WEST HAVEN PLANNING COMMISSION AGENDA

June 25, 2025 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON Wednesday, June 25, 2025, THE PLANNING COMMISSION OF WEST HAVEN CITY WILL HOLD THE FOLLOWING PUBLIC MEETINGS:

***5:15 PM: WORK SESSION – Continued discussion on Subdivision Code Update**

***6:00 PM: REGULAR PLANNING COMMISSION MEETING**

JOIN US DIGITALLY FOR THE REGULAR PLANNING MEETING AT:

HTTPS://US06WEB.ZOOM.US/J/86539464549.

WATCH LIVE AT HTTPS://WWW.YOUTUBE.COM/CHANNEL/UCEEQNQBTFZJWTGOPHMCNCBA.

5:15 Work Session

1. **DISCUSSION – On the subdivision and development review process, continued from the May 28, 2025, meeting.**

6:00 Regular Planning Commission Meeting

1. **MEETING CALLED TO ORDER:** Chairman Reed
2. **OPENING CEREMONIES**
   - **a. PLEDGE OF ALLEGIANCE** Commission member LaMar
   - **b. PRAYER/MOMENT OF SILENCE** Commission member Smith
3. **ACTION ON MINUTES** - Approve minutes for the Meeting of 06/11/2025.
4. **REPORTS** - Actions taken by City Council on Planning Commission
5. **DISCUSSION AND ACTION** – For a Preliminary and Site Plan Approval for Riverwalk Sales Office located at approximately 1685 W 1960 S Parcel #158600001 & 158600002 (Applicant Six Star Management, LLC, Agent Dan Mickelson).
6. **DISCUSSION** – On Wall Brothers Preliminary Site Plan (not on for approval) on Parcel #140120018 and #140120017. (Applicant Wall Brothers Construction/ Agent Jacob Wall.
7. **DISCUSSION AND ACTION** – For Final Site Plan approval for Walmart Supercenter located at approximately 4227 S Midland Drive. (Applicant Walmart, Inc).
8. **DISCUSSION** – Regarding the scope of the Land Use Element of the General Plan (not on for approval)
9. **ADJOURNMENT**

Robyn Van Campen

Robyn Van Campen, 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: robynv@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 www.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

WEST HAVEN PLANNING COMMISSION MEETING MINUTES

June 11, 2025 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

Present:	
Jeff Reed	Chairman
Andrew Reyna	Vice-Chairman via Zoom
Melinda Stimpson	Commission member
Russell Galt	Commission member
George LaMar	Commission member
Linda Smith	Commission member
Jennifer Streker	Commission member
Stephen Nelson	Community Development Director
Robyn VanCampen	Deputy Recorder
Absent/Excused	

5:15 pm Work Session – In City Council Chambers

1. **DISCUSSION – On the subdivision and development review process, continued from the May 28, 2025, meeting.**

The Work Session began at 5:15 pm. Stephen Nelson continued the Subdivision and Development Review Process from the prior meeting held on 05/28/2025.

6:00 Regular Planning Commission Meeting

1. **DISCUSSION AND ACTION** - On Appointment of Planning Commission Chair(s)

**Commission member Stimpson opened the discussion on the possible nominations for Chairman. She also commented that she recused herself from being nominated due to outside obligations.*

Commission member Galt made a motion to nominate Commission member Reed for Chairman. Commission member LaMar seconded the motion.

AYES – Commission member Stimpson, Vice-Chairman Reyna, Commission member Reed, Commission member Galt, Commission member LaMar, Commission member Smith and Commission member Streker.
NAYS –
ABSENT/EXCUSED –

2. **MEETING CALLED TO ORDER:** Chairman Reed at 6:05 pm

3. **OPENING CEREMONIES**

   a. PLEDGE OF ALLEGIANCE Commission member Galt
   b. PRAYER/MOMENT OF SILENCE Commission member Reed

4. **ACTION ON MINUTES –** Approve minutes for the Meeting of 05/14/2025

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*Commission member Galt stated that on item #5, it was noted that Commission member Galt and Commission member LaMar were Absent/Excused; however, they should have been listed as "NAYS".

Commission member Stimpson made a motion to approve the minutes from the meeting May 28, 2025 with the amendments suggested. **Commission member Galt** seconded the motion.

AYES – Chairman Reed, Vice-Chairman Reyna, Commission member Stimpson, Commission member Galt, Commission member LaMar, Commission member Smith and Commission member Streker.
NAYS –
ABSENT/EXCUSED –

5. **DISCUSSION AND ACTION – For a Preliminary and Final Site Plan approval for Shed Sales and Rentals located at 1924 Midland Dr Parcel #150940047 (Applicant: Old Hickory Sheds/Agent Colton Bain.**

Stephen advised the commission that the applicant would like to open a dealership for Shed Dealership. They would like the option to rent out other sections of the building. He recommends to the commission that it only be considered for the Shed Dealership, and is concerned about the current layout and parking. All departments have reviewed the site plan and confirmed that they must show clear and unobstructed, and safe access from the egress of the site. When the applicant was in front of the commission, prior staff directed the applicant to get a conditional access permit from UDOT and which has been received. Staff are concerned about the parking and ADA parking.

Colton Bain/Agent was present and was very open to adjusting the parking to accommodate the staff's and commission members' concerns.

Staff's Recommendations for Considerations are:

- *The site plan must show clear, unobstructed, and safe access from the ingress, through the site, and to/from parking spaces.*
- *Minimum aisle widths of 24 feet must be maintained behind parking spaces for parallel spaces and two-way circulation.*
- *One-way circulation would require angled parking spaces, and the drive aisles could be reduced.*
- *Indicating fixed parking spaces, as shown, does not allow for flexibility in the placement of sheds.*
- *16-foot-wide drive aisles are insufficient for fire apparatus access; Weber fire must review for access.*
- *Staff request additional information on how the applicant will handle deliveries; again, those central spaces complicate this; the City is willing to defer vehicle path analysis based on their response.*
- *The proposed six parking spaces in the middle of the site are mostly a cause of concern with respect to safe and operational traffic circulation. It also introduces potential pedestrian traffic into what could be an operationally busy section of the site. Absent or possible relocation of those spaces, operational and practical considerations would provide adequate access around the site.*
- *Parking Stalls are required to be 180 square feet, with a minimum 9-foot width. So, spaces must be either 9 ft x 20 ft or 10 ft x 18 ft. The applicant has stated they would comply with this standard in an email to staff.*
- *A total of 7 spaces would be required, including one ADA Van stall. If a single ADA accessible parking stall is to be installed, it must be designed as "van accessible." This requires a minimum width of eleven (11') feet with a 5-foot access aisle. The applicant has stated that they will comply in an email to staff.*
- *Parking stalls will need to be striped.*
- *Staff would recommend that the six parking spaces be moved to the west boundary to not to conflict with traffic circulation.*
- *The frontage landscape width meets West Haven Standards of 15'.*
- *There is no secondary water on this site.*

DRAFT

- *The front landscape area is mostly grass and weeds, with a couple of shrubs and bushes.*
- *The Planning Commission should consider the site's current limitations and existing conditions. The landscaping should be maintained, and weeds removed at a minimum.*
- *Because the building is not new, no façade updates are required.*

Commission member Galt made a motion to grant Preliminary and Final Site Plan approval of the industrial site plan for Old Hickory Sheds, Parcel #150940047, subject to the following conditions applicant needs to update the site plan to address the comments and recommendations within the staff report regarding parking and site access layout. **Commission member LaMar** seconded the motion.
AYES – Chairman Reed, Vice-Chairman Reyna, Commission member Stimpson, Commission member Galt, Commission member LaMar, Commission member Smith, and Commission member Streker.
NAYS –
ABSENT/EXCUSED –

6. **PUBLIC HEARING** – To review and make a recommendation on an update to the City Zoning Map.

Stephen advised that West Haven has adopted a zoning map, and over the last few years, the city has worked to correct errors and oversights that have not been included in the map. The map displayed in the packet is a new map that reflects the corrections and also incorporates all the zoning changes since 2003 that haven't been included updated online nor the PDF version. Staff wants to ratify the current zoning map with the new zoning map in the packet. There are a couple of process changes, one of them being that instead of this being a map that is updated periodically, this map will be updated automatically as zone changes are approved. All adopted rezones enacted by the West Haven City Council that have occurred before the date of this ordinance shall also be reflected on this zoning map. They would also like to open up the GIS map to the public and the commission.
The proposed map does not reflect the recent Isom zone change, ORDINANCE 03-2025, approved on May 5, 2025, which needs to be updated before final approval by the City Council. Staff has asked GE Civil to make the update and provide the updated map.

Commission member Stimpson made a motion to enter into public hearing to review and make a recommendation to update the City Zoning Map. Commission member Smith seconded the motion.

AYES – Chairman Reed, Vice-Chairman Reyna, Commission member Stimpson, Commission member Galt, Commission member LaMar, Commission member Smith, and Commission member Streker.
NAYS –
ABSENT/EXCUSED –

Commission member Galt made a motion to end public hearing. Commission member LaMar seconded the motion.

AYES – Chairman Reed, Vice-Chairman Reyna, Commission member Stimpson, Commission member Galt, Commission member LaMar, Commission member Smith, and Commission member Streker.
NAYS –
ABSENT/EXCUSED –

7. **DISCUSSION AND ACTION ON PUBLIC HEARING** – To review and make a recommendation on an update to the City Zoning Map.

Chairman Reed made a recommendation on the draft of the Ordinance under Section 1 - Recitals, the sixth "WHEREAS" be changed to "WHEREAS, The City" instead of "WHEREAS, City".

Commission member Stimpson made a motion to make a recommendation to update the City Zoning Map**. Vice-Chairman Reyna** seconded the motion.

AYES – Chairman Reed, Vice-Chairman Reyna, Commission member Stimpson, Commission member Galt, Commission member LaMar, Commission member Smith, and Commission member Streker.
NAYS –
ABSENT/EXCUSED –

8. **DISCUSSION** - On Subdivision and Development Review Process.

Steven advised everything was covered in the Work Session and doesn't need to be continued.

9. **ADJOURNMENT**

Commission member Galt made a motion to adjourn. **Commission member Smith** seconded the motion.

AYES – Chairman Reed, Vice-Chairman Reyna, Commission member Stimpson, Commission member Galt, Commission member LaMar, Commission member Smith, and Commission member Streker.
NAYS –
ABSENT/EXCUSED –

Robyn VanCampen
Deputy City Recorder

Date Approved:

DRAFT

Planning Commission
Staff Review Memo

June 17, 2025

FINAL SITE PLAN REVIEW

Request:	Final site plan approval for the sales office at the Riverwalk Townhomes
Property Address:	1685 W 1960 S
Property Zone:	Mixed Use
Property Size:	0.73 acres (31,778 square feet)
Applicant:	Six Star Management, LLC
Governing Document(s):	WHZC 157.310
Decision Type:	Administrative
Staff Recommendation:	Continuation

Image 1: Site Aerial of Existing Conditions

I. Background

The applicant proposes an office building to support the Riverwalk Townhomes project on 1675 West Street. The proposed building was reviewed and did obtain preliminary approval via the

review and adoption of the second amendment of the Riverwalk Master Development Agreement. The proposed site plan has minimal changes from the preliminary plan that was approved in October of 2024.

Image 2: Proposed Site Plan

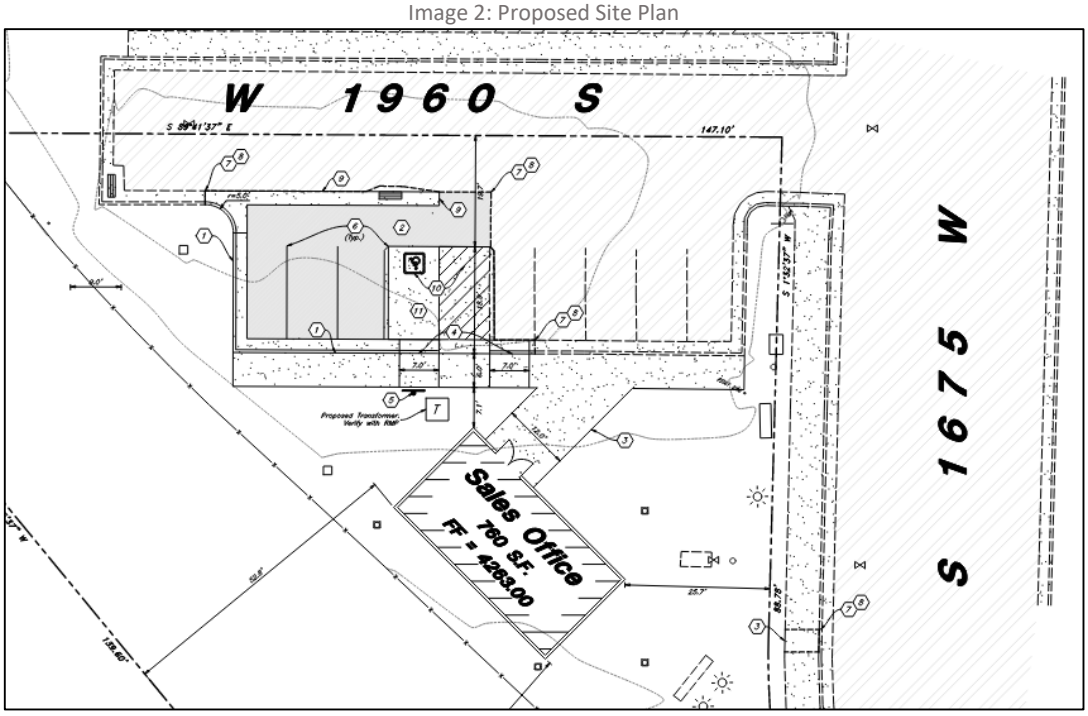
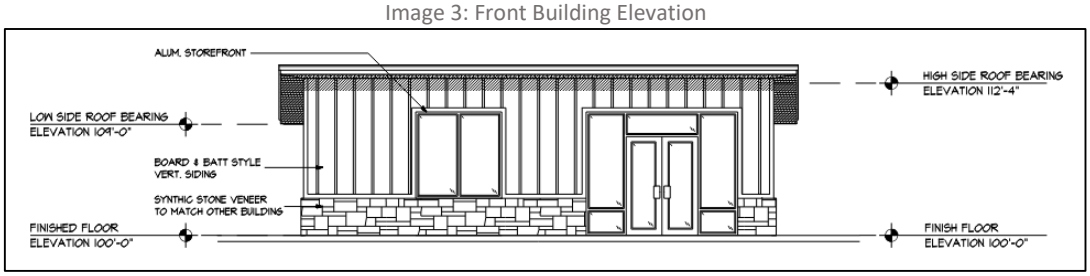


Image 3: Front Building Elevation



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 an accessory use, common and incidental to a mixed use development.

§157.314 Site Development Standards

The proposed is not subject to the increased setback standards or lot size restrictions that would otherwise apply if the subject property were immediately adjacent to A-1, R-1, or R-2

residential zoning. Other development standards such as specific setbacks, building design criteria, landscaping, and vehicular and pedestrian circulation are governed by Sections 157.730 thru 157.737 which will be reviewed in detail in the next section of this report.

With a mixed-use development, additional development standards are clarified in the Development Agreement that is entered into between the city and the developer. The proposed final site plan is consistent with the Development Agreement as it was amended. See the attached 2nd Amendment of the Riverwalk MDA for details.

§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 site plan as proposed does comply with the West Haven Engineering Design Standards for ingress, egress, and internal traffic circulation.

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

Staff's findings: The site plan as proposed does comply with the approved Master Development Agreement. The proposed parking stall are smaller than the minimum requirement by code (not less than 180 square feet of net area), but match the existing stalls and are similar in size to the site plan approved in the MDA.

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

Staff's findings: Signage is not currently proposed with the subject development. Any signs provided in the future will need to go through the permitting process and shall be reviewed for code compliance.

(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: Although the site is currently landscaped, a new landscaping plan is required for review to ensure code compliance of the site landscaping after the proposed construction. A landscaping plan has not yet been received for this project.

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

Staff's findings: Upgraded architectural features and façade breaks shall be included in the building design before the building elevations are compliant with code.

(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: The site plan does not entirely comply with Engineering design standards, and more information is needed. See the Engineering/Public Works review comments below in this same section for further details.

§ 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: Percentages of total façade area coverage by exterior finish materials will need to be provided for review prior to staff being able to approve the building elevations for design requirements. Additionally, as stated prior, upgraded architectural features and façade breaks are also required in the building design.

Engineering/Public Works Review:

- Show the complete run to the connection made between the two buildings to the north.

- There can be no 90-degree angles in the ground, and clean-outs every 100ft and at bends.
- Add a note having the sanitary sewer pipe to be “green in color”.

Building Review:

- Provide all cross-slope and running slopes of all accessible parking and access aisles.
- Provide the cross slope of the wide entrance sidewalk.

III. Staff Recommended Action

Based on the findings listed in Section II of this report, staff recommends the Planning Commission move to **table** the request for a future meeting when staff comments have been resolved or adequately addressed.

If the Planning Commission decides to grant to proposed final site plan approval, staff recommends the following conditions of approval based on the findings listed in Section II:

1. A landscaping plan is provided for staff review that is compliant with the landscaping standards of the ordinance.
2. Building elevations are updated to be code compliant in terms of building color, exterior materials, architectural features, and building articulation.
3. The project site plan and civil drawings are updated to address all city staff comments.
4. Necessary building permits are obtained prior to the commencement of work.

IV. Possible Motion

Table: Motion for a continuation of the review for final site plan approval of the Riverwalk Sales Office project until staff comments are resolved, finding that insufficient information has been provided and too many unresolved staff comments currently exist to grant final site plan approval for the project at this time.

Approve with Staff Recommended Conditions: Motion to grant final site plan approval for the Riverwalk Sales Office project at 1648 W 1960 S, finding that the design of the proposed site and building are compliant with the governing code when the following conditions are applied:

1. A landscaping plan is provided for staff review that is compliant with the landscaping standards of the ordinance.
2. Building elevations are updated to be code compliant in terms of building color, exterior materials, architectural features, and building articulation.
3. The project site plan and civil drawings are updated to address all city staff comments.
4. Necessary building permits are obtained prior to the commencement of work.

Approve with Modified Conditions: Motion to grant final site plan approval for the Riverwalk Sales Office project at 1648 W 1960 S, finding that the design of the proposed site and building are compliant with the governing code when the following conditions are applied:

[List Conditions]

West Haven Site Plan Review

Project: Riverwalk Sales Office Building
Applicant: Six Star Management, LLC
Review Performed by: Damian Rodriguez
Date: 6/17/2025

Findings: The application for final site plan approval is incomplete at this time. A landscaping plan and updated plans as specified below shall be provided before the review can be completed and final site plan approval be obtained.

Planning Zoning Review

Code Section	Requirement Summary	Staff Comment	Compliant?
§ 157.731 (C)(1)	**Preliminary Site Plan Submittal Requirements**	Provide color details and a table showing ratios and percentages of each exterior finish material on the Building Elevations Page (A5). Provide a landscaping plan that contains a table showing types, numbers and percentages of each landscape material, as well as the percentage of total site landscaping;	**No**
	Traffic Safety and Circulation 1. Does the site comply with West Haven Engineering Design Standards for ingress, egress and circulation?	The site plan as proposed does comply with the West Haven Engineering Design Standards for ingress, egress, and internal traffic circulation.	**Yes**
§ 157.734 DESIGN REQUIREMENTS	**Building Elevations shall show:**	All buildings shall be designed with breaks in the facade. This may be accomplished through a change in building materials, actual breaks in	**No**

	1. Building materials and colors 2. A table showing the ratio and percentages of each material/color 3. Material and Features	the facade, a mix of roofline projections. A minimum of 15% of the front elevation and side elevation which faces the street shall consist of upgraded architectural features as listed below. Non-primary elevations which do not face the street shall consist of at least 5% of the same features. (a) Alternating brick patterns; (b) Archways; (c) Awnings; (d) Bays; (e) Canopies; (f) Corbels; (g) Cornices; (h) Decorative art (must be permanent); (i) Donners; (j) Pillars; (k) Porte Cocheres; (l) Porches; (m) Porticos; (n) Shutters; and (o) Timbers. Callout the included features on the elevations page.	
§ 157.630-640	**Parking**	Office buildings require a minimum of one stall per every 250 square feet of gross floor area. This is provided.	**Yes**
§ 157.755-761	**Signage**	If any wall signs or free-standing signs will be proposed to identify the sales office, provide the associated sign plans.	**Yes**
§ 157.985-999 **And**	**Landscaping Plans:** Landscaping Plans shall contain a table showing types, numbers, and percentages of each	A landscaping plan shall be provided that includes a minimum of three items from the following list. (a) Trees;	**No**

§ 157.733 STANDARDS OF REVIEW (D)	landscape material, as well as the percentage of total site landscaping.	(b) Decorative rock and boulders; (c) Shrubs; (d) Groundcover; and (e) Grass (artificial or other).	
Other Notes			
§157.775-784	**Outdoor Lighting**	Provide an lighting exterior lighting plan that depicts the location and type of light fixtures that will illuminate the building exterior and site. Exterior lighting shall be compliant with the standards of §157.778.	**No**
	Dumpster	Depict where and how the dumpster will be stored on site or specify how waste will otherwise be managed	**No**
§ 157.731 (C)(2)	**Civil Drawings**	See the Engineering/Public Works comments below	**No**
	Utilities and Will-Serve Letters	Provided	**Yes**
	Fire Review	Complete & Provided	**Yes**

Engineering/Public Works Review Comments:

- Show the complete run to the connection made between the two buildings to the north.
- There can be no 90-degree angles in the ground, and clean-outs every 100ft and at bends.
- Add a note having the sanitary sewer pipe to be “green in color”.

Building Review Comments (Shall be addressed prior to issuance of permits)**:**

- Provide all cross-slope and running slopes of all accessible parking and access aisles.
- Provide the cross slope of the wide entrance sidewalk.

Please contact the West Haven Community Development Department if you have any questions regarding this report.

West Haven City

Building Department Review Comments

Date: 6/16/2025

Project: Riverwalk Townhomes Office Building

Address: 1648 W 1960 S

Review #: - Site Plan

Comments:

1. Provide all cross-slope and running slopes of all accessible parking and access isle.
2. Provide the cross slope of the wide entrance sidewalk.

Outlook

RE: Riverwalk Office Building

From Edward Mignone <edwardm@westhavencity.com>
Date Mon 6/16/2025 8:23 AM
To Damian Rodriguez <damianr@westhavencity.com>; Ed Pehrson <edp@westhavencity.com>
Cc John Wallace <jwallace@westhavencity.com>

Damian,

They need to show the complete run to the connection made between the two buildings to the north.
There can be no 90-degree angles in the ground, and clean-outs every 100ft and at bends.
They also need to add a note about having the sanitary sewer pipe to be “green in color.”

If they have any other questions, they can get in touch with John Wallace directly.

Thanks,
Ed

From: Damian Rodriguez <damianr@westhavencity.com>
Sent: Thursday, June 12, 2025 11:28 AM
To: Ed Pehrson <edp@westhavencity.com>; Edward Mignone <edwardm@westhavencity.com>
Subject: Riverwalk Office Building

Hi Team,

Good morning. When you get the opportunity, please review the site and civils for the Riverwalk Townhomes Office Building at 1685 W 1960 S and provide any comments you might have for the applicant and the Planning Commission.

The full set of application documents is available at the folder pathed below.
S:\Community Development\PC Staff Reports\2025\06-25-25\Riverwalk Sales Office SPR

Note: this item is now in the final site plan approval process as the preliminary approval was contained in the MDA approval in 2024.

Thank you,

Damian Rodriguez
Planner, West Haven City

2023 West 1300 North
Farr West Utah, 84404

PLAN REVIEW

Date: May 14, 2025
Project Name: Riverwalk Sales Office
Project Address: 1684 W 1960 S West Haven UT, 84401
Contractor/Contact: Dan Mickelson, 801-410-8526, dan.mickelson@sixstarmngt.com
Fee(s):

Schedule Rates	Rate/1000 Sq Ft	Square Feet or Number of Res. Units	Total
Rate		Sq Ft or # of Units	Total
Commercial	Plan Review Fee	760 Sq Ft	$50.00
Commercial Impact Fee	$600.00	760 Sq Ft	$456.00
		Total Due	$506.00

Fee Notice:
Weber Fire District has various fees associated with plan reviews, and inspections. Please be prepared to make payments at the time when you pick up your approved plans. Impact Fees are due prior to taking out a building permit. Contact our offices at 801-782-3580 to arrange payments.

Status: APPROVED WITH CONDITIONS

A Written Response Is Required. Please address each item.

Items **HIGHLIGHTED** in yellow are items that must be specifically addressed by the responsible design professional.

Permit includes one onsite inspection upon project completion for occupancy.

BOTH SPECIFIC AND GENERAL COMMENTS MUST BE READ AND ADHERED TO.

Specific Comments:
Water Supply:

S1. Water Supply Analysis Required: Prior to any construction being done, a water supply analysis shall be completed and submitted by an engineering firm or a fire protection engineer. This water supply analysis must include:
   a. Building Construction Type
   b. Available Water for fire-fighting purposes
      i. Static Flow Rates
      ii. Residual Flow Rates
      iii. Flowing GPM
      iv. Duration of flowing GPM available.

c. Statement of conformance/non-conformance to 2018 International Fire Code section 507 and Appendix B as adopted by Weber Fire District (See Resolution 04-2014 at http://weberfiredistrict.com/services/fire-prevention).
d. If deficiency exists, proposed method to obtain conformance with adopted codes and Resolution 04-2014.

S2. Fire Flow: Fire flow for the residential subdivision shall be 1500 GPM.
S3. Fire Flow: The required fire flow for this building is based upon the construction type and the square footage. The fire flow shall be 1500 GPM for 2 Hours. Additional hydrants may be required to meet fire flow requirement. (See IFC Appendix B, B105.1(2).
S4. Fire Flow Reduction: A 75% reduction in fire flow has been granted for this project due to the building being equipped with a fire suppression system.
S5. Fire Hydrant(s): One new fire hydrant must be provided within 400 feet of the furthest most portion of a building or facility (see IFC 507.5.1). The maximum spacing between hydrants in a residential area is 500 ft.
S6. All required fire hydrants and water systems shall be installed, approved and fully functional and on, prior to any combustible construction (IFC section 507.1 and 3312).

Fire Detection and Suppression Systems:

S7. Fire Suppression Systems: As per the Utah Fire Code Act, "R" occupancies built in accordance with the International Residential Code may require fire suppression systems if any of the following apply:

R Occupancy Built Under IRC Requirements

Structure is in Urban-Wildland Interface Area	May Require Fire Suppression
Public Water Distribution System with Hydrants Does Not Exist	May Require Fire Suppression
Single Access Road with Grade Greater Than 10% For More Than 500 Linear Feet	May Require Fire Suppression
Structure Is Larger Than 10,000 Square Feet (Total Floor Area of All Floor Levels Within Exterior Walls of Dwelling Unit)	Will Require Fire Suppression
Structure Is Larger Than Double the Average Size of the non-sprinklered Homes in The Subdivision (Total Floor Area Of All Floor Levels Within Exterior Walls Of Dwelling Unit).	May Require Fire Suppression
Dwelling unit in area of single access with greater than 30 dwelling units.	Will Require Fire Suppression System

Weber Fire District strongly encourages the builder/owner to provide a fire suppression system to protect the lives and property of the occupants. These systems have been proven to provide effective lifesaving functions. For more information, please contact the Fire Prevention Division at 801-782-3580.

S8. SEPARATE SUBMITTAL NOTICE: Fire suppression systems and fire alarm systems require a separate submittal. A permit shall be applied for before any installation of either fire suppression system or fire alarm system. The permit shall be on the job site and be available for review by any inspector. The APPROVED STAMPED set of plans shall also be on the job site and available for review by any inspector. If there is no permit and/or approved stamped plans on the job site, there will be a Stop Work Order issued until both are on the job site. Submit plans at Weber Fire District, 2023 W. 1300 N. Farr West. (See IFC section 901.2 and 907.1.1).

S9. Electronic Supervision and Alarms: Fire suppression system shall be electronically monitored. Monitoring shall include Valves; pumps; tanks; water levels and temperatures; critical air pressures; waterflow. Monitoring shall be electrically supervised by a *listed* fire alarm control unit (See IFC 903.4).

S10. Exterior Notification Device: There shall be a weatherproof horn/strobe device located on the street side of the building or above the FDC as approved by the Fire Prevention Division (coordinate with fire inspector regarding location). Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. (See IFC 903.4.2)

S11. Fire Department Connections:

a. Locking Knox Fire Department Connection (FDC) caps are required for the FDC. These may be ordered at www.knoxbox.com. Please select WEBER FIRE DISTRICT as your jurisdiction. (See IFC 912.4.1)
b. There shall be a cement pad measuring 3 ft. x 3 ft. under the FDC (coordinate with fire inspector regarding this). (See IFC 102.9)
c. Location: FDC connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. FDC locations shall be approved by the AHJ. (IFC 912.2)
d. Access: Immediate access to FDC shall be maintained always without obstruction from fences, trees, walls or other fixed or moveable object. (IFC 912.4)
e. Signs: A metal sign with raised letters not less than 1 inch in size shall be mounted on all fire department connections serving automatic sprinklers, standpipes, or fire pumps. Such signs shall read: “AUTOMATIC SPRINKLERS” or “STANDPIPES” or “TEST CONNECTION”. (IFC 912.5)

S12. Kitchen Hood Systems: Type I kitchen hood systems shall have the plans approved by the fire department prior installation and a test of the system shall be performed for the fire department for approval. A permit shall be applied for before any installation of either fire suppression system or fire alarm system. The permit shall be on the job site and be available for review by any inspector. The APPROVED STAMPED set of plans shall also be on the job site and available for review by any inspector. If there is no permit and/or approved stamped plans on the job site, there will be a Stop Work Order issued until both are on the job site. Submit plans at Weber Fire District, 2023 W. 1300 N. Farr West. (See IFC section 901.2 and 907.1.1).

2023 West 1300 North
Farr West Utah, 84404

Fire Department Access:

S13. Provide a temporary address marker at the building site during construction. The address numbers, whether on the building or the sign, shall be legible font. (See IFC 505.1) (See IFC 505.1).

S14. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width, and imposed loads as permanent roads (See IFC section 503.2.3; 3310; and D102.1).

S15. Fire Access to buildings and facilities: Fire access roads are required for all facilities, buildings, or portions of buildings. Access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route. (See IFC 503.1)

S16. Flag Lot Access and hydrant(s): Flag lots pose difficulties for the fire department for both access and water supply. As such they shall comply with:

a. Access: Flag lots must meet the access requirements for "Fire Access via Driveways".
b. Hydrant(s): Hydrants shall be provided within 600 feet of the home (measured as the fire vehicle would drive- IFC 507.5.1- Exception 1).
    i. Where waterlines capable of supporting a hydrant are available to connect to, a hydrant shall be provided within 600 feet of the building (measured as the fire vehicle would drive).
    ii. In cases where a hydrant cannot be provided due to a lack of supporting waterlines, the owner/developer may propose to provide the home with a residential fire suppression system. The owner/developer shall request this exception in writing. The request is subject to review and approval by the Fire Marshal. (See IFC 507.5.1- Exception 1 & 2).

S17. Fire Access via Driveways: Driveways serving no more than 5 residences shall have a minimum clear width of 16 feet with a minimum of 12 feet of drive-able surface (measured from face of curb to face of curb) and a vertical clearance of 13 foot 6 inches and shall support a 75,000-pound load. Driveways more than 150 feet shall be provided with turnarounds. Driveways exceeding 200 feet in length and less than 20 feet in width shall be provided with turnouts in addition to turnarounds. (See driveways- 2006 Wildland Urban Interface Code used as a reference for residential driveway requirements exceeding 150 feet in length). Roads and driveways shall also comply with City/County standards as applicable. *In cases of differing requirements, contact the Fire Marshal for clarification*.

S18. Gates:

a. Knox key switches are required for any electronic/electric gate. These may be ordered at www.knoxbox.com. Please select WEBER FIRE DISTRICT as your jurisdiction. (See IFC 503.6)
b. Knox padlock is required for any manually operated mechanical gate. These may be ordered at www.knoxbox.com. Please select WEBER FIRE DISTRICT as your jurisdiction. (See IFC 503.6)

Building Comments:

S19. There shall be an address on the building or on a sign visible from the street. If the address is on a sign-monument the sign-monument shall meets the requirements of the appropriate city/county planning department. The address numbers, whether on the building or the sign, shall be Arabic font with a minimum of 4" (four inches) in height with a .5" (half inch) stroke and be in contrasting colors from the background. All suites shall have number/letter designation on the doors meeting the same size requirements and contrasting color. (See IFC 505.1)

S20. Provide a working space of not less than 30 inches in width, 36 inches in depth and 78 inches in height in front of electrical service equipment. If the electrical equipment is wider than 30 inches, the working space shall not be less than the width of the equipment. There shall be no storage within the designated working space. (See IFC 605.3)

S21. Doors into electrical control panel rooms shall be marked with plainly visible and legible sign stating, "ELECTRICAL ROOM". (See IFC 605.3.1)

S22. Fire Protection and Utility Equipment Rooms:

a. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, fire detection or suppression shall be identified with a plainly visible and legible sign. (See IFC 509.1)

S23. Gas meters shall be protected from vehicular damage. Above ground gas meters, regulators, and piping subject to damage shall be protected by bollards or barriers. (See IFC 603.9 and 312).

S24. Fire doors shall have a permanent sign with 1-inch-high letters stating, "FIRE DOOR-DO NOT BLOCK". (See IFC 703.2.1)

S25. Fire Extinguishers:

a. Extinguishers shall be provided so that the travel distance to any extinguisher does not exceed 75 feet. Extinguishers shall have a minimum rating of 2A10BC. The fire inspector may require additional extinguishers or higher rated extinguishers. (See IFC 906).

b. Extinguishers weighing less than 40 pounds shall be mounted so that the top is not more than 5 feet above the floor. Extinguishers over 40 pounds shall be mounted so that the top is not more than 3.5 feet above the ground. (See IFC 906.9.1 and 906.9.2)

S26. Storage:

a. Ceiling clearance. Storage shall be maintained 2 feet or more below the ceiling in non-sprinklered areas or not less than 18 inches below sprinkler head deflectors in sprinklered areas. (See IFC 315.3.1)

b. Equipment Rooms. Combustible storage shall not be stored in boiler rooms, mechanical rooms, or electrical rooms. (See IFC 315.3.3)

S27. Occupant Load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place near the main exit. The sign shall be clearly legible.

S28. A Knox Key Box is required for this building if it is alarmed. These may be ordered at www.knoxbox.com. Please select WEBER FIRE DISTRICT as your jurisdiction. Only 3200 Series boxes shall be used. (See IFC 506.1)

S29. Underground fire lines shall be flushed using a minimum 4-inch line. The end of the line shall be secured as to prevent injury or damage to person or property. The fire department shall witness the flush.

S30. Underground thrust blocks shall be inspected prior to burial. Thrust blocks must meet the load bearing requirements of NFPA 24. Bag mix is not acceptable. Documentation from the supplier shall be submitted indicating the load bearing PSI rating of the concrete.

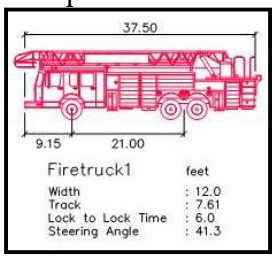
General Comments:

G1. Fire Access roads to any property shall have a minimum clear width of 20 feet (face of curb to face of curb) and a vertical clearance of 13 foot 6 inches and shall be capable of supporting a 75,000-pound load. Roads that are less than 26 feet in width shall be posted with "NO PARKING FIRE LANE" on both sides of the roadway. Roads more than 26 but less than 32 feet in width shall be posted on one side of the roadway. (Roadways and signage shall comply with appendix D of the 2021 International Fire Code as adopted by Weber Fire District).

G2. Roads shall have a maximum grade of 10% unless specifically approved. Approval requires both the Fire Marshal's approval and Weber County Engineering approval (See IFC section 503.2.7; D103.2; and Weber County ordinances).

G3. Radius on all corners shall be a minimum of 28'-0". Roads and driveways shall also comply with City/County standards as applicable. *In cases of differing requirements, contact the Fire Marshal for clarification*.

G4. Roundabouts: Roundabouts in roadways shall maintain the required minimum width of 20 feet. Wider roadways may be required to provide turning radius for fire apparatus. An auto-turn model shall be completed and submitted for review. The following vehicle information shall be used for this purpose:



   a. Width: 12.0 Ft
   b. Track: 7.61
   c. Lock to Lock Time: 6.0
   d. Steering Angle: 41.3

G5. Dead end fire apparatus access roads more than 150 feet in length shall be provide with an approved area for turning around fire apparatus constructed with the same requirements as the roads (See IFC section D103.4)

G6. For subdivisions with more than 30 single family residences, a second fire apparatus access road required. Access roads shall be placed a distance apart equal to not less than one-half the length of the maximum overall diagonal dimension of the development area/property to be served (See IFC section D106).

G7. Roads and bridges shall be designed, constructed, and maintained to support an imposed load of 75,000 lbs. (See IFC section D102.1)

G8. All roads shall be designed, constructed, surfaced, and maintained to provide an all-weather driving surface. All weather surfaces may include road-base material however, the roadway must be maintained open and accessible year-round (See IFC section 503.2.3 and D102.1).

G9. Cul-de-sacs shall be a minimum of 96 feet in diameter, from the face of curb to the face of curb, or there shall be another type of turn around provided. Any islands inside the cul-de-sac shall be such that they do not interfere with the turning capacity of a fire apparatus. (See IFC D103.4)

2023 West 1300 North
Farr West Utah, 84404

G10. Fire Prevention During Construction: The owner shall designate a person to be the fire prevention program superintendent who shall be responsible for the fire prevention program and ensure that it is carried out through completion of the project. Where guard service is provided, the superintendent shall be responsible for the guard service. The fire prevention program superintendent shall develop and maintain an approved pre-fire plan. The fire chief and the fire code official shall be notified of changes affecting the utilization of information contained in such pre-fire plans. (see IFC 3308)

This review was completed using the currently adopted Utah State Fire Code (International Fire Code) and any applicable local resolutions or ordinances.

Every effort has been made to provide a complete and thorough review of these plans. This review DOES NOT relieve the owner, contractor and/or developer from compliance with all applicable codes, and standards.

Any change or revision of this plan will render this review void and will require submittal of the new, or revised, layout for fire department review. If you have any questions, please contact me at 801-782-3580.

Reviewed By:
David Reed
Office of the Fire Marshal
Weber Fire District
801-782-3580

SITE PLAN
AND DESIGN REVIEW

Address of Site 1685 W 1960 S Parcel # 158600001 and 2

Applicant Name Six Star Management, LLC

Agent Name Dan Mickelson

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

Riverwalk Sales Office Building and

Site plan design for 760 (Square Feet) building be approved on 61 (acreage) of

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

Signed: [redacted] (Owner/Petitioner) Date: 5/19/25

I authorize Dan Mickelson to act as my representative in all matters relating to this application.

Riverwalk TH 1 ICG LLC

X [redacted] (Agent as Authorized by Owner)

State of Utah)

§

County of King)

On this 19 day of May, in the year 2025, before me, Brianna Pianh

a notary public, personally appeared Jared Haines, 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.

[redacted]

[redacted]

N/A	Received		N/A	Received	Letters of acknowledgment/approval/conditions from
		PRELIMINARY			FINAL
		Affidavit of Understanding and Acceptance of Fees			Culinary Water provider (Will Serve)
					Weber Fire District
					Weber-Morgan Health Department (If applicable)
					UDOT Application Letter (If applicable)

ALL APPLICABLE ITEMS MUST BE RECEIVED BEFORE BEING ADDED TO THE AGENDA

Owner Information

Address 901 5th Ave Suite 4100 City Seattle State WA Zip 98164

Phone [redacted] Fax _____

Email [redacted]

Agents Information

Address [redacted] City [redacted] State UT[redacted] Zip _____

Phone [redacted] Fax _____

Email: [redacted]

Surveyor/Engineer

Name AWA - James Copelan Phone [redacted] Fax _____

Email [redacted]

Address [redacted] City Salt Lake City State UT Zip [redacted]

COSTS TO BE INCURRED BY DEVELOPER

TO WEST HAVEN CITY

Fees	
City Review $250.00 per plan set	
Preliminary $500.00 + $50.00 per acres (0-5 acres) $1500.00 + $75.00 per acres (5.01 - 10 acres) $2000.00 + $100.00 per acres (10.01 - 15 acres) $3000.00 + $100.00 per acre (15.01+ acres)	**Preliminary Amount** _____ **Date Paid** _____ **Final Amount** _____ **Date Paid** _____
Needs City Council Approval ☐ **Yes** _____ ☐ **No**	**Scheduled for Planning Commission Agenda** _____ **Conditions**
Planning Commission action **Preliminary** ☐ **Approved** ☐ **Denied** **Date** **Final** ☐ **Approved** ☐ **Denied** **Date** _____	
City Council action **Preliminary** ☐ **Approved** ☐ **Denied** **Date** **Final** ☐ **Approved** ☐ **Denied** **Date** _____	

Community Development Director _____

Affidavit of Understanding and Acceptance

Of

Fees & Costs

For

[ ] West Haven City

and/or

[ ] West Haven Special Service District

Contractor/Developer:	Six Star Management, LLC
Project/Development:	Riverwalk Townhomes Sales Office
Authorized Officer/Agent:	Dan Mickelson
Office Notes:	

IN CONSIDERATION of a request to conduct development activities within the political boundaries of West Haven City and/or West Haven Special Service District, and having been duly sworn, by my signature below, I hereby affirm and declare that on behalf of the above-designated Contractor / Developer and Project / Development, that such due diligence and research as we have determined to sufficient to protect our interests has been conducted in this matter; and, further, that we have identified and have familiarized ourselves with the full range of impact fees, building permit fees, service fees, and all other fees that may be chargeable to or against this project by the City or District; and, having thus become familiar with said fees and costs, hereby accept those costs as valid and appropriate as applied to us and this project and acknowledge and affirm that they are a lawful exercise of relevant City or District authority.

FURTHER, in consideration of the foregoing and continued processing of our development request, we agree not to challenge or contest these fees and service costs unless and until they are proposed to be changed and, at such time, that our challenge shall be only to the proposed increase in fees or service costs, if any, that may be applicable to this project.

[x] I have read the foregoing and, desiring to be bound thereby, accept the same.

[redacted]

Authorized Officer or Agent

[ ] I have read the foregoing and do NOT accept nor desire to be bound by the same. I understand that by this refusal to accept the above terms and conditions, development approval will not be granted and that further administrative action on this Project / Development will be delayed until such time as my contestation of these fees and costs has been resolved either by negotiation, mediation, or litigation or have otherwise been withdrawn.

Authorized Officer or Agent

[redacted]

State of Utah)

§

County of Davis

On this 19 day of May, in the year 2025, before me [redacted],

a notary public, personally appeared Dan Mickelson

proved on the basis of satisfactory 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.

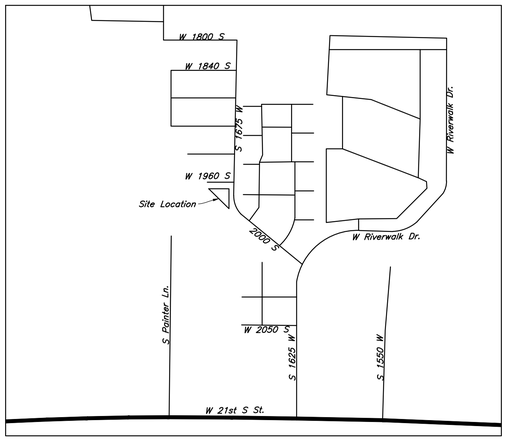
[redacted]

NOTARY PUBLIC

Riverwalk Sales Office

1684 W 1960 S
West Haven, UT, 84401

Weber Fire Reviewed
G. Wright
05/14/2025 5:02:50 PM



Vicinity Map
Not to Scale

Abbreviations

BCR	Begin Curb Return	PP	Power Pole
BOL	Bollard	PT	Point of Tangency
BRW	Finish Grade – Bottom of Retaining Wall	PVC	Polyvinyl Chloride
CATV	Cable Television Box	PVI	Point of Vertical Intersection
CB	Catch Basin	RCP	Reinforced Concrete Pipe
CMP	Corrugated Metal Pipe	RD	Roof Drain
COB	Cleanout Box	SB	Signal Box
COTG	Cleanout to Grade	SD	Storm Drain
EA	Edge of Asphalt	SDMH	Storm Drain Manhole
EB	Electrical Box	SMH	Sewer Manhole
EC	End of Curve	SP	Signal Pole
ECR	End Curb Return	SS	Sanitary Sewer
FF	Finished Floor	SVZ	Sight Visibility Zone
g	Ground	SW	Secondary Water
GB	Grade Break	TA	Top of Asphalt
GM	Gas Meter	TB	Telephone Box
HB	Hose Bib	TBC	Top Back of Curb
HP	High Point	TC	Top of Grade
I	Irrigation Line	TMH	Telephone Manhole
ICB	Irrigation Control Box	TP	Top of Concrete
Lip	Lip of Gutter	TRW	Finish Grade – Top of Retaining Wall
LP	Light Pole	TW	Top of Walk
MH	Manhole	VC	Vertical Curve
Mon	Monument	VPC	Vertical Point of Curve
PC	Point of Curvature	VPT	Vertical Point of Tangency
PCC	Point of Compound Curvature	WL	Waterline
PI	Point of Intersection	WP	Working Point
PM	Power Meter	WV	Water Valve

Legend

Proposed Curb & Gutter		Existing Improvements	
Proposed Open Face C & G		Existing Asphalt	
Proposed Asphalt		Existing Concrete	
Proposed Concrete		Existing Inlet Box	
Proposed Truncated Domes		Existing Catch Basin	
Proposed Inlet Box		Existing Manhole	
Proposed Catch Basin		Existing Fire Hydrant	FH
Proposed Manhole		Existing Water Valve	WV
Proposed Transformer	T	Existing Overhead Power Line	OHP
Proposed Meter Box		Existing Water	W
Proposed Water Meter		Existing Secondary Water	SW
Proposed Combo Box		Existing Sewer	S
Proposed Fire Hydrant		Existing Storm Drain	SD
Proposed Water Valve		Existing Gas	G
Proposed Water Line	W	Existing Power	P
Proposed Sanitary Sewer	S	Existing Telephone	T
Proposed Storm Drain		Existing Fiber Optic	FO
Proposed Conduit Line	C	Existing Fence	X
Proposed Power Line	P	Flowline	
Proposed Gas Line	G	Centerline	
Proposed Fire Line	F	Existing Contour	78
Proposed Fiber Optic	FO	Existing Spot	(78.00TA)
Proposed Secondary Water Line	SW	Existing Light Pole	
Proposed Roof Drain	RD	Existing Street Light	
Proposed Fence	X	Existing Building	
Ridge line	R	Existing Telephone Box	TB
Grade Break	GB	Existing Power Meter	PM
Proposed Contour	78	Existing Electrical Box	EB
Direction of Drainage		Existing Electrical Cabinet	ECAB
Proposed Spot	78.00TA	Existing Gas Meter	GM
ADA Accessible Route		Existing Water Meter	WM
Property Line		Existing Irrig. Control Box	ICB
Sawcut Line		Existing Bollard	BOL
Proposed Light Pole		Existing Hose Bib	HB
Proposed Street Light		Working Point	
Proposed Building		Existing Deciduous Tree	
Existing Power Pole		Existing Coniferous Tree	
Existing Power Pole w/ Guy		Detail Number	XX
Existing Utility Marker		Sheet Number	XX
Existing Post			

Civil Sheet Index

C0.0 ..... Cover Sheet
C0.1 ..... Demolition & Existing Conditions Plan
C1.1 ..... Site Plan
C2.1 ..... Grading Plan
C3.1 ..... Utility Plan
C4.1 ..... Details

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

Civil Note to Contractor

The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

Flood Zone

This property lies partially within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Community Map No. 49057C0407F dated November 30, 2023. Flood Zone X is defined as "Areas determined to be within the 0.2% annual floodplain." (Shading)

Basis of Bearings

A line between monuments found for the Northwest Corner and the West Quarter Corner of Section 25 was assigned the NAD83 Utah North Zone State Plane bearing of South 0°49'55" West as the Basis of Bearings to match said NAD83 Utah North Zone and Weber County Survey reference to North

Benchmark

Brass Cap Monument for the NW Corner of Section 25, T6N, R2W, SLB&M
Elevation = 4270.12 (NAVD 88)
County Surveyor Tie Sheet, Published (2012)
Observed (24 April, 2025)

Legal Description

All of Unit A & Limted Common Area Unit A, Riverwalk Townhomes No. 1 1st Amendment, West Haven City, Weber County, Utah

For Review Purposes Only

REV	DATE	DESCRIPTION

Designed by: JC
Drafted by: SM
Client Name:
Investor Capital Group

25-052 CV

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Cover Sheet
Riverwalk Sales Office
1648 W 1960 S
West Haven, Utah

PROFESSIONAL ENGINEER
No. 11161778
JAMES T. COPELAND
05/07/2025
STATE OF UTAH

7 May, 2025

SHEET NO.
C0.0

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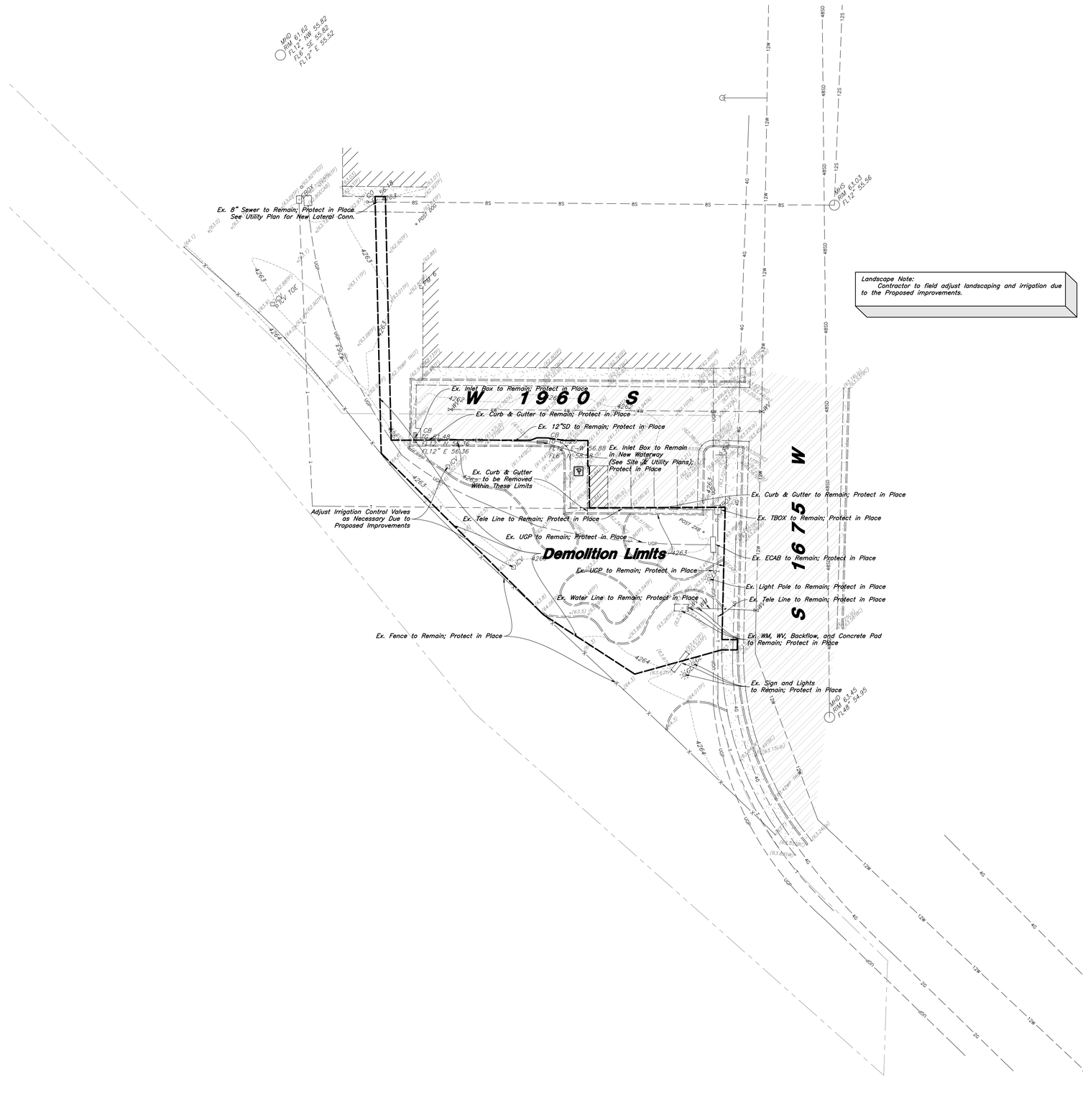


Landscape Note:
Contractor to field adjust landscaping and irrigation due to the Proposed improvements.

General Demolition Notes:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures within the demolition limits to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within demolition limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
16. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
17. Contractor shall shore and protect neighboring properties per OSHA stds. during excavation activities when necessary. All excavation shall remain on and within the bounds of the subject property. Unless specifically noted on the plans and approval from the adjoining neighbor has been obtained prior to any excavation beyond the subject property limits.
18. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

CAUTION :

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

REV	DATE	DESCRIPTION

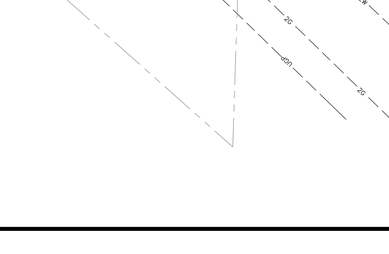
Designed by: JC
Drafted by: SM
Client Name:
Investor Capital Group
25-052 DM

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Demolition & Existing Conditions Plan

Riverwalk Sales Office

1648 W 1960 S
West Haven, Utah



7 May, 2025

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For Review Purposes Only

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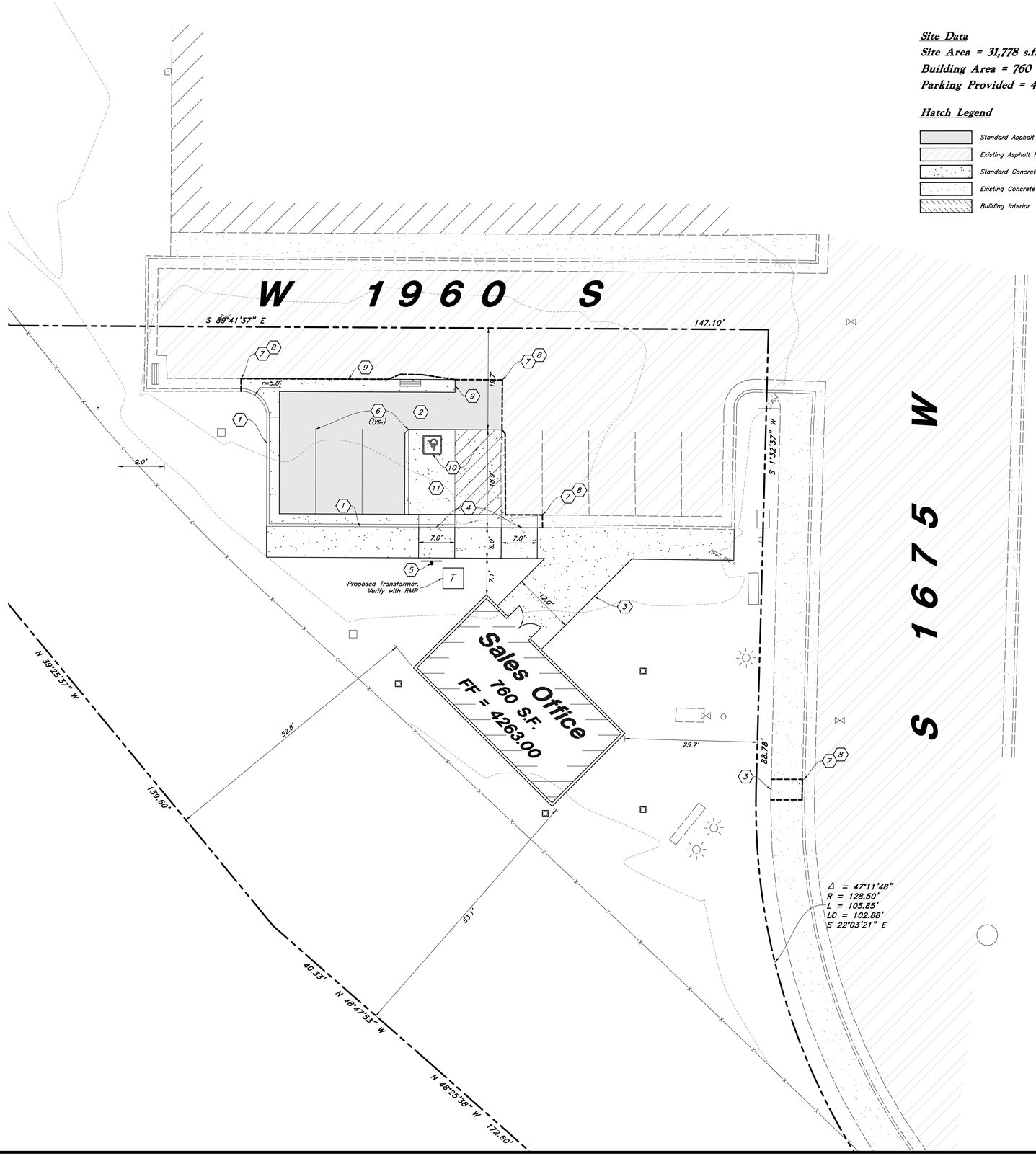

Site Data

Site Area = 31,778 s.f. (0.73 ac.)
Building Area = 760 s.f (2%)
Parking Provided = 4 stalls (5.26/1,000)

Hatch Legend

- Standard Asphalt Paving
- Existing Asphalt Paving
- Standard Concrete Paving
- Existing Concrete Paving
- Building Interior

Scale: 1" = 10'

10' 0 10' 20'

Site Construction Notes

1. Const. 30" Rolled Curb & Gutter (1 / C4.1)
2. Const. Asphalt Paving (2 / C4.1)
3. Const. Conc. Sidewalk (4 / C4.1)
4. Const. Accessible Curb Ramp per ICC/ANSI A117.1 (Latest Edition). See Sheet C2.1 for Design Grades
5. Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (5 / C4.1)
6. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
7. Sawcut; Provide Smooth Clean Edge
8. Conn. & Match Existing Improvements
9. Const. 2' Wide Conc. Waterway (3 / C4.1)
10. Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition)
11. Const. Conc. Paving (6 / C4.1)

General Site Notes:

1. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
2. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
3. All dimensions are to back of curb unless otherwise noted.
4. Fire lane markings and signs to be installed as directed by the Fire Marshal.
5. Const. curb transition at all points where curb abuts sidewalk, see detail.
6. Contractor shall place asphalt paving in the direction of vehicle travel where possible.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

For Review Purposes Only

REV	DATE	DESCRIPTION

Designed by: JC
Drafted by: SM
Client Name:
Investor Capital Group

25-052 SP

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Site Plan

Riverwalk Sales Office

1648 W 1960 S
West Haven, Utah

PROFESSIONAL ENGINEER
No. 11161778
JAMES T. COPELAND
05/07/2025
STATE OF UTAH

7 May, 2025

SHEET NO.
C1.1

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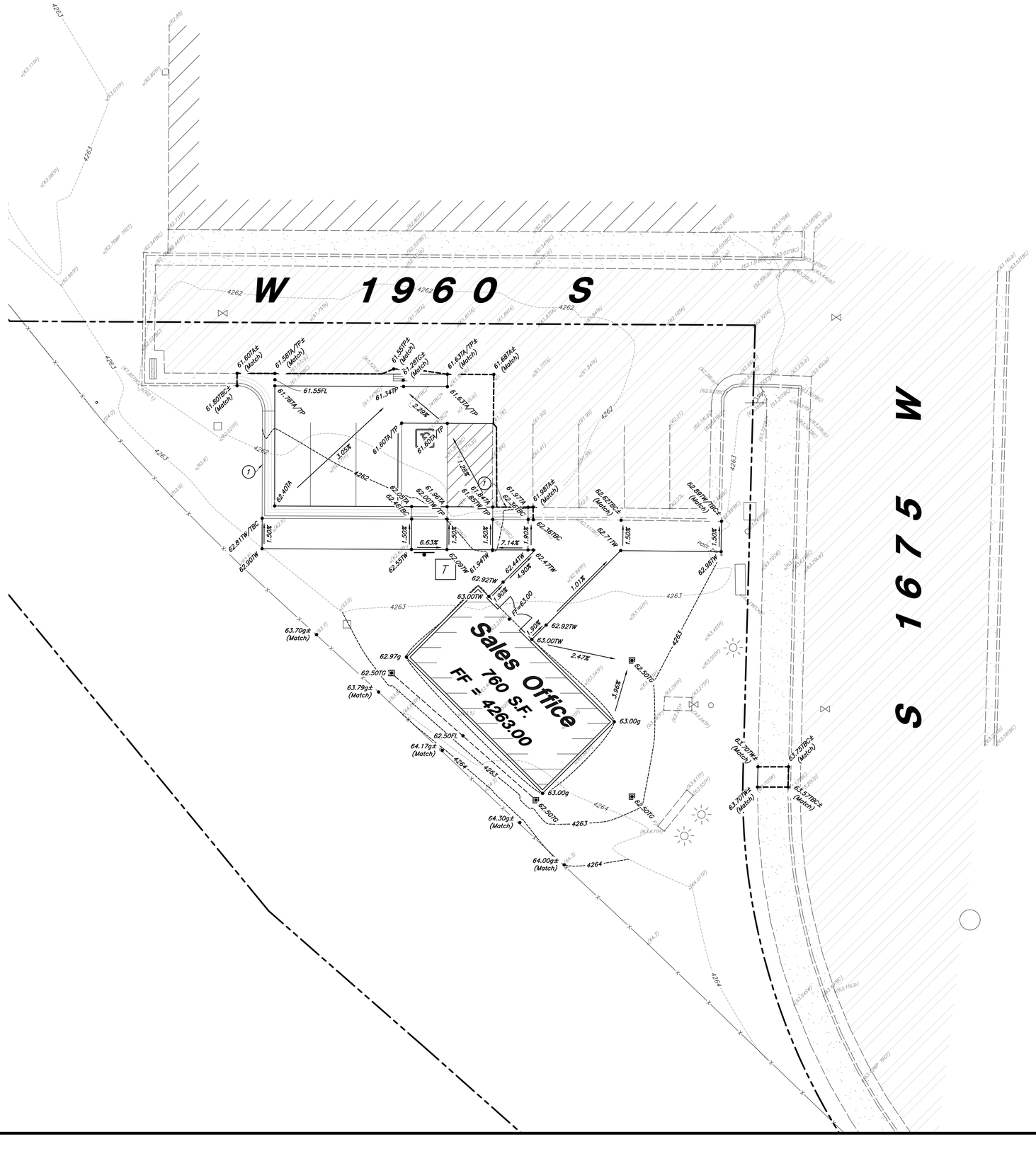

Scale: 1" = 10'

10' 0 10' 20'

General Grading Notes:

1. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
2. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
4. All trench backfill shall be tested and certified by a Geotechnical Engineer.
5. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
6. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
7. Dust shall be controlled by watering.
8. The location and protection of all utilities is the responsibility of the permitee.
9. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
10. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
11. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
12. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
13. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
14. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
15. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

Curb and Gutter Construction Notes:

1. Open face gutter shall be constructed where drainage is directed away from curb.
2. (1) Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for standard and open face curb and gutter dimensions.
5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
6. Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

1. Concrete sidewalk shall be constructed with a cross slope of 1.5% unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades shown on the plan. where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%
3. Refer to the Site Plan for sidewalk dimensions.

PVC Pipe Protection During Construction:
PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berming over the pipes.

REV	DATE	DESCRIPTION

Designed by: JC
Drafted by: SM
Client Name:
Investor Capital Group
25-052 GR

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Grading Plan

Riverwalk Sales Office

1648 W 1960 S
West Haven, Utah

PROFESSIONAL ENGINEER
No. 11161778
JAMES T. COPELAND
05/07/2025
STATE OF UTAH

For Review Purposes Only

7 May, 2025

SHEET NO.
C2.1

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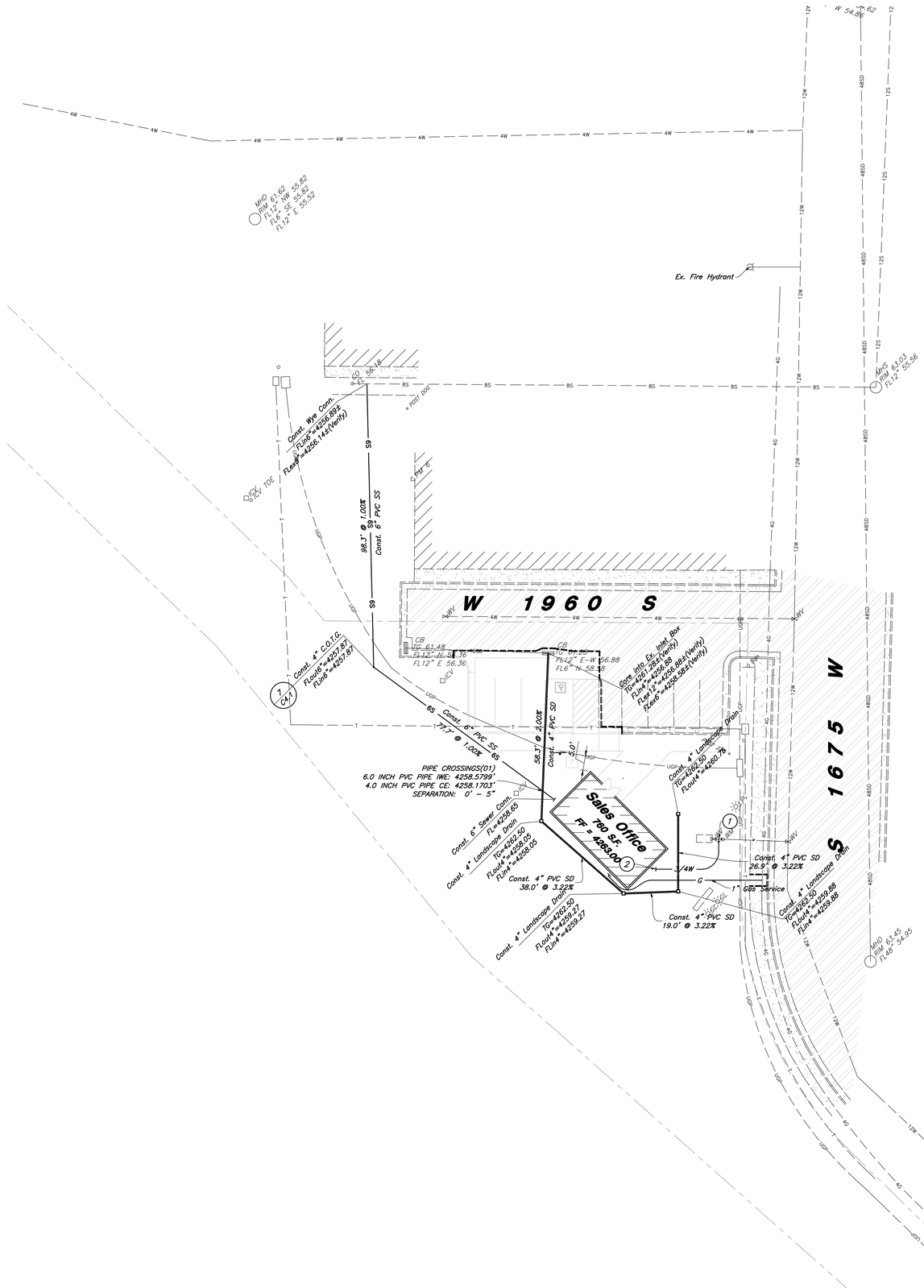

W 1960 S
W 1675 S
Sales Office
760 s.f.
FF = 4263.00
Ex. Fire Hydrant
MHD 61.62
RIM 63.03
FL12" NW 55.82
FL6" SE 55.80
FL12" E 55.52
MHS
RIM 63.03
FL12" 55.56
MHD
RIM 62.45
FL18" 54.95
Const. Wye Conn.
FLo6"=4256.89±
FLo8"=4256.14±(Verify)
98.3' @ 1.00% Const. 6" PVC SS
Const. 4" C.O.T.G.
FLout6"=4257.87
FLin6"=4257.67
PIPE CROSSINGS(01)
6.0 INCH PVC PIPE IWE: 4258.5799'
4.0 INCH PVC PIPE CE: 4258.1703'
SEPARATION: 0' - 5"
Const. 6" PVC SS
77.7' @ 1.00%
58.3' @ 3.00% Const. 4" PVC SD
51.0'
Const. 6" Sewer Conn.
FL=4258.65
Const. 4" Landscape Drain
TG=4262.50
FLout4"=4259.05
FLin4"=4258.05
Const. 4" PVC SD
38.0' @ 3.22%
Const. 4" Landscape Drain
TG=4260.50
FLout4"=4259.27
FLin4"=4259.27
Const. 4" PVC SD
19.0' @ 3.22%
Const. 4" Landscape Drain
TG=4260.75
FLout4"=4260.75
Const. 4" PVC SD
26.9' @ 3.22%
Const. 4" Landscape Drain
TG=4262.50
FLout4"=4259.88
FLin4"=4259.88
1" CTS Service
Const. 3/4" Service Lateral Conn.
Const. 4" Landscape Drain
TG=4261.25
FLout4"=4256.88
FLin4"=4256.68±(Verify)
FLin6"=4256.58±(Verify)
Inlet Box
Sidewalk Drain
CB
TG=61.48
FL12" N 56.36
FL12" E 56.36
CB
TG=61.25
FL12" E-W 56.88
FL6" N 58.38
Ex. Inlet Box
TG=4261.25±(Verify)
FLin4"=4256.88±(Verify)
FLin6"=4256.68±(Verify)
Top of Curb
Gutter Pan
Top of Curb
Gutter Pan
Top of Curb
Gutter Pan

1. REINFORCEMENT: ASTM A 615, grade 60, galvanized or epoxy coated deformed steel rebar or smooth steel dowels with diameter and length as indicated.

   A. Space rebar and dowels at 12 to 15 inches on center.
   B. Grease dowels to provide movement in expansion joints.
   C. Keep tie bars in the vertical center of the concrete slab and perpendicular to the joint during concrete placement.

2. SAWING: Keep at least 3 working power saws on-site when concrete is being placed. Saw crack control joints (contraction joints) before shrinkage cracking takes place. Do not tear or ravel concrete during sawing. In cool weather, the joint sawing may be delayed only for the time required to prevent tearing and raveling the concrete. Cut joints to dimensions recommend by sealant manufacturer and approved by ENGINEER.

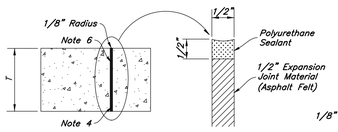
3. JOINTS: Lay out joints to aid construction and control random cracking.

   A. Joint Spacing shall be 12 feet maximum on center in both directions.
   B. Extend transverse contraction joints continuously across the full width of the concrete. Make the joints coincide with curb and gutter joints.
   C. Make adjustments in joint locations to meet inlet or manhole locations.
   D. Expansion Joints shall be placed where concrete abuts a building wall, sidewalk, curb, gutter or any immovable structure.

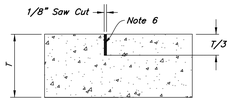
4. JOINT FILLER: Bituminous (Asphalt or tar) mastic, ASTM D994. Formed and encased between 2 layers of bituminous saturated felt or 2 layers of glass-fiber felt extending to the bottom of the concrete slab.

