



**CITY COUNCIL MEETING  
OF THE CITY OF CEDAR HILLS  
Tuesday, March 19, 2019 7:00 p.m.**

Notice is hereby given that the City Council of the City of Cedar Hills, Utah, will hold a **City Council Meeting on Tuesday, March 19, 2019, beginning at 7:00 p.m.** at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah. This is a public meeting and anyone is invited to attend.

**COUNCIL MEETING**

1. Call to Order Pledge led by C. Ellsworth and Invocation given by C. Geddes
2. Approval of Meeting's Agenda
3. Public Comment: Time has been set aside for the public to express their ideas, concerns and comments (comments limited to 3 minutes per person with a total of 30 minutes for this item)

**CITY REPORTS AND BUSINESS**

4. City Manager
5. Mayor and Council

**SCHEDULED ITEMS & PUBLIC HEARINGS**

6. Review Action and Public Hearing on Preliminary Plan Approval for a Taco Bell and A Storage Facility, part of the Cedar Hills Gateway Commercial Subdivision, located at approximately 9968 North 4800 West in the SC-1 Commercial Zone
7. Discussion on Membership in the American Fork Chamber of Commerce

**ADJOURNMENT**

8. Adjourn

Posted this 14th day of March, 2019

/s/ Gretchen F. Gordon, Deputy City Recorder

- Supporting documentation for this agenda is posted on the city's website at [www.cedarhills.org](http://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 801-785-9668 at least 48 hours in advance of the meeting.
- An Executive Session may be called to order pursuant to Utah State Code 54-4-204 & 54-4-205.
- The order of agenda items may change to accommodate the needs of the City Council, the staff, and the public.
- This meeting may be held electronically via telephone to permit one or more of the council members to participate.



## Marketing Engagement Education Networking

The American Fork Chamber of Commerce serves the businesses of American Fork, Highland and Alpine, Utah. The American Fork Chamber is proud to serve its members and community through monthly Chamber luncheons, Memorial Classic Golf Tournament, Steel Days, Halloween on Main, Holiday Magic on Main, Pancakes and Politics and more.

### Trustee - \$5000/year

1 additional seat (2 total) at exclusive Mayor's Executive Council  
Golf tournament- 4 additional players (8 total)  
*All benefits of Community Partner Membership*

### Community Partner - \$2000/year

2 seats at the Utah County Business Summit  
1 seat at exclusive Mayor's Executive Council  
Promotion at monthly Chamber luncheon  
Website banner advertisement on home page  
60 second video created from ribbon cutting  
Golf tournament- 2 additional players (4 total), Hole Sponsor  
*All benefits of Gold Membership*

### Gold Member - \$750/year

Logo advertising on Chamber home page  
Logo on footer of all Chamber emails and newsletters  
30 second video created from ribbon cutting  
Memorial Classic Golf Tournament- 2 players  
*All benefits of Silver Membership*

### Silver Member - \$350/year

One paid seat at monthly Chamber luncheon  
15 second video created from ribbon cutting  
*All benefits of Bronze Membership*

### Bronze Member - \$200/year

### Home Based - \$100/year

Listing on the Chamber directory  
Ribbon cutting ceremony with Chamber and city officials  
Social media promotion for ribbon cutting ceremony  
Ability to market in New Move-in Bags  
Special events/offers posted in calendar on Chamber website  
Special events/offers included in weekly Chamber newsletter  
Listing in annual Chamber magazine  
Member only referrals  
Discounted member rate for monthly speaker luncheon  
Invitation to monthly multi-Chamber networking lunch  
Member discounts for Chamber sponsored events  
Free Certificates of Origin  
Advocacy by the Chamber to state and local government  
Assistance with creating strategic partnerships with other businesses, the city, and the community

### Mayor's Executive Council

Meet quarterly with the Mayor and key city staff of American Fork in an exclusive business council. Discuss issues affecting your business and provide an essential business voice to city leadership. Enjoy the advantage of networking with other business leaders from the community and take your place as a contributor to the quality of life in American Fork.

### Corporate Golf Membership

**All members:** unlimited access to driving range  
**Silver:** 1 time- 9 holes w/cart for 2 people  
**Gold:** 6 times- 9 holes w/cart for 4 people  
**CP:** 1/month- 18 holes w/cart for 4 people  
**Trustee:** 2/month- 18 holes w/cart for 4 people

### Chamber Compass Benefits

**All members** receive the following digital marketing benefits:  
Creation of a TCS (Traffic Catcher System) landing page. This marketing landing page is designed to direct customers to your business via your organization's website or the internet. We send your landing page information directly to Google through their site mapping API, which helps with Search Engine Optimization (SEO).  
The marketing landing page is also mobile accessible. Your prospects or customers can access your landing page from any mobile device, so that you have the ability to get referrals while prospects are on the go.  
You can also easily test your search results and adjust keywords as needed for immediate impact.

## JOIN TODAY!

To receive these benefits and privileges, call us or visit our website and complete the application.

[www.americanforkchamber.org](http://www.americanforkchamber.org)

call Josh Walker @801-472-7467 or email: [chamber@afcity.net](mailto:chamber@afcity.net)

call Kristina Wesemann @801-232-4824 or email: [office.americanforkchamber@gmail.com](mailto:office.americanforkchamber@gmail.com)

Dear Business Friend,

On behalf of the American Fork Chamber of Commerce, we would like to thank you for being a part of our business community. We would like to offer the services and assistance of our organization to you and your business and invite you to join the Chamber. The American Fork Chamber of Commerce serves the cities of American Fork, Highland, and Alpine. Membership in the Chamber gives you access to opportunities for networking, marketing, community involvement, and helps to connect you to city officials and local and state representatives.

If you are new to our area, we can schedule a Ribbon Cutting for your business. We will work together with you to determine the best time for the ceremony and invite the Mayor, City Council, and other city officials and representatives as well as our Board of Directors, Ambassadors, and the business community to come celebrate and learn more about your business and the goods and services you provide. We will also post pictures of the ceremony on the Chamber social media accounts.

Our Chamber Ambassador team also creates Welcome Bags for new residents who move into American Fork. The Ambassadors fill reusable shopping bags with marketing materials and promotional items from Chamber members, and the city distributes approximately 50 of these bags each month.

As a Chamber, we organize and oversee many community events such as Steel Days, the Summer Concert Series, Halloween on Main, and Holiday Magic on Main. There are many sponsorship, advertising, and participation opportunities for local businesses during these celebrations. We also work closely with American Fork City and the local schools to help with other city events and programs. We are also part of the Association of Utah County Chambers and work closely with the other Chamber executives and elected officials in Utah County and are heavily involved in the Valley Visioning Project to create a vision and plan for the future of our area.

There are several Chamber events designed to provide our members with opportunities to network with other businesses in American Fork and Utah County, including a monthly speaker luncheon, a networking only lunch (Connect4Lunch), and quarterly speaker luncheons with the Pleasant Grove-Lindon and Lehi Area Chambers. In addition, we host a quarterly Mayor's Executive Roundtable luncheon (Community Partner and Trustee level members only) where business leaders are able to meet with the Mayor and City Administrator to discuss issues and opportunities relevant to the business community.

The Chamber has teamed up with Chamber Nation to provide a FREE traffic catcher website to each member. This website is created by Chamber Nation in conjunction with the member. The Chamber provides this benefit to our members as a way for businesses to increase their advertising and marketing reach and to direct more potential customers to their website. Please contact us for more details about how to take advantage of this opportunity.

For more information on the benefits of Chamber membership, area information, current events, and updates about the Chamber and our business community, please see the other side of this flyer and visit the Chamber website at [www.americanforkchamber.org](http://www.americanforkchamber.org).

We also invite you to set up an appointment to answer any questions you may have and to visit with a representative of the Chamber either at the Chamber office or at your place of business. You may reach us at 801-472-7467 or [chamber@afcnet.net](mailto:chamber@afcnet.net).

Thank you and we look forward to working with you!

Josh Walker, President

Kristina Wesemann, Vice President

# American Fork Chamber of Commerce Strategic Plan 2019-2020

## Community Involvement

Provide opportunities for businesses and the Chamber to connect with and serve the community through events such as Steel Days, the Summer Concert Series, Halloween on Main, Holiday Magic on Main, and more

## Government Advocacy

Serve as advocates for the business community to local and state legislators and leaders through our Public Policy Committee and in coordination with the North Utah County Chamber Alliance and the Association of Utah County Chambers

## Expansion

Expand the geographical area of businesses that we serve through the creation of the Lone Peak Business Alliance, which will include the cities of Alpine, Cedar Hills, and Highland, Utah

## Visibility

Create and provide opportunities to increase brand awareness and recognition for the Chamber and its members through events, social media, membership marketing programs, and training/education

## Economic Prosperity

Develop and utilize tools such as the Economic Development website, training and educational programs, and networking events, that encourage growth, innovation, and success in the business community

# American Fork Chamber of Commerce Lone Peak Business Alliance Proposal

## **Parties Involved:**

The project will be directed and overseen by Josh Walker, President and CEO of the American Fork Chamber of Commerce; Kristina Wesemann, Vice President and COO of the American Fork Chamber of Commerce; and Joe Phelon, Past Chair of the Board of Directors for the Chamber; and an assigned member of the board who will direct and oversee the events in cooperation with Josh and Kristina.

The American Fork Chamber of Commerce (hereafter referred to as “the Chamber”) understands the growing need for representation of the business community in the cities of Alpine, Cedar Hills, and Highland, Utah. The Chamber is proposing to collaborate with the cities (Alpine, Cedar Hills, and Highland) to organize and create the Lone Peak Business Alliance (hereafter referred to as “LPBA”).

## **Strategic Plan:**

- Recruit
  - The Chamber will create marketing tools for LPBA including a logo, social media accounts, web presence, membership flyers and other related materials
  - The Chamber will host a free breakfast event where all business owners/leaders will be invited to come and learn about the LPBA and its mission and benefits
  - The Chamber will utilize current business license lists from the cities to engage and recruit business owners to participate in the LPBA
  - A committee will be created to oversee the affairs and events associated with the LPBA
  
- Connect
  - The appointed Chamber personnel will help organize and implement a quarterly networking event for LPBA and Chamber members. The event will be held in one of the participating cities based on available space and number of attendees
  - The Chamber shall act as a liaison for the business community and serve as an advocate for policies and ordinances that promote a business-friendly environment
  - The Chamber shall encourage and help facilitate business participation in community events
  - All members of the Lone Peak Business Alliance are also members of the Chamber and will receive all benefits associated with chamber membership (see membership flyer for benefits)
  - All members of the Lone Peak Business Alliance are included in all events hosted by the North Utah County Chamber Alliance (American Fork Chamber of Commerce, Point of the Mountain Chamber of Commerce, Eagle Mountain Chamber of Commerce, and Pleasant Grove-Lindon Chamber of Commerce)

# American Fork Chamber of Commerce Lone Peak Business Alliance Proposal

- Educate
  - The Chamber will provide access to resources that help businesses succeed. Examples include but are not limited to the Business Resource Center at UVU, Custom Fit, SCORE, Advisory Consulting Services, Governor's Office of Economic Development, Goldman Sachs, and more
  - Members of the Lone Peak Business Alliance may attend the Chamber's Monthly Speaker Luncheon and the annual Utah County Business Summit, where speakers educate attendees on relevant topics related to successful business practices
- Prosper
  - The Chamber will highlight the LPBA in it's annual Chamber Magazine and Resource Guide
  - In conjunction with the cities and upon request, the Chamber will provide Welcome Bags (a reusable shopping bag with swag/marketing materials from member businesses) for new residents
  - The Chamber will encourage residents and surrounding communities to learn about and do business in Alpine, Cedar Hills, and Highland

## **Proposed Membership Agreement:**

- The city participates with the Chamber as a Trustee Level Member (see membership flyer for benefits)
- Funds will be used to help create, brand, and market the LPBA and its events
- The dues structure of the LPBA will match the dues structure currently in place for the Chamber. All members of the LPBA will receive the same benefits and privileges as members of the Chamber in addition to all LPBA specific benefits as outlined above

Josh Walker  
President/CEO

Kristina Wesemann  
Vice President/COO





# CITY OF CEDAR HILLS

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	Chandler Goodwin, City Manager
<b>DATE:</b>	3/19/2019

## City Council Agenda Item

<b>SUBJECT:</b>	Review/Action and Public Hearing on Preliminary Plans for the Storage Facility and Taco Bell Commercial Developments in the Cedar Hills Gateway Subdivision, Located at Approximately 9900 N 4800 W.
<b>APPLICANT PRESENTATION:</b>	Charlie Oppenshaw, Ryan Bybee
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, City Manager

**BACKGROUND AND FINDINGS:**

Planning Commission has reviewed the submittals for both the storage facility and the Taco Bell commercial developments. Both developments are part of the Cedar Hills Gateway Subdivision.

The Taco Bell sits adjacent to North County Blvd. Planning Commission reviewed the traffic pattern for the drive thru, and made a recommendation that the asphalt continue east to allow for a longer queue that wouldn't inhibit traffic on the public road. The design of the building is primarily brick, with stucco accents. The parking lot contains 19 stalls, two of which are ADA compliant. This is based on an estimated 40-45 seats in the restaurant, and one stall per three seats, plus stalls for staffing. The developers still need to show the signage location on the building, as well as the location of any monument signs to be installed as part of the process. Planning Commission gave a unanimous recommendation.

The storage facility sits back on the property adjacent to the Apple Blossom residential development. The facility is a good "buffer" between a higher use commercial development, and the residential uses to the east. The focus of the discussion by the Planning Commission was on the issue of the overhead doors on the outside of the building. Working with the developers and the Planning Commission and the City Council, code was adopted that allows for overhead doors as a conditional use on the building. This building should comply with the newly adopted code. Parking for the storage facility is limited, as the daily traffic is extremely light, and visitors stay for only brief periods of time. The building currently has 35 overhead doors, none of which are located along the front elevation of the building. The photometric plan shows that lights mounted on the building will terminate its impact by the property line. In order to mitigate sound, light, and any visual impact, the Planning Commission is recommending, and the developer has agreed to install an 8' concrete wall, rather than the required 6' concrete wall. The building will be constructed from a red brick, similar to the brick used on the Walmart. Overhead doors should be colored the same as the brick.

**PREVIOUS LEGISLATIVE ACTION:**

Planning Commission made positive recommendations for the Taco Bell and the storage facility in the Feb. 26, 2019 and March 7, 2019 Special Planning Commission Meeting

**FISCAL IMPACT:**

None

**SUPPORTING DOCUMENTS:**

Taco Bell: Site Plan, building elevations, landscaping plan, traffic study

Storage Facility: Site Plan, building elevations, building rendering, photometric plan, landscaping plan

**RECOMMENDATION:**

To review adopt the proposed development, make any recommendation necessary for adoption.

**MOTION:**

To approve/not approve the preliminary plans for the Taco Bell, located at approximately 9900 N 4800 W, subject to the following changes {LIST ANY NESSECARY CHANGES OR CONDITIONS}.

To approve/not approve the preliminary plans for the storage facility located at approximately 9900 N 4700 W, subject to the following changes {LIST ANY NESSECARY CHANGES OR CONDITIONS}.

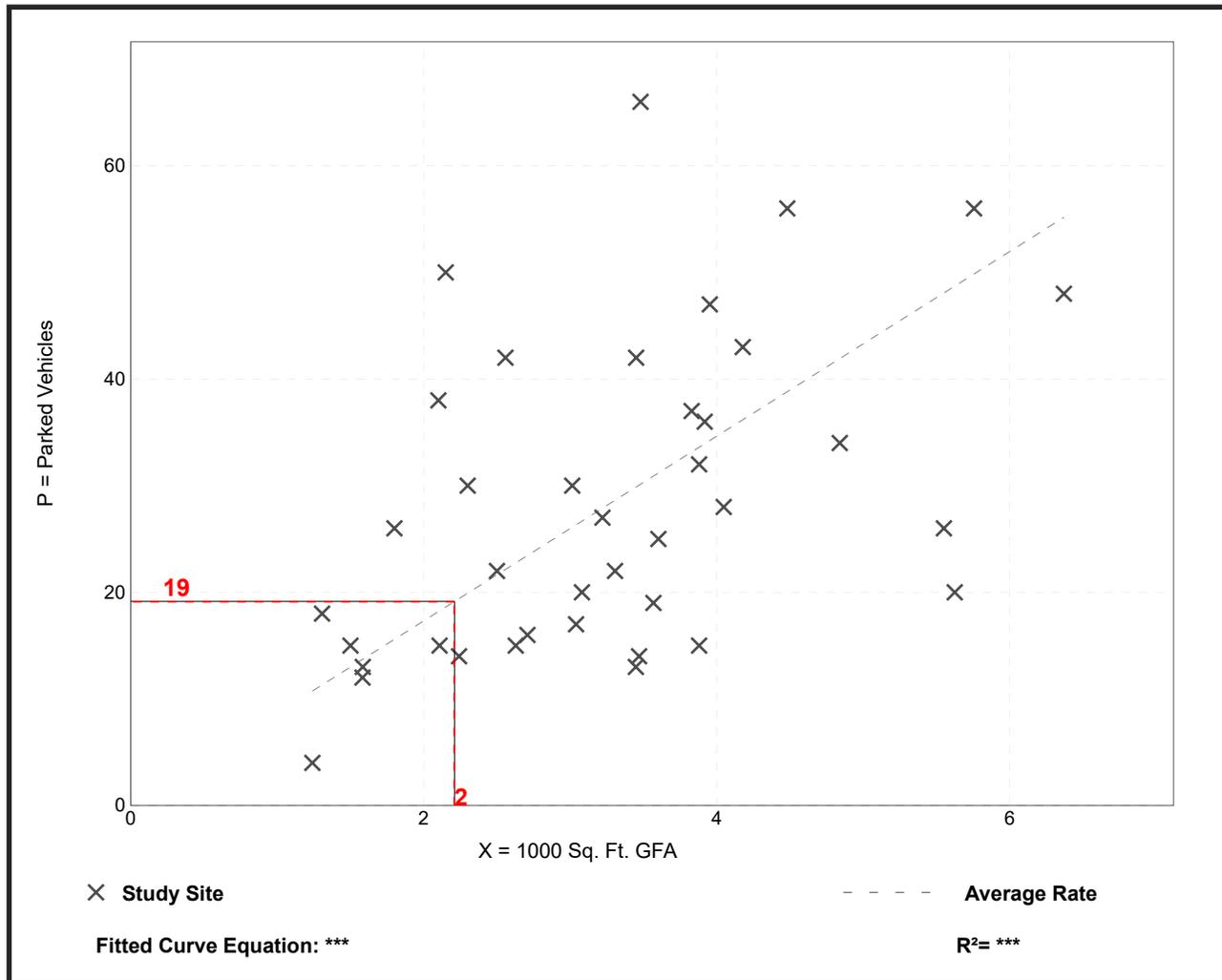
# Fast-Food Restaurant with Drive-Through Window (934)

**Peak Period Parking Demand vs: 1000 Sq. Ft. GFA**  
**On a: Weekday (Monday - Thursday)**  
**Setting/Location: General Urban/Suburban**  
**Peak Period of Parking Demand: 12:00 - 1:00 p.m.**  
 Number of Studies: 39  
 Avg. 1000 Sq. Ft. GFA: 3.2

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
8.66	3.23 - 23.26	6.71 / 13.78	7.34 - 9.98	4.22 (49%)

