



PUBLIC HEARING AND PLANNING COMMISSION MEETING
Thursday, February 28, 2008 7 00 p m
Public Safety Building
3925 W Cedar Hills Drive, Cedar Hills, Utah

NOTICE is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a Public Hearing in connection with their Regular Planning Commission Meeting on Thursday, February 28, 2008, beginning at 7 00 p m

PLANNING COMMISSION MEETING

1 Call to Order

PUBLIC HEARING

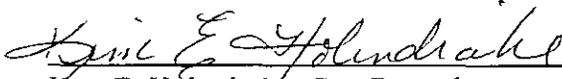
- 2 Proposed Amendments to the City Code, Title 10, Chapter 4, to add a New Zone called the Canyon Commercial Zone
- 3 Proposed Amendments to the City Zone Map to Change a Portion of the H-1 Hillside Zone Located at Approximately 10950 North and Canyon Road to the Canyon Commercial Zone

SCHEDULED ITEMS

4. Approval of Minutes from the January 31, 2008, Regular Planning Commission Meeting and the February 7, 2008, Special Planning Commission Meeting
5. Review/Recommendation on the Final Subdivision Plat the Cedar Hills Retail Center for the Commercial Property Located on the Southeast Corner at the Intersection of Cedar Hills Drive and 4800 West - Amsource
- 6 Review Fencing Ordinance
7. Committee Assignments and Reports

ADJOURNMENT

8 Adjourn



Kim E. Holindrake, City Recorder

- Supporting documentation for this agenda is posted on the City's Web Site at www.cedarhills.org
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at least 48 hours in advance of the meeting to be held.
- The order of agenda items may change to accommodate the needs of the Planning Commission and the staff.

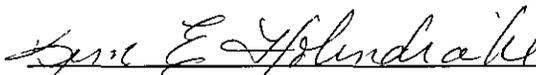
CERTIFICATE OF POSTING

STATE OF UTAH)
) §
COUNTY OF UTAH)

I, Kim E. Holindrake, do hereby certify that I am the duly appointed, qualified and acting City Recorder for the City of Cedar Hills, Utah. I do further certify that a true and correct copy of the Cedar Hills Planning Commission Agenda for the meeting held on Thursday, February 28, 2008, at 7:00 p.m. was posted at the Cedar Hills City Offices at 3925 W Cedar Hills Drive at least 24 hours prior to such meeting. I do further certify that said Agenda was provided to the nearby entities, to the media (New Utah) at least 24 hours prior to such meeting and posted on the City's Web Site a www.cedarhills.org.

DATED this 25th day of February, 2008.





Kim E. Holindrake
City Recorder



CITY OF CEDAR HILLS

Agenda Item

TO: Planning Commission
FROM: David Bunker, City Engineer
DATE: February 28, 2008
SUBJECT: Amsource Final Site Plan Approval

ATTACHMENTS

Amsource Site Plans

BACKGROUND

Amsource is the development company working to develop the south-east corner of Cedar Hills Drive and 4800 West. They received preliminary approval by city council on December 12, 2007. Lot #1, a lot to be developed by Chase Bank, will pursue separate approval of their site. The Amsource building has been designed using mostly brick, and appears to be similar in nature to the Phillips Edison Design. They are seeking approval of Lot #4, but will only be building Retail A, and will look to develop Retail Lots #2 and #3 in the future. There are some needed additions and changes prior to final approval including

- Water valve shall be added to line on east boundary
- All lighting shall be included on one sheet in an overall lighting plan
- Lighting shall be modified to provide more lighting to ingress/egress
- Submit detailed storm drain calculations including sub-basin design. Submitted sump design does not meet City Standards and Specifications
- All sheets shall show utilities extended to east property line
- Final engineering
- Submit storm water management and erosion control plan. UPDES permit required
- Show detail of landscaping features, including bike racks, benches, stamped concrete, etc
- Submit proof of Dock agreement for shared access
- Submit updated information on traffic study and counts
- Water rights shall be calculated and submitted
- Approval of development agreement including participation in traffic mitigation of commercial site, performance bonding, fencing, sound limits, etc

Recognizing that the 30% landscaping requirement would be difficult to meet the developer added and upgraded landscaping features including more mature plants, stamped concrete, and an architectural feature on the corner.

RECOMMENDATION

Recommend to the City Council for approval of site plan subject to above items

MOTION

To recommend/ not recommend to the City Council, the approval of the final site plan of the Amsource Site Plan subject to



358 South Rio Grande
Suite 200
Salt Lake City, Utah 84101

801•994•7000
801•532•2109 fax

January 23, 2008

City of Cedar Hills
3925 W Cedar Hills Drive
Cedar Hills, UT 84062

To Whom It May Concern:

The following represents an Amsource Cedar Hills, LLC's response to the City Council Hearing Preliminary Approval held December 12, 2007:

Architecture

All utility and access doors will be painted to match the exterior wall colors. Doors will be located at the time that tenants have been identified and their access needs determined.

Color elevations and a sample board have been submitted.

Landscape

Trees will be 3" caliper and shrubs have been indicated as 5 gallon with quantities added. Plant selection is similar to the Wal-Mart plan and clustering of landscaping along the perimeter and throughout various landscape areas within the site mitigates the hard surface and provides visual impact for the center. A corner feature is indicated as well as bike racks and benches.

Landscape and detention basin areas indicated as lawn will be Kentucky bluegrass or equivalent.

Plants have been proposed from the approved list and from selections used on previously approved projects.

Because portions of the landscape areas are used for storm water detention landscape plants have been used to provide visual breaks to parking.

The property adjoins county property to the south that is currently master planned to be commercial upon annexation into the City of Cedar Hills. A vinyl fence will be installed along the south property line.

Traffic

Traffic analysis was performed by A Trans Transportation Engineering to project traffic that the center would generate at full build out. This is obviously a small fraction of the amount of traffic that will be developed by the Wal-Mart development. The analysis from a recent study by Wal-Mart is unlikely to change and therefore any traffic study will not likely show any significant change caused by the proposed development. A Trans was only provided the future Wal-Mart center Fehr & Peers Report Memorandum, if the original study was provided the exact % could be identified. Since the analysis shows that the intersection operates at LOS A and B's, there is little chance that the proposed development will significantly change the operating LOS.

An ALTA / ACSM Land Title Survey of the existing conditions of Cedar Hills Drive completed in July of 2003 indicate that the east ingress/egress aligns.

Pedestrian corridors are placed throughout the development providing walking areas to each building from and to both 4800 West and Cedar Hills Drive. Pedestrian cross paths are ADA compliant and indicated with colored hard surfaces.

Site Plan

An independent noise analysis for the proposed center is submitted for review. The site is surrounded by existing properties currently and master planned with commercial zoning. The proposed buildings for retail commercial uses will not require large ground mounted compressors or HVAC units. Typically these units are rooftop units screened by the parapet walls of the building. With the site not being adjacent to any residential areas noise levels sound have minimal impact to residential neighborhoods.

The plan provides traffic control signs, stop bars, pedestrian cross walks indicated with colored pavement and ADA accessibility. Pedestrian corridors extend throughout the center, connect to existing sidewalks on Cedar Hills Drive and to be constructed sidewalks on 4800 West Street. Pedestrian flow paths connect the store fronts of the proposed Phase 1 buildings and the future phase building without visual obstruction. Parking areas are adjacent to landscape areas and contain landscape islands. The largest single row of parking is only 12 stalls. Dividing the site with landscaping elements and small fields of parking strategically placed provides for a human scaled and pedestrian friendly development.

Dumpster enclosures will be constructed of masonry units with color palates complimentary to the proposed buildings. Gates will be metal no chain link. It is not anticipated that bale and pallet storage will be required for the retail tenants contemplated.

