CEDAR HILLS

PLANNING COMMISSION MEETING
OF THE CITY OF CEDAR HILLS
Tuesday, May 27, 2025 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, May 27, 2025 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 April 22, 2025 Planning Commission meeting
4. Review/Recommendation and Public Hearing on Preliminary/Final Lot Split plan for Lot 2 Plat B Rhinehart Land Subdivision (Shiny Shell/Valvoline)
5. Review/Recommendation and Public Hearing on Concept and Preliminary Plan approval for a Commercial Development at 4773 W Cedar Hills Drive, located in the Cedar Hills Retail Center Subdivision (Dutch Bros. Coffee)
6. Review/Recommendation and Public Hearing on amendments to City Code Title 10-4D-9 related to Building Height Requirements

ADJOURNMENT

7. Adjourn.

Posted this 14th day of May, 2025. /s/ Colleen A. Mulvey, City Recorder

Supporting documentation for this agenda is posted on the city website at www.cedarhillsutah.gov.
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:	Sarah Sampson
DATE:	May 27, 2025

SUBJECT:	Review/Recommendation and Public Hearing on Preliminary/Final lot split for Lot 2 Plat A, CH Shiny Shell Subdivision located in the SC-1 Commercial Zone.
APPLICANT PRESENTATION:	
STAFF PRESENTATION:	Sarah Sampson, Associate Planner

BACKGROUND AND FINDINGS:

Overall Project Summary:

This is an amendment and vacation of Rinehart Land Plat "B", Lot 2, granting two separate lots. Lot 1 will contain the current Shiny Shell Car Wash, with Lot 2 containing the current Valvoline Oil Change shop.

An agreement has been proposed and will be in place for the shared access, parking, drainage and utilities easements.

PREVIOUS LEGISLATIVE ACTION:

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Site plan, Declaration of access, parking, drainage, and utilities easements.

RECOMMENDATION:

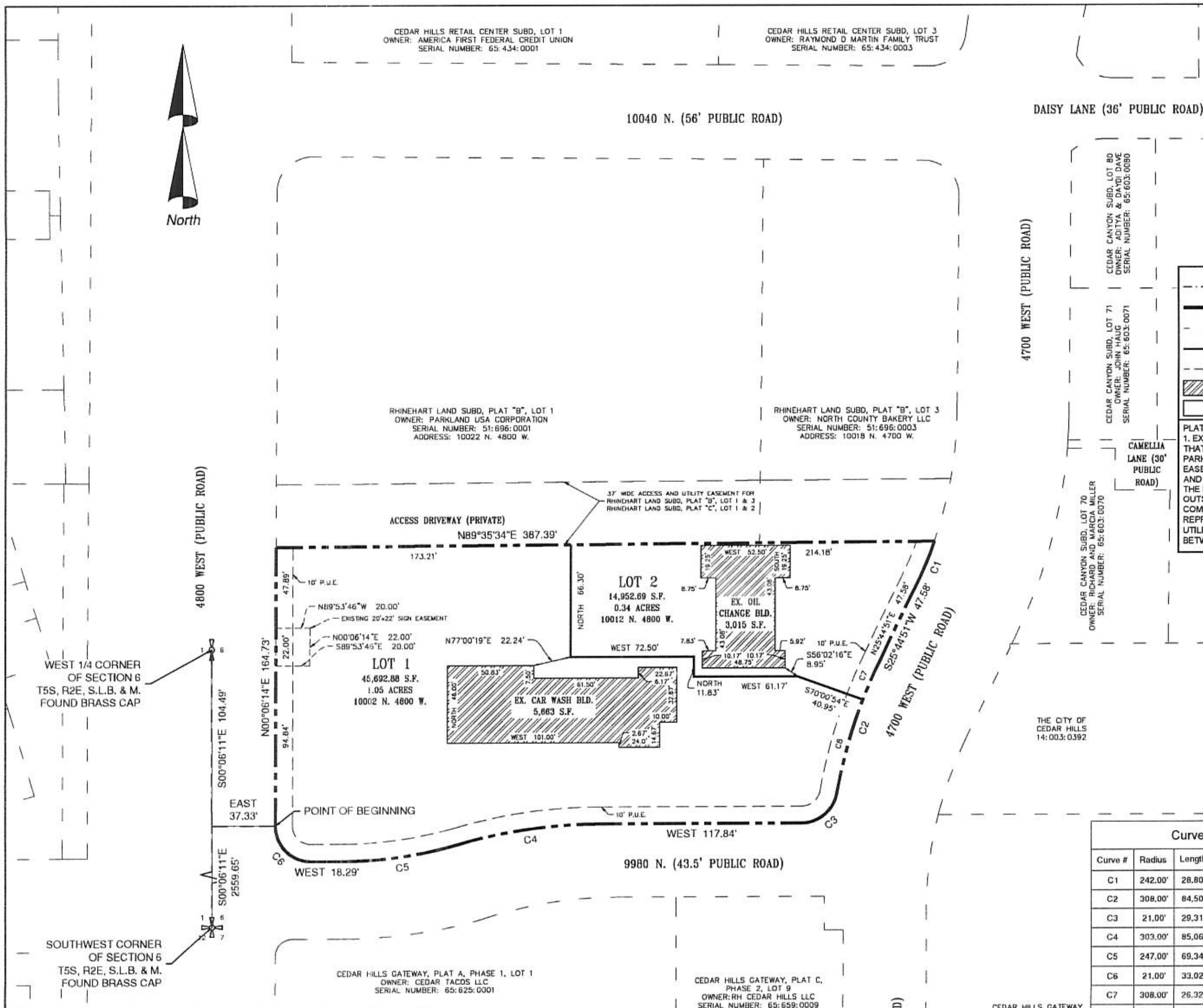
Staff recommends that the Planning Commission approve the final plans, subject to any changes required for final approval and recommend to City Council.

MOTION:

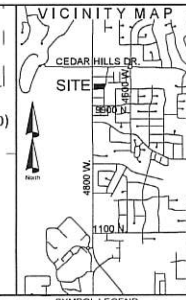
To recommend/not recommend the preliminary/final plan approval for the lot split for Lot 2, Plat A, CH Shiny Shell Subdivision, located in the SC-1 Commercial Zone to the City Council for approval, subject to the following conditions:

-Final engineering review

{LIST ANY OTHER CONDITIONS NECESSARY FOR APPROVAL}



VICINITY MAP



SYMBOL LEGEND

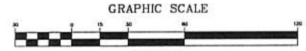
- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- PROPERTY LINE
- P.U.E.
- BUILDING AREA
- COMMON AREA:

PLAT NOTE:
1. EXCEPT AS OTHERWISE PROVIDED IN THAT CERTAIN DECLARATION OF ACCESS, PARKING, DRAINAGE, AND UTILITIES EASEMENTS RECORDED AGAINST LOT 1 AND LOT 2 ON OR ABOUT THE DATE OF THE RECORDING OF THIS PLAT, ALL AREA OUTSIDE OF BUILDINGS ARE CONSIDERED COMMON AREA AND AS SUCH REPRESENTS SHARED INGRESS, EGRESS, UTILITIES, PARKING AND LANDSCAPING BETWEEN LOT 1 AND LOT 2.

Curve Table

Curve #	Radius	Length	Chord Direction	Chord
C1	242.00'	28.80'	S22° 20' 16"W	28.79'
C2	308.00'	84.50'	S17° 53' 17"W	84.23'
C3	21.00'	29.31'	S50° 00' 52"W	26.99'
C4	303.00'	85.06'	S81° 57' 29"W	84.78'
C5	247.00'	69.34'	S81° 57' 29"W	69.11'
C6	21.00'	33.02'	N44° 57' 25"W	29.73'
C7	308.00'	26.32'	N23° 17' 58"E	26.31'
C8	308.00'	58.18'	N15° 26' 25"E	58.09'

GRAPHIC SCALE



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 P.U.E. 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 THAT ROCKY MOUNTAIN POWER HAS UNDER:
a. A RECORDED EASEMENT OR RIGHT-OF-WAY
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
d. ANY OTHER PROVISION OF LAW

APPROVED THIS ___ DAY OF ______________, A.D. 2025

ROCKY MOUNTAIN POWER

DOMINION ENERGY COMPANY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY 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, TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT [illegible]

APPROVED THIS ___ DAY OF ______________, A.D. 2025

TITLE ______________

DOMINION ENERGY COMPANY

SURVEYOR'S CERTIFICATE

I, SEAN A. FERNANDEZ, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 312775 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 SOUTH 00°06'11" EAST ALONG THE SECTION LINE 104.49 FEET AND EAST 37.33 FEET FROM THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°06'14" EAST ALONG THE EASTERLY RIGHT-OF-WAY OF 4800 NORTH STREET 164.73 FEET; THENCE NORTH 89°35'34" EAST ALONG THE NORTHERLY PROPERTY LINE OF RHINEHART LAND SUBDIVISION PLAT "B", LOT 2 387.39 FEET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF 4700 WEST STREET THE FOLLOWING THREE (3) CALLS: (1) ALONG AN ARC OF A 242.00 FOOT RADIUS CURVE TO THE RIGHT 28.80 FEET (CHORD BEARS SOUTH 22°20'16" WEST 28.79 FEET); (2) SOUTH 25°44'51" WEST 47.58 FEET; (3) ALONG AN ARC OF A 308.00 FOOT RADIUS CURVE TO THE LEFT 84.50 FEET (CHORD BEARS SOUTH 17°53'17" WEST 84.23 FEET); THENCE ALONG AN ARC OF A 21.00 FOOT RADIUS CURVE TO THE RIGHT 29.31 FEET (CHORD BEARS SOUTH 50°00'52" WEST 26.99 FEET); THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF 9980 NORTH STREET THE FOLLOWING FOUR (4) CALLS: (1) WEST 117.84 FEET; (2) ALONG AN ARC OF A 303.00 FOOT RADIUS CURVE TO THE LEFT 85.06 FEET (CHORD BEARS SOUTH 81°57'29" WEST 84.78 FEET); (3) ALONG AN ARC OF A 247.00 FOOT RADIUS CURVE TO THE RIGHT 69.34 FEET (CHORD BEARS SOUTH 81°57'29" WEST 69.11 FEET); (4) WEST 18.29 FEET; THENCE ALONG AN ARC OF A 21.00 FOOT RADIUS CURVE TO THE RIGHT 33.02 FEET (CHORD BEARS NORTH 44°57'25" WEST 29.73 FEET) TO THE POINT OF BEGINNING.

AREA = 60,645.56 SQUARE FEET / 1.39 ACRES

BASIS OF BEARING BEING SOUTH 00°06'11" EAST ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER TO THE SOUTHWEST CORNER OF SECTION 6 TOWNSHIP 5 SOUTH RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

SURVEYOR - SEAN A. FERNANDEZ ______________ DATE ______________

OWNER'S DEDICATION

KNOW BY ALL MEN BY THESE PRESENT THAT WE, ALL THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCK, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC AND FOR THE INSTALLATION, MAINTENANCE, LOCATION & CONSTRUCTION OF ANY AND ALL UTILITIES.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ___ DAY OF ______________, A.D. 2025

SHINY SHELL - CEDAR HILLS, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
) S.S.
COUNTY OF ______)

ON THIS ___ DAY OF ______, A.D. 2025, PERSONALLY APPEARED BEFORE ME ______________, WHOSE IDENTITY WAS PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THE HE IS THE MANAGER OF SHINEY SHELL - CEDAR HILLS, LLC AND THAT SAID OWNER'S DEDICATION WAS SIGNED BY HIM IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID ______________ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY SIGNATURE ______________
A NOTARY PUBLIC COMMISSIONED IN UTAH, RESIDING AT ______________
MY COMMISSION EXPIRES ______________
COMMISSION NUMBER ______________

ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR OF THE CITY OF CEDAR HILLS, COUNTY OF UTAH, 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 ______ DAY OF ______________, A.D. 2025.

MAYOR ______________ COUNCIL ______________
COUNCIL ______________ COUNCIL ______________
COUNCIL ______________ COUNCIL ______________

PLANNING COMMISSION APPROVAL

THE SUBDIVISION OF LAND SHOWN HEREON HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CEDAR HILLS THIS ______ DAY OF ______________, A.D. 2025.

CHAIRPERSON, PLANNING COMMISSION

APPROVED ______________
RECORDER - CITY OF CEDAR HILLS (SEE SEAL BELOW)

UTAH COUNTY RECORDER SPACE

PLAT "A"
CH SHINY SHELL

An amendment and vacation of Rhinehart Land Plat "B", Lot 2

A Part of the Northwest Quarter of Section 6,
Township 5 South, Range 2 East, Salt Lake Base and Meridian
Cedar Hills, Utah County, Utah

ALM & ASSOCIATES, INC.
2230 North University Parkway
Suite 6D
Provo, Utah 84604
801-374-6262

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR SEAN A. FERNANDEZ No. 312775 STATE OF UTAH		

C:\Users\BZollinger\Synology\Drive\1084-2138\Dwg\2138-CH Shiny Shell Plat A r2.dwg 23 Apr 2025 8:50am

WHEN RECORDED, MAIL TO:

Shiny Shell – Cedar Hills, LLC
7588 S. Union Park Avenue
Midvale, UT 84047

DECLARATION OF ACCESS, PARKING, DRAINAGE, AND UTILITIES EASEMENTS

This DECLARATION OF ACCESS, PARKING, DRAINAGE, AND UTILITIES EASEMENTS (this "***Declaration***") is made and entered into as of the ____ day of _____ 2025 by Shiny Shell – Cedar Hills, LLC, a Utah limited liability company ("***Declarant***").

RECITALS

A. Declarant is the owner of Lot 1 ("***Lot 1***") and Lot 2 ("***Lot 2***"), [Plat "A", CH Shiny Shell Subdivision], according to the official plat thereof on file and of record in the Utah County Recorder's Office, Utah (the "***Plat***"), a copy of which is attached hereto as Exhibit A.

B. A tunnel car wash facility has been constructed on Lot 1, and an automotive oil and lube facility has been constructed on Lot 2. The footprints of such buildings (each a "***Building***" and collectively the "***Buildings***") are shown on the Plat. The areas of the Lots that are located outside of the Buildings are referred to herein as the "***Exterior Areas***."

C. Lot 1 and Lot 2 (each a "***Lot***" and collectively the "***Lots***") resulted from the subdivision of Lot 2, Plat "B" Rhinehart Land Subdivision, which is benefited and burdened by that certain Access Road, Drainage and Utility Easement Agreement, dated July 15, 2021, and recorded in the Utah County Recorder's Office on August 26, 2021, as Entry No. 149146:2021 (the "***Access Road Easement Agreement***").

D. Declarant desires to establish easements over, under, and across the Exterior Areas for access, drainage, utilities, parking, and dumpster placement and use for the benefit of both Lots, as set forth below.

DECLARATION

1. Declaration of Access and Parking Easements. Declarant hereby creates and establishes for the benefit of the Lots, the owners of the respective Lots (together with Declarant, each an "***Owner***" and collectively the "***Owners***"), and the Owners' respective employees, tenants, guests, customers, contractors, suppliers, licensees and other invitees (collectively "***Permittees***") a perpetual nonexclusive easement and right of way of access, passage and use, both pedestrian and vehicular, on, over, upon and across those portions of the Exterior Areas that consist of curb cuts, drivelanes, and walkways (as to pedestrian use only) as of the date hereof and as modified from time to time in compliance with this Declaration (the "***Accessways***") for

the purpose of obtaining ingress and egress to and from each Lot and the Access Road (as that term is defined in the Access Road Easement Agreement) and the public rights of way adjacent to the Lots, together with the right to use, for vehicular parking only, marked but non-designated parking spaces that are located upon the Lots from time to time; provided that (a) such easements and rights of way shall not extend or apply to any drivelane used primarily for controlled access to a Building, and (b) areas on the Lots that are marked and used as bays for vacuuming and cleaning the interior of vehicles ("***Vacuum Bays***") shall not be deemed to be "parking spaces" for purposes of this Agreement and shall be reserved for the exclusive use of the Lot 1 Owner and its Permittees only. No Owner may modify the course or grade of any portion of the Accessways without the prior written consent of the other Owner, provided that consent for non-material changes shall not be unreasonably withheld, conditioned or delayed. Use of the Accessways shall be at the sole risk and hazard of the Owners and their Permittees, and no Owner shall have any liability for any liabilities, damages, judgments, costs, expenses, penalties, and/or injuries to persons or property caused by or arising out of (a) any entry by such person upon, the use of, or any work performed on the Accessways, or (b) the maintenance, repair and replacement of the Accessways, except to the extent caused by such Owner's gross negligence or willful misconduct. Each Owner, on behalf of itself and its Permittees, releases the other Owner and its Permittees from any and all claims relating to the condition or use of the Accessways other than the enforcement of this Declaration.

2. Declaration of Drainage Easement. Declarant has constructed a storm drainage system servicing the Lots for which surface water and storm water from each Lot drains, or may drain, into and through surface water drains, storm drain lines, pipes, catch basins and other facilities (collectively, "***Drainage Facilities***"). Declarant hereby creates and establishes for the benefit of the Lots a perpetual nonexclusive easement to drain and direct surface and storm water from each Lot into and through the Drainage Facilities. Each Owner shall have all other rights and benefits necessary or convenient for the full use and enjoyment of the easement established in this Section 2, including the right at all times to connect into and use the Drainage Facilities. No Owner may modify any Drainage Facilities without the prior written consent of the other Owner, which consent for changes shall not be unreasonably withheld, conditioned or delayed. No such modification, however, may in any event unreasonably interfere with the other Owner's use of the Drainage Facilities.

3. Declaration of Utilities Easement. Electrical, natural gas, water, sanitary sewer, and other utilities servicing the Lots have been constructed within the Exterior Areas and connected to the Buildings and other improvements on the Lots (the "***Utilities***"). Declarant hereby creates and establishes for the benefit of the Lots a perpetual nonexclusive easement to maintain, replace, connect to, and use the Utilities. Each Owner shall have all other rights and benefits necessary or convenient for the full use and enjoyment of the easement established in this Section 3. If any modification of any shared connection to the Utilities shall affect the other Owner, an Owner may not modify such shared connections to the Utilities without the prior written consent of the other Owner, which consent shall not be unreasonably withheld, conditioned or delayed. No such modification, however, may in any event unreasonably interfere with the other Owner's use of the Utilities.

4. Dumpster. Declarant hereby creates and establishes for the benefit of Lot 1 and its Owner and Permittees a perpetual nonexclusive easement upon and over the area in the

northeastern corner of Lot 2 upon which the dumpster enclosure serving both Lots is located, together with a right of way of access, passage and use, both pedestrian and vehicular, on, over, upon and across the Accessways for the purpose of maintaining, replacing, and using such dumpster enclosure and the dumpster from time to time placed therein (the "***Dumpster***"). Each Owner shall have all other rights and benefits necessary or convenient for the full use and enjoyment of the easement established in this Section 4. The use of the Dumpster shall be limited to disposal of refuse from the operations of the businesses on the respective Lots, and the Owners shall bear the costs of placing, replacing, servicing, and emptying the Dumpster in accordance with the Owners' Proportionate Shares (as defined below).

5. Reservation of Rights. Declarant, on behalf of itself and each subsequent Owner, reserves the right for itself and others to use such portions of the Lot owned by such Owner as it determines appropriate, consistent with the easements created herein; provided that no Owner or Permittee shall cause or allow any barrier, structure, or other impediment to the use of the easements created herein to be constructed or placed upon or within Exterior Areas in a manner that materially interferes with the use of the easements created herein. The easements created herein shall be used by the Owners and Permittees with due regard to the rights of others.

