NOTES

1. DESIGN BASED ON A 111SC PROTO, DATED 10-15-06, MODIFIED PER SHELL PLAN CREATED BY API DATED 11-27-06.
2. THE NATIONAL CRIME INDEX FOR CEDAR HILLS, UTAH IS 175.3 BASED ON STATISTICS FROM 2004. PER CITY-DATA.COM.
3. 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.

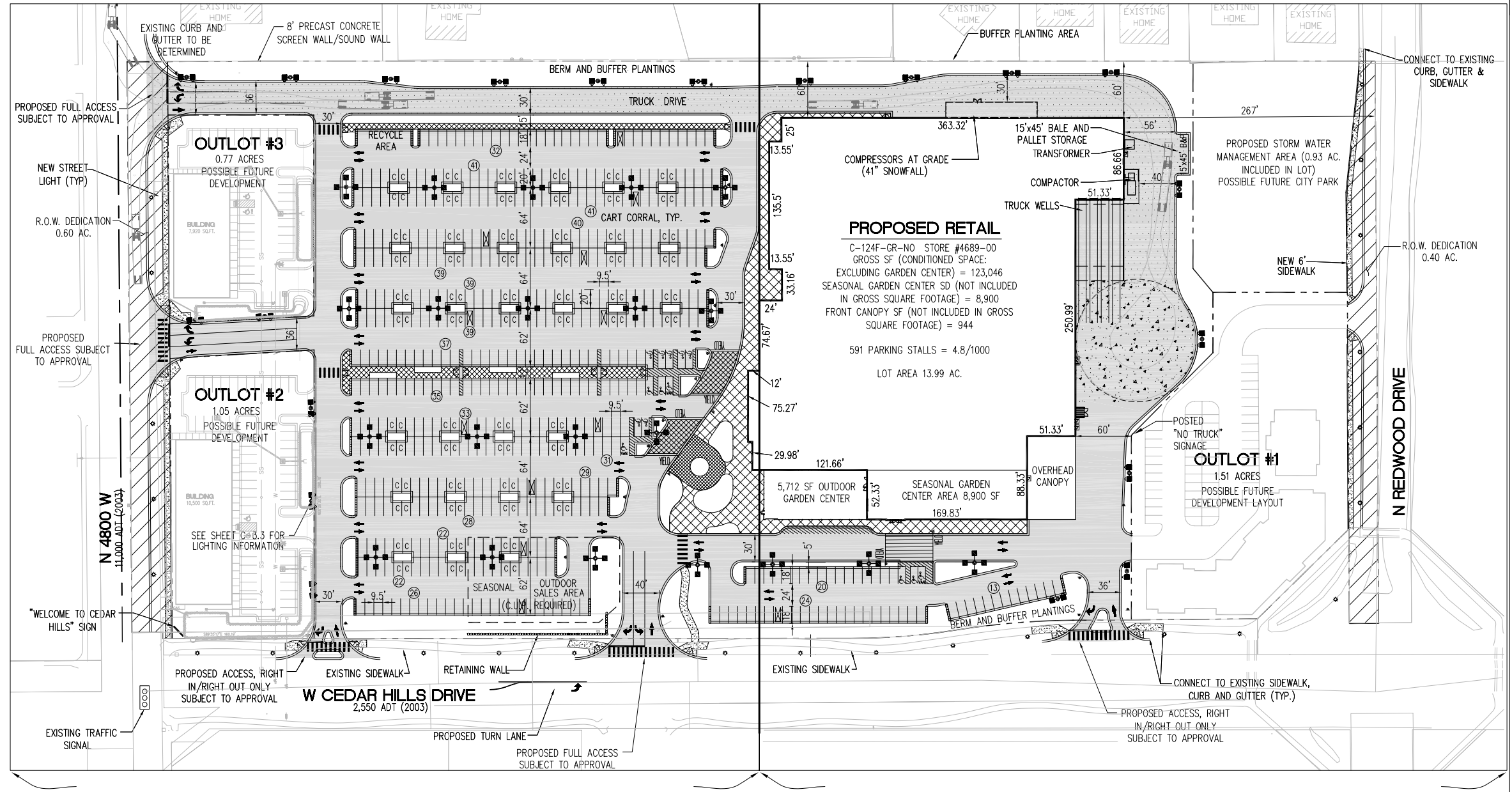
BUILDING SETBACKS: SEE 'BUILDING DATA' THIS SHEET.

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

1. CALCULATIONS BASED ON TOTAL GROSS SF OF BUILDING.
2. 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.
3. CITY REQUIRED PARKING RATIO = 4.0/ 1000 SF = 532

SITE DATA

PROPOSED RETAIL LOT	=	13.99 AC
OUTLOT #1	=	1.51 AC
OUTLOT #2	=	1.05 AC
OUTLOT #3	=	0.77 AC
R.O.W. DEDICATION (BY SELLER)	=	1.00 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
- 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

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

No.	Date	By	Revision Description

Designed By: GLC	Issue Date: 3/27/2007 CITY PRELIMINARY
Drawn By: DEC	
Checked By: SSM/LML	Project No.: 2006010.021

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PROPOSED RETAIL
CEDAR HILLS, UTAH

PRELIMINARY SITE PLAN

C-1.0

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