NOTICE OF
PLANNING COMMISSION MEETING
Tuesday, April 30, 2019 7:00 p.m.
Community Recreation Center, 10640 N Clubhouse Drive

Notice is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a **Planning Commission Meeting on Tuesday, April 30, 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.

PLANNING COMMISSION MEETING

1. Call to Order

2. 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)

SCHEDULED ITEMS

3. Approval of the minutes from the March 26, 2019 Planning Commission Meeting
4. Review/Recommendation and Public Hearing on Final Plan Approval for Taco Bell, and for a Storage Facility, in the Cedar Hills Gateway Commercial Subdivision located at approximately 9968 North & 9978 North 4800 West in the SC-1 Commercial Zone
5. Review/Recommendation on Amendments to City Code Title 10, Chapter 3 Regarding Re-zoning a Parcel located at approximately 9390 Timpanogos Cove from Open Space to the H-1 Hillside Zone, and to Amend the Official Zone Map to Reflect these Zone Changes
6. Discussion on the Lone Peak Landing Commercial Subdivision located at approximately Cedar Hills Drive and 4600 West (Redwood Drive) in the SC-1 Commercial Zone

ADJOURNMENT

7. Adjourn

Posted this 29th day of April, 2019 /s/ Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the City's Website at 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 to be held.
- The order of agenda items may change to accommodate the needs of the Planning Commission, the staff, and the public.
- This meeting may be held electronically via telephone to permit one or more of the commission members to participate.

CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	4/30/2019

Planning Commission
Agenda Item

SUBJECT:	Review/Recommendation on Final Plans for the Cedar Hills Gateway Commercial Project: Storage Facility and Taco Bell
APPLICANT PRESENTATION:	Charlie Openshaw, Ryan Bybee
STAFF PRESENTATION:	Chandler Goodwin, City Manager

BACKGROUND AND FINDINGS:

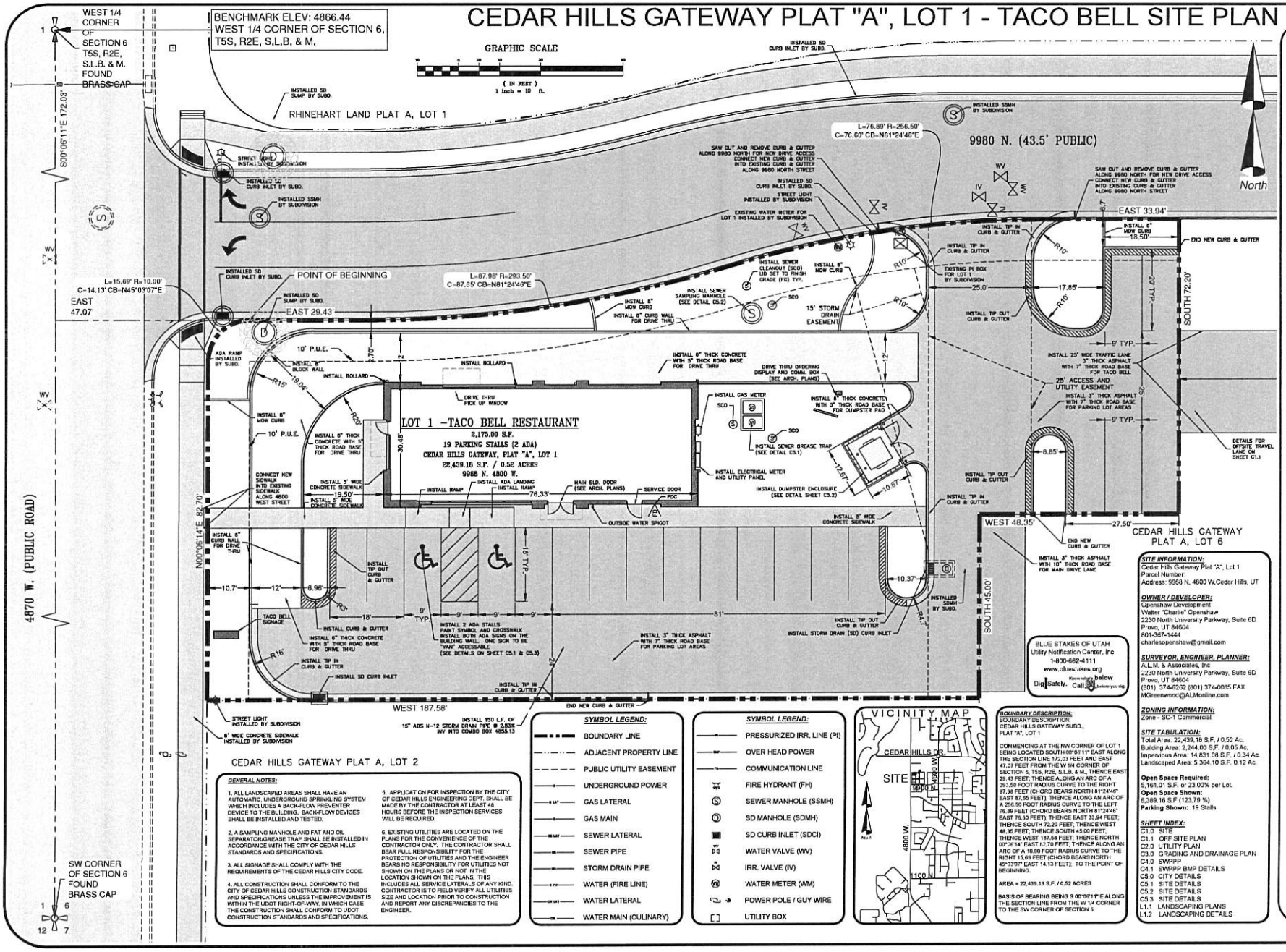
Submissions have been made for final plans for a storage facility and the Taco Bell. A final plan should include a layout of the proposed site, as well as landscaping plans, traffic studies (if applicable and necessary), public utility improvements, lighting plans, and building elevations. Planning Commission 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. City Council gave preliminary approval during the March 19, 2019 meeting. The feedback the City Council gave was to alter the landscaping plan on the storage facility to include more xeriscaped areas on the south side of the building and to use a wood-type material on the Taco Bell elevations where appropriate, rather than a metallic material.

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 distance between the drive-thru and the adjacent road has been in flux as Taco Bell has been making minor alterations to the buildings footprint. Currently the width of the space between the road and the drive-thru aisle is three feet. When Planning Commission gave preliminary approval, this distance was just over four feet.

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. The use of the building is a conditional use in the proposed location; meaning that it is an approved use that may have conditions placed on it to mitigate any identified detrimental impacts the building may have on the surrounding area.

PREVIOUS LEGISLATIVE ACTION: Cedar Hills Gateway was approved as a subdivision on August 7, 2018, Conceptual approval was granted on February 26, 2019. City Council Gave their preliminary approval on March 19, 2019.
FISCAL IMPACT: N/A
SUPPORTING DOCUMENTS: Site plans, Photometric Study, Building Elevations, Landscaping Plans, traffic studies
RECOMMENDATION: Review preliminary proposals in light of City Code; provide developer with feedback for final approvals. Make any necessary changes for recommendation to the City Council, or table the matter for collection of additional information if necessary.
MOTION: To approve/not approve/table the final plans for a storage facility, located at approximately 9978 N 4800 W, subject to the following recommendations for future approval {LIST ANY CONDITIONS OF APPROVAL}. To approve/not approve/table the final plans for the Taco Bell, located at approximately 9968 N 4800 W, subject to the following recommendations {LIST ANY CONDITIONS OF APPROVAL}

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



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GENERAL NOTES:

1. 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.
2. A SAMPLING MANHOLE AND FAT AND OIL SEPARATOR/GREASE TRAP SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CEDAR HILLS STANDARDS AND SPECIFICATIONS.
3. ALL SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE CEDAR HILLS CITY CODE.
4. 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.
5. APPLICATION FOR INSPECTION BY THE CITY OF CEDAR HILLS ENGINEERING DEPT. SHALL BE MADE BY THE CONTRACTOR AT LEAST 48 HOURS BEFORE THE INSPECTION SERVICES WILL BE REQUIRED.
6. EXISTING UTILITIES ARE LOCATED ON THE PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE PROTECTION OF UTILITIES AND THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON THE PLANS OR NOT IN THE LOCATION SHOWN ON THE PLANS. THIS INCLUDES ALL SERVICE LATERALS OF ANY KIND. CONTRACTOR IS TO FIELD VERIFY ALL UTILITIES SIZE AND LOCATION PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

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

VICINITY MAP

BOUNDARY DESCRIPTION:
BOUNDARY DESCRIPTION:
CEDAR HILLS GATEWAY SUBD.,
PLAT "A", LOT 1

COMMENCING AT THE NW CORNER OF LOT 1 BEING LOCATED SOUTH 00°06'11" EAST ALONG THE SECTION LINE 172.03 FEET AND EAST 47.07 FEET FROM THE W 1/4 CORNER OF SECTION 6, T5S, R2E, S.L.B. & M., THENCE EAST 29.43 FEET; THENCE ALONG AN ARC OF A 293.50 FOOT RADIUS CURVE TO THE RIGHT 87.98 FEET (CHORD BEARS NORTH 81°24'46" EAST 87.65 FEET); THENCE ALONG AN ARC OF A 256.50 FOOT RADIUS CURVE TO THE LEFT 76.89 FEET (CHORD BEARS NORTH 81°24'46" EAST 76.60 FEET), THENCE EAST 33.94 FEET; THENCE SOUTH 72.20 FEET, THENCE WEST 48.35 FEET; THENCE SOUTH 45.00 FEET, THENCE WEST 187.56 FEET; THENCE NORTH 00°06'14" EAST 82.70 FEET; THENCE ALONG AN ARC OF A 10.00 FOOT RADIUS CURVE TO THE RIGHT 15.69 FEET (CHORD BEARS NORTH 45°03'07" EAST 14.13 FEET); TO THE POINT OF BEGINNING.

AREA = 22,439.18 S.F. / 0.52 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.

SITE INFORMATION:
Cedar Hills Gateway Plat "A", Lot 1
Parcel Number:
Address: 9988 N. 4800 W.Cedar Hills, UT

OWNER / DEVELOPER:
Openshaw Development
Walter "Charlie" Openshaw
2230 North University Parkway, Suite 6D
Provo, UT 84604
801-367-1444
charlesopenshaw@gmail.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: 22,439.18 S.F. / 0.52 Ac.
Building Area: 2,244.00 S.F. / 0.05 Ac.
Impervious Area: 14,831.08 S.F. / 0.34 Ac.
Landscaped Area: 5,364.10 S.F. 0.12 Ac.

Open Space Required:
5,161.01 S.F. or 23.00% per Lot.
Open Space Shown:
6,389.16 S.F (123.79 %)
Parking Shown: 19 Stalls

SHEET INDEX:

C1.0 SITE
C1.1 OFF SITE PLAN
C2.0 UTILITY PLAN
C3.0 GRADING AND DRAINAGE PLAN
C4.0 SWPPP
C4.1 SWPPP BMP DETAILS
C5.0 CITY DETAILS
C5.1 SITE DETAILS
C5.2 SITE DETAILS
C5.3 SITE DETAILS
L1.1 LANDSCAPING PLANS
L1.2 LANDSCAPING DETAILS

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

No.	Revision	Date

C1.0
of SHEETS
Proj # 559 - 1937

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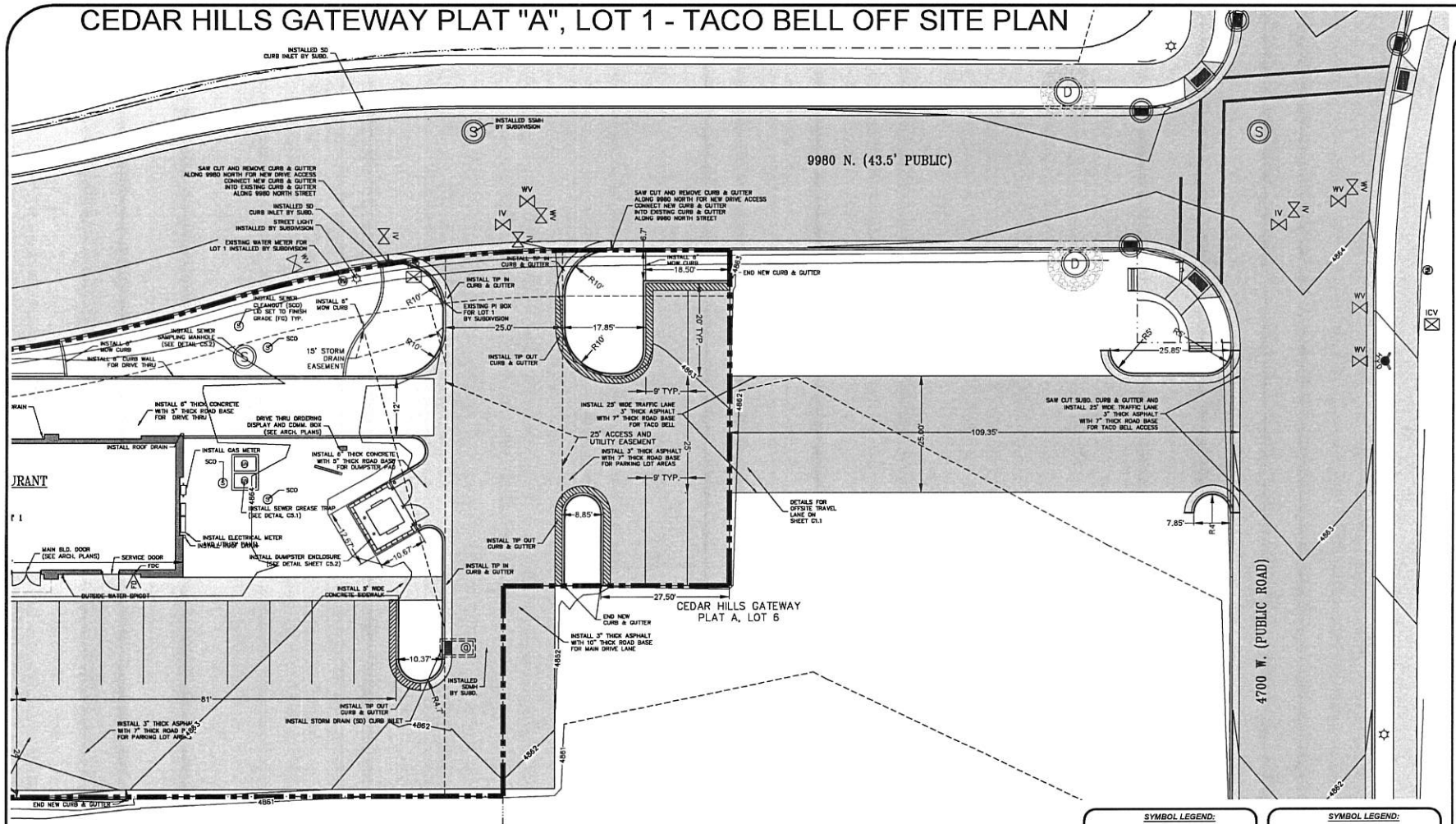
CEDAR HILLS GATEWAY PLAT "A", LOT 1 - TACO BELL OFF SITE PLAN



North

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

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

No.	Revision	Date

C1.1
OF SHEETS

Proj # 559 - 1937

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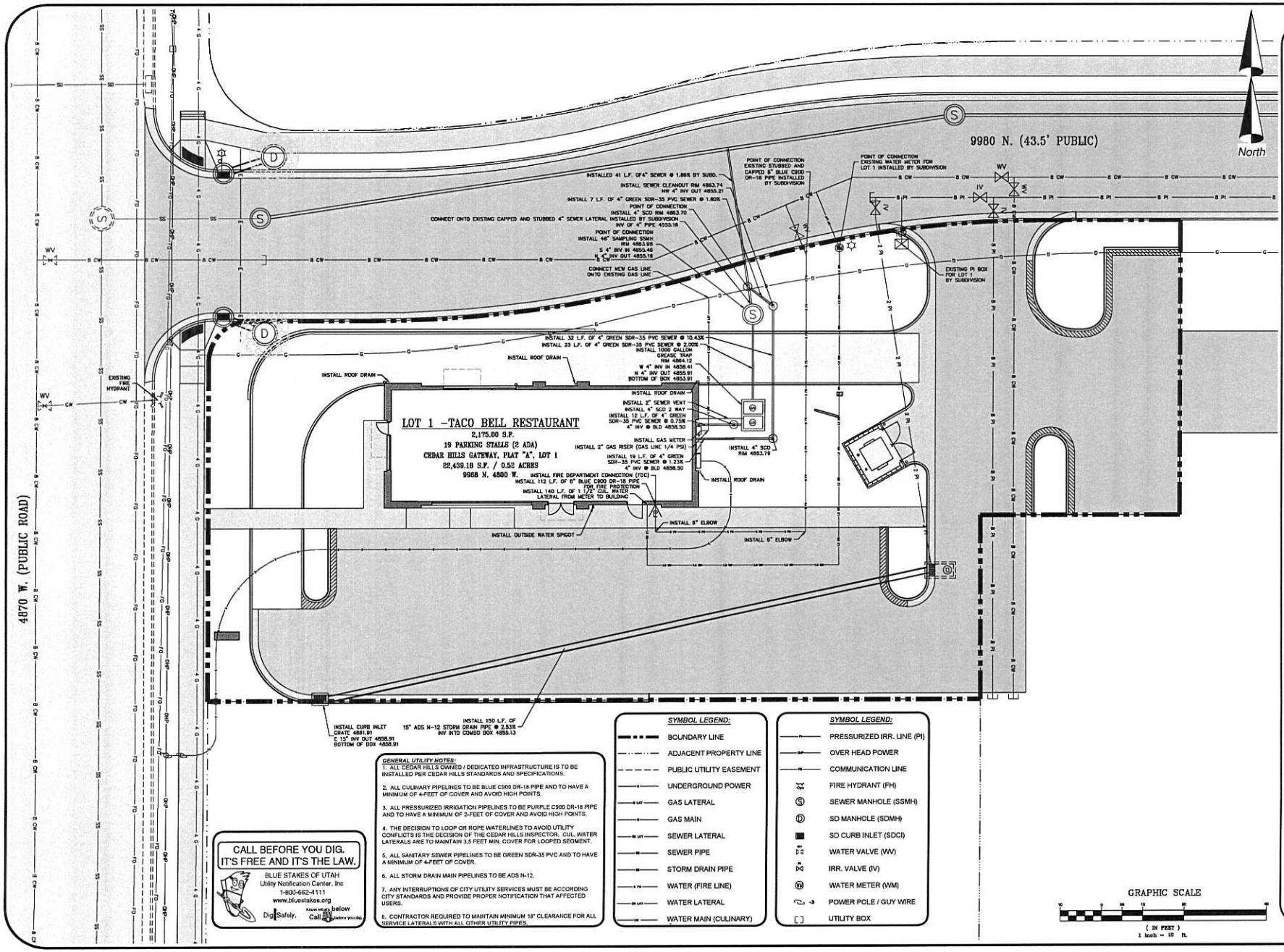

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GENERAL UTILITY NOTES:

1. ALL CEDAR HILLS OWNED / DEDICATED INFRASTRUCTURE IS TO BE INSTALLED PER CEDAR HILLS STANDARDS AND SPECIFICATIONS.
2. ALL CULINARY PIPELINES TO BE BLUE C900 DR-18 PIPE AND TO HAVE A MINIMUM OF 4-FEET OF COVER AND AVOID HIGH POINTS.
3. ALL PRESSURIZED IRRIGATION PIPELINES TO BE PURPLE C900 DR-18 PIPE AND TO HAVE A MINIMUM OF 2-FEET OF COVER AND AVOID HIGH POINTS.
4. THE DECISION TO LOOP OR ROPE WATERLINES TO AVOID UTILITY CONFLICTS IS THE DECISION OF THE CEDAR HILLS INSPECTOR. CUL. WATER LATERALS ARE TO MAINTAIN 3.5 FEET MIN. COVER FOR LOOPED SEGMENT.
5. ALL SANITARY SEWER PIPELINES TO BE GREEN SDR-35 PVC AND TO HAVE A MINIMUM OF 4-FEET OF COVER.
6. ALL STORM DRAIN MAIN PIPELINES TO BE ADS N-12.
7. ANY INTERRUPTIONS OF CITY UTILITY SERVICES MUST BE ACCORDING CITY STANDARDS AND PROVIDE PROPER NOTIFICATION THAT AFFECTED USERS.
8. CONTRACTOR REQUIRED TO MAINTAIN MINIMUM 18" CLEARANCE FOR ALL SERVICE LATERALS WITH ALL OTHER UTILITY PIPES.

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

No.	Revision	Date

C2.0
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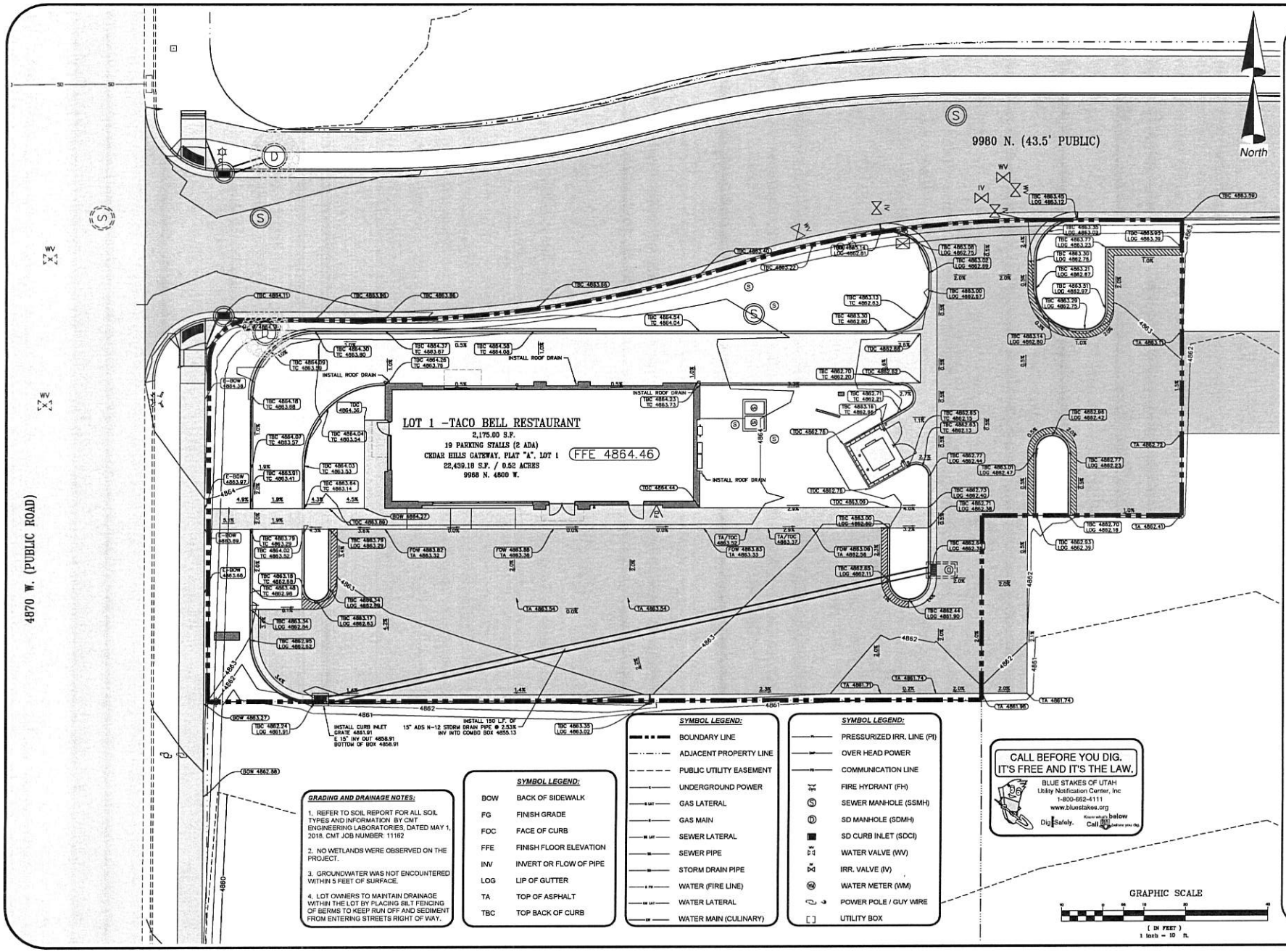

GRADING AND DRAINAGE NOTES:

1. REFER TO SOIL REPORT FOR ALL SOIL TYPES AND INFORMATION BY CMT ENGINEERING LABORATORIES, DATED MAY 1, 2018. CMT JOB NUMBER: 11162
2. NO WETLANDS WERE OBSERVED ON THE PROJECT.
3. GROUNDWATER WAS NOT ENCOUNTERED WITHIN 5 FEET OF SURFACE.
4. LOT OWNERS TO MAINTAIN DRAINAGE WITHIN THE LOT BY PLACING SILT FENCING OF BERMS TO KEEP RUN OFF AND SEDIMENT FROM ENTERING STREETS RIGHT OF WAY.