5. BACKER ROD: Round Rods. It must be oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant.

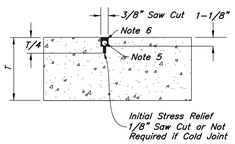
6. JOINT SEALANT: Hot applied, Asphalt base type, ASTM D 3405. Remove dirt, oil, and curing compounds from joint reservoir. Seal joints immediately after cleaning.



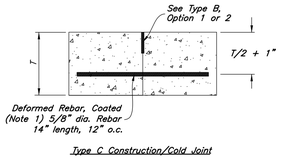
Type A Expansion Joint



Type B Contraction Joint (Option 2)

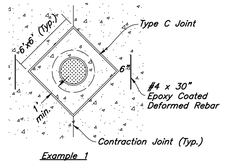


Type B Contraction Joint (Option 1)

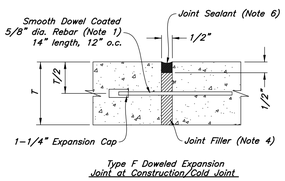


Type C Construction/Cold Joint

Rebar at all corners of expansion joints that do not intersect a contraction joint.



Example 1

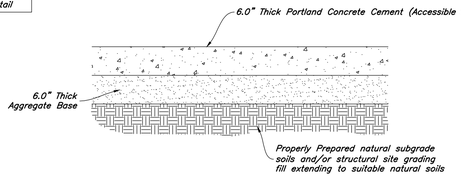


Type F Doweled Expansion Joint at Construction/Cold Joint

8 Concrete Joint Detail

Not to Scale

1. See Concrete Joint Detail



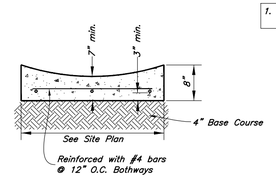
6 Concrete Paving Section

Not to Scale

Contraction Joints

A. Spacing = 10' O.C.
B. 1/8" Wide by 2" Deep

1. See Concrete Joint Detail



3 Typical Waterway Detail

Not to Scale

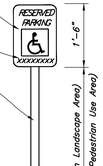
Accessible Van Stall Alternate Sign

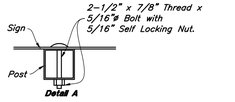
This sign shall be used for all Accessible Stalls identified as "VAN" on Site Plan. 1'-0" x 1'-6" x 0.080 Aluminum Accessible Van Stall Parking sign Sign to read "RESERVED PARKING" and "VAN ACCESSIBLE" with Identification Symbol. See Detail A

1'-0" x 1'-6" x 0.080 Aluminum Accessible Parking sign. Sign to read "RESERVED PARKING" with 2" Min. Character Height and Identification Symbol. See detail "A"

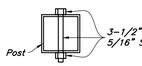
Applicable enforcement code shall be identified on accessible signage

2" x 2" Square Post - Perforated 14 Gauge Galvanized Steel Extended into concrete. Point to match store.





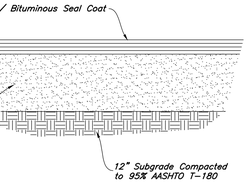
Sign Mounting



Anchor Assembly

5 Landscape Area Accessible Parking Sign

Not to Scale



2 Standard Asphalt Section

Not to Scale

1. Contraction Joints
   A. Spacing = 10' o.c., see joint detail
   B. 1/8" wide by 2" deep from top of curb at 15'-0" intervals

2. Expansion Joints
   A. Make expansion joints full depth, see joint detail
   B. Place expansion joint at all cold joints
   C. Expansion joints are required at ends of all radii 0.08.
   D. Required 5'-0" on each side of drainage structures
   E. Required at 90°-0" maximum intervals in straight curb and gutter
   F. Provide #6 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (3/4" thick bituminous filler material)

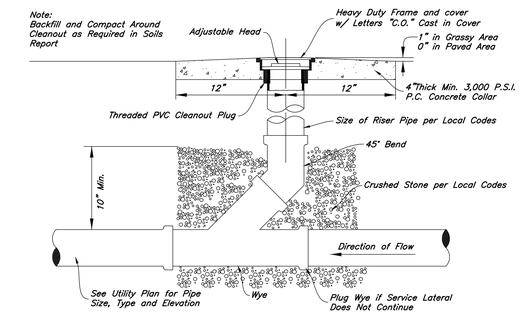
3. 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement

4. Provide (2) #6 x 2'-6" long tie bars to connect existing and new curb and gutter

5. Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.

6. All radii shall be true arcs

7. Medium to light broom finish on all exterior concrete



7 Typical Cleanout Detail

Not to Scale

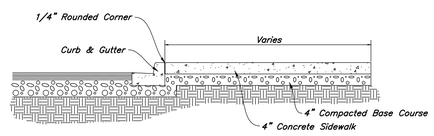
Contraction Joints

A. Spacing = 10' O.C.

Expansion Joints

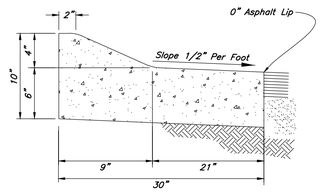
A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start of end of curb radius.

1. See Concrete Joint Detail



4 Typical Sidewalk Detail

Not to Scale



1. See Concrete Joint Detail

1 30" Roll Curb And Gutter

Not to Scale

REV	DESCRIPTION	DATE

Designed by: JC
Drafted by: SM
Client Name:
Investor Capital Group

25-052 DT

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Details

Riverwalk Sales Office

1648 W 1960 S
West Haven, Utah

For Review Purposes Only

PROFESSIONAL ENGINEER
No. 11161778
JAMES T. COPELAND
05/07/2025
STATE OF UTAH

7 May, 2025

SHEET NO.
C4.1

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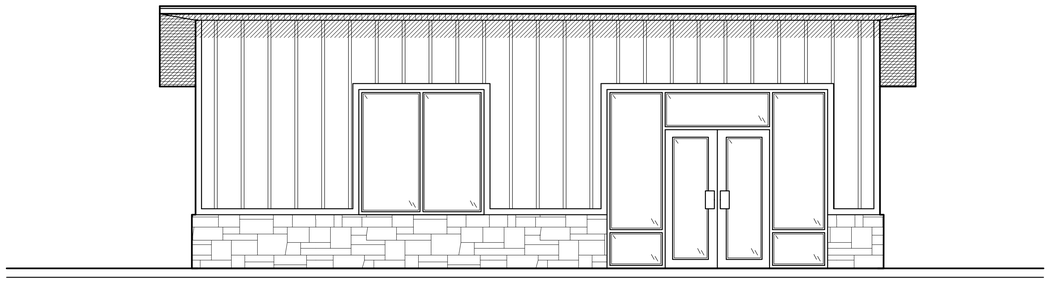
RIVERWALK SALES OFFICE

WEST HAVEN, UT



ARCHITECT

RIDGELINE DESIGN
ARCHITECTS
(801) 392-6882
1708 E. 5550 S. #20
SOUTH OGDEN, UT

PROJECT MANAGER
JASON R. BALL

MECHANICAL & ELECTRICAL ENGINEER

Nielson Engineering, Inc.
Consulting Engineers
156 North Twelfth Avenue
Pocatello, Idaho 83201
Ph (208) 232-2577
FAX (208) 234-0918

STRUCTURAL

Engineering West, L.L.C.
380 NORTH 200 WEST, SUITE 110
BOUNTIFUL, UT 84010
STRUCTURAL ENGINEERING SERVICES
PHONE: (801) 298-9378 (WEST) FAX: (801) 296-6253

LIST OF DRAWINGS

	ARCHITECTURAL DRAWINGS
C	COVER SHEET
A1	MAIN FLOOR PLAN
A2	INTERIOR ELEVATIONS & DETAILS
A3	WALL SECTIONS & DETAILS
A4	ROOF PLAN
A5	EXTERIOR BUILDING ELEVATIONS
	STRUCTURAL DRAWINGS
S1	FOOTING & FOUNDATION PLAN
S2	SHEARWALL & ROOF FRAMING PLAN
S3	STRUCTURAL NOTES
S4	STRUCTURAL DETAILS
	MECHANICAL & ELECTRICAL DRAWINGS
M1	MECHANICAL PLAN
P1	PLUMBING PLAN
PD1	PLUMBING DETAILS & SCHEDULE
E1	ELECTRICAL GEN. NOTE & SCHEDULES
E2	ELECTRICAL PLAN

BUILDING DESIGN CODES

2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL FUEL GAS CODE
2020 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
ICC - A117.1 - 2017

BUILDING CODE ANALYSIS

BUILDING OCCUPANCY	B
CONSTRUCTION TYPE	VB
BUILDING HEIGHT	1 FLOOR / 15'-0"
FIRE SUPPRESSION	NO
TOTAL BUILDING SQ. FT.	760 SF TOTAL
TABLE 503 FOR 'B' NS - ALLOWABLE HEIGHT - BASE ALLOWABLE AREA	 2 FLOOR / 40 FEET 9,000 BASE ALLOWABLE
FIRE RESISTANCE RATING TABLE 601	
- STRUCTURAL FRAMING	0 HOUR
- EXTERIOR BEARING	0 HOUR
- INTERIOR BEARING	0 HOUR
- NONBEARING WALLS	0 HOUR
- FLOOR CONSTRUCTION	0 HOUR
- ROOF CONSTRUCTION	0 HOUR

State of Utah
01-15-2025
Wesley G. Stonehocker
6-94-33628-8301
Licensed Architect

COVER SHEET — C

RIDGELINE DESIGN
ARCHITECTS
1708 E. 5550 S. #20 SOUTH OGDEN, UT 84403
Phone 801-392-6882 Fax 801-621-1494

date 01-15-2025 job no 2431 revisions
project
RIVERWALK SALES OFFICE
WEST HAVEN, UT

WINDOW SCHEDULE

No.	TYPE	FRAME	SIZE	GLASS	SILL	REMARKS
A	FIXED	ALUM. STOREFRONT	7'-0" X 7'-0"	1" INSULATED CLEAR	G.B.	SEE STOREFRONT DETAIL SHEET A2
B	FIXED	ALUM. STOREFRONT	3'-0" X 2'-0"	1" INSULATED CLEAR	G.B.	SEE STOREFRONT DETAIL SHEET A2
C	FIXED	ALUM. STOREFRONT	9'-0" X 5'-0"	1" INSULATED CLEAR	G.B.	SEE STOREFRONT DETAIL SHEET A2
COORDINATE W/ COMCHECK FOR DOOR AND WINDOW INSULATION VALUES						

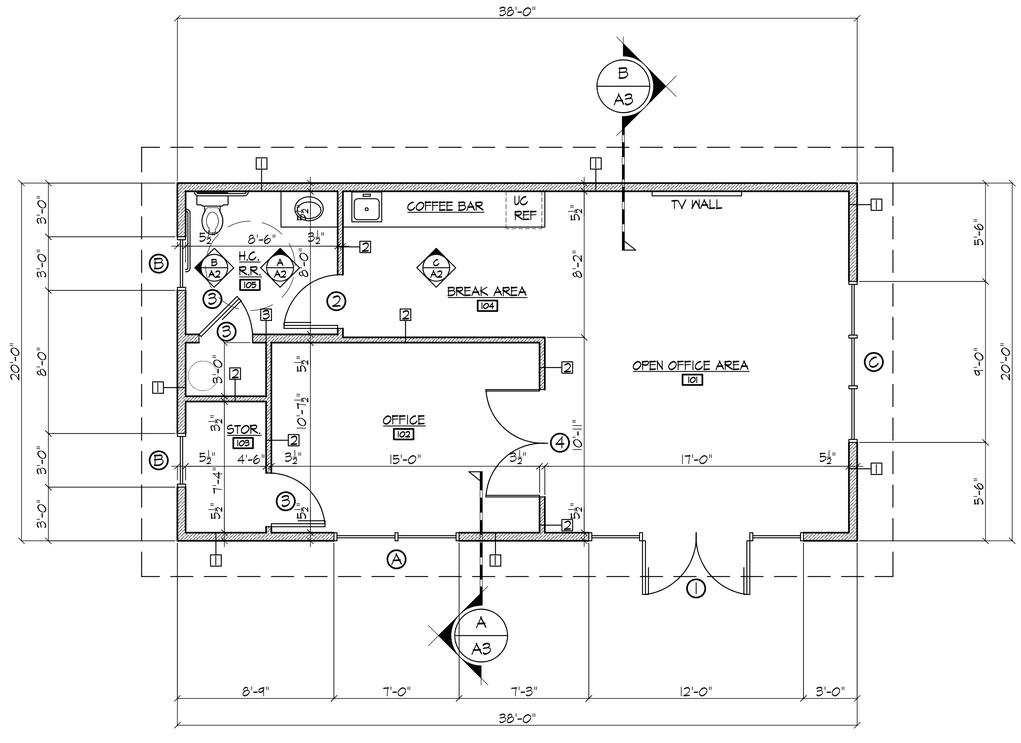
FINISH SCHEDULE

No.	ROOM NAME	FLOOR	BASE	CEILING	WALLS	REMARKS
101	OPEN OFFICE AREA	CARPET TILE	RUBBER	PAINTED G.B.	PAINTED G.B.	
102	OFFICE	CARPET TILE	RUBBER	PAINTED G.B.	PAINTED G.B.	
103	STORAGE	CARPET TILE	RUBBER	PAINTED G.B.	PAINTED G.B.	SEE INTERIOR ELEVATONS SHEET A4
104	BREAK AREA	CARPET TILE	RUBBER	PAINTED G.B.	PAINTED G.B.	SEE INTERIOR ELEVATONS SHEET A4
105	UNISEX HANDICAP RESTROOM	TILE	4'-0" HIGH TILE	PAINTED G.B.	4'-0" HIGH TILE	SEE INTERIOR ELEVATONS SHEET A4

DOOR & HARDWARE SCHEDULE

DOOR				FRAME				MISC.
No.	TYPE	LEAFS	SIZE	TYPE	HARDWARE	THRESHOLD	FIRE RATING	REMARKS
1	ALUM. STOREFRONT	2	3'-0" X 8'-0"	ALUM. (12'-10" X 10'-0") STOREFRONT SYSTEM	PUSH / PULL	ALUM.	NONE	#1,2,3,5,6,7
2	S.C. WOOD	1	3'-0" X 7'-0"	18 GA. HOLLOW METAL	LEVER HANDLE W/ RED & GREEN OCCUPANCY DEAD BOLT	NONE	NONE	#5,6,7
3	S.C. WOOD	1	3'-0" X 7'-0"	18 GA. HOLLOW METAL	LOCKING LEVER HANDLE	NONE	NONE	#6,7,8
4	EURO GLASS	2	3'-0" X 8'-0"	EURO STYLE FRAMELESS	LOCKING LEVER HANDLE	NONE	NONE	#6,7

DOOR NOTES:
1. PROVIDE SIGN ON DOOR "THIS DOOR MUST REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
2. INSTALL FLASHING AND CAULKING AROUND DOORS AND STOREFRONT SYSTEMS AS PER MANUFACTURES RECOMENDATIONS.
3. ALL STOREFRONT GLASS TO HAVE A .38 UFACTOR.
4. ALL OVERHEAD DOORS TO HAVE A MIN. R VALUE OF .475
5. ALL DOOR HARDWARE TO BE MOUNTED BETWEEN 36"-48" A.F.F.
6. DOOR HARDWARE SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST TO OPERATE THE DOOR. AS PER IBC 1008.1.9.1
7. WITH 4-1/2" BALL BEARING HINGES



MAIN FLOOR PLAN

SCALE 1/4"=1'-0"

WALL TYPES LEGEND

1 — 5/8" GYP. BOARD INSIDE, SYNTHIC STONE OVER 7/16" OSB & VAPOR BARRIOR OUTSIDE, OVER 2 X 6 WOOD STUDS @ 16" O.C. W/ R-20 FULL BATT. INSULATION

2 — 5/8" GYP. BOARD PAINTED BOTH SIDES OVER 2X4 WOOD STUDS @ 16" O.C. & R-13 FULL BATT. INSULATION

3 — 5/8" GYP. BOARD PAINTED BOTH SIDES OVER 2X6 WOOD STUDS @ 16" O.C. & R-19 FULL BATT. INSULATION

State of Utah — 01-15-2025 — Wesley G. Stonehocker — 9839583 — Licensed Architect

MAIN FLOOR PLAN — A1

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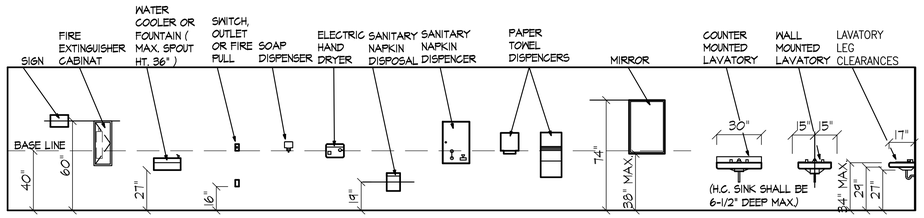
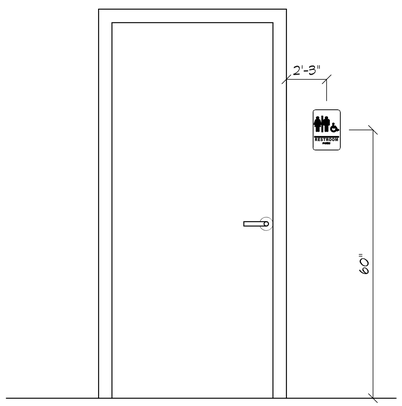
date 01-15-2025 job no: 2431 revisions

project: RIVERWALK SALES OFFICE
WEST HAVEN, UT



NOTES:
1. ACCESSIBLE UNITES ARE TO BE MOUNTED AS SHOWN IN THIS DETAIL ADDITIONAL DRINKING FOUNTAINS, TOILETS, SINKS & URINALS ARE TO BE MOUNTED AS PER MFG RECOMMENDATIONS FOR STANDARD UNITS.
2. CONTRACTOR TO PROVIDE BLOCKING/BACKING FOR ALL CABNETS, TOILET PARTITIONS, GRAB BARS, HANDRAILS, TOILET ACCESSORIES, ETC. PROVIDE 1-1/2" MIN. CLEARANCE AT GRAB BARS AND BACKING TO WITHSTAND A 250 LB LOAD. CONTRACTOR TO REVIEW ALL WALLS FOR COMPLETE BACKING PRIOR TO ENCLOSING FRAMING.
3. WATER SUPPLY AND DRAIN PIPES SHALL BE INSULATED OR CONFIGURED TO PREVENT CONTACT WITH USERS LIMBS, THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES & SINKS.
4. ALL OPERABLE PARTS OF EQUIPMENT & APPLIANCES SHALL BE OPERABLE W/ ONE HAND & SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. 5LB FORCE MAX FORCE TO ACTIVATE OPERABLE PARTS
5. CONTRACTOR TO VERIFY THAT FIXTURES, ACCESSORIES, ETC. MEET ALL ACCESSIBILITY REQUIREMENTS (REF 2018 IBC & ICC/ANSI A117.1-09).
6. TOILET FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN OF THE ATER CLOSET ALL ACCESSORIES SHOWN ABOVE MAY NOT BE REQUIRED.
*INDICATES MIN DIMENSION OR CLEARANCE.

TYP. ACCESSIBLE FIXTURES & ACCESSORIES
1/4" = 1'-0"



SIGN COLOR

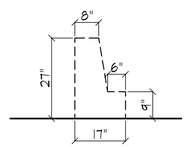
COLOR AND CONTRAST MUST BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE FACILTY WALL/DOOR. THE CHARACTERS AND BACKGROUND OF SIGN SHALL BE EGGSHELL OR NON-GLARE FINISH.

LETTERING / SYMBOLS / BRALLE

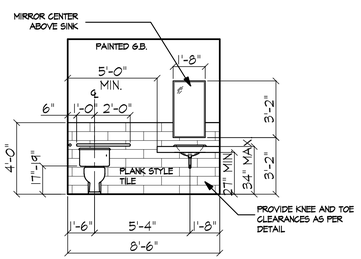
RAISED CHARACTERS MUST BE A MIN. OF 5/8" HIGH AND A MAX. OF 2" HIGH. RAOSED CHARACTERS MUST BE RAISED 1/32" MIN. AND SHALL BE SANS SERIF UPPER CASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE.

HANDICAP SIGNAGE DETAIL
SCALE: NONE

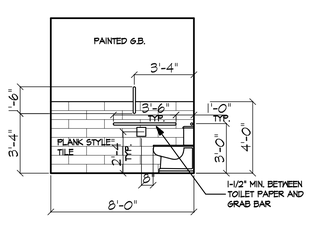
*CLEARENCE AREA WIDTH TO BE 30" MIN.



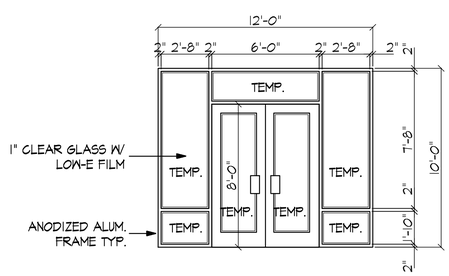
H.C. KNEE & TOE CLEARANCES
SCALE: NONE



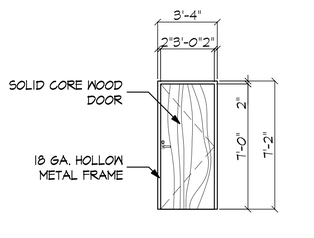
ELEVATION
1/4" = 1'-0"



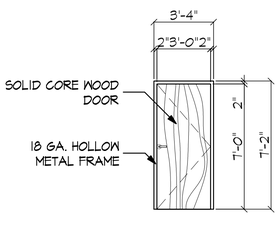
ELEVATION
1/4" = 1'-0"



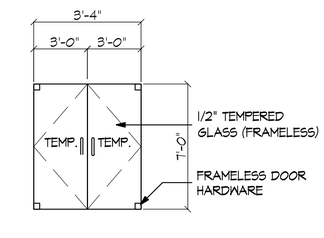
DOOR ELEVATION '1'
1/4" = 1'-0"



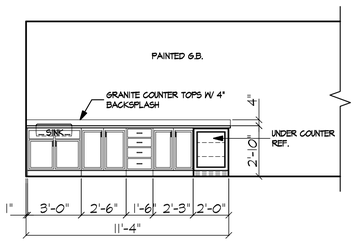
DOOR ELEVATION '2'
1/4" = 1'-0"



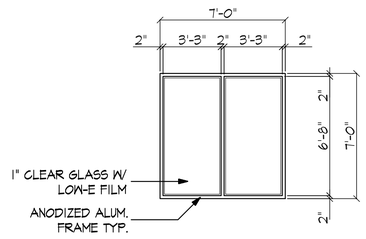
DOOR ELEVATION '3'
1/4" = 1'-0"



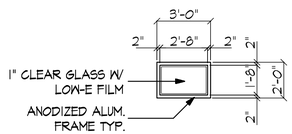
DOOR ELEVATION '4'
1/4" = 1'-0"



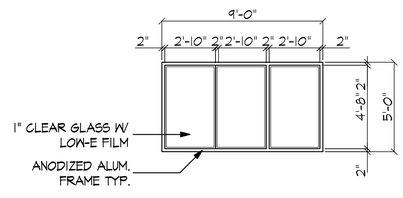
ELEVATION
1/4" = 1'-0"



WINDOW ELEVATION 'A'
1/4" = 1'-0"



WINDOW ELEVATION 'B'
1/4" = 1'-0"



WINDOW ELEVATION 'C'
1/4" = 1'-0"

INTERIOR ELEVATIONS & DETAILS

A2

RIDGELINE DESIGN
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date 01-15-2025 job no: 2431 revisions

project
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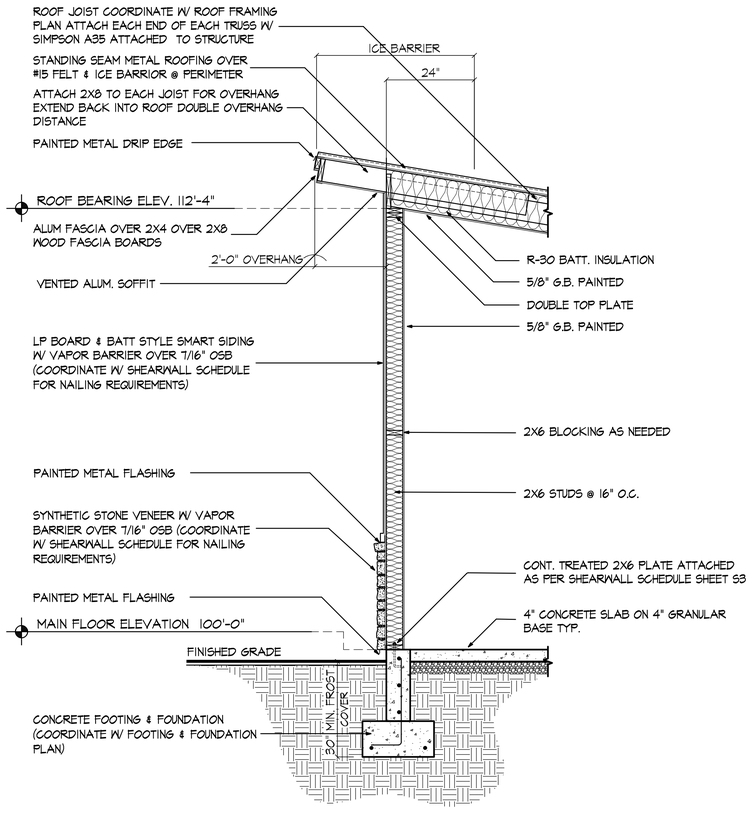
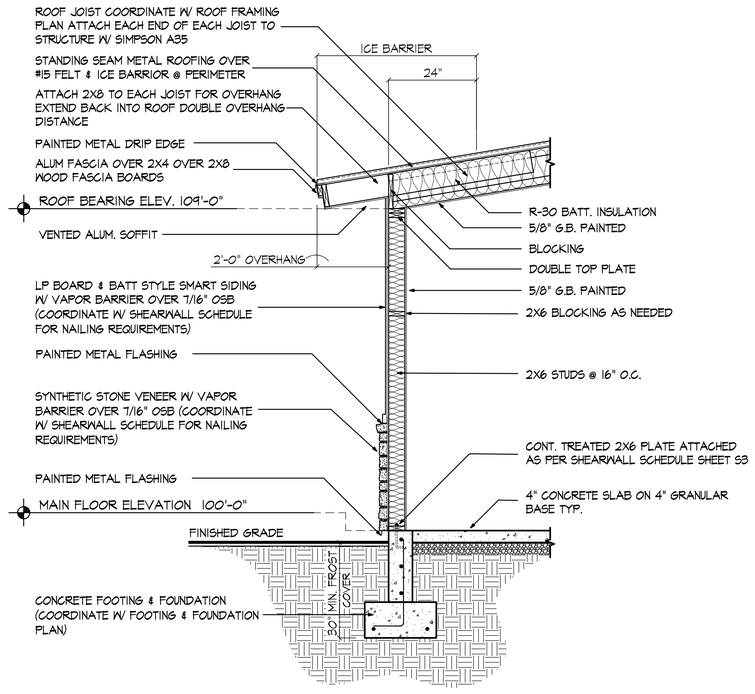
WEST HAVEN, UT



HIGH SIDE WALL SECTION — A3

SCALE 1/2"=1'-0"



LOW SIDE WALL SECTION — B/A3

SCALE 1/2"=1'-0"

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01-15-2025
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98-374508-2201
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WALL SECTIONS

A3

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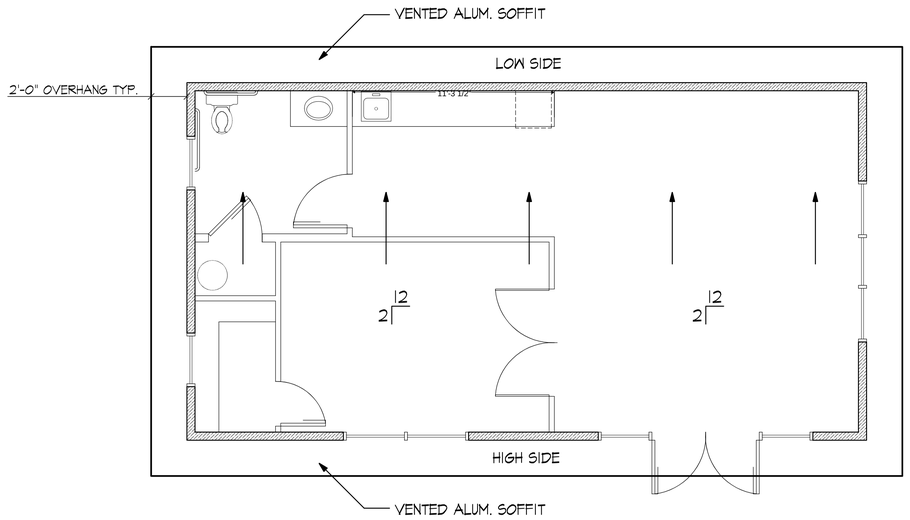

VENTILATION NOTE:
PROVIDE 1 SQUARE FOOT OF UPPER AND 1 SQUARE FOOT OF LOWER VENTILATION FOR EVERY 300 SQUARE FEET OF FLOOR SPACE TYP.
LOWER VENTILATION - VENTED ALUM. SOFFIT (LOW SIDE)
UPPER VENTILATION - VENTED ALUM. SOFFIT (HIGH SIDE)

ROOF PLAN

SCALE 1/4"=1'-0"

State of Utah
01-15-2025
Wesley G. Stonehocker
Licensed Architect

ROOF PLAN

A4

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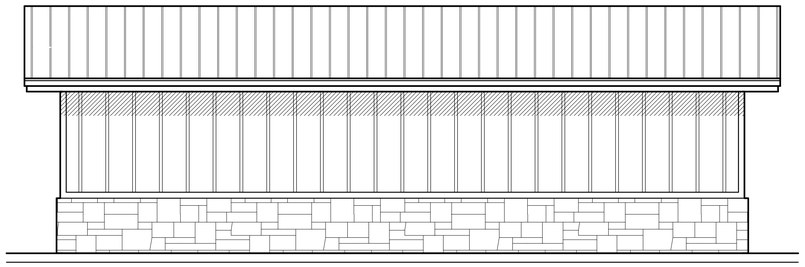
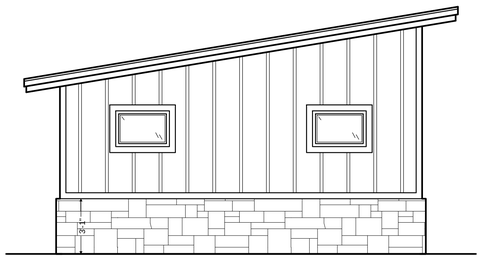


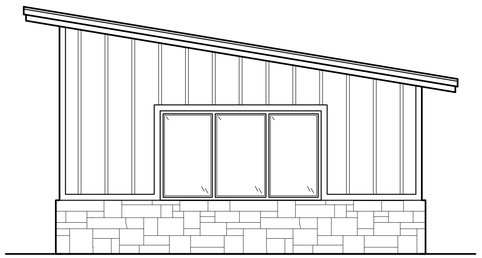
BACK EXTERIOR BUILDING ELEVATION

SCALE 1/4"=1'-0"



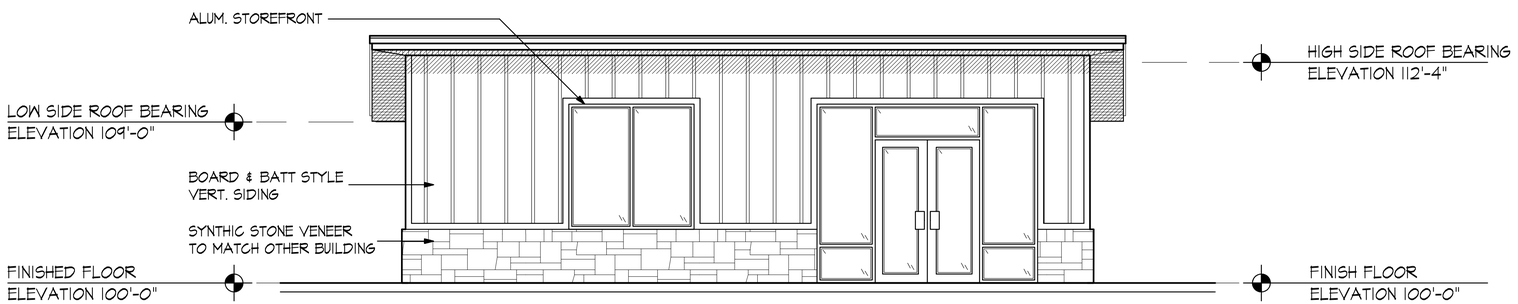
SIDE EXTERIOR BUILDING ELEVATION

SCALE 1/4"=1'-0"



SIDE EXTERIOR BUILDING ELEVATION

SCALE 1/4"=1'-0"



FRONT EXTERIOR BUILDING ELEVATION

SCALE 1/4"=1'-0"

State of Utah
01-15-2025
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EXTERIOR BUILDING ELEVATIONS

A5

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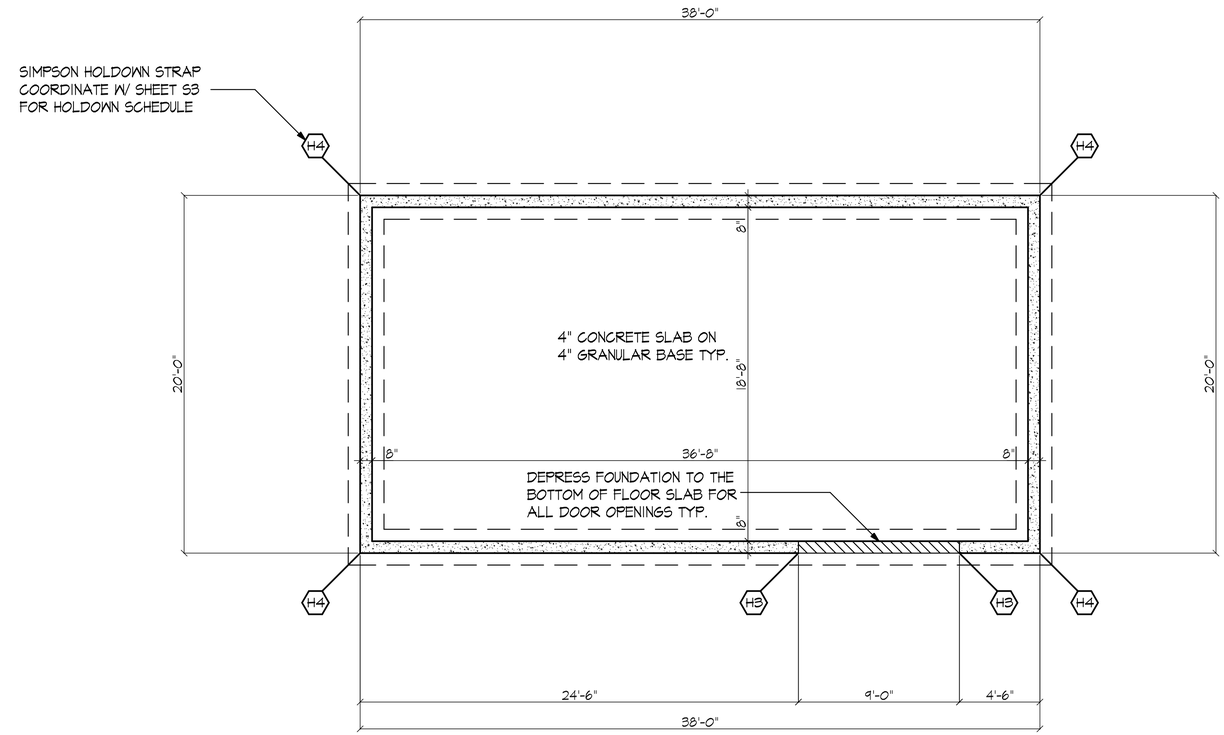

FOOTING & FOUNDATION PLAN

SCALE 1/4"=1'-0"

NOTE: ALL FASTENERS (I.E.: NAILS, SCREWS, ANCHOR BOLTS, ETC..) WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD (I.E.: SILL PLATES) SHALL MEET THE REQUIREMENTS OF IBC 2304.9.5

COORDINATE W/ FOOTING & FOUNDATION PLAN & FLOOR PLAN FOR ALL HOLDOWN LOCATIONS (TYP.)

COORDINATE W/ SHEARWALL SCHEDULE SHEET S1 FOR ANCHOR BOLT SIZES AND SPACING TYP.

ALL BEAMS, HEADERS, FOOTINGS & STRUCTURE TO BE DESIGNED BY LICENSE STRUCTURAL ENGINEER

INSTALL TWO (2) #4 X 40,000 PSI BARS ON ALL SIDES OF OPENINGS BARS SHALL EXTEND 24" BEYOND THE OPENINGS

FOUNDATION WALL SCHEDULE

FOUND. MARK	DIMENSIONS			VERTICAL REINF.				HORIZONTAL REINF.				COMMENTS:
	HEIGHT	LENGTH	THICK.	QTY.	SIZE	LENGTH	SPCG.	QTY.	SIZE	LENGTH	SPCG.	
FD-1	2'-0"	CONT.	8"	-	#4	1'-6"	18"	3	#4	CONT.	EQ.	
FD-2	3'-0"	CONT.	8"	-	#5	2'-6"	24"	4	#4	CONT.	EQ.	NOT USED
FD-3	2'-0"		14"		2) #4	1'-6"	18"	3	2) #4	CONT.	EQ.	

FOOTING SCHEDULE

FOOTING MARK	DIMENSIONS			TRANSVERSE REINF.				LENGTHWISE REINF.				COMMENTS:
	WIDTH	LENGTH	THICK.	QTY.	SIZE	LENGTH	SPCG.	QTY.	SIZE	LENGTH	SPCG.	
F-1	1'-8"	CONT.	10"	-	-	-	-	2	#4	CONT.	EQ.	NOT USED
F-2	2'-0"	CONT.	12"	-	-	-	-	3	#4	CONT.	EQ.	
F-3	4'-0"	5'-4"	12"	-	#5	3'-6"	12"	4	#5	4'-10"	EQ.	
F-4	3'-6"	3'-6"	14"	5	#5	3'-0"	EQ.	5	#5	3'-0"	EQ.	

CONCRETE FOOTING NOTES:
1. PLACE ALL FOOTING REINFORCING IN BOTTOM OF FOOTING WITH 3" CLEAR CONCRETE COVER UNLESS NOTED OTHERWISE.

LICENSED PROFESSIONAL ENGINEER
No. 171553
STEVEN J. CARLSON
STATE OF UTAH
11/9/25

Engineering West, L.L.C.
STRUCTURAL ENGINEERING SERVICES
380 NORTH 200 WEST, SUITE 110
BOUNTIFUL, UT 84010
PHONE: (801) 298-9378 (WEST) FAX: (801) 296-6253

FOOTING & FOUN. & SHEAR WALL PLAN

S1

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project
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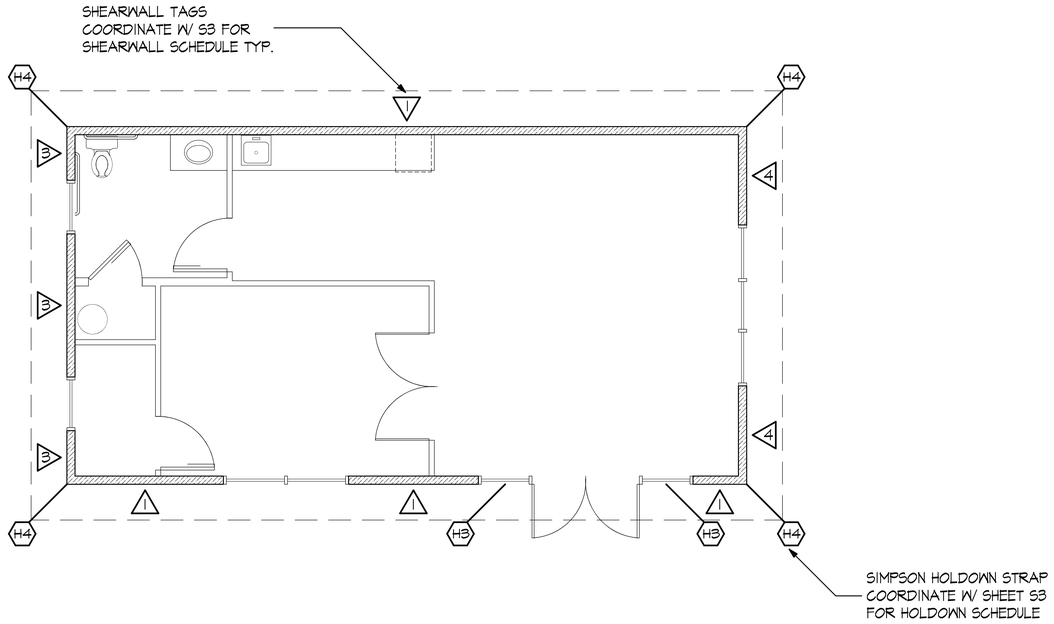
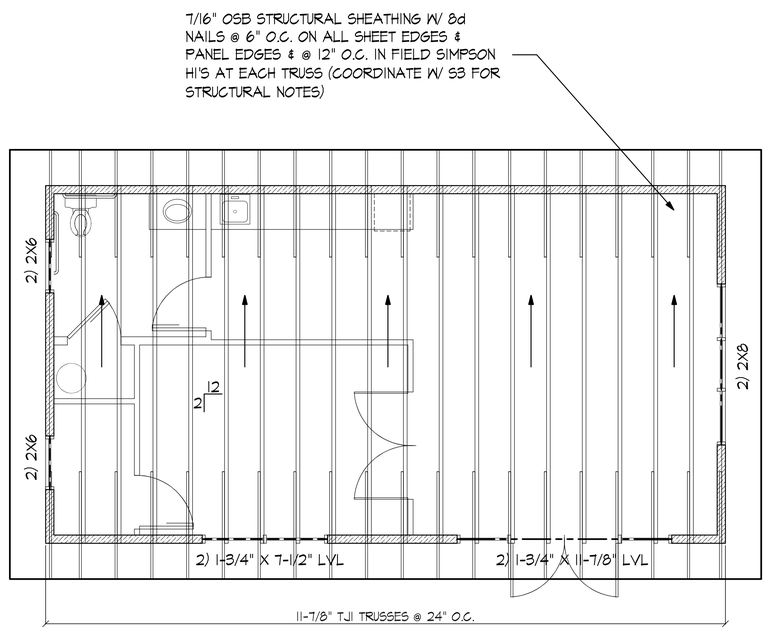


SHEARWALL PLAN

SCALE 1/4"=1'-0"



ROOF FRAMING PLAN

SCALE 1/4"=1'-0"

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11/9/25

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Engineering West, L.L.C.

SHEARWALL & ROOF FRAMING PLAN

S2

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date 01-15-2025 job no: 2413 revisions

project
RIVERWALK SALES OFFICE
WEST HAVEN, UT

GENERAL STRUCTURAL NOTES

GENERAL REQUIREMENTS

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
2. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS.
3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
4. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES:
   - THE 2021 EDITION OF THE INTERNATIONAL BUILDING CODE, AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, AND THOSE CODES AND STANDARDS LISTED IN THE NOTES AND SPECIFICATIONS.
5. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
   - SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS (EXCEPT AS NOTED).
   - SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NONBEARING PARTITIONS.
   - SIZE AND LOCATION OF ALL CONCRETE CURBS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGES IN LEVEL, CHAMFER, GROOVES, INSERTS, ETC.
   - SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS (EXCEPT AS SHOWN).
   - FLOOR AND ROOF FINISHES.
   - STAIR FRAMING AND DETAILS (EXCEPT AS SHOWN).
   - DIMENSIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
6. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
   - PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC. (EXCEPT AS SHOWN OR NOTED).
   - ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
   - CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES.
   - SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOUNTS.
7. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTORS SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
8. OPENINGS, POCKETS, ETC., LARGER THAN 6 INCHES SHALL NOT BE PLACED IN SLABS, DECKS, BEAMS, JOISTS, COLUMNS, WALLS, ETC., UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC., NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS.
9. ASTM SPECIFICATIONS NOTED SHALL BE THE LATEST EDITION.
10. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
11. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND / OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
12. DESIGN LIVE LOADS: (UNLESS LOCAL CODE DESIGNATES OTHERWISE)
    ROOF (slopes equal to or greater than 4:12) ------ 30 PSF
    ROOF (slopes less than 4:12) ---------- 30 PSF
    FLOOR ---------- N/A
13. WIND LOAD = 115 MPH (3 SEC. GUST) EXPOSURE: C

FOUNDATIONS & EXCAVATIONS

1. FOOTING DESIGN IS BASED ON AN ALLOWABLE SOIL PRESSURE OF 1,500 PSF (ASSUMED)
2. CONTRACTOR SHALL PROVIDE FOR PROPER DE-WATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER, SEEPAGE, ETC.
3. FOOTINGS SHALL BE PLACED AND ESTIMATED ACCORDING TO THE DEPTHS SHOWN SHOWN ON THE DRAWINGS.
4. FOOTING BACK FILL AND UTILITY TRENCH BACK FILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS. FLOODING WILL NOT BE PERMITTED.
5. ALL ABANDONED FOOTINGS, UTILITIES, ETC., THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.
6. PREPARATION OF SOILS BENEATH BUILDING FOOTINGS AND FLOOR SLABS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS.

CONCRETE

1. ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318-LATEST APPROVED EDITION) WITH MODIFICATIONS AS NOTED IN THE DRAWINGS OR SPECIFICATIONS.
2. REINFORCED CONCRET DESIGN IS BY THE "ULTIMATE STRENGTH DESIGN METHOD", ACI 318-83.
3. SCHEDULE OF STRUCTURAL CONCRETE 28-DAY STRENGTHS AND TYPES:

LOCATION IN STRUCTURE	STRENGTH (PSI)
SLABS ON GRADE	2,500
FOOTINGS	2,500

4. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE "V" WHERE IN CONTACT WITH SOIL AND TYPE "II" ELSEWHERE.
5. AGGREGATE FOR HARDROCK CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM C-33 AND PROJECT SPECIFICATIONS. EXCEPTIONS MAY BE USED ONLY WITH PERMISSION OF THE STRUCTURAL ENGINEER.
6. CONCRETE MIXING OPERATIONS, ETC., SHALL CONFORM TO ASTM C-94.
7. PLACEMENT OF CONCRETE SHALL CONFORM TO ACI STANDARD 614 AND PROJECT SPECIFICATIONS.
8. CLEAR COVERAGE OF CONCRETE OVER OUTER REINFORCING BARS SHALL BE AS FOLLOWS:
   CONCRETE POURED DIRECTLY AGAINST EARTH _____3" CLEAR
   FORMED CONCRETE WITH EARTH BACKFILL_____ 2" CLEAR
9. ALL REINFORCMENT BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
10. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED EXCEPT AS SHOWN. NOTIFY STRUCTURAL ENGINEER IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS.
11. CONDUIT OR PIPE SIZE (O.D.) SHALL NOT EXCEED 30% OF SLAB THICKNESS SHALL BE PLACED BETWEEN THE TOP AND BOTTOM REINFORCING, UNLESS SPECIFICALLY DETAILED OTHERWISE. CONCENTRATIONS OF CONDUITS OR PIPES SHALL BE AVOIDED EXCEPT WHERE DETAILED OPENINGS ARE PROVIDED.
12. MODULES OF ELASTICITY OF CONCRETE, WHEN TESTED IN ACCORDANCE WITH ASTM C469, SHALL BE AT LEAST THE VALUE GIVEN BY THE EQUATIONS IN SECTION 8.5.1 OF ACI 318 FOR THE SPECIFIED 28-DAY STRENGTH.
13. SHRINKAGE OF CONCRETE, WHEN TESTED IN ACCORDANCE WITH ASTM C-157, SHALL NOT EXCEED 0.00040 INCHES/INCH.

REINFORCING STEEL

1. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615 GRADE 60.
2. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
3. MINIMUM LAP OF WELDED WIRE FABRIC SHALL BE 6 INCHES OR ONE FULL MESH AND ONE HALF, WHICH EVER IS GREATER.
4. ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION IS MADE.
5. REBAR SPLICES ARE TO BE, CLASS "C" IN CONCRETE, 52 BAR DIAMETERS IN C.M.U. (UNLESS NOTED OTHERWISE).
6. REINFORCING SPLICES SHALL BE MADE ONLY WHERE INDICATED ON THE DRAWINGS.
7. DOWELS BETWEEN FOOTINGS AND WALLS OR COLUMNS SHALL BE THE SAME GRADE, SIZE, AND SPACING OR NUMBER AS THE VERTICAL REINFORCING, RESPECTIVELY.

STRUCTURAL STEEL

1. ALL PHASES OF WORK PERTAINING TO STRUCTURAL STEEL CONSTRUCTION SHALL CONFORM TO THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL STEEL (LATEST EDITION OF THE INTERNATIONAL BUILDING CODE AND THE MANUAL OF STEEL CONSTRUCTION).
2. ALL STRUCTURAL STEEL SHALL BE ASTM A36 (F_y = 36,000 PSI).
3. ALL STRUCTURAL STEEL PIPE COLUMNS SHALL BE ASTM A53, GRADE B.
4. ALL ANCHOR BOLTS SHALL BE A307 (UNLESS NOTED OTHERWISE).
5. ALL BOLTS FOR STRUCTURAL STEEL CONNECTIONS SHALL BE ASTM A325 (UNLESS NOTED OTHERWISE).
6. ALL WELDING SHALL BE PERFORMED BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELDING SHOWN ON THE DRAWINGS OR NOTES.
7. ALL WELDING SHALL BE DONE USING E70 SERIES (LOW HYDROGEN RODS) AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY STANDARDS.

LUMBER

1. FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH (NORTH) NO. 2 GRADE FOR 4x, NO. 1 GRADE FOR 6x, AND STUD GRADE FOR 2x (UNLESS NOTED OTHERWISE).
2. BOLT HOLES SHALL BE 1/16" MAXIMUM LARGER THAN THE BOLT SIZE. RETIGHTEN ALL NUTS PRIOR TO CLOSING IN.
3. 3 X 3 SLOTED WASHERS SHALL BE USED UNDER BOLT HEADS AND NUTS AGAINST WOOD.
4. ALL SILLS OR PLATES RESTING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR. BOLTS SHALL BE PLACED 9 IN. FROM THE END OF A PLATE, OR FROM A NOTCH GREATER THAN 1/2 THE WIDTH OF A PLATE, AND PLACED AT INTERVALS NOTED.
5. DO NOT NOTCH JOISTS, RAFTERS, OR BEAMS, EXCEPT WHERE SHOWN IN DETAILS. OBTAIN ENGINEERS APPROVAL FOR ANY HOLES OR NOTCHES NOT DETAILED. HOLES THRU SILLS, PLATES, STUDS, AND DOUBLE PLATES IN INTERIOR BEARING AND SHEAR WALLS SHALL NOT EXCEED 1/3 THE PLATE WIDTH. USE BORED HOLES LOCATED IN THE CENTER OF THE STUD OR PLATE.
6. APPROVED CROSS-BRIDGING OR SOLID BLOCKING SHALL BE SPACED AS FOLLOWS:
   - FOR RAFTERS MORE THAN 8 IN. IN DEPTH, AT 10 FT. O.C. MAXIMUM.
   - FOR FLOOR JOIST MORE THAN 4 IN. IN DEPTH, AT 8 FT. O.C. MAXIMUM.
7. NAILING SCHEDULE PER 2003 EDITION OF THE INTERNATIONAL BUILDING CODE, TABLE 2304.9.1 (UNLESS NOTED OTHERWISE).

GLUE LAMINATED MEMBERS

GLUE-LAMINATED BEAMS SHALL BE 24F-V8 AND HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2400 PSI, Fv = 165 PSI, Fc (PERPENDICULAR) = 450 PSI, E = 1,800,000 PSI. ALL BEAMS SHALL BE FABRICATED USING WATERPROOF GLUE, FABRICATION AND HANDLING PER LATEST AITC AND NGGA STANDARDS. BEAMS TO BEAR GRADE STAMP AND AITC STAMP AND CERTIFICATE. MOISTURE CONTENT SHALL BE LIMITED RO 12% OR LESS.

WOOD TRUSSES

TRUSSES SHALL BE DESIGNED TO SUPPORT THE WEIGHT PLUS LIVE LOAD AND SUPERIMPOSED DEAD LOADS STATED IN THE GENERAL STRUCTURAL NOTES OR LOCATED ON THE PLANS. BRIDGING SIZE AND SPACING BY TRUSS MANUFACTURER (UNLESS NOTED OTHERWISE). CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND ERECTION DRAWINGS FOR REVIEW PRIOR TO MANUFACTURE. CALCULATIONS AND SHOP DRAWINGS SHALL SHOW ANY SPECIAL DETAILS REQUIRED AT BEARING POINTS. ALL CONNECTIONS SHALL HAVE CURRENT I.C.B.O. APPROVAL.

ADDITIONAL TRUSSES SHALL BE SUPPLIED AS REQUIRED TO SUPPORT MECHANICAL EQUIPMENT.

PLYWOOD

ALL PLYWOOD SHALL BE C-D EXTERIOR SHEATHING WITH EXTERIOR GLUE AND SHALL BEAR THE STAMP OF AN APPROVED TESTING AGENCY. LAY UP FLOOR AND ROOF PLYWOOD WITH THE FACE GRAIN PERPENDICULAR TO SUPPORTS, USING A MINIMUM OF 3 PLY PLYWOOD. STAGGER JOINTS. ALL NAILING TO BE DONE WITH COMMON NAILS. ALL PLYWOOD SHALL BE OF THE SPAN / INDEX RATIO AND SHALL BE NAILED AS SHOWN ON THE PLANS.

AT ALL LOCATIONS ON DRAWINGS WHERE PLYWOOD IS INDICATED, CONTRACTOR MAY SUBSTITUTE ORIENTED STRAND BOARD AS AN ALTERNATE. ORIENTED STRAND BOARD SHALL COMPLY WITH THE AMERICAN PLYWOOD ASSOCIATION STRUCTURAL USE PANELS QUALITY ASSURANCE POLICY AND ALL SHEETS SHALL BE MARKED WITH THE APA VALIDATION MARK. ALL THICKNESSES AND NAILING OF ORIENTED STRAND BOARD SHALL BE AS SHOWN ON DRAWINGS FOR PLYWOOD. THE SPAN INDEX SHALL BE AS SHOWN FOR PLYWOOD.

EQUIVALENT FASTENERS SCHEDULE:

COMMON NAIL SPACING		EQUIVALENT SPACING OF APPROVED FASTENERS				
		STAPLES			NAILS/ T-NAILS	
	GAUGE	16	15	14	113	131
	PENETRATION (MIN)	1"	1"	1"	1 1/4"	1/2"
8d @	3"	2"	2 1/2"	3"	2 1/2"	3"
	4"	2 1/2"	3 1/2"	4"	3 1/2"	4"
	6"	4"	5"	6"	5"	6"
	8"	5 1/2"	6 1/2"	8"	6 1/2"	8"
	10"	6 1/2"	8"	10"	8"	10"
	12"	8"	10"	12"	9 1/2"	12"
10d @	3"	1 1/2"	2"	2"	2"	2 1/2"
	4"	2"	2 1/2"	3"	2 1/2"	3 1/2"
	6"	3 1/2"	4"	5"	4"	5"
	8"	4 1/2"	5 1/2"	6 1/2"	5 1/2"	7"
	10"	5 1/2"	7"	8"	6 1/2"	8 1/2"
	12"	6 1/2"	8"	9 1/2"	8 1/2"	10"

PENETRATION IS THE DEPTH OF EMBEDMENT OF THE STAPLE OR NAIL INTO THE MAIN MEMBER REQUIRED TO ATTAIN ITS FULL CAPACITY (SHEAR VALUE) TO LATERAL LOADING.

SHEARWALL SCHEDULE

WALL NO.	PLYWOOD ONE SIDE	EDGE NAILING	BOLT SPACING	SILL PLATE NAILING	NOTES/ COMMENTS:
1	7/16"	8d @ 6"	32" O.C.	16d @ 6"	
2	7/16"	8d @ 4"	32" O.C.	16d @ 4"	
3	7/16"	8d @ 4"	24" O.C.	16d @ 4"	DOUBLE STUDS OR 3" NOMINAL MEMBER @ ALL PANEL EDGES & SEAMS
4	7/16"	8d @ 3"	18" O.C.	16d @ 3"	DOUBLE STUDS OR 3" NOMINAL MEMBER @ ALL PANEL EDGES & SEAMS
5	15/32"	10d @ 3"	16" O.C.	16d @ 2" STAGGERED	FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL (MIN)
6	15/32"	10d @ 2"	12" O.C.	16d @ 2" STAGGERED	FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL (MIN) AND NAILS TO BE STAGGERED

1. PLYWOOD SHALL BE STRUCTURAL II, CDX EXTERIOR GRADE. PLYWOOD PANEL EDGES SHALL BE BLOCKED. (PLYWOOD SHALL EXTEND TO FOUNDATION SILL PLATE. PLYWOOD SEAMS ARE TO BE MADE IN WALL AREA, NOT AT WALL TO FLOOR INTERFACE.)
2. ANCHOR BOLTS SHALL BE ASTM A307, 5/8"~ x 10" LONG, WITH A MINIMUM EMBEDMENT OF 7" INTO CONCRETE FOUNDATION. (BOLT SPACING TO BE AT SPACING SHOWN UNLESS OTHERWISE SHOWN ON FOUNDATION DWG.)
3. MAXIMUM STUD SPACING 16" ON CENTER.
4. PROVIDE NAILS @ 12" ON CENTER AT INTERMEDIATE SUPPORTS, NAILS TO BE SAME SIZE AS EDGE NAILING
5. PANEL PORTIONS ABOVE AND/ OR BELOW OPENINGS IN SHEARWALLS SHOULD BE CONSTRUCTED AS SHEARWALL
6. 1 1/2" 16 GAGE (w/ 7/16" CROWN (MIN)) STAPLES INSTALLED w/ CROWN PARALLEL TO LONG DIMENSION OF FRAMING MEMBERS MAY BE USED IN LIEU OF 8d NAILS FOR SHEARWALLS 1, 2, & 3. SPACE STAPLES @ 4" O.C. FOR 1, @ 3" O.C. FOR 2, & @ 2" O.C. FOR 3. STAPLES ARE NOT PERMISSIBLE FOR SHEARWALLS 4, 5, & 6.
7. DOUBLE STUDS TO BE NAILED TOGETHER w/ 16d NAILS @ 8" O.C. STAGGERED ONE FACE
8. FOR SHEARWALLS WITH SHEETING ON EACH FACE PROVIDE 3X FRAMING MEMBERS AT PANEL EDGES, AND STAGGERED NAILING.

ROOF DIAPHRAGM:

USE 5/8" (24/16) APA RATED OSB SHEETING, NAILED W/ 10d NAILS @ 6" O.C. AT DIAPHRAGM BOUNDARIES AND PANEL SUPPORTED EDGES. FIELD NAIL W/ 8d NAILS @ 12" O.C. (W/ H-CLIPS)

FLOOR DIAPHRAGM:

USE 3/4" APA RATED OSB T & G SHEETING, NAILED AND GLUED W/ 8d NAILS @ 6" O.C. AT DIAPHRAGM BOUNDARIES AND PANEL SUPPORTED EDGES. FIELD NAIL W/ 8d NAILS @ 12" O.C.

BEARING WALL SCHEDULE:

HEIGHT	MINIMUM STUD FRAMING
0' TO 10'	2 x 4's @ 16" O.C. (Block @ Mid Point)
10' TO 12'	2 x 4's @ 12" O.C. (Block @ Mid-Point)
12' TO 14'	2 x 6's @ 16" O.C. (Block @ 1/3 Points)
14' TO 16'	2 x 6's @ 12" O.C. (Block @ 1/3 Points)
16' TO 18'	2 x 8's @ 12" O.C. (Block @ 1/4 Points)

WALLS TALLER THAN 18' AND/ OR WALLS WITH LARGE OPENINGS TO BE SPCIFIED BY ENGINEER.

OVERFRAMING SCHEDULE:

SPAN	FRAMING MEMBERS
0' TO 8'	2 x 6's @ 24" O.C.
8' TO 10'	2 x 8's @ 24" O.C.
10' TO 12'	2 x 10's @ 24" O.C.
12' TO 14'	2 x 12's @ 24" O.C.

FOR RIDGE & HIP BEAMS USE (1) MEMBER ONE SIZE LARGER THAN MEMBER USED FOR RAFTERS. (I.E. FOR A 2 x 6 RAFTER, USE A 2 x 8 FOR RIDGE & HIP BEAMS)

ALL FASTENERS (i.e. NAILS, SCREWS, ANCHOR BOLTS, ETC.) WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD (i.e SILL PLATES) SHALL MEET THE REQUIREMENTS OF IBC 2304.10.5

FRAMING NOTES:

1. ALL WOOD BEAMS, JOISTS AND COLUMNS SHALL BE NUMBER 2 GRADE LUMBER OR BETTER. ALL GLUE LAMINATED TIMBER MEMBERS SHALL HAVE A MINIMUM BENDING STRESS OF 2,400 PSI.
2. PROVIDE SOLID BLOCKING AT FULL DEPTH OF JOISTS AT ENDS AND AT EACH SUPPORT OF JOISTS. PROVIDE SOLID BLOCKING AT BEARING ENDS OF TRUSSES.
3. LAMINATED BUILT-UP BEAMS OF 2 x MEMBERS SHALL BE SPIKED TOGETHER WITH NOT LESS THAN 16d NAILS AT 12" O.C. TOP AND BOTTOM. USE (2) 20d COMMON NAILS AT ALL SUPPORTS.
4. ALL STRUCTURAL SHEATHING SHALL BE APA RATED AND SHALL NOT EXCEED MAXIMUM SPAN RATING.
5. TRUSSES TO BE DESIGNED AND ENGINEERED BY MANUFACTURER AND GUARANTEED TO WITHSTAND LOADS OF 40lbs. LIVE AND 20lbs. DEAD PER SQ. FT..
6. PROVIDE FIRE BLOCKING IN ANY STUD CAVITY GREATER THAN 8'-0".
7. PROVIDE SIMPSON HI's AT 24" O.C. ON BEARING ENDS OF TRUSSES.
8. PROVIDE JOIST HANGERS WHERE SHOWN OR WHERE APPLICABLE.
9. PROVIDE CROSS BRIDGING IN SPANS GREATER THAN 8'-0".
10. PROVIDE GABLE AND END TRUSSES AS REQUIRED.
11. FRAMING TO INCLUDE ALL FURR DOWNS, PLANT SHELVES AND CEILING RAFTERS AS PER PLAN.
12. ALL WOOD BEAMS AND HEADERS SHALL BEAR ON A MINIMUM OF (2) CRIPPLE STUDS AT EACH END UNLESS SHOWN OTHERWISE.
13. ALL HEADERS TO BE (2) 2 x 8's MIN. (U.N.O.)

HOLDOWN SCHEDULE:

	MARK	SIMPSON MODEL #	MIN. REQUIRED ATTACHMENT	NOTES/ COMMENTS:
SHEARWALL TO FOUNDATION HOLDOWNS	H1*	STHD8RJ OR STHD8	(24) 16d NAILS	MIN. DISTANCE FROM CENTER OF STRAP TO EDGE OF FOUNDATION IS 2" ON CORNER INSTALLATIONS
	H2*	STHD10RJ OR STHD10	(28) 16d NAILS	MIN. DISTANCE FROM CENTER OF STRAP TO EDGE OF FOUNDATION IS 2" ON CORNER INSTALLATIONS
	H3*	STHD14RJ OR STHD14	(32) 16d NAILS	MIN. DISTANCE FROM CENTER OF STRAP TO EDGE OF FOUNDATION IS 2" ON CORNER INSTALLATIONS
	H4	HDU8	(20) SDS 1/4" X 2-1/2"	7/8"~ ANCHOR BOLT
	H5	HDU11	(30) SDS 1/4" X 2-1/2"	1"~ ANCHOR BOLT
	H6	HDU14	(36) SDS 1/4" X 2-1/2"	1"~ ANCHOR BOLT
UPPER TO LOWER WALL TIE ANCHORS	H7	MSTA36	(14) 10d NAILS	CENTER STRAP SO EQUAL LENGTHS ARE ON UPPER AND LOWER WALLS
	H8	MSTC40	(52) 16d SINKERS	CENTER STRAP SO EQUAL LENGTHS ARE ON UPPER AND LOWER WALLS
	H9	MSTC66	(64) 16d SINKERS	CENTER STRAP SO EQUAL LENGTHS ARE ON UPPER AND LOWER WALLS
OPT.	* ADVANCED SYSTEMS AHPAHD22L MAY BE SUBSTITUTED FOR SIMPSON MODELS FOR H1, H2, H3 & H4			

1. ALL FOUNDATION "HOLDOWNS" AND BETWEEN LEVEL TIES SHALL BE ATTACHED TO A MINIMUM OF (2) 2 x OR A 4 x MEMBER.
2. USE STANDARD WASHERS WHEN BOLTING HD's TO THE STUDS OPPOSITE THE "HOLDOWN". HD's MUST BE LOCATED ON THE STUDS TO PROVIDE A MINIMUM OF 7 BOLT DIAMETERS BETWEEN THE HOLE AND THE END OF THE STUDS.
3. FOUNDATION CONCRETE STRENGTH SHALL BE 3,000 PSI. INSTALL A MINIMUM OF (1) #4 HORIZONTAL RE-BAR IN SHEAR CONE ON ALL FOUNDATION "HOLDOWNS".
4. NAILS SPECIFIED ARE 16d COMMONS. (DO NOT USE SINKERS UNLESS APPROVED BY ENGINEER.)
5. REFER TO ATTACHED CONCRETE SECTIONS AND DETAILS SHEET OR TO SIMPSON CATALOG C-2004 FOR APPLICABLE DETAILS AND ADDITIONAL INSTALLATION INSTRUCTIONS.

LICENSED PROFESSIONAL ENGINEER — No 171553 — STEVEN J. CARLSON — STATE OF UTAH
11/9/25

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STRUCTURAL NOTES & SCHEDULES — S3

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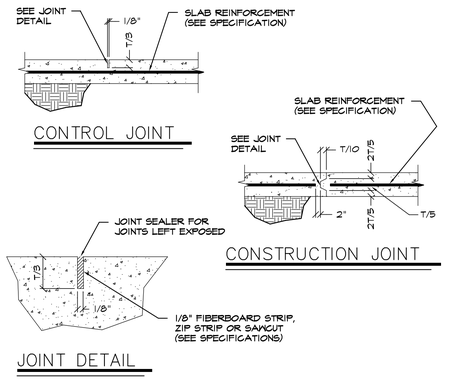
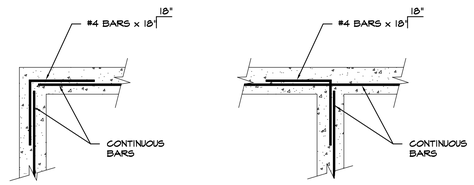
date 01-15-2025 job no: 2431 revisions

project
RIVERWALK SALES OFFICE
WEST HAVEN, UT



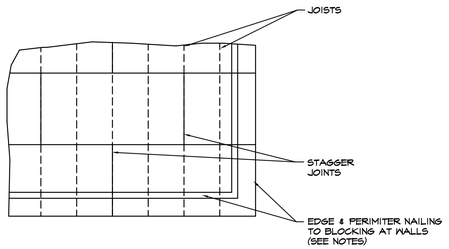
TYP. CONCRETE JOINT DETAILS

NOT TO SCALE



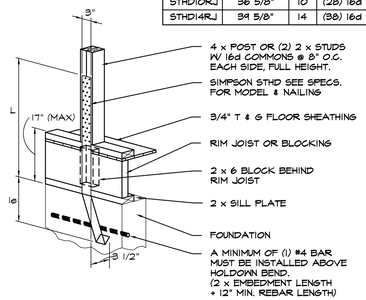
CORNER & INTERSECTION DETAILS

SCALE: NONE



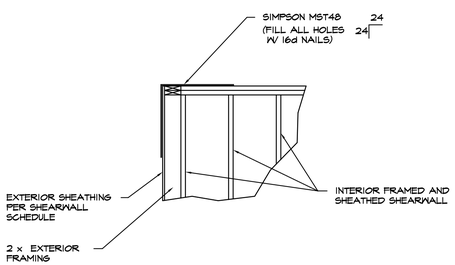
HORIZ. SHEATHING LAYOUT

MODEL SPECS.			
MODEL #	LENGTH (L)	(16)	NAILS
STHD8RJ	35 1/8"	8	(24) 16d SINKER
STHD10RJ	36 5/8"	10	(28) 16d SINKER
STHD14RJ	39 5/8"	14	(38) 16d SINKER



TYP. HOLDOWN DETAIL(STHD)

SCALE: NONE



EXT. TO INT. SHEARWALL DETAIL

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11/9/25

STRUCTURAL DETAILS

S4

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project:
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WEST HAVEN, UT

LOUVER SCHEDULE

MARK	FLOW (CFM)	VELOCITY (FPM)	MIN. FREE AREA (SQ. FT.)	MAX. DIMENSIONS (W x H) (IN)	MATERIAL	MANUFACTURER & MODEL NO.	NOTES
L-1	80	208	1.92	12 X 12	ALUMINUM	RUSKIN 375 DH	2 3

NOTES: 1 PROVIDE WITH MOTORIZED 24V DAMPER AND MOTOR.
2 PROVIDE WITH FIXED DRAINABLE BLADE AND ALUMINUM INSECT SCREEN..
3 COLOR BY ARCHITECT.

GRILLES AND DIFFUSERS SCHEDULE

SYMBOL	TYPE	STYLE	SIZE	MFG'R & CATALOG #	NOTES
A	DUCT SUPPLY	2-WAY	12 X 6	TITUS S 300 F	2
B	DUCT SUPPLY	2-WAY	10 X 6	TITUS S 300 F	2
C	DUCT SUPPLY	2-WAY	10 X 3	TITUS S 300 F	2
D	CEILING SUPPLY (HARD)	4-WAY	6 X 6	TITUS 272 RS	1 2
E	WALL RETURN		10 X 10	TITUS 350 RS	2
F	CEILING RETURN (HARD)		8 X 8	TITUS 350 RS	2
G	WALL RETURN		6 X 6	TITUS 350 RS	2

NOTES: 1 VERIFY CEILING TYPE. (LAY-IN OR SURFACE)
2 COLOR BY ARCHITECT.

HVAC EQUIPMENT SCHEDULE

MARK	DESCRIPTION	MANUFACTURER & MODEL #	NOM TONS	SUPPLY FAN CFM	SUPPLY FAN SP	SUPPLY FAN HP	VOLTAGE	M.C.A.	FUEL	HEATING INPUT	HEATING OUTPUT	TOTAL COOLING	O.A. CFM	ZONE	WEIGHT LBS.	NOTES
GF-1	GAS FURNACE	LENNOX ML196UH030XE36B	1.5	794	.5	1/2	120V/1ø		NG	30,000	29,000		–		120	2 W/WALL STAT
CC-1	COOLING COIL	LENNOX CK40CT-24B-F	1.5									19,500			43	UPFLOW, DOWN FLOW & HORIZONTAL 5
CF-1	CONDENSER	LENNOX EL17XC1-018-230	1.5				240/1ø	12.0				19,500			185	1 2 4 13.0 SEER
T-1	THERMOSTAT	HONEYWELL T7350					24V									WITH 2 STAGE H/C AND REMOTE SENSOR

NOTES: 1 PROVIDE CYCLE PROTECTOR, LOW AMBIENT CONTROLLER, CRANKCASE HEATER, LOW PRESSURE SWITCH HIGH PRESSURE SWITCH & STARTER ASSIST., VIBRATION ISOLATORS & WALL START.
2 APPROVED MFG: TRANE, CARRIER, YORK & LENNOX
3 INSTALL ONE SMOKE DETECTOR IN THE RETURN OF THE GAS FURNACE WHEN CFM EXCEEDS 2000 CFM. (ROBERTSHAW 2650-160) WIRED BY ELECTRICAL CONTRACTOR.
4 COOLING LOADS ARE SIZED AT 96°F DB AMBIANT 75°F DB/61°F WB.
5 PROVIDE & INSTALL DIVERSITECH SOS-1 SAFTEY OVERFLOW SWITCH. WIRE TO SHUT DOWN COOLING.
6 WITH 7.6 KW CONDENSATE PUMP, MOUNTING BRACKET AND WIRED CONTROLLER.

