

PLANNING COMMISSION MEETING
Thursday, February 26, 2009 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 their Regular Planning Commission Meeting on Thursday, February 26, 2009, beginning at 7:00 p.m.

PLANNING COMMISSION MEETING

1. Call to Order
2. Appointment of Chair and Vice Chair
3. Public Comment: Time has been set aside for the public to express their ideas, concerns, and comments on agenda items. (Comments limited to 3 minutes per person with a total of 30 minutes for this item).

SCHEDULED ITEMS

4. Approval of Minutes from the January 29, 2009, Public Hearing and Regular Planning Commission Meeting
5. Review/ Recommendation on Revised Site Plan the Cedar Hills Retail Subdivision, Lot 2 - Phillips Edison - Chase Bank
6. Discussion on Fieldcrest Park Located at Approximately 4670 West Fieldcrest Drive and Carriage Lane
7. Review/Recommendation on Vacating a Portion of the Street in the Forest Creek Subdivision, Phase 5, Located at Approximately 4670 West Fieldcrest Drive and Carriage Lane
8. Discussion on Title 10-5-5, Development in Required Setback Area (required yard area) of the City Code
9. Committee Assignments and Reports

ADJOURNMENT

10. Adjourn

Posted this 24th day of February, 2009.

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.



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Greg Robinson, Assistant to the City Manager
DATE:	2/26/2009

Planning Commission Agenda Item

SUBJECT:	Review/ Recommendation on Preliminary/Final Revised Site Plan for the Cedar Hills Retail Subdivision, Lot 2 - Phillips Edison - Chase Bank
APPLICANT PRESENTATION:	Chris Grzybowski, Phillips Edison Project Manager & Rick Espinosa, CLC
STAFF PRESENTATION:	Greg Robinson, Assistant to the City Manager, Planning

BACKGROUND AND FINDINGS:

Chase Bank, which has previously been approved for the Amsource development, is now looking to relocate to the opposite side of Cedar Hills Dr. on the Phillips Edison development. There are no major changes to the building except for the rotation of the building and also some minor adjustments to the drive through. From the original Phillips Edison design this will remove the multi-tenant building, and replace it with just the Chase building. There will be an increased amount of landscaping, but no major changes to drainage, or other site improvements. Chase will also increase the number of parking stalls from their original design.

One area that will need to be reviewed will be the road dedication for 4800 West, including the building setbacks.

PREVIOUS LEGISLATIVE ACTION:

February 17, 2009 – City Council extension of Phillips Edison Site Plan Approval

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Site Plan Documents and Building Elevations

RECOMMENDATION:

Since this is the same building this has been approved only on a different site, and that there are only minor changes to the Phillips Edison site plan, staff feels that this project should be allowed to continue to City Council with a positive recommendations and with the Planning Commissions changes if any.

MOTION:

Make a recommendation for Preliminary/Final approval of the Revised Site Plan for the Cedar Hills Retail Subdivision, Lot 2, subject to...

PHILLIPS EDISON & COMPANY

February 20, 2009

City of Cedar Hills
Attn: Greg Robinson
3925 West Cedar Hills Drive
Cedar Hills, UT 84062

RE: Cedar Hills Lone Peak Village
Existing Site Drawings
Chase Bank / Planning Commission Meeting

Dear Greg,

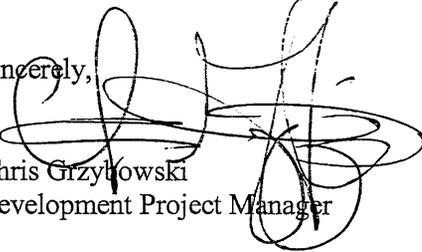
Please find attached (15) fifteen copies of our existing drawings for Building 2, Lot 2. Phillips Edison & Company is providing this information for review by the Planning Commission during their next session, February 26, 2009 in order to obtain approval of our proposed modification inserting Chase Bank into the development.

In addition to our drawings, the architect for Chase Bank, CLC Associates, will be providing comparable drawings, under separate cover, for the bank in order to discuss and verify any changes that will occur.

As we discussed today with staff, the requested minor changes will be made to the Chase Bank submittal. We believe that the bank fits very well into the development and will significantly enhance this important corner to the City of Cedar Hills.

If there are any questions or additional needs to accommodate the February 20, 2009 meeting, please call for discussion.

Sincerely,


Chris Grzykowski
Development Project Manager

Attachments:





CLC ASSOCIATES
 420 EAST SOUTH TEMPLE
 SUITE 550
 SALT LAKE CITY
 UTAH 84111
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 F 801 383 5604
 CLCASSOC.COM

ARCHITECTURE
 ENGINEERING PLANNING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING

SITE DEVELOPMENT PLANS
 FOR
CEDAR HILLS RETAIL
 4800 WEST CEDAR HILLS DRIVE
 UTAH COUNTY, UTAH



PREPARED UNDER THE
 DIRECT SUPERVISION OF
 RICHARD W. PIGGOTT, P.E.
 UTAH REGISTRATION NO.
 275990 FOR AND ON
 BEHALF OF CLC
 ASSOCIATES

SITE LAYOUT

DATE	DESCRIPTION
01/26/07	ORIGINAL PREPARATION
02/15/07	PRELIMINARY SUBMITTAL
03/20/07	CITY COUNCIL SUBMITTAL

PROJECT #: 05.0301
 DRAWN BY: CUM
 DESIGNED BY: CUM
 CHECKED BY: RMP

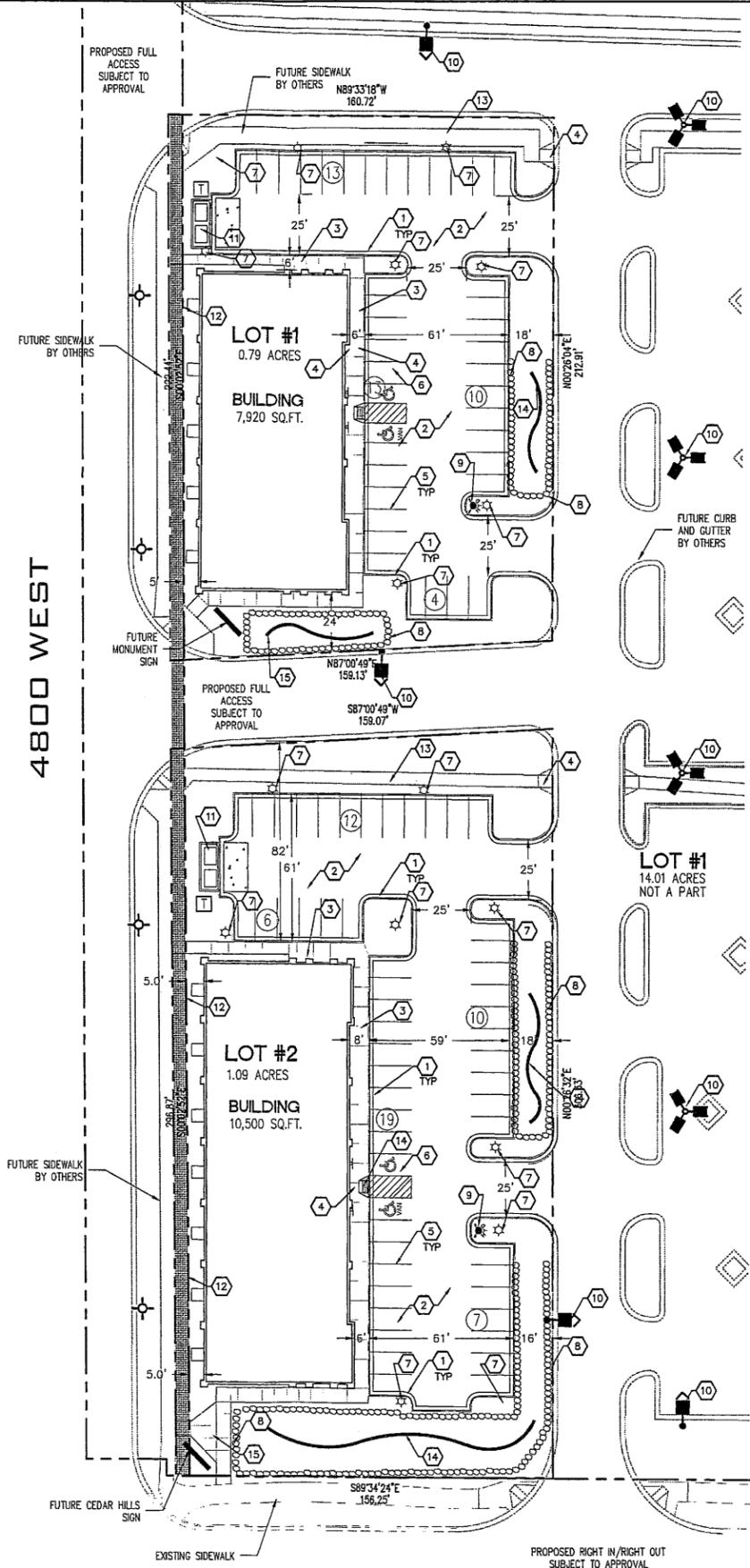
C3.10

CONSTRUCTION NOTES

- 1 CONSTRUCT CONCRETE CURB AND GUTTER (TYP) ONSITE. RE: DETAIL C, SHEET C3.90.
- 2 CONSTRUCT STANDARD DUTY ASPHALT CONCRETE PAVEMENT. RE: DETAIL A, SHEET C3.90.
- 3 CONSTRUCT CONCRETE SIDEWALK AT WIDTH SHOWN. RE: DETAIL D, SHEET C3.90.
- 4 CONSTRUCT PEDESTRIAN RAMP. RE: DETAIL E, SHEET C3.90.
- 5 PAINT 90° PARKING LOT STRIPING AS SHOWN SYSL/4°. RE: DETAIL B, SHEET C3.90.
- 6 CONSTRUCT HANDICAP ACCESSIBLE PARKING SPACE, TYPICAL. RE: DETAIL B, SHEET C3.90.
- 7 INSTALL DECORATIVE LIGHT POLE PER CITY OF CEDAR HILLS SPECIFICATION. (15 TYPICAL). RE: SHEET C3.11 FOR DETAIL.
- 8 CONSTRUCT ROCK RETAINING WALL. RE: DETAIL F, SHEET 3.90.
- 9 INSTALL FIRE HYDRANT PER CITY OF CEDAR HILLS SPECIFICATIONS.
- 10 PROPOSED LIGHT POLE BY OTHERS.
- 11 PROPOSED TRASH CONCRETE BLOCK TRASH ENCLOSURE. RE: ARCHITECTURAL DRAWINGS.
- 12 FUTURE 4800 SOUTH RIGHT OF WAY.
- 13 PROPOSED STAMPED COLORED CONCRETE WALKWAY BY OTHERS.
- 14 PROPOSED 12 INCH WIDE GRAVEL DRAINAGE PATH (2 INCH TO 6 INCH MINIMUM COBBLE). RE: DETAIL G, SHEET 3.90.
- 15 PROPOSED SEATING PLAZA.

