY DISTRICT STANDARDS. PIPE SHALL HAVE 30" MINIMUM COVER (REFERENCE UTILITY DETAILS).
- 13 INSTALL 4" SECONDARY/IRRIGATION WATER MANHOLE AND DRAIN PER ROY WATER CONSERVANCY DISTRICT STANDARDS. PIPE SHALL HAVE 30" MINIMUM COVER (REFERENCE UTILITY DETAILS).
- 14 INSTALL FIRE HYDRANT PER WEST HAVEN CITY STANDARDS (REFERENCE UTILITY DETAILS).
- 15 FUTURE 8" ØR 35 PCV SANITARY SEWER LINE (FOR REFERENCE ONLY).
- 16 FUTURE GREASE TRAP (FOR REFERENCE ONLY).
- 17 PROPOSED CONNECTION TO FIBER OPTIC SERVICE BY OTHERS (COORDINATE WITH LUMEN/CENTURYLINK).
- 18 PROPOSED FIBER OPTIC LINE BY OTHERS (COORDINATE WITH LUMEN/CENTURYLINK).
- 19 PROPOSED CONNECTION TO POWER LINES BY OTHERS (COORDINATE WITH ROCKY MOUNTAIN POWER).
- 20 PROPOSED UNDERGROUND POWER LINES BY OTHERS (COORDINATE WITH ROCKY MOUNTAIN POWER).
- 21 INSTALL 3" CONDUIT FOR FIBER, ELECTRIC AND PHONE CABLES TO FUEL CENTER 24" MIN. COVER (REFERENCE MEP PLANS).

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

STIPULATION FOR REUSE

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Walmart*
WEST HAVEN, UT
2227 SOUTH MIDLAND DRIVE
STORE NUMBER: 4349-3

R: WMT004349.20	PROTO: 171
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	JO
SUBD-CENTED	

ISSUE BLOCK

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CHECKED BY:	ESR
DRAWN BY:	JR

PROTO CYCLE:	171
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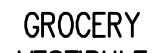
DOCUMENT DATE: 03/05/2024

NOT FOR
CONSTRUCTION

OVERALL UTILITY PLAN

SHEET:

SHEET: C3-0

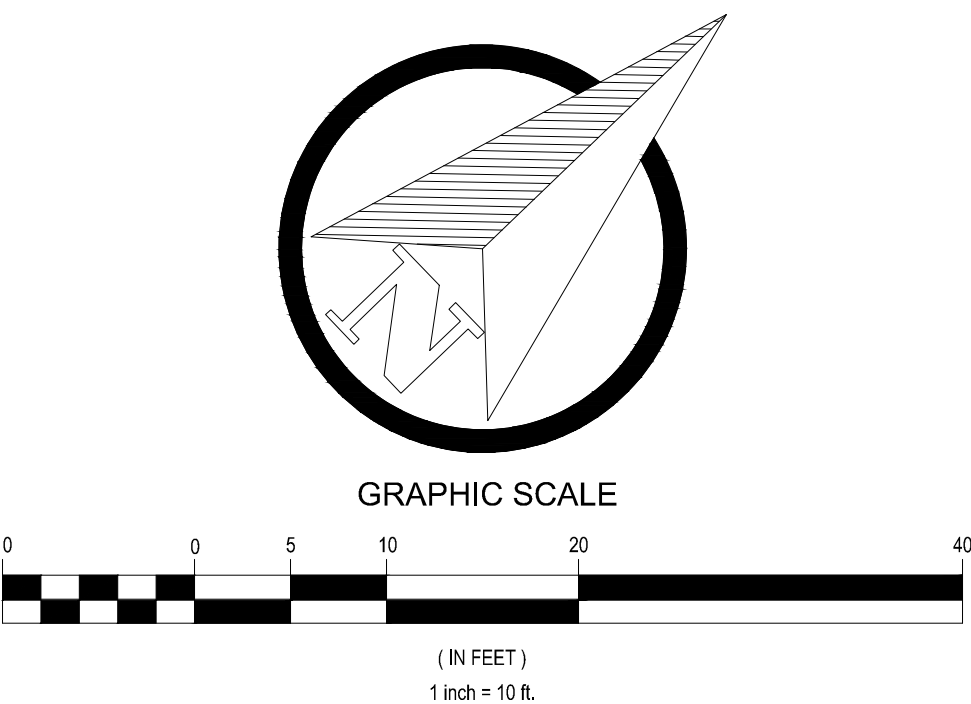


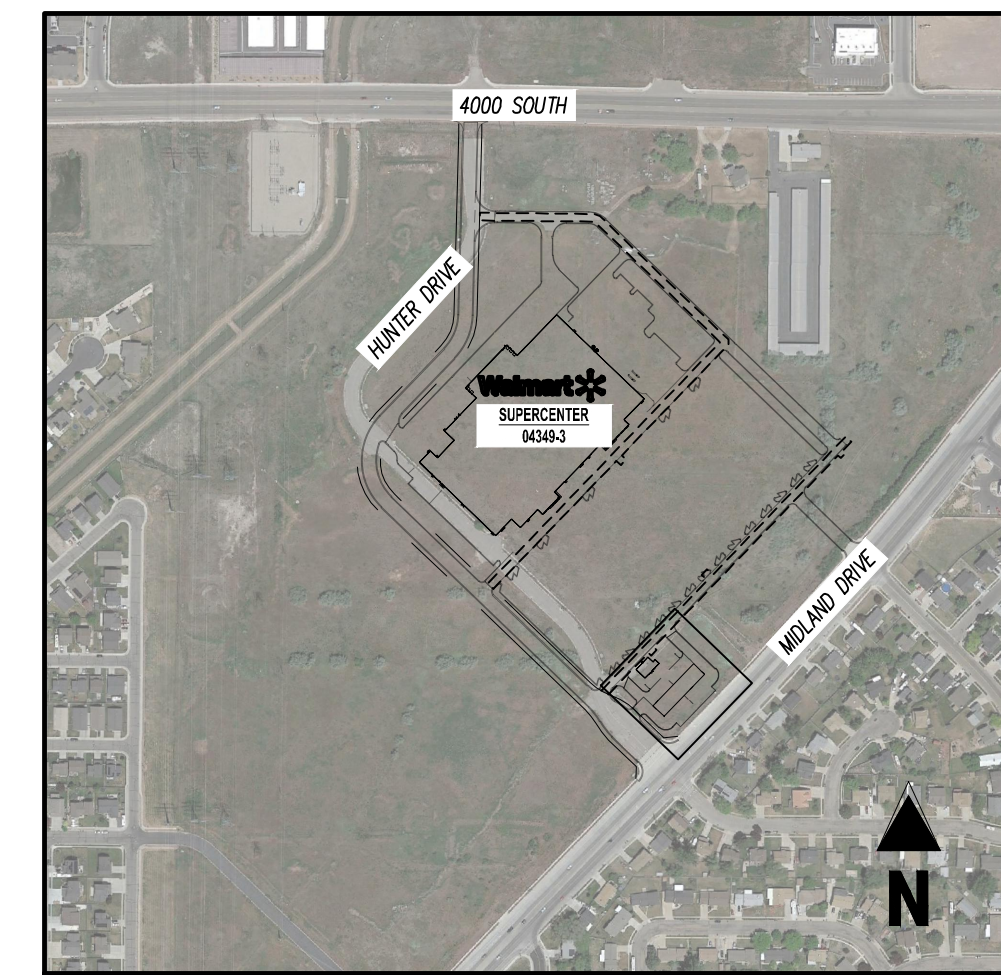


- 1 PROPOSED BUILDING (REFERENCE ARCH. PLANS).
- 2 PROPOSED STOREFRONT ENTRANCE. (REFERENCE ARCH. PLANS).
- 3 PROPOSED EXT PORCH. (REFERENCE ARCH. PLANS).
- 4 PROPOSED ARCHITECTURAL CONCRETE SIDEWALK (REFERENCE SITE DETAILS).
- 5 PROPOSED HEAVY DUTY CONCRETE (REFERENCE SITE DETAILS).
- 6 PROPOSED STANDARD DUTY ASPHALT (REFERENCE SITE DETAILS).
- 7 PROPOSED HEAVY DUTY ASPHALT (REFERENCE SITE DETAILS).
- 8 PROPOSED 18" CURB AND GUTTER (REFERENCE SITE DETAILS).
- 9 PROPOSED 6" CURB WALL (REFERENCE SITE DETAILS).
- 10 PROPOSED TRANSITION FROM 24" CURB AND GUTTER TO 18" CURB AND GUTTER.
- 11 INSTALL SIGN POST WITH BOLLARD (REFERENCE SITE DETAILS).
- 12 INSTALL BREAKAWAY SIGN POST (REFERENCE SITE DETAILS).
- 13 INSTALL 2 POST SIGN MOUNT (REFERENCE SITE DETAILS).
- 14 INSTALL ADA SIGNAGE (REFERENCE SITE DETAILS).
- 15 INSTALL 38"x36" STOP SIGN (REFERENCE SITE DETAILS).
- 16 INSTALL 30"x30" STOP SIGN (REFERENCE SITE DETAILS).
- 17 INSTALL RIGHT TURN ONLY SIGN (REFERENCE SITE DETAILS).
- 18 INSTALL TRUCK TRAFFIC PROHIBITED SIGN WITH RIGHT ARROW (REFERENCE SITE DETAILS).
- 19 INSTALL TRUCK EXT SIGN WITH LEFT ARROW (REFERENCE SITE DETAILS).
- 20 INSTALL PEDESTRIAN CROSSWALK STRIPING (REFERENCE SITE DETAILS).
- 21 INSTALL 4" 45° YELLOW STRIPING (REFERENCE SITE DETAILS).
- 22 INSTALL 4" YELLOW PARKING STRIPING (REFERENCE SITE DETAILS).
- 23 INSTALL ADA STRIPING AND PAVEMENT MARKING (REFERENCE SITE DETAILS).
- 24 INSTALL OPEN AREA PAVEMENT MARKINGS (REFERENCE SITE DETAILS).
- 25 INSTALL "STOP TEXT AND PAYMENT MARKINGS (REFERENCE SITE DETAILS).
- 26 INSTALL 4" - 20' LONG DOUBLE YELLOW STRIPING (REFERENCE SITE DETAILS).
- 27 INSTALL 4" WATERWAY PER A.P.W.A. STD. DIMS. (REFERENCE SITE DETAILS).
- 28 INSTALL FUEL ISLAND (REFERENCE MEP AND STRUCTURAL DRAWINGS).
- 29 INSTALL CANOPY ABOVE FUEL ISLAND (REFERENCE MEP AND STRUCTURAL DRAWINGS).
- 30 INSTALL UNDERGROUND FUEL TANKS (REFERENCE MEP AND STRUCTURAL DRAWINGS).
- 31 INSTALL CO2 CANISTER (REFERENCE MEP AND ARCH. DRAWINGS).
- 32 INSTALL FILTER BARREL (REFERENCE MEP AND ARCH. DRAWINGS).
- 33 INSTALL BOLLARD (REFERENCE SITE DETAILS).
- 34 PROPOSED MONUMENT SIGN WITH FUEL LOCATION (REFERENCE ARCH. DRAWINGS).



	PROPOSED BUILDING
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	FUTURE CURB & GUTTER
	EXISTING ASPHALT PAVING TO REMAIN
	PROPOSED ASPHALT PAVING
	PROPOSED HEAVY DUTY ASPHALT PAVIN
	EXISTING CONCRETE PAVING/SIDEWALK
	PROPOSED CONCRETE PAVING/SIDEWALK
	PROPOSED LANDSCAPING
	PROPOSED LIGHT POLE
	PROPOSED SITE SIGN
	PROPOSED ADA PAVEMENT MARKING
	PROPOSED SHOPPING CENTER SIGNAGE
	PROPOSED CART CORRAL

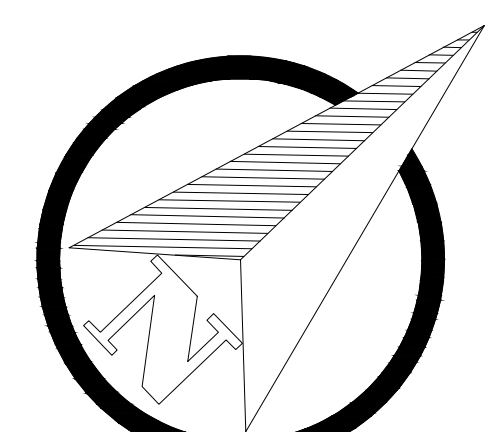
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LEGEND

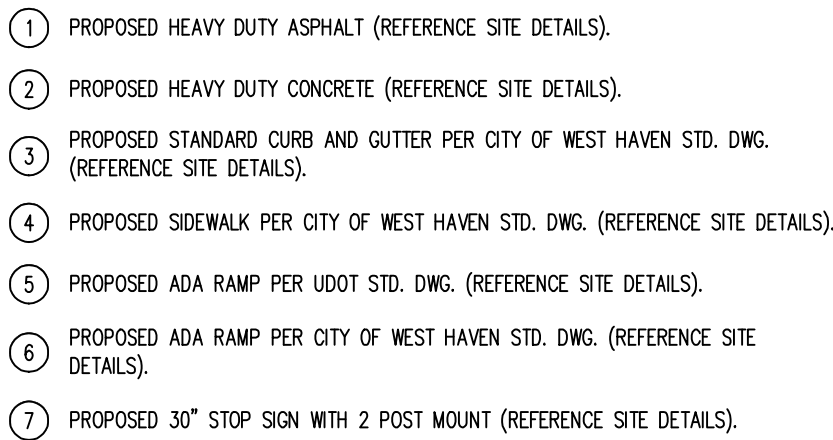
- PROPERTY BOUNDARY
- PROPOSED BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- FUTURE CURB & GUTTER
- PROPOSED ASPHALT PAVING TO REMAIN
- PROPOSED ASPHALT PAVING
- PROPOSED HEAVY DUTY ASPHALT PAVING
- EXISTING CONCRETE PAVING/SIDEWALK
- PROPOSED CONCRETE PAVING/SIDEWALK
- PROPOSED LANDSCAPING
- PROPOSED LIGHT POLE
- PROPOSED SITE SIGN
- PROPOSED ADA PAVEMENT MARKING
- PROPOSED SHOPPING CENTER SIGNAGE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING CULINARY WATER
- PROPOSED CULINARY WATER
- EXISTING IRRIGATION/SECONDARY WATER
- PROPOSED IRRIGATION/SECONDARY WATER
- PROPOSED UNDERGROUND POWER LINE
- PROPOSED CONDUIT/SLEEVE
- PROPOSED STORM SEWER STRUCTURE
- PROPOSED SANITARY SEWER STRUCTURE
- PROPOSED CULINARY WATER STRUCTURE
- PROPOSED SECONDARY/IRRIGATION WATER STRUCTURE
- PROPOSED ELECTRICAL STRUCTURE




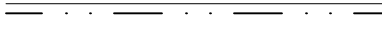




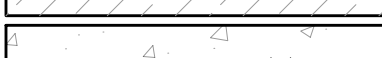
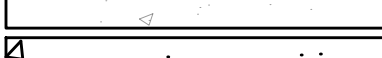
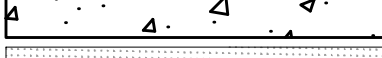



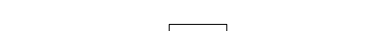





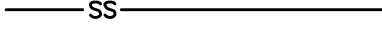









1. TYPICAL PARKING STALL SHALL BE 10'-0" WIDE X 19'-0" DEPTH.
2. REFER TO SHEET COVERED FOR ALTERNATE VEHICLE PROTECTIONS.
3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SEALS, PLACING, SIGNAGE, ETC. PORTHOLE, TRUCKS, TRUCKS, PRECISE BUILDING MATERIALS, ETC. SHALL BE DETERMINED BY THE ARCHITECT.
5. ALL DISTURBED AREAS TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS ESTABLISHED.
6. ALL CURBED ROAD ARE TO BE 10' UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURBS UNLESS OTHERWISE NOTED.
8. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE DEMOLISHED AND REMOVED, UNLESS INDICATED OTHERWISE ON PLANS. ALL COSTS SHALL BE INCLUDED IN BASE BID.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS (ON PLANS) INCLUDING, BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SECS, TRAFFIC SIGNALS A POLICE, AND ALL NECESSARY PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND PROJECT SITE WORK SPECIFICATIONS SHALL BE APPROVED BY SUCH A LOCAL AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND PROJECT SITE WORK SPECIFICATIONS SHALL BE APPROVED BY SUCH A LOCAL AGENCY.
10. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY PREPARED BY A LAND SURVEYOR.
11. TOTAL LAND AREA OWNED BY MOUNTAIN (ENTER 13TH AVE DEDICATION) IS 29.844 ACRES.
12. THE WORK FOR THIS PROJECT SHALL NOT EXCEED THE SITE WORK SPECIFICATIONS.
13. THE PROJECT SHALL BE CONSTRUCTED BY THE CONTRACTOR.
14. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
15. CONCRETE JOINTING AND FILLETS TO BE COMPLETED PER SITE DETAILS (PLAN, FOR ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE).
16. ROADSIDE SIGNAGE SHALL BE PER THE FOLLOWING SPECIFICATIONS FOR SITE DETAILS (BALUNES, REMAINING WALLS/COR WALLS, DROP LINES, MANHOLES, LAMP POLES FOR SIGNS AND BALUNES).



