



PLANNING COMMISSION MEETING
Tuesday, September 26, 2023 6:00 p.m.

Notice is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a **Planning Commission Meeting on Tuesday, September 26, 2023 beginning at 6:00 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 & PUBLIC HEARINGS

3. Approval of the minutes from the August 22, 2023 Planning Commission meeting
4. Review/Recommendation and Public Hearing on final plan approval for a retail site located at 10066 North 4700 West in the PD-1 Planned Development/SC-1 Commercial Zone
5. Review/Recommendation and Public Hearing on preliminary plan approval for Lehi Bakery Lot 3 Plat B Rhinehart Land Subdivision located in the SC-1 Commercial Zone.
6. Land Use Training

ADJOURNMENT

7. Adjourn.

Posted this 15th day of September, 2023

/s/ Colleen A. Mulvey, City Recorder

Supporting documentation for this agenda is posted on the city 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 to permit one or more of the commission members or staff to participate.



PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

Please remember all public meetings and public hearings are recorded

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- Please do not approach the Council/Commission dais without permission from the Chairperson.
- When speaking to the Council / Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, electronic devices or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length and avoiding repetition of what has already been said. Individuals may be limited to three minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

Public Hearing v. Public Meeting:

If the agenda item is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.



The City of Cedar Hills

TO:	Planning Commission
FROM:	Chandler Goodwin
DATE:	September 26, 2023

SUBJECT:	Review/Recommendation and Public Hearing on final plan approval for a retail site located at approximately 10066 N 4700 W in the Planned Development 1 Zone
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager/Planner
BACKGROUND AND FINDINGS: The proposed project is located in the PD-1 but subject to the provisions of the SC-1 zone. -Project consists of a commercial building with three units, two being retail, one being a restaurant. -The site has 10' PUE on all property lines, however, a 20' wide utility easement exists on the south end of the property. -Current landscaping is shown as 25% of the property -Site proposes 35 parking stalls, including 2 ADA stalls. Based on provided breakdown, 34 stalls are required. -Proposal includes an access onto Cedar Hills Dr. Developer will need to show that this access can work with proposed roundabout at intersection of 4700 W and Cedar Hills Dr. If access is approved, it must be limited to right-in, right-out and have some curbing that prevents accessing the proposed drive thru from the RIRO access. The City Council approved the RIRO access subject to a review following a year of operation. At that point, if the access has been determined to present a safety hazard, it can be removed. The City did receive a letter from a traffic engineer signing off on the proximity of the RIRO access to the future roundabout at 4700 W. -Setback requirements require commercial buildings to be greater than 30' from the nearest residential property line. Proposed site plan shows commercial building to be at least 60'. -Proposed site lighting shows diminished lighting at property line. -Site plan already includes a concrete cast wall separating residential and commercial uses. -Proposed site plan will drain storm drain into existing storm drain basin on 4700 W. -Site will connect to existing City utilities.	
PREVIOUS LEGISLATIVE ACTION: Review the proposed final plan and make any necessary recommendations to the City Council for approval.	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Cedar Hills Retail Building Site Plan, Lighting Plan, and Renderings.	
RECOMMENDATION: Staff recommends that the Planning Commission approve the final plan.	
MOTION:	

To approve/not approve the preliminary plan for the Cedar Hills Retail Building, subject to the following conditions:

- Final Engineering review
- Final Building and Zoning review to comply with City ordinances
- Final determination and/or payment for project water rights.
- {LIST ANY NECESSARY CONDITIONS}

AUGUST 04, 2023

[illegible]

SHEET INDEX

CV	COVER SHEET
C1.0	SITE PLAN
C2.0	GRADING & DRAINAGE PLAN
C3.0	UTILITY PLAN
C4.0	DETAIL SHEET
C5.0	DETAIL SHEET
C6.0	EROSION CONTROL PLAN (S)
C6.1	EROSION CONTROL DETAIL S

CONTRACTOR



1. CONTRIBUTOR TO VERIFY BLUE STAINKES PRIOR TO CONSTRUCTION, 1-800-662-4411.
2. CONTRIBUTOR TO NOTIFY LOCAL AGENCY OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. SEE SLOPE REPORT FOR PARALLEL SECTION DETAILS, INSTALLATION SPECIFICATIONS AND ALL SITE LAYOUTWORK REQUIREMENTS.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONTACT BETWEEN THESE STANDS AND THE CITY STANDARDS SHALL OCCUR, THE CITY STANDARDS SHALL PREVAIL.
5. ALL CONSTRUCTION SHALL BE INSTALLED PER A MINIMUM SLOPE ON ANY ADA STALLS TO BE LESS THAN 2% IN ALL DIRECTIONS.
6. CONTRIBUTOR TO VERIFY PRIOR TO ANY CONSTRUCTION THAT THE BUILDING AND BUILDING LOCATION SHOWN ON CIVIL DRAWINGS MATCHES THE ARCHITECTURAL PLANS.
7. CONTRIBUTOR TO VERIFY, WITH ARCHITECT, THAT F.F. ELEVATION SHOWN ON CIVIL PLANS EQUALS THE ELEVATION ON ARCHITECTURAL PLANS.
8. CONTRIBUTOR TO REPLACE IN AND AROUND AREAS THAT ARE DAMAGED DURING CONSTRUCTION.
9. INSTALL ALL DRAINAGE PER CITY STANDARDS ON ASPHALT PAVEN PLAN NO. 231, 232A, AND 23B WHERE APPLICABLE.
10. INSTALL ALL CONCRETE PARALLEL JOINTS PER CITY STANDARDS ON ASPHALT PAVEN PLAN NO. 281.
11. ALL CONSTRUCTION SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS, SPECIFICATIONS AND PROJECT DETAILS.
12. ALL CATCH BASINS AND MANHOLES TO BE INSTALLED PER CITY STANDARDS.
13. ALL STORM DRAIN PIPING TO BE ONE-SIDE GUT, WITH INSIDE WALL OF DRAINAGE BOX, INSIDE WALL TO BE GROUTED SMOOTH WITH A NON-SHRINK GROUT.
14. FISH STORM DRAIN INLET BOXES AND MANHOLES THE 1'E. IN. AND 1'E. OUT. ELEVATIONS ARE THE SAME UNLESS OTHERWISE CALLED OUT ON THE PLANS.
15. THE DESIGN, CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE SERVICES WITH THE RESPECTIVE UTILITY COMPANIES.
16. THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS ARE BELIEVED TO BE ACCURATE. ALL UNDERGROUND UTILITIES AND LAYING OF THESE UTILITIES PROVIDED BY THE CONTRACTOR IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A RESPONSE TO THE CITY ENGINEERING DEPT. PRIOR TO ANY WORKING THE LOCATION AND DEPTH OF ANY EXISTING UTILITIES.
17. PUBLIC WAY IMPROVEMENTS SUCH AS EXISTING CURB, GUTTER, SIDEWALKS AND DRIVE APPROACHES REQUIRE INSPECTION BY THE CITY ENGINEERING DEPT. PRIOR TO FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY.

1. FIRE HYDRANTS SHALL BE EQUIPPED WITH ONE, TWO, AND 3" OUTLETS, WHICH HAS STANDARD STANDARD THREADED (NST).
2. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE CENTER LINE OF THE LOWEST CAP SHALL NOT BE CLOSER TO THE CURB THAN 18" FROM THE FINISHED GRADE.
3. FIRE HYDRANTS SHALL HAVE THE 4" BUTT FACING THE FIRE ACCESS ROADWAY.
4. UNDERGROUND SPRING SHALL BE TESTED AT 200 PSI FOR TWO HOURS. TEST CERTIFICATE SHALL BE PROVIDED TO THE FIRE DEPARTMENT OFFICE.
5. BURNING OF TRASH, SCRAP WOOD OR OTHER MATERIALS IS A VIOLATION OF CITY ORDINANCE.
6. A 100' CLEARANCE SHALL BE MAINTAINED AT ALL THE APPROACHES TO THE BRIDGE BUT NOT LIMITED TO THE BRIDGE APPROACHES. THE CLEARANCE SHALL BE MAINTAINED CONTINUALLY TO THE BRIDGE APPROACHES.

COVER SHEET

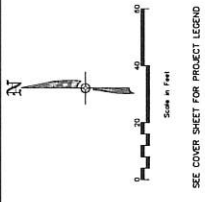
SHEET NO.	CV
PROJECT ID	DATE:
E23-039	08/04/20
FILE NAME:	SCALE:
PRJ-CHO	

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER
DESIGNED BY
DATE

CEDAR HILLS RETAIL BUILDING
10066 NORTH 4700 WEST, CEDAR HILLS, UT 84062
SITE PLAN

SHEET NO. C1.0
PROJECT NO. 10066-038
DATE: 08/04/23
SCALE: 1"=40'-0"



SEE COVER SHEET FOR PROJECT LEGEND

LOT AREAS:

LOT	SQ. FT.	ACRES
LOT 1	14,058	0.323
LOT 2	14,058	0.323
LOT 3	14,058	0.323
LOT 4	14,058	0.323
LOT 5	14,058	0.323
LOT 6	14,058	0.323

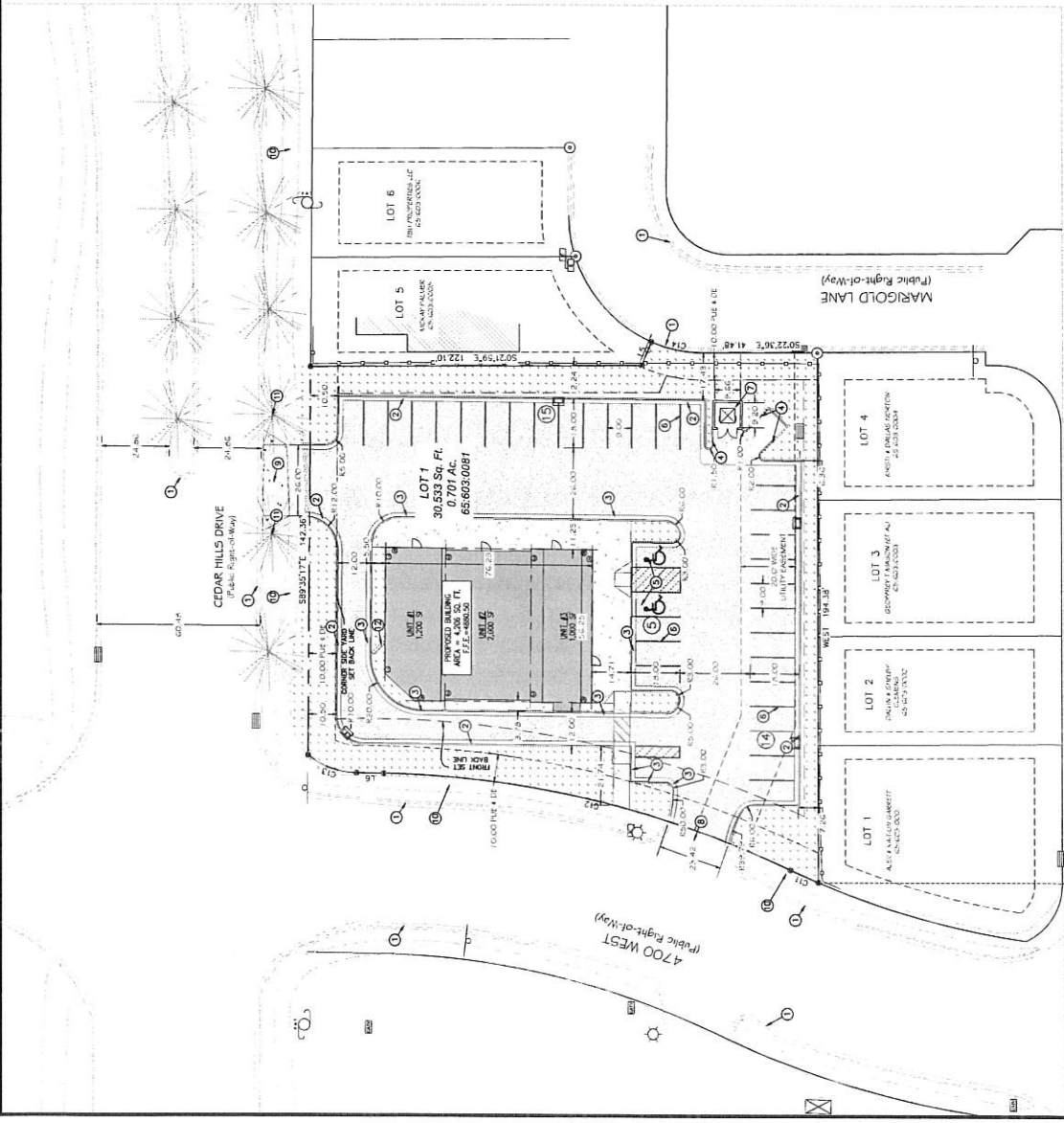
LOT PARKING REQUIREMENTS:

LOT	SQ. FT.	GST REQ'D
LOT 1	14,058	19 EMPLOYEE + 7
LOT 2	14,058	19 EMPLOYEE + 7
LOT 3	14,058	19 EMPLOYEE + 7
LOT 4	14,058	19 EMPLOYEE + 7
LOT 5	14,058	19 EMPLOYEE + 7
LOT 6	14,058	19 EMPLOYEE + 7