## Data Plot and Equation



*Parking Generation Manual, 5th Edition* • Institute of Transportation Engineers

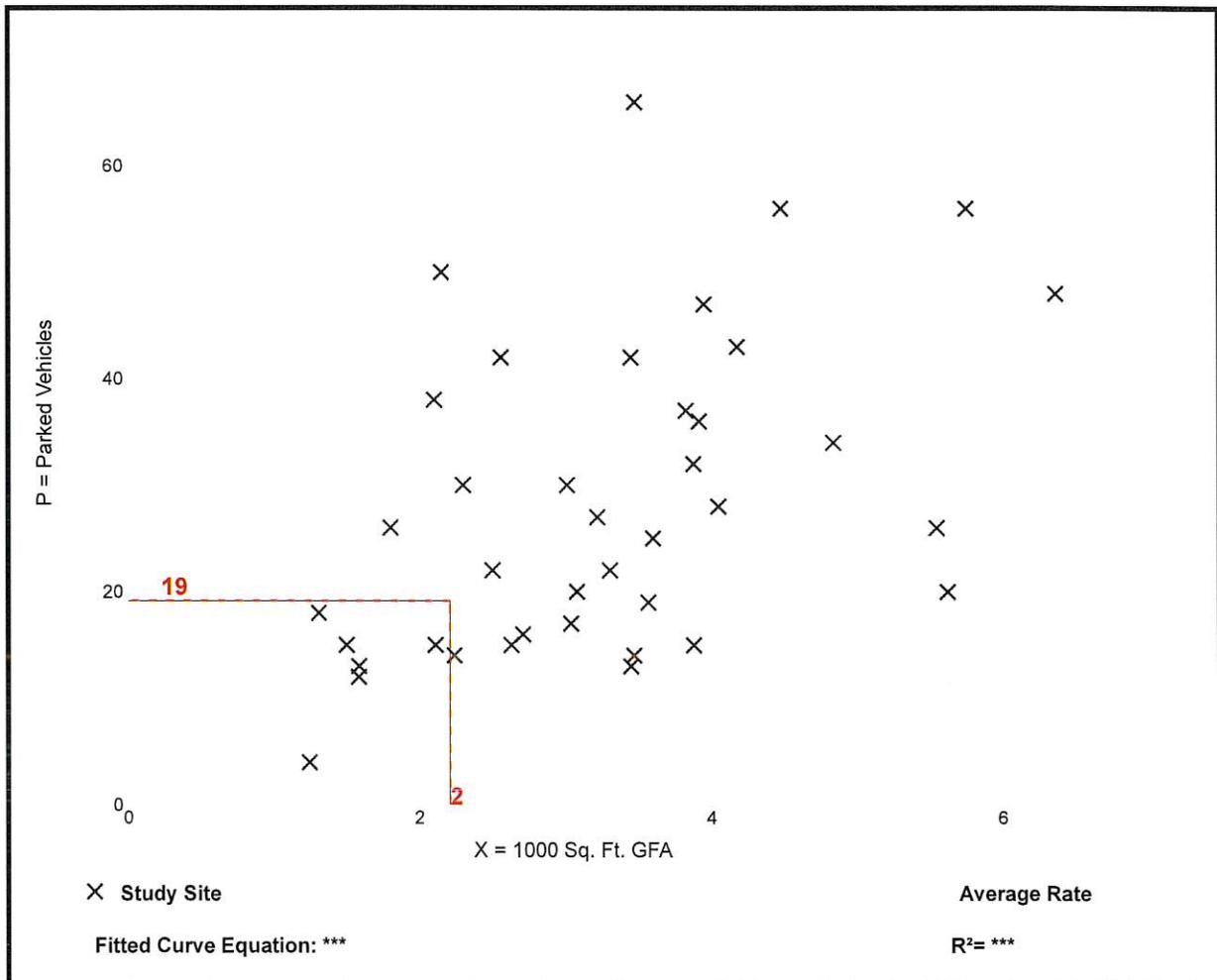
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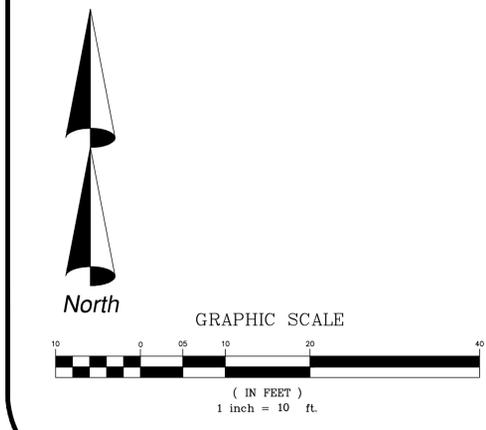
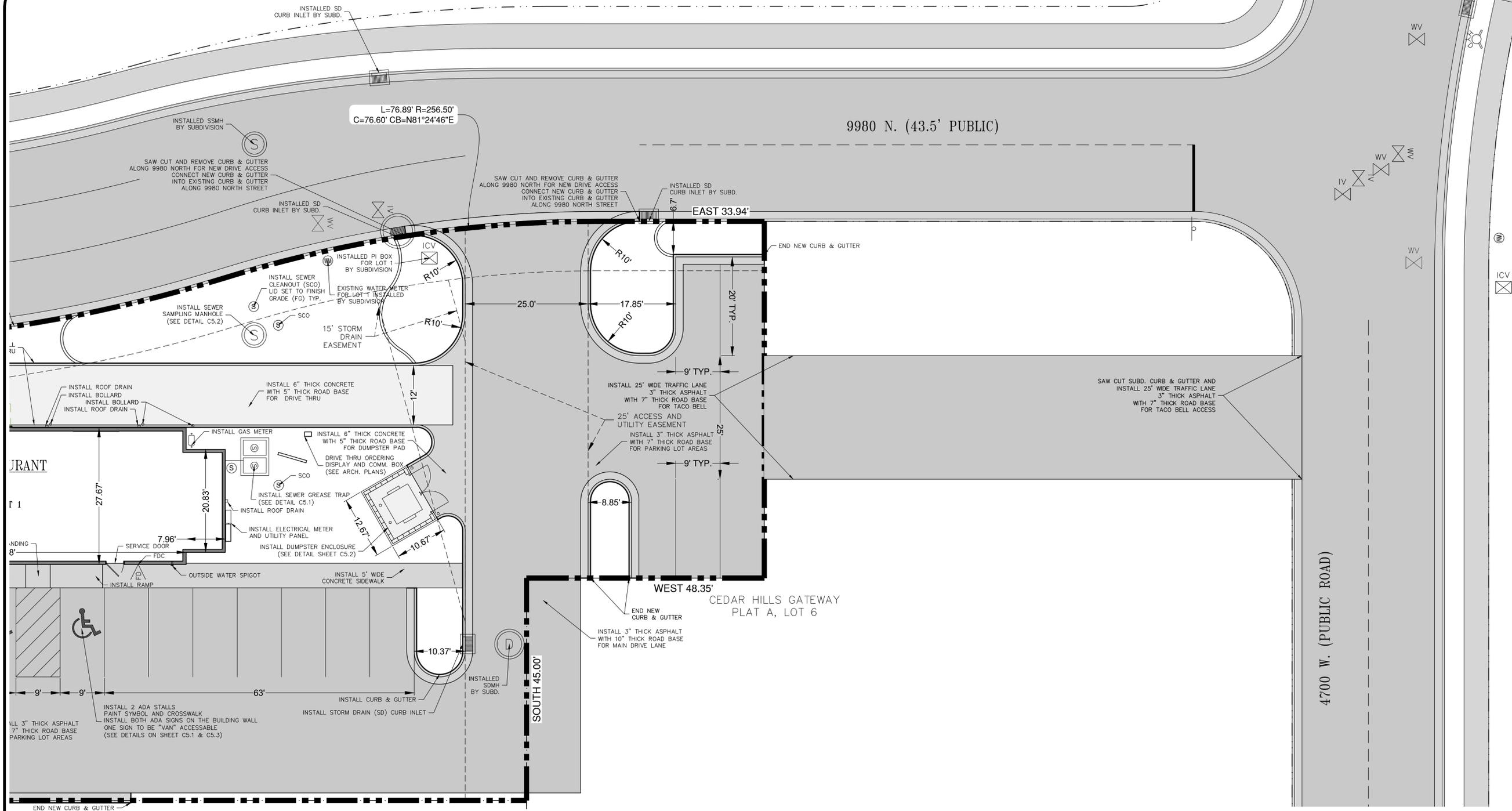
## Data Plot and Equation



*Parking Generation Manual, 5th Edition* • Institute of Transportation Engineers



# CEDAR HILLS GATEWAY PLAT "A", LOT 1 - TACO BELL OFF SITE PLAN



**GENERAL NOTES:**

- All landscaped areas shall have an automatic, underground sprinkling system which includes a back-flow preventer device to the building. Back-flow devices shall be installed and tested.
- A sampling manhole and fat and oil separator/grease trap shall be installed in accordance with the City of Cedar Hills Standards and Specifications.
- All signage shall comply with the requirements of the Cedar Hills City Code.
- All construction shall conform to the City of Cedar Hills construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications.

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**SYMBOL LEGEND:**

---	BOUNDARY LINE
- - - - -	ADJACENT PROPERTY LINE
- - - - -	PUBLIC UTILITY EASEMENT
- - - - -	UNDERGROUND POWER
- G LAT -	GAS LATERAL
- G MAIN -	GAS MAIN
- SS LAT -	SEWER LATERAL
- SS -	SEWER PIPE
- SD -	STORM DRAIN PIPE
- F W -	WATER (FIRE LINE)
- CW LAT -	WATER LATERAL
- CM -	WATER MAIN (CULINARY)

**SYMBOL LEGEND:**

---	PRESSURIZED IRR. LINE (PI)
OP	OVER HEAD POWER
FO	COMMUNICATION LINE
FH	FIRE HYDRANT (FH)
SMH	SEWER MANHOLE (SSMH)
SMDMH	SD MANHOLE (SDMH)
SDCI	SD CURB INLET (SDCI)
WV	WATER VALVE (WV)
IV	IRR. VALVE (IV)
WM	WATER METER (WM)
PP	POWER POLE / GUY WIRE
UB	UTILITY BOX

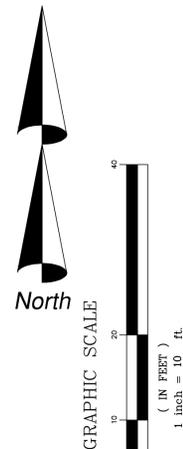
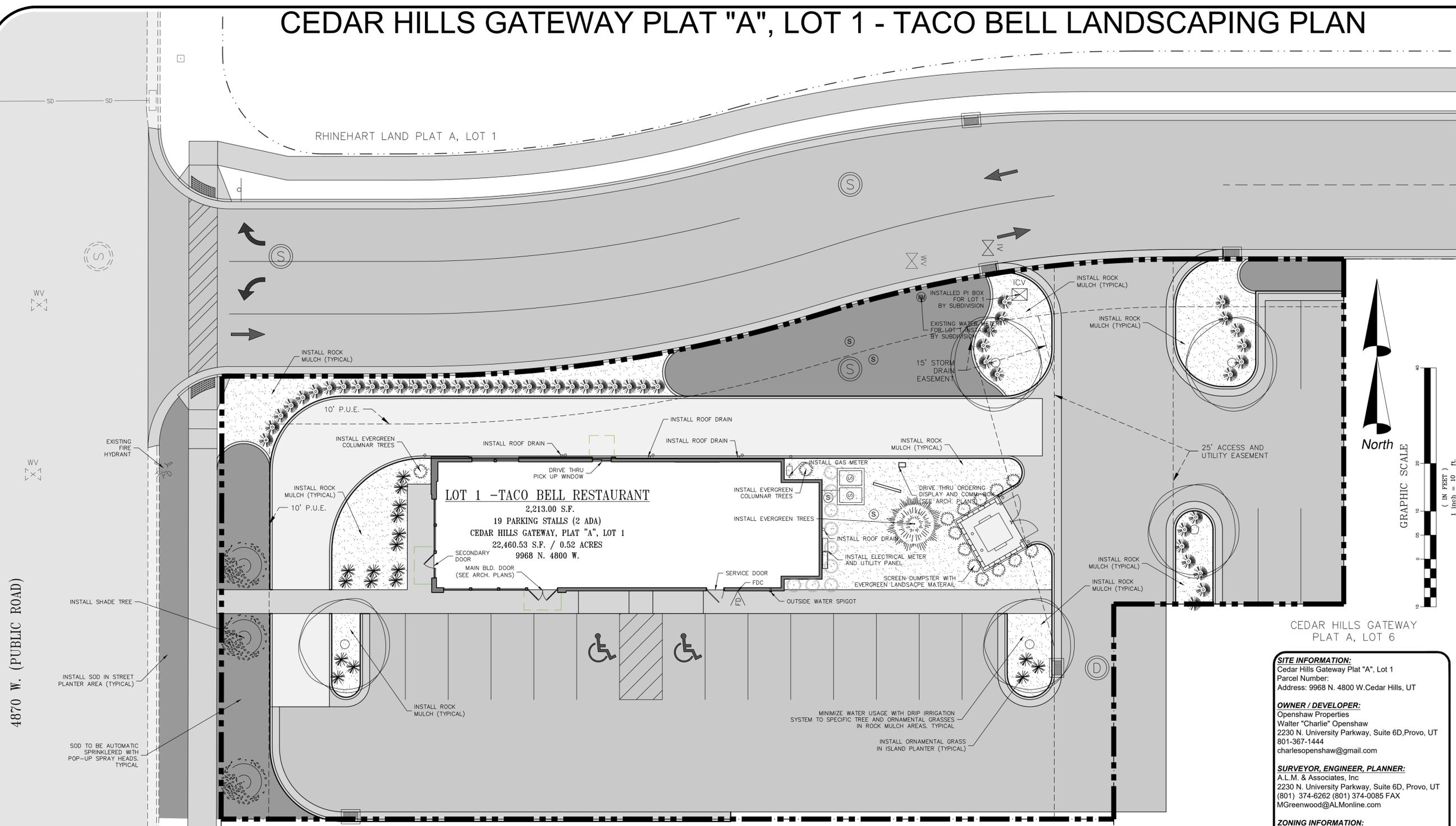
Cedar Hills Gateway, Plat "A", Lot 1  
Openshaw Development  
OFF SITE PLAN

No.	Revision	Date

**C1.1**  
OF SHEETS  
Proj # 559-1937

**A.L.M. & Associates, Inc.**  
Engineering · Surveying · Development · Planning  
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph: (801) 374-6262

# CEDAR HILLS GATEWAY PLAT "A", LOT 1 - TACO BELL LANDSCAPING PLAN



CEDAR HILLS GATEWAY PLAT A, LOT 6

**SITE INFORMATION:**  
 Cedar Hills Gateway Plat "A", Lot 1  
 Parcel Number:  
 Address: 9968 N. 4800 W. Cedar Hills, UT

**OWNER / DEVELOPER:**  
 Openshaw Properties  
 Walter "Charlie" Openshaw  
 2230 N. University Parkway, Suite 6D, Provo, UT  
 801-367-1444  
 charlesopenshaw@gmail.com

**SURVEYOR, ENGINEER, PLANNER:**  
 A.L.M. & Associates, Inc.  
 2230 N. University Parkway, Suite 6D, Provo, UT  
 (801) 374-6262 (801) 374-0085 FAX  
 MGreenwood@ALMonline.com

**ZONING INFORMATION:**  
 Zone - SC-1 Commercial

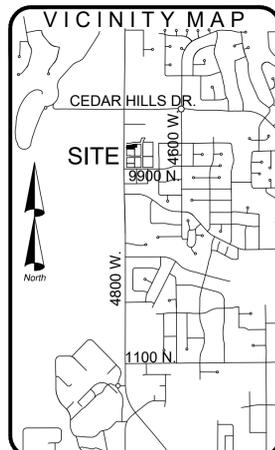
**SITE TABULATION:**  
 Total Area: 22,460.53 S.F. / 0.52 Ac.  
 Building Area: 2,213.00 S.F. / 0.05 Ac.  
 Impervious Area: 14,930.53 S.F. / 0.34 Ac.  
 Landscaped Area: 5,315 S.F. 0.12 Ac.

**Open Space Required:**  
 5,183.77 S.F. or 23.08% per Lot.  
**Open Space Shown:**  
 6,297.31 S.F. (121.48 %)  
**Parking Shown:** 19 Stalls

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PLANTING SCHEDULE						
SYMBOL	DESIGNATION	COMMON NAME	SIZE	MIN. HEIGHT	MATURE SIZE (HXW)	QTY
	<b>DECIDUOUS TREE</b>					
	Gleditsia triacanthos	HONEYLOCUST OR EQUIV. SHADE TREE 2" CAL.			30' X 35'-45'	5
	Carpinus betulus 'Frans Fontaine'	COLUMNAR HORNBEAM 2" CAL.			30' X 20'	3
	<b>EVERGREEN TREE</b>					
	Ilex crenata 'Sky Pencil'	SKY PENCIL HOLLY	5 GAL.	7'	2' X 8'	14
	Picea pungens glauca 'Baby Blue Eyes'	BABY BLUE EYES COLORADO SPRUCE 6" B&B	6" B&B	7'	12'X20'	1
	<b>ORNAMENTAL GRASS</b>					
	Festuca glauca 'Elijah Blue'	ELIJAH BLUE FESCUE	5 GAL.		1' X .75'	18
	Calamagrostis acutiflora 'Karl Foerster'	FOERSTER FEATHER REED GRASS	5 GAL.		3' X 2.5'	19
	Helictotrichon sempervirens	BLUE OAT GRASS	5 GAL.		3' X 3'	9
	<b>GROUND COVER</b>					
	Carpinus betulus 'Frans Fontaine'	KENTUCKY BLUE GRASS	SOD		4" TURF	2,670 S.F.
	2" - 3" SORENSEN RIVER ROCK @ 4" - 6" MIN. DEPTH WITH DEWITT PRO #5 WEED BARRIER FABRIC					3,210 S.F.

**SYMBOL LEGEND:**

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	PUBLIC UTILITY EASEMENT
	UNDERGROUND POWER
	GAS LATERAL
	GAS MAIN
	SEWER LATERAL
	SEWER PIPE
	STORM DRAIN PIPE
	WATER (FIRE LINE)
	WATER LATERAL
	WATER MAIN (CULINARY)

**SYMBOL LEGEND:**

	PRESSURIZED IRR. LINE (PI)
	OVER HEAD POWER
	COMMUNICATION LINE
	FIRE HYDRANT (FH)
	SEWER MANHOLE (SSMH)
	SD MANHOLE (SDMH)
	SD CURB INLET (SDCI)
	WATER VALVE (WV)
	IRR. VALVE (IV)
	WATER METER (WM)
	POWER POLE / GUY WIRE
	UTILITY BOX

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Cedar Hills Gateway, Plat "A", Lot 1  
 Openshaw Development  
**LANDSCAPING PLAN**

No.	Revision	Date

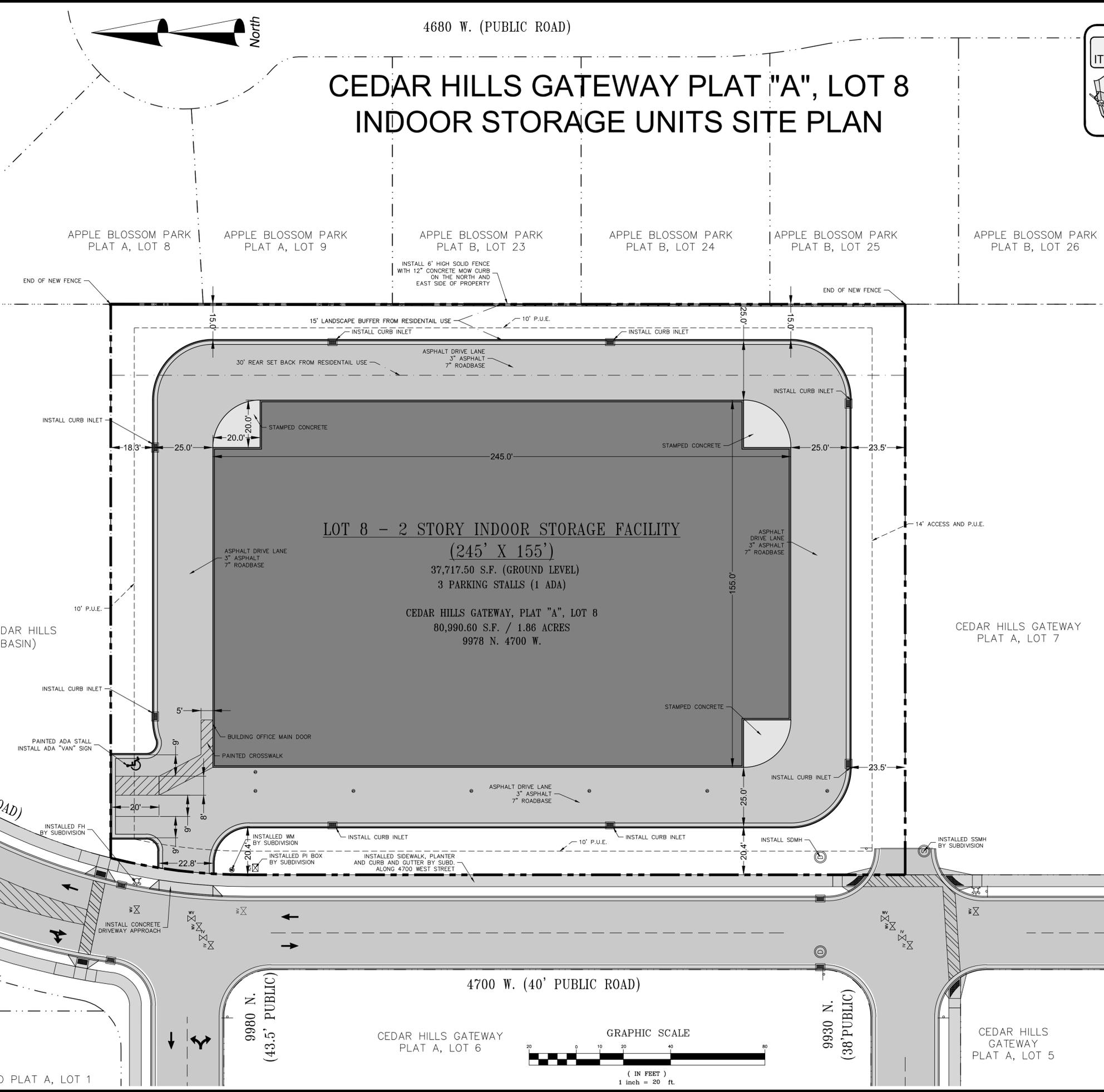
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 OF SHEETS  
 Proj # 559 - 1937

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- SYMBOL LEGEND:**
- BOUNDARY LINE
  - - - ADJACENT PROPERTY LINE
  - - - PUBLIC UTILITY EASEMENT
  - - - UNDERGROUND POWER
  - - - GAS LATERAL
  - - - GAS MAIN
  - - - SEWER LATERAL
  - - - SEWER PIPE
  - - - STORM DRAIN PIPE
  - - - WATER (FIRE LINE)
  - - - WATER LATERAL
  - - - WATER MAIN (CULINARY)
  - - - PRESSURIZED IRR. LINE (PI)
  - - - OVER HEAD POWER
  - - - COMMUNICATION LINE
  - ⊕ FIRE HYDRANT (FH)
  - ⊙ SEWER MANHOLE (SSMH)
  - ⊙ SD MANHOLE (SDMH)
  - ⊙ SD CURB INLET (SDCI)
  - ⊕ WATER VALVE (WV)
  - ⊕ IRR. VALVE (IV)
  - ⊕ WATER METER (WM)
  - ⊕ POWER POLE / GUY WIRE
  - UTILITY BOX

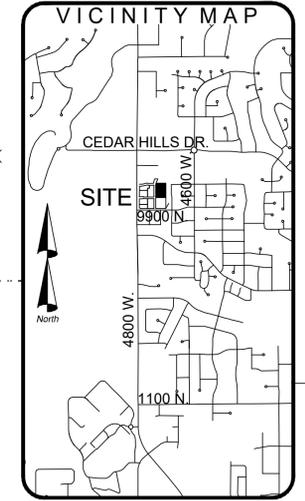
# CEDAR HILLS GATEWAY PLAT "A", LOT 8 INDOOR STORAGE UNITS SITE PLAN



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Know what's below  
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**SITE INFORMATION:**  
Cedar Hills Gateway Plat "A", Lot 8  
Parcel Number:  
Address: 9978 N. 4700 W. Cedar Hills, UT

**OWNER / DEVELOPER:**  
Cadence Capital, LLC  
2801 N. Thanksgiving Way, Suite 100  
Lehi, UT 84043  
Ryan Bybee (801) 616-2300  
ryan@cadencehomes.com

**SURVEYOR, ENGINEER, PLANNER:**  
A.L.M. & Associates, Inc.  
2230 North University Parkway, Suite 6D  
Provo, UT 84604  
(801) 374-6262 (801) 374-0085 FAX  
MGreenwood@ALMonline.com

**ZONING INFORMATION:**  
Zone - SC-1 Commercial

**SITE TABULATION:**

Total Area: 80,990.6 S.F. / 1.86 Ac.  
Building Area: 37,717.5 S.F. / 0.87 Ac.  
Impervious Area: 23,973.0 S.F. / 0.55 Ac.  
Landscaped Area: 19,300.1 S.F. 0.44 Ac.

