INTRODUCED BY: Councilmember Bwayne Smotherson DATE: March 15, 2021

BILL NO. 9429 **ORDINANCE NO. 7149**

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR THE PROPOSED COSTCO DEVELOPMENT LOCATED ON A TRACT OF LAND WITHIN REDEVELOPMENT PROJECT AREA NO #1 KNOWN AS THE COSTCO DEVELOPMENT SITE

WHEREAS, the Preliminary Development Plan was approved by the City Council of University City on March 15, 2021 for a commercial development project known as "Costco" in a Planned Development – Commercial (PD-C) District in the City of University City, authorizing the submittal of a Final Development Plan; and

WHEREAS, on March 9, 2021, the Final Development Plan for said development, on behalf of Novus Development, was submitted for review and approval a Final Development Plan in the proposed Planned Development – Commercial Use Zoning District for the proposed development of the Costco site; and

WHEREAS, the review and approval of a Final Development Plan shall be in accordance with Section 400.870 "Final Development Plan Procedure" and Section 405.380 "Final Plat Submittal Requirements" of the University City Municipal Code with the adoption of an ordinance by City Council; and

WHEREAS, at its meeting on March 10, 2021, the University City Plan Commission considered and recommended to the City Council of University City approval of the Final Development Plan subject to a lot consolidation being completed, administrative approval of traffic plans, approved native grasses being utilized and site control being in place prior to City Council action.

WHEREAS, the Final Development Plan, including all required documents and information submitted therewith, is before the City Council for its consideration.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY CITY, MISSOURI, AS FOLLOWS:

Section 1. Attached, marked "Exhibit A" and made a part hereof is a Final Development Plan submitted for the "Costco" development.

Section 2. It is hereby found and determined that the Final Development Plan is in full compliance with said Section 400.870 of the University City Municipal Code.

Section 3. The City Clerk is hereby directed to endorse, upon the Final Development Plan, the Final Plan approval of the City Council under the hand of the City Clerk and the seal of University City.

Section 4. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED and ADOPTED this 22nd day of March, 2021.

MAYOR

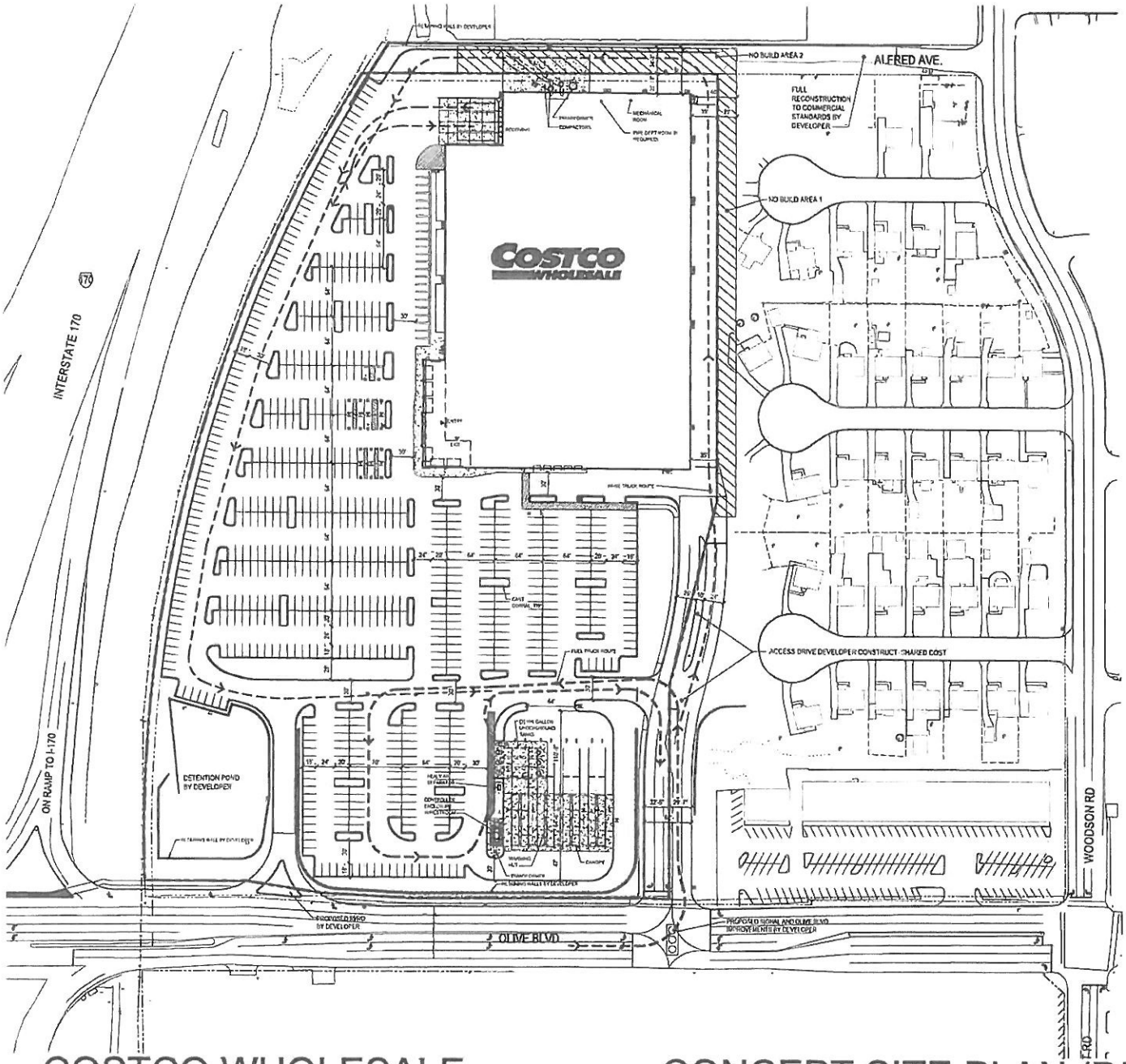
ATTEST:

CITY CLERK

CERTIFIED TO BE CORRECT AS TO FORM:

CITY ATTORNEY

"Exhibit A"



PROJECT DATA

CLIENT:	COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	SWC OF INTERSTATE 170 & OLIVE BLVD. UNIVERSITY CITY, MO

SITE DATA:

TOTAL SITE AREA:	16.08 ACRES (700,365 SF)
JURISDICTION:	CITY OF UNIVERSITY CITY

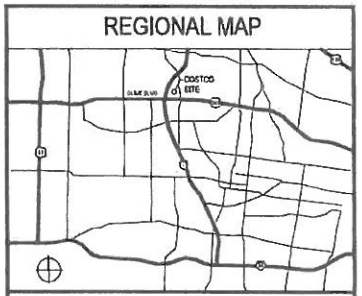
BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA:	160,430 SF
INCLUDES:	
NET SALES FLOOR	151,074 SF
NET MECHANICAL / FIRE	2,459 SF
NET VESIBULE	4,737 SF
BUILDING ENVELOPE	2,160 SF

PARKING DATA:

TOTAL PARKING:	727 STALLS
INCLUDES:	
MAIN LEVEL PARKING PROVIDED:	
⊙ 10' WIDE STALLS	710 STALLS
⊙ ACCESSIBLE STALLS	17 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.



COSTCO WHOLESALE
UNIVERSITY CITY, MO

MG2

OCTOBER 21, 2020

CONCEPT SITE PLAN

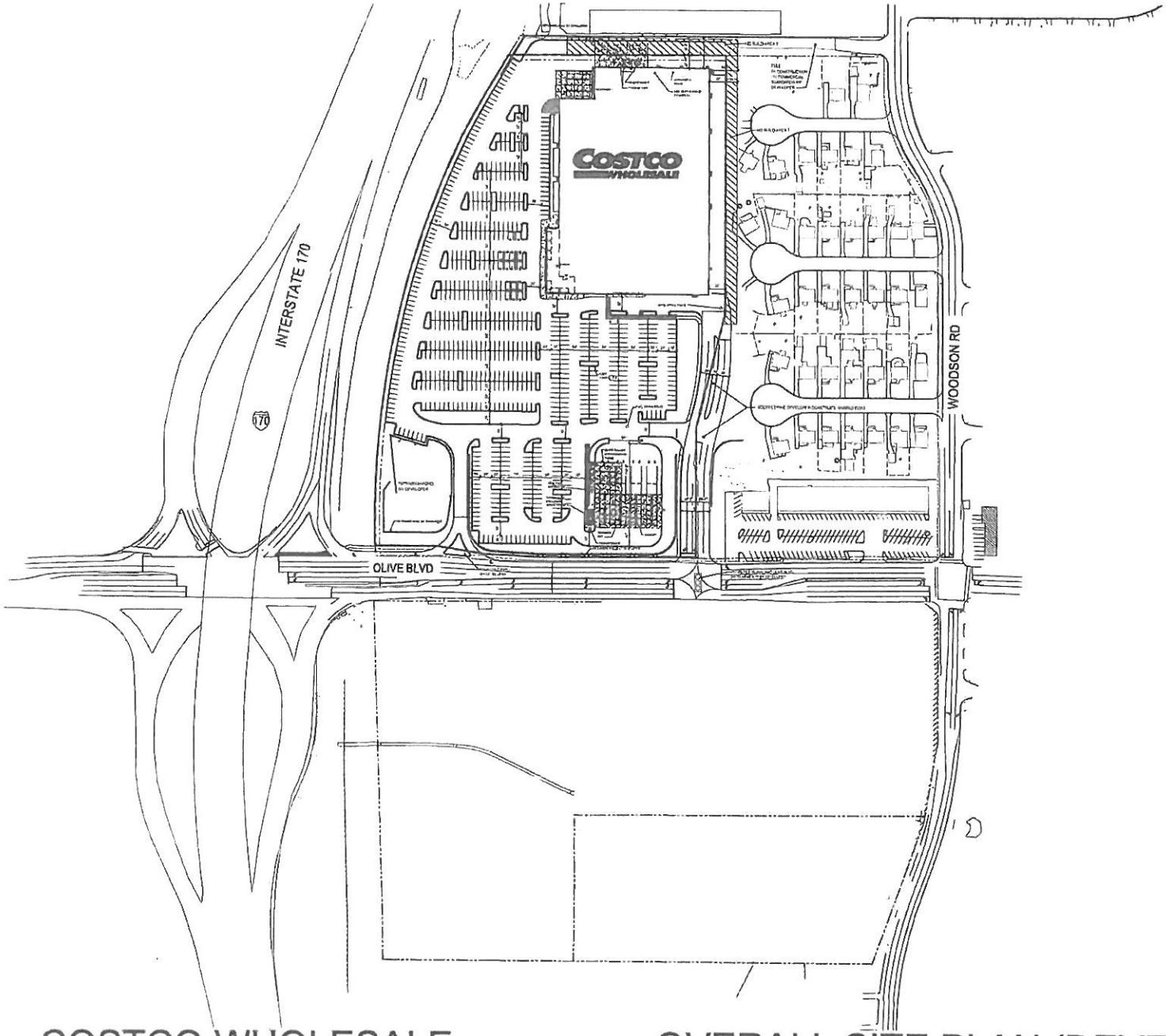
DD11-11

COSTCO WHOLESALE

UNIVERSITY CITY, MISSOURI

CONCEPT SITE PLAN (DEVELOPED)

OCTOBER 21, 2020



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EXISTING CONDITIONS TO BE FIELD VERIFIED.