6. Maintenance; Payment of Maintenance Costs.

6.1 The Owners shall retain the responsibility of maintaining, repairing and replacing the portions of the Accessways, parking areas, and the Drainage Facilities situated on their respective Lots in a good and safe condition and repair, reasonably free and clear from obstruction, debris, hazard, and nuisance and in accordance with all applicable laws and regulations; provided, however, that any damage specifically caused by an Owner or a Permittee of an Owner, normal wear and tear excepted, shall be repaired by such Owner, at such Owner's cost. For purposes of clarity, the maintenance, repair and replacement obligations of the Accessways and parking areas shall include: (a) maintaining and repairing the surface of such areas; (b) removing all trash, debris and other refuse from and periodically sweeping such areas to the extent necessary to maintain the same in a clean, safe and orderly condition; (c) maintaining striping and signage as needed; (d) arranging for prompt removal of snow, ice, and other weather-related hazards; and (e) performing any and all such other duties, whether specifically listed herein or not, as are necessary to maintain the Accessways and parking areas in a clean, safe and orderly condition. Promptly after the maintenance, repair or replacement of the Accessways, parking areas, or Drainage Facilities as described herein, the Owner performing such work shall cause the Accessways, parking areas, and Drainage Facilities to be restored to a substantially similar or better condition than existed immediately prior to the performance of such work.

6.2 Each Owner shall retain the responsibility of maintaining, repairing and replacing any Utilities used to service such Owner's Lot; provided, however, that any damage specifically caused by an Owner or a Permittee of an Owner shall be repaired by such Owner, at such Owner's cost. Promptly after the maintenance, repair or replacement of any Utilities as described herein, the Owner performing such work shall cause the Utilities to be restored to a substantially similar or better condition than existed immediately prior to the performance of such work.

6.3 Except with respect to damage specifically caused by an Owner or a Permittee of an Owner as set forth above: (a) the costs incurred to maintain, repair, and replace the Accessways, the parking areas, the Drainage Facilities, the shared Utilities, and the Dumpster enclosure shall be borne seventy-five percent (75%) by the Owner of Lot 1 and twenty-five percent (25%) by the Owner of Lot 2 (the "***Owners' Proportionate Shares***"); and (b)the costs to maintain, repair, and replace any of the Utilities that serve only one Lot shall be borne by the Owner of such Lot. Upon incurring an expense to be shared by the other Owner, the Owner incurring such expense shall submit an invoice to the other Owner for such Owner's share of such expense, together with reasonable documentation explaining and supporting the work performed and the invoiced amount. The other Owner shall pay its share of such costs within thirty (30) days after receiving the invoice therefor and the supporting documentation. Any payment that is not received when due shall incur interest at the rate of twelve percent (12%) per annum until paid.

7. Access Road Easement Agreement. Each Owner, by acquiring ownership of or any interest in any Lot, acknowledges and agrees that such Owner is bound by and shall perform its obligations under the Access Road Easement Agreement. As between the Owners, if any amount is charged pursuant to the Access Road Easement Agreement to the Owners as the owners of "Lot 2," as defined in the Access Road Easement Agreement, excluding any amount that is charged to a specific Owner as the result of damage caused by (or other action taken by) such Owner or such Owner's Permittee, such amount shall be borne by the Owners in accordance with the Owners' Proportionate Shares.

8. Compliance with Laws. The Owners agree to comply with all present or future laws, ordinances, orders, judgments, regulations, permits, licenses, authorizations, directions and requirements of and agreements with all governments, agency affecting their respective Lots, including any building, zoning and land use laws, to the extent related to the construction, use or maintenance of the Accessways, the Drainage Facilities, and the Utilities.

9. Indemnification. Each Owner agrees to indemnify, save, defend (with counsel reasonably acceptable to the Indemnified Party (as defined below)) and hold harmless each other Owner, and any affiliate of such other Owner, and its and their officers, directors, employees, managers, members, agents and servants (collectively, the "***Indemnified Party***") from and against any and all liens, encumbrances, costs, demands, claims, judgments, and/or damage that may be incurred by the such Indemnified Party as a result of any action of the indemnifying Owner or its Permittees to the extent caused by or arising out of, either directly or indirectly, any action of the indemnifying Owner or its Permittees upon, the use of, or any work performed on the Accessways, the parking areas, the Drainage Facilities, the Utilities, and the Dumpster enclosure, except to the extent caused by the Indemnified Party's negligence, willful misconduct, or breach of this Declaration. Notwithstanding the foregoing, each Owner, on behalf of itself and its Permittees, hereby releases any such claims to the extent covered by insurance of any Owner. Nothing in this section is intended to limit the release provided in Section 1.

10. Duration. The easements and each covenant and restriction set forth in this Declaration shall be perpetual.

11. Covenants Run with Land. Each right and obligation in this Declaration (whether affirmative or negative in nature) (a) shall constitute a covenant running with the land; (b) shall benefit and bind every person having any fee, leasehold or other interest in any portion of a Lot; and (c) shall benefit and be binding upon any person whose title is acquired by conveyance, judicial foreclosure, trustee's sale, deed in lieu of foreclosure or otherwise. Every person who owns, occupies or acquires any right, title, estate or interest in any portion of a Lot shall be conclusively deemed to have consented and agreed to the obligations and restrictions contained herein, whether or not any reference to this Declaration is contained in the instrument by which such person acquired an interest in such Lot.

12. Third-Party Beneficiaries. This Declaration is not intended, nor shall it be construed, to create any third-party beneficiary rights in or for the benefit of any person who is not an Owner, including any tenants of the Owners, except as otherwise expressly provided to the contrary in this Declaration.

13. Miscellaneous.

13.1 Should any Owner default in any of the covenants or restrictions herein contained, such defaulting Owner shall pay all costs and expenses, including reasonable attorney fees, which may arise or accrue from enforcing this Declaration or in pursuing any remedy provided hereunder or by applicable law, whether such remedy is pursued by filing suit or otherwise. This obligation of the defaulting Owner to pay costs and expenses includes all costs and expenses, including reasonable attorney fees, incurred on appeal and in bankruptcy proceedings.

13.2 Subject to Section 13.4, below, in the event of a default by an Owner hereunder, the non-defaulting Owner shall have the right to prosecute any proceedings at law or in equity against the defaulting Owner, and to recover damages for any such violation or default. Such proceeding shall include the right to restrain by injunction any violation or threatened violation of any of the terms, covenants, or conditions of this Declaration, or to obtain a decree to compel performance of any such terms, covenants, or conditions, it being agreed that the remedy at law for a breach of any such term, covenant, or condition (except those, if any, requiring the payment of a liquidated sum) is not adequate. Subject to Section 13.4, below, all of the remedies permitted or available to an Owner under this Declaration or at law or in equity shall be cumulative and not alternative, and invocation of any such right or remedy shall not constitute a waiver or election of remedies with respect to any other permitted or available right or remedy.

13.3 No waiver by any Owner of any default under this Declaration shall be effective or binding on such Owner unless made in writing by such Owner, and no such waiver shall be implied from any omission by an Owner to take action in respect to such default. No express written waiver of any default shall affect any other default or cover any other period of time other than any default and/or period of time specified in such express waiver. One or more written waivers or any default under any provision of this Declaration shall not be deemed to be a waiver of any subsequent default in the performance or the same provision or any other term or provision contained in this Declaration.

13.4 It is expressly agreed that no breach of or event of default under this Declaration shall: (a) entitle any Owner to cancel, rescind, or otherwise terminate this Declaration; or (b) defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value as to any part of a Lot. This limitation shall not affect in any manner any other rights or remedies that an Owner may have hereunder by reason of any such breach or default.

13.5 As used in this Declaration, words in any gender are deemed to include the other genders. The singular is deemed to include the plural and vice versa, as the context may require. The headings in this Declaration are included solely for convenience of reference and shall not be construed as limiting or in any other way modifying the text of the Declaration. Use of the word "including" and its derivatives shall mean "including but not limited to", "including without limitation", or words of similar import.

13.6 This Declaration shall apply to, inure to the benefit of and bind each Owner and all successors and assigns of each Owner's interest in such Owner's Lot or any portion thereof. The rights and obligations conferred or imposed upon an Owners pursuant to this Declaration shall not be transferred or assigned to any other person, including a tenant of any Owner, except together with the transfer or conveyance of such Owner's respective Lot subject to the easements and the terms and conditions of this Declaration. Any Owner transferring its interest in such Owner's Lot shall be released from all further obligations under this Declaration arising from and after the effective date of such transfer or conveyance. Nothing contained herein shall, however, be construed to release any Owner from obligations accruing prior to the date of such transfer or conveyance, including obligations relating to any maintenance or repairs performed prior to such transfer. Nothing contained in this Declaration shall be deemed a gift or dedication of any portion of the Lots to the general public or for the public, or for any public purpose.

13.7 Without limiting the Access Road Easement Agreement, this Declaration contains the entire agreement of the Owners with respect to the subject matter hereof.

13.8 Upon execution, this Declaration, and any amendment hereto, any Owner may cause the Declaration and/or amendment to be recorded in the Official Records of the Recorder's Office of Utah County, Utah. No amendment of this Declaration shall be effective unless such amendment has been executed and acknowledged by the Owners of both Lots, and further provided that any such amendment is recorded in the Official Records of the Recorder's Office of Utah County, Utah.

13.9 All notices, consents, approvals and other communications provided for herein or given in connection herewith shall be validly given, made, delivered or served, if in writing, addressed to the Owner of record of the applicable Lot or its registered agent, and (a) delivered by any means if actually received; (b) delivered personally; or (c) sent by registered, certified mail, or receipted overnight service (by a reputable overnight company), postage prepaid addressed to such Owner at the address of the Building located on the applicable Lot.

13.10 The easements shall be and remain at all times senior and superior in title and priority to any mortgage, deed of trust or similar lien at any time encumbering any of the Lots.

13.11 This Declaration may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which shall together constitute one and the same document, with the same effect as if all parties had signed the same signature page. Any signature page of this Declaration may be detached from any counterpart of this Declaration and reattached to any other counterpart hereof.

[Remainder of page intentionally left blank. Signature page follows immediately.]

IN WITNESS WHEREOF, the Declarant has executed this Declaration of Access, Parking, Drainage, and Utilities Easements the day and year first above written.

SHINY SHELL – CEDAR HILLS, LLC

By: _____
Jared Richards, Manager

By: NAJO Management, Inc., Manager

By: _____
Andrew Bybee, President

STATE OF UTAH)
:ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____ 2025 by Jared Richards, a manager of Shiny Shell – Cedar Hills, LLC, who acknowledged to me that the foregoing instrument was executed on behalf of said limited liability company in the capacity indicated.

_____
NOTARY PUBLIC

STATE OF UTAH)
:ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____ 2025 by Andrew Bybee, the president of NAJO Management, Inc., which is a manager of Shiny Shell – Cedar Hills, LLC, who acknowledged to me that the foregoing instrument was executed on behalf of said limited liability company in the capacity indicated.

_____
NOTARY PUBLIC

EXHIBIT A

THE PLAT

The City of Cedar Hills

TO:	Planning Commission
FROM:	Sarah Sampson
DATE:	May 27, 2025

SUBJECT:	Review/Recommendation and Public Hearing on Concept and Preliminary plan approval for a Commercial development at 4773 W Cedar Hills Drive, located in the Cedar Hills Retail Center Subdivision (Dutch Bros. Coffee)
APPLICANT PRESENTATION:	
STAFF PRESENTATION:	Sarah Sampson, Associate Planner

BACKGROUND AND FINDINGS:

Overall Project Summary:
The Cedar Hills Retail Center project is a new commercial development located at North County Blvd. and Cedar Hills Drive in Cedar Hills, Utah. The project consists of a 1265 SF retail building that will house a drive-thru tenant, Dutch Bro's Coffee, The site is zoned SC-1 (Shopping Center)
Site Details:

Total lot area: 33458 SF (0.77 ac)
Building area (including trash): 1265 SF (3.5% of lot)
Hard surface/impervious area: 20,706 SF (57.4% of lot)
Landscape area: 10, 063 SF (27.9% of lot)

Drive-Thru:
The project will be accessible from Eastbound Cedar Hills Drive, 10040 North and 4700 West. The drive-thru is designed to accommodate up to 16 vehicles with stacking.

Building and Architecture:
Dutch Bros Coffee building will be constructed with a variety of high-quality building materials and painted with simple, bold colors. Vertical and horizontal façade breaks, building massing, and modulation have all been incorporated into the design of the building. Canopy awnings are provided over all entrances and service doors, including a large 300-square-foot canopy over the customer walk-up service window providing weather protection for the proposed patio area with outdoor seating.

Landscaping:
Landscaped area totals 10,063 SF (30% of project area)
various plantings and irrigation infrastructure

Site Utilities and Stormwater Management:
This project includes comprehensive utility planning, including a shared stormwater management system with the North tenant.

New water service connections, sanitary sewer system with grease trap and sewer cleanout
StormTech system will be shared with the North lot tenant
Required storage: 3,471 cu. Ft.
Provided Storage: 4,122 cu. Ft.

Lighting: No plan submitted at this time.

This comprehensive development project is designed to comply with all local standards and requirements while providing an attractive retails space with efficient traffic flow and suitable amenities.

PREVIOUS LEGISLATIVE ACTION:
N/A

FISCAL IMPACT:
N/A

SUPPORTING DOCUMENTS:
Civil plans, landscape plan, Geotech report, traffic studies from similar locations, drainage conformance letter, Project narrative, TSSD pretreatment survey, Arch. Design review package.

RECOMMENDATION:
Staff recommends that the Planning Commission approve the concept/preliminary plan, subject to any changes required for final approval and recommend to City Council.

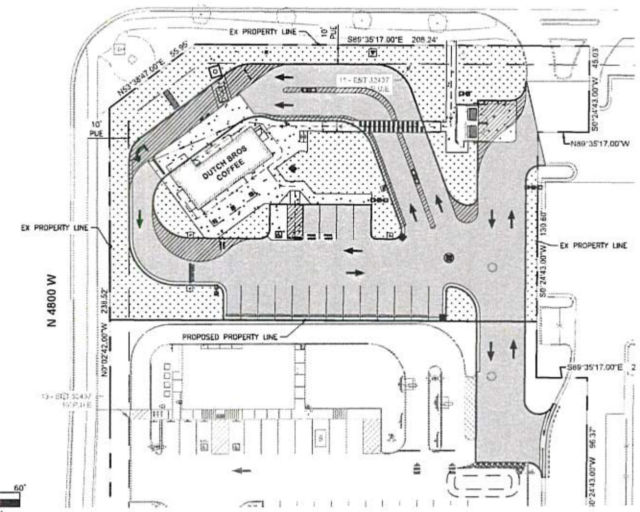
MOTION:
To recommend/not recommend the approval for a Commercial development at 4773 W Cedar Hills Drive, located in the Cedar Hills Retail Center Subdivision (Dutch Bros. Coffee) , subject to the following conditions:
-Final engineering review
-Lighting Plan submittal and approval
-Zoning approval
{LIST ANY OTHER CONDITIONS NECESSARY FOR APPROVAL}

DUTCH BROS COFFEE UT0901
4773 W. CEDAR HILLS DR., CEDAR HILLS, UT

811 Know what's below. Call before you dig. Dial 811

GENERAL SITE NOTES:

1. THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE COPIES OF THE APPLICABLE GOVERNING AGENCY STANDARDS AT THE JOB SITE DURING THE RELATED CONSTRUCTION OPERATIONS.
2. CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR SHOWN ON RECORD DRAWING PROVIDED BY OTHERS ARE SHOWN HEREON. EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO A DEGREE OF UNKNOWN VARIATION. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. BARGHAUSEN CONSULTING ENGINEERS, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR RECORDS OF OTHERS. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC., TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE APPROPRIATE UTILITIES INVOLVED PRIOR TO CONSTRUCTION.
6. INSPECTION OF SITE WORK WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE GOVERNING JURISDICTION. INSPECTION OF PRIVATE FACILITIES WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE INSPECTOR 24 HOURS IN ADVANCE OF BACKFILLING ALL CONSTRUCTION.
7. PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY THE CONTRACTOR SHALL CONTACT THE AGENCY AND/OR UTILITY INSPECTION PERSONNEL AND ARRANGE ANY REQUIRED PRE-CONSTRUCTION MEETING(S). CONTRACTOR SHALL PROVIDE ONE WEEK MIN. ADVANCE NOTIFICATION TO OWNER, FIELD ENGINEER AND ENGINEER OF PRE-CONSTRUCTION MEETINGS.
8. THE CONTRACTOR IS RESPONSIBLE FOR WORKER AND SITE SAFETY AND SHALL COMPLY WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED.
10. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ALL ADJACENT PUBLIC AND PRIVATE PROPERTIES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITY SERVICES THAT ARE TO REMAIN OPERATIONAL WITHIN THE CONSTRUCTION AREA WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
11. TWO (2) COPIES OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. ONE (1) SET WITH RECORDS OF AS-BUILT INFORMATION SHALL BE SUBMITTED TO BARGHAUSEN CONSULTING ENGINEERS, INC. AT COMPLETION OF PROJECT.
12. CONTRACTOR SHALL OBTAIN SERVICES OF A LICENSED LAND SURVEYOR TO STAKE HORIZONTAL CONTROL FOR ALL NEW IMPROVEMENTS. STAKING CONTROL SHALL BE TAKEN FROM ELECTRONIC PLAN FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC.
13. CONTRACTOR SHALL REQUEST FROM BARGHAUSEN CONSULTING ENGINEERS INC., PRIOR TO ANY CONSTRUCTION STAKING OR CONSTRUCTION WORK, A FORMAL CONSTRUCTION RELEASE PLAN SET OR SPECIFIC RELEASE IN WRITING. THE APPROVED AGENCY PERMIT DRAWINGS WILL NOT BE CONSIDERED CONSTRUCTION RELEASE PLANS BY BARGHAUSEN CONSULTING ENGINEERS, INC UNLESS BARGHAUSEN CONSULTING ENGINEERS, INC HAS GIVEN A FORMAL WRITTEN RELEASE OR ISSUED A CONSTRUCTION RELEASE PLAN SET.



