

PUBLIC HEARING AND PLANNING COMMISSION MEETING

Thursday, October 29, 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 a Public Hearing in connection with their Regular Planning Commission Meeting on Thursday, October 29, 2009, beginning at 7:00 p.m.

PLANNING COMMISSION MEETING

1. Call to Order
2. 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).

PUBLIC HEARINGS

3. City Code Amendments Regarding Zoning Definitions, Conditional Uses Regarding Animal Rights, and Portable Utility Sheds

SCHEDULED ITEMS

4. Approval of Minutes from the September 24, 2009, Public Hearing and Regular Planning Commission Meeting
5. Review/Recommendation on City Code Amendments Regarding Zoning Definitions, Conditional Uses Regarding Animal Rights, and Portable Utility Sheds
6. Review/Recommendation on Concept/Preliminary for the McDonalds Site Plan Located at Approximately 10180 North 4800 West
7. Committee Assignments and Reports

ADJOURNMENT

8. Adjourn

Posted this 27th day of October, 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:	Zoning Department
DATE:	October 29, 2009

Planning Commission Agenda Item

SUBJECT:	Amending Ordinances
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Brad Kearn – Zoning Administrator
BACKGROUND AND FINDINGS: Suggestions were made at the previous Planning Commission meeting by the members concerning the verbiage and definitions concerning the portable sheds and animal rights. Staff made the changes. While analyzing these Ordinances, staff feels it would be appropriate to amend the Ordinances pertaining to Portable Sheds and Animal Rights. Staff feels that the Conditional Uses, addressing animals, as found in 10-4D-3 and 10-4F-3 should extend to all Zones within the City limits when lot sizes are adequate.	
PREVIOUS LEGISLATIVE ACTION: None	
FISCAL IMPACT: None	
SUPPORTING DOCUMENTS: See attached Definitions and Ordinances.	
RECOMMENDATION: To amend existing Ordinances as proposed and allow changes to proceed to City Council.	
MOTION: To recommend amendments to Title 10 of the City Code of the City of Cedar Hills, Utah, amending the requirements relating to definitions, supplementary development standards regarding portable sheds, and conditional uses pertaining to animal rights.	

Chapter 2

DEFINITIONS

10-2-1: DEFINITIONS:

LIVESTOCK MANAGEMENT AREA: All portions of a lot devoted exclusively to the care and keeping of livestock and fowl, including, but not limited to, barns, sheds, coops, corrals and pastures. ~~but not including any portion of a parcel devoted to a dwelling, yard area, garden, parking area or unutilized open space.~~

PORTABLE UTILITY SHED: A single-storied structure with one or more sides enclosed, for the purpose of storing tools and equipment. Limited to 120 sq. ft. floor area, maximum height of 10 feet and not having a footing or foundation.

10-4D-3: CONDITIONAL USES:

The following buildings, structures and uses of land may be permitted upon compliance with the standards and conditions set forth in this title and after approval has been given by the designated review body:

Fences, walls and hedges subject to the requirements of section [10-5-18](#) of this title.

Home occupations, subject to the provisions of [title 3, chapter 1, article B](#) of this code.

Livestock and fowl, the raising, care and keeping of, for family food or recreation, subject to the following conditions and standards:

- A. Each lot or parcel upon which livestock or fowl are to be kept shall contain a designated livestock management area, which shall be constructed and maintained for the purpose of accommodating livestock or fowl. All livestock and fowl shall be housed in the designated livestock management area.
- B. The number of animals ~~and fowl kept~~ on any lot shall not exceed one animal unit for each ten thousand (10,000) square feet, ~~or ½ of an animal unit for not less than five thousand (5,000) square feet~~ of the lot within the designated livestock management area. The maximum number of animals allowed to be placed on any lot or parcel shall be two (2) animal units.
- C. ~~All territory used as livestock management area shall be located on those portions of the lot that qualify as buildable area.~~ Designated livestock management area for small animals and/or fowl, requires four (4) square feet per animal/fowl. Maximum number of small animal and/or fowl is eight (8). No roosters permitted.
- D. No large animals shall be kept on any lot where the designated livestock management area is less than ~~ten thousand (10,000)~~ five thousand (5,000) square feet.

- E. All surface drainage from a livestock management area shall be disposed of on site.
- F. All corrals, pens and paddocks for the enclosure of livestock and all barns, stables, coops, pens, hutches, sheds or similar buildings used for the housing or confinement of livestock or fowl shall be located not less than ~~one hundred feet (100')~~ **fifty feet (50')** to an existing dwelling on an adjacent lot. ~~or fifty feet (50') to the dwelling located on the same lot~~
- G. The portion of the parcel proposed to be used for livestock raising purposes shall be first approved by the zoning administrator as a qualified livestock management area.

Minor utility transmission lines and facilities included as an integral part of an approved subdivision or planned residential development within the zone.

Motor vehicle roads and rights of way subject to compliance with city standards for design and construction for such uses and upon approval of a site plan by the planning commission.

Planned residential developments subject to compliance with the applicable requirements of [chapter 6, article B](#) of this title.

Premises occupations, subject to the provisions of section [3-1E-1](#) of this code.

Single-family dwellings, conventional construction, subject to compliance with the conditions of the zone and approval of a site plan by the planning commission.