SYMBOL LEGEND:

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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GRADING PLAN

No.	Revision	Date

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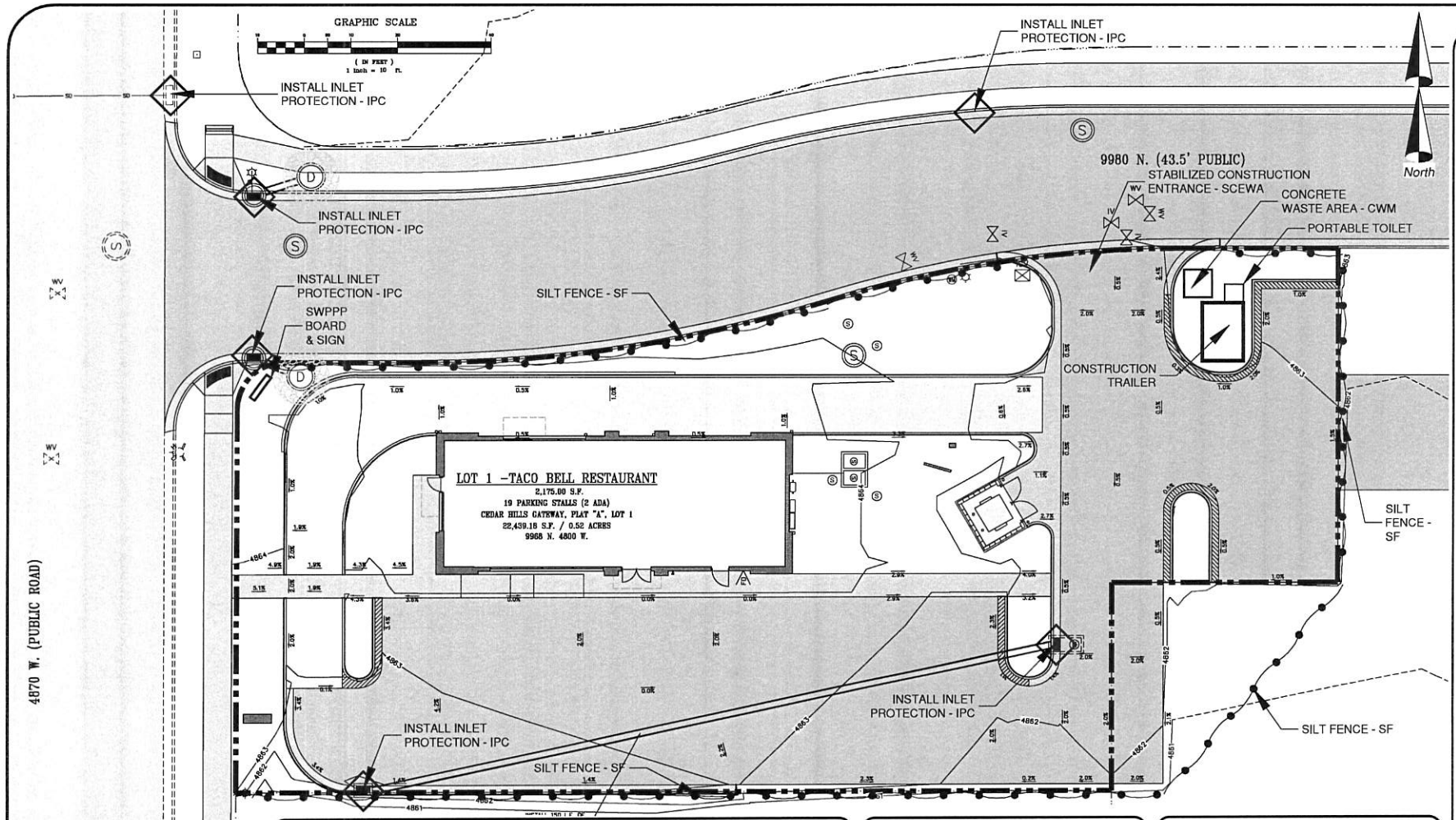

CONSTRUCTION ACCESS:

1. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WERE VEHICLE WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
2. IF THE GRAVEL CONSTRICTION 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 A NPDES PERMIT FORM THE DIVISION OR 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

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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: 22,439.18 SQ.FT / 0.51 ACRES
3. TOTAL DISTURBED AREA: 22,439.18 SQ.FT / 0.51 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 1
Openshaw Development
SWPPP

No.	Revision	Date

C4.0
OF SHEETS
Proj # 559 - 1937

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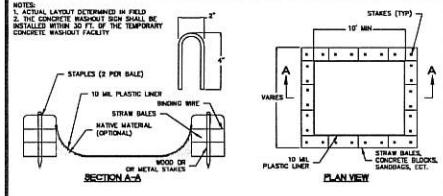
BMP: Concrete Waste Management — CWM

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.

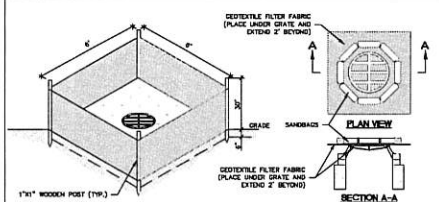
OBJECTIVES:
- ☐ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

TARGETED POLLUTANTS:
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Waste

IMPLEMENTATION REQUIREMENTS:
- ☐ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☒ Training

- ■ 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 fencing.
> 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.

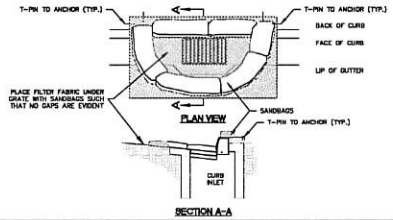
OBJECTIVES:
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

TARGETED POLLUTANTS:
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ■ Floatable Materials
- ☐ Other Waste

IMPLEMENTATION REQUIREMENTS:
- ☒ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☐ Training

- ■ 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.

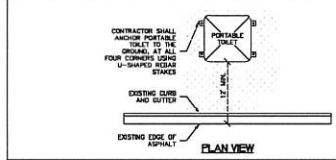
OBJECTIVES:
- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

TARGETED POLLUTANTS:
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ■ Floatable Materials
- ☐ Other Waste

IMPLEMENTATION REQUIREMENTS:
- ☒ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☐ Training

- ■ 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

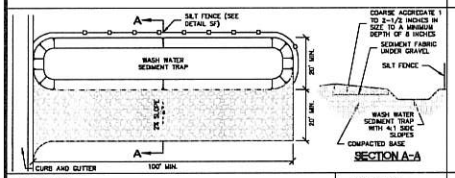
OBJECTIVES:
- ☒ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

TARGETED POLLUTANTS:
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Waste

IMPLEMENTATION REQUIREMENTS:
- ☒ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☐ Training

- ■ 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.

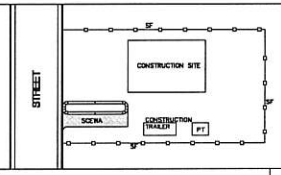
OBJECTIVES:
- ☒ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☐ Control Internal Erosion

TARGETED POLLUTANTS:
- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

IMPLEMENTATION REQUIREMENTS:
- ☒ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

- ■ 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 ramps.
> Excavate for and place a bed of gravel or drain rock the full width of the future driveway (10' 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

- ■ 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:
> Clean-up 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.

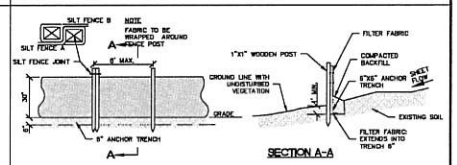
OBJECTIVES:
- ☒ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

TARGETED POLLUTANTS:
- ☐ Sediment
- ☐ Nutrients
- ■ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

IMPLEMENTATION REQUIREMENTS:
- ☒ Capital Costs
- ☐ O&M Costs
- ☐ Maintenance
- ■ Training

- ■ 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 ½ 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
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- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

IMPLEMENTATION REQUIREMENTS:
- ☒ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

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Cedar Hills Gateway, Plat "A", Lot 1
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SWPPP BMP DETAILS

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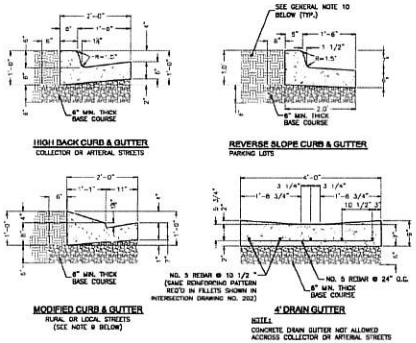
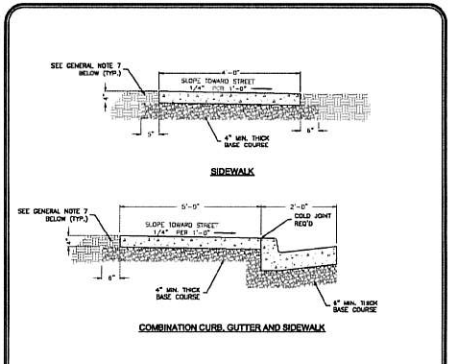


GENERAL NOTES:

1. CONCRETE SHALL BE IN ACCORDANCE WITH CITY STANDARD CONCRETE SPECIFICATION.
2. PLACE EXPANSION-CONTRACTION JOINTS (JOINT FILLER MATERIAL) THE FULL DEPTH OF CONCRETE PLUS 1 INCH. JOINT MATERIAL SHALL BE PLACED FLUSH WITH TOP OF CONCRETE, EVERY 50 FEET (100' IF "SLIP-FORMED").
3. PLACE CONTROL JOINTS AT 10 FOOT INTERVALS (MAXIMUM).
4. EDGE CONCRETE WITH A 1/2" EDGING TOOL.
5. USE 6" MIN UNTREATED BASE COURSE MATERIAL. COMPACT TO 95% OF MAXIMUM DRY DENSITY. (A.S.T.M. D-1557)
6. STAGGER LAP SPLICES WITH A MINIMUM OF 30 BAR DIAMETER LAPS.
7. FORM OIL CONTAMINATED REINFORCING STEEL WILL BE REJECTED.
8. COMPLY WITH CITY STANDARD SPECIFICATION, FOR CONCRETE CURB AND GUTTER.
9. HIGH BACK CURB & GUTTER WILL BE REQUIRED FOR ALL RURAL ROAD AND LOCAL STREETS STEEPER THAN 4%, UNLESS OTHERWISE APPROVED BY CITY ENGINEER.
10. CONTRACTOR SHALL BACKFILL AROUND CURB, GUTTER, AND SIDEWALK TO THE FINISHED GRADE LEVEL PRIOR TO THE ACCEPTANCE BY THE CITY. BACKFILL SHALL EXTEND 18" BEYOND OUTSIDE OF CURB, GUTTER, AND SIDEWALK.
11. IF CURB AND GUTTER IS REPLACED, THE MINIMUM SECTION LENGTH SHALL BE 4 FEET.

CEDAR HILLS
STANDARD DRAWING NO. 206

CURB AND GUTTER

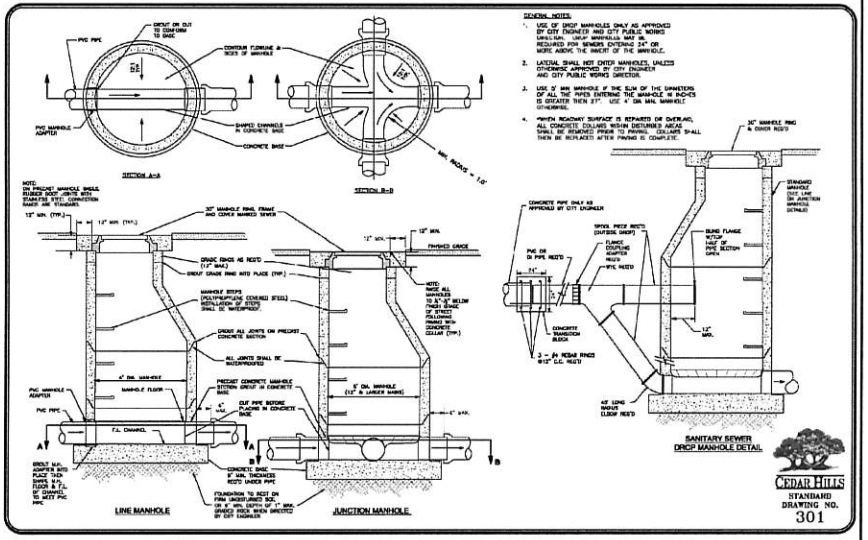


GENERAL NOTES:

1. CONCRETE SHALL BE IN ACCORDANCE WITH CITY STANDARD CONCRETE SPECIFICATION.
2. PLACE EXPANSION-CONTRACTION JOINTS (JOINT FILLER MATERIAL) THE FULL DEPTH OF CONCRETE PLUS 1 INCH. JOINT FILLER SHALL BE PLACED FLUSH WITH TOP OF CONCRETE, EVERY 50 FEET, FOR BOTH "FORMED" OR "SLIPPED FORMED" SIDEWALK. JOINT MATERIAL SHALL ALSO BE PLACED AT ALL INTERSECTIONS WITH PERPENDICULAR SIDEWALKS AND AT DRIVEWAYS.
3. PLACE CONTROL JOINTS AT 10 FOOT INTERVALS (MAXIMUM).
4. EDGE CONCRETE WITH A 1/2" EDGING TOOL.
5. USE 4" MIN THICK BASE COURSE MATERIAL. COMPACT TO 95% OF MAXIMUM DRY DENSITY. (A.S.T.M. D-1557)
6. COMPLY WITH CITY STANDARD SPECIFICATIONS FOR CONCRETE SIDEWALK.
7. CONTRACTOR SHALL BACKFILL AROUND CURB, GUTTER, AND SIDEWALK TO THE FINISHED GRADE LEVEL PRIOR TO THE ACCEPTANCE BY THE CITY. BACKFILL SHALL EXTEND 18" BEYOND OUTSIDE OF CURB, GUTTER, AND SIDEWALK.

CEDAR HILLS
STANDARD DRAWING NO. 207

SIDEWALK

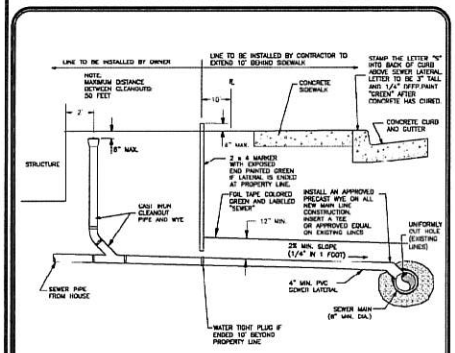


GENERAL NOTES:

1. USE OF DROP MANHOLES ONLY AS APPROVED BY CITY ENGINEER AND CITY PUBLIC WORKS DIRECTOR. DROP MANHOLES MAY BE REQUIRED FOR SEWERS ENTERING 24" OR MORE ABOVE THE INVERT OF THE MANHOLE.
2. LATERAL SHALL NOT ENTER MANHOLES, UNLESS OTHERWISE APPROVED BY CITY ENGINEER AND CITY PUBLIC WORKS DIRECTOR.
3. USE 3' MIN MANHOLE IF THE SUM OF THE DIAMETERS OF ALL THE PIPES ENTERING THE MANHOLE IN INCHES IS GREATER THEN 27". USE 4' DIA MIN MANHOLE OTHERWISE.
4. WHEN ROADWAY SURFACE IS REPAVED OR OVERLAID, ALL CONCRETE COLLARS WITHIN DISTURBED AREAS SHALL BE REMOVED PRIOR TO PAVING. COLLARS SHALL THEN BE RELOCATED AFTER PAVING IS COMPLETE.

CEDAR HILLS
STANDARD DRAWING NO. 301

SANITARY SEWER DROP MANHOLE DETAIL

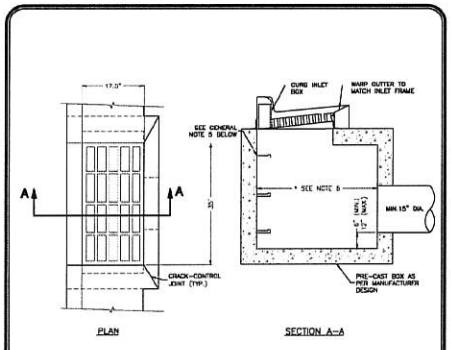


GENERAL NOTES:

1. LATERALS SHALL NOT ENTER MANHOLES UNLESS OTHERWISE APPROVED BY CITY ENGINEER.
2. SEWER LATERALS HAVE THE SAME BEDDING REQUIREMENTS, BOTH IN MATERIAL AND DIMENSIONS OF BEDDING, AS THE SEWER MAIN LINE.
3. SEWER LATERALS MUST BE LAID AT LEAST TEN FEET (EDGE TO EDGE) HORIZONTALLY FROM ANY EXISTING OR PROPOSED SULINARY WATER LATERAL.
4. ALL SEWER LATERALS SHALL BE BEDDED & BACKFILLED WITH SAND OR AN APPROVED EQUAL. PEA GRAVEL SHALL NOT BE ACCEPTED.
5. CLEANOUTS SHALL BE REQUIRED EVERY 50' OR AT EVERY BEND.

CEDAR HILLS
STANDARD DRAWING NO. 302

SEWER LATERAL DETAIL

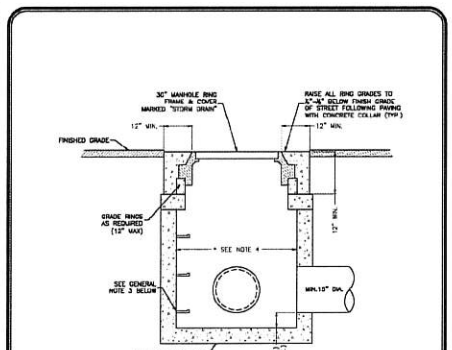


GENERAL NOTES:

1. ALL FRAMES & GRATES TO BE GALVANIZED STEEL OR CAST IRON.
2. CONSTRUCT BOX (WALL THICKNESS) TO MATCH EXISTING OR NEW TYPE OF CURB AS SHOWN.
3. CURB FACE 100 FT PER FOOT (100 INF 1170 FPT) AS APPROVED BY CITY.
4. ALL GRATES TO BE BICYCLE SAFE.
5. STEPS ARE REQUIRED IN ALL STORM DRAIN BOXES & MANHOLES DEEPER THAN 5 FEET.
6. 2' MIN. (3' MIN. IF DEEPER THAN 5').

CEDAR HILLS
STANDARD DRAWING NO. 505

STORM DRAIN CATCH BASIN



GENERAL NOTES:

1. ALL FRAMES & GRATES TO BE GALVANIZED STEEL OR CAST IRON.
2. CONSTRUCT BOX, FRAME & GRATE TO SUPPORT AN H-20 LOADING.
3. STEPS ARE REQUIRED IN ALL STORM DRAIN BOXES & MANHOLES DEEPER THAN 5 FEET.
4. 2' MIN. (3' MIN. IF DEEPER THAN 5').

CEDAR HILLS
STANDARD DRAWING NO. 506

STORM DRAIN COLLECTION BOX

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Cedar Hills Gateway, Plat "A", Lot 1
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CITY DETAILS

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OF SHEETS
Proj # 559 - 1937

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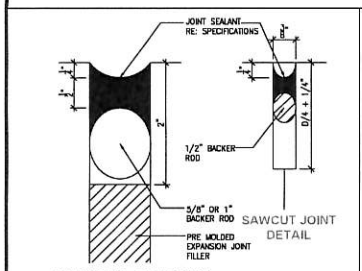
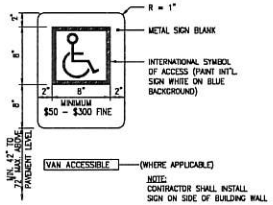
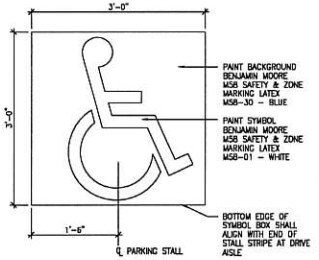


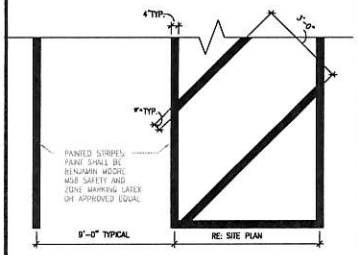
CONCRETE JOINT SEALANT N.T.S. 1



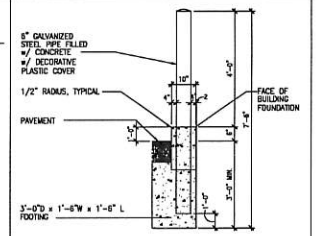
ACCESSIBLE PARKING SIGN N.T.S. 2



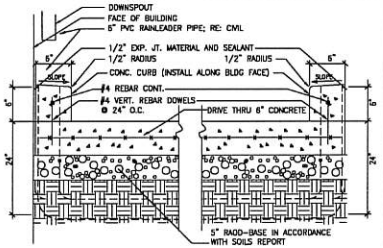
HANDICAP PAVEMENT SYMBOL 1"=1'-0" 3



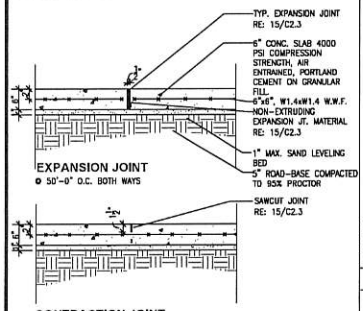
PARKING STRIPING 1/2"=1'-0" 4



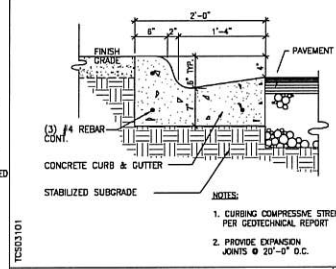
BOLLARD DETAIL @ CURB N.T.S. 5



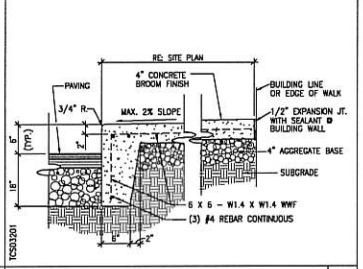
6" DRIVE THRU CURB N.T.S. 6



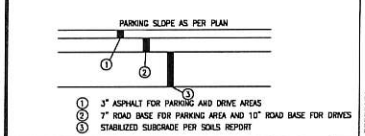
5" CONCRETE PAVEMENT N.T.S. 7



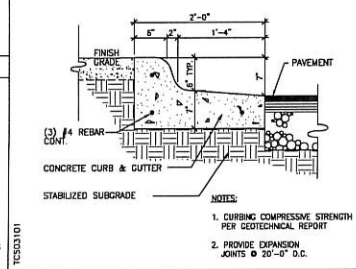
CONCRETE CURB & GUTTER TIP-IN N.T.S. 9



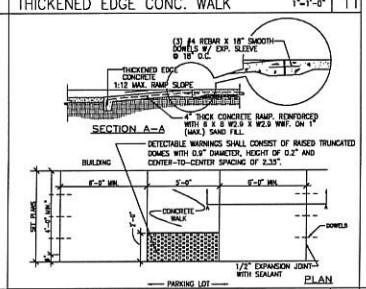
THICKENED EDGE CONC. WALK 1"=1'-0" 11



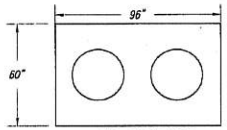
TYP. ASPHALT PAVEMENT N.T.S. 8



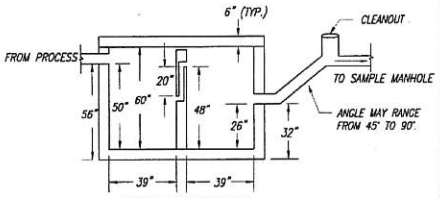
CONCRETE CURB & GUTTER TIP-OUT N.T.S. 10



ADA ACCESS RAMP N.T.S. 12



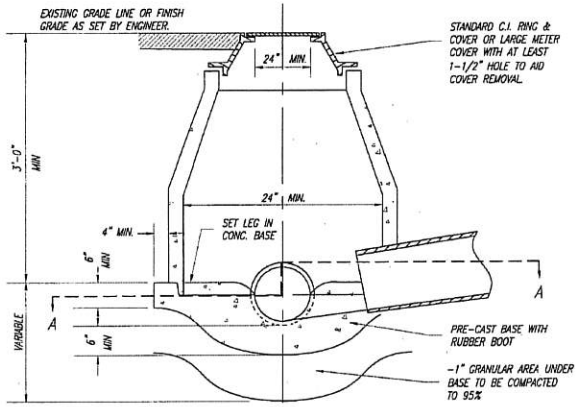
LID DIMENSIONS

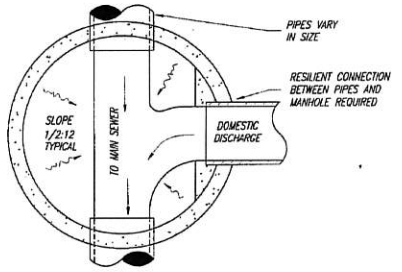


INSIDE AND PLUMBING

750 GALLON GREASE TRAP

48" X 84" X 60" (INSIDE DIMENSIONS).
750 GALLON IS MINIMUM SIZE.
NO SANITARY SEWER THROUGH TRAP.
MANUFACTURER'S DIMENSIONS MAY VARY.