LEGEND

PROPERTY LINE	---
CURB AND GUTTER	====
FUTURE CURB AND GUTTER BY OTHERS	====
EXISTING CURB AND GUTTER	- - - -
PARKING COUNT PER ROW	(25)
DECORATIVE LIGHT POLE	☼
ROCK RETAINING WALL	⊖⊖⊖⊖

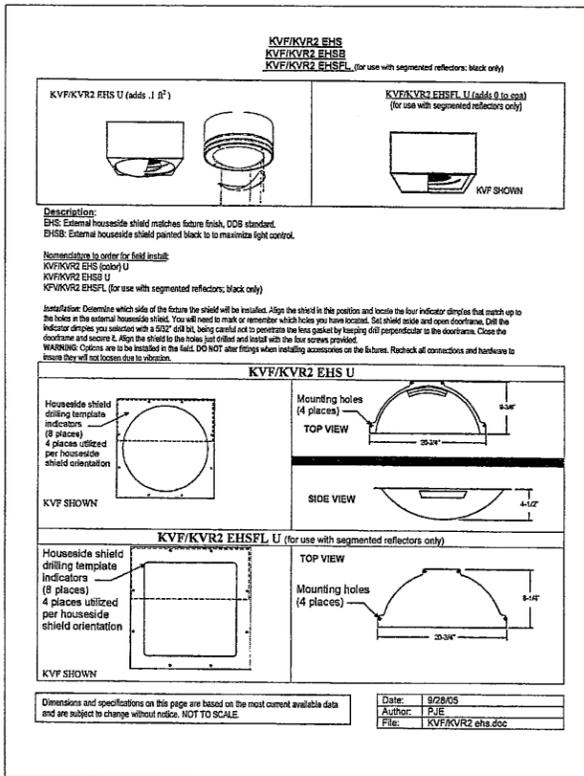


CEDAR HILLS DRIVE



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CAUTION: NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT 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. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

INTERIOR USE

CONSTRUCTION

OFFICE

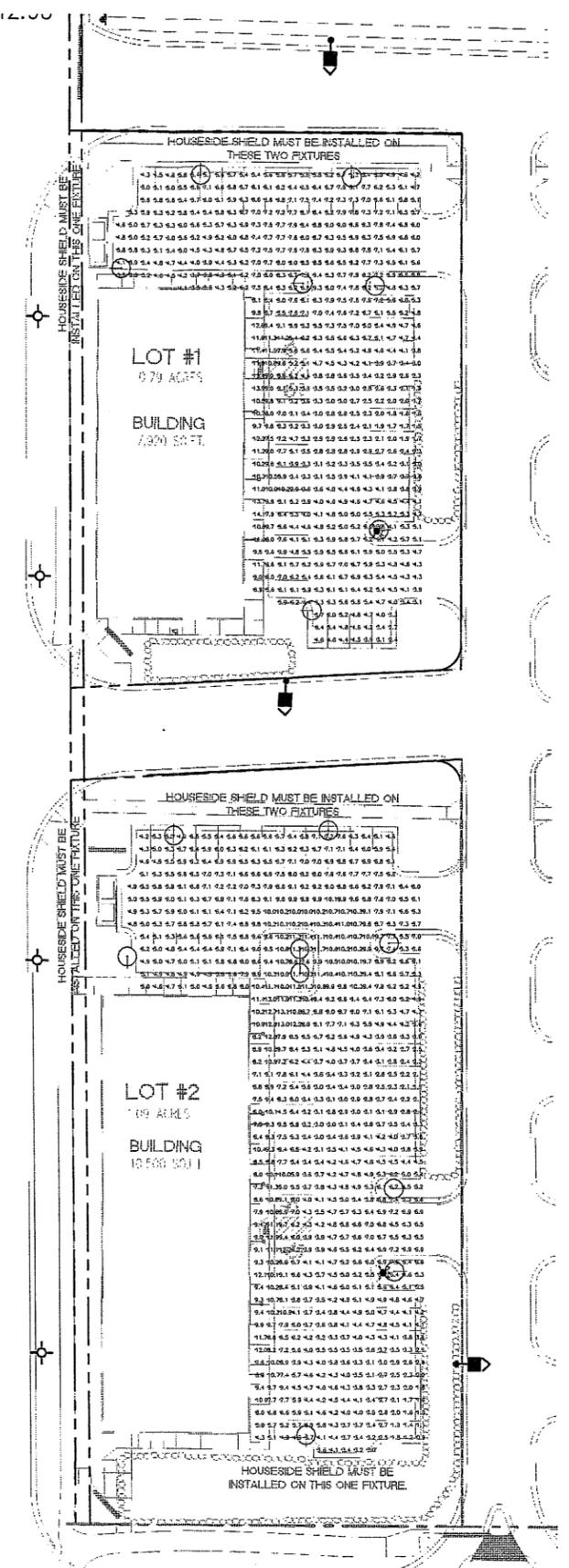
ELECTRICAL SYSTEMS

INSTALLATION

ORDERING INFORMATION

Model	Wattage	Mounting	Options
KVF2000	200	SPB Square base 12" x 12"	Optional: 12" or 18" arm, 18" or 24" height
KVF2500	250	SPB Square base 12" x 12"	Optional: 12" or 18" arm, 18" or 24" height
KVF3000	300	SPB Square base 12" x 12"	Optional: 12" or 18" arm, 18" or 24" height
KVF4000	400	SPB Square base 12" x 12"	Optional: 12" or 18" arm, 18" or 24" height
KVF5000	500	SPB Square base 12" x 12"	Optional: 12" or 18" arm, 18" or 24" height
KVF6000	600	SPB Square base 12" x 12"	Optional: 12" or 18" arm, 18" or 24" height
KVF8000	800	SPB Square base 12" x 12"	Optional: 12" or 18" arm, 18" or 24" height
KVF10000	1000	SPB Square base 12" x 12"	Optional: 12" or 18" arm, 18" or 24" height

N 4800 W



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
⊙	16	Pole Light	SINGLE	36000	1.000	KVF 4000 ASYFL
□	10	Wall Light	SINGLE	12500	0.720	ODN-1 13-175461-WLC

Numeric Summary

Label	ColorType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking 2	Illuminance	Fc	6.18	13.1	0.9	6.88	14.56
Parking 1	Illuminance	Fc	5.85	14.1	1.5	3.90	8.40

Luminaire Location Summary

Lumino	Label	X	Y	Z	Orient	Tilt
1	Pole Light	5130	5748	20	90	0
2	Pole Light	5171	5818	20	180	0
3	Pole Light	5171	5851	20	180	0
4	Pole Light	5170	5948	20	180	0
5	Pole Light	5141	5899	20	270	0
6	Pole Light	5078	5997	20	270	0
7	Pole Light	5059	5939	20	90	0
8	Pole Light	5129	5942	20	90	0
9	Pole Light	5129	5942	20	270	0
10	Wall Light	5107	5777	10	0	0
11	Wall Light	5107	5805	10	0	0
12	Wall Light	5108	5830	10	0	0
13	Wall Light	5108	5853	10	0	0
14	Wall Light	5108	5881	10	0	0
15	Wall Light	5109	5913	10	0	0
16	Wall Light	5108	6186	10	0	0
17	Wall Light	5107	6181	10	0	0
18	Wall Light	5108	6134	10	0	0
19	Wall Light	5107	6110	10	0	0
20	Pole Light	5053	6218	20	0	0
21	Pole Light	5090	6260	20	270	0
22	Pole Light	5152	6259	20	270	0
23	Pole Light	5127	6212	20	0	0
24	Pole Light	5167	6114	20	180	0
25	Pole Light	5166	6211	20	180	0
26	Pole Light	5167	6114	20	180	0
27	Pole Light	5130	6082	20	0	0

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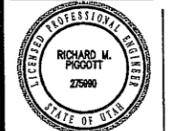


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**SITE DEVELOPMENT PLANS
FOR
CEDAR HILLS RETAIL
4800 WEST CEDAR HILLS DRIVE
UTAH COUNTY, UTAH**



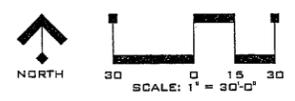
PREPARED UNDER THE
DIRECT SUPERVISION OF
RICHARD M. PIGGOTT, P.E.
UTAH REGISTRATION NO.
27590 FOR AND ON
BEHALF OF CLC
ASSOCIATES