OWNER

JW PROPERTY GROUP, LLC
6925 S. UNION PARK CENTER, STE. 480
COTTONWOOD HEIGHTS, UT 84047
(801) 518-5080
CONTACT: JAKE WOODWARD
EMAIL: JAKE@JWPROPERTIES.CO

DEVELOPER

DUTCH BROS COFFEE
PO BOX 1929
GRANTS PASS, OR 97528
TEL: (510) 807-4278
CONTACT: GURINDERJIT KEHR
EMAIL: GURINDERJIT.KEHR@DUTCHBROS.COM

ENGINEER

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: (425) 251-6222
CONTACT: ANTHONY E. MERLINO, P.E.
EMAIL: AMERLINO@BARGHAUSEN.COM

BUILDING ARCHITECT

GNICH ARCHITECTURE STUDIO
1001 SE SANDY BLVD, STE 100
PORTLAND, OR 97214
(503) 552-9079
CONTACT: OMAR GARZON
EMAIL: OMARG@GNICHARCH.COM

LANDSCAPE ARCHITECT

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: (425) 251-6222
CONTACT: JEFF VARLEY
EMAIL: JVARLEY@BARGHAUSEN.COM

SURVEYOR

CDS
3550 W. ROBINSON ST., 3RD FLOOR
NORMAN, OK 73072
TEL: (405) 253-2444
CONTACT: MARSHALL BYRD
EMAIL: MARSHALL@BYRDWAY.COM

GEOTECHNICAL ENGINEER

CMT TECHNICAL SERVICES
1185 W 3050 S
OGDEN, UTAH 84401
TEL: (801) 590-0394
CONTACT: JEFFERY J. EGBERT

GEOTECHNICAL REPORT NOTES:

1. THE FOLLOWING GEOTECHNICAL REPORT FOR THE SITE SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS:

   GEOTECHNICAL ENGINEERING STUDY
   DUTCH BROS COFFEE - UT0901
   4773 W. CEDAR HILLS DR
   CEDAR HILLS, UT 84062
   PROJECT NO. 23874
   DATE: MARCH 6, 2025

   CMT TECHNICAL SERVICES
   1185 W 3050 S
   OGDEN, UT 94401

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL PROVISIONS OF THE SOILS REPORT FOR THE SITE BE OBSERVED AND COMPLIED WITH DURING ALL PHASES OF THE SITE PREPARATION, GRADING OPERATIONS, FOUNDATION, SLAB, AND PAVING CONSTRUCTION.
3. ANY PROVISIONS OF THE SOILS REPORT WHICH CONFLICT WITH INFORMATION SHOWN ELSEWHERE ON THESE DRAWINGS, OR WHICH REQUIRE FURTHER CLARIFICATION, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER FOR DETERMINATION.
4. A REPRESENTATIVE OF THE SOILS ENGINEER SHALL BE AVAILABLE TO OBSERVE AND APPROVE THE EARTHWORK OPERATIONS AND TO VERIFY FIELD CONDITIONS AS WORK PROCEEDS. THE SOILS ENGINEER SHALL SUBMIT FIELD REPORTS CERTIFYING THAT THE METHODS AND MATERIALS OF THE EARTHWORK OPERATIONS WERE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS INVESTIGATION AND THAT THE WORK WAS PERFORMED TO HIS/HER SATISFACTION.
5. THE SOILS ENGINEER SHOULD BE NOTIFIED AT LEAST FIVE (5) WORKING DAYS PRIOR TO ANY SITE CLEARING OR GRADING.

LEGAL DESCRIPTION:

LOT 1, CEDAR HILLS RETAIL CENTER SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH RECORDER, STATE OF UTAH

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS N0°02'42"W BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

FLOOD ZONE:

THE FLOOD ZONE DESIGNATION FOR THE SUBJECT PROPERTY IS ZONE "X", PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 49049C0167F, DATED JUNE 16, 2020

HORIZONTAL CONTROL NOTE:

CONTRACTOR SHALL HAVE ALL PROPERTY LINES, CURB, SIDEWALK, STRUCTURES, CONCRETE PADS AND ANY OTHER ABOVE GROUND PERMANENT STRUCTURE DEPICTED ON THESE PLANS STAKED FOR CONSTRUCTION BY A LICENSED SURVEYOR. LICENSED SURVEYOR SHALL STAKE ALL ITEMS USING COORDINATE GEOMETRY (RECTIFIED TO SITE CONTROL) CONTAINED IN CAD DRAWING FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETRIEVE LATEST CAD FILES FROM BARGHAUSEN CONSULTING ENGINEERS INC., REFLECTING ANY ISSUED PLAN REVISIONS. BARGHAUSEN CONSULTING ENGINEERS SHALL IMMEDIATELY BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

MONUMENT PROTECTION NOTE:

ALL EXISTING SURVEY MONUMENTS ARE TO BE PRESERVED PER UTAH REVISED STATUES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT MONUMENTS ARE PROPERLY PROTECTED AND/OR PERPETUATED. IF ANY OF THE MONUMENTS ARE DISTURBED OR ARE NEAR THE AREA OF CONSTRUCTION, A LICENSED SURVEYOR MUST CONFIRM THAT THE MONUMENTS HAVE BEEN PROTECTED AND/OR PERPETUATED AND THE APPROPRIATE DOCUMENTATION HAS BEEN RECORDED. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM ANY JURISDICTIONS HAVING AUTHORITY FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY. UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

EXISTING TOPOGRAPHY / SURVEY INFORMATION NOTE:

AN A.L.T.A. BOUNDARY SURVEY DATED SEPTEMBER 5, 2024; PERFORMED BY CDS HAS BEEN PROVIDED TO BARGHAUSEN CONSULTING ENGINEERS, LLC. BARGHAUSEN CONSULTING ENGINEERS, LLC. HAS NOT VERIFIED THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. SITE DESIGN HAS BEEN BASED ON ABOVE REFERENCED SURVEY/SURFACE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER TO HAVE ALL IMPROVEMENTS FIELD VERIFIED PRIOR TO CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF BARGHAUSEN CONSULTING ENGINEERS, LLC. IMMEDIATELY.

PROJECT DATA

NAME:	DUTCH BROS COFFEE - UT0901 - CEDAR HILLS, UT
LOCATION:	4773 W. CEDAR HILLS DR, CEDAR HILLS, UT 84062
APN #:	65-434-0001
EXISTING USE:	UNDEVELOPED/VACANT LAND
PROPOSED USE:	DRIVE THROUGH COFFEE SHOP
EXISTING ZONING:	SC-1 COMMERCIAL
PROPOSED ZONING:	SC-1 COMMERCIAL
PROJECT AREA:	33,458 SF (0.77 AC)
GROSS PROJECT AREA:	36,055 SF (0.83 AC)
PARCEL AREA:	64,331 SF (1.48 AC)

PROPOSED BUILDING INFORMATION:
- BUILDING HEIGHT: 24'
- BUILDING STORIES: 1
- GROSS FLOOR AREA: 950 SF

SETBACKS:
- MINIMUM FRONT SETBACK: N/A
- MINIMUM REAR SETBACK: N/A
- MINIMUM SIDE SETBACK: N/A
- MAXIMUM HEIGHT: 35 FT

PARKING SPACES REQUIRED: 4 SPACES

PARKING SPACES PROVIDED: 1 ADA PARKING - VAN ACCESSIBLE; 17 REGULAR PARKING; TOTAL 18 STALLS

PROJECT SUMMARY COVERAGE:		
BUILDINGS (INCLUDING TRASH):	±1,265 SF	(3.5%)
PARKING AND MANEUVERING:	±18,181 SF	(50.4%)
WALKWAYS:	±2,525 SF	(7.0%)
LANDSCAPE:	±10,063 SF	(27.9%)
EX WALKWAYS:	±207 SF	(0.6%)
EX DRIVEWAY	±1,217 SF	(3.4%)
OFFSITE:		
PRIVATE ACCESS ROAD:	±2,160 SF	(6.0%)
LANDSCAPE:	±437 SF	(1.2%)
	±36,055 SF	(100.0%)

CIVIL SHEET INDEX

Sheet Number	Sheet Title
C1.0	TITLE SHEET
C1.1	ALTA-NSPS LAND TITLE SURVEY
C1.2	ALTA-NSPS LAND TITLE SURVEY
C1.3	DEMOLITION AND EROSION CONTROL PLAN
C1.4	EROSION CONTROL DETAILS
C2.0	SITE PLAN
C2.1	HORIZONTAL CONTROL PLAN
C3.0	GRADING PLAN
C3.1	GRADING PLAN
C4.0	DRAINAGE PLAN
C4.1	UTILITY PLAN
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
C6.0	AGENCY DETAILS

No.	Date	By	Ckd	Appr.	Revision

Title: TITLE SHEET
4773 W. CEDAR HILLS DR,
CEDAR HILLS, UT 84062

For: DUTCH BROS Coffee

PROFESSIONAL ENGINEER No. 13300449-2202 Anthony E. Merlino STATE OF UTAH 3/7/2025

Scale: Horizontal 1" = 30' Vertical N/A

Designed EVW Drawn EVW Checked AEM Approved AEM Date 03/13/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23689
Sheet C1.0

P:\23000s\23689\engineering\23689-O.dwg 3/7/2025 11:38 AM EMIGUEL

The name DUTCH BROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws.

Know what's below. Call before you dig. Dial 811

DUTCH BROS COFFEE UT0901
4773 W. CEDAR HILLS DR., CEDAR HILLS, UT

1 TITLE DESCRIPTION

Lot 1, CEDAR HILLS RETAIL CENTER SUBDIVISION, according to the official plat thereof on file and of record in the office of the Utah County Recorder, State of Utah.

Parcel Numbers: 65-434-0001

BEING THE SAME DESCRIPTION AS SHOWN IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. U0050926-801-JEH-B1G/ FCH24007 12NT, COMMITMENT DATE JULY 22, 2024.

2 TITLE INFORMATION

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. U0050926-801-JEH-B1G/ FCH24007 12NT, COMMITMENT DATE JULY 22, 2024

4 SURVEYOR CERTIFICATION

To: BB Holdings UT, LLC, an Oregon limited liability company,
DB Franchising USA, LLC, an Oregon limited liability company,
Dutch Bros., LLC, an Oregon limited liability company,
Dutch Mafia, LLC, a Delaware limited liability company,
Bueterra Bros. LLC, an Oregon limited liability company,
Dutch Bros Inc., a Delaware Corporation,
Fidelity National Title Insurance Company,
Commercial Due Diligence Services.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 8(a), 8(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 13, 14, 16, 17, 18, 19 and 20.

The field work was completed on September 05, 2024
The finished survey was completed on September 12, 2024

Marshall Byrd, Professional Land Surveyor
Land Surveyor Number: 6390728
UT Number 6390728 Expires 03-31-23

Approved CDS Surveyor
Survey and Plat by:

ByrdWay Surveys
218 W 3000 S
Bountiful, Utah 84010

Email marshall@byrdway.com

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3 SCHEDULE 'B' ITEMS

ITEMS 1-12 BLANKET OR INFORMATION ONLY

13. Terms, conditions, easements, notes and restrictions contained in this certain subdivision plat entitled Cedar Hills Retail Center, recorded April 20, 2015, as Entry No. 32437 in Book 55 of plats Page 434, of Salt Lake County Official Records.
(AFFECTS - BLANKET - EASEMENTS PLOTTED ON SHEET 2.)

14. Terms, conditions, provisions, agreements and obligations contained in the Escrow Agreement as set forth below:
Recording Date: April 20, 2015
Recording No.: Entry No. 32438
(AFFECTS - BLANKET - NOT PLOTTED)

15. The following matters disclosed by an ALTA/NSPS survey made by Anderson Wahlen & Associates on February 7, 2014, designated Job No. 13-37AS:
A) Gas line along the North of property.
(AFFECTS - BLANKET - NOT PLOTTED)

16. The Terms, Covenants, Conditions and Provisions of the Lease described in Schedule A herein, and the effect of any failure to comply therewith.
(AFFECTS - BLANKET - NOT PLOTTED)

17. Mechanics' and/or Materialmen's Lien claims if either work is started, any material delivered or service rendered, prior to the recordation of the Security Instrument to be insured.
(AFFECTS - BLANKET - NOT PLOTTED)

LOSS OF PRIORITY under this provision may jeopardize the Company's ability to insure under an ALTA Lenders Policy.

The State Construction Registry discloses the following Preliminary Notices filed within the past 12 months: NONE

8 ZONING INFORMATION

ZONING INFORMATION

ITEM	REQUIRED	ACTUAL	CONTACT: CDS
ZONING DESIGNATION	S.C.-1 COMMERCIAL		REPORT DATE: August 29, 2024 REPORT #: 24-08-0224
			PARKING REQUIREMENTS:
MAX BUILDING HEIGHT	NOT PROVIDED IN ZONING REPORT. DETERMINED BY APPROVED DEVELOPMENT PLAN.		Total Required Parking Spaces: Total Leasing Parking Spaces:
MINIMUM SETBACKS			Parking Status: Not provided in zoning report. Determined by approved development plan
FRONT			
SIDE			
REAR			

NOTE: NOT PROVIDED IN ZONING REPORT.
DETERMINED BY APPROVED DEVELOPMENT PLAN

7 POSSIBLE ENCROACHMENTS

NONE FOUND

5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Map Number 49049C0167F, which bears a effective date of 06/19/2020 and IS NOT located in Special Flood Hazard Area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" denotes areas of minimal flood hazard.

6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

10 BASIS OF BEARING

THE BASIS OF BEARINGS IS N0°02'42"W BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

12 PARKING INFORMATION

0 STRIPED STALLS
0 HANDICAP STALLS
0 TOTAL STALLS

13 LAND AREA

64,331 S.F.
1.477 ACRES

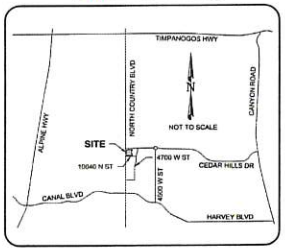
14 BUILDING AREA

NO BUILDINGS ON PROPERTY

15 BUILDING HEIGHT

NO BUILDINGS ON PROPERTY

16 VICINITY MAP



11 SURVEYOR'S NOTES

1. Property has physical access to 10040 North Street.
2. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments, are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
3. Surveyor observed no evidence of recent earth moving work. No observed evidence of recent building construction or building additions.
4. Surveyor made a prudent attempt to locate and show hereon all above ground visible utilities.
5. No observed evidence of changes in street right of way lines and no observable evidence of recent street or sidewalk construction or repairs.
6. Nearest intersection shown to scale on sheet 2.
7. All underground utilities shown hereon were provided by GPRS.

Key to CDS ALTA Survey

1 TITLE DESCRIPTION
2 TITLE INFORMATION
3 SCHEDULE 'B' ITEMS
4 SURVEYOR CERTIFICATION
5 FLOOD INFORMATION
6 CEMETERY
7 POSSIBLE ENCROACHMENTS
8 ZONING INFORMATION
9 LEGEND
10 BASIS OF BEARING
11 SURVEYOR'S NOTES
12 PARKING INFORMATION
13 LAND AREA
14 BUILDING AREA
15 BUILDING HEIGHT
16 VICINITY MAP
17 NORTH ARROW / SCALE
18 CLIENT INFORMATION BOX
19 SURVEY DRAWING
20 PROJECT ADDRESS

18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2021)

The Work Coordinated By:
FA Commercial Due Diligence Services Co

3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.fmsamuels.com
Toll Free: 888.322.7371

Drawn By: LB	Date:
Surveyor Ref.No: 104-46	Revision:
Aprvd By: MB	Date:
Field Date: 09/05/2024	Revision:
Scale: 1"=30'	Date:
	Revision:

Prepared For:

20 PROJECT ADDRESS

Cedar Hills & N 4800 W (SEQ)
(65-434-0001), Cedar Hills, UT

Project Name:
DB UT0901 - Cedar Hills UT

CDS Project Number:
24-08-0224

Sheet 1 of 2

FOR REFERENCE ONLY

No.	Date	By	Chk'd	Appr.	Revision

Title: ALTA-NSPS LAND TITLE SURVEY
4773 W. CEDAR HILLS DR.,
CEDAR HILLS, UT 84062

For: DUTCH BROS

PROFESSIONAL ENGINEER No. 13300449-2202 Anthony E. Martino STATE OF UTAH 3/17/2025

Scale: Horizontal N/A, Vertical N/A
Designed LMM, Drawn LMM, Checked AEM, Approved AEM
Date 03/13/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23689
Sheet C1.1

F:\23000s\23689\engineering\23689-D.dwg 3/7/2025 11:38 AM DMCUEL

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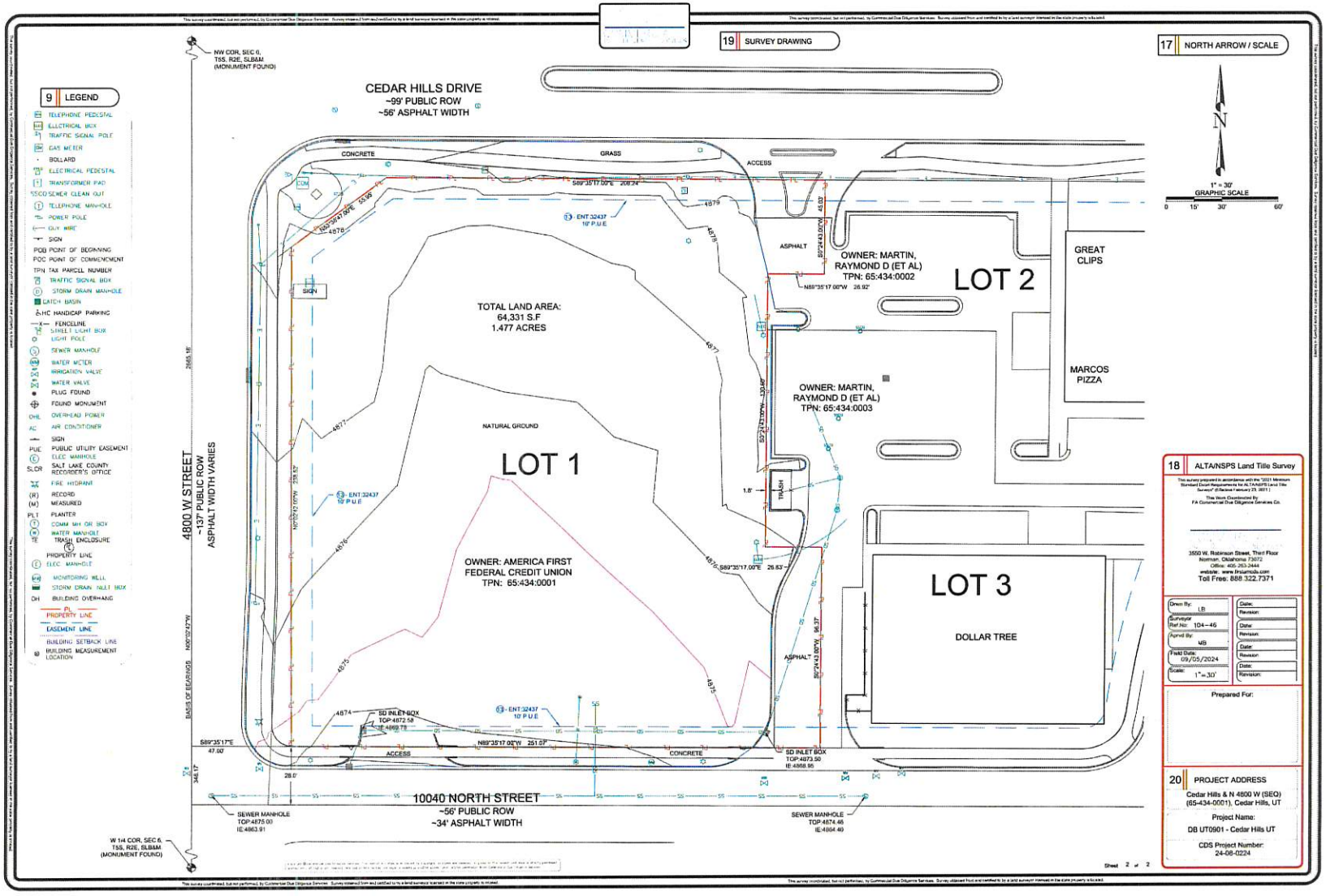
Know what's below.
Call before you dig.
Dial 811

DUTCH BROS COFFEE UT0901
4773 W. CEDAR HILLS DR., CEDAR HILLS, UT



18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective January 25, 2021)

The Work Coordinated By:
FA Commercial Due Diligence Services Co.