Townsite residential projects, subject to the provisions of [chapter 6, article D](#) of this title. (Ord. 1-13-93A, 1-13-1993; amd. Ord. 2-17-98A, 2-17-1998; Ord. 8-17-2000A, 8-17-2000; 2004 Code; Ord. 9-18-2007A, 9-18-2007; Ord. 7-8-2008B, 7-8-2008)

SECTION 4. Title 10, Chapter 5 of the City Code, entitled Supplementary Development Standards, is hereby amended by adding a section to read as follows:

10-5-30: PORTABLE UTILITY SHED

- A. Portable Utility Sheds are permitted in the rear and side setback areas subject to the following conditions:
1. No portion of the sheds structure is permitted to cross the property line or to drain onto a neighboring property.
 2. Where the property is located on a corner lot, the portable utility shed may be located within the optional enclosure area.
 3. Portable sheds will be limited to 120 sq ft floor area, maximum height of 10 feet and will not have a traditional type footing or foundation. They shall be built upon a hard surface.



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Greg Robinson, Assistant City Manager
DATE:	10/29/2009

Planning Commission Agenda Item

SUBJECT:	The McDonald's Concept/Preliminary Site Plan Review
APPLICANT PRESENTATION:	McDonald's Representatives
STAFF PRESENTATION:	Greg Robinson, Assistant City Manager

BACKGROUND AND FINDINGS:

This McDonald's will be located on the lot just north of the Chase Bank, in front of Walmart. This McDonald's will include a play place for children. It is a smaller lot for the restaurant, but have been able to put together a design to fit on this lot.

The Site Plan Review Committee met with McDonald's on three separate occasions in getting to where they are now with the building elevations. There may be additional things that you may see that they will need to work on so please review the attached elevations.

One aspect to look is the location of the sidewalk, currently the sidewalk is located on the North side of the lot, in order to connect with Walmart's design, but the sidewalk for Chase also has connections to the property that McDonald's has no reciprocating sidewalk. You may want to look at that situation.

On sheet SP-2 the bottom left shows the percentage of landscape and how McDonald's got to 33.5% landscaping.

McDonald's currently has 40 parking stalls on their site, retail parking requirements in the design guidelines requires 4 per 1000 gross sq ft of floor space. With 5,529 gross sq ft. McDonald's is within that guideline, but restaurants have a different guideline:

4.1.5f - For restaurants or other eating establishments, a minimum of one (1) parking space shall be provided for every three (3) seats and a minimum of one (1) additional space shall be provided for each employee at the highest shift.

Staff does not have the total seats in order to calculate the parking requirement. However, staff has encouraged McDonald's to work with Walmart in order to have shared parking agreement, which they may already have pending approval.

PREVIOUS LEGISLATIVE ACTION:

A Phillips Edison Site Plan Approval that has since lapsed

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

McDonald's Site Plan Documents

The City Engineer's review of the McDonald's Site Plan

RECOMMENDATION:

Review and make recommendations for approval based on the code and design guidelines. Also review staff comments, especially those of the City Engineer for drainage, and make recommendations to the City Council, staff, and McDonald's to make such changes.

MOTION:

To make a positive/negative recommendation to the City Council based on/subject to...



October 26, 2009

Dominion Engineering Associates
Attn: Farley Eskelson
5684 South Green Street
Murray, Utah 84123

Dear Mr. Eskelson,

During the review of the submitted preliminary site improvement plans for the proposed McDonalds on lot 1, the following items were noted and need correction:

- The "Detained Drainage Calculations" are in fact retention calculations as no discharge is allowed to leave the site. Please recalculate the required storage without the "allowable discharge" being calculated.
- The percolation rate proposed shall not exceed 2.4 inches/hour, unless a confirmed alternate rate is provided through a geotechnical study.
- Perforated drainage pipe shall not be accepted for subsurface drainage. Storm-tech subsurface chambers or equivalent with monitoring ports shall be approved. Installation cross section detail shall be submitted.
- Snout detail on sheet SD-7 shall comply with minimum standards including minimum depth from invert to bottom of box. See detail 507A Cedar Hills Design Standards and Specifications.
- All subsurface piping and structures shall be contained on lot and be located outside future right-of-way limits.
- Drainage manholes shall not be located under walk. See note location 21, sheet SP-4.
- Sheet C-1, General Erosion Control Note 3, refers to Roy City. All project reference shall be for the City of Cedar Hills.
- Add detail for culinary water bypass and vault. See note 13, sheet SP-3.
- Traffic Study shall be submitted. A revised study based on the Fehr & Peers Traffic Study, January 2007, will be accepted.