DESCRIPTION

DATE	DESCRIPTION
01/26/07	ORIGINAL PREPARATION
02/15/07	PRELIMINARY SUBMITTAL
03/20/07	CITY COUNCIL SUBMITTAL

PROJECT #: 05.03D
DRAWN BY: CDM
DESIGNED BY: CDM
CHECKED BY: RMP

LIGHTING PLAN





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 UTAH 84111
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 F 801 383 5804
 CLCASSOC.COM

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**SITE DEVELOPMENT PLANS
 FOR
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 4800 WEST CEDAR HILLS DRIVE
 UTAH COUNTY, UTAH**



PREPARED UNDER THE
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 RICHARD PIGGOTT, P.E.
 UTAH REGISTRATION NO.
 27699 FOR AND ON
 BEHALF OF CLC
 ASSOCIATES

GRADING AND DRAINAGE PLAN

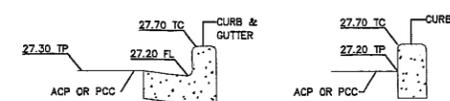
DESCRIPTION
 ORIGINAL PREPARATION
 PRELIMINARY SUBMITTAL
 CITY COUNCIL SUBMITTAL
 DATE
 01/26/07
 02/15/07
 03/20/07
 PROJECT # : 05.0301
 DRAWN BY : CJM
 DESIGNED BY : CJM
 CHECKED BY : RMP

CONSTRUCTION NOTES

- 1 CONSTRUCT TYPE 'A' CONCRETE CURB AND CATCH TYPE GUTTER. RE: DETAIL C, SHEET 3.90.
- 2 CONSTRUCT TYPE 'A' CONCRETE CURB AND SPILL TYPE GUTTER. RE: DETAIL C, SHEET 3.90.
- 3 CONSTRUCT TRANSITION FROM SPILL TO CATCH GUTTER BETWEEN NEAREST SPOT ELEVATIONS.
- 4 CONCRETE SIDEWALK AND CURB BY THE BUILDING CONTRACTOR, SEE ARCHITECTURAL PLANS.
- 5 FURNISH AND INSTALL STORM WATER INLET/OUTLET. RE: DETAIL D & E, SHEET 6.90
- 6 MATCH GRADE AT PROPERTY LINE.
- 7 FURNISH AND INSTALL 8" PVC ROOFDRAIN TO WITHIN 5 FEET OF BUILDING. SEE ARCHITECTURAL PLANS FOR EXACT LOCATION AND DETAIL.
- 8 INSTALL CONCRETE END SECTION AT POND OUTLET. RE: DETAIL E, SHEET C6.91.
- 9 CONSTRUCT STORMWATER RETENTION POND.
- 10 FURNISH AND INSTALL 10" PVC/ADS STORM DRAIN @ 0.50% MIN.
- 11 CONSTRUCT ROCK RETAINING. RE: DETAIL F, SHEET C3.90.
- 12 FURNISH AND INSTALL SNOOT FILTER/SEPERATOR.
- 13 EXISTING HEADWALL AND OUTFALL LOCATION TO REMAIN.
- 14 PROPOSED CEDAR HILLS DRIVE STORM WATER AND 4800 WEST TO BE RETAINED WITHIN PROPOSED STORM WATER RETENTION POND.
- 15 FUTURE CATCH BASIN AND STORM DRAIN BY OTHERS.
- 16 CONSTRUCT 12 INCH WIDE GRAVEL DRAINAGE PATH (2 INCH TO 6 INCH MINIMUM COBBLE). RE: DETAIL G, SHEET C3.90

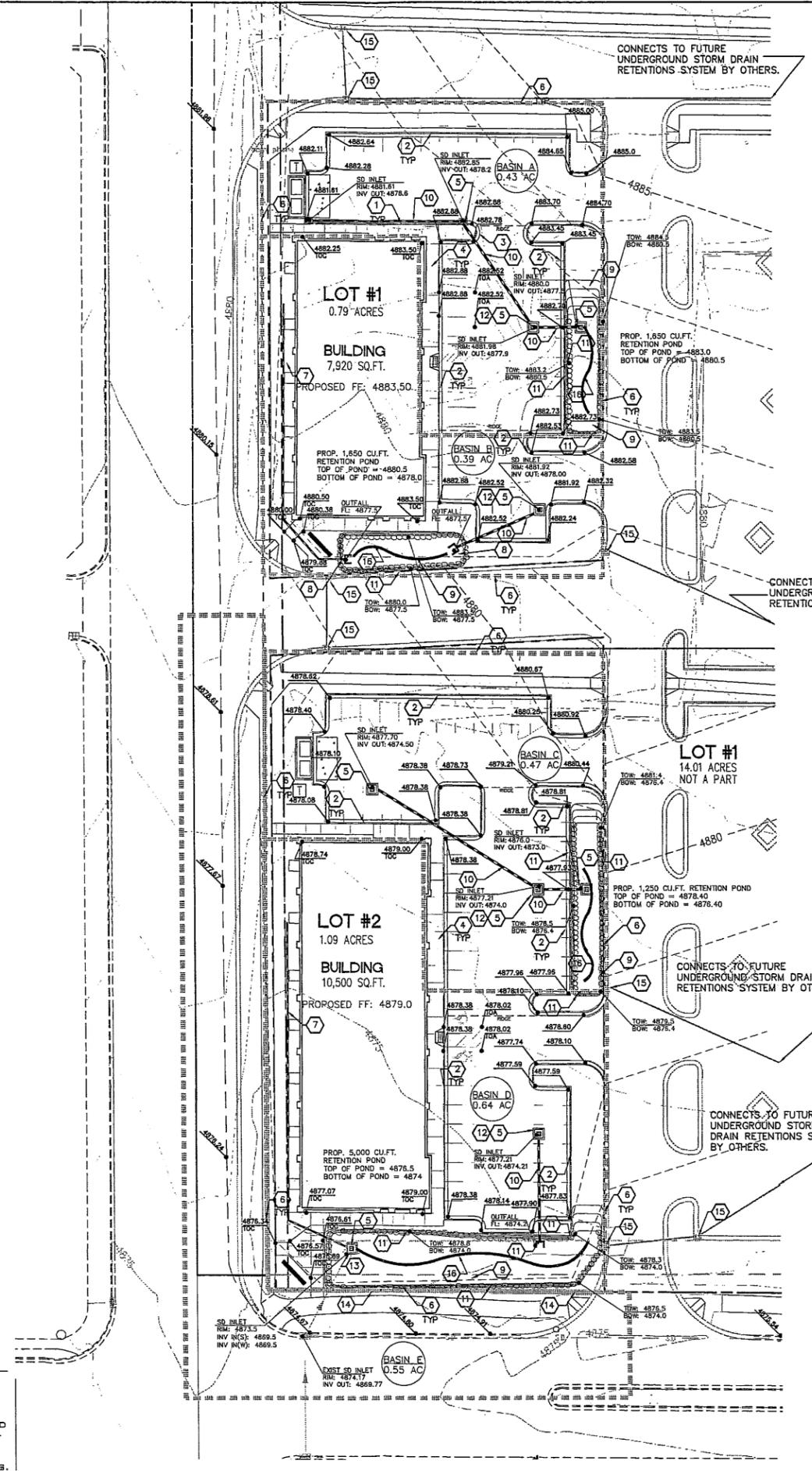
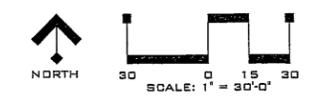
LEGEND

- 4892.0 — PROPERTY LINE
- 4892.0 — PROPOSED FLOW LINE SPOT ELEVATION (UNO)
- 4949 — PROPOSED CONTOUR
- --- EXISTING CONTOUR
- SD — EXISTING STORM DRAIN LINE
- ⊙ — EXISTING MANHOLE
- ⊙ — PROPOSED STORM SEWER MANHOLE
- ⊙ — PROPOSED CURB INLET
- ⊙ — PROPOSED CATCH BASIN
- 12" SD — PROPOSED STORM DRAIN PIPE



