

NOTES

- DESIGN BASED ON A 1153C PROTO. DATED 10-15-06. MODIFIED PER SHELL PLAN CREATED BY APY DATED 11-27-06.
- THE NATIONAL CURB 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 ORDNANCE: UNKNOWN

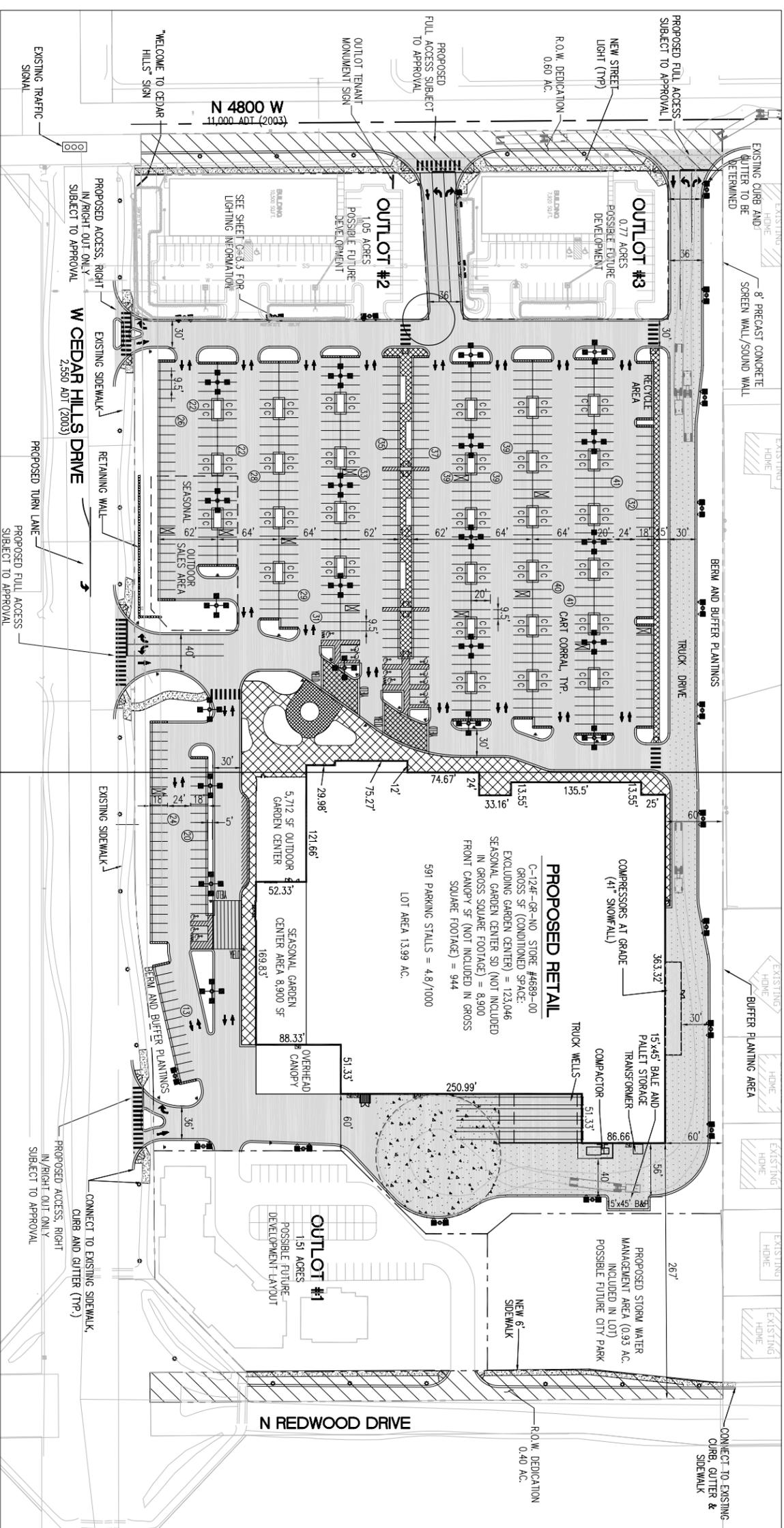
REQUIRED PERMITS

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

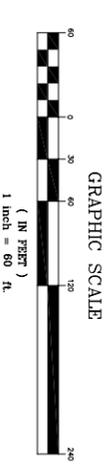
PROPOSED RETAIL LOT
 OUTLOT #1 = 13,99 AC
 OUTLOT #2 = 1.51 AC
 OUTLOT #3 = 1.05 AC
 R.O.W. DEDICATION (BY SELLER) = 0.77 AC
 TOTAL SITE = 1.00 AC
 = 18.32 AC

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
- PROPOSED BUILDING
- PROPOSED 18" CURB AND GUTTER
- CART CORRAL
- TRAFFIC SIGNAL
- DIRECTIONAL PAVEMENT MARKINGS
- CITY OFFSITE DECORATIVE LIGHTS
- DECORATIVE CONCRETE SIDEWALK PAVEMENT
- DECORATIVE PAVEMENT PER ARCH. PLANS
- PLAZA FEATURE
- HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT



No.	Date	By	Revision Description

Designed By: GLC	Issue Date: 3/15/2007
Drawn By: DEC	CITY
Checked By: SSM/LML	PRELIMINARY
Project No.: 2006010.021	

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PROPOSED RETAIL
 CEDAR HILLS, UTAH

OVERALL
 SITE PLAN
 EX-10