SECTION A-A

NON-TRAFFIC AREA

MANHOLE MAY BE CORRUGATED METAL WITH A POURED BASE.

TRAFFIC AREA

MANHOLE MUST BE CONCRETE WITH A POURED BASE.

SEWER SAMPLING MANHOLE AND GREASE TRAP N.T.S. 8

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

No.	Revision	Date

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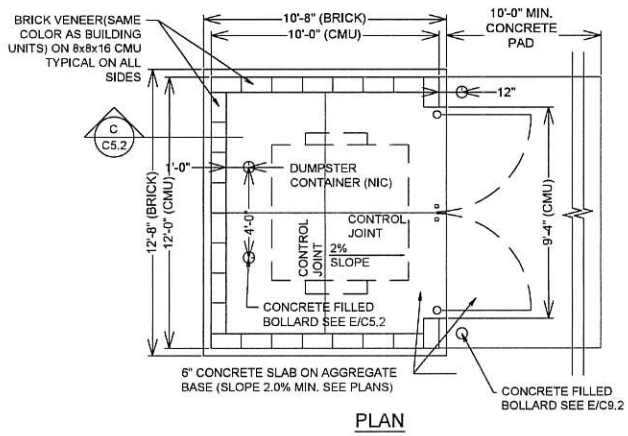
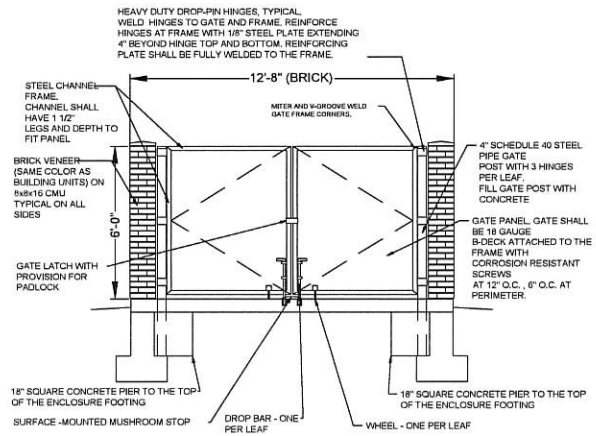


MASONRY DUMPSTER ENCLOSURE

A

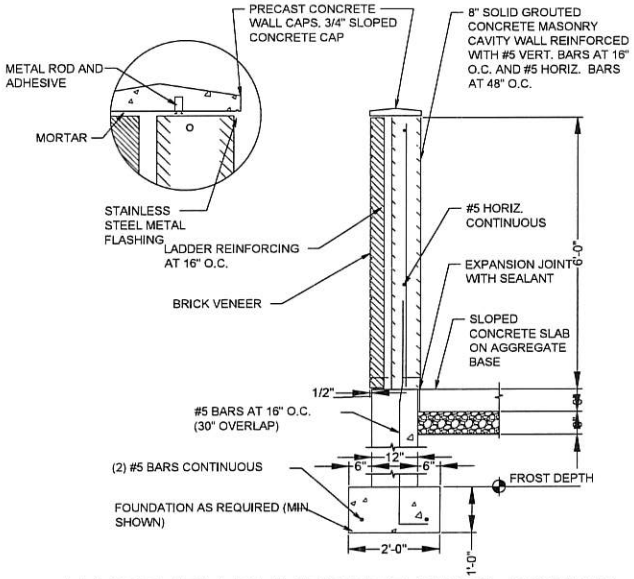
N.T.S.



MASONRY GATE ENCLOSURE

B

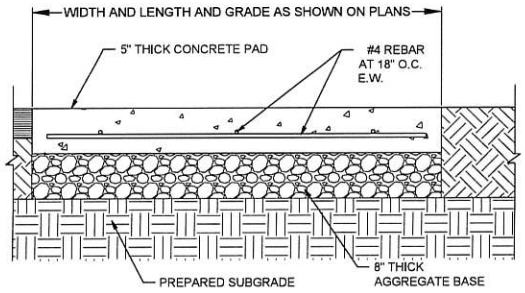
N.T.S.



MASONRY DUMPSTER ENCLOSURE

C

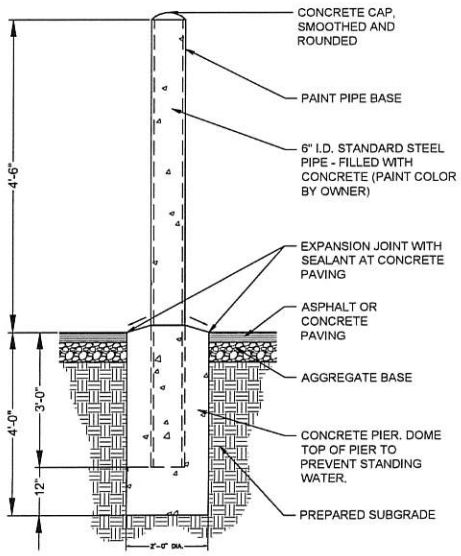
N.T.S.



DUMPSTER PAD SECTION

D

N.T.S.



CONCRETE BOLLARD

E

N.T.S.

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Cedar Hills Gateway, Plat "A", Lot 1
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SITE DETAILS

No.	Revision	Date

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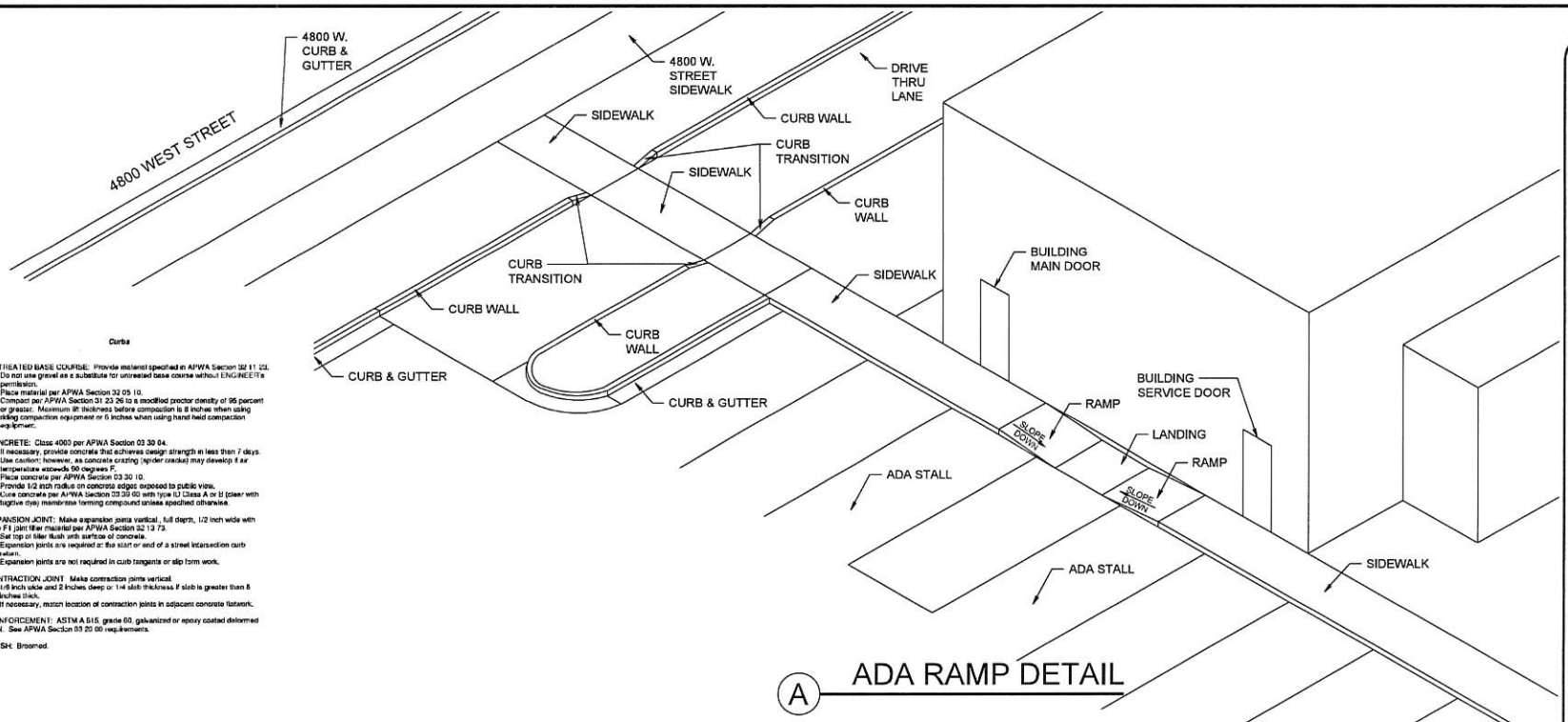

A ADA RAMP DETAIL

Curbs

1. UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
   A. Do not use gravel as a substitute for untreated base course without ENGINEER's permission.
   B. Place material per APWA Section 32 05 10.
   C. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
2. CONCRETE: Class 4000 per APWA Section 03 30 04.
   A. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   B. Place concrete per APWA Section 03 30 10.
   C. Provide 1/2 inch radius on concrete edges exposed to public view.
   D. Cure concrete per APWA Section 03 39 00 with type ID Class A or B (clear with fugitive dye) membrane forming compound unless specified otherwise.
3. EXPANSION JOINT: Make expansion joints vertical, full depth, 1/2 inch wide with type F1 joint filler material per APWA Section 32 13 73.
   A. Set top of filler flush with surface of concrete.
   B. Expansion joints are required at the start or end of a street intersection curb return.
   C. Expansion joints are not required in curb tangents or slip form work.
4. CONTRACTION JOINT: Make contraction joints vertical.
   A. 1/8 inch wide and 2 inches deep or 1/4 slab thickness if slab is greater than 8 inches thick.
   B. If necessary, match location of contraction joints in adjacent concrete flatwork.
5. REINFORCEMENT: ASTM A 615, grade 60, galvanized or epoxy coated deformed steel. See APWA Section 03 20 00 requirements.
6. FINISH: Broomed.

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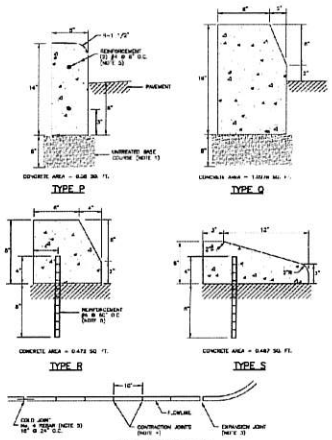

Tangent curb cut assembly

1. UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
   A. Do not use gravel as a substitute for untreated base course without ENGINEER's permission.
   B. Place material per APWA Section 32 05 10.
   C. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
2. CONCRETE: Class 4000 per APWA Section 03 30 04.
   A. If necessary, provide concrete that achieves design strength in less than 7 days. Caution; concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   B. Place concrete per APWA Section 03 30 10.
   C. Provide 1/2 inch radius on concrete edges exposed to public view.
   D. Cure concrete per APWA Section 03 39 00 with type ID Class A or B (clear with fugitive dye) membrane forming compound unless specified otherwise.
3. EXPANSION JOINT: Make expansion joints vertical.
   A. Full depth 1/2 inch thick type F1 joint filler material per APWA Section 32 13 73. Set top of filler flush with surface of concrete.
4. CONTRACTION JOINT: Make contraction joins vertical.
   A. 1/8 inch wide and 1 inch deep or 1/4 slab thickness if slab is greater than 4 inches thick.
   B. Maximum length to width ratio for non-square panels is 1.5 to 1.
   C. Maximum panel length (in feet) is 2.5 times the slab thickness (in inches) to a maximum of 15 feet.
5. FLARE: If a flare is in a pedestrian circulation area, the slope of the flare shall be 1:10 (10%) maximum measured perpendicular to the pedestrian access route.
6. DETECTABLE WARNING SURFACE: A detectable warning surface is required in a ramp, transition, or landing that provides a flush connection to the street. Perpendicular and non-perpendicular connections are shown in APWA Plan No. 238.
7. PROTECTION AND REPAIR:
   A. Protect concrete from deicing chemicals during cure.
   B. Fill flow line with water. Repair construction that doesn't drain.

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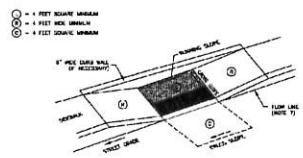
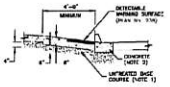
LANDING AT STREET LEVEL

WARNING:
- SITE CONDITIONS WILL VARY. CONFIGURATION OF RAMP AND LANDING MAY BE CHANGED, BUT THEY MUST MEET DIMENSIONS AND SLOPES SHOWN HERE.
- LINES SHOWN MUST BE PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.
- USE OF TRAPEZ CURB WALLS, ETC. ARE AT ENGINEER'S DISCRETION.
- LENGTH OF ANY RAMP NOT SQUARED TO EXCEED 15 FEET.

Ⓐ = 4 FEET SQUARE MINIMUM
Ⓑ = 4 FEET WIDE MINIMUM
Ⓒ = 4 FEET SQUARE MINIMUM



EXAMPLE 5



MATERIALS

		RUNNING SLOPE	CROSS SLOPE
LANDING	Ⓐ	STREET GRADE	1:48 (2%)
RAMP	Ⓑ	1:12 (8.33%)	1:48 (2%)
CLEAR SPACE	Ⓒ	1:20 (5%)	SLOPE ONLY

CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL.

MAXIMUM SLOPES

Tangent curb cut assembly — Plan No. 236 — Drawing 3 of 3

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Cedar Hills Gateway, Plat "A", Lot 1
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SITE DETAILS

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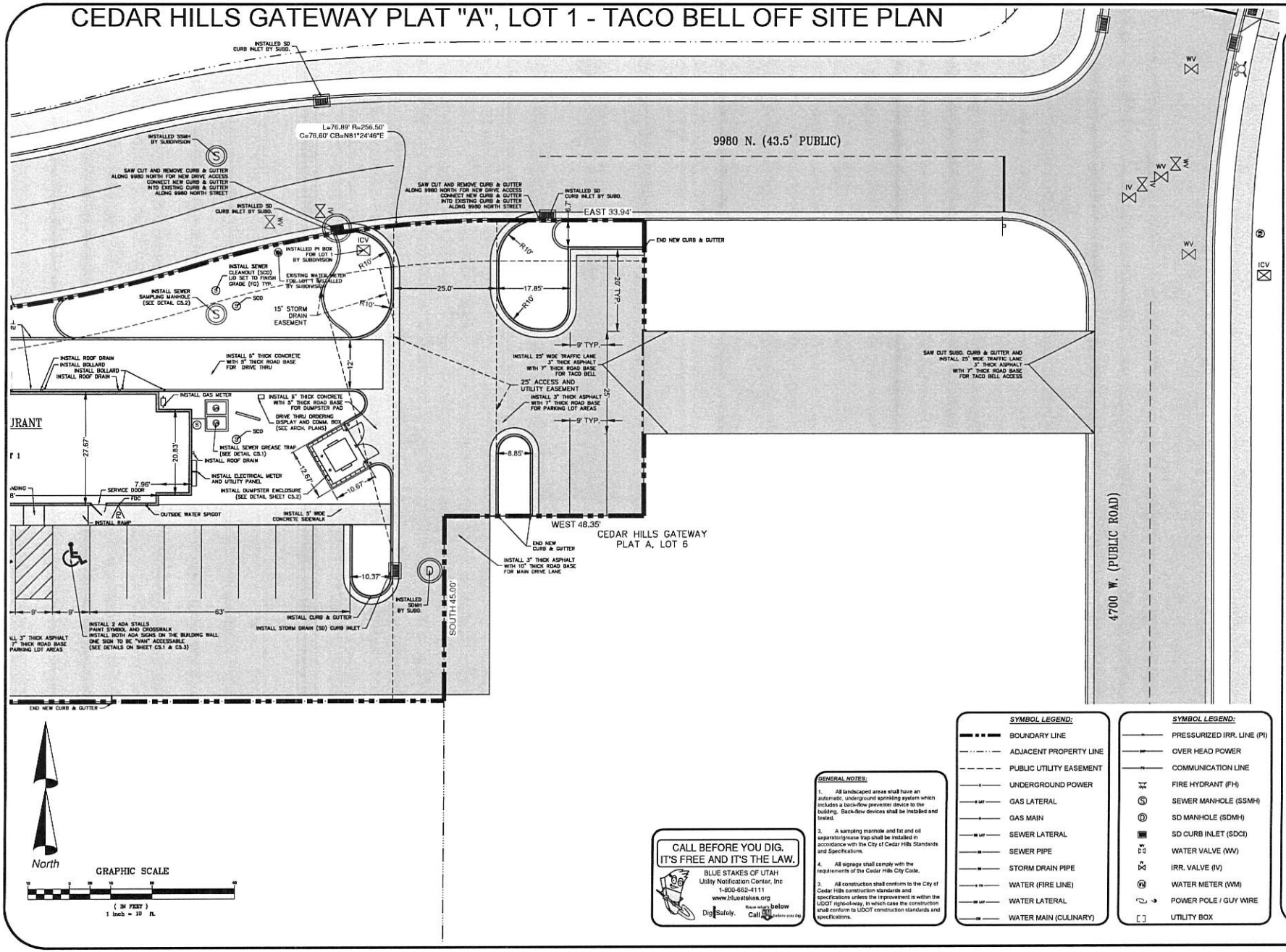
CEDAR HILLS GATEWAY PLAT "A", LOT 1 - TACO BELL OFF SITE PLAN



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GENERAL NOTES:

1. 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.
2. A sampling manhole and fat and oil separator/grease trap shall be installed in accordance with the City of Cedar Hills Standards and Specifications.
4. All signage shall comply with the requirements of the Cedar Hills City Code.
3. All construction shall conform to the City of Cedar Hills construction standards and specifications unless the improvement is within the UDOT rights-of-way, in which case the construction shall conform to UDOT construction standards and specifications.

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

SEAL

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

No.	Revision	Date

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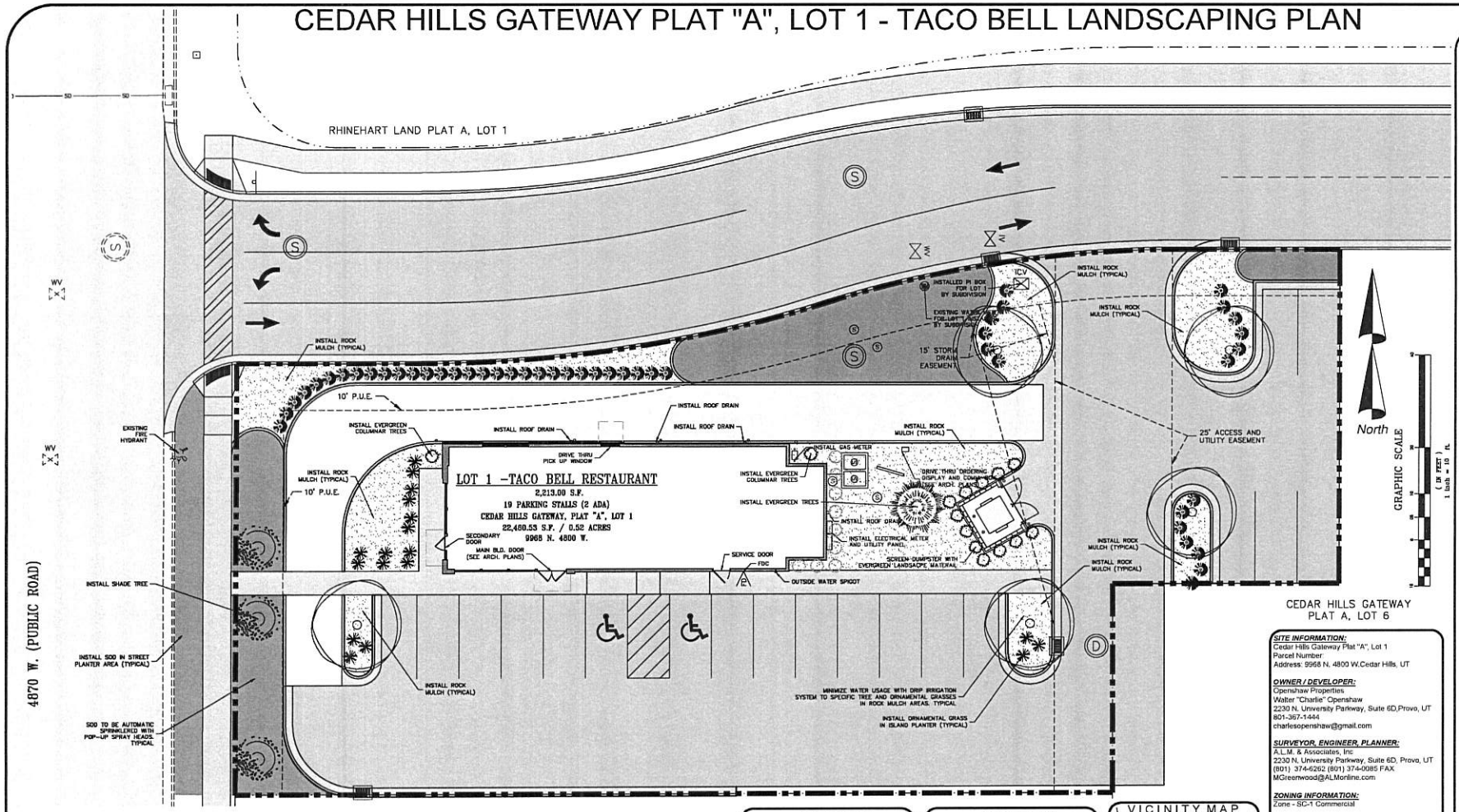
CEDAR HILLS GATEWAY PLAT "A", LOT 1 - TACO BELL LANDSCAPING PLAN



PLANTING SCHEDULE

SYMBOL	DESIGNATION	COMMON NAME	SIZE	MIN. HEIGHT	MATURE SIZE (HXW)	QTY
	DECIDUOUS TREE					
	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
	EVERGREEN TREEP					
	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	7'	12'X20'	1
	ORNAMENTAL GRASS					
	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
	GROUNDCOVER					
	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.

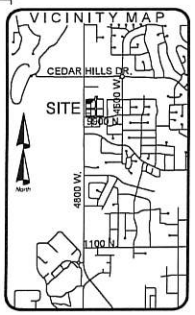
SYMBOL LEGEND:

- 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

VICINITY MAP



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: 2,215.00 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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SEAL

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

No.	Revision	Date

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Proj # 559 - 1937

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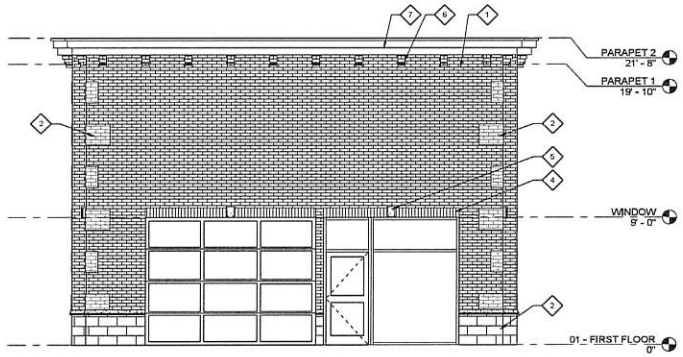
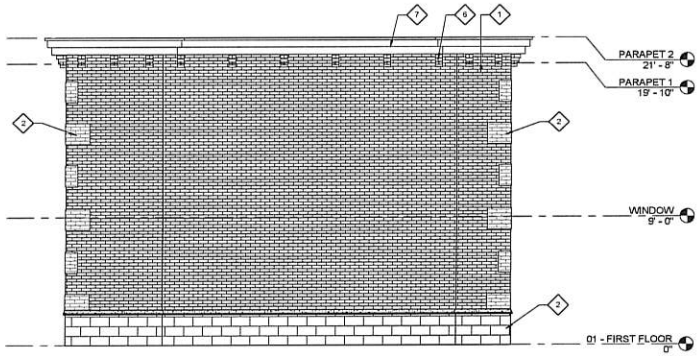


EAST ELEVATION 1
SCALE: 1/4" = 1'-0"



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

GENERAL NOTES

A. GENRAL 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 RECIEVE RUBBED FINISH.

D. CONCRETE WALLS RETAINING EARTH (BELOW GRADE) TO RECEIVE TOW COATS OF BITUMINOUS DAMP PROFFING MATERIAL.

E. PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATION 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 NECESARILY 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.