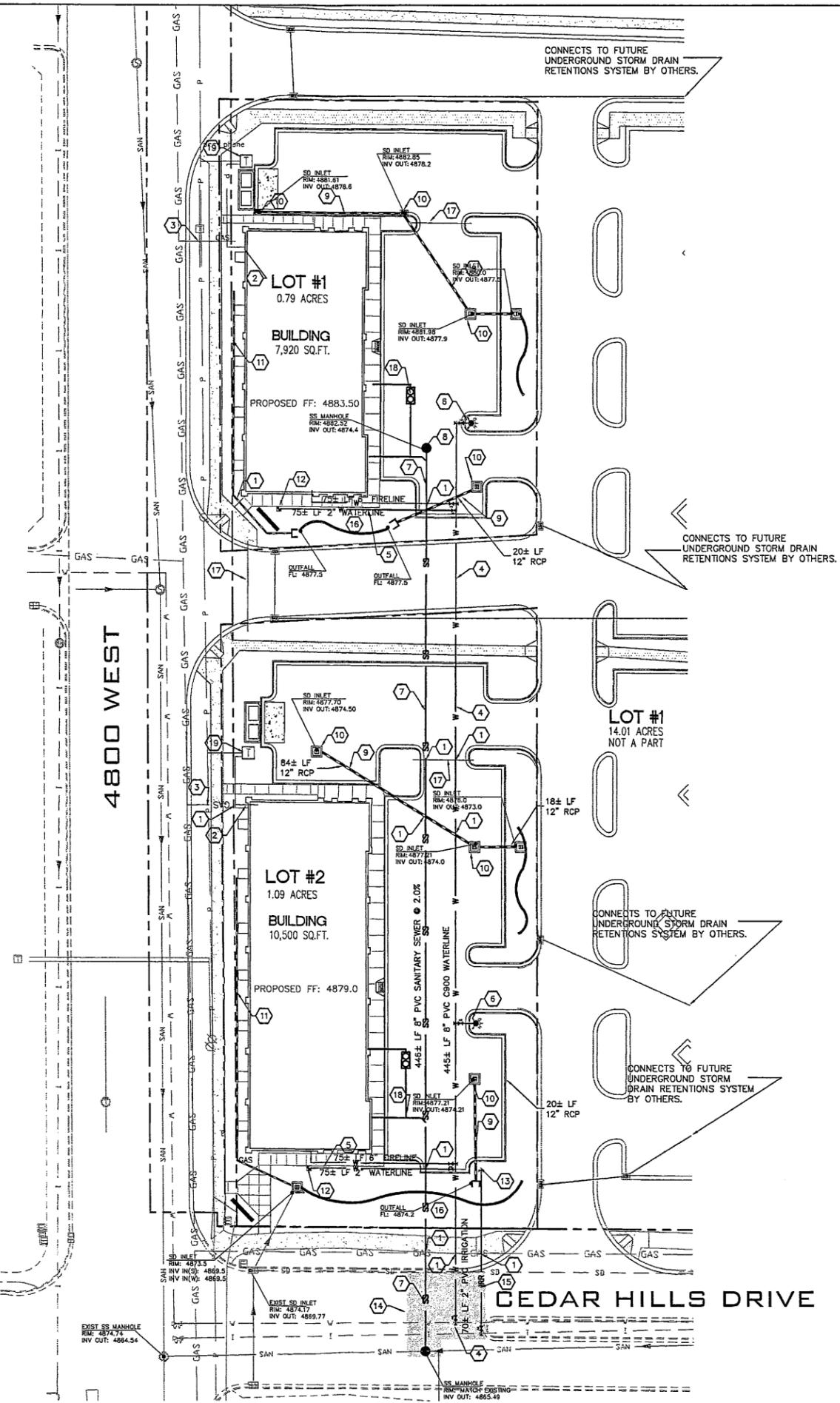
**SPOT ELEVATION
 TYPICAL-NTS**

NOTE: ADDITIONAL SHEETS AND DETAILS REFERENCED ON THIS SHEET WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.



CAUTION: NOTICE TO CONTRACTOR
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CONSTRUCTION NOTES

- 1 !!CAUTION!! UTILITY CROSSING. VERIFY INVERTS PRIOR TO CONSTRUCTION.
- 2 INSTALL PRIMARY ELECTRIC SERVICE. CONTRACTOR TO COORDINATE WORK WITH UTILITY COMPANY.
- 3 INSTALL GAS SERVICE WITH GAS METER. CONTRACTOR SHALL COORDINATE GAS LINE AND METER INSTALLATION WITH GAS COMPANY.
- 4 8 INCH AWWA C900 PVC WATERLINE.
- 5 2 INCH AWWA C900 PVC CULINARY SERVICE LINE. RE: DETAIL A, SHEET C6.91.
- 6 INSTALL FIRE HYDRANT. RE: DETAIL B, SHEET C6.90.
- 7 8 INCH SANITARY SEWER LINE.
- 8 INSTALL SANITARY SEWER MANHOLE. RE: DETAIL E, SHEET C6.92.
- 9 INSTALL STORM DRAIN PIPE, TYPICAL UNLESS NOTED OTHERWISE.
- 10 INSTALL STORM DRAIN CATCH BASIN. RE: DETAIL D, SHEET C6.90.
- 11 CONNECT ROOF DRAIN TO STORM DRAIN.
- 12 INSTALL CULINARY WATER SERVICE AND 2 INCH WATER METER PER CITY OF CEDAR HILLS SPECIFICATIONS. RE: DETAIL A, SHEET C6.91.
- 13 PROVIDE BACKFLOW PREVENTER AND STOP AND WASTE VALVE.
- 14 SAW-CUT ASPHALT FOR UTILITY CONNECTIONS AND REPLACE PER CEDAR HILLS CITY SPECIFICATIONS. RE: DETAIL D, SHEET C6.92.
- 15 INSTALL 2 INCH PRESSURED IRRIGATION LINE. RE: DETAIL B, SHEET C6.92.
- 16 PROVIDE 48 INCH COVER AT RETENTION PONDS.
- 17 PROVIDE 4 INCH CASING AT ROAD AND DRIVEWAY CROSSINGS. RE: DETAIL C, SHEET C6.92.
- 18 INSTALL GREASE TRAP. RE: MECHANICAL AND PLUMBING PLANS.
- 19 INSTALL ELECTRICAL TRANSFORMER. SEE ELECTRICAL.

LEGEND

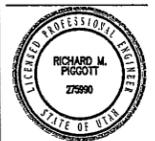
- GAS — EXISTING GAS LINE
- I — EXISTING IRRIGATION LINE
- P — EXISTING OVERHEAD POWER LINE
- SAN — EXISTING SANITARY SEWER LINE
- SD — EXISTING STORM DRAIN LINE
- W — EXISTING WATER LINE
- ⊙ EXISTING MANHOLE
- ⊞ EXISTING STORM DRAIN INLET
- ⊞ FUTURE CURB INLET
- ⊞ FUTURE STORM DRAIN PIPE
- PROPOSED SAN. SEWER CLEAN-OUT
- ⊞ PROPOSED CURB INLET
- ⊞ PROPOSED CATCH BASIN
- ⊞ PROPOSED WATER VALVE
- ⊞ PROPOSED FIRE HYDRANT
- SS — PROPOSED SANITARY SEWER LINE
- W — PROPOSED WATER LINE
- 12" SD — PROPOSED STORM DRAIN PIPE
- GAS — PROPOSED GAS LINE
- E — PROPOSED ELECTRIC LINE



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03/20/07	CITY COUNCIL SUBMITTAL

PROJECT #: 05.0001
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UTILITY PLAN

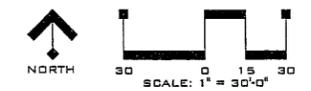
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SITE DEVELOPMENT PLANS
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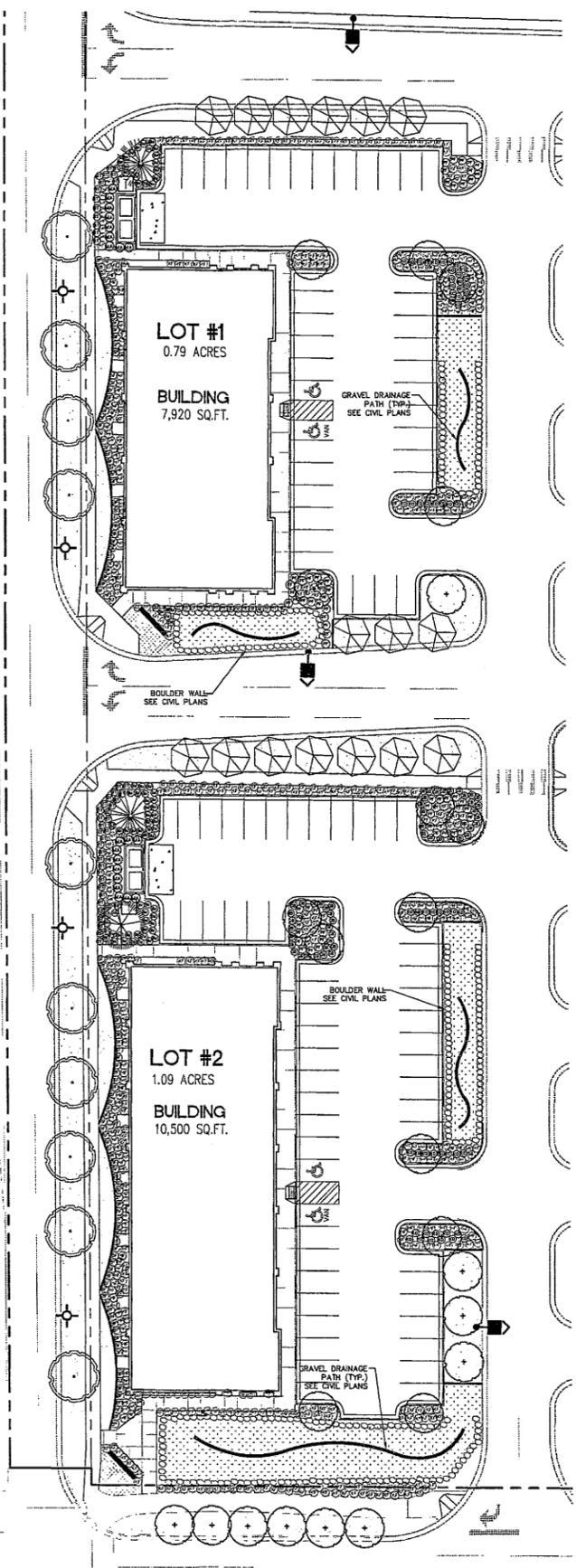


PREPARED UNDER THE CLOSEST SUPERVISION OF THE ENGINEER
 TROY S. HEDGES
 STATE OF UTAH
 LICENSE NO. 26892
 EXPIRES 12/31/2008

DATE	DESCRIPTION
01/26/07	ORIGINAL PREPARATION
02/15/07	PRELIMINARY SUBMITTAL
03/20/07	CITY COUNCIL SUBMITTAL

PROJECT #: 05.0301
 DRAWN BY: JJS
 DESIGNED BY: JJS
 CHECKED BY: TRH

LANDSCAPE PLAN



PLANT LIST (LOW WATER USE)