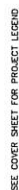
NOTE: ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

SITE PLAN NOTES

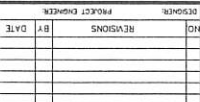
- EXISTING CURB & GUTTER
- PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.
- PROPOSED 6" CURB WALL. SEE DETAIL 2/C4.0.
- ALL HANDICAP STALLS AND RAMPAS TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL SHEET C4.0.
- ALL PARKING LOT STRIPING TO BE REFLECTIVE WHITE (TYP.) AND PER CITY STANDARDS.
- PROPOSED TRASH DUMPSTER ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
- EXISTING DRIVEWAY APPROACH.
- PROPOSED DRIVEWAY APPROACH, AS PER APWA PLAN 221.1.
- EXISTING 5" WIDE SIDEWALK.
- EXISTING TREES (PROTECT IN PLACE (TYP.)) CONTRACTOR TO NOTIFY OWNER AND ENGINEER IF ANY TREES NEED TO BE REMOVED OR ARE DAMAGED
- PROPOSED MENU BOARD





**UTILITY PLAN NOTES:**

- | | |
|----|---|
| 1 | CONNECT TO EXISTING 6" PVC-SDR35 WATER LINE WITH SERVICE TAP, INSTALL 2" CULINARY LATERAL AS PER APM PLAN NO. 541. |
| 2 | INSTALL 2" POLY CULINARY LATERAL. |
| 3 | INSTALL 2" CULINARY WATER METER AND METER BOX AS PER APM PLAN NO. 592/CS.0. |
| 4 | CONNECT TO EXISTING 8" SEWER STUB LINE AND REDUCING TO 6". (LE=7-487232; FIELD VERIFY, LE(7)-4873.1). |
| 5 | INSTALL 6" PVC SDR-35 1x45° S=4.3%. |
| 6 | INSTALL 6" CLEANOUT W/TE. TOL=WATCH TOP OF PAVEMENT, LE=4870.76. |
| 7 | INSTALL 6" PVC SDR-35 1x27° S=3.3%. |
| 8 | INSTALL 6" 45° BEND AND 6" CLEANOUT W/TE. (LE=4873.18, TOL=WATCHTOP OF PAVEMENT ELEVATION). |
| 9 | INSTALL 6" PVC SDR-35 1x20° S=3.3%. |
| 10 | INSTALL 6" 45° BEND AND 6" CLEANOUT W/TE. (LE=4873.25, TOL=WATCHTOP OF PAVEMENT ELEVATION). |
| 11 | INSTALL 6" PVC SDR-35 1x42° S=4.3% END PIPE 5' FROM BUILDING SEE MECHANICAL PLANS FOR CONTINUATION (LE(6)-4875.50). |
| 12 | INSTALL 6" PVC SDR-35 1x9° S=6.8%. |
| 13 | INSTALL 6" DIA. SAMPLING MANHOLE PER CITY STANDARDS, TOL=WATCH TOP OF PAVEMENT, (LE(OUT)-4871.37, (LE(IN)-4871.37, AS PER APM PLAN NO. 411/CS.0). |
| 14 | INSTALL 6" PVC SDR-35 1x3° S=6.8%. |
| 15 | INSTALL SAND/10% HYDROPHOBIC. SEE DETAIL 10/CA.0. TOL=WATCH TOP OF PAVEMENT, LE=4871.57. |
| 16 | INSTALL 6" PVC SDR-35 1x3° S=6.8%. |
| 17 | INSTALL 6" 45° BEND AND 6" CLEANOUT W/TE. (LE=4871.77, TOL=WATCHTOP OF PAVEMENT ELEVATION). |
| 18 | INSTALL 6" PVC SDR-35 1x15° S=6.8%. |
| 19 | INSTALL 6" 45° BEND AND 6" CLEANOUT W/TE. (LE=4872.77, TOL=WATCHTOP OF PAVEMENT ELEVATION). |
| 20 | INSTALL 6" PVC SDR-35 1x40° S=6.8% END PIPE 5' FROM BUILDING SEE MECHANICAL PLANS FOR CONTINUATION (LE(6)-4875.50). |
| 21 | INSTALL 6" PVC-OWD FIRE LINE. |
| 22 | INSTALL 6" 22.5 DEG BEND W/THRUST BLOCKS. |
| 23 | CONNECT TO EXISTING 8" WATER LINE, INSTALL 1/2"x6" TEE W/ 6" GATE VALVE W/THRUST BLOCKS |
| 24 | END OF FIRE LINE 5' FROM BUILDING SEE MECHANICAL PLANS FOR CONTINUATION |



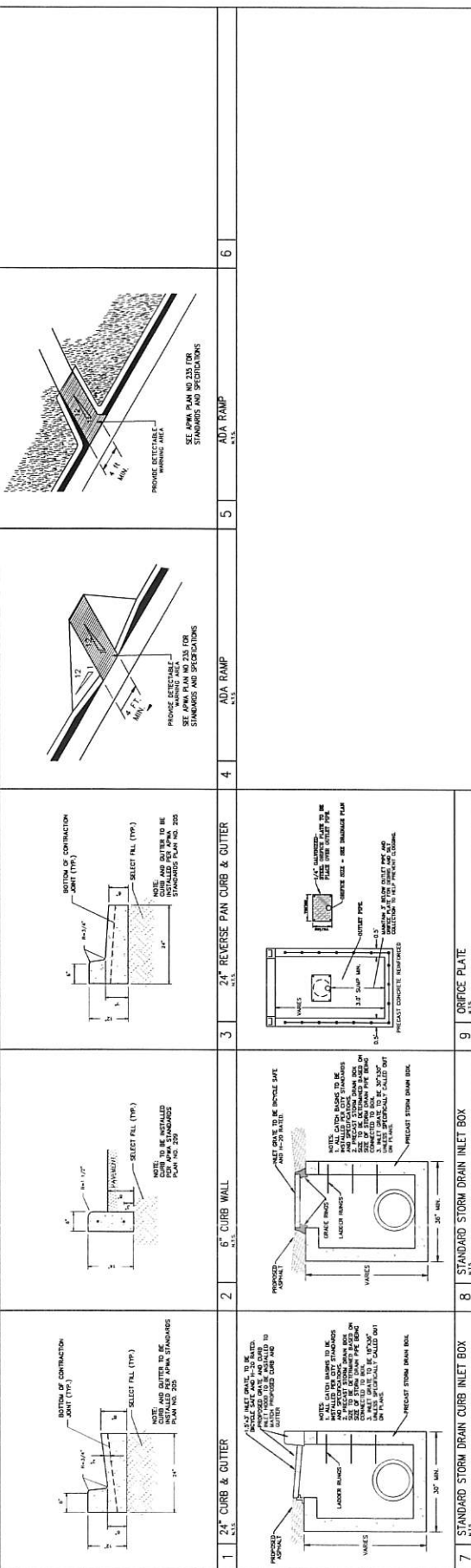
CIR | **CIVIL ENGINEERING**
+ SURVEYING

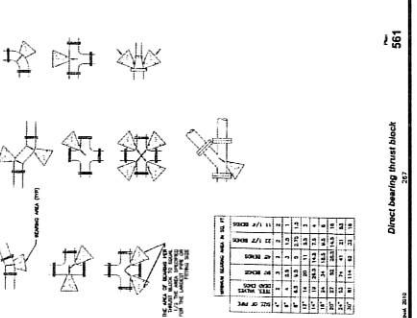
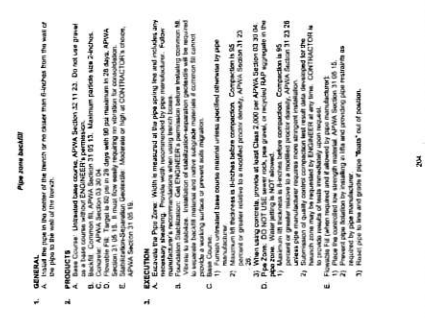
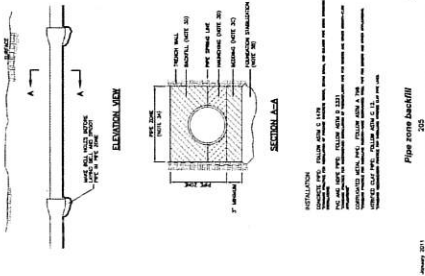
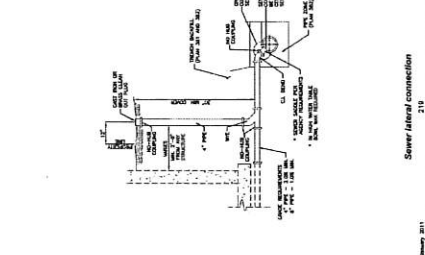
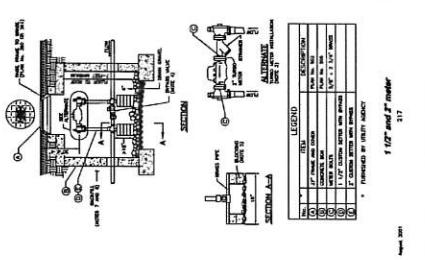
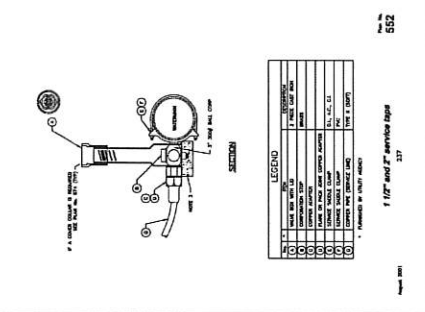
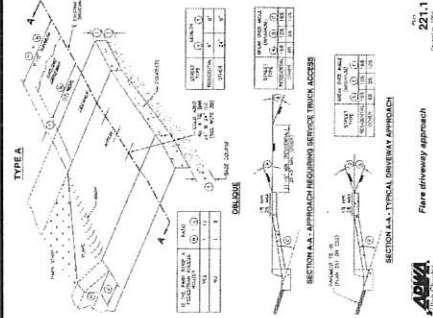
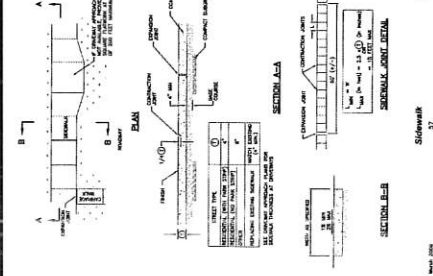
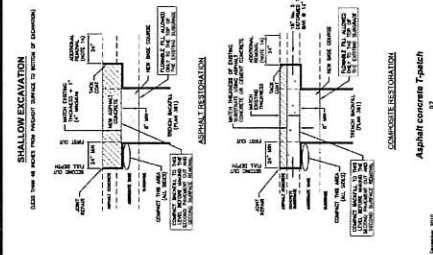
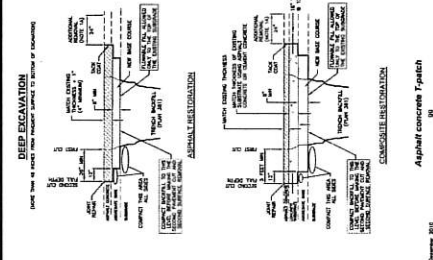
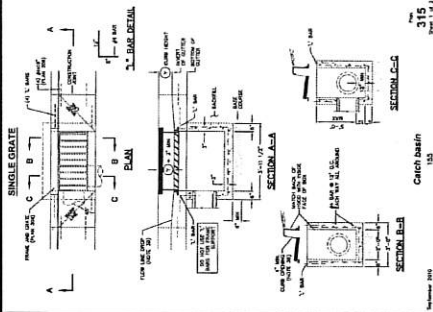
CEEDAR HILLS RETAIL BUILDING
10066 NORTH 4700 WEST, CEDAR HILLS, UT 84062
DETAIL SHEET