0 25 50 100
1" = 50'-0"

COSTCO WHOLESALE
UNIVERSITY CITY, MO

MG2

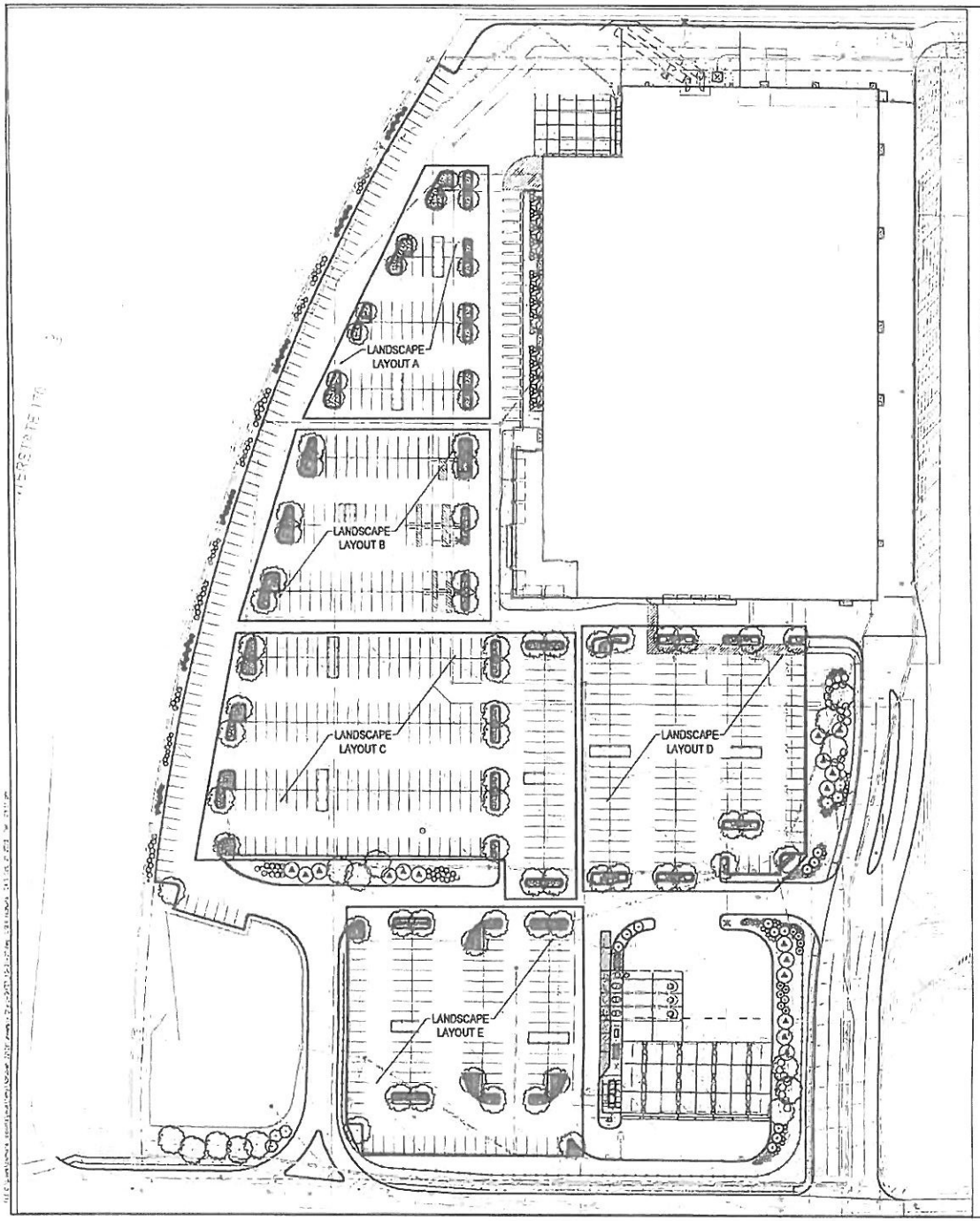
OCTOBER 21, 2020
CONCEPT
OVERALL
SITE PLAN
DD12-11

COSTCO WHOLESALE

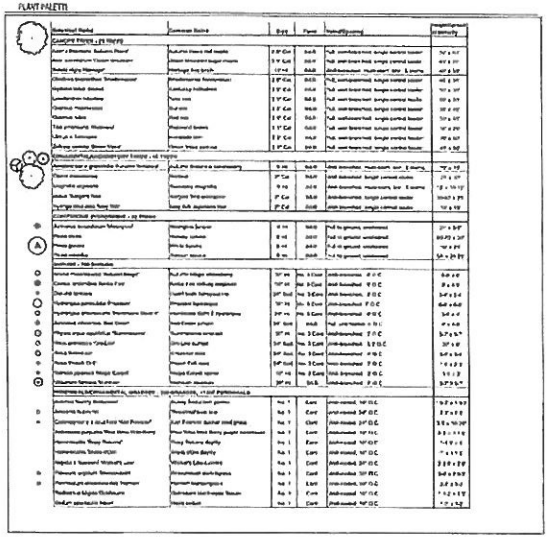
UNIVERSITY CITY, MISSOURI

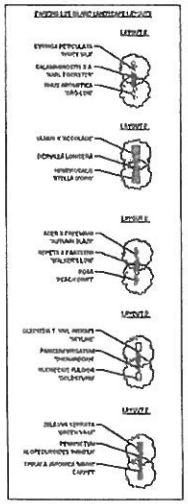
OVERALL SITE PLAN (DEVELOPED)

OCTOBER 21, 2020



PLANT PALETTE





GENERAL NOTES

1. ALL LIFE MUST NOT SHOWING LANDSCAPE SITE SHALL BE TAKE SOD UNLESS OTHERWISE NOTED
2. ALL SHRUB BEDS/PERENNIALS AND PINE SEEDERS SHALL RECEIVE 3" COMPOSTED SHREDDED HARDWOOD BARK MULCH.
3. ALL NEW SHALL BE GRADED & SPREADING PERENNIAL BED PLANTS SHALL BE MAINTAINED
4. ALL PLANTS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM
5. ALL LANDSCAPE MATERIAL SHALL BE MAINTAINED BY OWNER OR EXCEPTION BY CONTRACTORS SPECIALIZING IN SUCH WORK.

CITY LANDSCAPE ORDINANCE SUMMARY

PARKING LOT PERIMETER
EXAMPLE: 100 L.F. & 1 SHRUB/10 FEET OF PERIMETER ALONG PUBLIC OR PRIVATE STREET IN A 10' WIDE STRIP PARALLELING THE STREET

INTERIOR LOT
REQUIRED: PARKING LOT LENGTH = 240 FEET/20 FT = 12 TREES AND 120 SHRUBS
PROVIDED: NO TREES OR SHRUBS BECAUSE HEIGHT OF RETAINING WALL AND SITE LINE IS RAISED BEHIND THE HIGH SIDE OF THE BED, PREVENTS PLANTATION OF THESE PLANTS.

PARKING LOT INTERIOR
MINIMUM OF 10 SF/1 LANDSCAPED AREA PER PARKING SPACE, EXAMPLE PER 8 OR 10 PARKING SPACES
REQUIRED: 250 PARKING SPACES X 10 SQ FT = 2,500 SQ FT
PROVIDED: INTERIOR LANDSCAPE AREA = 23,000 SQ FT
PLANTS: 27 TREES AND 90 SHRUBS
PROVIDED: 31 TREES - NO CANOPY TREES IN OVERHEAD UTILITIES

COSTCO
WHOLESALE
UNIVERSITY CITY, MO
NEC I-170 & Olive Blvd
University City, MO 63132

Owner
COSTCO WHOLESALE
999 Lake Drive
Issaquah, WA 98027

SMITHGROUP
201 DEPOT STREET
SUITE 100
ANN ARBOR, MI 48104
734.662.4457
www.smithgroup.com