SYMBOL	QTY.	COMMON/BOTANICAL NAME	INSTALLED SIZE	REMARKS & MATURE SIZE
SHADE TREES				
(Symbol)	10	LONDON PLANE TREE <i>Platanus acerfolia</i> 'Bloodgood'	2 1/2" CAL. SINGLE TRUNK	FULL CROWN, B&B, STAKED H 60' W 50'
ORNAMENTAL TREES				
(Symbol)	24	CAPITAL FLOWERING PEAR <i>Prunus calleryana</i> 'Capital'	2" CAL. SINGLE TRUNK	STRAIGHT TRUNK, B&B H 35' W 12'
(Symbol)	16	BIREIANA FLOWERING PLUM <i>Prunus x bireiana</i>	2" CAL. SINGLE TRUNK	STRAIGHT TRUNK, B&B H 25' W 20'
EVERGREEN TREES				
(Symbol)	2	WHITE FIR <i>Abies concolor</i>	8" HT. (min)	FULL FORM, B&B, GUYED H 40' W 20'
(Symbol)	1	ENGLEMANN SPRUCE <i>Picea engelmannii</i>	8" HT. (min)	FULL FORM, B&B, GUYED H 50' W 25'
DECIDUOUS SHRUBS				
(Symbol)	12	LOWFAST COTONEASTER <i>Cotoneaster dammeri</i> 'Lowfast'	5 GAL.	SPACING 36" O.C. H 12' W 4-5'
(Symbol)	29	BLUE MIST SPIREA <i>Corydalis x clandonensis</i>	5 GAL.	SPACING 36" O.C. H 3' W 3-4'
(Symbol)	62	GOLDFINGER POTENTILLA <i>Potentilla fruticosa</i> 'Goldfinger'	5 GAL.	SPACING 36" O.C. H 3' W 3-4'
(Symbol)	58	KNOCK OUT SHRUB ROSE <i>Rosa</i> 'Knock Out'	5 GAL.	SPACING 24" O.C. H 3' H 3'
(Symbol)	49	GOLDEN BARBERRY <i>Berberis thunbergii aurea</i>	5 GAL.	SPACING 24" O.C. H 2' H 2'
(Symbol)	50	CRIMSON PYGMY BARBERRY <i>Berberis thunbergii atropurpurea</i> 'Nana'	5 GAL.	SPACING 24" O.C. H 2' H 2'
EVERGREEN SHRUBS				
(Symbol)	20	COMPACT OREGON GRAPE <i>Mahonia aquifolium</i> 'Compacta'	5 GAL.	SPACING 36" O.C. H 3' W 3'
GRASSES				
(Symbol)	256	KARL FOERSTER FEATHER GRASS <i>Calamagrostis</i> 'Karl Foerster'	5 GAL.	SPACING 36" O.C. H 5' W 3'
(Symbol)	282	HAMELN FOUNTAIN GRASS <i>Pennisetum alopecuroides</i> 'Hameln'	5 GAL.	SPACING 24" O.C. H 2-3' W 2-3'
(Symbol)	108	BLUE FESCUE <i>Festuca ovina glauca</i>	1 GAL.	SPACING 24" O.C. H 8" W 24"
TURF				
(Symbol)		DROUGHT TOLERANT TURF "BIO-BLUE" SOD (FROM BIO GRASS - PH.# 1-800-795-3236)		
RETENTION POND SEED MIX				
(Symbol)		"BIO-MEADOW" SOD (FROM BIO GRASS) TO INCLUDE: AURORA HARD FESCUE TIFFANY CHEWING FESCUE SHEEP FESCUE		
PERENNIALS				
(Symbol)		TO INCLUDE THE FOLLOWING: LUXURIANT BLEEDING HEART, BLACK EYED SUSAN, CREME BRULEE COREOPSIS, CARADONNA SALVIA, SONORAN SUNSET HYSSOP, RUSSELL STRAIN LUPINE, SNOW CAP SHASTA DAISY, GOLDSTURM BLACK EYED SUSAN, LITTLE SPIRE RUSSIAN SAGE, HEAVEN'S GATE COREOPSIS, BASKET OF GOLD ALYSSUM, AND MAY NIGHT SALVIA.	1 GAL.	SPACING 18" O.C.

6" CONCRETE MOWSTRIP

NOTES:

THE SITE IS LIMITED IN PLACES TO PLANT EVERGREEN TREES. IN ORDER TO OFFSET THIS LIMITATION, AND TO ENSURE A POSITIVE WINTER AESTHETIC, THERE WILL BE A LARGE NUMBER OF EVERGREEN SHRUBS PLANTED.

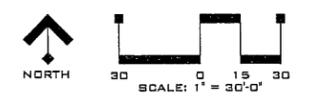
MATURE SIZES ARE TAKEN FROM "PROGRESSIVE PLANTS WHOLESALE CATALOGUE". SIZES REFLECT THE EXPECTED GROWTH OF EACH SPECIES IN IDEAL CONDITIONS.

STORMWATER RETENTION BASINS TO BE FULLY INCORPORATED INTO THE OVERALL IRRIGATION SYSTEM.

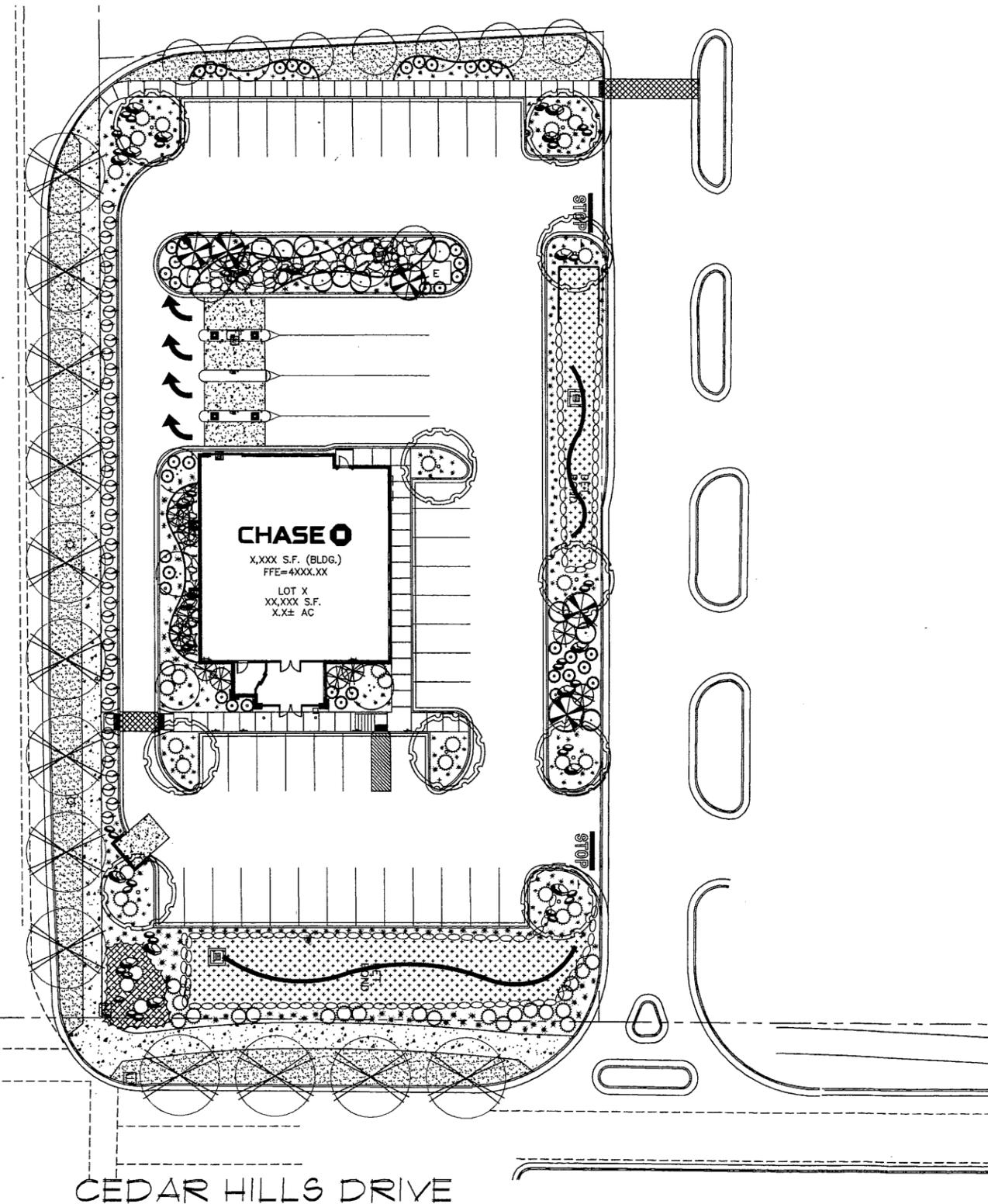
CALL BLUESTAKES OF UTAH
 UTILITY NOTIFICATION
 CENTER
801-208-2100
 CALL 2-BUSINESS DAYS IN ADVANCE
 BEFORE YOU DIG, GRADE, OR
 EXCAVATE FOR THE MARKING OF
 UNDERGROUND MEMBER UTILITIES.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT 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. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