AIR BALANCE SCHEDULE (DESIGN)

MARK	SUPPLY AIR	RETURN AIR	OUTSIDE AIR	EXHAUST AIR	RESULTING PRESSURE
GF-1	794	714	80		+80
EF-1				70	-70
TOTALS			70	70	10

CEILING FAN SCHEDULE

MARK	C.F.M.	S.P.	R.P.M.	AMPS	H.P.	VOLT	ACCESSORIES: CURB	DSC.	BDD	MOTORIZED DAMPER	V-BELT	D-DR	PANASONIC MODEL NUMBER	WEIGHT LBS.	NOTES
CF-1	70	–	950	.35	–	120/1ø			●			●	FV-20VQ3	17	1 2

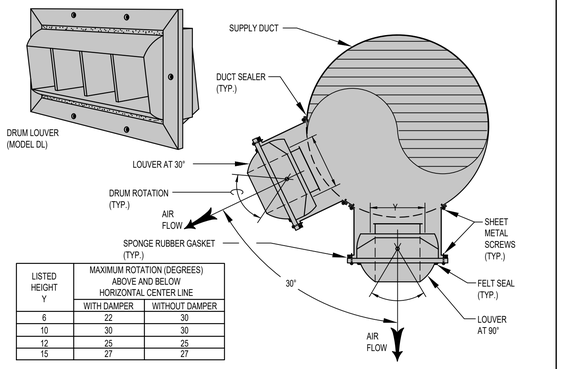
NOTES: 1 APPROVED MFG: PANSONIC 2 WITH WALL CAP. 3 SPEED CONTROL. 4 WITH STAT.

KEY NOTES

1. INSTALL FURNACE VERIFYING REQUIRED SPACE FOR STANDARD SERVICE.
2. INSTALL SPIRAL DUCTWORK PARALLEL TO THE SLOPE OF THE ROOF WITH 4"-6" CLEARANCE BETWEEN TOP OF DUCT AND FINISHED CEILING.
3. COORDINATE WITH FRAMING CONTRACTOR TO PROVIDE 14x4 CLEAR FOR DUCTWORK.
4. FIELD ROUTE NG LINE TO JUST OUTSIDE THE BUILDING. COORDINATE WITH ENGINEER FOR PIPE SIZE.
5. INSTALL DIFFUSER IN VERTICAL DOWN POSITION.
6. INSTALL DIFFUSER AT 30° ANGLE FROM VERTICAL.
7. INSTALL FILTER RACK FOR 24x24x2 PLEATED FILTER.
8. INSTALL OA INTAKE BELOW FURNACE FLUE.

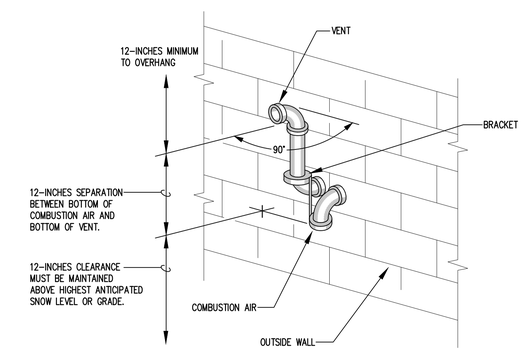
GENERAL NOTES

1. THE ARCHITECTURAL, STRUCTURAL, PLUMBING AND ELECTRICAL DRAWINGS AND OTHER RELATED DOCUMENTS SHALL BE CONSIDERED A PART OF THE MECHANICAL CONTRACT, AS FAR AS THEY APPLY TO THE MECHANICAL SYSTEMS, AS IF REFERRED TO IN FULL.
2. ALL FIELD CONDITIONS AND JOBSITE DIMENSIONS ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF WORK.
3. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
4. ALL DUCTWORK SHALL CONFORM TO SMACNA STANDARDS. MAXIMUM FLEX DUCT IS 4 FEET.
5. HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING OF ANY WALLS, ROOF, OR FLOOR DURING CONSTRUCTION OF PROJECT FOR MECHANICAL EQUIPMENT.
6. COORDINATE ALL SUPPLY AIR DIFFUSERS, EXHAUST GRILLES, AND RETURN AIR GRILLES WITH ARCHITECTURAL REFLECTED CEILING PLAN AND WITH ELECTRICAL LIGHT FIXTURES.
7. ALL TRANSVERSE JOINTS SHALL BE SEALED WITH TAPE OR MASTIC.
8. ALL SUPPLY AND RETURN AIR DUCTWORK TO BE INSULATED WITH 5.2 R-VALUE FIBERGLASS. IF POSSIBLE THE SUPPLY AND RETURN DUCTWORK SHALL BE LINED AND WRAPPED THE FIRST 20 FT. FROM AIR HANDLING UNIT FOR NOISE TRANSMISSION. DUCT LINER SHALL BE COATED & SEALED TO MEET ASTM C1071 AND EQUAL TO KNAUF DUCT LINER E.M.
9. ALL DIMENSIONS ARE NET INTERNAL.
10. MANUAL VOLUME DAMPERS ARE TO BE PROVIDED IN ALL BRANCH LINES. DAMPERS SHALL HAVE LOCKING QUADRANTS, TYPICAL OF DURODYNE MODEL SPEC SEAL/QUAD SEAL.
11. THE LOCATION OF ALL PENETRATIONS SHALL BE COORDINATED WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
12. MECHANICAL CONTRACTOR SHALL PROVIDE LEVELING PLATFORM AND CURBS FOR ALL NECESSARY ROOF EQUIPMENT. COORDINATE WITH FAN COIL SUPPLIER.
13. SEE THE PLAN FOR ALL STAT LOCATIONS AND MOUNT CENTER OF THE THERMOSTATS AT 48".
14. PLUMBING CONTRACTOR TO PROVIDE CONDENSATE DRAINS TO CODE APPROVED RECEPTACLES.
15. ALL FIELD CONDITIONS AND DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED PRIOR TO SUBMITTING BIDS. NO ALLOWANCE WILL BE MADE FOR NOT COMPLYING WITH THIS REQUIREMENT.
16. RIGID CONTACT BETWEEN CONDUIT, PIPES, CEILING WIRES, AND DUCTWORK WILL NOT BE ALLOWED.
17. THERMOSTATS AND SENSORS SHALL BE SUPPLIED BY CONTROL CONTRACTOR. INSTALLED BY CONTROL CONTRACTOR AND FINAL CONNECTIONS BY CONTROL CONTRACTOR.
18. ALL MECHANICAL EQUIPMENT SHALL BE FURNISHED WITH MAINTENANCE MANUALS, SCHEDULES, TAGS AND LETTER OF GUARANTEE IN A BINDER (THREE) WITH TABS, AS PER SPECIFICATION BOOK SECTION 01700.
19. PROVIDE AIR BALANCE REPORT, BALANCER SHALL BE NEBB CERTIFIED.
20. ALL ROOF EQUIPMENT SHALL BE NO CLOSER THEN 10 FEET TO THE ROOF EDGE.

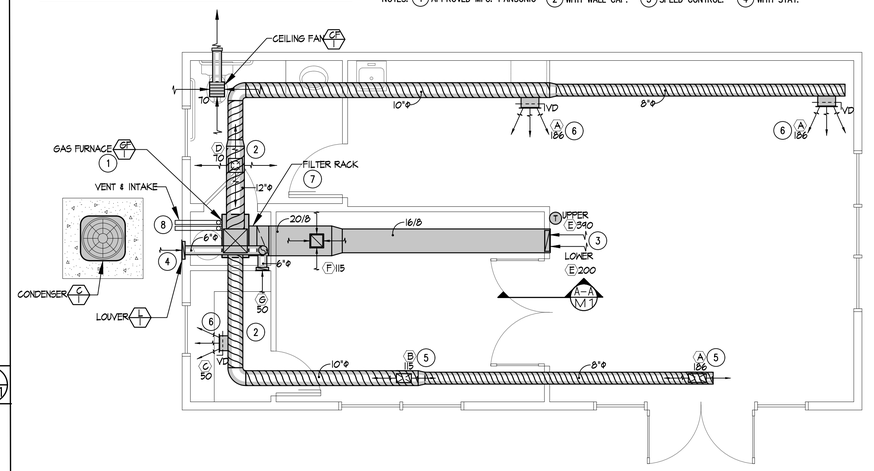


LISTED HEIGHT Y	MAXIMUM ROTATION (DEGREES) ABOVE AND BELOW HORIZONTAL CENTER LINE: WITH DAMPER	WITHOUT DAMPER
6	22	30
10	30	30
12	25	25
15	27	27

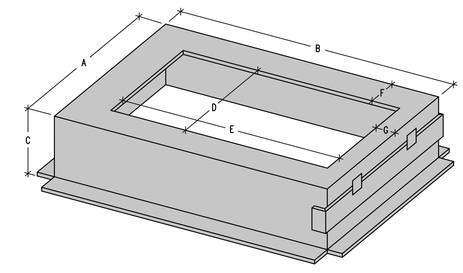
DRUM LOUVER DETAIL — NO SCALE — 6/M1



GAS FLUE THRU WALL DETAIL — NO SCALE — 3/M1

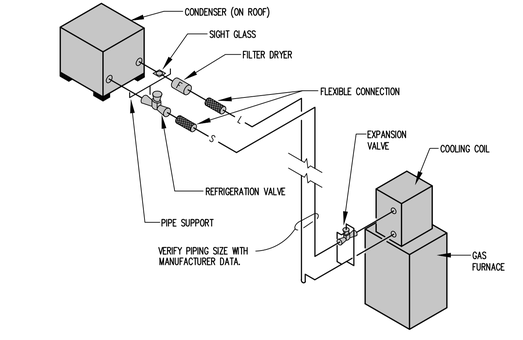


FLOOR PLAN - MECHANICAL
SCALE: 1/4" = 1'-0"

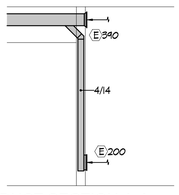


MODEL NUMBER	OVERALL in. (cm) A	B	C	OPENING D	E	TOP F	G	H	GAUGE METAL	APPROX. WEIGHT	FILTER SIZE in. (cm)
P693-2424	24 5/8 (62.5)	28 5/8 (72.2)	4 (10)	22 1/8 (56.2)	24 5/8 (62.5)	1 1/4 (3)	1 (2.5)	3 (7.0)	22 (.8mm thick)	10 lbs. (4.5 kg)	24 x 24 x1 (61 x 61 x 2.5)

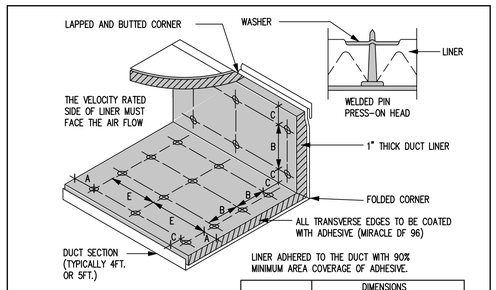
FURNACE FILTER RACK DETAIL — NO SCALE — 7/M1



REFRIGERATION PIPING SCHEMATIC — NO SCALE — 4/M1

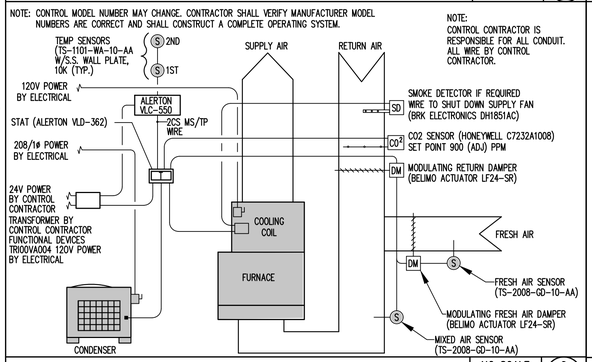


RETURN DUCT SECTION A-A
SCALE: NOT TO SCALE

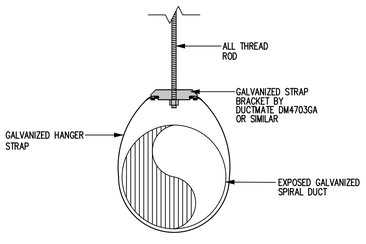


VELOCITY	DIMENSIONS A	B	C	E
0-2500 FPM	3"	12"	4"	18"
2501-6000 FPM	3"	6"	4"	16"

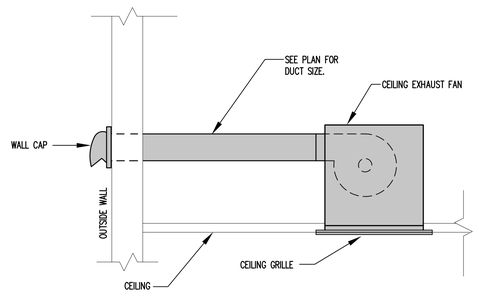
DUCT LINER INSTALLATION DETAIL — NO SCALE — 1/M1



CONTROLS WIRING DIAGRAM — NO SCALE — 8/M1



EXPOSED SPIRAL DUCT SUPPORT DETAIL — NO SCALE — 5/M1



CEILING EXHAUST FAN DETAIL — NO SCALE — 2/M1

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REGISTERED PROFESSIONAL ENGINEER — STEVEN A. NIELSON — No.173879-2202 — State of Utah

PERMIT SET

MECHANICAL PLAN — M1

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ARCHITECTS
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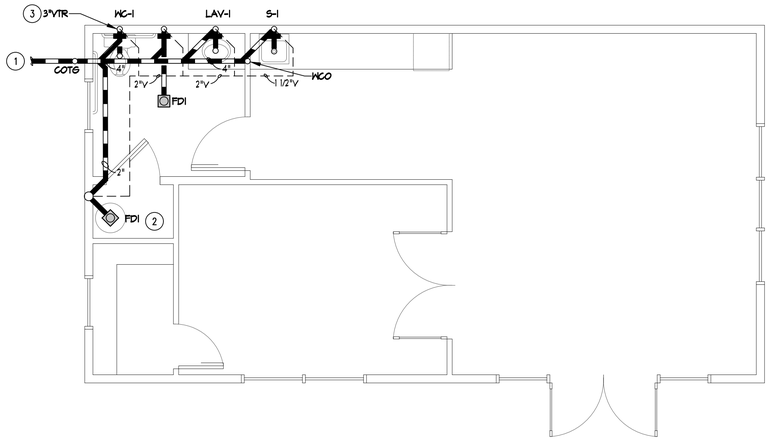
Phone 801-392-6882 Fax 801-621-1494

date 1-3-25 job no 2461 revisions:
project: RIVERWALK SALES OFFICE
WEST HAVEN, UT

G:\LOCAL\Riverwalk Sales Office - 2461\MECH\RIVERWALK M1.dwg December 17, 2024 5:00pm By:Scott



FLOOR PLAN - WASTE AND VENT

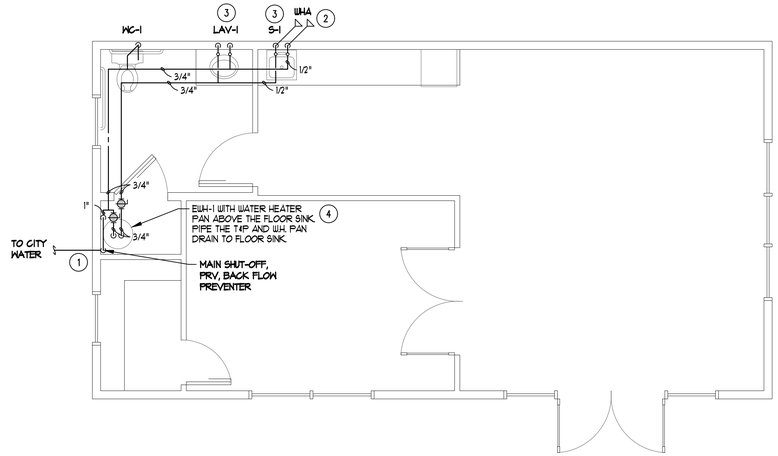
SCALE: 1/4" = 1'-0"

WASTE & VENT GENERAL NOTES

1. SLOPE THE NEW BUILDING DRAIN AND GREASE LINES AT 1/4" /FT. FIELD VERIFY ALL INVERTS BEFORE LAYING ANY PIPE ON THE INSIDE OF THE BUILDING.
2. THE P.C. SHALL RISE UP A MINIMUM OF 42 INCHES ABOVE THE FINISHED FLOOR LEVEL BEFORE RUNNING ANY VENT LINES HORIZONTALLY. HANG ALL VENT LINES USING CLEVIS HANGERS, SIDE BEAM ATTACHMENTS, AND ALL THREAD.
3. THE PLUMBING CONTRACTOR SHALL PROVIDE WALL AND FLOOR CLEANOUTS AT THE BASE OF EVERY STACK AND PER PLUMBING CODE.
4. THE P.C. SHALL HANG ALL THE VENT AND DRAIN LINES USING ALL THREAD ROD, SIDE BEAM ATTACHMENTS AND CLEVIS HANGERS OR EPOXY COATED UNISTRUT CHANNEL, ALL THREAD ROD, NUTS AND UNISTRUT CLAMPS TO SECURE THESE LINES. COORDINATED ALL THESE LINES WITH THE OTHER TRADES.
5. PROVIDE AND INSTALL TRAP PRIMER OR TRAP GUARD(IF ALLOWED) ON ALL FLOOR DRAINS AND FLOOR SINKS. ALL FLOOR DRAINS AND FLOOR SINKS SHALL HAVE DEEP SEAL P-TRAP INSTALLED ON THE DISCHARGE SIDE OF THE FLOOR DRAIN.

WASTE & VENT KEY NOTES

1. THE BUILDING WASTE LINE IS IN THIS APPROXIMATE LOCATION. THE CONTRACTOR SHALL FIELD VERIFY THE INVERT ELEVATION AND THEIR EXACT LOCATIONS. CONNECT ONTO THIS LINE AND RUN TO THE FIXTURES IN THIS PROJECT. THE P.C. SHALL PROVIDE ALL THE NECESSARY CONCRETE CUTTING, EXCAVATION, BACKFILLING AND COMPACTION TO INSTALL THE BUILDING SANITARY WASTE LINES IN THIS PROJECT.
2. THE P.C. SHALL PROVIDE AND INSTALL A GUARDIAN LOCKING DRAIN FOR EACH MOP SINK AND FLOOR SINK. SEE PLUMBING FIXTURE SCHEDULE FOR SIZING.
3. THE P.C. SHALL INSTALL THE VENT THRU THE ROOF, SECURE THE PIPING AND PROVIDE A WEATHER-TIGHT ROOF FLASHING. COORDINATE WITH THE ROOFING CONTRACTOR TO MATCH THE ROOF TYPE AND ROOF WARRANTY.



FLOOR PLAN - DOMESTIC WATER

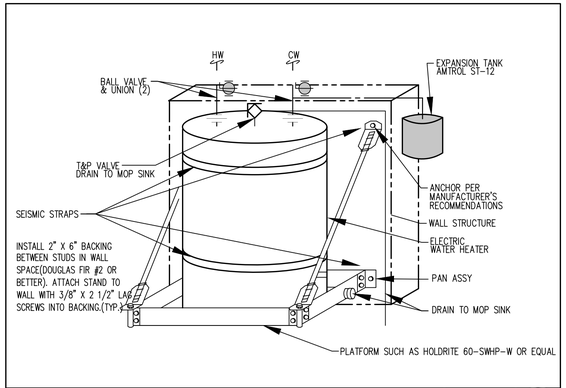
SCALE: 1/4" = 1'-0"

WATER GENERAL NOTES

1. THE PLUMBING CONTRACTOR SHALL INSTALL TRAP PRIMERS OR TRAP GUARDS ON ALL FLOOR DRAINS AND FLOOR SINKS. MEET THE AHJ REQUIREMENT FOR THESE TRAPS.
2. THE PLUMBING CONTRACTOR SHALL HANG THE WATER LINES USING COATED CLEVIS HANGER, ALL THREAD ROD AND SIDE BEAM ATTACHMENTS OR EPOXY COATED UNISTRUT CHANNEL WITH ISOLATION UNISTRUT CLAMPS. SUPPORT WATER LINE AS PER CODE REQUIREMENT FOR SPACING OF HANGERS. KEEP ALL COPPER LINES FROM COMING IN CONTACT WITH DISSIMILAR METALS.
3. ALL WATER AND FILTERED LINES SHALL BE INSULATED AS PER THE INSULATION SCHEDULE SHOWN ON SHEET PD1

KEY NOTES

1. THE P.C. SHALL CONNECT TO 1" WATER LINE IN THIS APPROXIMATE LOCATION. FIELD VERIFY EXACT LOCATION. PROVIDE AND INSTALL A NEW 1" FULLPORT BALLVALVE SHUTOFF VALVE, BACKFLOW PREVENTER (IF REQUIRED, FOLLOW CITY REQUIREMENTS) AND 0-200 PSI LIQUID FILLED PRESSURE GAUGE. FIELD VERIFY THE EXACT LOCATION OF THE PIPING AND THE WATER PRESSURE INTO THIS SPACE.
2. THE PLUMBING CONTRACTOR SHALL INSTALL WATER HAMMER ARRESTORS, SIZED ON WATER FIXTURE UNITS. SEE MANUFACTURES SIZING CHART TO SELECT EACH WATER HAMMER ARRESTER.
3. THE PLUMBING CONTRACTOR SHALL PROVIDE AND INSTALL THE THERMOSTATIC MIXING VALVE AT EACH FIXTURE (LAVATORIES AND HAND SINKS) WHERE THE CODES REQUIRES 110 DEG. F. WATER.
4. THE ELECTRIC WATER HEATER (EWH-1) SHALL SIT ON A SHELF (BY PLUMBER) ABOVE THE FLOOR SINK. INSTALL AN ALUMINUM WATER HEATER PAN UNDER THE WATER HEATER WITH A DRAIN. PIPE THE WATER HEATER PAN DRAIN AND THE T&P VALVE DRAIN DOWN TO THE FLOOR SINK WITH AN APPROVED AIR GAP. THESE DRAINS SHALL BE SEPARATE DRAIN LINES. SEE DETAIL.



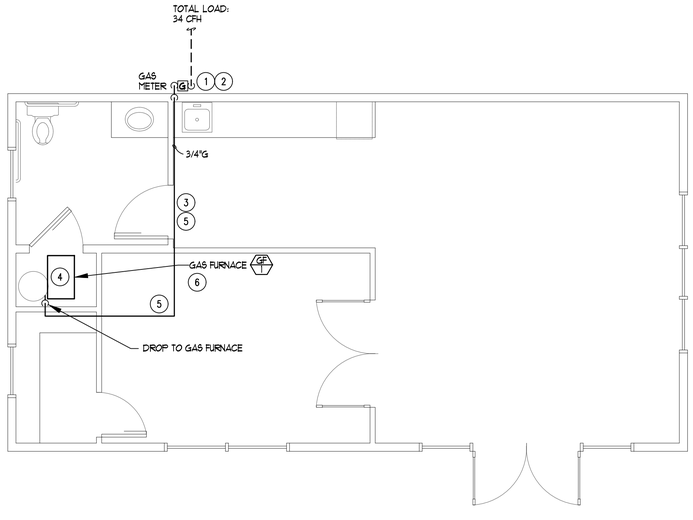
DETAIL- ELECTRIC WATER HEATER — NO SCALE — 1 P1

SPECIAL NOTE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE LOCAL GAS COMPANY WITHIN ONE WEEK OF THE PROJECT START DATE AND OBTAIN THEIR APPROVAL AND A PERMIT FOR THE INSTALLATION OF THE NEW GAS METER. IMMEDIATELY FOLLOWING CONTACT WITH THE LOCAL GAS COMPANY, THE OWNER IS TO BE INFORMED OF ANY POTENTIAL DELAYS TO THE PROJECT.

SPECIAL NOTE

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS FOR THEIR WORK SUCH THAT THE APPLICATION FOR, AND OBTAINING OF PERMITS AS REQUIRED BY THE LOCAL JURISDICTION, DO NOT DELAY THE PROJECT AND ARE INCLUDED IN THE PROJECT SCHEDULE.



FLOOR PLAN - NATURAL GAS

SCALE: 1/4" = 1'-0"

KEY NOTES

1. THE GAS CONTRACTOR SHALL CONNECT ONTO THE NEW GAS METER APPROXIMATELY AT THIS POINT AND RUN NEW GAS LINES TO EACH OF THE GAS APPLIANCES. FIELD VERIFY EXACT LOCATION AND THAT METER CAN SATISFY THE NEW DEMAND. FIELD VERIFY GAS PRESSURE TO BUILDING IS 5-8.5 W.C.
2. PAINT ALL EXPOSED GAS PIPING WITH ONE COAT OF PRIMER AND ONE COAT OF PAINT. PAINT GREEN WITH YELLOW LETTERING OR TO MATCH THE BUILDING AS PER OWNER INSTRUCTION.
3. HANG ALL GAS LINES SHOWN ON THE DRAWINGS USING CLEVIS HANGERS, ALL THREAD ROD AND SIDE BEAM ATTACHMENTS OR UNISTRUT CHANNEL WITH CLAMPS. KEEP THE PIPING AS TIGHT AS POSSIBLE TO THE TRUSSES. MEET ALL CODE REQUIREMENTS FOR SPACING OF HANGERS AND LOADING OF EACH HANGER. LOCATE HANGERS SO AS NOT TO INTERFERE WITH THE OPERATION OR SERVICE OF EACH GAS APPLIANCE.
4. PROVIDE A SHUTOFF VALVE, 6" DIRT LEG, AND UNION AT EACH GAS APPLIANCE.
5. THE GAS CONTRACTOR SHALL RUN THE PIPING IN THE CEILING SPACE AND DROP DOWN TO GAS APPLIANCES IN SPACE.
6. SEE GAS SUMMARY FOR SIZING, VENTING AND LOADS OF EACH APPLIANCE.

GAS SUMMARY 4 oz GAS MAIN PRESSURE	INPUT (MBH)	INPUT (CFH)	ACCUMM. INPUT (CFH)	REG. # GOVERNOR	PIPE MAIN	OUTLET
BUILDING GAS APPLIANCES						5-8.5 W.C.
GAS FURNACE #1	30 BTU	34 CFH	34 CFH	–	3/4"	"
TOTAL BUILDING	30 BTU		34 CFH		3/4"	"

TOTAL BUILDING DEVELOPED LENGTH: 50 FEET N.G. HEATING VALUE: 0.89
(CFH = MBH/N.G. HEATING VALUE)

NOTE: ALL GAS REGULATORS WILL NOT BE CONCEALED, MUST BE ACCESSIBLE AND VENTED TO THE OUTSIDE ATMOSPHERE. PROTECT AGAINST MOISTURE ENTERING THE VALVE BY PROVIDING THE PROPER TURN DOWNS AND PROPER HEIGHT ABOVE THE ROOF LINE. USE GOVERNOR GAS PRESSURE REGULATORS. PROVIDE A 6" DIRT LEG, A GAS VALVE AND A UNION AT EACH REGULATOR, THEY MUST BE ACCESSIBLE. MUST MEET NFGC & NFPA 54, CHAPTER 2.9 OVERPRESSURE PROTECTION. GOVERNOR 1-888-618-8787. ALL GAS PIPE OVER 2" MUST BE WELDED.

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PERMIT SET

PLUMBING PLAN

P1

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Phone 801-392-6882 Fax 801-621-1494

date 1-3-25 job no: 2461 revisions:

project:
RIVERWALK SALES OFFICE
WEST HAVEN, UT

G:\LOCAL\Moyes Commercial Addition - 2449\ARCH\MOYES TEMP.dwg September 18 2024 2:14pm By: jill

LINE TYPE SCHEDULE

LAYER	DESCRIPTION	LINE TYPE
HW	HOT WATER	
HWR	HOT WATER RETURN	
CW	COLD WATER	
CWS	COLD WATER SOFT (SW)	SW
CCWS	CHILLED WATER SUPPLY (CWS)	CWS
CCWR	CHILLED WATER RETURN (CWR)	CWR
HWHS	HEATING HOT WATER SUPPLY (HWS)	HWHS
HWHR	HEATING HOT WATER RETURN (HWR)	HWAR
RHWR	REVERSE HEATING WATER RETURN	RHWR
RCWR	REVERSE COOLING WATER RETURN	RCWR
FSS	FIRE SPRINK. COLD WATER SUP. (F)	F
FSR	FIRE SPRINK. COLD WATER RET. (FR)	FR
PEXC	COLD WATER PEX (PEX C)	PEX C
PEXH	HOT WATER PEX (PEX H)	PEX H
SSBS	SANITARY SEWER (BELOW SLAB)	
SSAS	SANITARY SEWER (ABOVE SLAB)	
ESSBS	EXISTING SANITARY SEWER (BELOW SLAB)	
ESSAS	EXISTING SANITARY SEWER (ABOVE SLAB)	
VENT	VENT LINE	
H TRACE	CONDENSATE HEAT TRACE	
GAS	GAS LINE	G
AIR	COMPRESSED AIR	CA

WATER DEMAND SUMMARY

NEW FIXTURE UNITS ---------- 15.5
PEAK FLOW ---------- 25.0 GPM

SEWER DISCHARGE LOAD

WASTE FIXTURE UNITS---------- 51.0
PEAK FLOW ---------- 51.0 GPM

MAIN BUILD. GAS LOAD SUMMARY

MAIN BUILDING TOTAL DEVELOPED LENGTH =200'
GAS SUPPLY LINE PRESSURE IS "1" W.C. FROM METER

TOTAL GAS LOAD 140 CFH

UTILITY SUMMARY

ABBREVIATION SCHEDULE

SYMBOL	DESCRIPTION
A/C	AIR CONDITIONING
ASR	AUTOMATIC SPRINKLER RISER
AVG	AVERAGE
BFP	BACKFLOW PREVENTER
BTU	BRITISH THERMAL UNITS
CB	CATCH BASIN
CFH	CUBIC FEET PER HOUR
CL	CENTERLINE
CO	CLEANOUT
CONC	CONCRETE
CONT'D	CONTINUED
CONTR	CONTRACTOR
COTG	CLEANOUT TO GRADE
DN	DOWN
DS	DOWNSPOUT
EC	ELECTRICAL CONTRACTOR
ELEV	ELEVATION
EXIST	EXISTING
(E)	EXISTING
(ER)	EXISTING TO BE REMOVED
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FE & CABINET
FHB	FLOOR HOSE BOX
FHC	FIRE HOSE AND CABINET
FL	FLOOR
FPS	FEET PER SECOND
FS	FLOOR SINK
FT.HD	FEET OF HEAD
FTR	FLUE THRU ROOF
FU	FIXTURE UNIT
GC	GENERAL CONTRACTOR
GPM	GALLONS PER MINUTE
GR	GRADE
HB	HOSE BIBB
HD	HUB DRAIN
HTR	HEATER
IE	INVERT ELEVATION
IW	INDIRECT WASTE
MAX	MAXIMUM
MBH	THOUSAND BTU'S PER HOUR
MC	MECHANICAL CONTRACTOR
MECH	MECHANICAL
MH	MANHOLE
MIN	MINIMUM
(N)	NEW
NIC	NOT IN CONTRACT
OD	OVERFLOW DRAIN
PC	PLUMBING CONTRACTOR
PIV	POST INDICATOR VALVE
POC	POINT OF CONNECTION
PSI	POUNDS PER SQUARE INCH
PSIL	PSI LOSS
RD	ROOF DRAIN
REG	REGULATOR
REQ'D	REQUIRED
RI & C	ROUGH-IN AND CONNECT
STA	STATION
VEL	VELOCITY
VTR	VENT THRU ROOF
w/	WITH
WCO	WALL CLEANOUT
WF	WALL FAUCET
WTR	WATER

PLUMBING SYMBOL SCHEDULE

SYMBOL	ABBREVIATION	DESCRIPTION
	UP	PIPE RISER UP (VIEWED CEILING TO FLOOR)
	DN	PIPE RISER DOWN (VIEWED CEILING TO FLOOR
	SOV / GV	SHUT-OFF VALVE / GATE VALVE
	SOV / BV	SHUT-OFF VALVE / BALL VALVE
	SOV / GV (NC)	SOV / GV (NORMALLY CLOSED)
	SOV /BV (NC)	SOV / BV (NORMALLY CLOSED)
	SOV / GC	SHUT-OFF VALVE /GAS COCK
	CK V	CHECK VALVE
	UN	UNION
	PRV	PRESSURE REGULATING VALVE
	T&P	TEMP. & PRESS. RELIEF VALVE
	STR	"Y" STRAINER
	PR GA	PRESSURE GAUGE
	WTR MTR	WATER METER
	GAS MTR	GAS METER
RW	RW	RAIN WATER LINE (ABOVE FLOOR)
LP	LP	LIQUID PROPANE LINE
	SOV IN YB	SHUT-OFF VALVE IN YARD BOX
	FH	FIRE HYDRANT
	FDC	FIRE DEPT. CONNECTION
G	WMG	WATER MOTOR GONG
	PIV	POST INDICATOR VALVE
	POC	POINT OF CONNECTION
W	W	UTILITY WATER MAIN – SIZE
SAN	SAN	SANITARY SEWER MAIN – SIZE
G	G	UTILITY GAS MAIN – SIZE
SD	SD	UTILITY STORM DRAIN – SIZE
	FSZV	FIRE SPRINKLER ZONE VALVE

REFERENCE SYMBOL LEGEND

SYMBOL	REFERENCE
1	GENERAL NOTE SYMBOL (EXAMPLE: NOTE #1)
1	KEY NOTE SYMBOL (EXAMPLE: NOTE #1)
1	SPECIAL NOTE SYMBOL (EXAMPLE: NOTE #1)
1 / P-3	DETAIL SYMBOL (EXAMPLE: DETAIL 1, SHEET P-3)
A / P-3	SECTION SYMBOL (EXAMPLE: SECTION A, SHEET P-3)
KI	OWNER SUPPLIED EQUIPMENT SYMBOL (EXAMPLE: ITEM K-1)
100	ROOM NUMBER SYMBOL (EXAMPLE: ROOM #100)
RT-1	MECHANICAL EQUIPMENT SYMBOL (EXAMPLE: ROOFTOP UNIT #1)
P1	PLUMBING EQUIPMENT SYMBOL (EXAMPLE: FIXTURE #1)

PIPE SPECIFICATIONS

1. DOMESTIC WATER: TYPE 'K' SOFT COPPER BELOW FLOOR OR GRADE w/WROUGHT COPPER FITTINGS (BRAZED). TYPE 'L' HARD DRAWN COPPER TUBING w/ WROUGHT COPPER (95/5 SOLDER). FITTINGS ABOVE FLOOR OR GRADE.

   BELOW GRADE: 3/4" – 2 1/2" TYPE "K" SOFT COPPER 3" + DUCTILE IRON OR PVC CONFORMING TO AWWA STANDARDS

2. WASTE & VENT, RAIN WATER: SERVICE WEIGHT NO-HUB CAST IRON w/ MG' OR 'IDEAL' FITTINGS. SCHEDULE 40 GALV. STEEL FOR EXPOSED VENT LINES. ALL DRAINS & TRAPS TO BE CAST BRASS, CAST IRON OR GALV. STEEL. PLASTIC PIPING CONFORMING TO IAPMO AND ASTM SPECIFICATIONS IS ACCEPTABLE WHERE PERMITTED BY LOCAL CODES. NO PLASTIC PIPE IS PERMITTED IN RETURN PLENUM ATTIC.

3. GAS: SCHEDULE 40 BLACK STEEL w/ BLACK MALLEABLE IRON SCREWED FITTINGS, OR WELD FITTINGS.

4. CONDENSATE DRAINS: TYPE 'L' HARD DRAWN COPPER w/ WROUGHT COPPER SOLDER JOINT FITTINGS. WALK-IN COOLERS/FREEZERS: MINIMUM OF TYPE L COPPER PIPE WITH 95/5 SOLDER FITTING AND MEET NSF STANDARDS.

NO COMBUSTIBLE PIPING OR MATERIAL SHALL BE RUN IN RETURN AIR PLENUM SPACE ABOVE CEILING.
ALL UNDERGROUND WATER PIPING SHALL BE WRAPPED &/OR INSULATED PER SPECIFICATIONS.

GENERAL PLUMBING AND CONSTRUCTION NOTES

1. PROVIDE ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO CONSTRUCT A COMPLETE, OPERATIONAL PLUMBING SYSTEM FOR THE ENTIRE PROJECT AS SHOWN ON THESE DRAWINGS, INCLUDING ALL NECESSARY FEES AND PERMITS.
2. THE ENTIRE INSTALLATION SHALL CONFORM TO THE MOST RECENTLY ADOPTED REQUIREMENTS OF THE INTERNATIONAL MECHANICAL CODE, INTERNATIONAL PLUMBING CODE, INTERNATIONAL BUILDING CODE, & ALL OTHER APPLICABLE CITY, COUNTY & STATE CODES AND REGULATIONS IN EFFECT AT THE DATE OF THE BID.
3. COORDINATE THE INSTALLATION OF ALL PLUMBING PIPING AND ALL PLUMBING EQUIPMENT WITH MECHANICAL EQUIPMENT, ALL DUCTWORK, REFRIGERATION TRENCHES, REFRIGERATION PIPING, AND ALL OTHER TRADES INCLUDING BUT NOT LIMITED TO THE MECHANICAL CONTRACTOR, ELECTRICAL CONTRACTOR, REFRIGERATION CONTRACTOR, AND GENERAL CONTRACTOR PRIOR TO FABRICATION AND INSTALLATION. WHERE CONFLICTS MAY OCCUR, THEY SHALL BE RESOLVED PRIOR TO INSTALLATION.
4. THE DRAWINGS SHOW THE GENERAL DESIGN, ARRANGEMENTS AND EXTENT OF THE SYSTEM. IT SHALL BE THE WORK OF THE CONTRACTOR TO MAKE SUCH SLIGHT ALTERATIONS AS MAY BE NECESSARY TO MAKE THE SYSTEM COMPLETE AND OPERATIONAL IN ACCORDANCE WITH THE DESIGN INTENT. MAJOR DEVIATIONS SUCH AS CHANGES IN COMPONENT SIZES, QUANTITIES OR MATERIAL REQUIRE PRIOR APPROVAL BY THE CONSULTING ENGINEER.
5. ALL PLUMBING INFORMATION IS NOT SHOWN ON THE PLUMBING DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING INFORMATION ON ALL OTHER CONSTRUCTION DOCUMENTS INCLUDING ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND REFRIGERATION DRAWINGS.
6. THE WORKING DRAWINGS ARE DIAGRAMMATIC. BECAUSE OF THE SMALL SCALE OF THE DRAWINGS, THEY DO NOT SHOW EVERY OFFSET, BEND OR ELBOW NECESSARY FOR THE COMPLETE INSTALLATION IN THE SPACE PROVIDED. ALL LOCATIONS FOR PLUMBING EQUIPMENT SHALL BE CHECKED AND COORDINATED WITH THE ARCHITECTURAL, MECHANICAL, STRUCTURAL AND ELECTRICAL DRAWINGS.
7. THE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED TO SUPPLEMENT EACH OTHER AND THEY SHALL BE INTERPRETED AS AN INTEGRAL UNIT WITH ITEMS SHOWN ON ONE AND NOT THE OTHER BEING FURNISHED AND INSTALLED AS THOUGH SHOWN AND CALLED OUT IN BOTH.
8. ANY PART OF THIS INSTALLATION THAT FAILS, IS UNFIT OR BECOMES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
9. ALL EQUIPMENT SHALL PROVIDE THE SCHEDULED PERFORMANCE AT THE SITE ALTITUDE.
10. ALL EQUIPMENT, FIXTURES AND ACCESSORIES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. PROVIDE ALL FITTINGS, TRANSITIONS, VALVES AND OTHER DEVICES OR ACCESSORIES REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.
11. P.C. IS RESPONSIBLE FOR PLUMBING EQUIPMENT CHECK-IN, SAFEKEEPING & DAMAGE.
12. ALL INVERTS SHOWN ON PLUMBING DRAWINGS ARE REFERENCED FROM THE FINISHED FLOOR ELEVATION.
13. COORDINATE ALL INVERTS WITH CIVIL DRAWINGS PRIOR TO INSTALLATION.
14. ALL EQUIPMENT AND PIPING MUST BE SEISMICALLY BRACED FOR APPLICABLE SEISMIC ZONE, IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, ASHRAE AND SMACNA. PROVIDE SEISMIC PRODUCTS BY AMBER-BOOTH OR MASON INDUSTRIES.
15. INSTALL DRAIN LINES WITH A SLOPE OF 2% A SLOPE OF 1% MAY BE USED IF PRIOR APPROVAL IS OBTAINED FROM THE AUTHORITY HAVING JURISDICTION. THE PLUMBING DESIGN ON THE DRAWINGS ASSUMES THAT A 2% SLOPE WILL BE USED. MAKE NECESSARY ADJUSTMENTS TO INVERTS IF A 1% SLOPE IS USED & COORD. WITH ALL CIVIL DRAWINGS.
16. CLEAN AND DISINFECT WATER PIPING PER AWWA C651 OR C652 PROCEDURES.
17. PROVIDE PROPER PROVISIONS FOR EXPANSION OR MOVEMENT OF ALL PIPING.
18. PROVIDE CLEANOUTS IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL AND STATE PLUMBING CODES.
19. LOCATE ALL PLUMBING VENTS AT LEAST 3 FEET ABOVE OR 10 FEET AWAY FROM ALL OUTSIDE AIR INTAKES INTO THE BUILDING.
20. ALL PLUMBING FIXTURES CONNECTED TO A POTABLE WATER SYSTEM WITH HOSE CONNECTIONS ON THE OUTLET SIDE AND OWNER FURNISHED EQUIPMENT WITH DIRECT CONNECTIONS, SHALL BE PROVIDE WITH PROPER BACKFLOW PREVENTION DEVICE.
21. PROVIDE AND INSTALL CARRIERS AS REQUIRED FOR FLOOR OR WALL MOUNTED PLUMBING FIXTURES. INSTALL ALL FIXTURES WITH ACCESSORIES AS REQUIRED TO PROVIDE A COMPLETE, WORKABLE INSTALLATION.
22. EQUIP. INST. SHALL MEET NATIONAL SANITATION FOUNDATION (NSF) STANDARDS, OR EQ.
23. ALL JANITORIAL SINK FAUCETS MUST BE PROVIDED WITH AN APPROVED BACKFLOW PREVENTION DEVICE.
24. NATURAL GAS PIPING ABOVE GROUND OR INSIDE BUILDINGS SHALL BE STANDARD WEIGHT SCHEDULE 40 BLACK STEEL WITH WELDED OR MALLEABLE IRON FITTINGS.
25. PROVIDE GAS SHUT OFF VALVE AT EACH PIECE OF EQUIPMENT.
26. THE CONTRACTOR SHALL GUARANTEE THE ENTIRE PLUMBING SYSTEM FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
27. THE CONTRACTOR SHALL, DURING CONSTRUCTION, MAINTAIN A SET OF AS-BUILT REDLINED RECORD DRAWINGS AT THE PROJECT SITE. ALL CHANGES IN LAYOUT, ROUTING, EQUIPMENT, COMPONENTS AND ACCESSORIES SHALL BE RECORDED. THESE REDLINES SHALL BE GIVEN TO THE ARCHITECT/ENGINEER AFTER FINAL INSPECTION.
28. CONTRACTOR SHALL PROVIDE SUBMITTAL FOR ALL PLUMBING FIXTURES AND EQUIPMENT TO BE REVIEWED BY CONSULTING ENGINEER BEFORE PURCHASE OF ANY EQUIPMENT.
29. CONDENSATE LINES FREEZE UNITS (INSULATED & HEAT TAPE.), COOLER UNITS (NOT INSULATED) ROOF TOP UNITS (LINES RUN BELOW THE ROOF IF ACCEPTABLE BY LOCAL AUTHORITY), FAN COIL UNIT- RUN PIPING TO THE NEAREST FLOOR DRAIN OR FLOOR SINK WITH 3" P-TRAP FOR EACH UNIT. (DO NOT INSTALL PIPING IN A COLD CEILING OR ATTIC SPACE)
30. THE SYSTEMS OF PIPING AS INSTALLED BY THIS CONTRACTOR MUST BE TESTED WITH WATER OR AIR AND PROVEN TIGHT TO THE SATISFACTION OF REPRESENTATIVE OF THE ARCH. TESTING INSTRUMENTS MUST BE FURNISHED BY THE PLUMBING CONTRACTOR.
31. CONFIRM THE EXACT LOCATION OF ALL EQUIP. PRIOR TO MAKING PLUMBING ROUGH-IN.
32. THE P.C. SHALL INSTALL WATER PIPING ABOVE THE CEILING SUCH THAT THE PIPING WILL BE BETWEEN THE BUILDING INSULATION AND THE CEILING TO PREVENT FREEZING. SEE DETAILS AND SPECIFICATIONS.
33. ANY PENETRATIONS THRU OR TRENCHES IN CONCRETE FLOORS OR PARTITIONS SHALL BE SAW CUT OR CORE DRILLED.
34. ANY PENETRATIONS THRU FIRE RATED PARTITIONS SHALL BE SEALED WITH SCOTCH-3M #FS195 WRAP AND #CP25 CAULK AS PER MANUFACTURER'S RECOMMENDATIONS.
35. P.C. SHALL MAKE ALL FINAL CONNECTIONS TO OWNER SUPPLIED EQUIPMENT REQUIRING PLUMBING CONNECTIONS.
36. PROVIDE & INSTALL MANUAL SHUTOFF COCKS AT ALL GAS CONNECTIONS TO GAS FIRED EQUIPMENT.
37. INSULATION SHALL HAVE FLAME SPREAD NOT TO EXCEED 25 & A SMOKE DEVELOPED RATING NOT TO EXCEED 50.
38. PIPE HANGER SPACING FOR PIPES LESS THAN 2" DIA. SHALL NOT EXCEED 6'-0" CENTERS.
39. GAS PIPING SHALL BE PRESSURE TESTED AT 20 PSI USING 30 PSI GAUGE. SEE NFGC FOR ALL GAS PIPING INFORMATION. PRESSURE SHALL BE MAINTAINED FOR A LENGTH OF TIME SATISFACTORY TO THE ADMINISTRATIVE AUTHORITY (MIN. 30 MIN.). WELDED PIPE SHALL BE TESTED AT 60 PSI USING 100 PSI GAUGE (MIN) FOR 60 MINUTES (MIN).
40. IF LOCAL CODE DOES NOT REQUIRE TRAP PRIMERS USE DEEP-SEAL "P"TRAPS ON ALL FD & FS INSTEAD.
41. ALL EXPOSED COPPER, ABS, PVC PIPING, VENT LINES, WASTE LINES, & ETC., INSIDE OF BUILDING WHICH ARE EXPOSED WILL BE PAINTED SILVER OR AS DIRECTED, WITH TWO COATS OF PAINT, PROTECT ALL SURROUND MATERIALS.
42. ALL INDIRECT WASTE LINES WILL BE INSTALLED IN SUCH A MANNER AS TO PREVENT WATER FROM SPLASHING OUT OF THE DRAIN RECEPTACLE.
43. HOT WATER CIRCULATION LINES WILL NOT BE INSTALLED WITH LESS THAN 3/4" PIPE. THE PUMP WILL BE SIZED FOR LOW FLOW (3 TO 5 GPM), LOW VELOCITY, AND BE INSULATED.

* GENERAL NOTES INDICATED (*) SHALL SUPERSEDE SPECIFICATIONS.

PLUMBING FIXTURE SCHEDULE

EQUIPMENT AND INSTALLATION BY PLUMBING CONTRACTOR
PROVIDE SPECIFIED ITEMS OR APPROVED EQUALS. (REFER TO SPECIFICATIONS)

SYMBOL	DESCRIPTION	W	V	CW	HW
WC-1	WATER CLOSET (A.D.A) – AMERICAN STANDARD #2093.100 "GLENWALL", WHITE, ELONGATED BOWL, WALL-MOUNTED, VITREOUS CHINA, 1.6 GALLONS PER FLUSH, SLOAN "FLUSHMATE III" SYSTEM, RIGHT OR LEFT HANDED DEPENDING ON STALL. PROVIDE AND INSTALL J.R. SMITH #05327Y (3" NH-2" VENT) VERTICAL CARRIER, BRASSCRAFT KTSCR-19 C STOP, S.S. BRAIDED SUPPLY, ESCUTCHEON, & K-4670-C WHITE SEAT, OPEN FRONT LESS COVER. MOUNT WATER CLOSET AT 17 1/2" A.F.F.	3"	2"	1"	–
LAV-1	LAVATORY (ADA) – KOHLER K-2054-0 "SOHO" WHITE, WALL-MOUNT, VITREOUS CHINA, 4" CENTERS, DRILLED FOR CONCEALED ARM CARRIER, 20" X 18" LAVATORY. PROVIDE AND INSTALL MOEN MODEL 8413 (BRASS CONSTRUCTION) LAVATORY FAUCET W/ TEMPERATURE LIMIT STOP, KOHLER K-7715-CP BRASS GRID STRAINER, BRASSCRAFT KTSCR19X C STOPS, STAINLESS STEEL BRAIDED SUPPLIES, ESCUTCHEONS, 1 1/4" 17 GA. BRASS P-TRAP, SYMMONS MODEL 7-210-CK THERMOSTATIC MIXING VALVE UNDER EACH LAVATORY(CONFORM TO ASSE 1070), TRUE-BRO 102W INSULATION KIT AND J. R. SMITH 0700 LAVATORY WALL CARRIER W/CONCEALED ARMS. MOUNT LAVATORY AT 34" OFF THE FINISHED FLOOR.	2"	1 1/2"	1/2"	1/2"
S-1	BREAKROOM SINK – ELKAY MODEL LR2219-1 22" X 19-1/2" X 7-5/8", SINGLE COMPARTMENT, SELF-RIMMING, STAINLESS STEEL SINK. PROVIDE AND INSTALL KOHLER K-596-VS "SIMPLICE" SINGLE HOLE FAUCET W/ PULL DOWN SPRAY HEAD, 1.5 GPM, SINGLE LEVER, BRASSCRAFT KTSCR19X C STOPS, ESCUTCHEONS, STAINLESS STEEL BRAIDED SUPPLIES, ELKAY LK35 STRAINER, AND 1 1/2" 17 GA. P-TRAP.	2"	1 1/2"	1/2"	1/2"
EWH-1	ELECTRIC WATER HEATERS – LOCHINVAR MODEL JRC006F, 6 GALLON, 2500 WATTS, 11 GPH @ 90°F RISE, W/ T & P VALVE, 16 1/2"H X 14"DIA., SHIPPING WEIGHT 33 POUNDS, 4' POWER CORD, 6 YEAR LIMITED WARRANTY, FACTORY SUPPLIED DIELECTRIC WATER CONNECTIONS, ALUMINUM WATER HEATER PAN, AND AMTROL ST-12 THERMAL EXPANSION TANK ON THE COLD WATER INLET OF TANK.	–	–	3/4"	3/4"

INSULATION SCHEDULE

SYSTEM TYPE	FLUID TEMP. RANGE (°F)	INSULATION TYPE	
DOMESTIC HOT & COLD WATER ABOVE FLOOR	40° – 180°	FIBERGLASS w/ VAPOR BARRIER	
DOMESTIC HOT & COLD WATER BELOW SLAB	40° – 180°	1/2" ARMAFLEX OR IMCOA	
ROOF DRAIN & OVERFLOW DRAIN	35° – 100°	FIBERGLASS w/ VAPOR BARRIER	
HEAT TRACED DOMESTIC HOT WATER ABOVE FLOOR	100° – 140°	PIPE SIZES	FIBERGLASS INS. THICKNESS
		1/2" – 1" 1 1/4" – 2" 2" OR LARGER	1" 1" 1"
DOMESTIC COLD WATER ABOVE FLOOR		ALL	1"
ROOF DRAIN & OVERFLOW DRAIN ABOVE FLOOR		ALL	1"

NOTE: ALL UNDERGROUND AIR, HOT & COLD WATER, HOT WATER RETURN & SUPPLY, REFRIGERANT, STEAM & CONDENSATE PIPING TO BE INSULATED, ALSO SEE SPECIFICATIONS.

FIXTURE UNIT CALCULATIONS (IPC APPX.E.)

FIXTURE	QUANTITY	WATER FU	TOTAL FU COLD	TOTAL FU HOT	WASTE FU	TOTAL FU
WC-1 (ADA)	2	2.5	5.0	–	4.0	8.0
LAV-1 (ADA)	2	2.0	3.0	3.0	1.0	2.0
MS-1	1	3.0	2.25	2.25	3.0	3.0
FD-1	2	–	–	–	2.0	4.0
HB-1	0	2.5 + 1.0	–	–	–	–
			10.25	5.25		
TOTALS			15.5			17.0

SPECIAL NOTE

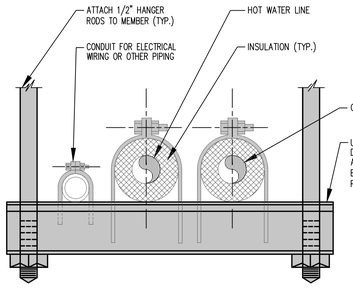
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE LOCAL GAS COMPANY WITHIN ONE WEEK OF THE PROJECT START DATE AND OBTAIN THEIR APPROVAL AND A PERMIT FOR THE INSTALLATION OF THE NEW GAS METER. IMMEDIATELY FOLLOWING CONTACT WITH THE LOCAL GAS COMPANY, THE OWNER IS TO BE INFORMED OF ANY POTENTIAL DELAYS TO THE PROJECT.

SPECIAL NOTE

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS FOR THEIR WORK SUCH THAT THE APPLICATION FOR, AND OBTAINING OF PERMITS AS REQUIRED BY THE LOCAL JURISDICTION, DO NOT DELAY THE PROJECT AND ARE INCLUDED IN THE PROJECT SCHEDULE.

DETAIL– TYPICAL PIPE HANGER SUPPORT

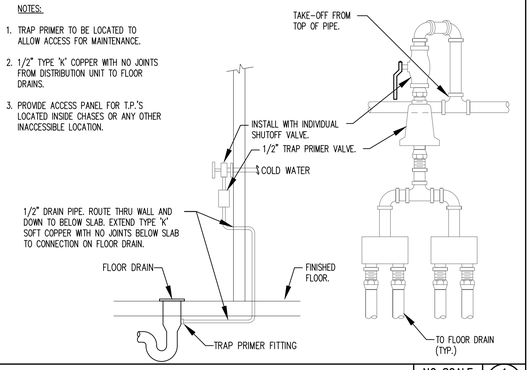
NO SCALE — 4 / PD1



DETAIL– TRAP PRIMER

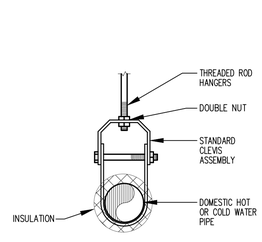
NO SCALE — 1 / PD1

NOTES:
1. TRAP PRIMER TO BE LOCATED TO ALLOW ACCESS FOR MAINTENANCE.
2. 1/2" TYPE 'K' COPPER WITH NO JOINTS FROM DISTRIBUTION UNIT TO FLOOR DRAINS.
3. PROVIDE ACCESS PANEL FOR T.P.'S LOCATED INSIDE CHASES OR ANY OTHER INACCESSIBLE LOCATION.



DETAIL– PIPE HANGER

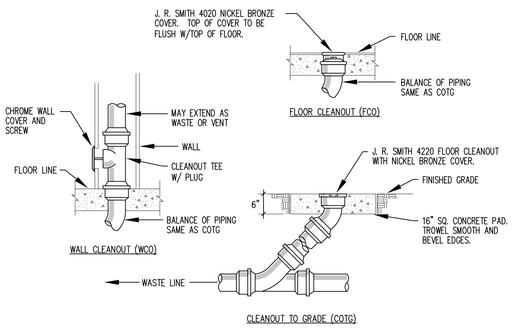
NO SCALE — 5 / PD1



NOTE: GAS PIPE SIMILAR WITHOUT INSULATION

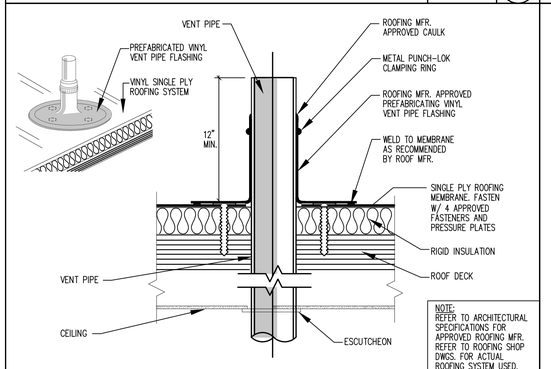
DETAIL– CLEANOUTS

NO SCALE — 2 / PD1



DETAIL– VENT THRU ROOF (SINGLE PLY ROOF)

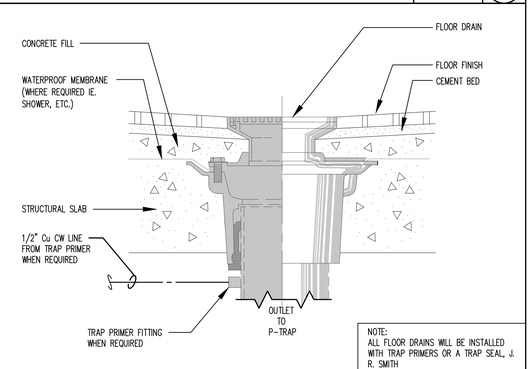
NO SCALE — 6 / PD1



NOTE: REFER TO ARCHITECTURAL SPECIFICATIONS FOR APPROVED ROOFING MFR. REFER TO ROOFING SHOP DWGS. FOR ACTUAL ROOFING SYSTEM USED.

DETAIL – FLOOR DRAIN (FD1) W/TRAP PRIMER

NO SCALE — 3 / PD1



NOTE: ALL FLOOR DRAINS WILL BE INSTALLED WITH TRAP PRIMERS OR A TRAP SEAL, J. R. SMITH

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PERMIT SET

PLUMBING SCHEDULES

PD1

RIDGELINE DESIGN
ARCHITECTS
1708 E. 5550 S. #20 SOUTH OGDEN, UT 84403
Phone 801-392-6882 Fax 801-621-1494

date 1-3-25 job no 2461 revisions

project
RIVERWALK SALES OFFICE
WEST HAVEN, UT

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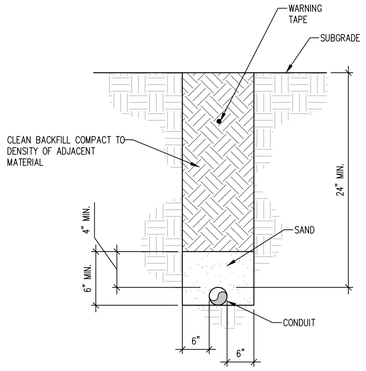
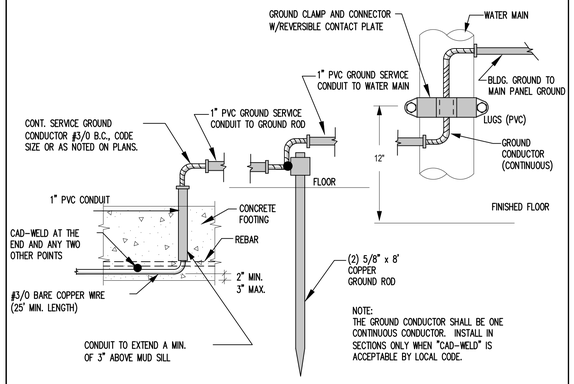


DETAIL - UNDERGROUND CONDUIT

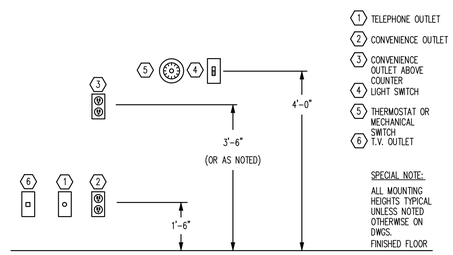
SCALE NONE | 4 E1



(73)

DETAIL - GROUND SYSTEM

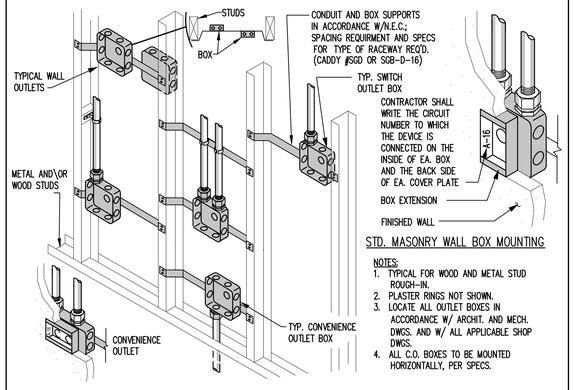
SCALE NONE | 1 E1



NOTE:
ALL SWITCHES AND THERMOSTATS TO BE MOUNTED AS CLOSE TO DOOR JAMB AS POSSIBLE. COORDINATE ALL DEVICES WITH ARCHITECTURAL PLANS AND DETAILS.

DETAIL - TYPICAL DEVICE MOUNTING HEIGHT

SCALE NONE | 2 E1



STD. MASONRY WALL BOX MOUNTING

NOTES:
1. TYPICAL FOR WOOD AND METAL STUD ROUGH-IN.
2. PLASTER RINGS NOT SHOWN.
3. LOCATE ALL OUTLET BOXES IN ACCORDANCE W/ ARCHIT. AND MECH. DWGS. AND W/ ALL APPLICABLE SHOP DWGS.
4. ALL C.O. BOXES TO BE MOUNTED HORIZONTALLY, PER SPECS.

DETAIL - TYPICAL OUTLET MOUNTING

SCALE NONE | 3 E1

ELECTRICAL SYMBOL & OUTLET SCHEDULE

SYMBOL	DESCRIPTION	MOUNTING HEIGHT *	WIRING DEVICE	NOTES
	CEILING LUMINAIRE	CEILING	SEE MASTER LUMINAIRE SCHEDULE	(1)
H	WALL LUMINAIRE	(AS NOTED)	SEE MASTER LUMINAIRE SCHEDULE	(1)
	RECESSED LUMINAIRE	RECESSED	SEE MASTER LUMINAIRE SCHEDULE	(1)
	LED LUMINAIRE	(AS NOTED)	SEE MASTER LUMINAIRE SCHEDULE	(1)
	LED EMERGENCY LUMINAIRE	(AS NOTED)	SEE MASTER LUMINAIRE SCHEDULE	(1)
H⊗	WALL MOUNTED EXIT SIGN (NOT SWITCHED)	(AS NOTED)	SEE MASTER LUMINAIRE SCHEDULE	(1) (3)
⊗	CEILING MOUNTED MOUNTED EXIT SIGN (NOT SWITCHED)	CEILING	SEE MASTER LUMINAIRE SCHEDULE	(1) (3)
	FLOOD LUMINAIRE	(AS NOTED)	SEE MASTER LUMINAIRE SCHEDULE	(1)
	POLE MOUNTED LUMINAIRE (SINGLE, DOUBLE, TRIPLE, ETC.)	(AS NOTED)	SEE MASTER LUMINAIRE SCHEDULE	(1)
$T	THERMAL OVERLOAD SWITCH W/ PILOT LIGHT	4'-0"	SQUARE "D" #2510 FG IP	(6)
$TP	DOUBLE-POLE THERMAL OVERLOAD SWITCH W/PILOT LIGHT	4'-0"	SQUARE "D" #2510 FG 2P	(6)
$M	MOTION SENSOR SWITCH	4'-0"	WATT STOPPER #WS-250	(11)
$2M	DOUBLE-POLE MOTION SENSOR SWITCH	4'-0"	WATT STOPPER #PW-200-W	(11)
D	SINGLE POLE, BATTERY POWERED, WIRELESS SWITCH	4'-0"	ACUITY RPODBA-DX-WH-G2	
RD	LV POWER SUPPLY RELAY W/DIMMING	ABOVE CEILING	ACUITY RPP20-D24V	
	120V, 20A, GROUNDING TYPE DUPLEX OUTLET. 5-20R	18"	HUBBELL SNAP5362WA/SNAP2RA	(5)
C	120V, 20A, CONTROLLED DUPLEX OUTLET. 5-20R	18"	HUBBELL DR20C1WHI	(5)
WP	WEATHERPROOF GFI CONVENIENCE OUTLET & COVER	24"	HUBBELL GFTR5362WSCW/ AI#DSHBIBRC	(5)
	DUPLEX CONVENIENCE OUTLET - GFI	18"	HUBBELL GFR5362SGW	(5)
	DOUBLE DUPLEX 120V, 20A, GRD. TYPE OUTLET. 5-20R	18"	HUBBELL SNAP5362WA/SNAP2RA	(5) (2 EACH)
C	120V, 20A, DUPLEX RECEPTACLE, 5-20, TR	18"	P&S TR26262CDW	(5)
R	120V, 20A, DUPLEX RECEPTACLE, 5-20, RF	18"	P&S RF26252CDW	(5)
	SINGLE CONVENIENCE OUTLET	18"	HUBBELL HBL8310W	(5)
#	SPECIAL OUTLET W\CAP (PROVIDE W\MATCHING PLUG)	18"	HUBBELL	(5)
JH	WALL MOUNTED JUNCTION BOX	(AS NOTED)		
J	JUNCTION BOX (CEILING, FLOOR OR EQUIPMENT)	(AS NOTED)		
F	FAN MOTOR OUTLET (CEILING OR AS NOTED)	(AS NOTED)		
M	MOTOR OUTLET	(AS PER EQUIP.)		
	FLOOR OUTLET WITH 20-AMP DEVICE POWER/DATA/TELE	FLOOR	HUBBELL CFB2G3OCR/24G*CVR****	(5) (10)
	DOUBLE FLOOR OUTLET WITH 20-AMP DEVICE POWER(2)/DATA/TELE	FLOOR	HUBBELL CFB4G3OCR/24G*CVR****	(5) (10)
	FLOOR OUTLET POWER ONLY	FLOOR	HUBBELL #B2503/SF3925	(2) (5)
J	DISCONNECT SWITCH ("F" = FUSED)	+4'-0"	SQUARE "D" GENERAL DUTY	(6) (7) SIZE TO EQUIP.
	MAGNETIC STARTER	+4'-0"	SQUARE "D" #8536	(6) (7) SIZE TO EQUIP.
J	MAGNETIC STARTER / DISCONNECT	+4'-0"	SQUARE "D" #8538	(6) (7) SIZE TO EQUIP.
J	MAGNETIC STARTER COMBINATION	+4'-0"	SQUARE "D" #8539	(6) (7) SIZE TO EQUIP.
HD	HAND DRYER	WALL @ 45"	(SEE DRAWING/SPEC)	
	MAIN ELECTRICAL PANEL BOARD		SEE SCHEDULE	
	ELECTRICAL PANEL BOARD	TOP @ 6'-6"	SEE SCHEDULE	
E	ELECTRONIC EYE WITH RELAY	(AS NOTED)	INTERMATIC #EK4236S	(9)
T	TIMED SWITCH	4'-0"	INTERMATIC #EK4236S	(9)
	PUSH BUTTON	4'-0" OR AS SHOWN	SQUARE "D" 9001-BF201	
R	RELAY	AS NOTED	(SEE DRAWING/SPEC)	
T	THERMOSTAT	4'-0"	(SEE MECHANICAL)	
S	MOTION SENSOR	CEILING	ACUITY RCMS-10-G2	(11)
SL	MOTION SENSOR	CEILING	WATTSTOPPER WT-1100	(11)
HS	WALL SENSOR	WALL	WATTSTOPPER DT-200	(8)
	TELEPHONE AND OR DATA PANEL	TOP @ 6'-6"	AS NOTED	
▽	TELEPHONE	18"	HUBBELL HXJ6OR/IFP11W	(10)
▼	TELEPHONE/DATA	18"	HBL HXJ6OR/HXJ6B/IFP12W	(10)
▼	TELEPHONE/DATA	FLOOR	HUBBELL SF3925-S3082	(10)
HC	CLOCK OUTLET (BATTERY CLOCK)	8'-0" OR AS NOTED	HUBBELL 5235	
✳	STANDARD MOUNTING HEIGHT, UNLESS NOTED OTHERWISE (ON PLANS)			

	VOLT.	AMP.	PLUG	RECEPT.	PH.	WIRE
1.	125	20 A.	HBL2311	HBL2310	1	3W
2.	250	20 A.	HBL2421	HBL2420	3	4W
3.	250	30 A.	HBL2721	HBL2720	3	4W
4.	250	50 A.	CS8365C	CS8369	3	4W
5.	125	30 A.	HBL2611	HBL2610	1	3W
6.	125/250	30 A.	HBL2711	HBL2710	1	4W
7.	250	50 A.	CS8265C	CS8269	1	3W
8.	125/250	50 A.	CS6365C	CS6369	1	4W

	ARROWHEAD DENOTES HOME RUN TO PANEL TWO WIRE
	TWO CIRCUIT; ONE NEUTRAL PER CIRCUIT
	THREE CIRCUIT; ONE NEUTRAL PER CIRCUIT
	#12 YELLOW ISOLATED GROUND WIRE (SEE SPECS)
(A) (B)	CONDUIT RUN (A) IN WALL OR CEILING, (B) IN FLOOR OR GROUND
(A) (B)	CONDUIT (A) - UP, CONDUIT (B) - DOWN

CONDUIT SHALL BE INSTALLED AS DIAGRAMMED ON THE PLANS, EXCEPT WRITTEN AUTHORIZED CHANGES ARE ISSUED BY THE DESIGNER.

(1) SEE MASTER LUMINAIRE SCHEDULE FOR TYPE, MOUNTING, AND WATTAGE
(2) VERIFY COVER STYLE(FLUSH/SURFACE) AND COLOR WITH ARCHITECT.
(3) REFER TO DRAWINGS FOR DIRECTIONAL ARROWS
(4) SUBSCRIPT IDENTIFIES WHICH LUMINAIRES CONTROLLED.
(5) EQUALS OF 'BRYANT', 'P&S', OR 'EATON', ARE ACCEPTABLE
(6) EQUALS OF 'EATON', 'C.E., OR A-B, ARE ACCEPTABLE.
(7) NEMA TYPE "L" UNFUSED, UNLESS NOTED "F" (FUSED); USE "HD" FOR 480-VOLT
(8) WALL MOUNT 2" BELOW FIXTURE
(9) EQUALS OF 'PARAGON' AND 'INTERMATIC' ARE ACCEPTABLE
(10) HUBBELL JACKS - TELEPHONE HXJ6OR, DATA HXJ6B
(11) EQUALS OF 'HUBBLE', 'SENSOR SWITCH', AND 'LUTRON' ARE ACCEPTABLE

TANDEM WIRE BALLAST'S.