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

TACO BELL REMODEL

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PROJECT NO.	Project Number
DATE	00.00.00
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SHEET DESCRIPTION
EXTERIOR ELEVATIONS

SHEET NUMBER
A-2.01

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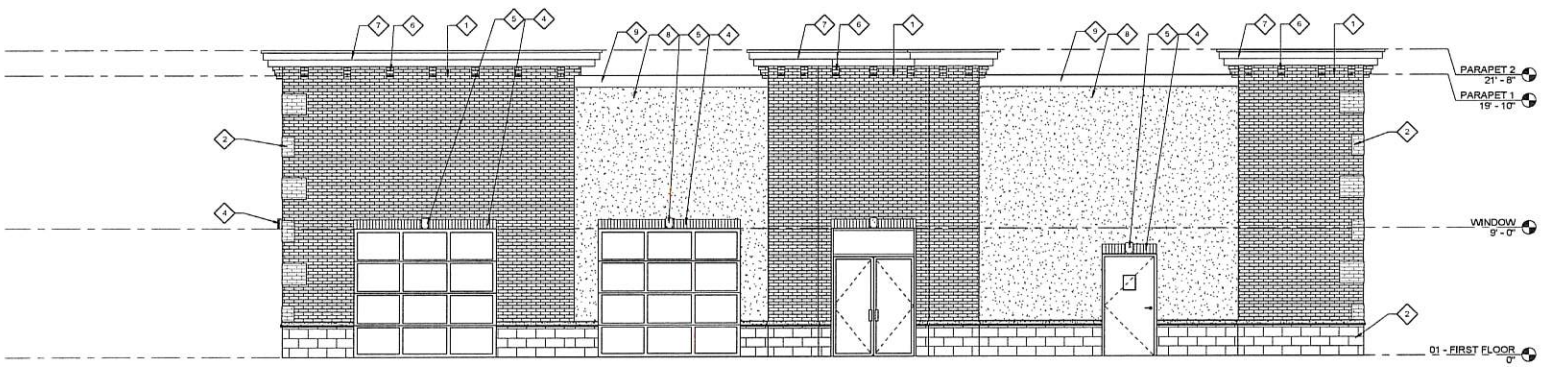
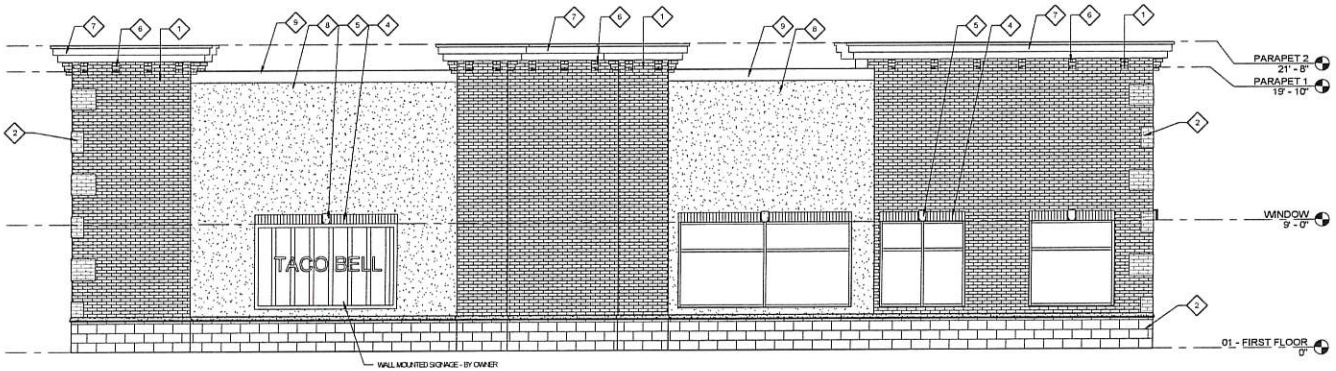


NORTH ELEVATION 1
SCALE: 1/4" = 1'-0"



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

GENERAL NOTES

A. GENIRAL 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 RECIEVE TOW COATS OF BITUMINOUS DAMP PROFFING MATERIAL.

D. CONCRETE WALLS RETAINING EARTH (BELOW GRADE) TO RECIEVE TOW COATS OF BITUMINOUS DAMP PROFFING MATERIAL.

E. PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATION 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 NECESARILY USED ON EACH SHEET

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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.

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Provo, UT 84604
Phone: 801.358.9840
shane@w2designgroup.com

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SHEET DESCRIPTION
EXTERIOR ELEVATIONS

SHEET NUMBER
A-2.02

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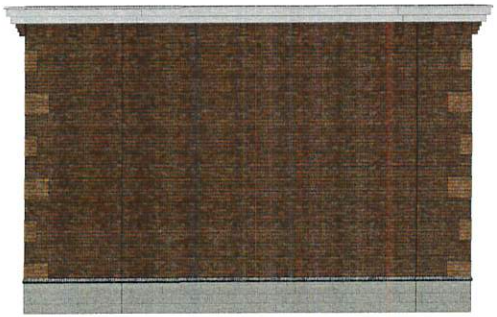
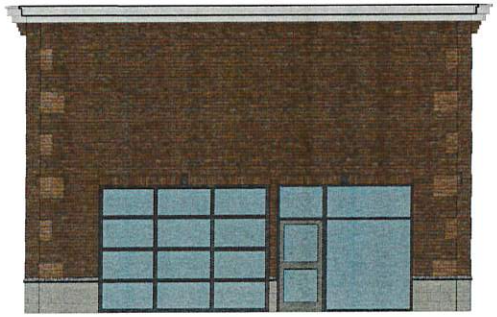
NORTH ELEVATION (COLOR) 4
SCALE: 1/4" = 1'-0"

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



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



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

GENERAL NOTES

A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPENCIES 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.

W2 DESIGN GROUP
3167 North Canyon Road
Provo, UT 84604
Phone: 801.358.9640
shane@w2designgroup.com

TACO BELL REMODEL

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PROJECT NO.	Project Number
DATE	00.00.00
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CHECKED BY	Checker

SHEET DESCRIPTION
COLOR ELEVATIONS

SHEET NUMBER
A-2.03

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FRONT - LEFT 1
SCALE:

FRONT - RIGHT 2
SCALE:

REAR 3
SCALE:

AERIAL VIEW 4
SCALE:

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SHEET DESCRIPTION
3D ELEVATIONS

SHEET NUMBER
A-9.01

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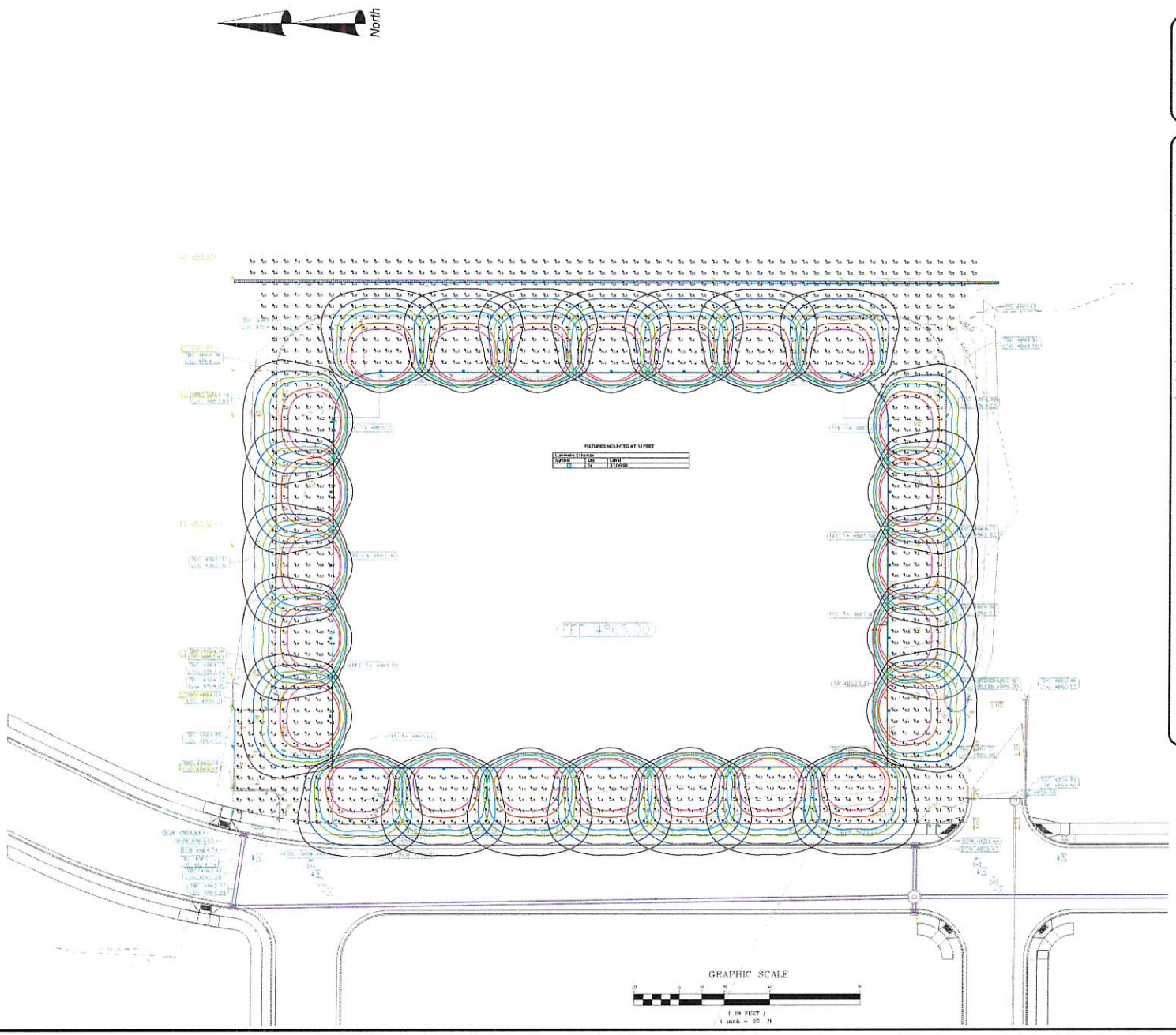

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SYMBOL LEGEND:

- 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)
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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
GRADING & DRAINAGE PLAN

No.	Revision	Date

C3.0
OF SHEETS
Proj # 589 - 1937

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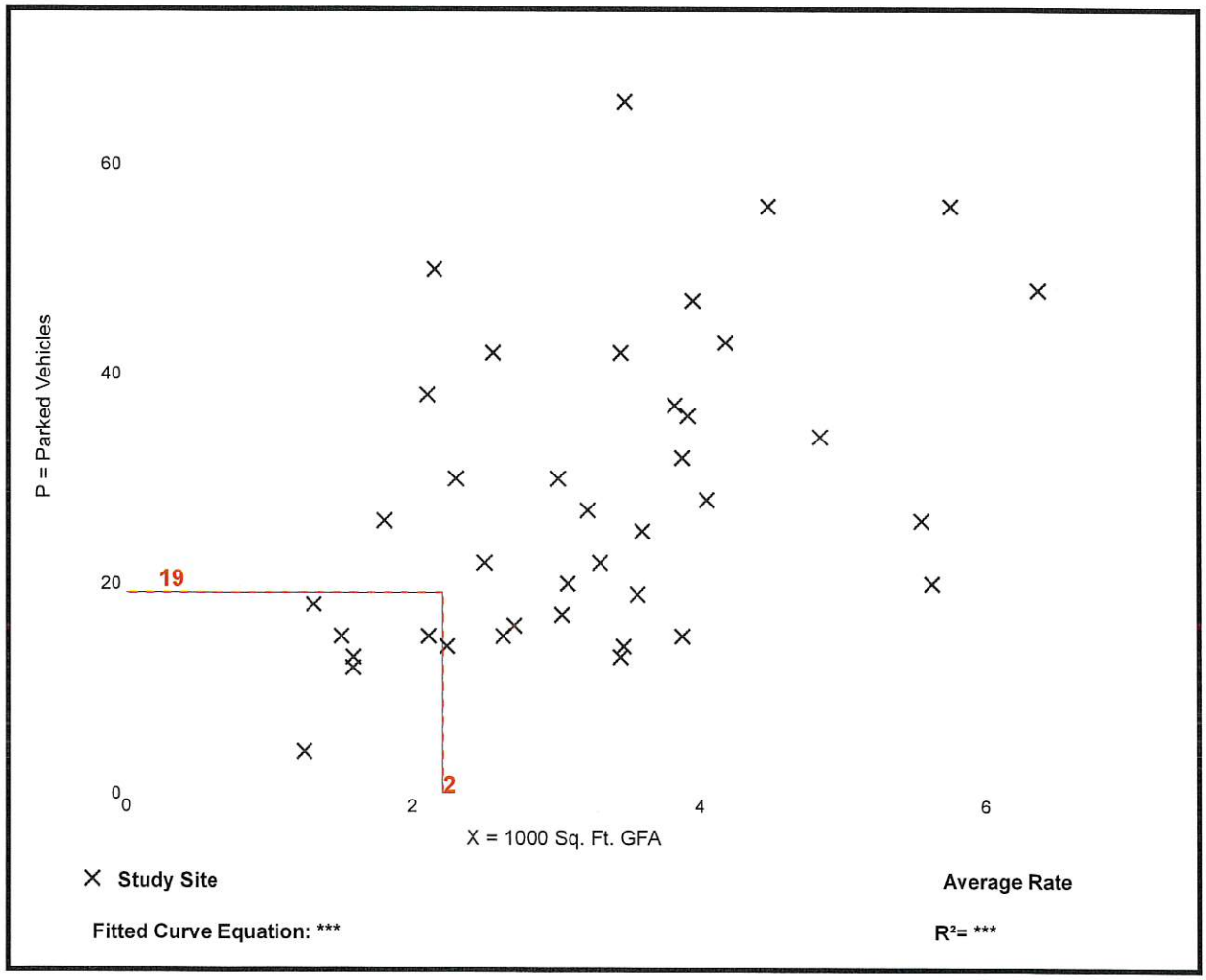
Fast-Food Restaurant with Drive-Through Window
(934)

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

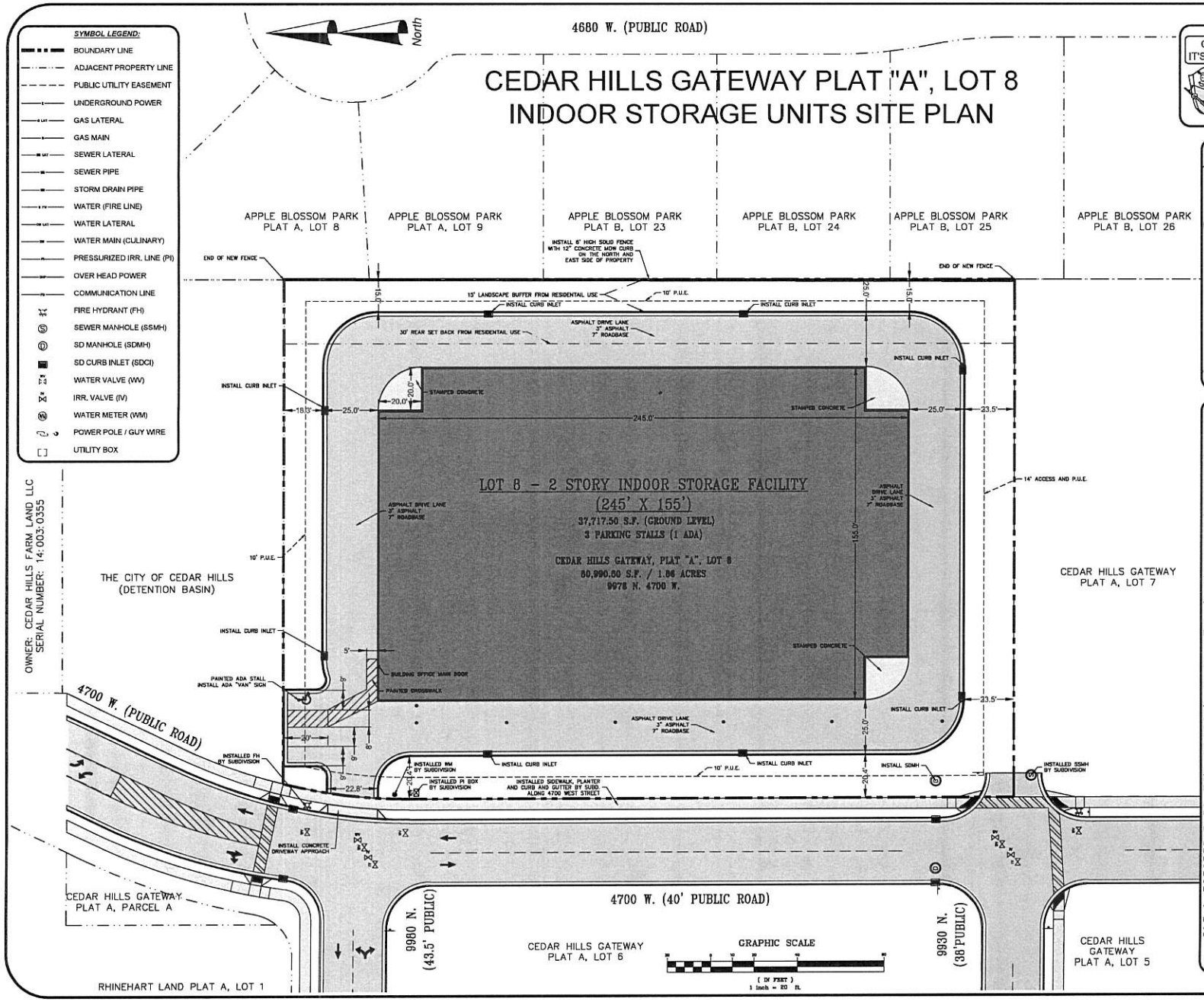
Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
8.66	3.23 - 23.26	6.71 / 13.78	7.34 - 9.98	4.22 (49%)

Data Plot and Equation



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

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



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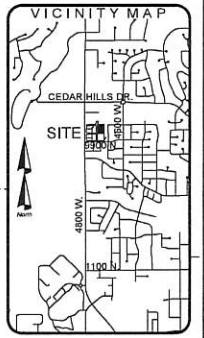
VICINITY MAP



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

OWNER / DEVELOPER:
Cadence Capital, LLC
2601 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 336.62 FEET; THENCE WEST 240.66 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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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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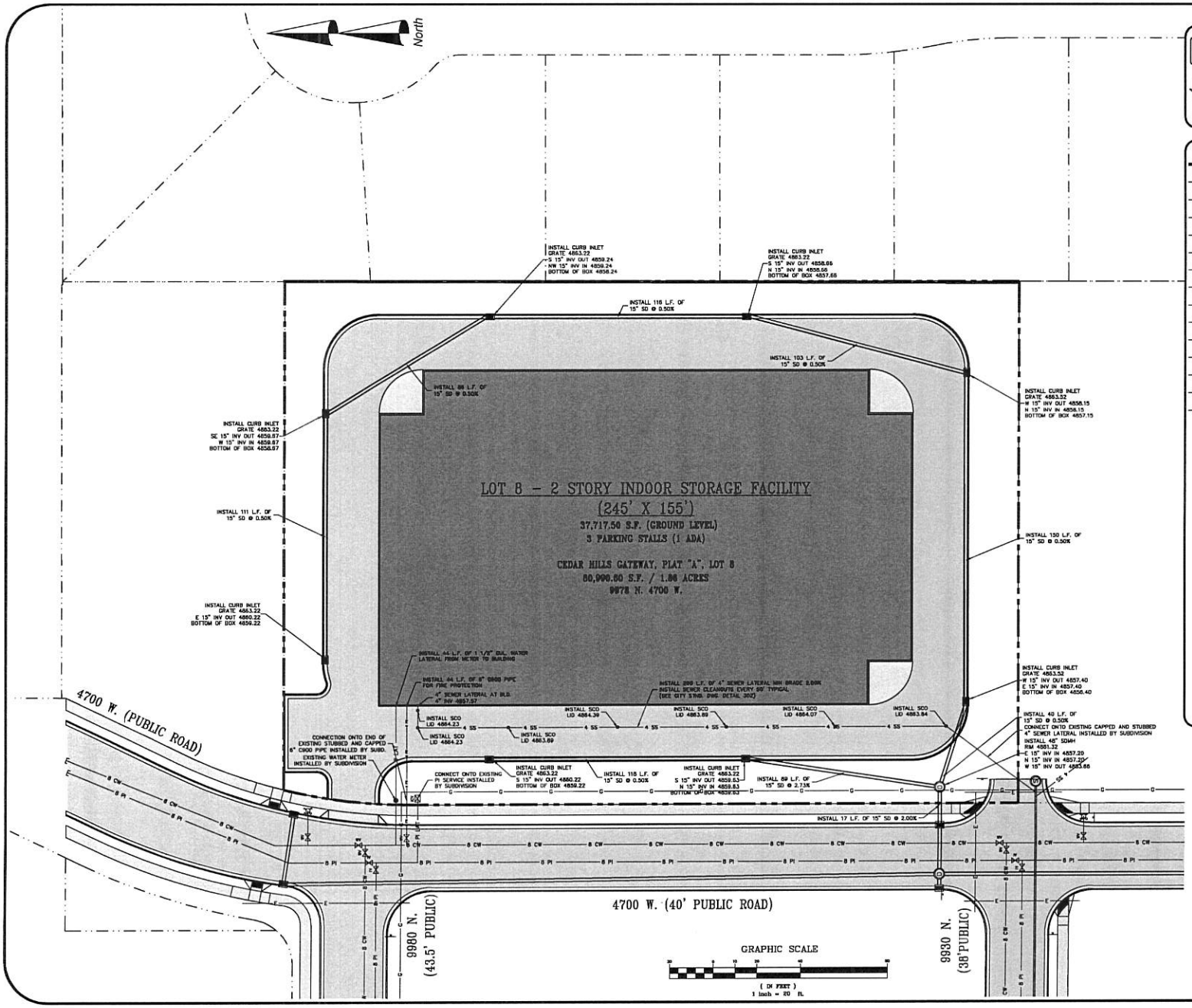

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FG	FINISH GRADE
FOC	FACE OF CURB
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Cedar Hills Gateway, Plat "A", Lot 8
CADENCE CAPITAL, LLC
UTILITY PLAN

No.	Revision	Date

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Proj # 559 - 1937

THE ARCHITECT'S OR ENGINEER'S OFFICE CLAIMS OWNERSHIP OF THESE PLANS, INCLUDING THE RIGHT TO REPRODUCE THEM. THESE PLANS MAY NOT BE REPRODUCED OR USED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT OR ENGINEER.