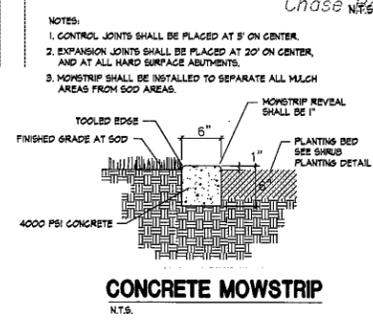
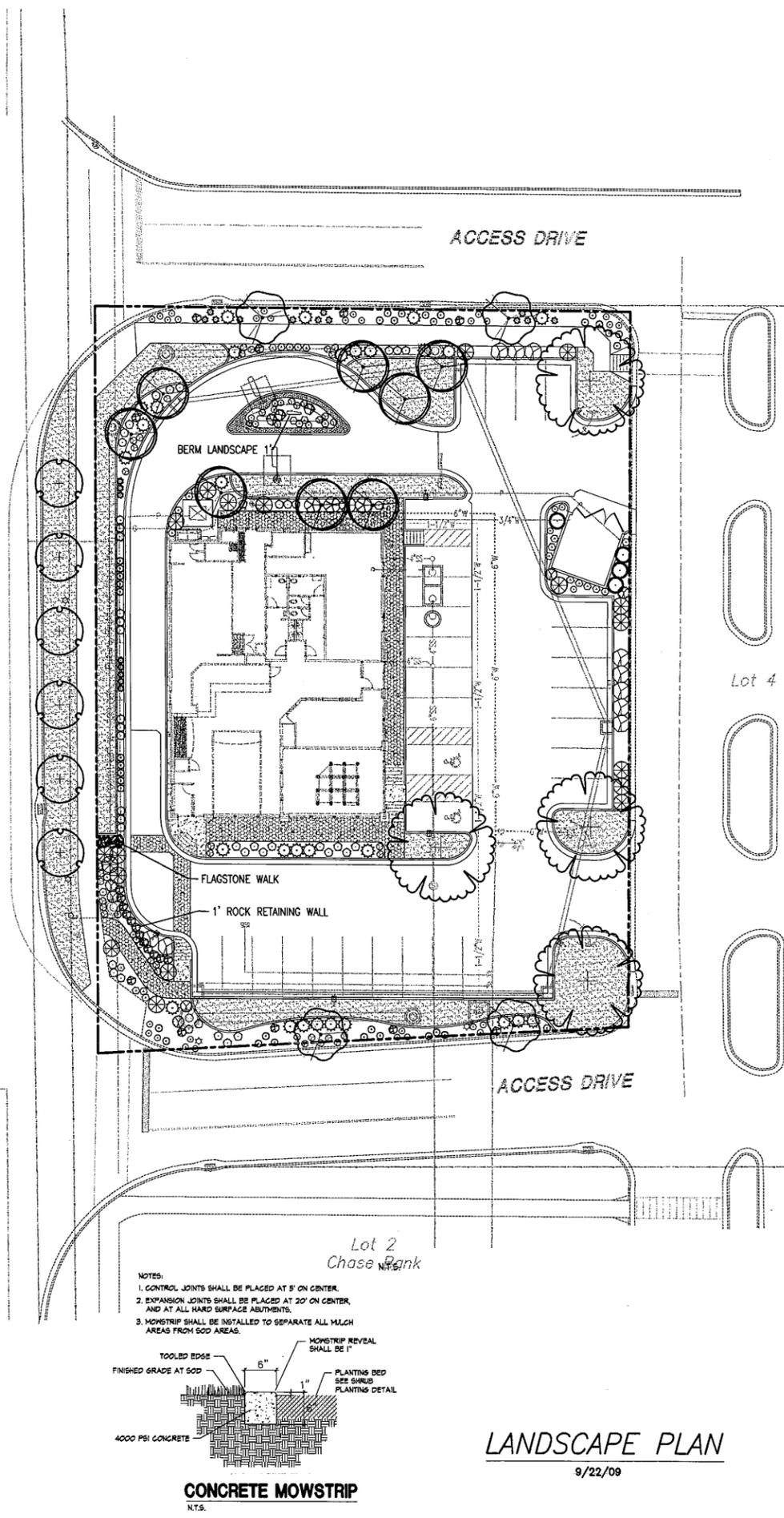
If you have further questions, please call our office at 801.785.9668 ext 201. We look forward to working with you on this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "David H. Bunker".

David H. Bunker, P.E.
City Engineer

4800 WEST STREET



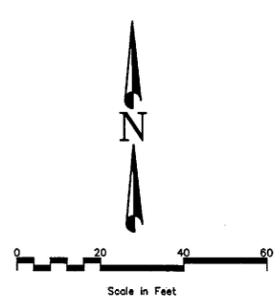
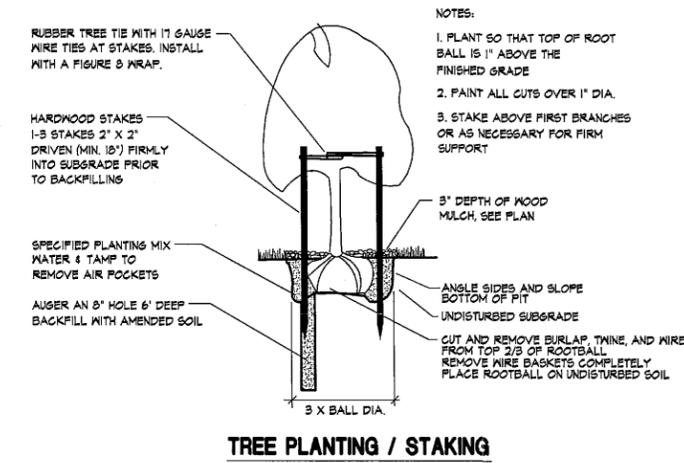
LANDSCAPE PLAN
 9/22/09

PLANTING NOTES:

- LANDSCAPE BIDS MUST BE IN A DETAILED UNIT PRICE FORMAT SHOWING COST BREAKDOWN OF ALL LANDSCAPE ELEMENTS. ANY ELEMENT MAY BE ADDED OR DELETED BY THE LANDSCAPE ARCHITECT OR OWNER. CONTRACTOR COMPENSATION WILL BE ADJUSTED ACCORDING TO THE UNIT PRICE BIDS. ANY SUBSTITUTION MUST BE BY LANDSCAPE ARCHITECT APPROVAL. LANDSCAPE ARCHITECT WITHOUT JUSTIFICATION MAY DISALLOW BIDS AND SELECT CONTRACTOR REGARDLESS OF BID FIGURES. THE SELECTED CONTRACTOR MUST CONTACT THE OWNER'S CONSTRUCTION REPRESENTATIVE BEFORE BEGINNING CONSTRUCTION TO SCHEDULE A PRE CONSTRUCTION MEETING. CONTRACTOR OR SUBCONTRACTORS PARTICIPATION IN CONSTRUCTION OF THIS PLAN MUST BE LICENSED BY THE STATE OF UTAH FOR THE TYPE OF WORK BEING PERFORMED.
- CODES, LAWS, REGULATIONS, AND PERMITS BY FEDERAL, STATE, COUNTY AND CITY AGENCIES FOR DESIGN CONCEPT, MATERIALS AND WORKMANSHIP MUST BE RESEARCHED AND SATISFIED BY THE CONTRACTOR. REPORT ANY PROBLEMS OR REQUIREMENTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR MUST VERIFY THE REGULATIONS FOR AND SECURE ANY PERMITS BEFORE BEGINNING CONSTRUCTION. THE COST FOR THE PERMIT FEES MAY BE SUBMITTED TO THE OWNER FOR REIMBURSEMENT. CALL BLUE STAKES AND REFER TO DRAINAGE AND CIVIL PLANS BEFORE ANY TRENCHING OR EXCAVATION.
- CONSTRUCTION SAFETY AND CLEANUP MUST MEET OSHA STANDARDS AT ALL TIMES. ALL CONTRACTORS MUST HAVE ADEQUATE LIABILITY, PERSONNEL INJURY AND PROPERTY DAMAGE INSURANCE. CLEAN UP MUST BE PERFORMED DAILY, AND ALL HARDSCAPE ELEMENTS MUST BE WASHED FREE OF DIRT AND MUD ON FINAL CLEAN UP. CONSTRUCTION MUST OCCUR IN A TIMELY MANNER.
- LANDSCAPE PLANS AND DETAIL DRAWINGS ARE SCHEMATIC ONLY, DISCREPANCIES MAY EXIST, INCLUDING BUT NOT LIMITED TO BUILDING LOCATION, PROPERTY LINES, ANY DIMENSIONS SPECIFIED OR IMPLIED. THE CONTRACTOR WILL BE REQUIRED TO ADJUST PLANS AS NECESSARY TO RETAIN CONCEPT INTEGRITY. CONTACT LANDSCAPE ARCHITECT IF DISCREPANCIES EXIST.
- PLANT MATERIAL EXCAVATION. CALL BLUE STAKE AND MAKE REFERENCE TO DRAINAGE AND CIVIL PLANS BEFORE EXCAVATION FOR PLANT MATERIAL. ALL HOLES MUST ALLOW FOR A MINIMUM OF SIX (6) INCHES OF SPECIFIED PLANTING MIX BACKFILL MATERIAL ON ALL SIDES OF ROOT BALL FOR SHRUBS, AND 3X BALL DIAMETER FOR TREES.
- PLANT MATERIAL BACKFILL MUST BE A WELL MIXED COMBINATION OF 1/3 NATIVE SOIL, 1/3 TOPSOIL, AND 1/3 ORGANIC COMPOSTED MATERIAL. DEEP WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING. ADD BACKFILL MATERIAL TO DEPRESSIONS AS NECESSARY.
- SOIL AMENDING SHALL INCLUDE COMPOSTED ORGANIC MATERIAL TO BE ADDED AT A RATE OF FOUR CUBIC YARDS PER 1000 SQUARE FEET. TILL INTO THE SOIL TO A DEPTH OF 6". ALL SOD AND SHRUB AREAS SHALL HAVE THE SOIL AMENDED.
- TOP SOIL MUST BE A PREMIUM QUALITY DARK SANDY LOAM, FREE OF ROCKS, CLDS, ROOTS, AND PLANT MATTER. THE TOPSOIL WILL BE EVENLY SPREAD AND SMOOTH GRADED ON A CAREFULLY PREPARED SUBGRADE TO A DEPTH OF THREE INCHES (3") IN ALL FLOWERING ANNUAL BEDS, CONTAINERIZED GROUND COVER AREAS, AND AREAS TO BE SODDED.
- SOD MUST BE PREMIUM QUALITY, ULTRA GREEN, EVENLY CUT, ESTABLISHED, HEALTHY, WEED AND DISEASE FREE, AND FROM AN APPROVED SOURCE. SOD MUST BE DELIVERED AND LAID IMMEDIATELY AFTER CUTTING. SOD MUST BE LAID WITH NO GAPS BETWEEN PIECES ON A CAREFULLY PREPARED TOPSOIL LAYER. THE LAID SOD MUST BE IMMEDIATELY WATERED AFTER INSTALLATION. ANY BURNED AREAS WILL REQUIRE REPLACEMENT. ADJUST SPRINKLER SYSTEM TO ASSURE HEALTHY GREEN SURVIVAL OF THE SOD WITHOUT WATER WASTE.
- SHREDDED WOOD MULCH WILL BE REQUIRED IN ALL LANDSCAPE BEDS FOR SHRUBS, PERENNIALS, AND ANNUALS. THE MULCH SHALL BE APPLIED OVER DEWIT PROS WEED BARRIER. MULCH SHALL BE EVENLY SPREAD ON A CAREFULLY PREPARED GRADE TO A MINIMUM DEPTH OF THREE (3) INCHES. THE TOP OF ALL AREAS OF MULCH SHALL BE AT THE GRADE OF THE ADJACENT CURB, WALK, OR EDGE OF PAVEMENT.
- FERTILIZER FOR SOD AREAS SHALL BE PELLETIZED, N-P-K AS APPROVED BY LANDSCAPE ARCHITECT FOR SEASONAL ADJUSTMENT. USE 20 LBS PER 5,000 SQUARE FEET OR AS PER MANUFACTURER'S SPECIFICATIONS. SPREAD EVENLY ON A CAREFULLY PREPARED TOPSOIL LAYER JUST PRIOR TO LAYING SOD.
- TREE STAKING AND GUYING SHALL BE ON AN AS NEEDED BASIS ONLY. THE CONTRACTOR SHALL DETERMINE STAKING NEEDS DEPENDENT ON SITE SOIL CONDITIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE TREE GUYING AND STAKING IN A TIMELY MANNER ONCE STAKED TREES HAVE TAKEN ROOT. NO STAKING SHALL REMAIN BEYOND A REASONABLE TIME FOR ROOT PENETRATION AND STABILIZATION.
- TREE WRAPPING MAY BE USED TO PROTECT YOUNG TREES FROM WINTER DAMAGE. TREE WRAPS SHALL ONLY BE INSTALLED IN THE FALL. IF THE CONTRACTOR INSTALLS WRAPS FOR TREE PROTECTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROMPTLY REMOVE WRAPS THE FOLLOWING SPRING.
- LANDSCAPE MAINTENANCE MUST BE PERFORMED BY THE LANDSCAPE CONTRACTOR DURING ESTABLISHMENT (30 DAYS AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT). RESPONSIBILITIES INCLUDE WEED CONTROL AND MOWING. NOTIFY OWNER AND CONSTRUCTION REPRESENTATIVE WHEN ESTABLISHMENT PERIOD HAS ENDED TO INSURE ONGOING MAINTENANCE. THE OWNER IS RESPONSIBLE FOR LANDSCAPE MAINTENANCE AND UPKEEP ONCE ESTABLISHMENT PERIOD HAS EXPIRED.
- ALL PLANT MATERIAL AND LANDSCAPE ELEMENTS WILL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE. ANY ITEMS THAT ARE NOT FIRST CLASS PREMIUM QUALITY WILL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER. ANY PLANT MATERIAL THAT IS NOT PREMIUM QUALITY OR APPEARS STRESSED IN ANY WAY DURING THE GUARANTEE PERIOD MAY REQUIRE REPLACEMENT. THE CONTRACTOR MUST SCHEDULE A PRE AND POST GUARANTEE MEETING WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.
- SUBMITTALS OF ALL LANDSCAPE MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. PROVIDER INFORMATION AND SAMPLES SHALL BE SUBMITTED OF THE WOOD MULCH AND TOPSOIL. NURSERY STOCK SUBMITTAL SHALL INCLUDE PROVIDER INFORMATION WITH A LIST OF PLANT MATERIALS BEING PROVIDED BY THE NURSERY.
- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES LISTED ON THE PLANS AND THE AVAILABILITY OF ALL PLANT MATERIALS AND THEIR SPECIFIED SIZES PRIOR TO SUBMITTING A BID. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING A BID IF THE CONTRACTOR DETERMINES A QUANTITY DEFICIENCY OR AVAILABILITY PROBLEM WITH SPECIFIED MATERIAL.
- SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION CONSTRUCTION SHALL BE THE 2007 APWA "MANUAL OF STANDARD SPECIFICATIONS".
- THE CONTRACTOR SHALL INSTALL AN AUTOMATIC IRRIGATION SYSTEM (DESIGN BUILD) THAT FULLY IRRIGATES ALL PLANT MATERIALS.