Final Engineering & Verification

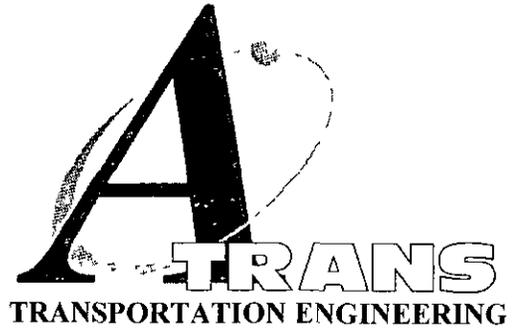
Site lighting plan proposes the use of direct cut off down diffusing fixtures approved for the approved shop space plan in the Wal-Mart Center

Subdivision

A Grant of Easements and Declaration of Covenants, Conditions and Restrictions will be recorded with the subdivision approval

January 8, 2008

Mr Carl Pitt
Amsource
358 South Rio Grande Suite 200
Salt Lake City, UT 84101



Dear Carl,

The following identifies the projected traffic from the Cedar Hills Retail Center located on the southeast corner of 4800 West and Cedar Hills Drive in Cedar Hills, Utah. The proposed land use is a 5,000 sf bank and 20,700 sf of retail space. The most appropriate land use is Land Use 912 for the bank and Retail Land Use 820. The trip generation rates for the land uses comes from the ITE Trip Generation Manual, 7th Edition. Table One shows the trip generation rates based on a per unit basis as provided for the AM, PM and Saturday peak periods and daily traffic rates for a weekday and Saturday. Multiplying the trip rate by the facility sizes provides the trip generation for the site by land use.

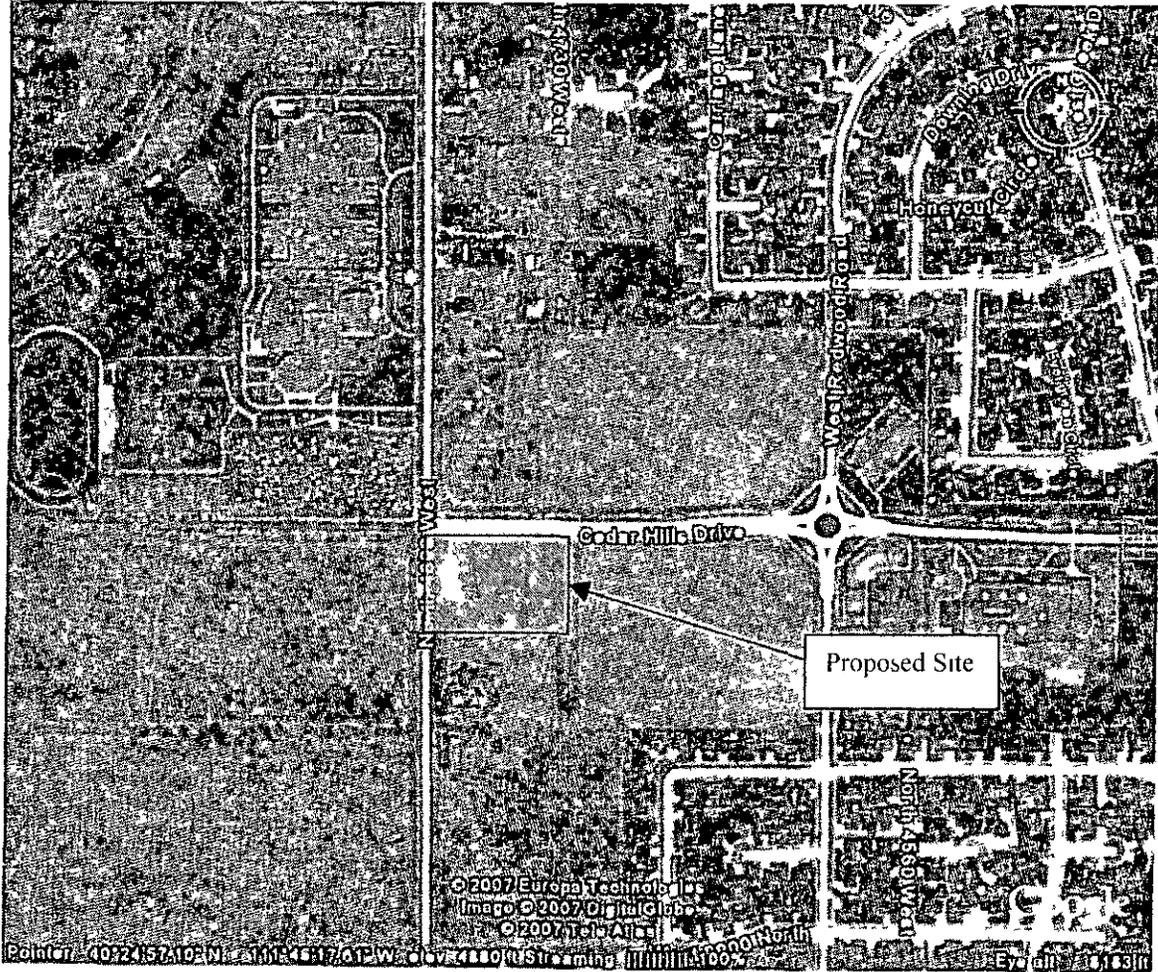
The site is projected to generate 83 AM peak trips and 306 PM peak trips with 2,121 daily trips.

Please contact me with any questions.

Sincerely,
A-Trans Engineering

A handwritten signature in black ink that reads "Joseph Perrin, Jr.".

Joseph Perrin PhD, PE, PTOE
Principal



Cedar Hills Retail Center

**Table One
Trip Generation**

Facility	Size (in sf)	ITE Land Use	Trip Rate					Trips				
			AM Peak	PM Peak	Saturday Peak	Weekday	Saturday	AM Peak	PM Peak	Saturday Peak	Weekday	Saturday
Bank	5,000	912	12 34	45 74	37 08	246 49	71 21	62	229	185	1232	356
Retail	20,700	820	1 03	3 75	4 97	42 94	49 97	21	78	103	889	1034
Total								83	306	288	2,121	1,390

LIMITED SOUND LEVEL SURVEY
PROPOSED CEDAR HILLS RETAIL CENTER
4800 WEST CEDAR HILLS DRIVE
CEDAR HILLS, UTAH

WT JOB NO 2138JT007



**Western
Technologies
Inc.**

The Quality People
Since 1955

SALT LAKE CITY – UTAH
420 West Lawndale Drive
Salt Lake City, Utah 84115-2917
(801) 972-3650 • fax 972-3653

Prepared For

Amsource Companies
358 South Rio Grande St , Suite 200
Salt Lake City, Utah 84101

January 24, 2007

Robert Wenzel, P E
Environmental Project Manager

Warren D. Clyde, P E
Principal

ARIZONA			COLORADO		NEVADA	NEW MEXICO	UTAH
COTTONWOOD	LAKESIDE	PRESCOTT	DURANGO	PAGOSA SPRINGS	LAS VEGAS	ALBUQUERQUE	SALT LAKE CITY
FLAGSTAFF	LAKE HAVASU CITY	SIERRA VISTA	GRAND JUNCTION	TELLURIDE		FARMINGTON	
FORT MOHAVE	PHOENIX	TUCSON					



**Western
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420 West Lawndale Drive
Salt Lake City, Utah 84115-2917
(801) 972-3650 • fax 972-3653

January 24, 2008

Amsource Companies
358 Rio Grand Street, Suite 200
Salt Lake City, Utah 84101

Attn Mr Carl Pitt

Re. Limited Sound Level Survey
Cedar Hills Retail Center
4800 West Cedar Hills Drive
Cedar Hills, Utah

WT Job No 2138JT007

INTRODUCTION

Western Technologies, Inc has completed a Limited Sound Level Survey for the Proposed Cedar Hills Retail Center Based on information provided by Mr Carl Pitt on January 16, 2008, the purpose of the sound level survey will be to monitor a similar development for noise sound from heating and air-conditioning units using a sound level meter The sound levels will then be compared to the proposed development ambient levels. Should any of our information or assumptions not be correct, the Client will notify WT immediately

Project Authorization Western Technologies Inc (WT) was retained and authorized by Mr Carl Pitt of Amsource Companies to perform services in accordance with the WT's Authorization for Services 2138PT020, dated January 17, 2008

Purpose The purpose of these services was to perform a limited sound survey to evaluate and predict the sound levels for the proposed development

Scope of Services

- **Field Survey**

We will measure sound levels adjacent to the roof heating and air-conditioning units on the roof, adjacent to the front of the building and at the same distance from the property line of the proposed development (approximately 15 feet)

- **Analyses and Report**

We will prepare an environmental engineering report that includes a description of the project, a discussion of the field testing program and projected sound levels of the proposed development based upon the noise level readings from a similar development

SITE INFORMATION

Location. The proposed retail center to be constructed is located at the southeast corner of the intersection of 4800 West and Cedar Hills Drive in Cedar Hills, Utah. The sound level survey was conducted at a similar site known as the Pleasant Grove Town Center located at 985 West State Street in Pleasant Grove, Utah. The Pleasant Grove Town Center consists of a grocery store and several retail outbuildings between approximately 8,000 to 10,000 square feet. The existing building that houses a Hollywood Video store was selected to measure sound levels of the Heating, Ventilation and Cooling (HVAC) system while in operation. According to Amsource, both the existing commercial development and the proposed commercial development assumed in Cedar Hills borders future commercial development of similar construction and assumed similar HVAC systems.

