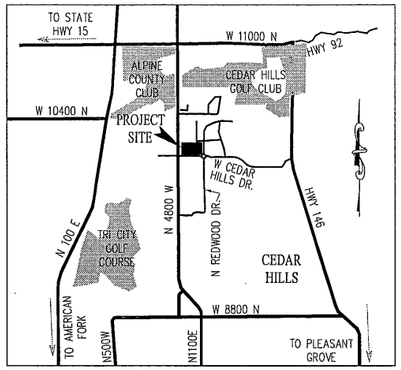


VICINITY MAP
N.T.S.

WAL★MART

STORE # 4689-00
NEC OF CEDAR HILLS DRIVE AND 4800 WEST
CEDAR HILLS, UTAH

DRAWING INDEX

SHEET	DRAWING TITLE
CV-1.0	COVER SHEET
C-1.0	PRELIMINARY SITE PLAN
C-2.0	PRELIMINARY GRADING & DRAINAGE PLAN
C-3.0	PRELIMINARY UTILITY PLAN
C-3.3	PRELIMINARY SITE LIGHTING PLAN
L-1.0	PRELIMINARY LANDSCAPE PLAN

NOTES

1. SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE PROJECT SPECIFICATIONS, THE 2000 CEDAR HILLS, UTAH STANDARD SPECIFICATIONS, AND THE A.P.W.A. STANDARDS WHICH ARE HEREBY REFERENCED AS PART OF THESE PLANS.

2. THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THE PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON THE SURVEY PREPARED BY LEI CONSULTING ENGINEERS AND SURVEYORS, INC., DATED JANUARY 8, 2003. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITEWORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.

3. CAUTION - NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION 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 APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

CONSULTANTS

CIVIL:

PACLAND
2901 DOUGLAS BOULEVARD, SUITE 295
ROSEVILLE, CA 95661
(916) 771-9503
CONTACT: SHELL MACPHERSON
LAURIE LOAIZA, P.E.

SURVEYOR:

L.E.I. CONSULTING ENGINEERS & SURVEYORS, INC.
2203 N. MAIN STREET
SPANISH FORK, UT 84660
(801) 798-0555
CONTACT: DENNIS CARLISLE, P.L.S.

GEOTECHNICAL/ENVIRONMENTAL:

KLEINFELDER
849 WEST LEVOY DR. STE. 200
TAYLORSVILLE, UT 84123
(801) 261-3336
CONTACT: SCOTT DAVIS, P.E.
KERRY RUEBELMANN, P.E.

LANDSCAPING:

PACLAND
1144 EASTLAKE AVE E, SUITE 601
SEATTLE, WA 98109-4450
(206) 522-9510
CONTACT: SHAWN PARSONS, R.L.A.

ARCHITECT

ARCHITECT:

BSW INTERNATIONAL
ONE WEST THIRD STREET, SUITE 800
TULSA, OK 74103
(800) 749-8771, EXT. 4491
CONTACT: MARY KELL

GOVERNING AGENCIES

CITY OF CEDAR HILLS, PUBLIC WORKS
3925 WEST CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062
(801) 785-9668
CONTACT: DAVID BUNKER
KIM HOLINDRAKE

UTILITIES

STORMWATER/SEWER/WATER:

CITY OF CEDAR HILLS, PUBLIC WORKS
3925 WEST CEDAR HILLS DRIVE
CEDAR HILLS, UT 84062
(801) 785-9668
CONTACT: DAVID BUNKER
KIM HOLINDRAKE

ELECTRIC:

UTAH POWER LITE
(877) 548-3768

NATURAL GAS:

QUESTAR ENERGY SERVICES
180 E 100 SOUTH
SALT LAKE CITY, UT 84111
(801) 324-3500
CONTACT: KATIE SECRETAN

TELEPHONE:

QWEST COMMUNICATIONS
778 N 300 WEST
SALT LAKE CITY, UT 84103
(800) 244-1111

CABLE:

AT&T
1350 E MILLER AVE
SALT LAKE CITY, UT 84106
(801) 234-6500

SITE DATA

SITE AREA	=	18.32 AC.
EXISTING ZONING	=	(SC-1) COMMERCIAL
EXISTING USE	=	VACANT
PROPOSED USE	=	RETAIL

PARKING DATA

PARKING REQUIRED:

PARKING RATIO = 4 STALLS PER 1,000 SF

PARKING PROVIDED:

STANDARD STALLS	=	577 STALLS
ACCESSIBLE STALLS	=	14 STALLS
TOTAL PARKING	=	591 STALLS

PARKING RATIO PROVIDED :

PARKING RATIO = 4.8 STALLS PER 1,000 SF

APPLICANT

PACLAND
2901 DOUGLAS BOULEVARD, SUITE 295
ROSEVILLE, CA 95661
(916) 771-9503
CONTACT: SHELL MACPHERSON
LAURIE LOAIZA, P.E.

EXISTING LEGEND

- SECTIONAL MONUMENTATION
- SUBDIVISION MONUMENT (FND)
- EXISTING UTILITY POLE WITH GUY WIRE
- EXISTING CATCH BASIN
- EXISTING ELECTRICAL BOX
- EXISTING TELEPHONE/COMMUNICATIONS MANHOLE
- EXISTING TELEPHONE BOX
- EXISTING IRRIGATION MANHOLE (UNLESS NOTED OTHERWISE)
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING SIGN
- EXISTING SEWER MANHOLE
- EXISTING CONCRETE IRRIGATION BOX
- EXISTING TRAFFIC SIGNAL
- EXISTING IRRIGATION (SPRINKLER) CONTROL VALVE/BOX (IN LANDSCAPED AREAS)
- EXISTING END OF PIPE
- EXISTING PRESSURIZED IRRIGATION BOX/METER
- EXISTING STORM DRAIN MANHOLE
- EXISTING CHAIN LINK FENCE
- EXISTING BARBED WIRE FENCE
- EXISTING VINYL FENCE

- XX.XX EXISTING SPOT ELEVATION @ TOP OF CURB, CENTERLINE, OR EDGE OF ASPHALT (TRUNCATED)
- XXXX EXISTING SPOT ELEVATION
- XXXX EXISTING CONTOUR LINE
- (R) RECORD
- (M) MEASURED
- (BRG/DIST) RECORD DEED CALL
- XXXX/XX DEED BOOK/PAGE (DEED REFERENCE)
- XXX:XX ENTRY NO:YEAR (DEED REFERENCE)
- XXXX-XX ENTRY NO-YEAR (DEED REFERENCE)
- XX:XX:XXXX TAX SERIAL NUMBER (UTAH COUNTY RECORDS)
- EXISTING CORP. CITY BOUNDARIES
- G EXISTING GAS LINE
- W EXISTING WATER LINE
- PI EXISTING PRESSURIZED IRRIGATION LINE
- T EXISTING TELEPHONE LINE
- ADS ADVANCED DRAINAGE SYSTEM
- RCP REINFORCED CONCRETE PIPE
- PVC POLY VINYL CHLORIDE
- BM BENCHMARK
- (SW) SINGLE WHITE (STRIPING)
- (DY) DOUBLE YELLOW (STRIPING)
- (SB) STOP BAR (STRIPING)
- STAMPED CONCRETE & CONCRETE CROSSWALKS @ ROUNDABOUT
- 24" #5 REBAR & 2" ALUMINUM CAP "LEI CONSULTING ENGINEERS & SURVEYORS INC. PLS 172675" (SET) UNLESS NOTED OTHERWISE

REQUIRED PERMITS

PERMIT REQUIRED	ISSUING JURISDICTION	PROJECTED SUBMITTAL DATE	PROJECTED PERMIT DATE	ACTUAL PERMIT DATE
SITE PLAN APPROVAL				
ON-SITE WORK PERMIT				
BUILDING PERMIT				
OFF-SITE WORK PERMIT				
NPDES				
ARMY CORP.				