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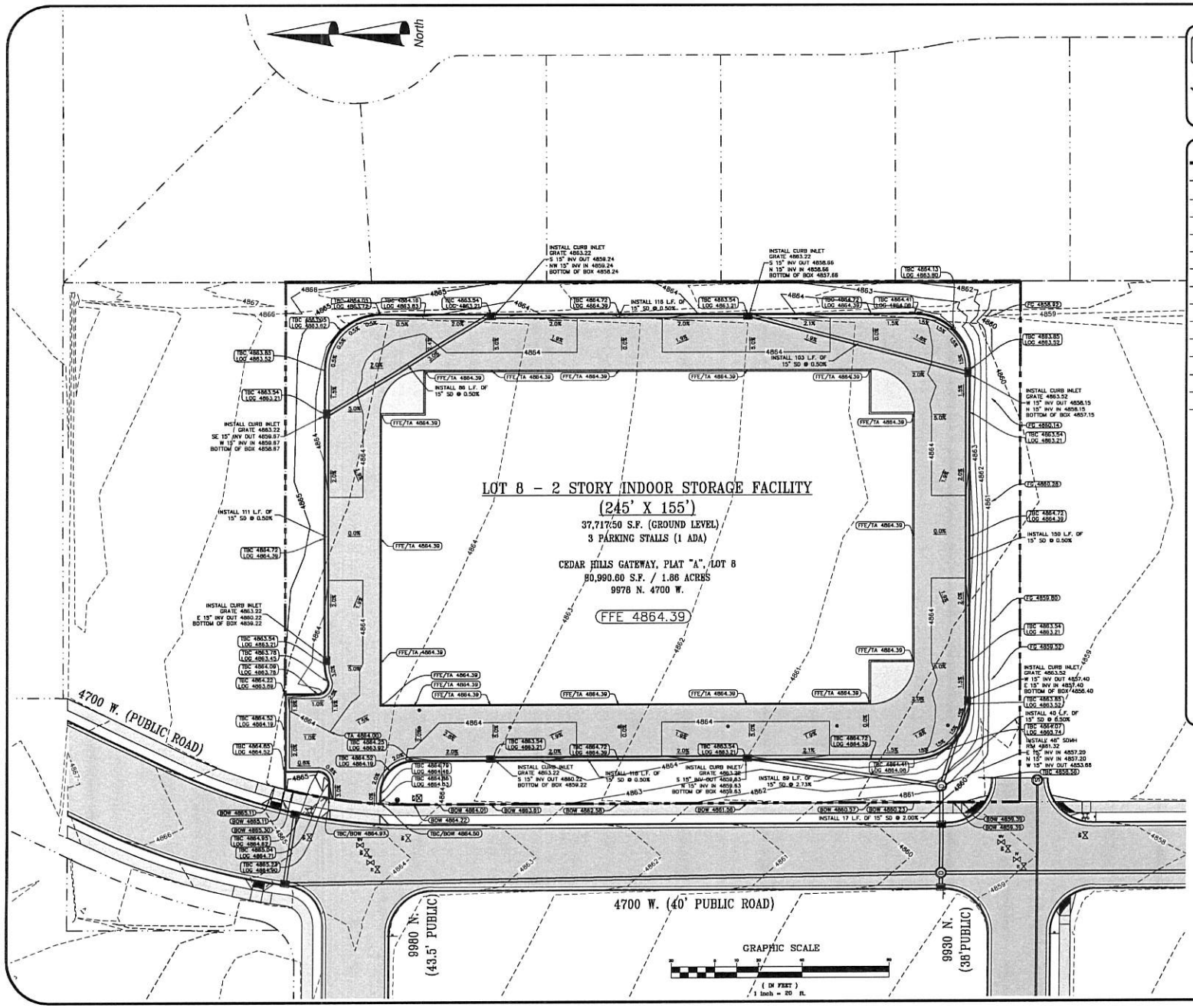

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Cedar Hills Gateway, Plat "A", Lot 8

CADENCE CAPITAL, LLC

GRADING & DRAINAGE PLAN

No.	Revision	Date

C3.0
OF SHEETS

Proj # 559 - 1937

THE ARCHITECT, ENGINEER, SURVEYOR AND/OR SPECIALIST SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THESE PLANS, DRAWINGS, SPECIFICATIONS, OR REPORTS IN ELECTRONIC FORMAT. ONLY THE ORIGINAL SEALED, SIGNED AND DATED PLANS, DRAWINGS, SPECIFICATIONS, OR REPORTS SHALL BE CONSIDERED THE AUTHENTIC, VALID, AND ENFORCEABLE PLANS, DRAWINGS, SPECIFICATIONS, OR REPORTS.

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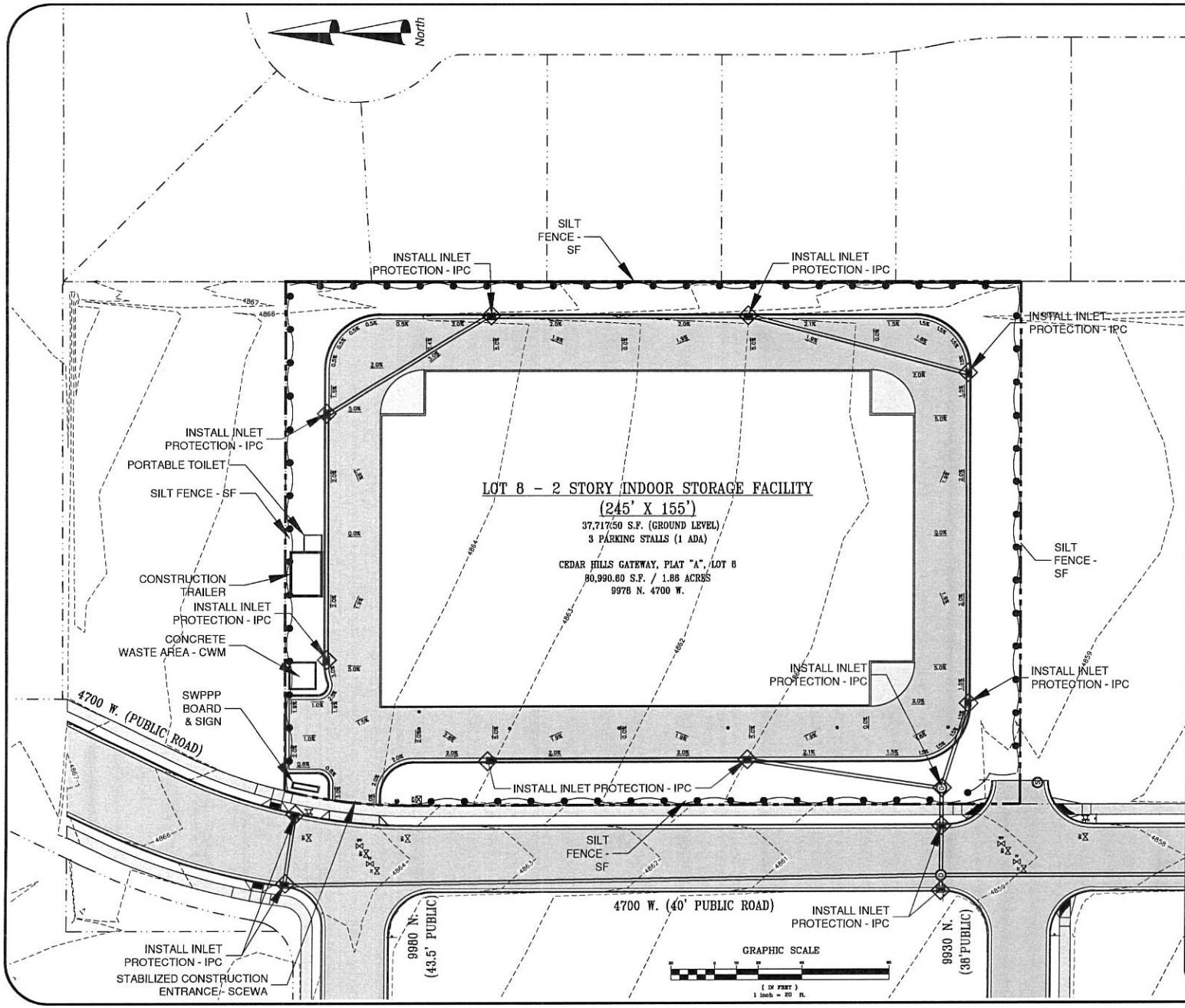

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CONSTRUCTION ACCESS:

1. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WERE VEHICLE WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
2. IF THE GRAVEL CONSTRICTION 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 A NPDES PERMIT FORM THE DIVISION OR 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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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

No.	Revision	Date

C4.0
OF SHEETS
Proj # 559 - 1937

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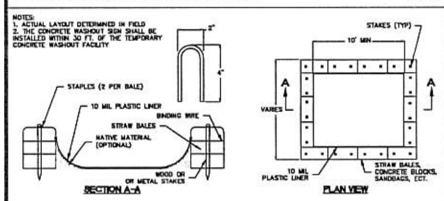
BMP: Concrete Waste Management — CWM

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.

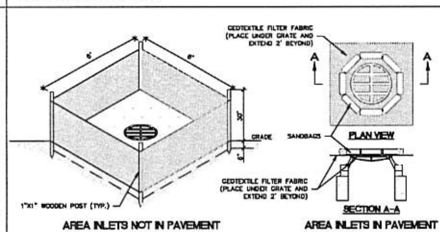
OBJECTIVES:
☐ Housekeeping Practices
☒ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

TARGETED POLLUTANTS:
☐ Sediment
☐ Nutrients
☐ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
☒ Other Waste

IMPLEMENTATION REQUIREMENTS:
☐ Capital Costs
☐ O&M Costs
☒ Maintenance
☒ Training

■ 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 fencing.
> 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.

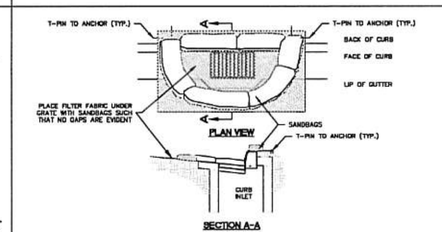
OBJECTIVES:
☐ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☒ Control Site Perimeter
☒ Control Internal Erosion

TARGETED POLLUTANTS:
■ Sediment
☐ Nutrients
☐ Toxic Materials
☐ Oil & Grease
■ Floatable Materials
☐ Other Waste

IMPLEMENTATION REQUIREMENTS:
☒ Capital Costs
☐ O&M Costs
☒ Maintenance
☐ Training

■ 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.

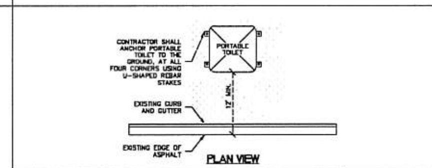
OBJECTIVES:
☐ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☒ Control Site Perimeter
☒ Control Internal Erosion

TARGETED POLLUTANTS:
■ Sediment
☐ Nutrients
☐ Toxic Materials
☐ Oil & Grease
■ Floatable Materials
☐ Other Waste

IMPLEMENTATION REQUIREMENTS:
☒ Capital Costs
☐ O&M Costs
☒ Maintenance
☐ Training

■ 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

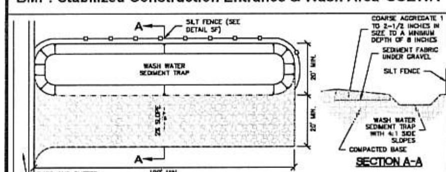
OBJECTIVES:
☒ Housekeeping Practices
☒ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

TARGETED POLLUTANTS:
☐ Sediment
☐ Nutrients
☐ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
■ Other Waste

IMPLEMENTATION REQUIREMENTS:
☒ Capital Costs
☒ O&M Costs
☒ Maintenance
☐ Training

■ 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.

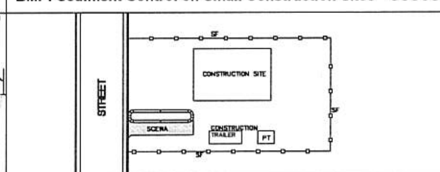
OBJECTIVES:
☒ Housekeeping Practices
☐ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☒ Control Site Perimeter
☐ Control Internal Erosion

TARGETED POLLUTANTS:
■ Sediment
☐ Nutrients
☐ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
☐ Other Waste

IMPLEMENTATION REQUIREMENTS:
☒ Capital Costs
☒ O&M Costs
☒ Maintenance
☐ Training

■ 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 ramps.
> Excavate for and place a bed of gravel or drain rock the full width of the future driveway (16' 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

■ 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:
> Clean-up 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.

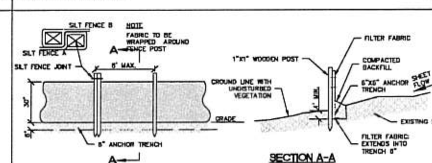
OBJECTIVES:
☒ Housekeeping Practices
☒ Contain Waste
☐ Minimize Disturbed Areas
☐ Stabilize Disturbed Areas
☐ Protect Slopes/Channels
☐ Control Site Perimeter
☐ Control Internal Erosion

TARGETED POLLUTANTS:
☐ Sediment
☐ Nutrients
■ Toxic Materials
☐ Oil & Grease
☐ Floatable Materials
☐ Other Waste

IMPLEMENTATION REQUIREMENTS:
☒ Capital Costs
☐ O&M Costs
☐ Maintenance
■ Training

■ 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 ½ 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

■ High Impact
☒ Medium Impact
☐ Low or Unknown Impact

SEAL

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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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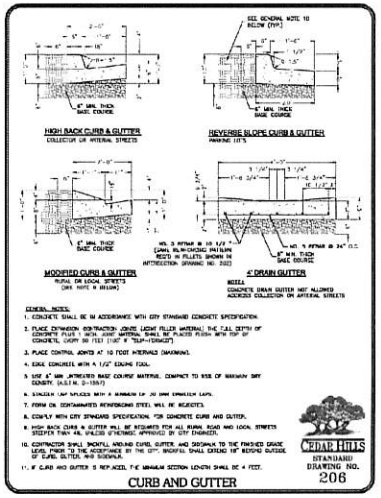

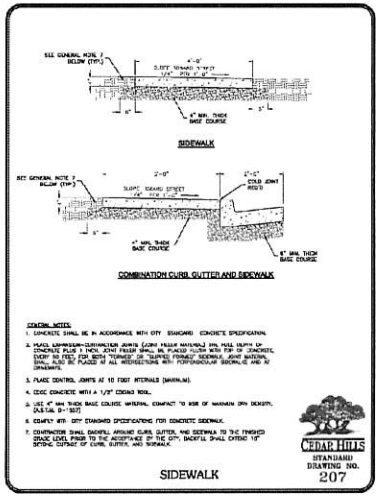

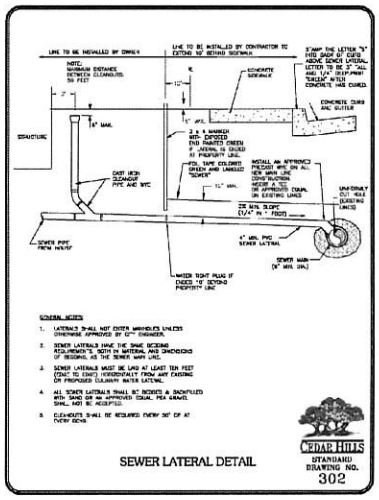

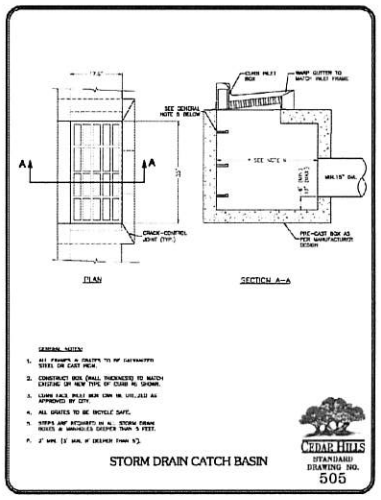

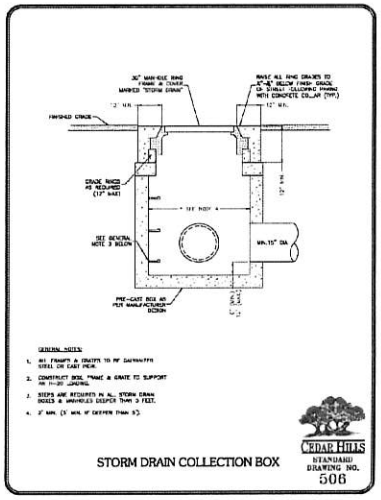

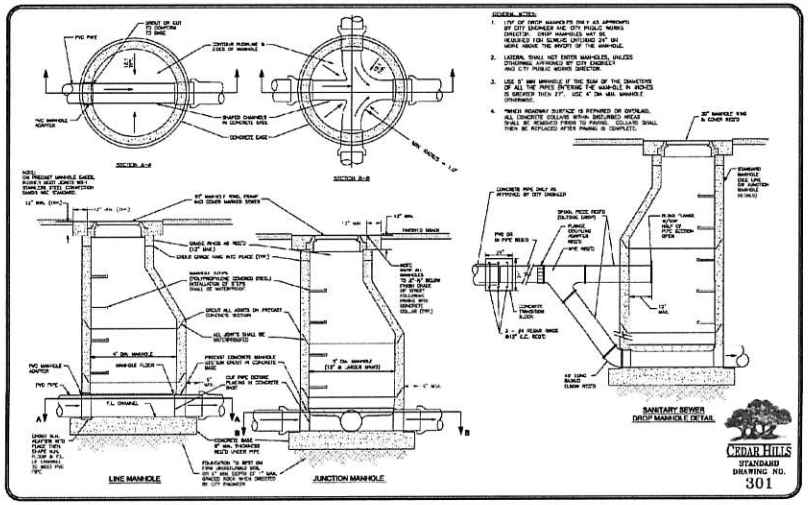

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SEAL

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

No.	Revision	Date

C5.0
OF SHEETS

Proj # 559 - 1937

THE INFORMATION THAT THIS PLAN PROVIDES ABOUT EXISTING UTILITIES IS BASED ON THE BEST INFORMATION AVAILABLE TO US AT THE TIME THIS PLAN WAS PREPARED. THE CONTRACTOR MUST VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. ALL DAMAGES TO UTILITIES DUE TO THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATION OF UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

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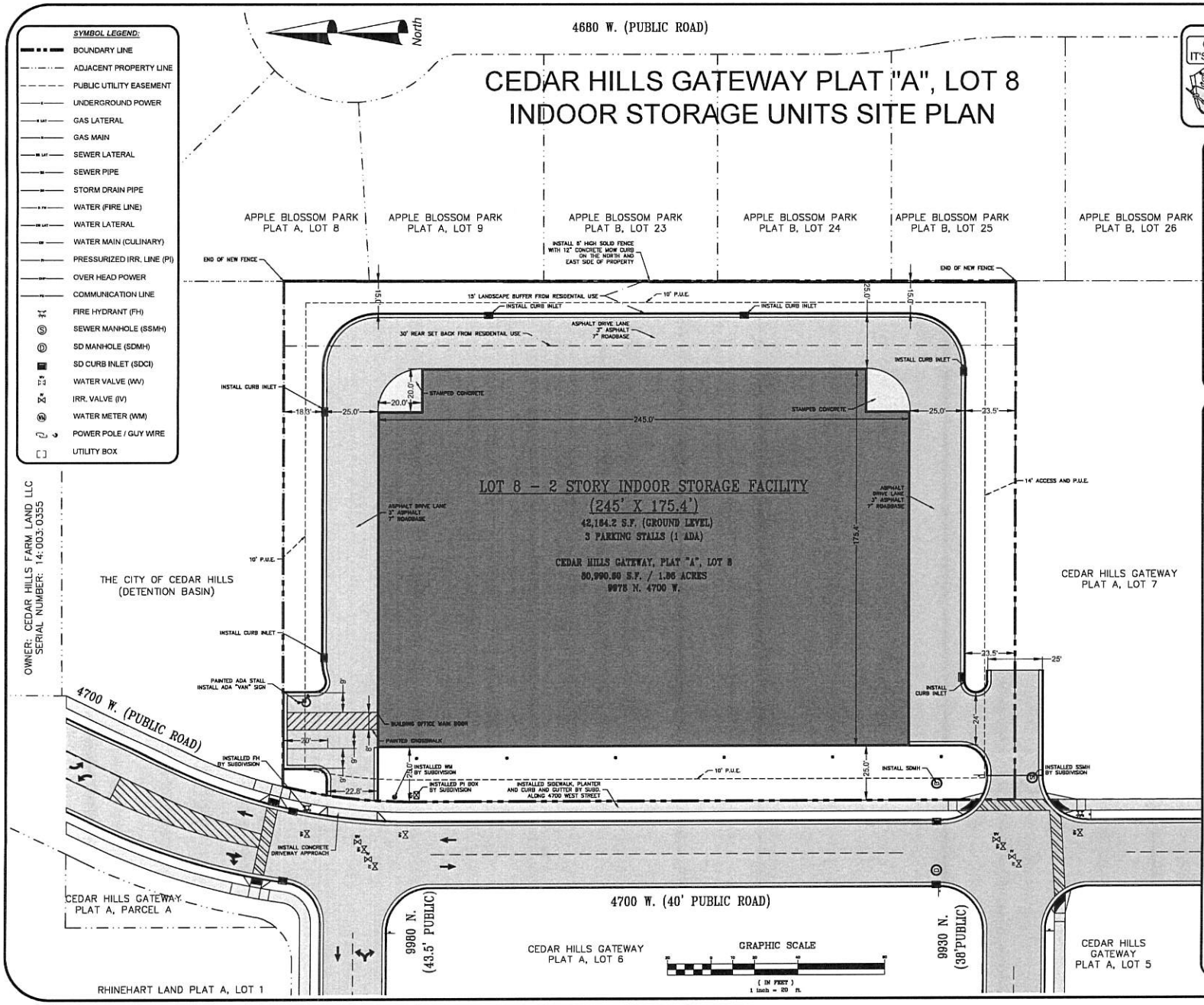
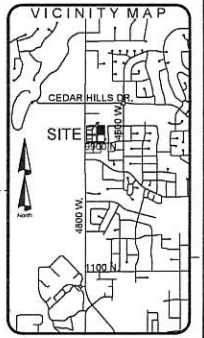
CEDAR HILLS GATEWAY PLAT "A", LOT 8
INDOOR STORAGE UNITS SITE PLAN



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

BLUE STAKES OF UTAH
Utility Notification Center, Inc
1-800-662-4111
www.bluestakes.org
Dig Safely. Know what's below. Call 811 before you dig.

VICINITY MAP



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 Sybee (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:
18,892.63 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 336.62 FEET; THENCE WEST 240.66 FEET; THENCE NORTH 276.70 FEET; THENCE ALONG AN ARC OF A 241.00 FOOT RADIUS CURVE TO THE RIGHT 58.70 FEET (CHORD BEARS NORTH 00°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.

SEAL

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

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 for 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 ration): < 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 courser 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 ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates 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 tamped 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.

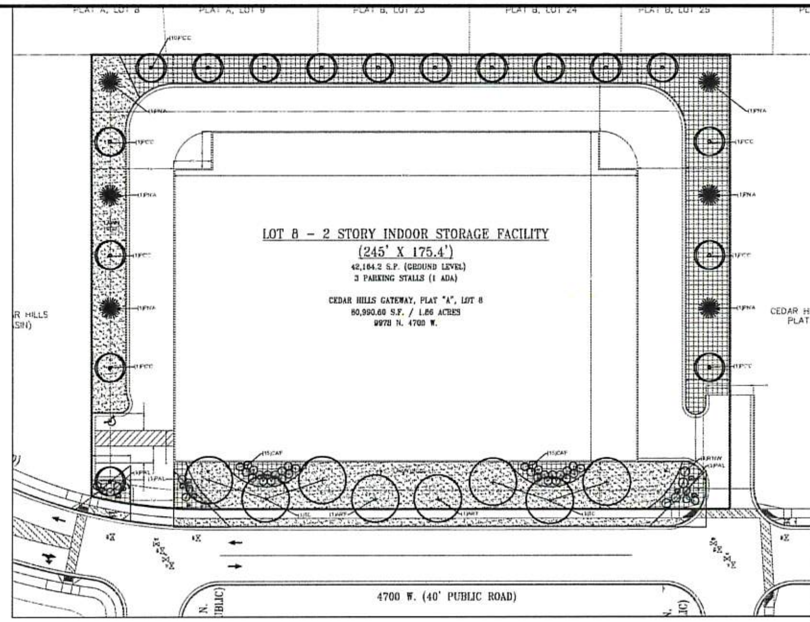
3.5 WEED BARRIER

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 HILLS 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	
AR'F	ACER PLATANOIDES	NORWAY MAPLE	2	2.5" CAL.	LOW	
PC'C	PRUNUS BLIREANA	BLIREANA PLUM	16	2" CAL.	LOW	
PN'A	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	
R'NW	BERBERIS T.A. NANA	CRIMSON PYGMY BARBERRY	4	5 GAL	HIGH	
PA'L	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.	10,660 SQ.FT. (131 CU YD)
LAWN (SOD)	9,979 SQ.FT.
BOULDERS	AMOUNT: 9

LANDSCAPE GENERAL NOTES

INSTALLER RESPONSIBILITIES AND LIABILITIES

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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.