FIELD SAMPLING AND TEST RESULTS

WT arrived on-site on January 23, 2008, to perform the sound level survey. Sound level readings were taken one foot west of the HVAC unit located at the center of the roof, at the roof edge and on the ground 15 feet away from the building. This was performed to match the closest property line of the proposed development in Cedar Hills. Ambient sound levels were also taken at the proposed development location. Spot sound level readings were taken using a Quest NoisePro DLX Noise Logging Dosimeter. Readings were taken with the HVAC unit operating in both cooling and heating mode as well as turned off. The HVAC unit was a Carrier dual compressor 208/230V, 60 Hz, Model Number 48TFE008-A-511.

Sound Level Survey Results. The sound level survey revealed a range of readings from 41.60 to 78.4 decibels (dBA) for the normal ambient sound levels at both locations. Normal ambient



sound levels were controlled by the traffic noise from the nearby busy streets. Levels between 52.10 to 86.0 decibels were recorded immediately adjacent to the HVAC unit and 49.6 to 78.4 decibels at the roof and ground level with the HVAC operating. The results are shown below.

Sound Survey Results (decibels - dBA)	Sound Level Locations				
	Proposed Development Ambient Reading (Vacant Field)	Ground Level, 15 feet from Existing Building without HVAC System Operational (Ambient Level)	Ground Level, 15 feet from Existing Building with HVAC System Operational	Roof Level, Near Edge of Building with HVAC System Operational	One Foot From HVAC with System Operational
Slow Maximum Level	74.40	78.40	78.40	74.50	86.00
Slow Minimum Level	41.60	52.90	52.90	49.60	52.10

CONCLUSIONS AND RECOMMENDATIONS

Based on the survey, WT makes the following conclusions and recommendations:

- The sound level survey did show that sound levels located 15 feet away from the existing building were not increased above normal ambient sound levels due to the normal operation of the HVAC unit in either cooling or heating mode. The ambient sound levels at both the existing commercial development and the proposed development were controlled by the normal vehicle traffic from the nearby streets. Sound levels were increased only immediately adjacent the HVAC unit and no increase in noise could be detected at the roofline or at the ground level. Therefore, WT concludes that as long as the proposed development is similar in construction and utilizes similar HVAC roof mounted systems, ambient sound levels 15 feet away from the buildings will not be increased due to normal operational noise.

LIMITATIONS

The sound survey performed is considered a spot check/area noise survey. This survey is intended for general information and to provide a general indication of the sound levels the proposed development may create. The scope of our services is strictly limited to that specified in writing in the Agreement and performed, and no additional work or services were requested,

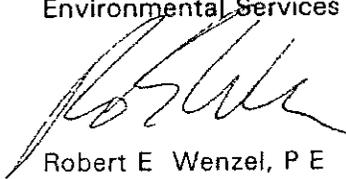


Amsource Companies
WT Job No. 2138JT007

authorized, or performed Work and services performed were in accordance with the ordinary standard of care and known applicable regulatory standards in effect at that time We make no other warranty or representation, express or implied

If you have any questions or if we may be of further assistance to you, please do not hesitate to contact us. Thank you for allowing us to provide these services

Sincerely,
WESTERN TECHNOLOGIES INC.
Environmental Services

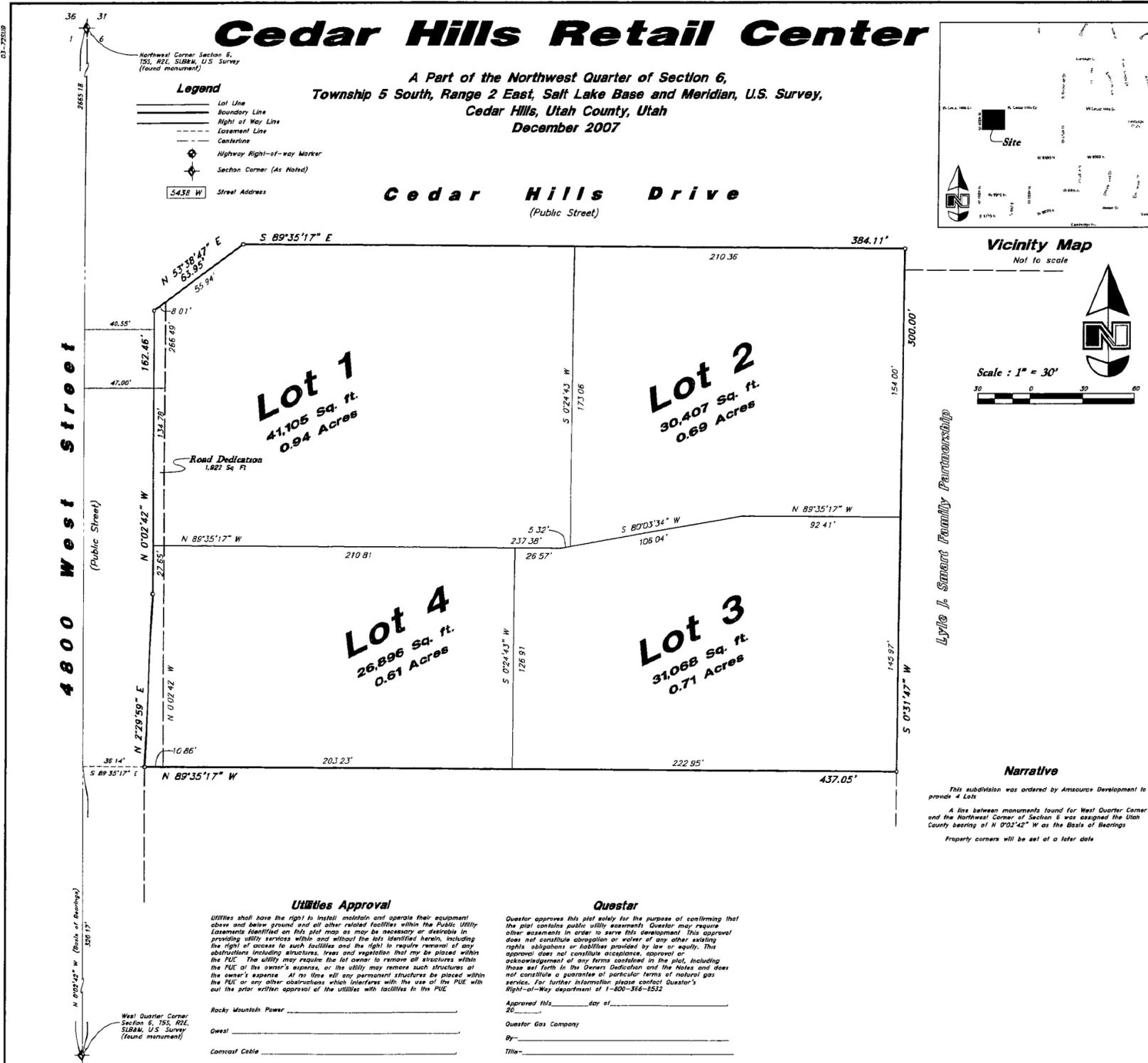


Robert E. Wenzel, P E
Environmental Project Manager

Copies to Addressee (3)



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Surveyor's Certificate

I, Bruce D. Pimper do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 362256 as prescribed under laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, streets, and easements and that the same is shown on this plat. I further certify that all lots have been correctly surveyed and staked on the ground, meet frontage width and area requirements of the applicable zoning ordinances.