ISSUED FOR	REV	DATE
SUBMITTAL		4-22-13
SUBMITTAL		10-16-13

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

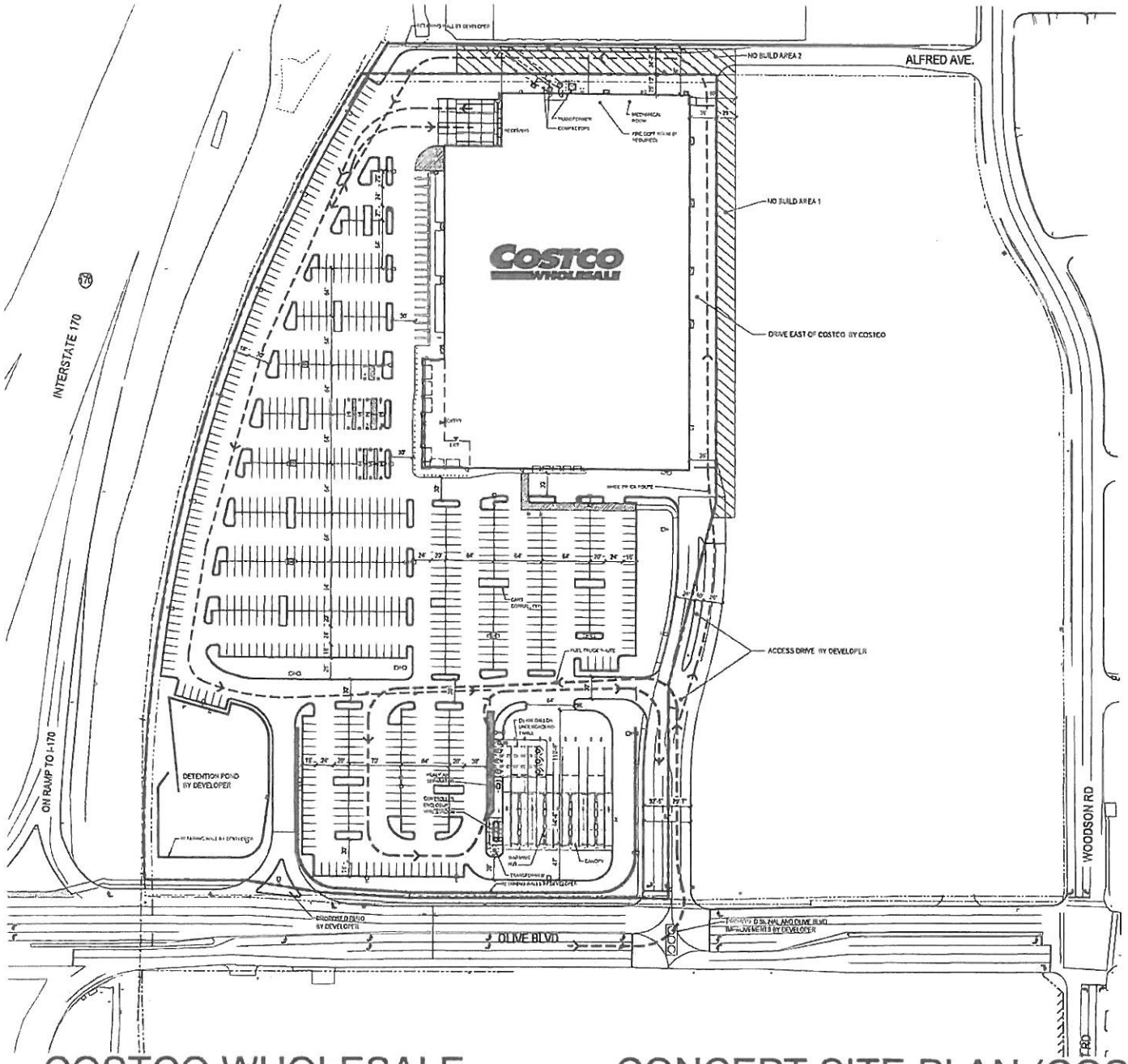
KEY PLAN

Drawing title
PRELIMINARY LANDSCAPE PLAN

SCALE 1" = 40'

Date
Project number J 2 12 ~~12000.000~~

Drawing number
LP100



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PROJECT ADDRESS:	SWC OF INTERSTATE 170 & OLIVE BLVD. UNIVERSITY CITY, MO

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NOTES:
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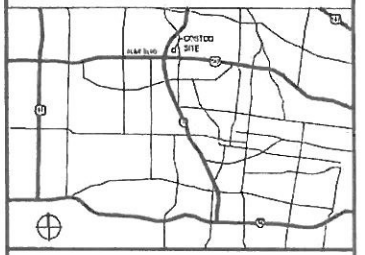
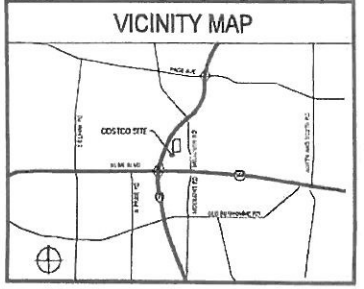
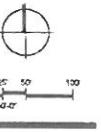
REGIONAL MAP



VICINITY MAP





COSTCO WHOLESALE
UNIVERSITY CITY, MO

MG2

OCTOBER 27, 2020

CONCEPT
SITE PLAN

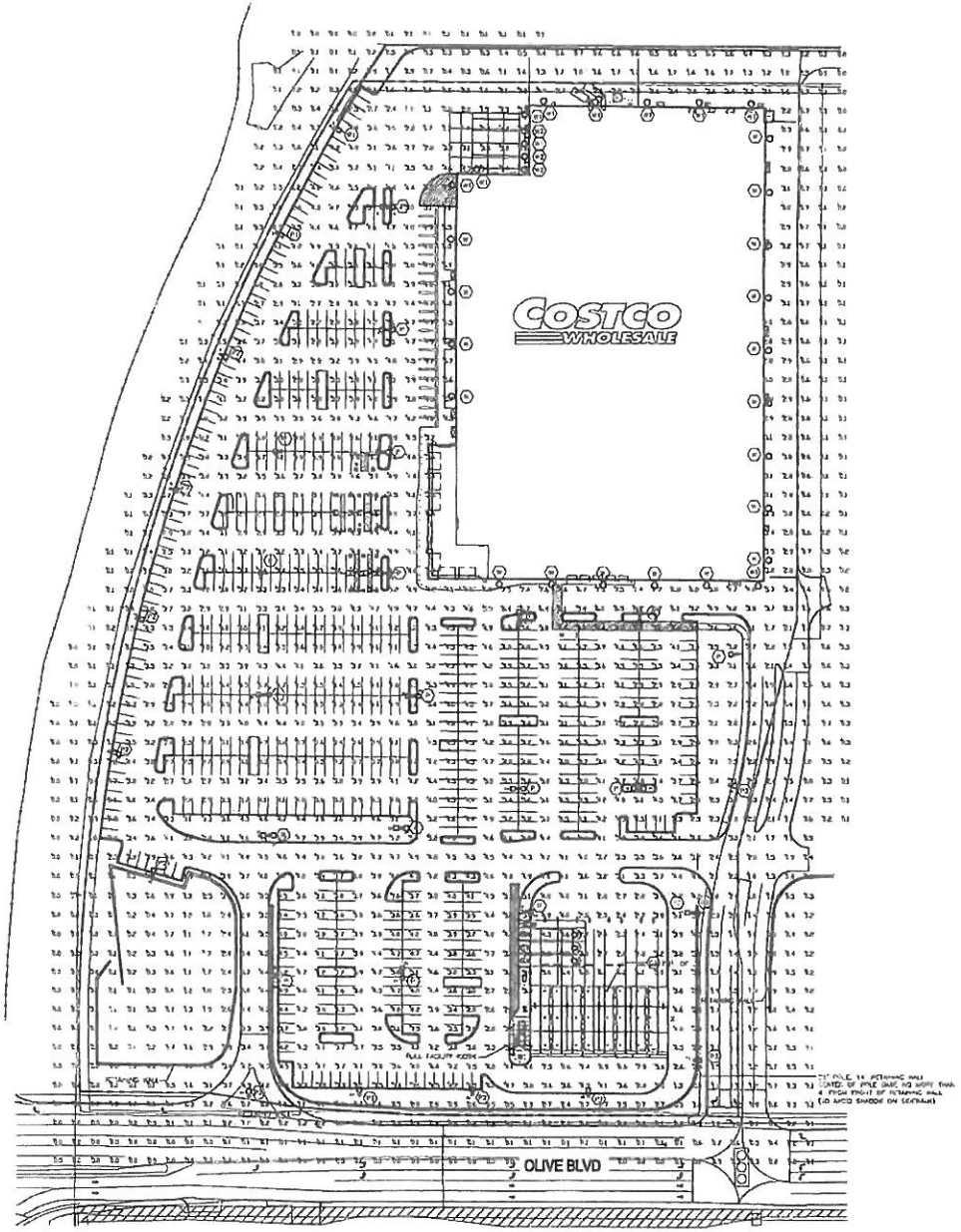
DD1 12-13

COSTCO WHOLESALE

UNIVERSITY CITY, MISSOURI

CONCEPT SITE PLAN (COSTCO ONLY)

OCTOBER 27, 2020

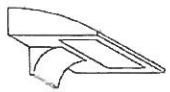


SITE PHOTOMETRIC PLAN
SCALE: 1" = 40'-0"

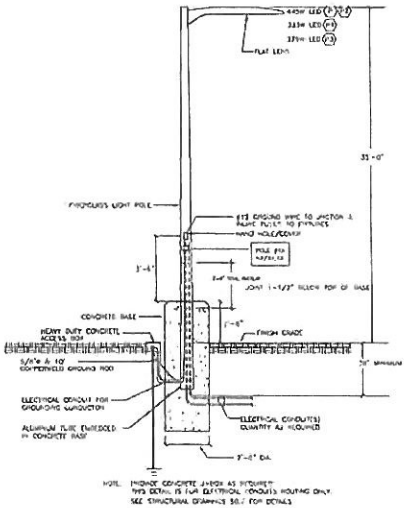
FIXTURE DESCRIPTION

P	COOPER GALLEON GLEON-AF-E-LED-E1-14K-UNV-BZ, 440W TYPE 5 DISTRIBUTION FIBERGLASS POLE 35'-0" ABOVE GRADE WITH 3'-6" BASE
P1	COOPER GALLEON GLEON-AF-E-LED-E1-14K-UNV-BZ, 331W TYPE 3 DISTRIBUTION FIBERGLASS POLE 35'-0" ABOVE GRADE WITH 3'-6" BASE
P2	COOPER GALLEON GLEON-AF-E-LED-E1-14K-HSS-BZ, 440W TYPE 4 DISTRIBUTION FIBERGLASS POLE 35'-0" ABOVE GRADE, WITH 3'-6" BASE
P3	COOPER GALLEON GLEON-AF-E-LED-E1-14K-HSS-BZ, 379W TYPE 4 DISTRIBUTION FIBERGLASS POLE 35'-0" ABOVE GRADE, WITH 3'-6" BASE
A	LITHONIA DSXW2-LED-40K-30C-1000-T2M, 109W LED, 21' MOUNTING HEIGHT
W1	LITHONIA DSXW2-LED-40K-30C-1000-TFM, 109W LED, 21' MOUNTING HEIGHT
W2	LITHONIA DSXW1-LED-40K-30C-E3W-MTRM, 54W LED, 21' MOUNTING HEIGHT
V	31W LED SURFACE SYMETRIC DOWN LIGHT, FLAT LENS, 18' MOUNTING HEIGHT