4800 WEST



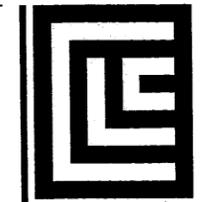
CEDAR HILLS DRIVE

PLANT LIST

QUAN.	SYM.	COMMON/BOTANICAL NAME	INSTALLED SIZE	REMARKS
SHADE/STREET TREES				
EQ		EMERALD QUEEN NORWAY MAPLE <i>Acer platanoides</i> 'Emerald Queen'	2" CAL. SINGLE TRUNK	FULL CROWN, B4B SPECIMEN QUALITY
SH		SUNBURST HONEYLOCUST <i>G. triacanthos</i> 'Inermis Sunburst'	2" CAL. SINGLE TRUNK	FULL CROWN, B4B SPECIMEN QUALITY
EVERGREEN TREES				
AG		ARNOLDS SENTINEL PINE <i>Pinus nigra</i> 'Arnolds Sentinel'	1" MIN. SINGLE TRUNK	FULL CROWN, B4B SPECIMEN QUALITY
VP		VANDERWOLFE PYRAMID PINE <i>Pinus flexilis glauca</i> 'Vanderwolfe Pyramid'	6" MIN. SINGLE TRUNK	FULL CROWN, B4B SPECIMEN QUALITY
ORNAMENTAL/FLOWERING TREES				
KV		KRAUTER VESUVIUS FLUM <i>Prunus cerasifera</i> 'Krauter Vesuvius'	1 1/2" CAL. SINGLE TRUNK	FULL CROWN, B4B SPECIMEN QUALITY
GR		GOLDEN RAINDROP CRAB APPLE <i>Malus sp.</i> 'Golden Raindrops'	1 1/2" CAL. MULTI TRUNK	FULL CROWN, B4B SPECIMEN QUALITY
DECIDUOUS SHRUBS				
SB		SUNSHINE BLUE SPIREA <i>Caryophylla x clandonensis</i> 'Sunshine Blue'	5	SPACING AS SHOWN 5 CANES MIN.
LP		LODENSE PRIVET <i>Ligustrum vulgare</i> 'Lodense'	5	SPACING AS SHOWN 5 CANES MIN.
CP		CRIMSON PYGMY BARBERRY <i>B. thunbergii atropurpurea nana</i> 'Crimson Pygmy'	5	SPACING AS SHOWN 5 CANES MIN.
SN		SNOWFALL NINEBARK <i>Physocarpus opulus</i> 'Snowfall'	5	SPACING AS SHOWN 5 CANES MIN.
EVERGREEN SHRUBS				
CO		CREeping OREGON GRAPE <i>Mahonia repens</i> 'Creeping'	5	SPACING AS SHOWN 5 CANES MIN.
MM		MOPS MUGHO PINE <i>Pinus mugo</i> 'Mops'	5	SPACING AS SHOWN 5 CANES MIN.
CB		CREeping BLUE SPRUCE <i>Picea pungens glauca</i> 'Creeping Blue'	5	SPACING AS SHOWN 5 CANES MIN.
GRASSES				
KF		KARL FOERSTER FEATHER GRASS <i>Calamagrostis x scutiflora</i> 'Karl Foerster'	5	SPACING AS SHOWN 5 CANES MIN.
LB		LITTLE BUNNY FOUNTAIN GRASS <i>Festuca alpestricoides</i> 'Little Bunny'	5	SPACING AS SHOWN 5 CANES MIN.
TURF				
		BIOTURF 60D - PERMANENT IRRIGATION SYSTEM BIOGRASS 60D FARM# 800 795 3236		
		PERENNIAL MIX - PLANTS	1 GAL	SPACING 18" O.C.
		'WOOLLY' THYME (<i>Thymus lanuginosus</i>), HARDY GERANIUM 'PURPLE PILLLOW' (<i>Geranium cantabrigiense</i>), 'AFTER MIDNIGHT' ECHINACEA (Echinacea Big Sky Series), 'CREME BRULEE' TICKSEED (<i>Coreopsis verticillata</i>), 'FANFARE' BLANKET FLOWER (<i>Gaillardia grandiflora</i> 'Fanfare'), VIETTE'S LITTLE SUZY BLACK EYED SUSAN (<i>Rudbeckia speciosa</i>)		
		RETENTION POND SEED MIX 'BIO-MEADOW' SEED MIX, ALSO TO INCLUDE: AURORA HARD FESCUE, TIFFANY CHEWING FESCUE, AND SHEEP FESCUE BIOGRASS 60D FARM# 800 795 3236		
		COBBLE 3" MINUS WASHED COBBLE STONE - TO BE LOCALLY AVAILABLE - WITH UNDERLAYMENT OF DEWITT FRO 5 WEED BARRIER FABRIC. COLOR TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.		
		LANDSCAPE BOULDERS (Minimum 2'x2'x2')		
		2'x2'x2'		DECORATIVE LANDSCAPE BOULDERS MUST BE FROM AN APPROVED SOURCE. PARTIALLY BURY ALL BOULDERS SIX (6) INCHES DEEP TO NATURALIZE APPEARANCE. VARY SIZES, MAXIMUM SIZE SHALL BE 4'x4'x4'. FOLLOW PLAN FOR BOULDER SIZES AND LOCATIONS. COORDINATE INSTALLATION TIMING WITH GENERAL CONTRACTOR OR BUILDING ARCHITECT TO AVOID DAMAGE TO HARDSCAPE.
		3'x3'x3'		
		4'x4'x4'		
		EDGER 6" x 6" EXTRUDED CONCRETE HEADER		

NOTES:

- IF QUANTITIES LISTED IN SCHEDULE DO NOT CORRELATE WITH PLANTINGS INDICATED ON PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN. TOTAL PLANT QUANTITIES ARE SHOWN ON SHEET L3.10.
- ALL DISTURBED AREAS ARE TO BE RESTORED TO ORIGINAL CONDITION.



CLC ASSOCIATES
420 EAST SOUTH TEMPLE
SUITE 550
SALT LAKE CITY
UTAH 84111
P 801 363 5605
F 801 363 5604
CLC@CLC.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

SITE DEVELOPMENT CONSTRUCTION PLANS
FOR
CHASE BANK - CEDAR HILLS
BRANCH ID #6081
N 4800 WEST CEDAR HILLS DRIVE
CEDAR HILLS, UTAH 84062



PREPARED UNDER THE DIRECT SUPERVISION OF CHAD D. NIELSON, A.S.L.A. UTAH REGISTRATION NO. 488770 FOR AND ON BEHALF OF CLC ASSOCIATES

DATE	12/22/08
DESCRIPTION	BUILDING SUBMITTAL
LANDSCAPE PLAN	

PROJECT #: 07.0256
DRAWN BY: SMW
DESIGNED BY: SMW
CHECKED BY: GJM

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.

BLUE STAKES OF UTAH
Utility Notification Center, Inc.
1-800-662-4111
www.bluestakes.org

Dig Safety.

811

Know what's below.
Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

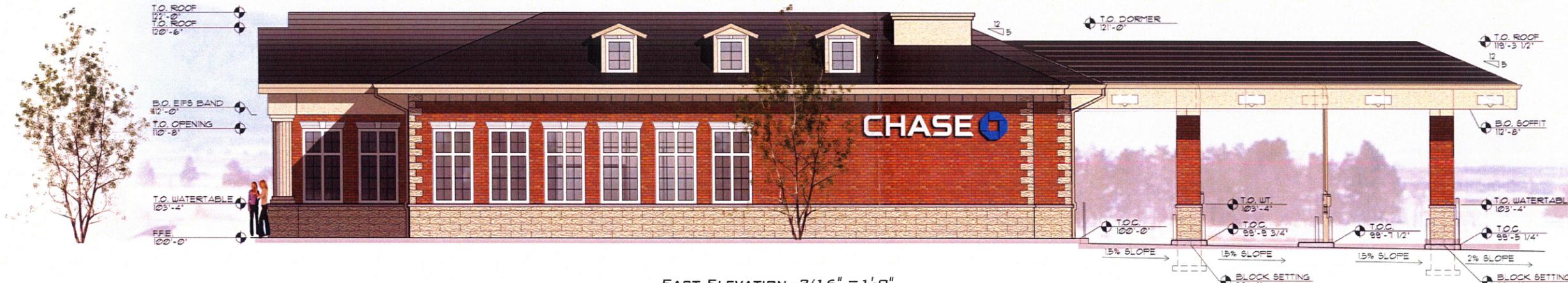
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NORTH ELEVATION 3/16" = 1'-0"



SOUTH ELEVATION 3/16" = 1'-0"



EAST ELEVATION 3/16" = 1'-0"



WEST ELEVATION 3/16" = 1'-0"

MATERIAL KEY

(REFER TO SPECIFICATIONS)

- BRICKS
- BRICK-1 'MOUNTAIN RED' BY INTERSTATE BRICK
- STONE
- STONE-1 'SAVANNAH STONE' ROUGH
- STONE-2 'SAVANNAH STONE' SMOOTH
- ROOF-1 DARK GRAY SLATE
- EXTERIOR INSULATION FINISH SYSTEM
- ALL FINISH TO BE QUARTZTONE FINE
- EIFS-1 SENERGY 'SADDLESOAP'
- METAL
- M-1 BERRIDGE 'SANDSTONE' PREFINISH METAL CAP
- EXTERIOR PAINT
- PAINT COLORS TO BE DETERMINED
- ALUMINUM STOREFRONT SYSTEM
- ALUM-1 WHITE ANODIZED W/ LOW 'E' GLAZING





CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Greg Robinson, Assistant to the City Manager
DATE:	2/26/2009