Boundary Description

A part of the Southwest Quarter of the Northwest Quarter of Section 6, Township 5 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, in Utah County, Utah.

Beginning at a point on the Easterly Line of 4800 West Street being 320.17 feet North 0°02'42" West along the Section Line and 36.14 feet South 89°35'17" East from the West Quarter Corner of Section 6; and running along said Easterly Line the following two courses: North 2°29'59" East 99.33 feet, and North 0°02'42" West 162.46 feet, thence North 53°38'47" East 63.95 feet to the Southerly Line of Cedar Hills Drive, thence South 89°35'17" East 384.11 feet along the said Southerly Line, thence South 00°31'47" West 300.00 feet, thence North 89°35'17" West 437.05 feet to said Easterly Line of 4800 West Street and the point of beginning.

Contains 129,470 sq. ft.
or 2.972 acres
4 Lots

PRELIMINARY

Date _____
Bruce D. Pimper
Utah RLS No. 362256

Owner's Dedication

Know all men by these presents that we, the undersigned owner(s) of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as

Cedar Hills Retail Center

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use or designated for "Dedication". The owner(s) warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation the street.

In witness whereof we have hereunto set our hands this _____ day of _____, A.D. 20____

By _____
Its _____

By _____
Its _____

Acknowledgment

State of _____
County of _____

On the _____ day of _____, 20____, personally appeared before me the undersigned Notary Public, _____, who being by me duly sworn did say that _____ is the _____ of _____, and that said instrument was signed in behalf of said LC by a resolution of its Members and acknowledged to me that said LC executed the same.

Residing at _____
Commission Expires _____

Print Name _____
A Notary Public

Acknowledgment

State of _____
County of _____

On the _____ day of _____, 20____, personally appeared before me the undersigned Notary Public, _____, who being by me duly sworn did say that _____ is the _____ of _____, and that said instrument was signed in behalf of said LLC by a resolution of its Members and acknowledged to me that said LLC executed the same.

Residing at _____
Commission Expires _____

Print Name _____
A Notary Public

Acceptance by Legislative Body

The Mayor of the City of Cedar Hills, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public. This _____ day of _____, A.D. 20____.

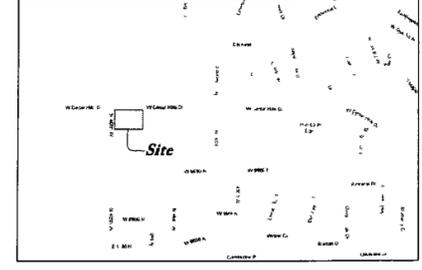
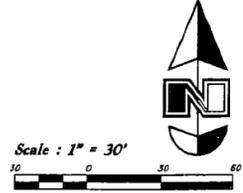
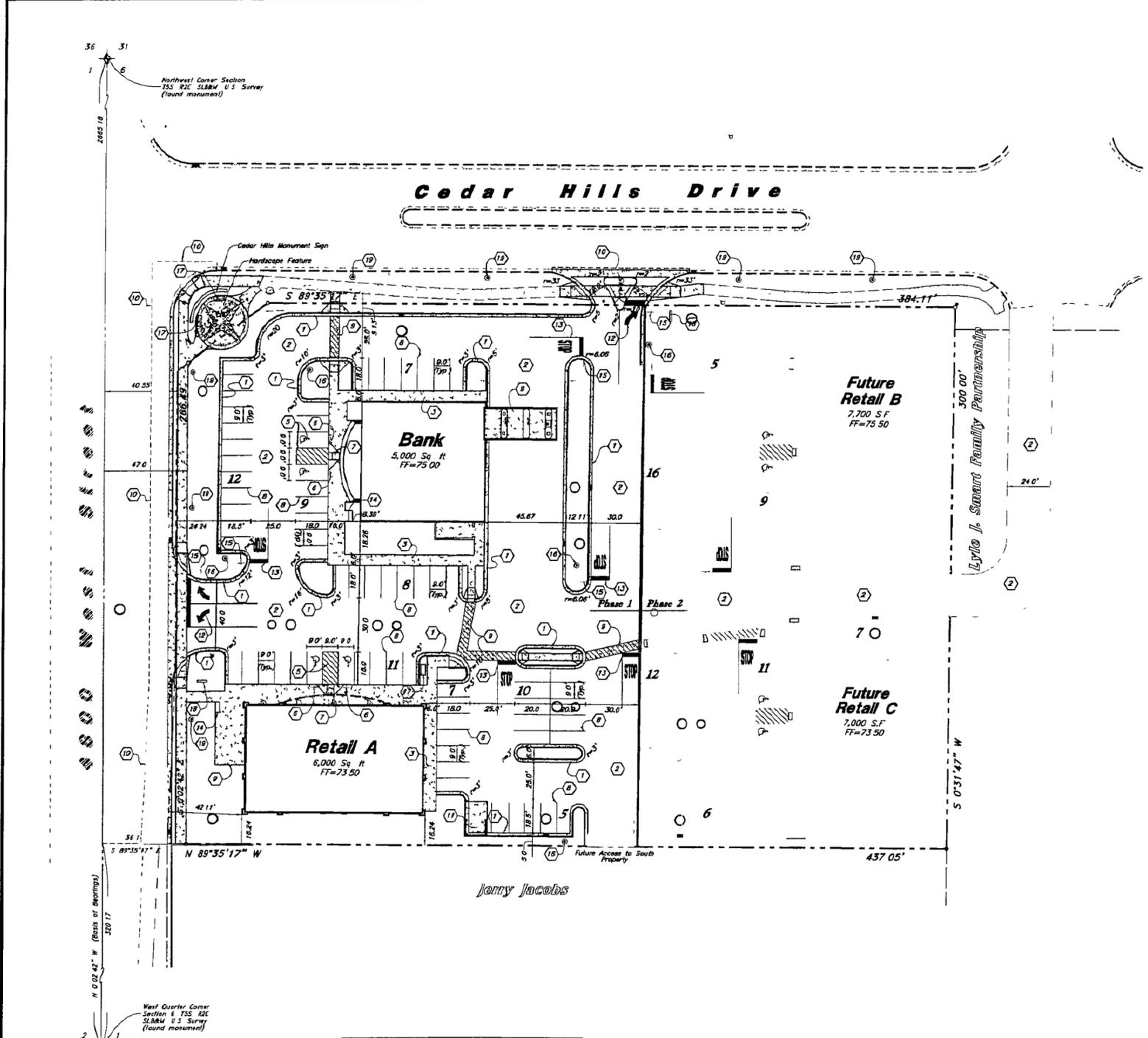
Mayor _____
Attest _____
City Recorder
(See Seal Below)

Cedar Hills Retail Center

A Part of the Northwest Quarter of Section 6,
Township 5 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey,
Cedar Hills, Utah County, Utah

	<p>Planning Commission Approval</p> <p>Approved this _____ day of _____, A.D. 20____ by the Planning Commission</p> <p>Secretary, Planning Commission _____ Chairman, Planning Commission _____</p>	<p>Cedar Hills Engineer Approval</p> <p>Approved this _____ day of _____, A.D. 20____ by the City Engineer</p> <p>City Engineer _____</p>	<p>Cedar Hills Attorney</p> <p>Approval as to form this _____ day of _____, A.D. 20____ by the Cedar Hills Attorney</p> <p>Cedar Hills Attorney _____</p>	SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
	<p>Utilities Approval</p> <p>Approved this _____ day of _____, A.D. 20____ by _____</p>	<p>Questar</p> <p>Approved this _____ day of _____, A.D. 20____ by _____</p>	<p>Rocky Mountain Power</p> <p>Approved this _____ day of _____, A.D. 20____ by _____</p>	<p>Owest</p> <p>Approved this _____ day of _____, A.D. 20____ by _____</p>	<p>Comcast Cable</p> <p>Approved this _____ day of _____, A.D. 20____ by _____</p>		