**Open Space Required:**  
18,692.63 S.F. or 23.08% per Lot.  
**Open Space Shown:**  
20,242.5 S.F. (108.29%)

**SHEET INDEX:**  
C1.0 SITE  
C2.0 UTILITY PLAN  
C3.0 GRADING AND DRAINAGE PLAN  
C4.0 SWPPP  
C4.1 SWPPP BMP DETAILS  
C5.0 CITY DETAILS

**BOUNDARY DESCRIPTION:**  
CEDAR HILLS GATEWAY SUBD.,  
PLAT "A", LOT 8  
COMMENCING AT THE NW CORNER OF LOT 8  
BEING LOCATED SOUTH 00°06'11" EAST  
ALONG THE SECTION LINE 99.57 FEET AND  
EAST 427.44 FEET FROM THE W 1/4 CORNER  
OF SECTION 6, T5S, R2E, S.L.B. & M., THENCE  
EAST 233.75 FEET; THENCE SOUTH 336.82  
FEET; THENCE WEST 240.86 FEET; THENCE  
NORTH 278.70 FEET; THENCE ALONG AN ARC  
OF A 241.00 FOOT RADIUS CURVE TO THE  
RIGHT 58.70 FEET (CHORD BEARS NORTH  
06°58'40" EAST 58.55 FEET) TO THE POINT OF  
BEGINNING.

AREA = 80,990.60 S.F. / 1.86 ACRES  
BASIS OF BEARING BEING S 00°06'11" E  
ALONG THE SECTION LINE FROM THE W 1/4  
CORNER TO THE SW CORNER OF SECTION 6.

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OWNER: CEDAR HILLS FARM LAND, LLC  
SERIAL NUMBER: 14:003:0355

THE CITY OF CEDAR HILLS  
(DETENTION BASIN)

4700 W. (PUBLIC ROAD)

CEDAR HILLS GATEWAY,  
PLAT A, PARCEL A

RHINEHART LAND PLAT A, LOT 1

4680 W. (PUBLIC ROAD)

APPLE BLOSSOM PARK  
PLAT A, LOT 8    APPLE BLOSSOM PARK  
PLAT A, LOT 9    APPLE BLOSSOM PARK  
PLAT B, LOT 23    APPLE BLOSSOM PARK  
PLAT B, LOT 24    APPLE BLOSSOM PARK  
PLAT B, LOT 25    APPLE BLOSSOM PARK  
PLAT B, LOT 26

15' LANDSCAPE BUFFER FROM RESIDENTIAL USE  
INSTALL CURB INLET    10' P.U.E.

30' REAR SET BACK FROM RESIDENTIAL USE  
ASPHALT DRIVE LANE  
3" ASPHALT  
7" ROADBASE

INSTALL CURB INLET    25.0'    23.5'    15.0'    15.0'

END OF NEW FENCE

INSTALL CURB INLET    18.3'    25.0'    20.0'    20.0'    245.0'    155.0'    25.0'    23.5'

STAMPED CONCRETE

ASPHALT DRIVE LANE  
3" ASPHALT  
7" ROADBASE

INSTALL CURB INLET    10' P.U.E.    14' ACCESS AND P.U.E.

PAINTED ADA STALL  
INSTALL ADA "VAN" SIGN

PAINTED CROSSWALK

BUILDING OFFICE MAIN DOOR

INSTALL FH BY SUBDIVISION

INSTALL WM BY SUBDIVISION

INSTALL PI BOX BY SUBDIVISION

INSTALL CURB INLET    10' P.U.E.    10' P.U.E.    10' P.U.E.

INSTALL SSMH BY SUBDIVISION

INSTALL CONCRETE DRIVEWAY APPROACH

INSTALL SIDEWALK, PLANTER AND CURB AND GUTTER BY SUBD. ALONG 4700 WEST STREET

4700 W. (PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9930 N. (38' PUBLIC)

CEDAR HILLS GATEWAY,  
PLAT A, LOT 6

CEDAR HILLS GATEWAY,  
PLAT A, LOT 5

GRAPHIC SCALE  
( IN FEET )  
1 inch = 20 ft.

Cedar Hills Gateway, Plat "A", Lot 8  
CADENCE CAPITAL, LLC  
SITE PLAN

No.	Revision	Date

**C1.0**  
OF SHEETS

Proj # 559 - 1937

ALL INFORMATION ON THIS PLAN WAS OBTAINED FROM THE RECORDS OF THE CITY OF CEDAR HILLS, UTAH. THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT'S STANDARDS AND SPECIFICATIONS. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



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www.bluestakes.org

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**SYMBOL LEGEND:**

---	BOUNDARY LINE
- - - -	ADJACENT PROPERTY LINE
- - - -	PUBLIC UTILITY EASEMENT
—P—	UNDERGROUND POWER
—GAT—	GAS LATERAL
—G—	GAS MAIN
—SSLAT—	SEWER LATERAL
—SS—	SEWER PIPE
—SD—	STORM DRAIN PIPE
—F—	WATER (FIRE LINE)
—CW LAT—	WATER LATERAL
—CW—	WATER MAIN (CULINARY)
—PI—	PRESSURIZED IRR. LINE (PI)
—OHP—	OVER HEAD POWER
—FO—	COMMUNICATION LINE
⊕	FIRE HYDRANT (FH)
⊙	SEWER MANHOLE (SSMH)
⊙	SD MANHOLE (SDMH)
⊕	SD CURB INLET (SDCI)
⊕	WATER VALVE (WV)
⊕	IRR. VALVE (IV)
⊕	WATER METER (WM)
⊕	POWER POLE / GUY WIRE
⊕	UTILITY BOX
BOW	BACK OF SIDEWALK
FG	FINISH GRADE
FOC	FACE OF CURB
FFE	FINISH FLOOR ELEVATION
INV	INVERT OR FLOW OF PIPE
LOG	LIP OF GUTTER
TA	TOP OF ASPHALT
TBC	TOP BACK OF CURB

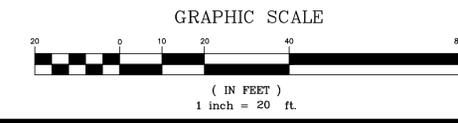
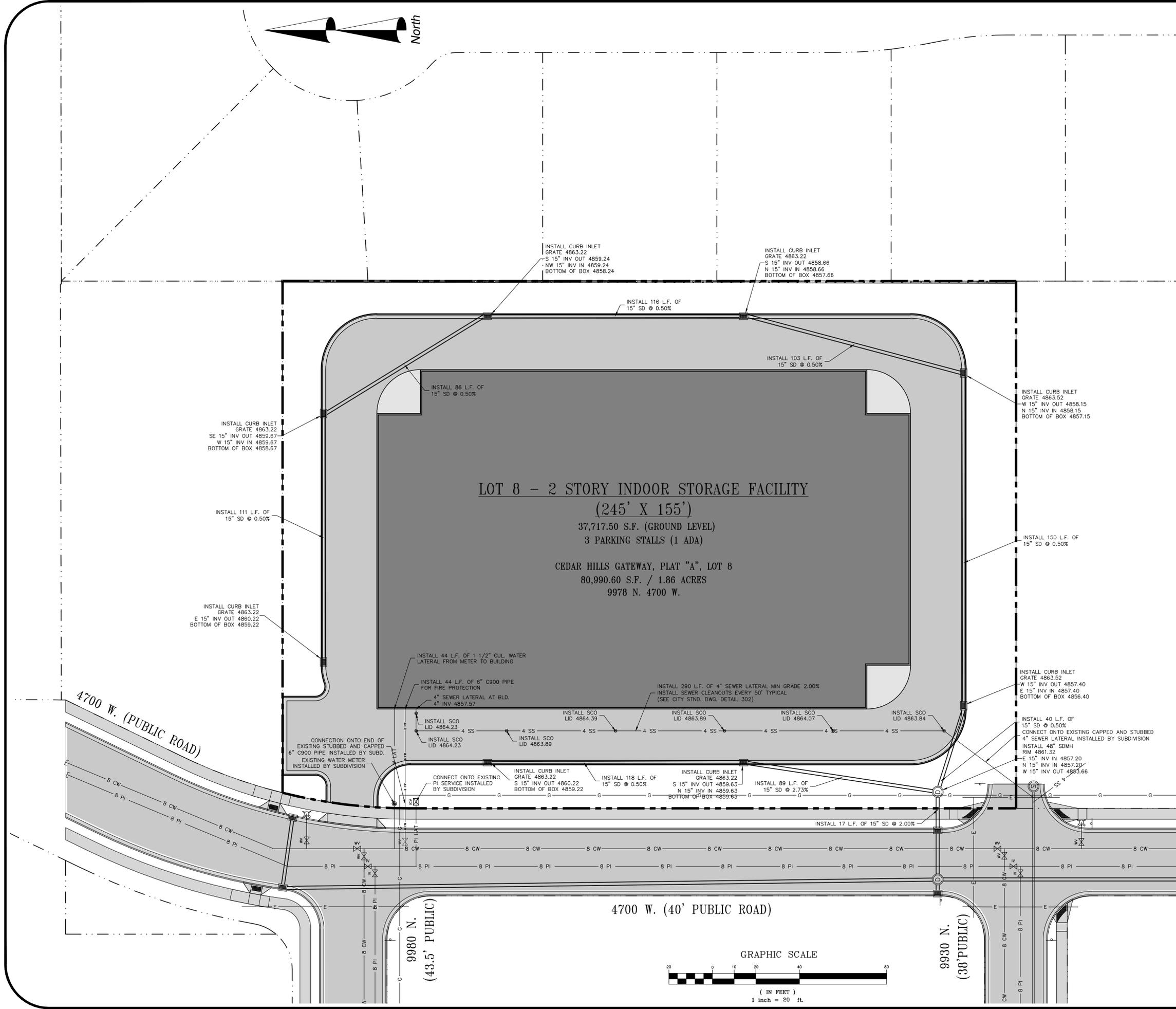
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Cedar Hills Gateway, Plat "A", Lot 8  
CADENCE CAPITAL, LLC  
**UTILITY PLAN**

No.	Revision	Date

**C2.0**  
OF SHEETS  
Proj # 559-1937



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**SYMBOL LEGEND:**

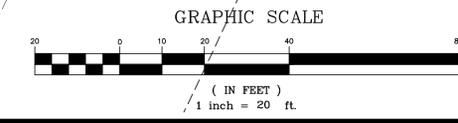
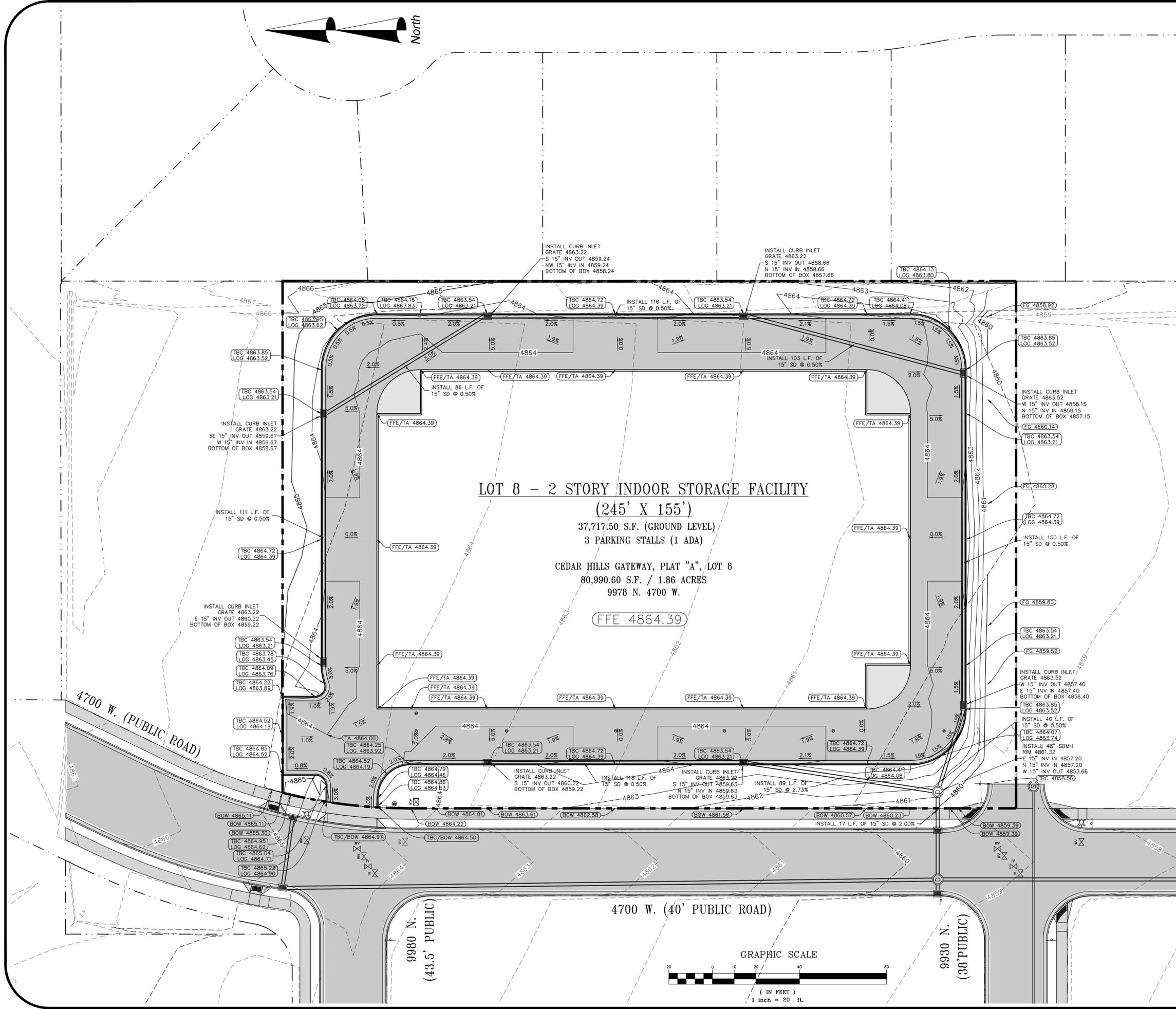
- BOUNDARY LINE
- - - - ADJACENT PROPERTY LINE
- - - - PUBLIC UTILITY EASEMENT
- UNDERGROUND POWER
- GAS LATERAL
- GAS MAIN
- SEWER LATERAL
- SEWER PIPE
- STORM DRAIN PIPE
- WATER (FIRE LINE)
- WATER LATERAL
- WATER MAIN (CULINARY)
- PRESSURIZED IRR. LINE (PI)
- OVER HEAD POWER
- COMMUNICATION LINE
- ⊕ FIRE HYDRANT (FH)
- ⊙ SEWER MANHOLE (SSMH)
- ⊙ SD MANHOLE (SDMH)
- ⊕ SD CURB INLET (SDCI)
- ⊕ WATER VALVE (WV)
- ⊕ IRR. VALVE (IV)
- ⊕ WATER METER (WM)
- ⊕ POWER POLE / GUY WIRE
- ⊕ UTILITY BOX
- BOW BACK OF SIDEWALK
- FG FINISH GRADE
- FOC FACE OF CURB
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- INV INVERT OR FLOW OF PIPE
- LOG LIP OF GUTTER
- TA TOP OF ASPHALT
- TBC TOP BACK OF CURB

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Cedar Hills Gateway, Plat "A", Lot 8  
CADENCE CAPITAL, LLC  
**GRADING & DRAINAGE PLAN**

No.	Revision	Date

**C3.0**  
OF SHEETS  
Proj # 559-1937



ALL INFORMATION ON THIS PLAN IS BASED ON THE RECORD DRAWINGS AND SURVEY DATA PROVIDED BY THE CLIENT. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THE ENGINEER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY SUCH ERRORS OR OMISSIONS.



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**CONSTRUCTION ACCESS:**

1. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLE WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
2. IF THE GRAVEL CONSTRUCTION ENTRANCES ARE NOT EFFECTIVE IN REMOVING THE MAJORITY OF THE DIRT OR MUD FROM THE TIRES OF THE CONSTRUCTION VEHICLES, THEN TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT FROM BEING CARRIED OFF SITE.
3. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO THE ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED AND REPAIRED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT.
5. EQUIPMENT TO CLEAN VEHICLES (BROOMS, WATER HOSE, ETC.) MUST BE AVAILABLE ON SITE IN ORDER TO CLEAN VEHICLES PRIOR TO EXITING CONSTRUCTION SITE.

**AIR QUALITY CONTROL GENERAL NOTES:**

1. ALL ON-SITE WORK THROUGHOUT THE LENGTH OF THE PROJECT MUST CONFORM WITH THE UTAH DIVISION OF AIR QUALITY REGULATIONS.
2. CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO MINIMIZE FUGITIVE DUST FROM BECOMING AIRBORNE. SUCH CONTROL MAY INCLUDE WATERING, TEMPORARY HYDRO-SEEDING AND/OR CHEMICAL STABILIZATION. KEEP ACTIVE AREAS OF CONSTRUCTION DAMP, SPRAYING AS OFTEN AS REQUIRED TO PREVENT FUGITIVE DUST. DO NOT PROCEED WITH WORK DURING HIGH WIND PERIODS IF DUST CANNOT BE CONTROLLED.
3. NO SITE GRADING CAN BEGIN UNTIL A PROPOSED AIR QUALITY CONTROL PLAN HAS BEEN PRESENTED TO CEDAR HILLS CITY OUTLINING CONSTRUCTION METHODS, EQUIPMENT TO BE USED AND CONSTRUCTION SEQUENCING.
4. ON-SITE BURNING OF REFUSE IS STRICTLY FORBIDDEN.
5. CONTRACTOR RESPONSIBLE FOR OBTAINING AN NPDES PERMIT FORM THE DIVISION OF WATER QUALITY, DEPARTMENT OF ENVIRONMENTAL QUALITY, STATE OF UTAH (PERMIT # \_\_\_\_\_)

**EROSION CONTROL GENERAL NOTES:**

1. NO SITE WORK WILL BEGIN UNTIL CONSTRUCTION FENCE AND SILTATION FABRIC ARE IN PLACE.
2. TAKE ALL PRECAUTIONS NECESSARY TO PREVENT EROSION AND TRANSPORTATION OF SOILS TO ADJACENT PROPERTIES, STREETS, SIDEWALKS, AND INTO ON-SITE DRAINAGE SYSTEMS.
3. REPAIR AND CORRECT DAMAGE CAUSED BY EROSION WITHIN 48 HOURS.
4. THE SURFACES OF CUT AND FILL SLOPES SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION. THIS MAY INCLUDE PLANTINGS. THE PROTECTION FOR THE SLOPES SHALL BE INSTALLED AS SOON AS PRACTICABLE AND BEFORE CALLING FOR FINAL APPROVAL.
5. DUST/MUD SIGN MUST BE POSTED PER SOUTH JORDAN CITY SPECIFICATIONS.