PLANT SCHEDULE

TREES	QTY	BOTANICAL/COMMON	CONT	CAL
	4	Prunus cerasifera 'Minnesota Newport' / Minnesota Newport Plum	B # B	2' Cal
	4	Gleditsia triacanthos 'Skyline' / Skyline Honeylocust	B # B	2' Cal
	6	Acer tatarica / Tatarian Maple	B # B	2' Cal
	8	Malus 'Sugar Tyme' / Sugar Tyme Crab Apple	B # B	2' Cal
SHRUBS	QTY	BOTANICAL/COMMON	CONT	
	36	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	5 gal	
	10	Cotoneaster dammeri / Coral Beauty Cotoneaster	5 gal	
	4	Euonymus alatus 'Compactus' / Compact Burning Bush	5 gal	
	19	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal	
	44	Spiraea x bumalda 'Goldmound' / Gold Mound Spiraea	5 gal	
	6	Caryoptens clandestonensis 'Sunshine Blue' / Blue Mist Spiraea	5 gal	
	29	Pinus mugo 'Slowmound' / Slowmound Mugo Pine	5 gal	
	20	Berberis thunbergii 'Kobold' / Kobold Barberry	5 gal	
	4	Juniperus sabina 'Cologreen' / Cologreen Juniper	5 gal	
GRASSES	QTY	BOTANICAL/COMMON	CONT	
	30	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	
	44	Festuca ovina glauca 'Elijah Blue' / Blue Fescue	1 gal	
	39	Hemerocallis Pardons Me / Daylily	1 gal	
GROUND COVERS	QTY	BOTANICAL/COMMON	CONT	
	3,914 sf	Poa pratensis / Kentucky Bluegrass (3 Variety Minimum)	sod	
	15	Landscape Boulder 8-12 CF		



LICENSED LANDSCAPE ARCHITECT
DARRIN L. PERKES
 No. 378426
 STATE OF UTAH

McDONALD'S CORPORATION

THIS DRAWING AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR REPRODUCTION OF THIS DRAWING OR SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF MCDONALD'S CORPORATION IS PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE PROJECT.