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- Legend**
- Proposed Asphalt
 - Existing Asphalt
 - Proposed Concrete
 - Existing Improvements
 - Proposed Improvements
 - Existing Inlet Box
 - Proposed Inlet Box
 - Ext. Catch Basin
 - Catch Basin
 - Proposed Manhole
 - Existing Manhole
 - Fire Hydrant
 - Existing Fire Hydrant
 - Existing Light Pole
 - Proposed Light Pole
 - Existing Street Light
 - Proposed Street Light
 - Proposed Fence
 - Property Line
 - Detail Number
 - Sheet Number

- Site Data**
- Site Area = 127,538 Sq. ft. (2.93 Ac.)
 - Building Area = 25,700 Sq. ft. (20.2%)
 - Landscape Area = 25,725 Sq. ft. (20.2%)
 - Impervious Area = 78,036 Sq. ft. (61.2%)
 - Parking Provided = 132 Stalls (5.14/1000)

- General Site Notes**
1. Stalls designated as handicaps will require a pointed handicap symbol sign and wheel stop (See Details)
 2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
 3. Aisle markings, directional arrows and stop bars will be installed at each driveway as shown on the plans.
 4. Building sidewalks, ramps and bollards are building contractor responsible items. See architectural plans.
 5. Install a 36" Stop Sign at all driveways unless otherwise noted on plans.
 6. All dimensions are to back of curb unless otherwise noted.
 7. Contact curb transition at all points where curb abuts sidewalk; see detail.
 8. Sound noise levels not to exceed City of Cedar Hills design guidelines for commercial zoning.

- Site Construction Notes**
1. Const. 24" Curb & Gutter
 2. Const. Asphalt Paving
 3. Const. Conc. Sidewalk
 4. Const. Thickened Edge Sidewalk
 5. Const. ADA Accessible Striping
 6. Const. ADA Accessible Sign
 7. Const. ADA Accessible Ramp
 8. Const. 4" Yellow Paint Stripe (Typ)
 9. Const. Stamped & Colored Conc. Paving (See Arch. Plans)
 10. Sewer, Provide Smooth Clean Edge
 11. Trash Enclosure (See Arch. Plans)
 12. Const. Directional Arrows per MUTCD
 13. Const. Stop Bar "Stop" Paint stripe and Directional Arrows per MUTCD
 14. Const. Bike Rack
 15. Const. Stop Sign per MUTCD
 16. Const. Light Pole
 17. Const. Bench
 18. Const. Monument Sign
 19. Const. Street Light per Cedar Hills City Specs

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 Great Basin Engineering's ALTA Surveying or Great Basin Engineering's 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 or improvement plan or on electronic data provided by Great Basin Engineering. 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 Great Basin Engineering. 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.

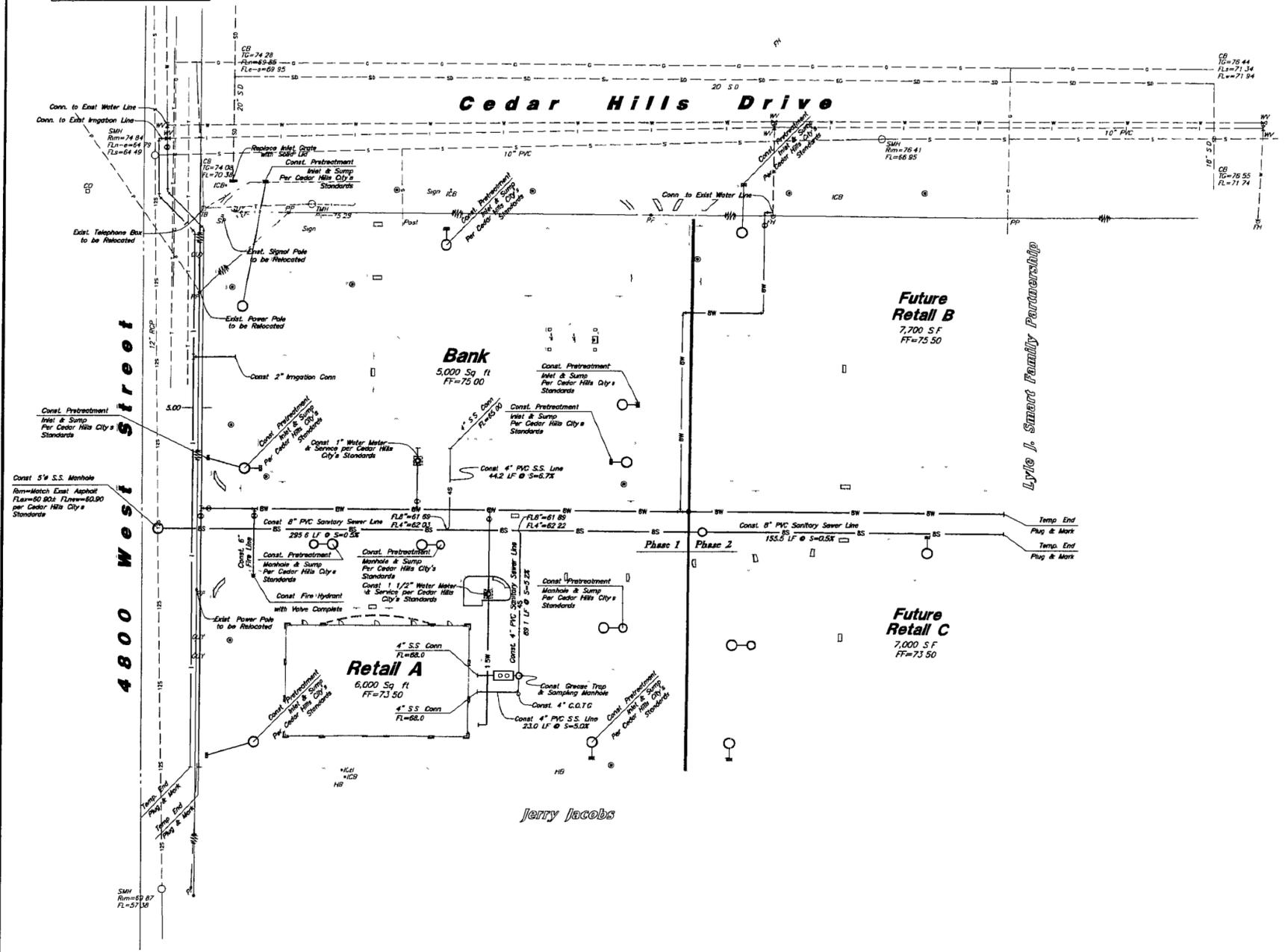
Contractor must maintain a running slope on accessible routes no steeper than 1:20. The cross slope for accessible routes must be no steeper than 1:48. All accessible routes must have a minimum clear width of 36".