ISSUE DATE: 2/14/2007
CITY PRELIMINARY
PROJECT NO. 2006010.021.00

REVISIONS		
NO.	DESCRIPTION	DATE

CALL USA 1-800-227-2700
UNDERGROUND SERVICE ALERT
TWO (2) WORKING DAYS
BEFORE DIGGING

PACLAND
2901 Douglas Boulevard, Suite 295
Roseville, CA 95661
T (916) 771-9503
F (916) 771-3545
www.PacLand.com

SHEET CV-1.0

R:\Utah\Cedar Hills\4800 West & Cedar Hills Drive\2Drawings\CFCR000C.dwg Feb 14, 2007 - 2:07pm

NOTES

1. DESIGN BASED ON A 111SC PROTO, DATED 10-15-06, MODIFIED PER SHELL PLAN CREATED BY API DATED 11-27-06.
2. THE NATIONAL CRIME INDEX FOR CEDAR HILLS, UTAH IS 175.3 BASED ON STATISTICS FROM 2004. PER CITY-DATA.COM.
3. THE MEDIAN AGE FOR CEDAR HILLS, UTAH IS 18.5 PER CITY-DATA.COM

BUILDING DATA

PROPOSED RETAIL = 132,890 ± SF

PROPOSED RETAIL AREA INCLUDES SEASONAL GARDEN CENTER AREA (8,900 SF) AND FRONT CANOPY AREA (944 SF).

MIN. BLDG. SETBACKS REQ'D: FRONT-30', SIDE-30', REAR-30'.

BUILDING HEIGHT: MAXIMUM BY CODE: 40, PROPOSED RETAIL-35.

ZONING/LAND USE/LAND DEVELOPMENT REGULATIONS

ZONING: SC-1 COMMERCIAL (SHOPPING CENTER ZONE)

LAND USE: NEIGHBORHOOD RETAIL AND COMMERCIAL MIXED USE OFFICE/RETAIL.

ANNEXATION REQUIRED OR SUGGESTED: NO

ENTITLEMENT REVIEW PROCESS: DESIGN REVIEW PC AND CC APPROVAL.

SERVICE STATION ALLOWED: UNKNOWN

OUTDOOR STORAGE AND SALES: TO BE DETERMINED

LANDSCAPE: A LANDSCAPE BUFFER SHALL BE PROVIDED ADJACENT TO THE SURROUNDING RESIDENTIAL AREAS. THIS BUFFER SHALL BE A MINIMUM OF 15 FEET WIDE AND SHALL CONTAIN TREE OR GROUPINGS OF TREES SPACED NO MORE THAN 25 FEET APART.

PARKING REQUIREMENTS: STALLS SHALL BE 9' WIDE AND 18' DEEP IF THEY FRONT ONTO A LANDSCAPE AREA AND 9' WIDE AND 20' DEEP FOR STALLS THAT DO NOT FRONT LANDSCAPE AREAS. THERE SHALL BE A MINIMUM OF 4 PARKING STALLS PROVIDED FOR EACH 1,000 SF OF GROSS FLOOR AREA.

LIGHTING: CONSISTENT WITH LOCAL DEVELOPMENTS. TO BE COORDINATED WITH CITY.

SIGNAGE: SHALL BE LIMITED TO MONUMENT SIGNS AND WALL-MOUNTED SIGNS.
SPECIAL ELEVATIONS OR ARCHITECTURAL REVIEW REQUIRED: DESIGN REVIEW.

BUILDING SETBACKS: SEE 'BUILDING DATA' THIS SHEET.

HEIGHT RESTRICTIONS: SEE 'BUILDING DATA' THIS SHEET.

OUTPARCEL RESTRICTIONS: UNKNOWN.

LOADING: UNKNOWN

SHOPPING CART ORDINANCE: UNKNOWN

REQUIRED PERMITS

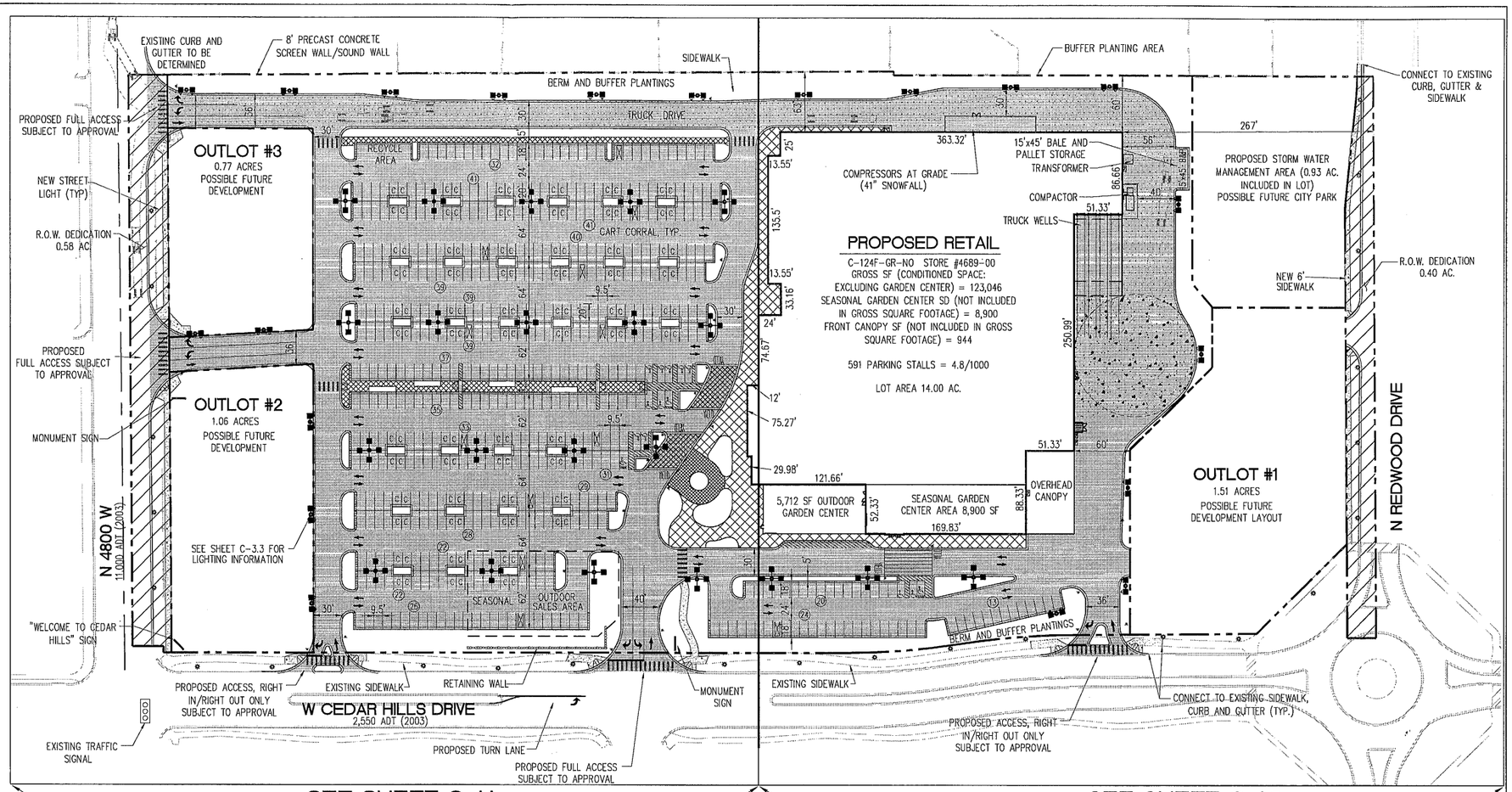
CEDAR HILLS: SITE ENGINEERING / BUILDING PERMIT
UTAH COUNTY: ENCROACHMENT PERMIT (N 4800 W)