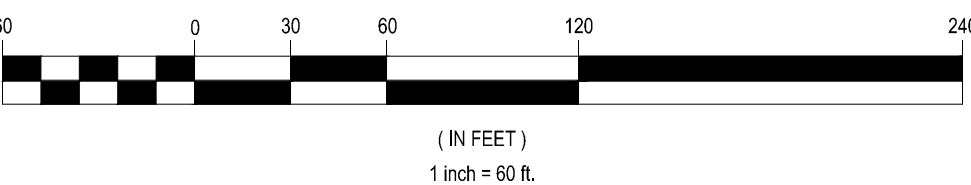
(IN FEET)

1 inch = 10 ft.



	PROPERTY BOUNDARY
	PROPOSED BUILDING
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	FUTURE CURB & GUTTER
	EXISTING ASPHALT PAVING TO REMAIN
	PROPOSED ASPHALT PAVING
	PROPOSED HEAVY DUTY ASPHALT PAVING
	EXISTING CONCRETE PAVING/SIDEWALK
	PROPOSED CONCRETE PAVING/SIDEWALK
	PROPOSED LANDSCAPING
	PROPOSED LIGHT POLE
	PROPOSED SITE SIGN
	PROPOSED STOPPING CENTER SIGNAGE
	LIMITS OF SCAVOUT
	EXISTING ELECTRIC LINE
	PROPOSED ELECTRIC LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	PROPOSED STORM SEWER LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING STORM SEWER STRUCTURE
	PROPOSED STORM SEWER STRUCTURE
	EXISTING SANITARY SEWER STRUCTURE
	PROPOSED SANITARY SEWER STRUCTURE
	EXISTING WATER STRUCTURE
	PROPOSED WATER STRUCTURE
	PROPOSED TRANSFORMER

2. TYPICAL PARKING STALL SHALL BE 10'-0" WIDE x 19'-0" DEPTH.
3. REFER TO COVER SHEET FOR ADDITIONAL PROJECT NOTES.
3. ALL CURBS AND MATERIALS SHALL COMPLY WITH ALL CITY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXISTING STRUCTURES, EXISTING UTILITIES, EXISTING TREES, EXISTING WALKWAYS, EXISTING DRIVEWAYS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
5. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SUE, MULCH, AND WATER, UNTIL A VEGETATION OF SPECIES ESTABLISHED.
6. ALL CURBED RADI ARE TO BE 1/4" UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
8. EXISTING STRUCTURES WITHIN CONSTRUCTION AREAS ARE TO BE DEMOLISHED AND REMOVED, UNLESS OTHERWISE NOTED. EXISTING UTILITIES ARE TO BE REMOVED AND RADI ARE TO BE 1/4" UNLESS OTHERWISE NOTED.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SODS, TRAFFIC SIGNALS & POLES, EXISTING TREES, EXISTING DRIVEWAYS, EXISTING WALKWAYS, EXISTING PARKING AREAS, EXISTING REQUIREMENTS AND PROPOSED SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL RELOCATION SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
10. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY PREPARED BY A LAND SURVEYOR.
11. TOTAL LAND AREA OWNED BY WALMART (AFTER 15TH ACRE DEDICATION) IS 2.9484 ACRES.
12. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SITE WORK SPECIFICATIONS.
13. SITE SHALL BE TO BE CONSTRUCTED.
14. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
15. CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER SITE DETAILS (TYPICAL FOR ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE).
16. ISOLATION JOINTS SHALL BE PLACED AT FIXED STRUCTURES PER SITE DETAILS (BUILDINGS, RETAINING WALLS, DRIVEWAYS, DROP OFF, MAIL BOXES, LIGHT POLE BASES, AND BOLLARDS).






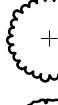











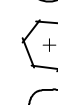















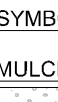
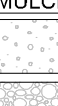



1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURVEY EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

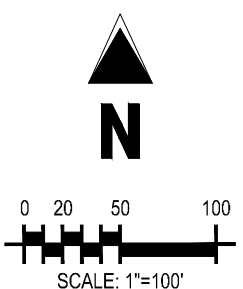
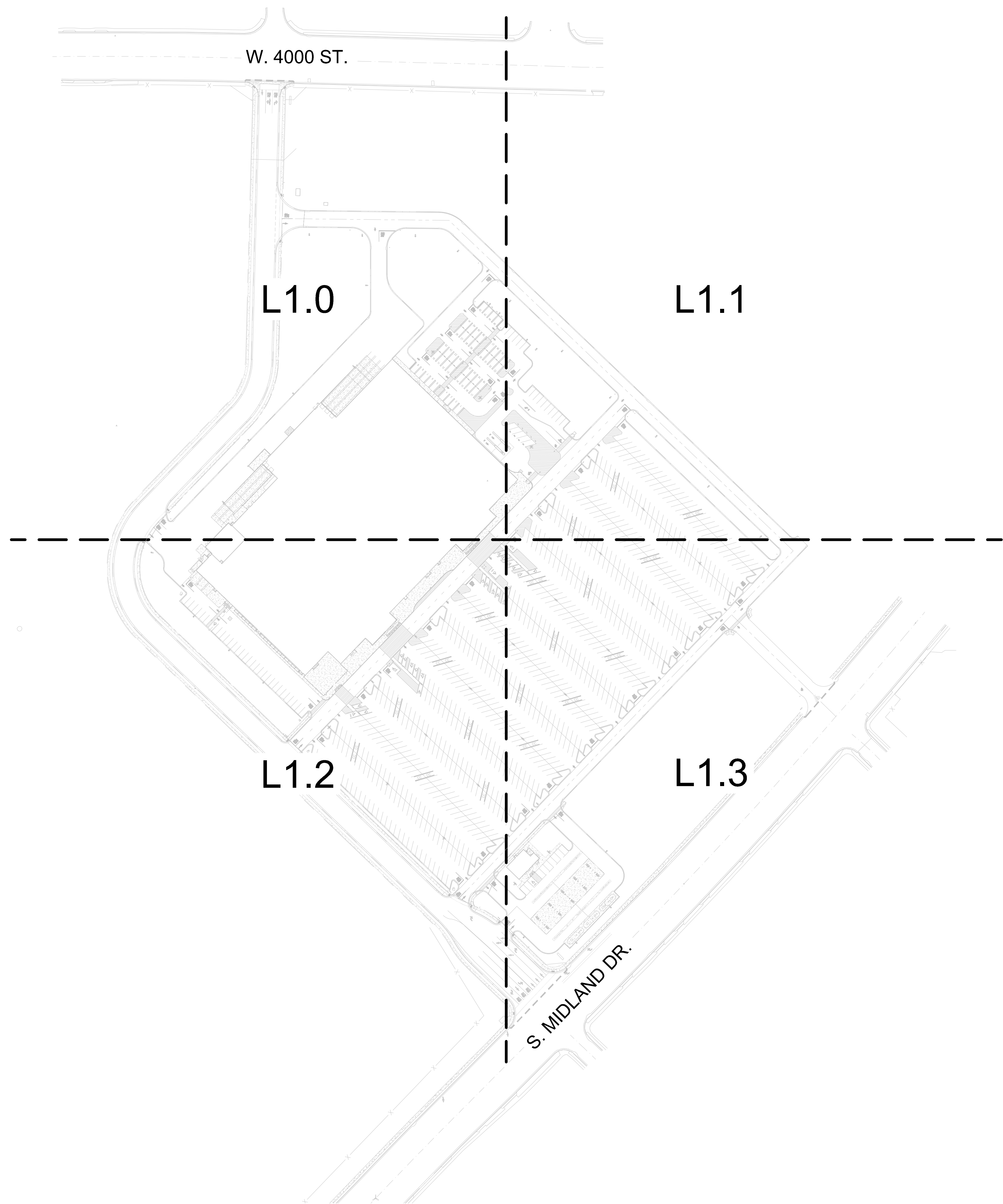
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY BY EXCAVATION, TRENCHING, POLOTLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811
Know what's below.
Call before you dig.



SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL / SIZE	HT X SPD	WATER USE
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Symbol	Code	Qty	Common Name	Botanical Name	Cont.	Cal./Size	Ht. x Spd.	Water Use
Deciduous Trees								
	TICG	29	Greenspire Littleleaf Linden	Tilia cordata 'Greenspire'	B&B	2" Cal	40' x 30'	Moderate
	GYDI	6	Kentucky Coffeetree	Gymnocladus dioica	B&B	2" Cal	60' x 50'	Low
	ACTR	41	Main Street® Shantling Maple	Acer truncatum 'W-Jatt'	B&B	2" Cal	30' x 25'	Low
	QJPA	5	Pink Oak	Quercus palustris	B&B	2" Cal	50' x 40'	Moderate
	GIBP	6	Princeton Sentry Ginkgo	Ginkgo biloba 'Princeton Sentry'	B&B	2" Cal	40' x 20'	Moderate
	GLTS	43	Shademaster Honey Locust	Gleditsia trachocanthus 'Shademaster'	B&B	2" Cal	50' x 30'	Low
Evergreen Trees								
	PINI	12	Austrian Pine	Pinus nigra	B&B	6" HT	50' x 20'	Low
	PIPU	7	Colorado Spruce	Picea pungens	B&B	6" HT	60' x 25'	Low
	POPI	5	Ponderosa Pine	Pinus ponderosa	B&B	6" HT	40' x 25'	Low
Ornamental Trees								
	ACTM	7	Hot Wings Tatarian Maple	Acer tataricum 'Garann TM'	B&B	1.5" Cal	25' x 20'	Moderate
	MAPR	2	Prairisire Crabapple	Malus x 'Prairisire'	B&B	1.5" Cal	20' x 20'	Moderate
	MASP	1	Spring Snow Crabapple	Malus x 'Spring Snow'	B&B	1.5" Cal	20' x 15'	Low
Symbol Code Qty Common Name Botanical Name Cont. HT. x SPD. Water Use Light Req.								
Deciduous Shrubs								
	RIAL	27	Alpine Currant	Ribes alpinum	#5 CONT.	5'x5'	Low	Sun/Part Shade
	COSE	25	Bayley's Red Twig Dogwood	Cornus sericea 'Bailey'	#5 CONT.	5'x8'	Low	Sun/Part Shade
	VIBU	9	Burkwood Viburnum	Viburnum x 'Burkwood'	#5 CONT.	6'x8'	Moderate	Sun/Part Shade
	LHVI	9	Golden Privet	Ligustrum x 'Vicary'	#5 CONT.	8'x8'	Low	Sun
	RHAR	18	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	#5 CONT.	3'x8'	Low	Sun
	AMCS	41	Leadplant	Amorpha canescens	#5 CONT.	4'x4'	Very Low	Sun/Part Shade
	PHOP	17	Little Devil Dwarf Ninebark	Physocarpus opulifolius 'Donna May TM'	#5 CONT.	4'x4'	Low	Sun
	SPUL	76	Little Princess Japanese Spirea	Spiraea japonica 'Little Princess'	#5 CONT.	2'x3'	Low	Sun/Part Shade
	SYPA	28	Miss Kim Korean Lilac	Syringa patula 'Miss Kim'	#5 CONT.	5'x5'	Very Low	Sun/Part Shade
	PBEP	31	Pawnee Buttes Sand Cherry	Prunus besseyi 'P0115' TM	#5 CONT.	1.5'x6'	Very Low	Sun
	POFR	42	Pink Beauty Bush Dogwood	Potentilla fruticosa 'Pink Beauty'	#5 CONT.	3'x3'	Low	Sun
	PRCI	9	Purple Leaf Sand Cherry	Prunus x cistena	#5 CONT.	8'x6'	Low	Sun
Evergreen Shrubs								
	JNCH	39	Armstrong Juniper	Juniperus chinensis 'Armstrong'	#5 CONT.	4'x4'	Very Low	Sun
	JNJC	32	Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	#5 CONT.	10'x6'	Very Low	Sun/Part Shade
	JNSB	26	Broadmoor Juniper	Juniperus sabina 'Broadmoor'	#5 CONT.	1'x5'	Very Low	Sun/Part Shade
	PWPO	22	Dwarf Mugho Pine	Pinus mugo 'Pumilio'	#5 CONT.	3'x5'	Very Low	Sun/Part Shade
	MAAO	28	Oregon Grape	Mahonia aquifolium	#5 CONT.	6'x8'	Very Low	Sun/Part Shade
Ornamental Grasses								
	CAAK	199	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT.	5'x2'	Low	Sun
	SCSC	14	Little Bluestem	Schizanthus scoparium	#1 CONT.	3'x2'	Very Low	Sun
	PAVS	202	Shenandoah Switch Grass	Panicum virgatum 'Shenandoah'	#1 CONT.	4'x3'	Low	Sun
Symbol Code Qty Common Name Botanical Name Type								
Mulch								
	RMULCH1	65,458 SF	2"-4" Gray Rock Cobble Mulch	2"-4" Gray Rock Cobble Mulch	MULCH			
	RMULCH2	6,313 SF	4"-6" Gray Rock Cobble Mulch	4"-6" Gray Rock Cobble Mulch	MULCH			
Sod/Seed								
	SEED1	88,095 SF	Low Grow Native Seed	Low Grow Native Seed	SEED			
Boulder								
	BOULDER	4	2'-3" Gray Granite Boulder	2'-3" Gray Granite Boulder				



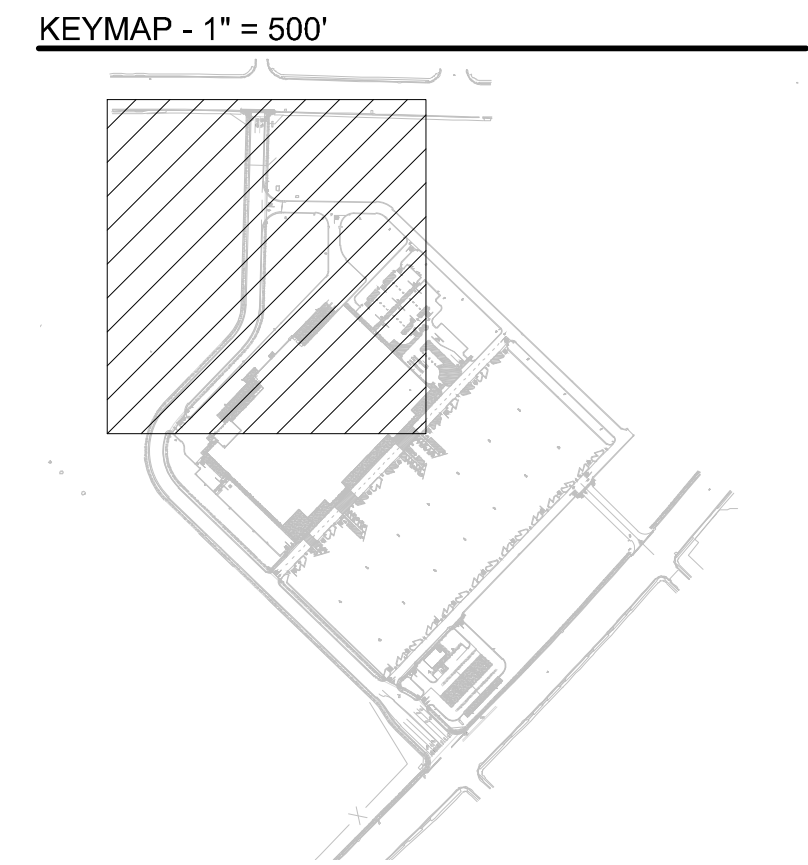
STIPULATION FOR REUSE

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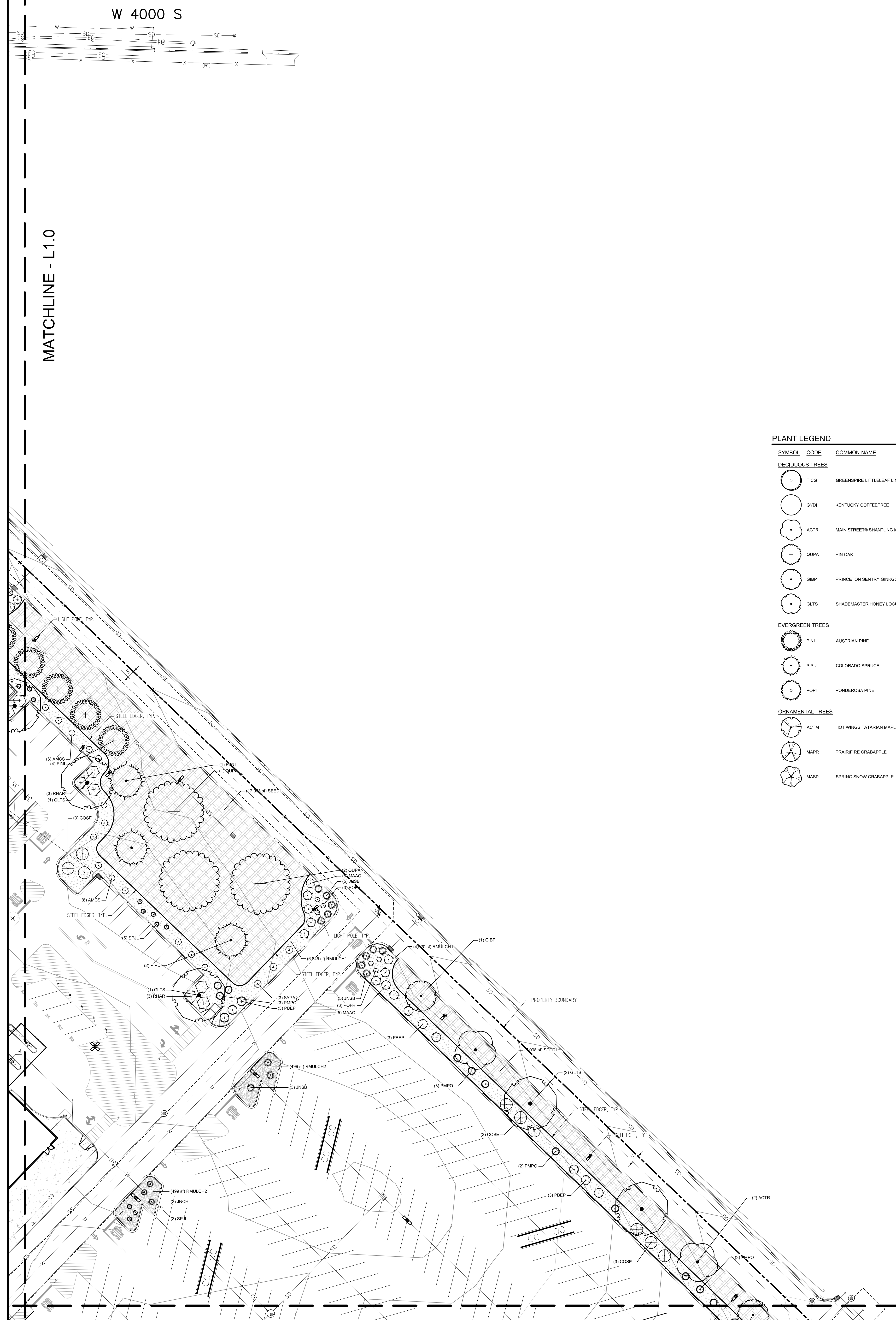
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DRAWN BY:	TJR
PROTO CYCLE:	171
DOCUMENT DATE:	JANUARY 2024