3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.fnsamco.com
Toll Free: 888.322.7371

Drawn By: LB	Date: Revision:
Surveyor Ref No.: 104-46	Date: Revision:
Signed By: MB	Date: Revision:
Field Date: 09/05/2024	Date: Revision:
Scale: 1"=30'	Date: Revision:

Prepared For:

20 PROJECT ADDRESS
Cedar Hills & N 4800 W (SEQ)
(65-434-0001), Cedar Hills, UT
Project Name:
DB UT0901 - Cedar Hills UT
CDS Project Number:
24-08-0224

No.	Date	By	Chk	Appr	Revision

Title: ALTA-NSPS LAND TITLE SURVEY
4773 W. CEDAR HILLS DR,
CEDAR HILLS, UT 84062

For: DUTCH BROS

PROFESSIONAL ENGINEER
No. 13300449-2202
Anthony F. Marino
STATE OF UTAH
3/7/2025

Scale: Horizontal N/A Vertical N/A

Designed LWW
Drawn LWW
Checked AFM
Approved AFM
Date 02/13/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23689
Sheet C1.2
Title Preliminary Site Plan

F:\23000s\23689\engineering\23689-D.dwg 3/7/2025 11:38 AM DWG.EL

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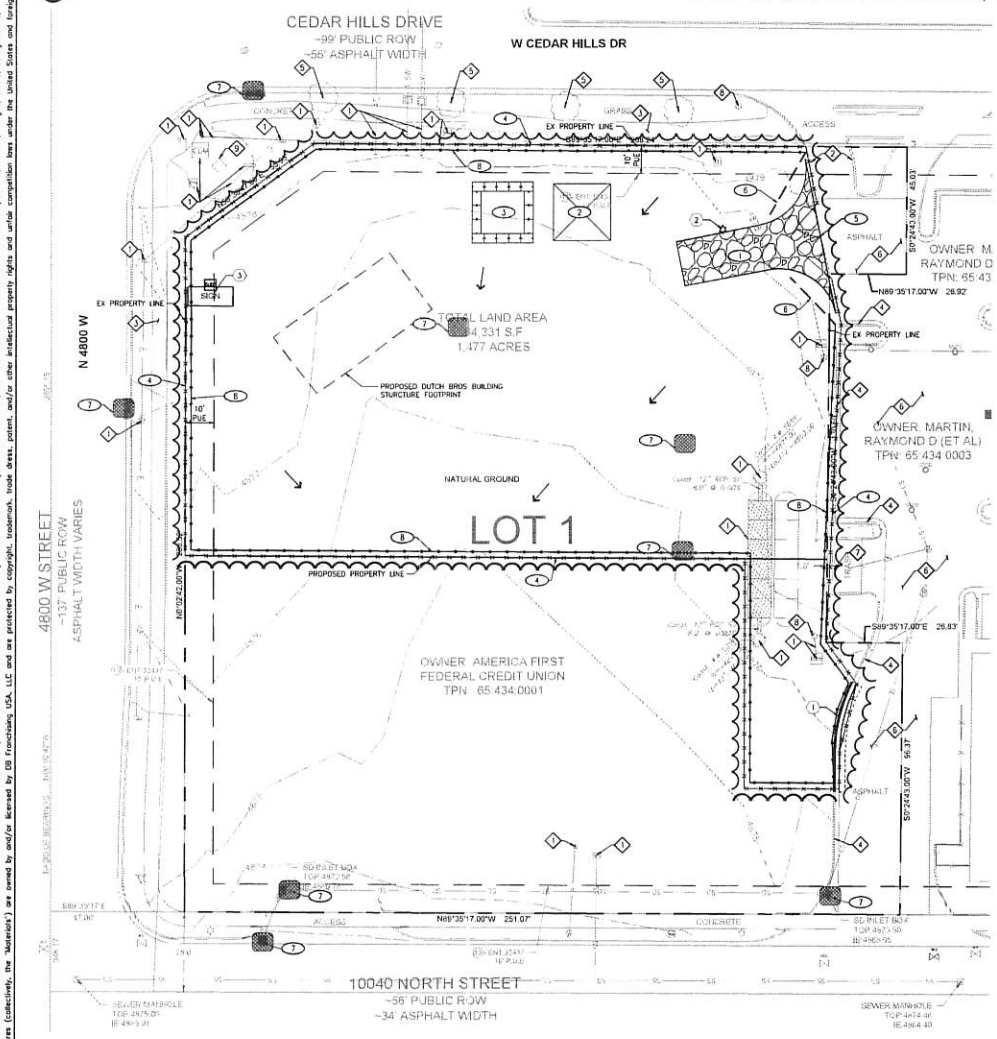
DUTCH BROS COFFEE UT0901
4773 W. CEDAR HILLS DR., CEDAR HILLS, UT



DEMOLITION NOTES

1. DEMOLISH EXISTING CURB AND GUTTER, TYPICAL.
2. DEMOLISH AND RELOCATE EXISTING SITE LIGHT, TYPICAL.
3. DEMOLISH AND REMOVE EXISTING SIGN
4. ALL ABOVE DEMOLITION/REMOVAL ITEMS TO BE DISPOSED OF OFFSITE. CONTRACTOR TO ENSURE DISPOSAL COMPLIES WITH CITY STANDARDS AND REGULATIONS FOR OFFSITE DISPOSAL/RECYCLING.

SPECIAL PROTECTION NOTES

1. PROTECT EXISTING UTILITY BOXES, MANHOLES, CLEANOUTS, PEDESTALS, HYDRANTS AND ASSOCIATED UNDERGROUND UTILITY LINES FROM DAMAGE DURING CONSTRUCTION. TYPICAL CONTRACTOR TO CONFIRM EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
2. PROTECT EXISTING CURB FROM DAMAGE DURING CONSTRUCTION.
3. PROTECT EXISTING SIDEWALK FROM DAMAGE DURING CONSTRUCTION.
4. PROTECT EXISTING CURB AND GUTTER FROM DAMAGE DURING CONSTRUCTION.
5. EXISTING TREE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
6. PROTECT EXISTING PAVEMENT FROM DAMAGE DURING CONSTRUCTION.
7. PROTECT EXISTING TRASH ENCLOSURE FROM DAMAGE DURING CONSTRUCTION.
8. PROTECT EXISTING LIGHT FROM DAMAGE DURING CONSTRUCTION.
9. PROTECT EXISTING MONUMENT SIGN FROM DAMAGE DURING CONSTRUCTION.

EROSION CONTROL NOTES:

1. INSTALL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE PER UTAH DEPARTMENT OF TRANSPORTATION (UDOT) DETAIL EN 2 ON SHEET C1.4; ADJUST AS NECESSARY DURING CONSTRUCTION.
2. APPROXIMATE LOCATION OF CONTRACTOR STAGING AREA THAT IS TO BE USED FOR MATERIAL/EQUIPMENT STORAGE, VEHICLE AND EQUIPMENT FUELING/MAINTENANCE, AND TEMPORARY SANITARY FACILITIES.
3. CONTRACTOR TO INSTALL CONCRETE WASHOUT PER CITY OF CEDAR HILLS CONCRETE WASTE MANAGEMENT (CWM) STANDARDS AND SPECIFICATIONS; ADJUST AS NECESSARY DURING CONSTRUCTION.
4. INSTALL TEMPORARY CONSTRUCTION FENCE (6' HIGH CHAIN LINK, MINIMUM) AROUND PERIMETER OF CONSTRUCTION SITE WITH GATE. CONTRACTOR SHALL FIELD LOCATE AND ADJUST AS NECESSARY AS CONSTRUCTION PROGRESSES.
5. INSTALL TEMPORARY SITE ACCESS GATE (6' HIGH-CHAIN LINK WITH LOCKING DEVICE) AND FENCE AT TEMPORARY CONSTRUCTION ENTRANCES. FIELD VERIFY AND CONFIRM EXACT LOCATION WITH ARCHITECT/OWNER.
6. INSTALL FIBER ROLL TO PREVENT SILT-LADEN RUNOFF FROM LEAVING SITE; INSTALL PER UDOT DETAIL EN 7 ON SHEET C1.4 OR MANUFACTURER'S RECOMMENDATIONS
7. CONTRACTOR TO INSTALL INLET PROTECTION TO ALL PROPOSED STORM STRUCTURES IMMEDIATELY AFTER INSTALLED, TO NOT ALLOW SEDIMENT INTO THE STORM INFRASTRUCTURE. SEE UDOT DETAIL EN4 ON SHEET C1.4
8. INSTALL TEMPORARY SILT FENCE PER UDOT DETAIL EN 2 ON SHEET C1.4 AND MANUFACTURER'S RECOMMENDATIONS AROUND PERIMETER OF SITE AS REQUIRED TO PREVENT SILT-LADEN RUNOFF FROM LEAVING SITE. INSTALLATION OF ALL STORMWATER BMPs SHALL BE THE RESPONSIBILITY OF THE PROJECT ENGINEER AND HIS ASSIGNS.

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT EDITION OF THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT) AND CITY OF CEDAR HILLS BMP STANDARDS. A NOTICE OF INTENT LETTER SHALL BE POSTED IN THE JOB TRAILER AT ALL TIMES. THIS SITE SHALL BE PROTECTED BY MEANS DESCRIBED IN THE ACCOMPANYING PLANS. IF THERE ARE ANY QUESTIONS REGARDING EROSION CONTROL MEASURES, THE CIVIL ENGINEER OF RECORD MUST BE CONTACTED. A COPY OF THIS SHEET AND THE EROSION CONTROL PLANS MUST BE KEPT ON-SITE THROUGH THE DURATION OF CONSTRUCTION ACTIVITY. ANY CHANGES MADE TO THIS PLAN MUST BE NOTED, DATED, AND INITIALED BY THE GENERAL CONTRACTOR
2. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE INSTALLED AND MAINTAINED YEAR-ROUND THROUGHOUT THE DURATION OF THE PROJECT.
3. ALL DRAINAGE INLETS IMMEDIATELY DOWNSTREAM OF THE WORK AREAS AND WITHIN THE WORK AREAS SHALL BE PROTECTED PER UDOT WITH SEDIMENT CONTROL AND INLET FILTER BAGS YEAR ROUND. INLET FILTER BAGS SHALL BE REMOVED FROM THE DRAINAGE INLETS UPON COMPLETION OF CONSTRUCTION.
4. ALL STABILIZED CONSTRUCTION ACCESS LOCATIONS SHALL BE CONSTRUCTED PER UDOT, WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES PAVED AREAS. THE STABILIZED ACCESS SHALL BE MAINTAINED ON A YEAR ROUND BASIS UNTIL THE COMPLETION OF CONSTRUCTION.
5. ALL AREAS DISTURBED DURING CONSTRUCTION BY GRADING, TRENCHING, OR OTHER ACTIVITIES, SHALL BE PROTECTED FROM EROSION YEAR ROUND DURING THE DURATION OF THE PROJECT. HYDROSEED, IF UTILIZED, MUST BE PLACED BY SEPTEMBER 15. HYDROSEED PLACED DURING THE WET SEASON SHALL USE A SECONDARY EROSION PROTECTION METHOD.
6. SENSITIVE AREAS AND AREAS WHERE EXISTING VEGETATION IS BEING PRESERVED SHALL BE PROTECTED WITH CONSTRUCTION FENCING. SEDIMENT CONTROL BMPs SHALL BE INSTALLED WHERE ACTIVE CONSTRUCTION AREAS DRAIN INTO SENSITIVE OR PRESERVED VEGETATION AREAS.
7. SEDIMENT CONTROL BMPs SHALL BE PLACED ALONG THE PROJECT PERIMETER WHERE DRAINAGE LEAVES THE PROJECT. SEDIMENT CONTROL BMPs SHALL BE MAINTAINED YEAR ROUND UNTIL THE CONSTRUCTION IS COMPLETED OR THE DRAINAGE PATTERN HAS BEEN CHANGED AND NO LONGER LEAVES THE SITE.
8. EFFECTIVE EROSION CONTROL BMPs SHALL BE IN PLACE PRIOR TO ANY STORM EVENTS.
9. CONTRACTOR SHALL INSTALL AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENTATION CONTROL BMPs.

STORMWATER QUALITY CONTROL NOTES:

1. CONTRACTOR SHALL PROVIDE STORM DRAIN INLET PROTECTION (GRAVEL BAGS AND FILTER FABRIC OR PROPRIETARY TEMPORARY GEOTEXTILE INSERTS) FOR ALL CATCH BASINS LOCATED IN THE VICINITY OF THE WORK. THIS PROTECTION INCLUDES ANY CATCH BASINS IN THE PUBLIC RIGHT-OF-WAY, AS WELL AS ANY ON-SITE CATCH BASINS ON PRIVATE PROPERTY.
2. CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE/EGRESS FROM PROJECT SITE TO PREVENT TRACKOUT OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY FROM CONSTRUCTION VEHICLES.
3. CONTRACTOR SHALL ENSURE THAT CONSTRUCTION OR DEMOLITION ACTIVITIES DO NOT DEPOSIT SEDIMENT ONTO THE PUBLIC ROADWAY, SIDEWALKS OR GUTTERS. ALL SEDIMENT AND CONSTRUCTION DEBRIS MUST BE REMOVED BY THE END OF THE WORK DAY.
4. CONTRACTOR SHALL USE STREET SWEEPING OR OTHER DRY SWEEPING METHOD, AS NECESSARY, TO REMOVE CONSTRUCTION OR DEMOLITION-RELATED SEDIMENT FROM PUBLIC SIDEWALKS, GUTTERS AND ROADWAY.
5. CONTRACTOR SHALL INSTALL A CITY-APPROVED WASTE MANAGEMENT WASH-OUT STRUCTURE AT THE PROJECT SITE. ALL CONCRETE, PAINT, STUCCO AND OTHER LIQUIDS WILL BE WASHED OUT IN THIS STRUCTURE.
6. CONTRACTOR SHALL SCHEDULE WORK FOR DRY-WEATHER DAYS WHEN NO RAIN IS IN THE IMMEDIATE FORECAST.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL TO PREVENT TO PREVENT THE NUISANCE OF BLOWING DUST WITHOUT CAUSING SEDIMENT, DEBRIS OR LITTER TO ENTER THE CITY STORM DRAIN SYSTEM.
8. CONTRACTOR SHALL INSTALL ANY OTHER BMPs AS NECESSARY TO CONTROL THE DISCHARGE OF POLLUTANTS FROM THE PROJECT SITE.

TEMPORARY DUST CONTROL MEASURES:

1. THE CONTRACTOR SHALL MAINTAIN A SUFFICIENT NUMBER OF WATER TRUCKS AT THE SITE AND SPRAY THE GRADED OR GRUBBED SITE WITH WATER AS REQUIRED TO CONTROL DUST.
2. THE CONTRACTOR SHALL CONDUCT ALL OPERATIONS SO THAT EXCAVATION, EMBANKMENT, AND IMPORTED MATERIAL IS SPRINKLED WITH WATER DURING GRADING OPERATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DUST CONTROL DURING CONSTRUCTION AND SHALL FOLLOW THE CONSTRUCTION METHODS ESTABLISHED BY THE CITY OF CEDAR HILLS AND UTAH DEPARTMENT OF TRANSPORTATION (UDOT).

BMP MAINTENANCE NOTES:

1. TEMPORARY GROUND COVER SHALL BE PLANTED OR A FILL TACKIFIER SPREAD OVER EXPOSED AREAS NOT BEING WORKED ON FOR 14 DAYS.
2. TEMPORARY EROSION CONTROLS SHOULD NOT BE REMOVED BEFORE PERMANENT EROSION CONTROLS ARE IN-PLACE AND ESTABLISHED.
3. ALL MEASURES TO CONTROL EROSION AND OTHER POLLUTANTS SHALL BE IN PLACE BEFORE ANY SAFETY MOVING OPERATIONS ARE INITIATED.
4. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE CHECKED AND UPDATED, AS NEEDED, AT THE END OF EACH WORK WEEK AND IMMEDIATELY FOLLOWING EACH RAIN EVENT.

INSPECTION AND MAINTENANCE :

1. THE CONTRACTOR SHALL INSPECT AND CLEAN BARRIER DURING AND AFTER EACH STORM AND REMOVE SEDIMENT FROM BEHIND GRAVEL BAG STRUCTURE AFTER EACH STORM.
2. ANY SEDIMENT AND GRAVEL SHALL BE IMMEDIATELY REMOVED FROM THE TRAVELED WAY OF ROADS.
3. THE REMOVED SEDIMENT SHALL BE PLACED WHERE IT CANNOT ENTER A STORM DRAIN, STREAM, OR BE TRANSPORTED OFF SITE.
4. IF THE GRAVEL BECOMES CLOGGED WITH SEDIMENT, IT MUST BE REMOVED FROM THE INLET AND/OR REPLACED WITH NEW GRAVEL.
5. IT IS IMPERATIVE THAT EROSION CONTROL MEASURES ARE IN PLACED AT THE SOURCE IN ADDITION TO PROTECTING THE CATCH BASINS AND CURB INLETS DOWNSTREAM.

TESC LEGEND:

- CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT STATION
- STAGING AREA
- SILT FENCE / DURAWATTLE
- LIMITS OF DISTURBANCE
- CONSTRUCTION FENCE
- DRAINAGE FLOWPATH

TEMPORARY WORK EASEMENT NOTE

CONTRACTOR TO OBTAIN TEMPORARY WORK EASEMENT DOCUMENTATION AND COORDINATE WITH ADJACENT PROPERTY OWNER, PRIOR TO COMMENCING ANY OFF-SITE CONSTRUCTION ACTIVITIES.

UTILITY CONFLICT NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE AT 811 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

UTILITY COORDINATION NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES PRIOR TO PERFORMING ANY DEMOLITION ACTIVITIES TO ENSURE PROPER PROTECTION AND DISCONNECTION PROCEDURES ARE IN PLACE.

UTILITY PROTECTION NOTE:

APPROXIMATE LOCATION OF EXISTING GAS SERVICE IS SHOWN ON THESE PLANS. CONTRACTOR TO COORDINATE WITH PURVEYOR AND USE EXTREME CAUTION WHEN EXCAVATING ON-SITE. UNTIL EXISTING GAS AND POWER SERVICE LOCATIONS ARE CONFIRMED. CONTRACTOR TO ORDER INDEPENDENT UTILITY LOCATES (INCLUDING GAS AND POWER) FOR THE FULL SCOPE OF WORK PRIOR TO CONSTRUCTION OR ANY GROUND DISTURBING ACTIVITIES.

WET WEATHER NOTE :

STRAW MULCH, SOIL BINDER, OR EROSION CONTROL BLANKETS/MATS SHALL BE USED IN CONJUNCTION WITH HYDROSEEDING DURING THE WET SEASON FOR THE TEMPORARY PROTECTION OF DISTURBED SOIL. HYDROSEEDING MAY BE USED ALONE ONLY IF THERE IS SUFFICIENT TIME TO ENSURE ADEQUATE VEGETATION ESTABLISHMENT BEFORE THE START OF THE RAINY SEASON.

STREET CLEANING NOTE :

ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE ACCESS DRIVE UPON STARTING OPERATIONS AND DAILY THEREAFTER OR AS DIRECTED BY THE INSPECTOR. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.

INLET PROTECTION NOTE

GENERAL CONTRACTOR SHALL PROVIDE INLET PROTECTION AT ALL EXISTING AND PROPOSED CATCH BASINS AS NECESSARY TO PREVENT SILT-LADEN WATER FROM ENTERING STORM DRAINAGE SYSTEM. COORDINATE PLACEMENT WITH PROPERTY OWNERS AND AS DIRECTED BY CITY INSPECTOR. SEE DETAIL EN 4/SHT C1.4

EXPOSED SOILS NOTE

PRIOR TO A RAIN EVENT, OR IF ANY AREA WILL NOT BE ACTIVELY WORKED ON WITHIN 14 DAYS, ALL DISTURBED OR EXPOSED SOILS SHALL BE PROTECTED, AT A MINIMUM, WITH STRAW MULCH AND TACKIFIER APPLICATION. APPLY TACKIFIER ON STRAW MULCH TO HOLD MULCH IN PLACE. THIS IS A MINIMUM GUIDE ONLY. CONTRACTOR RESPONSIBLE FOR DETERMINING AND INSTALLING THE APPROPRIATE LEVEL OF EROSION AND SEDIMENT CONTROL.