**STORM WATER POLLUTION PREVENTION NOTES:**

1. DESCRIPTION OF CONSTRUCTION ACTIVITY: NEW BUILDING & DRIVE LANES WITH STALLS.
2. SEQUENCE OF MAJOR ACTIVITIES:
  - A. INSTALL CONSTRUCTION FENCE WITH SEDIMENTATION CONTROL FABRIC
  - B. STRIPPING OF SITE AND INSTALLATION OF STAGING/WASHING AREA
  - C. ROUGH GRADING
  - D. INSTALLATION OF UNDERGROUND UTILITIES
  - E. INSTALL SEDIMENT BARRIER ON STORM DRAIN INLETS
  - F. FINISH GRADING
  - H. INSTALLATION OF BASE AND ASPHALT PAVING
  - I. FINAL LANDSCAPING - SOD INSTALLATION - NO SEED

**BEST MANAGEMENT PRACTICES (BMP):**

1. PROPOSED BMPs TO REDUCE POLLUTANTS DETAILS FOUND ON SHEET C4.1
2. TOTAL AREA: 80,990.6 SQ.FT / 1.86 ACRES
3. TOTAL DISTURBED AREA: 80,990.6 SQ.FT / 1.86 ACRES (100%)
4. DRAINAGE PATTERNS AND SLOPE FOUND ON SHEET C3.0 & C4.0

**SITE ACTIVITY INFORMATION:**

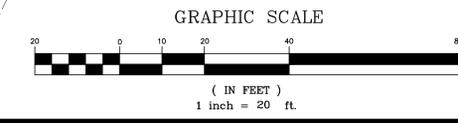
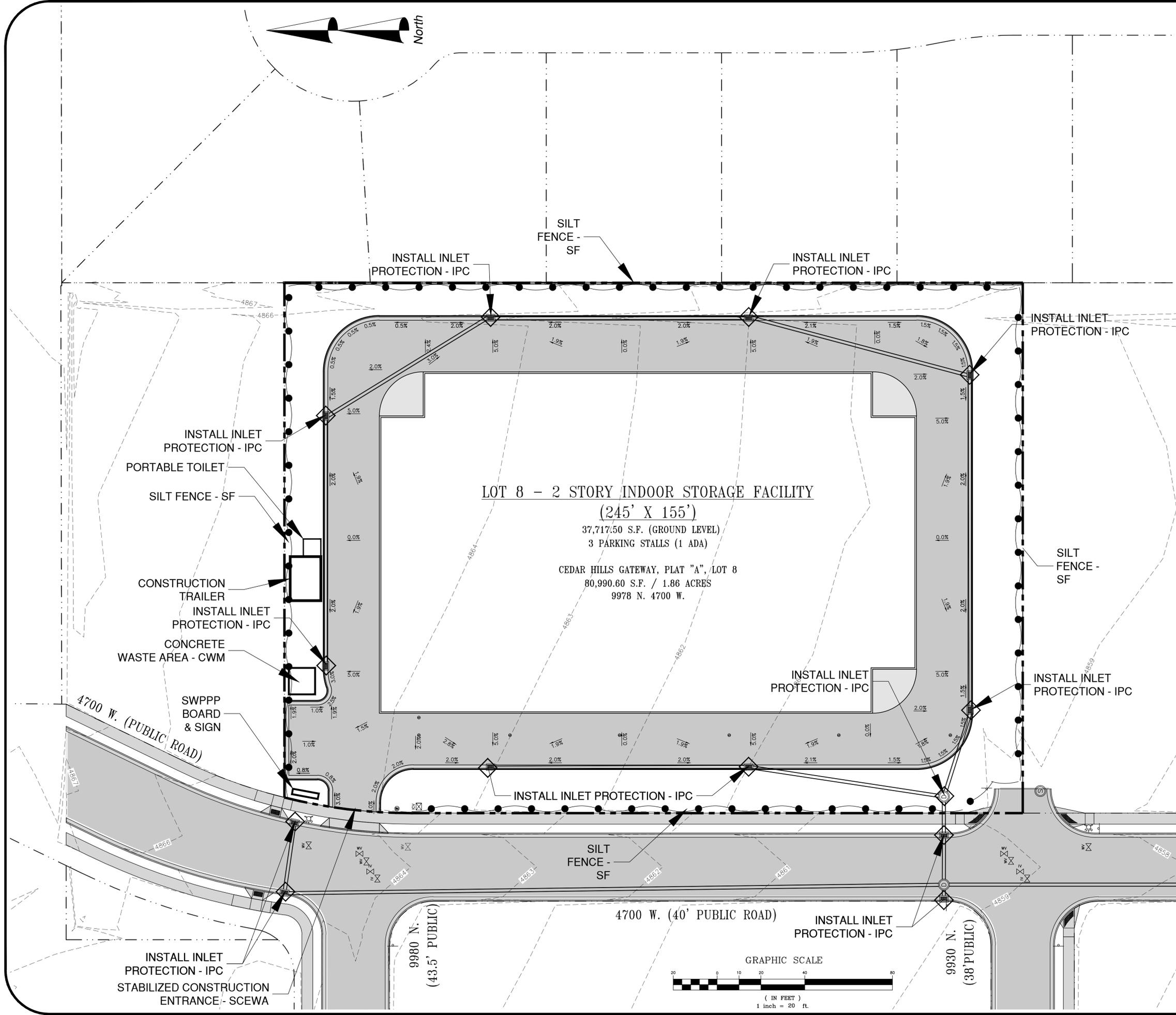
1. RECEIVING WATER BODY: DEVELOPMENT AND CITY DRAINAGE SYSTEM.

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Cedar Hills Gateway, Plat "A", Lot 8  
CADENCE CAPITAL, LLC  
SWPPP

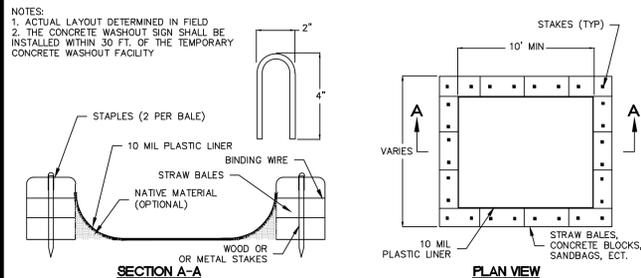
No.	Revision	Date

**C4.0**  
OF SHEETS  
Proj # 559-1937



**BMP: Concrete Waste Management**

**CWM**



**NOTES:**  
1. ACTUAL LAYOUT DETERMINED IN FIELD  
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY

**DESCRIPTION:**  
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

**APPLICATIONS:**  
This technique is applicable to all types of sites.

**INSTALLATION/APPLICATION CRITERIA:**  
> Store dry and wet materials under cover, away from drainage areas.  
> Avoid mixing excess amounts of fresh concrete or cement on-site.  
> Perform washout of concrete trucks off-site or in designated areas only.  
> Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.  
> Do not allow excess concrete to be dumped on-site, except in designated areas.  
> When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier information sheet.)  
> Train employees and subcontractors in proper concrete waste management.

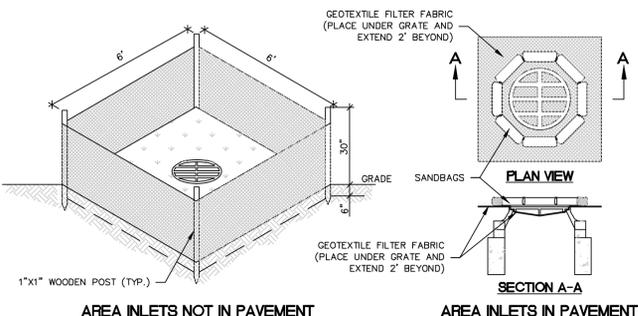
**LIMITATIONS:**  
> Off-site washout of concrete wastes may not always be possible.

**MAINTENANCE:**  
> Inspect subcontractors to ensure that concrete wastes are being properly managed.  
> If using a temporary pit, dispose hardened concrete on a regular basis.

- OBJECTIVES:**
- Housekeeping Practices
  - Contain Waste
  - Minimize Disturbed Areas
  - Stabilize Disturbed Areas
  - Protect Slopes/Channels
  - Control Site Perimeter
  - Control Internal Erosion
- TARGETED POLLUTANTS:**
- Sediment
  - Nutrients
  - Toxic Materials
  - Oil & Grease
  - Floatable Materials
  - Other Waste
- IMPLEMENTATION REQUIREMENTS:**
- Capital Costs
  - O&M Costs
  - Maintenance
  - Training
- Impact:**
- High Impact
  - Medium Impact
  - Low or Unknown Impact

**BMP: Inlet Protection**

**IP**



**DESCRIPTION:**  
Silt fencing or sand bags placed around inlet to storm drain system.

**APPLICATION:**  
Construct at inlets in paved and unpaved areas where upgradient area is to be disturbed by construction activities.

**INSTALLATION/APPLICATION CRITERIA:**  
> Place geotextile filter fabric around inlet grate extending two feet past the grate in all directions with sand bags around grate.  
> Place geotextile filter fabric around and under inlet grate extending two feet past the grate in all directions with sand bags around grate.

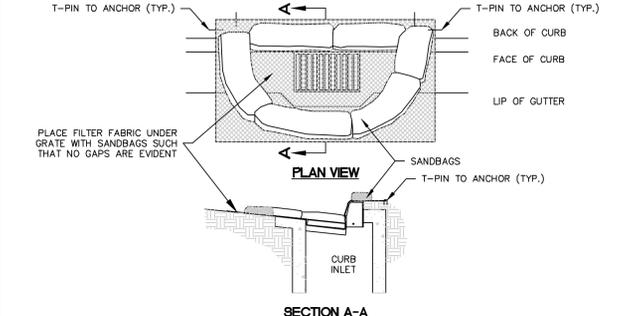
**LIMITATIONS:**  
> Recommended for maximum drainage area of one acre.  
> Excess flows may bypass the inlet requiring down gradient controls.  
> Ponding will occur at inlet.

**MAINTENANCE:**  
> Inspect inlet protection after every large storm event and at a minimum of once monthly.  
> Remove sediment accumulated when it reaches 4-inches in depth.  
> Replace filter fabric and clean if clogging is apparent.

- OBJECTIVES:**
- Housekeeping Practices
  - Contain Waste
  - Minimize Disturbed Areas
  - Stabilize Disturbed Areas
  - Protect Slopes/Channels
  - Control Site Perimeter
  - Control Internal Erosion
- TARGETED POLLUTANTS:**
- Sediment
  - Nutrients
  - Toxic Materials
  - Oil & Grease
  - Floatable Materials
  - Other Waste
- IMPLEMENTATION REQUIREMENTS:**
- Capital Costs
  - O&M Costs
  - Maintenance
  - Training
- Impact:**
- High Impact
  - Medium Impact
  - Low or Unknown Impact

**BMP: Inlet Protection Curb**

**IPC**



**DESCRIPTION:**  
Filter fabric and sand bags placed around inlet to storm drain system.

**APPLICATION:**  
Construct at inlets in paved and unpaved areas where upgradient area is to be disturbed by construction activities.

**INSTALLATION/APPLICATION CRITERIA:**  
> Place geotextile filter fabric around and under inlet grate extending two feet past the grate in all directions with sand bags around grate.

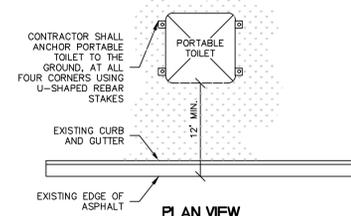
**LIMITATIONS:**  
> Recommended for maximum drainage area of one acre.  
> Excess flows may bypass the inlet requiring down gradient controls.  
> Ponding will occur at inlet.

**MAINTENANCE:**  
> Inspect inlet protection after every large storm event and at a minimum of once monthly.  
> Remove sediment accumulated when it reaches 4-inches in depth.  
> Replace filter fabric and clean if clogging is apparent.

- OBJECTIVES:**
- Housekeeping Practices
  - Contain Waste
  - Minimize Disturbed Areas
  - Stabilize Disturbed Areas
  - Protect Slopes/Channels
  - Control Site Perimeter
  - Control Internal Erosion
- TARGETED POLLUTANTS:**
- Sediment
  - Nutrients
  - Toxic Materials
  - Oil & Grease
  - Floatable Materials
  - Other Waste
- IMPLEMENTATION REQUIREMENTS:**
- Capital Costs
  - O&M Costs
  - Maintenance
  - Training
- Impact:**
- High Impact
  - Medium Impact
  - Low or Unknown Impact

**BMP: Portable Toilets**

**PT**



**DESCRIPTION:**  
Temporary on-site sanitary facilities for construction personnel.

**APPLICATION:**  
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

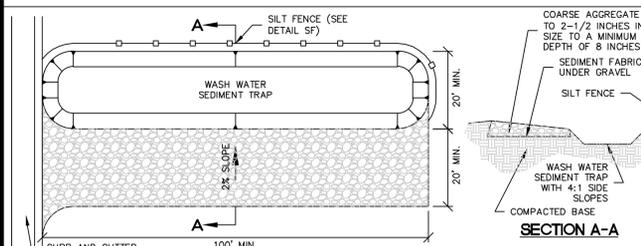
**INSTALLATION/APPLICATION CRITERIA:**  
< Locate portable toilets in convenient locations throughout the site.  
< Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.  
< Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.  
< Stake toilets to prevent them from tipping.

**LIMITATIONS:**  
No limitations.

**MAINTENANCE:**  
< Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.  
< Regular waste collection should be arranged with licensed service.  
< All waste should be deposited in sanitary

- OBJECTIVES:**
- Housekeeping Practices
  - Contain Waste
  - Minimize Disturbed Areas
  - Stabilize Disturbed Areas
  - Protect Slopes/Channels
  - Control Site Perimeter
  - Control Internal Erosion
- TARGETED POLLUTANTS:**
- Sediment
  - Nutrients
  - Toxic Materials
  - Oil & Grease
  - Floatable Materials
  - Other Waste
- IMPLEMENTATION REQUIREMENTS:**
- Capital Costs
  - O&M Costs
  - Maintenance
  - Training
- Impact:**
- High Impact
  - Medium Impact
  - Low or Unknown Impact

**BMP: Stabilized Construction Entrance & Wash Area SCEWA**



**DESCRIPTION:**  
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface. The area can be used to spray off vehicles before they leave the site.

**APPLICATIONS:**  
At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

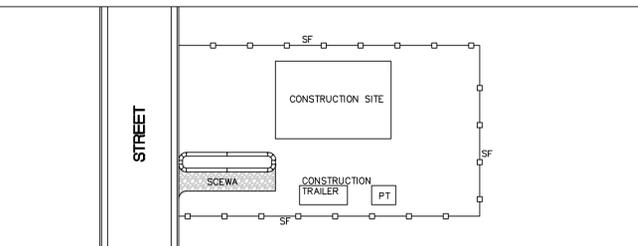
**INSTALLATION/APPLICATION CRITERIA:**  
< Clear and grub area and grade to provide maximum slope of 2%.  
< Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months).  
< Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.  
< Provide water to the area that can be used to spray off vehicles as needed to prevent the tracking of mud off of the construction site. This may not be needed during dry periods of work, but is needed when construction is proceeding under wet conditions.  
< Provide berming as needed to prevent sediment laden wash water from entering storm water facilities or other water bodies, or leaving the site.

**LIMITATIONS:**  
< Requires periodic top dressing with additional stones.  
< Should be used in conjunction with street sweeping on adjacent public right-of-way.  
< Must be situated such that waste water does not run off site.

**MAINTENANCE:**  
< Inspect daily for loss of gravel or sediment buildup.  
< Inspect adjacent roadway for sediment deposit and clean by shoveling and sweeping.  
< Repair entrance and replace gravel as required to maintain control in good working condition.

- OBJECTIVES:**
- Housekeeping Practices
  - Contain Waste
  - Minimize Disturbed Areas
  - Stabilize Disturbed Areas
  - Protect Slopes/Channels
  - Control Site Perimeter
  - Control Internal Erosion
- TARGETED POLLUTANTS:**
- Sediment
  - Nutrients
  - Toxic Materials
  - Oil & Grease
  - Floatable Materials
  - Other Waste
- IMPLEMENTATION REQUIREMENTS:**
- Capital Costs
  - O&M Costs
  - Maintenance
  - Training
- Impact:**
- High Impact
  - Medium Impact
  - Low or Unknown Impact

**BMP: Sediment Control on Small Construction Sites SCSCS**



**DESCRIPTION:**  
Control the perimeter, vehicular access, and the delivery of materials to small construction sites so that sediment, landscaping materials and other construction debris is not in the street. This BMP is intended to be applied to residential construction sites and small nonresidential sites.

**APPROACH:**  
> Prior to any building construction on a site, identify the point of access to the property. This should generally be the location of the future driveway. Fence the remainder of the street frontage of the property, as well as side lot lines (as far as necessary to prevent access) with temporary fencing (silt fence may be used where silt fence is needed). This fencing is to remain in place until all construction or landscape material deliveries are complete. No access is to be made at any point other than the designated point of access.  
> Control the perimeter of the site so that sediment-laden storm water does not leave the site during construction. This may involve sediment control measures such as silt fences, drainage swales or berms, straw or hay bale barriers, or rock check dams.  
> Either utilize the curb cut or leave the curb, gutter and sidewalk in place (and replace it if needed when work is complete). Do not place anything in the gutter, including dirt rams.  
> Excavate for and place a bed of gravel or drain rock the full width of the future driveway (6" minimum), a distance of 27 feet back from the back of sidewalk. Place the rock to the depth necessary to prevent material delivery vehicles from contacting the on-site soils.  
> At the proper time, the gravel or rock bed can be modified to serve as the base for concrete driveway placement. At that point, the concrete driveway will prevent delivery and other vehicles from coming into contact with on-site soils.

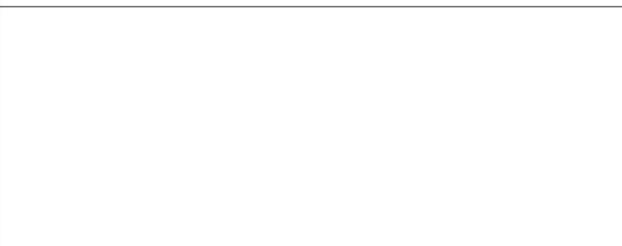
**LIMITATIONS:**  
> It may be necessary to pump concrete to locations away from the bed of gravel or rock.  
> Parking of workers' vehicles may require that the bed of gravel or rock be enlarged to make space for vehicle parking that keeps the vehicles from contacting the on-site soils.  
> Builders, subcontractors, material suppliers, vendors and other visitors to the site must be educated to adhere to the practices outlined.  
> Landscaping and construction materials must be placed on the lot, not the street or walk.

**MAINTENANCE:**  
> Repair fencing as needed to maintain control of access.  
> Repair sediment control measures as needed during construction.  
> Replenish and dress up the gravel/rock area as needed during the course of construction.  
> Any tracking of soil onto the adjacent street indicates inadequate performance of this BMP. Remove soil tracked onto the street at the end of any day that it occurs and take corrective measures to prevent soil tracking onto the street from recurring.

- APPLICATIONS:**
- Manufacturing
  - Material Handling
  - Vehicle Maintenance
  - Construction
  - Commercial Activities
  - Roadways
  - Waste Containment
  - Housekeeping Practices
- TARGETED POLLUTANTS:**
- Sediment
  - Nutrients
  - Toxic Materials
  - Oil & Grease
  - Floatable Materials
  - Other Waste
- IMPLEMENTATION REQUIREMENTS:**
- Capital Costs
  - O&M Costs
  - Maintenance
  - Training
- Impact:**
- High Impact
  - Medium Impact
  - Low or Unknown Impact

**BMP: Spill Clean UP**

**SCU**



**DESCRIPTION:**  
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

**APPLICATION:**  
All sites

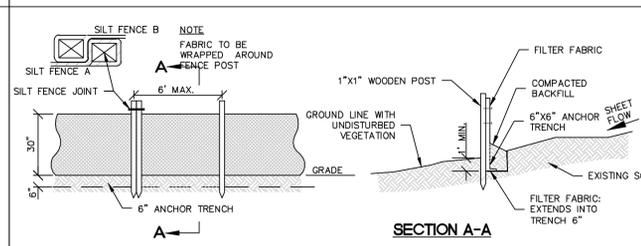
**GENERAL:**  
> Store controlled materials within a storage area.  
> Educate personnel on prevention and clean-up techniques.  
> Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.  
> Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

**METHODS:**  
> Unroll spills/leaks immediately and remediate cause.  
> Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL  
**CONTAMINATED MATERIAL**  
> Use rags or absorbent material for clean-up. Excavate contaminated soils.  
> Dispose of clean-up material and soil as hazardous waste.  
> Document all spills with date, location, substance, volume, actions taken and other pertinent data.  
> Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #801-536-4100) for any spill of reportable quantity.