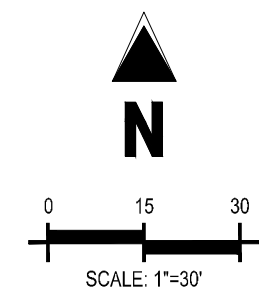
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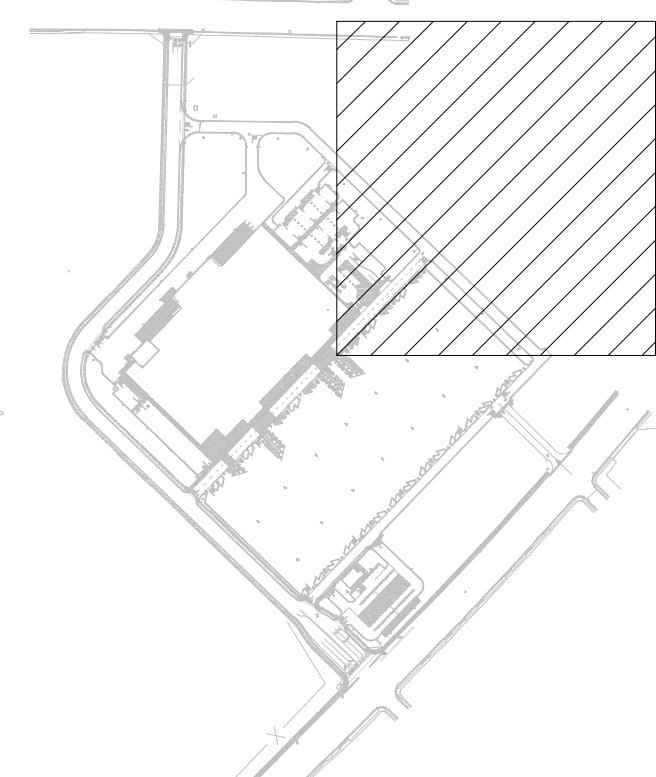
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L1.0




MATCHLINE - L1.3



KEYMAP - 1" = 500'



CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT. PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

*Know what's below.
Call before you dig.*
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY. PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

LANDSCAPE
PLAN - NE

SHEET:
L1.1

Walmart
WEST HAVEN, UT
4227 SOUTH MIDLAND DRIVE
STORE NUMBER: 4349-3

SUPERCENTER

ISSUE BLOCK

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PROTO CYCLE:	171
DOCUMENT DATE: JANUARY 2024	

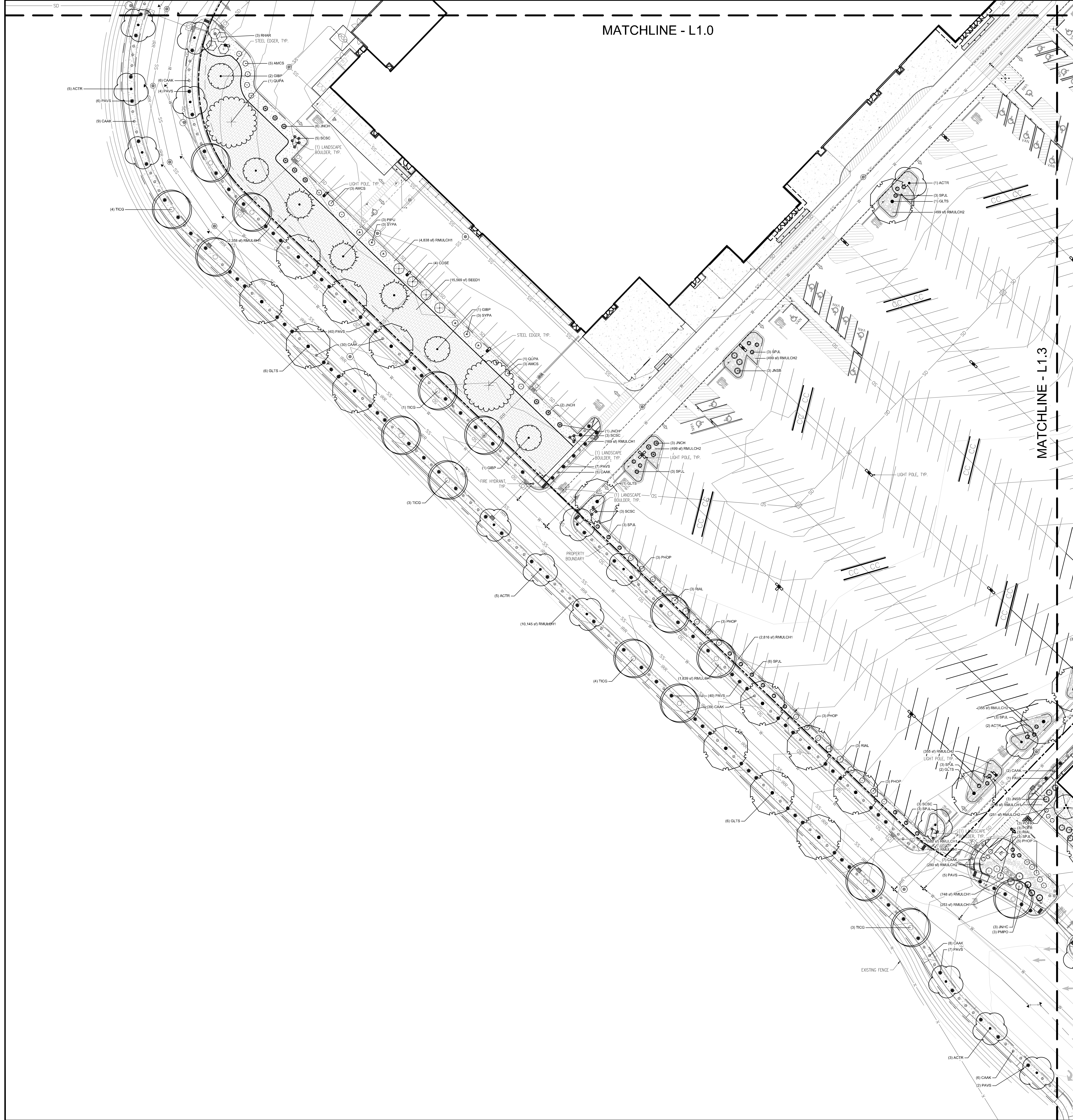
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LANDSCAPE
PLAN - NE

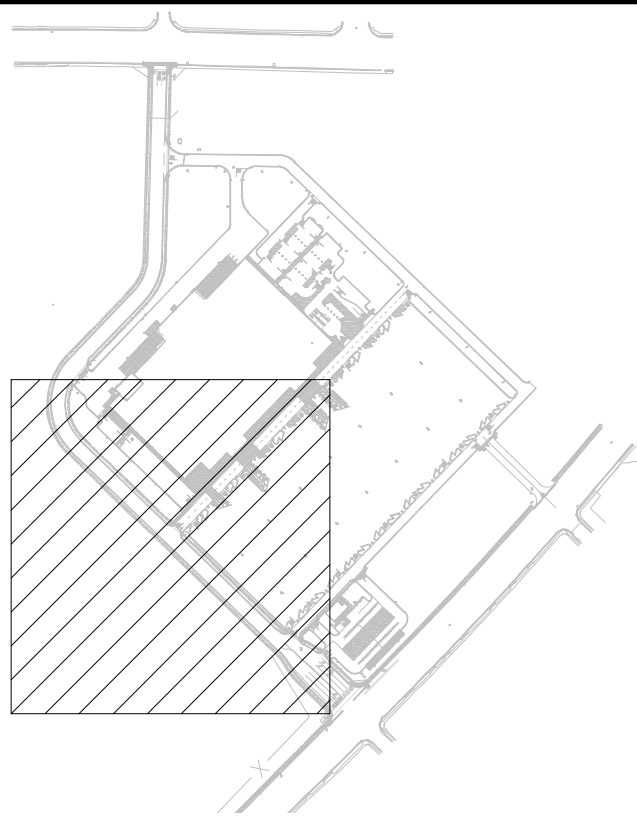
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STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT: WEST HAVEN, CT. IT IS NOT TO BE USED CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON 02/06/2024, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF ANOTHER LICENSED ARCHITECT AND ENGINEER. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com



KEYMAP - 1" = 500'



PLANT LEGEND

SYMBOL	CODE	COMMON NAME
DECIDUOUS TREES		
	T1CG	GREENSPIRE LITTLELEAF LINDEN
	GYDI	KENTUCKY COFFEETREE
	ACTR	MAIN STREET'S SHANTUNG MAPLE
	QUPA	PIN OAK
	GIBP	PRINCETON SENTRY GINKGO
	GLTS	SHADEMASTER HONEY LOCUST
EVERGREEN TREES		
	PINI	AUSTRIAN PINE
	PIPU	COLORADO SPRUCE
	POPF	PONDEROSA PINE
ORNAMENTAL TREES		
	ACTM	HOT WINGS TATARIAN MAPLE
	MAPR	PRAIRIE FIRE CRABAPPLE
	MASP	SPRING SNOW CRABAPPLE
DECIDUOUS SHRUBS		
	RIAL	ALPINE CURSANT
	COSE	BATLEY'S RED TWIG DOGWOOD
	VBUI	BURKWOOD VIBURNUM
	LIMI	GOLDEN PRIVET
	RHAR	GRD-LOW FRAGRANT SUMAC
	AMCS	LEADPLANT
	PHCP	LITTLE DEVIL DWARF NINEBARK
	SPJL	LITTLE PRINCESS JAPANESE SPIREA
	SYPA	MISS KIM KOREAN LILAC
	PBEP	PAWNEE BUTTES SAND CHERRY
	POPR	PINK BEAUTY BUSH CINQUEFOIL
	PRCI	PURPLE LEAF SAND CHERRY
EVERGREEN SHRUBS		
	JNCH	ARMSTRONG JUNIPER
	JNHC	BLUE CHIP JUNIPER
	JNSB	BROADMOOR JUNIPER
	PMPO	DWARF MUGO PINE
	MAAQ	OREGON GRAPE
ORNAMENTAL GRASSES		
	CAAK	KARL FOERSTER FEATHER REED GRASS
	SCSC	LITTLE BLUESTEM
	PAVS	SHENANDOAH SWITCH GRASS
MULCH		
	RMULCH1	2-4" GRAY ROCK COBBLE MULCH
	RMULCH2	4-6" GRAY ROCK COBBLE MULCH
SOIL/SEED		
	SEED1	LOW GROW NATIVE SEED
BOULDER		
	BOULDER	2-3' GRAY GRANITE BOULDER

CAUTION - NOTICE TO CONTRACTOR

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STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON THE PROJECT SHOWN HEREIN. IT IS NOT TO BE REUSED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF GALLOWAY & ASSOCIATES, INC. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF GALLOWAY & ASSOCIATES, INC. SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO GALLOWAY & ASSOCIATES, INC.

PHOTO: 171

SUPERCENTER

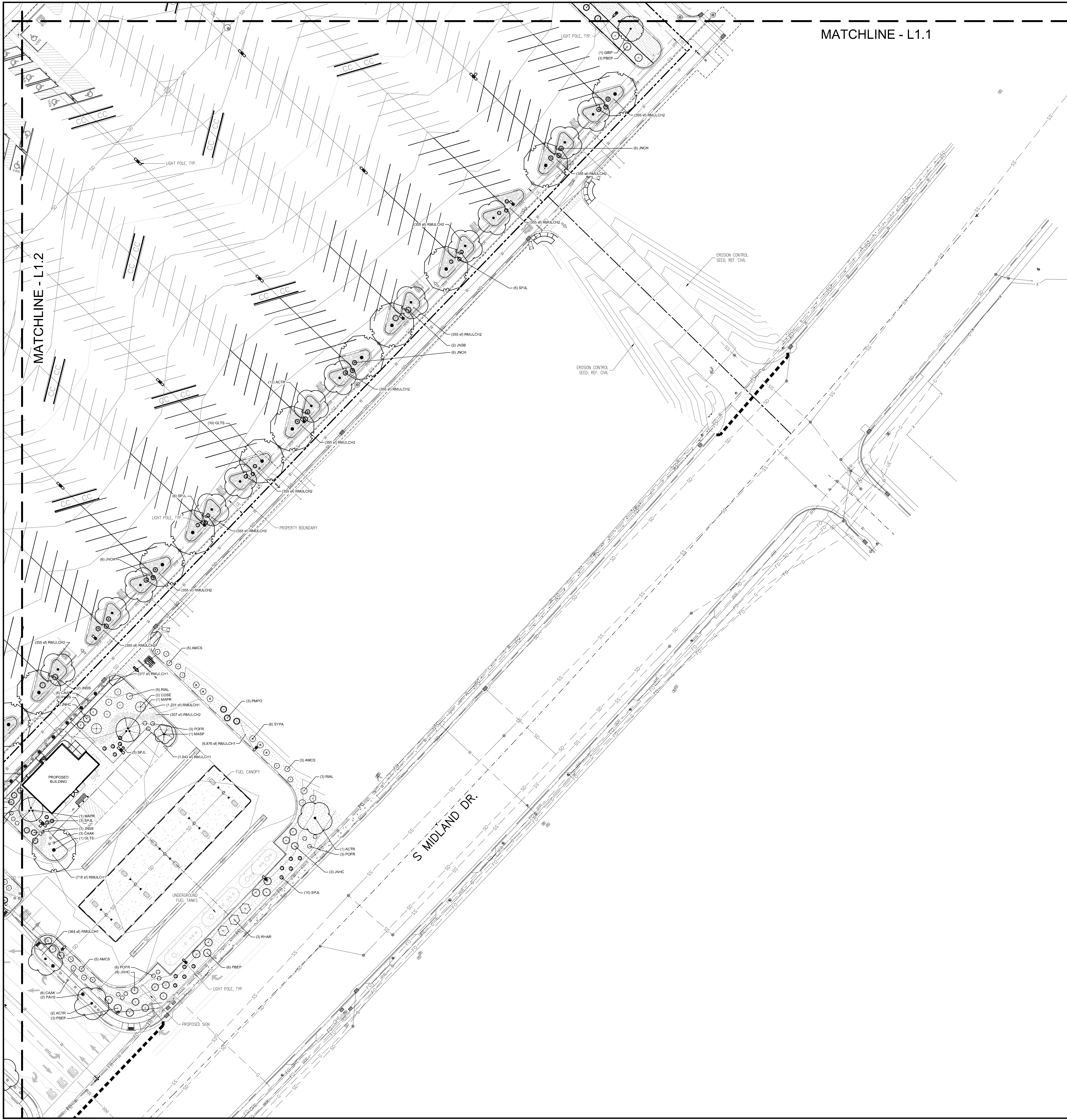
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PROTO CYCLE: 171
DOCUMENT DATE: JANUARY 2024

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LANDSCAPE PLAN - SW

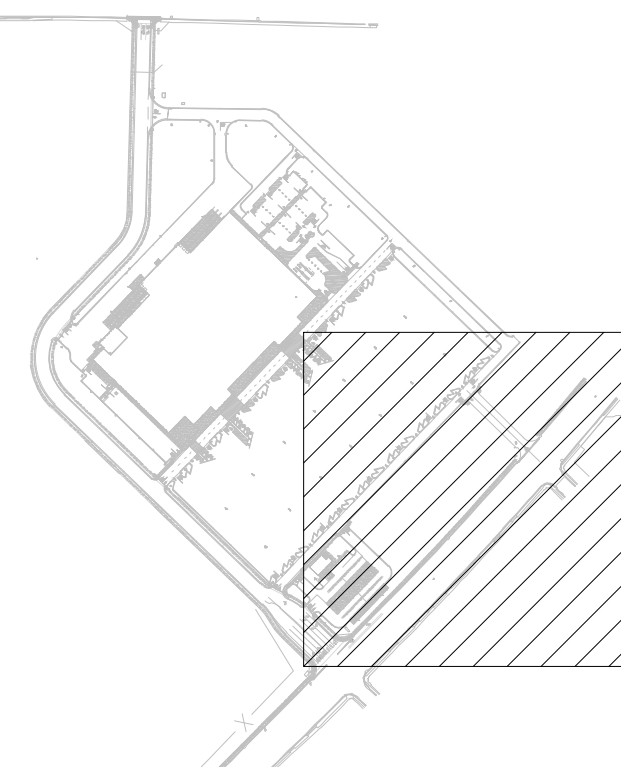
SHEET: L1.2



MATCHLINE - L1.1

MATCHLINE - L1.2

KEYMAP - 1" = 500'



PLANT LEGEND

SYMBOL	CODE	COMMON NAME
DECIDUOUS TREES		
	TI0G	GREENSPIRE LITTLELEAF LINDEN
	GY01	KENTUCKY COFFEETREE
	ACTR	MAIN STREET'S SHANTUNG MAPLE
	QUPA	PIN OAK
	GIBP	PRINCETON SENTRY GINKGO
	GLTS	SHADEMASTER HONEY LOCUST
EVERGREEN TREES		
	PINI	AUSTRIAN PINE
	PIPU	COLORADO SPRUCE
	POP1	PONDEROSA PINE
ORNAMENTAL TREES		
	ACTM	HOT WINGS TATARIAN MAPLE
	MAPR	PRAIRIFIRE CRABAPPLE
	MASP	SPRING SNOW CRABAPPLE
DECIDUOUS SHRUBS		
	RIAL	ALPINE CURSANT
	COSE	BATLEY'S RED TWIG DOGWOOD
	VIBU	BURKWOOD VIBURNUM
	LMI	GOLDEN PRIVET
	RHAR	GRO-LOW FRAGRANT SUMAC
	AMCS	LEADPLANT
	PHCP	LITTLE DEVIL DWARF NINEBARK
	SPJL	LITTLE PRINCESS JAPANESE SPIREA
	SYPA	MISS KIM KOREAN LILAC
	PBEP	PAWNEE BUTTES SAND CHERRY
	POPR	PINK BEAUTY BUSH CINQUEFOIL
	PRCI	PURPLE LEAF SAND CHERRY
EVERGREEN SHRUBS		
	JNCH	ARMSTRONG JUNIPER
	JNHC	BLUE CHIP JUNIPER
	JNSB	BROADMOOR JUNIPER
	PMPO	DWARF MUGO PINE
	MAAQ	OREGON GRAPE
ORNAMENTAL GRASSES		
	CAAK	KARL FOSTER'S FEATHER REED GRASS
	SCBC	LITTLE BLUESTEM
	PAVS	SHENANDOAH SWITCH GRASS
MULCH		
	RMULCH1	2-4" GRAY ROCK COBBLE MULCH
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811
Know what's below.
Call before you dig.