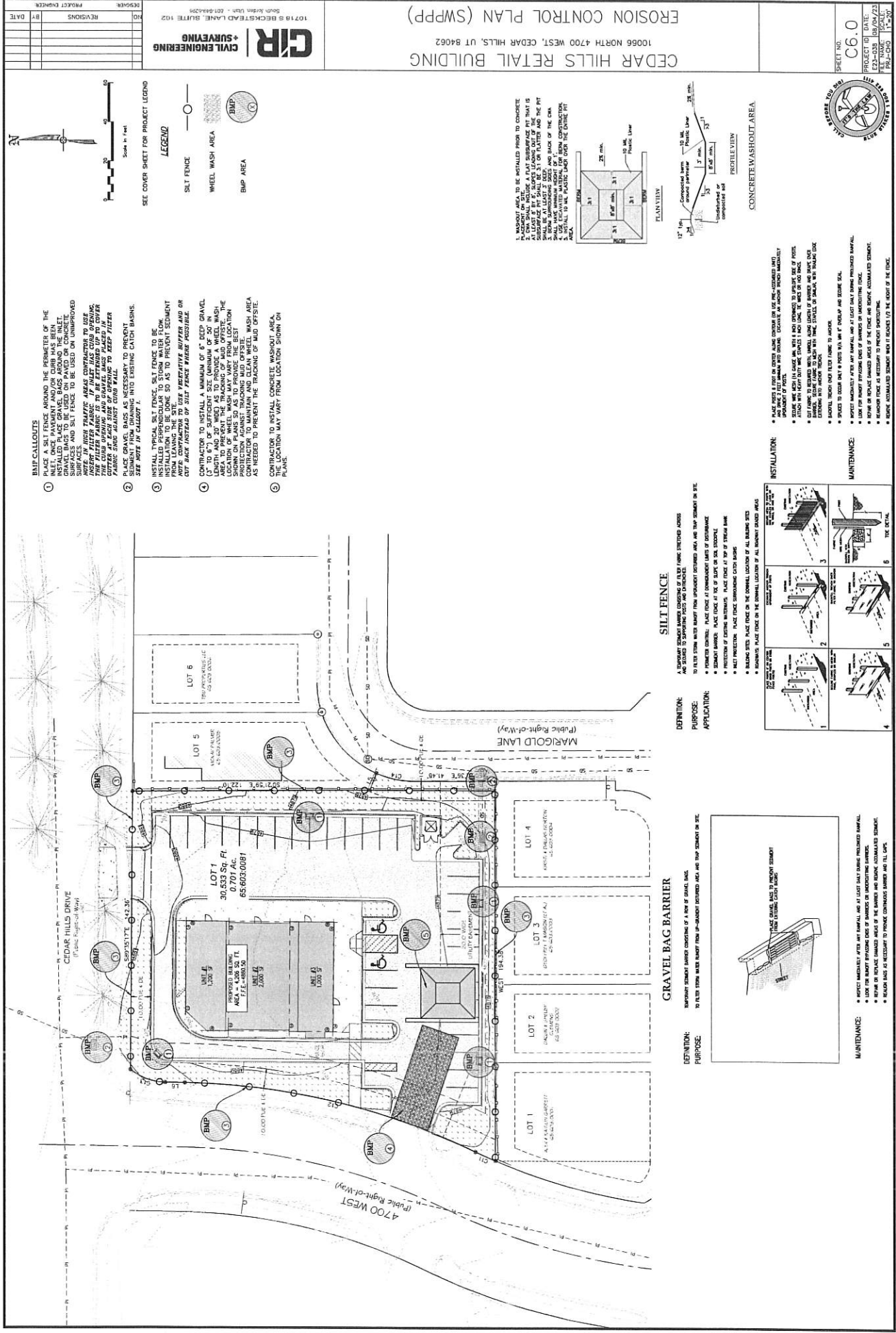
DETAIL SHEET



SHEET NO.	C4.0	PROJECT ID	DATE
		23-038	08/04/23
		E NAME	SCALE







NO.	REVISIONS	BY	DATE

CEDAR HILLS RETAIL BUILDING
10066 NORTH 4700 WEST, CEDAR HILLS, UT 84062

CIR
CIVIL ENGINEERING + SURVEYING

10719 S BECKSTEADT LANE, SUITE 102
SOUTH JORDAN, UT 84095

EROSION CONTROL PLAN (SWPP)

SHEET NO. **C6.0**

PROJECT NO. **223-038**

DATE: **06/04/23**

FILED: **06/04/23**

SCALE: **1"=20'**

BNP CALLOUTS

1. PLACE A SILT FENCE AROUND THE PERIMETER OF THE INLET, ONCE PAVEMENT AND/OR CURB HAS BEEN INSTALLED. GRAVEL BAGS TO BE USED ON PAVED OR CONCRETE SURFACES AND SILT FENCE TO BE USED ON UNIMPROVED SURFACES.

NOTE: IN HIGH TRAFFIC AREAS, CONTRACTOR TO USE THIS FILTER FABRIC TO BE EXTENDED UP TO COVER CUTTER AT EACH SIDE OF OPENING TO KEEP FILTER FABRIC FROM BEING PULLED AWAY.

2. PLACE SILT FENCE TO PREVENT SEDIMENT FROM DRAINING INTO EXISTING CATCH BASINS. SEE NOTE IN CALLOUT 7.

3. INSTALL TYPICAL SILT FENCE. SILT FENCE TO BE INSTALLED PERPENDICULAR TO STORM WATER FLOW. INSTALLATION TO BE COMPLETED PRIOR TO START OF CONSTRUCTION. SILT FENCE TO BE REMOVED FROM LEAVING THE SITE. SEE NOTE IN CALLOUT 8.

4. CONTRACTOR TO INSTALL A MINIMUM OF 12 FEET GRAVEL (1" TO 6") OF SUFTCUT SIZE (MINIMUM OF 50 IN LENGTH AND 20" WIDE) AS TO PROVIDE A WHEEL WASH LOCATION OF WHEEL WASH MAY VARY FROM LOCATION OF WHEEL WASH TO LOCATION OF WHEEL WASH. PROTECTION AGAINST TRACKING MUD OFFSITE. CONTRACTOR TO MAINTAIN AND CLEAN WHEEL WASH AREA AS NEEDED TO PREVENT THE TRACKING OF MUD OFFSITE.

5. CONTRACTOR TO INSTALL CONCRETE WASHOUT AREA, PLANS.

LEGEND

SILT FENCE

WHEEL WASH AREA

BMP AREA

CONCRETE WASHOUT AREA

PLAN VIEW

PROFILE VIEW

INSTALLATION

1. PLACE SILT FENCE AROUND THE PERIMETER OF THE INLET, ONCE PAVEMENT AND/OR CURB HAS BEEN INSTALLED. GRAVEL BAGS TO BE USED ON PAVED OR CONCRETE SURFACES AND SILT FENCE TO BE USED ON UNIMPROVED SURFACES.

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5. CONTRACTOR TO INSTALL CONCRETE WASHOUT AREA, PLANS.

MAINTENANCE

1. INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST ONCE DURING PRELIMINARY RAINFALL.

2. LOOK FOR ANY SPILLING OF SEDIMENT OR UNEXPECTED EROSION.

3. REMOVE OR REPLACE DAMAGED AREAS OF THE BARRIER AND REPAIR ACCUMULATED SEDIMENT.

4. REMOVE BAGS AS NECESSARY TO PREVENT CONTINUOUS BARRIER AND TIL EYES.

GRAVEL BAG BARRIER

DEFINITION:
TEMPORARY SEDIMENT BARRIER CONSISTING OF A ROW OF GRAVEL BAGS.

PURPOSE:
TO FLEET STORM WATER RUNOFF FROM IM-GRANDED DISTURBED AREA AND TRAP SEDIMENT ON SITE.

APPLICATION:
1. PROTECTION OF EXISTING INFRASTRUCTURE. PLACE BAGS AT TOP OF SLOPE OR ON SLOPE.

INSTALLATION:
1. PLACE BAGS IN ROW AS SHOWN. STAKE BARRIERS TO BE AT LEAST ONE FOOT FROM EXISTING INFRASTRUCTURE.

MAINTENANCE:
1. INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST ONCE DURING PRELIMINARY RAINFALL.

SILT FENCE

DEFINITION:
A SEDIMENT BARRIER CONSISTING OF FILTER FABRIC STRETCHED ACROSS TO FLEET STORM WATER RUNOFF FROM IM-GRANDED DISTURBED AREA AND TRAP SEDIMENT ON SITE.

PURPOSE:
TO FLEET STORM WATER RUNOFF FROM IM-GRANDED DISTURBED AREA AND TRAP SEDIMENT ON SITE.

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MAINTENANCE:
1. INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST ONCE DURING PRELIMINARY RAINFALL.

CONCRETE WASHOUT AREA

PLAN VIEW

PROFILE VIEW

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EROSION CONTROL PLAN (SWPP)

CEDAR HILLS RETAIL BUILDING

10066 NORTH 4700 WEST, CEDAR HILLS, UT 84062

CIR CIVIL ENGINEERING + SURVEYING

10719 S BECKSTEADT LANE, SUITE 102, SOUTH JORDAN, UT 84095

SHEET NO. C6.0

PROJECT NO. 223-038

DATE: 06/04/23

FILED: 06/04/23

SCALE: 1"=20'

LEGEND

CONCRETE WASHOUT AREA

PLAN VIEW

PROFILE VIEW

INSTALLATION

MAINTENANCE

GRAVEL BAG BARRIER

DEFINITION:

PURPOSE:

APPLICATION:

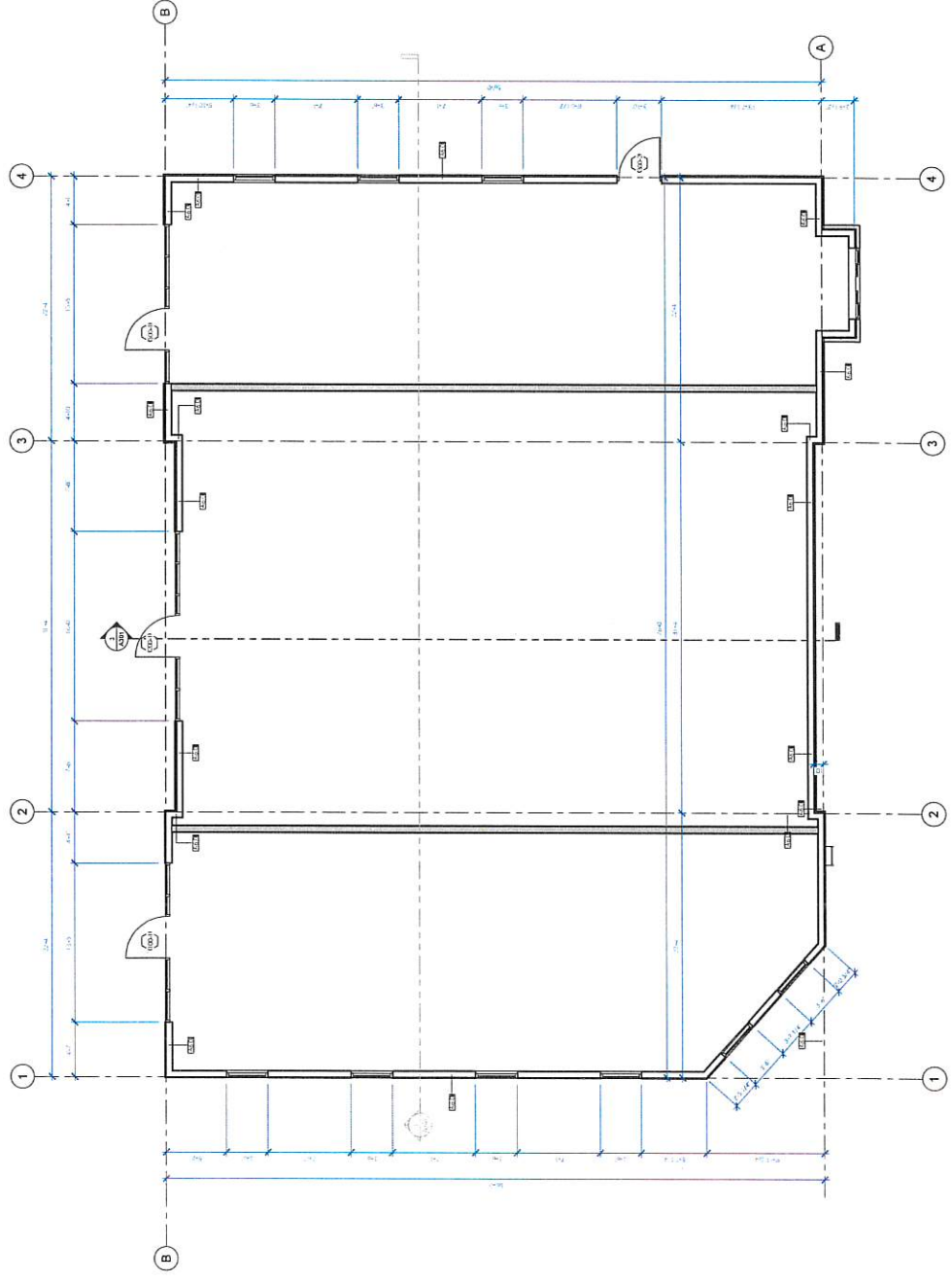
INSTALLATION:

MAINTENANCE:



1
A101

LEVEL 1 FLOOR PLAN



Keynote Legend

DATE	REVISION
08/01	STORMFORTH WINDOW SYSTEM - PROVIDE SUBMITTAL FOR APPROVAL
10/04	REVISIONS TO SIGNAGE BY OWNER. SIGNAGE IS TO BE REWORKED AND PERMITTED UNDER A SEPARATE SIGN PERMIT APPLICATION
2/6/20	EXTERIOR LIGHT FIXTURE, SEE ELECTRICAL