- OBJECTIVES:**
- Housekeeping Practices
  - Contain Waste
  - Minimize Disturbed Areas
  - Stabilize Disturbed Areas
  - Protect Slopes/Channels
  - Control Site Perimeter
  - Control Internal Erosion
- TARGETED POLLUTANTS:**
- Sediment
  - Nutrients
  - Toxic Materials
  - Oil & Grease
  - Floatable Materials
  - Other Waste
- IMPLEMENTATION REQUIREMENTS:**
- Capital Costs
  - O&M Costs
  - Maintenance
  - Training
- Impact:**
- High Impact
  - Medium Impact
  - Low or Unknown Impact

**BMP: Silt Fence**

**SF**



**DESCRIPTION:**  
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.

**APPLICATION:**  
> Perimeter control: place barrier at downgradient limits of disturbance  
> Sediment barrier: place barrier at toe of slope or soil stockpile  
> Protection of existing waterways: place barrier near top of stream bank  
> Inlet protection: place fence surrounding catch basins

**INSTALLATION/APPLICATION CRITERIA:**  
> Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts.  
> Secure wire mesh (14 gage min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.  
> Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.  
> Backfill trench over filter fabric to anchor.

**LIMITATIONS:**  
> Recommended maximum drainage area of 0.5 acre per 100 feet of fence  
> Recommended maximum upgradient slope length of 150 feet  
> Recommended maximum uphill grade of 2:1 (50%)  
> Recommended maximum flow rate of 0.5 cfs  
> Ponding should not be allowed behind fence

**MAINTENANCE:**  
> Inspect immediately after any rainfall and at least daily during prolonged rainfall.  
> Look for runoff bypassing ends of barriers or undercutting barriers.  
> Repair or replace damaged areas of the barrier and remove accumulated sediment.  
> Reanchor fence as necessary to prevent shortcutting.  
> Remove accumulated sediment when it reaches 1/2 the height of the fence.

- OBJECTIVES:**
- Housekeeping Practices
  - Contain Waste
  - Minimize Disturbed Areas
  - Stabilize Disturbed Areas
  - Protect Slopes/Channels
  - Control Site Perimeter
  - Control Internal Erosion
- TARGETED POLLUTANTS:**
- Sediment
  - Nutrients
  - Toxic Materials
  - Oil & Grease
  - Floatable Materials
  - Other Waste
- IMPLEMENTATION REQUIREMENTS:**
- Capital Costs
  - O&M Costs
  - Maintenance
  - Training
- Impact:**
- High Impact
  - Medium Impact
  - Low or Unknown Impact

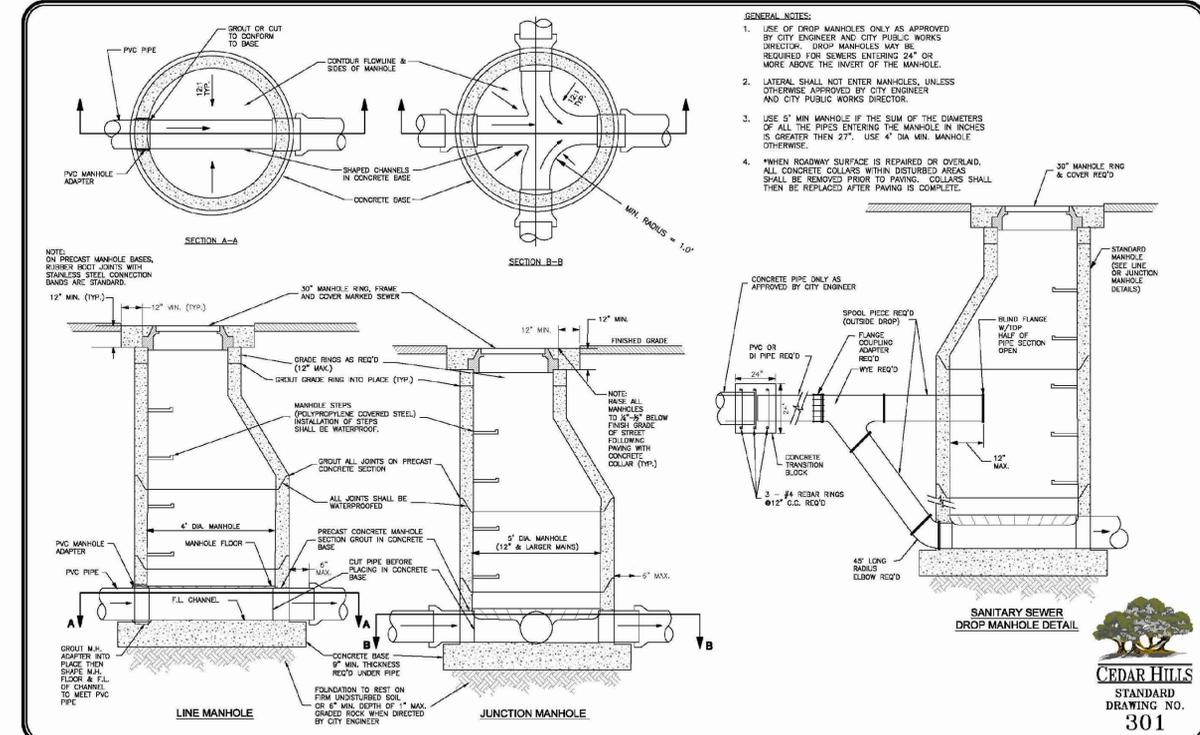
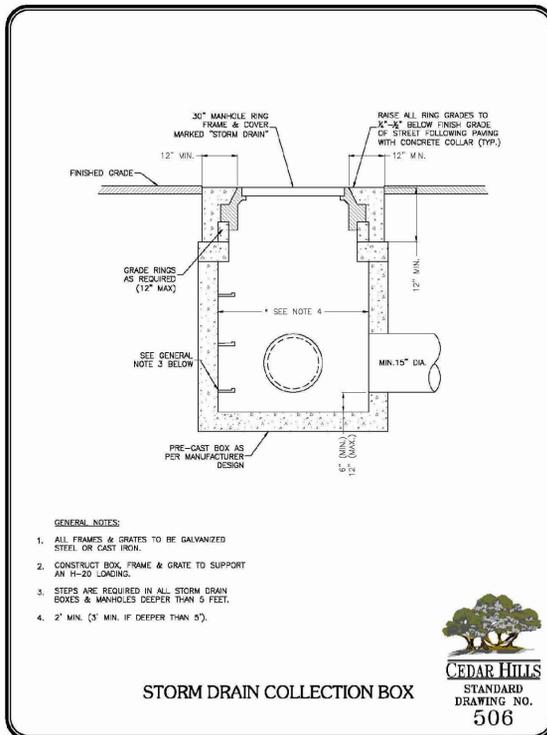
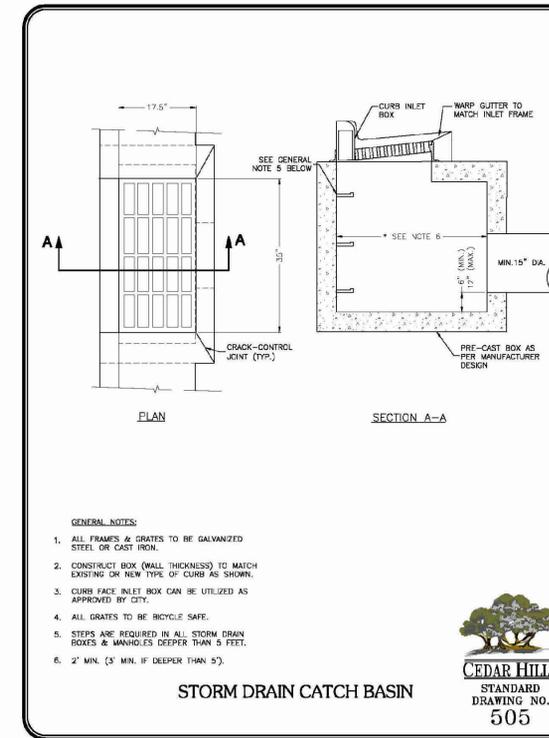
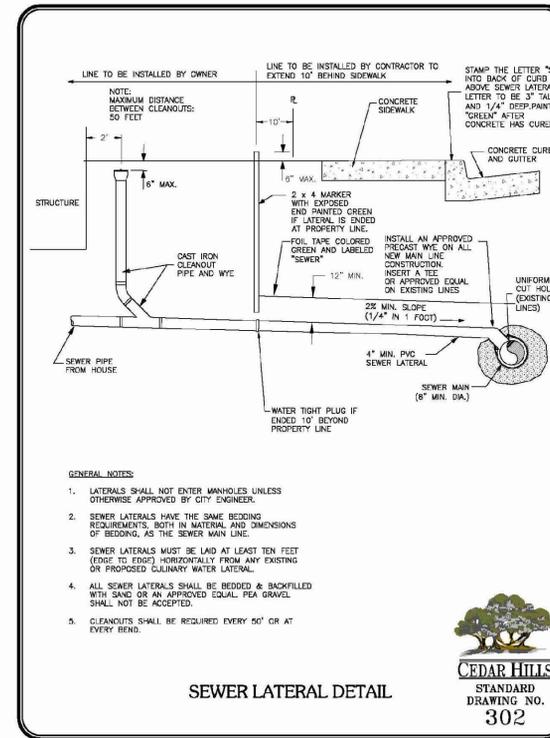
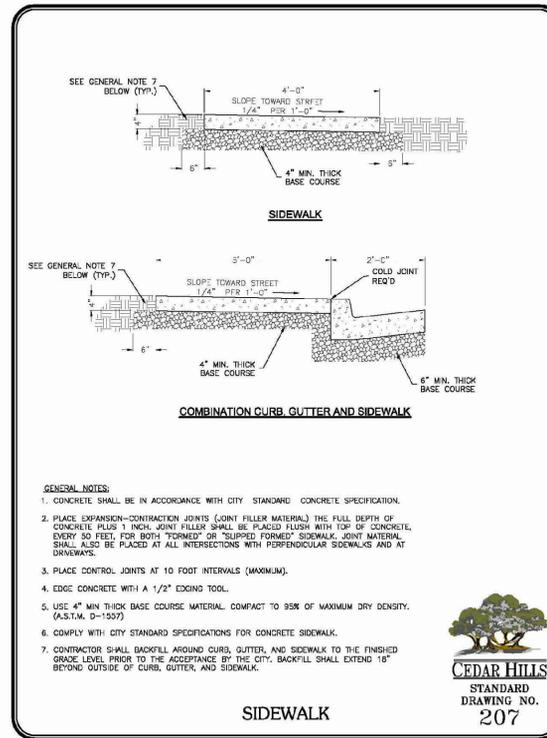
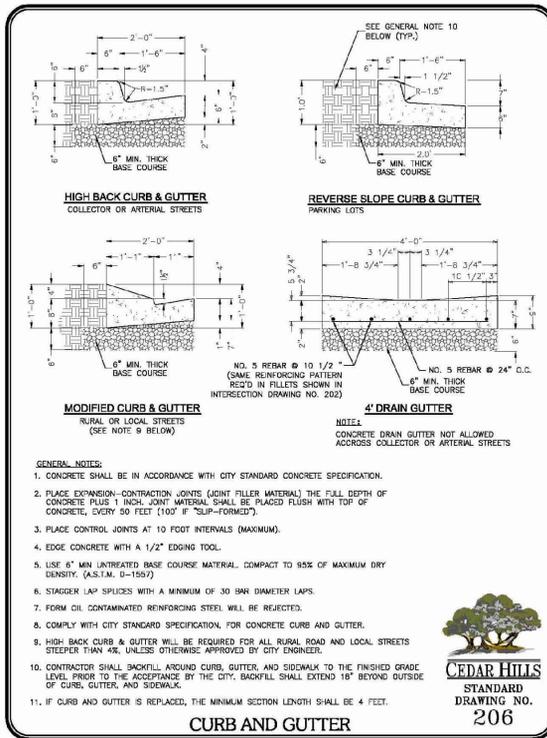


**A.L.M. & Associates, Inc.**  
Engineering · Surveying · Development · Planning  
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374-6262

Cedar Hills Gateway, Plat "A", Lot 8  
CADENCE CAPITAL, LLC  
SWPPP BMP DETAILS

No.	Revision	Date

**C4.1**  
OF SHEETS  
Proj # 559-1937



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Cedar Hills Gateway, Plat "A", Lot 8  
CADENCE CAPITAL, LLC  
CITY DETAILS

No.	Revision	Date

**C5.0**  
OF SHEETS

Proj # 559-1937

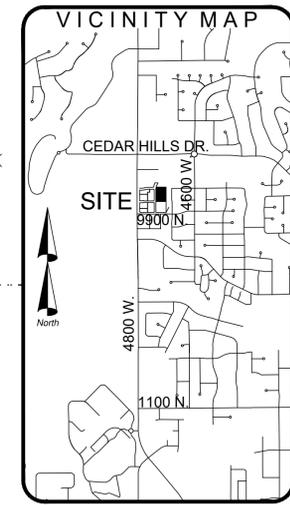
**SYMBOL LEGEND:**

- BOUNDARY LINE
- - - ADJACENT PROPERTY LINE
- - - PUBLIC UTILITY EASEMENT
- - - UNDERGROUND POWER
- - - GAS LATERAL
- - - GAS MAIN
- - - SEWER LATERAL
- - - SEWER PIPE
- - - STORM DRAIN PIPE
- - - WATER (FIRE LINE)
- - - WATER LATERAL
- - - WATER MAIN (CULINARY)
- - - PRESSURIZED IRR. LINE (PI)
- - - OVER HEAD POWER
- - - COMMUNICATION LINE
- ⊕ FIRE HYDRANT (FH)
- ⊕ SEWER MANHOLE (SSMH)
- ⊕ SD MANHOLE (SDMH)
- ⊕ SD CURB INLET (SDCI)
- ⊕ WATER VALVE (WV)
- ⊕ IRR. VALVE (IV)
- ⊕ WATER METER (WM)
- ⊕ POWER POLE / GUY WIRE
- ⊕ UTILITY BOX

4680 W. (PUBLIC ROAD)

# CEDAR HILLS GATEWAY PLAT "A", LOT 8 INDOOR STORAGE UNITS SITE PLAN

**CALL BEFORE YOU DIG.  
IT'S FREE AND IT'S THE LAW.**



**SITE INFORMATION:**  
Cedar Hills Gateway Plat "A", Lot 8  
Parcel Number:  
Address: 9978 N. 4700 W. Cedar Hills, UT

**OWNER / DEVELOPER:**  
Cadence Capital, LLC  
2801 N. Thanksgiving Way, Suite 100  
Lehi, UT 84043  
Ryan Bybee (801) 616-2300  
ryan@cadencehomes.com

**SURVEYOR, ENGINEER, PLANNER:**  
A.L.M. & Associates, Inc  
2230 North University Parkway, Suite 6D  
Provo, UT 84604  
(801) 374-6262 (801) 374-0085 FAX  
MGreenwood@ALMonline.com

**ZONING INFORMATION:**  
Zone - SC-1 Commercial

**SITE TABULATION:**  
Total Area: 80,990.6 S.F. / 1.86 Ac.  
Building Area: 42,164.2 S.F. / 0.97 Ac.  
Impervious Area: 19,329.4 S.F. / 0.44 Ac.  
Landscaped Area: 19,497.0 S.F. 0.45 Ac.

**Open Space Required:**  
18,692.63 S.F. or 23.08% per Lot.  
**Open Space Shown:**  
17,969.10 S.F. (96.13%)

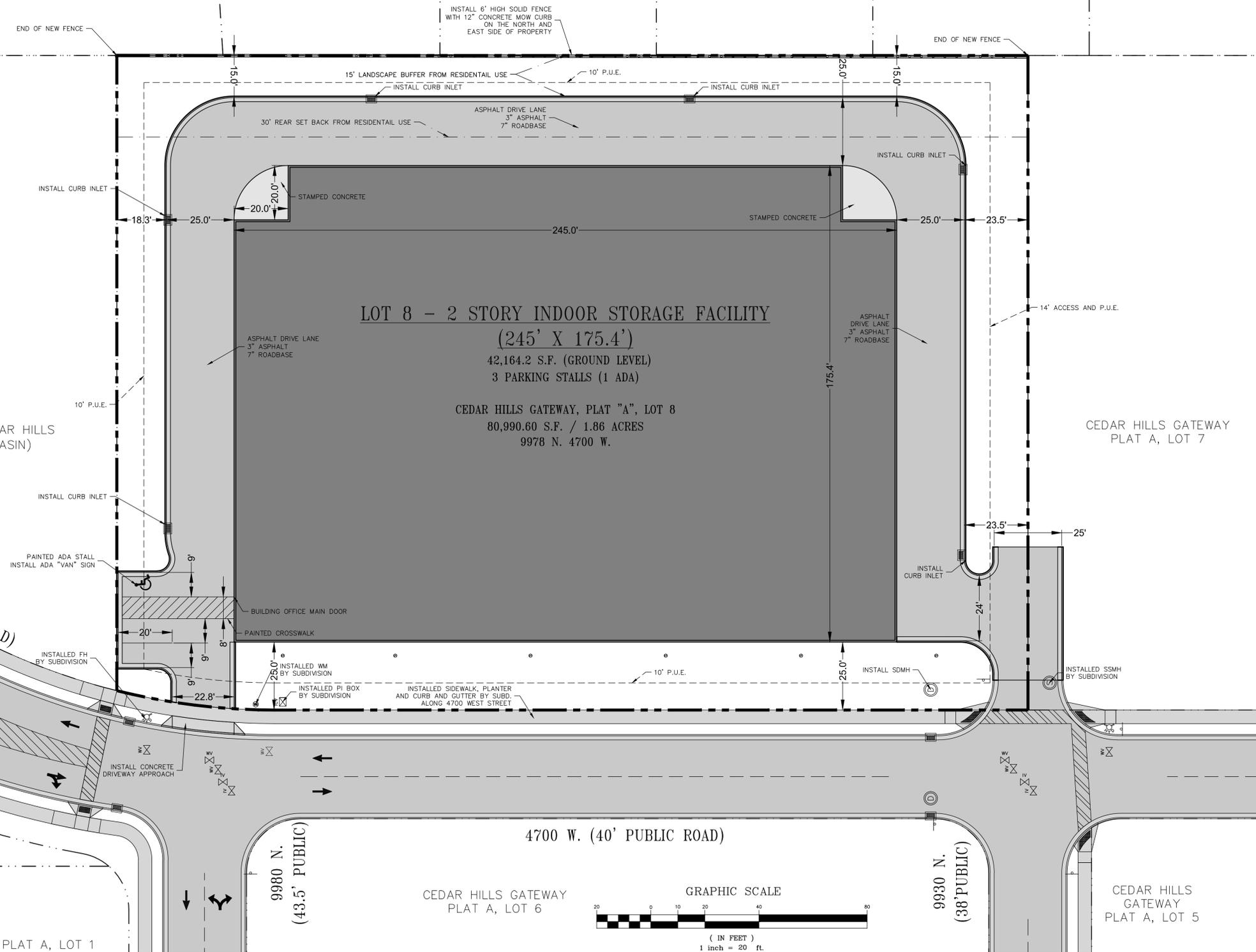
**SHEET INDEX:**  
C1.0 SITE  
C2.0 UTILITY PLAN  
C3.0 GRADING AND DRAINAGE PLAN  
C4.0 SWPPP  
C4.1 SWPPP BMP DETAILS  
C5.0 CITY DETAILS

**BOUNDARY DESCRIPTION:**  
CEDAR HILLS GATEWAY SUBD.,  
PLAT "A", LOT 8

COMMENCING AT THE NW CORNER OF LOT 8 BEING LOCATED SOUTH 00°06'11" EAST ALONG THE SECTION LINE 99.57 FEET AND EAST 427.44 FEET FROM THE W 1/4 CORNER OF SECTION 6, T5S, R2E, S.L.B. & M., THENCE EAST 233.75 FEET; THENCE SOUTH 336.82 FEET; THENCE WEST 240.86 FEET; THENCE NORTH 278.70 FEET; THENCE ALONG AN ARC OF A 241.00 FOOT RADIUS CURVE TO THE RIGHT 58.70 FEET (CHORD BEARS NORTH 06°58'40" EAST 58.55 FEET) TO THE POINT OF BEGINNING.

AREA = 80,990.60 S.F. / 1.86 ACRES  
BASIS OF BEARING BEING S 00°06'11" E ALONG THE SECTION LINE FROM THE W 1/4 CORNER TO THE SW CORNER OF SECTION 6.

APPLE BLOSSOM PARK PLAT A, LOT 8    APPLE BLOSSOM PARK PLAT A, LOT 9    APPLE BLOSSOM PARK PLAT B, LOT 23    APPLE BLOSSOM PARK PLAT B, LOT 24    APPLE BLOSSOM PARK PLAT B, LOT 25    APPLE BLOSSOM PARK PLAT B, LOT 26



OWNER: CEDAR HILLS FARM LAND, LLC  
SERIAL NUMBER: 14:003:0355

THE CITY OF CEDAR HILLS  
(DETENTION BASIN)

4700 W. (PUBLIC ROAD)

CEDAR HILLS GATEWAY,  
PLAT A, PARCEL A

RHINEHART LAND PLAT A, LOT 1

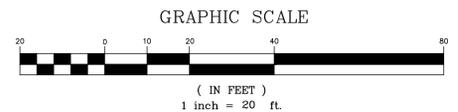
9980 N.  
(43.5' PUBLIC)

CEDAR HILLS GATEWAY  
PLAT A, LOT 6

4700 W. (40' PUBLIC ROAD)

9930 N.  
(38' PUBLIC)

CEDAR HILLS  
GATEWAY  
PLAT A, LOT 5



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2230 North University Parkway, Building 6D, Provo, Utah 84604 ph: (801) 374-6262

Cedar Hills Gateway, Plat "A", Lot 8  
CADENCE CAPITAL, LLC  
SITE PLAN

No.	Revision	Date

**C1.0**  
OF SHEETS  
Proj # 559-1937



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BLUE STAKES OF UTAH  
Utility Notification Center, Inc.  
1-800-662-4111  
www.bluestakes.org  
Dig Safely. Call before you dig.