FUEL FACILITY - LED (GA)



TYPICAL WALL PACK DETAIL (W, W1, W2)



NOTE: PROVIDE CONCRETE ANCHOR AS PER DETAIL. THIS DETAIL IS FOR ELECTRICAL CONDUITS HOUSING ONLY. SEE STRUCTURAL DRAWINGS SHEET FOR DETAILS

POLE DETAIL
SCALE: NTS

ISSUED FOR QA ONLY

37FT ALTERNATE

T.F., Inc.
859 N. GUTENBERG SUITE 200
EDMOND, WA 98257
PHONE: 425-778-3753
FAX: 425-778-3754

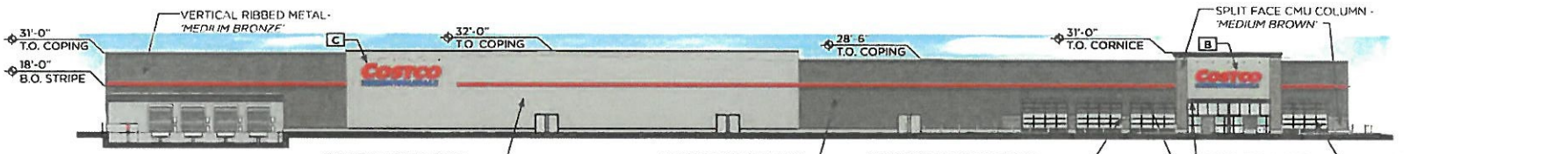
DD PACKAGE

COSTCO WHOLESALE

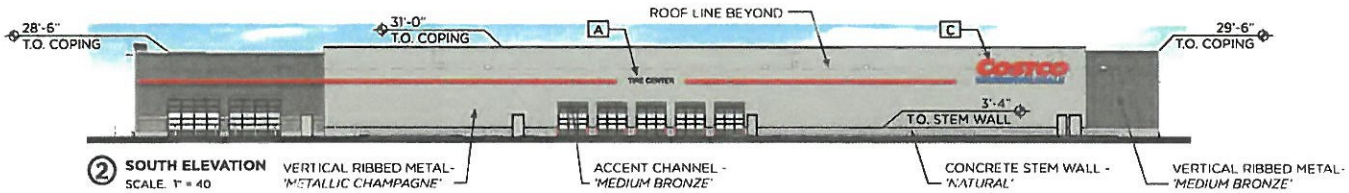
UNIVERSITY CITY, MO

SE-1

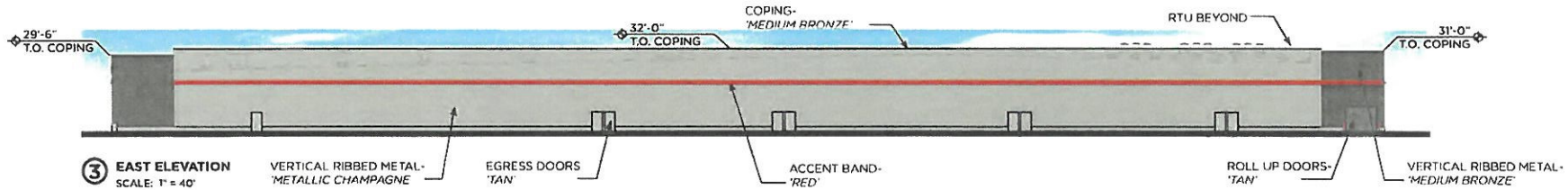
2-14



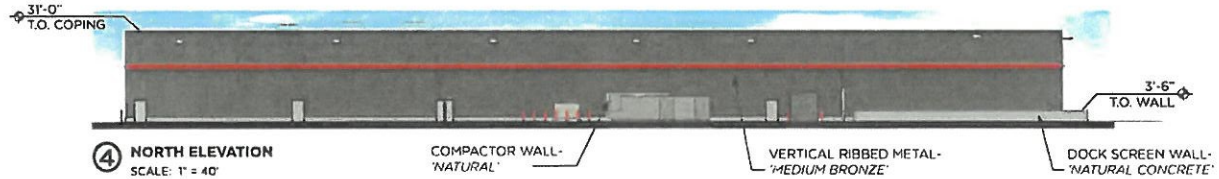
① **WEST ELEVATION**
SCALE: 1" = 40'



② **SOUTH ELEVATION**
SCALE: 1" = 40'



③ **EAST ELEVATION**
SCALE: 1" = 40'

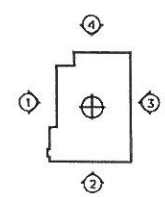


④ **NORTH ELEVATION**
SCALE: 1" = 40'

⑤ **WAREHOUSE SIGNS**
SCALE: NTS

SIGN TABLE

	QUANTITY	SIGN	SIZE	AREA (EACH)	TOTAL SF
A	1	TIRE CENTER	17'-4" x 1'-9"	31 SF	31 SF
B	1	COSTCO WHOLESALE	5'-0" C	194 SF	194 SF
C	2	COSTCO WHOLESALE	6'-0" C	280 SF	560 SF
				TOTAL SIGN AREA	785 SF



MG2

OCTOBER 22, 2020
PROJECT #17-04[illegible]

UNIVERSITY CITY, MO

CONCEPT WAREHOUSE ELEVATIONS

COSTCO WHOLESALE

MG2

OCTOBER 22, 2020
PROJECT [illegible]
UNIVERSITY CITY, MO

ENTRY CANOPY PERSPECTIVE

COSTCO WHOLESALE

MG2

OCTOBER 22 2021
PROJECT #21-0017.01
UNIVERSITY CITY, MO

NORTHWEST PERSPECTIVE

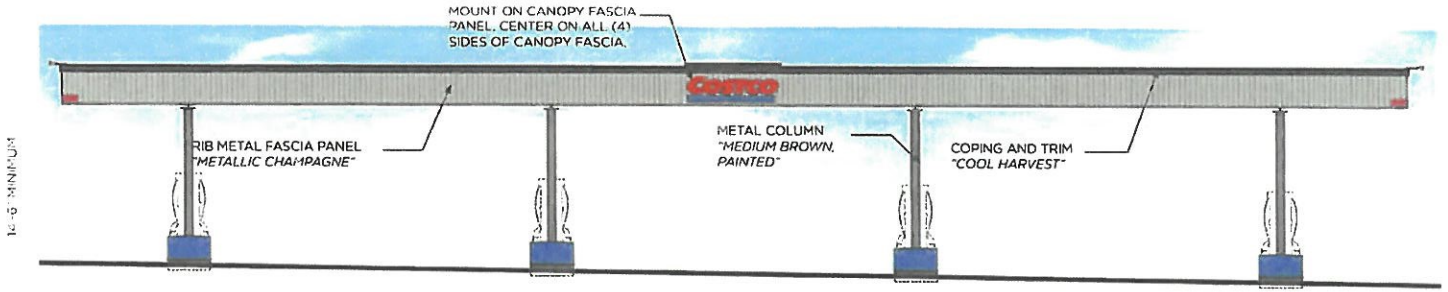
COSTCO WHOLESALE

MG2

UNIVERSITY CITY, MO

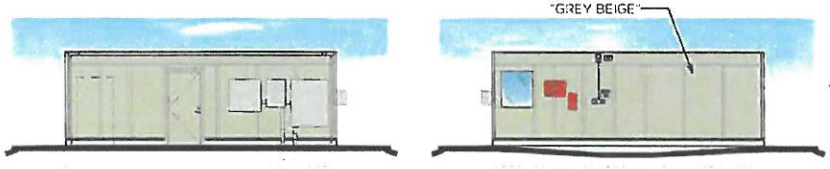
SOUTHEAST PERSPECTIVE

COSTCO WHOLESALE

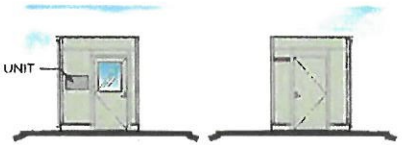


① CANOPY AND DISPENSER ISLANDS
SCALE: 1/8" = 1'

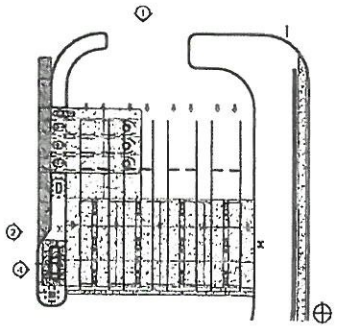
② CANOPY AND DISPENSER ISLANDS
SCALE: 1/8" = 1'



③ WARMING HUT ELEVATIONS
SCALE: 1/8" = 1'



④ CONTROLLER ENCLOSURE W/ RESTROOM EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'