ABBREVIATIONS

E.C.- ELECTRICAL CONTRACTOR
M.C.- MECHANICAL CONTRACTOR
P.C.- PLUMBING CONTRACTOR
G.C.- GENERAL CONTRACTOR
A.F.F.- ABOVE FINISHED FLOOR
A.F.G.- ABOVE FINISHED GRADE
B.F.G.- BELOW FINISHED GRADE
P.O.C.- POINT OF CONNECTION
P.O.S.- POINT OF SALES
A.I.C.- AMPS INTERRUPTING CAPACITY
S.C.A.- SHORT CIRCUIT AMPS
V.I.F.- VERIFY IN FIELD

CONDUIT/CONDUCTOR SCHEDULE (3)

(XYZ) 'X' DENOTES NUMBER OF CONDUCTORS
'Y' DENOTES CONDUCTOR SIZE
'Z' (WHEN INDICATED) DENOTES GROUND CONDUCTOR TYPE
- "G" FOR CODE SIZE GROUND
- "IG" FOR CODE SIZE ISOLATED GROUND

SYM. (4)	AMPS (1)(6)	CONDUCTORS QTY (8)	CONDUCTORS SIZE (1) CU	CONDUCTORS SIZE (1) AL (3)(4)	EQUIP.(7) GND SIZE CU	EQUIP.(7) GND SIZE AL (3)(4)	CONDUIT SIZE (2)(5) CU	CONDUIT SIZE (2)(5) AL (3)(4)	GEC SIZE (6) CU	GEC SIZE (6) AL (3)(4)
(214)	15	2	14	12	14	12	1/2"	3/4"	8	6
(314)		3	▼	▼	▼	▼	▼	▼	▼	▼
(414)	▼	4	▼	▼	▼	▼	▼	▼	▼	▼
(212)	20	2	12	10	12	10	3/4"			
(312)		3	▼	▼	▼	▼	▼	▼	▼	▼
(412)	▼	4	▼	▼	▼	▼	▼	▼	▼	▼
(210)	30	2	10	8	10	8	▼	▼	▼	▼
(310)		3	▼	▼	▼	▼	▼	▼	▼	▼
(410)	▼	4	▼	▼	▼	▼	▼	▼	▼	▼
(28)	40	2	8	6	▼	▼	▼	▼	▼	▼
(38)		3	▼	▼	▼	▼	▼	▼	▼	▼
(48)	▼	4	▼	▼	▼	▼	▼	▼	▼	▼
(26)	55	2	6	4	▼	▼	▼	1"	▼	▼
(36)		3	▼	▼	▼	▼	▼	▼	▼	▼
(46)	▼	4	▼	▼	▼	▼	▼	1"	▼	▼
(24)	70	2	4	2	8	6	▼	1 1/4"	▼	▼
(34)		3	▼	▼	▼	▼	▼	▼	▼	▼
(44)	▼	4	▼	▼	▼	▼	1 1/4"	▼	▼	▼
(23)	85	2	3	1	▼	▼	▼	▼	▼	▼
(33)		3	▼	▼	▼	▼	▼	▼	▼	▼
(43)	▼	4	▼	▼	▼	▼	▼	▼	▼	▼
(22)	95	2	2	1/0	▼	▼	1 1/2"	▼	▼	▼
(32)		3	▼	▼	▼	▼	▼	▼	▼	▼
(42)	▼	4	▼	▼	▼	▼	▼	▼	▼	▼
(31)	100	3	1	▼	▼	▼	▼	▼	6	▼
(41)	▼	4	▼	▼	▼	▼	1 1/2"	▼	▼	▼
(31*)	130	3	▼	2/0	6	4	▼	2"	▼	4
(41*)	▼	4	▼	▼	▼	▼	▼	▼	▼	▼
(31o)	150	3	1/0	3/0	▼	▼	2"	▼	▼	▼
(41o)	▼	4	▼	▼	▼	▼	▼	▼	▼	▼
(32o)	175	3	2/0	4/0	▼	▼	▼	▼	4	2
(42o)	▼	4	▼	▼	▼	▼	▼	▼	▼	▼
(33o)	200	3	3/0	250	▼	▼	▼	2 1/2"	▼	▼
(43o)	▼	4	▼	▼	▼	▼	▼	▼	▼	▼
(34o)	230	3	4/0	300	4	2	2 1/2"	▼	2	1/0
(44o)	▼	4	▼	▼	▼	▼	▼	▼	▼	▼
(325)	250	3	250	350	▼	▼	▼	▼	▼	▼
(425)	▼	4	▼	▼	▼	▼	▼	▼	▼	▼
(330)	270	3	300	400	▼	▼	▼	▼	▼	▼
(430)	▼	4	▼	▼	▼	▼	▼	▼	▼	▼
(335)	310	3	350	500	3	1	3"	3"	▼	▼
(435)	▼	4	▼	▼	▼	▼	▼	▼	▼	▼
(340)	335	3	400	600	▼	▼	▼	▼	1/0	3/0
(440)	▼	4	▼	▼	▼	▼	▼	▼	▼	▼
(350)	380	3	500	750	▼	▼	▼	3 1/2"	▼	▼
(450)	▼	4	▼	▼	▼	▼	▼	▼	▼	▼
(360)	420	3	600	900	2	1/0	3 1/2"	4"	▼	▼
(460)	▼	4	▼	▼	▼	▼	▼	▼	▼	▼

NOTES:
1. CONDUCTOR SIZE BASED ON TABLE NEC TABLE 310.16, 60 DEG. C INSULATION RAITING FOR LOADS 0-100 AMPS AND 75 DEG. C RATING FOR LOADS GREATER THAN 100 AMPS PER 110.14(C)(1).
2. CONDUIT SIZE IS BASED ON NEC ANNEX C TABLE C.1 FOR EMT. CONTRACTOR SHALL REFERENCE NEC ANNEX C TABLE C3 (FMC), TABLE C4 (IMC), TABLE C7 (LFMC), TABLE C8 (RMC), TABLE C9 (PVC-SCHED. 80), TABLE C10 (PVC-SCHED. 40), AND TABLE C11 (RIGID PVC-TYPE A) WHEN CONDUIT OTHER THAN EMT IS REFERENCED ON THE DRAWINGS. EXCLUDES TABLES C2,C5,C6,C12.
3. UNLESS NOTED OTHERWISE IN CONSTRUCTION DOCUMENTS, FOR COMMERCIAL, INDUSTRIAL, MUNICIPAL, ETC. APPLICATIONS, ALL BRANCH CIRCUIT CONDUCTORS (PHASE, NEUTRAL, GROUND) SHALL BE COPPER. FEEDER CONDUCTORS SHALL BE PERMITTED TO BE COPPER OR ALUMINUM (SEE NOTE #4). ALL CONDUCTORS SHALL HAVE TYPE THHN INSULATION FOR DRY/DAMP LOCATIONS AND TYPE THWN FOR WET LOCATIONS PER NEC. FOR RESIDENTIAL APPLICATIONS FEEDER CONDUCTORS SHALL BE PERMITTED TO BE ALUMINUM AND IN ACCORDANCE WITH NEC ARTICLE 334, BRANCH CIRCUIT CONDUCTORS SHALL BE PERMITTED TO BE TYPE NM CABLE.
4. ALL CALCULATIONS AND SYMBOLS ARE BASED ON COPPER CONDUCTORS. ALUMINUM EQUIVALENTS ARE PROVIDED FOR CONVENIENCE. EC IS RESPONSIBLE FOR ALL APPLICABLE CALCULATIONS IF ALUMINUM CONDUCTORS ARE USED.
5. SITE CONDUIT SHALL BE MINIMUM 1" DIA.
6. FOR AMPERAGE GREATER THAN 420 AMPS OR FOR SINGLE OR PARALLEL SETS OF CONDUCTORS, CONTRACTOR SHALL REFERENCE NEC 250.66 FOR GROUNDING ELECTRODE CONDUCTOR(GEC) AND 250.122 FOR EQUIPMENT GROUND.
7. UNLESS OTHERWISE NOTED, ALL CIRCUITS SHALL HAVE AN EQUIPMENT GROUNDING CONDUCTOR.
8. QUANTITY VALUES REPRESENT NUMBER OF PHASE OR PHASE + NEUTRAL CONDUCTORS ONLY. GROUNDING CONDUCTOR IS NOT COUNTED IN QUANTITY.

GENERAL NOTES

1. THE ELECTRICAL NETWORKS DESIGNED HEREIN ARE TO BE CONSTRUCTED AS COMPLETE AND OPERABLE SYSTEMS. POWER, LIGHTING, AUXILIARIES, ETC. SHALL BE BID AND INSTALLED WITH THIS INTENT AND PURPOSE. THE CONTRACTOR AND THE EQUIPMENT SUPPLIER SHALL VISIT THE SITE AND READ ALL THE RELEVANT DOCUMENTS (ARCHITECTURAL, MECHANICAL AND ELECTRICAL) AND BECOME FAMILIAR WITH THE TYPE OF CONSTRUCTION AND THE WORK TO BE ACCOMPLISHED. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PURPOSE FOR WHICH THE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED; AS THE PLANS AND SPECIFICATIONS TOGETHER COVER AND DEFINE THE INSTALLATION OF EACH SYSTEM AND THE TOTAL FACILITY. FOLLOW THE DOCUMENTS WITH THE INTENT AND PURPOSE TO PRODUCE A COMPLETE AND OPERABLE ELECTRICAL FACILITY, SHOULD ANY ERROR, OMISSION OR CONFLICT EXIST IN EITHER OR BOTH THE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE SUBMITTING HIS BID PRICE SO A CHANGE CAN BE ISSUED BEFORE THE BID DATE. OTHERWISE, THE CONTRACTOR AND/OR EQUIPMENT SUPPLIER SHALL SUPPLY THE PROPER MATERIALS AND LABOR TO INSTALL A COMPLETE AND OPERABLE SYSTEM AT THEIR OWN EXPENSE. WHEN AN ELECTRICAL NETWORK IS COMPLETE, TESTS SHALL BE MADE TO ESTABLISH THIS CONDITION. ANY INCOMPLETE SYSTEM SHALL BE MADE OPERABLE.
2. THIS PROJECT IS TO BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE AND NEC CODES. IF AT ANYTIME DURING CONSTRUCTION OR THEREAFTER, SOMETHING IS FOUND TO BE INSTALLED IN VIOLATION OF THE "STATED CODES", IT SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.
3. THE CONTRACTOR SHALL GROUND THE ELECTRICAL NETWORK IN STRICT ACCORDANCE WITH LOCAL AND NATIONAL CODES. SEE DETAIL 1/E1. ALSO INSTALL AN ISOLATED GREEN GROUND WITH YELLOW TRACER IN AREAS WHERE INDICATED.
4. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING EQUIPMENT, MATERIALS AND LABOR FOR THE CONNECTION OF ALL EQUIPMENT SHOWN ON THE PLANS - ARCHITECTURAL, MECHANICAL, ETC.
5. BEFORE ROUGH-IN, THE CONTRACTOR SHALL ALLOW THE MOVEMENT OF ANY ELECTRICAL PANEL, DEVICE, LIGHT FIXTURE, ETC. A DISTANCE OF 10 FEET WITHOUT REQUIRING A COST ADDITION TO THE PROJECT.
6. BEFORE ANY ELECTRICAL CONDUIT, BOXES, ETC. ARE COVERED (GROUND, CEILINGS, WALLS, ETC.), THEY SHALL RECEIVE THE APPROVAL OF THE INSPECTING OFFICER (INSPECTOR). THE COST OF UNCOVERING AND REPLACEMENT OF THE ELECTRICAL WORK FOR INSPECTION PURPOSES WILL BE AT THE COST OF THE ELECTRICAL CONTRACTOR.
7. ELECTRICAL CONTRACTOR SHALL PROVE MINIMUM CODE (NEC 110.26(A)(1)(2)) WORKING CLEARANCE BEFORE INSTALLING ANY ELECTRICAL PANELS OR CABINETS AND SHALL MOVE THE PANELS AT HIS EXPENSE IF REJECTED BY AN INSPECTOR. IF CLEARANCE IS IMPOSSIBLE, THE DESIGNER SHALL BE NOTIFIED IMMEDIATELY IN WRITING. HE SHALL ALSO PROTECT THE SPACE ABOVE THE PANEL IN STRICT ACCORDANCE WITH NEC 110.26(A)(3).
8. WHEN THE FACILITY IS COMPLETE AND BEEN IN FULL OPERATION FOR 10 DAYS, THE "ELECTRICAL CONTRACTOR" SHALL RECORD THE UTILITY DEMAND READING AND VOLTAGE AND AMMETER (EACH PHASE) ON THE MAIN AND SUB-FEEDERS. MECHANICAL EQUIPMENT (SHOWN IN THE MECHANICAL EQUIPMENT SCHEDULE), ETC. AND RECORD AND COMPLETE THE FORMS NOTED IN THE SPECIFICATIONS UNDER THE HEADING "TESTING AND FINALIZATION".
9. THE LIGHTING CONTROL SYSTEM INDICATED ON THE DRAWINGS SHALL BE COMMISSIONED AS REQUIRED BY THE INTERNATIONAL ENERGY CONSERVATION CODE.
10. METALLIC RACEWAY TRANSITIONING FROM ABOVE GROUND TO UNDERGROUND SHALL TRANSITION TO SCHEDULE 40 PVC AT MINIMUM 24" BELOW GRADE. METALLIC RACEWAY AND FITTINGS IN DIRECT CONTACT WITH EARTH AND/OR CONCRETE SHALL BE WRAPPED IN 10 MIL DOTTIE TAPE STARTING AT LEAST 6" ABOVE FINISHED GRADE. INSTALL CONDUIT PER DETAIL 4/E1.
11. BOND ALL METALLIC PARTS. GROUNDING AND BONDING SHALL COMPLY WITH NEC ARTICLE 250.
12. ALL EQUIPMENT AND MATERIAL SHALL BE LISTED AND LABELED FOR ITS USE.
13. ALL CONDUCTORS SHALL BE COPPER (90 DEGREE C) WITH #12 AWG MINIMUM SIZE.
14. INSTALL A GREEN GROUND CONDUCTOR IN EACH RACEWAY (INDICATED TICK MARKS DO NOT REFLECT THIS CONDUCTOR).
15. PROVIDE PERMANENT LABEL, ON ALL GEAR, THAT IDENTIFIES AVAILABLE FAULT CURRENT VALUE PER NEC 110.24.
16. ALL METERING EQUIPMENT SHALL BE APPROVED BY LOCAL UTILITY, PRIOR TO PURCHASE.
17. ALL FIRE WALL PENETRATIONS SHALL BE SEALED WITH UL LISTED SEALANT. DEVICES INSTALLED IN WALL SHALL BE WRAPPED WITH PUTTY PADS WHEN REQUIRED BY AHJ.
18. ALL PENETRATIONS FROM A WARM AREA TO A COLD AREA SUCH AS FROM AN INTERIOR SPACE TO AN EXTERIOR SPACE SHALL BE FILLED WITH AN INDUSTRY APPROVED MATERIAL TO PREVENT THE CIRCULATION OF WARM AIR TO COLDER AIR SECTION OF RACEWAY OR SLEEVE PER NEC 300.7(A).
19. ALL OVERCURRENT PROTECTION DEVICES WILL HAVE THE SAME FAULT CURRENT RATING AS THE RATING OF THE PANEL OR SWITCHGEAR THEY ARE LOCATED WITHIN.

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REGISTERED PROFESSIONAL ENGINEER
No. 9006667
DANIEL D. MILES
1/3/25
STATE OF UTAH
EXP: 3/31/25

PERMIT SET

ELEC.GEN. NOTES, SCHEDULES, & DETAILS — E1

RIDGELINE DESIGN
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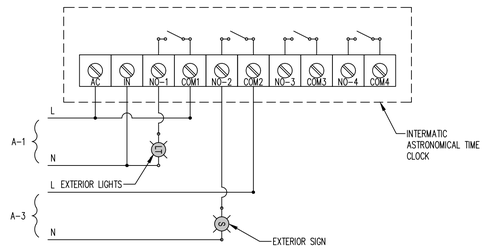
date 1-3-25 job no 2461 revisions:
project: RIVERWALK SALES OFFICE
WEST HAVEN, UT

G:\LOCAL\Riverwalk Sales Office - 2461\ELEC\RIVERWALK E1.dwg January 03 2025, 8:06am By:daniel

LIGHTING CONTROL SCHEME

NO-2,3,4: ON 1 HOUR BEFORE DUSK, OFF 1 HOUR AFTER CLOSE OF BUSINESS
NO-1: ON 1 HOUR BEFORE DUSK, OFF 1 HOUR AFTER DAWN



DETAIL - TIME CLOCK WIRING SCHEMATIC

SCALE: NONE — 1 / E2

PANEL A

MANUFACTURER	SQUARE D	VOLTAGE (L-L)	240	MAINS SIZE	100 AMP	MOUNTING	RECESSED	ADDITIONAL REQUIREMENTS: SPD = SURGE PROTECTION DEVICE (SQ. D #QO2175SB)	
TYPE	NQ	VOLTAGE (L-N)	120	MAINS TYPE	MCB	FEED	BOTTOM		
LOCATION	STORAGE	PHASE	1	MCB SIZE	100 AMP	DIM			
CONN. LOAD (KVA)	14.34	# OF WIRES	3	FEEDER CB SIZE	100 AMP	44"	H		
AVE. AMPS	59.75	kAIC RATING	SEE P.RISER	FEEDER SIZE[6]	SEE P. RISER	20"	W		
				FEEDER CIRCUIT	NA	5.75"	D		

CKT #	LOAD DESCRIPTION	QTY LTS	QTY CO	QTY MISC	POLES	OCPD	WIRE SIZE[7]	LOAD KVA	LOAD AMPS	TOTAL AØ KVA	TOTAL AØ AMPS	TOTAL BØ KVA	TOTAL BØ AMPS	LOAD AMPS	LOAD KVA	WIRE SIZE[7]	OCPD	POLES	QTY MISC	QTY CO	QTY LTS	LOAD DESCRIPTION	CKT #
1	LIGHTING	29		1	1	20	12	0.60	5.0	**0.96**	**8.0**			3.0	0.36	12	20	1		2		BATH, KITCH. CO	2
3	SIGN			1	1	20	12	1.20	10.0			**2.70**	**22.5**	12.5	1.50	12	20	1	1			COFFEE	4
5	SPARE				1	20		0.00	0.0	**1.50**	**12.5**			12.5	1.50	12	20	1	1			MICROWAVE	6
7	SPARE				1	20		0.00	0.0			**1.00**	**8.3**	8.3	1.00	12	20	1	1			REFRIGERATOR	8
9	SPARE				1	20		0.00	0.0	**0.90**	**7.5**			7.5	0.90	12	20	1		5		LOBBY CO	10
11	SPARE				1	20		0.00	0.0			**0.90**	**7.5**	7.5	0.90	12	20	1		5		OFFICE CO	12
13	SPARE				1	20		0.00	0.0	**0.72**	**6.0**			6.0	0.72	12	20	1		4		OFFICE CO	14
15	SPARE				1	20		0.00	0.0			**0.36**	**3.0**	3.0	0.36	12	20	1		2		TELEPHONE BOARD	16
17	SPARE				1	20		0.00	0.0	**0.00**	**0.0**			0.0	0.00		20	1				SPARE	18
19	SPARE				1	20		0.00	0.0			**0.00**	**0.0**	0.0	0.00		20	1				SPARE	20
21	FURNACE			1	1	20	12	0.50	4.2	**0.50**	**4.2**			0	0.00							SPACE	22
23	CONDENSER C-1			1	2	20	2/12G	1.15	9.6			**1.15**	**9.6**	0	0.00							SPACE	24
25				-	2	-	-	1.15	9.6	**1.15**	**9.6**			0	0.00							SPACE	26
27	WATER HEATER (3)			1	2	20	2/12G	1.25	10.4			**1.25**	**10.4**	0.0	0.00	-	30	2	1			SPD	28
29				-	2	-	-	1.25	10.4	**1.25**	**10.4**			0.0	0.00			2	-			-	30
TOTALS		29	0	5						**6.98**	**58.2**	**7.36**	**61.4**						4	18	0		

NOTES:
1. THIS PANEL & ALL LUGS, BRKRS., ETC SHALL BE RATED FOR 75° C
2. HACR RATED BREAKER
3. PROVISIONS TO BE LOCKED IN THE OPEN POSITION
4. GFCI CIRCUIT BREAKER
5. NOTE NOT USED
6. NUMBER CORRESPONDS TO CONDUIT/CONDUCTOR SCHEDULE TAG NUMBERS
7. PERMANENT LOCKING MECHANISM
8. NOTE NOT USED

MASTER LUMINAIRE SCHEDULE

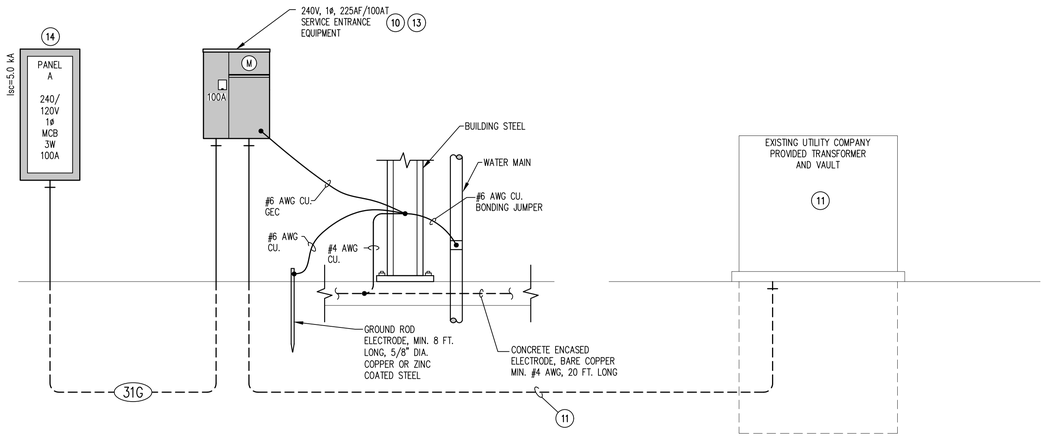
TYPE	MANUFACTURER	CATALOG NUMBER	VOLTS	MOUNTING	LAMPS	WATTS	REMARKS
DESCRIPT.	4" RECESSED LED DOWNLIGHT, SELECTABLE LUMENS, SELECTABLE COLOR TEMPERATURE						
T-1	JUNO	JPDZ4 DB ALO10 SWW5WD 90CRI JPDZ4RDNCMF MVOLT ZT10 WWH	MVOLT	RECESSED	LED (INCLUDED)	15.9	
DESCRIPT.	ARCHITECTURAL WALL SCONCE, LED, 15W, 2000 LUMENS, 80 CRI						
T-2	LITHONIA	WDGE1 LED 30K 80CRI VF MVOLT SRM PE DDBXD	MVOLT	WALL @ 96" A.F.G.	LED (INCLUDED)	10	
DESCRIPT.	EXIT SIGN, SINGLE FACE, GREEN LETTERING, SELF-DIAGNOSTIC						
T-3E	LITHONIA	LQM S W 3 G SD	MVOLT	WALL ABOVE DOOR	LED (INCLUDED)	1	
DESCRIPT.	DUAL HEAD EMERGENCY LUMINAIRE, 90 MINUTE OPERATION, SELF-DIAGNOSTIC						
T-4E	LITHONIA	ELM4L UVOLT LTP SDRT	UVOLT	WALL @ 8'-0"	LED (INCLUDED)	3	
T-4AE	LITHONIA	ELMRE SP640L SGL (INDOOR)				3.3	
T-4BE	LITHONIA	ELMRW SP640L DDBTXD SGL (OUTDOOR)				3.3	

E2 KEY NOTES

1. EMERGENCY BATTERY DRIVER IN EMERGENCY LUMINAIRES DENOTED WITH "E" SUFFIX SHALL BE CONNECTED TO A NON-SWITCHED POWER SOURCE.
2. PROVIDE AND INSTALL 4-RELAY ASTRONOMICAL TIME CLOCK (INTERMATIC #ET2145CP) FOR EXTERIOR BUILDING LIGHTING CONTROL. OBTAIN POWER FROM LIGHTING CIRCUIT AND MAKE CONNECTIONS PER DETAIL 1 THIS SHEET.
3. ROUTE CIRCUIT OR CONDUCTORS THROUGH HOUSE TIME CLOCK LOCATED IN STORAGE ROOM PER DETAIL 1 THIS SHEET AND MANUFACTURER'S SPECIFICATIONS.
4. COORDINATE EXACT EXTERIOR SIGNAGE MOUNTING HEIGHT AND ELECTRICAL REQUIREMENTS PRIOR TO ELECTRICAL ROUGH-IN.
5. PROVIDE AND INSTALL SINGLE GANG LOW VOLTAGE DATA BOX RECESSED IN WALL WITH INDICATED TELECOM RACEWAY ROUTED BACK TO TELEPHONE BOARD IN STORAGE ROOM
6. PROVIDE AND INSTALL DUPLEX POWER RECEPTACLE AND DATE J-BOX IN 3-GANG, CPCI RECESSED A/V BOX EQUIPPED WITH LOW VOLTAGE FEED THROUGH COMPARTMENT (ARLINGTON #TVBU507 OR EQUIVALENT) WITH 2" OR INDICATED SIZE APPROVED RACEWAY ROUTED BACK TO TELEPHONE BOARD. DATA/PHONE JACK, CABLE, TERMINATIONS, TESTING, ETC. BY OTHERS. PROVIDE ALL BLOCKING AND BRACING NECESSARY TO ENSURE A SECURE INSTALLATION.
7. PROVIDE AND INSTALL 240V, 1ø, 30 AMP, NEMA 1, LIGHT DUTY FUSED DISCONNECT (SQ. D #J211N OR APPROVED EQUIVALENT) WITH 20 AMP FUSES FOR WATER HEATER DISCONNECTING MEANS. BREAKER THAT PROTECTS WATER HEATER CIRCUIT SHALL BE PROVIDED WITH PROVISIONS TO LOCKED IN THE OPEN POSITION.
8. PROVIDE AND INSTALL 240V, 1ø, 30 AMP, NEMA 3R, GENERAL DUTY FUSED DISCONNECT (SQ. D #J211NRB OR APPROVED EQUIVALENT) WITH 20 AMP FUSES FOR CONDENSER DISCONNECTING MEANS.
9. PROVIDE AND INSTALL 3/4" RACEWAY WITH PULL STRING FROM OUTDOOR CONDENSER TO CORRESPONDING FURNACE FOR CONTROL CABLING PROVIDED AND INSTALLED BY MECHANICAL CONTRACTOR.
10. SERVICE ENTRANCE EQUIPMENT AND INSTALLATION SHALL COMPLY WITH ALL POWER UTILITY COMPANY REQUIREMENTS. CORRDINATE REQUIREMENTS AND EXACT LOCATION WITH POWER UTILITY COMPANY PRIOR TO ROUGH-IN.
11. PROVIDE AND INSTALL POWER UTILITY COMPANY- DEFINED RACEWAY WITH PULL TAPE FROM METER TO UTILITY POINT OF CONNECTION. COORDINATE TYPE, SIZE, QUANTITY, AND EXACT LOCATION OF EXISTING TRANSFORMER AND RACEWAY WITH POWER UTILITY COMPANY PRIOR TO INSTALLATION.
12. PROVIDE AND INSTALL ONE(1) 4" RACEWAY WITH PULL STRING FROM TELECOM PROVIDER POINT OF CONNECTION STUBBED UP TO TELEPHONE BOARD. COORDINATE TYPE, SIZE, QUANTITY, AND EXACT LOCATION OF RACEWAY WITH TELECOM PROVIDER PRIOR TO INSTALLATION.
13. PROVIDE AND INSTALL 240V, 1ø, 3-WIRE, 225AF/100AT, NEMA 3R, EUSERC COMPLIANT, SERVICE ENTRANCE METER MAIN (SQ. D #EMT1225CB OR APPROVED EQUIVALENT) WITH 100 AMP CIRCUIT BREAKER.
14. PROVIDE AND INSTALL 240V, 1ø, 3-WIRE, 100 AMP, 30-SPACE, NEMA 1, 10 KAIC FLUSH MOUNTED, MAIN CIRCUIT BREAKER PANEL BOARD (SQ. D #NQ30L1-NQMB2HJ- NQHJQLLC-MH44-NC44F OR APPROVED EQUIVALENT).

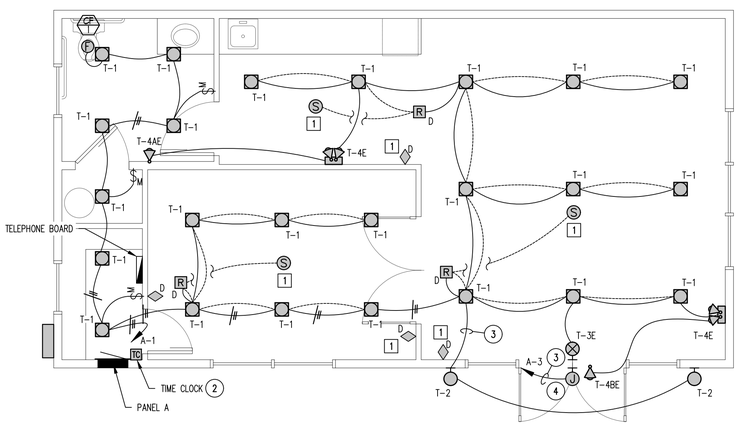
LIGHTING CONTROL KEY NOTES

1. MANUAL ON/OFF/DIM. AUTO DAYLIGHT HARVESTING. AUTO OFF UPON VACANCY AFTER 10 MINUTE TIME DELAY. AUTO ON UPON OCCUPANCY DETECTION IF MANUAL OFF IS NOT SELECTED. MULTIWAY.



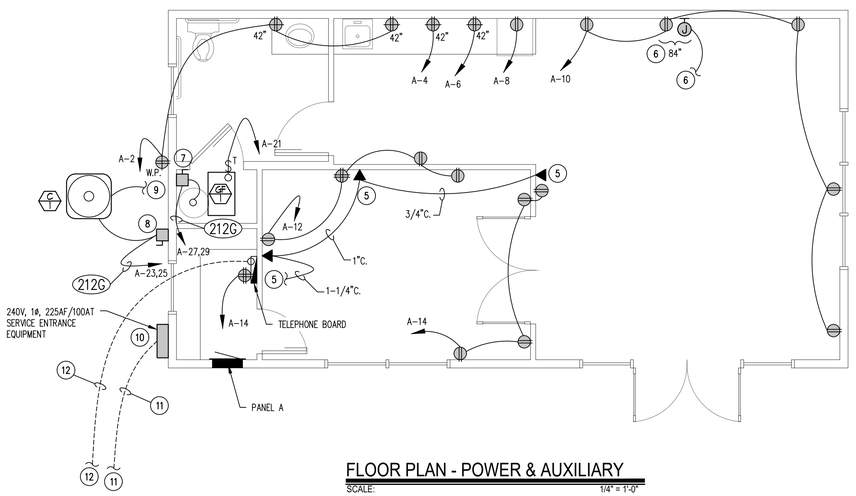
POWER RISER

SCALE: N.T.S.



FLOOR PLAN - LIGHTING 1

SCALE: 1/4" = 1'-0"



FLOOR PLAN - POWER & AUXILIARY

SCALE: 1/4" = 1'-0"

FAULT CURRENT CALCULATIONS

TRANSFORMER FAULT CURRENT

XFMR SPECS	Isc,sec = 6056 AMPS, 25 KVA; 1.72%Z (ECT0 VERIFY)	
KVsec	0.24	
KVA	(6056 A)(0.240) =	1453 KVA

PANEL A

KVA	[1000(0.240^2)/((2*30 FT/1000 FT)*0.15)(1)] =	6400 KVA
TOTAL KVA	1/[(1/1453)+(1/6400)] =	1184 KVA
Isc	[1184/(0.240) =	4935 AMPS

PROFESSIONAL ENGINEER
No. 5105667
DANIEL D. NIELES
1/3/25
STATE OF UTAH
EXP: 3/31/25

Nielson Engineering, Inc.
Consulting Engineers
156 North Twelfth Avenue
Pocatello, Idaho 83201
Ph (208) 232-2571
FAX (208) 234-0918

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PERMIT SET

ELECTRICAL PLAN

E2

RIDGELINE DESIGN
ARCHITECTS
1708 E. 5550 S. #20 SOUTH OGDEN, UT 84403
Phone 801-392-6882 Fax 801-621-1494

date: 1-3-25 job no: 2461 revisions:

project:
RIVERWALK SALES OFFICE
WEST HAVEN, UT

G:\LOCAL\Riverwalk Sales Office - 2461\ELEC\RIVERWALK E2.dwg January 02, 2025 4:18pm By:daniel

W3352365

E# 3352365 PG 1 OF 14
LEANN H KILTS, WEBER CTY. RECORDER
26-DEC-24 1044 AM FEE $.00 SED
REC FOR: WEST HAVEN

ORDINANCE NO. 30-2024

AN ORDINANCE OF WEST HAVEN CITY AUTHORIZING ADOPTION OF THE SECOND AMENDMENT TO THE RIVERWALK DEVELOPMENT MDA BETWEEN THE CITY AND RIVERWALK TH I ICG, LLC; AUTHORIZING THE CITY MAYOR TO SIGN THIS RESOLUTION; AUTHORIZING THE INTERIM CITY MANAGER TO SIGN THE IMPROVEMENT AGEEMENT ON BEHALF OF THE CITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

Section 1 - Recitals:

WHEREAS, the City of West Haven ("City") is a municipal corporation duly organized and existing under the laws of Utah; and

WHEREAS, the City Council finds that in conformance with UC §10-3-702, the governing body of the City may pass any ordinance to regulate, require, prohibit, govern, control or supervise any activity, business, conduct or condition authorized by the laws of the State of Utah or any other provision of law; and,

WHEREAS, the City and Riverwalk, LLC, entered into a Master Development Agreement relating to the Riverwalk Development (hereinafter the "MDA") effective as of March 6, 2019; and

WHEREAS, the parties amended the MDA in November 2019 (the "First Amendment"); and

WHEREAS, the owner of this phase of Riverwalk, Riverwalk TH I ICG, LLC ("Developer") wishes to amend the MDA to add a small sales office to the phase; and

WHEREAS, the Planning Commission held a public hearing regarding this Second Amendment to the MDA and made recommendations to the City Council to adopt the Second Amendment; and

WHEREAS, the City feels that adopting this Second Amendment will best serve the citizens of the City, and now desires to adopt the document that is attached as Attachment "A" by accepting the terms thereof; and,

WHEREAS, the City finds that the public convenience and necessity requires the actions herein contemplated,

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST HAVEN, UTAH:

1. That the Second Amendment to the Riverwalk Development MDA between West Haven City and the Developer, a copy of which is attached as Attachment "A" to this Resolution, is hereby adopted by the City Council.

2. That the City Manager is authorized to sign any and all documents necessary to affect this Second Amendment, including signing the Amendment itself and any other documents outlined in the Second Amendment.

3. That the Mayor is authorized to sign this Ordinance.

The foregoing recitals are fully incorporated herein.

Section 2 - Repealer of Conflicting Enactments:

All orders, ordinances and resolutions regarding the changes enacted and adopted which have been adopted by the City, or parts, which conflict with this Ordinance, are, for such conflict, repealed, except this repeal will not be construed to revive any act, order or resolution, or part, repealed.

Section 3 - Prior Ordinances and Resolutions:

The body and substance of all prior Ordinances and Resolutions, with their specific provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

Section 4 - Savings Clause:

If any provision of this Ordinance be held or deemed or will be invalid, inoperative, or unenforceable, such invalidity will not render any other provision or provisions invalid, inoperative or unenforceable to any extent whatever, this Ordinance being deemed the separate independent and severable act of the City Council of West Haven City.

Section 5 - Date of Effect

BE IT FURTHER ORDAINED this Ordinance will become effective on the 18th day of September 2024, and after publication or posting as required by law.

DATED this 18th day of September 2024.

WEST HAVEN, a municipal corporation

by: [redacted]
Mayor Rob Vanderwood

Attested and recorded

[redacted]

Emily Green
City Recorder

[redacted]

~~Mayor Rob Vanderwood~~	~~Yes~~	~~No~~ n/a
Councilmember Carrie Call	Yes X	No
Councilmember Kim Dixon	Yes X	No
Councilmember Nina Morse	Yes X	No
Councilmember Ryan Saunders	Yes X	No
Councilmember Ryan Swapp	Yes X	No

RECORDER'S CERTIFICATION

STATE OF UTAH)
: ss.
County of Weber)

I, EMILY GREEN, the City Recorder of West Haven, Utah, in compliance with UCA §10-3-713 and UCA §10-3-714 do hereby certify that the above and foregoing is a full and correct copy of **Ordinance No. 30-2024, entitled "AN ORDINANCE OF WEST HAVEN CITY AUTHORIZING ADOPTION OF THE SECOND AMENDMENT TO THE RIVERWALK DEVELOPMENT MDA BETWEEN THE CITY AND RIVERWALK TH I ICG, LLC.,"** adopted and passed by the City Council of West Haven, Utah, at a regular meeting thereof on "September 18, 2024 which appears of record in my office, with the date of posting or publication being September 18, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City this 18th day of September 2024.

[redacted]

[redacted]

Emily Green
City Recorder

Attachment "A"

ATTACHMENT TO ORDINANCE NO. 30-2024
SECOND AMENDMENT TO THE RIVERWALK DEVELOPMENT MDA

SECOND AMENDMENT TO
MASTER DEVELOPMENT AGREEMENT

This SECOND AMENDMENT TO MASTER DEVELOPMENT AGREEMENNT ("**2nd Amendment**") is entered into this ____ day of _____, 2024, by RIVERWALK TH I ICG LLC, a Washington limited liability company ("**Riverwalk TH I**"), and RIVERWALK TH II ICG LLC, a Washington limited liability company ("**Riverwalk TH II**" and together with Riverwalk TH I, "**Owner**"), and the City of West Haven, a Utah municipal corporation ("**City**"). Capitalized terms used by not otherwise defined herein shall have the meanings set forth in the MDA (as defined below).

RECITALS

WHEREAS, the City and RIVERWALK, LLC, a Utah limited liability company ("**Developer**"), entered into that Master Development Agreement between City of West Haven, Utah and Riverwalk, LLC dated as of March 6, 2019 and recorded March 25, 2019 as Entry No. 2971288 in the office of the Weber County Recorder, as amended by that First Amendment to Riverwalk, LLC Master Development Agreement dated November 6, 2019, recorded January 25, 2021, as Entry No. 3120255 , in the office of the Weber County Recorder (as so amended, the "**MDA**").

WHEREAS, the MDA provides certain terms and conditions under which Developer and its successors and assigns, including Owner, may develop and operate the "Property" as defined, depicted, and legally described in the MDA.

WHEREAS, Owner, as an indirect successor-in-interest to Developer, as of the date hereof, owns a fee title interest in the real property described on attached Schedule 1 (the "**Riverwalk Townhomes No. 1 Property**"), and the Riverwalk Townhomes No. 1 Property comprises a portion of the Property (as defined in the MDA) and is subject to the terms and conditions of the MDA.

WHEREAS, Owner and the City desire to amend the MDA with respect to only the Riverwalk Townhomes No. 1 Property as set forth herein.

AGREEMENT

NOW, THEREFORE, for valuable consideration received, the receipt and sufficiency of which is hereby acknowledged by all parties, Owner and the City do hereby covenant and agree as follows:

1. Riverwalk Townhomes No. 1 Property Development. The MDA is amended to allow Owner to construct and develop a leasing office ("**Leasing Office**") at the Riverwalk Townhomes No. 1 Property for the sole and exclusive use by Owner, pursuant to and to the extent set forth in a separate agreement to be entered into between the two parties comprising Owner, in connection with Owner's ownership and operation of the Riverwalk Townhomes No. 1 Property. The Leasing Office will be constructed pursuant to plans and specifications prepared by or on behalf of Owner and submitted to and approved by the City. Owner shall be permitted to construct the Leasing Office in a certain portion of the Riverwalk Townhomes No. 1 Property designated as "Common Area" by the plat of Riverwalk Townhomes No. 1 recorded in Book 87, Pages 29-32 ("**Riverwalk TH No. 1 Plat**"). In connection with the construction and development of the Leasing Office, Owner shall be permitted to amend the Riverwalk TH No. 1 Plat, and any declarations, covenants, conditions, and restrictions therein, as necessary to permit and allow the construction, development, and use of the Leasing Office by Owner in the Common Area of the

Riverwalk Townhomes No. 1 Property as designated in the Riverwalk TH No. 1 Plat. The City has approved the amendments to the MDA set forth herein and the recording of Owner's proposed amendment to the Riverwalk TH No. 1 Plat depicted and described on attached Schedule 2 ("**Amended Plat**").

2. Walking/Biking Trail The Riverwalk TH No. 1 Plat depicts a walking/biking trail ("**Trail**") that is no longer contemplated by the City and Owner, and no longer required by the City under the MDA. In lieu of the construction of the Trail at the Riverwalk Townhomes No. 1 Property, the City hereby accepts a one-time payment from Owner in the amount of **$36,800.00** to be paid within three (3) business days of the mutual execution and delivery of this 2nd Amendment. The parties agree that the use of the fee-in-lieu payment shall be at the sole discretion of the City for the construction of any future park, recreation, open space, sidewalk, or trail improvement or the rehabilitation of any existing public parks, recreation, open space, or trail improvements. Upon the mutual execution and delivery of this 2nd Amendment by Owner and the City, any and all obligations of Owner to construct the Trail at the Riverwalk Townhomes No. 1 Property are extinguished, and the parties agree that the Trail will not be constructed. The Amended Plat, attached as Schedule 2, is amended to remove the Trail.

3. Incorporation by Reference. The terms of the MDA (as amended hereby) are incorporated herein by reference.

4. Counterparts. This 2nd Amendment may be executed and delivered (electronic or otherwise) in two counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

5. Recordation. Upon the mutual execution and delivery of this 2nd Amendment, Owner may record this 2nd Amendment and the Amended Plat in the office of the Weber County Recorder.

[Signature Pages Follow]

IN WITNESS WHEREOF, the parties hereto have executed this 2nd Amendment by and through their respective, duly authorized representatives.

CITY:

City of West Haven

By: [redacted]

ATTEST:

By: [redacted]
Recorder

STATE OF Utah)
) ss.
COUNTY OF Weber)

On this day personally appeared before me Shawn Warnke, to me known to be the person that executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said person.

GIVEN under my hand and official seal this 23 day of September, 2024.

[redacted]

[redacted]
NOTARY PUBLIC in and for the State of Utah, residing at 4150 S. 3900 W. West Haven, UT
My commission expires 5-18-2027

OWNER:

Riverwalk TH I ICG LLC,
a Washington limited liability company

By: ICG Apartment Fund 8 Manager LLC,
a Washington limited liability company, its manager

By: [redacted]
Name: Michael A. Christian
Its: Manager

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Michael A. Christian, Manager of ICG Apartment Fund 8 Manager LLC, Manager of Riverwalk TH I ICG LLC, to me known to be the person that executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said person.

GIVEN under my hand and official seal this 10TH day of October, 2024.

[redacted]

[redacted]
NOTARY PUBLIC in and for the State of Washington, residing at King County
My commission expires April 20, 2027

Riverwalk TH II ICG LLC,
a Washington limited liability company

By: ICG Apartment Fund 8 Manager LLC,
a Washington limited liability company, its manager

By: [redacted]
Name: Michael A. Christian
Its: Manager

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Michael A. Christian, Manager of ICG Apartment Fund 8 Manager LLC, Manager of Riverwalk TH II ICG LLC, to me known to be the person that executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said person.

GIVEN under my hand and official seal this 16 day of October, 2024.

[redacted]

[redacted]

NOTARY PUBLIC in and for the State of Washington, residing at King County
My commission expires April 20, 2027

Schedule 1

Riverwalk Townhomes No. 1 Property Legal Description

PARCEL 1:

Units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34 & 35, RIVERWALK TOWNHOMES NO 1, West Haven City, Weber County, Utah, as shown on the Plat recorded in Book 87, Pages 29-32; and

ALL OF COMMON AREA A, B, & C and all Private Roads in RIVERWALK TOWNHOMES NO. 1, WEST HAVEN CITY, WEBER COUNTY, UTAH, AS SHOWN ON THE PLAT RECORDED IN BOOK 87, PAGES 29-32, Less and Except that portion in Riverwalk Townhomes No. 2 as shown on the Plat recorded in Book 89, Page 46.

TOGETHER WITH rights established by Reciprocal Permanent Access Easement dated May 14, 2021 and recorded May 14, 2021, as Entry No. 3153026.

PARCEL 2:

UNITS 36 THRU 110, RIVERWALK TOWNHOMES PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE, STATE OF UTAH.

TOGETHER WITH RECIPROCAL PERMANENT ACCESS EASEMENT, RECORDED MAY 14, 2021, AS ENTRY NO. 3153026.

Schedule 2

Amended Plat

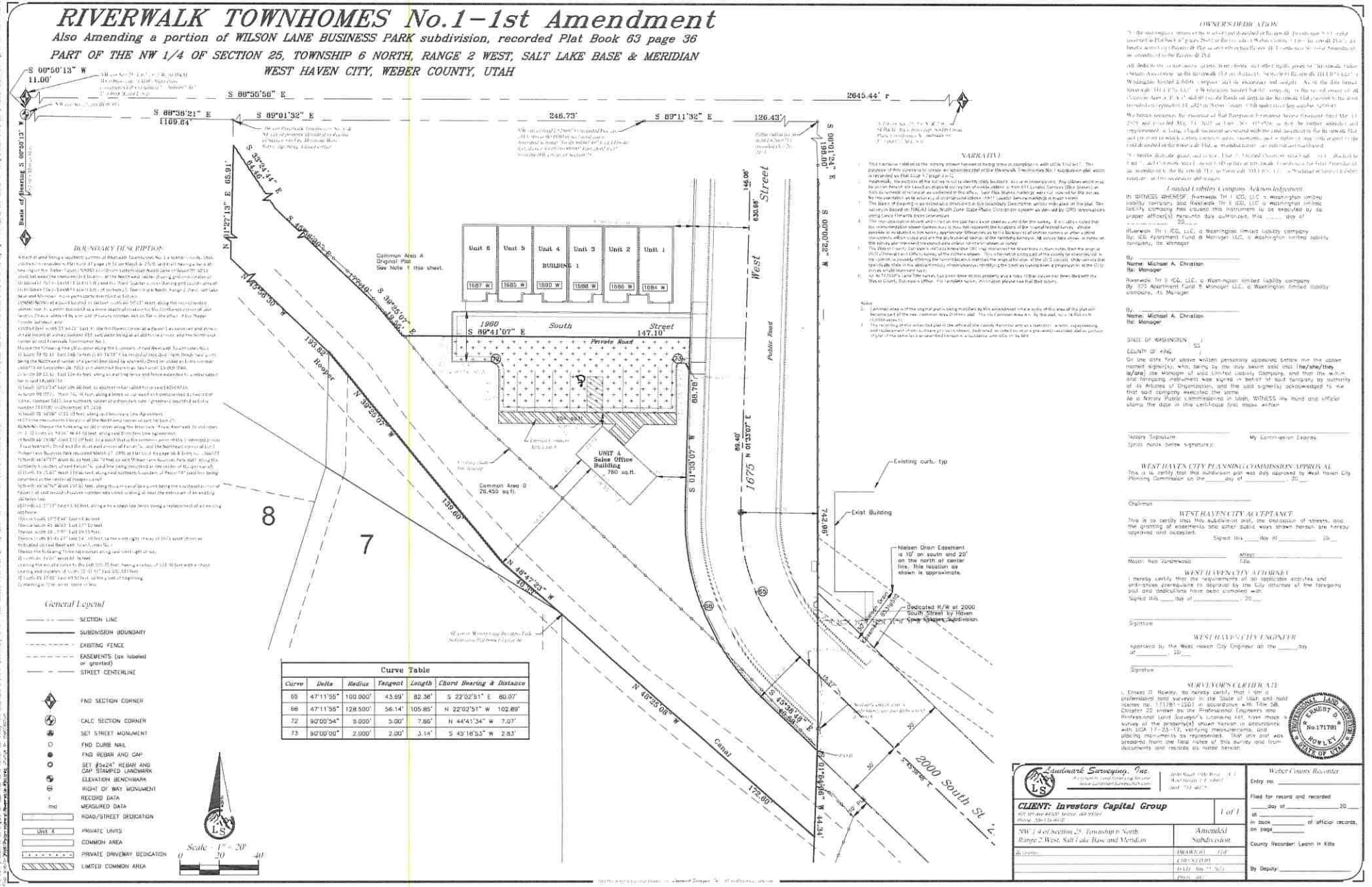
[See attached]

RIVERWALK TOWNHOMES No.1–1st Amendment

Also Amending a portion of WILSON LANE BUSINESS PARK subdivision, recorded Plat Book 63 page 36

PART OF THE NW 1/4 OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

WEST HAVEN CITY, WEBER COUNTY, UTAH



BOUNDARY DESCRIPTION

A tract of land being a southerly portion of Riverwalk Townhomes No. 1 a platted subdivision, Weber County, Utah, recorded as Entry No. 2737558 in Book 74 Page 18 and also in Book 74 Page 19 and all of Lot 1 being part of the Wilson Lane Business Park subdivision

INVOICE

INVOICE #09202425
DATE: SEPTEMBER 24, 2024

TO:
RIVERWALK TOWNHOMES
901 5TH AVENUE #4100
SEATTLE, WA 98164

FOR:
TRAIL/SIDEWALK IMPROVEMENT

DESCRIPTION	AMOUNT
Trail/sidewalk improvement – Fee in Lieu, 2nd Amendment Riverwalk MDA	$36,800.00
TOTAL	$36,800.00

Make all checks payable to:
West Haven City
4150 S. 3900 W.
West Haven, UT 84401
801-731-4519

Planning Commission
Staff Review Memo

June 11, 2025

Stephen Nelson, Community Development Director

PRELIMINARY SITE PLAN APPROVAL	
Request:	Preliminary approval for Cloverland Property: Two New Commercial Buildings
Property Address:	Parcel #140120018 and 140120017
Property Zone:	C-2
Property Size:	2.96 Acres
Applicant:	Wall Brothers Construction, Agent Jacob Wall
Governing Document(s):	WHZC 157.330, 157.730
Decision Type:	Administrative
Staff Recommendation:	See comments under "Staff Review"

Background
The applicant is seeking preliminary site plan approval for a commercial property located at 1058 W 2100 S, comprising two new commercial buildings. The development is planned to be divided into two phases, with the eastern half serving as Phase One.

Staff is working with the applicant to bring their site plan into compliance with the West Haven code. Before the application can proceed to preliminary approval, the applicant has asked to discuss parking with the Planning Commission. The applicant has provided a parking study and is seeking to reduce the number of required parking spaces.

Staff has listed this item on the agenda as a discussion item only, to allow the Planning Commission to discuss the provided parking study with the applicant and give direction on how to proceed. Staff have also raised concerns about the proposed use that need to be addressed. Staff have included some other comments and findings to aid in the discussion.

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

Use

The applicant has not proposed a specific use for these buildings at this time. Staff do have concerns because, according to the parking study, most of the buildings will be used as warehousing, which is not permitted within the C-2 Zone **(§ 157.294 USES)**. Staff has provided a table below showing the breakdown of each use in the proposed site plan. The applicant needs to provide more details about the proposed use of the site.

Use	Sq Ft	Percentage
Office Space	5,368 sq. ft.	10%
Warehousing	45,732 sq. ft.	85.2%
Retail Space	2,578 sq. ft	4.8%

§157.291 Site Development Standards

The site exists, and no additional buildings or improvements are being proposed.

	C-2 Requirement	Site Plan Proposal	Compliant?
Building height			
Maximum	35 ft. when adjacent to residential, no restriction if 150 ft. from residential	45' There is a residential	Need more information

		development across the street within 150' of the property.	
Minimum	1 story	1 story	Y
Max lot coverage	60% by buildings (main & accessory)	Less Than 42%	Y
Minimum lot area	None	2.93 acres	Y
Min lot width	None	368'	Y
Min yard setbacks			
Front	15 ft.	The building is more than 15' from the front property line	Y
Rear	10 ft., where building rears on a residential zone	Buildings are not adjacent to a residential zone, but does have 2100 Street, will need 5' landscaping if can bee seen from the street.	Y
Side	10 ft. when adjacent to residential	The building is not adjacent to a residential zone.	Y
Side, adj. to street	15 ft.	NA	

Other Notes:

- The building in Phase One is likely 250 feet away from the residential zone. There is a street separating the use.
- The site plan takes place on two parcels. This could create issues if the buildings and other infrastructure straddle the parcel boundaries.
- The key on the Sheet 4 does not appear to match the labels.

§157.730 Design Review

The requirements of this chapter and the project proposal/compliance are below. Please note that only those sections which are applicable 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.

§ 157.733 Standards Of Review

Traffic 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?*

Staff Findings:
The applicant proposes a single access point off Wilson Lane, which will be 35' in width. Fire and Engineering have raised concerns about large vehicle access, including the need for a fire turnaround and a vehicle path analysis to ensure proper access. The drive aisles are 32', which meet City standards.

Recommendations:

- Provide a vehicle path analysis
- Update the parking lot to meet firecode and provide a turnaround that meets the approval of the fire district.

Parking

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

Staff Findings:
The applicant has provided a parking study to support the proposed parking plan. The City code requires 75 parking spaces, as shown in the table below, and the information provided in the applicant's parking study.

Table 1: Parking Required per West Haven City Code			
Land Use	**Parking Requirements**	**Area (SF)**	**Required Spaces**
Warehouse	20 spaces plus 1 per 2,000 sf GFA	45,732	43
Office	1 per 250 sf GFA	5,368	22
Retail	1 per 250 sf GFA	2578	10
Total Parking Required by Code			**75**

However, the applicant's study recommends the "Cloverland Commercial Project have a minimum of 68 stall to meet parking demand on a typical weekday" (Study Summary on page 1). They justify this recommendation by looking at the general traffic demand for the proposed uses and a similar site located in American Fork, Utah.

The applicant has provided a total of 76 spaces but would like to discuss with the Planning Commission reducing the number of parking stalls to match the study. The Planning Commission can approve a parking adjustment based on the following criteria.

> ***§ 157.634 ADJUSTMENT FOR UNUSUAL AND UNIQUE CONDITIONS.***
> *The Planning Commission may adjust the required number of spaces listed in this subchapter if, based on accepted engineering principles, unusual or unique circumstances or conditions relating to the operational characteristics of the use exist in a manner, or to such a degree, that such adjustment is equitable and warranted.*

Because the applicant has turned in a parking study from a qualified engineering firm, staff believes that this would meet the standard above that it be based "on accepted engineering principles".

Staff Recommendations

- Discuss the parking study with the applicant and give feedback on whether the Planning Commission would consider a parking adjustment.

Signage

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

Staff Findings:
The applicant has not provided any signage details. The rendering for the building in Phase 1 states:

OWNER TO OBTAIN A SEPARTE SIGN PERMIT FROM WEST HAVEN CITY ZONING FOR ALL PROSED SIGNS. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF WEST HAVEN CITY. SIGNAGE TO BE REVIEWED UNDER SEPARATE SUBMITTAL.

NOTE:

SIGNAGE SHALL BE REVIEWED UNDER A SEPARATE SIGN PERMIT APPLICATIONS

West Haven's code standard for a preliminary applicant requires the applicant to provide a signage plan, as referenced at the beginning of this section. The applicant has not provided sufficient information for the City to determine if the proposed signage meets the requirements of the City's sign ordinance. Generally, the City has not required detailed sign design, but general location, type, and size.

Staff Recommendations

- The applicant needs to provide additional information about the future signs located on the property, including type, size, and location.

Landscaping

(D) Landscaping.

Staff Findings:
The applicant has provided some landscape information; however, there are some needed changes to meet West Haven standards. West haven requires:

1. Front yard landscaping is 15' deep. The applicant has done this. **§ 157.733(D)(1)(a)**
2. "Side/rear yards shall have a minimum of five feet of landscaping between parking areas and side or rear property lines (except between commercial uses where said landscaping is not visible from areas of public access)" **§ 157.733(D)(1)(b).** The east side of the site contains a commercial building and fenced area. The west side has parking that has 5'10" buffer (according to scaled measure, no label was provided). Areas along the back that are visible from a public street will need to meet the 5' landscape standard.
3. The parking area landscape needs to "comprise a minimum 5% of the total square footage." **§ 157.733(D)(1)(c).** The plan does have parking islands, but is unclear if the parking lot meets this standard.
4. Landscaping requires to have minimum of three elements. **§ 157.733(D)(4).** The proposal has trees, decorative rocks and boulders, and shrubs.
5. Landscape areas need to have one tree and two shrubs for every 400 sq. ft. **§ 157.988 (A).** The plan does not meet this standard.
6. "Planter beds shall be planted to provide a minimum of 50% ground plane coverage when plant material reaches maturity" **§ 157.988(A).** The landscape plan does not appear to meet this standard.
7. "[L]andscape areas less than eight feet wide shall not be landscaped with turf." **§ 157.988 (B)(1)(b).** There are multiple areas within the landscape plan that has turf in

areas less than eight feet wide. Namely, areas along the west side of the parking lot and the landscape area to the north.

Staff Recommendations

- The applicant needs to provide an updated landscape plan that provides information along

Building and Site Layout

(E) Building/site layout.

Staff Findings:

The applicant has provided building renderings for the building in Phase 1. However, the applicant has not provided information of what the siding is comprised of. One note for most of the side states "CORORDINATE EXTERIOR FINISH W/OWNER". These buildings will need to meet the standards within **§ 157.734 DESIGN REQUIREMENTS.** Where three sides of these buildings will either face public streets or parking areas, those sides will need to meet the building material standards for "front elevations", including 60% primary materials, and 15% of upgraded architectural features.

Staff Recommendation

- The applicant needs to provide building renderings that meet the standards within **§ 157.734 DESIGN REQUIREMENTS**, and the plan needs to be clearly labled showing its compliance.

Engineering Review

(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?

The City Engineer has done a preliminary review with the following comments:

- Dimension asphalt width of Wilson Avenue and distance to center line
- Dimension centerlines off-set between existing entrance to 11 West and the proposed driveway
- Provide largest vehicle to access site, frequency and vehicle path analyses into and exiting the site from the east and west
- They are proposing Stormtech 740 chambers for detention and using the infiltrative surface to meet LID requirements. The bottom of the 740 chambers will be a minimum of 48" below surface. They need to provide a Geotech report showing depth to groundwater, soils types and infiltration rates to support using underground stormwater management infrastructure.

Fire Review

The Fire Marshal has provided the following comments:

- Because of size and access, both buildings will require fire suppression, but they should know that.

- The parking lot is too deep not to have a turnaround. I would need to see where the FDCs are located.

Building Official
The Building Official has not provided any comments at this point.

Summary and Staff Recommendation
Due to some of the comments and pending feedback from the Planning Commission regarding the parking plan, staff recommends that the Planning Commission provide feedback to the applicant about the application without approving or denying it. Staff would also recommend that the Planning Commission discuss the use with the applicant, since the site currently appears not to comply with the C-2 Zoning Use Table found in **§ 157.294 USES**, and any other concerns raised within this report.

Proposed Motion of the Planning Commission

This item is listed for discussion, so no motion is required.

SITE PLAN
AND DESIGN REVIEW

Address of Site 1058 W 2100 S WEST HAVEN Parcel # 14012001B, 14012001?

Applicant Name WALL BROTHERS CONSTRUCTION

Agent Name JACOB WALL

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

2 COMMERCIAL BUILDINGS and

Site plan design for 33,000, 19,000 (Square Feet) building be approved on 2.93 (acreage) of

Property in the C-2 zone in accordance with the attached site plan. (see attached form for site plan requirements.)

Signed: _____ (Owner/Petitioner) Date: _____

I authorize JACOB WALL to act as my representative in all matters relating to this application.

[redacted]

(Agent is Authorized by Owner)

State of Utah)

§

County of DAVIS)

On this 22 day of January, in the year 2025, before me, [redacted]

a notary public, personally appeared Jacob Wall (name of document signer), proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

[redacted]

Witness my hand and official seal

[redacted]

N/A	Received		N/A	Received	Letters of acknowledgment/approval/conditions from
		PRELIMINARY			FINAL
		Affidavit of Understanding and Acceptance of Fees			Culinary Water provider (Will Serve)
					Weber Fire District
					Weber-Morgan Health Department (If applicable)
					UDOT Application Letter (If applicable)

ALL APPLICABLE ITEMS MUST BE RECEIVED BEFORE BEING ADDED TO THE AGENDA

Owner Information

Address PO Box 2000 City LAYTON State UT Zip 84041

Phone [redacted]

Email [redacted]

Agents Information

Address PO Box 2000 City LAYTON State UT Zip 84041

Phone [redacted]

Email: [redacted]

Surveyor/Engineer

Name [redacted]

Email

Address

COSTS TO BE INCURRED BY DEVELOPER

TO WEST HAVEN CITY

Fees	
City Review $250.00 per plan set	
Preliminary $500.00 + $50.00 per acres (0-5 acres) $1500.00 + $75.00 per acres (5.01 - 10 acres) $2000.00 + $100.00 per acres (10.01 - 15 acres) $3000.00 + $100.00 per acre (15.01+ acres)	Preliminary Amount _____ Date Paid _____ Final Amount _____ Date Paid _____
Needs City Council Approval ☐ Yes _____ ☐ No	Scheduled for Planning Commission Agenda _____ Conditions
Planning Commission action Preliminary ☐ Approved ☐ Denied Date Final ☐ Approved ☐ Denied Date_____	
City Council action Preliminary ☐ Approved ☐ Denied Date Final ☐ Approved ☐ Denied Date_____	

Community Development Director _____

CLOVERLAND PROPERTY

1058 WEST 2100 SOUTH (WILSON LANE)

WEST HAVEN CITY, UTAH

VICINITY MAP

GENERAL NOTES

1) ALL WORK PERFORMED ON CITY OWNED UTILITIES & CONNECTIONS THERETO SHALL CONFORM TO THE WEST HAVEN CITY STANDARDS & SPECIFICATIONS.

2) ALL WORK WITHIN THE UDOT RIGHT OF WAY OR ON UTILITIES OWNED BY UDOT SHALL CONFORM TO UDOT STANDARDS & SPECIFICATIONS.

3) THESE PLANS MAY CALL FOR FOR THE RELOCATION OR REMOVAL OF EXISTING DRY UTILITIES BUT THESE DRAWINGS ARE NOT DESIGN DRAWINGS FOR THE DRY UTILITY INFRASTRUCTURE. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES SHOULD UTILITY RELOCATIONS OR REMOVALS BE REQUIRED.

4) CALL BLUESTAKES 48 HOURS PRIOR TO DIGGING.

5) CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE BUILDING OR STAKING ANY UTILITY LINES.

6) VERTICAL BENCHMARK "WC-113" CURRENT GPS DERIVED ELEVATION = 4274.32 (COUNTY RECORD ELEV=4271.10)

DEVELOPER

WALL BROTHERS CONSTRUCTION
1188 SPORTSPLEX DRIVE
KAYSVILLE, UTAH 84037
(801)444-0001

ENGINEER / SURVEYOR

PINNACLE
Engineering & Land Surveying, Inc.
327 West Gordon Ave. Suite #3
LAYTON, UT 84041
Phone: (801) 773-1910
Fax: (801) 719-6738

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS: OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

TRAFFIC CONTROL & SAFETY NOTES

TRAFFIC CONTROL PLAN FOR WORK WITHIN UDOT RIGHT OF WAY MUST MEET UDOT STANDARDS & SPECIFICATIONS

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE CURRENT CITY STANDARD DRAWING, AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO ANY WORK.

2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.

3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.

4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.

5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.

6. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

DRAWING INDEX

1 COVER
2 EXISTING SURVEY
3 DEMOLITION PLAN
4 SITE PLAN
5 UTILITY PLAN
6 GRADING & DRAINAGE PLAN
7 LANDSCAPE PLAN

PINNACLE
Engineering & Land Surveying, Inc.
327 West Gordon Ave #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

PRELIMINARY
CLOVERLAND PROPERTY
COVER SHEET
FOR: WALL BROTHERS
1058 WEST 2100 SOUTH (WILSON LANE)
WEST HAVEN CITY, UTAH
PROJECT #23-025

REVISION	BY	DATE

SURVEYED BY SB 09/2023
DESIGNED BY SB
DRAWN BY SB 03/26/24
APPROVED BY SB

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

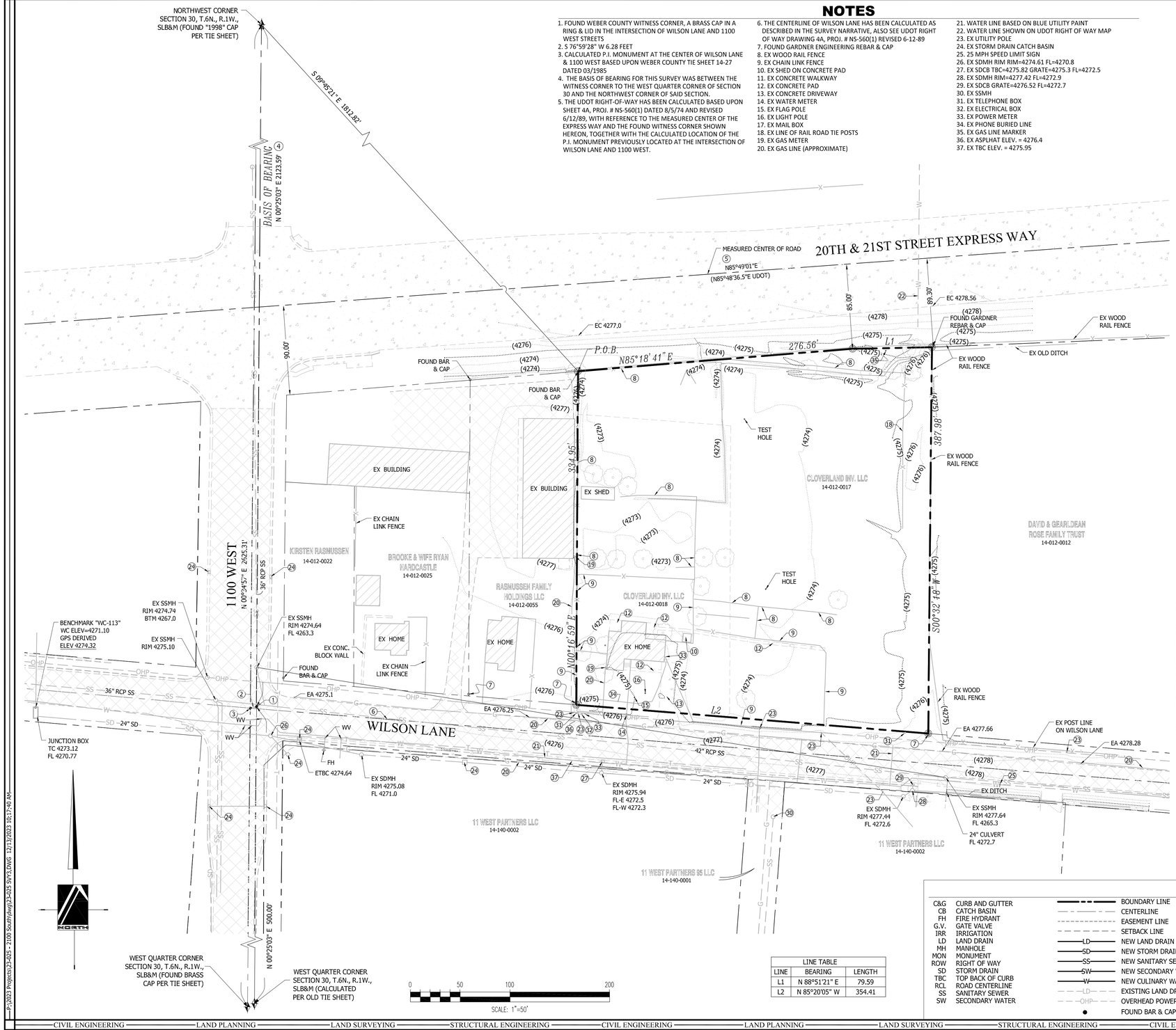
SHEET
1

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE

P:\2023 Projects\23-025 - 2100 South (Wilson)\23-025 PRELIM (p).DWG 3/26/2024 6:31:55 PM

NOTES

1. FOUND WEBER COUNTY WITNESS CORNER, A BRASS CAP IN A RING & LID IN THE INTERSECTION OF WILSON LANE AND 1100 WEST STREETS
2. S 76°59'28" W 6.28 FEET
3. CALCULATED P.I. MONUMENT AT THE CENTER OF WILSON LANE & 1100 WEST BASED UPON WEBER COUNTY TIE SHEET 14-27 DATED 03/1985
4. THE BASIS OF BEARING FOR THIS SURVEY WAS BETWEEN THE WITNESS CORNER TO THE WEST QUARTER CORNER OF SECTION 30 AND THE NORTHWEST CORNER OF SAID SECTION.
5. THE UDOT RIGHT-OF-WAY HAS BEEN CALCULATED BASED UPON SHEET 4A, PROJ. # NS-560(1) DATED 8/5/74 AND REVISED 6/12/89, WITH REFERENCE TO THE MEASURED CENTER OF THE EXPRESS WAY AND THE FOUND WITNESS CORNER SHOWN HEREON, TOGETHER WITH THE CALCULATED LOCATION OF THE P.I. MONUMENT PREVIOUSLY LOCATED AT THE INTERSECTION OF WILSON LANE AND 1100 WEST.
6. THE CENTERLINE OF WILSON LANE HAS BEEN CALCULATED AS DESCRIBED IN THE SURVEY NARRATIVE, ALSO SEE UDOT RIGHT OF WAY DRAWING 4A, PROJ. # NS-560(1) REVISED 6-12-89
7. FOUND GARDNER ENGINEERING REBAR & CAP
8. EX WOOD RAIL FENCE
9. EX CHAIN LINK FENCE
10. EX SHED ON CONCRETE PAD
11. EX CONCRETE WALKWAY
12. EX CONCRETE PAD
13. EX CONCRETE DRIVEWAY
14. EX WATER METER
15. EX FLAG POLE
16. EX LIGHT POLE
17. EX MAIL BOX
18. EX LINE OF RAIL ROAD TIE POSTS
19. EX GAS METER
20. EX GAS LINE (APPROXIMATE)
21. WATER LINE BASED ON BLUE UTILITY PAINT
22. WATER LINE SHOWN ON UDOT RIGHT OF WAY MAP
23. EX UTILITY POLE
24. EX STORM DRAIN CATCH BASIN
25. 25 MPH SPEED LIMIT SIGN
26. EX SDMH RIM RIM=4274.61 FL=4270.8
27. EX SDCB TBC=4275.82 GRATE=4275.3 FL=4272.5
28. EX SDMH RIM=4277.42 FL=4272.9
29. EX SDCB GRATE=4276.52 FL=4272.7
30. EX SSMH
31. EX TELEPHONE BOX
32. EX ELECTRICAL BOX
33. EX POWER METER
34. EX PHONE BURIED LINE
35. EX GAS LINE MARKER
36. EX ASPLHAT ELEV. = 4276.4
37. EX TBC ELEV. = 4275.95



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 88°51'21" E	79.59
L2	N 85°20'05" W	354.41

LEGEND

C&G	CURB AND GUTTER	BOUNDARY LINE	EXISTING STORM DRAIN		EX ASPHALT
CB	CATCH BASIN	CENTERLINE	EXISTING SANITARY SEWER		CONST. ASPHALT & BASE THICKNESS AS PER X-SECTION
FH	FIRE HYDRANT	EASEMENT LINE	EXISTING SECONDARY WATERLINE		CONST. 30" CONC. CURB & GUTTER
G.V.	GATE VALVE	SETBACK LINE	EXISTING CULINARY WATERLINE		CONST. CONC. SIDEWALK
IRR	IRRIGATION	NEW LAND DRAIN	SECTION CORNER	3.00%	EXIST. SLOPE
LD	LAND DRAIN	NEW STORM DRAIN	MONUMENT	XX.XX	TBC ELEVATION
MH	MANHOLE	NEW SANITARY SEWER	CONTROL POINT		FINISHED SLOPE
MON	MONUMENT	NEW SECONDARY WATERLINE	EXISTING CONTOUR LINE		
ROW	RIGHT OF WAY	NEW CULINARY WATERLINE	NEW CONTOUR LINE		
SD	STORM DRAIN	EXISTING LAND DRAIN	CONST. LIGHT POLE PER LAYTON CITY SPEC.		
TBC	TOP BACK OF CURB	OVERHEAD POWER LINE			
RCL	ROAD CENTERLINE	FOUND BAR & CAP			
SS	SANITARY SEWER				
SW	SECONDARY WATER				

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RETRACE THE BOUNDARIES AND DEPICT THE TOPOGRAPHY AND UTILITIES OF AND ON THE PARCEL SHOWN HEREON PRIOR TO DEVELOPMENT. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°25'03" EAST AS FOUND ON SOME PRIOR SURVEYS 2123.59 FEET MEASURED BETWEEN THE WITNESS CORNER MONUMENT FOUND LOCATED IN THE INTERSECTION OF 1100 WEST AND WILSON LANE AND THE 1998 BRASS CAP MONUMENT CURRENTLY LOCATED AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 6 NORTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. CORNERS FOR THIS PROPERTY NOT FOUND TO BE SET UPON REQUEST WITH A 5/8" REBAR, TWO FEET IN LENGTH AND PLASTIC CAP, OR NAIL AND WASHER, STAMPED "PINNACLE."