SEAL

**SYMBOL LEGEND:**

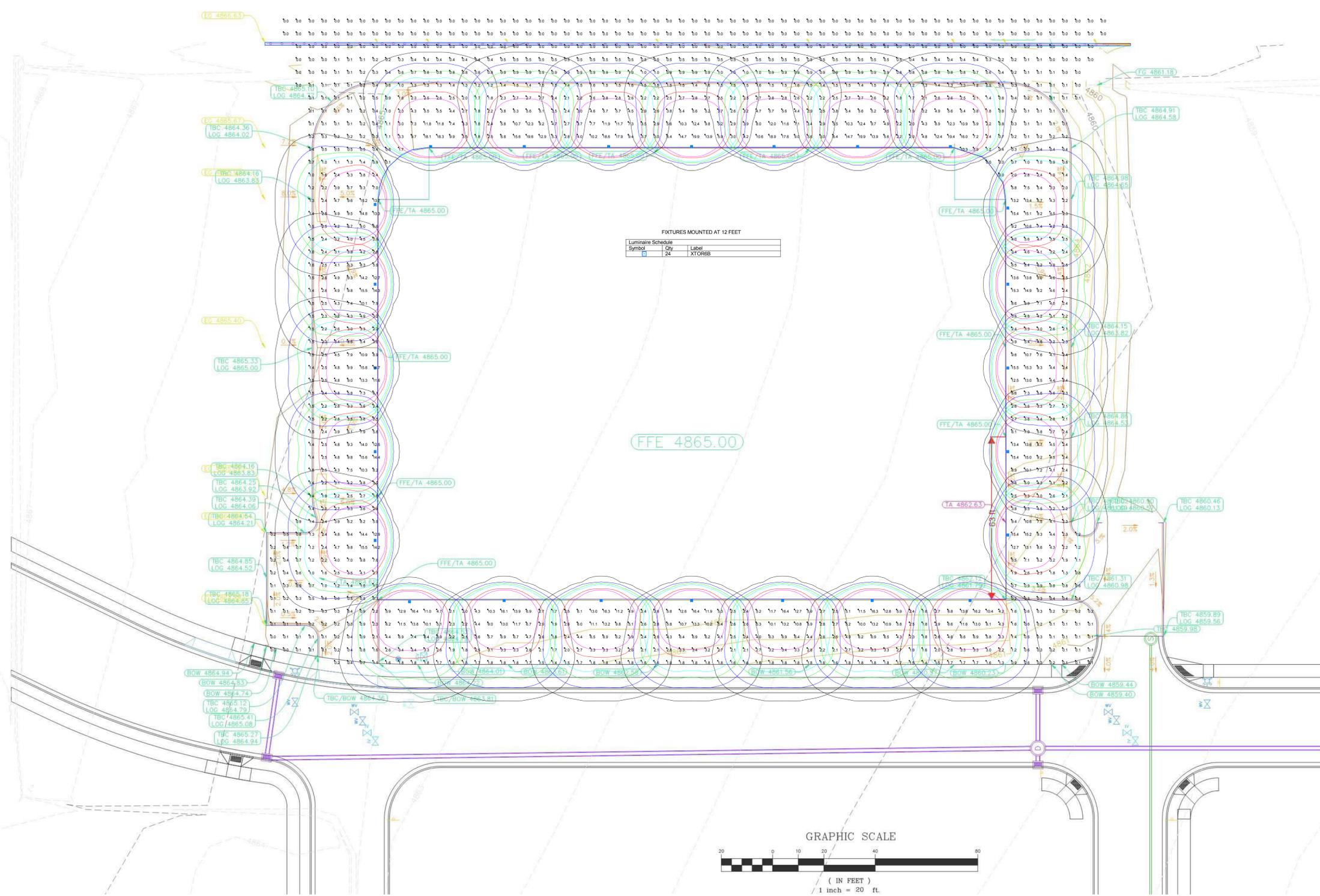
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- UNDERGROUND POWER
- GAS LATERAL
- GAS MAIN
- SEWER LATERAL
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- SEWER MANHOLE (SSMH)
- SD MANHOLE (SDMH)
- SD CURB INLET (SDCI)
- WATER VALVE (WV)
- IRR. VALVE (IV)
- WATER METER (WM)
- POWER POLE / GUY WIRE
- UTILITY BOX
- BOW BACK OF SIDEWALK
- FG FINISH GRADE
- FOC FACE OF CURB
- FFE FINISH FLOOR ELEVATION
- INV INVERT OR FLOW OF PIPE
- LOG LIP OF GUTTER
- TA TOP OF ASPHALT
- TBC TOP BACK OF CURB

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2230 North University Parkway, Building 6D, Provo, Utah 84604 ph: (801) 374 - 6262

Cedar Hills Gateway, Plat "A", Lot 8  
CADENCE CAPITAL, LLC  
**GRADING & DRAINAGE PLAN**

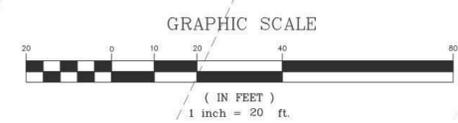
No.	Revision	Date

**C3.0**  
OF SHEETS  
Proj# 559 - 1937



FIXTURES MOUNTED AT 12 FEET

Luminaire Schedule	Qty	Label
XTORBB	24	XTORBB



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DESIGN GROUP

3167 North Canyon Road  
Provo, UT 84604  
Phone: 801.358.9840  
shane@w2designgroup.com

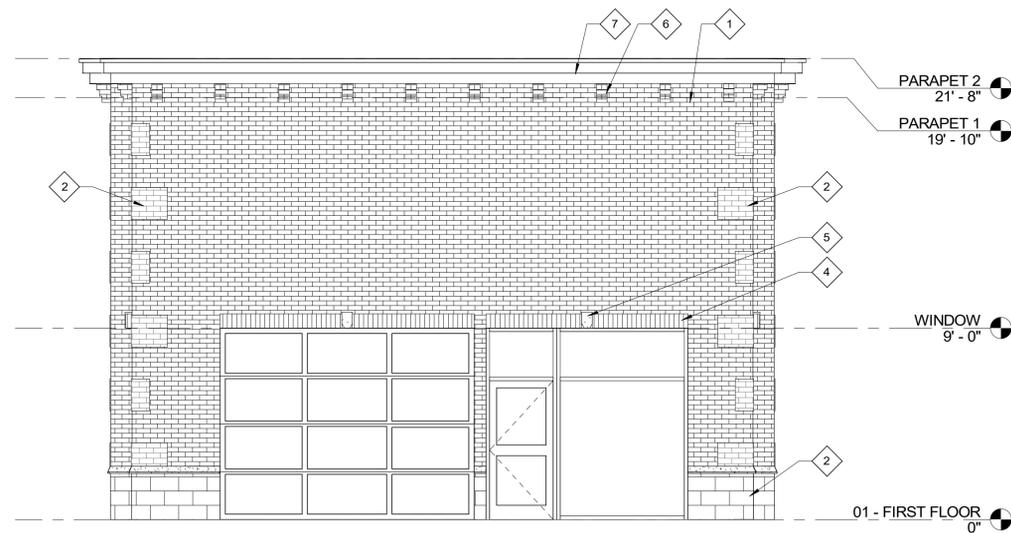
GENERAL NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- B. ALL STONE/BRICK VENEER TO HAVE CONTROL JOINTS AT 30'-0" O.C. MAXIMUM. VERIFY WITH STRUCTURAL.
- C. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.
- D. CONCRETE WALLS RETAINING EARTH (BELOW GRADE) TO RECEIVE TOW COATS OF BITUMINOUS DAMP PROOFING MATERIAL.
- E. PROVIDE PRE-FINISHED NUMBERS ON THE FRONT EXTERIOR OF THE BUILDING INDICATING THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
- F. SEE STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
- G. EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.
- H. NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET

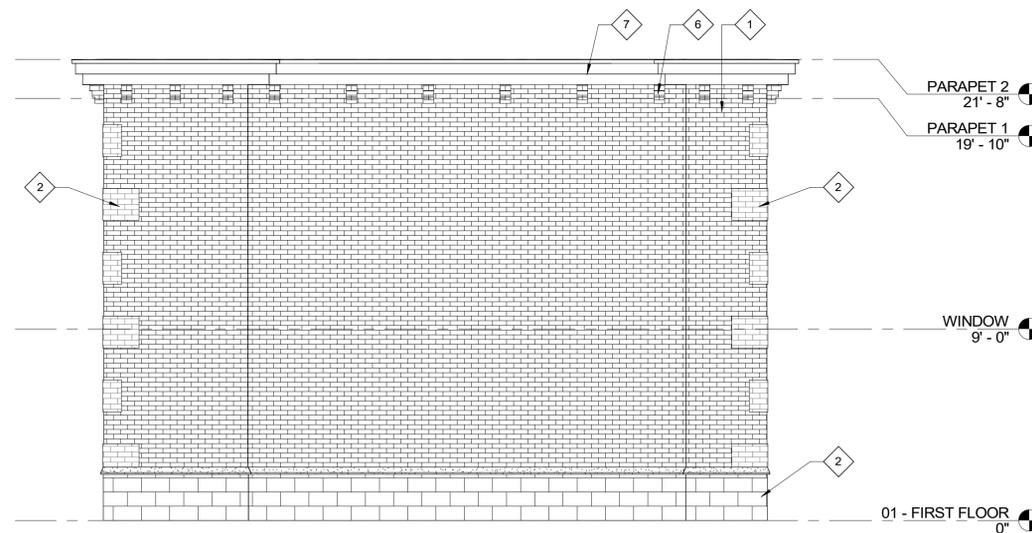
◇ EXT. MATERIAL LEGEND

#	TYPE	BOND / STYLE	COLOR
1	BRICK	RUNNING	ASH
2	BRICK COINS	RUNNING	ASH
3	PRE-CAST CONCRETE	SMOOTH	TBD
4	BRICK HEADER	SOLDIER COURSE	ASH
5	PRE-CAST CONC. KEYSTONE	SMOOTH	TBD
6	BRICK CORBELS	STACKED	ASH
7	METAL CORNICE	SMOOTH	WHITE
8	STUCCO SIDING	TBD	TBD
9	1"X10" FREEZE BOARD	SMOOTH	WHITE

NOTE: COLORS ON ALL MATERIALS SHALL BE BY ARCHITECT.



EAST ELEVATION 1  
SCALE: 1/4" = 1'-0"



WEST ELEVATION 2  
SCALE: 1/4" = 1'-0"

TACO BELL REMODEL

TBD  
Enter address here

Revision Date    Revision Number

PROJECT NO.    Project Number

DATE    00.00.00

DRAWN BY    Author

CHECKED BY    Checker

SHEET DESCRIPTION  
EXTERIOR ELEVATIONS

SHEET NUMBER

A-2.01

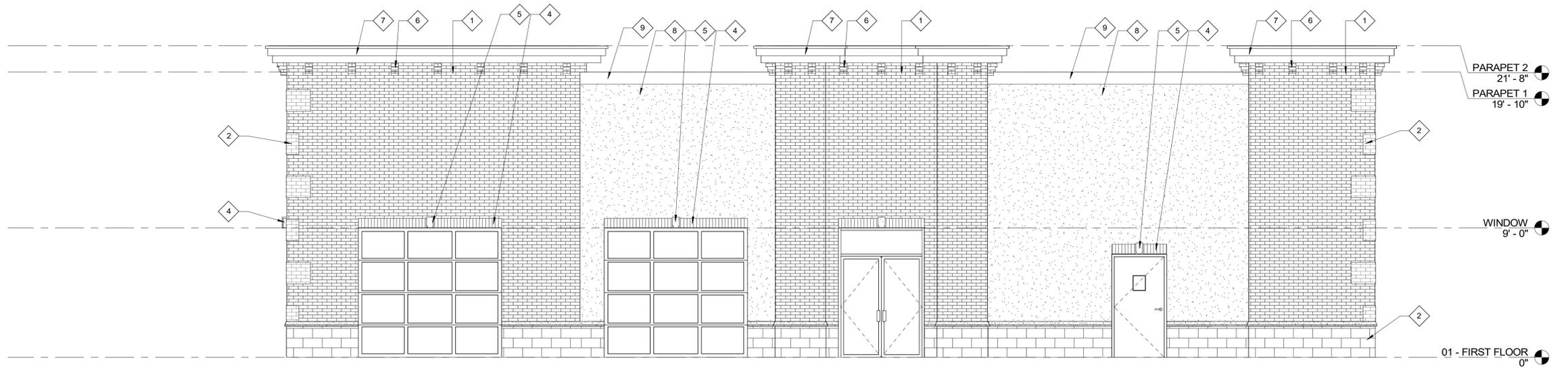
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- B. ALL STONE/BRICK VENEER TO HAVE CONTROL JOINTS AT 30'-0" O.C. MAXIMUM. VERIFY WITH STRUCTURAL.
- C. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.
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- F. SEE STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
- G. EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN.
- H. NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET

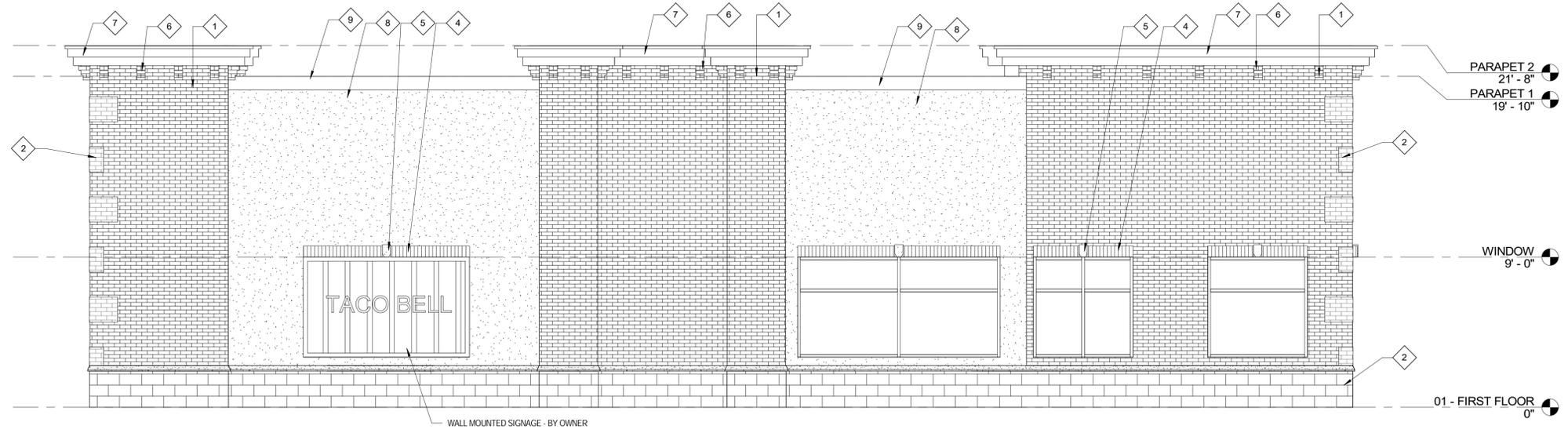
**EXT. MATERIAL LEGEND**

#	TYPE	BOND / STYLE	COLOR
1	BRICK	RUNNING	ASH
2	BRICK COINS	RUNNING	ASH
3	PRE-CAST CONCRETE	SMOOTH	TBD
4	BRICK HEADER	SOLDIER COURSE	ASH
5	PRE-CAST CONC. KEYSTONE	SMOOTH	TBD
6	BRICK CORBELS	STACKED	ASH
7	METAL CORNICE	SMOOTH	WHITE
8	STUCCO SIDING	TBD	TBD
9	1"X10" FREEZE BOARD	SMOOTH	WHITE

**NOTE:** COLORS ON ALL MATERIALS SHALL BE BY ARCHITECT.



**NORTH ELEVATION 1**  
SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION 2**  
SCALE: 1/4" = 1'-0"

**TACO BELL REMODEL**

TBD  
Enter address here

Revision Date	Revision Number

PROJECT NO.	Project Number
DATE	00.00.00
DRAWN BY	Author
CHECKED BY	Checker
SHEET DESCRIPTION EXTERIOR ELEVATIONS	

SHEET NUMBER

**A-2.02**



DESIGN GROUP

3167 North Canyon Road  
Provo, UT 84604  
Phone: 801.358.9840  
shane@w2designgroup.com

GENERAL NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- B. COORDINATE INSTALLATION OF ALL "AFTER CONTRACT" ASSEMBLIES WITH OWNER PRIOR TO CONSTRUCTION OF ADJOINING OR RELATED STRUCTURES.
- C. PROVIDE 18" MINIMUM CLEAR FLOOR SPACE AT PULL SIDE OF ALL DOORS. PROVIDE 12" MINIMUM CLEAR FLOOR SPACE AT PUSH SIDE OF ALL DOORS.
- D. UNLESS OTHERWISE NOTED OR DIMENSIONED, LOCATE DOORS AS FOLLOWS: FRAMED WALLS-INSIDE OF JAMB 4" FROM FINISHED WALL (ADJUST FOR TILE WHERE SHOWN)
- E. PROVIDE RECESSED KNOX HIGH SECURITY, HEAVY DUTY KEY BOX. COORDINATE FINAL LOCATION WITH CITY FIRE MARSHAL.
- F. SEE STRUCTURAL, MECHANICAL, ELECTRICAL, SHEETS FOR ADDITIONAL INFORMATION.
- G. SEE FINISH PLANS, INTERIOR ELEVATIONS AND MILLWORK DETAILS FOR FINISHES OF MILLWORK BASES AND COUNTERTOPS.
- H. SEE CEILING PLANS FOR CEILING INFORMATION
- I. GENERAL CONTRACTOR TO COORDINATE WITH THE OWNERS INTERIOR DESIGNER (HOLLY WILLIAMS AT W2 DESIGN GROUP), CONTRACTOR TO COORDINATE ALL FINISHES WITH INTERIOR DESIGNER.
- J. SEE WINDOW AND DOOR SHEETS FOR DETAILS
- K. GENERAL CONTRACTOR SHALL REVIEW AND APPROVE ALL APPLIANCES WITH OWNER PRIOR TO PURCHASING EQUIPMENT AND FABRICATING MILLWORK.
- L. SEE COVER SHEET FOR LEGENDS, SYMBOLS, ABBREVIATIONS AND OTHER ARCHITECTURAL INFORMATION.
- M. SEE A-0.99 FOR WALL TYPE INFORMATION
- N. PROVIDED BACKING/BLOCKING FOR WALL MOUNTED ITEMS-INCLUDING GRAB BARS, HANDRAILS, SIGNAGE AND EQUIPMENT AS REQUIRED.
- O. DO NOT SCALE DRAWINGS.