<p>DESIGNED BY: DA</p> <p>DRAWN BY: LC</p> <p>CLIENT NAME:</p> <p>PROJECT:</p> <p>03-072SP</p> <p>GREAT BASIN ENGINEERING - SOUTH</p> <p>CONSULTING ENGINEERS AND LAND SURVEYORS</p> <p>2010 North Redwood Road P.O. Box 16747</p> <p>Salt Lake City, Utah 84116</p> <p>Salt Lake City (801)321-8529 Ogden (801)321-7888 Provo (801)321-8531</p> <p>CE</p>	<p>Site Plan</p> <p>Cedar Hills Retail Center</p> <p>4800 West Street and Cedar Hills Drive</p> <p>Cedar Hills, Utah County, Utah</p>	<p>NO. 28872</p> <p>DAVID G. ANDERSON</p> <p>STATE OF UTAH</p>
<p>18 Sep, 2007</p> <p>SHEET NO.</p> <p>C1.1</p>	<p>CALL BEFORE YOU DIG!</p> <p>IT'S FREE & IT'S THE LAW</p> <p>1-800-662-4111</p> <p>208-2100</p> <p>SMC 14048103</p> <p>DO NOT POST TO SOUTH & WEST 101</p> <p>SALT LAKE CITY, UTAH 84103</p>	<p>19 Feb. 2008 Revise per Cedar Hills City Comments</p> <p>24 Jun. 2008 Revise per Cedar Hills City Comments</p> <p>30 Oct. 2007 Revise per Cedar Hills City Comments</p> <p>1 DECISION</p>

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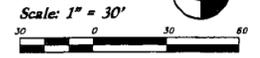
Sewer Meter Note
Existing sewer meter to be relocated
Coordinate exact location with the city of Cedar Hills

Power Line Note
Power lines to be buried along Cedar Hills Drive and 4800 West Street pending approval from power company



Legend

- Proposed Manhole ○
- Existing Manhole ○
- Existing Telephone Box □
- Existing Inlet Box □
- Proposed Inlet Box □
- Exist. Catch Basin □
- Catch Basin □
- Fire Hydrant ○
- Existing Hydrant ○
- Water Valve ○
- Existing Water Valve ○
- Sanitary Sewer —S—
- Culinary Sewer —CS—
- Storm Drain —SD—
- Existing Sewer —S—
- Existing Water —W—
- Existing Storm Drain —SD—
- Existing Gas —G—
- Existing Power —P—
- Existing Telephone —T—
- Power pole w/ guy ○
- Fence —X—
- Power line —
- Reinforced Conc. Pipe RCP
- Top of Grate TD
- Plumbing PL
- Proposed Light Pole ○
- Existing Light Pole ○
- Existing Street Light ○
- Proposed Street Light ○
- Detail Number ○
- Sheet Number ○



General Utility Notes:

- Coordinate all utility connections to building with plumbing plans and building contractor
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof
- Refer to the site electrical plan for details and locations of electrical lines transformers and light poles.
- Gas lines telephone lines and cable TV lines are not a part of these plans
- Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines valves fire hydrants fittings etc are to be constructed as shown. Contractor is responsible at no cost to the owner to construct any vertical adjustments necessary to clear sewer storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- Contractor shall install a 12" concrete collar around all manholes valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials installation etc.

- Culinary Service Laterals**
- 3/4" to 2" diameter pipe - copper tube ASTM B, Type K, Soft Temper
 - 3" diameter pipe - CL150-SDR26 (IPS) ASTM D-2241 PVC Pipe w/ Gasketed Belts
 - 4" diameter & larger pipe - AWWA C-900 Class 150 pipe
- Water Main Lines and Fire Lines**
- Pipe material as shown on utility plan view or to meet city standards.
- Sanitary Sewer Lines**
- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe ASTM D 3034 Type PSM SDR 35
- Storm Drain Lines**
- 10" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034 Type PSM, SDR 35
 - 12" pipes or larger - Reinforced Concrete Pipe ASTM C76 Class II

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.

Designed by SY
 Drafted by SY
 Client Name
 Amsource
 03-072U1

GREAT BASIN ENGINEERING - SOUTH
 CONSULTING ENGINEERS and LAND SURVEYORS
 2010 North Redwood Road, P.O. Box 16747
 Salt Lake City, Utah 84116
 Salt Lake City (801)521-8229 Ogden (801)226-2268 Provo (801)521-8551

Utility Plan
Cedar Hills Retail Center
 4800 West Street and Cedar Hills Drive
 Cedar Hills, Utah County, Utah

NO 26572
 DAVID D. ANDERSON
 STATE OF UTAH

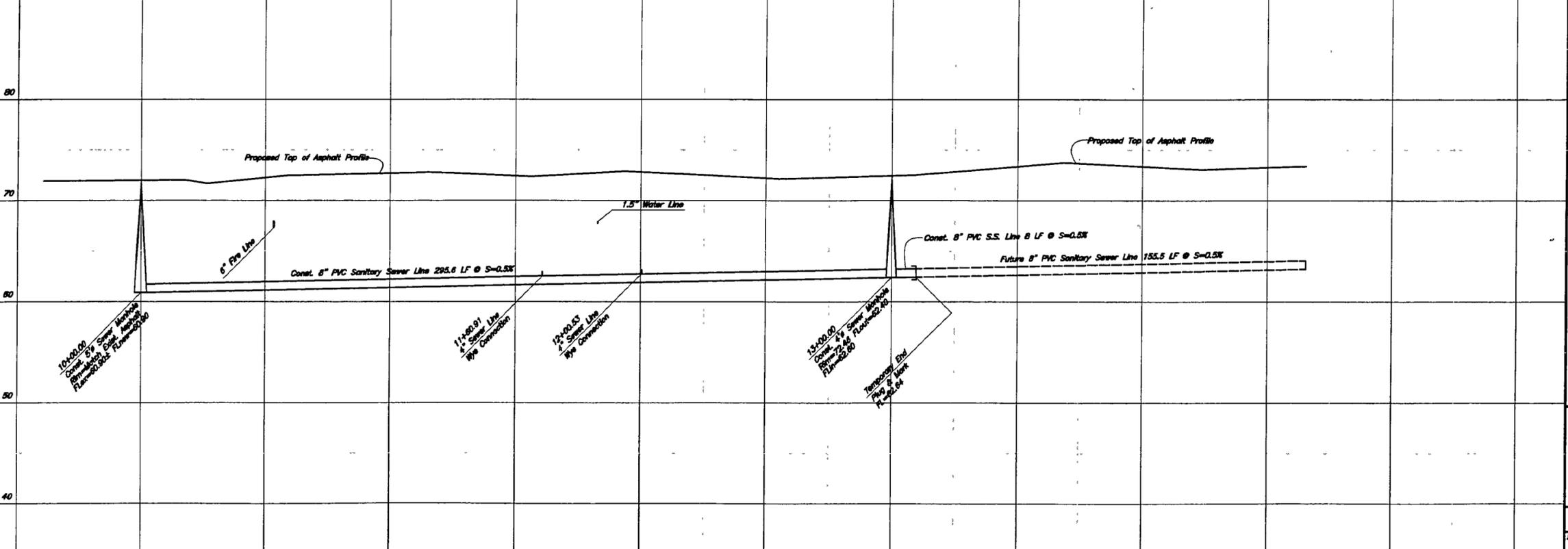
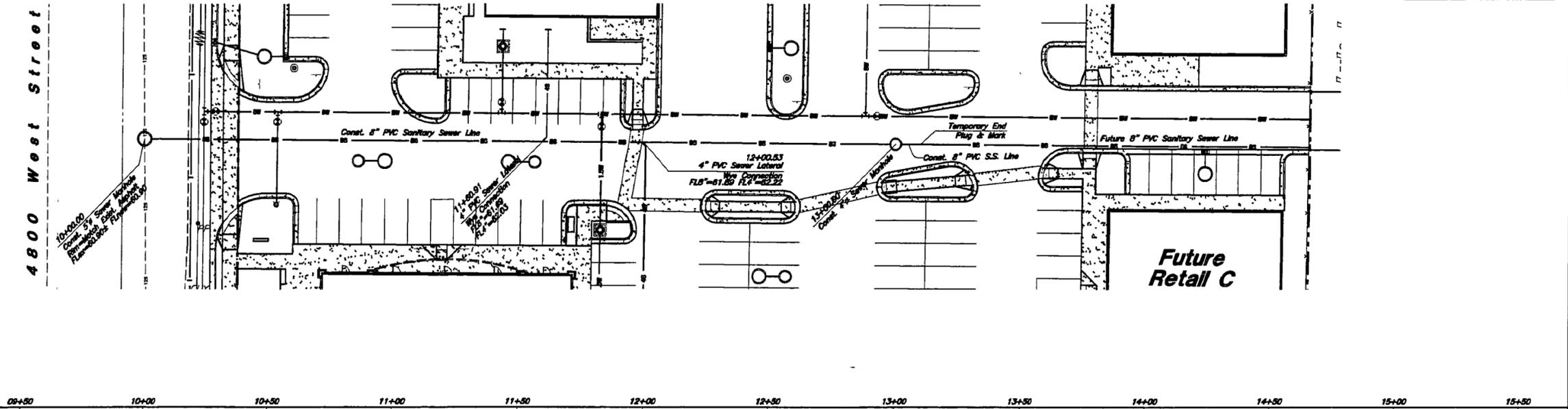
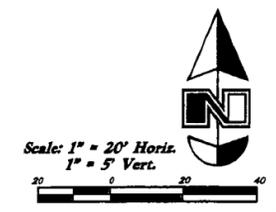
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SHEET NO
C3.1