PROPOSED PARKING DATA

PARKING PROVIDED	
STANDARD STALLS	= 565 STALLS
ACCESSIBLE STALLS	= 14 STALLS
CART CORRAL STALLS	= 12 STALLS
TOTAL STALLS	591

PARKING RATIO = 4.8/ 1000 SF

1. CALCULATIONS BASED ON TOTAL GROSS SF OF BUILDING.
2. PARKING CONTAINS 90° STALLS, 9.5' WIDE AND 18' DEEP FRONTING LANDSCAPING (COMPACT SPACES) AND 9.5' WIDE AND 20' DEEP WHEN NOT FRONTING LANDSCAPING, AND TWO WAY AISLES 25' WIDE.
3. CITY REQUIRED PARKING RATIO = 4.0/ 1000 SF = 532



SEE SHEET C-1.1

SEE SHEET C-1.2

SITE DATA

PROPOSED RETAIL LOT	=	14.00 AC
OUTLOT #1	=	1.51 AC
OUTLOT #2	=	1.06 AC
OUTLOT #3	=	0.77 AC
R.O.W. DEDICATION (BY SELLER)	=	0.98 AC
TOTAL SITE	=	18.32 AC

ZONING CLASSIFICATION: SC-1 COMMERCIAL (SHOPPING CENTER ZONE)

LOCAL JURISDICTION: CITY OF CEDAR HILLS

FLOOD ZONE CLASSIFICATION: UNKNOWN

UTILITIES

ELECTRIC: POWER LINES EXIST IN N 4800 W, CEDAR HILLS DRIVE AND N REDWOOD DRIVE.

GAS: GAS LINES EXIST IN N 4800 W AND CEDAR HILLS DRIVE.

WATER AVAILABILITY: WATER LINES EXIST ON N 4800 W AND CEDAR HILLS DRIVE.

SEWER AVAILABILITY: SANITARY SEWER LINES EXIST ON N 4800 W, CEDAR HILLS DRIVE AND N REDWOOD DRIVE.

CABLE: UNKNOWN

LEGEND

- (#) NUMBER OF PARKING STALLS PER ROW
- PROPOSED BUILDING
- PROPOSED 18" CURB AND GUTTER
- CART CORRAL
- TRAFFIC SIGNAL
- DIRECTIONAL PAVEMENT MARKINGS
- CITY OFFSITE DECORATIVE LIGHTS
- DECORATIVE CONCRETE SIDEWALK PAVEMENT
- DECORATIVE PAVEMENT PER ARCH. PLANS
- PLAZA FEATURE
- HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

No.	Date	By	Revision Description

Designed By: GLC	Issue Date: 2/14/2007 CITY PRELIMINARY
Drawn By: DEC	
Checked By: SSM/LML	Project No.: 2006010.021

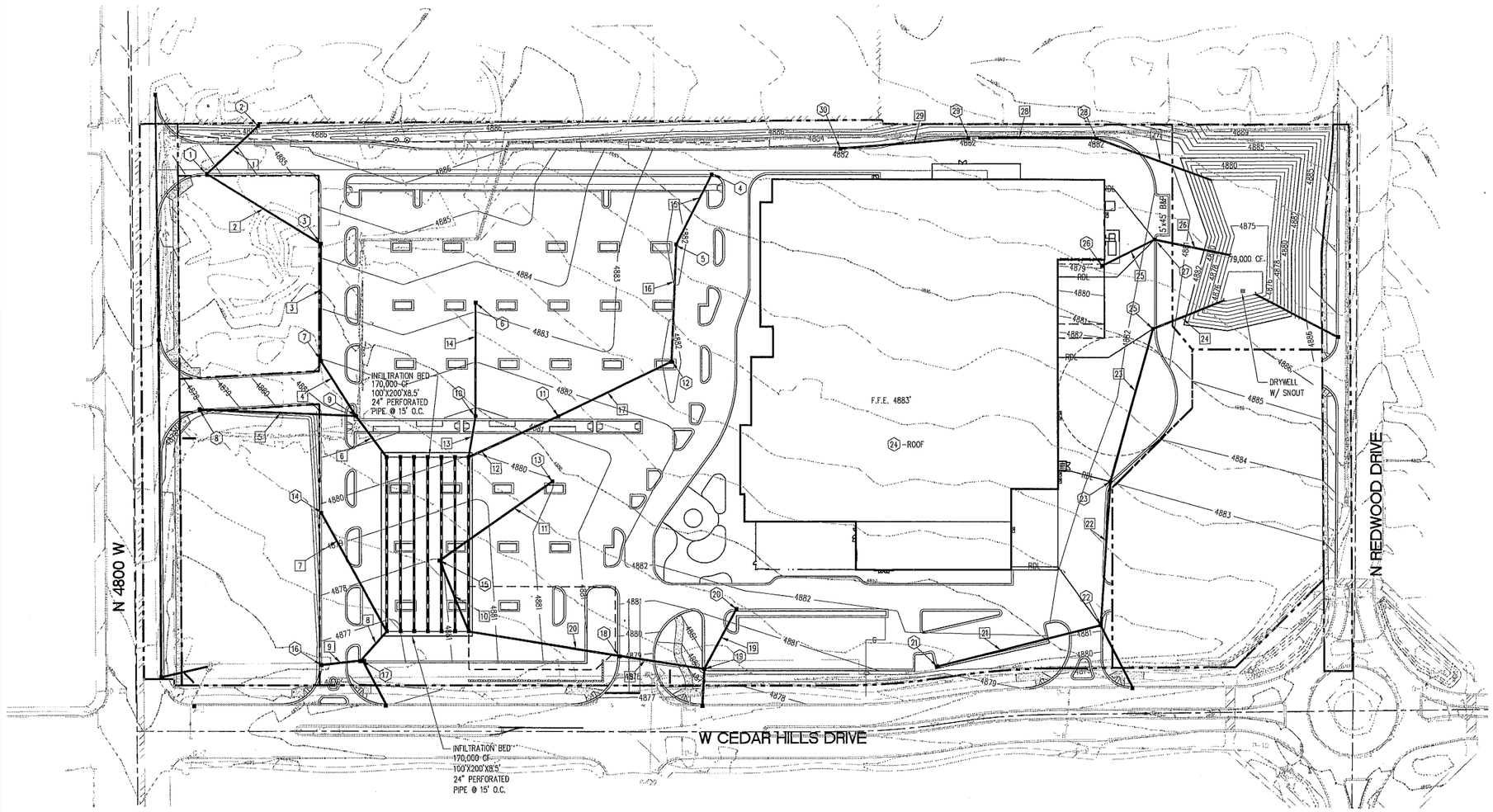
PACLAND
2901 DOUGLAS BLVD.
SUITE 295
ROSEVILLE, CA 95661
T (916) 771-9503
F (916) 771-3545
www.PacLand.com

PROPOSED RETAIL
CEDAR HILLS, UTAH

PRELIMINARY SITE PLAN

C-1.0

R:\Utah\Cedar Hills\4800 West & Cedar Hills Drive\2Drawings\CFGR1105.dwg Feb 14, 2007 - 2:09pm



LEGEND

EX. CONTOUR	
PROPOSED CONTOUR	322
SPOT ELEVATION	323.2
TYPE I CATCH BASIN	■
TYPE II CATCH BASIN	◉
CLEANOUT TO GRADE (C.O.T.G.)	•
ROOF DRAIN LINE	RDL
STORM DRAIN PIPE	
FINISHED FLOOR ELEVATION	FFE
TOP OF CURB	TC
TOP OF PAVEMENT	TP
HIGH POINT	HP
LOW POINT	LP
TOP OF WALL	TW
PROPOSED GRADE AT FACE OF WALL	BW