**NORTH ELEVATION (COLOR)** 4  
SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION (COLOR)** 3  
SCALE: 1/4" = 1'-0"

TACO BELL REMODEL  
TBD  
Enter address here

Revision Date    Revision Number

PROJECT NO.    Project Number

DATE    00.00.00

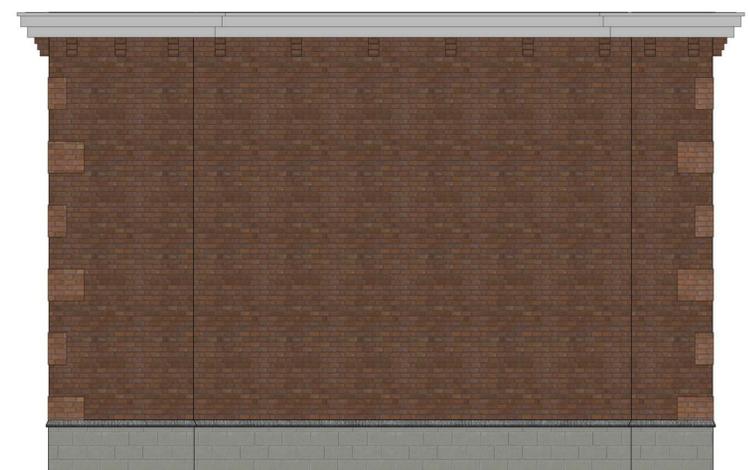
DRAWN BY    Author

CHECKED BY    Checker

SHEET DESCRIPTION  
COLOR ELEVATIONS

SHEET NUMBER

**A-2.03**



**WEST ELEVATION (COLOR)** 2  
SCALE: 1/4" = 1'-0"



**EAST ELEVATION (COLOR)** 1  
SCALE: 1/4" = 1'-0"

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DESIGN GROUP

3167 North Canyon Road  
Provo, UT 84604  
Phone: 801.358.9840  
shane@w2designgroup.com



FRONT - LEFT  
SCALE: 1



FRONT - RIGHT  
SCALE: 2



REAR  
SCALE: 3



AERIAL VIEW  
SCALE: 4

TACO BELL REMODEL

TBD  
Enter address here

Revision Date Revision Number

PROJECT NO. Project Number

DATE 00.00.00

DRAWN BY Author

CHECKED BY Checker

SHEET DESCRIPTION  
3D ELEVATIONS

SHEET NUMBER

A-9.01

2/22/2019 11:55:37 AM C:\Users\W2design\PC\OneDrive - w2designgroup.com\Taco Bell - Plans\TACO BELL 2.19.rvt

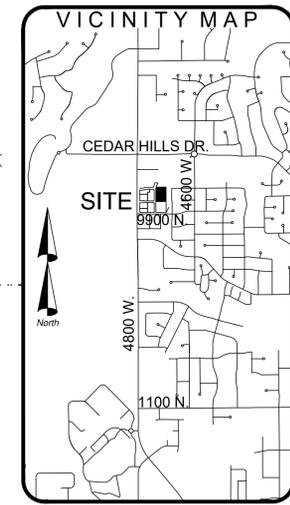
**SYMBOL LEGEND:**

- BOUNDARY LINE
- - - ADJACENT PROPERTY LINE
- - - PUBLIC UTILITY EASEMENT
- - - UNDERGROUND POWER
- - - GAS LATERAL
- - - GAS MAIN
- - - SEWER LATERAL
- - - SEWER PIPE
- - - STORM DRAIN PIPE
- - - WATER (FIRE LINE)
- - - WATER LATERAL
- - - WATER MAIN (CULINARY)
- - - PRESSURIZED IRR. LINE (PI)
- - - OVER HEAD POWER
- - - COMMUNICATION LINE
- ⊕ FIRE HYDRANT (FH)
- ⊕ SEWER MANHOLE (SSMH)
- ⊕ SD MANHOLE (SDMH)
- ⊕ SD CURB INLET (SDCI)
- ⊕ WATER VALVE (WV)
- ⊕ IRR. VALVE (IV)
- ⊕ WATER METER (WM)
- ⊕ POWER POLE / GUY WIRE
- ⊕ UTILITY BOX

4680 W. (PUBLIC ROAD)

# CEDAR HILLS GATEWAY PLAT "A", LOT 8 INDOOR STORAGE UNITS SITE PLAN

**CALL BEFORE YOU DIG.  
IT'S FREE AND IT'S THE LAW.**



**SITE INFORMATION:**  
Cedar Hills Gateway Plat "A", Lot 8  
Parcel Number:  
Address: 9978 N. 4700 W. Cedar Hills, UT

**OWNER / DEVELOPER:**  
Cadence Capital, LLC  
2801 N. Thanksgiving Way, Suite 100  
Lehi, UT 84043  
Ryan Bybee (801) 616-2300  
ryan@cadencehomes.com

**SURVEYOR, ENGINEER, PLANNER:**  
A.L.M. & Associates, Inc  
2230 North University Parkway, Suite 6D  
Provo, UT 84604  
(801) 374-6262 (801) 374-0085 FAX  
MGreenwood@ALMonline.com

**ZONING INFORMATION:**  
Zone - SC-1 Commercial

**SITE TABULATION:**  
Total Area: 80,990.6 S.F. / 1.86 Ac.  
Building Area: 42,164.2 S.F. / 0.97 Ac.  
Impervious Area: 19,329.4 S.F. / 0.44 Ac.  
Landscaped Area: 19,497.0 S.F. 0.45 Ac.

**Open Space Required:**  
18,692.63 S.F. or 23.08% per Lot.  
**Open Space Shown:**  
17,969.10 S.F. (96.13%)

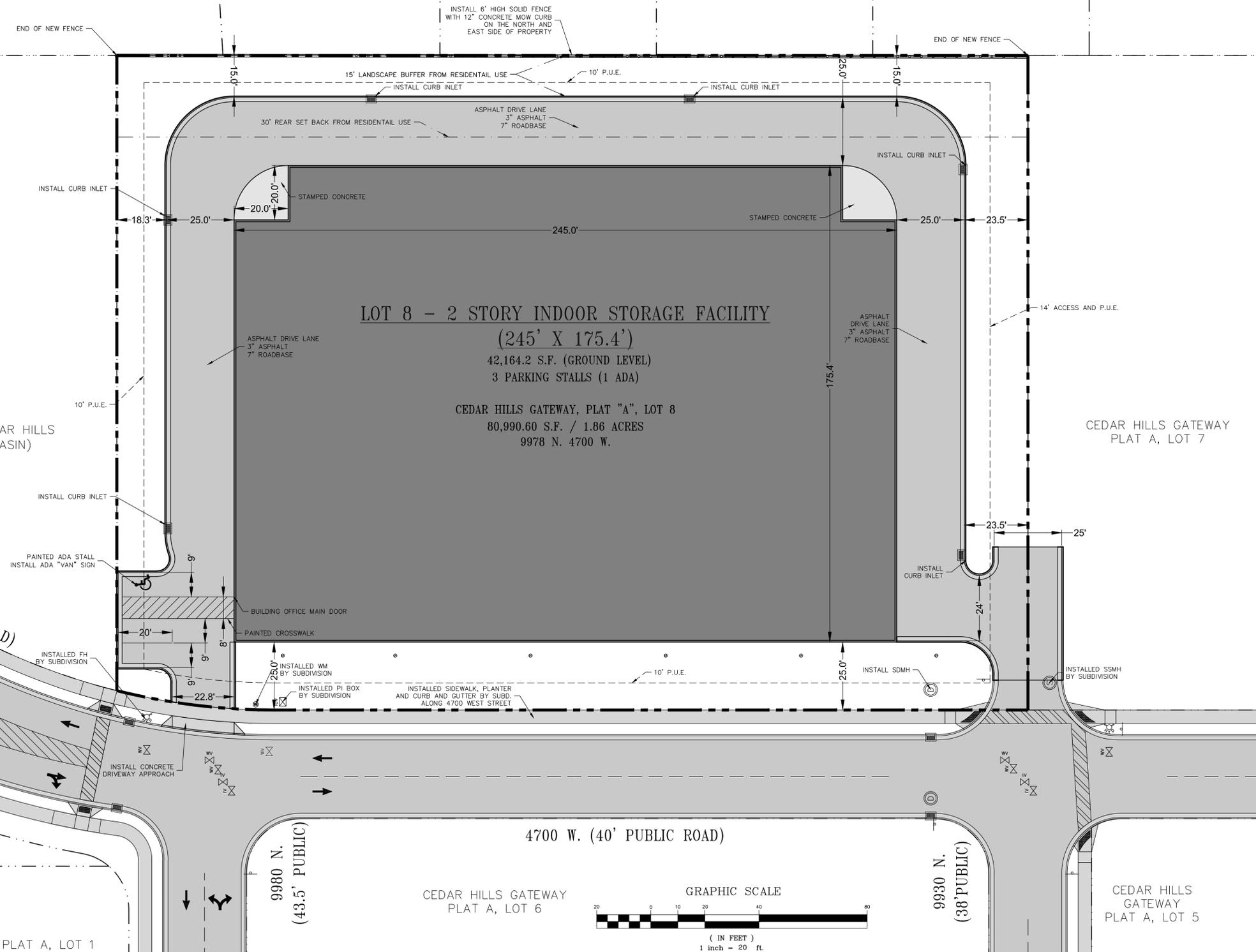
**SHEET INDEX:**  
C1.0 SITE  
C2.0 UTILITY PLAN  
C3.0 GRADING AND DRAINAGE PLAN  
C4.0 SWPPP  
C4.1 SWPPP BMP DETAILS  
C5.0 CITY DETAILS

**BOUNDARY DESCRIPTION:**  
CEDAR HILLS GATEWAY SUBD.,  
PLAT "A", LOT 8

COMMENCING AT THE NW CORNER OF LOT 8 BEING LOCATED SOUTH 00°06'11" EAST ALONG THE SECTION LINE 99.57 FEET AND EAST 427.44 FEET FROM THE W 1/4 CORNER OF SECTION 6, T5S, R2E, S.L.B. & M., THENCE EAST 233.75 FEET; THENCE SOUTH 336.82 FEET; THENCE WEST 240.86 FEET; THENCE NORTH 278.70 FEET; THENCE ALONG AN ARC OF A 241.00 FOOT RADIUS CURVE TO THE RIGHT 58.70 FEET (CHORD BEARS NORTH 06°58'40" EAST 58.55 FEET) TO THE POINT OF BEGINNING.

AREA = 80,990.60 S.F. / 1.86 ACRES  
BASIS OF BEARING BEING S 00°06'11" E ALONG THE SECTION LINE FROM THE W 1/4 CORNER TO THE SW CORNER OF SECTION 6.

APPLE BLOSSOM PARK PLAT A, LOT 8    APPLE BLOSSOM PARK PLAT A, LOT 9    APPLE BLOSSOM PARK PLAT B, LOT 23    APPLE BLOSSOM PARK PLAT B, LOT 24    APPLE BLOSSOM PARK PLAT B, LOT 25    APPLE BLOSSOM PARK PLAT B, LOT 26



**LOT 8 - 2 STORY INDOOR STORAGE FACILITY**  
(245' X 175.4')  
42,164.2 S.F. (GROUND LEVEL)  
3 PARKING STALLS (1 ADA)

CEDAR HILLS GATEWAY, PLAT "A", LOT 8  
80,990.60 S.F. / 1.86 ACRES  
9978 N. 4700 W.

OWNER: CEDAR HILLS FARM LAND, LLC  
SERIAL NUMBER: 14:003:0355

THE CITY OF CEDAR HILLS  
(DETENTION BASIN)

CEDAR HILLS GATEWAY  
PLAT A, LOT 7

4700 W. (PUBLIC ROAD)

CEDAR HILLS GATEWAY  
PLAT A, PARCEL A

RHINEHART LAND PLAT A, LOT 1

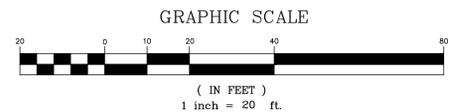
9980 N.  
(43.5' PUBLIC)

4700 W. (40' PUBLIC ROAD)

CEDAR HILLS GATEWAY  
PLAT A, LOT 6

9930 N.  
(38' PUBLIC)

CEDAR HILLS  
GATEWAY  
PLAT A, LOT 5



**A.L.M. & Associates, Inc.**  
Engineering • Surveying • Development • Planning  
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph: (801) 374-6262

Cedar Hills Gateway, Plat "A", Lot 8  
CADENCE CAPITAL, LLC  
SITE PLAN

No.	Revision	Date

**C1.0**  
OF SHEETS  
Proj # 559-1937

ALL INFORMATION ON THIS SHEET IS UNLESS OTHERWISE SPECIFICALLY NOTED TO BE THE PROPERTY OF A.L.M. & ASSOCIATES, INC. © 2019 A.L.M. & ASSOCIATES, INC. P:\559-1937\DWG\559-1937-C3D.dwg 14 Feb 2019 9:25am

**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:
  1. Soil Amendments
  2. Fine Grading
  3. Cultivation
  4. Landscape Edging
  5. Turf Planting
  6. Furnish and Installing Plant
  7. Maintenance
  8. Mowing
  9. Weeding

**1.2 SITE CONDITIONS**

- A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

- B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.
- C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

**1.3 PERMITS**

- A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

**1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY**

- A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

**1.5 FINAL INSPECTION**

- A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

**1.6 LANDSCAPE SUBSTANTIAL COMPLETION**

- A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

**1.7 MAINTENANCE**

- A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

**1.8 GUARANTEE**

- A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy throughout the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee.

**PART II - PRODUCTS**

**2.1 LANDSCAPE MATERIALS**

- A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.
- B. Tree Wrap: Tree wrap is not to be used.
- C. Mulch: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.
- D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.
- E. Tree, Shrub, and Grass Backfill Mixture: Backfill mixture to be 50% native soil and 50% topsoil, thoroughly mixed together prior to placement.
- F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:
  - a. PH: 5.5-7.5
  - b. EC (electrical conductivity): < 2.0 mmhos per centimeter
  - c. SAR (sodium absorption ratio): < 3.0
  - d. % OM (percent organic matter): > 1%
  - e. Texture (particle size per USDA soil classification): Sand < 70%; Clay < 30%; Silt < 70%; Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.
- G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.
- H. Landscape Edging: Headers and Edging six (6) inches by four (4) inches extruded concrete curb made up of the following materials:
  - a. Washed mortar sand free of organic material.
  - b. Portland Cement (see concrete spec. below for type)

- c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.

- d. Only potable water for mixing.

**PART III - EXECUTION**

**3.1 GRADING**

- A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.
- B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.
- C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

**3.2 TURF GRADING**

- A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.
- B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

**3.3 PLANTING OPERATIONS**

- A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.
- B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.
- C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.
- D. The tree planting hole should be the same depth as the root ball, and three times the diameter of the root ball.
- E. Trees must be placed on undisturbed soil at the bottom of the planting hole.
- F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.
- G. Plant immediately after removal of container for container plants.
- H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.
- I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.
- J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a coarser mix as required to establish finish grade as indicated on the drawings.
- K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.
- L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

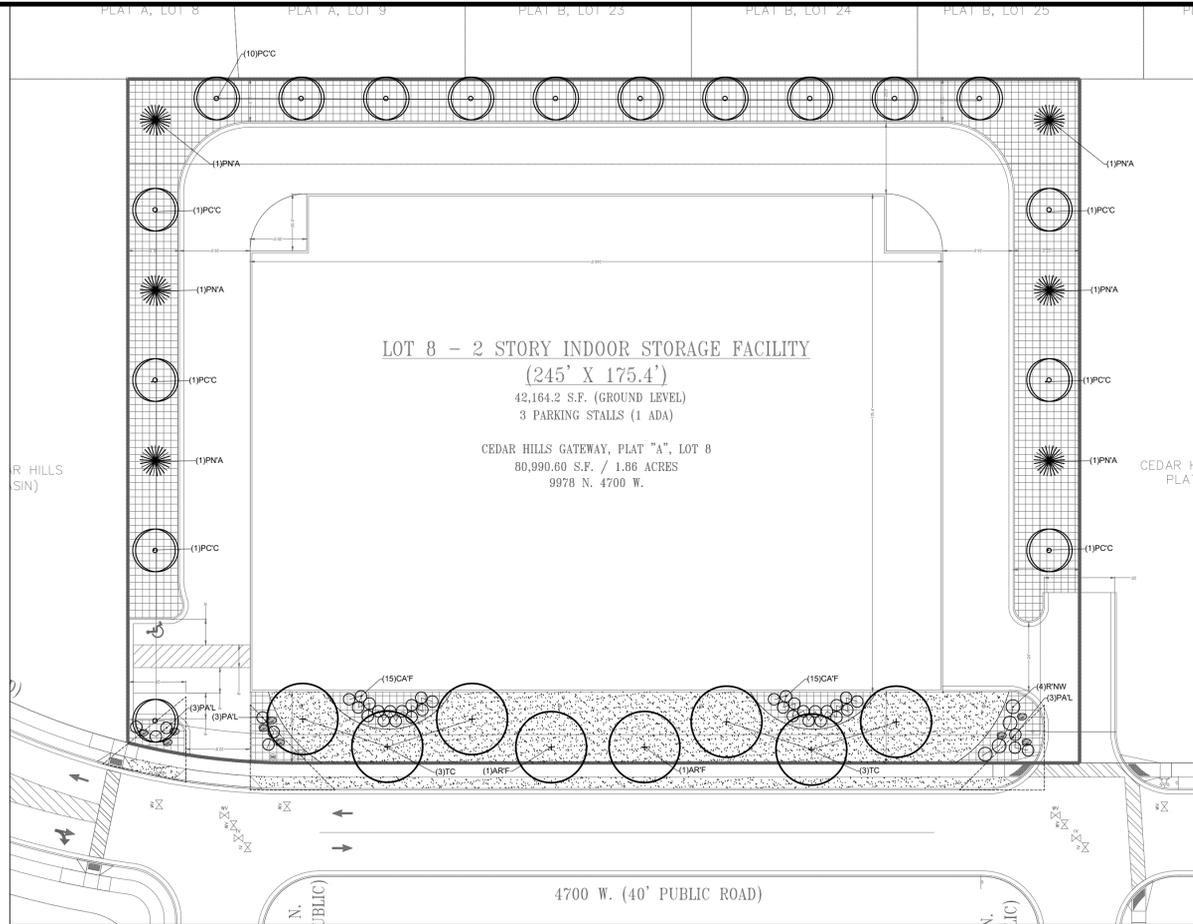
**3.4 TURF - SOD LAYING**

- A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.
- B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of 1/2 pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rate to meet recommendations given by topsoil analysis.
- C. Sod Availability and Condition: The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and lay all sod required on the plans. He shall furnish new sod as specified above and lay it so as too completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.
- D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified above. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.
- E. Sod shall be stamped lightly as each piece is set to insure that good contact is made between edges and also the ground. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.
- F. Apply water directly after laying sod. Rainfall is not acceptable.
- G. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.
- H. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.
- I. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

**3.5 WEED BARRIER**

- A. Cut a slit or x at each plant location no larger than necessary to install plant.
- B. Overlap rows of fabric min. 6"
- C. Stable fabric edges and overlaps to ground.

END OF SECTION



**SITE CALCULATIONS**

**STREET FRONTAGE**

\*TREES SELECTED FROM THE RECOMMENDED CEDAR CITY TREE LIST

TREE COUNT:	REQUIRED:	PROVIDED:
1 TREE PER 50 FT. (300)	6	

**TREE LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
TC	FRAXINUS PENNSYLVANICA	PATMORE ASH	6	2.5" CAL.	LOW	
ARF	ACER PLATANOIDES	NORWAY MAPLE	2	2.5" CAL.	LOW	
PCC	PRUNUS BLUREANA	BLUREANA PLUM	16	2" CAL.	LOW	
PNA	PICEA PUNGENS	COLORADO GREEN SPRUCE	6	8' TALL	LOW	

**SHRUB/GRASSES LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
CAF	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	30	1 GAL	HIGH	
RNW	BERBERIS T.A. NANA	CRIMSON PYGMY BARBERY	4	5 GAL	HIGH	
PAL	MAHONIA AQUIFOLIUM	COMPACT OREGON GRAPE	9	5 GAL	HIGH	

**SITE MATERIALS**

	3/4" OQUIRRH GRAVEL LOCATED WHERE SPECIFIED (DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS) ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.	14,139 SQ.FT. (131 CU YD)
	LAWN (SOD)	6,500 SQ.FT.
	BOULDERS	AMOUNT: 9

**LANDSCAPE GENERAL NOTES**

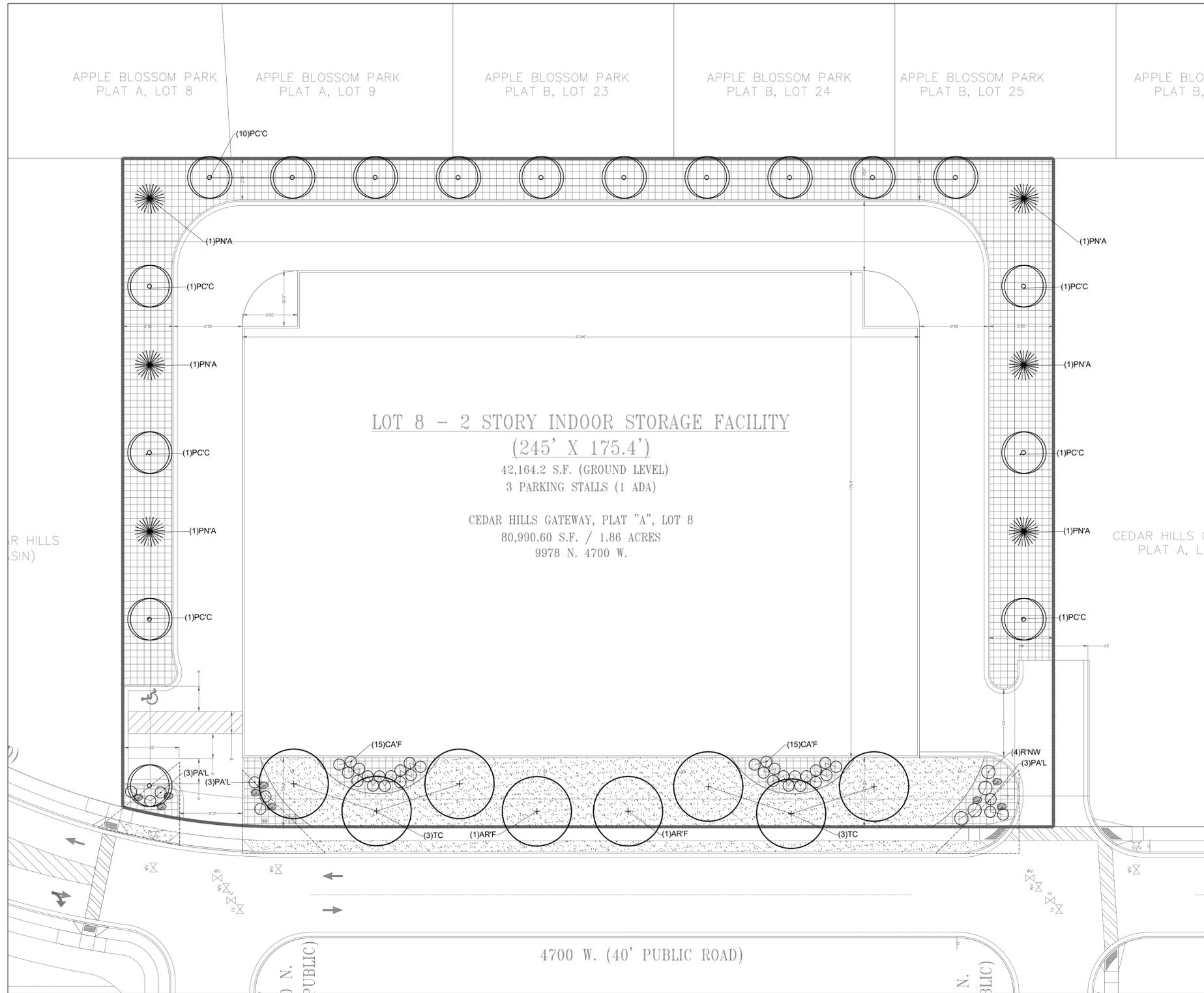
- INSTALLER RESPONSIBILITIES AND LIABILITIES**
1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR INDIVIDUAL TRADE - SCOPE OF WORK. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
  2. THE INSTALLER OF ALL LANDSCAPING AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.
  3. FINISHED GRADE IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE.
  4. LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
  5. IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
  6. ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS, WHICHEVER DISTANCE IS GREATER.
  7. THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.
- LANDSCAPING REQUIREMENTS**
1. ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES.
  2. NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.
  3. ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.