PLANTING NOTES

GENERAL

- ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
- LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
- CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- ALL CONSTRUCTION DEBRIS AND SURFACE MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
- FOR ALL INFORMATION ON MATERIAL, MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOGRAPHIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
- WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
- ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
- LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION

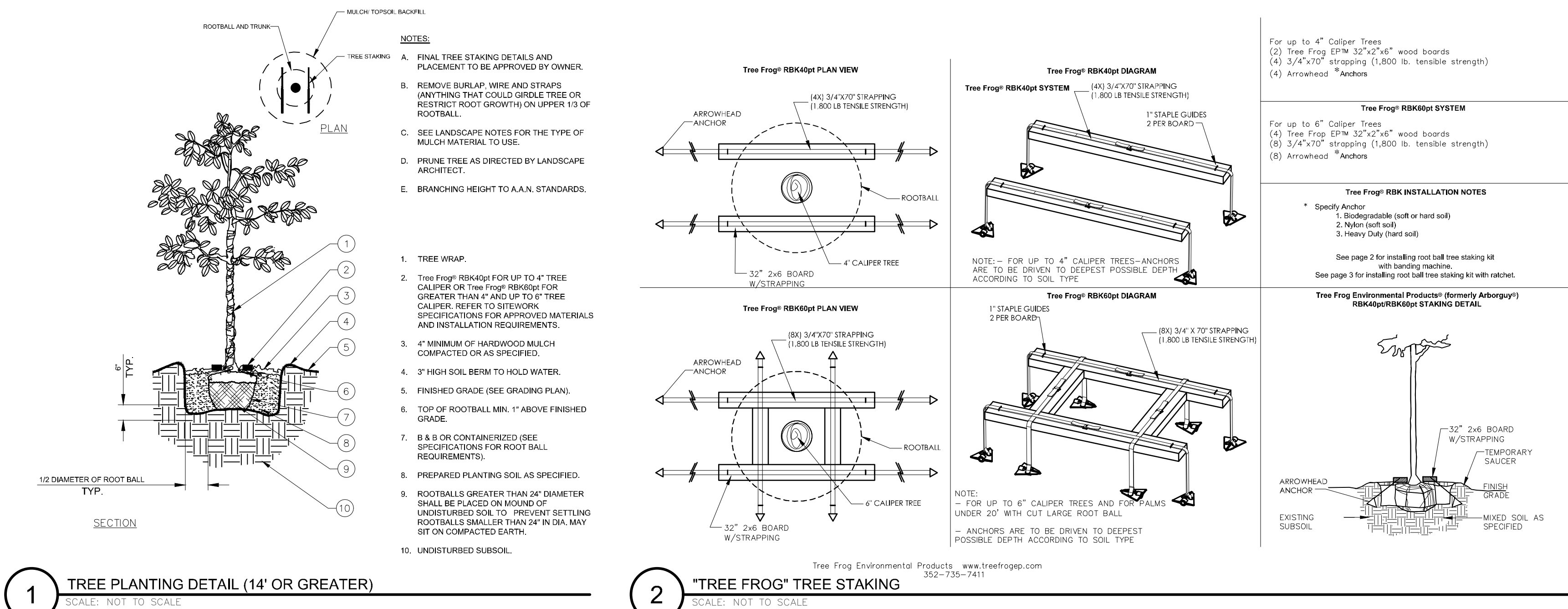
- CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ABSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
- AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 15-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

PLANTING

- ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UN-SHEARED AND FULL TO THE GROUND, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
- ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNSUITABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.

LANDSCAPE REQUIREMENTS

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
157.988 (A)	OPEN SPACE	1 TREE / 400 SF; 1 SHRUB / 200 SF	162,139 SF / 400; 162,139 SF / 200	405 TREES; 846 SHRUBS	177 TREES; 443 SHRUBS
157.988 (A)	OPEN SPACE	MINIMUM 50% LIVING GROUND COVER	162,139 SF x 0.5	81,070 SF	86,711 SF (53%)



IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
- ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

LANDSCAPE GUARANTEE AND MAINTENANCE

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDS AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
- DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

UTILITY NOTES

- THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
- THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
- THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HEREIN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTOR'S ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

SEED NOTES

- ALL SEED MIXES AVAILABLE THROUGH:
ARKANSAS VALLEY SEED
4300 Monaco Street
Darien, CO 80106
Phone: (303)320-7500
- SEED MIXES ARE AVAILABLE AS FOLLOWS:
LOW GROW MIX - A COMBINATION OF PERENNIAL, COOL SEASON, DROUGHT TOLERANT GRASS SEED. DO NOT COMBINE WITH WILDFLOWER MIX.
- ALL SEED APPLICATIONS SHALL BE DRILL SEEDS, WITH HYDROSLURRY APPLIED OVER THE SEED BED AFTER SEEDING. THE SLURRY MIX SHALL CONTAIN THE FOLLOWING:

WOOD FIBER MULCH	46
15-15-15 ORGANIC FERTILIZER	9
ORGANIC BINDER	4

SEED ESTABLISHMENT NOTES

- THE LANDSCAPE CONTRACTOR SHALL SEED ALL NATIVE SEED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS. SOIL PREPARATION MEASURES IN AREAS TO BE SEEDS SHALL BE COMPLETED PRIOR TO SEEDING.
- FOR PROPER ESTABLISHMENT, SEED SHALL BE INSTALLED WHEN AT LEAST THREE MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN THREE MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER. THE IRRIGATION SYSTEM FOR SEEDS AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ADDITIONAL CORRECTIVE MEASURES, AT HIS OWN COST, TO SATISFY ESTABLISHMENT REQUIREMENTS AND ENSURE TIMELY CLOSOUT. THESE MEASURES MAY INCLUDE, AT THE OWNER'S OPTION, RESEEDING OF SPARSLEY GERMINATED AREAS AND/OR INSTALLATION OF SOD IN ALL SEEDS AREAS.

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON THE PROJECT OF WEST MIDLAND DRIVE, 4227 SOUTH MIDLAND DRIVE, WEST HAVEN, UT 84414. IT IS NOT TO BE REUSED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF GALLOWAY US. ANY REUSE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF GALLOWAY US SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO GALLOWAY US.

Walmart
WEST HAVEN, UT
4227 SOUTH MIDLAND DRIVE
STORE NUMBER: 4349-3
JOB NUMBER: WMT00404349-20
SUPERCENTER
ISSUE BLOCK
CHECKED BY: TDN
DRAWN BY: TJR
PROTO CYCLE: 171
DOCUMENT DATE: JANUARY 2024
NOT FOR CONSTRUCTION
SHEET: L2.0

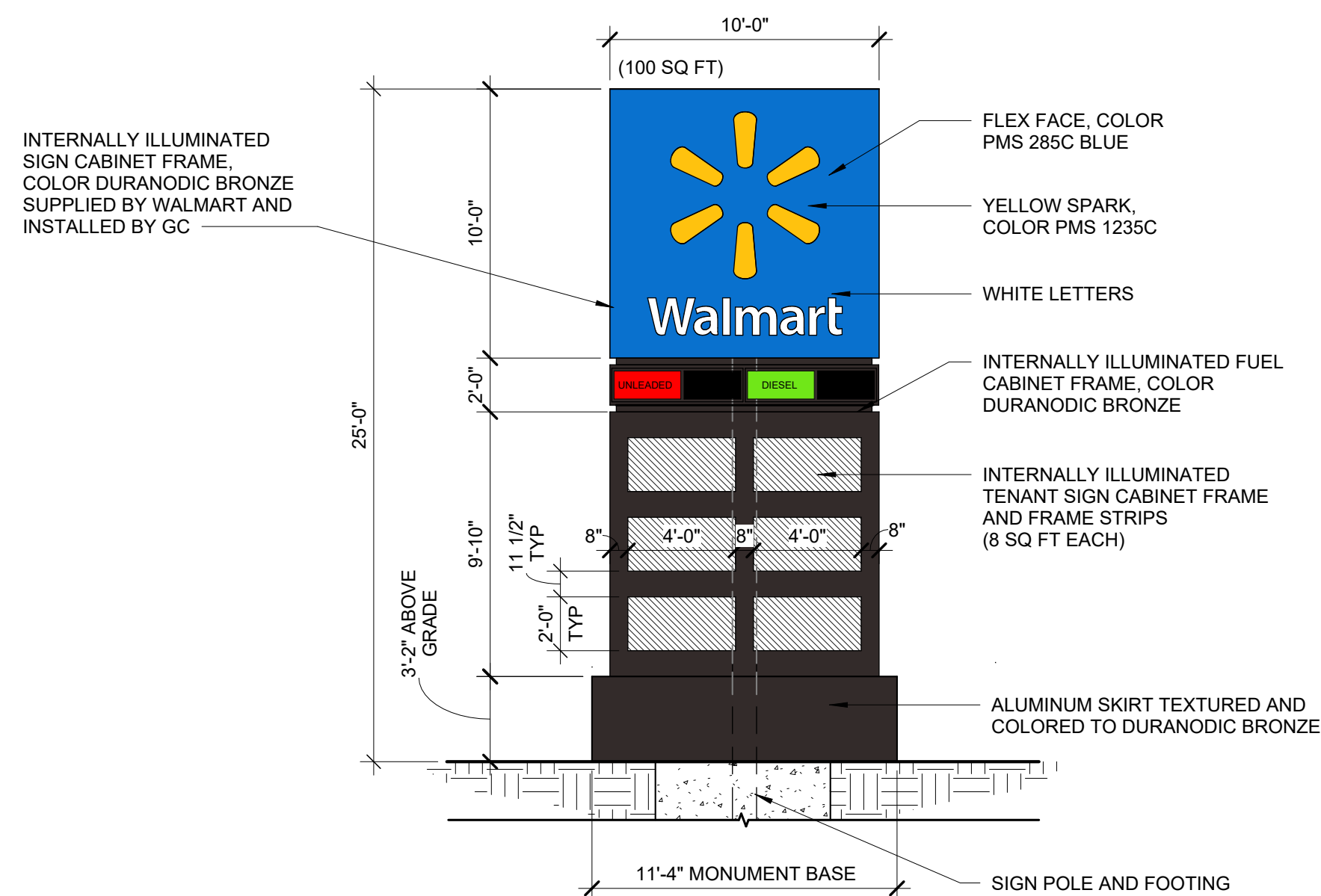
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PROTO CYCLE:	171
DOCUMENT DATE:	02/20/2024

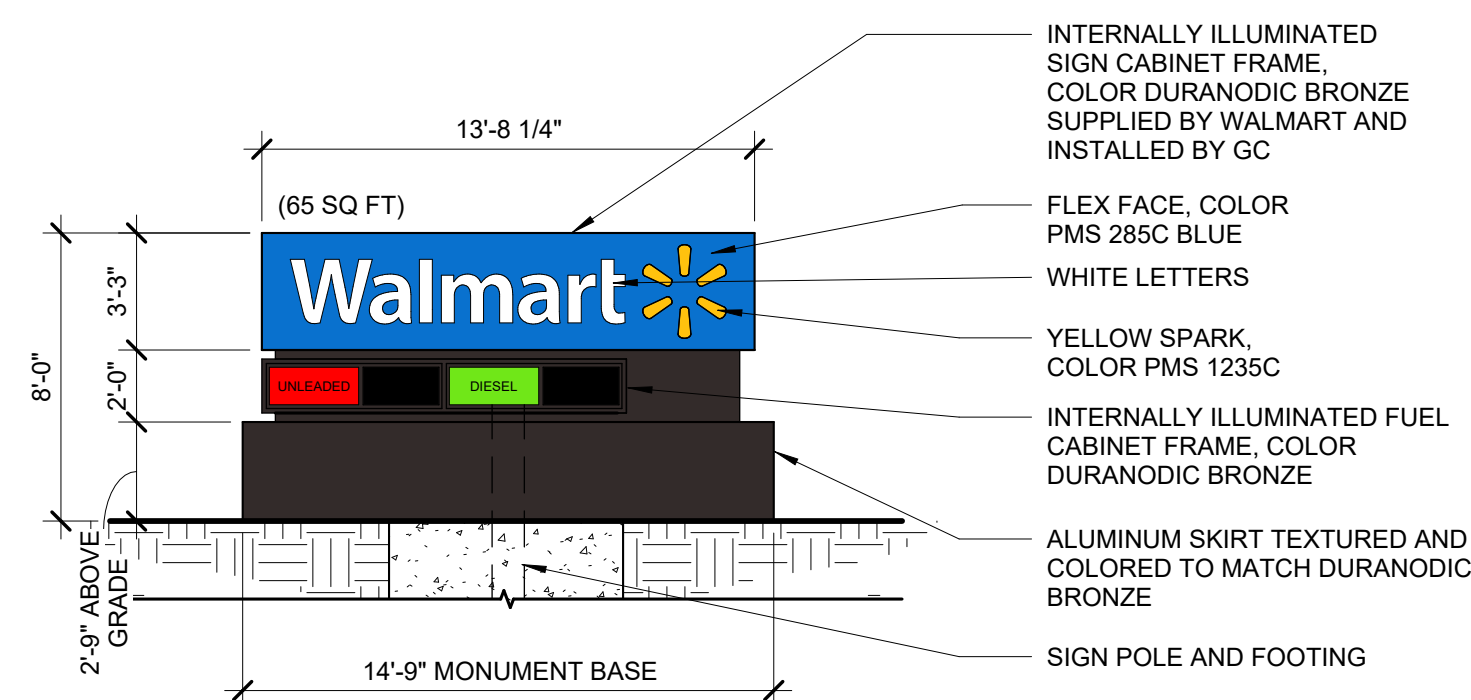
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SITE
SIGNAGE