THE WEST BOUNDARY WERE RETRACED ALONG A LINE FOUND BETWEEN TWO GARDNER ENGINEERING REBAR AND CAP SURVEY MARKERS LOCATED CLOSELY TO THE EXISTING FENCE LINES.

THE NORTH BOUNDARY WAS RETRACED ALONG THE SOUTH LINE OF THE 20TH AND 21ST STREET EXPRESS WAY, A UDOT ROAD. THE EXPRESS WAY WAS RETRACED AS DESCRIBED IN NOTE 5.

THE EAST BOUNDARY WAS RETRACED ALONG AN EXISTING OLD WOOD FENCE LINE. HOWEVER, THERE ARE TWO EXISTING NEW GARDNER ENGINEERING REBAR AND CAP SURVEY MARKERS FOUND ALONG THE EAST LINE LOCATED A LITTLE EAST OF THE FENCE. IT APPEARS GARDNER ENGINEERING MAY HAVE RETRACED THE LINE DIFFERENTLY, PERHAPS EVEN IN A TENTATIVE MANNER AS THE MARKS WERE VERY FRESH. IT APPEARS THAT ON THE SOUTH END OF THE EAST LINE THEY MAY HAVE ALSO RETRACED THE LINE BASED THE EXISTING FENCE. BUT, ON THE NORTH END OF THE EAST LINE IT APPEARS THEY MAY HAVE USED A POINT CALCULATED FROM A UDOT DRAWING. THE UDOT RIGHT-OF-WAY DRAWING SHEET 5, PROJ. # NS-560(1) DATED 3-8-71, AND REVISED 3-1-73, SHOWS AND INFLECTION POINT IN THE RIGHT-OF-WAY LINE AT STATION 59+81. THE DRAWING ALSO APPEARS TO SHOW THE INFLECTION POINT COINCIDING WITH A PROPERTY LINE. BASED UPON OUR CALCULATION THIS INFLICTION POINT IS VERY CLOSE TO THE MARKER GARDNER ENGINEERING PLACED AT THE NORTH END OF THE EAST BOUNDARY LINE. HOWEVER, JUST AS THE DRAWING APPEARS TO SHOW A PROPERTY LINE COINCIDING WITH THE INFLECTION POINT, IT ALSO APPEARS TO SHOW THE PROPERTY LINE COINCIDING WITH AN EXISTING FENCE.

THE SOUTH BOUNDARY WAS RETRACED ALONG THE NORTH LINE OF WILSON LANE, WHICH IS DEPICTED AS A 66 FOOT WIDE ROAD ON OTHER SURVEY DRAWINGS. THERE DID NOT APPEAR TO BE A CONSENSUS ON THE LOCATION OF THE CENTERLINE AND RIGHT-OF-WAY LINES OF WILSON LANE. SEVERAL SURVEY MARKERS WERE FOUND TOGETHER WITH FENCE LINES AND RETAINING WALLS WITH DIFFERING OFFSETS FROM THE ROAD. RESEARCHING PRIOR RECORDED SURVEYS ALSO DID NOT APPEAR TO INDICATE A CONSISTENT PATTERN FOR DETERMINING THE RIGHT-OF-WAY LINES OF WILSON LANE. THEREFORE, IT WAS THOUGHT THAT THE LOCATION OF THE EXISTING ASPHALT MIGHT BE A GOOD INDICATION OF ORIGINAL INTENT. CONSIDERING THAT PORTION OF WILSON LANE BEGINNING AT 1100 WEST AND RUNNING EAST FOR ABOUT 1500 FEET, IT WAS FOUND THAT THE ASPHALT HAS BEEN WIDENED ON THE SOUTHWEST SIDE FOR 11 WEST APARTMENTS. IT WAS DIFFICULT TO DETERMINE THE ORIGINAL ASPHALT. WE FOUND THAT THE LOCATION FOR THE CENTERLINE OF WILSON LANE SHOWN ON UDOT RIGHT-OF-WAY SHEET 4A, PROJ. # NS-560(1) REVISED 6-12-89, WHEN REFERENCED TO THE WITNESS CORNER AND THE CENTERLINE OF THE 20TH AND 21ST STREET EXPRESS WAY APPEARED TO MATCH CENTER OF THE EXISTING ASPHALT ON WILSON LANE PRETTY WELL IN THAT REGION BETWEEN 800 AND 1500 FEET EAST OF 1100 WEST. AS DESCRIBED ABOVE, THE SOUTH SIDE OF THE ASPHALT HAD BEEN ALTERED WEST OF THAT REGION. SO, IT WAS DETERMINED TO USE THE CENTERLINE OF WILSON LANE DEPICTED ON SAID SHEET 4A WITH REFERENCE TO THE WITNESS CORNER AND MEASURED CENTERLINE OF THE EXPRESS WAY AS DESCRIBED.

UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND STRUCTURES AS OBSERVED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATIONS OF EXISTING UTILITIES WERE PERFORMED; THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES IF ANY DIGGING, EXCAVATION OR CONSTRUCTION IS INTENDED.

RECORD DESCRIPTIONS (ENTRY # 3268730)

PARCEL 1: PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 671.1 FEET NORTH 89°38' EAST 1822.60 FEET SOUTH 0°12' EAST FROM THE NORTHWEST CORNER OF SAID SECTION 30; RUNNING THENCE SOUTH 0°20'WEST 391.5 FEET TO THE NORTH LINE OF COUNTY ROAD, TO A POINT WHICH IS 2018.63 FEET DUE WEST AND 437.3 FEET DUE NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION ; THENCE NORTH 85°55' WEST ALONG THE NORTH LINE OF COUNTY ROAD 199.9 FEET; THENCE NORTH 290.4 FEET; THENCE NORTH 85°55' WEST 150 FEET; THENCE NORTH TO THE SOUTH LINE OF STATE ROAD; THENCE NORTH 85°18'22" EAST 275 FEET; THENCE NORTH 82°45'54" EAST 81 FEET TO THE POINT OF BEGINNING.

PARCEL 2: A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT NORTH 89°38' EAST 314 FEET AND SOUTH 0°12' EAST 996.6 FEET, AND SOUTH 1186.8 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, SAID POINT OF BEGINNING, BEGIN ON THE NORTH LINE OF THE COUNTY ROAD; AND RUNNING THENCE SOUTH 85°55' EAST ALONG THE NORTH LINE OF SAID ROAD 150 FEET; THENCE NORTH 290.4 FEET; THENCE NORTH 85°55' WEST, PARALLEL TO ROAD, 150 FEET; THENCE SOUTH 290.4 FEET TO THE PLACE OF BEGINNING.

SURVEY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT LOCATED SOUTH 09°45'21" EAST 1812.82 FEET FROM THE "1998" BRASS CAP MONUMENT LOCATED AT NORTHWEST CORNER OF SAID QUARTER SECTION (THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 00°25'03" EAST 2123.59 FEET MEASURED BETWEEN THE WITNESS CORNER TO THE WEST QUARTER OF SAID SECTION 30 AND SAID NORTHWEST QUARTER SECTION CORNER MONUMENT), SAID POINT OF BEGINNING BEING ON THE SOUTH RIGHT-OF-WAY LINE OF THE 20TH AND 21ST STREET EXPRESS WAY BASED UPON THE MEASURED CENTER OF THEREOF AND THE RIGHT-OF-WAY DRAWINGS, SHEETS 4A AND 5, PROJECT NUMBER NS-560(1) REVISED 6-12-1989, AND RUNNING THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID ROAD NORTH 85°18'41" EAST 276.56 FEET AND NORTH 88°51'21" EAST 79.59 FEET TO THE PROLONGATION OF THE BULK OF AN EXISTING OLD WOOD RAIL FENCE; THENCE SOUTH 00°32'18" WEST ALONG SAID FENCE LINE AND THE PROLONGATION THEREOF 384.97 FEET TO THE NORTH LINE OF WILSON LANE, A 66 FOOT WIDE STREET, THE CENTERLINE OF WHICH HAS BEEN DETERMINED BASED UPON THE MEASURED LOCATION OF SAID EXPRESS WAY AND THE DIMENSIONS GIVEN ON SAID RIGHT-OF-WAY DRAWING SHEET 4A; THENCE NORTH 85°20'05" WEST ALONG THE NORTH LINE OF SAID ROAD 354.41 FEET TO A LINE BETWEEN TWO "GARDER ENGINEERING" SURVEY MARKERS FOUND LOCATED IN AN EXISTING FENCE LINE; AND THENCE NORTH 00°16'59" EAST ALONG SAID LINE AND FENCE 331.94 FEET TO THE POINT OF BEGINNING.

CONTAINING: 127,655 SQ.FT. (2.93 ACRES)

SURVEYOR'S CERTIFICATE

I, STEPHEN P. BOTT DO HEREBY DEPOSE THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 343593-2201 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND REPRESENT THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY

Stephen P Bott 12-13-23

STEPHEN P. BOTT
LICENSE NO. 343593-2201

PINNACLE
Engineering & Land Surveying, Inc.
327 West Gordon Ave #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

CLOVERLAND PROPERTY

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY
FOR: WALL BROTHERS
1058 WEST 2100 SOUTH (WILSON LANE)
WEST HAVEN CITY, UTAH
PROJECT #23-025

PROFESSIONAL LAND SURVEYOR — No. 343593-2201 — STEPHEN P BOTT — 12-13-23 — STATE OF UTAH

REVISION	BY	DATE

SURVEYED BY SB 09/2023
DESIGNED BY SB
DRAWN BY SB 12/13/23
APPROVED BY SB

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
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P:\2023 Projects\23-025 - 2100 South\dwg\23-025 SVY3.DWG 12/13/2023 10:17:40 AM

DEMOLITION PLAN

NUMBERED NOTES

1. REMOVE & DISPOSE OF EXISTING TREE - TYPICAL
2. REMOVE AND DISPOSE OF EXISTING WOOD RAIL FENCE & FENCE POSTS AS DIRECTED BY THE OWNER
3. EX GAS LINE MARKER - PROTECT GAS LINE
4. EX WIRE FENCE PRESUMABLY OWNED BY UDOT PROTECT/REPAIR AS DIRECTED BY THE OWNER
5. EX DITCH - VERIFY DITCH HAS BEEN ABANDONED
6. EX COLLAPSED CULVERT
7. EX CMP CULVERT - VERIFY DITCH HAS BEEN ABANDONED PRIOR TO REMOVAL
8. APPROX. LOCATION OF EX GAS LINE - PROTECT EX GAS LINE - TYPICAL
9. EX UTILITY POLE - PROTECT IN PLACE - TYPICAL
10. EX HOSE BIB - REMOVE & DISPOSE OF EX ON-SITE WATER/IRRIGATION SYSTEM AS DIRECTED BY THE OWNER
11. REMOVE AND DISPOSE OF EX CHAIN LINK FENCE AS DIRECTED BY THE OWNER
12. REMOVE EX CONCRETE PAD
13. EX CONCRETE DRIVEWAY - REMOVE & DISPOSE
14. EX WATER METER - REMOVE & TERMINATE SERVICE LINE AT THE MAIN LINE
15. EX FLAG POLE - REMOVE & DISPOSE AS DIRECTED BY THE OWNER
16. EX LIGHT POLE - REMOVE & DISPOSE AS DIRECTED BY THE OWNER
17. EX MAIL BOX - REMOVE & DISPOSE AS DIRECTED BY THE OWNER
18. EX POWER METER & SERVICE LINE - REMOVE & DISPOSE AS DIRECTED BY THE POWER COMPANY
19. EX HOME SERVICES & CONTENTS - REMOVE & DISPOSE AS DIRECTED BY THE OWNER
20. EX GAS SERVICE LINE AND GAS METER - REMOVE AS DIRECTED BY THE GAS COMPANY
21. EX SHED & CONCRETE PAD - REMOVE & DISPOSE AS DIRECTED BY THE OWNER
22. EX GAS METER - PROTECT
23. EX UTILITY POLE - PROTECT/RELOCATE AS DIRECTED BY THE OWNER
24. EX UTOPIA JUNCTION BOX - PROTECT/RELOCATE AS DIRECTED BY THE OWNER
25. 25 MPH SPEED LIMIT SIGN
26. EX LARGE SIGN - REMOVE & DISPOSE AS DIRECTED BY THE OWNER
27. EX TEST SITE - PROTECT AS DIRECTED BY THE OWNER - TYPICAL
28. EX PHONE BOX - PROTECT/RELOCATE AS DIRECTED BY THE OWNER
29. EX ELECTRICAL BOX - PROTECT/RELOCATE/REMOVE AS DIRECTED BY THE OWNER
30. EX POWER METER - PROTECT/RELOCATE/REMOVE AS DIRECTED BY THE OWNER
31. EX PHONE BURIED LINE - REMOVE AS DIRECTED BY THE OWNER
32. EX BURIED POWER LINE
33. EX SHED - REMOVE & DISPOSE AS DIRECTED BY THE OWNER
34. EX SHRUBS/BUSHES - REMOVE & DISPOSE AS DIRECTED BY THE OWNER
35. EX CHAIN LINK FENCE ALONG THE WEST PROPERTY LINE - PROTECT IN PLACE CONFIRM WITH OWNER

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT LINE
- EX IRRIGATION LINE
- EX LAND DRAIN ALINE
- EX OVERHEAD POWER
- EX STORM DRAIN
- EX SANITARY SEWER
- EX SECONDARY WATER
- EX TELEPHONE LINE
- EX GAS LINE
- EX CULINARY WATER
- EX FENCE
- C&G — CURB & GUTTER
- EX — EXISTING
- FH — FIRE HYDRANT
- IV — IRRIGATION VALVE
- RCP — REINFORCED CONCRETE PIPE
- SDCB — STORM DRAIN CATCH BASIN
- SDMH — STORM DRAIN MANHOLE
- SD BOX — STORM DRAIN BOX
- SSMH — SANITARY SEWER MANHOLE
- UP — UTILITY POLE
- WV — WATER VALVE
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- 4246.11 — EX. SPOT ELEVATION
- (4250) — EG CONTOUR LINE
- PROPERTY CORNER
- EXISTING ASPHALT

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PRELIMINARY
CLOVERLAND PROPERTY
DEMOLITION PLAN
FOR: WALL BROTHERS
1058 WEST 2100 SOUTH (WILSON LANE)
WEST HAVEN CITY, UTAH
PROJECT #23-025

REVISION	BY	DATE

SURVEYED BY	DESIGNED BY	DRAWN BY	APPROVED BY
SB 09/2023	SB	SB 03/26/24	SB

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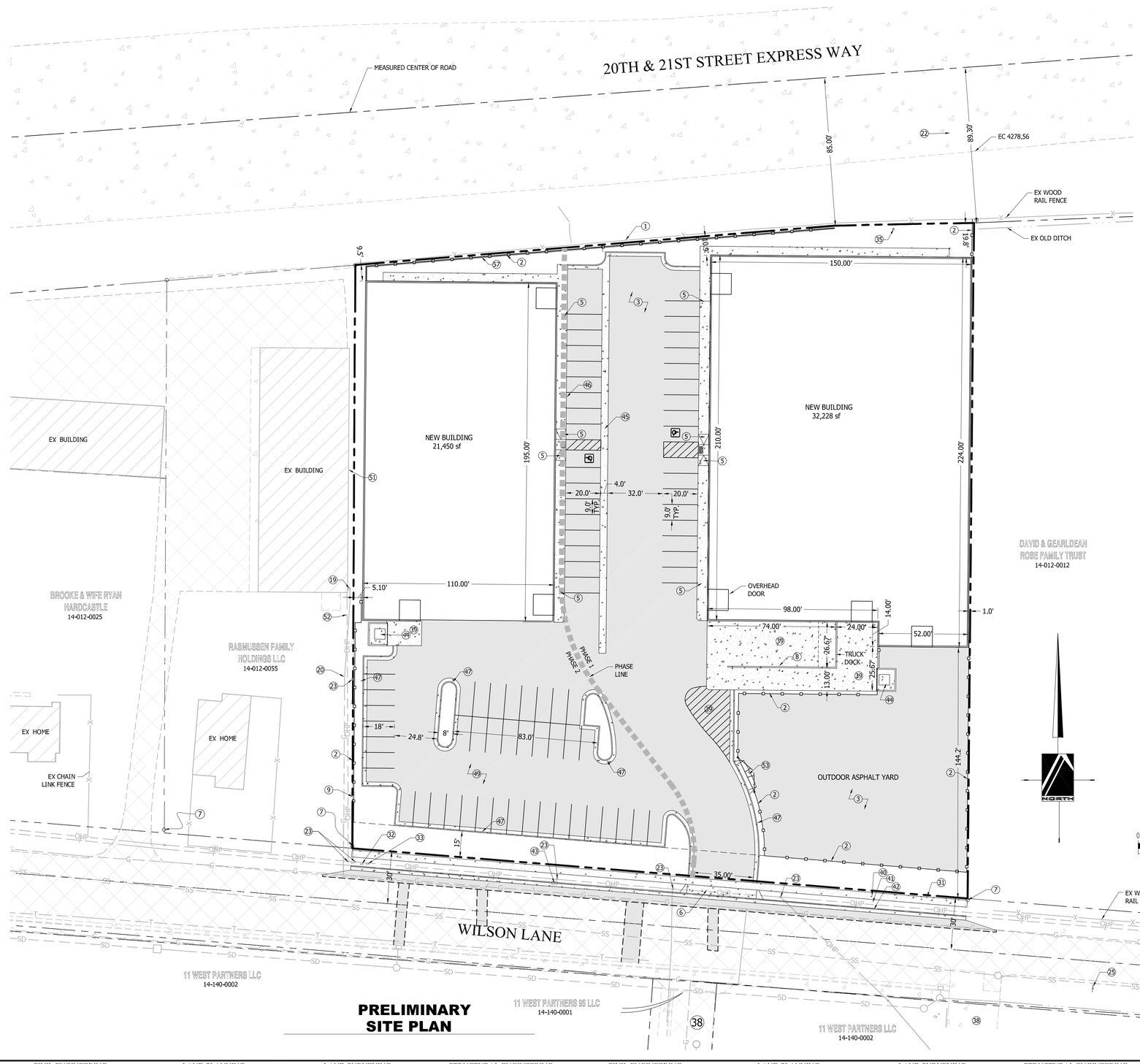

PRELIMINARY SITE PLAN

PROPERTY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT LOCATED SOUTH 09°45'21" EAST 1812.82 FEET FROM THE "1998" BRASS CAP MONUMENT LOCATED AT NORTHWEST CORNER OF SAID QUARTER SECTION (THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 00°25'03" EAST 2123.59 FEET MEASURED BETWEEN THE WITNESS CORNER TO THE WEST QUARTER OF SAID SECTION 30 AND SAID NORTHWEST QUARTER SECTION CORNER MONUMENT), SAID POINT OF BEGINNING BEING ON THE SOUTH RIGHT-OF-WAY LINE OF THE 20TH AND 21ST STREET EXPRESS WAY BASED UPON THE MEASURED CENTER OF THEREOF AND THE RIGHT-OF-WAY DRAWINGS, SHEETS 4A AND 5, PROJECT NUMBER NS-560(1) REVISED 6-12-1989, AND RUNNING THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID ROAD NORTH 85°18'41" EAST 276.56 FEET AND NORTH 88°51'21" EAST 79.59 FEET TO THE PROLONGATION OF THE BULK OF AN EXISTING OLD WOOD RAIL FENCE; THENCE SOUTH 00°32'18" WEST ALONG SAID FENCE LINE AND THE PROLONGATION THEREOF 384.97 FEET TO THE NORTH LINE OF WILSON LANE, A 66 FOOT WIDE STREET, THE CENTERLINE OF WHICH HAS BEEN DETERMINED BASED UPON THE MEASURED LOCATION OF SAID EXPRESS WAY AND THE DIMENSIONS GIVEN ON SAID RIGHT-OF-WAY DRAWING SHEET 4A; THENCE NORTH 85°20'05" WEST ALONG THE NORTH LINE OF SAID ROAD 354.41 FEET TO A LINE BETWEEN TWO "GARDER ENGINEERING" SURVEY MARKERS FOUND LOCATED IN AN EXISTING FENCE LINE; AND THENCE NORTH 00°16'59" EAST ALONG SAID LINE AND FENCE 331.94 FEET TO THE POINT OF BEGINNING.

CONTAINING: 127,655 SQ.FT. (2.93 ACRES)

SITE AREA TABULATION

BUILDING	53,678 SQ. FT.		42%
CURB & GUTTER	1,857 SQ. FT.		2%
CONC. WATERWAY	894 SQ. FT.		1%
CONCRETE WALKWAY	3,707 SQ. FT.		3%
CONCRETE PAVEMENT	4,113 SQ. FT.		3%
DUMPSTER ENCLOSURE	284 SQ. FT.		0.2%
ASPHALT PAVEMENT	51,541 SQ. FT.		40%
RETAINING WALLS	244 SQ. FT.		0.2%
OTHER	11,337 SQ. FT.		9%
TOTAL AREA	127,655 SQ. FT.		100%

KEYED NOTES

1. CONNECT TO EXISTING CONCRETE SEWER PIPE WITH INSERTA-TEE OR EQUIVALENT FL(42")=4264.5
2. CONST 36LF 6" SDR35 PVC SEWER SERVICE LINE (FIELD VERIFY SLOPE)
3. CONST 6" SEWER CLEANOUT FL=4269.84
4. CONST 100LF 6" SDR35 PVC SEWER SERVICE LINE @ 1.5%
5. CONST 6" SEWER CLEANOUT FL=4271.34
6. 12" DUCTILE IRON SLEEVE UNDER WALL AS REQUIRED
7. CONST 36" 6" SDR35 PVC SEWER SERVICE LINE @ 1.5%
8. CONST 6" SEWER CLEANOUT FL=4271.88
9. CONNECT TO EXISTING CONCRETE SEWER PIPE WITH INSERTA-TEE OR EQUIVALENT FL(42")=4264.86
10. CONST 39LF 6" SDR35 PVC SEWER SERVICE LINE (FIELD SLOPE)
11. CONST 6" SEWER CLEANOUT FL=4269.95
12. CONST 100LF 6" SDR35 PVC SEWER SERVICE LINE @ 1.5%
13. CONST 6" SEWER CLEANOUT FL=4271.46
14. CONST 32LF 6" SDR35 PVC SEWER SERVICE LINE @ 1.5%
15. CONST 6" SEWER CLEANOUT FL=4271.96
16. CONNECT TO EXISTING WATER SERVICE LINE AND EXTEND TO NEW BUILDING (FIELD VERIFY LOCATION)
17. CONST 1.5" CTS POLY DR9 WATER SERVICE LINE
18. CONST 1" CULINARY WATER METER & METER BOX
19. CONST FIRE LINE - COORDINATE SIZE AND LOCATION WITH FIRE SPRINKLER DRAWINGS
20. SAWCUT, REMOVE & REPLACE EXISTING ASPHALT PER WEST HAVEN CITY STANDARDS
21. EXISTING GAS LINE MARKER
22. EX PHONE BOX
23. EX UTILITY POLE
24. EX POWER BOX
25. EX WATER METER
26. EX UTOPIA BOX - RELOCATE AS REQUIRED
27. EX PHONE BOX - RELOCATE AS REQUIRED
28. STORM DRAIN PIPE
29. STORM DRAIN CATCH BASIN
30. STORM DRAIN DETENTION POND
31. CONST 8" C900 FIRE LINE
32. CONST 2" CTS DR9 POLY CULINARY WATER LINE OR EQUIVALENT
33. CONST 1.5" X 2" X 1.5" MUELLER BRASS COMPRESSION TEE OR EQUIVALENT (COORDINATE WITH PLUMBING PLANS PRIOR TO CONSTRUCTION)
34. CONST 1.5" CTS DR9 POLY CULINARY WATER LINE OR EQUIVALENT (COORDINATE WITH PLUMBING PLANS PRIOR TO CONSTRUCTION)
35. CONST CULINARY SHUTOFF VALVE & VALVE BOX, MUELLER 300 BALL CURB VALVE 2/ D&L SUPPLY M-9082 VALVE BOX OR EQUIVALENT (COORDINATE WITH PLUMBING PLANS PRIOR TO CONSTRUCTION)
36. CONST 2" X 1.5" X 2" MUELLER BRASS COMPRESSION TEE OR EQUIVALENT
37. CONST DUCTILE IRON REDUCING CROSS WITH SHUT-OFF VALVES (COORDINATE WITH FIRE SPRINKLER PLANS PRIOR TO CONSTRUCTION)
38. CONST 6" FIRE HYDRANT WITH SHUT-OFF VALVE
39. UNLOADING AREA

PARKING

WEST BUILDING

USE		AREA	RATIO	STALLS
OFFICE	10%	2,145 SQ.FT.	1:250	9
WAREHOUSE	90%	19,305 SQ.FT.	1:2000	10
WEST BLDG	100%	21,450 SQ.FT.		19

EAST BUILDING

USE		AREA	RATIO	STALLS
OFFICE	10%	3,223 SQ.FT.	1:250	13
RETAIL	8%	2,578 SQ.FT.	1:250	10
WAREHOUSE	82%	26,427 SQ.FT.	1:2000	13
EAST BLDG	100%	32,228 SQ.FT.		36
ADDITIONAL REQUIRED STALLS				20
TOTAL PARKING REQUIRED				75
TOTAL PARKING PROVIDED				76

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

BM	BENCHMARK
BSMT	BASEMENT
C&G	CURB AND GUTTER
CB	CATCH BASIN
CP	CONTROL POINT
P.O.B.	POINT OF BEGINNING
EC	EXISTING CONCRETE
EG	EXISTING GRADE
FG	FINISHED GRADE
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
G.V.	GATE VALVE
IRR	IRRIGATION
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
MH	MANHOLE
MON	MONUMENT
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TBC	TOP BACK OF CURB
TC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TW	TOP OF WALL
UP	UTILITY POLE
LP	UTILITY/LIGHT POLE
W/O	WITHOUT
E:	ENTRY # - OFFICIAL RECORDS
PH.	PHONE

BOUNDARY LINE
STREET RIGHT-OF-WAY LINE
CENTERLINE
ADJACENT PROPERTY LINE
EASEMENT LINE
NEW STORM DRAIN
NEW SANITARY SEWER
NEW CULINARY WATERLINE
EX. OVERHEAD POWER LINE
EX. STORM DRAIN
EX. SANITARY SEWER
EX. TELEPHONE LINE
EX. GAS LINE
EX. CULINARY WATERLINE
EX. SECONDARY WWATERLINE
(4250) EG CONTOUR MAJOR
(4250) EG CONTOUR MINOR
4250 PROPOSED CONTOUR
NEW DRAINAGE SWALE
SECTION CORNER
MONUMENT
CONTROL POINT
EXISTING TREE
EXISTING PINE TREE
PROPERTY CORNER
EXISTING CONCRETE
EXISTING GRASS
EXISTING ASPHALT
NEW CONCRETE
NEW ASPHALT
ASPHALT SAWCUT
EXIST. CONC. C&G OR SIDEWALK

BENCHMARK

VERTICAL BENCHMARK "WC-113" CURRENT GPS DERIVED ELEVATION = 4274.32
(COUNTY RECORD ELEV=4271.10)

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PRELIMINARY
CLOVERLAND PROPERTY
SITE PLAN
FOR: WALL BROTHERS
1058 WEST 2100 SOUTH (WILSON LANE)
WEST HAVEN CITY, UTAH
PROJECT #23-025

REVISION	BY	DATE

SURVEYED BY SB 09/2023
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DRAWN BY SB 03/26/24
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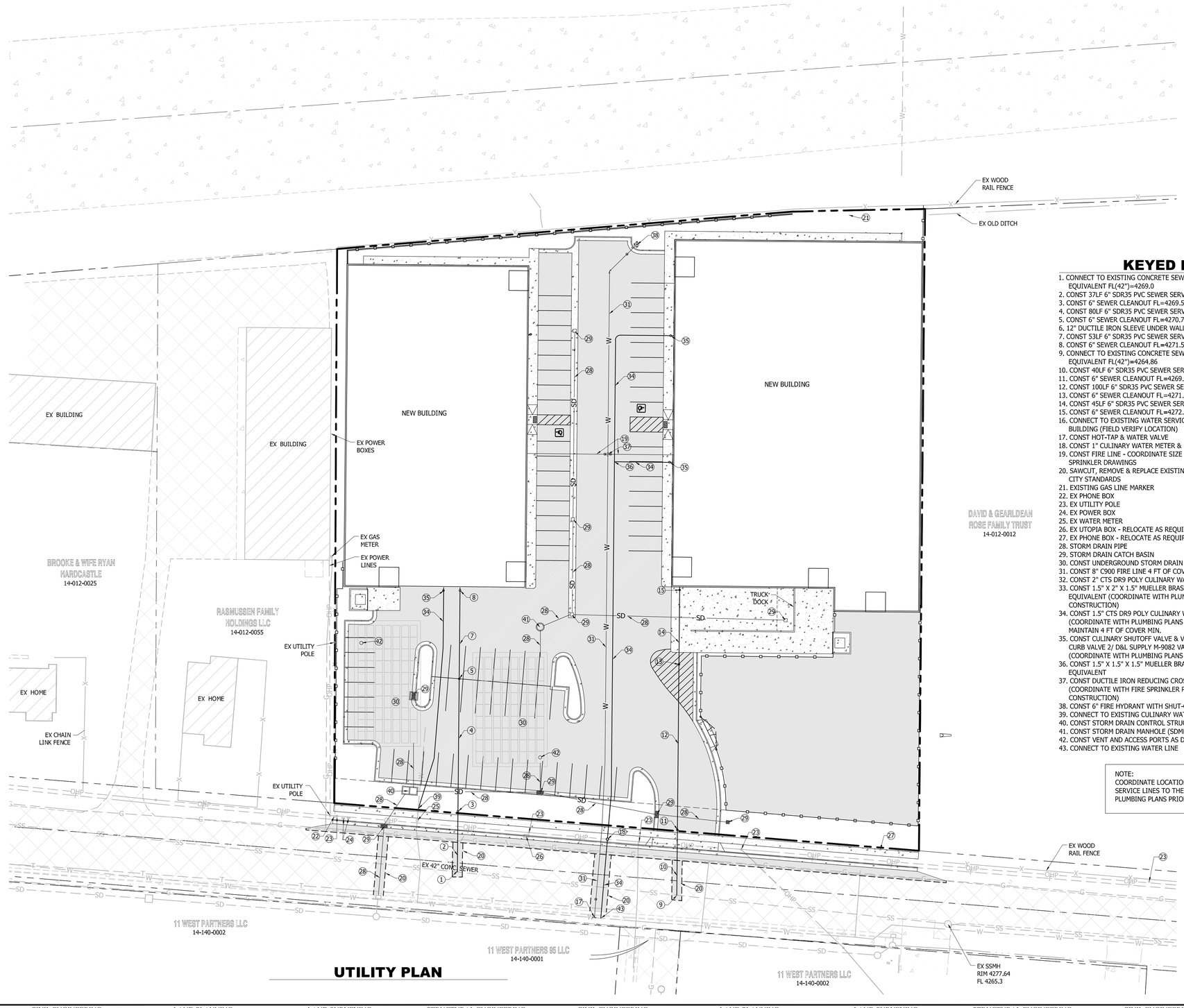

UTILITY PLAN

KEYED NOTES

1. CONNECT TO EXISTING CONCRETE SEWER PIPE WITH INSERTA-TEE OR EQUIVALENT FL(42")=4269.0
2. CONST 37LF 6" SDR35 PVC SEWER SERVICE LINE (FIELD VERIFY SLOPE)
3. CONST 6" SEWER CLEANOUT FL=4269.55
4. CONST 80LF 6" SDR35 PVC SEWER SERVICE LINE @ 1.5%
5. CONST 6" SEWER CLEANOUT FL=4270.75
6. 12" DUCTILE IRON SLEEVE UNDER WALL AS REQUIRED
7. CONST 53LF 6" SDR35 PVC SEWER SERVICE LINE @ 1.5%
8. CONST 6" SEWER CLEANOUT FL=4271.55
9. CONNECT TO EXISTING CONCRETE SEWER PIPE WITH INSERTA-TEE OR EQUIVALENT FL(42")=4264.86
10. CONST 40LF 6" SDR35 PVC SEWER SERVICE LINE (FIELD SLOPE)
11. CONST 6" SEWER CLEANOUT FL=4269.95
12. CONST 100LF 6" SDR35 PVC SEWER SERVICE LINE @ 1.5%
13. CONST 6" SEWER CLEANOUT FL=4271.46
14. CONST 45LF 6" SDR35 PVC SEWER SERVICE LINE @ 1.5%
15. CONST 6" SEWER CLEANOUT FL=4272.14
16. CONNECT TO EXISTING WATER SERVICE LINE AND EXTEND TO NEW BUILDING (FIELD VERIFY LOCATION)
17. CONST HOT-TAP & WATER VALVE
18. CONST 1" CULINARY WATER METER & METER BOX
19. CONST FIRE LINE - COORDINATE SIZE AND LOCATION WITH FIRE SPRINKLER DRAWINGS
20. SAWCUT, REMOVE & REPLACE EXISTING ASPHALT PER WEST HAVEN CITY STANDARDS
21. EXISTING GAS LINE MARKER
22. EX PHONE BOX
23. EX UTILITY POLE
24. EX POWER BOX
25. EX WATER METER
26. EX UTOPIA BOX - RELOCATE AS REQUIRED
27. EX PHONE BOX - RELOCATE AS REQUIRED
28. STORM DRAIN PIPE
29. STORM DRAIN CATCH BASIN
30. CONST UNDERGROUND STORM DRAIN DETENTION FIELD
31. CONST 8" C900 FIRE LINE 4 FT OF COVER MIN.
32. CONST 2" CTS DR9 POLY CULINARY WATER LINE OR EQUIVALENT
33. CONST 1.5" X 2" X 1.5" MUELLER BRASS COMPRESSION TEE OR EQUIVALENT (COORDINATE WITH PLUMBING PLANS PRIOR TO CONSTRUCTION)
34. CONST 1.5" CTS DR9 POLY CULINARY WATER LINE OR EQUIVALENT (COORDINATE WITH PLUMBING PLANS PRIOR TO CONSTRUCTION) MAINTAIN 4 FT OF COVER MIN.
35. CONST CULINARY SHUTOFF VALVE & VALVE BOX, MUELLER 300 BALL CURB VALVE 2/ D&L SUPPLY M-9082 VALVE BOX OR EQUIVALENT (COORDINATE WITH PLUMBING PLANS PRIOR TO CONSTRUCTION)
36. CONST 1.5" X 1.5" X 1.5" MUELLER BRASS COMPRESSION TEE OR EQUIVALENT
37. CONST DUCTILE IRON REDUCING CROSS WITH SHUT-OFF VALVES (COORDINATE WITH FIRE SPRINKLER PLANS PRIOR TO CONSTRUCTION)
38. CONST 6" FIRE HYDRANT WITH SHUT-OFF VALVE
39. CONNECT TO EXISTING CULINARY WATER LINE
40. CONST STORM DRAIN CONTROL STRUCTURE
41. CONST STORM DRAIN MANHOLE (SDMH)
42. CONST VENT AND ACCESS PORTS AS DIRECTED BY MANUFACTURER
43. CONNECT TO EXISTING WATER LINE

NOTE:
COORDINATE LOCATION OF SEWER AND WATER SERVICE LINES TO THE BUILDING WITH THE PLUMBING PLANS PRIOR TO CONSTRUCTION

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

BM	BENCHMARK
BSMT	BASEMENT
C&G	CURB AND GUTTER
CB	CATCH BASIN
CP	CONTROL POINT
P.O.B.	POINT OF BEGINNING
EC	EXISTING CONCRETE
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G.V.	GATE VALVE
IRR	IRRIGATION
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
MH	MANHOLE
MON	MONUMENT
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TBC	TOP BACK OF CURB
TC	TOP OF CONCRETE
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TW	TOP OF WALL
UP	UTILITY POLE
LP	UTILITY/LIGHT POLE
W/O	WITHOUT
E:	ENTRY # - OFFICIAL RECORDS
PH.	PHONE

- BOUNDARY LINE
- STREET RIGHT-OF-WAY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- NEW STORM DRAIN
- NEW SANITARY SEWER
- NEW CULINARY WATERLINE
- EX. OVERHEAD POWER LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. CULINARY WATERLINE
- EX. SECONDARY WWATERLINE
- (4250) EG CONTOUR MAJOR
- (4250) EG CONTOUR MINOR
- 4250 PROPOSED CONTOUR
- NEW DRAINAGE SWALE
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- EXISTING TREE
- EXISTING PINE TREE
- PROPERTY CORNER
- EXISTING CONCRETE
- EXISTING GRASS
- EXISTING ASPHALT
- NEW CONCRETE
- NEW ASPHALT
- ASPHALT SAWCUT
- EXIST. CONC. C&G OR SIDEWALK

BENCHMARK

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SHEET
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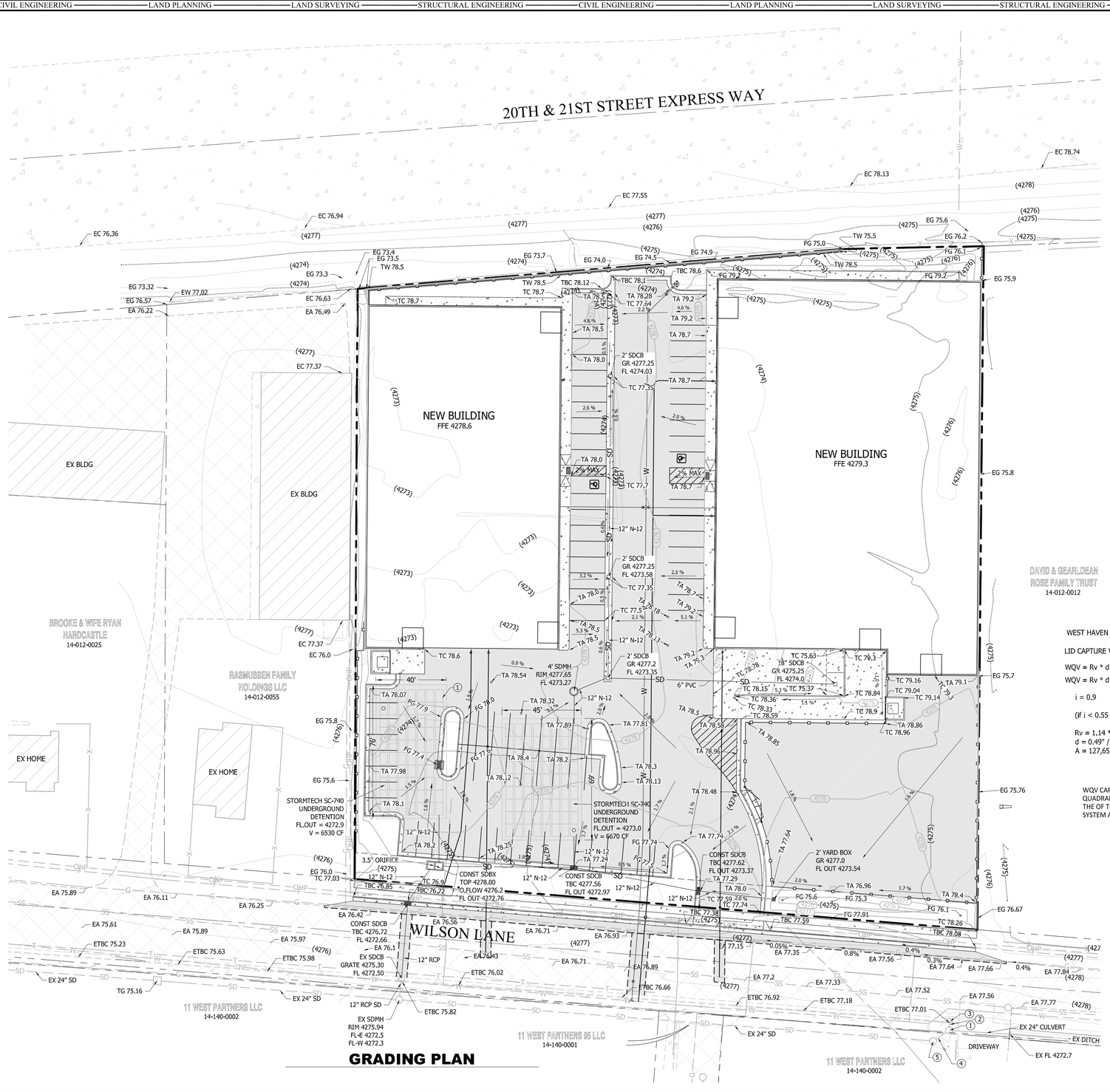
P:\2023 Projects\23-025 - 2100 South(wil)\23-025 PRELIM 01.DWG 3/26/2024 6:35:16 PM



GRADING PLAN

Rainfall Data

Storm Duration (min.)	10 Year Intensity (in/hr)	100 Year Intensity (in/hr)
5	3.34	6.68
10	2.54	5.08
15	2.10	4.20
30	1.41	2.83
60	0.88	1.75
360	0.23	0.36
720	0.15	0.22
1440	0.09	0.13

Run-off Coeficient Calculation

Zone	Area		C -Value	Trib Area	C -Value
Asphalt	38,589	sf	0.9	34,730	
Asphalt outdoor yard	13,207	sf	0.9	11,886	
Concrete	10,847	sf	0.9	9,762	
Buildings	53,678	sf	0.9	48,310	
other	11,334	sf	0.1	1,133	
Total	127,655	sf		105,822	0.83
	2.93	acres			

Detention Calculations

Area	2.93	Acres
C	0.83	
Discharge	0.20	cfs/acre

0.59 CFS

Time (min)	Intensity (in/hr)	Runoff (cf)	Discharge	Required Storage	
5	6.68	4,868	176	4,693	
10	5.08	7,405	352	7,053	
15	4.20	9,183	528	8,655	
30	2.83	12,375	1,055	11,320	
60	1.75	15,305	2,110	13,195	<<
360	0.36	19,100	12,660	6,440	
720	0.22	23,403	25,320	0	
1440	0.13	26,237	50,640	0	

Orifice Calculations

Orifice Equation $Q = C_o A(2gh)^{.5}$

Acres	2.93	
Desired Outflow	0.59	cfs
Detention Overflow Elevation	3	ft
Orifice Elevation	0	ft
h	3.00	ft
C_o	0.62	square shoulder orifice required
Calculated Orifice Area	9.79	in^2
Calculated Orifice Diameter	3.53	in

WEST HAVEN 80TH PERCENTILE RAINFALL DEPTH d = 0.49 INCHES

LID CAPTURE VOLUME

WQV = Rv * d * A

WQV = Rv * d * A = 0.65 * 0.041 * 127,655 = 3,402 CF

i = 0.9

(if i < 0.55 Rv = 0.225i + 0.05 otherwise i = 1.14i - 0.371)

Rv = 1.14 * i - .371 = 1.14 * 0.9 - 0.371 = 0.65
d = 0.49" / 12 = 0.041 FT
A = 127,655 SF

WQV CAPTURED IN SWALE IN THE SOUTHEAST QUADRANT OF THE SITE AS WELL AS IN THE BASE OF THE OF THE PROPOSED UNDERGROUND DETENTION SYSTEM AND INFILTRATED INTO THE GROUND.

GR = GRATE

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT LINE
- EX IRRIGATION LINE
- EX LAND DRAIN ALINE
- EX OVERHEAD POWER
- EX STORM DRAIN
- EX SANITARY SEWER
- EX SECONDARY WATER
- EX TELEPHONE LINE
- EX GAS LINE
- EX CULINARY WATER
- EX FENCE
- C&G — CURB & GUTTER
- EX — EXISTING
- FH — FIRE HYDRANT
- IV — IRRIGATION VALVE
- RCP — REINFORCED CONCRETE PIPE
- SDCB — STORM DRAIN CATCH BASIN
- SDMH — STORM DRAIN MANHOLE
- SD BOX — STORM DRAIN BOX
- SSMH — SANITARY SEWER MANHOLE
- UP — UTILITY POLE
- WV — WATER VALVE
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- EX. SPOT ELEVATION
- (4250) — EG CONTOUR LINE
- PROPERTY CORNER
- EXISTING ASPHALT

PINNACLE
Engineering & Land Surveying, Inc.
327 West Gordon Ave #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

PRELIMINARY
CLOVERLAND PROPERTY
GRADING PLAN
FOR: WALL BROTHERS
1058 WEST 2100 SOUTH (WILSON LANE)
WEST HAVEN CITY, UTAH
PROJECT #23-025

BY	DATE	REVISION

SURVEYED BY	DESIGNED BY	DRAWN BY	APPROVED BY
SB 09/2023	SB	SB 03/26/24	SB

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

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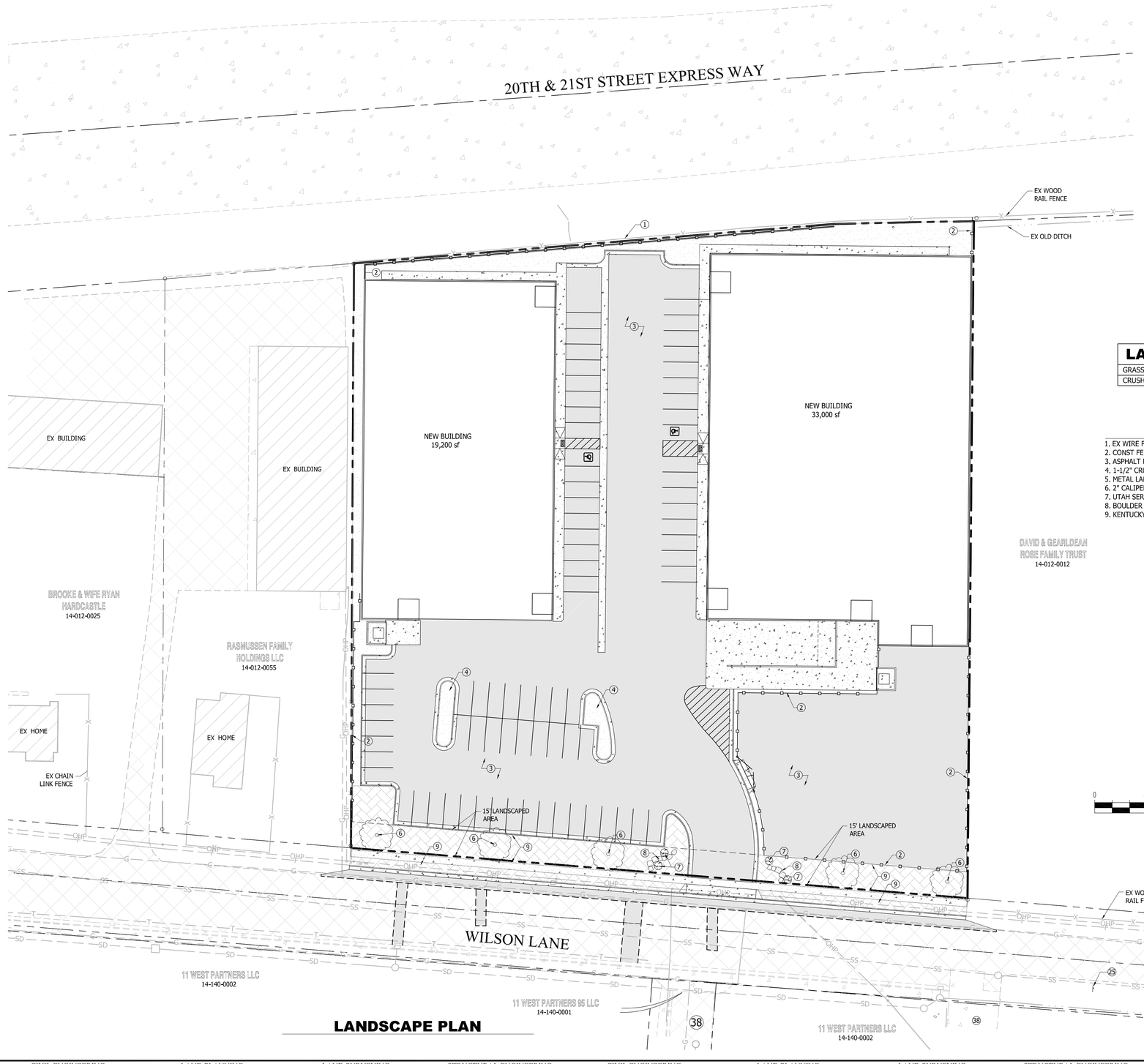

LANDSCAPE PLAN

LANDSCAPE LEGEND

- 1-1/2" CRUSHED ROCK WITH WEED BARRIER FABRIC
- KENTUCKY BLUEGRASS MIX GRASS
- BOULDER LANDSCAPING - QUARTZIDIC SANDSTONE - BLACK SLATE OR EQUIV.
- UTAH SERVICE BERRY OR EQUIV.
- 2" CALIPER ARMSTRONG GOLD MAPLE OR EQUAL AS DIRECTED BY THE OWNER

LANDSCAPE AREAS

GRASS	7,306 SQ. FT.
CRUSHED ROCK	6,130 SQ. FT.

KEYED NOTES

1. EX WIRE FENCE
2. CONST FENCE AS DIRECTED BY THE OWNER
3. ASPHALT PAVEMENT
4. 1-1/2" CRUSHED ROCK WITH WEED BARRIER FABRIC
5. METAL LANDSCAPING EDGE
6. 2" CALIPER ARMSTRONG GOLD MAPLE OR EQUAL AS DIRECTED BY THE OWNER
7. UTAH SERVICE BERRY OR EQUIV.
8. BOULDER LANDSCAPING - QUARTZIDIC SANDSTONE - BLACK SLATE OR EQUIV.
9. KENTUCKY BLUEGRASS GRASS

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

BM	BENCHMARK
BSMT	BASEMENT
C&G	CURB AND GUTTER
CB	CATCH BASIN
CP	CONTROL POINT
P.O.B.	POINT OF BEGINNING
EC	EXISTING CONCRETE
EG	EXISTING GRADE
FG	FINISHED GRADE
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
G.V.	GATE VALVE
IRR	IRRIGATION
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
MH	MANHOLE
MON	MONUMENT
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TBC	TOP BACK OF CURB
TC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TW	TOP OF WALL
UP	UTILITY POLE
LP	UTILITY/LIGHT POLE
W/O	WITHOUT
E:	ENTRY # - OFFICIAL RECORDS
PH.	PHONE

- BOUNDARY LINE
- STREET RIGHT-OF-WAY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- NEW STORM DRAIN
- NEW SANITARY SEWER
- NEW CULINARY WATERLINE
- EX. OVERHEAD POWER LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. CULINARY WATERLINE
- EX. SECONDARY WWATERLINE
- (4250) EG CONTOUR MAJOR
- (4250) EG CONTOUR MINOR
- 4250 PROPOSED CONTOUR
- NEW DRAINAGE SWALE
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- EXISTING TREE
- EXISTING PINE TREE
- PROPERTY CORNER
- EXISTING CONCRETE
- EXISTING GRASS
- EXISTING ASPHALT
- NEW CONCRETE
- NEW ASPHALT
- ASPHALT SAWCUT
- EXIST. CONC. C&G OR SIDEWALK

BENCHMARK

VERTICAL BENCHMARK "WC-113" CURRENT GPS DERIVED ELEVATION = 4274.32
(COUNTY RECORD ELEV=4271.10)

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CLOVERLAND PROPERTY
LANDSCAPE PLAN
FOR: WALL BROTHERS
1058 WEST 2100 SOUTH (WILSON LANE)
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WALL CONSULTANT GROUP

2139 S. 1260 W.
Salt Lake City, UT 84119

801-456-3847
wcg.us

TECHNICAL MEMORANDUM

Date: May 2nd, 2025

To: Jacob Wall

From: Austin Feula, PE, PTOE, Ian MacGregor EIT

Subject: **Cloverland Commercial – Parking Study**

WCG Project Number: 25-172

Study Summary

WCG has compared the West Haven City Code, ITE parking demand rates, and observed parking data at a Consolidated Electrical Distributors (CED) location in American Fork, Utah, to determine the required amount of parking for the Cloverland Commercial Project in West Haven, Utah. **Based on the results of this study, it is recommended that the Cloverland Commercial Project have a minimum of 68 stalls to meet parking demand on a typical weekday.** This is based on the observed parking demand rate at an existing CED in American Fork.

Background

This memorandum includes a parking study for the proposed Cloverland Commercial Project located in West Haven City, Utah. The proposed Project will consist of two warehouses buildings, with a combined space of 53,678 square feet. The combined spaces will be used as follows:

- 5,368 square feet of office space
- 45,732 square feet of warehousing
- 2,578 square feet of retail space

This study compares the West Haven City Parking Code requirements, the parking demand identified by the Institute of Transportation Engineers (ITE), and the parking demand counts completed by WCG at the existing warehouse with retail space in American Fork to determine the required amount of parking for this Project.

West Haven City Parking Code

The West Haven City Code 157.631 provides parking requirements for residential, commercial, institutional, recreational, and other land uses. The parking required for the site according to the City Code is shown in ***Table 1***. As shown, 75 parking stalls are required per the City Code.

Table 1: Parking Required per West Haven City Code			
Land Use	**Parking Requirements**	**Area (sf)**	**Required Spaces**
Warehouse	20 spaces plus 1 per 2,000 sf GFA	45,732	43
Office	1 per 250 sf GFA	5,368	22
Retail	1 per 250 sf GFA	2,578	10
Total Parking Required by Code			**75**

While this is the number of spaces required by the City Code, it may not accurately reflect the parking demand for the Project. Methods used to estimate parking demand for the Project are discussed in the following sections.

ITE Parking Demand Rates

Project parking demand was estimated using the Institute of Transportation Engineers (ITE) *Parking Generation Manual, 5th Edition*. The following ITE land uses were used to calculate the expected parking demand for the Project:

- ITE land use 150 – Warehousing
  - The ITE Parking Generation manual states, "A warehouse is primarily devoted to the storage of materials, but it may also include office and maintenance areas." Thus, this land use was used to estimate the parking demand for both the warehouse and office portion of the Project.
- ITE Land Use 816 – Hardware/Paint Store
  - The ITE Parking Generation manual states, "A hardware/paint store is a free-standing building that sells hardware and paint supplies." Although the Project is not anticipated to sell paint supplies, this land use was determined to be appropriate for the proposed development.

Table 2 shows the 85th percentile parking demand for both land uses. 85th percentile parking demand was used instead of average parking demand to account for uncertainties in the trip generation characteristics of the site.

Table 2: ITE Parking Generation				
Land Use	**Independent Variable**	**Intensity**	**85th Percentile Weekday Parking Demand Rate**	**Weekday Parking Demand**
Warehousing (#150)	1,000 sf GFA	51.1	1.11	58
Hardware/Paint Store (#816)	1,000 sf GFA	2.6	1.11	3
Total Estimated Parking Demand				**61**

Based on the ITE rates, the parking demand for a warehouse with a similar land use is 61 stalls. To determine the exact parking demand for the Project, WCG collected parking demand data to obtain a more precise estimate of this specific Project's requirements.

Consolidated Electrical Distributors (CED) Parking Demand Rates

To evaluate the parking needs of the proposed project, WCG collected 60-hour parking data at a location with similar land uses. Consolidated Electrical Distributors located in American Fork, Utah is a warehouse with retail and office space, similar to the proposed Project. This building also contains another business, Greentech Renewables. Given the size of the proposed Project, it is also expected that it would share the property with other uses.

Parking counts were collected on Monday, April 28 through Wednesday, April 30, 2025. Vehicles were observed parking in stalls, as well as adjacent to the building where stalls are not painted. The parking areas for Consolidated Electrical Distributors are shown in ***Figure 1***. The observed parking demand throughout the observation period is shown in ***Figure 2.***

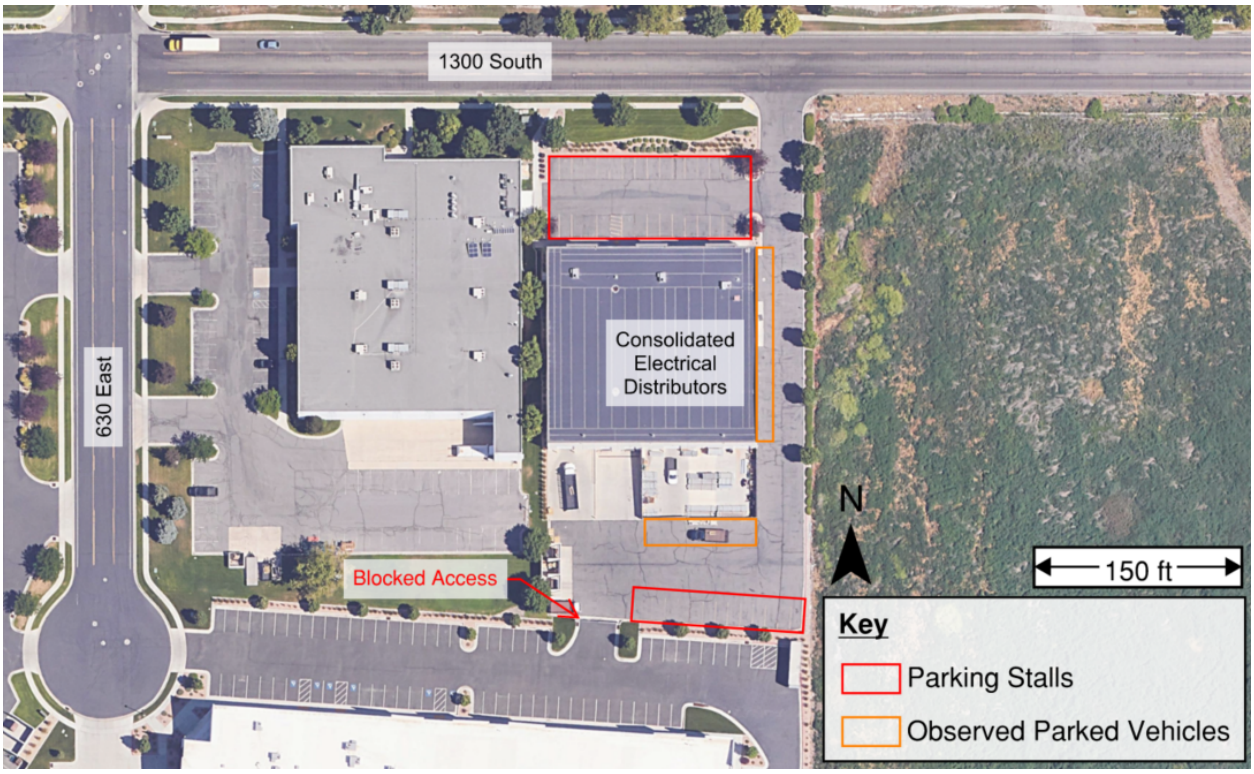


Figure 1: Existing CED Parking Areas

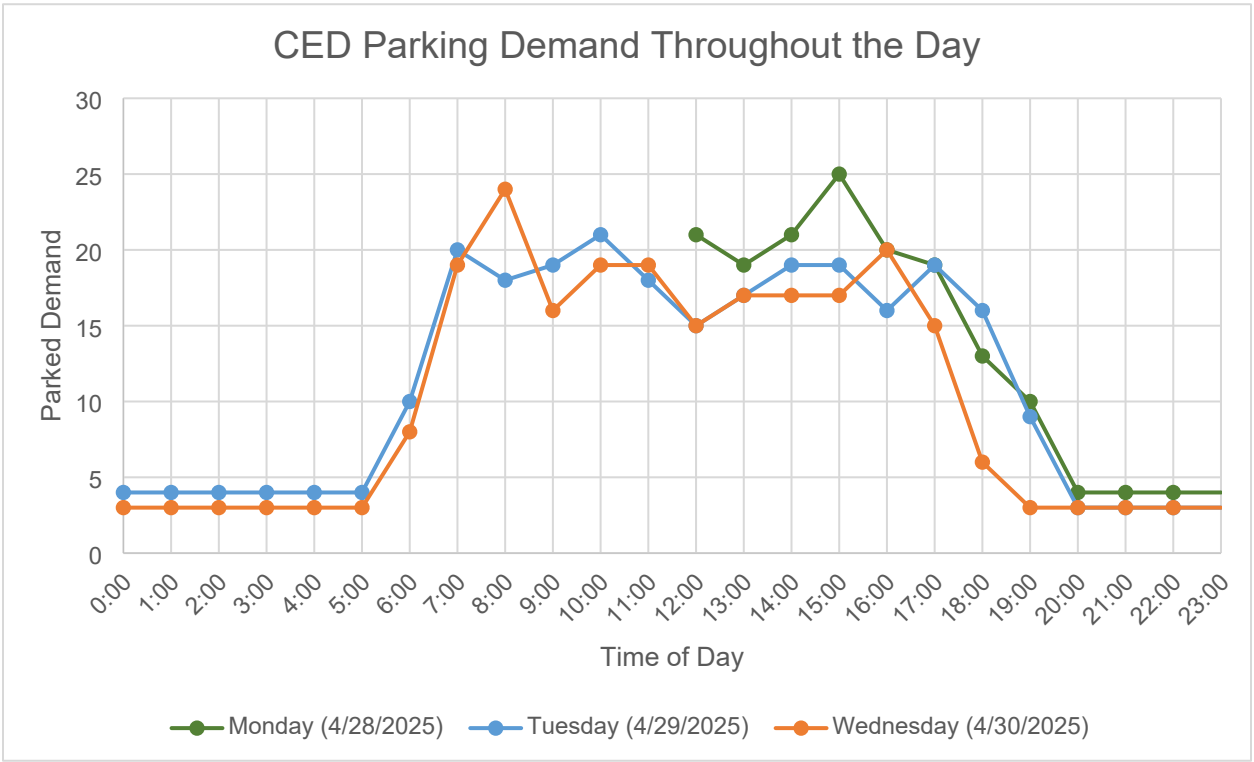


Figure 2: Parking Count Summary

This building, which houses CED, is approximately 21,000 square feet. As shown in ***Figure 2***, the peak number of parked vehicles was observed to be 25 vehicles. Peak parking demand was observed during 3:00 PM on Monday. To account for potential fluctuations in parking and that the maximum demand may have occurred outside of the period observed, a 5% factor of safety was applied to these counts.

The peak parking demand rate was calculated to be 1.25 parking stalls per 1,000 sf GFA.

$$Parking\ Rate = \frac{25\ (\max parking\ demand)}{21\ \ (1{,}000\ sf\ GFA)} * 1.05 \text{ (factor of safety)}$$

This calculated parking demand rate is slightly higher than the 85th percentile demand rate identified by ITE, which is 1.11 per 1,000 sf GFA.

Cloverland Commercial Project

Cloverland Commercial is proposing two warehouse buildings, with a combined space of 53,678 square feet. Between these two buildings, there will be 5,368 square feet of office space, 45,732 square feet of warehousing, and 2,578 square feet of retail space. Using the observed parking demand rate, the Project would require 68 parking stalls to meet demand (1.25 parking stalls per 1,000 GFA x 53,678 GFA = 68 stalls).

The proposed site plan, which has been included in the Appendix, includes 76 parking stalls. This is enough to accommodate the parking required by the West Haven City Code. However, based on the observed parking demand rate at a similar CED site in American Fork Utah, only 68 stalls would be required to meet demand.

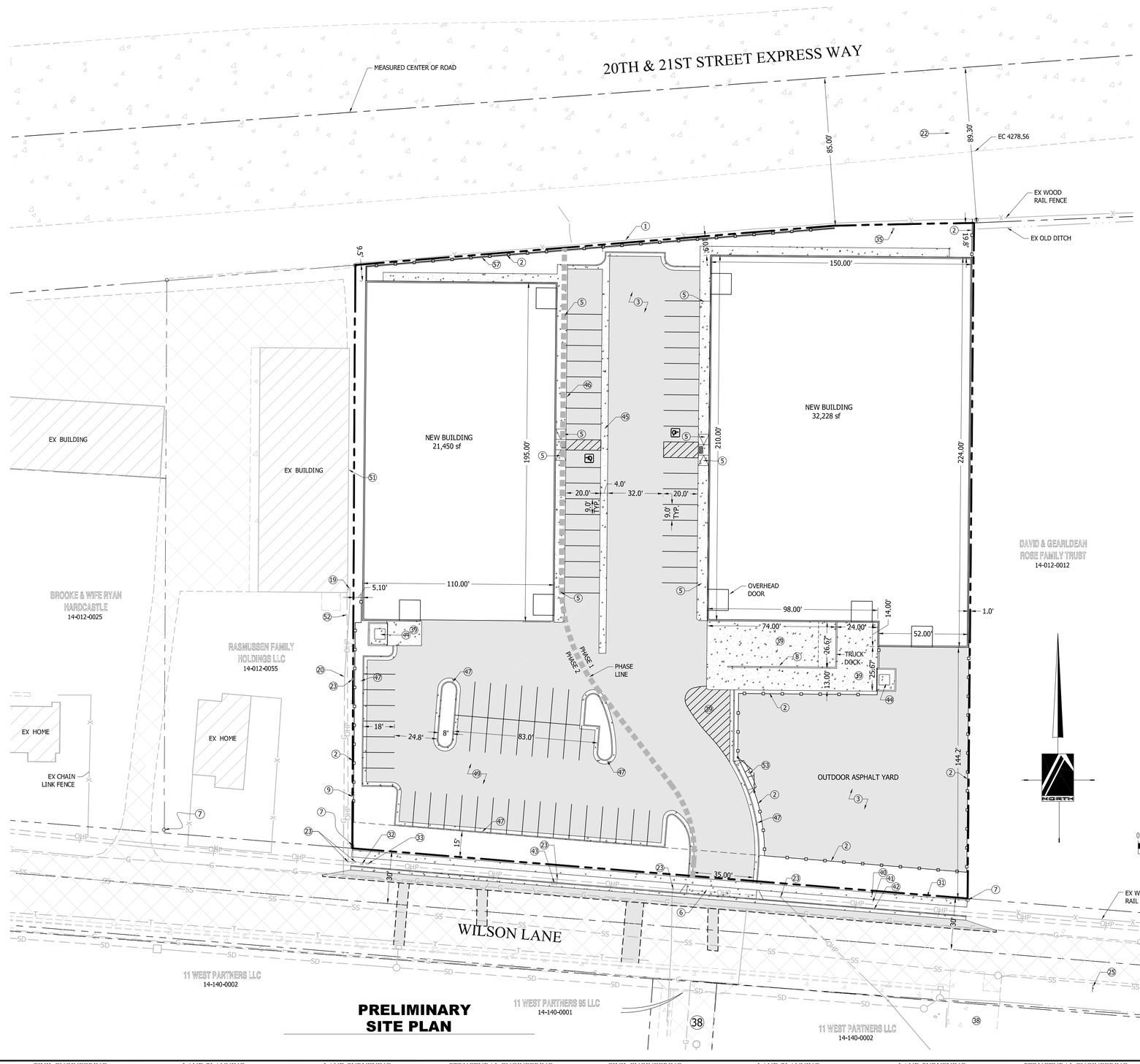
Conclusions and Recommendations

WCG makes the following conclusions and recommendations:

- The West Haven City Code requires 75 parking stalls for the proposed Cloverfield Commercial Project.
- Parking counts were collected at Consolidated Electrical Distributors (CED) in American Fork, Utah, on Monday, April 28 through Wednesday, April 30, 2025.
- The demand rate was calculated to be 1.25 parking stalls per 1,000 sf GFA. This is slightly higher than the 85th percentile parking demand rate identified by ITE, and thus was utilized to be conservative.
- The Project consists of two warehouse buildings, with a combined space of 53,678 square feet (5,368 square feet of office space, 45,732 square feet of warehousing, and 2,578 square feet of retail space)
    - Using the observed rate, the Project would require 68 parking spaces to meet demand.
- **It is recommended that the Cloverland Commercial Project have a minimum of 68 stalls to meet parking demand on a typical weekday**.

- The proposed site plan includes 76 parking stalls.
    - This is enough to accommodate the parking required by the West Haven City Code.
    - However, based on the observed parking demand rate at a similar CED site in American Fork Utah, only 68 stalls would be required to meet demand.

Appendix



PRELIMINARY SITE PLAN

PROPERTY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT LOCATED SOUTH 09°45'21" EAST 1812.82 FEET FROM THE "1998" BRASS CAP MONUMENT LOCATED AT NORTHWEST CORNER OF SAID QUARTER SECTION (THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 00°25'03" EAST 2123.59 FEET MEASURED BETWEEN THE WITNESS CORNER TO THE WEST QUARTER OF SAID SECTION 30 AND SAID NORTHWEST QUARTER SECTION CORNER MONUMENT), SAID POINT OF BEGINNING BEING ON THE SOUTH RIGHT-OF-WAY LINE OF THE 20TH AND 21ST STREET EXPRESS WAY BASED UPON THE MEASURED CENTER OF THEREOF AND THE RIGHT-OF-WAY DRAWINGS, SHEETS 4A AND 5, PROJECT NUMBER NS-560(1) REVISED 6-12-1989, AND RUNNING THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID ROAD NORTH 85°18'41" EAST 276.56 FEET AND NORTH 88°51'21" EAST 79.59 FEET TO THE PROLONGATION OF THE BULK OF AN EXISTING OLD WOOD RAIL FENCE; THENCE SOUTH 00°32'18" WEST ALONG SAID FENCE LINE AND THE PROLONGATION THEREOF 384.97 FEET TO THE NORTH LINE OF WILSON LANE, A 66 FOOT WIDE STREET, THE CENTERLINE OF WHICH HAS BEEN DETERMINED BASED UPON THE MEASURED LOCATION OF SAID EXPRESS WAY AND THE DIMENSIONS GIVEN ON SAID RIGHT-OF-WAY DRAWING SHEET 4A; THENCE NORTH 85°20'05" WEST ALONG THE NORTH LINE OF SAID ROAD 354.41 FEET TO A LINE BETWEEN TWO "GARDER ENGINEERING" SURVEY MARKERS FOUND LOCATED IN AN EXISTING FENCE LINE; AND THENCE NORTH 00°16'59" EAST ALONG SAID LINE AND FENCE 331.94 FEET TO THE POINT OF BEGINNING.

