

NOTES

1. DESIGN BASED ON A 1115C 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

TRAFFIC IMPACT

AVERAGE TRAFFIC COUNTS PER DAY ON W CEDAR HILLS DRIVE IS 2,550 ADT (2003), AND ON N 4800 W IS 11,000 ADT (2003)

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

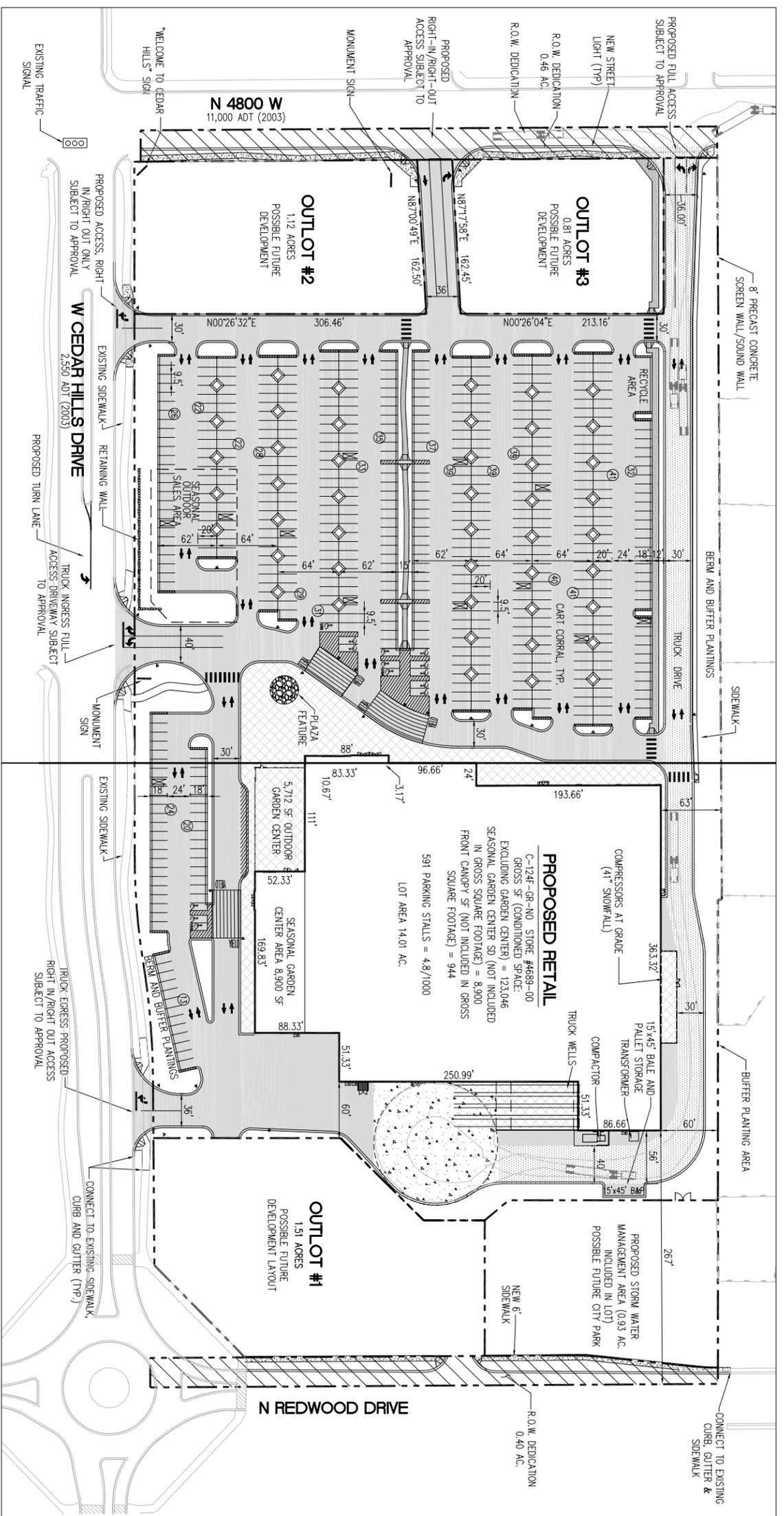
CEDAR HILLS: SITE ENGINEERING / BUILDING PERMIT
 UTAH COUNTY: ENCROACHMENT PERMIT (N 4800 W)

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

| No. | Date | By | Revision Description |
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|--------------|---------|--------------|------------|
| Designed By: | GJC | Issue Date: | 01/10/07 |
| Drawn By: | DEC | CITY | |
| Checked By: | SSM/LWL | Project No.: | 2006010021 |



SITE DATA

- PROPOSED RETAIL LOT
 OUTLOT #1 = 14.02 AC
 OUTLOT #2 = 1.51 AC
 OUTLOT #3 = 1.12 AC
 OUTLOT #5 = 0.81 AC
 R.O.W. DEDICATION (BY SELLER) = 0.86 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

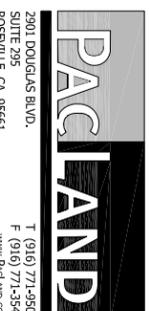
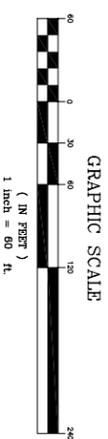
ELECTRIC: POWER LINES EXIST IN N 4800 W, CEDAR HILLS DRIVE AND N REDWOOD DRIVE.
 GAS: GAS LINES EXIST IN N 4800 W AND CEDAR HILLS DRIVE.
 WATER AVAILABILITY: WATER LINES EXIST ON N 4800 W AND CEDAR HILLS DRIVE, AND N REDWOOD DRIVE.
 SEWER AVAILABILITY: SANITARY SEWER LINES EXIST ON N 4800 W, CEDAR HILLS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

SEE SHEET C-11

SEE SHEET C-12

LEGEND

- ① NUMBER OF PARKING STALLS PER ROW
- ▭ PROPOSED BUILDING
- ▭ PROPOSED 18" CURB AND GUTTER
- ▭ CART CORRAL
- ⊗ TRAFFIC SIGNAL
- ➡ DIRECTIONAL PAVEMENT MARKINGS
- ▭ DECORATIVE CONCRETE SIDEWALK PAVEMENT
- ▭ DECORATIVE PAVEMENT PER ARCH. PLANS
- ▭ PLAZA FEATURE
- ▭ HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT
- ▭ HEAVY DUTY CONCRETE PAVEMENT



PROPOSED RETAIL CEDAR HILLS, UTAH

PRELIMINARY SITE PLAN C-10