SHEET:
BD1



2 MULTI-TENANT FREE-STANDING SIGN



1 MONUMENT SIGN WITH FUEL

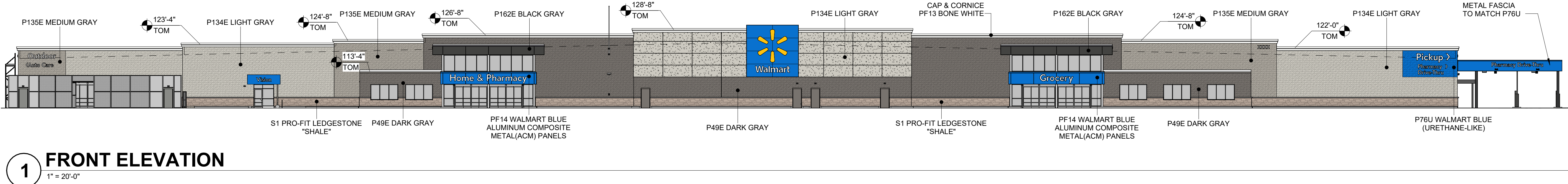
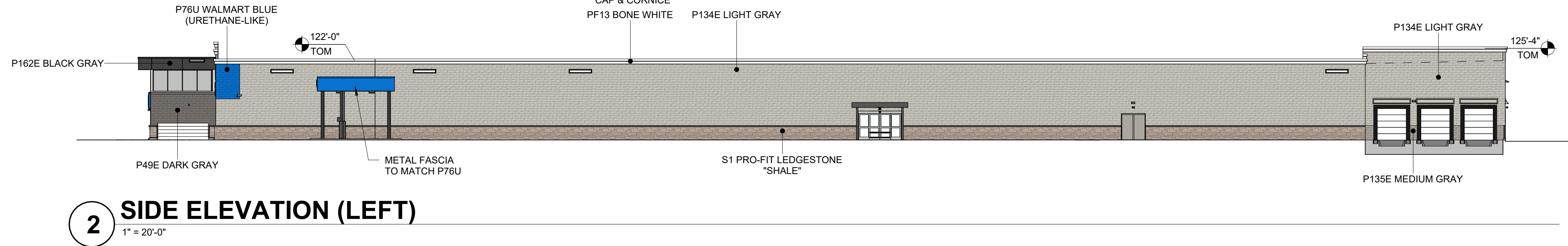
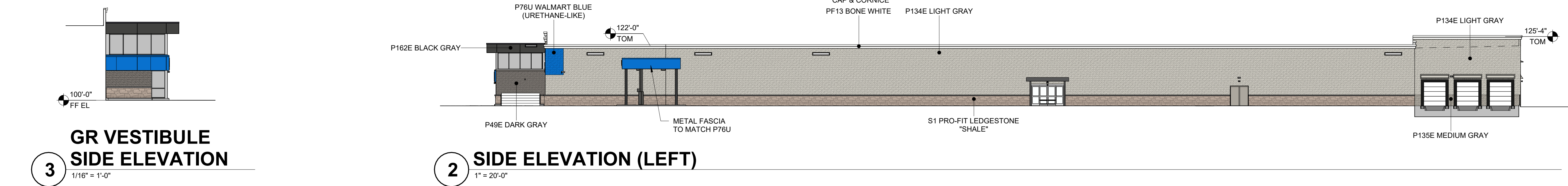
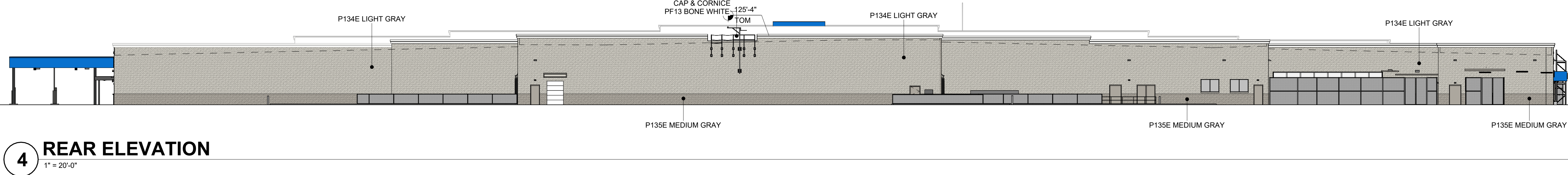
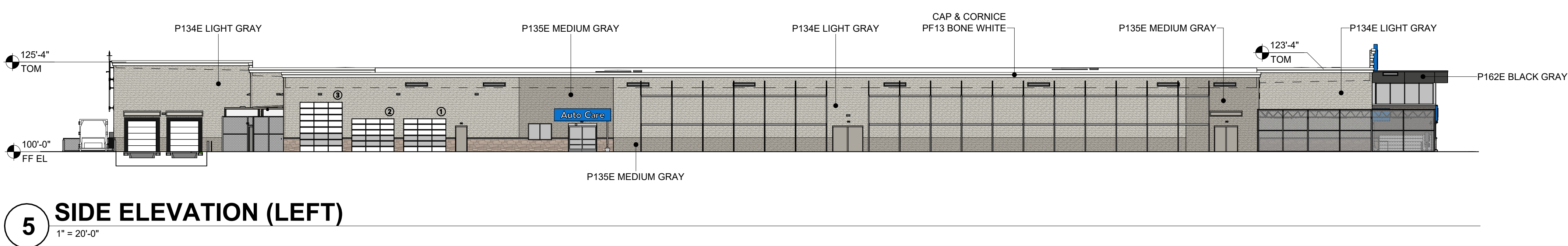
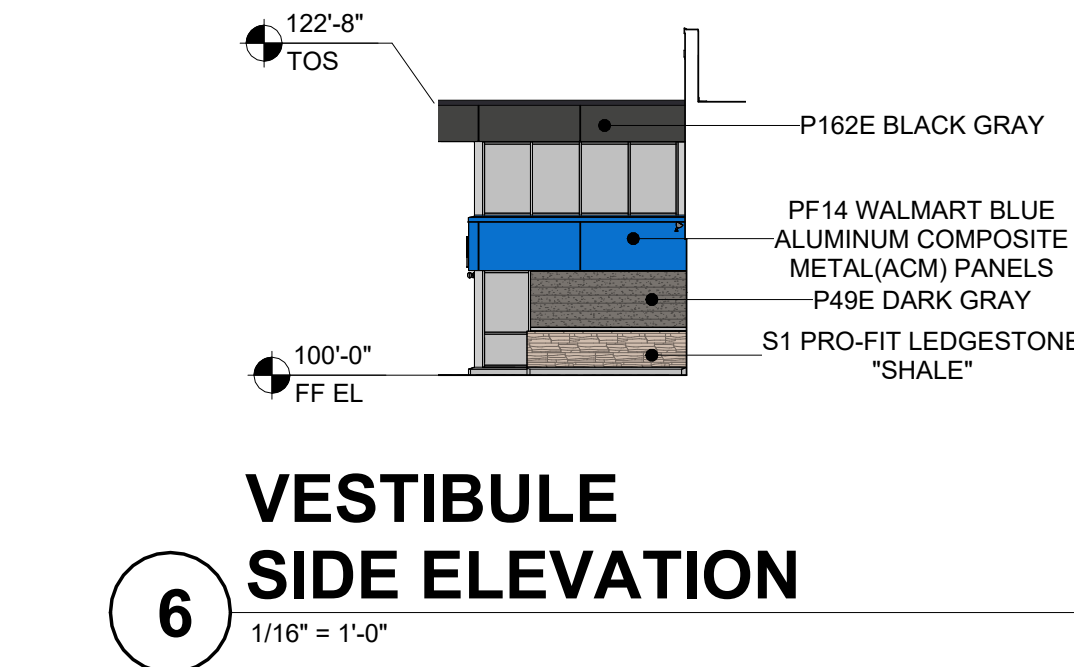


1) **FLO**
1" = 20'-0"

SHEET:
BD2

COLOR LEGEND	
P49E	DARK GRAY
P76U	WALMART BLUE (URETHANE-LIKE)
P134E	LIGHT GRAY
P135E	MEDIUM GRAY
P162E	BLACK GRAY
PF13	BONE WHITE
PF14	WALMART BLUE ALUMINUM COMPOSITE METAL(ACM) PANELS
S1	PRO-FIT LEDGESTONE "SHALE"

FRONT ELEVATION MATERIALS				
MATERIAL TYPE	BUILDING MATERIAL	MATERIAL AREA	TOTAL FRONT ELEVATION AREA	PERCENTAGE OF FRONT ELEVATION
PRIMARY	SPLIT FACE CMU	7208 SF	13,508 SF	53.36%
	PRO-FIT LEDGESTONE "SHALE" APPLIED STONE	1649 SF	13,508 SF	12.21%
	GLASS CURTAIN WALL	1354 SF	13,508 SF	10.02%
	ARCHITECTURAL METAL PANEL SYSTEM (ACM)	999 SF	13,508 SF	7.40%
TOTAL PRIMARY		11,210 SF	13,508 SF	82.99%
SECONDARY	EIFS	2431 SF	13,508 SF	18.00%
TOTAL SECONDARY		2431 SF	13,508 SF	18.00%
ARCHITECTURAL FEATURES	CORNICE	722 SF	13,508 SF	5.34%
	CANOPY	42 SF	13,508 SF	0.31%
TOTAL ARCHITECTURAL		764 SF	13,508 SF	5.65%



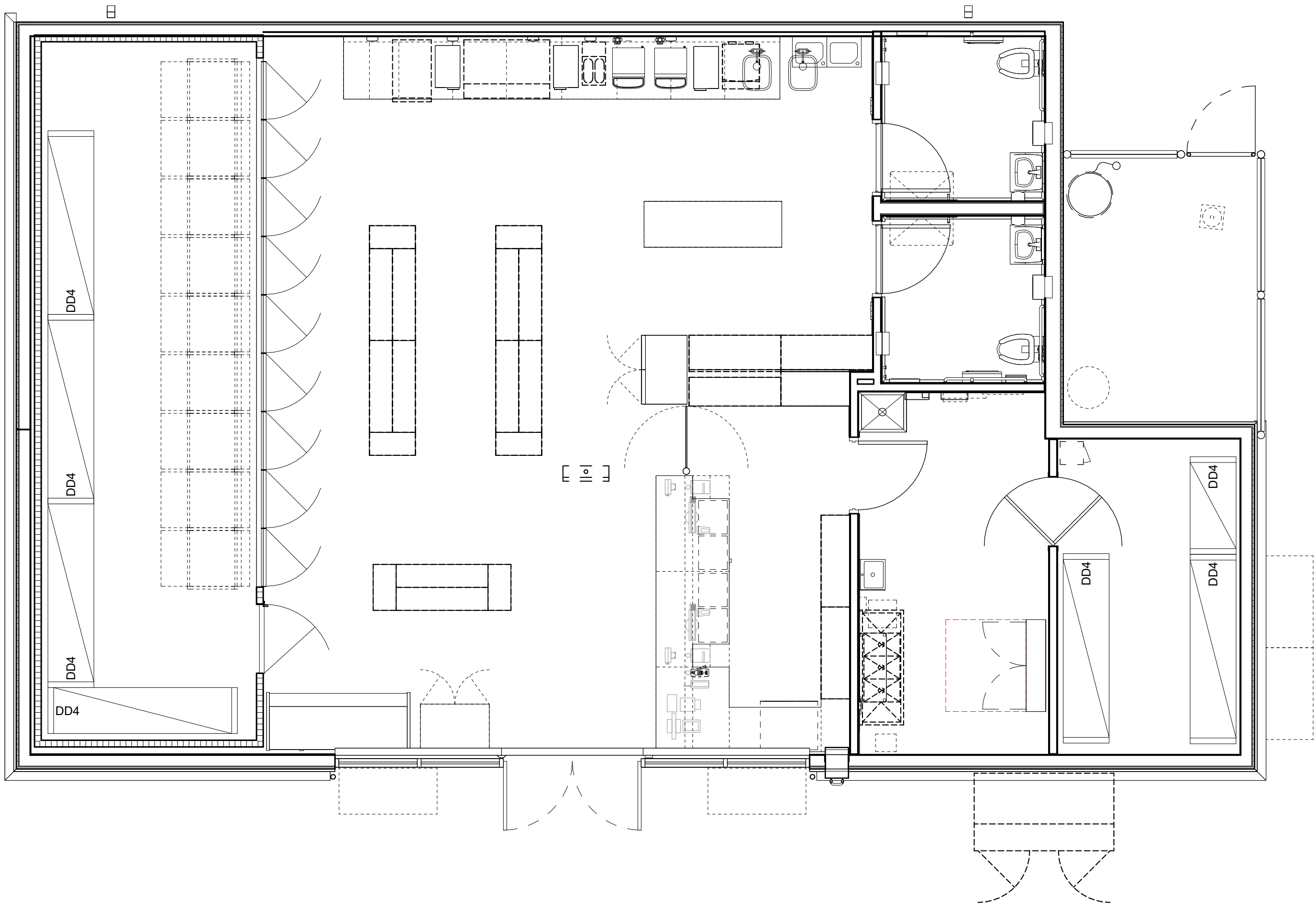
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CONSTRUCTION

ELEVATIONS



1 FLOOR PLAN
1/4" = 1'-0"

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Walmart
WEST HAVEN, UT
4227 SOUTH MIDLAND DRIVE
STORE NUMBER: 4349-3
JOB NUMBER: WM0001349-20
PHOTO: 171

SUPERCENTER REMODEL

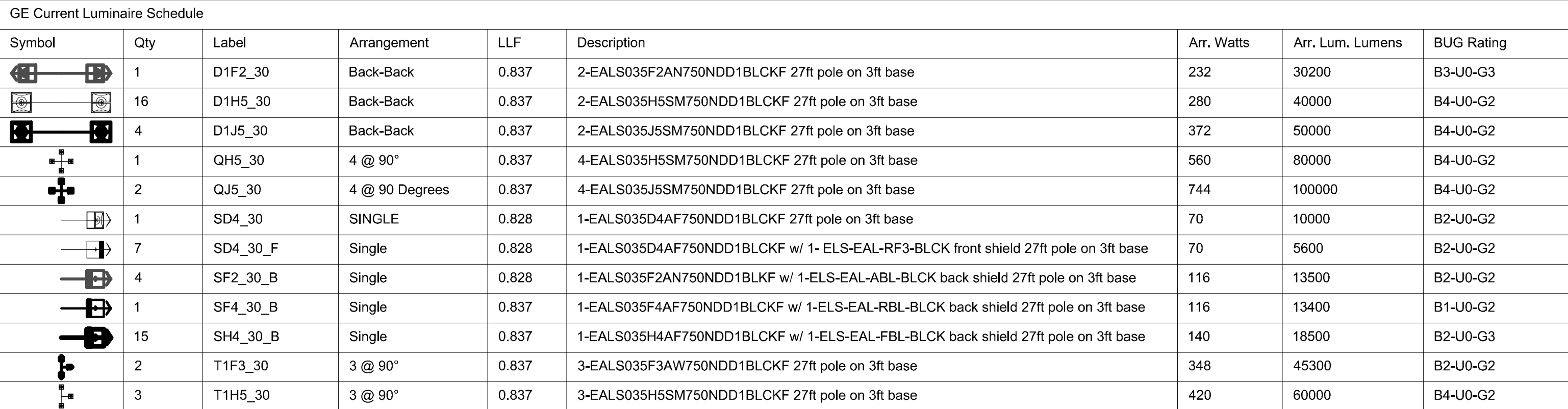
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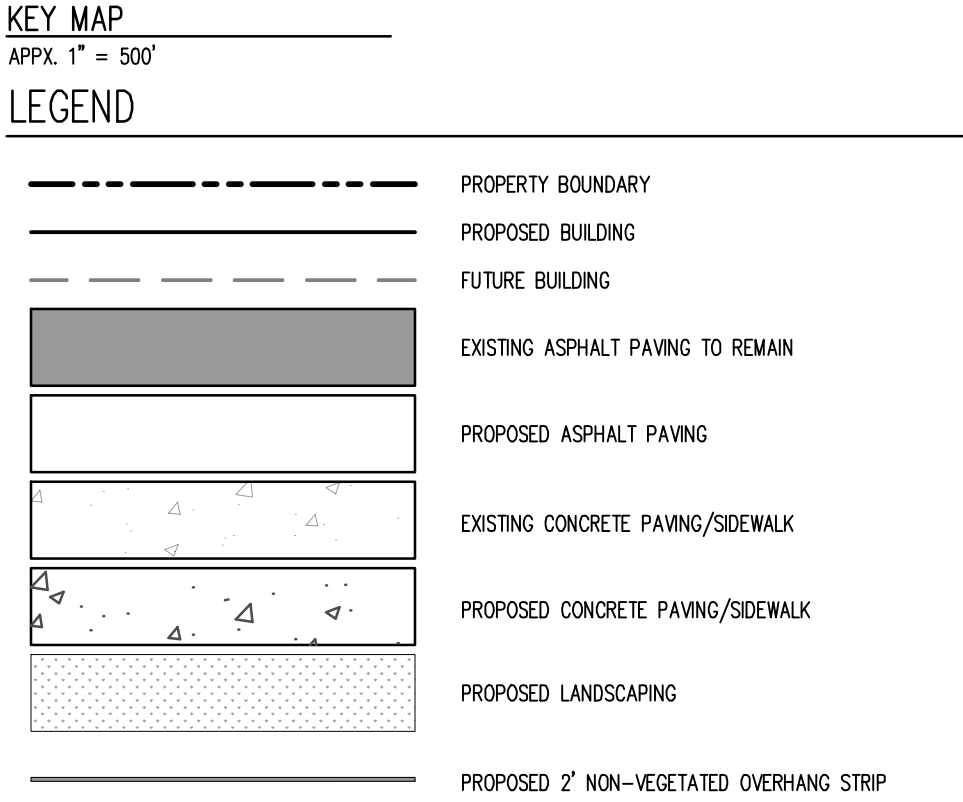
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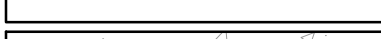

FUEL FLOOR
PLAN

SHEET:
BD4



REFERENCE SUBDIVISION PLAT FOR EXACT LOCATIONS OF ALL ON-SITE EASEMENTS, AND BEARINGS/DIMENSIONS FOR THE INTERNAL PROPERTY LINES.



	PROPERTY BOUNDARY
	PROPOSED BUILDING
	FUTURE BUILDING
	EXISTING ASPHALT PAVING TO REMAIN
	PROPOSED ASPHALT PAVING
	EXISTING CONCRETE PAVING/SIDEWALK
	PROPOSED CONCRETE PAVING/SIDEWALK
	PROPOSED LANDSCAPING
	PROPOSED 2' NON-VEGETATED OVERHANG STRIP

1. TYPICAL 90° PAVING SHALL BE 9'-0" x 6" - 10'-0" DEEPER. TYPICAL 60° PAVING SHALL BE 9'-0" x 6" - 10'-0" DEEPER THAN 180° S.