STRUCTURE SCHEDULE

CB#	TYPE	RIM	IE (OUT)	CB#	TYPE	RIM	IE (OUT)
1	18"x36" CB	4882.0	4877.50	17	18"x36" DBL/CB	4875.3	4872.97
2	18"x36" CB	4881.0	4878.00	18	18"x36" CB	4878.5	4875.76
3	18"x36" CB	4882.7	4875.79	19	18"x36" CB	4879.7	4876.70
4	18"x36" CB	4881.5	4878.50	20	18"x36" CB	4880.9	4877.90
5	18"x36" CB	4881.0	4877.65	21	18"x36" CB	4881.5	4879.00
6	18"x36" CB	4882.6	4879.20	22	18"x36" CB	4880.7	4878.08
7	18"x36" CB	4881.0	4874.51	23	18"x36" CB	4881.0	4877.21
8	18"x36" CB	4877.2	4874.70	24	ROOF DRAIN	4882.5	4882.50
9	18"x36" CB	4880.3	4873.80	25	18"x36" CB	4881.0	4876.37
10	18"x36" CB	4880.2	4877.34	26	18"x36" CB	4878.7	4876.71
11	18"x36" CB	4881.5	4875.00	27	18"x36" CB	4881.3	4876.39
12	18"x36" CB	4881.0	4876.37	28	18"x36" CB	4881.5	4877.22
13	18"x36" CB	4879.0	4876.50	29	18"x36" CB	4881.5	4877.86
14	18"x36" CB	4878.8	4875.80	30	18"x36" CB	4881.5	4878.50
15	18"x36" CB	4877.5	4875.50	30	DET. POND	–	4883.00
16	18"x36" CB	4875.9	4873.40	30	DET. VAULT	–	4873.50

PIPE SCHEDULE

PIPE #	DIAMETER	LENGTH (FT.)	SLOPE (FT./FT.)	PIPE #	DIAMETER	LENGTH (FT.)	SLOPE (FT./FT.)
1	15"	75	.010	17	15"	137	.010
2	15"	146	.010	18	15"	93	.010
3	15"	128	.010	19	15"	74	.016
4	15"	71	.010	20	15"	168	.016
5	15"	172	.005	21	15"	185	.005
6	15"	56	.014	22	15"	173	.005
7	15"	148	.019	23	15"	167	.005
8	15"	43	.011	24	15"	68	.005
9	15"	43	.010	25	15"	63	.005
10	15"	84	.030	26	15"	79	.005
11	15"	151	.007	27	15"	132	.009
12	15"	109	.018	28	15"	129	.005
13	15"	46	.095	29	15"	140	.005
14	15"	124	.015				
15	15"	85	.040				
16	15"	128	.010				

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

No.	Date	By	Revision Description

Designed By:	Issue Date:
GLC	2/14/2007
Drawn By:	CITY
DEC	PRELIMINARY
Checked By:	Project No:
SSM/LML	2006010.021

PACLAND
2901 DOUGLAS BLVD.
SUITE 295
ROSEVILLE, CA 95661
T (916) 771-9503
F (916) 771-3545
www.PacLand.com

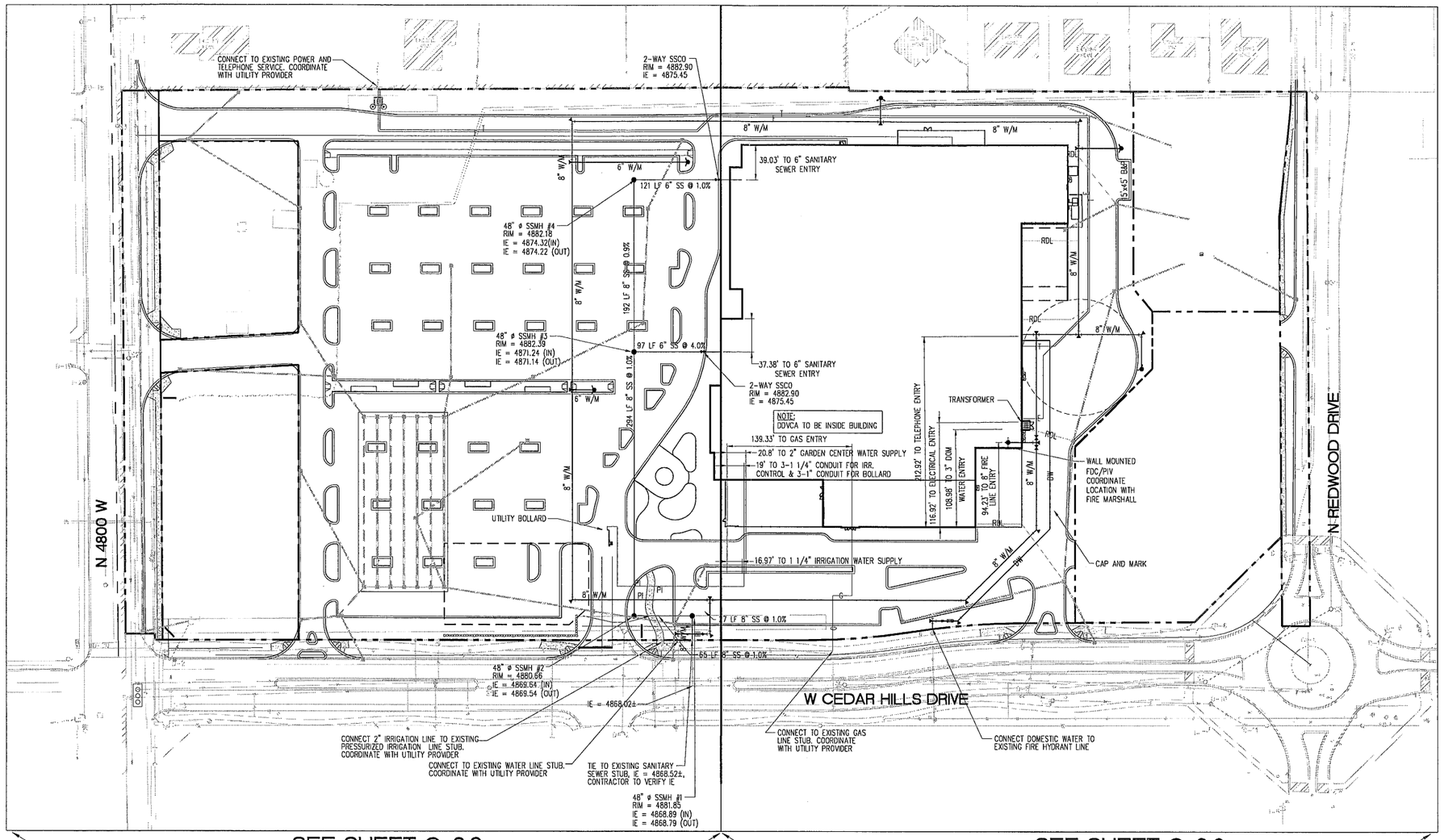
PROPOSED RETAIL

CEDAR HILLS, UTAH

PRELIMINARY
GRADING AND DRAINAGE PLAN

C-2.0

R:\Utah\Cedar Hills\4800 West & Cedar Hills Drive\2Drawings\CFGR120C.dwg Feb 14, 2007 - 2:10pm



SEE SHEET C-3.0

SEE SHEET C-3.2

LEGEND

WATERMAIN	8" W/M
PRESSURED IRRIGATION	PI
FIRE HYDRANT	
FDC	
THRUST BLOCK	
REDUCER	
WATER METER	
SANITARY SEWER MAIN	25LF SS
SS MANHOLE	
SS CLEANOUT TO GRADE	
GAS LINE	G
GAS METER	
TELEPHONE	T
ELECTRICAL SERVICE	E
FIBER OPTIC CONDUIT	FO
ROOF DRAIN LINE	RDL
STORM DRAIN	
CATCH BASIN	