GRADING AND DRAINAGE REQUIREMENTS

1. ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE.
2. FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
3. 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS
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.
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ISSUE DATE: 04-10-2019

PROJECT NUMBER: UT19016

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

PLAN INFORMATION

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

0' 15' 30' 60' 120'

GRAPHIC SCALE: 1" = 30'

PROJECT INFORMATION

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

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

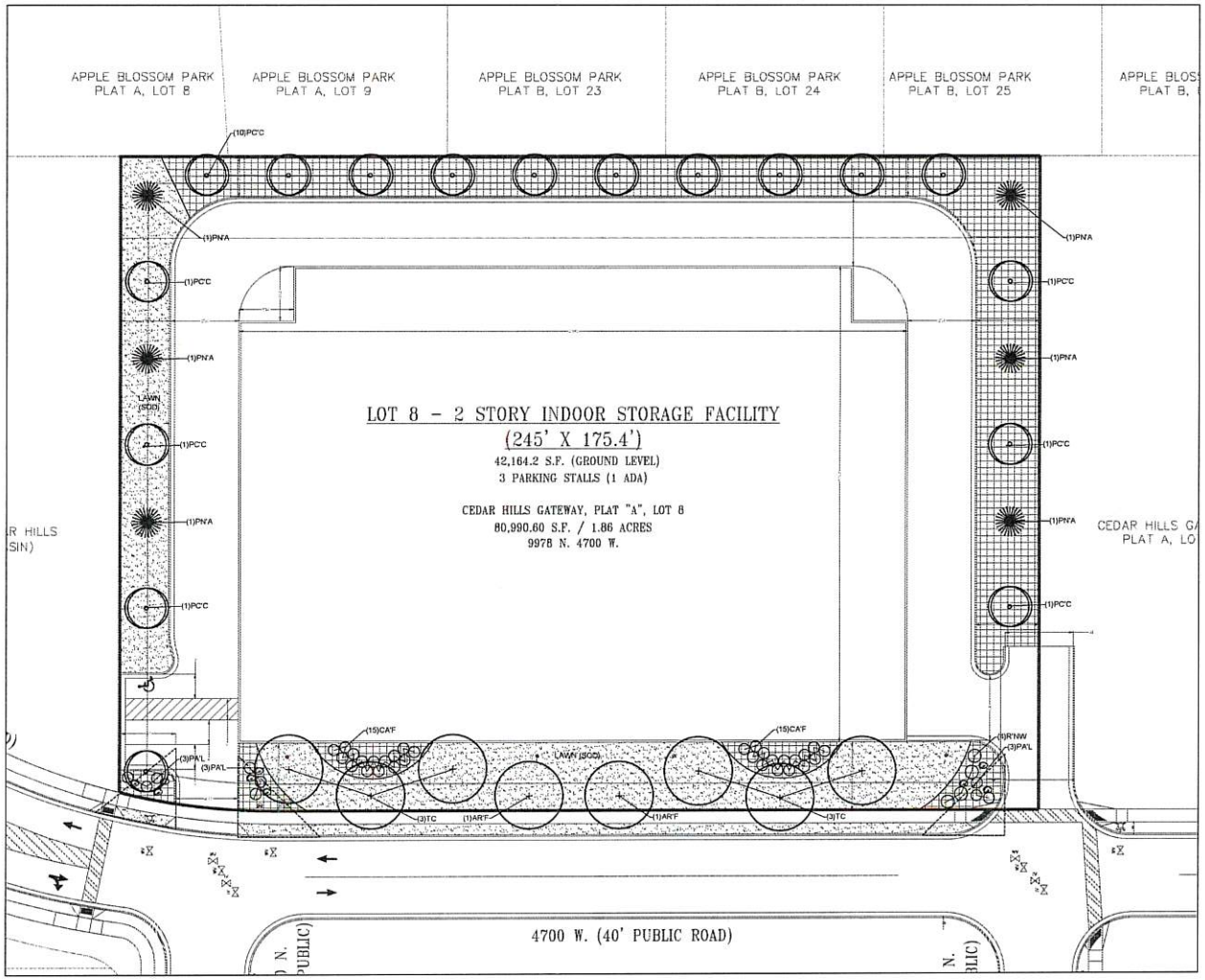
LICENSE STAMP

PM	JTA
DRAWN	KBA
CHECKED	TM
PLOT DATE	4/10/2019

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-1.0



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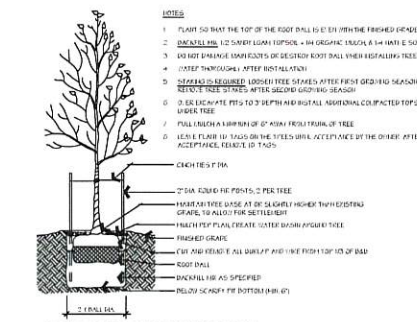
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

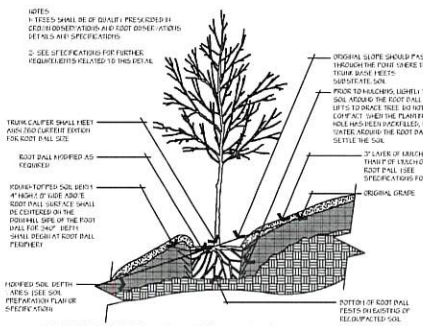
LICENSE & STAMP

P.M.	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	4/10/2019

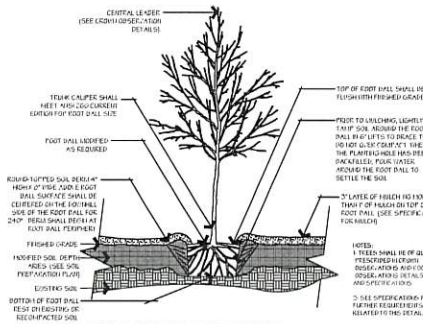
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-1.1



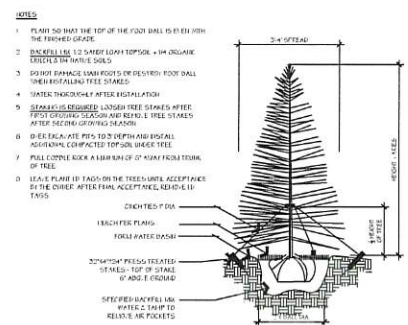
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



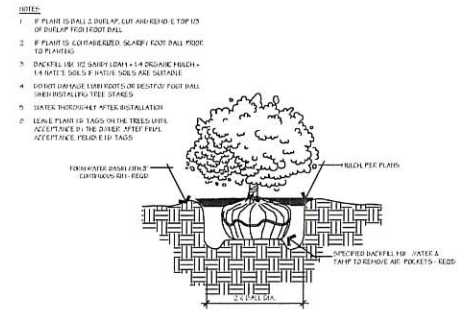
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE



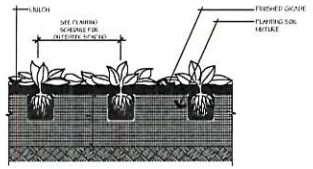
C TREE w/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE



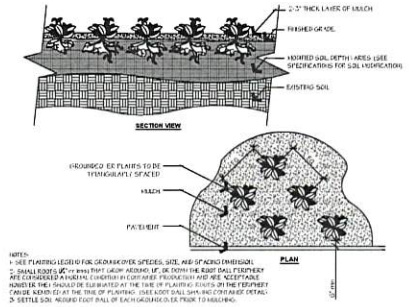
D EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



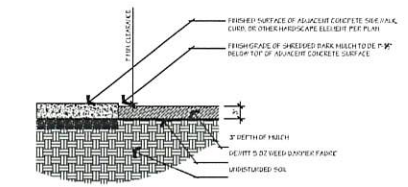
E SHRUB PLANTING DETAIL
NOT TO SCALE



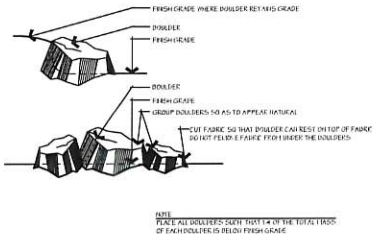
F PERENNIAL PLANTING
NOT TO SCALE



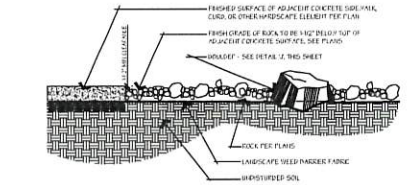
G GROUNDCOVER
NOT TO SCALE



H MULCH DETAIL
NOT TO SCALE



J BOULDER PLACEMENT DETAIL
NOT TO SCALE



K COBBLE ROCK AND WEED BARRIER DETAIL
NOT TO SCALE

ISSUE DATE	PROJECT NUMBER
04-10-2019	UT19016

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

PLAN INFORMATION

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

PROJECT INFORMATION

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
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:	4/10/2019

LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-2.5

Extra Space
Storage

CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	4/30/2019

Planning Commission
Agenda Item

SUBJECT:	Review/Recommendation and Public Hearing on Removing the Open Space/Non-Buildable Designation from Canyon Heights Plat G, Lot 14
APPLICANT PRESENTATION:	Nate Miller, Property Owner
STAFF PRESENTATION:	Chandler Goodwin, City Manager

BACKGROUND AND FINDINGS:
Canyon Heights Plat G, Lot 14 is identified as Open Space, Non-Buildable on the recorded plat map. In 2015 this parcel was sold to a private individual when it was discovered that some improvements were inadvertently made on Lot 14. The purchase of the lot did not change the open space or non-buildable designations as identified on the plat. However, State Law prohibits the ownership of open space by private individuals, the City was not aware of this restriction at the time of sale. Nate Miller, the property owner, wishes to combine the two lots; doing so would not remove any recorded easement or guarantee associated with the land. The land is currently zoned as H-1, that zoning would remain intact; only the designation of open space and non-buildable would be removed from the lot, allowing Mr. Miller to record both parcels as one. The open space dedication for the overall subdivision was met prior to the dedication of this parcel. Staff and Planning Commission have requested a surveyor to map out the slope failure zone to show a structure limit line. The intent of this request is to protect the easements and the drainage swale from encroachment by future building. Additionally, any new plat will have to identify the storm drain system as an easement.

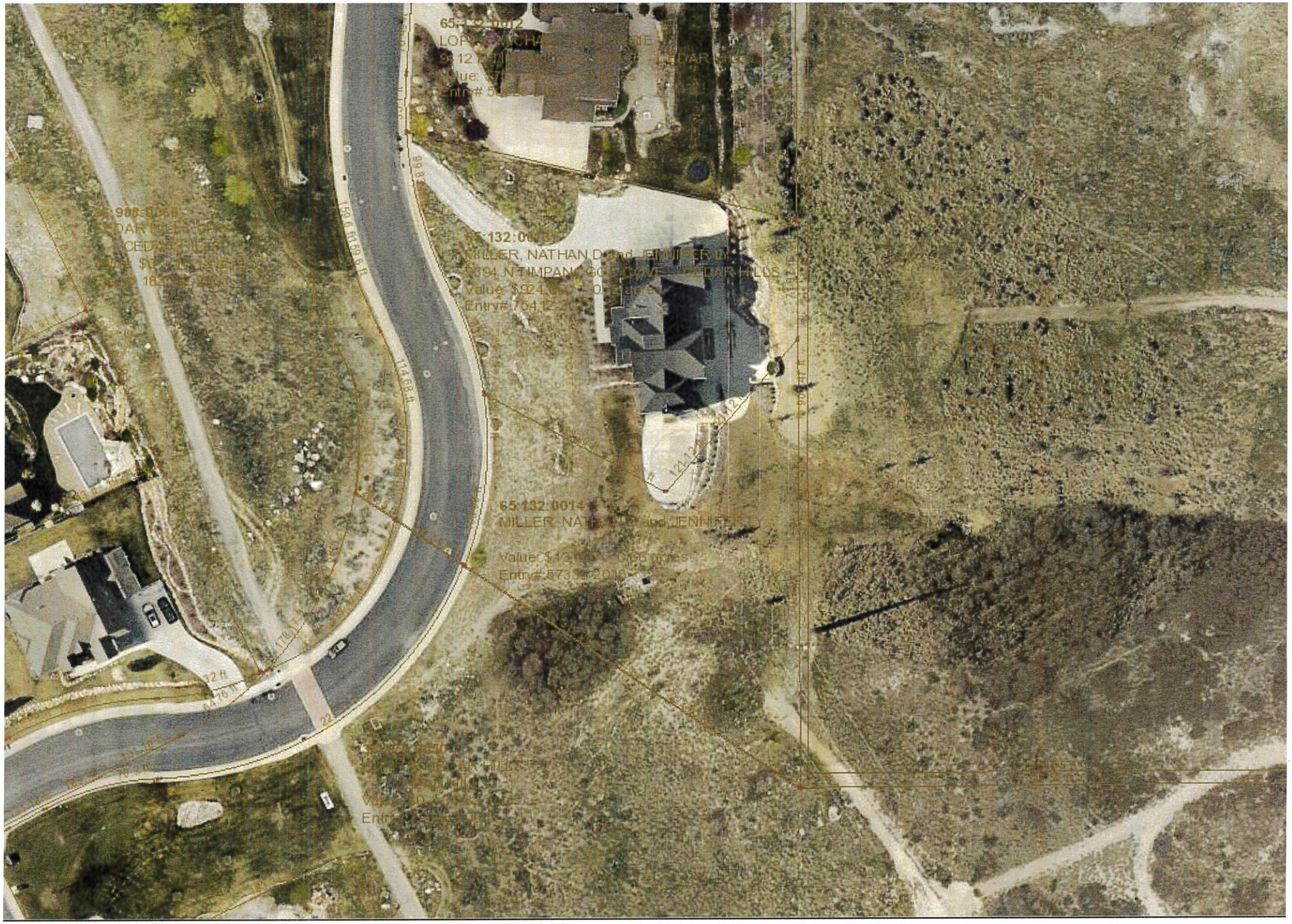
PREVIOUS LEGISLATIVE ACTION:
N/A

FISCAL IMPACT:
N/A

SUPPORTING DOCUMENTS:
Canyon Heights Plat G

RECOMMENDATION:
Review the history and issues associated with Canyon Heights Plat G, Lot 14, and make any necessary recommendations to the City Council

MOTION:
To recommend/not recommend to the City Council the alteration of the zoning of Canyon Heights Plat G, Lot 14, by removing the open space and non-buildable lot provisions identified on the plat map, subject to the following conditions: {LIST ANY NECESSARY CONDITIONS}



Utah County Parcel Map

Nate Miller Property

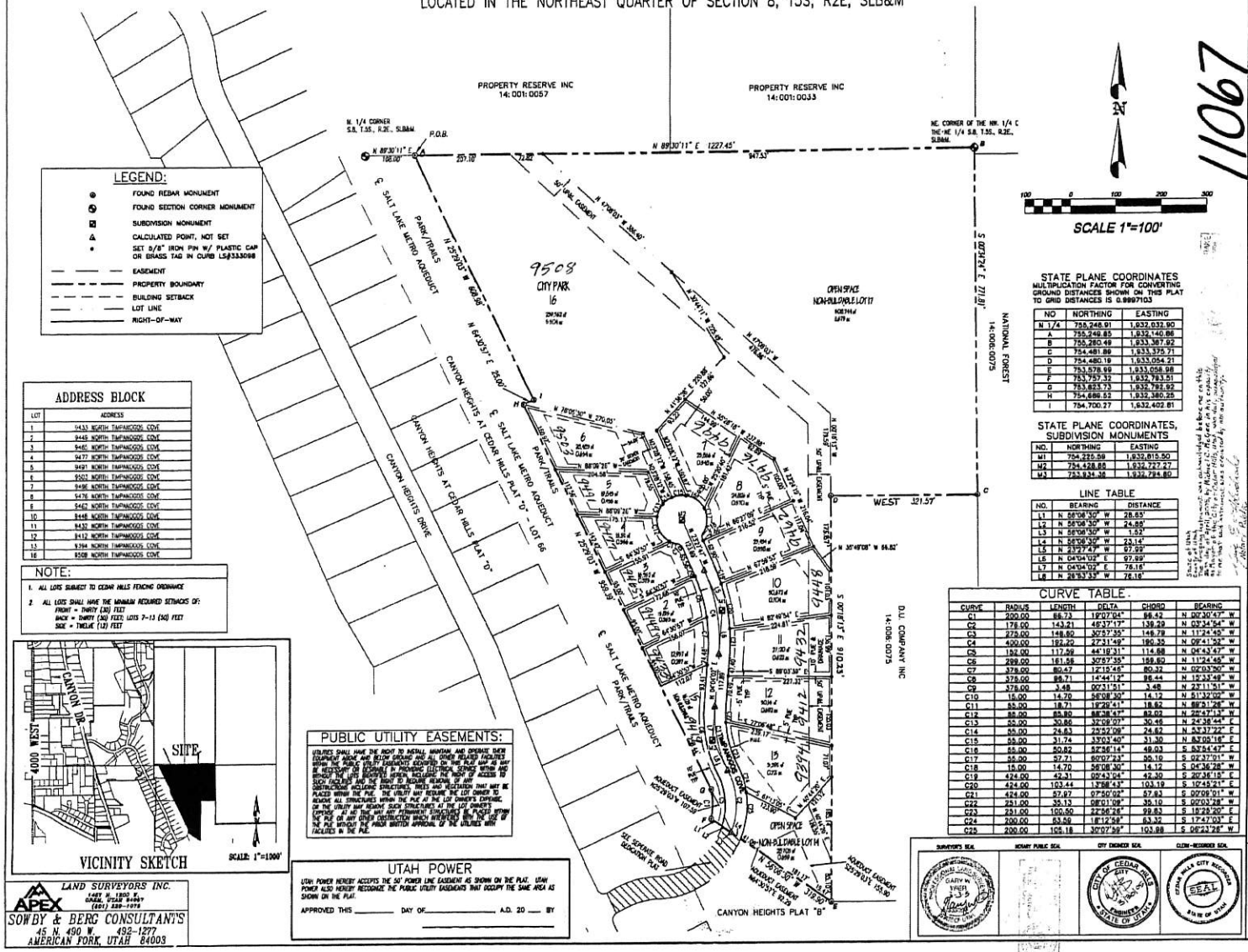
This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorect data or variations with an actual survey

Date: 4/19/2019

N

CANYON HEIGHTS AT CEDAR HILLS PLAT "G"

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, T5S, R2E, SLB&M



LEGEND:

- FOUND REBAR MONUMENT
- FOUND SECTION CORNER MONUMENT
- SUBDIVISION MONUMENT
- CALCULATED POINT, NOT SET
- SET 5/8" IRON PIN W/ PLASTIC CAP OR BRASS TAG IN CURB LS#333098
- EASEMENT
- PROPERTY BOUNDARY
- BUILDING SETBACK
- LOT LINE
- RIGHT-OF-WAY

ADDRESS BLOCK

LOT	ADDRESS
1	9433 NORTH TAMANGOOS COVE
2	9445 NORTH TAMANGOOS COVE
3	9461 NORTH TAMANGOOS COVE
4	9477 NORTH TAMANGOOS COVE
5	9491 NORTH TAMANGOOS COVE
6	9502 NORTH TAMANGOOS COVE
7	9486 NORTH TAMANGOOS COVE
8	9476 NORTH TAMANGOOS COVE
9	9462 NORTH TAMANGOOS COVE
10	9448 NORTH TAMANGOOS COVE
11	9432 NORTH TAMANGOOS COVE
12	9412 NORTH TAMANGOOS COVE
13	9394 NORTH TAMANGOOS COVE
16	9508 NORTH TAMANGOOS COVE

NOTE:

1. ALL LOTS SUBJECT TO CEDAR HILLS FENCING ORDINANCE
2. ALL LOTS SHALL HAVE THE MINIMUM REQUIRED SETBACKS OF:
   FRONT = THIRTY (30) FEET
   BACK = THIRTY (30) FEET; LOTS 7-13 (50) FEET
   SIDE = TWELVE (12) FEET

VICINITY SKETCH

PUBLIC UTILITY EASEMENTS:

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS DESIGNED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING ELECTRICAL SERVICE WITHIN AND BEYOND THE LOTS PROPERLY OPEN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS, INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE. OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME, MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

UTAH POWER

UTAH POWER HEREBY ACCEPTS THE 50' POWER LINE EASEMENT AS SHOWN ON THE PLAT. UTAH POWER ALSO HEREBY RECOGNIZE THE PUBLIC UTILITY EASEMENTS THAT OCCUPY THE SAME AREA AS SHOWN ON THE PLAT.

APPROVED THIS _____ DAY OF _____, A.D. 20 ___ BY

_____

STATE PLANE COORDINATES

MULTIPLICATION FACTOR FOR CONVERTING GROUND DISTANCES SHOWN ON THIS PLAT TO GRID DISTANCES IS 0.9997103

NO	NORTHING	EASTING
N 1/4	755,248.91	1,932,032.90
A	755,248.85	1,932,140.86
B	755,260.49	1,933,367.92
C	754,481.86	1,933,375.71
D	754,480.19	1,933,054.21
E	753,578.99	1,933,058.98
F	753,757.32	1,932,783.51
G	753,823.73	1,932,792.92
H	754,686.52	1,932,380.25
I	754,700.27	1,932,402.81

STATE PLANE COORDINATES, SUBDIVISION MONUMENTS

NO.	NORTHING	EASTING
M1	754,225.59	1,932,815.50
M2	754,428.86	1,932,727.27
M3	753,934.36	1,932,794.80

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 56°06'30" W	28.65'
L2	N 56°06'30" W	24.88'
L3	N 56°06'30" W	1.53'
L4	N 56°06'30" W	23.14'
L5	N 23°27'47" W	97.99'
L6	N 04°04'02" E	97.99'
L7	N 04°04'02" E	78.18'
L8	N 26°53'33" W	76.18'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	200.00	86.73	19°07'04"	86.42	N 00°30'47" W
C2	176.00	143.21	46°37'17"	139.29	N 03°34'54" W
C3	273.00	148.80	30°57'35"	146.79	N 11°24'45" W
C4	400.00	192.20	27°31'49"	190.35	N 09°41'52" W
C5	152.00	117.09	44°18'31"	114.68	N 04°43'47" W
C6	299.00	161.56	30°57'35"	159.60	N 11°24'45" W
C7	378.00	80.47	12°15'46"	80.32	N 02°03'50" W
C8	378.00	96.71	14°44'12"	96.44	N 15°33'49" W
C9	378.00	3.48	00°31'51"	3.48	N 23°11'51" W
C10	15.00	14.70	56°08'30"	14.12	N 51°32'02" W
C11	55.00	18.71	19°29'41"	18.62	N 56°51'26" W
C12	55.00	85.80	88°38'47"	82.02	N 26°47'13" W
C13	55.00	30.86	32°09'07"	30.46	N 24°36'44" E
C14	55.00	24.63	25°52'06"	24.62	N 53°37'22" E
C15	55.00	31.74	33°03'40"	31.30	N 87°05'16" E
C16	55.00	50.82	52°56'14"	49.03	S 63°54'47" E
C17	55.00	57.71	60°07'23"	55.10	S 02°37'01" W
C18	15.00	14.70	56°08'30"	14.12	S 04°36'28" W
C19	424.00	42.31	09°43'04"	42.30	S 20°36'15" E
C20	424.00	103.44	13°58'43"	103.19	S 12°45'21" E
C21	424.00	57.97	07°50'02"	57.93	S 02°06'01" W
C22	231.00	35.13	08°01'09"	35.10	S 00°03'28" W
C23	231.00	100.50	22°56'28"	99.83	S 18°28'20" E
C24	200.00	63.59	18°12'58"	63.32	S 17°47'03" E
C25	200.00	105.18	30°07'59"	103.98	S 06°23'26" W

CERTIFICATE OF SURVEY

I, GARY W. WIER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 333098 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, PUBLIC OPEN SPACE, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

3-3-2005
DATE

GARY W. WIER, L.S. (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NE 1/4 OF SECTION 8, T. 5 S., R. 2 E., SLB&M., UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION 8, THENCE NORTH 89°30'11" EAST ALONG THE SECTION LINE 108.00 FEET TO THE REAL POINT OF BEGINNING;

THENCE NORTH 89°30'11" EAST 1227.45 FEET ALONG THE NORTH LINE OF SECTION 8, TO A FOUND BRASS CAP MONUMENT MARKING THE NE. CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 8; THENCE SOUTH 00°24'24" EAST ALONG THE EAST LINE OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 8, 271.81 FEET; THENCE WEST 321.57 FEET; THENCE SOUTH 00°18'13" EAST 910.23 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF CANYON HEIGHTS AT CEDAR HILLS PLAT "B"; THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING COURSE: NORTH 58°06'30" WEST 318.80 FEET TO A POINT ALONG THE EASTERLY BOUNDARY OF CANYON HEIGHTS AT CEDAR HILLS PLAT "D"; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES: ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 86.73 FEET (CENTRAL ANGLE EQUALS 19°07'04" AND LONG CHORD BEARS NORTH 00°30'47" WEST 86.42 FEET); THENCE NORTH 20°29'03" WEST 858.39 FEET; THENCE NORTH 64°30'33" EAST 25.00 FEET; THENCE NORTH 20°29'03" WEST 608.98 FEET TO THE POINT OF BEGINNING

CONTAINS: 20.01 ACRES OF LAND

BASIS OF BEARING IS THE UTAH STATE PLANE COORDINATE SYSTEM.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, PUBLIC OPEN SPACE AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND PUBLIC UTILITY EASEMENTS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF, LEGACY PROPERTY AND INVESTMENTS, L.C. HAS SIGNED THIS 8 DAY OF March, A.D. 2005

BY: _____ BY: _____

NAME: REED S. SWENSON
TITLE: MEMBER

NAME: JOHN C. HEINER
TITLE: MEMBER

Michael C. McGee, Mayor
City of Cedar Hills

ACKNOWLEDGMENT

STATE OF UTAH)
:SS:
COUNTY OF UTAH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 8 DAY OF March, A.D. 2005 BY REED S. SWENSON AND JOHN C. HEINER IN THEIR CAPACITY AS MEMBERS OF LEGACY PROPERTIES AND INVESTMENTS, L.C. WHO BEING ACKNOWLEDGED TO ME THAT SAID INSTRUMENT WAS EXECUTED BY THEIR AUTHORITY.

