

**NOTES**

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

**BUILDING DATA**

PROPOSED RETAIL = 132,890 ± SF  
 PROPOSED RETAIL AREA INCLUDES SEASONAL GARDEN CENTER AREA (8,900 SF) AND FRONT CANOPY AREA (944 SF).  
 MIN. BLDG. SETBACKS REQ'D: FRONT-30', SIDE-30', REAR-30'.  
 BUILDING HEIGHT: MAXIMUM BY CODE: 40, PROPOSED RETAIL-35.

**ZONING/LAND USE/LAND DEVELOPMENT REGULATIONS**

ZONING: SC-1 COMMERCIAL (SHOPPING CENTER ZONE)  
 LAND USE: NEIGHBORHOOD RETAIL AND COMMERCIAL MIXED USE OFFICE/RETAIL.  
 ANNEXATION REQUIRED OR SUGGESTED: NO  
 ENTITLEMENT REVIEW PROCESS: DESIGN REVIEW PC AND CC APPROVAL.  
 SERVICE STATION ALLOWED: UNKNOWN  
 OUTDOOR STORAGE AND SALES: TO BE DETERMINED

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

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

LIGHTING: CONSISTENT WITH LOCAL DEVELOPMENTS. TO BE COORDINATED WITH CITY.  
 SIGNAGE: SHALL BE LIMITED TO MONUMENT SIGNS AND WALL-MOUNTED SIGNS.  
 SPECIAL ELEVATIONS OR ARCHITECTURAL REVIEW REQUIRED: DESIGN REVIEW.

BUILDING SETBACKS: SEE 'BUILDING DATA' THIS SHEET.

HEIGHT RESTRICTIONS: SEE 'BUILDING DATA' THIS SHEET.

OUTPARCEL RESTRICTIONS: UNKNOWN.

LOADING: UNKNOWN

SHOPPING CART ORDINANCE: UNKNOWN

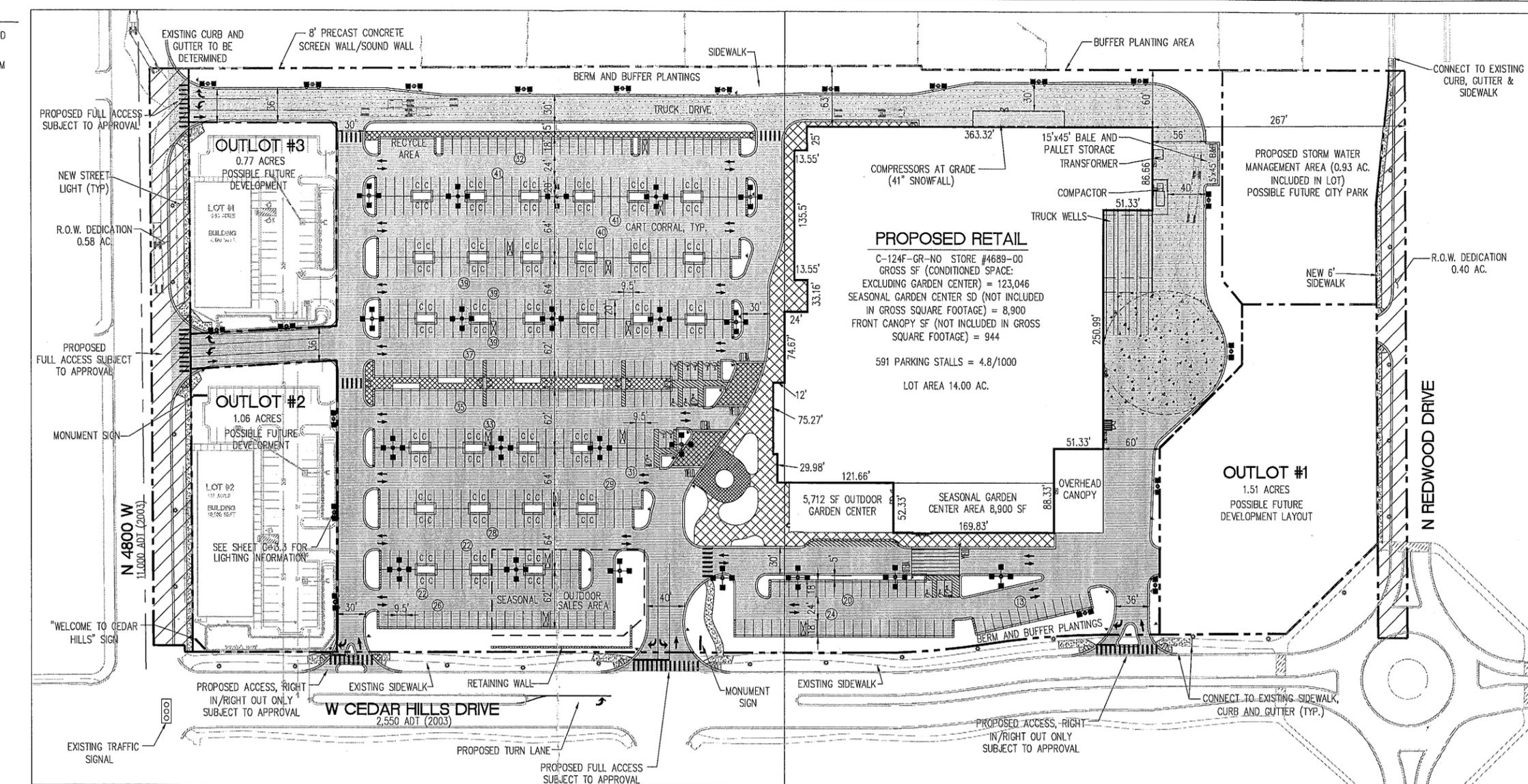
**REQUIRED PERMITS**

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

**PROPOSED PARKING DATA**

PARKING PROVIDED  
 STANDARD STALLS = 565 STALLS  
 ACCESSIBLE STALLS = 14 STALLS  
 CART CORRAL STALLS = 12 STALLS  
 TOTAL STALLS = 591  
 PARKING RATIO = 4.8/ 1000 SF

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



**SITE DATA**

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

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

LOCAL JURISDICTION: CITY OF CEDAR HILLS

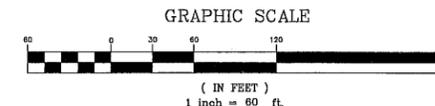
FLOOD ZONE CLASSIFICATION: UNKNOWN

**UTILITIES**

ELECTRIC: POWER LINES EXIST IN N 4800 W, CEDAR HILLS DRIVE AND N REDWOOD DRIVE.  
 GAS: GAS LINES EXIST IN N 4800 W AND CEDAR HILLS DRIVE.  
 WATER AVAILABILITY: WATER LINES EXIST ON N 4800 W AND CEDAR HILLS DRIVE.  
 SEWER AVAILABILITY: SANITARY SEWER LINES EXIST ON N 4800 W, CEDAR HILLS DRIVE AND N REDWOOD DRIVE.  
 CABLE: UNKNOWN

**LEGEND**

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



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No.	Date	By	Revision Description

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

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PROPOSED RETAIL  
 CEDAR HILLS, UTAH

OVERALL  
 SITE PLAN

EX-10