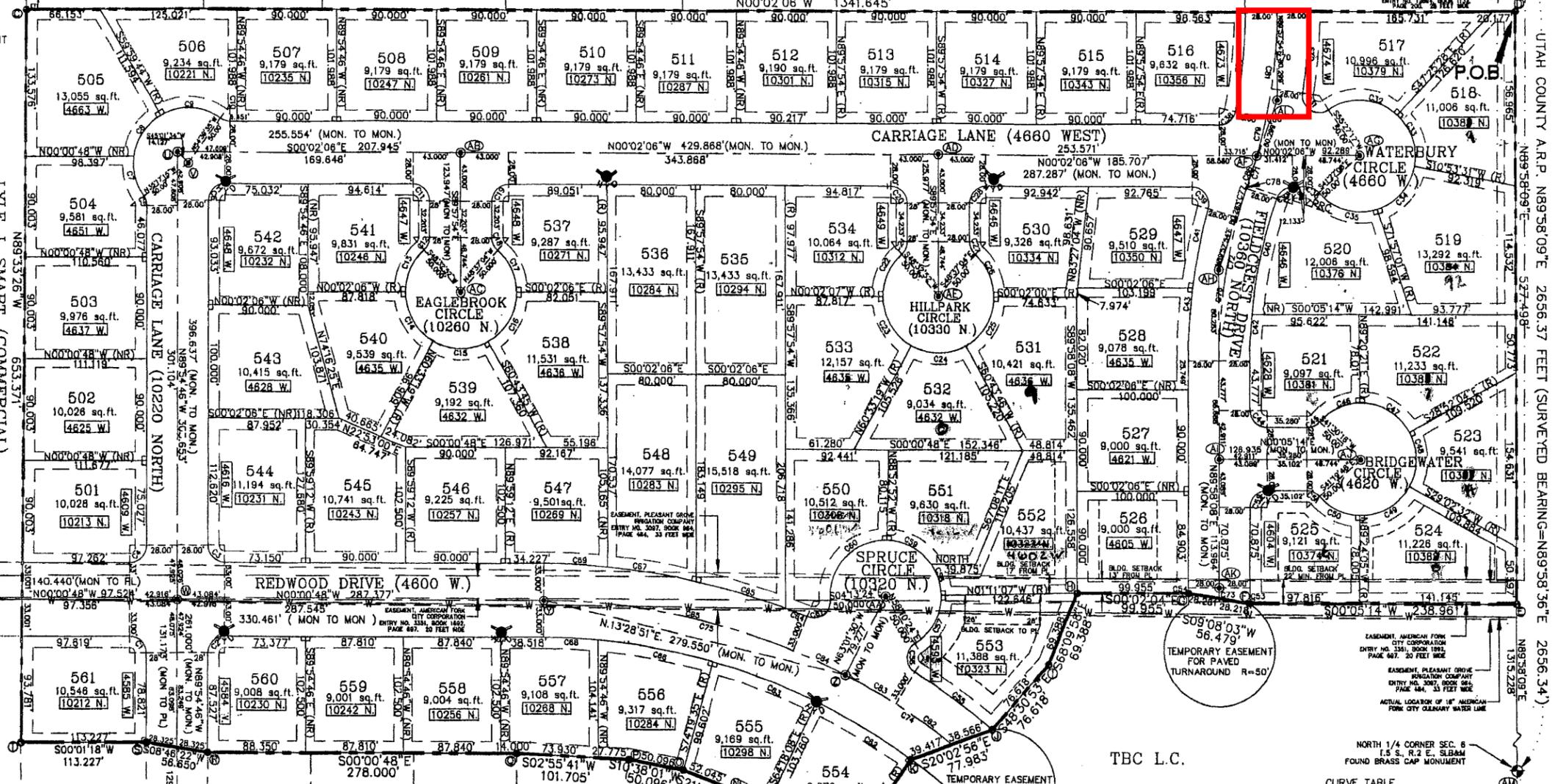
Planning Commission Agenda Item

SUBJECT:	Fieldcrest Park Plat Vacation
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Greg Robinson, Assistant to the City Manager, Planning
BACKGROUND AND FINDINGS: Fieldcrest Dr dead ends at the west end of the road. Originally Cedar Hills had planned on this road connecting with 4800 West; however Highland chose not to make this connection. Because the 4800 West connection was not made Cedar Hills is left with an unusable section of road. The City is looking to turn this unused section into a pocket park, for this reason the City must vacate/re-plat the plat and rezone in order to do this.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Forest Creek Phase 5 Plat	
RECOMMENDATION: Review and recommend approval of the plat vacation	
MOTION: Recommend/not recommend the vacation of the Forest Creek Phase 5 Plat to the Cedar Hills City Council.	

WEST 1/4 CORNER SEC. 6
T.5 S., R.2 E., S.L.B.M.
FOUND BRASS CAP MONUMENT

STATE PLANE COORDINATES
X-EASTING Y-NORTHING

A	1924089.15	757853.73
B	1924087.06	760518.06
C	1924901.29	759177.22
D	1924900.47	760518.49
E	1925427.82	760518.77
F	1925427.45	760279.84
G	1925418.49	760279.12
H	1925418.55	760124.20
I	1925492.94	760099.41
J	1925440.32	760047.67
K	1925667.05	759974.43
L	1925649.41	759910.38
M	1925699.25	759818.56
N	1925677.50	759770.03
O	1925568.28	759720.81
P	1925637.07	759619.26
Q	1925563.13	759531.34
R	1925554.50	759485.37
S	1925564.45	759474.18
T	1925031.16	759314.16
U	1925041.15	759324.14
V	1925427.68	759313.56
W	1925688.80	759313.16
X	1925427.75	759215.89
Y	1925422.12	759215.64
AA	1925031.00	759569.64
AB	1925154.91	759589.72
AC	1925030.74	759999.39
AD	1925156.68	759999.46
AE	1925030.56	760286.59
AG	1925030.50	760378.85
AH	1925082.84	760270.11
AI	1925249.78	760270.70
AJ	1925249.95	760397.10
AK	1925363.69	760270.26
AL	1924980.89	760304.69
AM	1926742.67	760519.50



NOTE: BUILDING SETBACKS--UNLESS NOTED ON PLANS
30' FRONT YARD SETBACK
25' REAR YARD SETBACK
12' GARAGE SIDE YARD SETBACK
8' NON-GARAGE SIDE YARD SETBACK

LEGEND

- * PROP. FIRE HYDRANT
- SECTION CORNER MONUMENT
- SURVEY MONUMENT TO BE SET
- 4'x4' MAILBOX EASEMENTS
- SET REBAR & CAP #158397
- C3 CURVE LABEL
- STATE PLANE COORDINATE LABEL
- (R) LOT LINE IS PERPENDICULAR TO FRONTING ROAD
- (NR) LOT LINE IS NOT PERPENDICULAR TO FRONTING ROAD
- DRAINAGE & PUBLIC UTILITY EASEMENT
- 10' FRONT AND REAR SIDEWAYS UNLESS OTHERWISE NOTED
- PHASE BOUNDARY
- BUILDING SETBACK LINE
- PLEASANT GROVE IRRIG. CO. EASEMENT LINE
- AMERICAN FORK CITY CORP. EASEMENT LINE
- WILLIAM COX RIGHT OF WAY EASEMENT LINE
- CENTERLINE OF ROAD

8052-93

4	Rev. F.H. Loc.	D.R.B.	4/22/99	Project Number	EC 55 13 88
3	ADD CHORDS & BEARINGS TO CURVE TABLE	CBALL	4/2/99	Designed By	GPW
2	CHANGE ADDRESSES PER CITY	CBALL	2/2/98	Drawn By	RT
1	ADJUST BLDG. SETBACKS FOR EASEMENTS	CBALL	1/25/99		

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	CH. BEARING
C1	15.00	23.59	15.03	90°06'02"	21.23	N45°02'14"E
C2	15.00	23.54	14.97	89°53'58"	21.20	N44°57'48"W
C3	15.00	23.59	15.03	90°06'02"	21.23	S45°02'13"W
C4	15.00	23.54	14.97	89°53'58"	21.20	S44°57'47"E
C5	15.00	9.26	4.78	35°22'28"	9.12	N72°24'00"W
C6	15.00	23.53	14.97	89°52'40"	21.19	N44°58'26"W
C7	50.00	37.18	19.49	42°34'56"	36.31	N76°00'13"E
C8	50.00	45.99	24.77	52°42'04"	44.39	S56°21'18"E
C9	50.00	57.02	32.07	65°20'40"	53.98	S02°40'03"W
C10	15.00	9.26	4.78	35°22'30"	9.12	S17°39'10"W
C11	15.00	23.66	15.00	90°00'00"	21.21	N44°57'54"E
C12	15.00	12.72	6.77	48°34'58"	12.34	S65°44'38"E
C13	50.00	42.40	22.57	48°34'58"	41.14	S65°44'37"E
C14	50.00	52.81	29.17	60°31'12"	50.39	N59°42'18"W
C15	50.00	51.24	28.13	58°42'56"	49.03	N00°05'13"E
C16	50.00	53.03	29.31	60°45'51"	50.58	N59°39'10"W
C17	50.00	42.40	22.57	48°34'57"	41.14	S65°40'25"W
C18	15.00	12.72	6.77	48°34'58"	12.34	S65°40'25"W
C19	15.00	23.56	15.00	90°00'00"	21.21	N45°02'08"W
C20	15.00	23.56	15.00	90°00'00"	21.21	N44°57'54"E
C21	15.00	12.72	6.77	48°34'58"	12.34	S65°44'37"E
C22	50.00	42.40	22.57	48°34'58"	41.14	S65°44'37"E
C23	50.00	52.81	29.17	60°31'12"	50.39	N59°42'18"W
C24	50.00	51.24	28.13	58°42'56"	49.03	N00°05'13"E
C25	50.00	53.03	29.31	60°45'45"	50.58	N59°39'07"W
C26	50.00	42.40	22.57	48°35'04"	41.14	S65°40'28"W
C27	15.00	12.72	6.77	48°34'58"	12.34	S65°40'25"W
C28	15.00	23.56	15.00	90°00'00"	21.21	N45°02'08"W
C29	503.00	74.49	37.31	08°29'04"	74.42	N85°47'34"W
C30	447.00	90.83	45.47	11°38'59"	90.47	S84°13'37"E
C31	15.00	34.82	18.49	132°59'49"	27.51	S31°57'08"W
C32	50.00	87.30	39.86	77°07'15"	62.33	S04°00'55"W
C33	50.00	50.89	27.90	58°18'59"	48.72	S71°44'01"W
C34	50.00	53.28	29.49	61°03'30"	50.80	N48°34'43"W
C35	50.00	58.12	32.84	68°35'50"	54.90	N15°14'56"E