No.	Date	By	Chk'd	Appr.	Revision

Title: DEMOLITION AND EROSION CONTROL PLAN
4773 W. CEDAR HILLS DR,
CEDAR HILLS, UT 84062

For: DUTCH BROS

PROFESSIONAL ENGINEER
No. 13300469-2202
Anthony E. Marling
STATE OF UTAH
3/17/2025

Scale: Horizontal 1" = 20' Vertical N/A
Designed EMW
Drawn EMW
Checked AEM
Approved AEM
Date 03/13/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23689
Sheet C1.3

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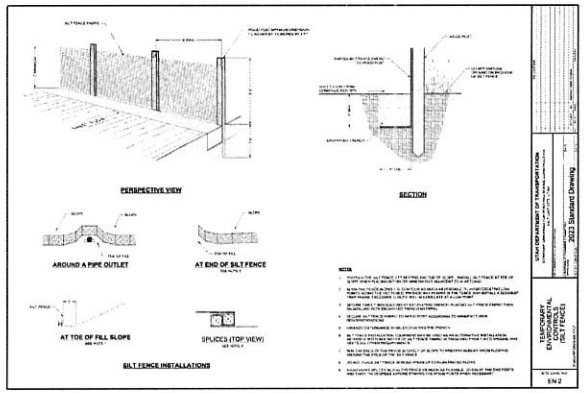
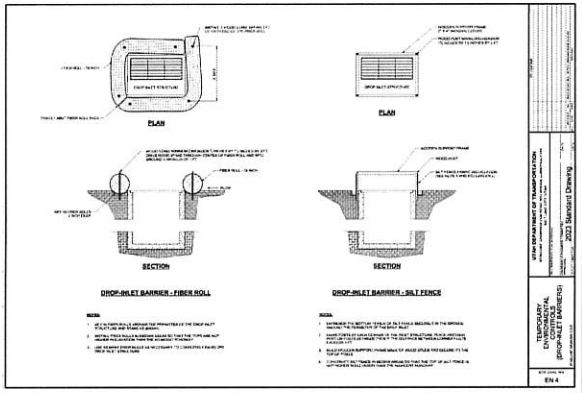
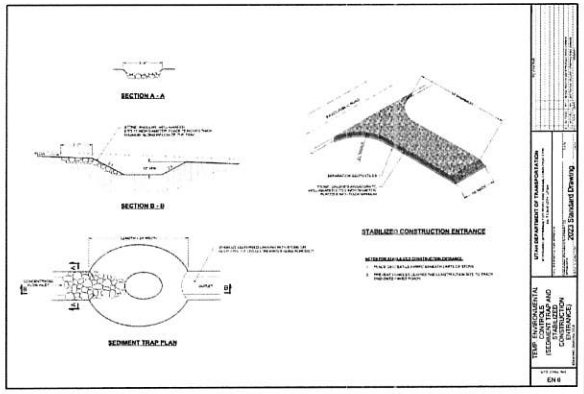
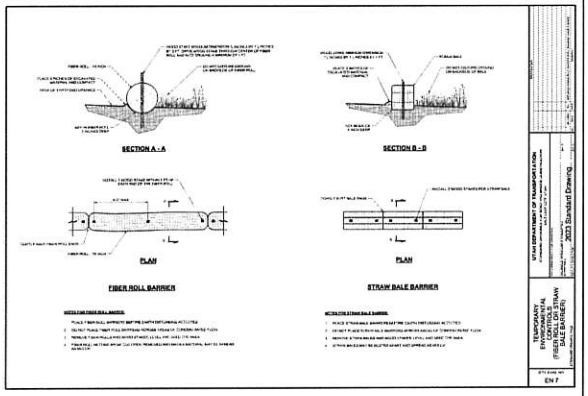
DUTCH BROS COFFEE UT0901
4773 W. CEDAR HILLS DR., CEDAR HILLS, UT









No.	Date	By	Ck'd	App.	Revision

Title: EROSION CONTROL DETAILS
4773 W. CEDAR HILLS DR,
CEDAR HILLS, UT 84062

For: DUTCH BROS

PROFESSIONAL ENGINEER
No. 13300449-2202
Anthony E. Merling
STATE OF UTAH
3/17/2025

Scale: Horizontal 1" = 20' Vertical N/A

Designed: LKW
Drawn: LKW
Checked: AEM
Approved: AEM
Date: 03/13/25

Barghausen Consulting Engineers, LLC.
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barghausen.com

Job Number: 23689
Sheet: C1.4
TITLE: Erosion Control Details

P:\23000s\23689\engineering\23689-NE.dwg 3/13/2025 5:16 PM EWDJEL

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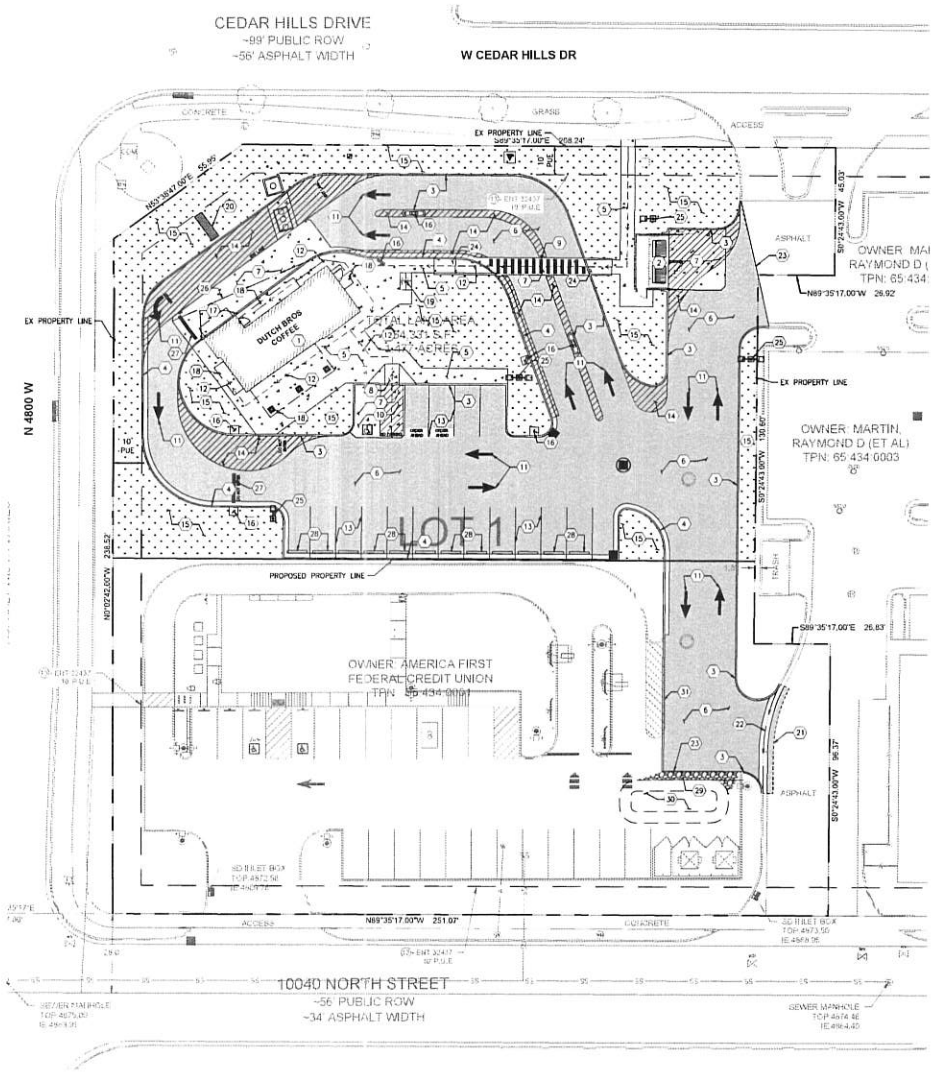
DUTCH BROS COFFEE UT0901
4773 W. CEDAR HILLS DR., CEDAR HILLS, UT



N

SCALE: 1"=20'

CONSTRUCTION NOTES:

1. LOCATION OF BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
2. LOCATION OF TRASH ENCLOSURE WITH CONCRETE PAD; REFER TO ARCHITECTURAL PLANS AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
3. CONSTRUCT CONCRETE BARRIER CURB PER DETAIL 7/SHT C5.0.
4. CONSTRUCT CURB AND GUTTER PER DETAIL 8/SHT C5.0
5. CONSTRUCT ON-SITE CONCRETE SIDEWALK; SECTION PER DETAIL 3/SHT C5.1. ALL JOINTS PER DETAIL 4/SHT C5.1.
6. CONSTRUCT ASPHALT PAVEMENT PER DETAIL 1/SHT C5.1.
7. CONSTRUCT ON-SITE CONCRETE PAVEMENT PER DETAIL 2/SHT C5.1.
8. CONSTRUCT FLARED ACCESSIBLE RAMP PER DETAIL 1/SHT C5.0.
9. PAINT CONTINENTAL PEDESTRIAN CROSSING PER CITY OF CEDAR HILLS STANDARD AND SPECIFICATIONS.
10. CONSTRUCT ACCESSIBLE PARKING STALL AND AISLE WITH ALL REQUIRED SIGNAGE PER DETAIL 3/SHT C5.0. REFER TO DETAIL 4/SHT C5.0 FOR INTERNATIONAL SYMBOL OF ACCESSIBILITY. REFER TO DETAIL 5/SHT C5.0 FOR SIGN FOOTINGS.
11. PAINT DIRECTION PAVEMENT MARKINGS, TYPICAL PER DETAIL 6/SHT C5.0. ALL STRIPING TO CONFORM WITH CITY OF CEDAR HILLS REQUIREMENTS AND SPECIFICATIONS.
12. ADA ACCESSIBLE PATH. SEE ACCESSIBLE PATH NOTE THIS SHEET.
13. PAINT 4" WIDE WHITE REFLECTIVE PAINT PARKING STALL STRIPES. STRIPING SHALL CONFORM WITH CITY OF CEDAR HILLS REQUIREMENTS AND SPECIFICATIONS.
14. PAINT 4" WIDE REFLECTIVE PAINT 45 DEGREE STRIPING AT 3' MAX ON CENTER FOR CROSSWALK STRIPING; ALL STRIPING TO CONFORM TO CITY OF CEDAR HILLS REQUIREMENTS AND SPECIFICATIONS.
15. PROPOSED LANDSCAPE AREA, TYPICAL. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
16. INSTALL SIGN. INSTALLATION WITH CONCRETE PAD IF IN LANDSCAPE AREA. REFER TO SIGNING PLANS BY OTHERS FOR ADDITIONAL INFORMATION, TYPICAL.
17. INSTALL BOLLARD IN CURB. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAIL.
18. LOCATION OF BUILDING CANOPY. SEE ARCHITECTURAL PLANS FOR DETAILS. CONFIRM ALL DIMENSIONS REQUIREMENTS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
19. INSTALL SHORT TERM BICYCLE PARKING RACK; "U" TYPE BIKE RACK PER DETAIL 6/SHT C5.1.
20. PROPOSED MONUMENT SIGN. REFER TO SIGNING PLANS BY OTHERS FOR DIMENSIONS AND ADDITIONAL INFO.
21. APPROXIMATE SAWCUT LINE.
22. CONSTRUCT CONCRETE SWALE PER DETAIL 5/SHT C5.1
23. PROPOSED EDGE OF PAVEMENT.
24. CONSTRUCT PERPENDICULAR ACCESSIBLE RAMP PER DETAIL 1/SHT C5.0.
25. INSTALL SITE LIGHT. REFER TO ARCHITECTURAL/ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
26. CONSTRUCT PAVEMENT SWALE. REFER TO GRADING PLAN SHT C3.0 FOR ADDITIONAL INFORMATION.
27. PAINT STOP BAR PER CITY OF CEDAR HILLS STANDARDS AND SPECIFICATIONS.
28. INSTALL PRE-CAST WHEEL STOP PER DETAIL 9/SHT C5.1.
29. INSTALL TEMPORARY GRAVEL/RIP RAP. CONTRACTOR TO CONFIRM FINAL PLACEMENT WITH DUTCH BROS CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION. TEMPORARY GRAVEL/RIP RAP TO STAY IN PLACE UNTIL CONSTRUCTION ON ADJACENT PROPERTY COMMENCES.
30. CONSTRUCT TEMPORARY BASIN.
31. CONSTRUCT TEMPORARY AC BERM.

Title: SITE PLAN
4773 W. CEDAR HILLS DR.,
CEDAR HILLS, UT 84062

For: DUTCH BROS

PROFESSIONAL ENGINEER
No. 13300449-2202
Anthony E. Martine
STATE OF UTAH
9/17/2025

Scale: Horizontal 1" = 20' Vertical N/A

Designed EMM
Drawn EMM
Checked AEM
Approved AEM
Date 03/13/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23689

Sheet C2.0

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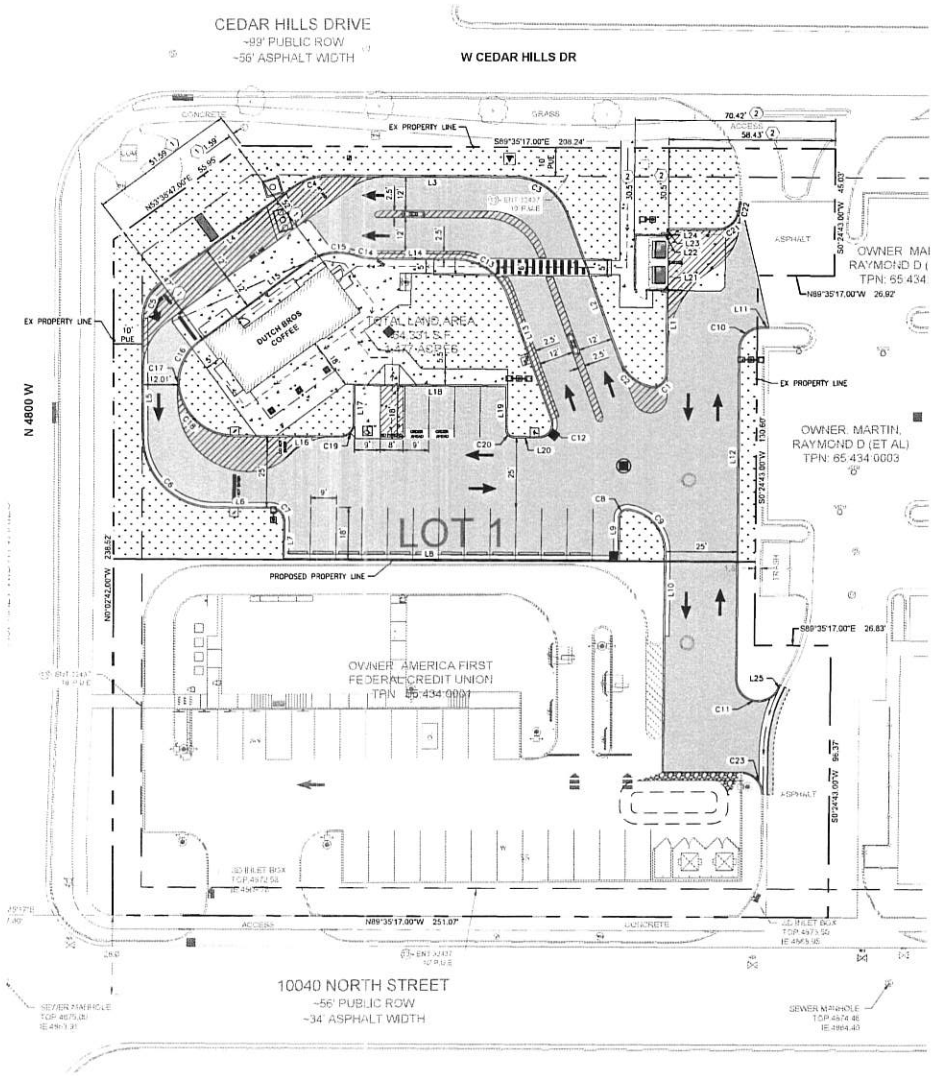

HORIZONTAL CONTROL NOTE:

CONTRACTOR SHALL HAVE ALL PROPERTY LINES, CURB, SIDEWALK, STRUCTURES, CONCRETE PADS AND ANY OTHER ABOVE GROUND PERMANENT STRUCTURE DEPICTED ON THESE PLANS STAKED FOR CONSTRUCTION BY A LICENSED SURVEYOR. LICENSED SURVEYOR SHALL STAKE ALL ITEMS USING COORDINATE GEOMETRY (RECTIFIED TO SITE CONTROL) CONTAINED IN CAD DRAWING FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETRIEVE LATEST CAD FILES FROM BARGHAUSEN CONSULTING ENGINEERS INC., REFLECTING ANY ISSUED PLAN REVISIONS. BARGHAUSEN CONSULTING ENGINEERS SHALL IMMEDIATELY BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

(2) HORIZONTAL CONTROL NOTES:

1. HORIZONTAL CONTROL DIMENSIONS FOR THE BUILDING ARE SHOWN FROM THE NORTHWEST PROPERTY CORNER TO THE FACE OF EXTERIOR FINISH AT THE BUILDING CORNER. THE BUILDING IS PARALLEL TO THE NORTHWEST PROPERTY LINE.
2. HORIZONTAL CONTROL DIMENSIONS FOR THE TRASH ENCLOSURE ARE SHOWN FROM THE NORTHEAST PROPERTY CORNER TO THE FACE OF STUD AT THE TRASH ENCLOSURE CORNER. THE TRASH ENCLOSURE IS PARALLEL TO THE NORTH PROPERTY LINE.