SITE ADDRESS
 4800 WEST ST. & WEST CEDAR HILLS DRIVE, CEDAR HILLS, UTAH

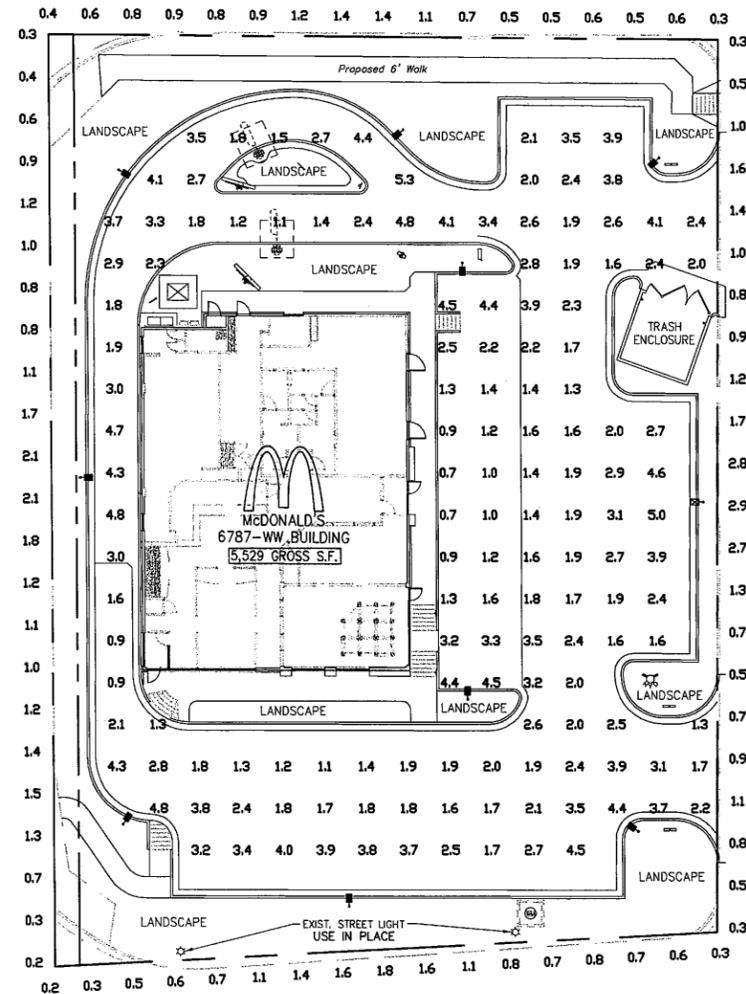
DATE	REVISION	DESCRIPTION

LANDSCAPE PLAN

LANDSCAPE PLAN AND NOTES

SHEET NO. **LS-1**

- NOTES:
1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
 2. THE CONTRIBUTION OF THE METAL HALIDE SOFFIT / BUILDING LIGHTING IS NOT REFLECTED ON THIS DRAWING.
 3. DISTANCE BETWEEN READINGS 10'
 4. FINAL ADJUSTMENTS TO AIMING ANGLE/DIRECTION OF FIXTURES MAY BE REQUIRED TO ELIMINATE LIGHT TRESPASS OR GLARE ONTO ADJOINING PROPERTIES OR ROADWAYS.
 5. FOOTCANDLE LEVELS SHOWN ARE MAINTAINED. MAINTENANCE FACTOR USED ON THIS DRAWING IS .75



PAVED SURFACE READINGS

Average	2.5
Maximum	5.3
Minimum	0.7
Avg/Min	3.59
Max/Min	7.57

PROPERTY LINE READINGS

Average	1.0
Maximum	2.9
Minimum	0.2
Avg/Min	4.96
Max/Min	14.50

Job # 1575 P:\McDonald\Cedar Hills\LTG-1 Lighting Plang.dwg 10/15/09 Plot Scale: 1"=20'

** - SPECIFY COLOR

FIXTURE TYPE:	SYMBOL	QUANTITY	TENON TOP BRACKETS	QUANTITY	MOUNTING HEIGHT	LUMENS	POLE TYPE: *	QUANTITY
RSB/RCS-175PMH-III-**-MT	■	9	SGL	9	24'	17,000	SSP-22-** (5')	10
RSB/RCS-175MH-IV-**-MT	⊠	1	SGL	1	24'	17,000		

* POLES SPECIFIED ON THIS DRAWING ARE RATED FOR AN 80 MPH WIND LOAD. FOR AREAS WHERE THE WIND LOAD CRITERIA EXCEEDS 80 MPH, PLEASE CONSULT FACTORY FOR PROPER POLE SPECIFICATION AND MODEL NUMBER.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA. TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.



UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES
TOLERANCES NOT OTHERWISE SPECIFIED

DECIMAL .XX ± 0.19	FRACTIONAL XXX 3 005	ANGULAR
SCALE 1" = 20' - 0"	DATE 10/15/09	NEXT ASSEMBLY
DRAWN BY JM	REF. DRWGS.	
CHECKED BY		
APPROVED BY	FINISH	
APPROVED BY		
APPROVED BY		
SHOP ORDER	MATERIAL	
PROJECT NO.		

LTG LIGHTING
Performance Designed Lighting Products
1000 Johnson Dr., Buffalo Grove, Illinois 60089
1-800-544-4848

POINT-BY-POINT FOOTCANDLE PLOT FOR
- McDonald's -
CEDAR HILLS, UTAH

DRAWING NUMBER
1PCP21832

LTG-1

SURVEYOR'S CERTIFICATE:
 I certify to Founders Title Company, Chicago Title Insurance Company and McDonald's USA, LLC, a Delaware limited liability company, McDonald's Real Estate Company, a Delaware corporation and McDonald's Corporation, a Delaware corporation and Cedar Hills-West, LLC, a Utah limited liability company, that this plan has been compiled from a survey actually made on the ground under my supervision on May 12, 2009; that it is correct and complies with the requirements provided by McDonald's Corporation.