CONTAINING: 127,655 SQ.FT. (2.93 ACRES)

SITE AREA TABULATION

BUILDING	53,678 SQ. FT.		42%
CURB & GUTTER	1,857 SQ. FT.		2%
CONC. WATERWAY	894 SQ. FT.		1%
CONCRETE WALKWAY	3,707 SQ. FT.		3%
CONCRETE PAVEMENT	4,113 SQ. FT.		3%
DUMPSTER ENCLOSURE	284 SQ. FT.		0.2%
ASPHALT PAVEMENT	51,541 SQ. FT.		40%
RETAINING WALLS	244 SQ. FT.		0.2%
OTHER	11,337 SQ. FT.		9%
TOTAL AREA	127,655 SQ. FT.		100%

KEYED NOTES

1. CONNECT TO EXISTING CONCRETE SEWER PIPE WITH INSERTA-TEE OR EQUIVALENT FL(42")=4264.5
2. CONST 36LF 6" SDR35 PVC SEWER SERVICE LINE (FIELD VERIFY SLOPE)
3. CONST 6" SEWER CLEANOUT FL=4269.84
4. CONST 100LF 6" SDR35 PVC SEWER SERVICE LINE @ 1.5%
5. CONST 6" SEWER CLEANOUT FL=4271.34
6. 12" DUCTILE IRON SLEEVE UNDER WALL AS REQUIRED
7. CONST 36" 6" SDR35 PVC SEWER SERVICE LINE @ 1.5%
8. CONST 6" SEWER CLEANOUT FL=4271.88
9. CONNECT TO EXISTING CONCRETE SEWER PIPE WITH INSERTA-TEE OR EQUIVALENT FL(42")=4264.86
10. CONST 39LF 6" SDR35 PVC SEWER SERVICE LINE (FIELD SLOPE)
11. CONST 6" SEWER CLEANOUT FL=4269.95
12. CONST 100LF 6" SDR35 PVC SEWER SERVICE LINE @ 1.5%
13. CONST 6" SEWER CLEANOUT FL=4271.46
14. CONST 32LF 6" SDR35 PVC SEWER SERVICE LINE @ 1.5%
15. CONST 6" SEWER CLEANOUT FL=4271.96
16. CONNECT TO EXISTING WATER SERVICE LINE AND EXTEND TO NEW BUILDING (FIELD VERIFY LOCATION)
17. CONST 1.5" CTS POLY DR9 WATER SERVICE LINE
18. CONST 1" CULINARY WATER METER & METER BOX
19. CONST FIRE LINE - COORDINATE SIZE AND LOCATION WITH FIRE SPRINKLER DRAWINGS
20. SAWCUT, REMOVE & REPLACE EXISTING ASPHALT PER WEST HAVEN CITY STANDARDS
21. EXISTING GAS LINE MARKER
22. EX PHONE BOX
23. EX UTILITY POLE
24. EX POWER BOX
25. EX WATER METER
26. EX UTOPIA BOX - RELOCATE AS REQUIRED
27. EX PHONE BOX - RELOCATE AS REQUIRED
28. STORM DRAIN PIPE
29. STORM DRAIN CATCH BASIN
30. STORM DRAIN DETENTION POND
31. CONST 8" C900 FIRE LINE
32. CONST 2" CTS DR9 POLY CULINARY WATER LINE OR EQUIVALENT
33. CONST 1.5" X 2" X 1.5" MUELLER BRASS COMPRESSION TEE OR EQUIVALENT (COORDINATE WITH PLUMBING PLANS PRIOR TO CONSTRUCTION)
34. CONST 1.5" CTS DR9 POLY CULINARY WATER LINE OR EQUIVALENT (COORDINATE WITH PLUMBING PLANS PRIOR TO CONSTRUCTION)
35. CONST CULINARY SHUTOFF VALVE & VALVE BOX, MUELLER 300 BALL CURB VALVE 2/ D&L SUPPLY M-9082 VALVE BOX OR EQUIVALENT (COORDINATE WITH PLUMBING PLANS PRIOR TO CONSTRUCTION)
36. CONST 2" X 1.5" X 2" MUELLER BRASS COMPRESSION TEE OR EQUIVALENT
37. CONST DUCTILE IRON REDUCING CROSS WITH SHUT-OFF VALVES (COORDINATE WITH FIRE SPRINKLER PLANS PRIOR TO CONSTRUCTION)
38. CONST 6" FIRE HYDRANT WITH SHUT-OFF VALVE
39. UNLOADING AREA

PARKING

WEST BUILDING

USE		AREA	RATIO	STALLS
OFFICE	10%	2,145 SQ.FT.	1:250	9
WAREHOUSE	90%	19,305 SQ.FT.	1:2000	10
WEST BLDG	100%	21,450 SQ.FT.		19

EAST BUILDING

USE		AREA	RATIO	STALLS
OFFICE	10%	3,223 SQ.FT.	1:250	13
RETAIL	8%	2,578 SQ.FT.	1:250	10
WAREHOUSE	82%	26,427 SQ.FT.	1:2000	13
EAST BLDG	100%	32,228 SQ.FT.		36
ADDITIONAL REQUIRED STALLS				20
TOTAL PARKING REQUIRED				75
TOTAL PARKING PROVIDED				76

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

BM	BENCHMARK
BSMT	BASEMENT
C&G	CURB AND GUTTER
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W/O	WITHOUT
E:	ENTRY # - OFFICIAL RECORDS
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BOUNDARY LINE
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CENTERLINE
ADJACENT PROPERTY LINE
EASEMENT LINE
NEW STORM DRAIN
NEW SANITARY SEWER
NEW CULINARY WATERLINE
EX. OVERHEAD POWER LINE
EX. STORM DRAIN
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EX. TELEPHONE LINE
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EX. CULINARY WATERLINE
EX. SECONDARY WWATERLINE
(4250) EG CONTOUR MAJOR
(4250) EG CONTOUR MINOR
4250 PROPOSED CONTOUR
NEW DRAINAGE SWALE
SECTION CORNER
MONUMENT
CONTROL POINT
EXISTING TREE
EXISTING PINE TREE
PROPERTY CORNER
EXISTING CONCRETE
EXISTING GRASS
EXISTING ASPHALT
NEW CONCRETE
NEW ASPHALT
ASPHALT SAWCUT
EXIST. CONC. C&G OR SIDEWALK

BENCHMARK

VERTICAL BENCHMARK "WC-113" CURRENT GPS DERIVED ELEVATION = 4274.32
(COUNTY RECORD ELEV=4271.10)

PINNACLE
Engineering & Land Surveying, Inc.
327 West Gordon Ave #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

PRELIMINARY
CLOVERLAND PROPERTY
SITE PLAN
FOR: WALL BROTHERS
1058 WEST 2100 SOUTH (WILSON LANE)
WEST HAVEN CITY, UTAH
PROJECT #23-025

REVISION	BY	DATE

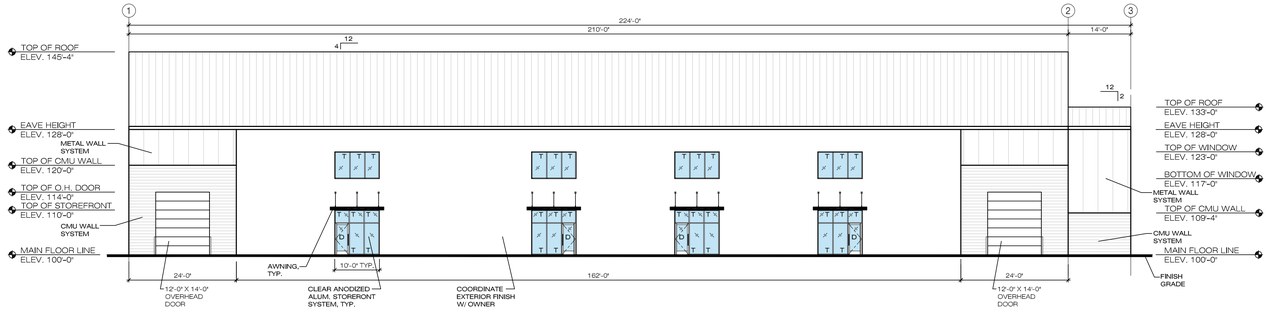
SURVEYED BY SB 09/2023
DESIGNED BY SB
DRAWN BY SB 03/26/24
APPROVED BY SB

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

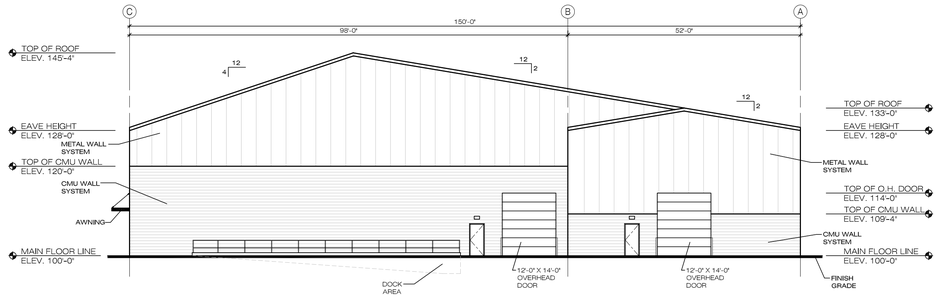
SHEET 4

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE

P:\2023 Projects\23-025 - 2100 South(wip)\23-025 PRELIM sl.DWG 3/26/2024 6:34:28 PM



WEST ELEVATION



SOUTH ELEVATION

NOTE:
PROVIDE ADDRESS SIGNAGE TO MEETS 2021 IBC 502.1 REQ'S. OF MIN. 6" HIGH AND MIN. .5" WIDE AND SHALL BE ARABIC NUMBERS OR ALPHABETIC LETTERS AND SHALL BE CONTRASTING COLOR OF THE BACKGROUND.

NOTE:
OWNER TO OBTAIN A SEPARATE SIGN PERMIT FROM WEST HAVEN CITY ZONING FOR ALL PROPOSED SIGNS. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF WEST HAVEN CITY. SIGNAGE TO BE REVIEWED UNDER SEPARATE SUBMITTAL.

NOTE:
SIGNAGE SHALL BE REVIEWED UNDER A SEPARATE SIGN PERMIT APPLICATION.

EXTERIOR FENESTRATION NOTE
U-FACTOR FOR ALL WINDOWS/FENESTRATION TO BE DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NFRC 100, CERTIFIED BY AN INDEPENDENT LABORATORY, AND LABELED AS SUCH BY THE MANUFACTURER. THE STICKERS SHOULD BE LEFT ON THE WINDOWS UNTIL AFTER THEY HAVE BEEN INSPECTED, SITE BUILD FENESTRATION SHOULD BE PROVIDED WITH AN ONSITE CERTIFICATION THROUGH NFRC.
U-FACTOR: .38
SHGC RATING: .35
(SOLAR HEAT GAIN COEFFICIENT RATING)

NOTE:
TINTED/CLEAR GLASS TO BE APPROVED BY OWNER PRIOR TO WORK.

G=CLEAR 1" INSULATED .38 U FACTOR
TEMPERED GLASS .35 SHGC

T=CLEAR 1" INSULATED .38 U FACTOR
TEMPERED GLASS .35 SHGC

D=CLEAR 1" INSULATED .38 U FACTOR
TEMPERED GLASS .35 SHGC
(DOORS TYP.)

sba

SAMUEL J. BRADY

ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com

NOTE: THIS DRAWING IS PROVIDED FOR TENANT APPROVAL OF THE SPACE NOTED AND IS NOT FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY.

1058 WEST
2100 SOUTH
(WILSON LANE)

WEST HAVEN, UT

PROPOSED BUILDING

EXTERIOR ELEVATIONS

PAPER SIZE (11X17)
SCALE: 1/32" = 1'-0"

PAPER SIZE (24X36)
SCALE: 1/16" = 1'-0"

JANUARY 3, 2025
2495801S6.dwg

A3.1

NOTE:
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TEMPERED GLASS .35 SHGC

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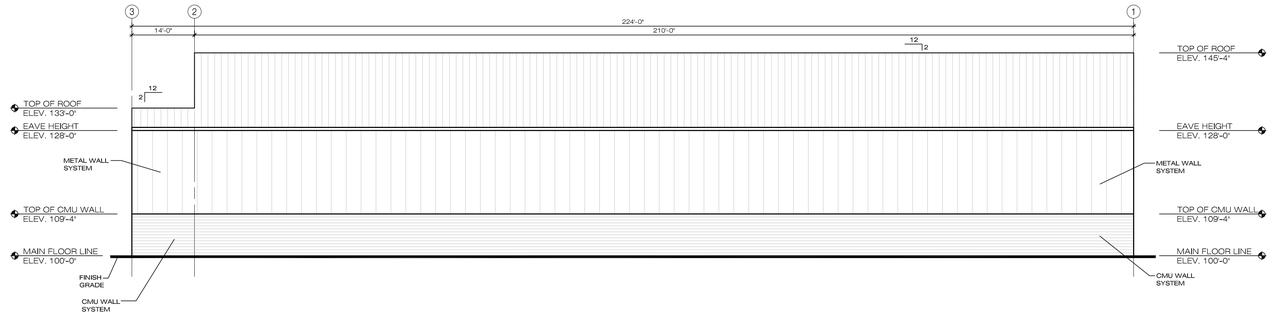
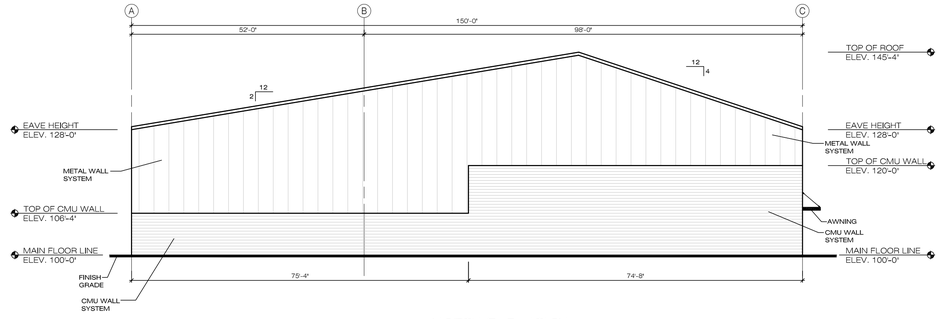
TEMPERED GLASS .35 SHGC

D=CLEAR 1" INSULATED .38 U FACTOR
TEMPERED GLASS .35 SHGC
(DOORS TYP.)



EAST ELEVATION



NORTH ELEVATION

SAMUEL J. BRADY

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1058 WEST
2100 SOUTH
(WILSON LANE)

WEST HAVEN, UT

PROPOSED BUILDING

EXTERIOR ELEVATIONS

PAPER SIZE (11X17)
SCALE: 1/32" = 1'-0"

PAPER SIZE (24X36)
SCALE: 1/16" = 1'-0"

JANUARY 3, 2025
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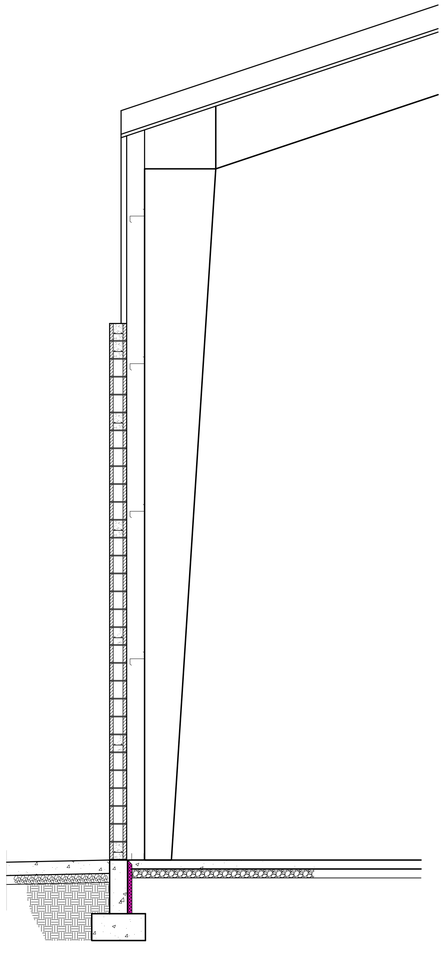
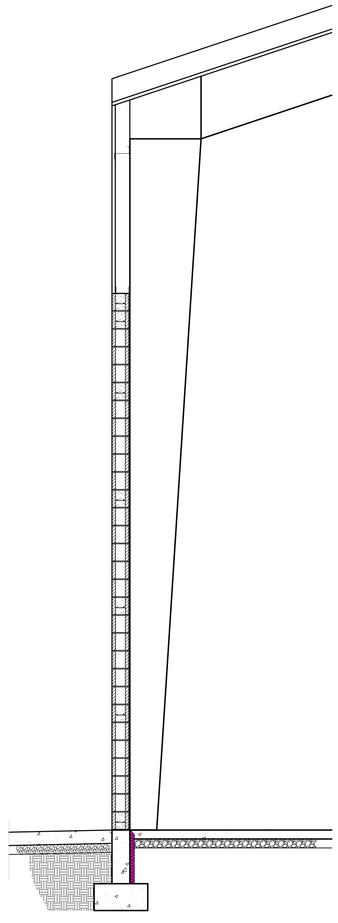
A3.2



Ⓐ WALL SECTION
SCALE 3/16"=1'-Ø" (11X17)
SCALE 3/8"=1'-Ø" (24X36)



Ⓑ WALL SECTION
SCALE 3/16"=1'-Ø" (11X17)
SCALE 3/8"=1'-Ø" (24X36)

sba

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1058 WEST
2100 SOUTH
(WILSON LANE)

WEST HAVEN, UT

PROPOSED BUILDING

WALL SECTIONS

SCALE: AS SHOWN

JANUARY 3, 2025
2495801S6.dwg

A6.1

WALL TYPES

C.M.U. WALL W/ WATER REPELLENT TREATED
W/ R-8 RIGID INSULATION TO DECK

GENERAL CONTRACTOR SHALL CHALK-LINE ALL NEW WALLS FOR ARCHITECT'S APPROVAL, PRIOR TO ANY NEW CONSTRUCTION, TO INSURE THAT SPACE BUILD-OUT MEETS TENANT REQUIREMENTS.

NEW WALL SYSTEM SHALL BE ANCHORED TO FLOOR, CEILING, STRUCT. AND ADJACENT WALLS. PROVIDE ADEQUATE RIGID BRACING OF WALLS TO STRUCT. ABOVE (6'-0" O.C.).

NORTH

SAMUEL J. BRADY

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1058 WEST
2100 SOUTH
(WILSON LANE)

WEST HAVEN, UT

PROPOSED BUILDING

FLOOR PLAN

PAPER SIZE (11X17)
SCALE: 1/32" = 1'-0"

PAPER SIZE (24X36)
SCALE: 1/16" = 1'-0"

JANUARY 3, 2025
2495801S6.dwg

A1.1

Planning Commission
Staff Review Memo

June 25, 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:	**Recommend 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 Site Plan Snip

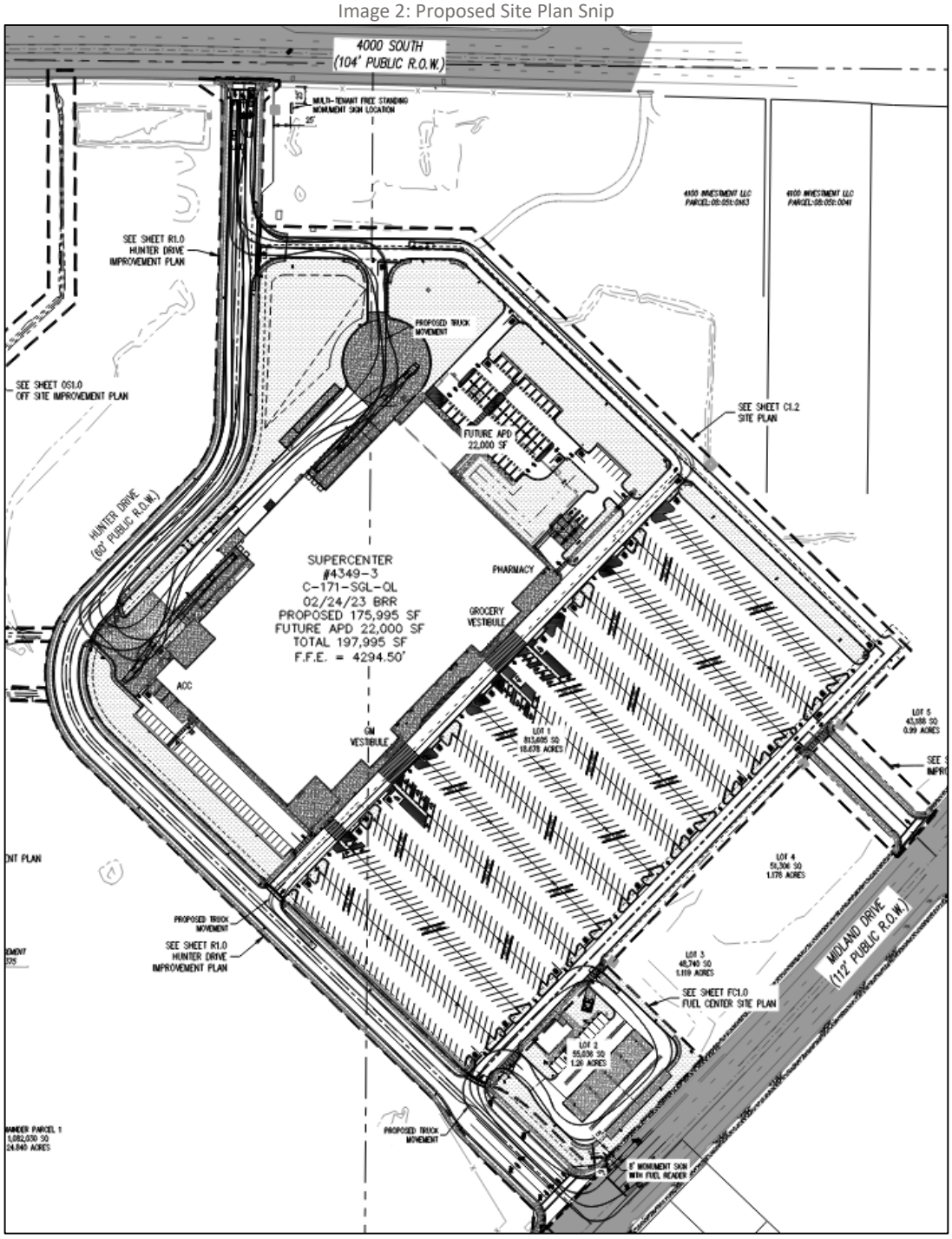


Image 2: Proposed Supercenter, Front Façade

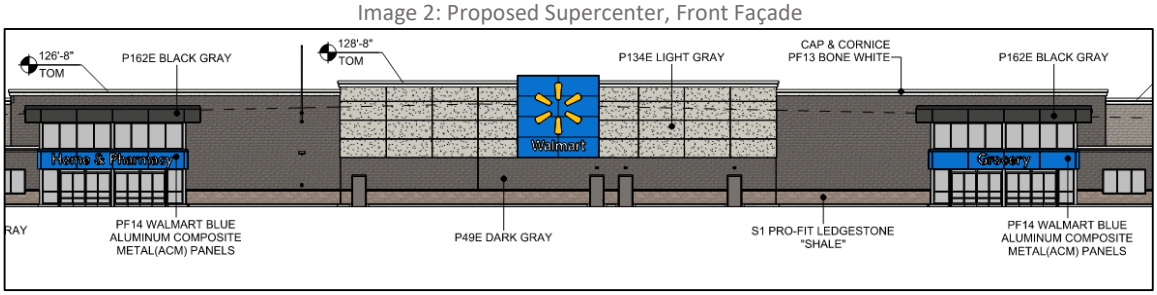
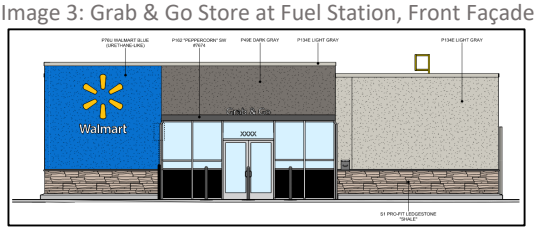


Image 3: Grab & Go Store at Fuel Station, Front Façade



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 proposes 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 proposed.

(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. Staff Recommended Action

Based on the findings listed in Section II of this report, staff recommends that the Planning Commission move to **recommend approval** of the final site plan review for the project subject to the conditions listed in the following section.

IV. Possible Motion

Approve with Staff Recommended Conditions: Motion to recommend the approval of 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.

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 (Square Feet) building be approved on approx 20 acres (acreage) of

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

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

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

to this application.

[redacted].

Galloway and Company
(Agent as Authorized by Owner)

State of ~~Utah~~) Arkansas
§
County of Benton)

On this 6 day of February, in the year 20 24, before me, [redacted]

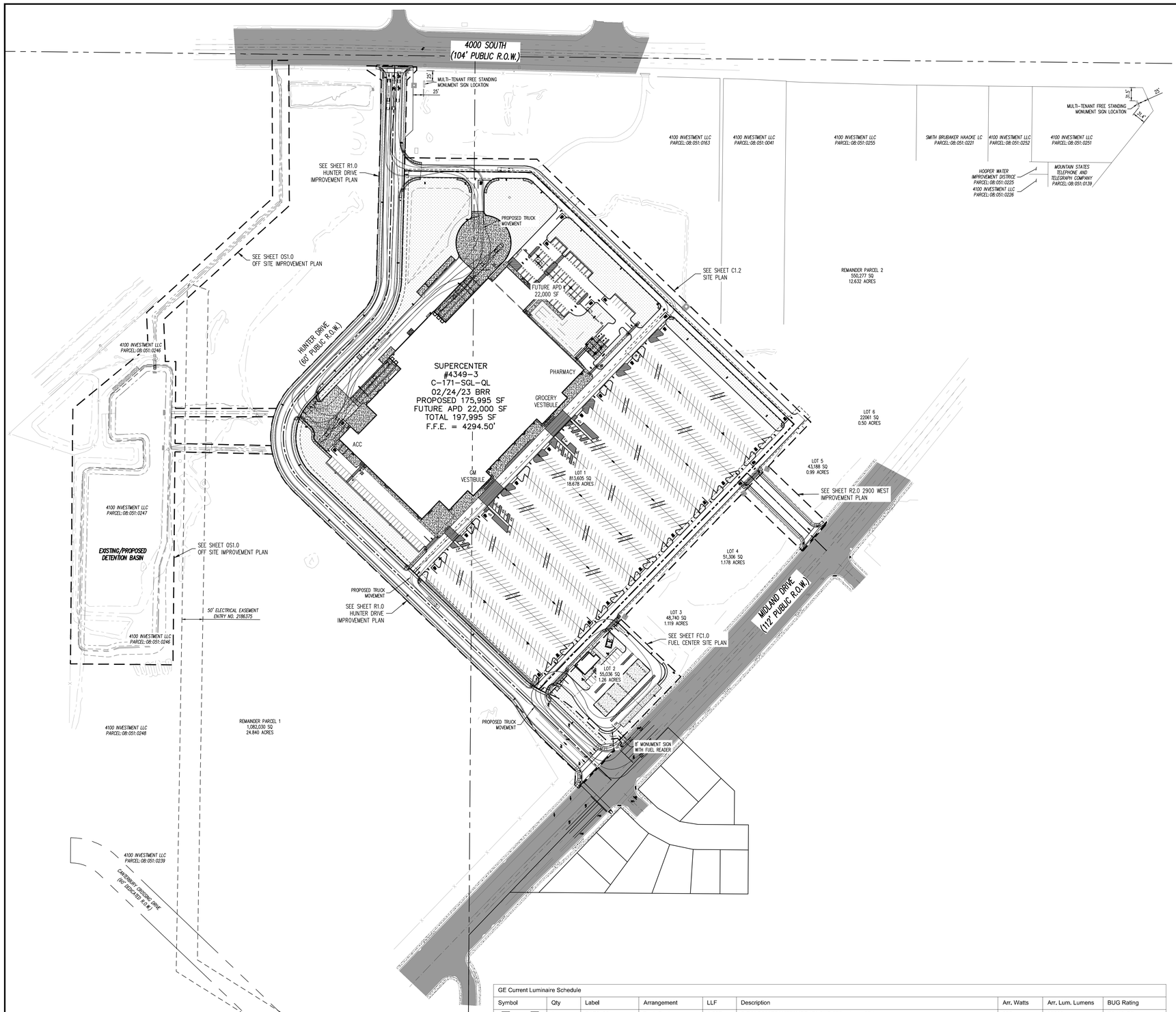
a notary public, personally appeared Abe Badeen, proved on the basis of satisfactory
name of document signer

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.

[redacted]



SITE DATA	
LOT 1 PROPOSED RETAIL PARCEL	18.68± ACRES
LOT 2 FUEL CENTER PARCEL	1.26± ACRES
LOT 3	1.12± ACRES
LOT 4	1.18± ACRES
LOT 5	0.99± ACRES
LOT 6	0.50± ACRES
REMAINDER PARCEL 1 SELLER RETAINED LAND	24.84± ACRES
REMAINDER PARCEL 1	2.26± ACRES
REMAINDER PARCEL 2 SELLER RETAINED LAND	12.63± ACRES
HUNTER DRIVE DEDICATION	3.03± ACRES
CANTERBURY CROSSING DRIVE DEDICATION	0.64± ACRES
UDOT PARCEL	0.01± ACRES
UDOT PARCEL	0.01± ACRES
TOTAL SITE AREA	74.09± ACRES
LANDSCAPE AREA (RETAIL PARCEL)	16.1% – 130,755 S.F.
LANDSCAPE AREA REQUIRED (RETAIL PARCEL)	5.0% – 40,680 S.F.
LANDSCAPE AREA (FUEL PARCEL)	25.8% – 14,213 S.F.
LANDSCAPE AREA REQUIRED (FUEL PARCEL)	5.0% – 2,752 S.F.

SETBACK DATA	
BUILDING	
FRONT YARD	15'
SIDE YARD (FACING STREET)	15'
SIDE YARD	0'
REAR YARD	0'

RETAIL PARKING DATA	
PROPOSED RETAIL BUILDING AREA	175,995± S.F.
FUTURE APD BUILDING AREA	22,000± S.F.
TOTAL BUILDING AREA	197,995± S.F.
STANDARD PARKING SPACES	894 SPACES
ACCESSIBLE PARKING SPACES	25 SPACES
PICKUP PARKING SPACES	45 SPACES
CART CORRALS	36 SPACES
TOTAL PARKING	964 SPACES
RATIO	5.47/1,000 S.F.
CITY REQUIRED PARKING RATIO	4.00/1,000 S.F.

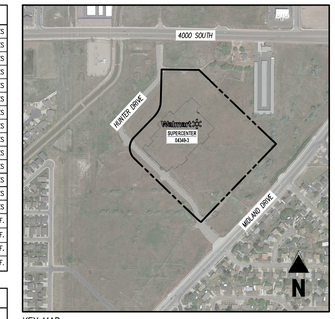
NOTE: CART CORRALS NOT INCLUDED IN PARKING STALL COUNT.

FUEL PARKING DATA	
FUELING STATION KIOSK AREA	1,618± S.F.
STANDARD PARKING SPACES	9 SPACES
ACCESSIBLE PARKING SPACES	1 SPACES
TOTAL PARKING	10 SPACES
RATIO	6.18/1,000 S.F.
CITY REQUIRED PARKING RATIO	5.00/1,000 S.F.

OVERALL PARKING DATA	
PROPOSED RETAIL BUILDING AREA	175,995± S.F.
FUTURE APD BUILDING AREA	22,000± S.F.
FUELING STATION KIOSK AREA	1,618± S.F.
TOTAL BUILDING AREA	199,613± S.F.
STANDARD PARKING SPACES	904 SPACES
ACCESSIBLE PARKING SPACES	26 SPACES
PICKUP PARKING SPACES	45 SPACES
CART CORRALS	36 SPACES
TOTAL PARKING	975 SPACES
RATIO	5.48/1,000 S.F.
FUTURE RATIO	4.88/1,000 S.F.
CITY REQUIRED PARKING RATIO	4.00/1,000 S.F.

NOTE: CART CORRALS NOT INCLUDED IN PARKING STALL COUNT.

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



KEY MAP
APPX. 1" = 500'

LEGEND

- 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

NOTES

1. TYPICAL 90° PARKING STALL SHALL BE 9'-0" WIDE x 19'-0" DEPTH. TYPICAL 60° PARKING STALL SHALL BE 9'-0" WIDE X 18' DEEP. NO STALL SHALL BE SMALLER THAN 180 SF.
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 VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
5. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
6. ALL DRIVE ISLE CURBED RADII ARE TO BE 5' AND PARKING RADII ARE TO BE 3' UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
8. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE DEMOLISHED AND REMOVED, UNLESS OTHERWISE INDICATED ON THE PLANS. AL COSTS SHALL BE INCLUDED IN BASE BID.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN THE BASE BID.
10. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY PREPARED BY A LAND SURVEYOR.
11. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SITE WORK SPECIFICATIONS.
12. SITE SIGNAGE TO BE CONSTRUCTED BY SIGNAGE CONTRACTOR.
13. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
14. CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER SITE DETAILS (TYPICAL FOR ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE).
15. ISOLATION JOINTS SHALL BE PLACED AT FIXED STRUCTURES PER SITE DETAILS (BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES, AND BOLLARDS).

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.

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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

GE Current Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating
	1	D1F2_30	Back-Back	0.837	2-EALS035F2AN750NDD1BLCKF 27ft pole on 3ft base	232	30200	B3-U0-G3
	16	D1H5_30	Back-Back	0.837	2-EALS035H5SM750NDD1BLCKF 27ft pole on 3ft base	280	40000	B4-U0-G2
	4	D1J5_30	Back-Back	0.837	2-EALS035J5SM750NDD1BLCKF 27ft pole on 3ft base	372	50000	B4-U0-G2
	1	QH5_30	4 @ 90°	0.837	4-EALS035H5SM750NDD1BLCKF 27ft pole on 3ft base	560	80000	B4-U0-G2
	2	QJ5_30	4 @ 90 Degrees	0.837	4-EALS035J5SM750NDD1BLCKF 27ft pole on 3ft base	744	100000	B4-U0-G2
	1	SD4_30	SINGLE	0.828	1-EALS035D4AF750NDD1BLCKF 27ft pole on 3ft base	70	10000	B2-U0-G2
	7	SD4_30_F	Single	0.828	1-EALS035D4AF750NDD1BLCKF w/ 1- ELS-EAL-RF3-BLCK front shield 27ft pole on 3ft base	70	5600	B2-U0-G2
	4	SF2_30_B	Single	0.828	1-EALS035F2AN750NDD1BLKF w/ 1-ELS-EAL-ABL-BLCK back shield 27ft pole on 3ft base	116	13500	B2-U0-G2
	1	SF4_30_B	Single	0.837	1-EALS035F4AF750NDD1BLCKF w/ 1-ELS-EAL-RBL-BLCK back shield 27ft pole on 3ft base	116	13400	B1-U0-G2
	15	SH4_30_B	Single	0.837	1-EALS035H4AF750NDD1BLCKF w/ 1-ELS-EAL-FBL-BLCK back shield 27ft pole on 3ft base	140	18500	B2-U0-G3
	2	T1F3_30	3 @ 90°	0.837	3-EALS035F3AW750NDD1BLCKF 27ft pole on 3ft base	348	45300	B2-U0-G2
	3	T1H5_30	3 @ 90°	0.837	3-EALS035H5SM750NDD1BLCKF 27ft pole on 3ft base	420	60000	B4-U0-G2

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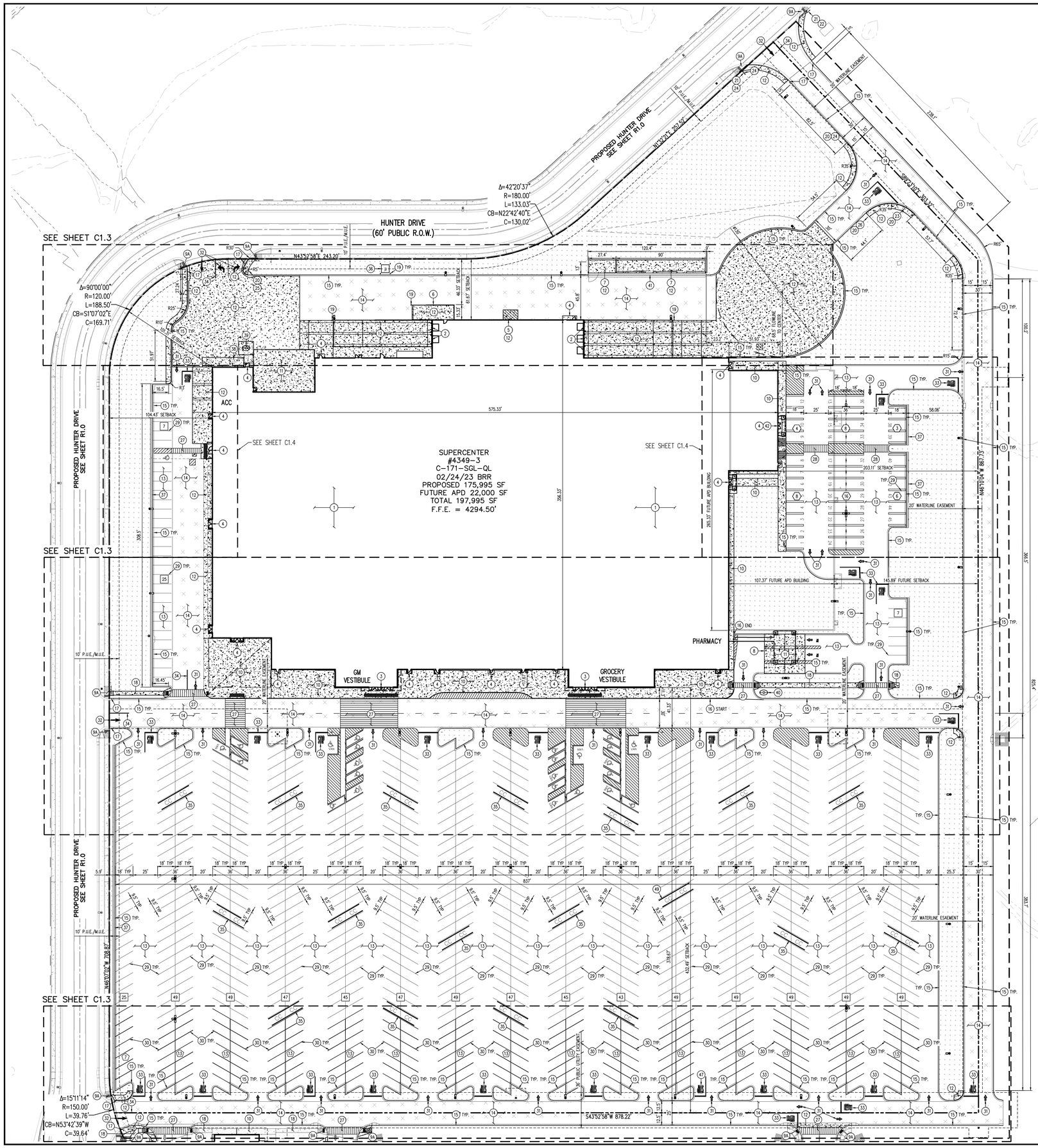
DRAWN BY:	JR
PROTO CYCLE:	171
DOCUMENT DATE:	10/21/2024

PROFESSIONAL ENGINEER
No. 374824-2202
BRANDON D. ALLEY
STATE OF UTAH
04/11/2025

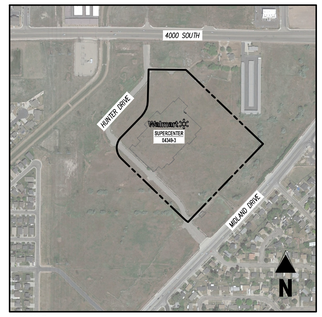
OVERALL SITE PLAN

SHEET: C1.1



SITE SCHEDULE

1. PROPOSED BUILDING (REFERENCE ARCH. PLANS).
2. PROPOSED TRUCK DOCK (REFERENCE ARCH. PLANS).
3. PROPOSED STOREFRONT ENTRANCE. (REFERENCE ARCH. PLANS).
4. PROPOSED STOOP. (REFERENCE ARCH. PLANS).
5. PROPOSED JIB CRANE AREA. 10'X15' PAINTED AREA UNDER JIB CRANE. PAINT SOLID TRAFFIC YELLOW STRIPES AT 2'-0" O.C. AT 45 DEGREES. (REFERENCE ARCH. PLANS FOR EXACT LOCATION OF JIB CRANE).
6. PROPOSED 9'X14' CMU TRASH ENCLOSURE (REFERENCE ARCH. PLANS).
7. PROPOSED BALE AND PALLET RECYCLE/STORAGE AREA AND ORGANICS AREA WITH 10' SCREEN WALLS. (REFERENCE ARCH PLANS).
8. PROPOSED PHARMACY DRIVE THRU. (REFERENCE ARCH. PLANS).
9. PROPOSED ADA CURB RAMP (REFERENCE SITE DETAILS SHEET C1.9).
9A. PROPOSED APWA ADA CURB RAMP (REFERENCE SITE DETAILS SHEET C1.11A).
10. PROPOSED CONCRETE SIDEWALK PER ARCHITECTURAL SPEC. (REFERENCE ARCH. PLANS).
11. PROPOSED STANDARD DUTY CONCRETE (REFERENCE SITE DETAILS SHEET C1.9).
12. PROPOSED HEAVY DUTY CONCRETE (REFERENCE SITE DETAILS SHEET C1.9).
13. PROPOSED STANDARD DUTY ASPHALT (REFERENCE SITE DETAILS SHEET C1.9).
14. PROPOSED HEAVY DUTY ASPHALT (REFERENCE SITE DETAILS SHEET C1.9).
15. PROPOSED TYPE A CONCRETE CURB AND GUTTER (REFERENCE SITE DETAILS SHEET C1.9).
16. PROPOSED TYPE "E" CURB (REFERENCE SITE DETAILS SHEET C1.9).
17. PROPOSED TRANSITION FROM TYPE A CURB AND GUTTER TO 30" STANDARD CURB AND GUTTER.
18. PROPOSED CONCRETE SIDEWALK (REFERENCE SITE DETAILS SHEET C1.9).
19. INSTALL BOLLARD (REFERENCE SITE DETAILS SHEET C1.6 & ARCH. PLANS FOR BOLLARDS WITH SLEEVES).
20. INSTALL BREAKAWAY SIGN POST (REFERENCE SITE DETAILS SHEET C1.7).
21. INSTALL DOUBLE BREAKAWAY POST SIGN MOUNT (REFERENCE SITE DETAILS SHEET C1.7).
22. INSTALL 36"X36" STOP SIGN (REFERENCE SITE DETAILS SHEET C1.7).
23. INSTALL 30"X30" STOP SIGN (REFERENCE SITE DETAILS SHEET C1.7).
24. INSTALL TRUCK ENTRANCE SIGN (REFERENCE SITE DETAILS SHEET C1.7).
25. INSTALL TRUCK EXIT SIGN WITH RIGHT ARROW (REFERENCE SITE DETAILS SHEET C1.7).
26. INSTALL TRUCK EXIT SIGN WITH LEFT ARROW (REFERENCE SITE DETAILS SHEET C1.7).
27. INSTALL CROSSWALK STRIPING W/ LONGITUDINAL STRIPES (REFERENCE SITE DETAILS SHEET C1.6).
28. INSTALL PICKUP CROSSWALK STRIPING (REFERENCE SITE DETAILS SHEET C1.6).
29. INSTALL 4" YELLOW PARKING STRIPING (REFERENCE SITE DETAILS SHEET C1.6).
30. INSTALL 4" WHITE PARKING STRIPING (REFERENCE SITE DETAILS SHEET C1.6).
31. INSTALL OPEN ARROW PAVEMENT MARKINGS (REFERENCE SITE DETAILS SHEET C1.6).
32. INSTALL SOLID ARROW PAVEMENT MARKINGS (REFERENCE SITE DETAILS SHEET C1.6).
33. INSTALL "STOP TEXT" AND PAVEMENT MARKINGS (REFERENCE SITE DETAILS SHEET C1.6).
34. INSTALL 4" - 20' LONG DOUBLE YELLOW STRIPING.
35. INSTALL CART CORRAL PER MANUFACTURERS INSTRUCTIONS (REFERENCE SITE DETAILS SHEET C1.10).
36. PROPOSED TRANSFORMER LOCATION (TO BE COORDINATED WITH MEP DRAWINGS AND UTILITY SERVICE PROVIDER).
37. PROPOSED 2' NON-VEGETATED OVERHANG STRIP (REFERENCE LANDSCAPING DRAWINGS).
38. PROPOSED RETURN OIL STORAGE LOCATION (REFERENCE ARCH AND MEP PLANS).
39. PROPOSED OIL INTERCEPTOR LOCATION (REFERENCE ARCH AND MEP PLANS).
40. PROPOSED GREASE INTERCEPTOR LOCATION (REFERENCE ARCH AND MEP PLANS).
41. PROPOSED 4' WATERWAY (REFERENCE GRADING DETAILS SHEET C2.5).
42. PROPOSED APD DOOR AND CANOPY (REFERENCE ARCH. DETALS).



KEY MAP
APPX. 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

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

CAUTION – NOTICE TO CONTRACTOR

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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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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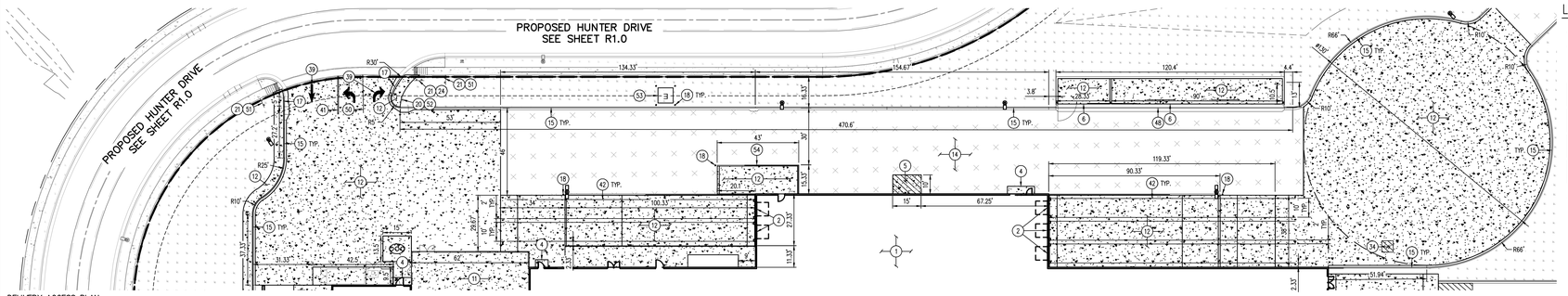
DOCUMENT DATE:	10/21/2024

PROFESSIONAL ENGINEER
No. 374824-2202
BRANDON D. ALLEY
STATE OF UTAH
04/11/2025

WALMART SITE PLAN

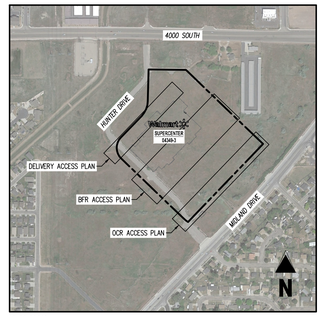
SHEET: C1.2



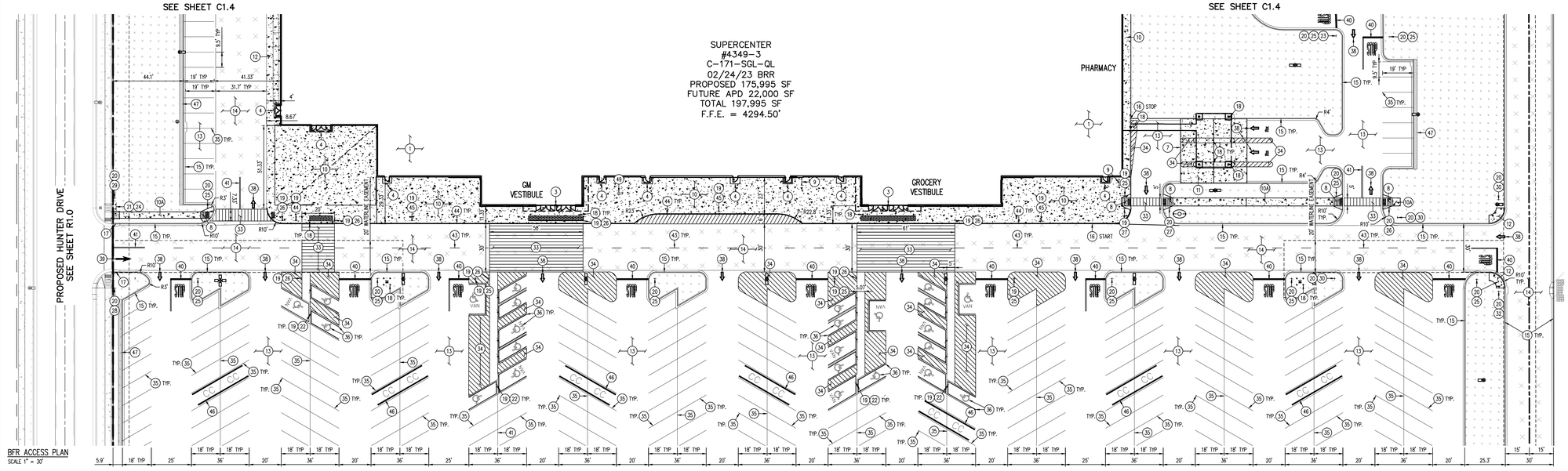
DELIVERY ACCESS PLAN
SCALE 1" = 30'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- 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



KEY MAP
APPX. 1" = 500'



SITE SCHEDULE

1. PROPOSED BUILDING (REFERENCE ARCH. PLANS).
2. PROPOSED TRUCK DOOR (REFERENCE ARCH. PLANS).
3. PROPOSED STOREFRONT ENTRANCE. (REFERENCE ARCH. PLANS).
4. PROPOSED EXIT PORCH. (REFERENCE ARCH. PLANS).
5. PROPOSED JIB CRANE AREA. 10'x15' PAINTED AREA UNDER JIB CRANE. PAINT SOLID TRAFFIC YELLOW STRIPES AT 2'-0" O.C. AT 45 DEGREES. (REFERENCE ARCH. PLANS FOR EXACT LOCATION OF JIB CRANE).
6. PROPOSED BALE AND PALLET RECYCLE/STORAGE AREA AND ORGANICS AREA WITH 10' SCREEN WALLS. (REFERENCE ARCH PLANS).
7. PROPOSED PHARMACY DRIVE THRU. (REFERENCE ARCH. PLANS).
8. PROPOSED ADA CURB RAMP (REFERENCE SITE DETAILS SHEET C1.9).
- 8A. PROPOSED APWA ADA CURB RAMP (REFERENCE SITE DETAILS SHEET C1.11A).
9. PROPOSED HANDRAIL. (REFERENCE ARCH. PLANS AND DETAILS).
10. PROPOSED CONCRETE SIDEWALK PER ARCHITECTURAL SPEC (REFERENCE ARCH. PLANS).
- 10A. PROPOSED CONCRETE SIDEWALK (REFERENCE SITE DETAILS SHEET C1.9).
11. PROPOSED STANDARD DUTY CONCRETE (REFERENCE SITE DETAILS SHEET C1.9).
12. PROPOSED HEAVY DUTY CONCRETE (REFERENCE SITE DETAILS SHEET C1.9).
13. PROPOSED STANDARD DUTY ASPHALT (REFERENCE SITE DETAILS SHEET C1.9).
14. PROPOSED HEAVY DUTY ASPHALT (REFERENCE SITE DETAILS SHEET C1.9).
15. PROPOSED TYPE "A" CONCRETE CURB AND GUTTER (REFERENCE SITE DETAILS SHEET C1.9).
16. PROPOSED TYPE "E" CURB (REFERENCE SITE DETAILS SHEET C1.9).
17. PROPOSED TRANSITION FROM TYPE "A" CURB AND GUTTER TO STANDARD CURB AND GUTTER.
18. INSTALL BOLLARD (REFERENCE SITE DETAILS SHEET C1.6 & ARCH. PLANS FOR BOLLARDS WITH SLEEVES).
19. INSTALL SIGN POST WITH BOLLARD (REFERENCE SITE DETAILS SHEET C1.7).
20. INSTALL BREAKAWAY SIGN POST (REFERENCE SITE DETAILS SHEET C1.7).
21. INSTALL DOUBLE BREAKAWAY POST SIGN MOUNT (REFERENCE SITE DETAILS SHEET C1.7).
22. INSTALL ADA SIGNAGE (REFERENCE SITE DETAILS SHEET C1.7).
23. INSTALL "CROSS TRAFFIC DOES NOT STOP" SIGN (REFERENCE SITE DETAILS SHEET C1.7).
24. INSTALL 36"X36" STOP SIGN (REFERENCE SITE DETAILS SHEET C1.7).
25. INSTALL 30"X30" STOP SIGN (REFERENCE SITE DETAILS SHEET C1.7).
26. INSTALL R1-5B "STOP HERE FOR PEDESTRIANS" SIGN (REFERENCE SITE DETAILS SHEET C1.7).
27. INSTALL "DO NOT ENTER" SIGN (REFERENCE SITE DETAILS SHEET C1.7).
28. INSTALL TRUCK TRAFFIC PROHIBITED SIGN WITH RIGHT ARROW (REFERENCE SITE DETAILS SHEET C1.7).
29. INSTALL TRUCK TRAFFIC PROHIBITED SIGN WITH LEFT ARROW (REFERENCE SITE DETAILS SHEET C1.7).
30. INSTALL PICKUP DIRECTIONAL SIGNAGE RIGHT (REFERENCE SITE DETAILS SHEET C1.8).
31. INSTALL PICKUP DIRECTIONAL SIGNAGE AHEAD (REFERENCE SITE DETAILS SHEET C1.8).
32. INSTALL PICKUP DIRECTIONAL SIGNAGE LEFT (REFERENCE SITE DETAILS SHEET C1.8).
33. INSTALL CROSSWALK STRIPING W/ LONGITUDINAL STRIPES (REFERENCE SITE DETAILS SHEET C1.6).
34. INSTALL 4" 45° YELLOW STRIPING (REFERENCE SITE DETAILS SHEET C1.6).
35. INSTALL 4" YELLOW PARKING STRIPING (REFERENCE SITE DETAILS SHEET C1.6).
36. INSTALL ADA STRIPING AND PAVEMENT MARKING (REFERENCE SITE DETAILS SHEET C1.6).
37. INSTALL 4" WHITE PARKING STRIPING (REFERENCE SITE DETAILS SHEET C1.6).
38. INSTALL OPEN ARROW PAVEMENT MARKINGS (REFERENCE SITE DETAILS SHEET C1.6).
39. INSTALL SOLID ARROW PAVEMENT MARKINGS (REFERENCE SITE DETAILS SHEET C1.6).
40. INSTALL "STOP TEXT" AND PAVEMENT MARKINGS (REFERENCE SITE DETAILS SHEET C1.6).
41. INSTALL 4" - 20' LONG DOUBLE YELLOW STRIPING.
42. INSTALL 4" - 130' LONG SOLID YELLOW TRUCK DOCK STRIPING.
43. INSTALL 4" - 6' LONG WITH 18' GAP WHITE BFR STRIPING.
44. INSTALL FIRE LANE STRIPING (REFERENCE SITE DETAILS SHEET C1.6).
45. INSTALL "NO PARKING FIRE LANE" SIGNAGE (REFERENCE SITE DETAILS SHEET C1.7).
46. INSTALL CART CORRAL PER MANUFACTURERS INSTRUCTIONS.
47. PROPOSED 2' NON-VEGETATED OVERHANG STRIP (REFERENCE LANDSCAPING PLANS).
48. PROPOSED 4" WATERWAY (REFERENCE GRADING DETAILS SHEET C2.5).
49. PROPOSED FLAGPOLE AND BASE (REFERENCE ARCH. PLANS AND DETAILS).
50. INSTALL 4" - 20' LONG SINGLE WHITE STRIPE.
51. INSTALL TRUCK ENTRANCE SIGN (REFERENCE SITE DETAILS SHEET C1.7).
52. INSTALL TRUCK EXIT SIGN WITH RIGHT ARROW (REFERENCE SITE DETAILS SHEET C1.7).
53. PROPOSED TRANSFORMER LOCATION (TO BE COORDINATED WITH MEP DRAWINGS AND UTILITY SERVICE PROVIDER).
- 54A. PROPOSED 9'X14' CMU TRASH ENCLOSURE (REFERENCE ARCH. PLANS).

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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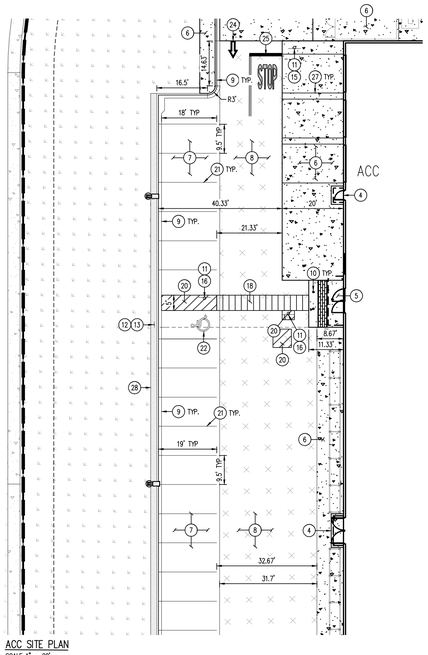
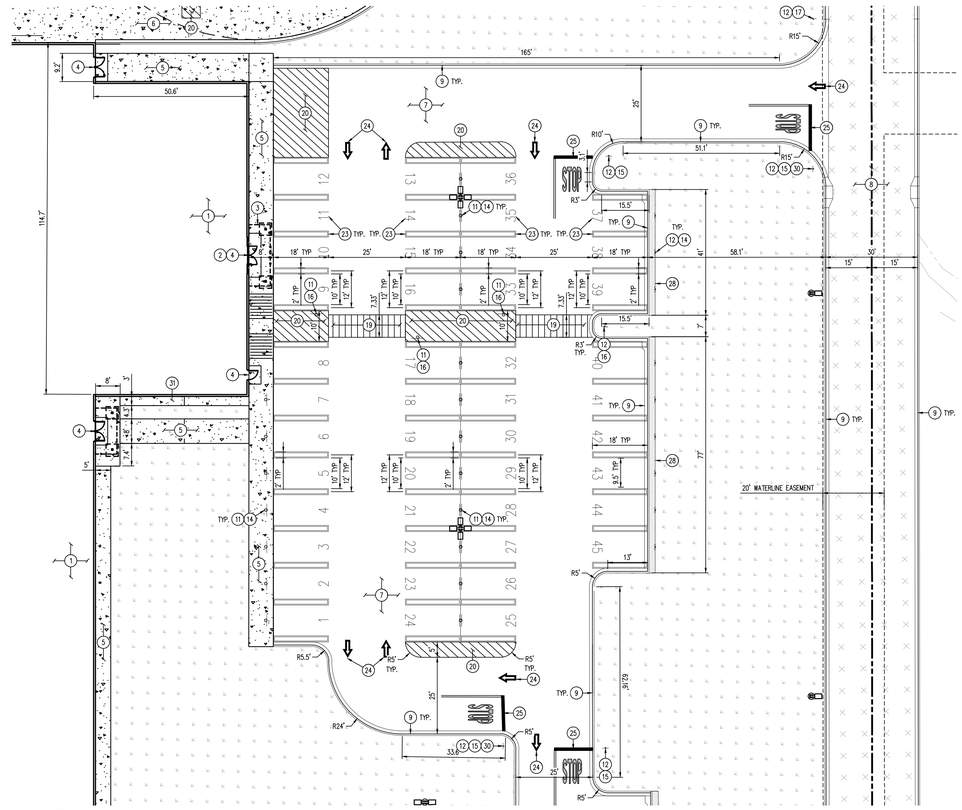
PROFESSIONAL ENGINEER
No. 374824-2202
BRANDON D. ALLEY
STATE OF UTAH
04/11/2025

ACCESS SITE PLAN

SHEET:
C1.3



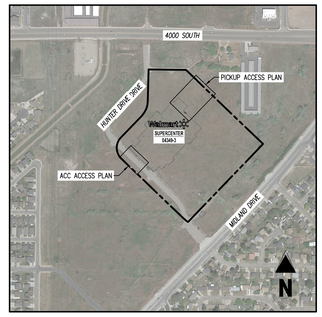
ACC SITE PLAN
SCALE 1" = 20'



PICKUP SITE PLAN
SCALE 1" = 20'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- 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



KEY MAP
APPX. 1" = 500'

SITE SCHEDULE

1. PROPOSED BUILDING (REFERENCE ARCH. PLANS).
2. PROPOSED ASSOCIATE ENTRANCE (REFERENCE ARCH. PLANS).
3. PROPOSED ASSOCIATE CANOPY AND COLUMNS (REFERENCE ARCH. PLANS).
4. PROPOSED EXIT PORCH. (REFERENCE ARCH. PLANS).
5. PROPOSED CONCRETE SIDEWALK PER ARCHITECTURAL SPEC. (REFERENCE ARCH. PLANS).
6. PROPOSED HEAVY DUTY CONCRETE (REFERENCE SITE DETAILS SHEET C1.9).
7. PROPOSED STANDARD DUTY ASPHALT (REFERENCE SITE DETAILS SHEET C1.9).
8. PROPOSED HEAVY DUTY ASPHALT (REFERENCE SITE DETAILS SHEET C1.9).
9. PROPOSED TYPE "A" CONCRETE CURB AND GUTTER (REFERENCE SITE DETAILS SHEET C1.9).
10. INSTALL BOLLARD (REFERENCE SITE DETAILS SHEET C1.6 & ARCH. PLANS FOR BOLLARDS WITH SLEEVES).
11. INSTALL SIGN POST WITH BOLLARD (REFERENCE SITE DETAILS SHEET C1.6).
12. INSTALL BREAKAWAY SIGN POST (REFERENCE SITE DETAILS SHEET C1.6).
13. INSTALL ADA SIGNAGE (REFERENCE SITE DETAILS SHEET C1.6).
14. INSTALL PICKUP SIGNAGE (REFERENCE SITE DETAILS SHEET C1.8).
15. INSTALL 30"X30" STOP SIGN (REFERENCE SITE DETAILS SHEET C1.6).
16. INSTALL R1-5B "STOP HERE FOR PEDESTRIANS" SIGN (REFERENCE SITE DETAILS SHEET C1.6).
17. INSTALL PICKUP DIRECTIONAL SIGNAGE RIGHT (REFERENCE SITE DETAILS SHEET C1.8).
18. INSTALL CROSSWALK STRIPING W/ LONGITUDINAL STRIPES (REFERENCE SITE DETAILS SHEET C1.6).
19. INSTALL PICKUP CROSSWALK STRIPING (REFERENCE SITE DETAILS SHEET C1.6).
20. INSTALL 4" 45° YELLOW STRIPING (REFERENCE SITE DETAILS SHEET C1.6).
21. INSTALL 4" YELLOW PARKING STRIPING (REFERENCE SITE DETAILS SHEET C1.6).
22. INSTALL ADA STRIPING AND PAVEMENT MARKING (REFERENCE SITE DETAILS SHEET C1.6).
23. INSTALL PICKUP PAVEMENT STRIPING, NOTE THE NUMBERING IS FOR REFERENCE AND NOT TO BE PAINTED (REFERENCE SITE DETAILS SHEET C1.8).
24. INSTALL OPEN ARROW PAVEMENT MARKINGS (REFERENCE SITE DETAILS SHEET C1.6).
25. INSTALL "STOP TEXT" AND PAVEMENT MARKINGS (REFERENCE SITE DETAILS SHEET C1.6).
26. INSTALL 4" – 20' LONG DOUBLE YELLOW STRIPING.
27. INSTALL 4" – 20' ACC YELLOW STRIPING.
28. PROPOSED 2' NON-VEGETATED OVERHANG STRIP.
29. INSTALL "TRAFFIC FROM LEFT DOES NOT STOP" SIGN (REFERENCE SITE DETAILS SHEET C1.7).
30. INSTALL "CROSS TRAFFIC DOES NOT STOP" SIGN (REFERENCE SITE DETAILS SHEET C1.7).
31. PROPOSED 3' CONCRETE VEGETATION FREE ZONE (REFERENCE SITE DETAILS SHEET C1.9).

NOTES

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

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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

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Walmart
WEST HAVEN, UT
4227 SOUTH MIDLAND DRIVE
STORE NUMBER: 04349-3
SUPERCENTER
JOB NUMBER: WMT004349.00
PROTO: 171

ISSUE BLOCK

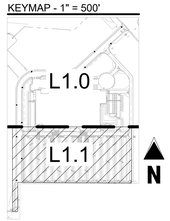
CHECKED BY:	BDA
DRAWN BY:	JR
PROTO CYCLE:	171
DOCUMENT DATE:	10/21/2024

PROFESSIONAL ENGINEER
No. 374824-2202
BRANDON D. ALLEY
STATE OF UTAH
04/11/2025

PICKUP AND ACC SITE PLAN

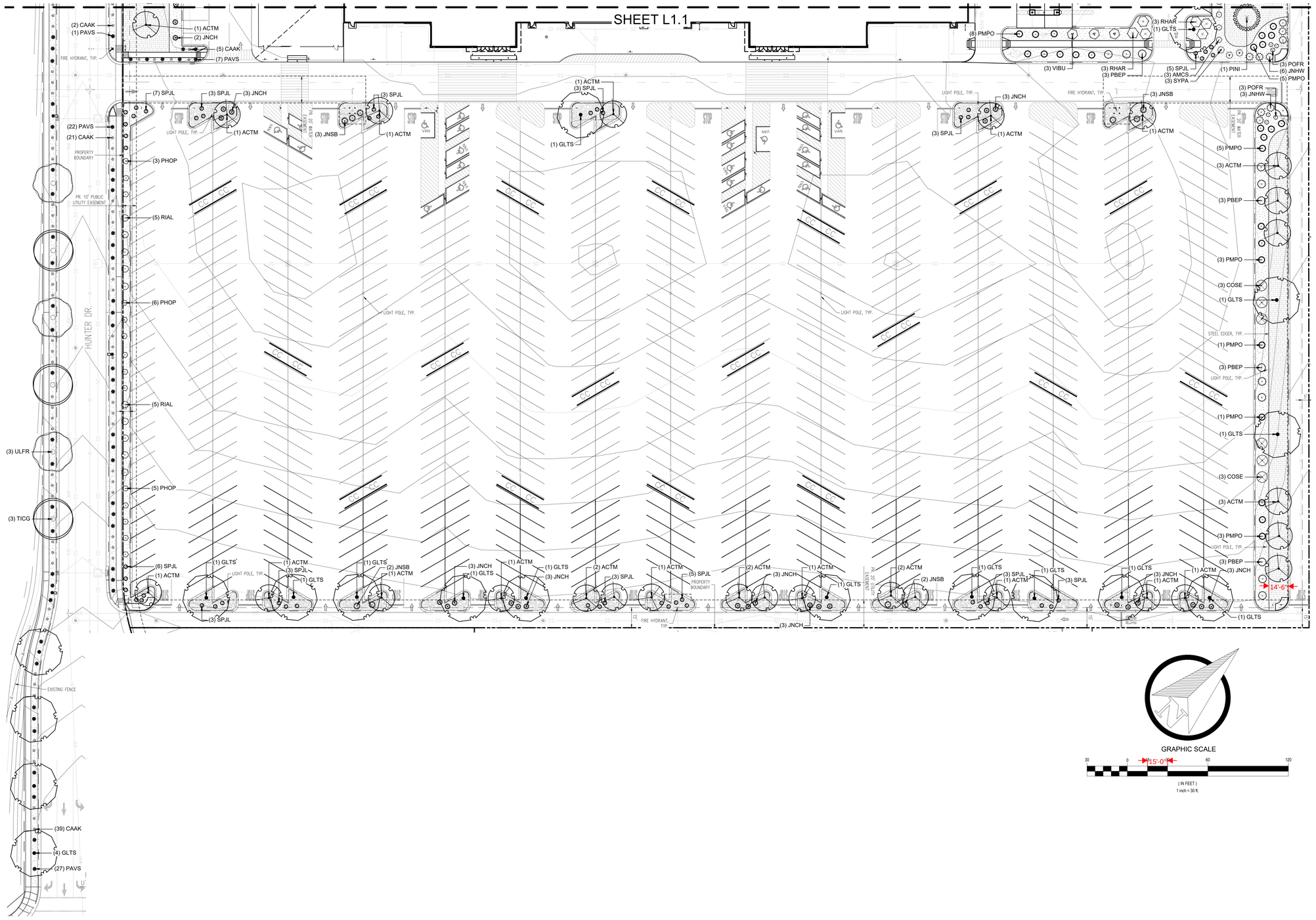
SHEET:
C1.4

KEYMAP - 1" = 500'



SHEET L1.0

SHEET L1.1



GRAPHIC SCALE

30 0 15'-0" 60 120

(IN FEET)
1 inch = 30 ft.

PLANT LEGEND

SYMBOL	COMMON NAME
DECIDUOUS TREES	
	FRONTIER ELM
	GREENSPIRE LITTLELEAF LINDEN
	KENTUCKY COFFEETREE
	SHADEMASTER HONEY LOCUST
EVERGREEN TREES	
	AUSTRIAN PINE
	PONDEROSA PINE
ORNAMENTAL TREES	
	HOT WINGS TATARIAN MAPLE
DECIDUOUS SHRUBS	
	ALPINE CURRANT
	BAYLEY'S RED TWIG DOGWOOD
	BURKWOOD VIBURNUM
	GRO-LOW FRAGRANT SUMAC
	LEADPLANT
	LITTLE DEVIL DWARF NINEBARK
	LITTLE PRINCESS JAPANESE SPIREA
	MISS KIM KOREAN LILAC
	PAWNEE BUTTES SAND CHERRY
	PINK BEAUTY BUSH CINQUEFOIL
	PURPLE LEAF SAND CHERRY
EVERGREEN SHRUBS	
	ARMSTRONG JUNIPER
	BLUE RUG JUNIPER
	BROADMOOR JUNIPER
	DWARF MUGO PINE
ORNAMENTAL GRASSES	
	KARL FOERSTER FEATHER REED GRASS
	SHENANDOAH SWITCH GRASS
MULCH	
	1" MINI RIVER ROCK MULCH
	2"-3" CASPER BROWN ROCK COBBLE
SOD/SEED	
	LOW MIANTENANCE SEED MIX

LANDSCAPE MATERIALS LEGEND

SYMBOL	DESCRIPTION
	STEEL EDGER; REF. DETAIL 4 / SHEET L2.0

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.

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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE
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 'BAILEYI'	#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 MIANTENANCE SEED MIX

LANDSCAPE MATERIALS LEGEND

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

PLANTING NOTES

GENERAL

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
2. 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.
3. 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.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
5. 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).
6. 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.
7. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
8. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
11. 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.
12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION

13. 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.
14. 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.
15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
16. 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 16-20-0 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

17. 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.
18. 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.
19. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T-STAKES' SHALL BE USED FOR TREES.
20. 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 GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
21. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
22. 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.
23. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
24. 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 AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.
25. 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.
26. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
27. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.; MULCH, EDGER, LANDSCAPE FABRIC, ETC.