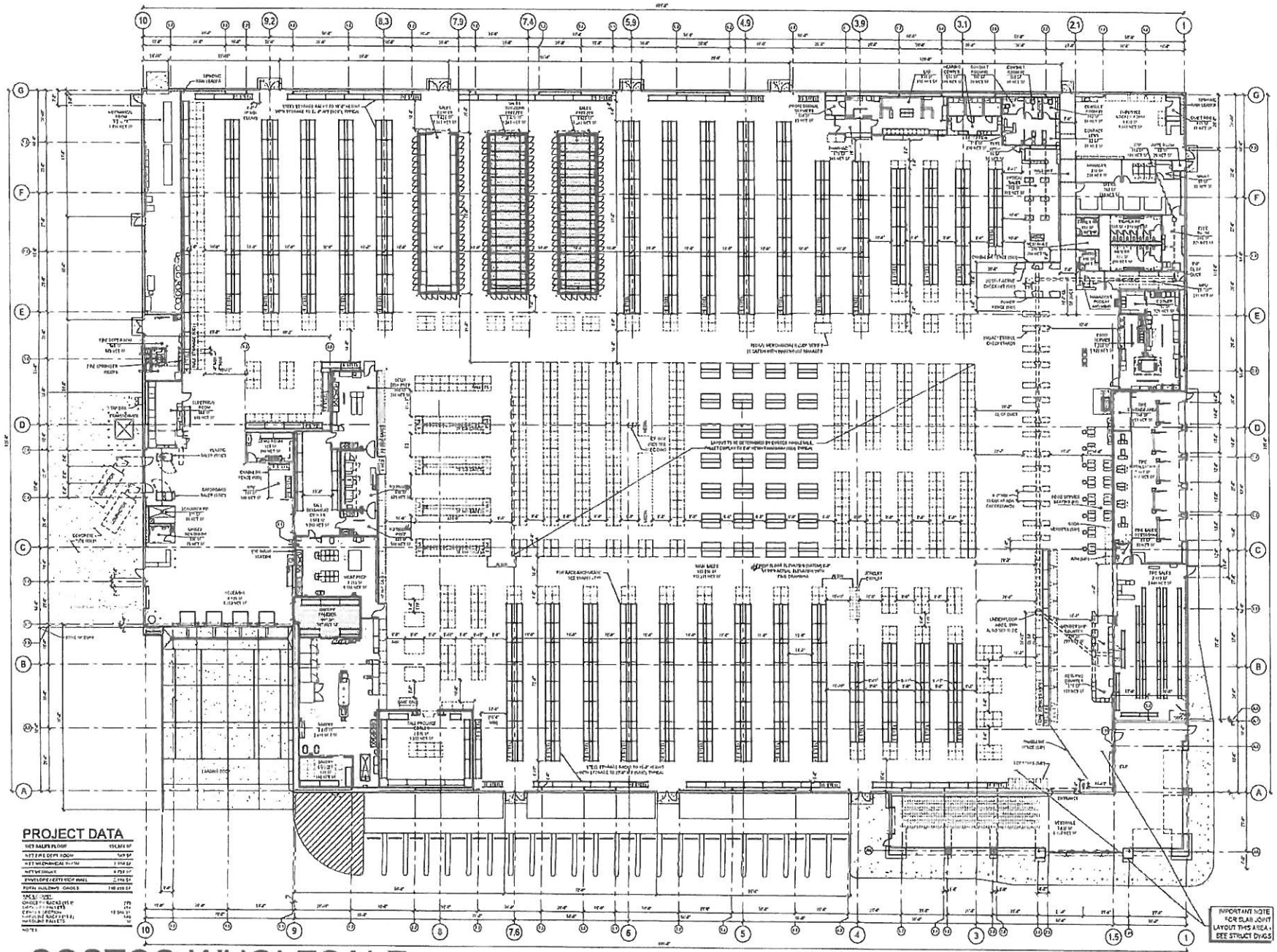


MG2

UNIVERSITY CITY, MO

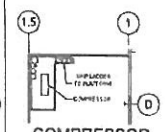
CONCEPT FUEL ELEVATIONS

COSTCO WHOLESALE



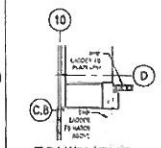
APPROVED BY:

PRESIDENT	DATE
EXECUTIVE VP	DATE
SENIOR VP	DATE
REGIONAL VP	DATE



COMPRESSOR PLATFORM

SCALE 1/16" = 1'-0"



EQUIPMENT PLATFORM

SCALE 1/16" = 1'-0"

0 8' 16' 32'

1/16" = 1'-0"

COSTCO WHOLESALE

UNIVERSITY CITY, MO

MG2

OCTOBER 20, 2020

CONCEPT FLOOR PLAN

J - 2 - 20

DD21-04

PROJECT DATA

NET SALES FLOOR	[illegible]
NET FIRE DEPT ROOM	[illegible]
NET MECHANICAL ROOM	[illegible]
NET VESTIBULE	[illegible]
ENVELOPE / EXTERIOR WALL	[illegible]
TOTAL BUILDING GROSS	[illegible]

SALES LINES

CONCRETE RACKS (15')	[illegible]
CONCRETE RACKS (15')	[illegible]
CONCRETE SECTION	[illegible]
HARDLINE RACKS (15')	[illegible]
HARDLINE RACKS (15')	[illegible]

NOTES

IMPORTANT NOTE FOR SLAB JOINT LAYOUT THIS AREA - SEE STRUCT DWGS

COSTCO WHOLESALE

UNIVERSITY CITY, MISSOURI

CONCEPT FLOOR PLAN

OCTOBER 20, 2020

CONSTRUCTION DRAWINGS

COSTCO WHOLESALE DEVELOPMENT

MARKET AT OLIVE

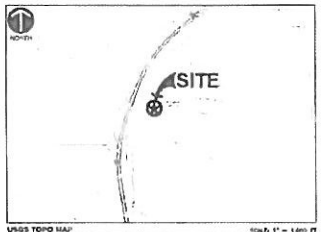
UNIVERSITY CITY, MISSOURI

OWNER:
COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WASHINGTON 98027
(425) 313-8100

ENGINEER:
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3000 LITTLE HILLS EXPWY, SUITE 102
CONTACT: DAN R. KOZIATEK, P.E.
(314) 656-4566
(314) 656-4586 (direct)
dkoziatek@cecinc.com

ARCHITECT:
MG2
1101 SECOND AVENUE, SUITE 100
SEATTLE, WASHINGTON 98101
CONTACT: RISA YUKI
(206) 682-6500
(206) 682-6630 (direct)
Risa.Yuki@MG2.com

VICINITY MAP

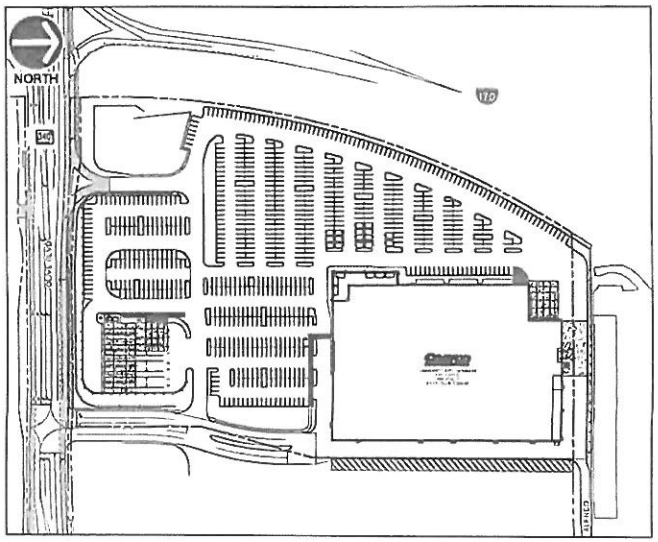


USGS TOPO MAP

REGIONAL MAP

USGS TOPO MAP

SITE MAP



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SITE DATA

TOTAL SITE AREA: 17.03 ACRES (741,946 SF)

JURISDICTION: CITY OF UNIVERSITY CITY

ZONING: TID

BUILDING DATA

TOTAL BUILDING FOOTPRINT AREA: 161,203 SF

ACTUAL LOCK

WAREHOUSE MAIN LEVEL: 155,883 SF

ENCLOSED CANOPY: 5,320 SF

SETBACKS	REQUIRED	ACTUAL
FRONT	TBD	TBD
SIDE	TBD	TBD
REAR	TBD	TBD

PARKING DATA

TOTAL PARKING: 727 STALLS

INCLUDES:

MAIN LEVEL PARKING PROVIDED: 727 STALLS

92" WIDE STALLS: 715 STALLS

ACCESSIBLE STALLS: 12 STALLS

NUMBER OF STALLS PER 1000 SF OF BUILDING AREA: 4.5 STALLS/1000 SF

FLOOD

MAP: MAP PANEL 29189C0040G

EFFECTIVE DATE OF MAP: 2/4/2015

LIES WITHIN ZONE X

NOTES:

EXISTING CONDITIONS TO BE FIELD VERIFIED

--- University City, Missouri Certification ---

This is to certify that this plat of "Market at Olive, a Subdivision Plat" was approved by the Planning Commission of the City of University City, Missouri on the ____ day of _____, 20__.

_____ _____

Print Name, Chairperson — Print Name, Executive Secretary

This is to certify that this plat of "Market at Olive, a Subdivision Plat" was approved by the City Council of the City of University City, Missouri on the ____ day of _____, 20__.

_____

Print Name, City Clerk

--- Surveyor's Certification ---

This is to certify that these plans are prepared from Property Boundary and Topographic Surveys, and subsequent Subdivision Plat, made under my direction.

I hereby state, to the best of my professional judgment, that these plans completely reflect that part of the same property boundary information as shown on said Subdivision Plat, and that said Subdivision Plat and Property Boundary Surveys are prepared in accordance with the current Standards for Property Boundary Surveys for the Urban Class of Property, as set forth by the Missouri Board for Architects, Professional Engineers, and Professional Land Surveyors and Professional Landscape Architects, effective June 30, 2017.