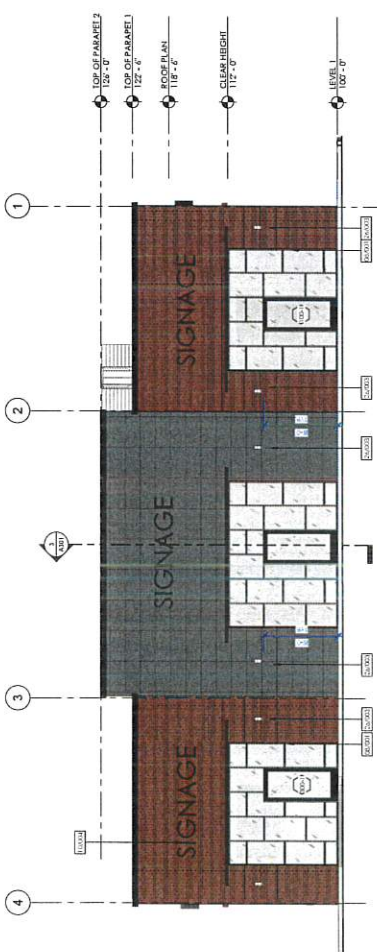
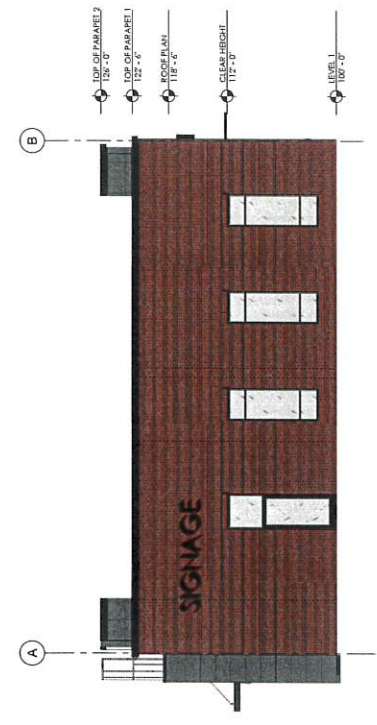
MATERIALS LEGEND	
	RED BRICK
	SHEET-METAL PAINT IS WITH PAINT
	BLACK-METAL PAINT IS WITH PAINT

GENERAL EXTERIOR FINISH NOTES:

1. EXTERIOR FINISHES SHALL BE AS SHOWN ON THE EXTERIOR FINISH SCHEDULE.
2. ALL FACED BRICK SHALL BE COMMON BRICK, 8" X 8" X 16" IN SIZE, WITH A MODIFIED FLAT TOP AND A RECESSED CORNER.
3. EXTERIOR FINISHES SHALL BE APPLIED TO ALL EXTERIOR SURFACES.
4. EXTERIOR FINISHES SHALL BE APPLIED TO ALL EXTERIOR SURFACES.
5. EXTERIOR FINISHES SHALL BE APPLIED TO ALL EXTERIOR SURFACES.

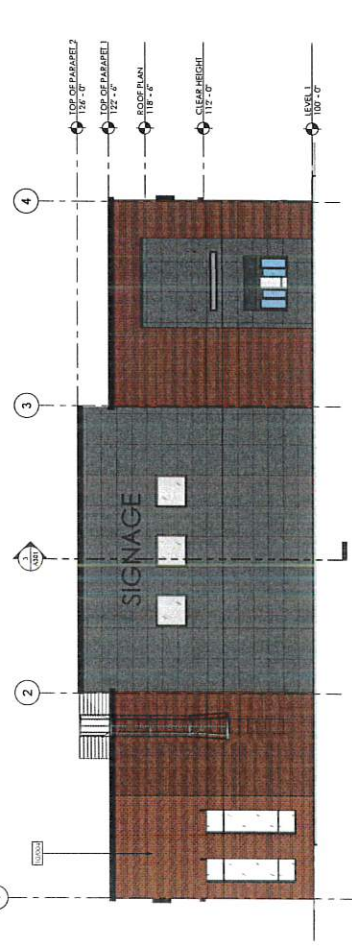
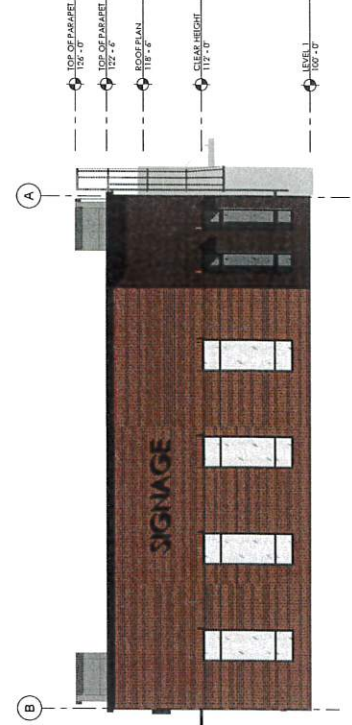
7/31/2023 4:33:57 PM

CEDAR HILLS RETAIL BUILDING TRAVIS OLSEN 4700 W CEDAR HILLS DRIVE - CEDAR HILLS, UTAH



1. LEFT ELEVATION Copy 1

1. WEST ELEVATION

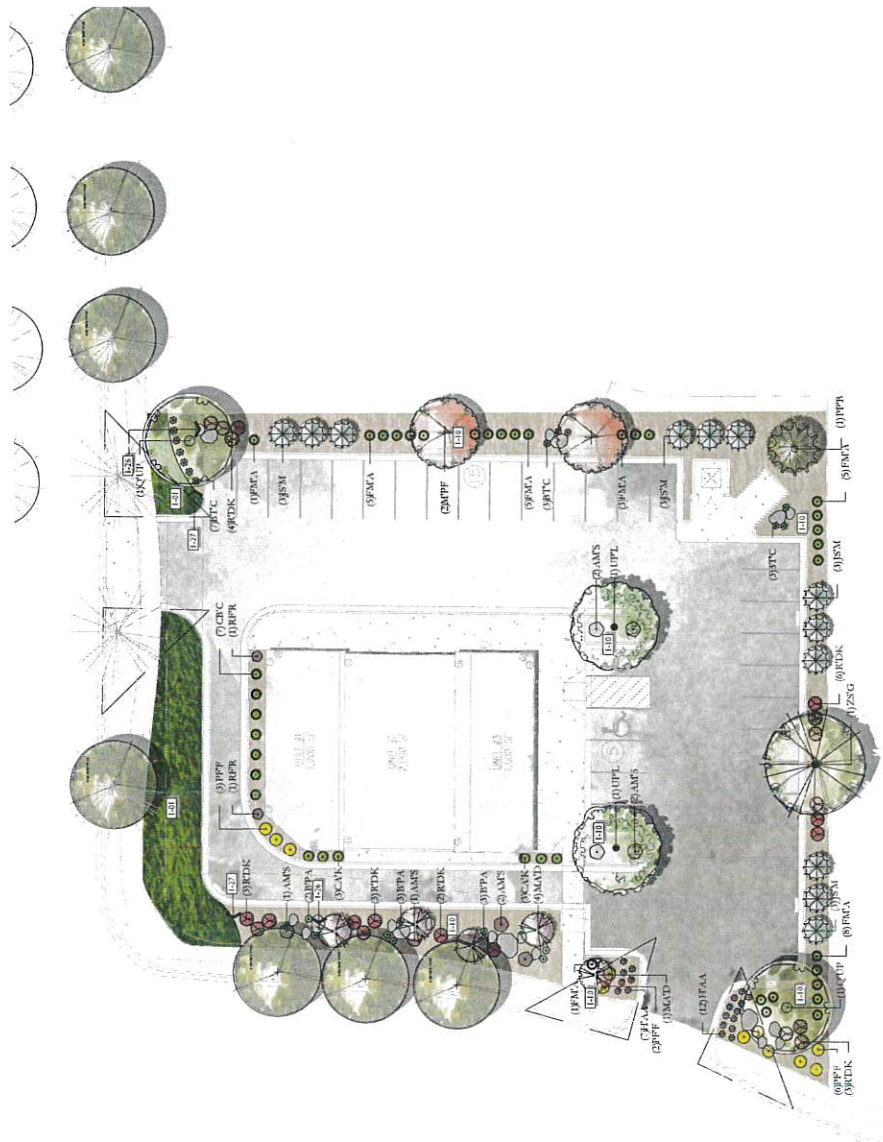


1. RIGHT ELEVATION Copy 1

1. EAST ELEVATION



SPANI LEGEND



PLANT LEGEND SEE THE PLANT GLOSSARY APPROPRIATE FOR YOUR ORGANIZATION. IT IS LOCATED IN THE BACK OF THE GARDENING TOOL TRAY (SEE PAGE 10).

Category	Scale	ICC	Interpretation
1. 	1PR	1	Very positive: Ruler Very negative: Ruler Neutral: Ruler
2. 	1PP	0.92	Very positive: Person Very negative: Person Neutral: Person
3. 	1PP	0.92	Very positive: Person Very negative: Person Neutral: Person
4. 	1AP	0.92	Very positive: Person Very negative: Person Neutral: Person
5. 	1AP	0.92	Very positive: Person Very negative: Person Neutral: Person
6. 	1AP	0.92	Very positive: Person Very negative: Person Neutral: Person
7. 	1AP	0.92	Very positive: Person Very negative: Person Neutral: Person
8. 	1AP	0.92	Very positive: Person Very negative: Person Neutral: Person
9. 	1AP	0.92	Very positive: Person Very negative: Person Neutral: Person
10. 	1AP	0.92	Very positive: Person Very negative: Person Neutral: Person
11. 	1AP	0.92	Very positive: Person Very negative: Person Neutral: Person
12. 	1AP	0.92	Very positive: Person Very negative: Person Neutral: Person
13. 	1AP	0.92	Very positive: Person Very negative: Person Neutral: Person
14. 	1AP	0.92	Very positive: Person Very negative: Person Neutral: Person
15. 	1AP	0.92	Very positive: Person Very negative: Person Neutral: Person
16. 	1AP	0.92	Very positive: Person Very negative: Person Neutral: Person
17. 	1AP	0.92	Very positive: Person Very negative: Person Neutral: Person
18. 	1AP	0.92	Very positive: Person Very negative: Person Neutral: Person
19. 	1AP	0.92	Very positive: Person Very negative: Person Neutral: Person
20. 	1AP	0.92	Very positive: Person Very negative: Person Neutral: Person

SITE MATERIALS LEGEND:

[illegible]

LANDSCAPE ARCHITECT / PLANNER LICENSE STATE


DESIGN GROUP
Language • Architecture • Planning • Visual Research
3450 N. TRIUMPH BLVD, SUITE 102
LEHI, UTAH 84043 (801) 753-8644
www.pkjdesigngroup.com

CEDAR HILLS RETAIL
4700 W. CEDAR HILLS DR.
CEDAR HILLS, UTAH

AE URBIA
9909 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UT 84095
801-575-6455

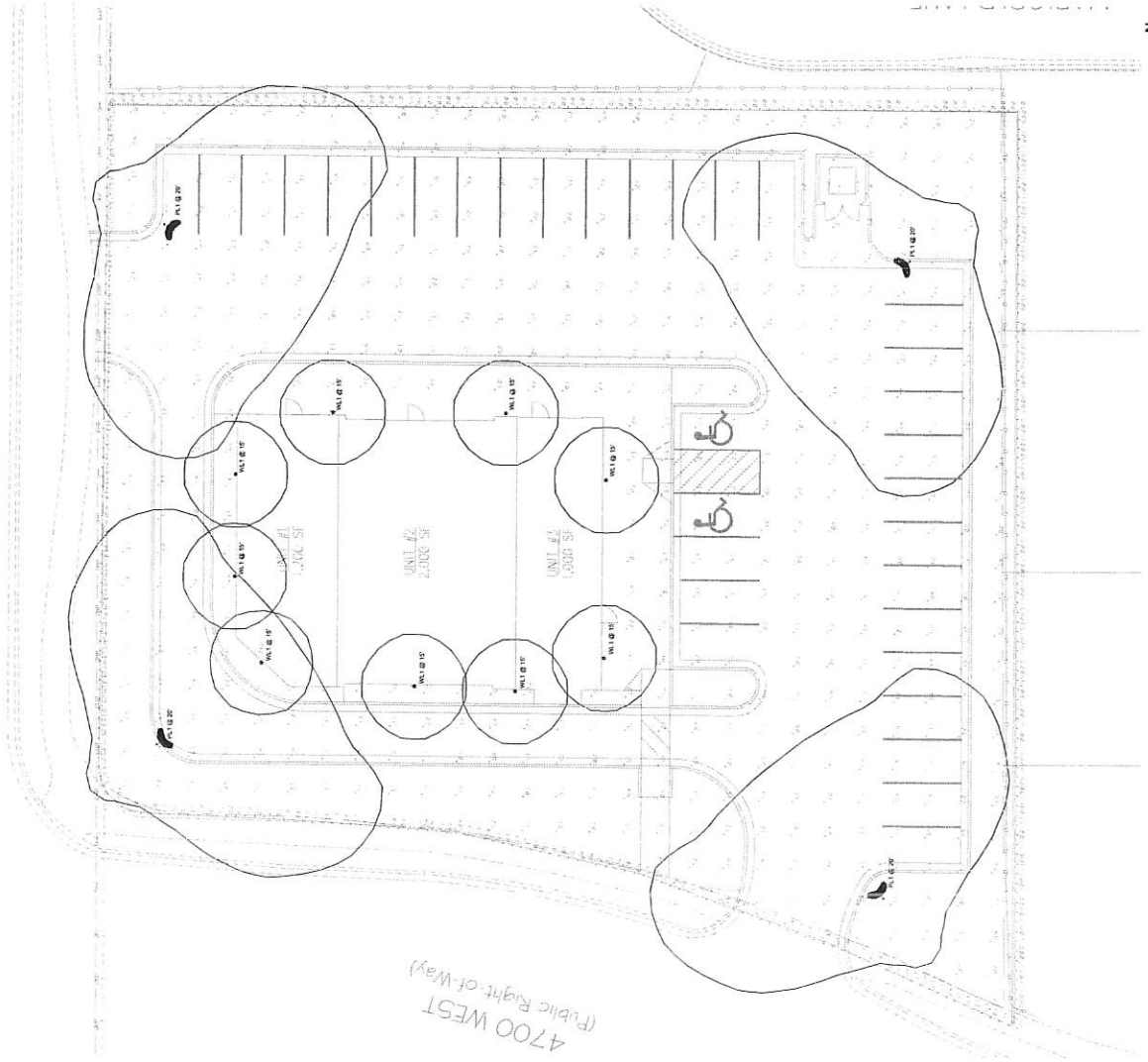
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811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.