MULCHING

28. 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 PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL A MIN OF 3' DIA.
29. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
30. 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.
31. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
32. 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.
33. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-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 GUARANTEE AND MAINTENANCE

1. 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.
2. 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.
3. 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

1. 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.
2. 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.
3. 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

1. ALL SEED MIXES AVAILABLE THROUGH:
   NATURE'S SEED
   (801)701-9446
   naturesseed.com
2. 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.
3. ALL SEED APPLICATIONS SHALL BE DRILL SEEDED, WITH HYDROSLURRY APPLIED OVER THE SEED BED AFTER SEEDING. THE SLURRY MIX SHALL CONTAIN THE FOLLOWING:

	LBS /1,000 SF
WOOD FIBER MULCH	46
15-15-15 ORGANIC FERTILIZER	9
ORGANIC BINDER	4

4. SEEDED AREAS TO BE MOWED ONCE PER YEAR IN LATE FALL.

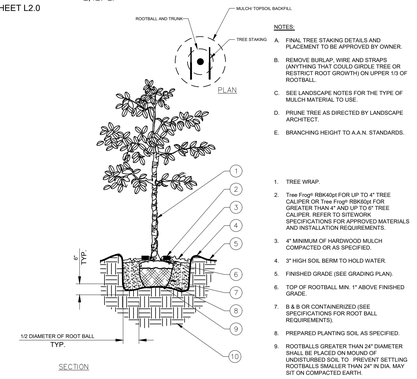
SEED ESTABLISHMENT NOTES

1. 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 SEEDED SHALL BE COMPLETED PRIOR TO SEEDING.
2. 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 SEEDED AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING.
3. 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 SPARSELY GERMINATED AREAS AND/OR INSTALLATION OF SOD IN ALL SEEDED AREAS.

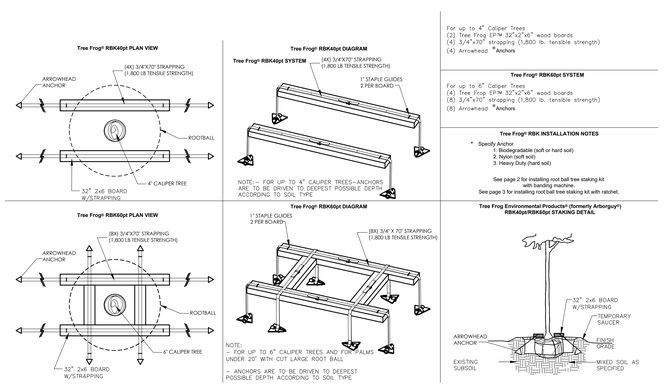
LANDSCAPE REQUIREMENTS

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

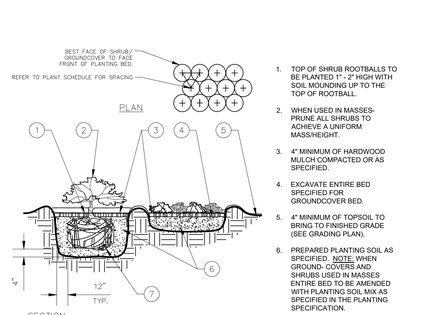


1 TREE PLANTING DETAIL (14' OR GREATER)
SCALE: NOT TO SCALE



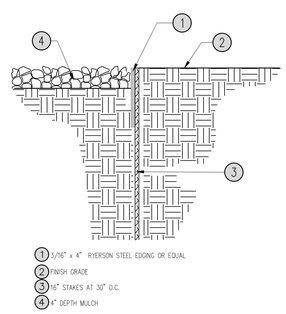
Tree Frog Environmental Products www.treefrogep.com 352-735-7411

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



1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. WHEN USED IN MASSES- PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 4" MINIMUM OF HARDWOOD MULCH COMPACTED OR AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. 4" MINIMUM OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED IN THE PLANTING SPECIFICATION.
7. SCARIFY ROOTBALL SIDES AND BOTTOM.

3 SHRUB/GROUNDCOVER PLANTING
SCALE: NOT TO SCALE



4 STEEL EDGE
N.T.S.

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

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AS NEXT TAKEN, UT ON 10/27/2024, AND IT IS NOT SUITABLE FOR USE ON ANOTHER SITE OR AT A LATER TIME OR FOR OTHER PURPOSES. ANY REUSE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON OTHER PROJECTS OR EXTENSIONS OF THIS PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF, AND APPROPRIATE COMPENSATION TO, GALLOWAY, LLP, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO GALLOWAY, LLP. ANY SUCH USE OR REUSE WITHOUT SUCH WRITTEN CONSENT SHALL BE UNLAWFUL AND ANY PERSON OR ENTITY MAKING SUCH USE OR REUSE SHALL HOLD GALLOWAY, LLP HARMLESS FROM ANY AND ALL DAMAGES RESULTING THEREFROM.

State Of Utah
JONATHAN ALBERT ROMERO
No. 13043625-5301
Licensed Landscape Architect

Walmart
WEST HAVEN, UT
427 SOUTH MIDLAND DRIVE
STORE NUMBER: 04349-3
JOB NUMBER: WAT004349.00 PROTO: 171
SUPERCENTER

ISSUE BLOCK

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

LANDSCAPE NOTES & DETAILS

SHEET: L2.0

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
BETONVILLE, 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

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

PUBLIC WORKS DEPARTMENT
WEST HAVEN CITY
WEST HAVEN, UT 84401
TEL: (801) 731-4519
ATTN: SCOTT VESTRA
EMAIL: Scott@westhavencity.com

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

FIRE DEPARTMENT
WEBER FIRE DISTRICT
2023 W. 1300 N.
FARR WEST, UT 84404
TEL: (801) 782-3580
ATTN: DAVID REED
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CULINARY WATER
HOOPER WATER
5555 W. 5500 S.
HOOPER, UT 84315
TEL: (801) 985-1991
ATTN: COLE ALLEN
EMAIL: Colea@Hooperwater.net

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

ELECTRIC
ROCKY MOUNTAIN POWER
TEL: (800) 469-3981

GAS
DOMINION ENERGY
P.O. BOX 45360
SALT LAKE CITY, UT 84145-0360
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ATTN: CODY RANDALL
EMAIL: Cody.randall@dominionenergy.com

CABLE
COMCAST
TEL: (435) 224-2356
ATTN: JEFF HOUSTON
EMAIL: Jeff.Houston@telecon.ca

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

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

VICINITY MAP
1" = 300'

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
FC1-0	FUEL CENTER SITE PLAN
FC2-0	FUEL CENTER GRADING PLAN
FC3-0	FUEL CENTER UTILITY PLAN
R1-0	HUNTER DRIVE IMPROVEMENT PLAN
L0.0	OVERALL LANDSCAPE PLAN
L1.0	LANDSCAPE PLAN NW
L1.1	LANDSCAPE PLAN NE
L1.2	LANDSCAPE PLAN SW
L1.3	LANDSCAPE PLAN SE
L2.0	LANDSCAPE NOTES AND DETAILS
BD-1	SITE SIGNAGE
BD-2	FLOOR PLAN
BD-3	ELEVATIONS
BD-4	FUEL FLOOR PLAN
BD-5	FUEL ELEVATIONS

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.

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

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 00°24'01" WEST ALONG THE QUARTER SECTION LINE FROM THE NORTH QUARTER CORNER OF SAID SECTION 10; RUNNING THENCE SOUTH 88°28'22" EAST ALONG SAID SOUTH RIGHT OF WAY LINE 434.94 FEET; THENCE SOUTH 0°34'56" WEST, 296.10 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°32'52" EAST, 393.72 FEET; THENCE SOUTH 89°25'03" EAST, 310.10 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 13°58'44" AN ARC DISTANCE OF 18.55 FEET (CHORD BEARS NORTH 83°24'20" EAST, 18.51 FEET); THENCE NORTH 76°52'52" EAST, 108.77 FEET; THENCE NORTH 0°39'34" EAST, 7.72 FEET; THENCE SOUTH 89°25'20" EAST, 98.67 FEET; THENCE SOUTH 0°34'56" WEST, 59.09 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°35'55" 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 4°23'36" AN ARC DISTANCE OF 762.57 FEET (CHORD BEARS SOUTH 40°47'42" 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°41'56" 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°22'34" AN ARC DISTANCE OF 71.82 FEET (CHORD BEARS SOUTH 44°30'08"WEST, 71.82 FEET), (7) SOUTH 44°41'06" WEST, 154.69 FEET, (8) SOUTH 44°46'51" WEST, 199.28 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 29°08'49" WEST, 61.99 FEET, (13) SOUTH 43°43'26" WEST, 300.24 FEET TO THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 10; THENCE NORTH 89°33'41" 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, 1,418.56 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°46'56" AN ARC DISTANCE OF 250.19 FEET (CHORD BEARS NORTH 24°31'28" EAST, 243.00 FEET); THENCE NORTH 0°47'29" EAST, 203.19 FEET TO THE SOUTH RIGHT OF WAY OF 4000 TO THE BEGINNING OF A 9359.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°01'10" AN ARC DISTANCE OF 169.23 FEET (CHORD BEARS SOUTH 89°13'52" EAST, 169.23 FEET); THENCE SOUTH 88°55'38" EAST, 120.82 FEET; THENCE SOUTH 88°28'22" EAST, 139.33 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

ELEVATION = 4281.29' (NGVD 29)

VERTICAL DATUM
VERTICAL DATUM NGVD 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.

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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AS-IS, WEST HAVEN, UT AND IS NOT TRANSFERABLE TO ANY OTHER SITE OR AT A LATER TIME OR DATE. ANY USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER SITE OR AT A LATER TIME OR DATE OR BY A PERSON OTHER THAN THE PREPARER OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS SHALL BE AT THE USER'S SOLE RISK. DRAWINGS FOR REUSE ON ANOTHER PROJECT MUST BE REVIEWED AND MAY BE CONTRACTED TO THE LAR.

Walmart
WEST HAVEN, UT
4227 SOUTH MIDLAND DRIVE
STORE NUMBER: 4349-3
JOB NUMBER: WAT0043A0.00
PROTO: 171
SUPERCENTER

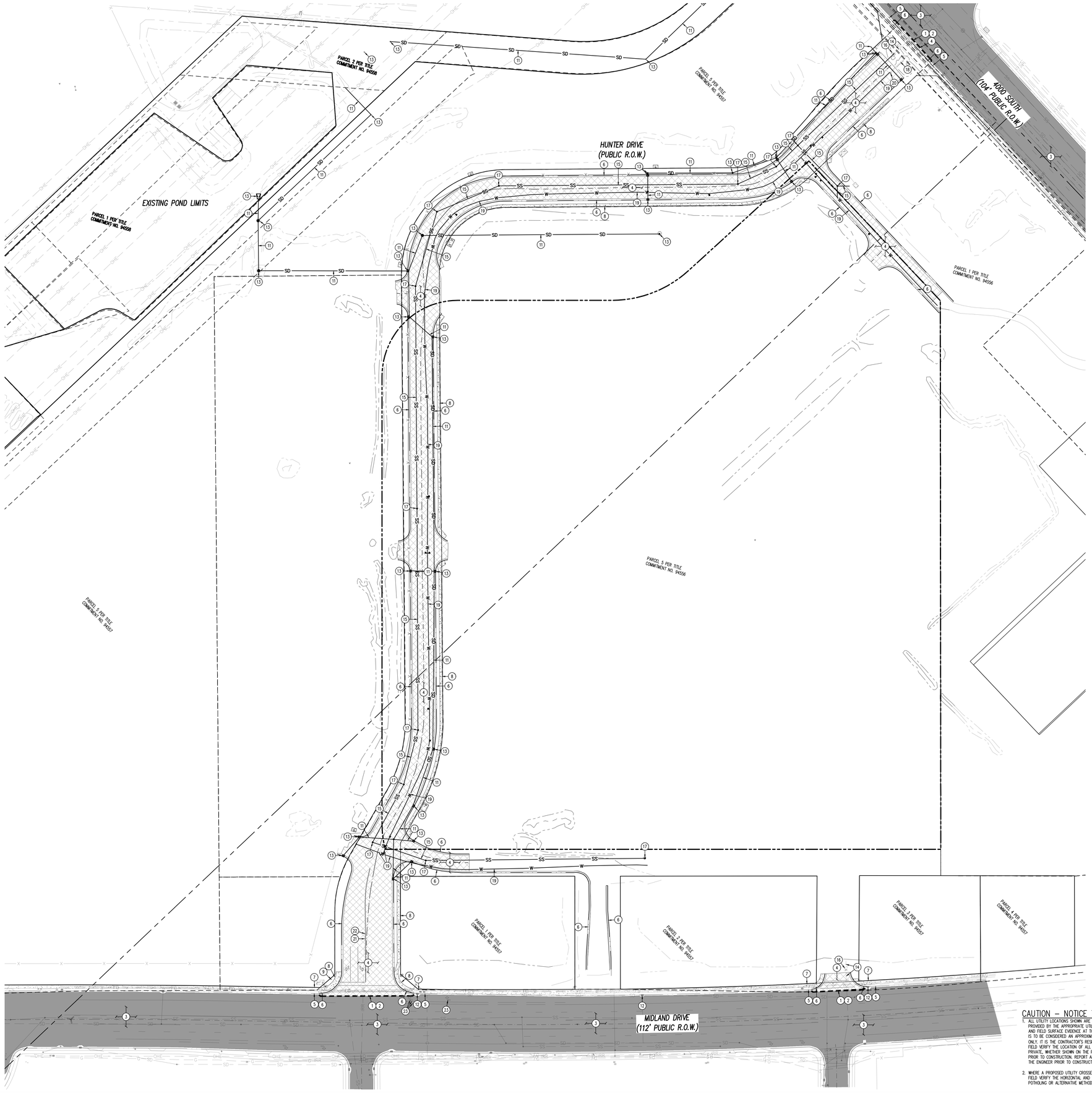
ISSUE BLOCK

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

NOT FOR CONSTRUCTION

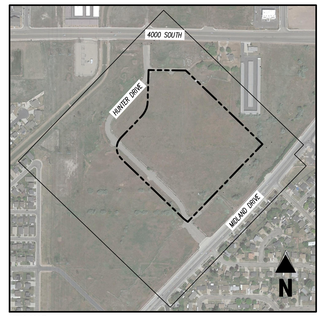
COVER SHEET

SHEET: C0-0



DEMOLITION SCHEDULE

1. EXTENTS OF SAWCUT.
2. SAWCUT 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 STORM SEWER LINE TO BE PROTECTED IN PLACE. LOCATION OF STORM SEWER LINE BASED ON SURVEY DATA AND RECORD DRAWINGS. CONTRACTOR TO FIELD VERIFY.
11. EXISTING STORM SEWER LINE TO BE REMOVED. LOCATION OF STORM SEWER LINE BASED ON SURVEY DATA AND RECORD DRAWINGS. CONTRACTOR TO FIELD VERIFY.
12. EXISTING STORM STRUCTURE TO BE PROTECTED IN PLACE. LOCATION OF INLET BASED ON SURVEY DATA AND RECORD DRAWINGS. CONTRACTOR TO FIELD VERIFY INVERTS.
13. EXISTING STORM STRUCTURE TO BE REMOVED. LOCATION OF INLET BASED ON SURVEY DATA AND RECORD DRAWINGS. CONTRACTOR TO FIELD VERIFY INVERTS.
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. LOCATION OF IRRIGATION VALVE IS BASED ON SURVEY DATA AND RECORD DRAWINGS. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH.
23. EXISTING PAVEMENT MARKINGS TO BE REMOVED.



KEY MAP
APPX. 1" = 500'

LEGEND

- PROPERTY BOUNDARY
- EXISTING BUILDING TO REMAIN
- EXISTING CURB & GUTTER TO REMAIN
- EXISTING CURB AND GUTTER 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

DEMOLITION NOTES

1. ALL DEMOLITION TO BE IN ACCORDANCE WITH STATE, LOCAL, AND FEDERAL REQUIREMENTS.
2. CONTRACTOR TO VERIFY ALL UTILITY MAIN AND LATERAL LOCATIONS AND EXISTING SITE CONDITIONS PRIOR TO PROCEEDING. ANY SITE CONDITIONS THAT ARE NOT AS SHOWN MUST BE REPORTED TO WALMART'S REPRESENTATIVE PRIOR TO BID.
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 MATERIAL AND DEBRIS TO AREA OBTAINED BY CONTRACTOR. DO NOT STORE OR BURN MATERIALS ON SITE. CONTRACTOR TO 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 LANDFILL OR OTHER APPROVED 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 MAPS PROVIDED BY UTILITY COMPANY AND ARE 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 SITEWORK 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 REMOVED FROM 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.

ATTENTION TO CONTRACTOR

CONTRACTOR SHALL INSPECT SITE PRIOR TO BID AND BE RESPONSIBLE FOR REMOVAL, IN THEIR ENTIRETY, OF ALL PAVING, APPURTENANCES, UTILITIES, ETC. WITHIN THE CONSTRUCTION LIMITS, UNLESS SPECIFICALLY SCHEDULED TO REMAIN. THE CONSTRUCTION LIMIT BOUNDARY IS THE LIMITS OF DISTURBANCE AS SHOWN ON SHEET C4.0 AND C4.1. ANY BUILDING, UTILITY OR APPURTENANCE OUTSIDE OF 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.

CAUTION – NOTICE TO CONTRACTOR

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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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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JOB NUMBER: WAT0043A0.00
PROTO: 171
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DRAWN BY:	JR
PROTO CYCLE:	171
DOCUMENT DATE:	02/05/2024

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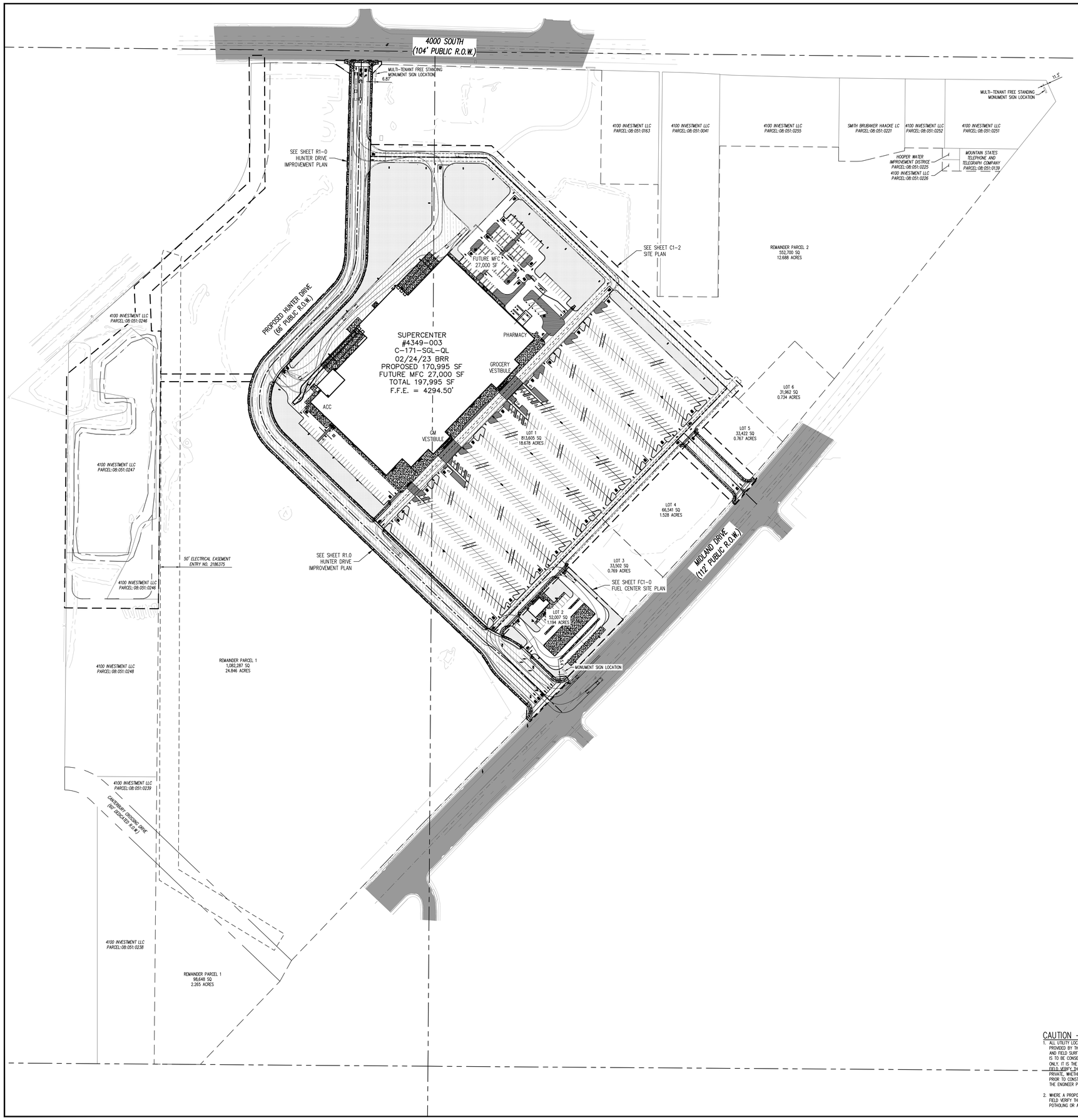
DEMOLITION PLAN

SHEET:
C1-0



SITE DATA

LOT 1 PROPOSED RETAIL PARCEL	18.68± ACRES
LOT 2 FUEL CENTER PARCEL	1.19± ACRES
LOT 3	0.77± ACRES
LOT 4	1.52± ACRES
LOT 5	0.77± ACRES
LOT 6	0.73± ACRES
REMAINDER PARCEL 1 SELLER RETAINED LAND	24.85± ACRES
REMAINDER PARCEL 1 SELLER RETAINED LAND	2.26± ACRES
REMAINDER PARCEL 2 SELLER RETAINED LAND	12.69± ACRES
HUNTER DRIVE DEDICATION	3.03± ACRES
CANTERBURY CROSSING DRIVE DEDICATION	0.64± ACRES
UDOT PARCEL	0.01± ACRES
UDOT PARCEL	0.01± ACRES
TOTAL SITE AREA	74.09± ACRES
LANDSCAPE AREA (RETAIL PARCEL)	15.8% – 128,815 S.F.
LANDSCAPE AREA REQUIRED (RETAIL PARCEL)	5.0% – 40,680 S.F.
LANDSCAPE AREA (FUEL PARCEL)	21.3% – 11,094 S.F.
LANDSCAPE AREA REQUIRED (FUEL PARCEL)	5.0% – 2,600 S.F.

SETBACK DATA

BUILDING	
FRONT YARD	15'
SIDE YARD (FACING STREET)	15'
SIDE YARD	0'
REAR YARD	0'

RETAIL PARKING DATA

PROPOSED RETAIL BUILDING AREA	170,955± S.F.
FUTURE MFC BUILDING AREA	27,000± S.F.
TOTAL BUILDING AREA	197,955± S.F.
STANDARD PARKING SPACES	903 SPACES
ACCESSIBLE PARKING SPACES	25 SPACES
PICKUP PARKING SPACES	45 SPACES
PHARMACY PARKING SPACES	5 SPACES
CART CORRALS	38 SPACES
TOTAL PARKING	978 SPACES
RATIO	4.94/1,000 S.F.
CITY REQUIRED PARKING RATIO	4.00/1,000 S.F.

NOTE: CART CORRALS NOT INCLUDED IN PARKING STALL COUNT.

FUEL PARKING DATA

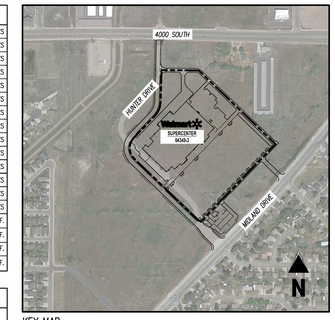
FUELING STATION KIOSK AREA	1,440± S.F.
STANDARD PARKING SPACES	9 SPACES
ACCESSIBLE PARKING SPACES	1 SPACES
TOTAL PARKING	10 SPACES
RATIO	6.90/1,000 S.F.
CITY REQUIRED PARKING RATIO	5.00/1,000 S.F.

OVERALL PARKING DATA

PROPOSED RETAIL BUILDING AREA	170,955± S.F.
FUTURE MFC BUILDING AREA	27,000± S.F.
FUELING STATION KIOSK AREA	1,440± S.F.
TOTAL BUILDING AREA	199,395± S.F.
STANDARD PARKING SPACES	912 SPACES
ACCESSIBLE PARKING SPACES	26 SPACES
PICKUP PARKING SPACES	45 SPACES
PHARMACY PARKING SPACES	5 SPACES
CART CORRALS	36 SPACES
TOTAL PARKING	988 SPACES
RATIO	4.95/1,000 S.F.
CITY REQUIRED PARKING RATIO	4.00/1,000 S.F.

NOTE: CART CORRALS NOT INCLUDED IN PARKING STALL COUNT.

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



KEY MAP
APPX. 1" = 500'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- FUTURE BUILDING
- 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 PAVEMENT MARKING
- PROPOSED CART CORRAL
- PROPOSED SHOPPING CENTER SIGNAGE

NOTES

1. TYPICAL PARKING STALL SHALL BE 10'-0" WIDE x 19'-0" DEPTH.
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 VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
5. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
6. ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
8. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE DEMOLISHED AND REMOVED, UNLESS OTHERWISE INDICATED ON THE PLANS. AL COSTS SHALL BE INCLUDED IN BASE BID.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN THE BASE BID.
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 13TH AVE DEDICATION) IS 24.94± ACRES.
12. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SITE WORK SPECIFICATIONS.
13. SITE SIGNAGE TO BE CONSTRUCTED BY SIGNAGE CONTRACTOR.
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/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES, AND BOLLARDS).

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100 0 50 100 200 400
(IN FEET)
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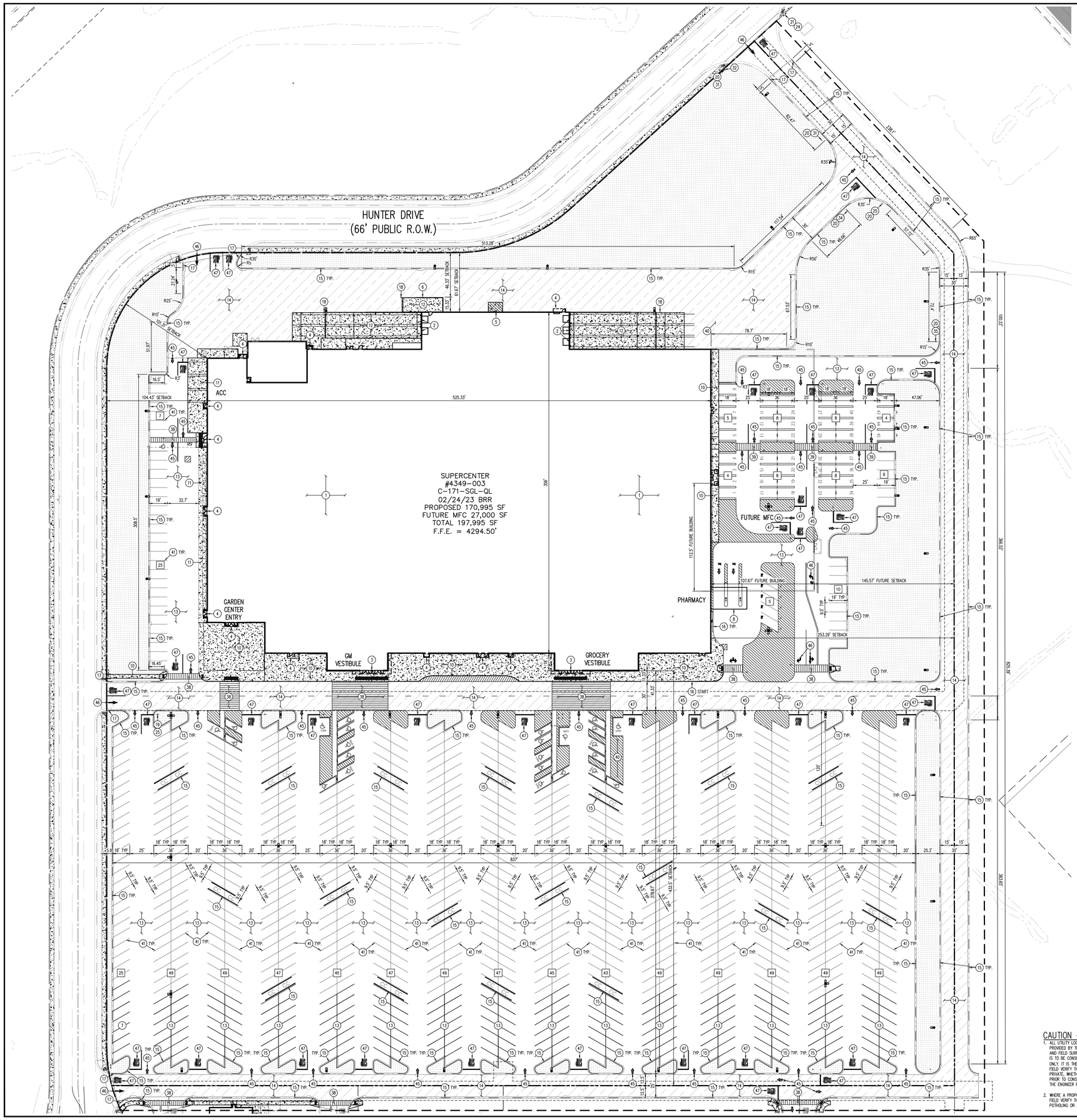
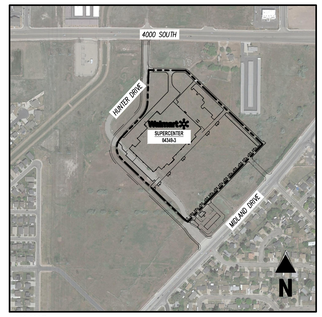
OVERALL SITE PLAN

SHEET: C1-1



SITE SCHEDULE

1. PROPOSED BUILDING (REFERENCE ARCH. PLANS).
2. PROPOSED TRUCK DOCK (REFERENCE ARCH. PLANS).
3. PROPOSED STOREFRONT ENTRANCE. (REFERENCE ARCH. PLANS).
4. PROPOSED EXIT PORCH. (REFERENCE ARCH. PLANS).
5. PROPOSED JB CRANE AREA. 10'X15' PAINTED AREA UNDER JB CRANE. PAINT SOLID TRAFFIC YELLOW STRIPES AT 2'-0" O.C. AT 45 DEGREES. (REFERENCE ARCH. PLANS FOR EXACT LOCATION OF JB CRANE).
6. PROPOSED 9'X14' CMU TRASH ENCLOSURE (REFERENCE ARCH. PLANS).
7. PROPOSED BALE AND PALLET RECYCLE/STORAGE AREA AND ORGANICS AREA WITH 10' SCREEN WALLS. (REFERENCE ARCH PLANS).
8. PROPOSED PHARMACY DRIVE THRU. (REFERENCE ARCH. PLANS).
9. PROPOSED ADA CURB RAMP (REFERENCE SITE DETAILS).
10. PROPOSED ARCHITECTURAL CONCRETE SIDEWALK (REFERENCE SITE DETAILS).
11. PROPOSED STANDARD DUTY CONCRETE (REFERENCE SITE DETAILS).
12. PROPOSED HEAVY DUTY CONCRETE (REFERENCE SITE DETAILS).
13. PROPOSED STANDARD DUTY ASPHALT (REFERENCE SITE DETAILS).
14. PROPOSED HEAVY DUTY ASPHALT (REFERENCE SITE DETAILS).
15. PROPOSED 18" CURB AND GUTTER (REFERENCE SITE DETAILS).
16. PROPOSED 6" CURB WALL (REFERENCE SITE DETAILS).
17. PROPOSED TRANSITION FROM 18" CURB AND GUTTER TO 24" CURB AND GUTTER.
18. INSTALL BOLLARD (REFERENCE SITE DETAILS).
19. INSTALL SIGN POST WITH BOLLARD (REFERENCE SITE DETAILS).
20. INSTALL BREAKAWAY SIGN POST (REFERENCE SITE DETAILS).
21. INSTALL 2 POST SIGN MOUNT (REFERENCE SITE DETAILS).
22. INSTALL ADA SIGNAGE (REFERENCE SITE DETAILS).
23. INSTALL PICKUP SIGNAGE (REFERENCE SITE DETAILS).
24. INSTALL 36"X36" STOP SIGN (REFERENCE SITE DETAILS).
25. INSTALL 30"X30" STOP SIGN (REFERENCE SITE DETAILS).
26. INSTALL R1-5B "STOP HERE FOR PEDESTRIANS" SIGN (REFERENCE SITE DETAILS).
27. INSTALL PHARMACY PICKUP SIGNAGE (REFERENCE SITE DETAILS).
28. INSTALL "DO NOT ENTER" SIGN (REFERENCE SITE DETAILS).
29. INSTALL TRUCK TRAFFIC PROHIBITED SIGN WITH RIGHT ARROW (REFERENCE SITE DETAILS).
30. INSTALL TRUCK TRAFFIC PROHIBITED SIGN WITH LEFT ARROW (REFERENCE SITE DETAILS).
31. INSTALL TRUCK ENTRY SIGN WITH RIGHT ARROW (REFERENCE SITE DETAILS).
32. INSTALL TRUCK ENTRY SIGN WITH LEFT ARROW (REFERENCE SITE DETAILS).
33. INSTALL TRUCK EXIT SIGN WITH RIGHT ARROW (REFERENCE SITE DETAILS).
34. INSTALL TRUCK EXIT SIGN WITH LEFT ARROW (REFERENCE SITE DETAILS).
35. INSTALL PICKUP DIRECTIONAL SIGNAGE RIGHT (REFERENCE SITE DETAILS).
36. INSTALL PICKUP DIRECTIONAL SIGNAGE AHEAD (REFERENCE SITE DETAILS).
37. INSTALL PICKUP DIRECTIONAL SIGNAGE LEFT (REFERENCE SITE DETAILS).
38. INSTALL PEDESTRIAN CROSSWALK STRIPING (REFERENCE SITE DETAILS).
39. INSTALL ASSOCIATE CROSSWALK STRIPING (REFERENCE SITE DETAILS).
40. INSTALL 4" 45° YELLOW STRIPING (REFERENCE SITE DETAILS).
41. INSTALL 4" YELLOW PARKING STRIPING (REFERENCE SITE DETAILS).
42. INSTALL ADA STRIPING AND PAVEMENT MARKING (REFERENCE SITE DETAILS).
43. INSTALL 4" WHITE PARKING STRIPING (REFERENCE SITE DETAILS).
44. INSTALL PICKUP PAVEMENT STRIPING AND MARKER (REFERENCE SITE DETAILS).
45. INSTALL OPEN ARROW PAVEMENT MARKINGS (REFERENCE SITE DETAILS).
46. INSTALL CLOSED ARROW PAVEMENT MARKINGS (REFERENCE SITE DETAILS).
47. INSTALL "STOP TEXT" AND PAVEMENT MARKINGS (REFERENCE SITE DETAILS).
48. INSTALL 4" - 20' LONG DOUBLE YELLOW STRIPING (REFERENCE SITE DETAILS).
49. INSTALL CART CORRAL PER MANUFACTURERS INSTRUCTIONS.



KEY MAP
APPX. 1" = 500'

LEGEND

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- EXISTING CURB & GUTTER
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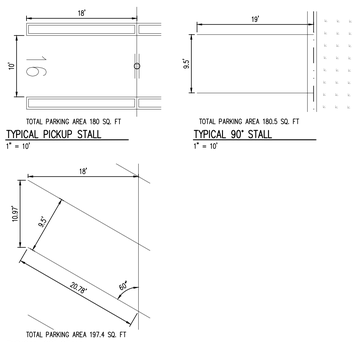
- EXISTING CONCRETE PAVING/SIDEWALK
- PROPOSED CONCRETE PAVING/SIDEWALK
- PROPOSED LANDSCAPING
- PROPOSED LIGHT POLE
- PROPOSED SITE SIGN
- PROPOSED ADA PAVEMENT MARKING
- PROPOSED SHOPPING CENTER SIGNAGE
- PROPOSED CART CORRAL
- PARKING COUNT (CUSTOMER)
- PARKING COUNT (ASSOCIATE)



TOTAL PARKING AREA 180 SQ. FT
TYPICAL PICKUP STALL
1" = 10'

TOTAL PARKING AREA 180.5 SQ. FT
TYPICAL 90° STALL
1" = 10'

TOTAL PARKING AREA 197.4 SQ. FT
TYPICAL 60° STALL
1" = 10'

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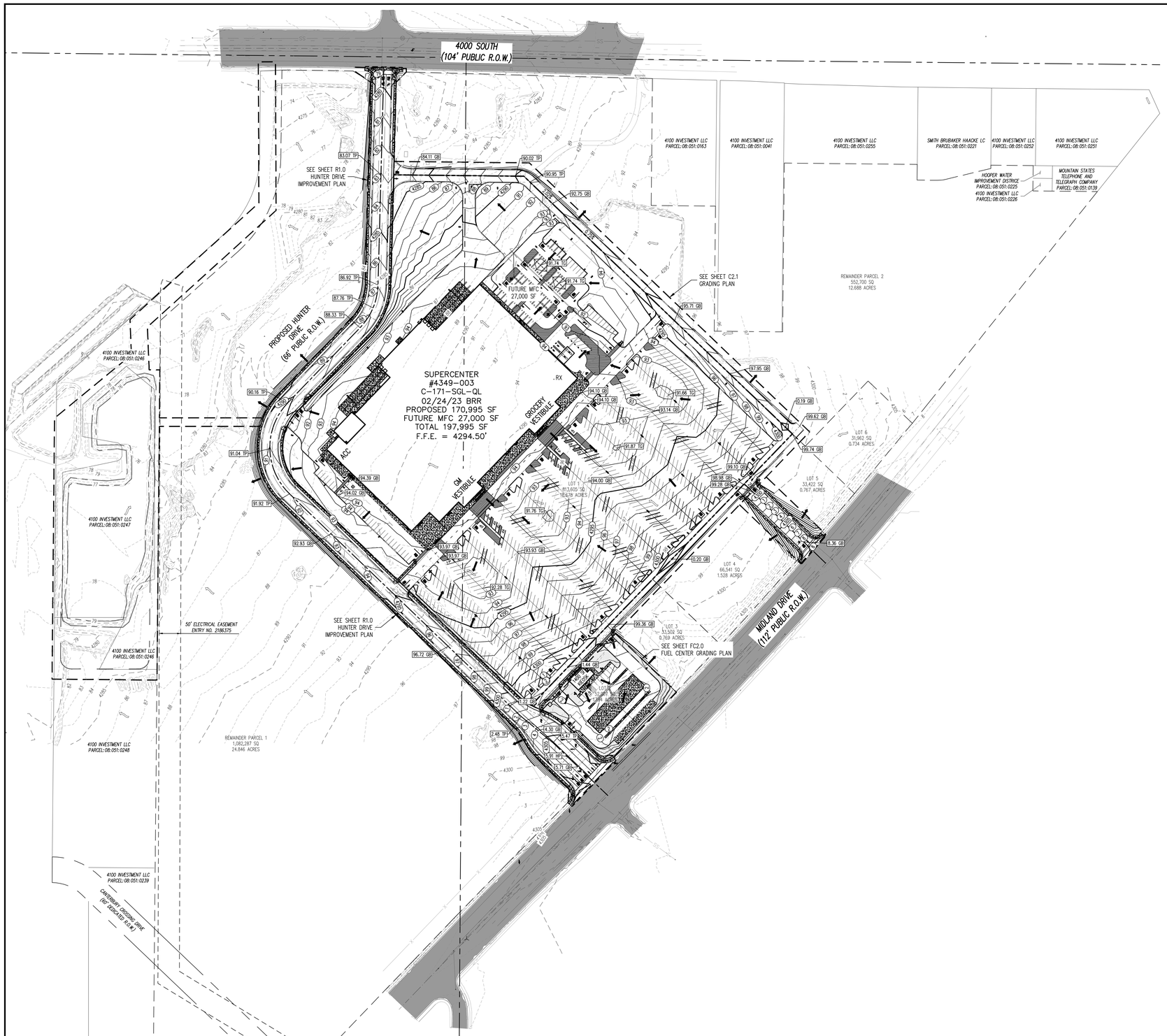
SITE PLAN

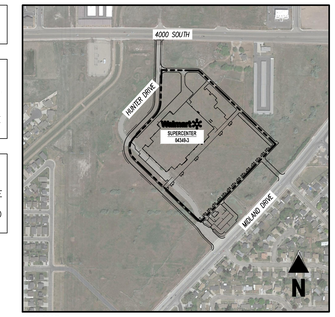
SHEET: C1-2



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.



KEY MAP
APPX. 1" = 500'

GENERAL NOTES

1. 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.
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 SEWER PLAN AND PROFILES AND DETAILS.
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 CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
7. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
8. 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".
9. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
10. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
11. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
12. 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.
13. 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 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.

GRADING NOTES

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.

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
SD	EXISTING STORM SEWER LINE
SD	PROPOSED STORM SEWER LINE
SD	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
XXXX	EXISTING MAJOR CONTOUR
XX	EXISTING MINOR CONTOUR
XXXX	PROPOSED MAJOR CONTOUR
XX	PROPOSED MINOR CONTOUR
XX.XX	PROPOSED SPOT ELEVATION
EG	EXISTING GRADE
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
FF	FINISHED FLOOR
FL	FLOWLINE
GB	GRADE BREAK
ME	MATCH EXISTING
OBE	OUTER BUILDING ELEVATION
TG	TOP OF GRATE
TOC	TOP OF CONCRETE
TP	TOP OF PAVEMENT
	EXISTING SLOPE
	PROPOSED SLOPE

CAUTION – NOTICE TO CONTRACTOR

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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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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Walmart
WEST HAVEN, UT
4227 SOUTH MIDLAND DRIVE
STORE NUMBER: 4349-3
JOB NUMBER: WM7004349.00 PROTO: 171
SUPERCENTER

ISSUE BLOCK

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

NOT FOR CONSTRUCTION

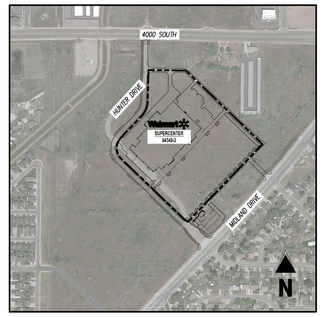
OVERALL GRADING PLAN

SHEET:
C2-0

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.



KEY MAP
APPX. 1" = 500'

GENERAL NOTES

1. 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.
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 SEWER PLAN AND PROFILES AND DETAILS.
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 CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
7. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
8. 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".
9. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
10. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
11. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
12. 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.
13. 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 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.

GRADING NOTES

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.

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 (12"ø AND SMALLER)
- EXISTING STORM SEWER LINE (15"ø AND LARGER)
- PROPOSED STORM SEWER LINE (12"ø AND SMALLER)
- PROPOSED STORM SEWER LINE (15"ø AND LARGER)
- 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
- XXXX — EXISTING MAJOR CONTOUR
- XX — EXISTING MINOR CONTOUR
- XXXX — PROPOSED MAJOR CONTOUR
- XX — PROPOSED MINOR CONTOUR
- XX.XX — PROPOSED SPOT ELEVATION
- EG — EXISTING GRADE
- EOA — EDGE OF ASPHALT
- EOC — EDGE OF CONCRETE
- FF — FINISHED FLOOR
- FL — FLOWLINE
- GB — GRADE BREAK
- ME — MATCH EXISTING
- OBE — OUTER BUILDING ELEVATION
- TG — TOP OF GRATE
- TOC — TOP OF CONCRETE
- TP — TOP OF PAVEMENT
- 2.00% — EXISTING SLOPE
- 2.00% — PROPOSED SLOPE

SUPERCENTER
#4349-003
C-171-SGL-QL
02/24/23 BRR
PROPOSED 170,995 SF
FUTURE MFC 27,000 SF
TOTAL 197,995 SF
F.F.E. = 4294.50'

CAUTION – NOTICE TO CONTRACTOR

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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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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Walmart
WEST HAVEN, UT
4227 SOUTH MIDLAND DRIVE
STORE NUMBER: 4349-3
JOB NUMBER: WM7004349.00
PROTO: 171
SUPERCENTER

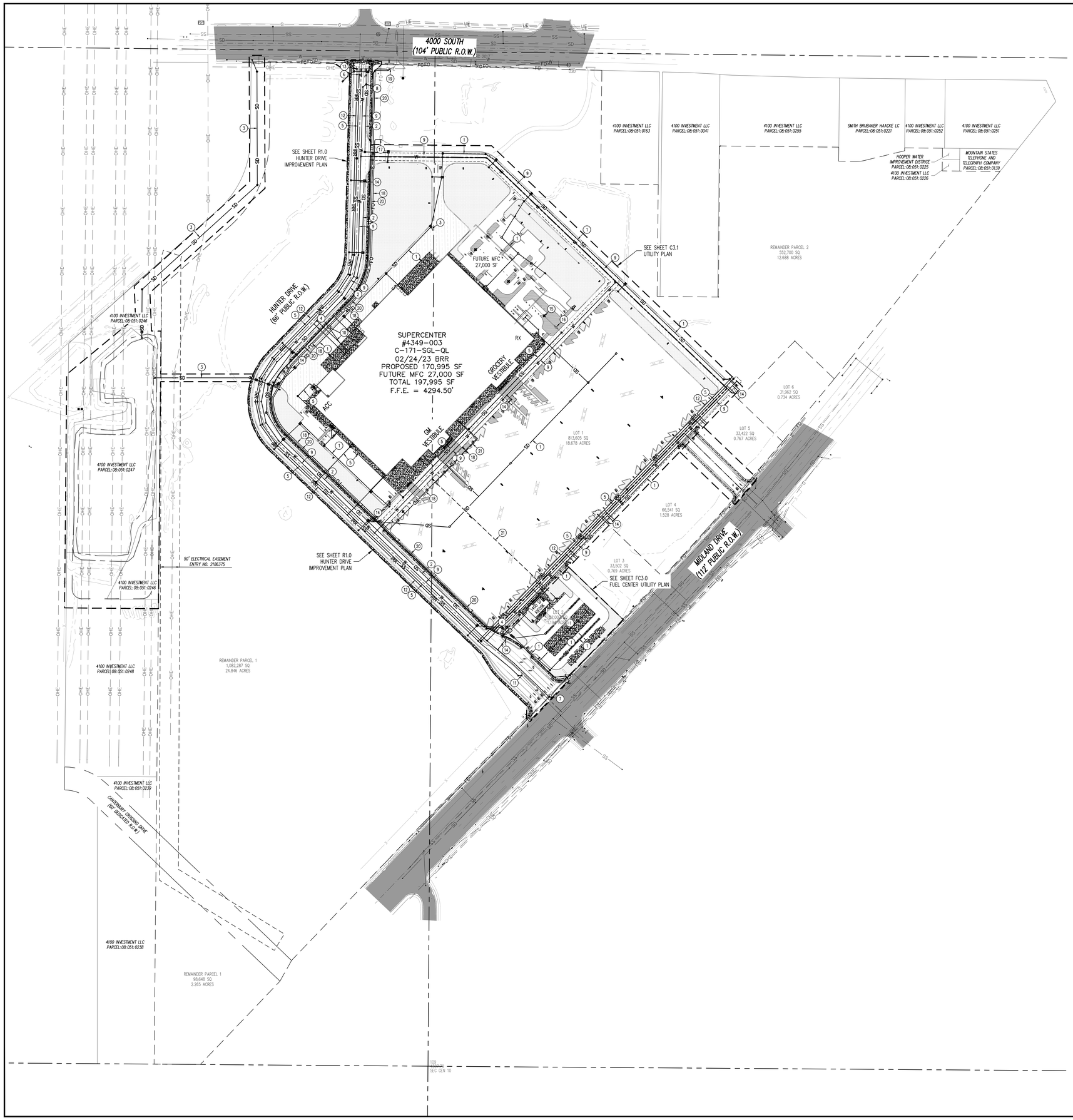
ISSUE BLOCK

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

NOT FOR CONSTRUCTION

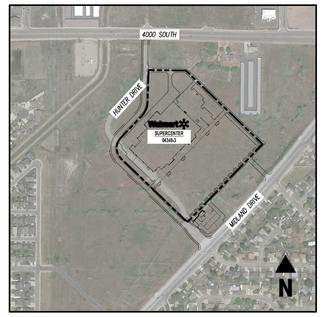
SITE GRADING PLAN

SHEET: C2-1



UTILITY SCHEDULE

1. PROPOSED STORM SEWER (REFERENCE GRADING 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" SDR 35 PVC 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" C-900 OR 18 PVC 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 6" C-900 OR 14 PVC SECONDARY/IRRIGATION WATER LINE CONNECTION TO EXISTING SECONDARY/IRRIGATION WATER LINE PER ROY WATER CONSERVANCY DISTRICT STANDARDS (REFERENCE UTILITY DETAILS).
12. INSTALL 6" C-900 OR 14 PVC 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 6" SDR 35 PVC 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).



KEY MAP
APPX. 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
- 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
- SS — EXISTING SANITARY SEWER
- SS — PROPOSED SANITARY SEWER
- SD — EXISTING STORM SEWER
- SD — PROPOSED STORM SEWER
- W — EXISTING CULINARY WATER
- W — PROPOSED CULINARY WATER
- IRR — EXISTING IRRIGATION/SECONDARY WATER
- IRR — PROPOSED IRRIGATION/SECONDARY WATER
- OHE — EXISTING OVERHEAD ELECTRICAL LINE
- E — 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
- PROPOSED SECONDARY/IRRIGATION WATER STRUCTURE
- PROPOSED ELECTRICAL STRUCTURE

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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WEST HAVEN, UT
4227 SOUTH MIDLAND DRIVE
STORE NUMBER: 4349-3
JOB NUMBER: WM7004349.00 | PROTO: 171
SUPERCENTER

ISSUE BLOCK

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

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OVERALL UTILITY PLAN

SHEET: C3-0

HUNTER DRIVE
(66' PUBLIC R.O.W.)

SUPERCENTER
#4349-003
C-171-SGL-QL
02/24/23 BRR
PROPOSED 170,995 SF
FUTURE MFC 27,000 SF
TOTAL 197,995 SF
F.F.E. = 4294.50'

ACC

GM VESTIBULE

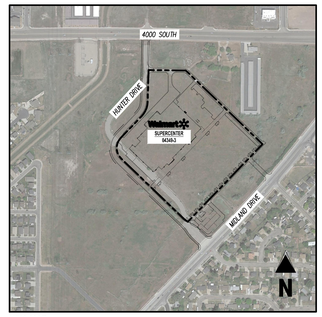
GROCERY VESTIBULE

PHARMACY

20' WATERLINE EASEMENT

UTILITY SCHEDULE

1. PROPOSED STORM SEWER (REFERENCE GRADING PLANS).
2. PROPOSED TRANSFORMER (REFERENCE MEP PLANS).
3. PROPOSED BUILDING SANITARY SEWER CONNECTION. (REFERENCE MEP PLANS).
4. PROPOSED GREASE TRAP (REFERENCE ARCH. AND MEP PLANS).
5. INSTALL 8" SDR 35 PVC SANITARY SEWER LINE @ 1.0% MIN. SLOPE PER WEST HAVEN CITY STANDARDS (REFERENCE UTILITY DETAILS).
6. INSTALL 8" SDR 35 PVC SANITARY SEWER LINE @ 0.4% MIN SLOPE PER WEST HAVEN CITY STANDARDS (REFERENCE UTILITY DETAILS).
7. INSTALL 4' SANITARY SEWER MANHOLE PER WEST HAVEN CITY STANDARDS (REFERENCE UTILITY DETAILS).
8. INSTALL 5' SANITARY SEWER MANHOLE PER WEST HAVEN CITY STANDARDS (REFERENCE UTILITY DETAILS).
9. INSTALL 8" C-900 DR 18 PVC 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" FIRE CONNECTION TO BUILDING FIRE SUPPRESSION SYSTEM (REFERENCE MEP PLANS).
12. INSTALL 3" CULINARY WATER LATERAL CONNECTION TO WATER MAIN PER HOOPER WATER IMPROVEMENT DISTRICT (REFERENCE UTILITY DETAILS).
13. INSTALL 3" CULINARY WATER METER AND HOUSING PER HOOPER WATER IMPROVEMENT DISTRICT (REFERENCE UTILITY DETAILS).
14. INSTALL 3" CULINARY WATER LATERAL BUILDING PER HOOPER WATER IMPROVEMENT DISTRICT (REFERENCE UTILITY DETAILS).
15. INSTALL 3" CULINARY WATER LATERAL CONNECTION TO BUILDING PER HOOPER WATER IMPROVEMENT DISTRICT (REFERENCE UTILITY DETAILS).
16. INSTALL 1" CULINARY WATER LATERAL CONNECTION TO WATER MAIN PER HOOPER WATER IMPROVEMENT DISTRICT (REFERENCE UTILITY DETAILS).
17. INSTALL 1" CULINARY WATER METER AND HOUSING PER HOOPER WATER IMPROVEMENT DISTRICT (REFERENCE UTILITY DETAILS).
18. INSTALL 1" CULINARY WATER LATERAL STUB CAP/PLUG PER HOOPER WATER IMPROVEMENT DISTRICT. INSTALL 2X4 MARKING STAKE 3' ABOVE FINISH GRADE PAINTED BLUE (REFERENCE UTILITY DETAILS).
19. INSTALL CAP/PLUG PER HOOPER WATER IMPROVEMENT DISTRICT INSTALL 2X4 MARKING STAKE 3' ABOVE FINISH GRADE PAINTED BLUE (REFERENCE UTILITY DETAILS).
20. INSTALL 6" C-900 DR 14 PVC SECONDARY/IRRIGATION WATER LINE. PIPE SHALL HAVE 30" MINIMUM COVER (REFERENCE UTILITY DETAILS).
21. INSTALL 2" SECONDARY WATER LATERAL CONNECTION TO SECONDARY MAIN PER ROY WATER CONSERVANCY DISTRICT (REFERENCE UTILITY DETAILS).
22. INSTALL 2" SECONDARY WATER METER AND HOUSING PER ROY WATER CONSERVANCY DISTRICT (REFERENCE UTILITY DETAILS).
23. INSTALL 2" SECONDARY WATER LATERAL TO BUILDING CONNECTION PER ROY WATER CONSERVANCY DISTRICT (REFERENCE UTILITY DETAILS).
24. INSTALL 1" SECONDARY WATER LATERAL CONNECTION TO SECONDARY MAIN PER ROY WATER CONSERVANCY DISTRICT (REFERENCE UTILITY DETAILS).
25. INSTALL 1" SECONDARY WATER METER AND HOUSING PER ROY WATER CONSERVANCY DISTRICT (REFERENCE UTILITY DETAILS).
26. INSTALL 1" SECONDARY WATER LATERAL PLUG/CAP PER ROY WATER CONSERVANCY DISTRICT. INSTALL 2X4 MARKING STAKE 3' ABOVE FINISH GRADE PAINTED PURPLE (REFERENCE UTILITY DETAILS).
27. INSTALL CAP/PLUG PER HOOPER WATER IMPROVEMENT DISTRICT INSTALL 2X4 MARKING STAKE 3' ABOVE FINISH GRADE PAINTED BLUE (REFERENCE UTILITY DETAILS).
28. INSTALL 1" SECONDARY WATER LINE TO REMOTE YARD HYDRANT (REFERENCE UTILITY DETAILS).
29. INSTALL 2" SECONDARY WATER LINE TO LANDSCAPE IRRIGATION FROM BUILDING (REFERENCE UTILITY DETAILS).
30. INSTALL FIRE HYDRANT PER WEST HAVEN CITY STANDARDS (REFERENCE UTILITY DETAILS).
31. INSTALL FIBER OPTIC CONNECTION (COORDINATE WITH LUMEN/CENTURYLINK).
32. PROPOSED FIBER OPTIC LINE (COORDINATE WITH LUMEN/CENTURYLINK).
33. PROPOSED UNDERGROUND POWER LINE (COORDINATE WITH ROCKY MOUNTAIN POWER).
34. INSTALL 3" CONDUIT FOR FIBER, ELECTRIC AND PHONE CABLES TO FUEL CENTER 24" MIN. COVER (REFERENCE MEP PLANS).
35. PROPOSED PIPE/UTILITY CROSSING.
36. INSTALL 6" SDR 35 PVC SANITARY SEWER LATERAL @ 2.0% MIN. SLOPE AND CAP PER WEST HAVEN CITY STANDARDS. INSTALL 2"x4" MARKER PAINTED GREEN. (REFERENCE UTILITY DETAILS).
37. INSTALL 1" CULINARY WATER LATERAL STUB CAP/PLUG PER HOOPER WATER IMPROVEMENT DISTRICT. INSTALL 2X4 MARKING STAKE 3' ABOVE FINISH GRADE PAINTED BLUE (REFERENCE UTILITY DETAILS).
38. INSTALL LIGHT POLE AND BASE (REFERENCE UTILITY DETAILS AND PHOTOMETRIC PLAN).



KEY MAP
APPX. 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
- PROPOSED LIGHT POLE
- PROPOSED SITE SIGN
- PROPOSED ADA PAVEMENT MARKING
- PROPOSED SHOPPING CENTER SIGNAGE
- PROPOSED CART CORRAL
- SS — EXISTING SANITARY SEWER
- SS — PROPOSED SANITARY SEWER
- SD — EXISTING STORM SEWER
- SD — PROPOSED STORM SEWER
- W — EXISTING CULINARY WATER
- W — PROPOSED CULINARY WATER
- IRR — EXISTING IRRIGATION/SECONDARY WATER
- IRR — PROPOSED IRRIGATION/SECONDARY WATER
- E — PROPOSED UNDERGROUND ELECTRICAL LINE
- PROPOSED CONDUIT/SLEEVE
- PROPOSED STORM SEWER STRUCTURE
- PROPOSED SANITARY SEWER STRUCTURE
- PROPOSED CULINARY WATER STRUCTURE
- PROPOSED SECONDARY/IRRIGATION WATER STRUCTURE
- PROPOSED ELECTRICAL STRUCTURE

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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
4227 SOUTH MIDLAND DRIVE
STORE NUMBER: 4349-3
JOB NUMBER: WAT0043A0.00
PROTO: 171
SUPERCENTER

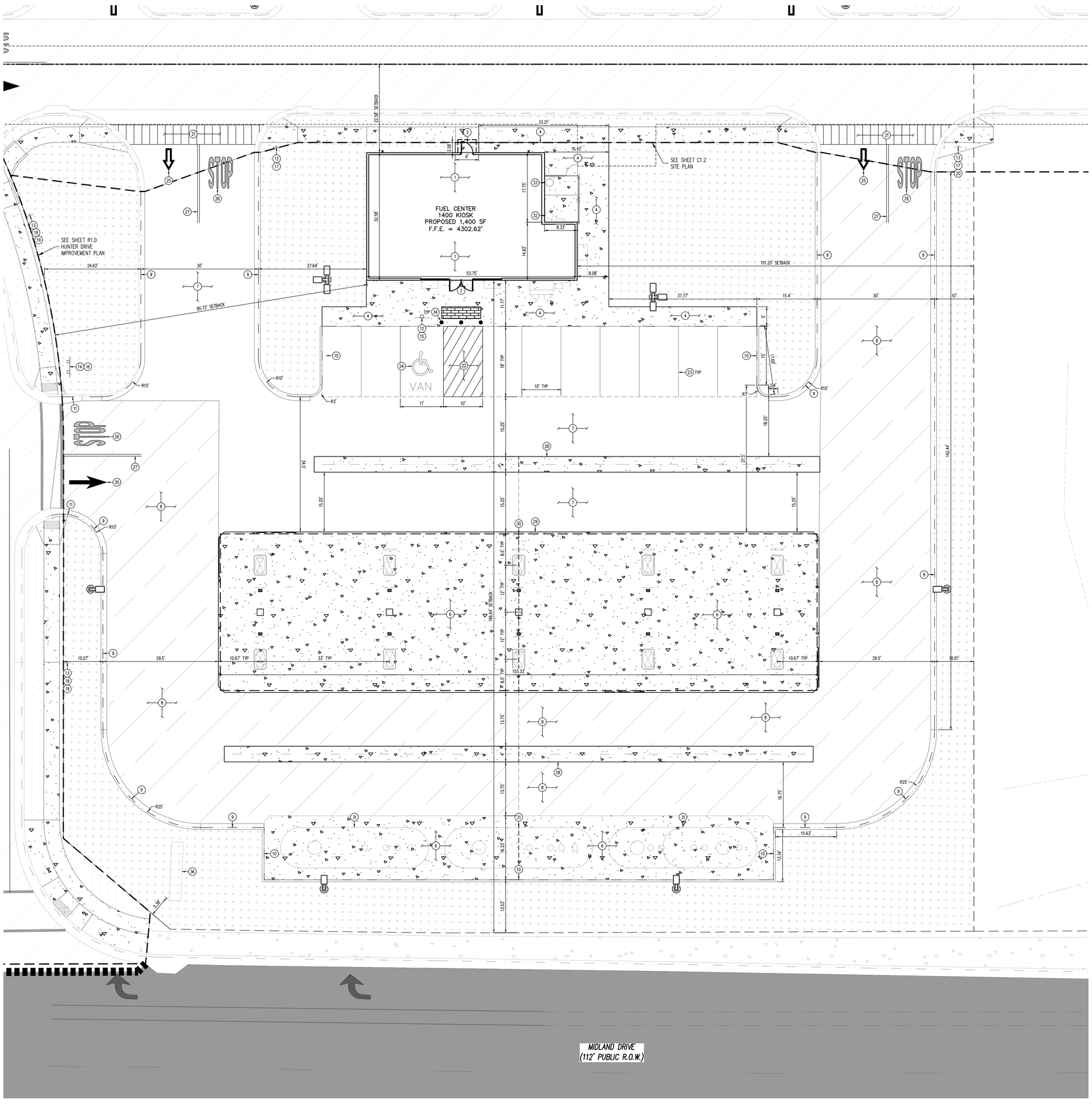
ISSUE BLOCK

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

NOT FOR CONSTRUCTION

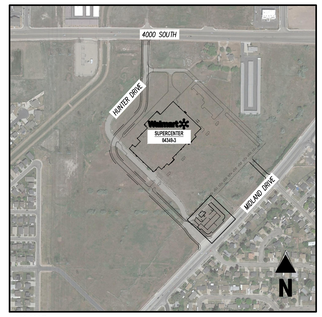
UTILITY PLAN

SHEET:
C3-1



SITE SCHEDULE

1. PROPOSED BUILDING (REFERENCE ARCH. PLANS).
2. PROPOSED STOREFRONT ENTRANCE. (REFERENCE ARCH. PLANS).
3. PROPOSED EXIT PORCH. (REFERENCE ARCH. PLANS).
4. PROPOSED ARCHITECTURAL CONCRETE SIDEWALK (REFERENCE SITE DETAILS).
6. PROPOSED HEAVY DUTY CONCRETE. (REFERENCE SITE DETAILS).
7. PROPOSED STANDARD DUTY ASPHALT (REFERENCE SITE DETAILS).
8. PROPOSED HEAVY DUTY ASPHALT (REFERENCE SITE DETAILS).
9. PROPOSED 18" CURB AND GUTTER (REFERENCE SITE DETAILS).
10. PROPOSED 6" CURB WALL (REFERENCE SITE DETAILS).
11. PROPOSED TRANSITION FROM 24" CURB AND GUTTER TO 18" CURB AND GUTTER.
12. INSTALL SIGN POST WITH BOLLARD (REFERENCE SITE DETAILS).
13. INSTALL BREAKAWAY SIGN POST (REFERENCE SITE DETAILS).
14. INSTALL 2 POST SIGN MOUNT (REFERENCE SITE DETAILS).
15. INSTALL ADA SIGNAGE (REFERENCE SITE DETAILS).
16. INSTALL 36"X36" STOP SIGN (REFERENCE SITE DETAILS).
17. INSTALL 30"X30" STOP SIGN (REFERENCE SITE DETAILS).
18. INSTALL RIGHT TURN ONLY SIGN (REFERENCE SITE DETAILS).
19. INSTALL TRUCK TRAFFIC PROHIBITED SIGN WITH RIGHT ARROW (REFERENCE SITE DETAILS).
20. INSTALL TRUCK EXIT SIGN WITH LEFT ARROW (REFERENCE SITE DETAILS).
21. INSTALL PEDESTRIAN CROSSWALK STRIPING (REFERENCE SITE DETAILS).
22. INSTALL 4" 45° YELLOW STRIPING (REFERENCE SITE DETAILS).
23. INSTALL 4" YELLOW PARKING STRIPING (REFERENCE SITE DETAILS).
24. INSTALL ADA STRIPING AND PAVEMENT MARKING (REFERENCE SITE DETAILS).
25. INSTALL OPEN ARROW PAVEMENT MARKINGS (REFERENCE SITE DETAILS).
26. INSTALL "STOP TEXT" AND PAVEMENT MARKINGS (REFERENCE SITE DETAILS).
27. INSTALL 4" – 20' LONG DOUBLE YELLOW STRIPING (REFERENCE SITE DETAILS).
28. INSTALL 4' WATERWAY PER APWA STD. DWG. (REFERENCE SITE DETAILS).
29. INSTALL FUEL ISLAND (REFERENCE MEP AND STRUCTURAL DRAWINGS).
30. INSTALL CANOPY ABOVE FUEL ISLAND (REFERENCE MEP AND STRUCTURAL DRAWINGS).
31. INSTALL UNDERGROUND FUEL TANKS (REFERENCE MEP AND STRUCTURAL DRAWINGS).
32. INSTALL CO2 CANISTER (REFERENCE MEP AND ARCH. DRAWINGS).
33. INSTALL FILTER BARREL (REFERENCE MEP AND ARCH DRAWINGS).
34. INSTALL BOLLARD (REFERENCE SITE DETAILS).
35. INSTALL CLOSED ARROW PAVEMENT MARKINGS (REFERENCE SITE DETAILS).
36. PROPOSED MONUMENT SIGN WITH FUEL LOCATION (REFERENCE ARCH. DRAWINGS).



KEY MAP
APPX. 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
- PROPOSED LIGHT POLE
- PROPOSED SITE SIGN
- PROPOSED ADA PAVEMENT MARKING
- PROPOSED SHOPPING CENTER SIGNAGE
- PROPOSED CART CORRAL

NOTES

1. TYPICAL PARKING STALL SHALL BE 10'-0" WIDE x 19'-0" DEPTH.
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 VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
5. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
6. ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
8. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE DEMOLISHED AND REMOVED, UNLESS OTHERWISE INDICATED ON THE PLANS. AL COSTS SHALL BE INCLUDED IN BASE BID.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN THE BASE BID.
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 13TH AVE DEDICATION) IS 24.94± ACRES.
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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/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES, AND BOLLARDS).

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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WEST HAVEN, UT
4227 SOUTH MIDLAND DRIVE
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JOB NUMBER: WAT004349.00 PROTO: 171
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DRAWN BY:	JR
PROTO CYCLE:	171
DOCUMENT DATE:	02/05/2024

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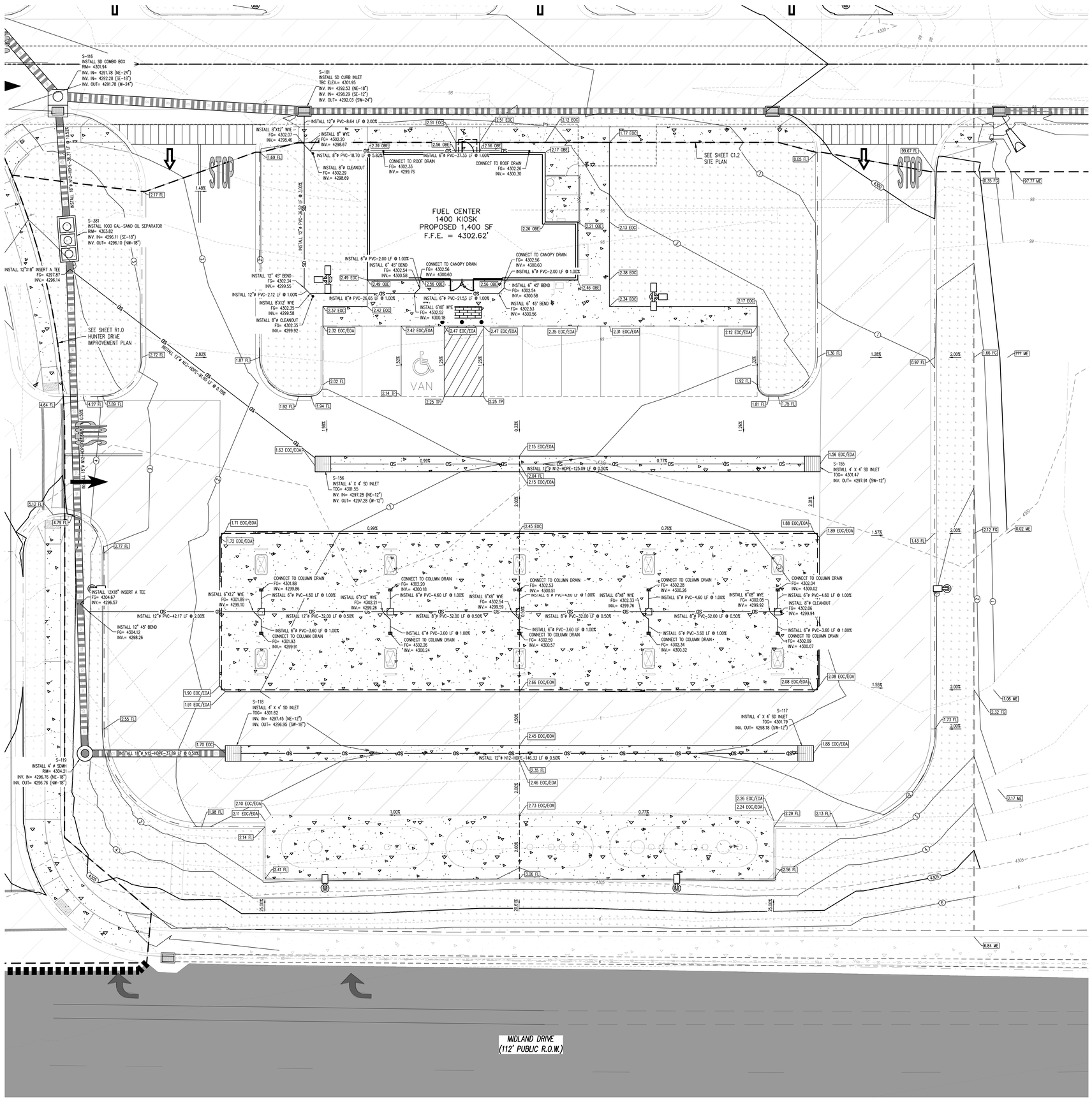
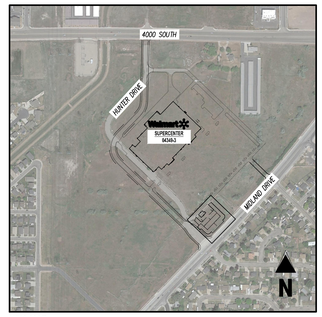
FUEL CENTER SITE PLAN

SHEET: FC1-0





KEY MAP
APPX. 1" = 500'

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- PROPOSED HEAVY DUTY ASPHALT PAVING
- EXISTING CONCRETE PAVING/SIDEWALK
- PROPOSED CONCRETE PAVING/SIDEWALK
- PROPOSED LANDSCAPING
- EXISTING STORM SEWER LINE (12"ø AND SMALLER)
- EXISTING STORM SEWER LINE (15"ø AND LARGER)
- PROPOSED STORM SEWER LINE (12"ø AND SMALLER)
- PROPOSED STORM SEWER LINE (15"ø AND LARGER)
- PROPOSED LIGHT POLE
- PROPOSED SITE SIGN
- PROPOSED ADA PAVEMENT MARKING
- PROPOSED SHOPPING CENTER SIGNAGE

NOTES

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GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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Walmart
WEST HAVEN, UT
4227 SOUTH MIDLAND DRIVE
STORE NUMBER: 4349-3
JOB NUMBER: WAT0043490 PROTO: 171
SUPERCENTER

ISSUE BLOCK

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

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FUEL CENTER GRADING PLAN

SHEET:
FC2-0

FUEL CENTER
1400 KIOSK
PROPOSED 1,400 SF
F.F.E. = 4302.62'

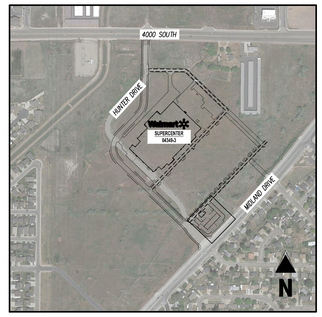
VAN

STOP

MIDLAND DRIVE
(112' PUBLIC R.O.W.)