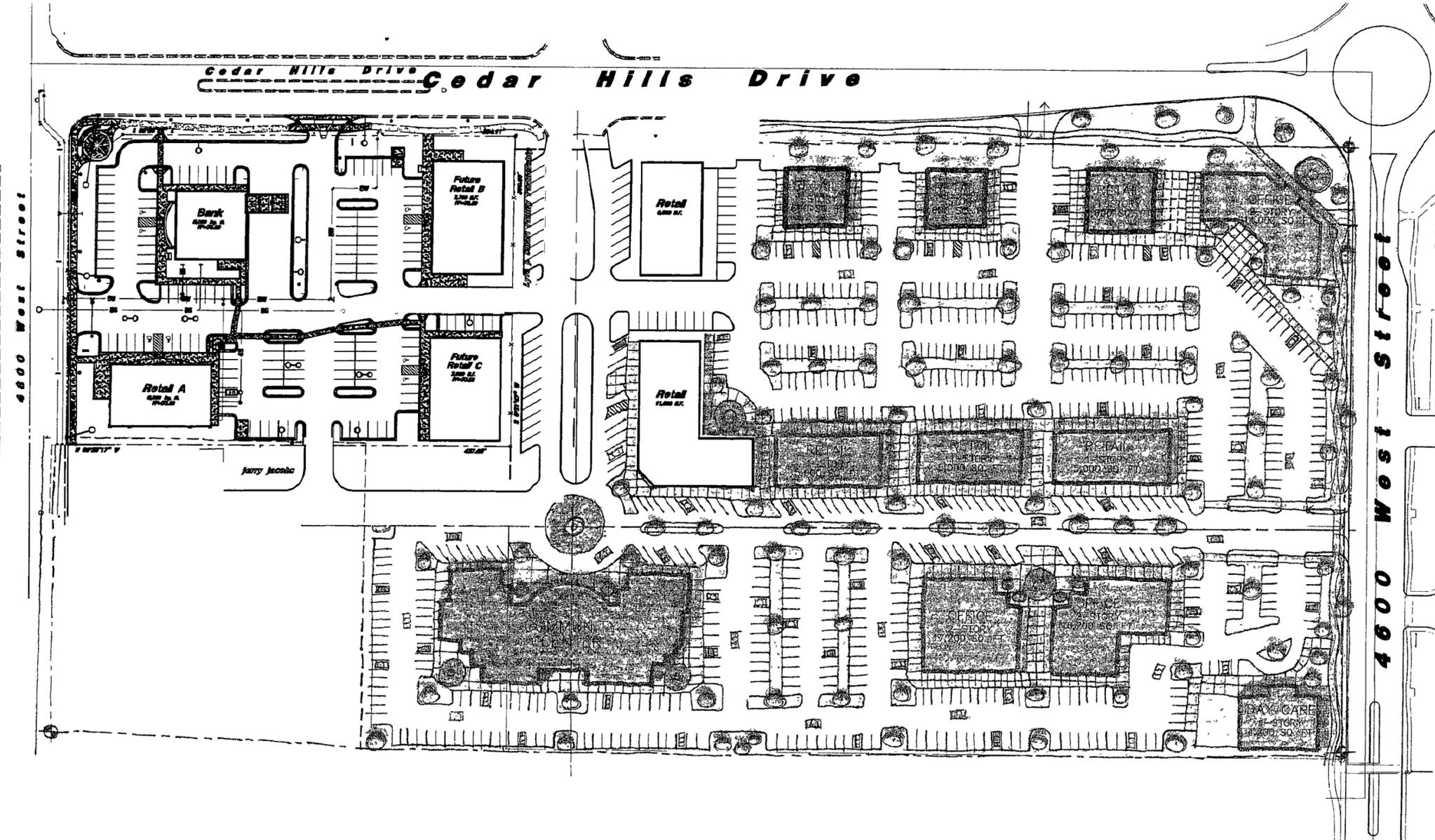
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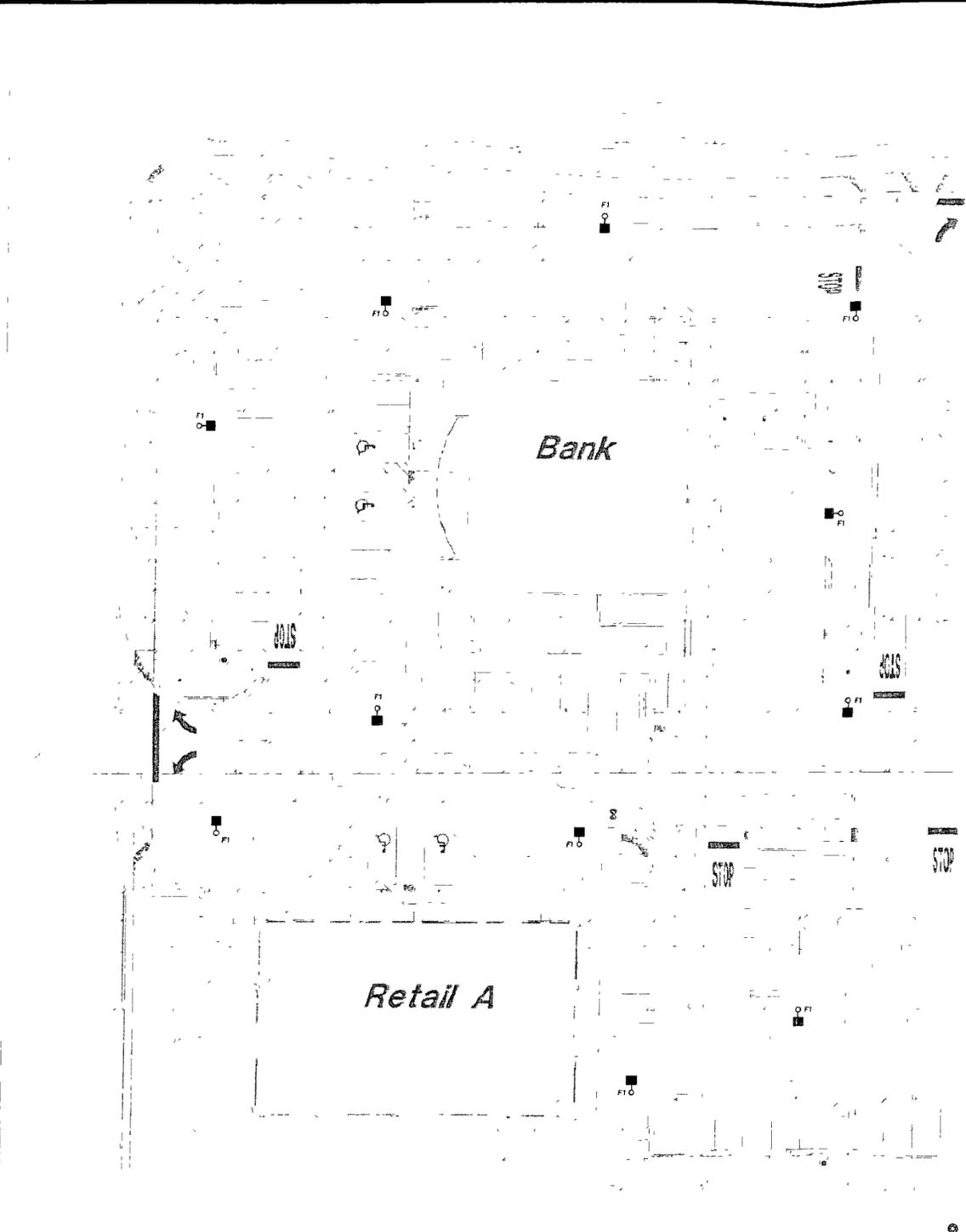