BOUNDARY DESCRIPTION
 Lot 1, Cedar Hills Retail Subdivision, Cedar Hills, Utah, according to the Official Plat thereof on file in the office of the Recorder, Utah County, Utah. Described as follows:

A parcel of land located in the Northwest Quarter of Section 6, Township 5 South, Range 2 East, Salt Lake Base and Meridian, Utah County, Utah, described as follows:

BEGINNING at the Southwest Corner of Lot 1, Cedar Hills Retail Subdivision, said corner being North 00°02'52" West 1,050.37 feet along the west line of Section 6, Township 5 South, Range 2 East, Salt Lake Base and Meridian and North 89°57'08" East 36.95 feet from the West Quarter Corner of said Section 6, and thence North 00°02'52" West 222.44 feet to the Northwest Corner of said Lot 1; thence South 89°33'18" East 160.72 feet to the Northeast Corner of said Lot 1; thence South 00°26'04" West 212.91 feet to the Southeast Corner of said Lot 1; thence South 87°00'49" West 159.13 feet to the POINT OF BEGINNING. Said parcel contains 34,784 square feet or 0.80 acres, more or less.

Date: _____

Mark N Gregory
 P.L.S. No. 334576



NARRATIVE:
 The purpose of this survey is to retrace Cedar Hills Retail Subdivision and to perform an ALTA/ACSM Land Title Survey on Lot 1 of said subdivision to facilitate future development. The Northwest and West Quarter Corners of Section 6, Township 5 South, Range 2 East, Salt Lake Base and Meridian are used to control the location of the subject property.

The vertical benchmark for this survey is the Utah County monument found marking the Northwest Corner of said Section 6, elevation 4900.98.

The subject property is located in an SC-1, Shopping Center, Zone.

BASIS OF BEARING:
 The basis of bearing for this survey is North 00°02'52" West along the west line of said Section 6 per the recorded plat of Cedar Hills Retail Subdivision.

SCHEDULE B - EXCEPTIONS:
 Founders Title Company Order No. f-77030ut dated April 28, 2009.

Exception No. 11: Resolution No. 2008-126, executed by Board of County Commissioners of Utah County, Utah, recorded September 30, 2008 as Entry No. 107508:2008, in the office of the Recorder, Utah County, Utah.

Survey findings: The subject property is located within the boundaries of the Utah Valley Dispatch Special Services District and is subject to its assessments.

Exception No. 12: Ordinance No. 5-15-2007A, an Ordinance Granting Approval of The Final Site Plan of the Cedar Hills Retail Subdivision - A Planned Commercial Development (Wal-Mart) dated May 15, 2007 executed by the City of Cedar Hills, recorded January 17, 2008, as Entry No. 6243:2008, in the office of the Recorder, Utah County, Utah.

Survey findings: The Ordinance cited in this exception is not survey related.

Exception No. 13: Ordinance No. 5-15-2007B, an Ordinance Granting Approval of The Final Site Plan of the Cedar Hills Retail Subdivision - A Planned Commercial Development (Phillips Edison) executed by the City of Cedar Hills-West, LLC, a Utah Limited Liability Company, recorded January 17, 2008 as Entry No. 6244:2008, in the office of the Recorder, Utah County, Utah.

Survey findings: The Ordinance cited in this exception is not survey related.

Exception No. 14: Certificate of Creation dated October 20, 2008, executed by State of Utah, recorded October 22, 2008 as Entry No. 114949:2008, in the office of the Recorder, Utah County, Utah.

Survey findings: The subject property is located within the boundaries of the Utah Valley Dispatch Special Services District and is subject to its assessments.

Exception No. 15: Notes as shown on the recorded plat of said subdivision.

Survey findings: Note No. 4 states that "the owners, employees, and patrons of uses constructed upon Lots 1, 2, 3, and 4 are hereby granted the right of vehicular and pedestrian access over and upon all areas within the said lots designated on the approved site plan for vehicular and pedestrian travel."

Exception No. 16: Easement for installation and maintenance of utilities and drainage facilities, and incidental purposes are reserved, as shown on the recorded plat of said Subdivision.

Survey findings: The plat of Cedar Hills Retail Subdivision does not show any easements located on the subject property.

Exception No. 17: Easements With Covenants and Restrictions Affecting Land (ECR) recorded: July 12, 2007 as Entry No. 101006:2007.

Survey findings: Section 4.2 of the document cited in this exception states that "no building on Lot 1 may exceed 8,000 square feet in size." This document also creates easements for encroachments and vehicle and pedestrian access across Lot 4, as well as easements across common areas for the installation and maintenance of public utility services.

Exception No. 18: Cedar Hills Retail Subdivision Development Agreement and the terms, conditions and limitations contained therein recorded: July 12, 2007 as Entry No. 101007:2007.

Survey findings: The Agreement cited in this exception is not survey related.

Exception No. 19: Cedar Hills Retail Subdivision Development Agreement and the terms, conditions and limitations contained therein recorded: January 17, 2008 as Entry No. 6242:2008.