8/3/2023 UT23061

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

ILLUSTRATION
CITY PERMIT SET
-COLOR



4700 WEST
(Public Right-of-Way)

CEDAR HILLS DRIVE
(Public Right-of-Way)

[illegible]

№	Имя	Возраст	Пол	Род занятий	Место жительства	Сведения о семье	Сведения о здоровье	Сведения о образовании	Сведения о службе	Сведения о наградах	Сведения о других
1	Иванов Иван Иванович	45	М	Работник	г. Москва	Женщина, 40 лет, домохозяйка	Здоров	Среднее образование	Служил в армии	Ордена, медали	Сведения о других
2	Петров Петр Петрович	35	М	Работник	г. Ленинград	Женщина, 35 лет, домохозяйка	Здоров	Среднее образование	Служил в армии	Ордена, медали	Сведения о других
3	Сидоров Сидор Сидорович	55	М	Работник	г. Москва	Женщина, 50 лет, домохозяйка	Здоров	Среднее образование	Служил в армии	Ордена, медали	Сведения о других
4	Климов Клим Климович	40	М	Работник	г. Ленинград	Женщина, 38 лет, домохозяйка	Здоров	Среднее образование	Служил в армии	Ордена, медали	Сведения о других
5	Васильев Василий Васильевич	30	М	Работник	г. Москва	Женщина, 28 лет, домохозяйка	Здоров	Среднее образование	Служил в армии	Ордена, медали	Сведения о других
6	Попов Павел Павлович	25	М	Работник	г. Ленинград	Женщина, 23 лет, домохозяйка	Здоров	Среднее образование	Служил в армии	Ордена, медали	Сведения о других
7	Морозов Михаил Михайлович	20	М	Работник	г. Москва	Женщина, 18 лет, домохозяйка	Здоров	Среднее образование	Служил в армии	Ордена, медали	Сведения о других
8	Смирнов Сергей Сергеевич	15	М	Работник	г. Ленинград	Женщина, 13 лет, домохозяйка	Здоров	Среднее образование	Служил в армии	Ордена, медали	Сведения о других
9	Борисов Борис Борисович	10	М	Работник	г. Москва	Женщина, 8 лет, домохозяйка	Здоров	Среднее образование	Служил в армии	Ордена, медали	Сведения о других
10	Григорьев Григорий Григорьевич	5	М	Работник	г. Ленинград	Женщина, 3 лет, домохозяйка	Здоров	Среднее образование	Служил в армии	Ордена, медали	Сведения о других



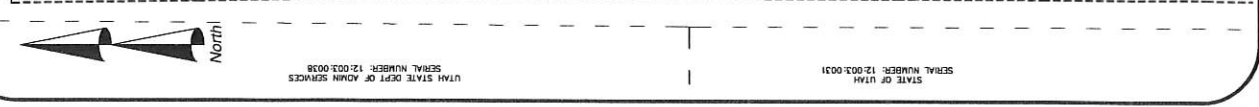
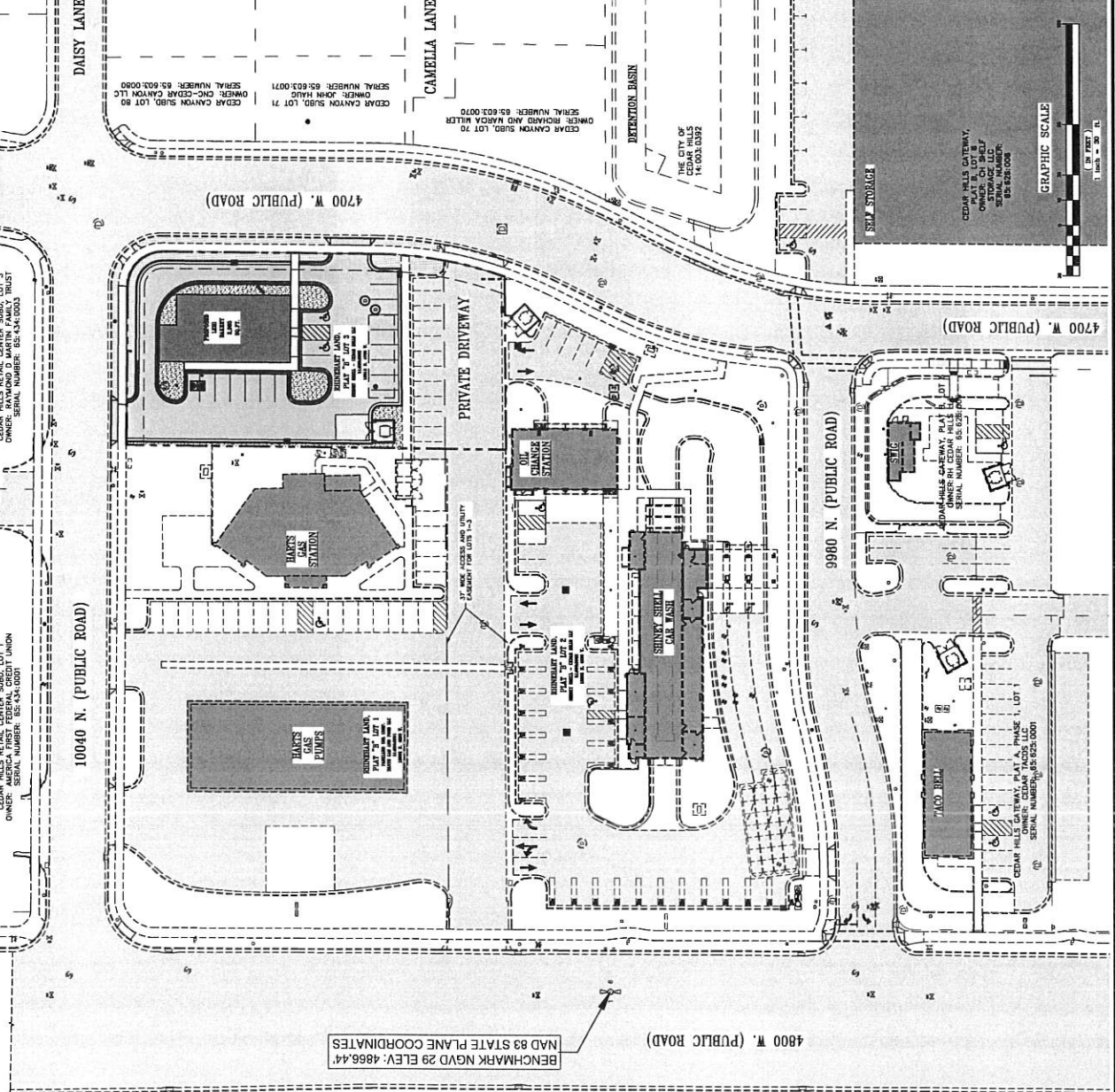
The City of Cedar Hills

TO:	Planning Commission
FROM:	Chandler Goodwin
DATE:	September 26, 2023

Planning Commission Agenda Item

SUBJECT:	Review/Action on preliminary plan approval for Lehi Bakery, Lot 3 Plat B Rhinehart Land Subdivision in the SC-1 Commercial Zone, located at 10018 N 4700 W.
APPLICANT PRESENTATION:	Coldwater Capital
STAFF PRESENTATION:	Chandler Goodwin, City Manager/Planner
BACKGROUND AND FINDINGS: The City has received a preliminary proposal for a Lehi Bakery, to be located at 10018 N 4700 W, Lot 3 of the Rhinehart Subdivision. The proposal would include a drive through for the location with access from 4700 W and 10040 N. Currently, the preliminary proposal shows only 13% landscaping, so the project design will need to address that issue and get to the minimum of 15% for this size of lot. By getting to 15%, The developer can provide a landscape plan with and estimate of the cost per square foot and buy into the SC-1 landscaping to meet the landscaping requirement. The proposal shows 30 parking stalls, two of which are ADA compliant. Staff has sent the plans to the Fire Marshal and the City Engineer for feedback. Staff will complete the preliminary review prior to the presentation to the planning commission and come with a list of any issues that need to be addressed.	
PREVIOUS LEGISLATIVE ACTION: Planning commission gave conceptual approval in the June meeting	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Lehi Bakery site plan and civil engineering set	
RECOMMENDATION: Staff recommends that the Planning Commission approve the preliminary plan subject to any findings that staff will present	
MOTION: To recommend/not recommend the preliminary plan for Lehi Bakery, Lot 3 Plat B Rhinehart Land Subdivision in the SC-1 Commercial Zone, located at 10018 N 4700 W, subject to the following conditions: {LIST ANY CONDITIONS FOR APPROVAL} -Update landscaping plan to be at least 15% -	

RHINEHART LAND PLAT "B" LOT 3 - LEHI BAKERY



A.L.M. & Associates, Inc.
Engineering • Surveying • Development • Planning

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

COVER SHEET

Rhinehart Land, Plat "B", Lot 3

LEHI BAKERY

Plat "B", Lot 3

C1.0

OF

11/26/2024

SYMBOL LEGEND:

FIRE HYDRANT (FH)

SEWER MANHOLE (SMH)

SEWER CLEANOUT (SCO)

SD MANHOLE (SDMH)

SD CATCH BASIN (SCDB)

SD CURB INLET (SDCI)

WATER VALVE (WV)

PRESS. IRR. VALVE (PIV)

WATER METER (WM)

PI CONTROL VALVE (PCV)

POWER BOX

UTILITY BOX

SYMBOL LEGEND:

BOUNDARY LINE

ADJACENT PROPERTY LINE

PUBLIC UTILITY EASEMENT

SETBACK

UNDERGROUND POWER (E)

GAS (G)

SEWER PIPE (SP)

STORM DRAIN PIPE (SD)

WATER LATERAL

WATER MAIN (WM)

PRESSURIZED IRR. LINE (PI)

COMMUNICATION LINE (CO)

GENERAL NOTES:

1. ALL LANDSCAPING SHALL BE DONE BY THE CITY OF CEDAR HILLS.

2. ALL UTILITIES SHALL BE LOCATED ON THE PLANS FOR THE CITY OF CEDAR HILLS.

3. ALL UTILITIES SHALL BE LOCATED ON THE PLANS FOR THE CITY OF CEDAR HILLS.

4. ALL UTILITIES SHALL BE LOCATED ON THE PLANS FOR THE CITY OF CEDAR HILLS.

5. ALL UTILITIES SHALL BE LOCATED ON THE PLANS FOR THE CITY OF CEDAR HILLS.

6. ALL UTILITIES SHALL BE LOCATED ON THE PLANS FOR THE CITY OF CEDAR HILLS.

7. ALL UTILITIES SHALL BE LOCATED ON THE PLANS FOR THE CITY OF CEDAR HILLS.

8. ALL UTILITIES SHALL BE LOCATED ON THE PLANS FOR THE CITY OF CEDAR HILLS.

9. ALL UTILITIES SHALL BE LOCATED ON THE PLANS FOR THE CITY OF CEDAR HILLS.

10. ALL UTILITIES SHALL BE LOCATED ON THE PLANS FOR THE CITY OF CEDAR HILLS.

ADJACENT PROPERTY:

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

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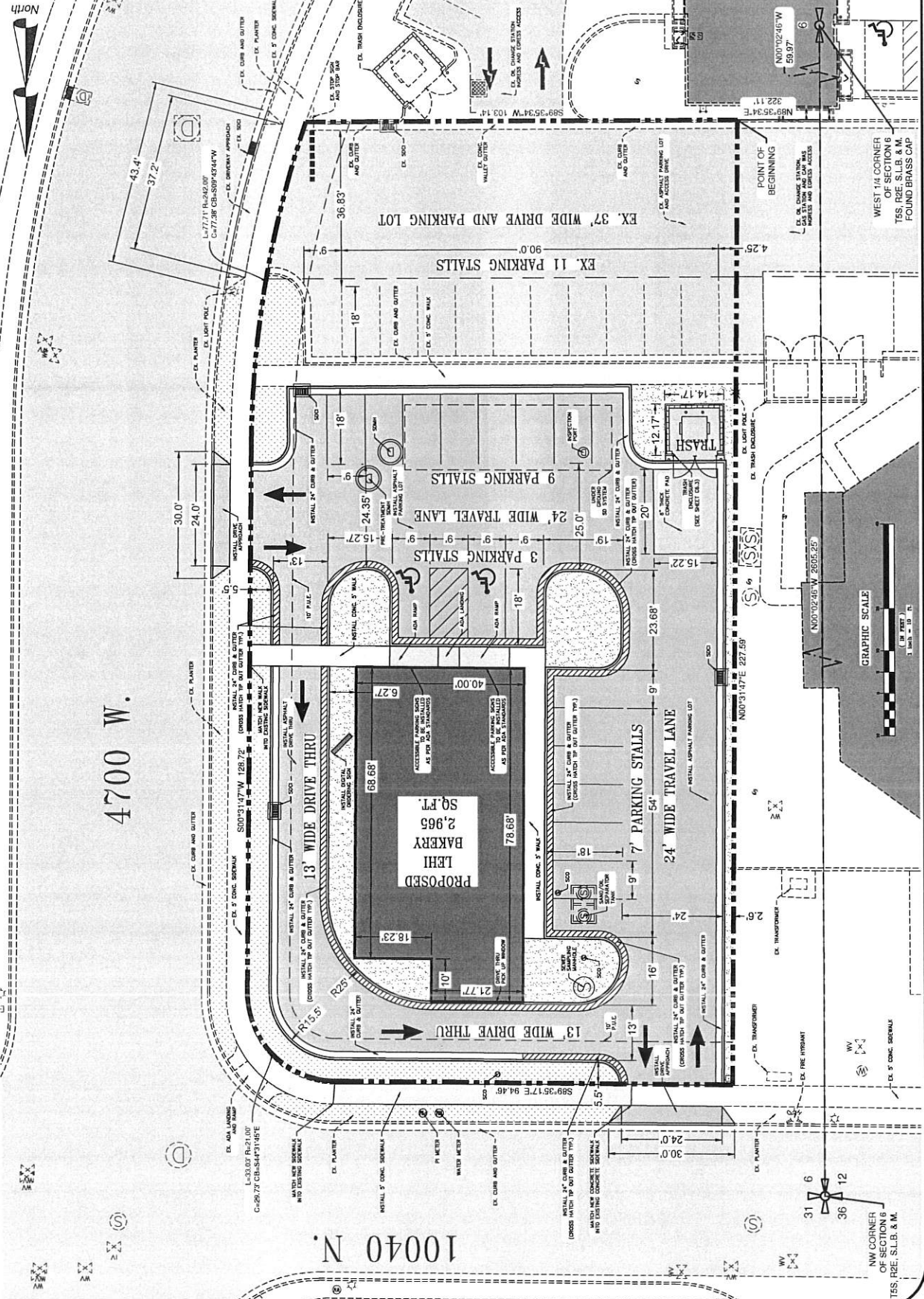
ADJACENT PROPERTY:

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

RHINEHART PLAT "B" - LOT 3 SITE PLAN - LEHI BAKERY

4700 W.

10040 N.



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Rhinehart Land, Plat "B", Lot 3
LEHI BAKERY
SITE PLAN - LOT 3

No.	Revision	Date

C20
of
1756256



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Lot 3

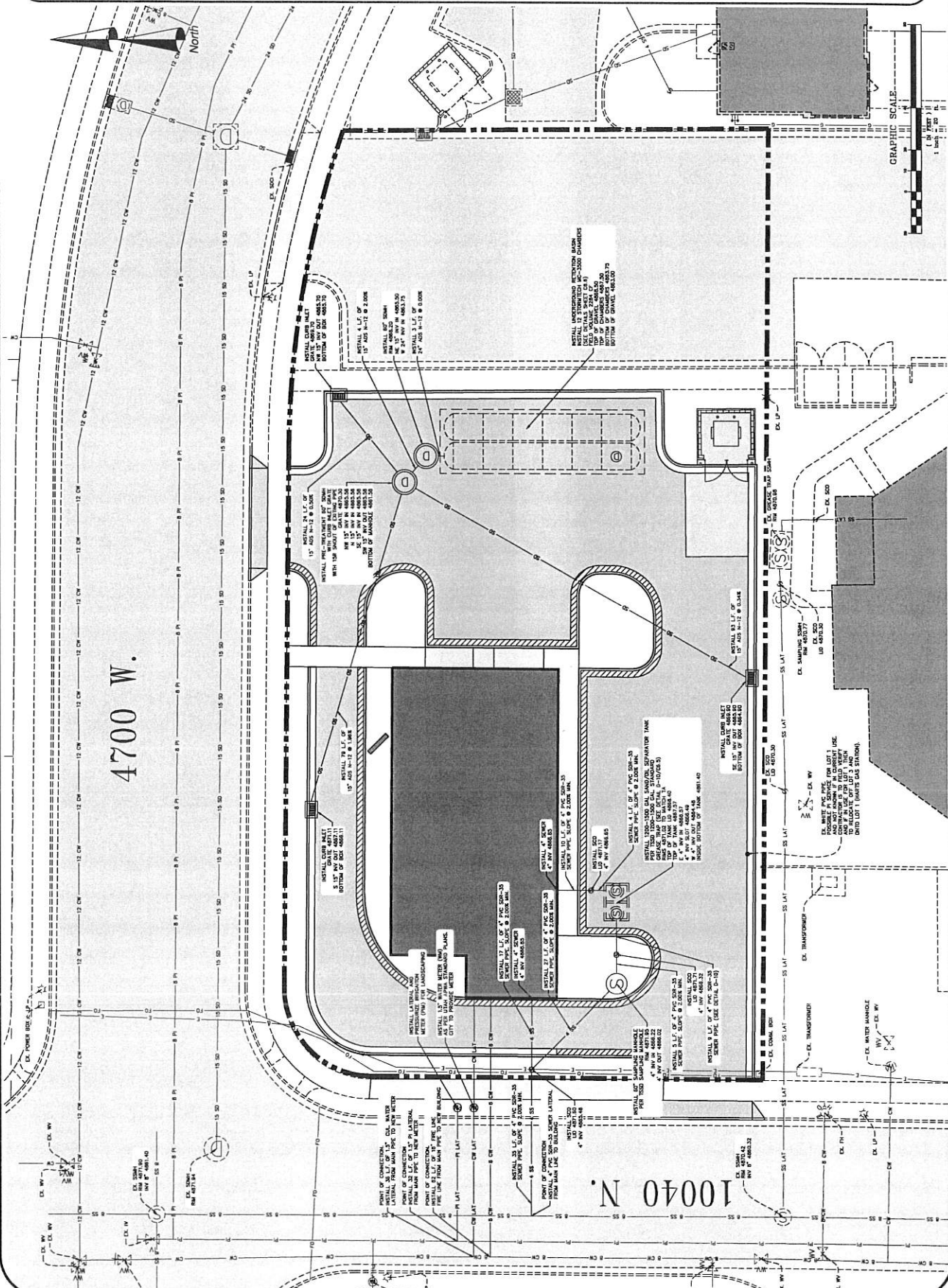
UTILITY PLAN
LEH BAKERY
Rhinehart Land, Plat "B", Lot 3

No.	Revised	Date

C3.0
OF

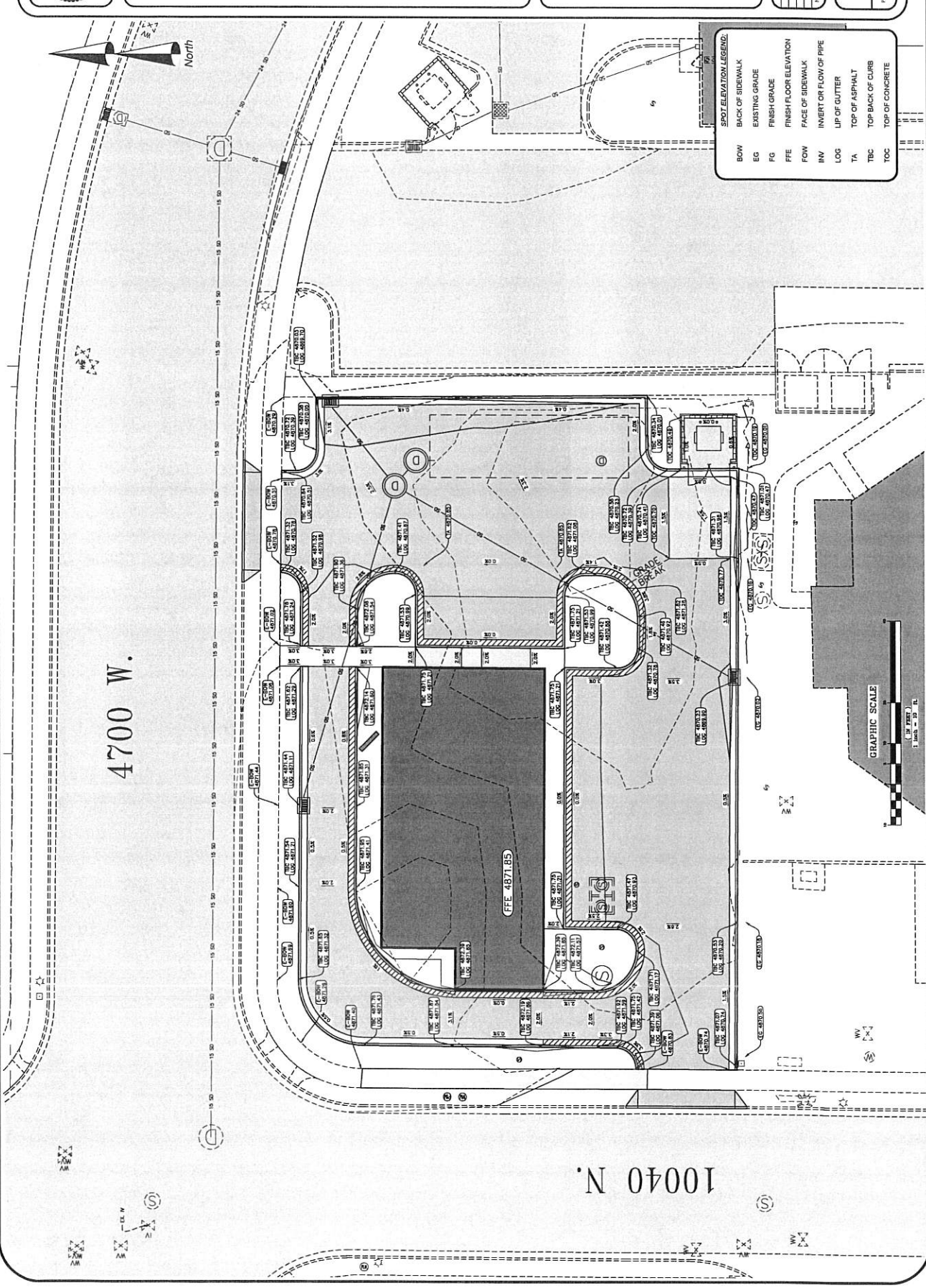
Page 4
1736-2204

GRAPHIC SCALE
1" = 10'



10040 N.

4700 W.



SPOT ELEVATION LEGEND:

BOW	BACK OF SIDEWALK
EG	EXISTING GRADE
FG	FINISH GRADE
PFE	FINISH FLOOR ELEVATION
POW	FACE OF SIDEWALK
INV	INVERT OR FLOW OF PIPE
LOG	UP OF CUTTER
TA	TOP OF ASPHALT
TBC	TOP BACK OF CURB
TDC	TOP OF CONCRETE

C4.0
sheet 11152-204

No.	Revision	Date

GRADING PLAN
LEHI BAKERY
Rhinehart Land, Plat "B", Lot 3



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P:\11152-204-Dwg\224-4-w-Bakery Site Plan\224-4-11.dwg 14 Sep 2023 10:17am
1:25 = 1' (Horizontal) 1" = 4' (Vertical) (Vertical Scale is Exaggerated) (Vertical Scale is 4:1)

BMP: Concrete Waste Management



SC

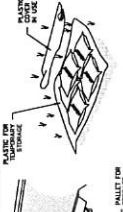
BMP: Street Cleaning



DESCRIPTION: Reduce the discharge of pollutants to stormwater from street surfaces by conducting street cleaning on a regular basis.	OBJECTIVES: Housekeeping Practices Minimize Disturbed Areas Prevent Sheetwash Control Stormwater Runoff Control Erosion	APPLICABLE: Housekeeping Practices Minimize Disturbed Areas Prevent Sheetwash Control Stormwater Runoff Control Erosion	APPLICABLE: Housekeeping Practices Minimize Disturbed Areas Prevent Sheetwash Control Stormwater Runoff Control Erosion
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MS

BMP: Materials Storage



DESCRIPTION: Control storage of on-site materials.	OBJECTIVES: Housekeeping Practices Minimize Disturbed Areas Prevent Sheetwash Control Stormwater Runoff Control Erosion	APPLICABLE: Housekeeping Practices Minimize Disturbed Areas Prevent Sheetwash Control Stormwater Runoff Control Erosion	APPLICABLE: Housekeeping Practices Minimize Disturbed Areas Prevent Sheetwash Control Stormwater Runoff Control Erosion
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HWM

BMP: Hazardous Waste Management



DESCRIPTION: Prevent or reduce the discharge of pollutants to stormwater from hazardous waste management activities.	OBJECTIVES: Housekeeping Practices Minimize Disturbed Areas Prevent Sheetwash Control Stormwater Runoff Control Erosion	APPLICABLE: Housekeeping Practices Minimize Disturbed Areas Prevent Sheetwash Control Stormwater Runoff Control Erosion	APPLICABLE: Housekeeping Practices Minimize Disturbed Areas Prevent Sheetwash Control Stormwater Runoff Control Erosion
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DC