**LANDSCAPE NOTES**

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
3. NEW LAWN AREAS TO BE SODDED WITH DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
4. SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
5. 4"X6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4' CONCRETE TREE RING.
6. DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.
7. ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL. PULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
8. CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.

**ISSUE DATE PROJECT NUMBER PLAN INFORMATION PROJECT INFORMATION DEVELOPER / PROPERTY OWNER / CLIENT LANDSCAPE ARCHITECT / PLANNER LICENSE STAMP**

<p>02-26-2019</p>	<p>UT19016</p>	<p>811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org</p>	<p><b>INDOOR STORAGE</b> 9978 N. 4700 W. CEDAR CITY, UTAH</p>	<p>Developer / Property Owner: CADENCE HOMES 2801 NORTH THANKSGIVING WAY SUITE 100 LEHI, UT 84043 801.768.0500</p>	<p>Client / Engineer: PKJ DESIGN GROUP PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com</p>	<p>LANDSCAPE ARCHITECT / PLANNER <b>PKJ DESIGN GROUP</b> PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com</p>	<p>LICENSE STAMP                    PM: JTA                  DRAWN: KBA                  CHECKED: TM                  PLOT DATE: 2/27/2019  <b>LANDSCAPE PLAN</b>  <b>PRELIMINARY PLANS NOT FOR CONSTRUCTION</b>  <b>LP-1.0</b> </p>
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TREE LEGEND						
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SITE MATERIALS		
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	LAWN (SOD)	6,500 SQ.FT.
	BOULDERS	AMOUNT: 9

- ### LANDSCAPE GENERAL NOTES
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  - THE INSTALLER OF ALL LANDSCAPING AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.
- GRADING AND DRAINAGE REQUIREMENTS**
- ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE.
  - FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
  - 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS
  - LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
  - IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
  - ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS, WHICHEVER DISTANCE IS GREATER.
  - THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.
- LANDSCAPING REQUIREMENTS**
- ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES.
  - NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.
  - ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.

- ### LANDSCAPE NOTES
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
  - PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
  - NEW LAWN AREAS TO BE SODDED WITH DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
  - SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
  - 4"x6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4' CONCRETE TREE RING.
  - DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.
  - ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL. PULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
  - CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
02-26-2019	UT19016	

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

**811 BLUE STAKES OF UTAH**  
 UTILITY NOTIFICATION CENTER, INC.  
 1-800-662-4111  
 www.bluestakes.org

GRAPHIC SCALE: 1" = 20'

# INDOOR STORAGE

9978 N. 4700 W.  
 CEDAR CITY, UTAH

**DEVELOPER / PROPERTY OWNER / CLIENT**  
 Developer / Property Owner:  
 CADENCE HOMES  
 2801 NORTH THANKSGIVING WAY  
 SUITE 100 LEHI, UT 84043  
 801.768.0500

**CLIENT / ENGINEER:**

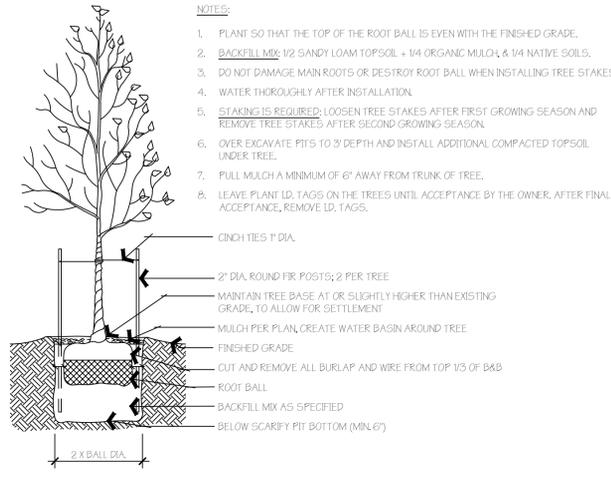
**LANDSCAPE ARCHITECT / PLANNER**

**PKJ DESIGN GROUP L.L.C.**  
 3450 N. TRIUMPH BLVD. SUITE 102  
 LEHI, UTAH 84043 (801) 960-2698  
 www.pkjdesigngroup.com

**LICENSE STAMP**

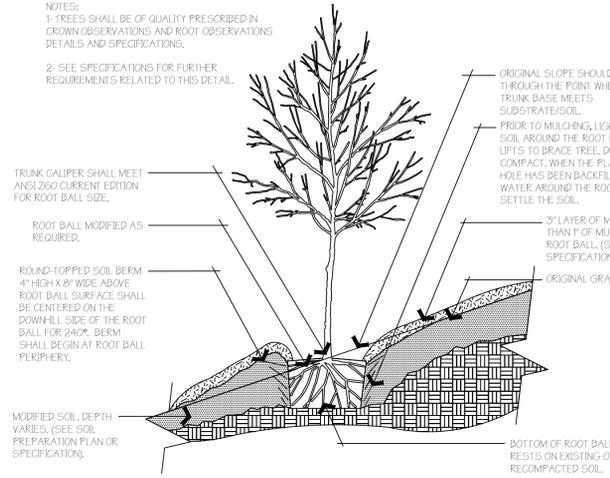
PM: JTA  
 DRAWN: KBA  
 CHECKED: TM  
 PLOT DATE: 2/27/2019

**LANDSCAPE PLAN**  
 PRELIMINARY PLANS NOT FOR CONSTRUCTION  
 LP-1.1



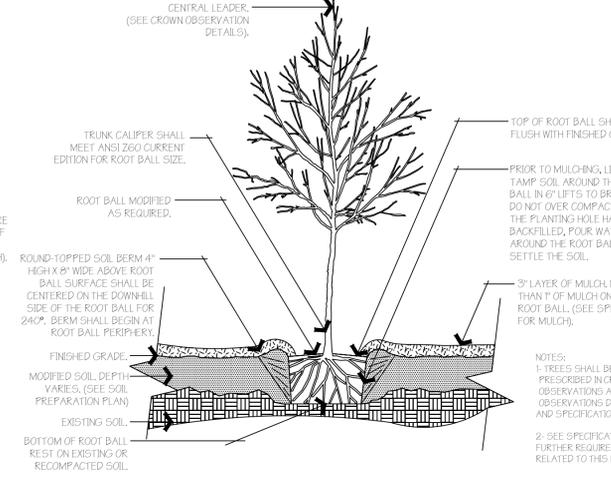
**A DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE PKJ DESIGN GROUP

- NOTES:**
1. PLANT SO THAT THE TOP OF THE ROOT BALL IS EVEN WITH THE FINISHED GRADE.
  2. BACKFILL MIX: 1/2 SANDY LOAM TOPSOIL + 1/4 ORGANIC MULCH & 1/4 NATIVE SOILS.
  3. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
  4. WATER THOROUGHLY AFTER INSTALLATION.
  5. STAKING IS REQUIRED; LOOSEN TREE STAKES AFTER FIRST GROWING SEASON AND REMOVE TREE STAKES AFTER SECOND GROWING SEASON.
  6. OVER EXCAVATE PITS TO 3" DEPTH AND INSTALL ADDITIONAL COMPACTED TOPSOIL UNDER TREE.
  7. PULL MULCH A MINIMUM OF 6" AWAY FROM TRUNK OF TREE.
  8. LEAVE PLANT ID. TAGS ON THE TREES UNTIL ACCEPTANCE BY THE OWNER, AFTER FINAL ACCEPTANCE, REMOVE ID. TAGS.



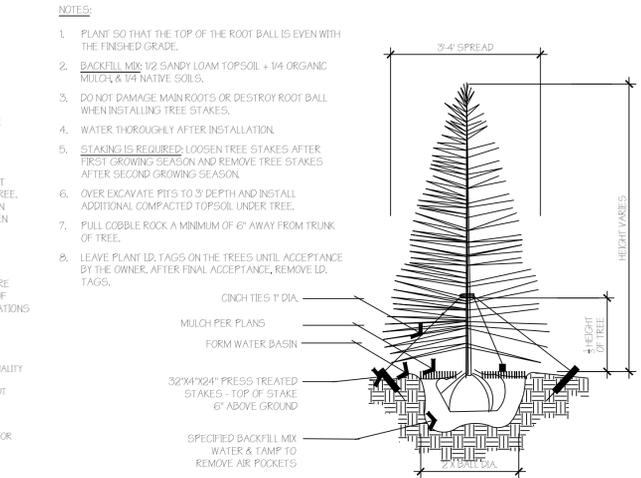
**B TREE ON SLOPE 5% (20:1) TO 50% (2:1)**  
NOT TO SCALE PKJ DESIGN GROUP

- NOTES:**
1. TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.
  2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.



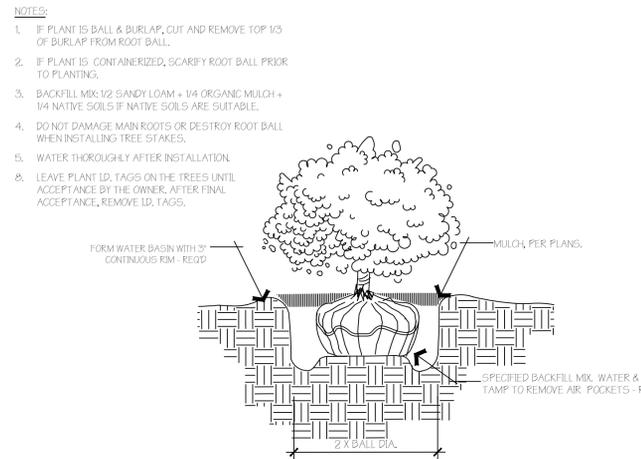
**C TREE w/ BERM (EXISTING SOIL MODIFIED)**  
NOT TO SCALE PKJ DESIGN GROUP

- NOTES:**
1. TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.
  2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.



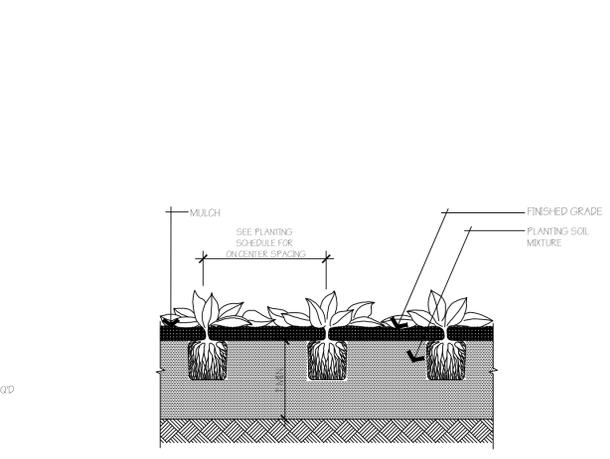
**D EVERGREEN TREE PLANTING DETAIL**  
NOT TO SCALE PKJ DESIGN GROUP

- NOTES:**
1. PLANT SO THAT THE TOP OF THE ROOT BALL IS EVEN WITH THE FINISHED GRADE.
  2. BACKFILL MIX: 1/2 SANDY LOAM TOPSOIL + 1/4 ORGANIC MULCH & 1/4 NATIVE SOILS.
  3. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
  4. WATER THOROUGHLY AFTER INSTALLATION.
  5. STAKING IS REQUIRED; LOOSEN TREE STAKES AFTER FIRST GROWING SEASON AND REMOVE TREE STAKES AFTER SECOND GROWING SEASON.
  6. OVER EXCAVATE PITS TO 3" DEPTH AND INSTALL ADDITIONAL COMPACTED TOPSOIL UNDER TREE.
  7. PULL COBBLE ROCK A MINIMUM OF 6" AWAY FROM TRUNK OF TREE.
  8. LEAVE PLANT ID. TAGS ON THE TREES UNTIL ACCEPTANCE BY THE OWNER, AFTER FINAL ACCEPTANCE, REMOVE ID. TAGS.



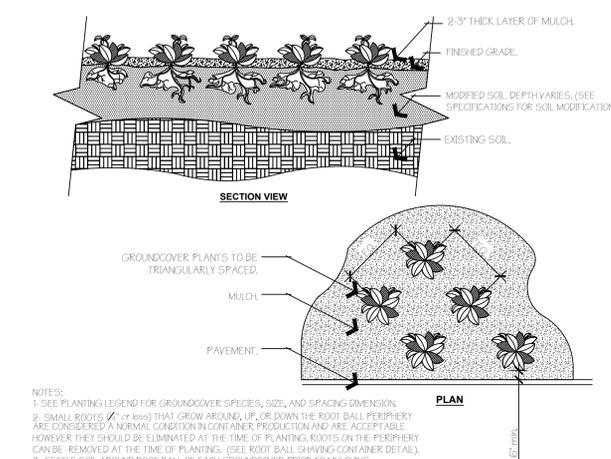
**E SHRUB PLANTING DETAIL**  
NOT TO SCALE PKJ DESIGN GROUP

- NOTES:**
1. IF PLANT IS BALL & BURLAP, CUT AND REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
  2. IF PLANT IS CONTAINERIZED, SCARIFY ROOT BALL PRIOR TO PLANTING.
  3. BACKFILL MIX: 1/2 SANDY LOAM + 1/4 ORGANIC MULCH + 1/4 NATIVE SOILS IF NATIVE SOILS ARE SUITABLE.
  4. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
  5. WATER THOROUGHLY AFTER INSTALLATION.
  6. LEAVE PLANT ID. TAGS ON THE TREES UNTIL ACCEPTANCE BY THE OWNER, AFTER FINAL ACCEPTANCE, REMOVE ID. TAGS.



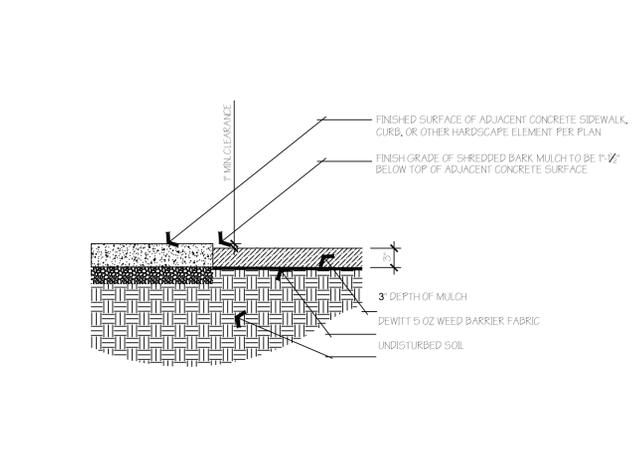
**F PERENNIAL PLANTING**  
NOT TO SCALE PKJ DESIGN GROUP

- NOTES:**
1. SEE PLANTING LEGEND FOR GROUND COVER SPECIES, SIZE, AND SPACING DIMENSION.
  2. SMALL ROOTS (1/2" - 1/4") THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
  3. SETTLE SOIL AROUND ROOT BALL OF EACH GROUND COVER PRIOR TO MULCHING.



**G GROUND COVER**  
NOT TO SCALE PKJ DESIGN GROUP

- NOTES:**
1. SEE PLANTING LEGEND FOR GROUND COVER SPECIES, SIZE, AND SPACING DIMENSION.
  2. SMALL ROOTS (1/2" - 1/4") THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
  3. SETTLE SOIL AROUND ROOT BALL OF EACH GROUND COVER PRIOR TO MULCHING.



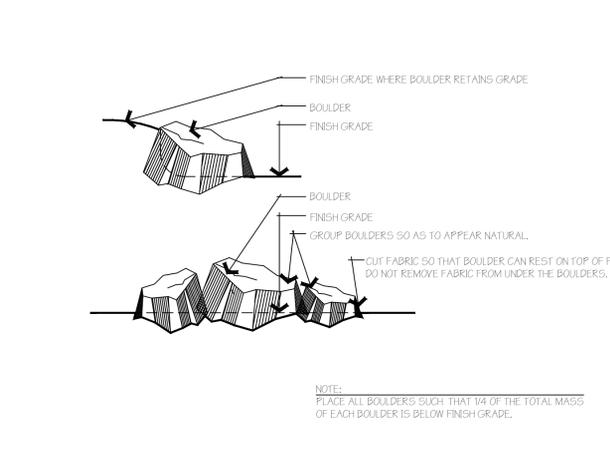
**H MULCH DETAIL**  
NOT TO SCALE PKJ DESIGN GROUP

- NOTES:**
1. KEEP TOP OF COBBLE ROCK 1/2" BELOW ADJACENT WALKS AND CURBS, DO NOT ALLOW COBBLE ROCK TO TOUCH THE TRUNK OF ANY PLANT. INSTALL COBBLE ROCK AFTER INSTALLATION OF WEED BARRIER FABRIC AND PLANT MATERIAL.
  2. CONTRACTOR TO ENSURE THAT TOP OF WEED BARRIER FABRIC IS FREE OF SOILS AND DEBRIS PRIOR TO PLACING COBBLE ROCK.
  3. SEE LANDSCAPE PLANS FOR ROCK TYPE AND DEPTH.
  4. COBBLE ROCK TO BE SCREENED AND WASHED PRIOR TO INSTALLATION.

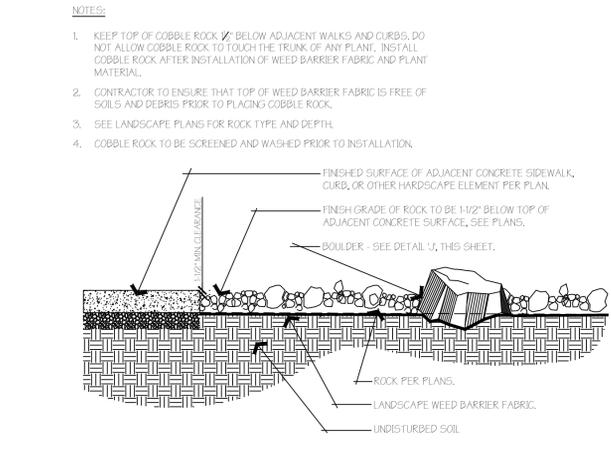


**I BOULDER PLACEMENT DETAIL**  
NOT TO SCALE PKJ DESIGN GROUP

- NOTE:**
- PLACE ALL BOULDERS SUCH THAT 1/4 OF THE TOTAL MASS OF EACH BOULDER IS BELOW FINISH GRADE.



**J COBBLE ROCK AND WEED BARRIER DETAIL**  
NOT TO SCALE PKJ DESIGN GROUP



**K COBBLE ROCK AND WEED BARRIER DETAIL**  
NOT TO SCALE PKJ DESIGN GROUP

- NOTES:**
1. KEEP TOP OF COBBLE ROCK 1/2" BELOW ADJACENT WALKS AND CURBS, DO NOT ALLOW COBBLE ROCK TO TOUCH THE TRUNK OF ANY PLANT. INSTALL COBBLE ROCK AFTER INSTALLATION OF WEED BARRIER FABRIC AND PLANT MATERIAL.
  2. CONTRACTOR TO ENSURE THAT TOP OF WEED BARRIER FABRIC IS FREE OF SOILS AND DEBRIS PRIOR TO PLACING COBBLE ROCK.
  3. SEE LANDSCAPE PLANS FOR ROCK TYPE AND DEPTH.
  4. COBBLE ROCK TO BE SCREENED AND WASHED PRIOR TO INSTALLATION.

ISSUE DATE		PROJECT NUMBER		PLAN INFORMATION		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT		LANDSCAPE ARCHITECT / PLANNER		LICENSE STAMP	
02-26-2019		UT19016		811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org		INDOOR STORAGE 9978 N. 4700 W. CEDAR CITY, UTAH		CADENCE HOMES 2801 NORTH THANKSGIVING WAY SUITE 100 LEHI, UT 84043 801.768.0500		PKJ DESIGN GROUP PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com			
NO.	REVISION	DATE											
1	XXXX	XX-XX-XX											
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7													
												PM: JTA	
												DRAWN: KBA	
												CHECKED: TM	
												PLOT DATE: 2/26/2019	
												<b>LANDSCAPE PLAN</b>	
												<b>PRELIMINARY PLANS NOT FOR CONSTRUCTION</b>	
												<b>LP-2.5</b>	