NOTARY PUBLIC
RESIDING AT:
MY COMMISSION EXPIRES:

ENTRY NO. 10190 BK 4900 PG 1100
RECORDED AND FILED IN THE OFFICE OF THE
UTAH COUNTY RECORDER
DATE 10-Nov-2005 TIME 10:16 AM
ACCOUNT FOR CEDAR HILLS CITY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF CEDAR HILLS
COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 8th DAY OF November, A.D. 2004.

MAYOR Michael C. McGee

APPROVED _____ CITY ENGINEER (SEE SEAL BELOW)

ATTEST _____ CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS 24th DAY OF June, A.D. 2004 BY THE CITY OF CEDAR HILLS PLANNING COMMISSION

_____ DIRECTOR - SECRETARY

_____ CHAIRMAN, PLANNING COMMISSION

PLAT "G"

CANYON HEIGHTS AT CEDAR HILLS

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, T5S, R2E, SLB&M

SUBDIVISION CEDAR HILLS, UTAH COUNTY, STATE OF UTAH

SCALE: 1" = 100 FEET

UTAH COUNTY RECORDER

STATE OF UTAH COUNTY OF UTAH

RECORDED AND FILED AT THE REQUEST OF

_____

DATE _____ TIME _____ ENTRY # _____

FEE $ _____ UTAH COUNTY RECORDER

SURVEYOR'S SEAL: GARY W. WIER, PROFESSIONAL LAND SURVEYOR, STATE OF UTAH

NOTARY PUBLIC SEAL

CITY ENGINEER SEAL: CITY OF CEDAR HILLS, CITY ENGINEER, STATE OF UTAH

CLERK-RECORDER SEAL: CEDAR HILLS CITY RECORDER, SEAL, STATE OF UTAH

APEX LAND SURVEYORS INC.
1487 N. 1200 E.
OREM, UTAH 84097
(801) 226-1076

SOWBY & BERG CONSULTANTS
45 N. 490 W. 492-1277
AMERICAN FORK, UTAH 84003

SEC. 8, T5S, R2E SLB&M (T.U.O.R.) F4

DUDLEY & ASSOCIATES, Inc.
ENGINEERS PLANNERS SURVEYORS

April 29, 2019

Nate Miller
9394 Timpanogos Cove
Cedar Hills, Utah 84003

RE: Site Review

Nate,

Per your request, we have prepared an amended plat to combine Lots 13 and 14 of Canyon Heights at Cedar Hills. We have included easements of record which affect the subject property and have reviewed the geotechnical report which was prepared for the Canyon Heights Subdivision by Earthtec Engineering in 1999.

The amended plat will allow for an expanded building envelope for future additions that conform to the requirements of the geotechnical report as stated.

We trust this information will meet your needs. If you have questions or need additional information, please feel free to contact our office.

Sincerely,

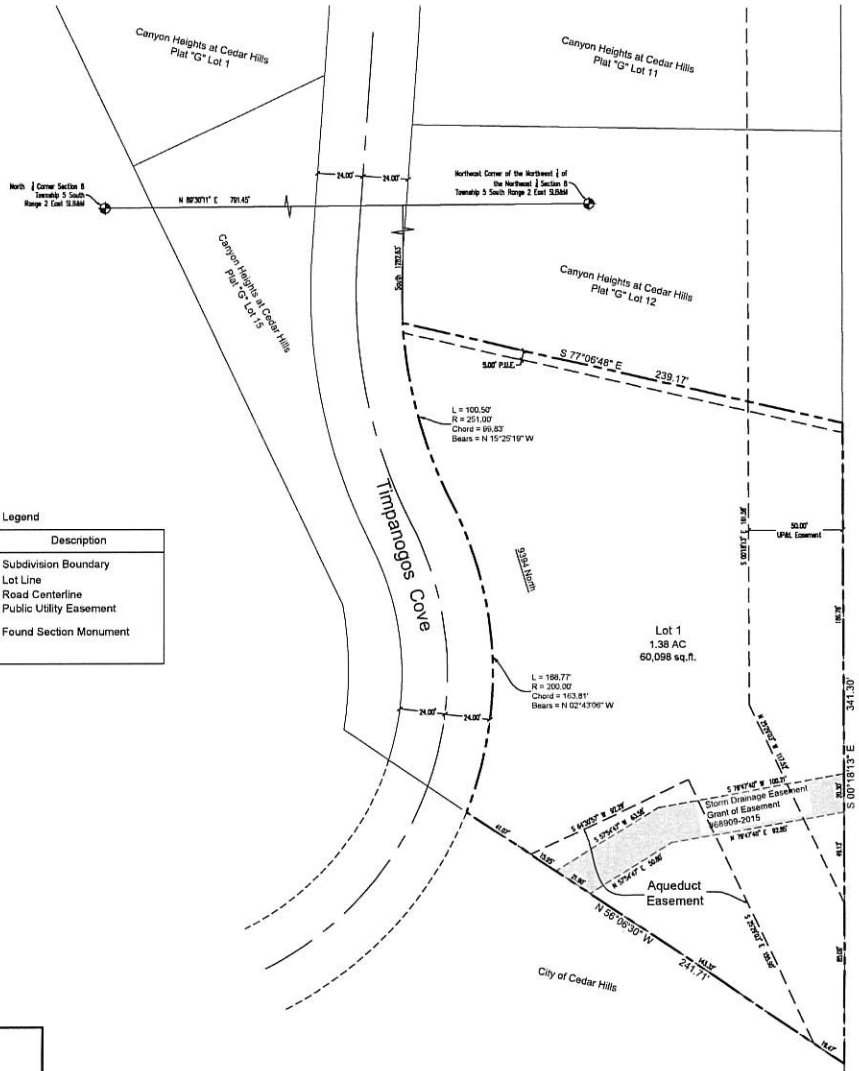
Roger D. Dudley, PE, PLS
President

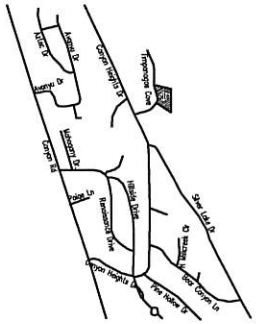
353 East 1200 South – Orem, Utah 84058 (801) 224-1252 – fax (801) 224-1264

Canyon Heights at Cedar Hills

Including a vacation of Lots 13 & 14 Canyon Heights
at Cedar Hills Plat "G"

NORTH
1" = 30'





Vicininty Map

Legend

Symbol	Description
	Subdivision Boundary
	Lot Line
	Road Centerline
	Public Utility Easement
	Found Section Monument

PREPARED BY

DUDLEY AND ASSOCIATES INC.

Surveyor's Certificate

I, Roger D. Dudley, do hereby Certify that I am a Registered Land Surveyor, and that I hold Certificate No. 147202 as prescribed under the laws of the State of Utah. I further certify by authority of the owners, I have made a Survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into Lots, Blocks, Streets, and Easements and the same has been correctly Surveyed and staked on the ground as shown on this plat and that this plat is true and correct.

Boundary Description

Commencing at a point located North 89°30'11" East along the Section line 791.45 feet and South 1282.63 feet from the North quarter corner of Section 8, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 77°06'48" East 239.17 feet; thence South 00°19'13" East 341.30 feet; thence North 56°06'30" West 241.71 feet; thence along the arc of a 200.00 foot radius curve to the left 168.77 feet (chord bears North 02°43'06" West 163.81 feet); thence along the arc of a 251.00 foot radius curve to the right 100.50 feet (chord bears North 15°25'19" West 99.83 feet) to the point of beginning.

AREA=60,098 sq. ft. or 1.38 acres

Basis of Bearing _____

Date _____ Surveyor _____ (See Seal Below)

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicated the streets and other Public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this ____ day of _____, A.D. 20__.

by: _____ by: _____
Nathan D Miller Jennifer Lynn Miller

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH

On the ____ day of _____ A.D. 20___ personally appeared before me the signers of the foregoing dedication who duly acknowledge to me that they did execute the same.

My Commission Expires _____ NOTARY PUBLIC (See Seal Below)

Acceptance by the City of Cedar Hills

Approved this____day of_____, 2018, by Cedar Hills City, approves this subdivision and hereby accepts the dedication of all Streets, Easements, and other Parcels of land intended for public purposes for the perpetual use of the public. The City recognizes that this plat clarifies ownership of property with the dedication shown hereon this____day of_____, A.D. 2018.

Approved: _____ City Engineer Approved: _____ Clerk / Recorder

Planning Commission Approval

Approved this ____ day of_____, A.D. 20____ by the Cedar Hills City Planning Commission.

Director – Secretary _____ Chairman, Planning Commission _____ Resolution No. _____

Approved as to Form

City Attorney _____ Date

1. All lots subject to Cedar Hills Fencing Ordinance
2. All lots shall have the minimum required setbacks of:
   Front = Thirty (30) feet
   Back = Thirty (30) feet; Lots 7-13 Fifty (50) feet
   Side = Twelve (12) feet

PUBLIC UTILITY EASEMENTS

Utilities shall have the right to install, maintain and operate their equipment above and below the ground and all other related facilities within the public utility easements identified on this plat map as may be necessary or desirable in providing electrical service within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

Questar Gas Approval

Questar approves this Plat solely for the purpose of confirming that the Plat contains Public Utility Easements. Questar may require other easements in order to serve this Development. this approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the Plat, including those set forth in the owner's dedication and the notes and does not constitute a guarantee of particular terms of Natural Gas service. For further information please contact Questar's Right-of-Way Department at 1-800-366-6532.

Questar Gas _____ Date _____

Rocky Mountain Power

1. Pursuant to Utah Code Ann. 54.3.27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann 17.27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right Rocky Mountain Power has under:
   (1) a recorded easement or right-of-way,
   (2) the law applicable to prescriptive rights,
   (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or,
   (4) any other provision of law.

Rocky Mountain Power _____ Date _____

Utah County Recorder

Sheet 1 of 1

Plat " K "

Canyon Heights at Cedar Hills

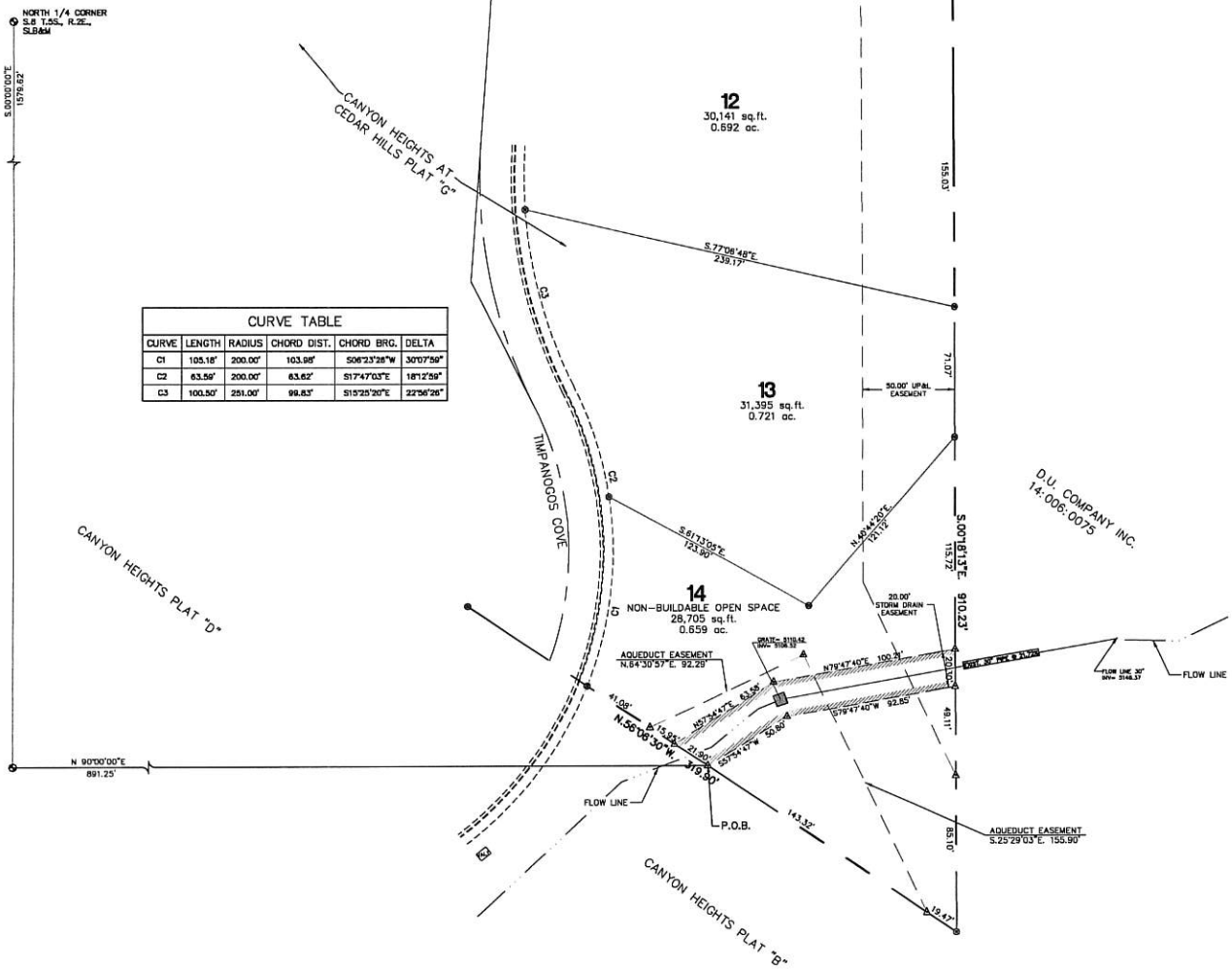
Including a vacation of Lots 13 & 14 Canyon Heights
at Cedar Hills Plat "G"

Located in the Northeast Quarter of Section 8
Township 5 South, Range 2 East SLB&M

Cedar Hills City, _____ Subdivision UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	105.18'	200.00'	103.98'	S06°23'28"W	30°07'59"
C2	63.59'	200.00'	63.62'	S17°47'03"E	18°12'59"
C3	100.50'	251.00'	99.83'	S15°25'20"E	22°56'26"

N
W — E
S

(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

STORM DRAINAGE EASEMENT BOUNDARY DESCRIPTION, LOT 14

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, UTAH COUNTY, BEING A PORTION OF LOT 14 PLAT "G" CANYON HEIGHTS AT CEDAR HILLS AS RECORDED AT THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 14, THENCE NORTHWEST ALONG THE SOUTHWEST PROPERTY LINE OF SAID LOT 14 A DISTANCE OF 162.79 FEET TO THE REAL POINT OF BEGINNING; SAID POINT OF BEGINNING ALSO BEING: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 8; THENCE S.00°00'00"E. A DISTANCE OF 1579.62 FEET; THENCE N.90°00'00"E. A DISTANCE OF 891.25 FEET TO THE REAL POINT OF BEGINNING.

THENCE N.57°54'47"E. A DISTANCE OF 50.80 FEET; THENCE N.79°47'40"E. A DISTANCE OF 92.85 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 14; THENCE N.00°18'13"W. ALONG THE EAST PROPERTY LINE OF SAID LOT 14 A DISTANCE OF 20.30 FEET; THENCE S.79°47'40"W. A DISTANCE OF 100.21 FEET; THENCE S.57°54'47"W. A DISTANCE OF 63.58 FEET TO A POINT ON THE SOUTHWEST PROPERTY LINE OF SAID LOT 14; THENCE S.56°06'30"E. ALONG THE SOUTHWEST PROPERTY LINE OF SAID LOT 14 A DISTANCE OF 21.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,074.34 SQ. FT OR 0.07 ACRES OF LAND.

DRAINAGE EASEMENT FOR THE BENEFIT AND USE OF THE CITY OF CEDAR HILLS. DRAINAGE EASEMENT AREAS ARE PERPETUAL, NON-EXCLUSIVE, MUTUAL CROSS DRAINAGE EASEMENTS FOR PURPOSE OF STORM WATER CAPTURE AND CONVEYANCE ON, OVER, UPON, AND ACROSS THE AREA DELINEATED AS DRAINAGE EASEMENTS. EACH LOT ENCUMBERED BY A DRAINAGE EASEMENT SHALL, AT ITS SOLE COST AND EXPENSE, MAINTAIN AND KEEP ALL ABOVE AND BELOW GRADE INFRASTRUCTURE AND APPURTENANCES IN A REASONABLE CONDITION AND STATE OF REPAIR. NO OBSTRUCTIONS OR CHANGES IN GRADE SHALL BE LOCATED WITHIN THE EASEMENT AREA THAT WILL IMPEDE, DIVERT, OR CAUSE TO HAVE AN ADVERSE EFFECT ON ADJOINING PROPERTY.

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

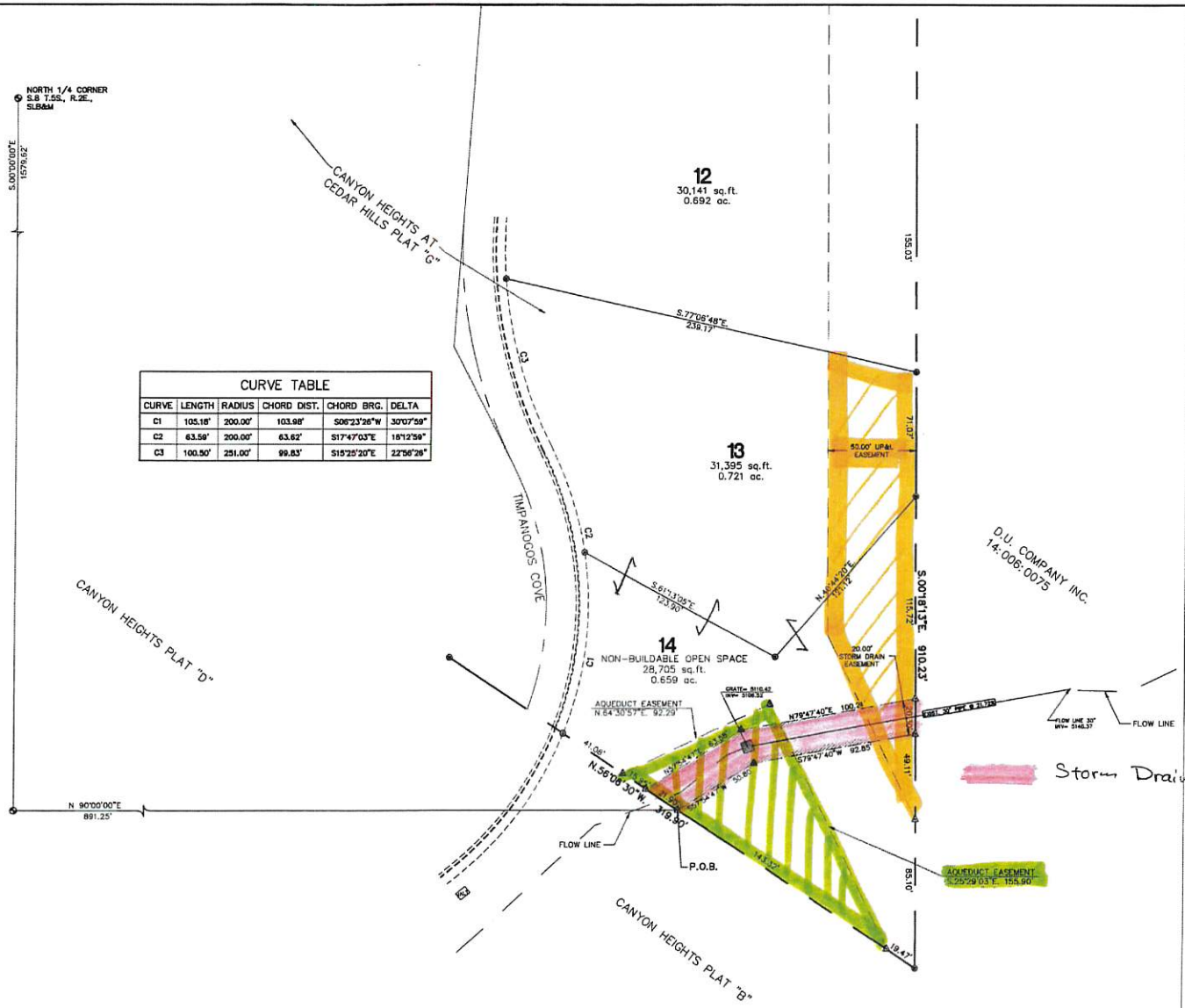
K:\3-14-073-00 lot 14\CAD\Design\CH LOT 14-2.dwg 8/17/2015 4:19 PM

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

DRAINAGE EASEMENT EXHIBIT

LOT 14
CEDAR HILLS, UTAH

JOB NO. 3-14-073
SHEET NO. 1



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Storm Drainage Easement * No Additional drainage Easement area Needed as-per Cedar Hills City

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
CODO FILE: DATE:
REV. CODO FILE: DATE:

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

DRAINAGE EASEMENT EXHIBIT

LOT 14
CEDAR HILLS, UTAH

JOB NO. 3-14-073
SHEET NO. 1

n:\3-14-073-00 Lot 14\CAD\Design\CH_LOT 14-2.dwg 8/17/2015 4:19 PM

CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	4/30/2019

Planning Commission
Agenda Item

SUBJECT:	Discussion on Lone Peak Landing Commercial Subdivision, Located at Approximately Cedar Hills Dr. and 4600 West (Redwood Drive)
APPLICANT PRESENTATION:	Bill West
STAFF PRESENTATION:	Chandler Goodwin, City Manager

BACKGROUND AND FINDINGS:

The proposed concept plan shows a 20,000+ Sq. Ft. building to be located on Cedar Hills Drive. and Redwood Drive. The proposal also includes a 24 foot wide drive isle as well as 72 parking stalls, four of which are ADA accessible. The proposed site is designed to house smaller retail locations, with an order fulfillment or warehousing option. Developers will be in attendance to field any questions from the Planning Commission. Developer is seeking feedback on proposal as they prepare final documentation for approval.

PREVIOUS LEGISLATIVE ACTION:

Planning Commission gave preliminary approval during the August 2018 Planning Commission meeting.

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Preliminary Plan for Lone Peak Landing

RECOMMENDATION:

Review proposal and make suggestions for site plan for eventual preliminary approval.

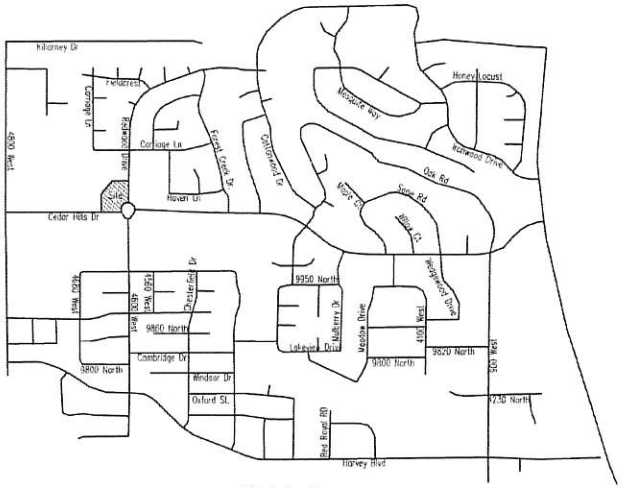
MOTION:

No motion necessary, discussion item only.

Lone Peak Landing

Legend

Symbol	Description
	Proposed 8" Sanitary Sewer Main
	Existing Sanitary Sewer Main (size noted on plan)
	Proposed Culinary Water Main (size noted on plan)
	Existing Culinary Water Main (size noted on plan)
	Existing Storm Drain pipe (size noted on plan)
	Proposed Storm Drain pipe (size noted on plan)
	Gate Tk utility lines
	Existing Power lines
	New underground Power lines
	Outside Boundary Line
	Existing surface improvements
	Existing Sidewalk
	Existing Sidewalk
4500	Existing Contour Elevation
4500	Finish Contour Elevation
4500.00	Finish Spot Elevation
	Drainage Flow Direction
	Water Meter (size noted on plan)
	Sanitary Water valve
	Fire Hydrant
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Storm Drain Box
	Top of asphalt
	Top of sidewalk
	Back of top of curb
	Back of top of sidewalk
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Water Valve
	Fire Valve
	Water Meter
	Edge of existing asphalt
	Public Utility Easement



Vicinity Map

NOTES:

1. The fire protection items (fire hydrant, water mains, access roads, etc.) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant fleet valves shall be installed at the connection point with the main water lines.
2. All landscaped areas shall have an automatic, underground sprinkling system with a back-flow device to the building. Back-flow devices shall be installed and tested in accordance with the City Code. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within 10 feet (10') of any existing or proposed structure.
3. If required by the City Code or by the applicant's permit for Industrial Wastewater Discharge, a sampling manhole and fat, oil or separator/grease trap shall be installed I.A.W. City standards and specifications.
4. All signage shall comply with the requirements of the City Code.
5. All utilities including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be installed according to the City Code.
6. All roof drainage shall be routed through on-site storm water management facilities.
7. At the time of construction, the City may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
8. All construction shall conform to the City 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.