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

R:\Utah\Cedar Hills\4800 West & Cedar Hills Drive\2Drawings\CFCR130U.dwg Feb 14, 2007 - 2:14pm

No.	Date	By	Revision Description

Designed By:	Issue Date:
GLC	2/14/2007
Drawn By:	CITY
DEC	PRELIMINARY
Checked By:	Project No.:
SSM/LML	2006010.021

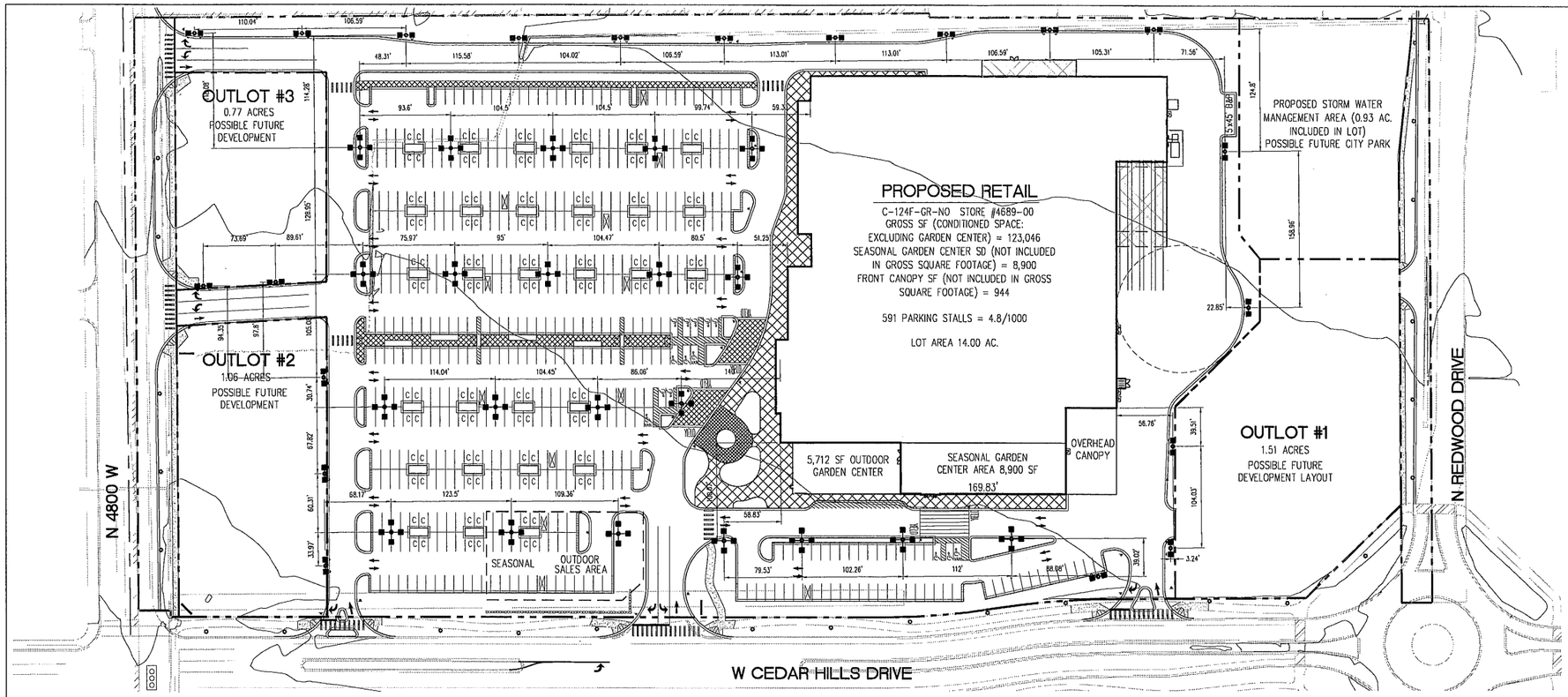
PACLAND
2901 DOUGLAS BLVD.
SUITE 295
ROSEVILLE, CA 95661
T (916) 771-9503
F (916) 771-3545
www.PacLand.com

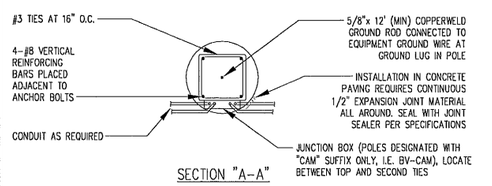
PROPOSED RETAIL

CEDAR HILLS, UTAH

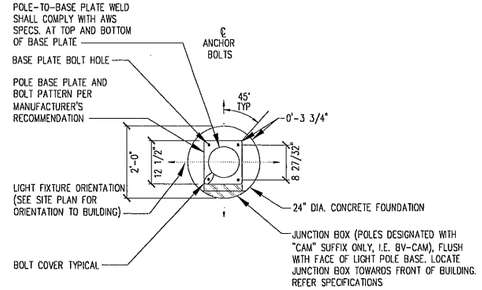
PRELIMINARY UTILITY PLAN

C-3.0

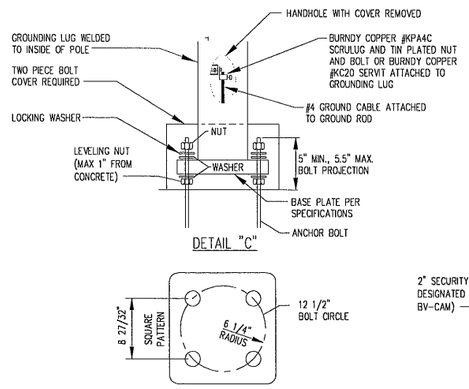




SECTION "A-A"

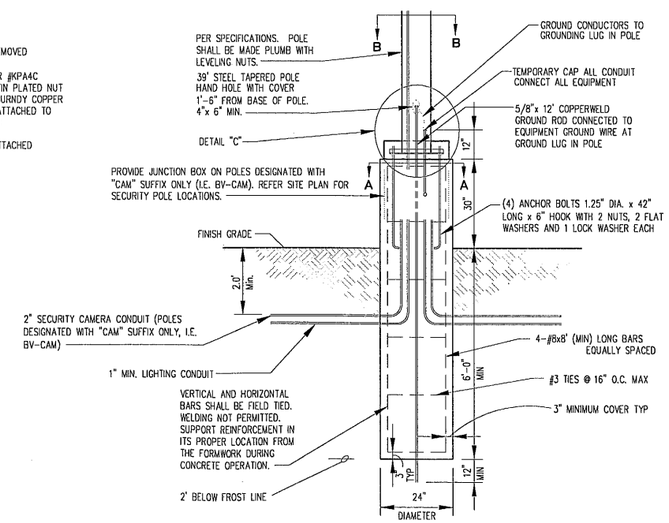


SECTION "B-B"



DETAIL "C"

TYPICAL ANCHOR BOLT SPACING

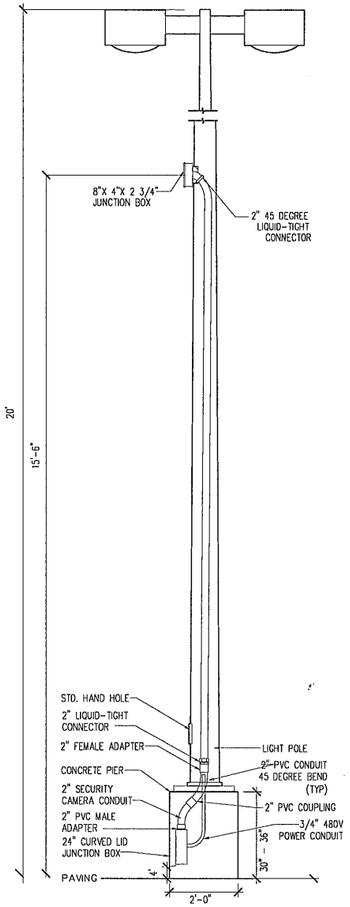


TYPICAL LIGHTING POLE BASE DETAIL (1)
N.T.S.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



POLE MOUNTED CAMERA DETAIL

NOTE:
ONLY FOR POLE LOCATIONS DESIGNATED WITH "CAM" SUFFIX ONLY, I.E. BV-CAM. CAMERAS AND WIRING BY OTHERS.