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	CH. BEARING
C37	15.00	18.64	10.74	71°11'27"	17.46	N35°37'48"W
C38	15.00	20.52	12.23	78°23'01"	18.96	S39°13'37"E
C39	15.00	27.65	19.76	105°35'54"	23.90	N52°45'51"E
C40	447.00	105.40	52.95	13°30'38"	105.16	N77°58'52"W
C41	503.00	72.54	36.33	08°15'44"	72.47	S78°34'05"E
C42	447.00	41.31	20.67	05°17'42"	41.29	N87°23'01"W
C43	803.00	64.37	32.23	07°19'56"	64.33	S86°21'54"E
C44	15.00	23.53	14.97	89°52'54"	21.19	S45°01'41"W
C45	15.00	12.72	6.77	48°34'58"	12.34	S24°12'18"E
C46	50.00	41.74	22.18	47°50'05"	40.54	S24°34'42"E
C47	50.00	53.93	29.92	61°47'35"	51.35	S30°14'09"W
C48	50.00	50.54	27.66	57°54'36"	48.41	N89°54'46"W
C49	50.00	53.72	29.78	61°33'22"	51.17	N30°10'47"W
C50	50.00	41.95	22.30	48°04'17"	40.73	N24°38'03"E
C51	15.00	12.72	6.77	48°34'58"	12.34	N42°22'39"E
C52	15.00	23.59	15.03	90°07'06"	21.24	N44°58'18"W
C53	346.14	14.10	7.05	02°20'01"	14.10	N88°51'46"W
C54	290.14	5.10	2.55	01°00'24"	5.10	S89°31'41"E
C55	632.00	86.01	43.07	07°47'49"	85.94	S35°48'12"W
C56	15.00	30.44	24.13	116°16'07"	25.48	N89°57'38"W
C57	50.00	47.15	25.49	54°01'52"	45.42	S28°08'04"W
C58	50.00	29.38	15.13	33°39'53"	28.96	S71°58'56"W
C59	50.00	47.15	25.49	54°01'52"	45.42	S28°08'04"W
C60	50.00	83.20	54.89	95°20'32"	73.93	S46°33'08"E
C61	15.00	30.44	24.13	116°16'07"	25.48	S36°05'20"W
C62	566.00	99.02	49.64	10°01'27"	98.90	N30°42'35"E
C63	566.00	99.02	49.64	10°01'27"	98.90	N20°41'09"E
C64	632.00	20.75	10.38	01°52'53"	20.75	S21°06'16"W
C65	632.00	83.46	41.79	07°33'59"	83.40	S18°22'51"W
C66	566.00	105.59	52.95	10°41'18"	105.43	N10°19'46"E
C67	632.00	81.04	40.58	07°20'50"	80.99	S08°58'26"W
C68	566.00	49.38	24.71	04°59'55"	49.36	N02°29'10"E
C69	632.00	56.06	28.05	05°15'49"	56.04	S02°37'07"W
C70	475.00	70.339	35.234	08°29'04"	70.27	S85°47'34"E
C71	475.00	27.43	13.72	03°18'30"	27.42	S72°29'55"E
C72	475.00	155.90	78.66	18°48'20"	155.20	S80°37'42"E
C73	318.14	9.60	4.80	01°43'45"	9.60	S89°09'59"E
C74	599.00	113.82	56.98	10°52'05"	113.45	N32°24'33"E
C75	599.00	282.15	143.74	26°59'18"	279.55	F13°28'51"E
C76	475.00	128.28	65.04	15°35'40"	128.88	S82°14'02"E
C77	475.00	29.78	14.90	03°35'32"	29.78	S72°38'27"E
C78	475.00	3.18	1.58	00°22'52"	3.16	S71°02'11"E
C79	475.00	35.36	17.69	04°18'56"	35.36	S67°17'06"E
C80	475.00	61.33	30.71	07°23'52"	61.29	S77°51'06"E
C81	475.00	96.30	48.32	11°36'59"	96.14	S84°13'37"E
C82	599.00	62.08	31.07	05°56'18"	62.06	N34°52'27"E
C83	599.00	51.54	25.79	04°55'47"	51.52	N29°26'24"E
C84	599.00	51.54	25.79	04°55'47"	51.52	N24°30'37"E
C85	599.00	230.61	116.75	22°03'31"	229.19	N1°00'58"E

PHASE 5 BOUNDARY DESCRIPTION
BEGINNING AT A POINT THAT IS N89°58'09"E 81.844' ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE THE FOLLOWING COURSE

COURSE	DISTANCE	REMARKS
N89°58'09"E	57.488 FEET	ALONG SAID SECTION LINE; THENCE
S00°05'14"W	238.961 FEET	THENCE
S09°03'17"W	58.479 FEET	THENCE
S00°02'04"E	89.855 FEET	THENCE
S89°58'09"E	69.388 FEET	THENCE
S48°30'57"E	75.618 FEET	THENCE
S20°02'58"E	77.383 FEET	THENCE
S64°16'41"E	101.478 FEET	TO A POINT ON THE BOUNDARY OF FOREST CREEK PHASE 3 SUBDIVISION; THENCE
S41°39'24"W	8.452 FEET	THENCE
S28°01'26"W	104.041 FEET	THENCE
S21°07'20"W	52.045 FEET	THENCE
S10°38'01"W	50.096 FEET	THENCE
S02°55'41"W	101.705 FEET	THENCE
S00°05'14"W	678.065 FEET	THENCE
S08°48'22"W	58.850 FEET	THENCE
S00°01'18"W	113.227 FEET	THENCE
N89°58'09"E	853.371 FEET	THENCE
N00°02'06"W	1341.845 FEET	TO THE POINT OF BEGINNING.

DATE: **4-5-99** SURVEYOR: **Ronald W. Waters**
OWNER'S DEDICATION

Know all men by these presents that we, all of the undersigned owners of all of the property described in the Surveyor's Certificate hereon and shown on this map and subject to any restrictions and conditions stated hereon, have caused the same to be subdivided into lots, streets and easements, and do hereby dedicate the streets and other public areas as indicated hereon for the perpetual use of the public.

In witness whereof, we have hereunto set our hands this 5th day of May, A.D. 1999

Patricia Delmonico Regional Manager / **Alaine Morris** Regional Manager
By: Todd B. Crossland Manager
ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF S.S.
On the 5th day of May, A.D. 1999, personally appeared before me, the undersigned Notary Public, in and for said County of Utah, the signor(s) of the above Owner's dedication, 2 in number, who duly acknowledged to me that we signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES 7-1-01 **Qui E. Hollandsche** NOTARY PUBLIC RESIDING IN Utah COUNTY

ACCEPTANCE BY LEGISLATIVE BODY
The Town Council of the Town of Cedar Hills County of Utah, approves this subdivision and hereby accepts the dedication of all streets, easements and other parcels of land intended for the perpetual use of the public this 5th day of December, A.D. 1998.

APPROVED: ENGINEER **TEST: CLERK - RECORDER**

BOARD OF HEALTH
Approved this 5th day of December, A.D. 1998.
CITY - COUNTY HEALTH DEPARTMENT

FIRE MARSHALL
Approved this 29th day of October, A.D. 1998.
By Cedar Hills City Planning Commission
Director-Secretary **Chairman, Planning Commission**

CONDITIONS OF APPROVAL
FOREST CREEK PHASE 5
SUBDIVISION
LOCATED IN THE NORTHWEST 1/4 OF SEC. 6, TOWNSHIP 5 SOUTH, RANGE 2 EAST, S.L.B.&M.
CITY OF CEDAR HILLS, UTAH COUNTY, UTAH

SCALE: 1" = 60 feet

SURVEYOR'S SEAL: **Ronald W. Waters**

NOTARY PUBLIC SEAL: **Qui E. Hollandsche**

CITY ENGINEER'S SEAL: **Qui E. Hollandsche**

CLERK-RECORDER SEAL: **Qui E. Hollandsche**



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Greg Robinson, Assistant to the City Manager
DATE:	2/26/2009

Planning Commission Agenda Item

SUBJECT:	Discussion on Title 10-5-5, Development in Required Setback Area of the City Code
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Greg Robinson, Assistant to the City Manager, Planning
BACKGROUND AND FINDINGS:	<p>The City Council requested that the Planning Commission review the setbacks and design standards for decks, pergolas, and similar structures. This will be a preliminary discussion, and will be given a public notice for our March meeting. Councilman Richardson will be bringing his suggested changes to our February meeting.</p>
PREVIOUS LEGISLATIVE ACTION:	N/A
FISCAL IMPACT:	N/A
SUPPORTING DOCUMENTS:	Provided at the meeting by Councilman Richardson
RECOMMENDATION:	Make recommendation to staff regarding any changes to city code Title 10
MOTION:	Continue this item to the March Planning Commission Meeting, and direct staff to...