2. REFER TO COVER SHEET FOR ADDITIONAL PROJECT NOTES.

3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL STRUCTURES. ALL STRUCTURES SHALL BE CONSTRUCTED TO THE FOLLOWING DIMENSIONS:

5. ALL DESTRIED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, AND BUILDING DIRT.

6. A HEALTHY STAND OF GRASS IS ESTABLISHED.

7. ALL DRIVE SIDE CURBED RADI ARE TO BE 5' AND PAVING RADIUS ARE TO BE 3' UNLESS OTHERWISE NOTED.

8. ALL DIMENSIONS AND RADIUS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

9. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE DEMOLISHED AND REMOVED, UNLESS OTHERWISE NOTED.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, AND ALL NECESSARY PERMITS. ALL PROJECTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH ALL CITY AND STATE AGENCIES.

11. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND RAIN INFORMATION TAKEN FROM A SURVEY PERFORMED BY A LAND SURVEYOR.

12. ALL SITE WORK SHALL BE CONSTRUCTED TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS.

13. SITE SCHEDULE TO BE CONSTRUCTED BY SCHEDULE CONTRACT.

14. REFER TO ARCH PLANS FOR SITE LIGHTING ELECTRICAL SCHEDULE.

15. CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER SITE DETAILS (TYPICAL) FOR ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE.

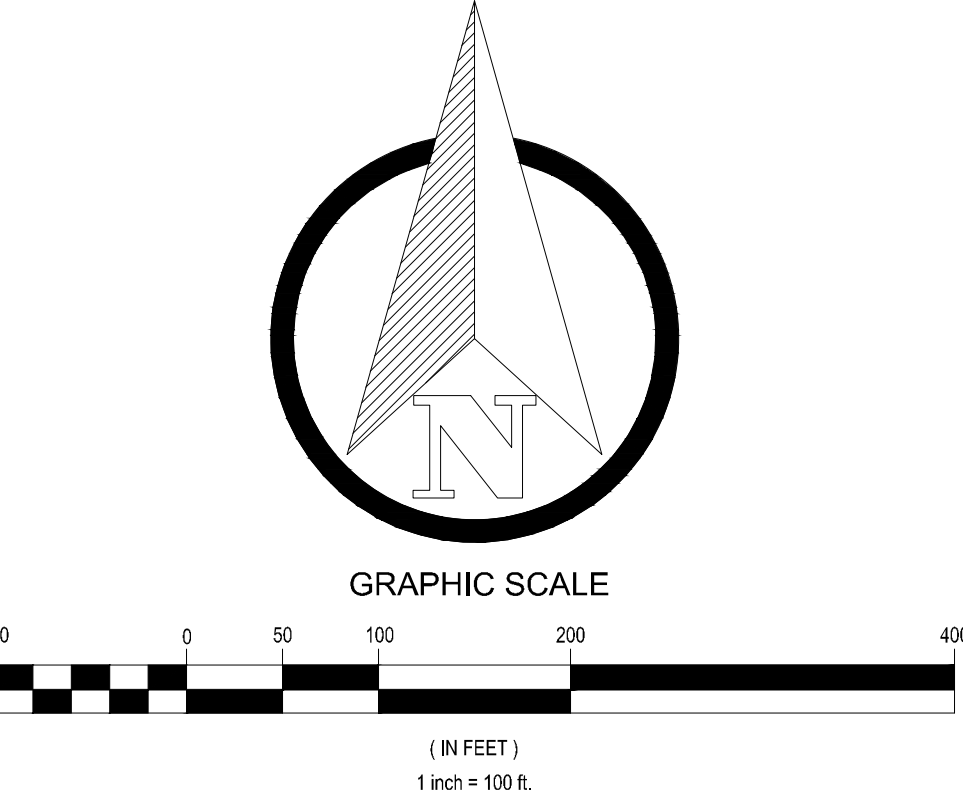
16. EQUIPMENT SHALL BE STORED IN SPECIFIED AREAS. ALL STRUCTURES PER SITE DETAILS (BUILDINGS, TRAILERS, WALLS/DOCK WALLS, DROP LITER, MANHOLES, LIGHT POLES, BOLLARDS, AND BOLLARDS).

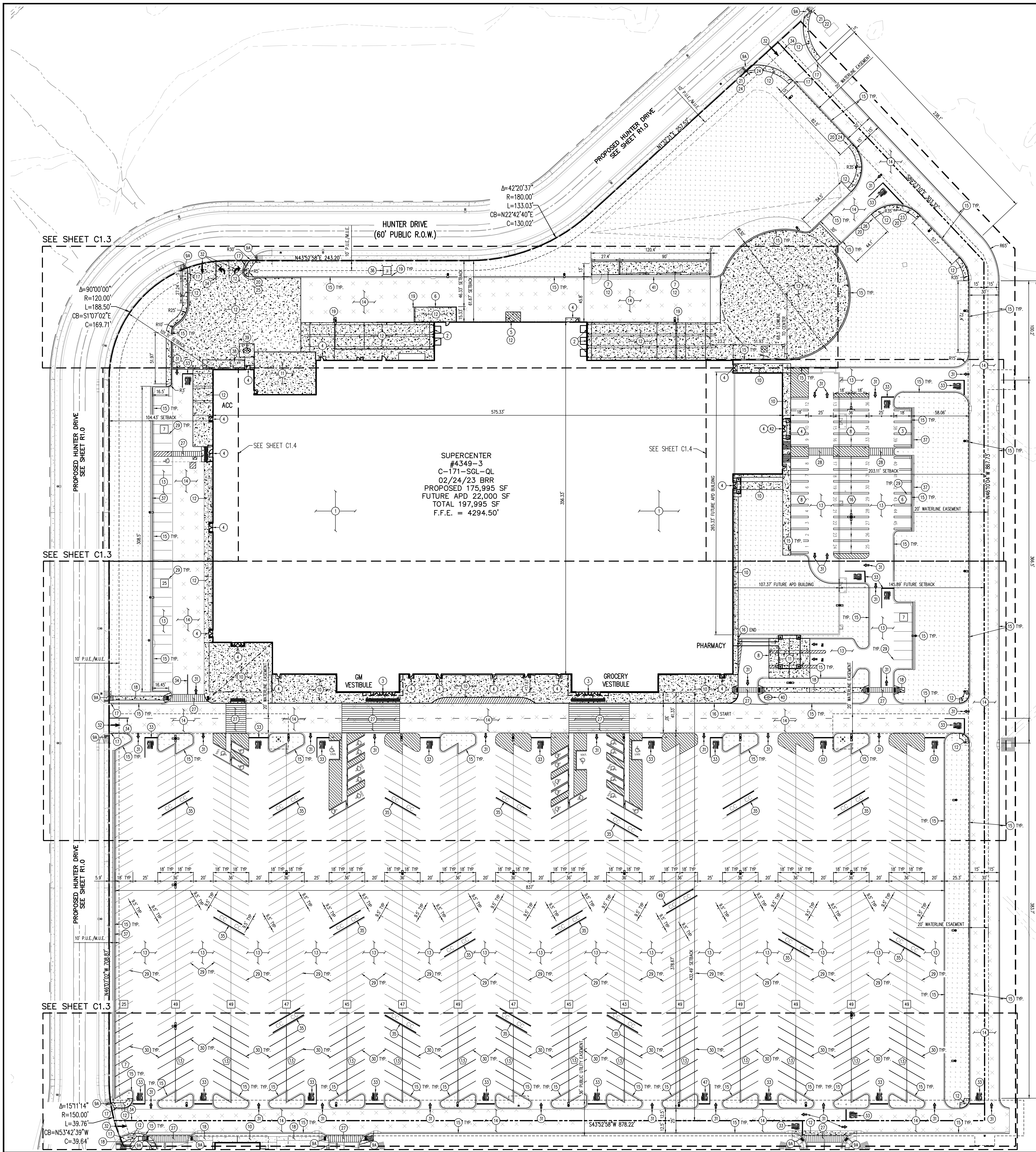
ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY AGENCY AND FIELD SURVEY LOCATION. THE LOCATION OF FIELD SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

811

Know what's below.
Call before you dig.

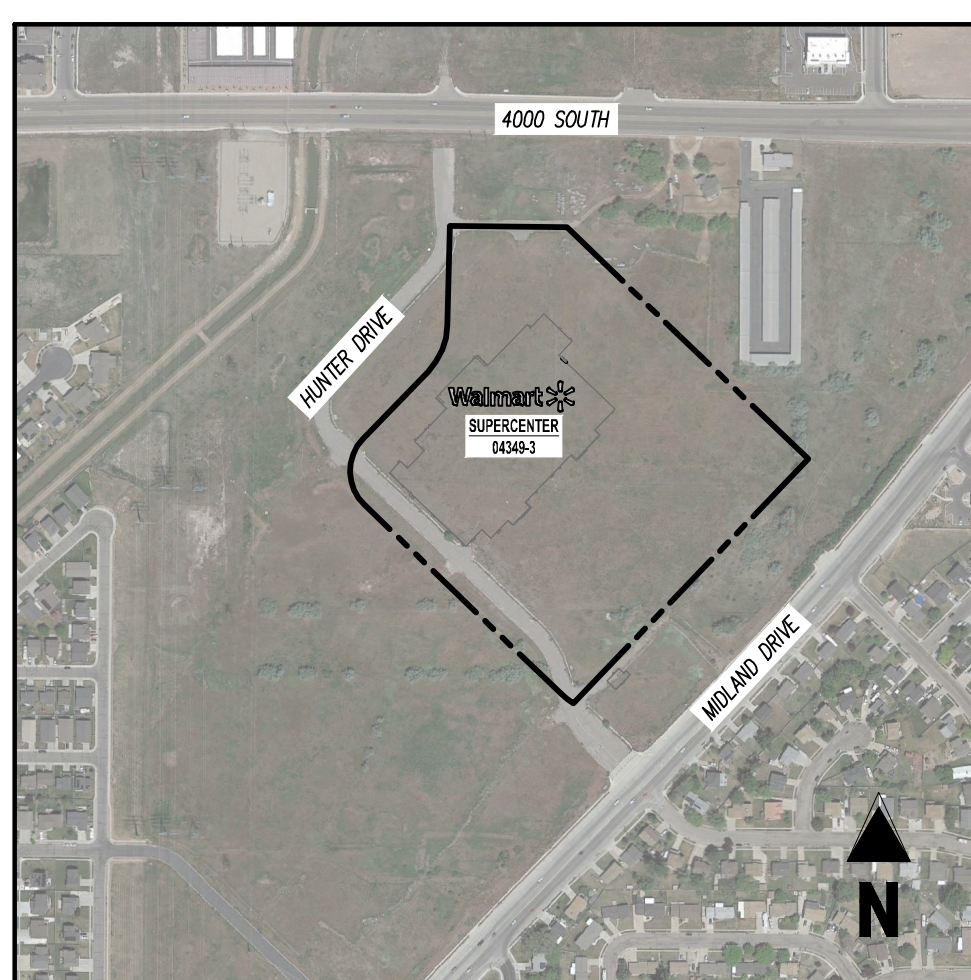
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.





SITE SCHEDULE

- PROPOSED BUILDING (REFERENCE ARCH. PLANS).
- PROPOSED TRUCK DOCK (REFERENCE ARCH. PLANS).
- PROPOSED STOREFRONT ENTRANCE (REFERENCE ARCH. PLANS).
- PROPOSED STOOP (REFERENCE ARCH. PLANS).
- PROPOSED JOB CRANE AREA. 10'X15' PAINTED AREA UNDER JOB CRANE. PAINT SOLID TRAFFIC YELLOW STRIPES AT 2'-0" O.C. AT 45 DEGREES. (REFERENCE ARCH. PLANS FOR EXACT LOCATION OF JOB CRANE).
- PROPOSED 8'X14' CMU TRASH ENCLOSURE (REFERENCE ARCH. PLANS).
- PROPOSED BALE AND PALLET RECYCLE/STORAGE AREA AND ORGANICS AREA WITH 10' SCREEN WALLS. (REFERENCE ARCH. PLANS).
- PROPOSED PHARMACY DRIVE THRU. (REFERENCE ARCH. PLANS).
- PROPOSED ADA CURB RAMP (REFERENCE SITE DETAILS SHEET C1.9).
- PROPOSED APWA ADA CURB RAMP (REFERENCE SITE DETAILS SHEET C1.11A).
- PROPOSED CONCRETE SIDEWALK PER ARCHITECTURAL SPEC. (REFERENCE ARCH. PLANS).
- PROPOSED STANDARD DUTY CONCRETE (REFERENCE SITE DETAILS SHEET C1.9).
- PROPOSED HEAVY DUTY CONCRETE (REFERENCE SITE DETAILS SHEET C1.9).
- PROPOSED STANDARD DUTY ASPHALT (REFERENCE SITE DETAILS SHEET C1.9).
- PROPOSED HEAVY DUTY ASPHALT (REFERENCE SITE DETAILS SHEET C1.9).
- PROPOSED TYPE A CONCRETE CURB AND GUTTER (REFERENCE SITE DETAILS SHEET C1.9).
- PROPOSED TYPE "C" CURB (REFERENCE SITE DETAILS SHEET C1.9).
- PROPOSED TRANSITION FROM TYPE A CURB AND GUTTER TO 30" STANDARD CURB AND GUTTER.
- PROPOSED CONCRETE SIDEWALK (REFERENCE SITE DETAILS SHEET C1.9).
- INSTALL BOLLARD (REFERENCE SITE DETAILS SHEET C1.6 & ARCH. PLANS FOR BOLLARDS WITH SLEEVES).
- INSTALL BREAKAWAY SIGN POST (REFERENCE SITE DETAILS SHEET C1.7).
- INSTALL DOUBLE BREAKAWAY POST SIGN MOUNT (REFERENCE SITE DETAILS SHEET C1.7).
- INSTALL 36"X30" STOP SIGN (REFERENCE SITE DETAILS SHEET C1.7).
- INSTALL 30"X30" STOP SIGN (REFERENCE SITE DETAILS SHEET C1.7).
- INSTALL TRUCK ENTRANCE SIGN (REFERENCE SITE DETAILS SHEET C1.7).
- INSTALL TRUCK EXIT SIGN WITH RIGHT ARROW (REFERENCE SITE DETAILS SHEET C1.7).
- INSTALL TRUCK EXIT SIGN WITH LEFT ARROW (REFERENCE SITE DETAILS SHEET C1.7).
- INSTALL CROSSWALK STRIPING W/ LONGITUDINAL STRIPES (REFERENCE SITE DETAILS SHEET C1.6).
- INSTALL PICKUP CROSSWALK STRIPING (REFERENCE SITE DETAILS SHEET C1.6).
- INSTALL 4" YELLOW PARKING STRIPING (REFERENCE SITE DETAILS SHEET C1.6).
- INSTALL 4" WHITE PARKING STRIPING (REFERENCE SITE DETAILS SHEET C1.6).
- INSTALL OPEN ARROW PAVEMENT MARKINGS (REFERENCE SITE DETAILS SHEET C1.6).
- INSTALL SOLID ARROW PAVEMENT MARKINGS (REFERENCE SITE DETAILS SHEET C1.6).
- INSTALL "STOP TEXT" AND PAVEMENT MARKINGS (REFERENCE SITE DETAILS SHEET C1.6).
- INSTALL 4" - 20' LONG DOUBLE YELLOW STRIPING.
- INSTALL CART CORRAL PER MANUFACTURERS INSTRUCTIONS (REFERENCE SITE DETAILS SHEET C1.10).
- PROPOSED TRANSFORMER LOCATION (TO BE COORDINATED WITH MEP DRAWINGS AND UTILITY SERVICE PROVIDER).
- PROPOSED 2' NON-VEGETATED OVERHANG STRIP (REFERENCE LANDSCAPING DRAWINGS).
- PROPOSED RETURN OIL STORAGE LOCATION (REFERENCE ARCH AND MEP PLANS).
- PROPOSED OIL INTERCEPTOR LOCATION (REFERENCE ARCH AND MEP PLANS).
- PROPOSED GREASE INTERCEPTOR LOCATION (REFERENCE ARCH AND MEP PLANS).
- PROPOSED 4' WATERWAY (REFERENCE GRADING DETAILS SHEET C2.5).
- PROPOSED APD DOOR AND CANOPY (REFERENCE ARCH. DETAILS).