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF
	AV400	21	KVF 400M SYMFL	SQUARE AREA LIGHT, SYMMETRIC DISTRIBUTION, FLAT LENS.	ONE 400-WATT CLEAR BT-37 METAL HALIDE, VERTICAL BASE UP POS.	L19432.ies	36000	0.75
	JV400	21	KVF 400M ASYFL EHS	SQUARE AREA LIGHT, ASYMMETRIC DISTRIBUTION, FLAT LENS, HOUSE SIDE SHIELD.	MH 400/BU/PS	L19434.ies	44000	0.75

No.	Date	By	Revision Description

Designed By:	Issue Date:
GLC	2/14/2007
Drawn By:	CITY
DEC	PRELIMINARY
Checked By:	Project No.:
SSM/LML	2006010.021

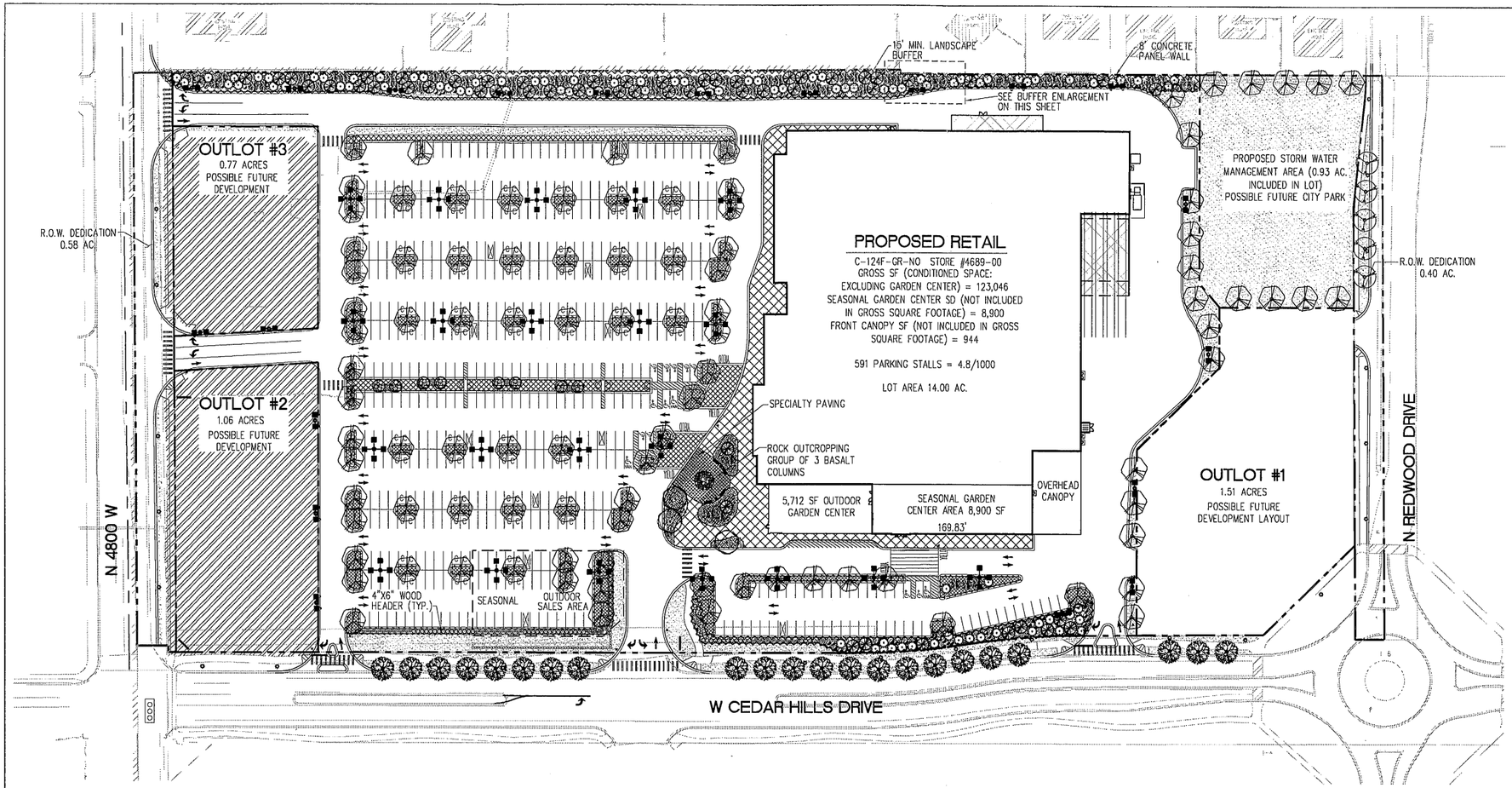
PACLAND
2901 DOUGLAS BLVD.
SUITE 295
ROSEVILLE, CA 95661
T (916) 771-9503
F (916) 771-3545
www.PacLand.com

PROPOSED RETAIL
CEDAR HILLS, UTAH

PRELIMINARY
SITE LIGHTING PLAN

C-3.3

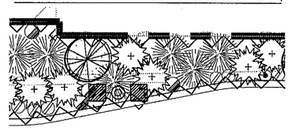
R:\Utah\Cedar Hills\4800 West & Cedar Hills Drive\2Drawings\CFGR1.33E.dwg 1/10/2007 9:32:44 AM PST



PLANTING NOTES:

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
3. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, MOWING, ETC.) OF THE PLANTING AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
10. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
11. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
12. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL SHRUB, GROUND COVER AND SEASONAL COLOR ANNUAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH BARK MULCH TO A MINIMUM DEPTH OF TWO INCHES.
15. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
16. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
17. DURING THE GROWING SEASON ALL ANNUALS SHALL REMAIN IN A HEALTHY, VITAL CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
18. ALL PLANT MATERIALS QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN GRAPHICALLY.
19. ALL LAWN AREAS ARE TO RECEIVE 4" OF TOPSOIL. ALL LANDSCAPE BED AREAS ARE TO RECEIVE 6" OF TOPSOIL.
20. REFER TO SPECIFICATIONS FOR ALL INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
21. ALL LANDSCAPED AREAS ARE TO BE WATERED VIA AUTOMATIC IRRIGATION SYSTEM.