BMP: Dust Controls



DESCRIPTION: Dust control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities.	OBJECTIVES: Housekeeping Practices Minimize Disturbed Areas Prevent Sheetwash Control Stormwater Runoff Control Erosion	APPLICABLE: Housekeeping Practices Minimize Disturbed Areas Prevent Sheetwash Control Stormwater Runoff Control Erosion	APPLICABLE: Housekeeping Practices Minimize Disturbed Areas Prevent Sheetwash Control Stormwater Runoff Control Erosion
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WD

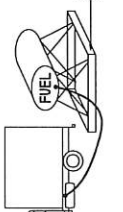
BMP: Waste Disposal



DESCRIPTION: Control storage and disposal of solid waste generated by construction activities.	OBJECTIVES: Housekeeping Practices Minimize Disturbed Areas Prevent Sheetwash Control Stormwater Runoff Control Erosion	APPLICABLE: Housekeeping Practices Minimize Disturbed Areas Prevent Sheetwash Control Stormwater Runoff Control Erosion	APPLICABLE: Housekeeping Practices Minimize Disturbed Areas Prevent Sheetwash Control Stormwater Runoff Control Erosion
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VEF

BMP: Vehicle and Equipment Fueling



DESCRIPTION: Prevent fuel spills and leaks, and reduce their impacts to stormwater by using off-site fueling stations and proper fueling practices.	OBJECTIVES: Housekeeping Practices Minimize Disturbed Areas Prevent Sheetwash Control Stormwater Runoff Control Erosion	APPLICABLE: Housekeeping Practices Minimize Disturbed Areas Prevent Sheetwash Control Stormwater Runoff Control Erosion	APPLICABLE: Housekeeping Practices Minimize Disturbed Areas Prevent Sheetwash Control Stormwater Runoff Control Erosion
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VEC

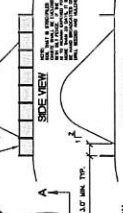
BMP: Vehicle and Equipment Cleaning



DESCRIPTION: Prevent or reduce the discharge of pollutants to stormwater from vehicle and equipment cleaning activities.	OBJECTIVES: Housekeeping Practices Minimize Disturbed Areas Prevent Sheetwash Control Stormwater Runoff Control Erosion	APPLICABLE: Housekeeping Practices Minimize Disturbed Areas Prevent Sheetwash Control Stormwater Runoff Control Erosion	APPLICABLE: Housekeeping Practices Minimize Disturbed Areas Prevent Sheetwash Control Stormwater Runoff Control Erosion
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SPM

BMP: Stockpile Management



DESCRIPTION: Stockpile management practices are used to minimize erosion and sediment transport from stockpiles.	OBJECTIVES: Housekeeping Practices Minimize Disturbed Areas Prevent Sheetwash Control Stormwater Runoff Control Erosion	APPLICABLE: Housekeeping Practices Minimize Disturbed Areas Prevent Sheetwash Control Stormwater Runoff Control Erosion	APPLICABLE: Housekeeping Practices Minimize Disturbed Areas Prevent Sheetwash Control Stormwater Runoff Control Erosion
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Rhinehart Land, Plat "B", Lot 3
LEHI BAKERY
CITY DETAILS

No.	Revision	Date

C6.0
STANDARD
DRAWING NO.
1130-2204

CEAR HILLS
STANDARD
DRAWING NO. 207

SIDEWALK

COMBINATION CURB, GUTTER, AND SIDEWALK

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 THE CURB AND SIDEWALK. JOINTS SHALL BE PLACED AT 10' TO 12' INTERVALS (MAXIMUM).
3. PLACE CONCRETE JOINTS AT 10' TO 12' INTERVALS (MAXIMUM).
4. SIDE CURB SHALL BE 4" TO 6" HIGH.
5. CURB SHALL BE 4" TO 6" HIGH.
6. CURB SHALL BE 4" TO 6" HIGH.
7. CURB SHALL BE 4" TO 6" HIGH.
8. CURB SHALL BE 4" TO 6" HIGH.
9. CURB SHALL BE 4" TO 6" HIGH.
10. CURB SHALL BE 4" TO 6" HIGH.
11. CURB SHALL BE 4" TO 6" HIGH.

CEAR 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 THE CURB AND GUTTER. JOINTS SHALL BE PLACED AT 10' TO 12' INTERVALS (MAXIMUM).
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7. CURB SHALL BE 4" TO 6" HIGH.
8. CURB SHALL BE 4" TO 6" HIGH.
9. CURB SHALL BE 4" TO 6" HIGH.
10. CURB SHALL BE 4" TO 6" HIGH.
11. CURB SHALL BE 4" TO 6" HIGH.

CEAR HILLS
STANDARD
DRAWING NO. 303

"TEMPORARY" SEWER MAIN CLEANOUT

GENERAL NOTES:

1. SEWER MAIN CLEANOUT SHALL BE REQUIRED ON ALL SEWER MAINS 12" AND LARGER. CLEANOUT SHALL BE INSTALLED AT THE FIRST MANHOLE OR AT THE FIRST 90° TURN. CLEANOUT SHALL BE 4" DIA. AND SHALL BE 6" DEEP. CLEANOUT SHALL BE 6" DIA. AND SHALL BE 6" DEEP.
2. SEWER MAIN CLEANOUT SHALL BE REQUIRED ON ALL SEWER MAINS 12" AND LARGER. CLEANOUT SHALL BE INSTALLED AT THE FIRST MANHOLE OR AT THE FIRST 90° TURN. CLEANOUT SHALL BE 4" DIA. AND SHALL BE 6" DEEP. CLEANOUT SHALL BE 6" DIA. AND SHALL BE 6" DEEP.
3. SEWER MAIN CLEANOUT SHALL BE REQUIRED ON ALL SEWER MAINS 12" AND LARGER. CLEANOUT SHALL BE INSTALLED AT THE FIRST MANHOLE OR AT THE FIRST 90° TURN. CLEANOUT SHALL BE 4" DIA. AND SHALL BE 6" DEEP. CLEANOUT SHALL BE 6" DIA. AND SHALL BE 6" DEEP.
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5. SEWER MAIN CLEANOUT SHALL BE REQUIRED ON ALL SEWER MAINS 12" AND LARGER. CLEANOUT SHALL BE INSTALLED AT THE FIRST MANHOLE OR AT THE FIRST 90° TURN. CLEANOUT SHALL BE 4" DIA. AND SHALL BE 6" DEEP. CLEANOUT SHALL BE 6" DIA. AND SHALL BE 6" DEEP.

CEAR HILLS
STANDARD
DRAWING NO. 302

SEWER LATERAL DETAIL

GENERAL NOTES:

1. SEWER LATERAL DETAIL SHALL BE REQUIRED ON ALL SEWER MAINS 12" AND LARGER. LATERAL SHALL BE INSTALLED AT THE FIRST MANHOLE OR AT THE FIRST 90° TURN. LATERAL SHALL BE 4" DIA. AND SHALL BE 6" DEEP. LATERAL SHALL BE 6" DIA. AND SHALL BE 6" DEEP.
2. SEWER LATERAL DETAIL SHALL BE REQUIRED ON ALL SEWER MAINS 12" AND LARGER. LATERAL SHALL BE INSTALLED AT THE FIRST MANHOLE OR AT THE FIRST 90° TURN. LATERAL SHALL BE 4" DIA. AND SHALL BE 6" DEEP. LATERAL SHALL BE 6" DIA. AND SHALL BE 6" DEEP.
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CEAR HILLS
STANDARD
DRAWING NO. 506

STORM DRAIN COLLECTION BOX

GENERAL NOTES:

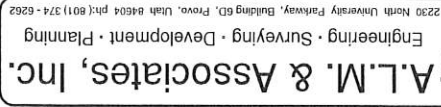
1. ALL TRENCHES & BOXES TO BE EXCAVATED.
2. EXCAVATION SHALL BE TO THE BOTTOM OF THE BOX.
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CEAR HILLS
STANDARD
DRAWING NO. 505

STORM DRAIN CATCH BASIN

GENERAL NOTES:

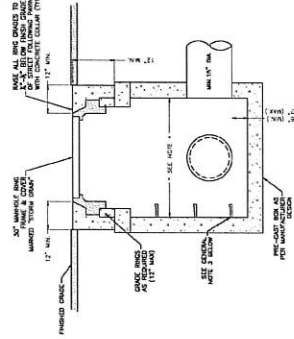
1. ALL TRENCHES & BOXES TO BE EXCAVATED.
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11. EXCAVATION SHALL BE TO THE BOTTOM OF THE BOX.



Rhinehart Land, Plat "B", Lot 3	LEHI BAKERY	CITY DETAILS
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	No.	Revision	Date

C6.1 OF SHEETS	Proj # 1136-2264
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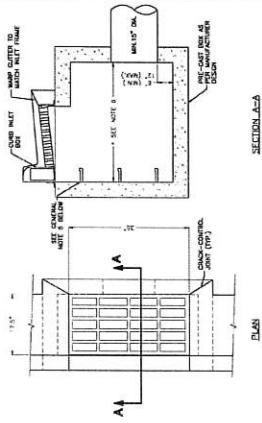


- GENERAL NOTES:**
1. ALL FRAMES & GRANTS TO BE GALVANIZED STEEL OR CAST IRON.
 2. CONSTRUCT DOCK FRAME & CRANE TO SUPPORT AN 11-20 TONNING.
 3. STEPS ARE REQUIRED IN ALL STEEP DOWN BANKS & MARCHETS DEEPER THAN 5 FEET.
 4. 2' MIN. (3' MIN. IF DEEPER THAN 5').

STORM DRAIN COLLECTION BOX



CEDAR HILLS
STANDARD
DRAWING NO.
506



- GENERAL NOTES:
1. ALL FRAMES & GATES TO BE GALVANIZED STILL ON CAST IRON.
 2. CONCRETE BOX (WALL THICKNESS) TO MATCH EXISTING ON NEW TYPE OF CURB AS SHOWN LASTING.
 3. CURB FACE INLET BOX CAN BE UTILIZED AS A PUNCH BY CITY.
 4. ALL GATES TO BE BICYCLE SAFE.
 5. STOPS ARE REQUIRED IN ALL STORM DRAIN BOXES & MANHOLES DEEPER THAN 5 FEET.
 6. 3" MIN. (2" MAX. IF DEEPER THAN 8').

STORM DRAIN CATCH BASIN



CEDAR HILLS
STANDARD
DRAWING NO.
505



A.L.M. & Associates, Inc.
Engineering • Surveying • Development • Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph (801) 974-6262



Rhinehart Land, Plat "B", Lot 3

CITY DETAILS

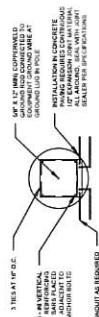
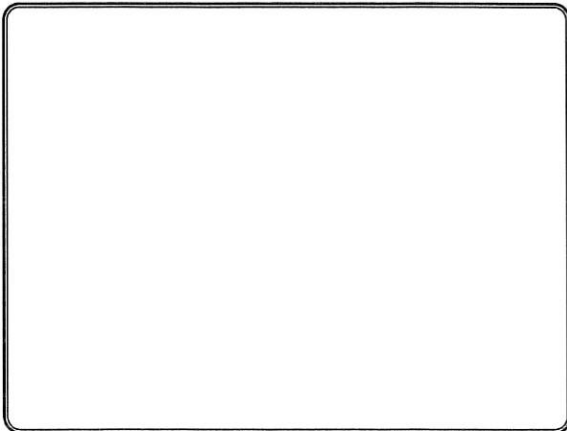
LEHI BAKERY

No.	Revision	Date

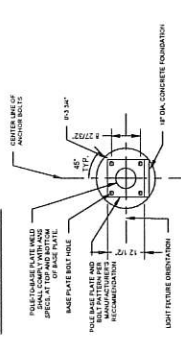
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Proj # 1130-2204

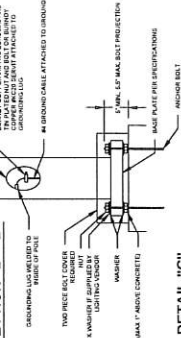
P:\1130-2204\Drawings\1130-2204-06-Bakery City Plan.dwg 14 Aug 2023 10:18am



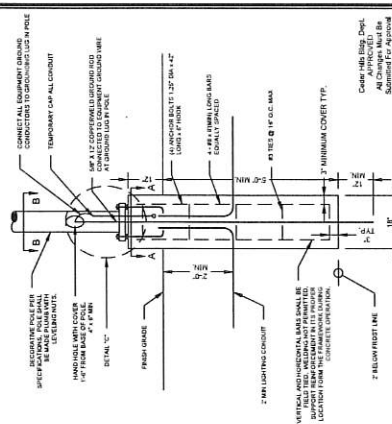
SECTION "A"-A"



SECTION "B"-B"