IN WITNESS WHEREOF, we hereunto set our firm name at our office in St. Louis County, Missouri on this _10_ day of _____, 2020

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

By: _____
R. Cory Spurlock, PLS-2012007742
Missouri Professional Land Surveyor

SHEET LIST

NO.	NAME	TITLE
01	C000	COVER
02	C200	SITE LAYOUT PLAN
03	C300	GRADING PLAN
04	C500	UTILITY PLAN

DAN R. KOZIATEK
2004019196

UTILITY CONTACTS:

SANITARY & STORM SEWER
METROPOLITAN ST. LOUIS SEWER DIST.
2350 MARKET STREET
ST. LOUIS, MO 63103
CONTACT: TBD
PHONE:
EMAIL:

WATER
MISSOURI AMERICAN WATER
727 CHAIS ROAD
LOUIS, MO 63141
CONTACT: GINA BAYES, P.E.
PHONE: (314) 996-2405
EMAIL: gina.bayes@amwater.com

ELECTRIC SERVICE
AMEREN MISSOURI
5600 N. HANLEY RD
BERKELEY, MO 63134
CONTACT: TBD
PHONE:
EMAIL:

GAS SERVICE
SPIRE GAS
4400 GRAHAM RD
ST. LOUIS, 63134
CONTACT:
CELL:
EMAIL:

TELEPHONE
AT&T
400 N. 3rd STREET
ST. CHARLES, MO 63301
CONTACT: TBD
PHONE:
CELL:
EMAIL:

CABLE
SPECTRUM
615 CHAMPION COMMONS
TOWN & COUNTRY, MO 63017
CONTACT: TBD
EMAIL:

FIRE PROTECTION
UNIVERSITY CITY FIRE DEPT.
6801 DELMAR BLVD
UNIVERSITY CITY, MO 63130
CONTACT: TBD
PHONE: (314) 727-3111
EMAIL:

Civil & Environmental Consultants, Inc.
CERTIFICATION LICENSE NO. 2002019942
3000 Little Hills Expressway - Suite 102 - St. Charles, MO 63301
314-656-4566 - FAX 314-656-4579
www.cecinc.com

COSTCO WHOLESALE
University City, Missouri

MSD MAP #- 17K/17L ZIP- 63132

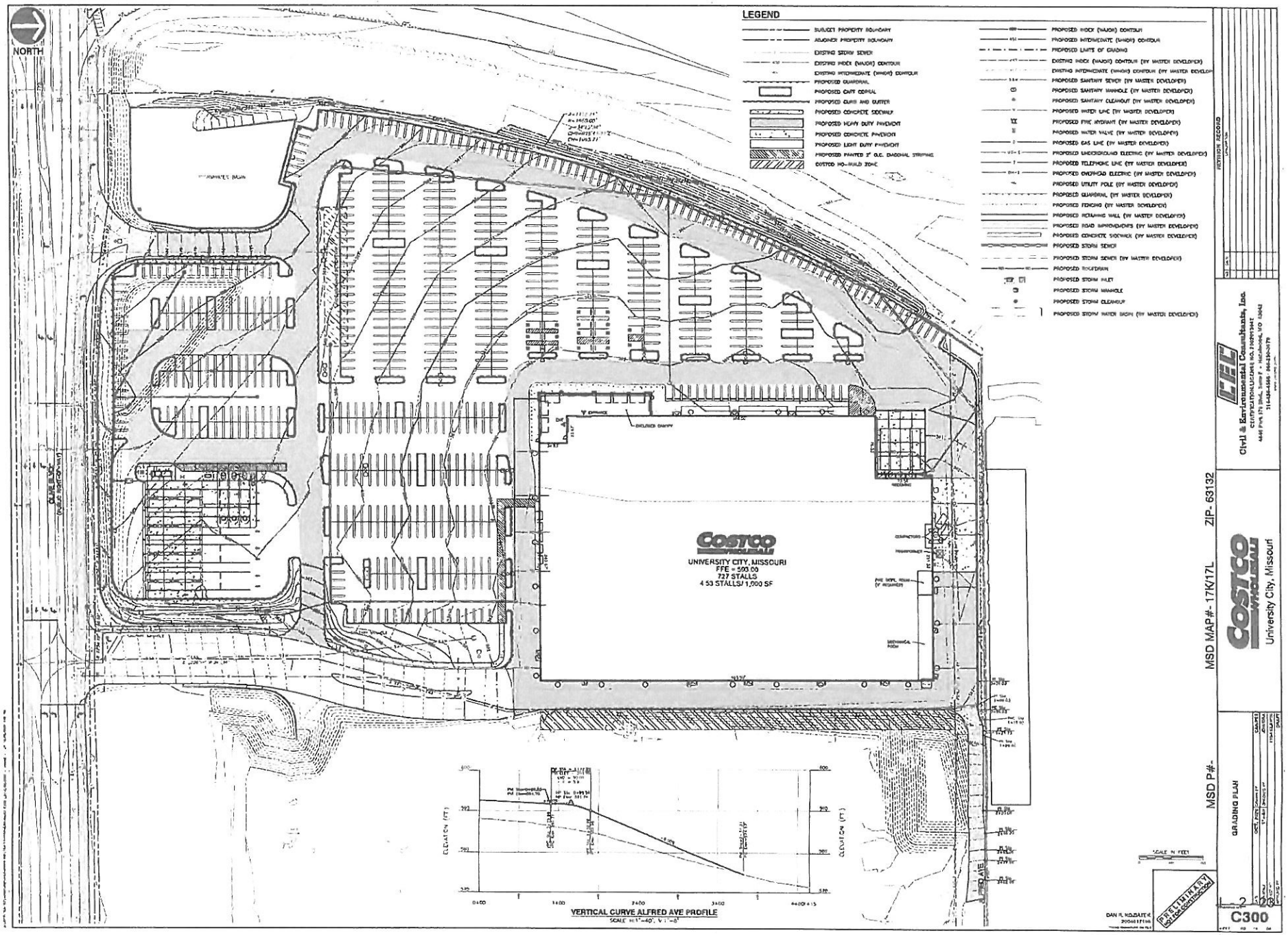
MSD P #-

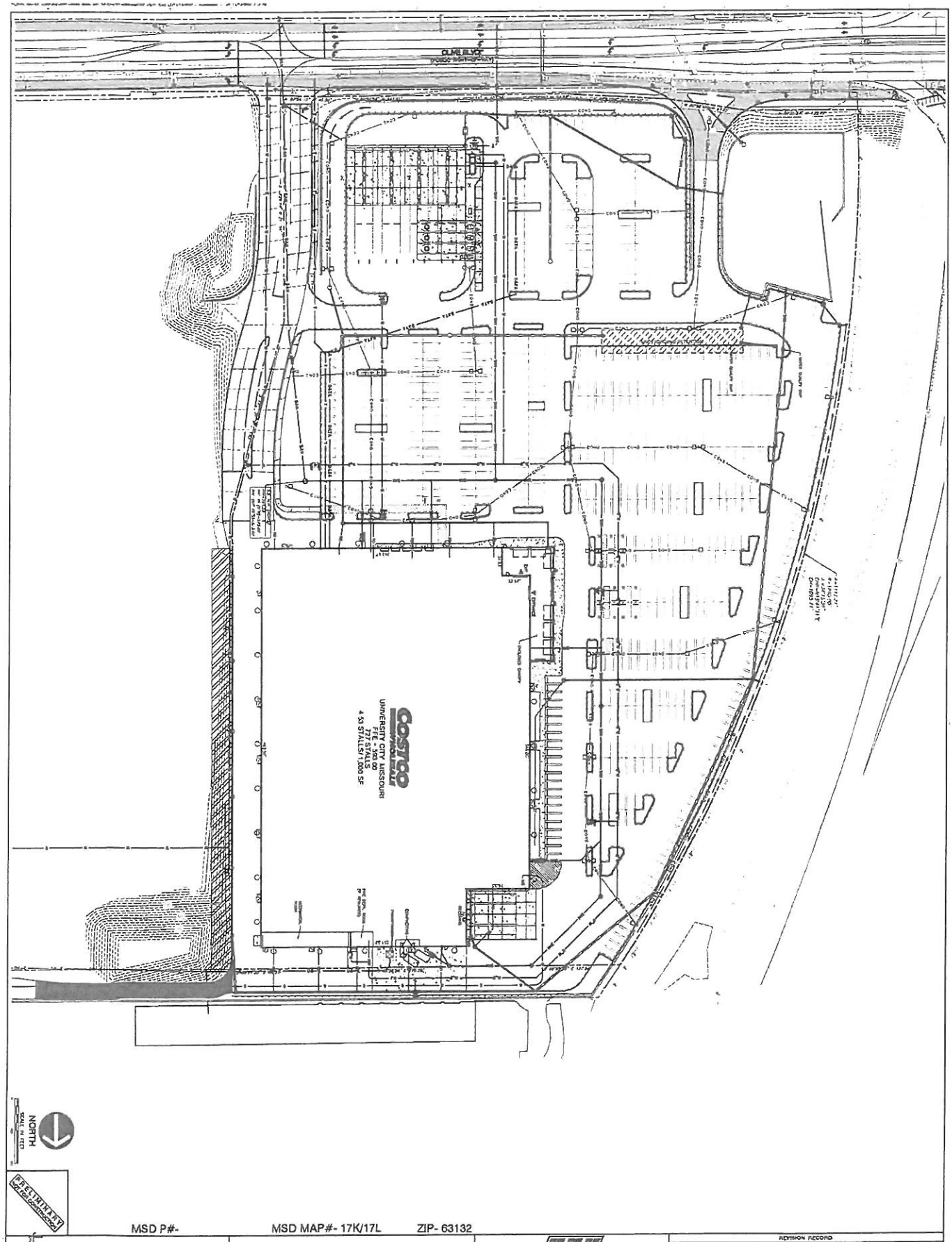
COVER

SHEET NO. 1 OF 21 SHEETS

C000

SITE LAYOUT PLAN
C200
COSTCO WHOLESALE
University City, Missouri
MSD P#-
MSD MAP#- 17K/17L
ZIP- 63132
LEGEND
UNIVERSITY CITY, MISSOURI
777 STALLS
4.53 STALLS/1,000 SF
NORTH