LINE TABLE

Line #	Length	Direction
L1	29.36	S0° 24' 35.16"W
L2	54.88	N19° 35' 17.00"W
L3	64.20	N89° 35' 17.00"W
L4	57.79	S53° 38' 47.00"W
L5	41.63	S0° 02' 42.00"E
L6	19.85	S89° 35' 17.00"E
L7	13.00	S0° 24' 43.00"W
L8	117.00	S89° 35' 17.00"E
L9	14.93	N0° 24' 43.00"E
L10	29.94	S0° 24' 43.00"W
L11	2.60	N89° 23' 55.79"W
L12	116.70	S0° 24' 43.00"W
L13	46.04	S19° 35' 17.00"E
L14	28.40	S89° 35' 17.00"E
L15	44.99	N53° 38' 46.85"E
L16	37.17	N89° 35' 17.00"W
L17	13.00	S0° 24' 43.00"W
L18	53.00	N89° 35' 17.00"W
L19	15.00	N0° 22' 57.05"E
L20	8.62	N89° 35' 17.00"W
L21	2.50	S89° 35' 17.00"E
L22	2.50	N89° 35' 22.27"W
L23	1.50	S0° 24' 43.00"W
L24	16.85	N89° 35' 17.00"W
L25	1.55	N26° 17' 24.29"E

CURVE TABLE

Curve #	Length	Radius	Delta
C1	8.96	5.00	102.62
C2	15.02	15.00	57.38
C3	24.43	20.00	70.00
C4	13.79	20.18	39.15
C5	14.06	15.00	53.69
C6	39.07	25.00	89.54
C7	7.85	5.00	90.00
C8	5.03	3.00	96.04
C9	21.98	15.00	83.96
C10	12.59	8.00	90.19
C11	21.62	8.00	154.85
C12	9.60	5.00	110.00
C13	24.43	20.00	70.00
C14	6.35	20.15	18.06
C15	19.20	20.04	54.89
C16	15.11	20.00	43.28
C17	5.45	15.00	20.83
C18	27.62	20.00	79.13
C19	7.85	5.00	90.00
C20	4.71	3.00	89.97
C21	10.71	8.00	76.72
C22	4.31	37.05	6.66
C23	11.43	7.98	82.02

N

0 10' 20' 40'
SCALE: 1"=20'

No.	Date	By	Chk.	App.	Revision

Title: HORIZONTAL CONTROL PLAN
4773 W. CEDAR HILLS DR.,
CEDAR HILLS, UT 84062

For: DUTCH BROS

PROFESSIONAL ENGINEER
No. 13300449-2202
Anthony F. Martino
STATE OF UTAH
3/7/2025

Scale: Horizontal 1" = 20' Vertical N/A

Designed EMM
Drawn EMM
Checked AFM
Approved AFM
Date 03/13/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23689

Sheet C2.1

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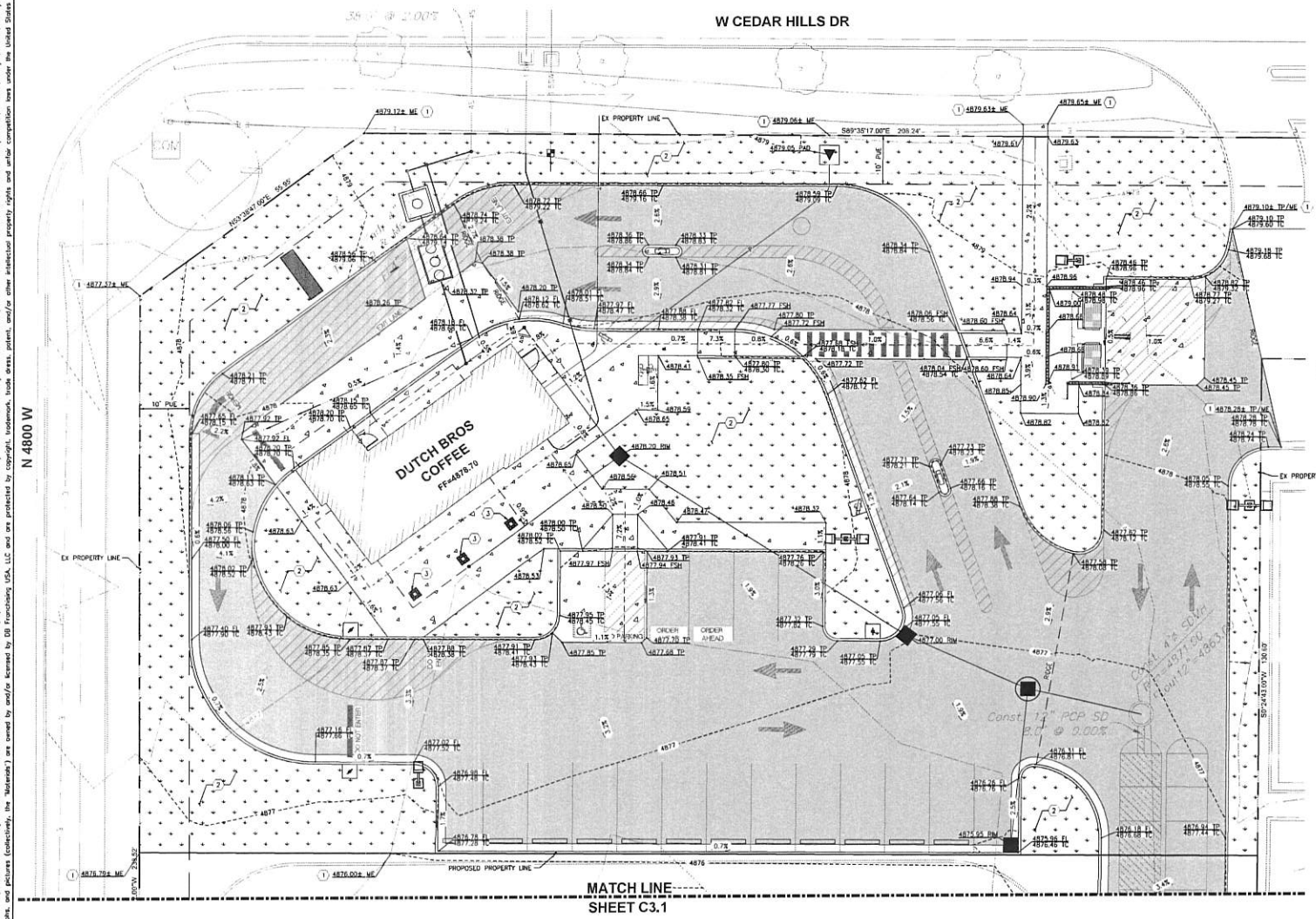

GRADING GENERAL NOTES:

1. ALL GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT CITY ORDINANCE AND STANDARD PLANS. THE GRADING IS SUBJECT TO THE OBSERVATION AND APPROVAL OF THE PUBLIC WORKS DEPARTMENT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPOSED GRADES IN RELATIONSHIP TO SURVEYED BASIS OF ELEVATION.
3. BUILDING FINISH FLOOR (FF) ELEVATION. THE FINISH FLOOR OF THE BUILDING(S) IS DESIGNED TO BE FLUSH WITH SURROUNDING CONCRETE PAVING UNLESS OTHERWISE NOTED ON THE PLANS.
4. ALL EXISTING UTILITY STRUCTURES AND ASSOCIATED LIDS THAT FALL WITHIN THE AREA OF WORK SHALL BE ADJUSTED TO FINISHED GRADE ELEVATIONS. CONTRACTOR SHALL CONFIRM THE FEASIBILITY OF ADJUSTING EXISTING UTILITY STRUCTURE LIDS TO FINISHED GRADE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
5. CONTRACTOR TO PROTECT AND MAINTAIN EROSION CONTROL FACILITIES DURING GRADING OPERATIONS.
6. CONTRACTOR TO OBTAIN ANY NECESSARY RIGHT-OF-WAY PERMITS IF REQUIRED FOR WORK SHOWN ON PLANS.
7. ALL MATCH EXISTING ELEVATIONS SHALL BE CONSTRUCTED TO BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES. ALL SAWCUT LOCATIONS, SHALL BE REPLACED TO MATCH EXISTING CONDITIONS.
8. ALL PAVEMENT SAWCUTS ARE DESIGNED TO BE REPLACED TO MATCH EXISTING PAVEMENTS AND SHALL BE FLUSH AND FREE OF ANY VERTICAL CHANGES. NOTIFY ENGINEER OF ANY DISCREPANCIES.
9. ALL SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED.

GRADING ABBREVIATIONS

GB – GRADE BREAK
FS – FINISH SURFACE
FSH – FLUSH
FF – FINISH FLOOR
FG – TOP OF GRADE/FINISH GRADE
FL – FLOWLINE
LIP – LIP OF GUTTER
ME – MATCH EXISTING ELEVATION
SW – TOP OF SIDEWALK
TC – TOP OF CURB
TP – TOP OF PAVEMENT

CONSTRUCTION NOTES

1. CONTRACTOR TO MATCH EXISTING GRADES & FLOW LINE
2. CONTRACTOR TO GRADE AREA TO DRAIN
3. CANOPY COLUMNS. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.

N

SCALE: 1"=10'

No.	Date	By	Chk.	App.	Revision

Title: GRADING PLAN
4773 W. CEDAR HILLS DR,
CEDAR HILLS, UT 84062

For: DUTCH BROS

PROFESSIONAL ENGINEER
No. 13300449-2202
Anthony E. Marine
STATE OF UTAH
3/17/2025

Scale: Horizontal 1" = 20' Vertical N/A
Designed EMM
Drawn EMM
Checked AEM
Approved AEM
Date 03/13/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
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Job Number 23689
Sheet C3.0
Revision

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4773 W. CEDAR HILLS DR., CEDAR HILLS, UT

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GRADING ABBREVIATIONS

GB	- GRADE BREAK
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CONSTRUCTION NOTES

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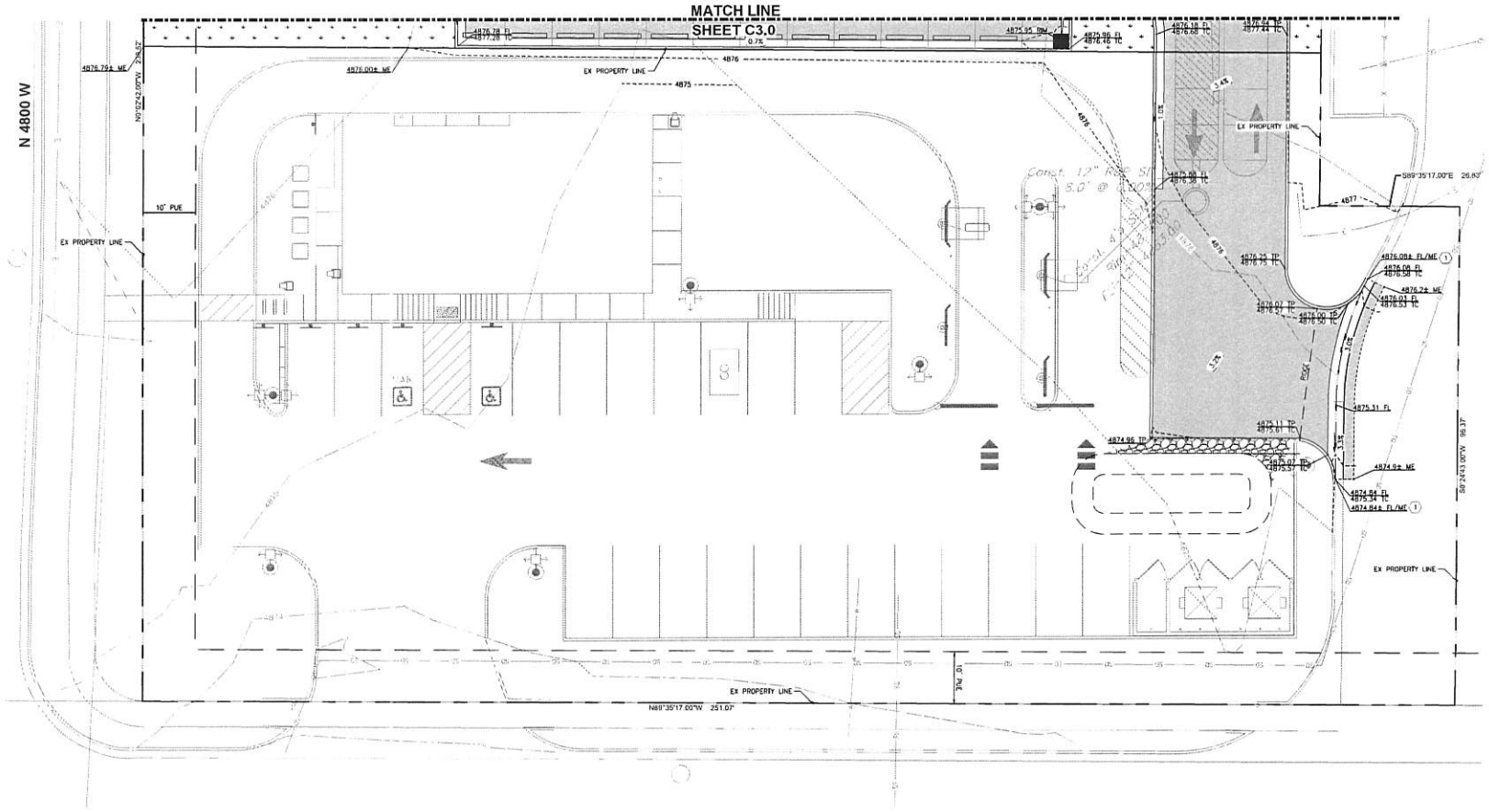
2. CONTRACTOR TO GRADE AREA TO DRAIN
3. CANOPY COLUMNS. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.



No.	Date	By	Chk'd	Appr.	Revision

Title: GRADING PLAN
4773 W. CEDAR HILLS DR.,
CEDAR HILLS, UT 84062

For: DUTCH BROS

PROFESSIONAL ENGINEER
No. 13300449-2202
Anthony E. Martino
STATE OF UTAH
3/17/2025

Scale: Horizontal 1" = 20' Vertical N/A

Designed EMM
Drawn EMM
Checked AEM
Approved AEM
Date 03/13/25

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Job Number 23689

Sheet C3.1

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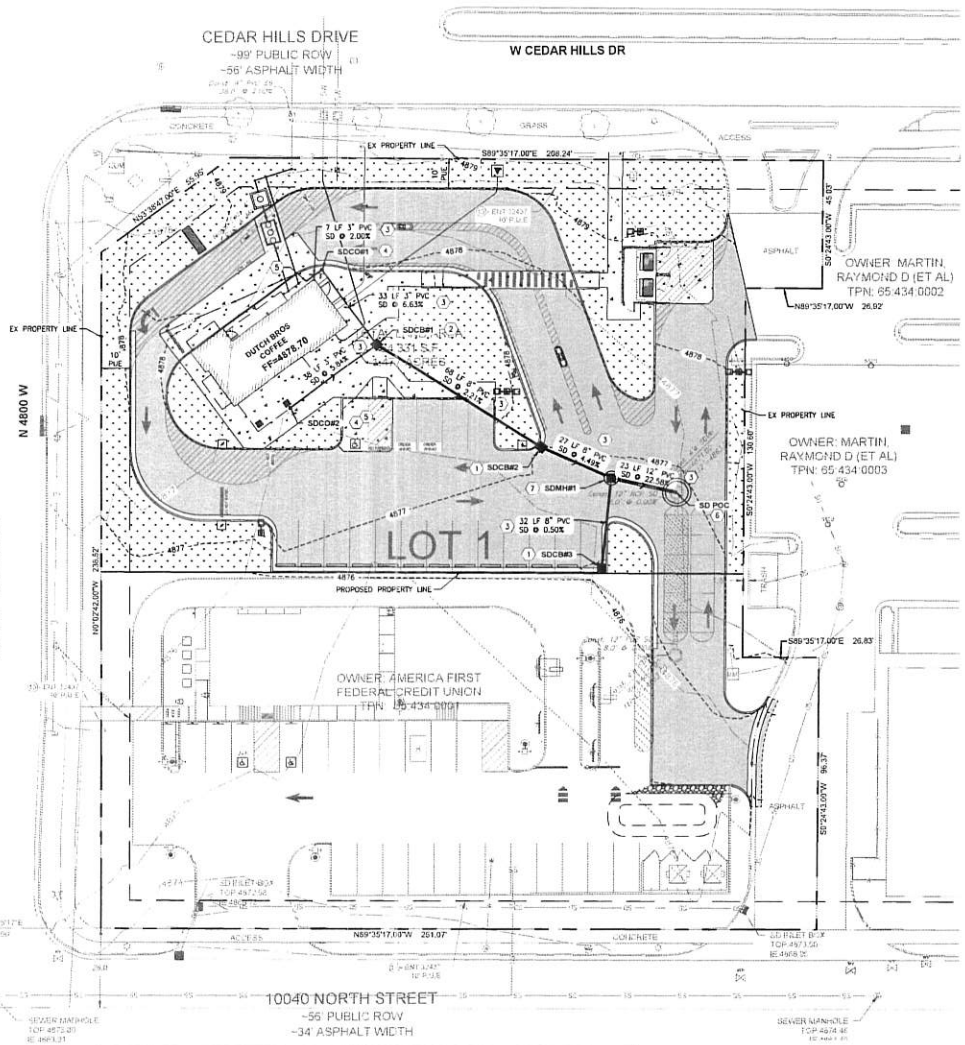

STORM DRAIN STRUCTURES
SD POC, RIM=4876.82 IE=4868.00 (12" W) (EXIST)
SDCB#1, BEEHIVE GRATE LID RIM=4878.20 IE=4876.01 (3" NW) IE=4876.01 (3" SW) IE=4876.01 (8" SE)
SDCB#2, TRAFFIC RATED GRATED LID RIM=4877.00 IE=4874.50 (8" NW) IE=4874.50 (8" SE)
SDCB#3, TRAFFIC RATED GRATED LID RIM=4875.95 IE=4873.45 (8" N)
SDCO#1, ADA COMPLIANT LID RIM=4878.84 IE=4878.16 (3" SW) IE=4878.16 (3" SE)
SDCO#2, ADA COMPLIANT LID RIM=4878.57 IE=4878.20 (3" NE)
SDMH#1, TRAFFIC RATED GRATED LID RIM=4876.77 IE=4873.29 (8" NW) IE=4873.29 (8" S) IE=4873.29 (12" E)

STORM DRAIN GENERAL NOTES:

1. ALL STRUCTURE ELEVATIONS SHOWN ARE TO CENTER OF STRUCTURE AT FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED.
2. ALL STORM DRAINAGE STRUCTURES EXPOSED TO TRAFFIC SHALL BE TRAFFIC RATED INCLUDING STRUCTURE, LID, ETC.
3. ALL STORM DRAIN PIPING DENOTED AS 'PVC' SHALL CONFORM TO ASTM D3034, SDR 35.
5. ALL STORM PIPING INSTALLED WITH LESS THAN 2 FEET OF COVER SHALL BE BACKFILLED WITH A CONTROLLED DENSITY FILL (SLURRY).
6. ALL STORM DRAINAGE STRUCTURES WITH LIDS EXPOSED TO PEDESTRIAN TRAFFIC SHALL BE HEEL PROOF AND SLIP RESISTANT IN ACCORDANCE WITH ACCESSIBILITY REQUIREMENTS.
7. PROVIDE ALL INCIDENTAL FITTINGS, BENDS, WYES, TEES, COUPLINGS, GASKETS, ETC. REQUIRED TO CONSTRUCT THE INFRASTRUCTURE DEPICTED.
8. ALL TRENCHING SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE PURVEYOR OR AGENCY SPECIFICATIONS.
9. PROVIDE MARKING TAPE AND LOCATE WIRE WITH ALL TRENCH INSTALLATIONS.
10. CONTRACTOR TO OBTAIN ANY NECESSARY RIGHT-OF-WAY PERMITS IF REQUIRED FOR WORK SHOWN ON PLANS.
11. CONTRACTOR TO RAISE AND ADJUST ALL EXISTING AND PROPOSED UTILITY STRUCTURES LIDS/GRATES TO FINAL GRADE AS NECESSARY. CATCH BASINS WITHIN ADA ACCESSIBLE PATHS SHALL BE ADJUSTED TO FINAL ELEVATIONS IN COMPLIANCE WITH CURRENT ADA REQUIREMENTS.
12. PROVIDE SLURRY BACKFILL OVER ANY UTILITY WHERE PROVIDED COVER IS LESS THAN 2' IN DEPTH.

STORM DRAIN CONSTRUCTION NOTES:

1. INSTALL 24"x24" PRECAST CATCH BASIN WITH GRATED LID PER DETAIL 7/SHT C5.1. LID SHALL BE TRAFFIC RATED. RIM ELEVATION AND INVERTS AS NOTED IN THE STRUCTURE TABLE.
2. INSTALL 24"x24" PRECAST CATCH BASIN PER DETAIL 7/SHT C5.1 WITH BEEHIVE GRATED LID PER NEENAH R-4345 OR EQUIVALENT
3. INSTALL STORM DRAIN PIPING, SLOPES AND ELEVATIONS PER PLAN.
4. INSTALL STORM CLEANOUT PER DETAIL 9/SHT C5.0
5. CONNECT CANOPY DRAIN TO STORM DRAIN.
6. CONNECT TO EXISTING STORM DRAIN MANHOLE. CONTRACTOR TO POTHOLE AND VERIFY LOCATION DEPTH PRIOR TO CONSTRUCTION. REPORT RESULTS TO ENGINEER PRIOR TO CONSTRUCTION.
7. INSTALL STORM DRAIN MANHOLE WITH GRATED LID. LID SHALL BE TRAFFIC RATED.