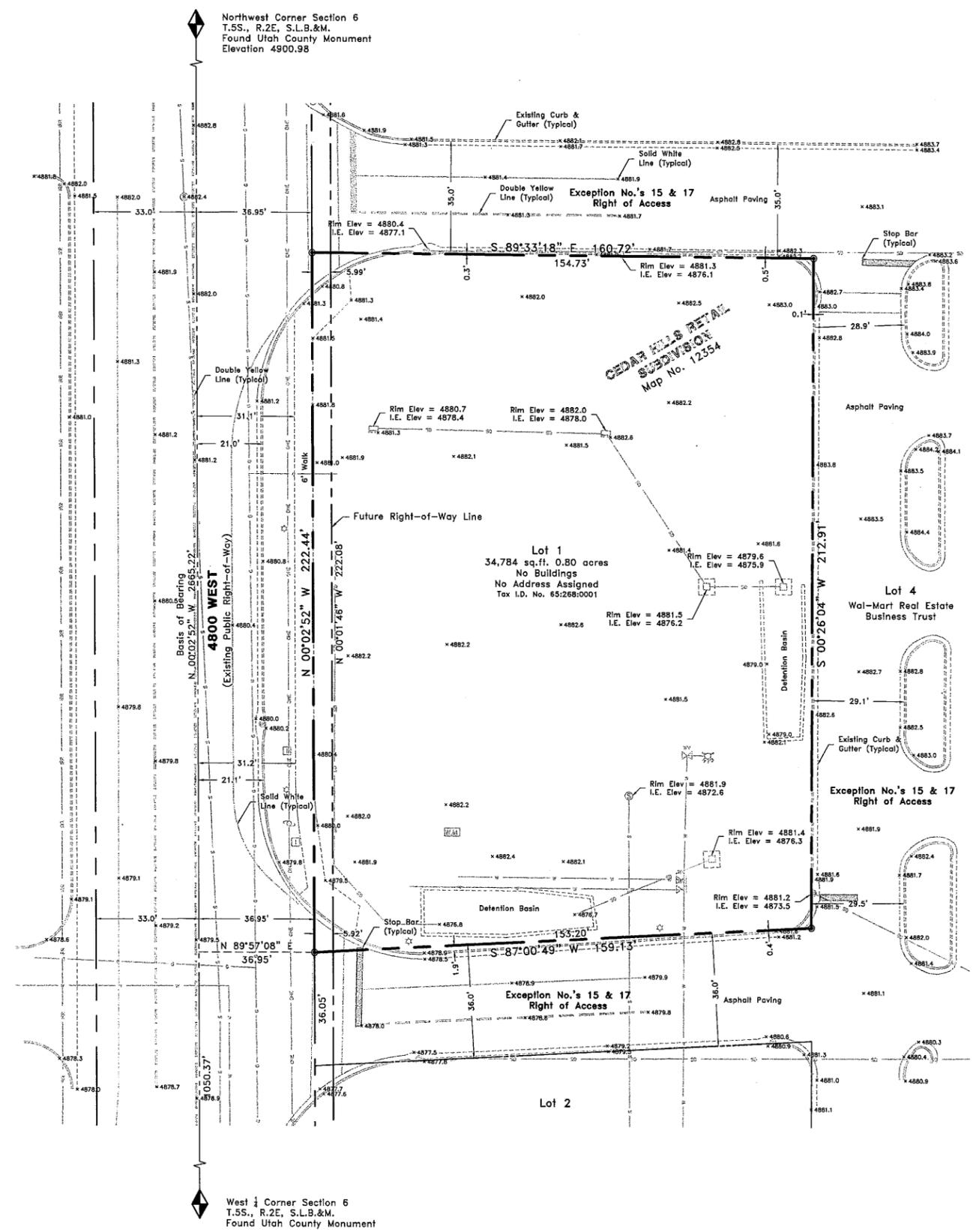
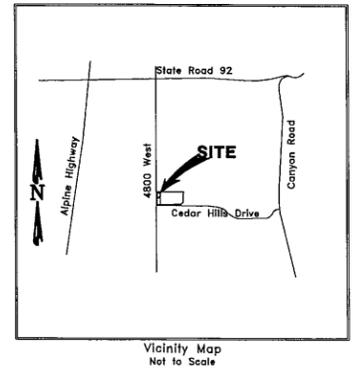
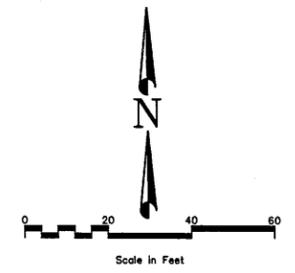
Survey findings: The Agreement cited in this exception is not survey related.

LEGEND

- Section Corner Monument (As Noted)
- Property Boundary Line
- Right-of-Way Line
- Section Line
- Easement Line
- Set Nail & Washer Stamped "Dominion Engineering" (Unless Otherwise Noted)
- Edge of Existing Improvements (As Noted)
- Existing Water Line
- Existing Sewer Line
- Existing Storm Drain Line
- Existing Overhead Electric Line
- Existing Irrigation Line
- Existing Gas Line
- Existing Electric Meter, Box
- Existing Water Meter, Man Hole, Valve, Fire Hydrant
- Existing Storm Drain Man Hole, Catch Basin, Roof Drain
- Existing Sewer Man Hole
- Existing Utility Pole, Light Pole, Guy
- Existing Irrigation Box
- Existing Telephone Box
- Existing Gas Meter
- Existing Sign

UTILITY COMPANIES

Telephone	Qwest	800-603-6000
Power	Rocky Mountain Power	888-221-7070
Natural Gas	Questar Gas	800-323-5517
Sewer	City of Cedar Hills	801-785-9668, ext. 202
Water	City of Cedar Hills	801-785-9668, ext. 202
Storm Drain	City of Cedar Hills	801-785-9668, ext. 202



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DRAWN	MNG 6/09	CHECKED	JDP 6/09
DESIGNED	DATE	PROJECT ENGINEER	DATE
APPROVED	DATE	PROJECT MANAGER	DATE

McDONALD'S CORPORATION
CEDAR HILLS, UTAH

IN THE NW 1/4 OF SECTION 6, T5S, R2E, SLBM
ALTA/ACSM LAND TITLE SURVEY

PROJECT NO.	1585-01		
SHEET NO.	1 of 1		
FILE NAME:	Cedar Hills		
SCALE:	1"=20'		
NO.	REVISIONS	BY	DATE