NORTH
LEGEND
SUBJECT PROPERTY BOUNDARY
ADJOINER PROPERTY BOUNDARY
EXISTING STORM SEWER
EXISTING INDEX (MAJOR) CONTOUR
EXISTING INTERMEDIATE (MINOR) CONTOUR
PROPOSED GUARDRAIL
PROPOSED CATE CORRAL
PROPOSED CURB AND GUTTER
PROPOSED CONCRETE SIDEWALK
PROPOSED HEAVY DUTY PAVEMENT
PROPOSED CONCRETE PAVEMENT
PROPOSED LIGHT DUTY PAVEMENT
PROPOSED PAINTED 3" O.C. DIAGONAL STRIPING
EXISTING NO-BUILD ZONE
PROPOSED INDEX (MAJOR) CONTOUR
PROPOSED INTERMEDIATE (MINOR) CONTOUR
PROPOSED LIMITS OF GRADING
EXISTING INDEX (MAJOR) CONTOUR (BY MASTER DEVELOPER)
EXISTING INTERMEDIATE (MINOR) CONTOUR (BY MASTER DEVELOPER)
PROPOSED SANITARY SEWER (BY MASTER DEVELOPER)
PROPOSED SANITARY MANHOLE (BY MASTER DEVELOPER)
PROPOSED SANITARY CLEANOUT (BY MASTER DEVELOPER)
PROPOSED WATER LINE (BY MASTER DEVELOPER)
PROPOSED FIRE HYDRANT (BY MASTER DEVELOPER)
PROPOSED WATER VALVE (BY MASTER DEVELOPER)
PROPOSED GAS LINE (BY MASTER DEVELOPER)
PROPOSED UNDERGROUND ELECTRIC (BY MASTER DEVELOPER)
PROPOSED TELEPHONIC LINE (BY MASTER DEVELOPER)
PROPOSED OVERHEAD ELECTRIC (BY MASTER DEVELOPER)
PROPOSED UTILITY POLE (BY MASTER DEVELOPER)
PROPOSED GUARDRAIL (BY MASTER DEVELOPER)
PROPOSED FENCING (BY MASTER DEVELOPER)
PROPOSED RETAINING WALL (BY MASTER DEVELOPER)
PROPOSED ROAD IMPROVEMENTS (BY MASTER DEVELOPER)
PROPOSED CONCRETE SIDEWALK (BY MASTER DEVELOPER)
PROPOSED STORM SEWER
PROPOSED STORM SEWER (BY MASTER DEVELOPER)
PROPOSED ROOFDRAIN
PROPOSED STORM INLET
PROPOSED STORM MANHOLE
PROPOSED STORM CLEANOUT
PROPOSED STORM WATER SWPPP (BY MASTER DEVELOPER)
COSTCO WHOLESALE
UNIVERSITY CITY, MISSOURI
FFE = 500.00
727 STALLS
4.53 STALLS/ 1,000 SF
VERTICAL CURVE ALFRED AVE PROFILE
SCALE H:1"=40', V:1"=8'
SCALE IN FEET
PRELIMINARY NOT FOR CONSTRUCTION
DAN R. KOLBAITE
MSD MAP#- 17K/17L
ZIP- 63132
MSD P#-
GRADING PLAN
C300
Civil & Environmental Consultants, Inc.
COSTCO WHOLESALE
University City, Missouri



MSD P#- MSD MAP#- 17K/17L ZIP- 63132

UTILITY PLAN

C500

COSTCO WHOLESALE

University City, Missouri

CEC

Civil & Environmental Consultants, Inc.

CERTIFICATION/LICENSE NO. 2002012942

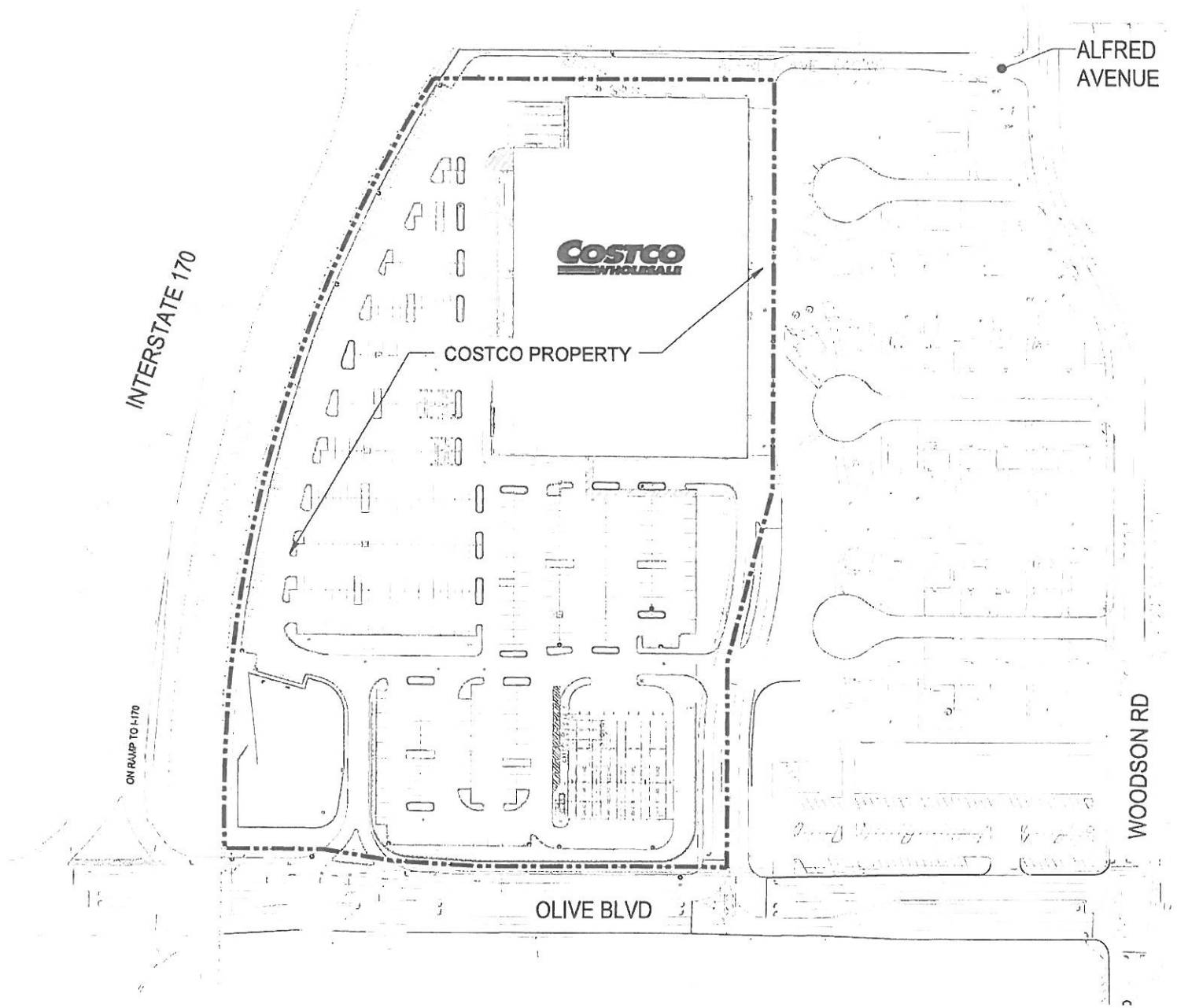
3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63301