	Square Footage	Acreage	Percent of total
Total Area	75,680	1.74	100
Total Building / Pad Area	31,400	0.72	20
Total Hard Surface Area	62,100	1.43	40
Total Impervious Area	93,500	2.15	60
Total Landscaped Area	60,133	1.38	40

Tabulation Table

Sheet Index

1.0 Cover Sheet
2.0 Site Plan
3.0 Utility Plan
4.0 Storm Drainage Plan
5.0 Detail Sheets
6.0 Landscaping Plan
7.0 Lighting Plan

Developer:

Knightwest Construction
451 East 1000 South
Pleasant Grove Utah 84062
801 785-8025

Engineer:

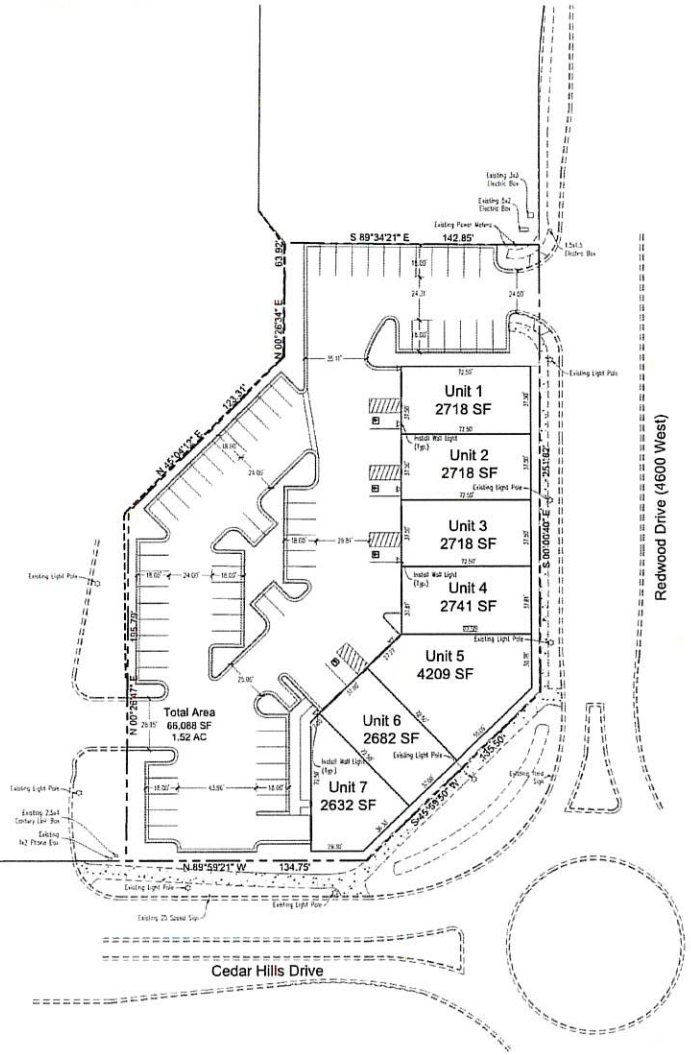
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

Site Data:

Zone = SC1
Total Area = 1.52 Acres
Spaces required = 72
Spaces provided = 72

Sheet No.
C - 1.0

NORTH
1" = 30



CAUTION! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

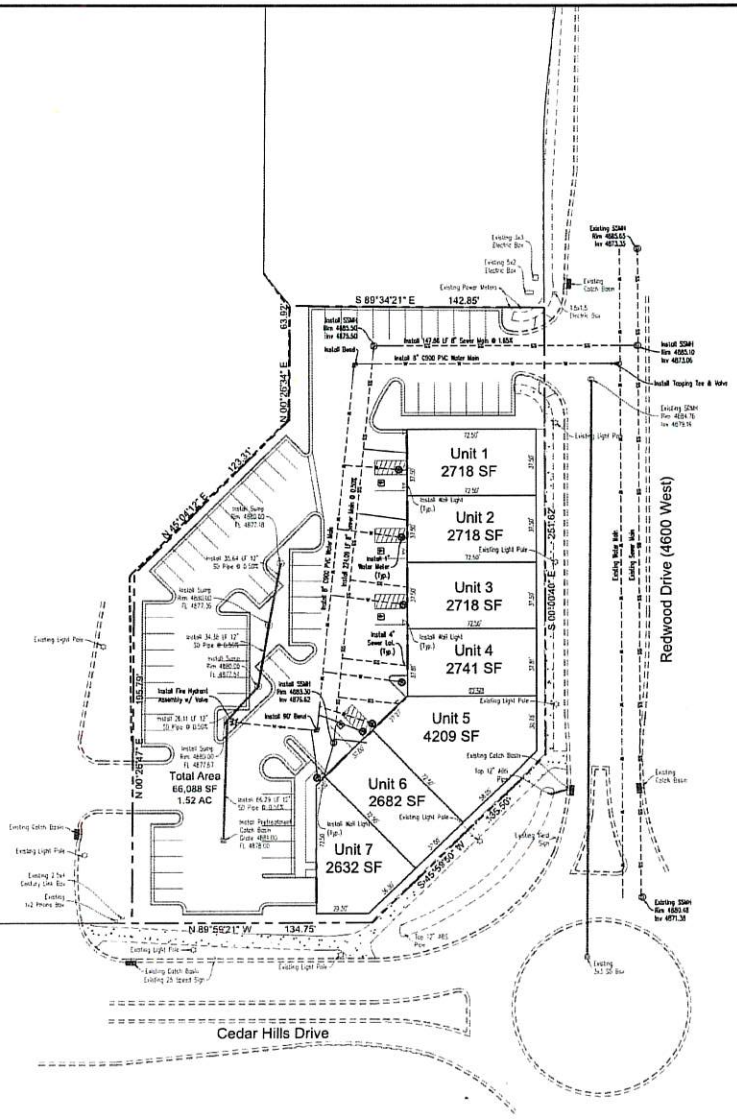
Lone Peak Landing
Site Plan
Cedar Hills, Utah

Revisions

Date	3-19-2019
Scale	1"=30'
By	BHT
Tracing No.	L - 14448

Sheet No.
C - 2

NORTH
1" = 30'



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Note:

Source information from plans and markings has been combined with observed evidence of existing utilities to develop a view of those underground utilities. However lacking excavation, Blue Staking, etc. the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

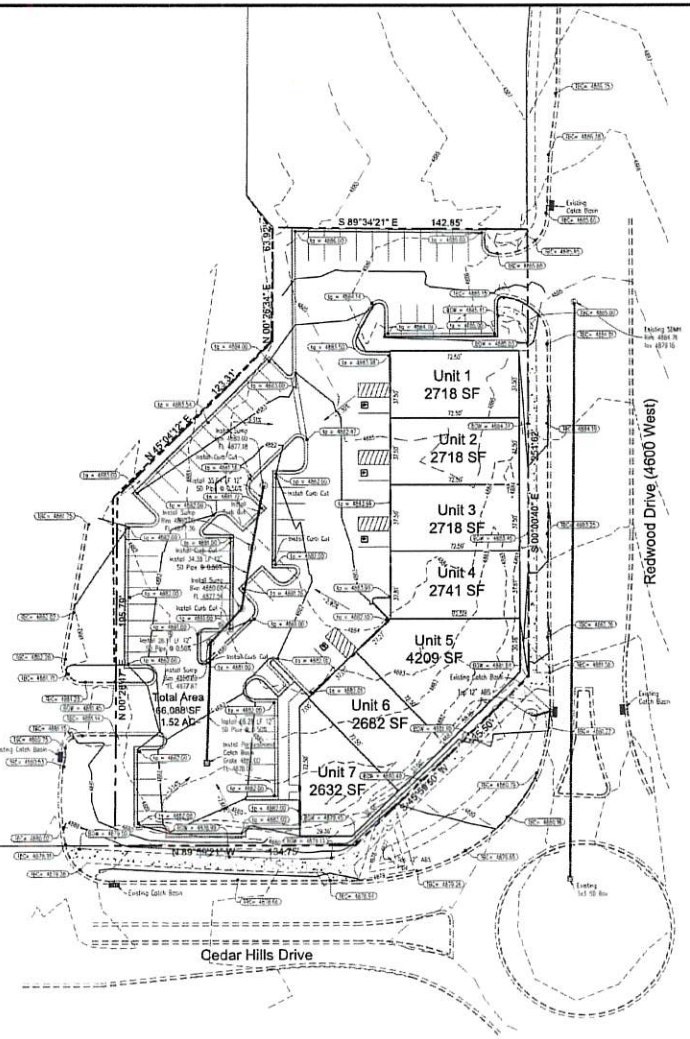
Lone Peak Landing
Utility Plan
Cedar Hills, Utah

Revisions

Date	3-19-2019
Scale	1"=30'
By	BHT
Tracing No.	L - 14448

Sheet No.
C - 3

NORTH
1" = 50



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DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Lone Peak Landing

Storm Drain Plan

Cedar Hills, Utah

Revisions

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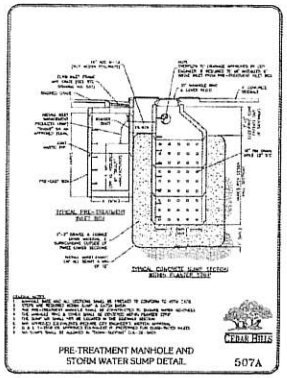
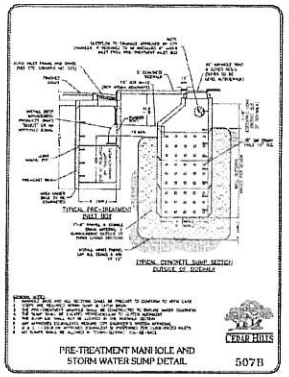
Scale	1"=30'
By	BHT
Tracing No.	L - 14448

Sheet No.
C - 4



PRE-TREATMENT MANHOLE AND STORM WATER SUMP DETAIL 507A



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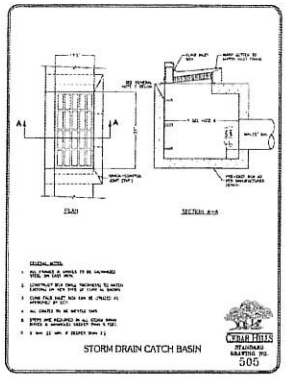
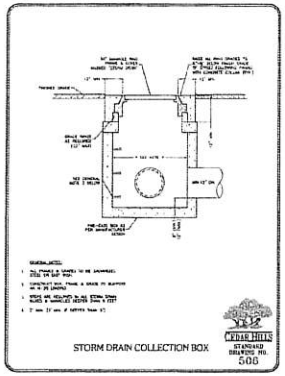


STORM DRAIN CATCH BASIN STANDARD DRAWING NO. 505



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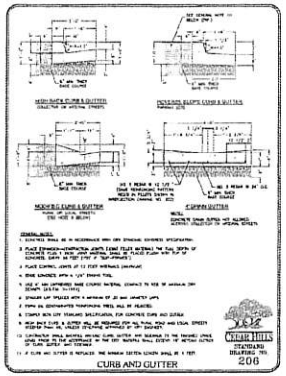
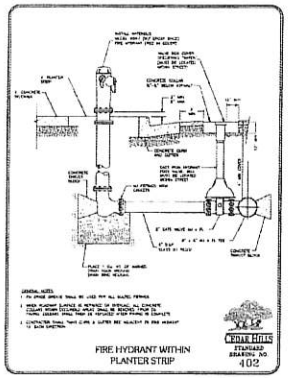
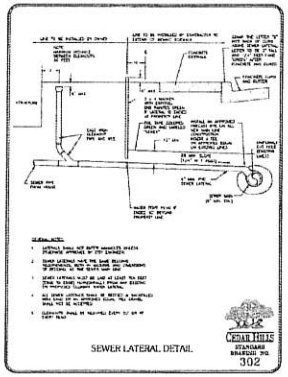


CURB AND GUTTER STANDARD DRAWING NO. 206



FIRE HYDRANT WITHIN PLANTER STRIP STANDARD DRAWING NO. 402



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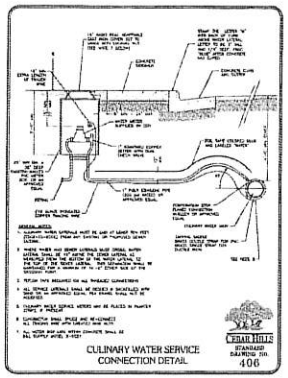
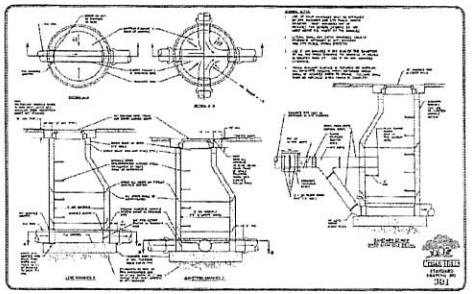


CULINARY WATER SERVICE CONNECTION DETAIL STANDARD DRAWING NO. 406



STANDARD DRAWING NO. 301

Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

Detail Sheet

Cedar Hills Utah

REVISIONS

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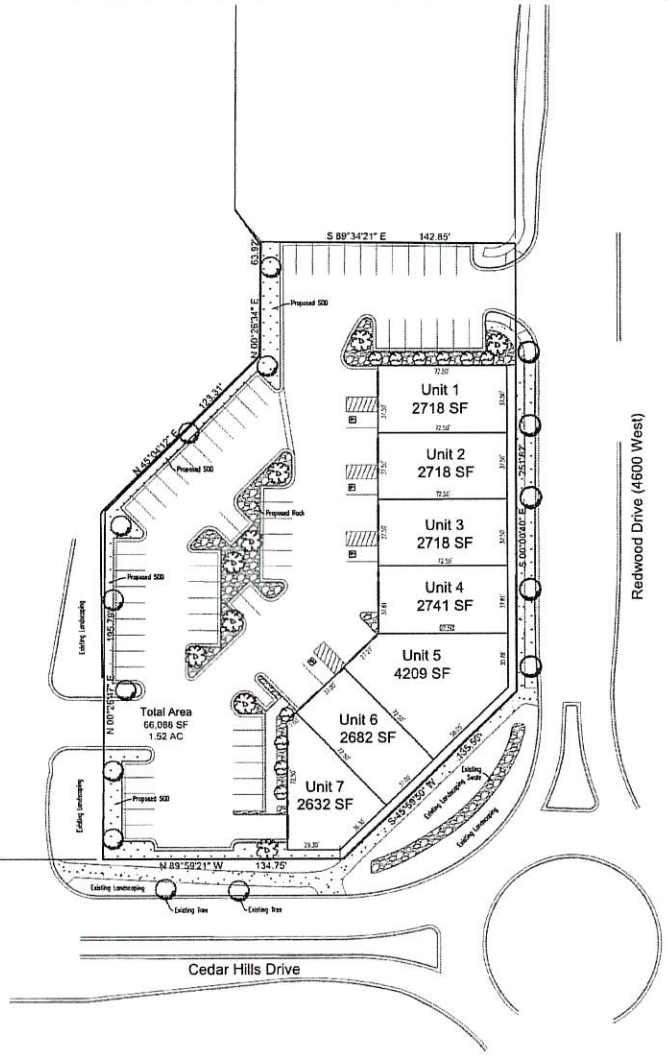
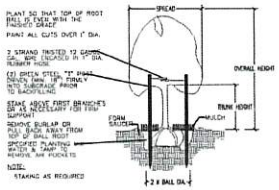
SCALE	not to scale
BY	BHT
TRACING NO	L - 14448

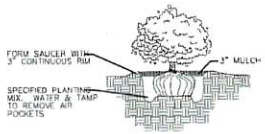
SHEET No. C - 5

NORTH
1" = 30





1 TREE PLANTING – VERTICAL STAKES
SCALE: NOT TO SCALE



2 SHRUB PLANTING
SCALE: NOT TO SCALE

PLANTING SCHEDULE

SYMBOL	SPECIES	SIZE	CONDITION	QUANTITY
	DECIDUOUS TREES			
	ACER PLATANOIDES 'EMERALD QUEEN' Emerald Queen Maple	2" CAL	B & B	15
	MALUS SPRING SNOW Spring Snow Crab Flowering Crab	2" CAL	B & B	9
	SHRUBS			
	DWR GREEN SPIREBER IEW Neon & Wish (Groundbreaker)	5 Gal	Cont.	10
	GROUNDCOVERS			
	ACOROPSIUM POGASTRARA VARIEGATUM Bishop's Weed	1 Gal	Cont.	24" O.C.
	AJUGA Bugleweed	1 Gal	Cont.	24" O.C.
	GALLIUM ODORATA Sweet Woodruff	1 Gal	Cont.	24" O.C.

Grass Area Rock

Landscaping Notes:

All common area shall be permanently landscaped with trees, shrubs, or ground cover and maintained in accordance with good landscaping practice.

All area not covered by buildings or driveways shal be landscaped and watered with an automatic sprinkling system.

Minimum design standards:
At least (1) deciduous tree at least two (2) inch caliper measured four (4) feet above the ground, one (1) evergreen tree at least five gallons in size, and sixteen (16) evergreen shrubs at least five (5) gallons in size are required for every two dwellings.

All Evergreen trees provided = 2" Caliper in size. 26 are required & provided.
All Deciduous trees provided = 2" Caliper in size. 26 are required. 29 provided.
All shrubs provided = 5 gallon in size. 416 Shrubs are required.

All trees and shrubs placed near any entrance shall be of the nature not to obstruct the sight onto the street.

GRAPHIC SCALE
10 0 10 20 30 40 50
(IN FEET)
1 inch = 30 ft.

CAUTION !! Notice to contractors

The Contractor is specifically cautioned that the location and/or existence of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

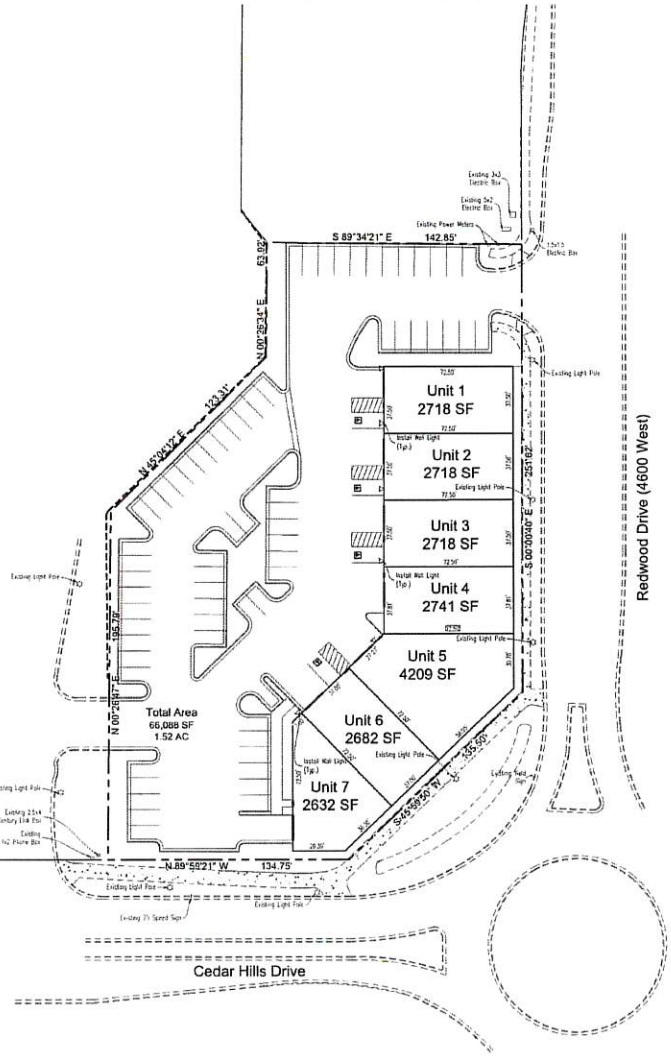
Lone Peak Landing
Landscaping Plan
Cedar Hills, Utah

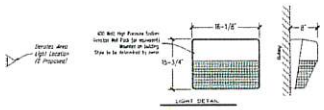
Revisions

Date	3-19-2019
Scale	1"=30'
By	BHT
Tracing No.	L - 1444B

Sheet No.
C - 6

NORTH
1" = 30





GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

Contractor Notice to Contractor

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

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801-224-1252

Lone Peak Landing

Lighting Plan

Cedar Hills, Utah

Revisions

Date	3-19-2019
Scale	1"=30'
By	BHT
Tracing No.	L - 14448

Sheet No.
C - 7

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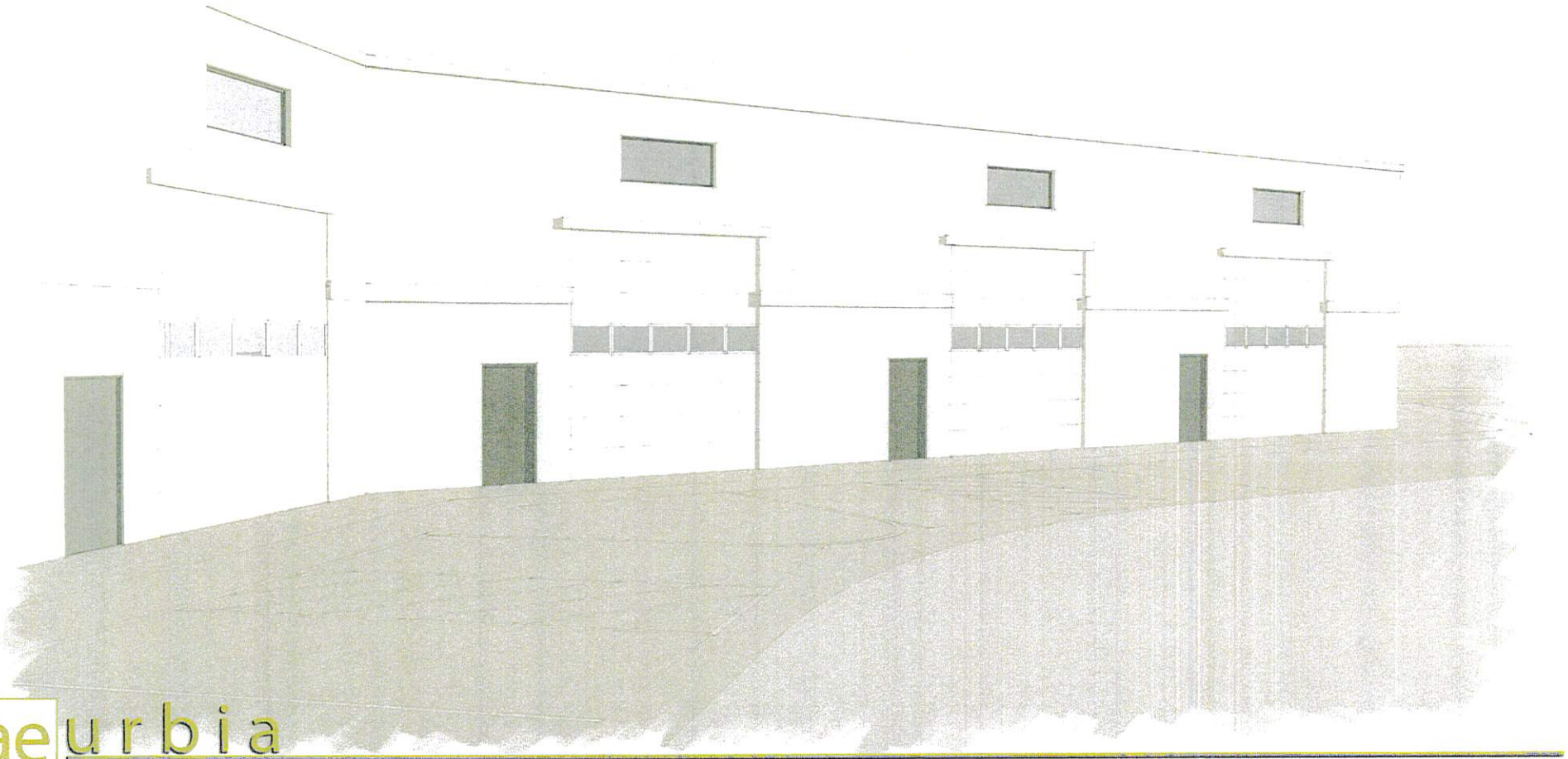

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