UTILITY SCHEDULE

1. PROPOSED STORM SEWER (REFERENCE GRADING PLANS).
2. PROPOSED TRANSFORMER (REFERENCE MEP PLANS).
3. PROPOSED UNDERGROUND ELECTRICAL POWER. (REFERENCE MEP PLANS).
4. PROPOSED ELECTRICAL CONNECTION AT BUILDING. (REFERENCE MEP PLANS).
5. PROPOSED BUILDING SANITARY SEWER CONNECTION. (REFERENCE MEP PLANS).
6. INSTALL 6" SDR 35 PVC SANITARY SEWER LINE @ 1.0% MIN. SLOPE PER WEST HAVEN CITY STANDARDS (REFERENCE UTILITY DETAILS).
7. INSTALL 6" SANITARY SEWER CLEANOUT PER WEST HAVEN CITY STANDARDS (REFERENCE UTILITY DETAILS).
8. INSTALL 1" CULINARY WATER LATERAL CONNECTION TO WATER MAIN PER HOOPER WATER IMPROVEMENT DISTRICT (REFERENCE UTILITY DETAILS).
9. INSTALL 1" CULINARY WATER METER AND HOUSING PER HOOPER WATER IMPROVEMENT DISTRICT (REFERENCE UTILITY DETAILS).
10. INSTALL 1" CULINARY WATER LATERAL TO BUILDING PER HOOPER WATER IMPROVEMENT DISTRICT (REFERENCE UTILITY DETAILS AND MEP PLANS).
11. INSTALL 1" SECONDARY WATER LATERAL CONNECTION TO SECONDARY MAIN PER WEBER BASIN WATER CONSERVANCY DISTRICT (REFERENCE UTILITY DETAILS).
12. INSTALL 1" SECONDARY WATER METER AND HOUSING PER WEBER BASIN WATER CONSERVANCY DISTRICT (REFERENCE UTILITY DETAILS).
13. INSTALL 1" SECONDARY WATER LATERAL AND CONNECT TO IRRIGATION SYSTEM PER WEBER BASIN WATER CONSERVANCY DISTRICT (REFERENCE UTILITY DETAILS).
14. INSTALL 3" CONDUIT FOR FIBER, ELECTRIC AND PHONE CABLES TO STORE 24" MIN. COVER (REFERENCE MEP PLANS).
15. INSTALL 1" CONDUIT FROM BUILDING TO TANKS (REFERENCE MEP PLANS).
16. INSTALL EMERGENCY PUMP SHUT-OFF (REFERENCE MEP PLANS).
17. INSTALL EMERGENCY PHONE (REFERENCE MEP PLANS).
18. INSTALL PULL BOX (REFERENCE MEP PLANS).
19. PROPOSED PIPE/UTILITY CROSSING.
20. INSTALL LIGHT POLE AND BASE (REFERENCE UTILITY DETAILS AND PHOTOMETRIC PLAN).



KEY MAP
APPX. 1" = 500'

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NOTES

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SUPERCENTER

ISSUE BLOCK

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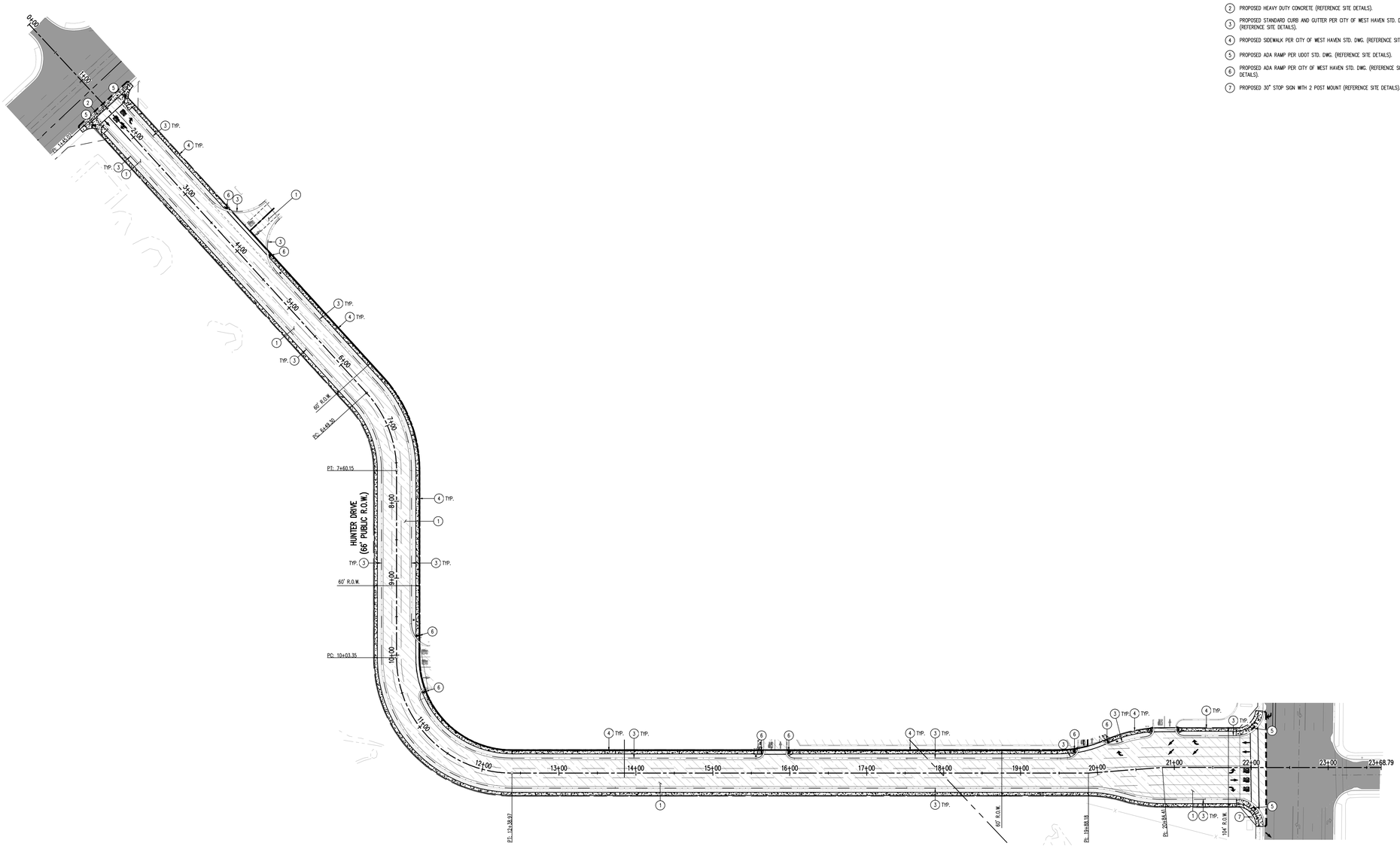
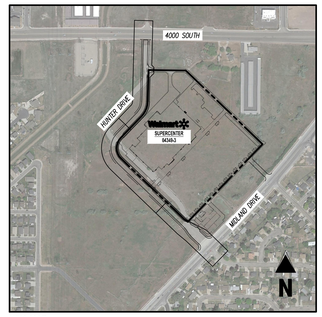
FUEL CENTER
UTILITY PLAN

SHEET:
FC3-0



SITE SCHEDULE

1. PROPOSED HEAVY DUTY ASPHALT (REFERENCE SITE DETAILS).
2. PROPOSED HEAVY DUTY CONCRETE (REFERENCE SITE DETAILS).
3. PROPOSED STANDARD CURB AND GUTTER PER CITY OF WEST HAVEN STD. DWG. (REFERENCE SITE DETAILS).
4. PROPOSED SIDEWALK PER CITY OF WEST HAVEN STD. DWG. (REFERENCE SITE DETAILS).
5. PROPOSED ADA RAMP PER UDOT STD. DWG. (REFERENCE SITE DETAILS).
6. PROPOSED ADA RAMP PER CITY OF WEST HAVEN STD. DWG. (REFERENCE SITE DETAILS).
7. PROPOSED 30" STOP SIGN WITH 2 POST MOUNT (REFERENCE SITE DETAILS).



KEY MAP
APPX. 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
- PROPOSED LIGHT POLE
- PROPOSED SITE SIGN
- PROPOSED SHOPPING CENTER SIGNAGE
- LIMITS OF SAWCUT
- 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

NOTES

1. TYPICAL PARKING STALL SHALL BE 10'-0" WIDE x 19'-0" DEPTH.
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 VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
5. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
6. ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
8. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE DEMOLISHED AND REMOVED, UNLESS OTHERWISE INDICATED ON THE PLANS. AL COSTS SHALL BE INCLUDED IN BASE BID.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN THE BASE BID.
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 13TH AVE DEDICATION) IS 24.94± ACRES.
12. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SITE WORK SPECIFICATIONS.
13. SITE SIGNAGE TO BE CONSTRUCTED BY SIGNAGE CONTRACTOR.
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/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES, AND BOLLARDS).

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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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

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JOB NUMBER: WAT004349.00
PROTO: 171
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DOCUMENT DATE:	02/05/2024

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HUNTER DRIVE IMPROVEMENT PLAN

SHEET:
R1-0

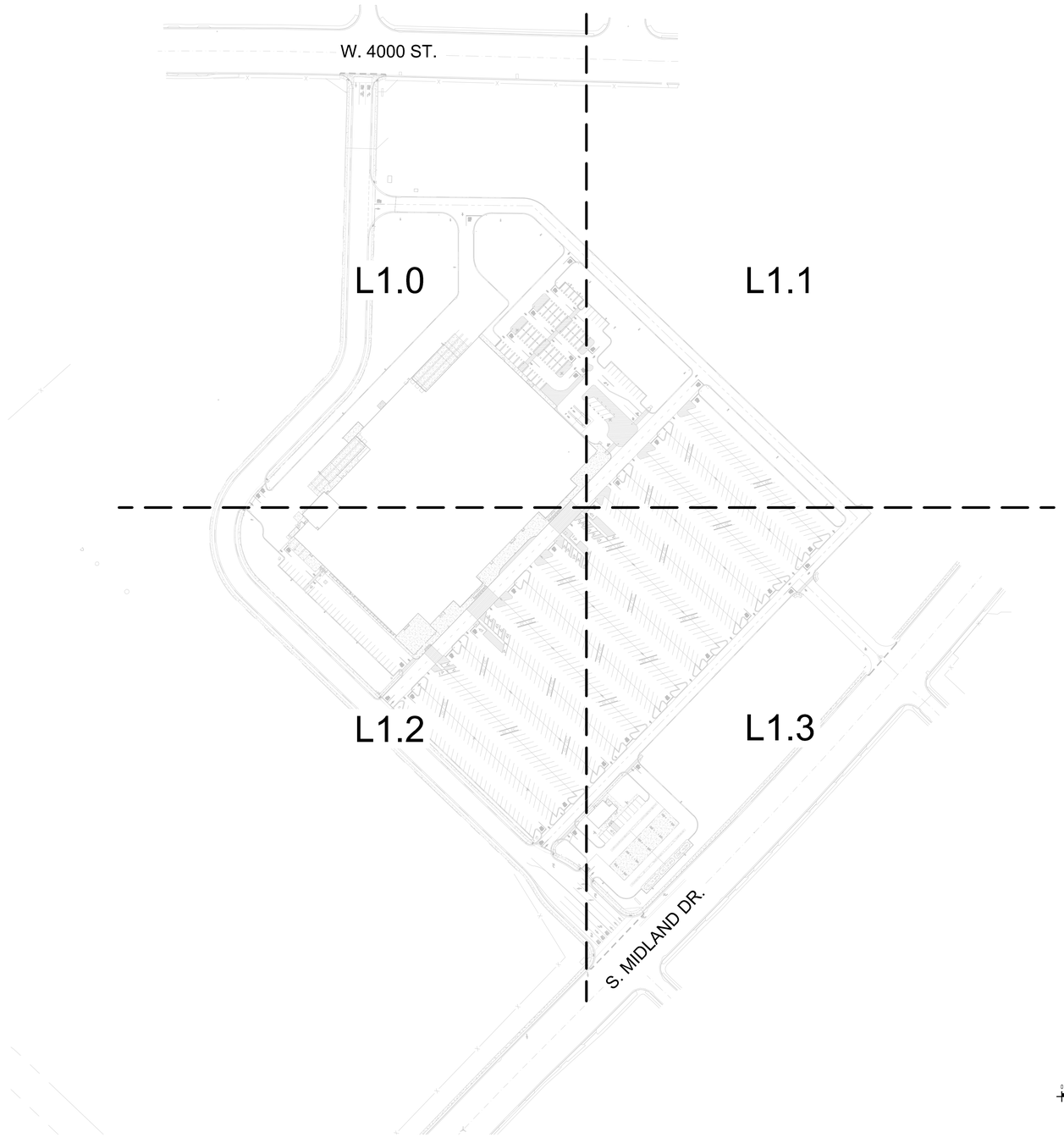
PLANT SCHEDULE

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' X30'	MODERATE
	GYDI	6	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA	B&B	2" CAL	60' X50'	LOW
	ACTR	41	MAIN STREET® SHANTUNG MAPLE	ACER TRUNCATUM 'WF-AT1'	B&B	2" CAL	30' X25'	LOW
	QUPA	5	PIN OAK	QUERCUS PALUSTRIS	B&B	2" CAL	50' X40'	MODERATE
	GIBP	6	PRINCETON SENTRY GINKGO	GINKGO BILOBA 'PRINCETON SENTRY'	B&B	2" CAL	40' X20'	MODERATE
	GLTS	43	SHADEMASTER HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	B&B	2" CAL	50' X35'	LOW
EVERGREEN TREES								
	PINI	12	AUSTRIAN PINE	PINUS NIGRA	B&B	6' HT	50' X20'	LOW
	PIPU	7	COLORADO SPRUCE	PICEA PUNGENS	B&B	6' HT	60' X25'	LOW
	POPI	5	PONDEROSA PINE	PINUS PONDEROSA	B&B	6' HT	40' X25'	LOW
ORNAMENTAL TREES								
	ACTM	7	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN' TM	B&B	1.5" CAL	25' X20'	MODERATE
	MAPR	2	PRAIRIFIRE CRABAPPLE	MALUS X 'PRAIRIFIRE'	B&B	1.5" CAL	20' X20'	MODERATE
	MASP	1	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	B&B	1.5" CAL	20' X15'	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 'BAILEYI'	#5 CONT.	8' X8'	LOW	SUN/PART SHADE
	VIBU	9	BURKWOOD VIBURNUM	VIBURNUM X 'BURKWOODII'	#5 CONT.	6' X8'	MODERATE	SUN/PART SHADE
	LIVI	9	GOLDEN PRIVET	LIGUSTRUM X VICARYI	#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
	SPJL	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 'PO115' TM	#5 CONT.	1.5' X6'	VERY LOW	SUN
	POFR	42	PINK BEAUTY BUSH CINQUEFOIL	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 'ARMSTRONGII'	#5 CONT.	4' X4'	VERY LOW	SUN
	JNHC	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
	PMPO	22	DWARF MUGO PINE	PINUS MUGO PUMILIO	#5 CONT.	3' X5'	VERY LOW	SUN/PART SHADE
	MAAQ	28	OREGON GRAPE	MAHONIA AQUIFOLIUM	#5 CONT.	6' X6'	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	SCHIZACHYRIUM 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	8,313 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	CODE	QTY	COMMON NAME	BOTANICAL NAME
	BOULDER	4	2'-3' GRAY GRANITE BOULDER	2'-3' GRAY GRANITE BOULDER



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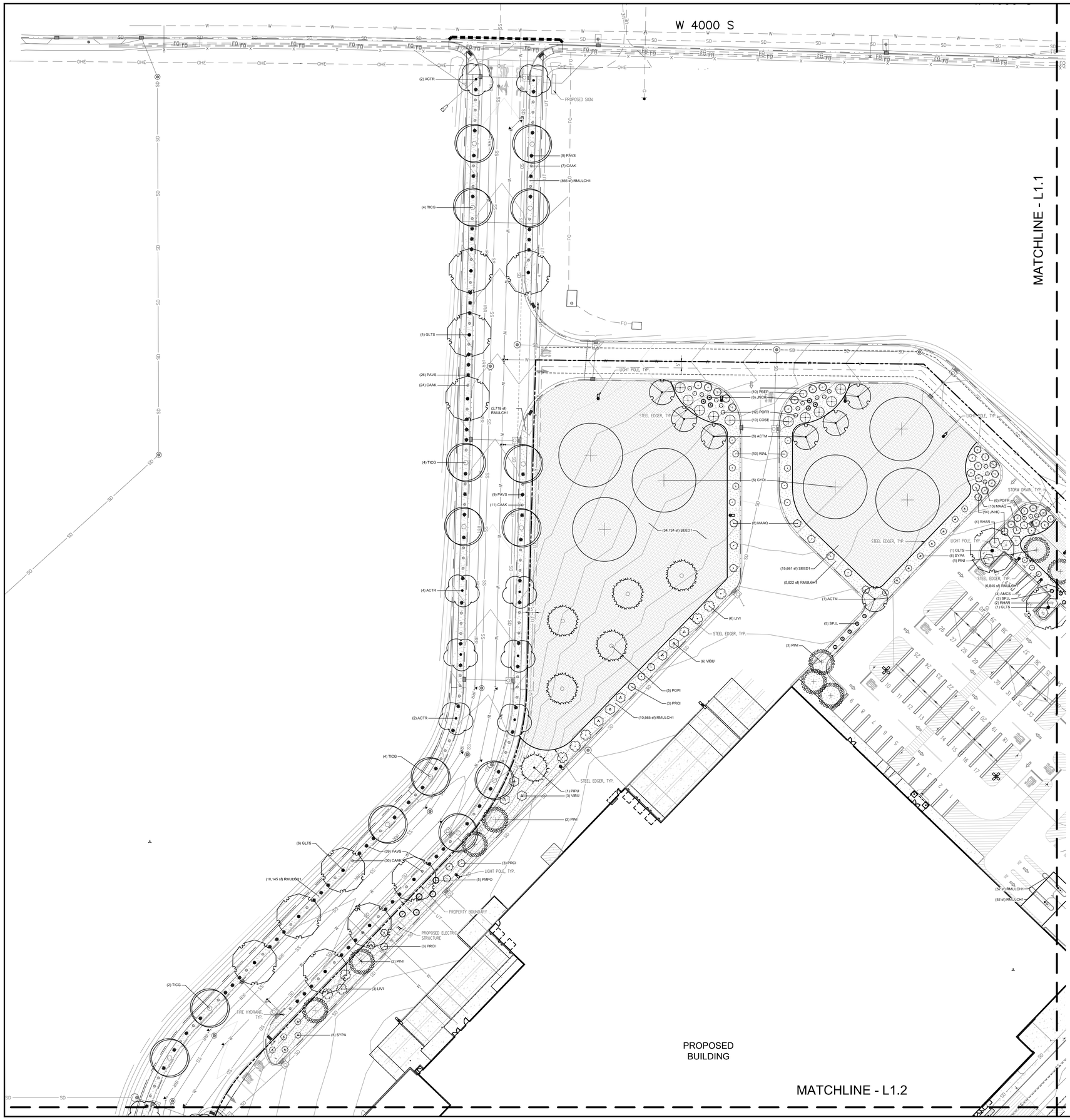
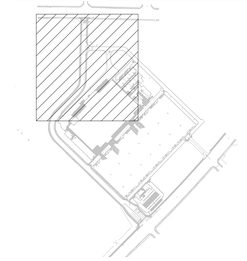
OVERALL LANDSCAPE PLAN

SHEET:
L0.0



KEYMAP - 1" = 500'



N

PLANT LEGEND

SYMBOL	CODE	COMMON NAME
DECIDUOUS TREES		
	TICG	GREENSPIRE LITTLELEAF LINDEN
	GYDI	KENTUCKY COFFEETREE
	ACTR	MAIN STREET® SHANTUNG MAPLE
	QUPA	PIN OAK
	GIBP	PRINCETON SENTRY GINKGO
	GLTS	SHADEMASTER HONEY LOCUST
EVERGREEN TREES		
	PINI	AUSTRIAN PINE
	PIPU	COLORADO SPRUCE
	POPI	PONDEROSA PINE
ORNAMENTAL TREES		
	ACTM	HOT WINGS TATARIAN MAPLE
	MAPR	PRAIRIFIRE CRABAPPLE
	MASP	SPRING SNOW CRABAPPLE
DECIDUOUS SHRUBS		
	RIAL	ALPINE CURRANT
	COSE	BAYLEY'S RED TWIG DOGWOOD
	VIBU	BURKWOOD VIBURNUM
	LIVI	GOLDEN PRIVET
	RHAR	GRO-LOW FRAGRANT SUMAC
	AMCS	LEADPLANT
	PHOP	LITTLE DEVIL DWARF NINEBARK
	SPJL	LITTLE PRINCESS JAPANESE SPIREA
	SYPA	MISS KIM KOREAN LILAC
	PBEP	PAWNEE BUTTES SAND CHERRY
	POFR	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
SOD/SEED		
	SEED1	LOW GROW NATIVE SEED
BOULDER		
	BOULDER	2'-3' GRAY GRANITE BOULDER

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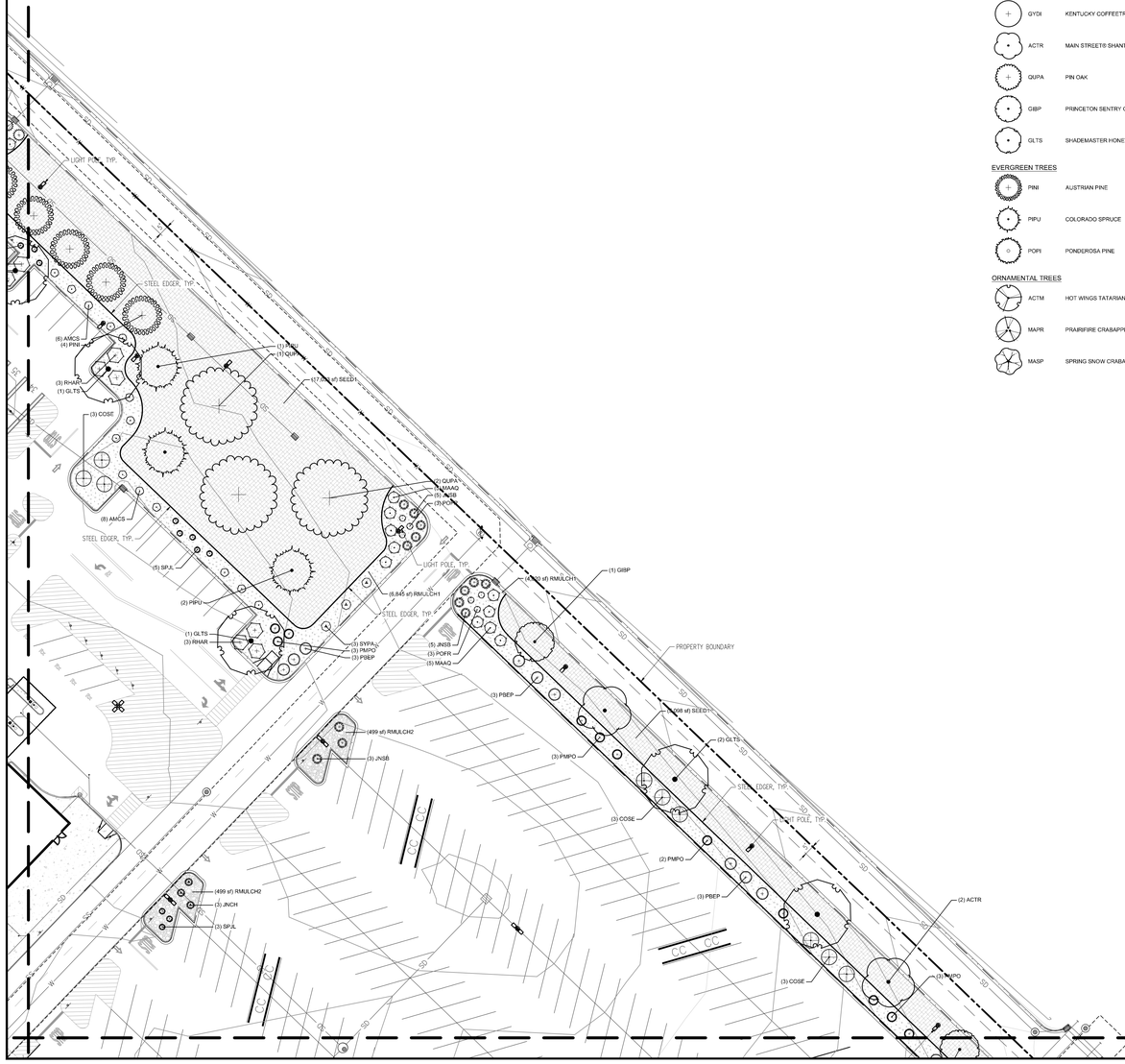
LANDSCAPE PLAN - NW

SHEET:
L1.0

W 4000 S

MATCHLINE - L1.0



PLANT LEGEND

SYMBOL	CODE	COMMON NAME
DECIDUOUS TREES		
	TICG	GREENSPIRE LITTLELEAF LINDEN
	GYDI	KENTUCKY COFFEETREE
	ACTR	MAIN STREET® SHANTUNG MAPLE
	QUPA	PIN OAK
	GIBP	PRINCETON SENTRY GINKGO
	GLTS	SHADEMASTER HONEY LOCUST
EVERGREEN TREES		
	PINI	AUSTRIAN PINE
	PIPU	COLORADO SPRUCE
	POPI	PONDEROSA PINE
ORNAMENTAL TREES		
	ACTM	HOT WINGS TATARIAN MAPLE
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	MASP	SPRING SNOW CRABAPPLE
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	RHAR	GRO-LOW FRAGRANT SUMAC
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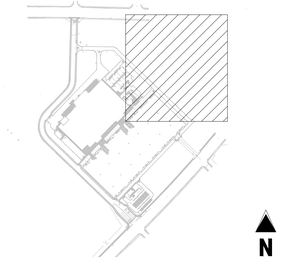
SOD/SEED		
	SEED1	LOW GROW NATIVE SEED
BOULDER		
	BOULDER	Z-J' GRAY GRANITE BOULDER

KEYMAP - 1" = 500'



N

MATCHLINE - L1.3

N

0 15 30
SCALE: 1"=30'

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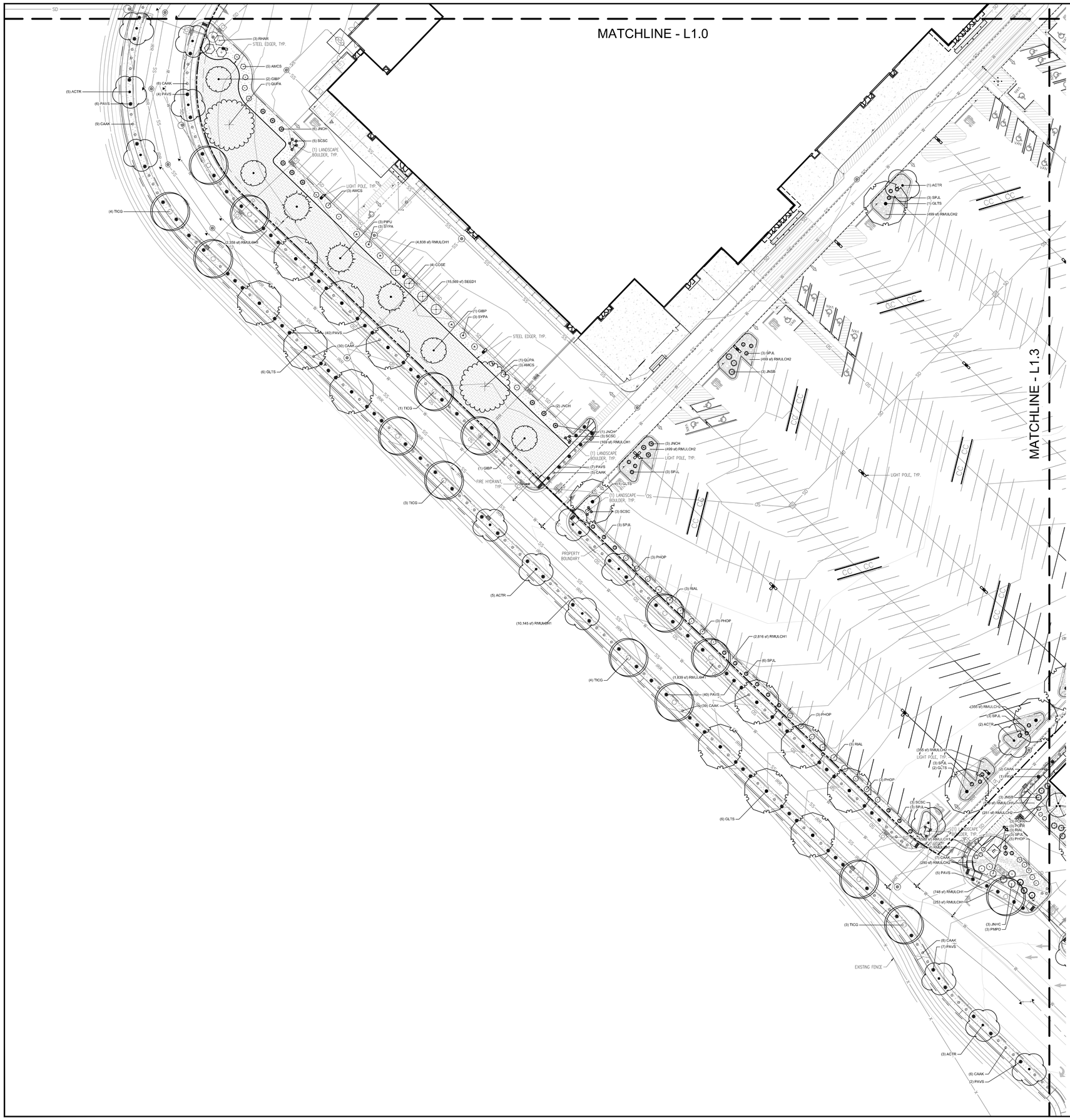
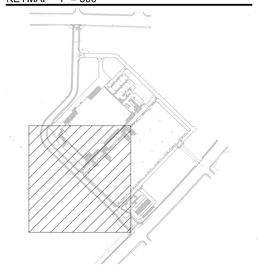
LANDSCAPE PLAN - NE

SHEET: L1.1



KEYMAP - 1" = 500'



N

PLANT LEGEND

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	GYDI	KENTUCKY COFFEETREE
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	AMCS	LEADPLANT
	PHOP	LITTLE DEVIL DWARF NINEBARK
	SPJL	LITTLE PRINCESS JAPANESE SPIREA
	SYPA	MISS KIM KOREAN LILAC
	PBEP	PAWNEE BUTTES SAND CHERRY
	POFR	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
SOD/SEED		
	SEED1	LOW GROW NATIVE SEED
BOULDER		
	BOULDER	2'-3' GRAY GRANITE BOULDER

CAUTION – NOTICE TO CONTRACTOR

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Galloway
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303.770.8884
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Walmart
WEST HAVEN, UT
4227 SOUTH MIDLAND DRIVE
STORE NUMBER: 4349-3
JOB NUMBER: WAT004349.00
PROTO: 171
SUPERCENTER

ISSUE BLOCK

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

NOT FOR CONSTRUCTION

LANDSCAPE PLAN - SW

SHEET: L1.2

MATCHLINE - L1.1

MATCHLINE - L1.2

S MIDLAND DR.

PROPERTY BOUNDARY

PROPOSED BUILDING

FUEL CANOPY

UNDERGROUND FUEL TANKS

PROPOSED SIGN

LIGHT POLE, TYP.

EROSION CONTROL SEED; REF. CIVIL

(1) GIBP
(3) PBEP
(355 sf) RMULCH2
(6) JNCH
(6) SPJL
(2) JNSB
(12) ACTR
(10) GLTS
(5) AMCS
(377 sf) RMULCH1
(5) RIAL
(2) COSE
(1) MAPR
(1,231 sf) RMULCH1
(307 sf) RMULCH2
(3) PMPO
(1) POFR
(1) MASP
(6) SYPA
(6,876 sf) RMULCH1
(5) SPJL
(1,043 sf) RMULCH1
(3) AMCS
(3) RIAL
(1) MAPR
(3) SPJL
(3) JNSB
(3) CAAK
(1) GLTS
(718 sf) RMULCH1
(1) ACTR
(3) POFR
(3) JNHC
(10) SPJL
(364 sf) RMULCH1
(3) RHAR
(5) AMCS
(6) POFR
(6) JNHC
(6) PBEP
(6) CAAK
(2) PAVS
(2) ACTR
(3) PSEP

KEYMAP - 1" = 500'

N

PLANT LEGEND

SYMBOL	CODE	COMMON NAME
DECIDUOUS TREES		
	TICG	GREENSPIRE LITTLELEAF LINDEN
	GYDI	KENTUCKY COFFEETREE
	ACTR	MAIN STREET® SHANTUNG MAPLE
	QUPA	PIN OAK
	GIBP	PRINCETON SENTRY GINKGO
	GLTS	SHADEMASTER HONEY LOCUST
EVERGREEN TREES		
	PINI	AUSTRIAN PINE
	PIPU	COLORADO SPRUCE
	POPI	PONDEROSA PINE
ORNAMENTAL TREES		
	ACTM	HOT WINGS TATARIAN MAPLE
	MAPR	PRAIRIFIRE CRABAPPLE
	MASP	SPRING SNOW CRABAPPLE
DECIDUOUS SHRUBS		
	RIAL	ALPINE CURRANT
	COSE	BAYLEY'S RED TWIG DOGWOOD
	VIBU	BURKWOOD VIBURNUM
	LIVI	GOLDEN PRIVET
	RHAR	GRO-LOW FRAGRANT SUMAC
	AMCS	LEADPLANT
	PHOP	LITTLE DEVIL DWARF NINEBARK
	SPJL	LITTLE PRINCESS JAPANESE SPIREA
	SYPA	MISS KIM KOREAN LILAC
	PBEP	PAWNEE BUTTES SAND CHERRY
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N

0 15 30
SCALE: 1"=30'

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NOT FOR CONSTRUCTION

LANDSCAPE PLAN - SE

SHEET: L1.3

PLANTING NOTES

GENERAL

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
2. 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.
3. 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.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
5. 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).
6. 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.
7. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
8. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
11. 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.
12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION

13. 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.
14. 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.
15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
16. 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 16-20-0 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

17. 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.
18. 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.
19. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO "T-STAKES" SHALL BE USED FOR TREES.
20. 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 GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
21. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
22. 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.
23. ALL TURF IS SPECIFIED THROUGH GREEN VALLEY TURF COMPANY, 13159 N. US HIGHWAY 85, LITTLETON, CO 80125, (303) 798-6764. RTF TALL FESCUE HAS BEEN APPROVED IN MANY JURISDICTIONS AS A LOW-MODERATE HYDROZONE PLANT MATERIAL. INSTALL AND MAINTAIN IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
24. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
25. 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 AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.
26. 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.
27. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
28. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.; MULCH, EDGER, LANDSCAPE FABRIC, ETC.

MULCHING

29. ALL MULCH IS RECOMMENDED THROUGH SANTA FE SAND AND GRAVEL, 6601 S SANTA FE DRIVE, LITTLETON, CO 80120, (303) 794-5960
30. 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 PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL A MIN OF 3' DIA.
31. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
32. 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.
33. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
34. 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.
35. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-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.

IRRIGATION CONCEPT

1. 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.
2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. 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

1. 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.
2. 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.
3. 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

1. 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.
2. 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.
3. 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

1. ALL SEED MIXES AVAILABLE THROUGH:
   ARKANSAS VALLEY SEED
   4300 Monaco Street
   Denver, CO 80216
   Phone: (303)-320-7500
2. SEED MIXES ARE AVAILABLE AS FOLLOWS:
   LOW GROW MIX - A COMBINATION OFF PERENNIAL, COOL SEASON, DROUGHT TOLERANT GRASS SEED. DO NOT COMBINE WITH WILDFLOWER MIX.
3. ALL SEED APPLICATIONS SHALL BE DRILL SEEDED, WITH HYDROSLURRY APPLIED OVER THE SEED BED AFTER SEEDING. THE SLURRY MIX SHALL CONTAIN THE FOLLOWING:

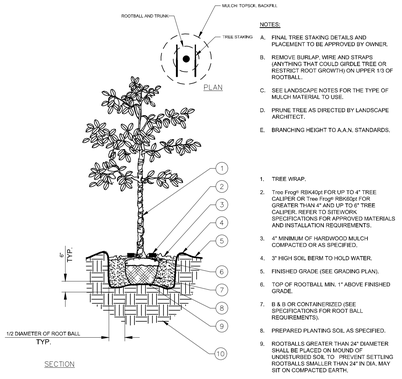
	LBS./1,000 SF
WOOD FIBER MULCH	46
15-15-15 ORGANIC FERTILIZER	9
ORGANIC BINDER	4

SEED ESTABLISHMENT NOTES

1. 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 SEEDED SHALL BE COMPLETED PRIOR TO SEEDING.
2. 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 SEEDED AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING.
3. 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 SPARSELY GERMINATED AREAS AND/OR INSTALLATION OF SOD IN ALL SEEDED AREAS.

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%)

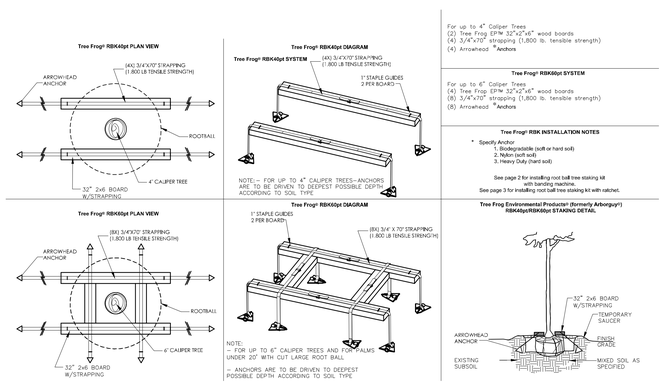


NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT.
E. BRANCHING HEIGHT TO A.A.N. STANDARDS.

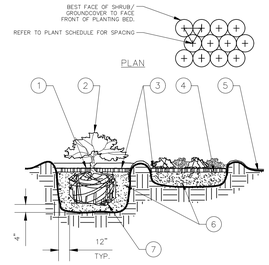
1. TREE WRAP.
2. Tree Frog® RBK40pt FOR UP TO 4" TREE CALIPER OR Tree Frog® RBK60pt FOR GREATER THAN 4" AND UP TO 6" TREE CALIPER. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.
3. 4" MINIMUM OF HARDWOOD MULCH COMPACTED OR AS SPECIFIED.
4. 3" HIGH SOIL BERM TO HOLD WATER.
5. FINISHED GRADE (SEE GRADING PLAN).
6. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
7. B & B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED SUBSOIL.

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



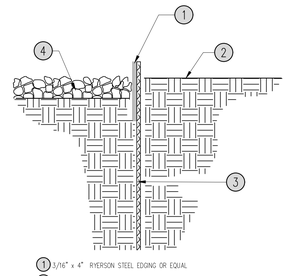
Tree Frog Environmental Products www.treefrogep.com 352–735–7411

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



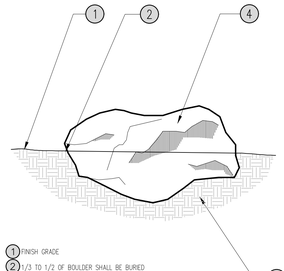
1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1"– 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. WHEN USED IN MASSES- PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 4" MINIMUM OF HARDWOOD MULCH COMPACTED OR AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. 4" MINIMUM OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED IN THE PLANTING SPECIFICATION.
7. SCARIFY ROOTBALL SIDES AND BOTTOM.

3 SHRUB/GROUNDCOVER PLANTING
SCALE: NOT TO SCALE



1. 3/16" x 4" RYERSON STEEL EDGING OR EQUAL
2. FINISH GRADE
3. 16" STAKES AT 30" O.C.
4. 4" DEPTH MULCH

4 STEEL EDGE
N.T.S.



1. FINISH GRADE
2. 1/3 TO 1/2 OF BOULDER SHALL BE BURIED
3. COMPACTED SUBGRADE
4. HARVEST BOULDERS FROM A LOCAL SOURCE. REFERENCE SPECIFICATIONS FOR TYPE & PLANS FOR LOCATIONS.

5 LANDSCAPE BOULDER
N.T.S.

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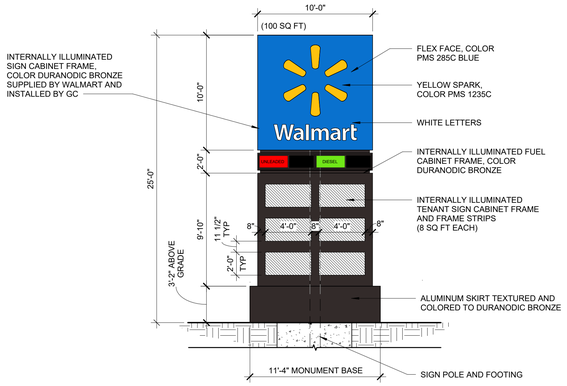
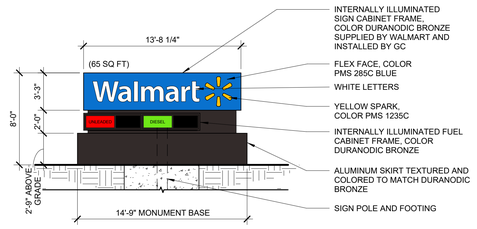
LANDSCAPE NOTES & DETAILS

SHEET:
L2.0



2 MULTI-TENANT FREE-STANDING SIGN

3/16" = 1'-0"



1 MONUMENT SIGN WITH FUEL

3/16" = 1'-0"

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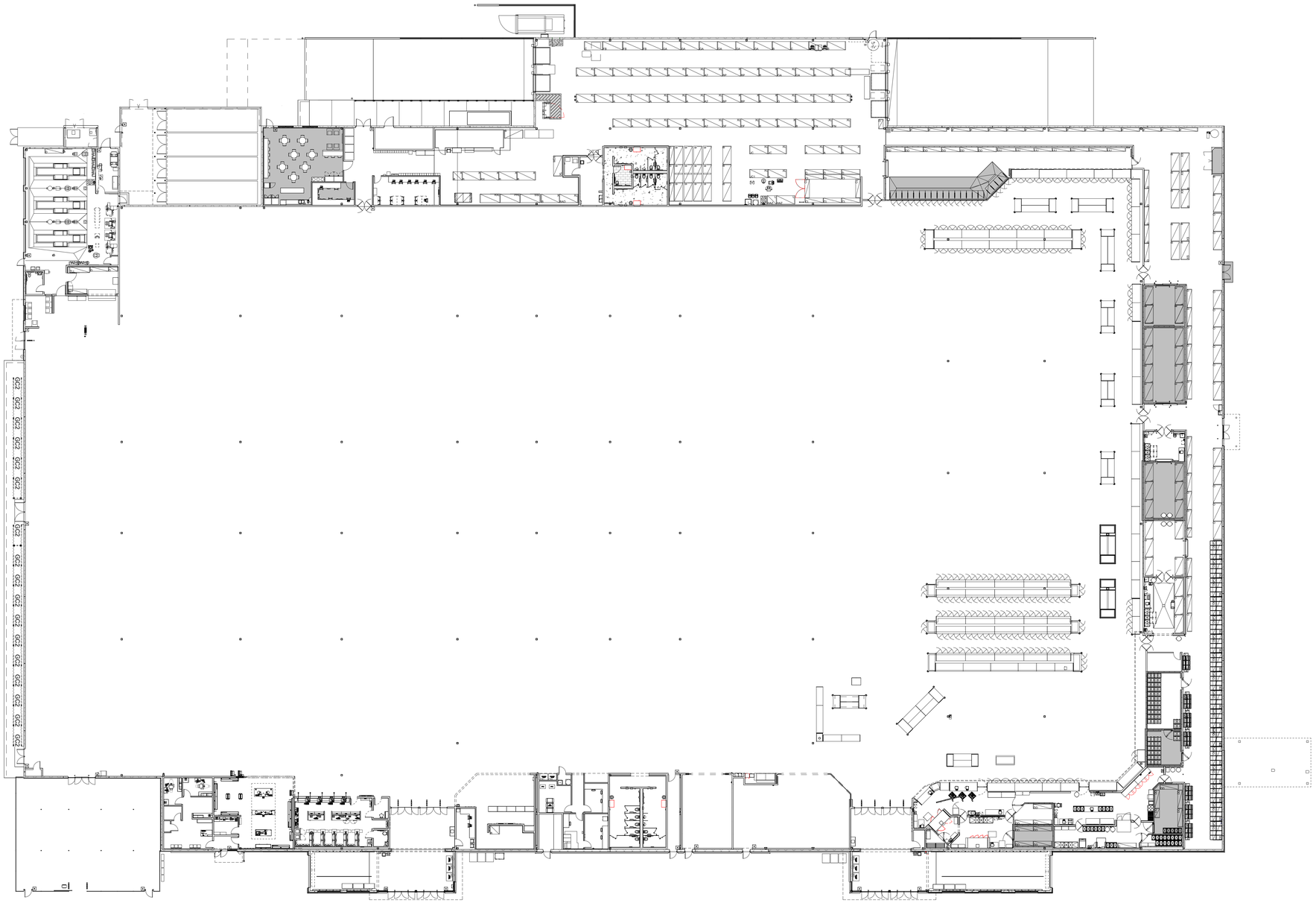
SITE SIGNAGE

SHEET:
BD1



1 **FLOOR PLAN**
1" = 20'-0"

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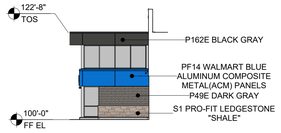
FLOOR PLAN

SHEET:
BD2

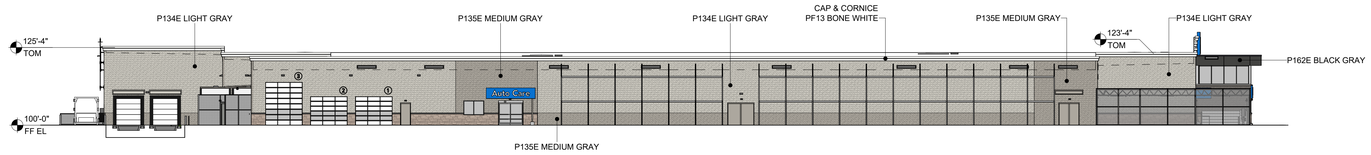
COLOR LEGEND	
P49E	DARK GRAY
P76U	WALMART BLUE (URETHANE-LIKE)
P134E	LIGHT GRAY
P135E	MEDIUM GRAY
P162E	BLACK GRAY
PF13	BONE WHITE
PF14	WALMART BLUE ALUMINUM COMPOSITE METAL(ACM) PANELS
S1	PRO-FIT LEDGESTONE "SHALE"

FRONT ELEVATION MATERIALS

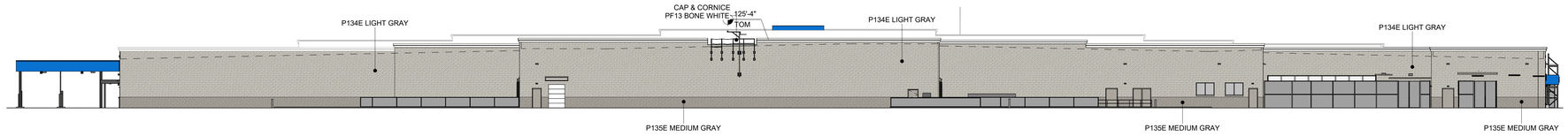
MATERIAL TYPE	BUILDING MATERIAL	MATERIAL AREA		TOTAL FRONT ELEVATION AREA		PERCENTAGE OF FRONT ELEVATION
PRIMARY	SPLIT FACE CMU	7208	SF	13,508	SF	53.36%
	PRO-FIT LEDGESTONE "SHALE" APPLIED STONE	1649	SF	13,508	SF	12.21%
	GLASS CURTAIN WALL	1354	SF	13,508	SF	10.02%
	ARCHITECTURAL METAL PANEL SYSTEM (ACM)	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%



6 VESTIBULE SIDE ELEVATION
1/16" = 1'-0"

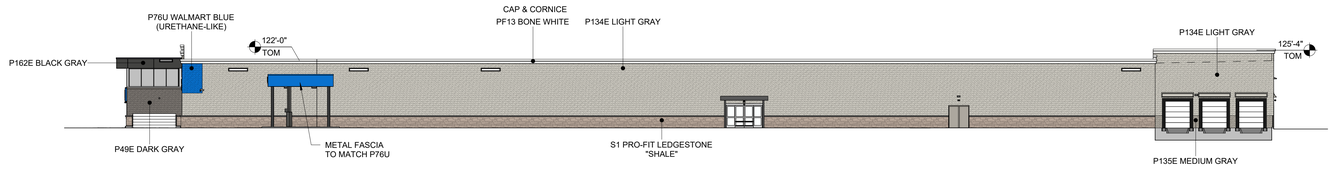


5 SIDE ELEVATION (LEFT)
1" = 20'-0"

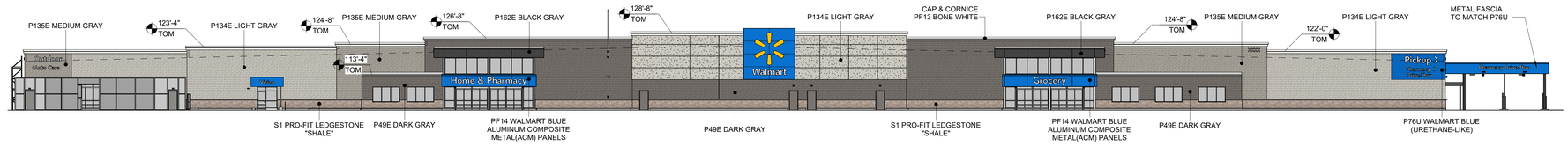


4 REAR ELEVATION
1" = 20'-0"

3 GR VESTIBULE SIDE ELEVATION
1/16" = 1'-0"



2 SIDE ELEVATION (LEFT)
1" = 20'-0"



1 FRONT ELEVATION
1" = 20'-0"

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ELEVATIONS

SHEET:
BD3

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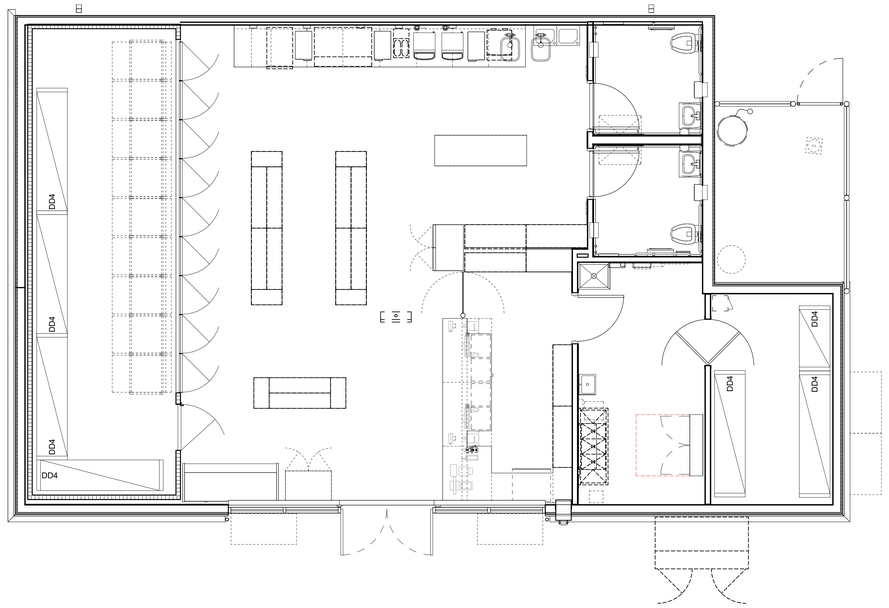
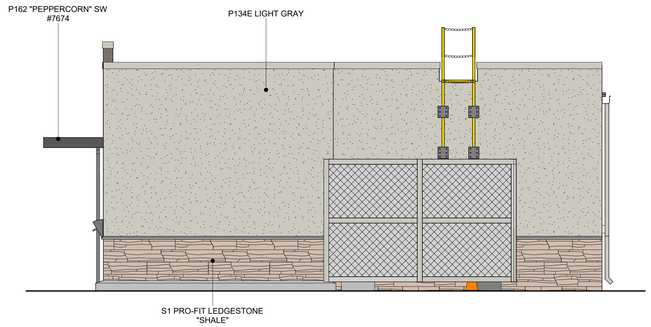


1 FLOOR PLAN
1/4" = 1'-0"

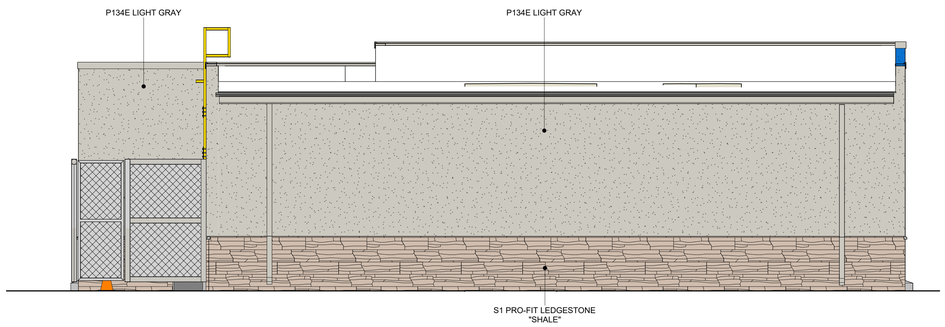
FUEL FLOOR PLAN

SHEET:
BD4

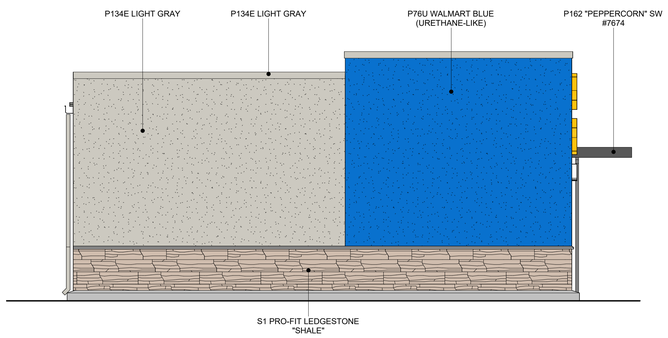
COLOR LEGEND	
P49E	DARK GRAY
P76U	WALMART BLUE (URETHANE-LIKE)
P134E	LIGHT GRAY
P162	"PEPPERCORN" SW #7674
S1	PRO-FIT LEDGESTONE "SHALE"



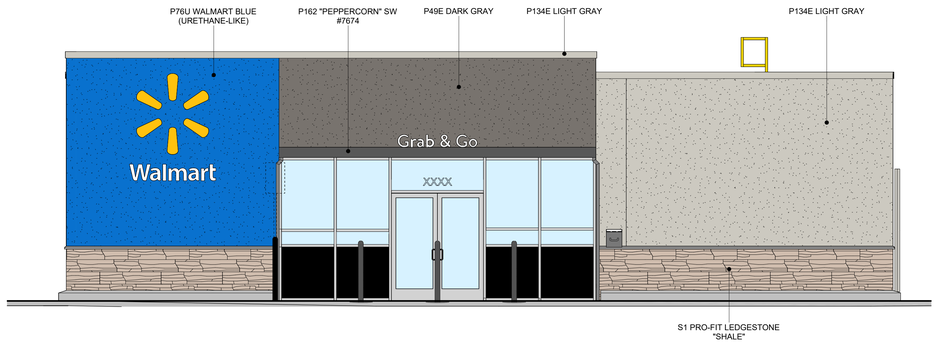
4 FUEL SIDE ELEVATION
1/4" = 1'-0"



3 REAR FUEL ELEVATION
1/4" = 1'-0"



2 FUEL SIDE ELEVATION
1/4" = 1'-0"



1 FUEL FRONT ELEVATION
1/4" = 1'-0"

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FUEL ELEVATIONS

SHEET:
BD5

Planning Commission
Staff Review Memo
April 9, 2025

Discussion and Review of the Proposed Land Use Element Scope

Request:	Review and provide feedback on the scope for the Land Use Element
Governing Document(s):	WHC General Plan
Decision Type:	Legislative Recommendation
Staff Recommendation:	Provide Feedback on the proposed scope

Background

West Haven was awarded $50,000, with a match of $6,770 to perform a "comprehensive land use analysis, resulting in an updated general plan map and land use guidance to guide West Haven's recent and rapid growth" from the Wasatch Front Regional Council (WFRC) (see the attached Letter of Concurrence and Match Agreement). This grant and terms were recently approved by the City Council in Resolution No. 27-2025. The project is scheduled to begin in July of 2025 and is anticipated to last until spring of 2026.

The scope of this work must align with the goals outlined in the grant application and the policies of WFRC. As such, West Haven City staff have proposed a scope of work for the project to WFRC, which they have reviewed and provided a proposed update. The draft has been reviewed by the City and WFRC. Prior to finalizing the proposed draft, West Haven City staff wanted to present the scope to the Planning Commission for feedback and discussion on any recommended changes.

Because this draft needs to meet WFRC standards and obtain their approval, this item is not being proposed for approval; rather, it is being presented as a discussion item, allowing staff to incorporate the Planning Commission's feedback.

City of West Haven Land Use Analysis

Background:

West Haven City is seeking to continue its General Plan process, which started in 2023, by updating the Land Use Element. Located in western Weber County, the city boasts a strong agricultural and western tradition. Founded in 1991, West Haven has experienced rapid growth but has maintained a strong tie to its historic rural feel and culture. Recently, it has become one of the fastest-growing cities in Utah, and this rapid growth has brought many changes to the City, spurring an update to the General Plan as the City seeks to reestablish its own vision and control its future.

Coordination of Responsibilities:

The Consultant is anticipated to lead the project in coordination with the City's Community Development Director and Wasatch Front Regional Council representatives.

Steering Committee. The Consultant will work with a steering committee organized by the City. The Steering Committee will be composed of policymakers and key staff. The committee's primary job is to provide input and direction at key milestones within the planning process to assist the Consultant. The Steering Committee members will represent decision bodies, including the Planning Commission and City Council, and will help provide early feedback from these bodies before a draft Land Use Element is completed.

Public Input. The Consultant, with the City, will seek input from the public as outlined within this scope. The Consultant and City may seek additional feedback if additional direction is needed. Since some of the foundational public outreach and drafting have taken place, the City anticipates using a modified process to finish the Land Use Element of the General Plan. The process outline below is expected, but the City or Consultant should make changes to address needs that may arise during the planning process.

Scope of Work:

Task 1: Existing Conditions

A. Review Existing Information
   a. The Consultant and City will review the previous public input and the current draft of the Land Use Element of the General Plan.

B. Research and Analysis of Existing Conditions
   a. The Consultant will also study and analyze other important city data and information, including available population and demographic information, land use analyses and breakdowns, local services districts, and other pertinent information. This data should be presented in the form of graphs, maps, infographics, pictures, etc.

C. Develop Land Use Element Outline

a. The Consultant will provide a draft outline for the proposed new Land Use Element of the General Plan based on existing draft documents and existing conditions data. This outline will reflect the priorities set within the initial work and include the tasks listed within this scope.

D. Steering Committee Coordination

a. The Consultant will present a summary of the existing conditions findings, key takeaways from public input, and the land use outline to the Steering Committee. This committee will comprise members of the City Council, Planning Commission, the public, and key staff and meet in person.

b. The Steering Committee will advise the Consultant and planning staff on amending the initial work's key takeaways and draft vision, policies, and outline for the Element (Meeting #1).

E. Draft Vision and Policies

a. Key goals, policies, and an updated outline of the Land Use Element of the General Plan will be based on the feedback from the Steering Committee, the preliminary public input, and best planning practices.

Task 1 Deliverables:

1. *Kickoff Meeting with Key Staff*
2. *Review of existing documents and public input*
3. *Data Collection and Analysis of Existing Conditions*
4. *Outline of Land Use Element*
5. *SC Meeting #1 – review outline, discuss vision and policies*
6. *Develop Draft Vision and Policies*

<u>Task 2: Land Use Vision & Public Input</u>

A. Prepare the Draft Future Land Use Map and Related Concepts

a. Based on the draft goals and policies, the Consultant will prepare draft Future Land Use Map alternatives that reflect the different types of uses desired in the City and their best-suited locations. These will be reviewed by the Steering Committee prior to public input (Meeting #2).

B. Public Input

a. It is anticipated that the City will work with the public to guide the planning process.

b. The draft goals, policies, and maps will be presented to the public for feedback. This shall include, but not be limited to, an open house(s) and an online survey.

c. Present public input results to the Steering Committee (Meeting #3) for review and make any needed changes to the outline for the Land Use Element. Select a preferred alternative for the Future Land Use Map to carry forward.

C. City Leadership Joint Workshop

a. Present initial documents to the Planning Commission and City Council in a joint workshop.

b. This meeting shall summarize public input, the current proposed recommendation for the Land Use Element of the General Plan, and any other key findings or proposals.
c. Items to be presented shall include drafts of the Future Land Use Map, goals and policies, and other prepared documents that will form the foundation of the Land Use Element of the General Plan.

Task 2 Deliverables:

1. *Coordination meetings with City staff*
2. *Draft Future Land Use Map & Alternatives*
3. *Public Open House: Draft Future Land Use Map, Goals & Policies*
4. *SC Meeting #2: Future Land Use Alternatives Review*
5. *SC Meeting #3: Public Input Review and Revisions*
6. *City Leadership Joint Workshop: Review of Future Land Use Map, Goals and Policies, and Supporting Information*

Task 3: Draft Land Use Element of the General Plan

A. Prepare the Draft Land Use Element of the General Plan

a. The Consultant will develop the Draft Land Use Element of the General Plan based on the following deliverables. This document shall comply with the standards in Utah Code 10-Ga-4 General Plan and shall be coordinated with the planning staff. Once the document is 60% complete, it shall be sent to the Steering Committee for their review and redlines.

The following items are anticipated to develop the Land Use Element of the General Plan:

1. Introduction and Community Profile
    a. Introduction and Demographics of the City. This chapter will include data on population, demographic information, local and regional economics, and other pertinent information, presented in the form of graphs, maps, infographics, pictures, etc. This section will also consider the City's heritage, history, and traditions, providing a foundation to inform the rest of the planning process.
    b. Public Input. Public input information shall be included within the General Plan. A summary of data will be provided in the introduction element and raw data included in an appendix.
2. Land Use Element: Long-term goals for land development within the City.
    a. Future Land Use Map. This should include an updated Future Land Use Map that addresses future land uses within the City. This map should consider areas for various housing, commercial, industrial, and open space uses. This map should consider future land use for areas within the City's annexation area. The City wants to explore a simplified and updated version

of the current map and create broader categories and recommendations for the map than what is currently adopted.

b. A description of land uses recommended on the Future Land Use Map, including representative images and supporting graphics.
c. A description of other placemaking and/or urban design recommendations to support the envisioned land use goals and policies.
d. A list of goals and strategies recommended for the City to implement to achieve the vision in the Land Use Element of the General Plan. These should be derived by best practices and input from the steering committee, Planning Commission, City Council, and the public.

3. Maps and Graphics. The Element will be accompanied by maps, graphics, charts, infographics, and pictures to support and communicate the presented data. This will help residents and policymakers better understand what the document is communicating and allow for better decision-making.
4. Implementation. The document should include implementation information, which will coordinate the policy and strategic objectives within the Land Use Element and provide a roadmap for accomplishing the goals with the document. This may include a priority list, timeline, recommended land use code amendments, recommended items for other general plan elements, and other recommended plans and studies as needed.

B. Review and Revision of the Draft Land Use Element

a. The Consultant will distribute the Draft Land Use Element to City planning staff and members of the Steering Committee for review and comment. The Steering Committee will meet with the Consultant (Meeting #4) to provide feedback and final direction on the draft before the adoption process.
b. The Consultant will revise the Draft Land Use Element based on the feedback received from the City staff and Steering Committee prior to presentation to the Planning Commission.

Task 3 Deliverables:

1. *Draft Land Use Element*
2. *SC Meeting #4: Draft Land Use Element Feedback*

Task 4: Review & Adoption Process

A. Planning Commission Review. Present the Land Use Element of the General Plan to the Planning Commission for their review and feedback.

a. Once the Planning Commission has reviewed the document and provided feedback, and the Consultant has made the necessary changes, the Planning Commission will hold a public hearing to discuss and consider the Land Use Element of the General Plan.

b. The Planning Commission will recommend that the City Council approve the Land Use Element of the General Plan after making any needed changes from the public hearing.

B. Joint Workshop with Planning Commission and City Council

a. This meeting will allow the Planning Commission to hand off the Land Use Element of the General Plan to the City Council for their review and adoption.

C. City Council Review and Consideration

a. The City Council shall review and consider the document. They may recommend changes be made and, when they feel ready, adopt the new Land Use Element of the West Haven General Plan. The Consultant will incorporate any final remaining changes and deliver the final Land Use Element to the City.

Task 4 Deliverables:

1. *Planning Commission Presentation and Public Hearing*
2. *Joint Planning Commission/City Council Workshop*
3. *City Council Presentation and Public Hearing*
4. *Final Revisions to Land Use Element*

Resolution No. 27-2025

RESOLUTION OF WEST HAVEN CITY AUTHORIZING THE ADOPTION OF THE LETTER OF CONCURRENCE AND MATCH AGREEMENT FROM THE WASATCH FRONT REGIONAL COUNCIL FOR A TRANSPORTATION AND LAND USE CONNECTION GRANT; AUTHORIZING THE CITY MAYOR TO SIGN THIS RESOLUTION; AND, PROVIDING FOR AN EFFECTIVE DATE.

SECTION I – RECITALS:

WHEREAS, the City Council of West Haven City (herein "City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, in conformance with the provisions of UCA § 10-3-717, the governing body of the City may exercise all administrative powers by resolution, including applying for grants and accepting grants that have been awarded; and

WHEREAS, the Wasatch Front Regional Council has made grant money available for Transportation and Land Use planning purposes for municipalities; and

WHEREAS, the City applied for grant money through this program to help with the cost of completing a comprehensive land use analysis which will result in an updated general plan map and also land use guidance to guide the City's recent and rapid growth for the future needs in the City and for the betterment of the City; and

WHEREAS the City was notified that it has been awarded grant money through this program; and

WHEREAS, the Wasatch Front Regional Council requires that the City sign a Letter of Concurrence and Match Agreement ("Agreement") as a condition of the Wasatch Front Regional Council awarding the money; and

WHEREAS, the City acknowledges that by signing the Agreement the City commits to providing a financial cash match which is a percentage of the grant money award; and

WHEREAS, the City Council has reviewed the Agreement and wishes to adopt the Agreement and accept the grant money from the Wasatch Front Regional Council to the benefit of its residents; and

WHEREAS, the City finds that the public convenience and necessity requires the actions herein contemplated,

NOW, THEREFORE, BE IT RESOLVED by the City of West Haven as follows:

SECTION II.

1. That the City Council has reviewed the following Letter of Concurrence and Match Agreement for Transportation and Land Use Connection, a copy of which is attached as Attachment A to this Resolution and hereby authorizes the City Mayor to sign the Agreement itself and to sign any other documents necessary to be able to accept and be awarded the grant money outlined in the Agreement.

2. That the Mayor is authorized to sign this Resolution.

3. This resolution shall be effective immediately as allowed by law.

4. The foregoing Recitals are fully incorporated herein.

SECTION III. PRIOR RESOLUTIONS:

The body and substance of any and all prior Resolutions, together with their specific provisions, where not otherwise in conflict with this Resolution, are hereby reaffirmed and readopted.

SECTION IV. REPEALER OF CONFLICTING ENACTMENTS:

All orders, and Resolutions with respect to the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which are in conflict with any of the provisions of this Resolution, are, to the extent of such conflict, hereby repealed, except that this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

SECTION V - SAVINGS CLAUSE:

If any provision of this Resolution shall be held or deemed to be or shall, in fact, be invalid, inoperative, or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative, or unenforceable to any extent whatever, this Resolution and the provisions of this Resolution being deemed to be the separate independent and severable act of the City Council of West Haven City.

SECTION VI. DATE OF EFFECT

This Resolution shall be effective immediately upon its passage on the 21st day of May 2025.

PASSED AND ADOPTED BY THE CITY COUNCIL OF WEST HAVEN CITY, STATE OF UTAH, on this 21st day of May 2025.

WEST HAVEN CITY

[redacted]

Mayor Rob Vanderwood

[redacted]

ATTEST:

[redacted]

Emily Green, City Recorder

~~Mayor Rob Vanderwood~~	~~Yes _____~~	~~No _____~~ n/a EG
Councilmember Carrie Call	Yes _____	No _____
Councilmember Kim Dixon	Yes _____	No _____
Councilmember Nina Morse	Yes _____	No _____
Councilmember Ryan Saunders	Yes _____	No _____
~~Councilmember Ryan Swapp~~	~~Yes _____~~	~~No _____~~ n/a EG

ATTACHMENT "A"

Attached to Resolution 27-2025

Letter of Concurrence and Match Agreement for Transportation and Land Use Connection between Wasatch Front Regional Council and West Haven City

TRANSPORTATION AND LAND USE CONNECTION

LETTER OF CONCURRENCE AND MATCH AGREEMENT

This Letter of Concurrence represents a formal agreement between the Wasatch Front Regional Council and the City of West Haven for the information below, consistent with the application submitted by the City of West Haven to WFRC for assistance through the Transportation and Land Use Connection.

PROJECT INFORMATION

Project Title:	Land Use Analysis
Project Manager:	Stephen Nelson
City Address:	4150 S 3900 W West Haven, UT 84401
Manager Email:	stephenn@westhavencity.com
Manager Phone:	(435) 720-3543

LOCAL GOVERNMENT MATCH AGREEMENT

Cash Amount:	$6,770

Note: There is a minimum expectation that local government representatives are responsive to WFRC staff, participate and help to coordinate all project meetings, fulfill local government obligations in consultant advertisement and selection, accomplish necessary public noticing, and guide the project to a product that is to awarded community's satisfaction within scope limits, and ultimately support the adoption process if eligible.

TRANSPORTATION AND LAND USE CONNECTION RESOURCES

Financial Contributions:	$50,000
Consultant Budget Total:	$56,770

GENERAL TIMELINE

Start Date:	July 2025
End Date:	April 2026

DELIVERABLES

A comprehensive land use analysis, resulting in an updated general plan map and land use guidance to guide West Haven's recent and rapid growth.

As part of this agreement, it is understood that the governing body of the City of West Haven will in earnest consider the final work products for adoption. The Wasatch Front Regional Council (WFRC) will work with the City of West Haven to select and contract with a consultant from the consultant pool, per the WFRC procurement policy.

June 4, 2025
Date

[redacted]
Mayor Rob Vanderwood