314-656-4544 · 866-256-3675

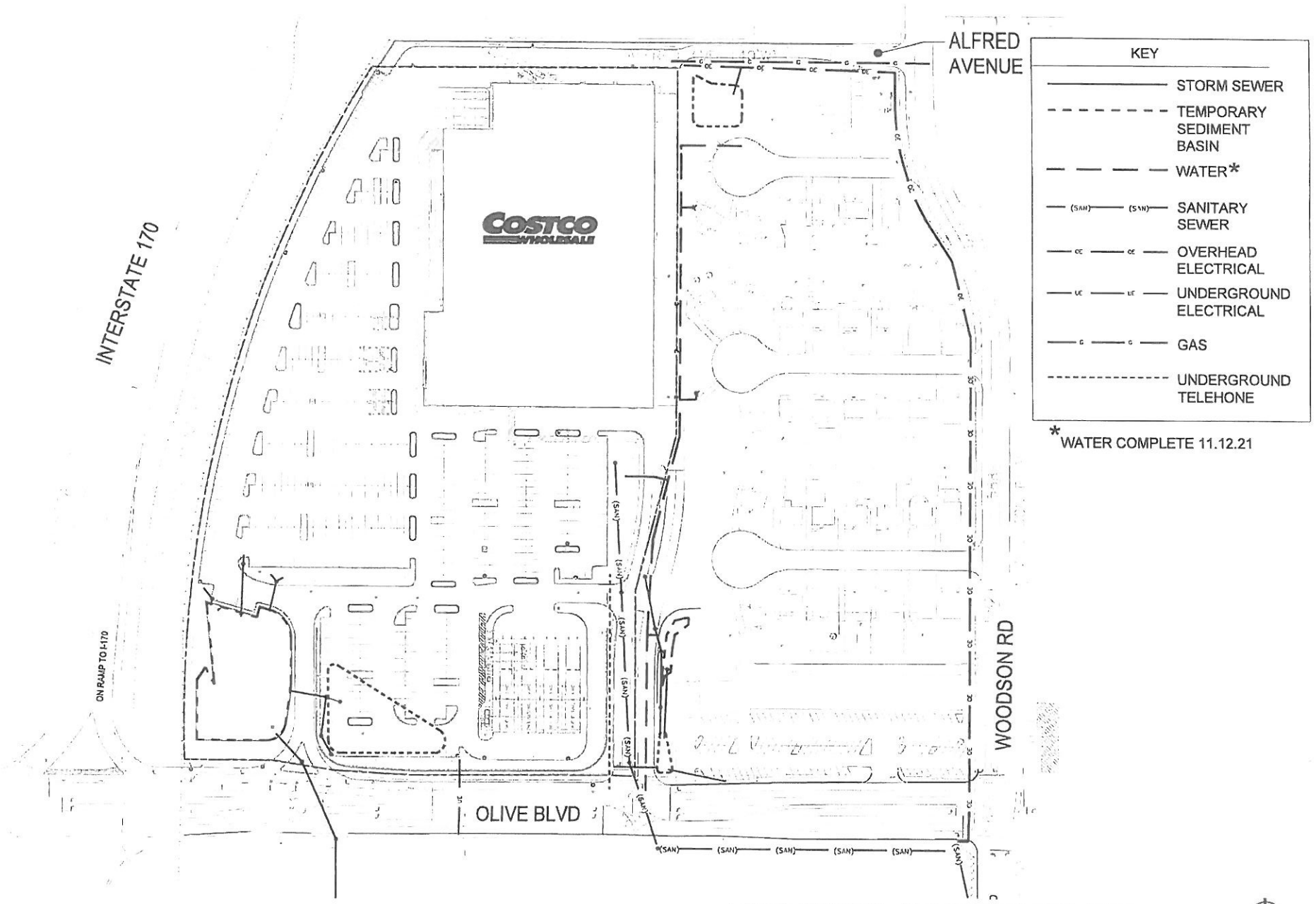
www.cecinc.com

REVISION RECORD

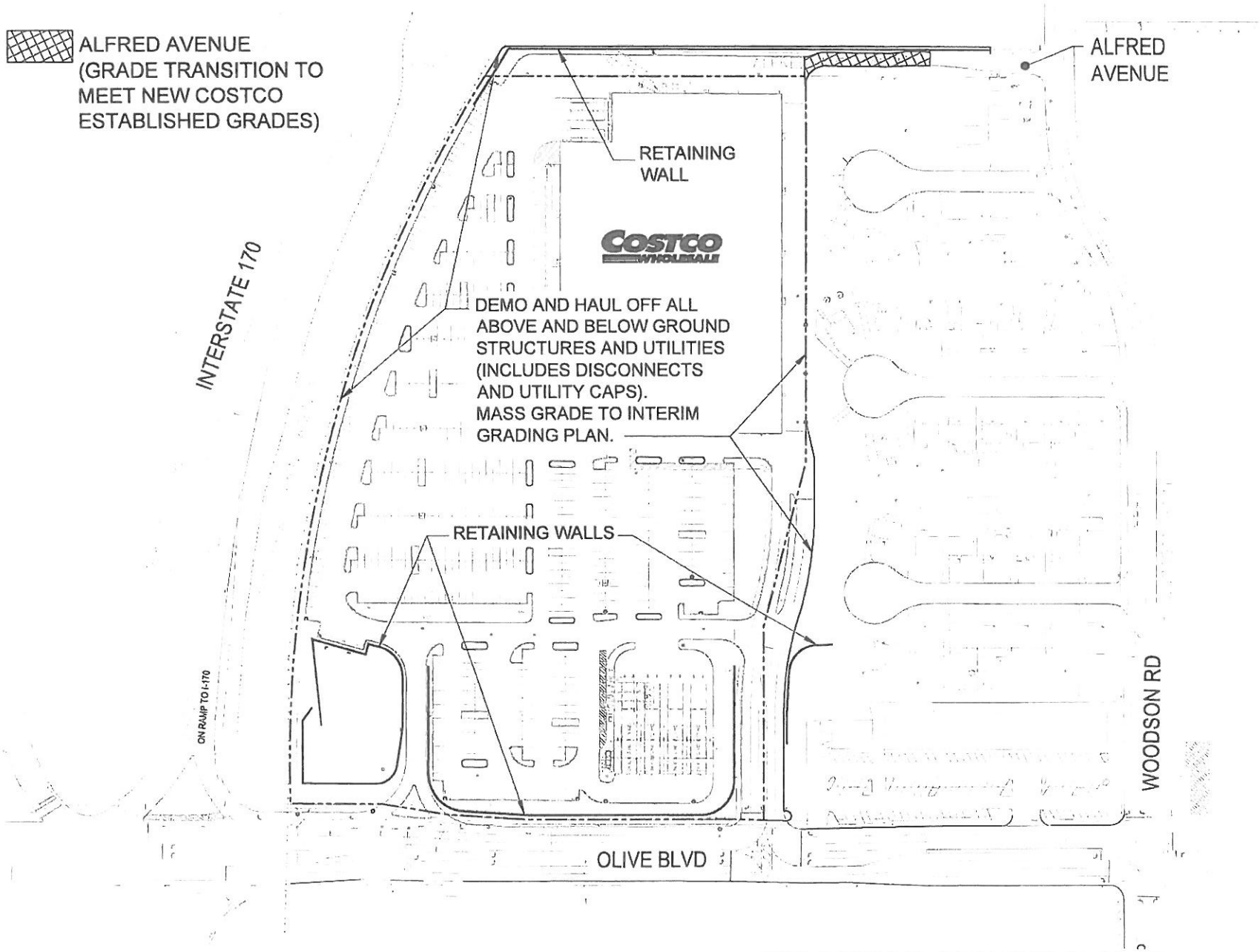
NO	DATE	DESCRIPTION


ALFRED
AVENUE
INTERSTATE 170
COSTCO
WHOLESALE
COSTCO PROPERTY
ON RAMP TO I-170
WOODSON RD
OLIVE BLVD

SITE PLAN



UTILITIES AT TURNOVER

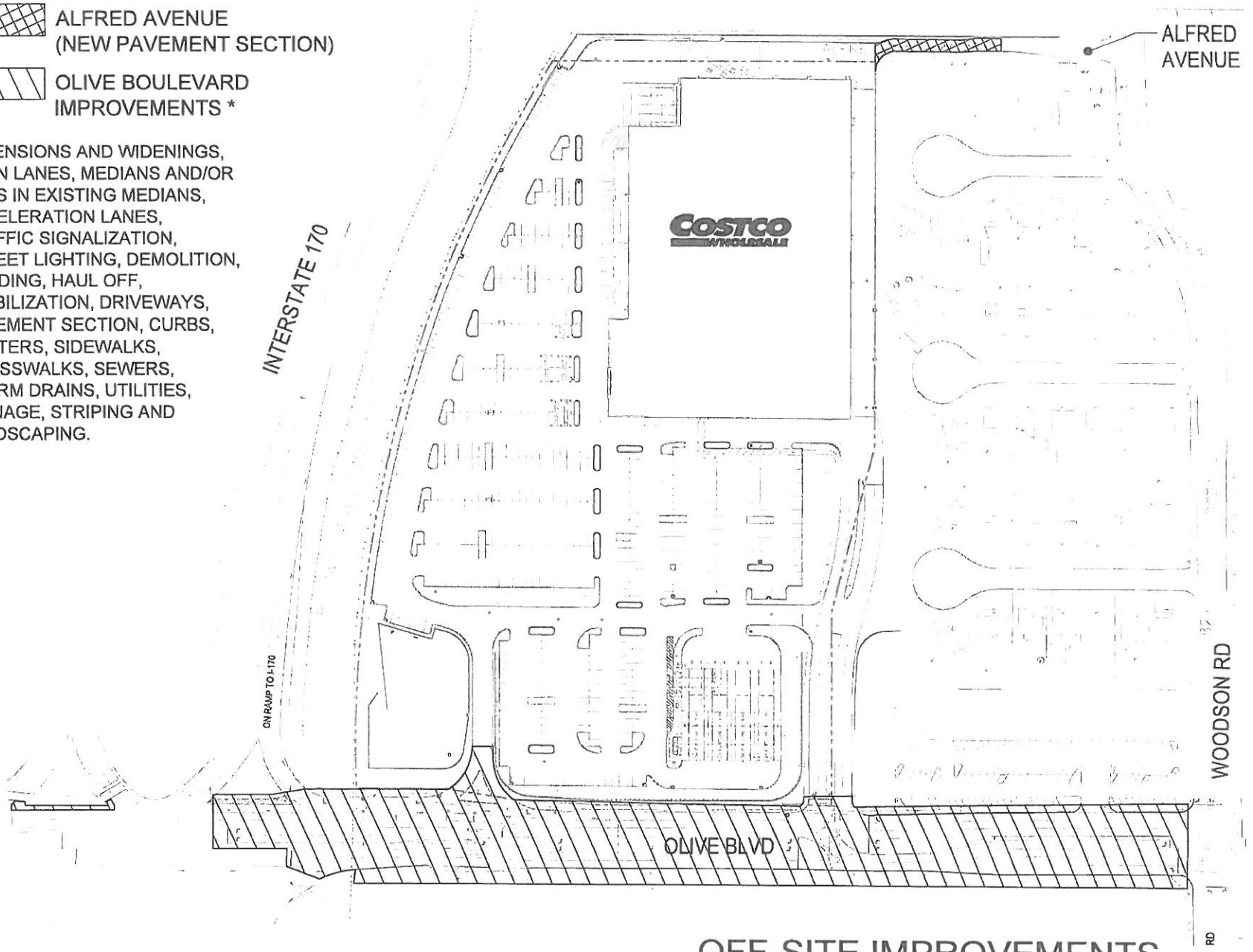


GRADING AT TURNOVER

ALFRED AVENUE
(NEW PAVEMENT SECTION)

OLIVE BOULEVARD
IMPROVEMENTS *

*EXTENSIONS AND WIDENINGS, TURN LANES, MEDIANS AND/OR CUTS IN EXISTING MEDIANS, DECELERATION LANES, TRAFFIC SIGNALIZATION, STREET LIGHTING, DEMOLITION, GRADING, HAUL OFF, STABILIZATION, DRIVEWAYS, PAVEMENT SECTION, CURBS, GUTTERS, SIDEWALKS, CROSSWALKS, SEWERS, STORM DRAINS, UTILITIES, SIGNAGE, STRIPING AND LANDSCAPING.



OFF-SITE IMPROVEMENTS