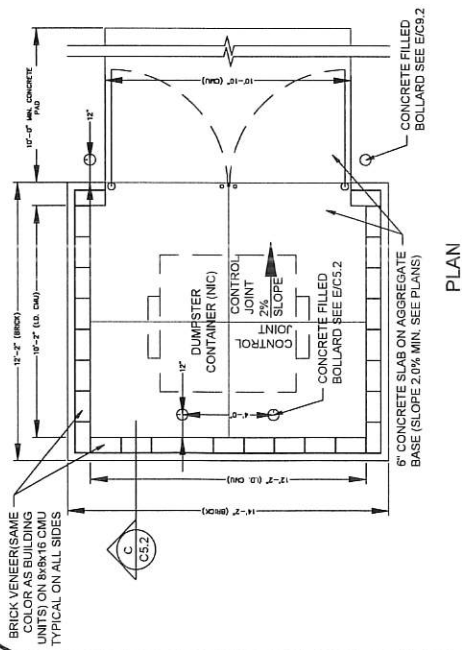


DETAIL "C"-C"



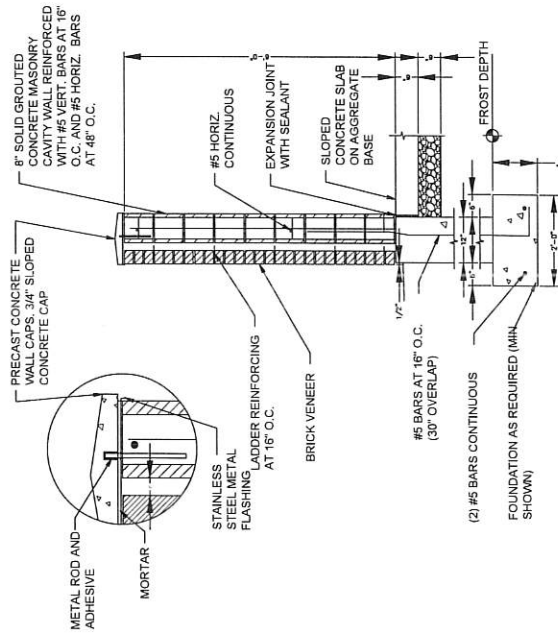
- NOTES:
1. ALL LIGHT POLE BASE FOUNDATIONS SHALL BE CAST IN PLACE PER CITY STANDARDS SPECIFICATIONS.
 2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
 3. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
 4. ALL LIGHT POLE BASE FOUNDATIONS SHALL BE CAST IN PLACE PER CITY STANDARDS SPECIFICATIONS.
 5. FOUNDATION HAS BEEN DESIGNED FOR A MINIMUM SOIL PRESURE VALUE OF 1.5 KIP/FT².
 6. FOUNDATION HAS BEEN DESIGNED FOR A MINIMUM SOIL PRESURE VALUE OF 1.5 KIP/FT².
 7. ALL LIGHT POLE BASE FOUNDATIONS SHALL BE CAST IN PLACE PER CITY STANDARDS SPECIFICATIONS.
 8. POLE TO BE PER CITY STANDARDS SPECIFICATIONS.
 9. ANCHOR BOLT SPACING PER MANUFACTURER SPECIFICATIONS.

TYPICAL OFF-SITE LIGHTING POLE BASE DETAIL



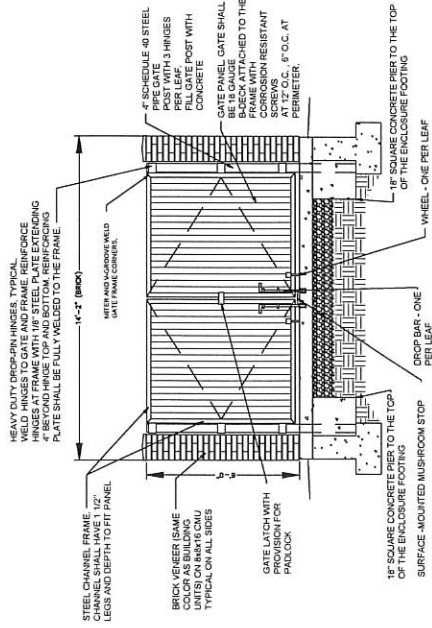
DUMPSTER ENCLOSURE

N.T.S.



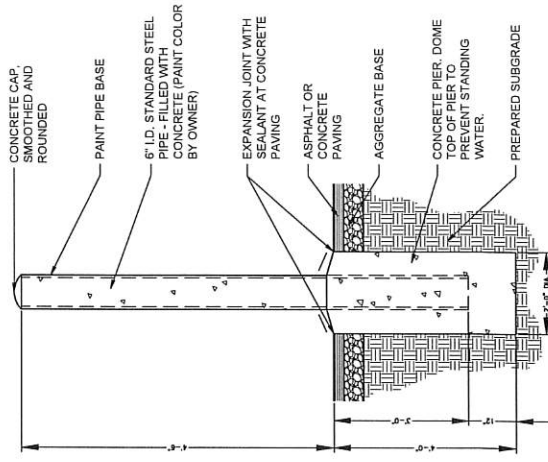
DUMPSTER ENCLOSURE SECTION

N.T.S.



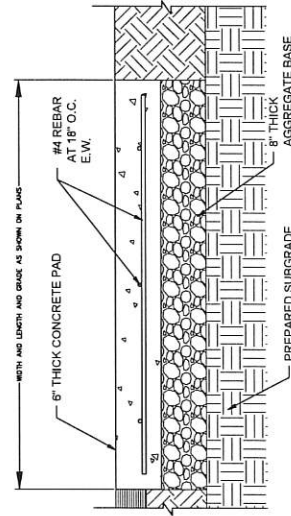
GATE ENCLOSURE

N.T.S.



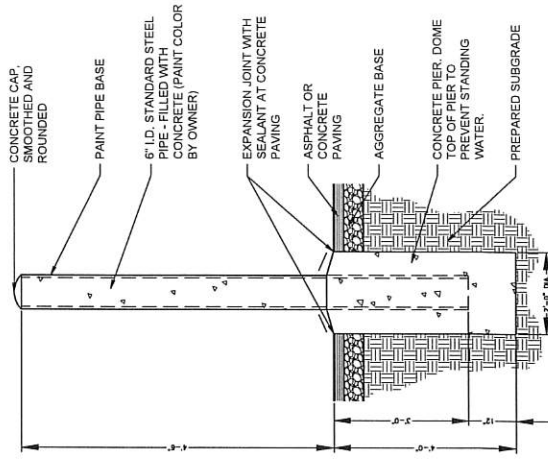
DUMPSTER PAD AND APPROACH SECTION

N.T.S.



DUMPSTER PAD AND APPROACH SECTION

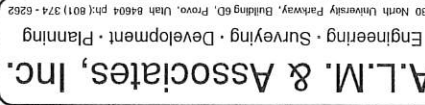
N.T.S.



CONCRETE BOLLARD

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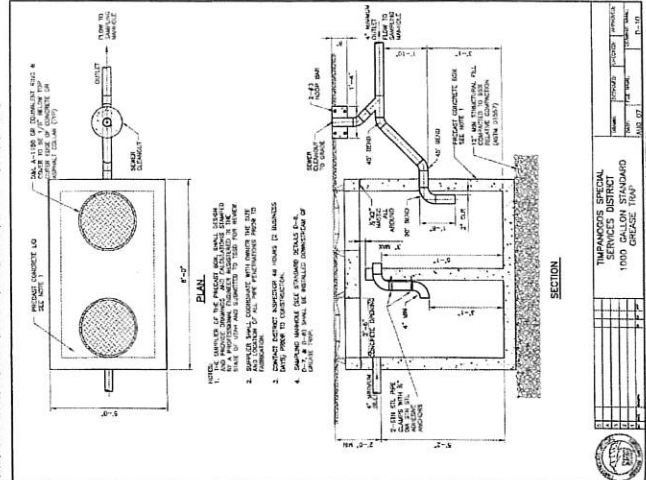
EXPANSION JOINT DETAIL CONCRETE JOINT SEALANT 1 N.T.S.	2 N.T.S.	3 N.T.S.	6 N.T.S.
4 N.T.S.	5 N.T.S.	9 N.T.S.	11 N.T.S.
7 N.T.S.	10 N.T.S.	12 N.T.S.	



Rhinehart Land, Plat "B", Lot 3	LEHI BAKERY	TSSD DETAILS
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C6.5
OF SHEETS

Proj# 1136-2264

[illegible]

SYMBOL	DESIGNATION	COMMON NAME	SIZE	MIN. HEIGHT	MATURE SIZE (HxW)	QTY
	DECIDUOUS TREE Cedrus libanensis	HONEYLOCUST OR EQUIV. SHADE TREE 2" CAL	30' X 35'-45'			13
	EVERGREEN TREE Taxus canadensis	SKY PENCIL HOLLY	5 GAL.	7'	2' X 8'	13
	ORNAMENTAL GRASS Festuca glauca 'Elijah Blue'	ELIJAH BLUE FESCUE	5 GAL.		1' X 20"	49
	ORNAMENTAL GRASS Festuca glauca 'Elijah Blue'	FOSTER FEATHER REED GRASS	5 GAL.		3' X 2.5'	27
	ORNAMENTAL GRASS Festuca glauca 'Elijah Blue'	BLUE OAT GRASS	5 GAL.		3' X 3'	14
	GROUND COVER Carpinus betulus 'Frans Fontaine'	KENTUCKY BLUE GRASS	500		4" TURF	2,555 S.F.
	GROUND COVER Carpinus betulus 'Frans Fontaine'	2" - 3" SORESENH RIVER ROCK @ 4" - 6" MIN. DEPTH WITH DEWITT PRO 85 WEED BARRIER FABRIC				2,084 S.F.

NOTES:

1. ALL PLANTINGS TO BE DONE BY THE CONTRACTOR.

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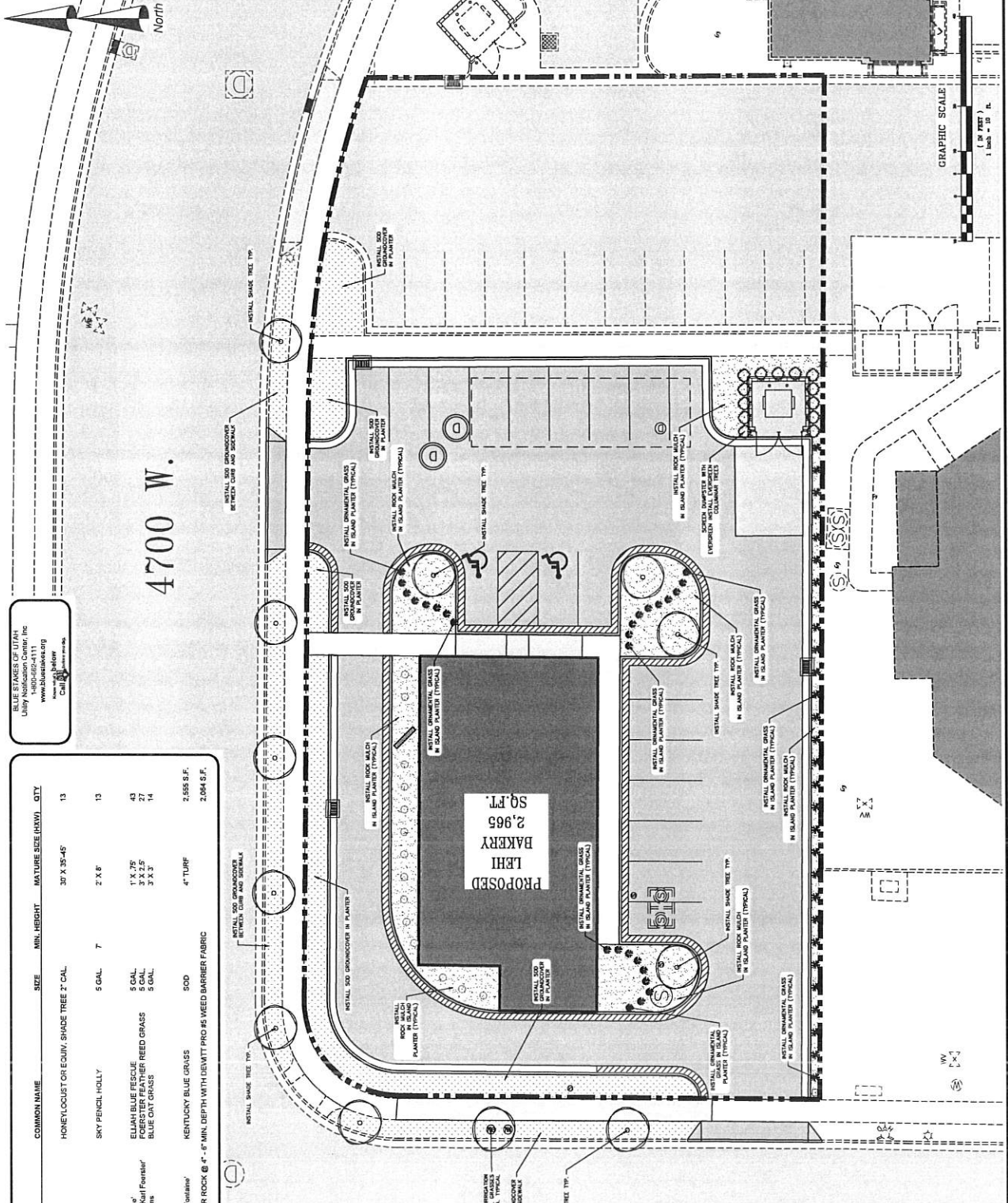
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LANDSCAPE PLAN

LEHI BAKERY

Rhinehart Land, Plat "B", Lot 3

L1.0

of 11 sheets

Sheet 11 of 11