BUFFER ENLARGEMENT



PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE/COMMENTS
	TREES	
	ABIES LASIOCARPA/ ALPINE FIR	8' MIN. HT., SPECIMEN QUALITY, B&B
	BETULA JACQUEMONTII/ JACQUEMONTII BIRCH	3" CAL., SPECIMEN QUALITY, B&B BRANCHED @ 5', MATCHED SET
	FRAXINUS PENNSYLVANICA 'PATMORE'/ 'PATMORE' ASH	3" CAL., SPECIMEN QUALITY, B&B BRANCHED @ 5', MATCHED SET
	PICEA ENGLEMANII/ ENGLEMANN SPRUCE	8' MIN. HT., SPECIMEN QUALITY, B&B
	PINUS NIGRA/ AUSTRIAN BLACK PINE	8' MIN. HT., WELL FORMED, B&B
	PLATANUS ACERIFOLIA/ LONDON PLAIN TREE	3" CAL., MATCHED SET, B&B, 10' MIN. HT., BRANCHED @ 5', SPECIMEN QUALITY
	PRUNUS SARGENTII 'COLUMNARIS'/ COLUMNAR SARGENT CHERRY	3" CAL., MATCHED SET, B&B, 10' MIN. HT., BRANCHED @ 5', SPECIMEN QUALITY
	PYRUS CALLERYANA 'CAPITOL'/ 'CAPITOL' FLOWERING PEAR	3" CAL., MATCHED SET, B&B, 10' MIN. HT., BRANCHED @ 5', SPECIMEN QUALITY
	QUERCUS MACROCARPA/ BURR OAK	3" CAL., SPECIMEN QUALITY, B&B, 10-12' HT., BRANCHED @ 5', MATCHED SET

SYMBOL	BOTANICAL/COMMON NAME	SIZE/COMMENTS
	SHRUBS	
	BERBERIS BUXIFOLIA NANA/ CRIMSON PYGMY BARBERRY	5 GAL. CONT., 15" MIN. HT., FULL & BUSHY
	CORNUS SERECIA 'KELSEYI'/ 'KELSEY' DWARF DOGWOOD	5 GAL. CONT., 24" MIN. HT., FULL & BUSHY, MATCHED VARIETIES
	EUONYMUS ALATA 'COMPACTA'/ DWARF WINGED EUONYMUS	18-24" HT., B&B, FULL & BUSHY
	MAHONIA AQUIFOLIUM 'COMPACTA'/ COMPACT OREGON GRAPE	15-18" HT., B&B, FULL & BUSHY
	ORNAMENTAL GRASSES TO INCLUDE BUT NOT LIMITED TO: FESTUCA GLAUCA AND PENNISETUM SETACEUM	1 GAL. CONT.,12" MIN. SPREAD FULL & BUSHY
	PIERIS JAPONICA 'MOUNTAIN FIRE'/ MOUNTAIN FIRE PIERIS	18" HT., B&B, FULL & BUSHY
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'S'/ 'OTTO LUYKEN'S' LAUREL	18-24" SPRD., B&B, FULL & BUSHY

SYMBOL	BOTANICAL/COMMON NAME	SIZE/COMMENTS
	GROUNDCOVER	
	ARCTOSTAPHYLOS UVA-URSI/ KINNIKINNICK	1 GAL. CONT., PLANT @ 18" O.C.
	COTONEASTER DAMMERI 'CORAL BEAUTY'/ 'CORAL BEAUTY' COTONEASTER PINUS MUGO MUGHUS/MUGO PINE	2 GAL. CONT., FULL & BUSHY, SPECIMEN QUALITY, PLANT @ 30" O.C., 25% MUGO PINE, 75% COTONEASTER. MUGO PINE TO BE PLANTED IN CENTER OF ISLANDS.
	HYDROSEED EROSION CONTROL SEED MIX	SEE SPECIFICATIONS FOR SEED MIX AND APPLICATION RATE
	JUNIPERUS CONFERTA 'EMERALD SEA'/ EMERALD SEA JUNIPER	1 GAL. CONT., PLANT @ 3-1/2' O.C.
	SOD LAWN AREA	EMERALD TURF /J.B.SOD OR EQUIVALENT USE FESCUE/RYE BLENDS

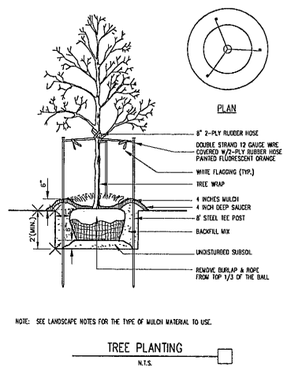
LANDSCAPE AREA

TOTAL SITE AREA	= 610,276 S.F.
PROVIDED LANDSCAPE/ HARDSCAPE AREA (25%)	= 150,432 S.F.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

TREE PLANTING
N.T.S.

No.	Date	By	Revision Description

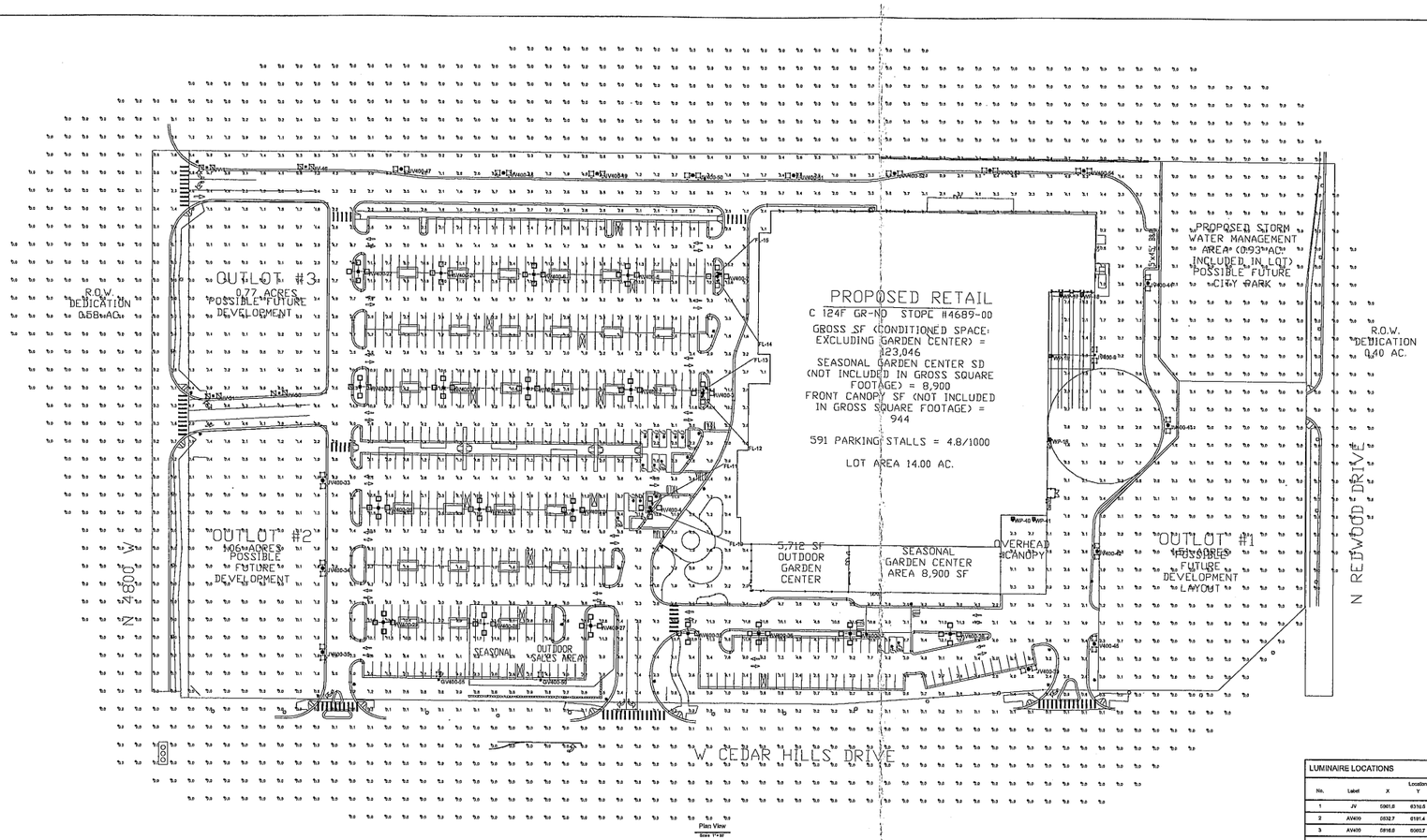
Designed By:	Issue Date:
RCL	2/14/2007
Drawn By:	CITY PRELIMINARY
RCL	
Checked By:	Project No:
TSP	2006010.021