KEY MAP

APPL. 1" = 500'

LEGEND

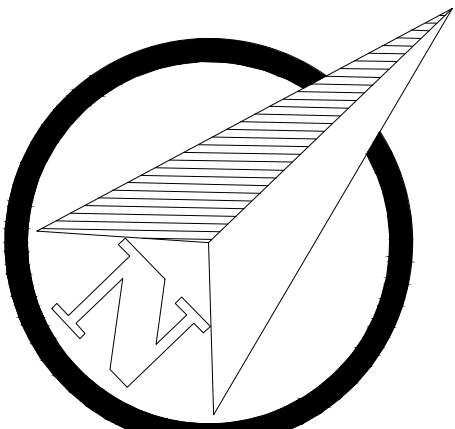
- PROPERTY BOUNDARY
- PROPOSED BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING ASPHALT PAVING TO REMAIN
- PROPOSED ASPHALT PAVING
- PROPOSED HEAVY DUTY ASPHALT PAVING
- PROPOSED CONCRETE PAVING/SIDEWALK
- PROPOSED LANDSCAPING
- PROPOSED 2' NON-VEGETATED OVERHANG STRIP
- PROPOSED LIGHT POLE
- PROPOSED SITE SIGN
- PROPOSED ADA PAVEMENT MARKING
- PROPOSED CART CORRAL
- PARKING COUNT (CUSTOMER)
- PARKING COUNT (ASSOCIATE)
- PARKING COUNT (PICKUP)

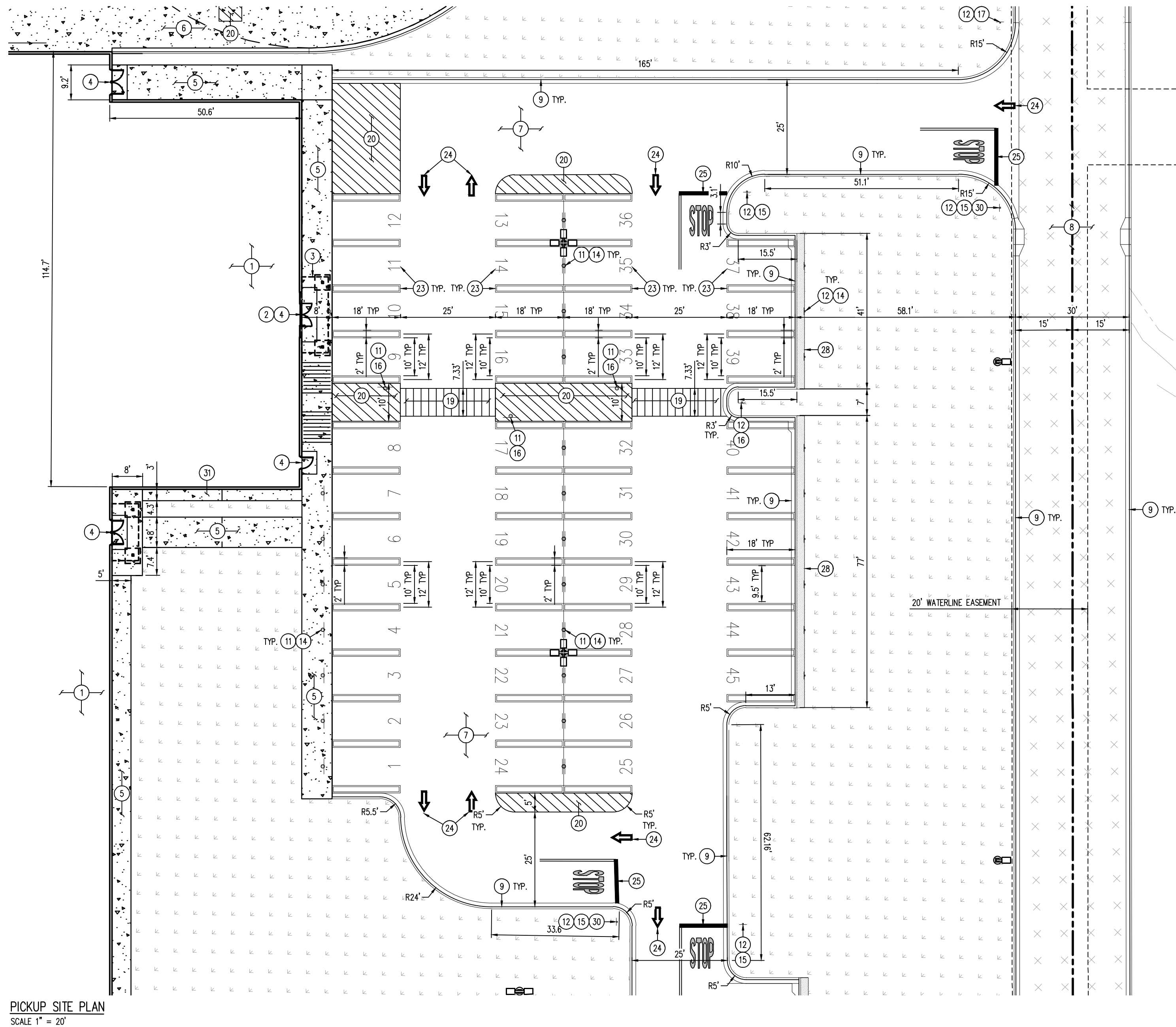
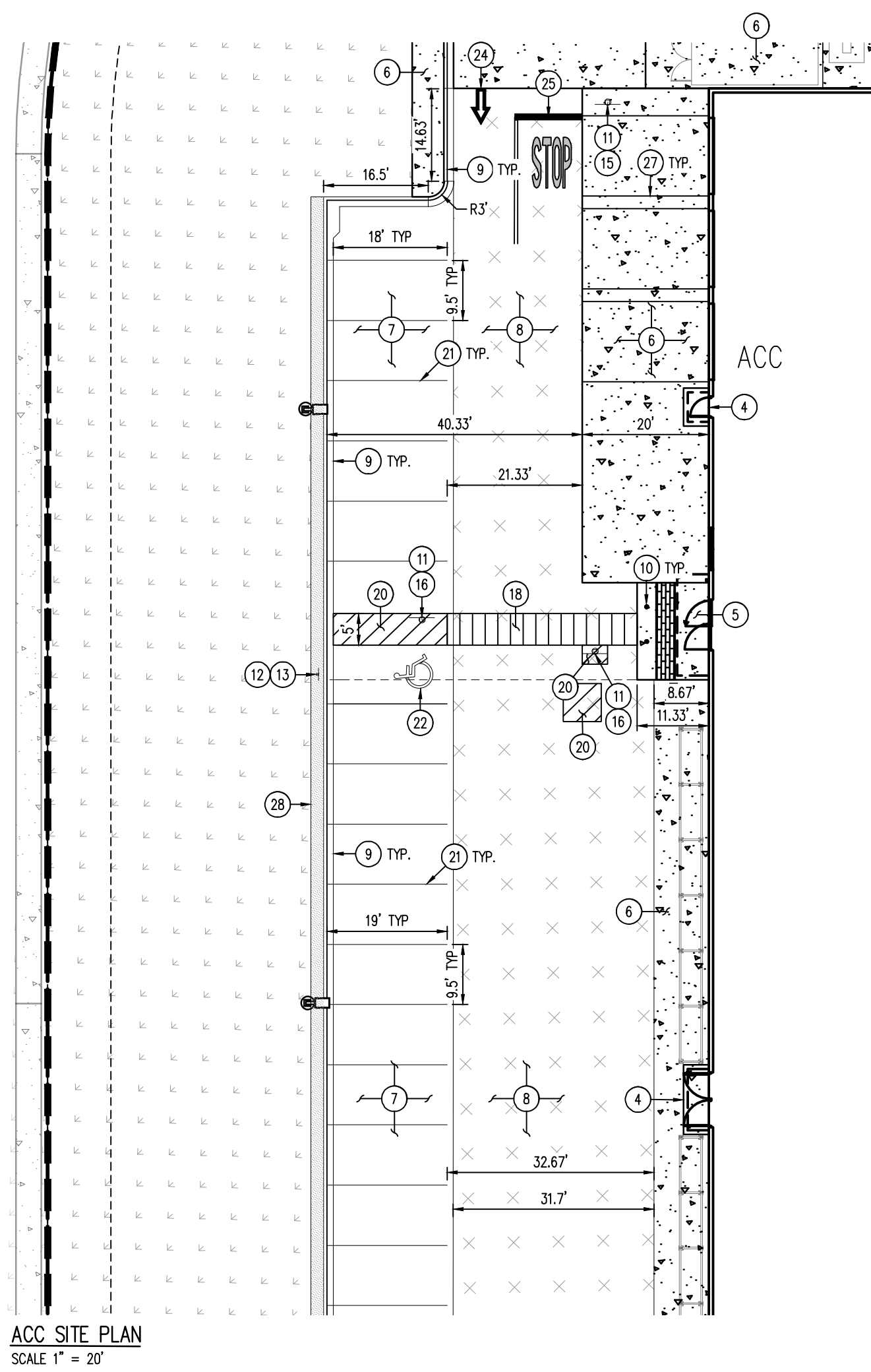
GENERAL NOTES

- SEE UTILITY, ARCHITECTURAL AND PHOTOMETRIC PLANS FOR SITE LIGHTING.

CAUTION - NOTICE TO CONTRACTOR

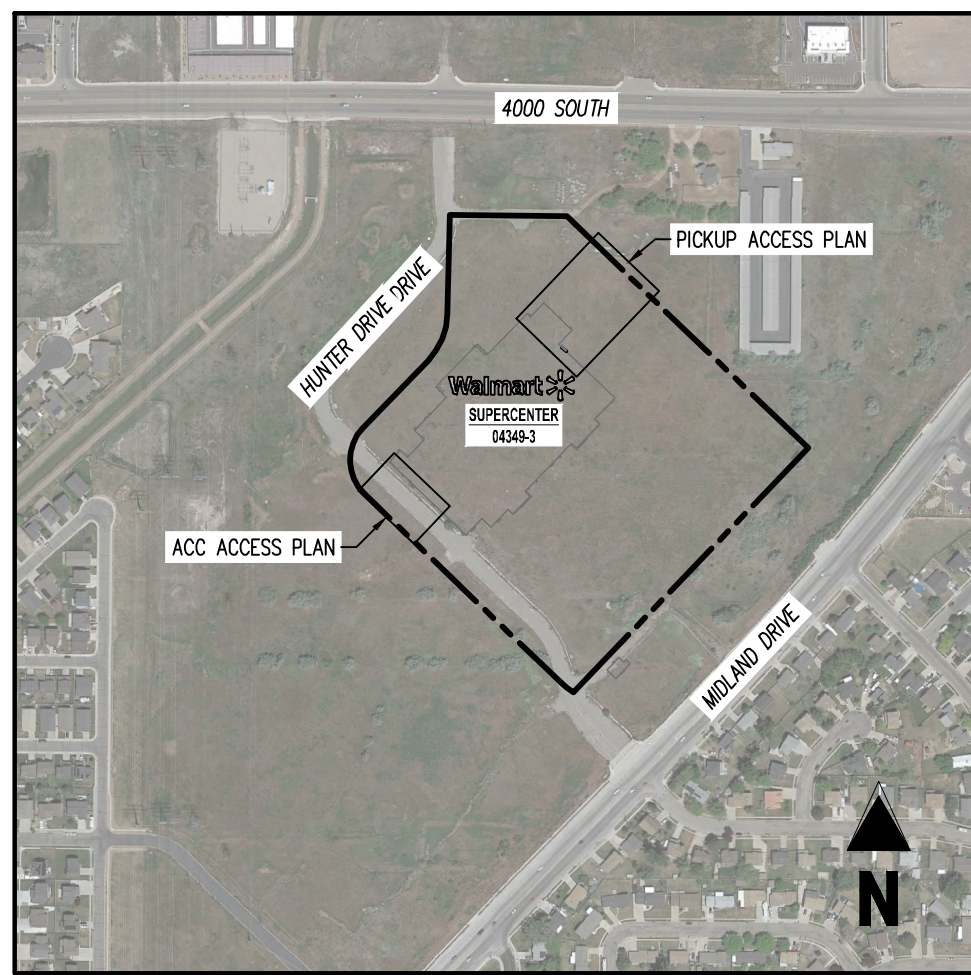
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LEGEND

- PROPERTY BOUNDARY
- PROPOSED BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED ASPHALT PAVING
- PROPOSED HEAVY DUTY ASPHALT PAVING
- PROPOSED CONCRETE PAVING/SEDAWALK
- PROPOSED LANDSCAPING
- PROPOSED 2' NON-VEGETATED OVERHANG STRIP
- PROPOSED LIGHT POLE
- PROPOSED SITE SIGN
- PROPOSED ADA PAVEMENT MARKING



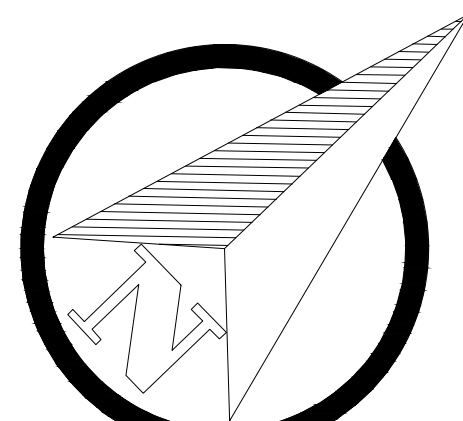
KEY MAP
APPX. 1" = 500'

SITE SCHEDULE

- PROPOSED BUILDING (REFERENCE ARCH. PLANS).
- PROPOSED ASSOCIATE ENTRANCE (REFERENCE ARCH. PLANS).
- PROPOSED ASSOCIATE CANOPY AND COLUMNS (REFERENCE ARCH. PLANS).
- PROPOSED EXIT PORCH (REFERENCE ARCH. PLANS).
- PROPOSED CONCRETE SIDEWALK PER ARCHITECTURAL SPEC. (REFERENCE ARCH. PLANS).
- PROPOSED HEAVY DUTY CONCRETE (REFERENCE SITE DETAILS SHEET C1.9).
- PROPOSED STANDARD DUTY ASPHALT (REFERENCE SITE DETAILS SHEET C1.9).
- PROPOSED HEAVY DUTY ASPHALT (REFERENCE SITE DETAILS SHEET C1.9).
- PROPOSED TYPE "A" CONCRETE CURB AND GUTTER (REFERENCE SITE DETAILS SHEET C1.9).
- INSTALL BOLLARD (REFERENCE SITE DETAILS SHEET C1.6 & ARCH. PLANS FOR BOLLARDS WITH SLEEVES).
- INSTALL SIGN POST WITH BOLLARD (REFERENCE SITE DETAILS SHEET C1.6).
- INSTALL BREAKAWAY SIGN POST (REFERENCE SITE DETAILS SHEET C1.6).
- INSTALL ADA SIGNAGE (REFERENCE SITE DETAILS SHEET C1.6).
- INSTALL PICKUP SIGNAGE (REFERENCE SITE DETAILS SHEET C1.8).
- INSTALL 30"x30" STOP SIGN (REFERENCE SITE DETAILS SHEET C1.8).
- INSTALL R1-SB "STOP HERE FOR PEDESTRIANS" SIGN (REFERENCE SITE DETAILS SHEET C1.6).
- INSTALL PICKUP DIRECTIONAL SIGNAGE RIGHT (REFERENCE SITE DETAILS SHEET C1.8).
- INSTALL CROSSWALK STRIPING W/ LONGITUDINAL STRIPES (REFERENCE SITE DETAILS SHEET C1.6).
- INSTALL PICKUP CROSSWALK STRIPING (REFERENCE SITE DETAILS SHEET C1.6).
- INSTALL 4" 45" YELLOW STRIPING (REFERENCE SITE DETAILS SHEET C1.6).
- INSTALL 4" YELLOW PARKING STRIPING (REFERENCE SITE DETAILS SHEET C1.6).
- INSTALL ADA STRIPING AND PAVEMENT MARKING (REFERENCE SITE DETAILS SHEET C1.6).
- INSTALL PICKUP PAVEMENT STRIPING, NOTE THE NUMBERING IS FOR REFERENCE AND NOT TO BE PAINTED (REFERENCE SITE DETAILS SHEET C1.6).
- INSTALL OPEN ARROW PAVEMENT MARKINGS (REFERENCE SITE DETAILS SHEET C1.6).
- INSTALL "STOP TEXT" AND PAVEMENT MARKINGS (REFERENCE SITE DETAILS SHEET C1.6).
- INSTALL 4" - 20' LONG DOUBLE YELLOW STRIPING.
- INSTALL 4" - 20' ACC YELLOW STRIPING.
- PROPOSED 2' NON-VEGETATED OVERHANG STRIP.
- INSTALL "TRAFFIC FROM LEFT DOES NOT STOP" SIGN (REFERENCE SITE DETAILS SHEET C1.7).
- INSTALL "CROSS TRAFFIC DOES NOT STOP" SIGN (REFERENCE SITE DETAILS SHEET C1.7).
- PROPOSED 3' CONCRETE VEGETATION FREE ZONE (REFERENCE SITE DETAILS SHEET C1.9).

NOTES

- PICKUP STALL NUMBERS ARE FOR SIGNAGE PLACEMENT ONLY AND ARE NOT TO BE PAINTED.



GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

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SUPERCENTER

ISSUE BLOCK

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DRAWN BY: JR
PROTO CYCLE: 171
DOCUMENT DATE: 10/21/2024

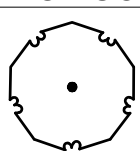
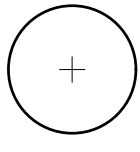
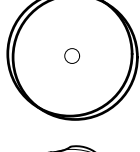
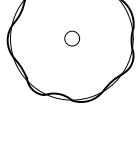
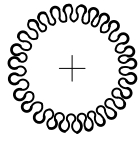
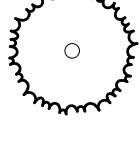
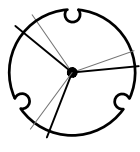

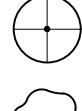



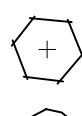










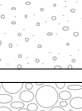
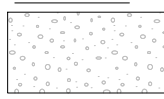
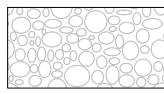



PICKUP AND
ACC SITE
PLAN

SHEET:
C1.4

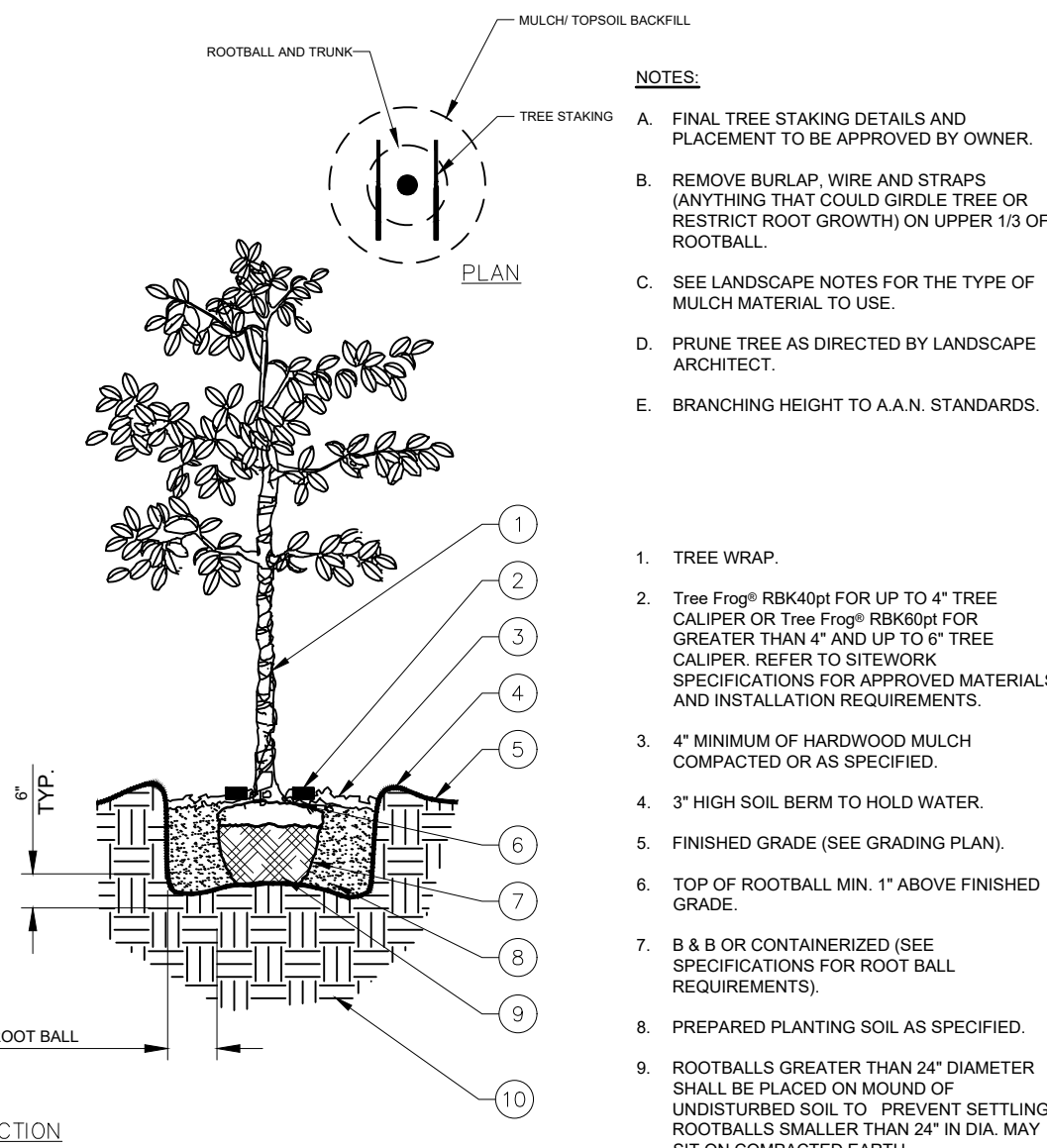
-
- Know what's below
Call before you dig

PLANT SCHEDULE

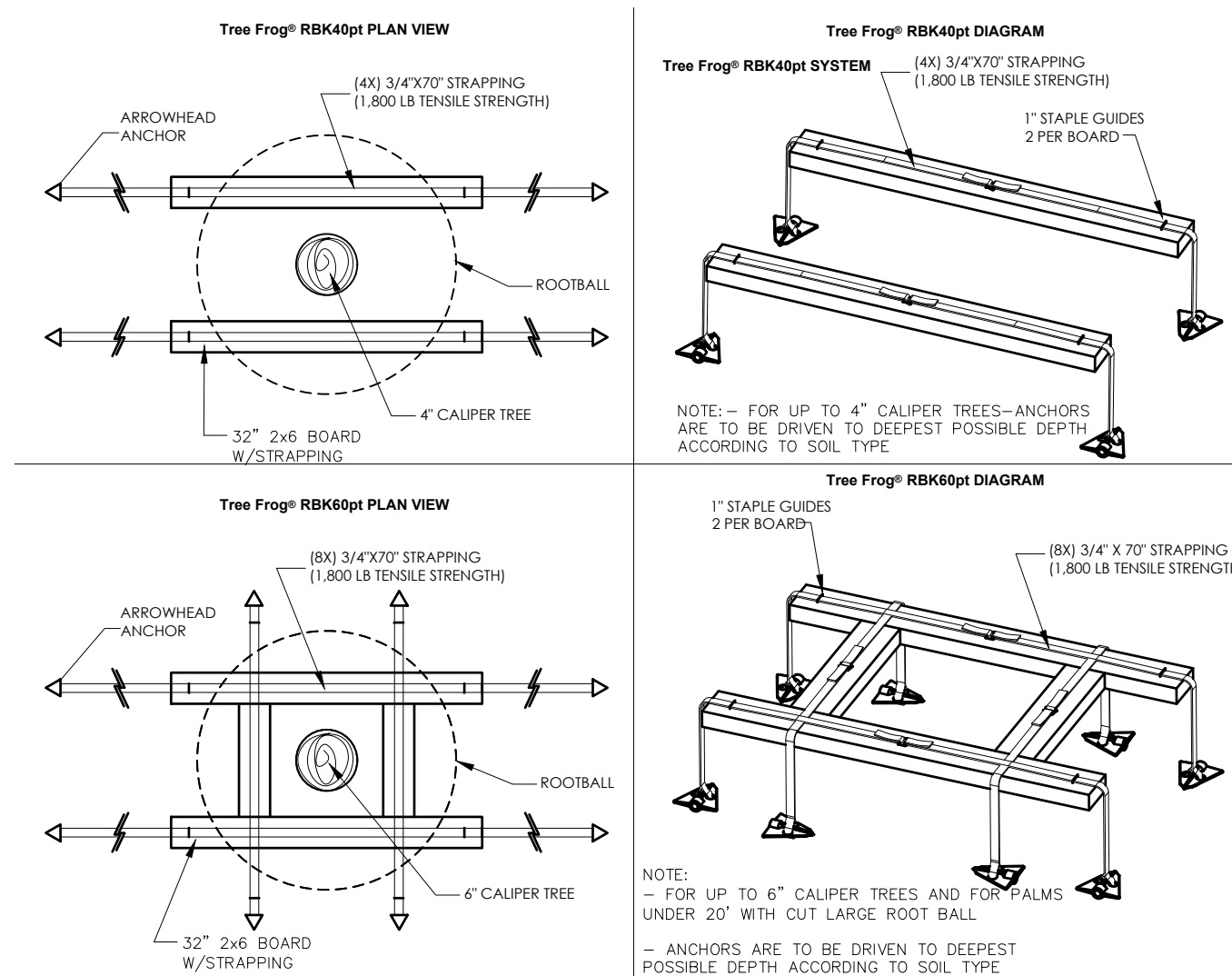
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DECIDUOUS TREES								
	GLTS	31	SHADEMASTER HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	B&B	2" CAL	50' X35'	LOW
	GYDI	9	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA	B&B	2" CAL	60' X50'	LOW
	TICG	18	GREENSPIRE LITTLELEAF LINDEN	TILIA CORDATA 'GREENSPIRE'	B&B	2" CAL	40' X30'	MODERATE
	ULFR	11	FRONTIER ELM	ULMUS X 'FRONTIER'	B&B	2" CAL	40' X30'	MODERATE
EVERGREEN TREES								
	PINI	17	AUSTRIAN PINE	PINUS NIGRA	B&B	6' HT	50' X20'	LOW
	POPI	14	PONDEROSA PINE	PINUS PONDEROSA	B&B	6' HT	40' X25'	LOW
ORNAMENTAL TREES								
	ACTM	37	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN' TM	B&B	1.5" CAL	25' X20'	MODERATE
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	
DECIDUOUS SHRUBS								
	AMCS	23	LEADPLANT	AMORPHA CANESCENS	#5 CONT.	4' X4'	VERY LOW	
	COSE	20	BAYLEY'S RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEY'	#5 CONT.	8' X8'	LOW	
	PHOP	14	LITTLE DEVIL DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' TM	#5 CONT.	4' X4'	LOW	
	POFR	52	PINK BEAUTY BUSH CINQUEFOIL	POTENTILLA FRUTICOSA 'PINK BEAUTY'	#5 CONT.	3' X3'	LOW	
	PBEP	18	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'P011S' TM	#5 CONT.	1.5' X6'	VERY LOW	
	PRCI	20	PURPLE LEAF SAND CHERRY	PRUNUS X CISTENA	#5 CONT.	8' X6'	LOW	
	RHAR	25	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	#5 CONT.	3' X8'	LOW	
	RIAL	19	ALPINE CURRANT	RIBES ALPINUM	#5 CONT.	5' X5'	LOW	
	SPJL	81	LITTLE PRINCESS JAPANESE SPIREA	SPIRAEA JAPONICA 'LITTLE PRINCESS'	#5 CONT.	2' X3'	LOW	
	SYPA	36	MISS KIM KOREAN LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.	5' X5'	VERY LOW	
	VIBU	28	BURKWOOD VIBURNUM	VIBURNUM X 'BURKWOODII'	#5 CONT.	6' X8'	MODERATE	
EVERGREEN SHRUBS								
	JNCH	40	ARMSTRONG JUNIPER	JUNIPERUS CHINENSIS 'ARMSTRONGII'	#5 CONT.	4' X4'	VERY LOW	
	JNHW	23	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONII'	#5 CONT.	6' X6'	VERY LOW	
	JNSB	10	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	#5 CONT.	1' X5'	VERY LOW	
	PMPO	47	DWARF MUGO PINE	PINUS MUGO PUMILIO	#5 CONT.	3' X5'	VERY LOW	
ORNAMENTAL GRASSES								
	CAAK	211	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5' X2'	LOW	
	PAVS	184	SHENANDOAH SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1 CONT.	4' X3'	LOW	
SYMBOL	QTY	TYPE						
MULCH								
	56,209 SF	1" MINI RIVER ROCK MULCH						
	7,647 SF	2"-3" CASPER BROWN ROCK COBBLE						
SOD/SEED								
	85,969 SF	LOW MAINTENANCE SEED MIX						

LANDSCAPE MATERIALS LEGEND

SYMBOL	DESCRIPTION	QTY
	STEEL EDGER; REF. DETAIL 4 / SHEET L2.0	2,427 LF



1 TREE PLANTING DETAIL (14' OR GREATER)
SCALE: NOT TO SCALE



2 "TREE FROG" TREE STAKING
SCALE: NOT TO SCALE

PLANTING NOTES

- ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
- LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
- CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS TO REMAIN. ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
- FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
- WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
- ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
- LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
- CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND WITH THE SURROUNDING GRADING AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALTY (CEC), LINE, SODIUM ABSORPTION RATIO (SAR), AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL-RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNERS REPRESENTATIVE CONSIDERATION.
- AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-50-0 AT A RATE OF 16 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

PLANTING

- ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS. ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
- ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
- ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO T-STAKES SHALL BE USED FOR TREES.
- ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW "GREENSCO" TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
- ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
- ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
- ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6 INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP 12 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.
- THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
- A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
- LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, I.E. MULCH, EDGER, LANDSCAPE FABRIC, ETC.

MULCHING

- AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLAN. MULCH SHALL BE APPLIED TO THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE A MIN OF 3' DIA.
- ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
- INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
- ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
- ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH. TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
- ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE RCT-125 AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

LANDSCAPE REQUIREMENTS

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
157.988 (A)	OPEN SPACE (RETAIL PARCEL)	1 TREE / 400 SF; 1 SHRUB / 200 SF	40,680 SF* / 400; 40,680 SF* / 200	102 TREES; 204 SHRUBS	102 TREES**; 204 SHRUBS
157.988 (A)	OPEN SPACE	MINIMUM 50% LIVING GROUND COVER	158,398 SF x 0.5	79,199 SF	79,199 SF

* CALCULATIONS ARE BASED OFF OF REQUIRED LANDSCAPE AREA
** TREES ALONG HUNTER DR. ARE NOT COUNTED TOWARD REQUIREMENT

LANDSCAPE GUARANTEE AND MAINTENANCE

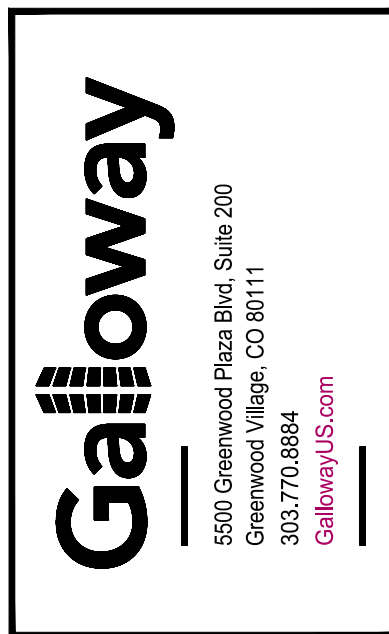
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
- DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

UTILITY NOTES

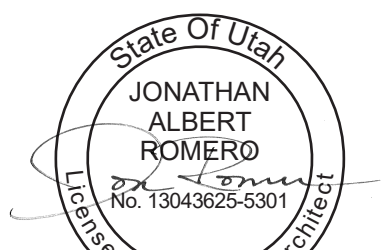
- THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
- THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
- THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

SEED NOTES

- ALL SEED MIXES AVAILABLE THROUGH:
NATURE'S SEED (801)701-8448
natureseed.com
- SEED MIXES ARE AVAILABLE AS FOLLOWS:
LOW MAINTENANCE SEED MIX (OR APPROVED EQUAL) - A COMBINATION OF PERENNIAL, COOL SEASON, DROUGHT TOLERANT GRASS SEED, DO NOT COMBINE WITH WILDFLOWER MIX.
- ALL SEED APPLICATIONS SHALL BE DRILL SEED, WITH HYDROSLURRY APPLIED OVER THE SEED BED AFTER SEEDING. THE SLURRY MIX SHALL CONTAIN THE FOLLOWING:
WOOD FIBER MULCH 46
15-15-15 ORGANIC FERTILIZER 9
ORGANIC BINDER 4
- SEEDING AREAS TO BE MOWED ONCE PER YEAR IN LATE FALL.
- THE LANDSCAPE CONTRACTOR SHALL SEED ALL NATIVE SEED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS. SOIL PREPARATION MEASURES IN AREAS TO BE SEEDING SHALL BE COMPLETED PRIOR TO SEEDING.
- FOR PROPER ESTABLISHMENT, SEED SHALL BE INSTALLED WHEN AT LEAST THREE MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN THREE MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER. THE IRRIGATION SYSTEM FOR SEEDING AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ADDITIONAL CORRECTIVE MEASURES, AT HIS OWN COST, TO SATISFY ESTABLISHMENT REQUIREMENTS AND ENSURE TIMELY CLOSEOUT. THESE MEASURES MAY INCLUDE, AT THE OWNER'S OPTION, RESEEDING OF SPARSILY GERMINATED AREAS AND/OR INSTALLATION OF SOD IN ALL SEEDING AREAS.



STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON THE PROJECT IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER WILL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF THE DESIGNER.



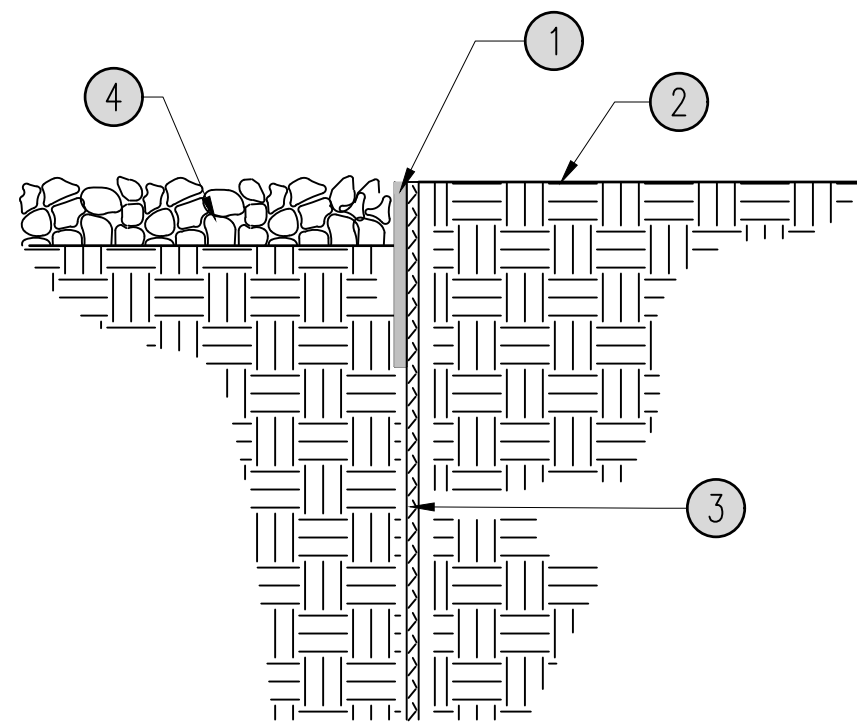
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4227 SOUTH MIDLAND DRIVE
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PROTO: 171
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ISSUE BLOCK

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DRAWN BY:	TJR
PROTO CYCLE:	171
DOCUMENT DATE:	JANUARY 2024

LANDSCAPE NOTES & DETAILS

SHEET:
L2.0



4 STEEL EDGE
N.T.S.

3 SHRUB/GROUND COVER PLANTING
SCALE: NOT TO SCALE

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GallowayUS.com

brr

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STORE NUMBER: 4349-3

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CONSTRUCTION

FUEL
ELEVATIONS

SHEET:
BD5