Sewer Line Profile

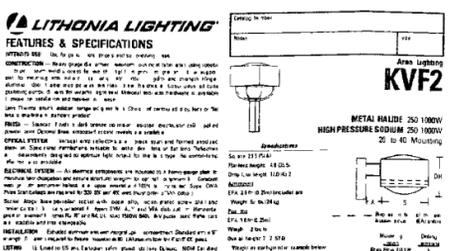
<p>DESIGNED BY: DA</p> <p>DRAWN BY: SY</p> <p>CHECKED BY: AN</p> <p>DATE: 03-07-07</p>
<p>PROJECT NO. 03-072PP</p>
<p>GREAT BASIN ENGINEERING - SOUTH CONSULTING ENGINEERS AND LAND SURVEYORS 2010 North Redwood Road, P.O. Box 16747 Salt Lake City, Utah 84116 Tel: (801) 521-5551 Fax: (801) 521-5551</p>
<p>Sewer Plan & Profile Cedar Hills Retail Center 4800 West and Cedar Hills Drive Cedar Hills, Utah County, Utah</p>
<p>PROFESSIONAL ENGINEER NO. 28572 DAVID E. ANDERSON STATE OF UTAH</p>
<p>18 Sep, 2007</p>
<p>SHEET NO. C3.2</p>



<p>DESIGNED BY: DJ DRAFTED BY: LZ CHECKED BY: APPROVED: 03-0720V</p>	
<p>GREAT BASIN ENGINEERING - SOUTH CONSULTING ENGINEERS AND LAND SURVEYORS 2010 North Redwood Road, P.O. Box 16747 Salt Lake City, Utah 84116 Salt Lake City (801)321-8229 Ogden (801)334-7228 Fax (801)321-8221</p> 	
<p>10 Acre Master Plan Cedar Hills Retail Center 4600 West Street and Cedar Hills Drive Cedar Hills, Utah County, Utah</p>	
	
<p>18 Sep, 2007</p>	
<p>SHEET NO. 0V</p>	
<p>REV</p>	<p>DATE</p>
<p>1</p>	<p>30 Oct, 2007</p>
<p>Revised per Cedar Hills City Comments</p>	
<p>DESCRIPTION</p>	



SITE LIGHTING FIXTURE SCHEDULE										
NO.	MANUFACTURER	CATALOG	DATE	FINISH	WATTAGE	HOUSING	TYPE	HEIGHT	MANUFACTURER	REMARKS
F1	LITHONIA	KVF2 400M STYMOI 2P	120	2	400	POLE	400-411	1	LITHONIA	ON APPROVED EQUAL



ORDERING INFORMATION

For shortest lead times, configure product using standard options (shown in bold).

Example: KVF2 400M STYMOI 2P 120 2 400 1 1

Option	Description	Code
1	Standard	1
2	Standard	2
3	Standard	3
4	Standard	4
5	Standard	5
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100	Standard	100

PHOTOMETRIC PLAN
SCALE 1/16"=1'-0"

CS
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PROJECT
A NEW BUILDING FOR
CEDAR HILLS RETAIL
CITY OF CEDAR HILLS
UTAH

GENERAL CONTRACTOR

SHEET TITLE
PHOTOMETRIC PLAN

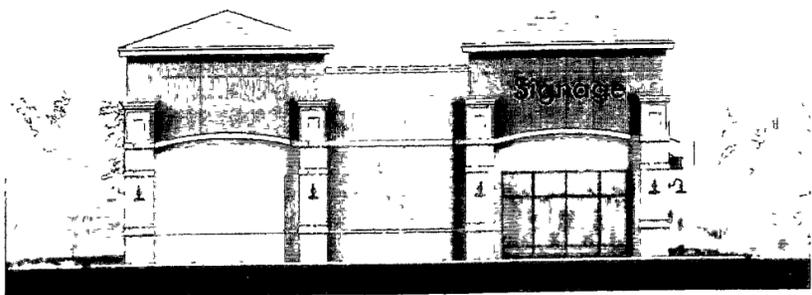
REVISIONS

PROJECT 07-117-01
DATE OCTOBER 2007
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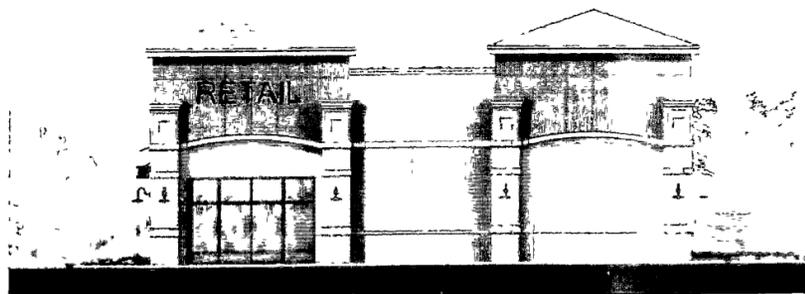
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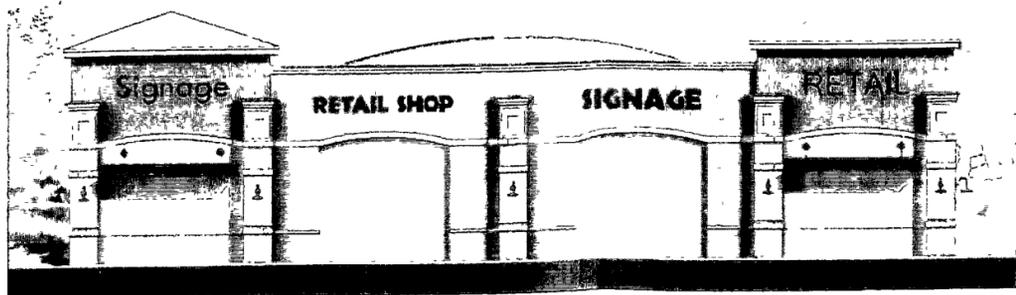
○ FRONT ELEVATION
SCALE 1/8"=1'-0"



○ LEFT SIDE ELEVATION
SCALE 1/8"=1'-0"



○ RIGHT SIDE ELEVATION
SCALE 1/8"=1'-0"



○ BACK ELEVATION
SCALE 1/8"=1'-0"



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PROJECT
 A NEW BUILDING FOR
CEDAR HILLS RETAIL
 CITY OF CEDAR HILLS
 UTAH

GENERAL CONTRACTOR

SHEET TITLE
 Proposed Elevations

REVISIONS

PROJECT 07-117-01
 DATE JULY 2007
 SCALE As Shown
 DRAWN BY
 CHECKED

SHEET
A200



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Greg Robinson, Assistant to the City Manager
DATE:	2/22/2008

Planning Commission Agenda Item

SUBJECT:	Planning Commission Attendance
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Greg Robinson, Assistant to the City Manager, Planning

BACKGROUND AND FINDINGS:

In order to bring Planning Commission's compensation up to date staff has provided a record of past attendance from the date of the ordinance approval. Please review and inform me if there are any mistakes.

Planning Commission Attendance									
From June 19, 2007 to February 7, 2008									
	28-Jun	9-Aug	30-Aug	27-Sep	25-Oct	29-Nov	9-Jan	31-Jan	7-Feb
H.R. Brown		x	x	x	x	x	x	x	x
Cliff Chandler	x	x	x	x	x	x	x	x	x
Craig Clement	x			x			x	x	x
Tom Gleason	x			x	x	x			
Scott Jackman			x	x	x		x	x	x
Steve Kroes	x	x	x	x	x	x	x		
Donald Steele	x	x		x	x	x	x	x	x

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

June 19, 2007 – Council approved compensation for Planning Commission members.

SUPPORTING DOCUMENTS:

N/A

RECOMMENDATION:

Review and make adjustments if necessary

MOTION:

N/A