PACLAND
2901 DOUGLAS BLVD.
SUITE 295
ROSEVILLE, CA 95661
T (916) 771-9503
F (916) 771-3545
www.PacLand.com

PROPOSED RETAIL
CEDAR HILLS, UTAH

LANDSCAPE PLAN

L-1.0



LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF
	AV400	21	KVF 400M BYMFL	SQUARE AREA LIGHT, SYMMETRIC DISTRIBUTION, FLAT LENS.	ONE 400 WATT CLEAR BT-37 METAL HALIDE, VERTICAL BASE UP POS.	LM430.ies	36000	0.72
	AV400	17	KVF 400M ASYFL SIB	SQUARE AREA LIGHT, ASYMMETRIC DISTRIBUTION, FLAT LENS, HOUSE SIDE SHIELD.	M1 400S/UPS	LM434.ies	44000	0.72
	GW400	2	KVF 400M ASYFL SIB	SQUARE AREA LIGHT, ASYMMETRIC DISTRIBUTION, FLAT LENS, HOUSE SIDE SHIELD.	M1 400S/UPS	LM434.ies	44000	0.72
	FL	6	TFG 400M RG	GENERAL PURPOSE FLOOD	M1 400U	071205233.ies	36000	0.72
	WP	6	WFL2 175M RM	ARCHITECTURAL BUILDING MOUNTED LUMINAIRE, RM DISTRIBUTION, 175W M1, W/ CLEAR LAMP.	M1 175U	LTL6203.ies	14000	0.72

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Front Lot Summary	×	5.8 fc	18.4 fc	1.0 fc	18.4:1	5.8:1
Spill Light Summary	+	1.0 fc	18.4 fc	0.0 fc	N/A	N/A

NOTES

1. Readings shown are based on a total LLF of .72 at grade.
2. Please refer to Luminaire Locations for mounting heights.
3. Readings shown are in units of foot-candles
4. These lighting calculations are not a substitute for independent engineering analysis of lighting system suitability and safety.
5. Luminaire information can be retrieved at www.Lithonia.com

LUMINAIRE LOCATIONS

No.	Label	Location X	Location Y	Location Z	Mtg Ht	Orientation	Tilt	Aim X	Aim Y	Aim Z
1	JV	6961.8	6316.8	20.0	20.0	90.0	0.0			
2	AV400	6932.7	6191.4	20.0	20.0	0.0	0.0			
3	AV400	6816.8	6060.7	20.0	20.0	0.0	0.0			
4	AV400	6557.7	6032.0	20.0	20.0	0.0	0.0			
5	AV400	6333.6	6102.4	20.0	20.0	0.0	0.0			
6	AV400	6429.9	6102.4	20.0	20.0	0.0	0.0			
7	AV400	6036.8	6063.8	20.0	20.0	0.0	0.0			
8	AV400	6422.2	6065.1	20.0	20.0	0.0	0.0			
9	JV400	6005.5	6105.1	20.0	20.0	180.0	0.0			
10	FL	6029.7	6128.0	15.0	15.0	111.7	53.1	6048.8	6093.9	20.0
11	FL	6089.7	6306.9	15.0	15.0	69.5	53.1	6040.2	6081.2	20.0
12	FL	6818.9	6056.9	15.0	15.0	137.7	53.1	6997.7	6000.9	20.0
13	FL	6817.9	6094.4	15.0	15.0	67.7	54.3	6974.6	6160.2	20.0
14	FL	6833.9	6166.2	15.0	15.0	148.6	53.9	6879.9	6158.0	20.0
15	FL	6833.9	6102.9	15.0	15.0	46.6	55.1	6874.9	6234.2	20.0
16	WP	6035.1	6010.3	14.0	20.0	0.0	0.0	6065.1	6010.3	0.0
17	WP	6917.8	6172.7	14.0	14.0	178.2	0.0	6917.8	6172.7	0.0
18	WP	6041.9	6172.7	14.0	14.0	180.0	0.0	6041.0	6172.7	0.0
19	WP	6006.2	6103.7	14.0	14.0	92.1	0.0	6006.2	6103.7	0.0
20	AV400	6324.2	6193.8	20.0	20.0	0.0	0.0			
21	AV400	6326.5	6066.6	20.0	20.0	0.0	0.0			
22	AV400	6250.3	6195.0	20.0	20.0	0.0	0.0			
23	AV400	6232.5	6066.6	20.0	20.0	0.0	0.0			
24	AV400	6472.3	6029.2	20.0	20.0	0.0	0.0			
25	AV400	6307.8	6029.6	20.0	20.0	0.0	0.0			
26	AV400	6253.3	6030.8	20.0	20.0	0.0	0.0			
27	AV400	6491.8	6279.2	20.0	20.0	0.0	0.0			
28	AV400	6373.1	6030.9	20.0	20.0	0.0	0.0			
29	AV400	6260.7	6102.9	20.0	20.0	0.0	0.0			
30	JV	6142.8	6058.7	20.0	20.0	87.5	0.0			
31	JV	6059.2	6058.3	20.0	20.0	87.5	0.0			
32	AV400	6000.1	6291.4	20.0	20.0	0.0	0.0			
33	JV400	6191.1	6060.3	20.0	20.0	-2.5	0.0			
34	JV400	6191.1	5962.4	20.0	20.0	-2.5	0.0			
35	JV400	6191.1	5708.2	20.0	20.0	-2.5	0.0			
36	AV400	6079.7	5791.4	20.0	20.0	0.0	0.0			
37	AV400	5791.5	5791.4	20.0	20.0	0.0	0.0			
38	AV400	5952.9	5791.4	20.0	20.0	0.0	0.0			
39	JV400	5912.0	5752.3	20.0	20.0	355.0	0.0			
40	WP	5964.3	5921.1	14.0	14.0	179.2	0.0	5964.3	5921.1	0.0
41	WP	5967.4	5921.1	14.0	14.0	180.0	0.0	5967.4	5921.1	0.0
42	JV400	6038.2	5955.1	20.0	20.0	180.0	0.0			
43	JV400	6127.2	6026.8	20.0	20.0	180.0	0.0			
44	JV400	6114.4	6185.0	20.0	20.0	180.0	0.0			
45	JV400	6055.6	5791.2	20.0	20.0	180.0	0.0			
46	JV	5172.1	5311.8	20.0	20.0	90.0	0.0			
47	JV400	5278.5	5309.2	20.0	20.0	90.0	0.0			
48	JV400	5304.2	5303.4	20.0	20.0	90.0	0.0			
49	JV400	5498.3	5308.4	20.0	20.0	90.0	0.0			
50	JV400	5004.8	5304.1	20.0	20.0	90.0	0.0			
51	JV400	5217.9	5304.1	20.0	20.0	90.0	0.0			
52	JV400	5430.3	5302.7	21.0	21.0	90.0	0.0			
53	JV400	5037.5	5316.5	20.0	20.0	90.0	0.0			
54	JV400	5042.8	5310.5	20.0	20.0	90.0	0.0			
55	GW400	5321.8	5739.3	20.0	20.0	0.0	0.0	5321.8	5730.5	0.0
56	GW400	5430.3	5739.3	20.0	20.0	0.0	0.0	5430.3	5730.5	0.0

WAL-MART #5271

CEDAR HILLS, UT

LIGHTING ANALYSIS

Designer
Jim Eads

Date
Feb 14, 2007

Scale
As Shown

Drawing No.
80032603A7