N

SCALE: 1"=20'

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

UTILITY LOCATION NOTE:

WATER LINES, CONDUITS FOR ELECTRICAL, OR OTHER UTILITIES SHALL BE LOCATED SO AS TO NOT CONFLICT WITH REQUIRED TREE LOCATIONS FOR STREETS AND PARKING LOTS.

UTILITY CROSSING NOTE:

CONTRACTOR SHALL MAINTAIN MINIMUM SEPARATION BETWEEN UTILITIES AS REQUIRED BY JURISDICTIONS HAVING AUTHORITY. CONTRACTOR TO VERIFY SEPARATION REQUIREMENTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

WATER CONNECTION NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE WATER STUB EXISTS. CONTRACTOR SHALL POTHOLE AND VERIFY STUB PRIOR TO PERFORMING ANY WORK IN THE RIGHT-OF-WAY. CONTRACTOR TO OBTAIN ENCROACHMENT PERMIT TO MAIN LINE CONNECTION.

SEWER CONNECTION NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE SANITARY SEWER CONNECTION EXISTS. IF NOT CONTRACTOR SHALL CONNECT TO EXISTING SEWER MAIN LINE PER CITY STANDARDS. CONTRACTOR TO OBTAIN ENCROACHMENT PERMIT TO MAIN LINE CONNECTION.

UTILITY CROSSING NOTE:

CONTRACTOR SHALL MAINTAIN MINIMUM VERTICAL SEPARATION BETWEEN UTILITIES AS REQUIRED BY JURISDICTION HAVING AUTHORITY. CONTRACTOR TO VERIFY SEPARATION REQUIREMENTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

UTILITY PROTECTION NOTE

APPROXIMATE LOCATION OF EXISTING GAS SERVICE IS SHOWN ON THESE PLANS. CONTRACTOR SHALL COORDINATE WITH PURVEYOR AND USE EXTREME CAUTION WHEN EXCAVATING ON-SITE UNTIL EXISTING GAS SERVICE LOCATION HAS BEEN CONFIRMED. CONTRACTOR SHALL HAVE ALL GAS AND POWER SERVICES LOCATED PRIOR TO CONSTRUCTION.

UTILITY POTHOLING NOTE

THE CIRCLED LOCATIONS ARE REQUIRED TO BE POTHOLED TO VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITY AND/OR POTENTIAL CONFLICTS WITH EXISTING UTILITIES. POTHOLING SHALL BE PERFORMED PRIOR TO INSTALLING ANY PROPOSED UTILITIES. CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. OF ANY CONFLICTS.

No.	Date	By	Chkd	Appr.	Revision

Title: DRAINAGE PLAN
4773 W. CEDAR HILLS DR.,
CEDAR HILLS, UT 84062

For: DUTCH BROS

PROFESSIONAL ENGINEER No. 13300449-2202 Anthony E. Martino STATE OF UTAH 3/17/2025

Scale: Horizontal 1" = 20' Vertical N/A

Designed EMM Drawn EMM Checked AEM Approved AEM Date 03/13/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23689
Sheet C4.0
Plot Date 3/17/2025 10:19 AM EMGELL
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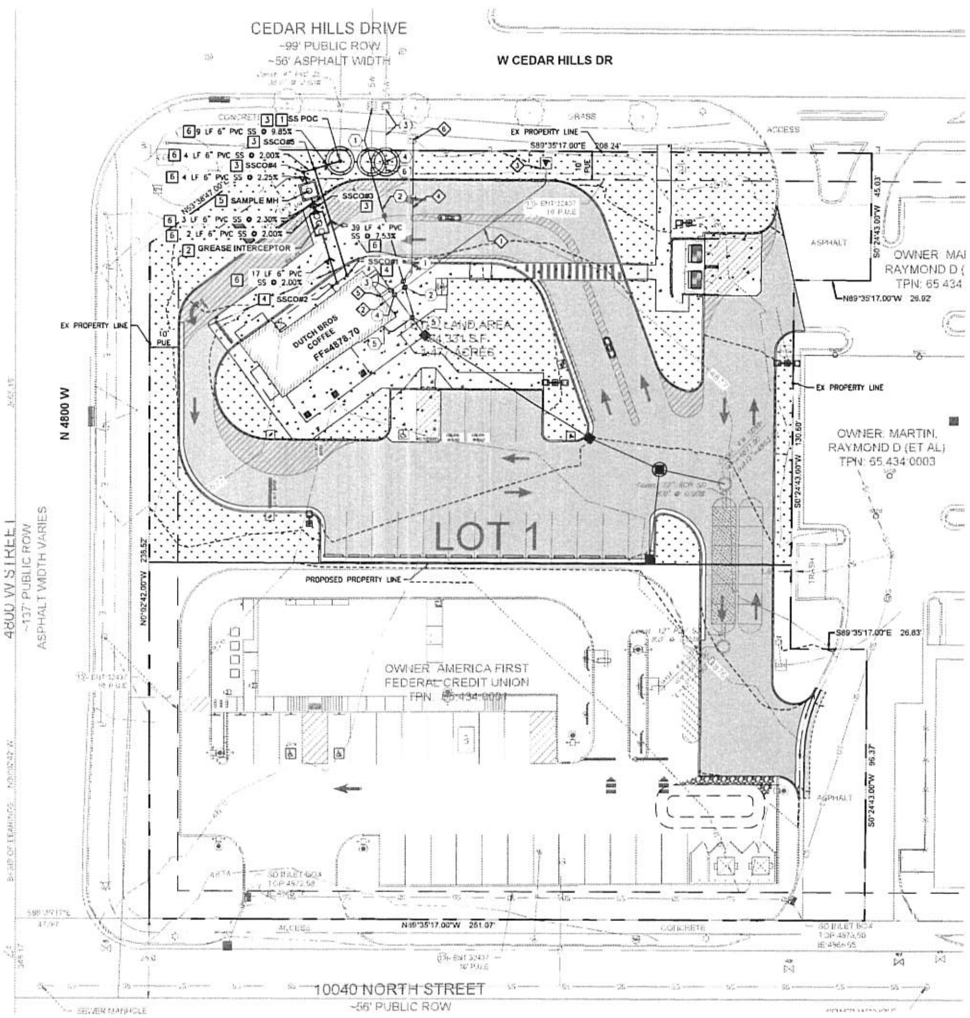

SANITARY SEWER STRUCTURES TABLE	
GREASE INTERCEPTOR, RIM=4878.46, IE=4874.85 (6" IN S), IE=4872.77 (6" OUT N)	
SAMPLE MH, RIM=4879.15, IE=4872.65 (6" IN S), IE=4872.40 (6" OUT N)	
SS POC, RIM=4879.13, IE=4871.31 (6" IN W)	(EXIST)
SSCO#1, ADA COMPLIANT LID, RIM=4878.69, IE=4875.20 (4" OUT N)	
SSCO#2, ADA COMPLIANT LID, RIM=4878.69, IE=4875.20 (6" OUT N)	
SSCO#3, TRAFFIC RATED LID, RIM=4878.63, IE=4872.73 (6" IN S), IE=4872.73 (6" OUT N)	
SSCO#4, RIM=4879.17, IE=4872.31 (6" IN S), IE=4872.31 (6" OUT E)	
SSCO#5, RIM=4879.18, IE=4872.23 (6" IN W), IE=4872.23 (6" OUT E)	

GENERAL UTILITY NOTES

1. ALL STRUCTURE ELEVATIONS SHOWN ARE TO CENTER OF STRUCTURE AT FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED.
2. ALL UTILITY STRUCTURES EXPOSED TO TRAFFIC SHALL BE TRAFFIC RATED INCLUDING STRUCTURE, LID, ETC.
3. ALL UTILITY STRUCTURES WITH LIDS EXPOSED TO PEDESTRIAN TRAFFIC SHALL BE SLIP RESISTANT IN ACCORDANCE WITH ACCESSIBILITY REQUIREMENTS.
4. PROVIDE ALL INCIDENTAL FITTINGS, BENDS, WYES, TEES, COUPLINGS, GASKETS, ETC. REQUIRED TO CONSTRUCT THE INFRASTRUCTURE DEPICTED.
5. ALL TRENCHING SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE PURVEYOR.
6. PROVIDE MARKING TAPE AND LOCATE WIRE WITH ALL TRENCH INSTALLATIONS.
7. ALL SANITARY SEWER PIPING SHALL BE PVC UNLESS DENOTED OTHERWISE. ALL PVC SEWER PIPE SHALL BE SDR-35 CONFORMING TO ASTM D3034.
8. ALL WATER PIPING DENOTED AS PVC SHALL CONFORM TO ASTM D1785, SCHEDULE 40.
9. ALL SANITARY SEWER MUST MEET THE REQUIREMENTS OF THE CITY OF CEDAR HILLS PUBLIC IMPROVEMENT STANDARDS AND TIMPANOGOS SPECIAL SERVICES DISTRICT STANDARDS

SEWER CONSTRUCTION NOTES

1. POINT OF CONNECTION: CONNECT TO EXISTING CLEANOUT PER CITY OF CEDAR HILLS. CONTRACTOR SHALL NOT DISTURB EXISTING IMPROVEMENTS BEYOND THE CLEANOUT LOCATION, TO THE GREATEST EXTENT FEASIBLE. IF SANITARY SEWER SERVICE DOES NOT EXIST, CONTRACTOR SHALL REPORT RESULTS TO ENGINEER PRIOR TO CONSTRUCTION.
2. INSTALL 1000 GALLON DURACRETE PRE-CAST CONCRETE GREASE INTERCEPTOR PER TIMPANOGOS SPECIAL SERVICES DITRICT DRAWING D10/SHT C6.0; INVERT AND RIM ELEVATIONS AS NOTED IN THE SANITARY SEWER STRUCTURE TABLE. CONSTRUCT CONCRETE SLAB AT GREASE INTERCEPTOR PER DETAIL 8/SHT C5.1. REFER TO ARCHITECTURAL AND PLUMBING PLANS FOR SIZE, TYPE AND VENDOR. PROVIDE VENT LINE; REFER TO ALL PLUMBING PLANS FOR ADDITIONAL INFORMATION.
3. INSTALL SANITARY SEWER CLEANOUT PER DETAIL 9/SHT C5.0; RIM AND INVERT ELEVATIONS AS NOTED IN THE STRUCTURE TABLE.
4. APPROXIMATE LOCATION OF CONNECTION TO BUILDING, INSTALL SANITARY SEWER CLEANOUT PER DETAIL 9/SHT C5.0. RIM AND INVERTS PER STRUCTURE TABLE. CONTRACTOR SHALL VERIFY FINAL INVERT ELEVATION, HORIZONTAL/VERTICAL LOCATION, AND SIZE WITH PLUMBING PLANS PRIOR TO CONSTRUCTION.
5. INSTALL SAMPLING MANHOLE PER TIMPANOGOS SPECIAL SERVICES DISTRICT DRAWING D6/SHT C6.0.
6. INSTALL SEWER LATERAL: SDR-35 PVC CONFORMING TO ASTM D3034. PIPE SIZE, LENGTH, AND SLOPE PER PLANS

WATER CONSTRUCTION NOTES

1. CONNECT TO EXISTING 1.5" DOMESTIC WATER SERVICE. CONTRACTOR SHALL VERIFY IF EXISTING WATER METER AND SERVICE EXISTS AND REPORT RESULTS TO ENGINEER PRIOR TO CONSTRUCTION. INSTALL 1.5" DOMESTIC WATER METER PER CITY OF CEDAR HILLS. CONTRACTOR SHALL COORDINATE WITH WATER PURVEYOR PRIOR TO CONSTRUCTION.
2. INSTALL 70 LF 1.5" PVC DOMESTIC WATER SERVICE.
3. CONNECT TO EXISTING 1.5" IRRIGATION WATER SERVICE. INSTALL 1" IRRIGATION WATER METER PER CITY OF CEDAR HILLS. CONTRACTOR SHALL VERIFY IF EXISTING WATER METER AND SERVICE EXISTS AND REPORT RESULTS TO ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH WATER PURVEYOR PRIOR TO CONSTRUCTION.
4. INSTALL 3/4" IRRIGATION WATER REDUCED PRESSURE BACKFLOW PER CITY OF CEDAR HILLS STANDARDS AND SPECIFICATIONS. ABOVE GROUND RP BACKFLOW SHALL BE ENCLOSED IN SUITABLE ENCLOSURE. ENCLOSURE SHALL BE HEATED AND INSULATED WITH HINGED LOCKABLE WHICH EXPOSES TOP AND FRONT OF RP BACKFLOW. ENCLOSURE SHALL BE EQUIPPED WITH A SCREENED DRAINAGE PORT AT THE BASE AND FLEXIBLE FLAPS TO PREVENT DRAFTS. CONTRACTOR SHALL COORDINATE INSTALLATION OF 120 VOLT, SINGLE PHASE, 15 AMP GROUND FAULT INTERRUPTING RECEPTACLE (UL STANDARD 943, N.E.M.A. 3R) WITH ELECTRICAL PLANS, INCLUDING CONDUIT ROUTING TO FACILITIES.
5. APPROXIMATE LOCATION OF DOMESTIC WATER CONNECTION TO BUILDING. COORDINATE SERVICE LOCATION, CONDUIT(S) SIZE AND CONTRACTOR SCOPE OF WORK WITH MEP PLANS/PURVEYOR PRIOR TO CONSTRUCTION.
6. INSTALL IRRIGATION SERVICE STUB.

DRY UTILITIES CONSTRUCTION NOTES:

1. APPROXIMATE LOCATION OF CONDUIT FOR UNDERGROUND POWER SERVICE LINE. CONTRACTOR SHALL COORDINATE SERVICE LOCATION, CONDUIT(S) SIZE AND CONTRACTOR SCOPE OF WORK WITH PURVEYOR PRIOR TO CONSTRUCTION.
2. APPROXIMATE LOCATION OF POWER CONNECTION TO BUILDING. COORDINATE SERVICE LOCATION, CONDUIT(S) SIZE AND CONTRACTOR SCOPE OF WORK WITH PURVEYOR PLANS PRIOR TO CONSTRUCTION.
3. APPROXIMATE LOCATION OF PROPOSED TRANSFORMER. CONTRACTOR SHALL COORDINATE SERVICE STUB LOCATION, CONDUIT(S) SIZE, AND CONTRACTOR SCOPE OF WORK WITH PURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR TO COORDINATE WITH PURVEYOR REGARDING CONNECTION REQUIREMENTS. COORDINATION WITH PURVEYOR SHALL BE DONE PRIOR TO CONSTRUCTION.
4. APPROXIMATE LOCATION OF DATA/COMM/TELEPHONE. CONTRACTOR TO INSTALL (1)-2" CONDUIT WITH PULL TAPE; CONTRACTOR TO COORDINATE SCOPE OF WORK WITH MEP PLANS AND PURVEYOR PRIOR TO CONSTRUCTION.
5. APPROXIMATE LOCATION OF DATA/COMM/TELEPHONE CONNECTION TO BUILDING. REFER TO MEP PLANS FOR FINAL LOCATION.
6. APPROXIMATE POINT OF CONNECTION LOCATION; CONTRACTOR TO COORDINATE SERVICE LOCATION AND SCOPE OF WORK WITH MEP AND PURVEYOR PRIOR TO CONSTRUCTION.

UTILITY CROSSING TABLE

#	BOTTOM UTILITY	TOP	TOP UTILITY	INVERT	CLEAR
1	DOMESTIC WATER	±2576.50	TELE/DATA/COMM	±2577.80	±1.5'
2	DOMESTIC WATER	±2576.50	ELECTRICAL	±2577.50	±1.0'
3	STORM DRAIN	±2576.76	TELE/DATA/COMM	±2577.80	±1.0'
4	STORM DRAIN	±2576.71	ELECTRICAL	±2577.80	±1.1'
5	STORM DRAIN	±2576.46	DOMESTIC WATER	±2577.50	±1.0'

UTILITY CROSSING NOTE
CONTRACTOR SHALL MAINTAIN MINIMUM VERTICAL SEPARATION BETWEEN UTILITIES AS REQUIRED BY JURISDICTIONS HAVING AUTHORITY. CONTRACTOR TO VERIFY SEPARATION REQUIREMENTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

UTILITY PROTECTION NOTE
APPROXIMATE LOCATION OF EXISTING GAS SERVICE IS SHOWN ON THESE PLANS. CONTRACTOR SHALL COORDINATE WITH PURVEYOR AND USE EXTREME CAUTION WHEN EXCAVATING ON-SITE UNTIL EXISTING GAS SERVICE LOCATION HAS BEEN CONFIRMED. CONTRACTOR SHALL HAVE ALL GAS AND POWER SERVICES LOCATED PRIOR TO CONSTRUCTION.

UTILITY POTHOLING NOTE
THE CIRCLED LOCATIONS ARE REQUIRED TO BE POTHOLED TO VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITY AND/OR POTENTIAL CONFLICTS WITH EXISTING UTILITIES. POTHOLING SHALL BE PERFORMED PRIOR TO INSTALLING ANY PROPOSED UTILITIES. CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. OF ANY CONFLICTS.

UTILITY CONFLICT NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

UTILITY LOCATION NOTE:
WATER LINES, CONDUITS FOR ELECTRICAL, OR OTHER UTILITIES SHALL BE LOCATED SO AS TO NOT CONFLICT WITH REQUIRED TREE LOCATIONS FOR STREETS AND PARKING LOTS.

UTILITY CROSSING NOTE:
CONTRACTOR SHALL MAINTAIN MINIMUM SEPARATION BETWEEN UTILITIES AS REQUIRED BY JURISDICTIONS HAVING AUTHORITY. CONTRACTOR TO VERIFY SEPARATION REQUIREMENTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

WATER CONNECTION NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE WATER STUB EXISTS. CONTRACTOR SHALL POTHOLE AND VERIFY STUB PRIOR TO PERFORMING ANY WORK IN THE RIGHT-OF-WAY. CONTRACTOR TO OBTAIN ENCROACHMENT PERMIT TO MAIN LINE CONNECTION.

SEWER CONNECTION NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE SANITARY SEWER CONNECTION EXISTS. IF NOT CONTRACTOR SHALL CONNECT TO EXISTING SEWER MAIN LINE PER CITY STANDARDS. CONTRACTOR TO OBTAIN ENCROACHMENT PERMIT TO MAIN LINE CONNECTION.

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No.	Date	By	Ckd.	Appr.	Revision

Title: UTILITY PLAN
4773 W. CEDAR HILLS DR.,
CEDAR HILLS, UT 84062

For: DUTCH BROS

PROFESSIONAL ENGINEER No. 13300449-2202 Anthony E. Martino STATE OF UTAH 3/17/2025

Scale: Horizontal 1" = 20' Vertical N/A
Designed EWM Drawn EWM Checked AEM Approved AEM Date 02/13/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23689
Sheet C4.1

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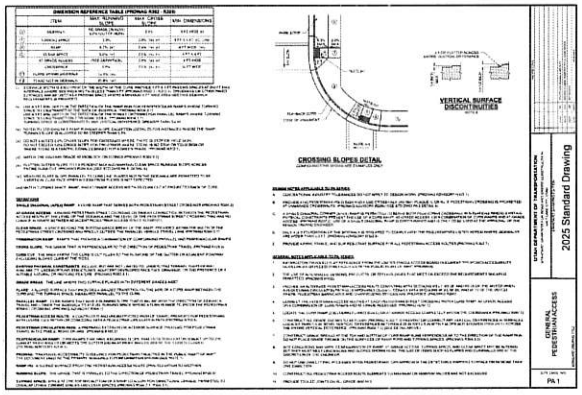
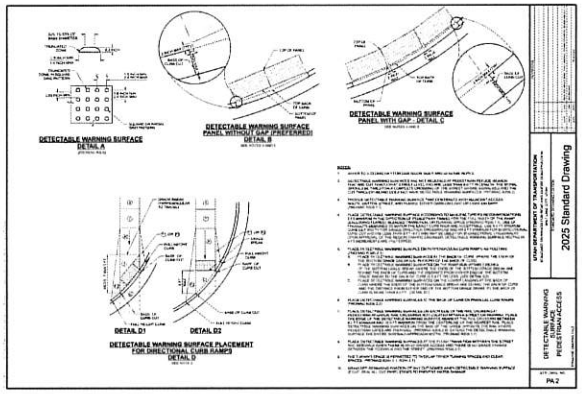
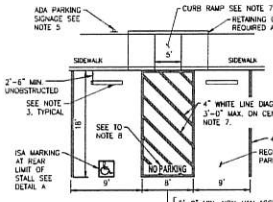


1 C5.0 ACCESSIBLE RAMP
SCALE: NTS



2 C5.0 DETECTABLE WARNING
SCALE: NTS



SINGLE ACCESSIBLE PARKING STALL

SIGN R7-8
SIZE = 12"x18"

SIGN R7-8a
SEE NOTES 2 AND 6
SIZE = 12"x9"

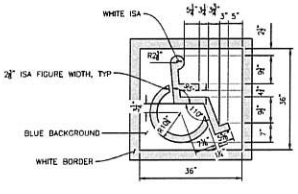
OFF-STREET PARKING SIGNS

NOTES:

1. ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE.
2. THE FIRST ONE OUT OF EVERY SIX ACCESSIBLE OFF-STREET ACCESSIBLE PARKING STALLS, SHALL BE SERVED BY AN ACCESSIBLE AISLE OF 8'-0" MINIMUM WIDTH AND SHALL BE SIGNED VAN ACCESSIBLE. THE R7-8B SIGN SHALL BE MOUNTED BELOW THE R7-8 PLAQUE.
3. IN EACH PARKING STALL, A CURB OR PARKING BUMPER SHALL BE PROVIDED IF REQUIRED TO PREVENT ENCROACHMENT OF VEHICLES OVER THE REQUIRED WIDTH OF WALKWAYS. PARKING STALLS SHALL BE SO LOCATED THAT PERSONS WITH DISABILITIES ARE NOT COMPELLED TO WHEEL OR WALK BEHIND PARKED VEHICLES OTHER THAN THEIR OWN.
4. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES DESIGNED TO NOT EXCEED 1.5% IN ANY DIRECTION (CONSTRUCTED SURFACES SLOPES SHALL NOT EXCEED 2.0% IN ANY DIRECTION).
5. WHERE PLAQUE R7-8, OR SIGN R7-8B ARE INSTALLED, THE BOTTOM OF THE SIGN OF PLAQUE SHALL BE A MINIMUM OF 7'-0" ABOVE THE SURROUNDING SURFACE. SEE DETAIL 11 ON SHEET 11 OF 20.
6. CURB RAMPS SHALL BE AS REFERENCED PER PLAN AND SHALL BE CONSTRUCTED COMPLYING WITH DETAIL 2 ON SHEET 11 OF 13.
7. BLUE PAINT, INSTEAD OF WHITE MAY BE USED FOR MARKING ACCESSIBILITY AISLES IN AREAS WHERE SNOW MAY CAUSE VISIBILITY ISSUES WITH WHITE MARKINGS.
8. THE WORDS "NO PARKING", SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 1'-0" TALL AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS.
9. ALL SINGLE SPACE ACCESSIBLE PARKING SPACES SHALL PROVIDE THE LOADING AND UNLOADING ACCESS AISLE ON THE PASSENGER SIDE OF THE VEHICLE.
10. ACCESSIBLE PARKING ONLY SIGN SHALL BE SIGN R7-8. VAN ACCESSIBLE PLAQUE SHALL BE R7-8A OF THE M.U.T.C.D. AND INSTALLED IN CONFORMANCE WITH DETAIL 10 ON SHEET 10 OF 13.

NOTE: ISA = INTERNATIONAL SYMBOL OF ACCESSIBILITY

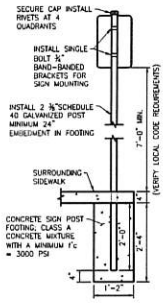
3 C5.0 ACCESSIBLE PARKING
SCALE: NTS



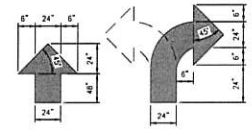
PAVEMENT INTERNATIONAL SYMBOL OF ACCESSIBILITY NOTES:

A. SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL.
B. BOTTOM OF SYMBOL TO BE LOCATED FLUSH WITH ACCESS DRIVE, CENTERED ON PARKING SPACE.
C. SYMBOL IS REQUIRED TO CONTRAST WITH BACKGROUND.

4 C5.0 INTERNATIONAL SYMBOL OF ACCESSIBILITY
SCALE: NTS



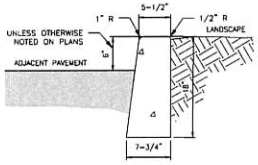
5 C5.0 SIGN POST
SCALE: NTS



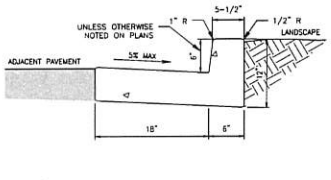
DETAIL NOTES:

APPLY 2 COATS OF CHLORINATED RUBBER-TYPE TRAFFIC-LANE MARKING PAINT OVER CLEANED PAVING SURFACE ACCORDING TO LAYOUT SHOWN ON THE SITE PLAN. PAINT AS REQUIRED BY CITY CODE.

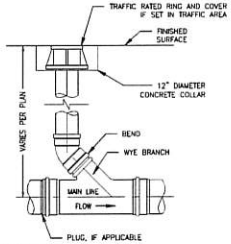
6 C5.0 TRAFFIC MARKINGS
SCALE: NTS



7 C5.0 ONSITE BARRIER CURB (PRIVATE)
SCALE: NTS



8 C5.0 ONSITE CURB & GUTTER (PRIVATE)
SCALE: NTS



CONSTRUCTION NOTES:

1. RING AND ACCESS COVER SHALL BE H20 TRAFFIC RATED AND DUCTILE OR CAST IRON CASTING.
2. RING AND COVER SHALL BE SET FLUSH WITH FINISHED SURFACE.
3. ALL PIPE/FITTING SHALL CONFORM TO SPECIFICATIONS ON UTILITY SHEET(S).

9 C5.0 CLEANOUT
SCALE: NTS

No.	Date	By	Ck'd	App.	Revision

Title: CIVIL DETAILS
4773 W. CEDAR HILLS DR.,
CEDAR HILLS, UT 84062

For: DUTCH BROS

PROFESSIONAL ENGINEER
No. 13306449-2202
Anthony E. Merline
STATE OF UTAH
3/17/2025

Scale: Horizontal N/A, Vertical N/A
Designed SMM
Drawn EMM
Checked AEM
Approved AEM
Date 03/13/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

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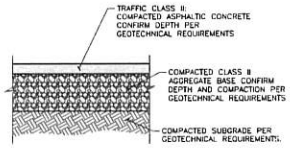
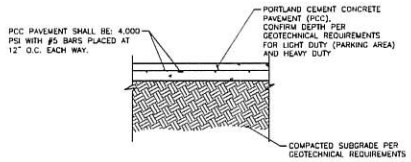


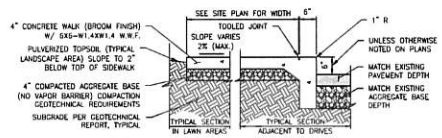
NOTE:
ALL ASPHALTIC PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

1 / C5.1 ASPHALT PAVING SECTION (PRIVATE)
SCALE: NTS



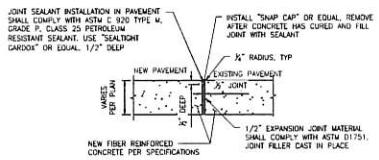
NOTE:
ALL PORTLAND CEMENT CONCRETE PAVEMENT (PCC) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

2 / C5.1 CONCRETE PAVING SECTION (PRIVATE)
SCALE: NTS

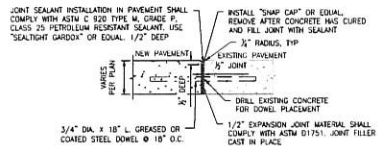


NOTES:
A. SIDEWALKS VARY IN WIDTH. CONTROL JOINTS TO BE PLACED AT SPACING EQUAL TO SIDEWALK WIDTH. REFER TO DETAIL 4 ON THIS SHEET.
B. PROVIDE EXPANSION JOINTS AT 28' TO 30' O.C. MAXIMUM. SEE DETAIL 4 ON THIS SHEET.
C. WHEN WALK IS ADJACENT TO THE BUILDING PROVIDE 3/8" x 4" IMPREGNATED FIBERBOARD.
D. ALL PORTLAND CEMENT CONCRETE PAVEMENT (PCC) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORTS.

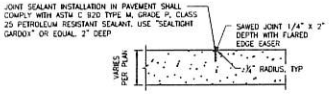
3 / C5.1 ONSITE SIDEWALK (PVT)
SCALE: NTS



CONSTRUCTION JOINT

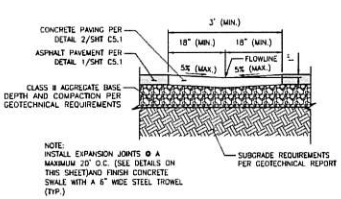


EXPANSION JOINT (TYPICAL)



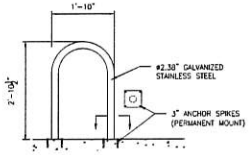
CONTROL JOINT (SAWED)

4 / C5.1 CONCRETE JOINTING
SCALE: NTS

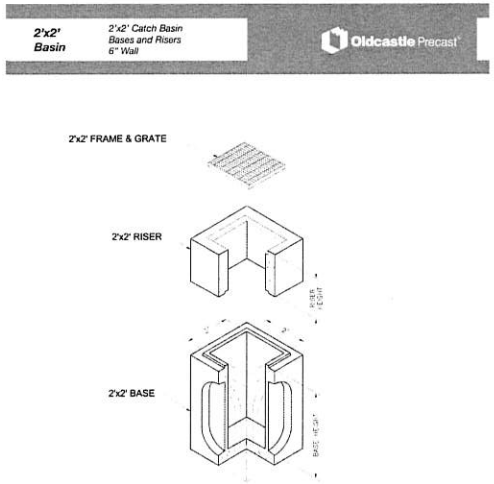


NOTE:
INSTALL EXPANSION JOINTS @ A MAXIMUM 20' O.C. (SEE DETAILS ON THIS SHEET)AND FINISH CONCRETE SWALE WITH A 6" WIDE STEEL TROWEL (TYP.)

5 / C5.1 CONCRETE SWALE
SCALE: NTS



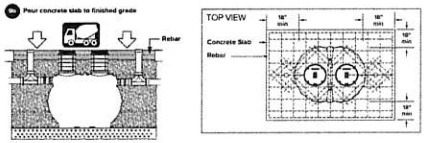
6 / C5.1 MADRAX U-LINE BIKE RACK
SCALE: NTS



	WEIGHTS	
<DEPTH	BASE	WALL
2'		375 #
3'		469 #
4'	1,574 #	1,148 #
5'	2,316 #	2,041 #
6'	3,196 #	3,025 #

NOTES:
1. Precast design complies with ASTM C-857 and C-858 with less than 2" of earth over the top on AASHTO HS-20 loading.
2. Lifting eyes not for anchor only. Design eyes active.

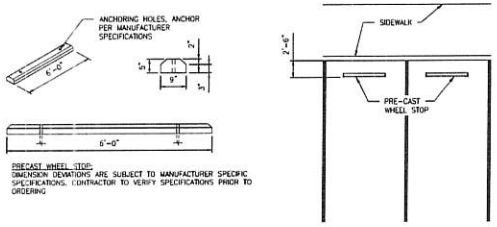
7 / C5.1 PRE-CAST CATCH BASIN
SCALE: NTS



Vehicular Traffic Areas:
Minimum 8" thick concrete slab with rebar required. Thickness of concrete around drivers to be determined by specifying engineer. If traffic loading is required the concrete slab dimensions shown are for geometric purposes only. Concrete to be 28 day compressive strength to 4,000 PSI use No. 4 rebar in 12" grid or 6X6 steel per ASTM A185, connected with tie wire. Rebar to be 2-1/2" from edge of concrete and spaced in a 12" grid with 4" spacing around access openings.

Pedestrian Traffic or Greenspace Areas:
Minimum 6" thick concrete slab with rebar required.

8 / C5.1 GREASE INTERCEPTOR CONCRETE SLAB
SCALE: NTS



PRECAST WHEEL STOP:
DIMENSION DEVIATIONS ARE SUBJECT TO MANUFACTURER SPECIFIC SPECIFICATIONS. CONTRACTOR TO VERIFY SPECIFICATIONS PRIOR TO ORDERING

9 / C5.1 PRE-CAST WHEEL STOP
SCALE: NTS

No.	Date	By	Chk	App.	Revision

Title: CIVIL DETAILS
4773 W. CEDAR HILLS DR.,
CEDAR HILLS, UT 84062

For: DUTCH BROS

PROFESSIONAL ENGINEER
No. 13306449-2202
Anthony F. Martino
STATE OF UTAH
3/17/2025

Designed SAM
Drawn SAM
Checked AFM
Approved AFM
Date 03/13/25
Scale
Horizontal N/A
Vertical N/A

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23689
Sheet C5.1

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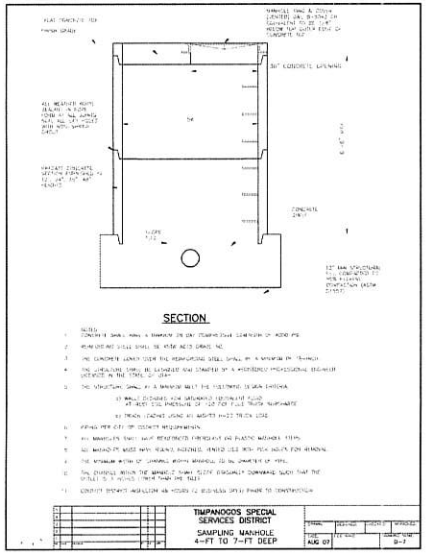
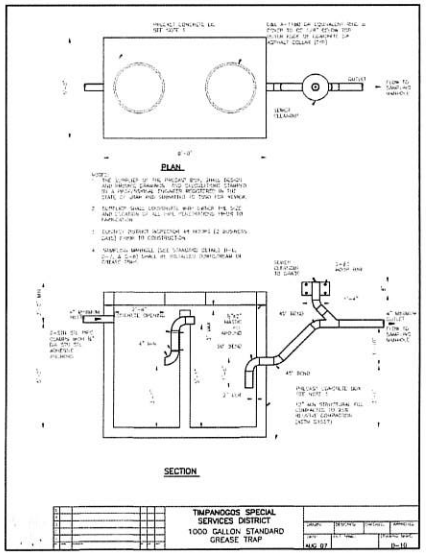
DUTCH BROS COFFEE UT0901
4773 W. CEDAR HILLS DR., CEDAR HILLS, UT





No.	Date	By	Ckd.	App.	Revision

Title: AGENCY DETAILS
4773 W. CEDAR HILLS DR.,
CEDAR HILLS, UT 84062

For: DUTCH BROS COFFEE

PROFESSIONAL ENGINEER
No. 13300449-2202
Anthony F. Martino
STATE OF UTAH
3/17/2025

Scale: Horizontal N/A; Vertical N/A

Designed FJW
Drawn FJW
Checked AFM
Approved AFM
Date 02/13/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23689
Sheet C6.0
Permit Set

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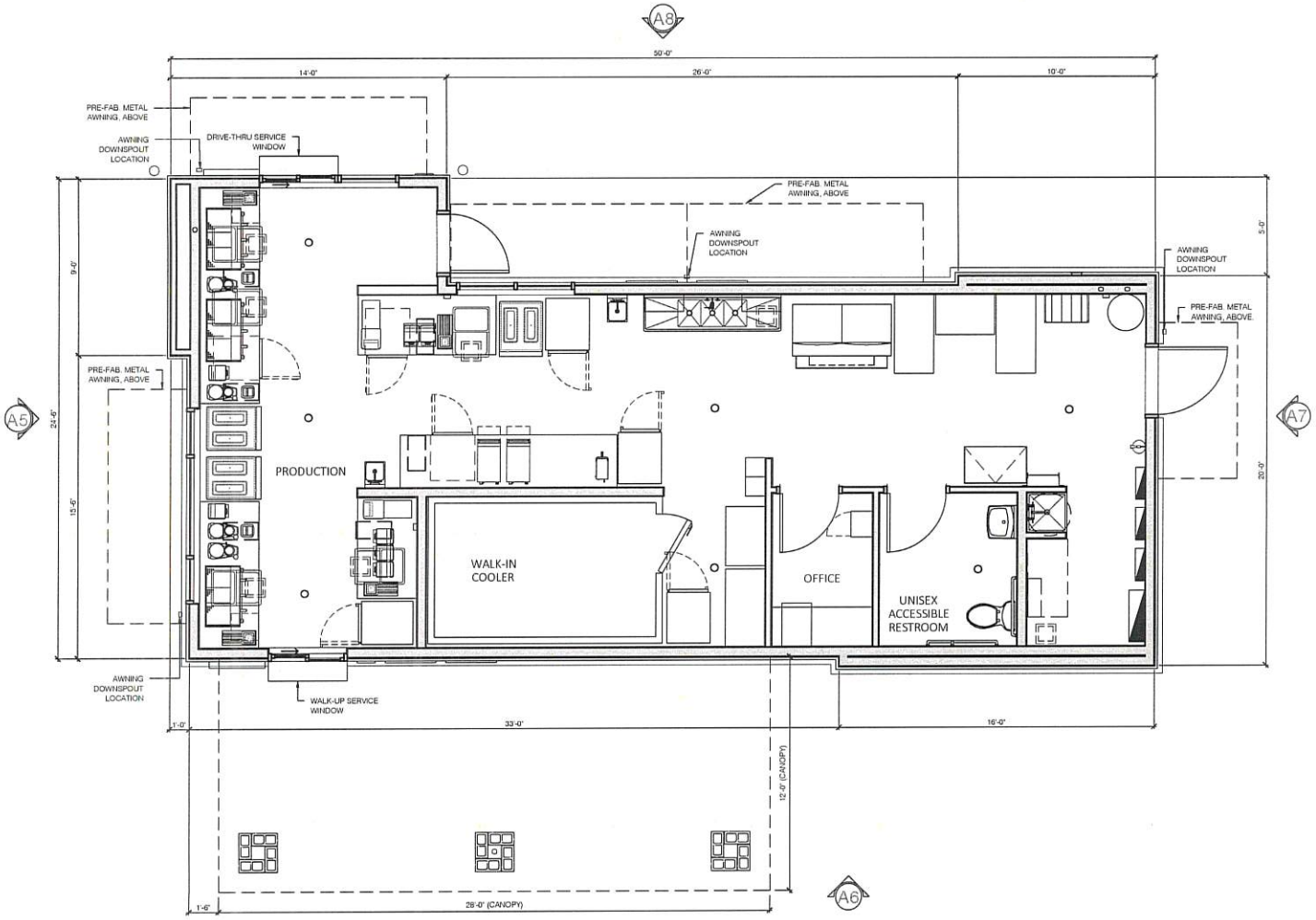
LOOKING EAST

LOOKING SOUTH

LOOKING WEST

LOOKING NORTH



SCALE: 3/8" = 1'-0"

0' 5' 10' 20'

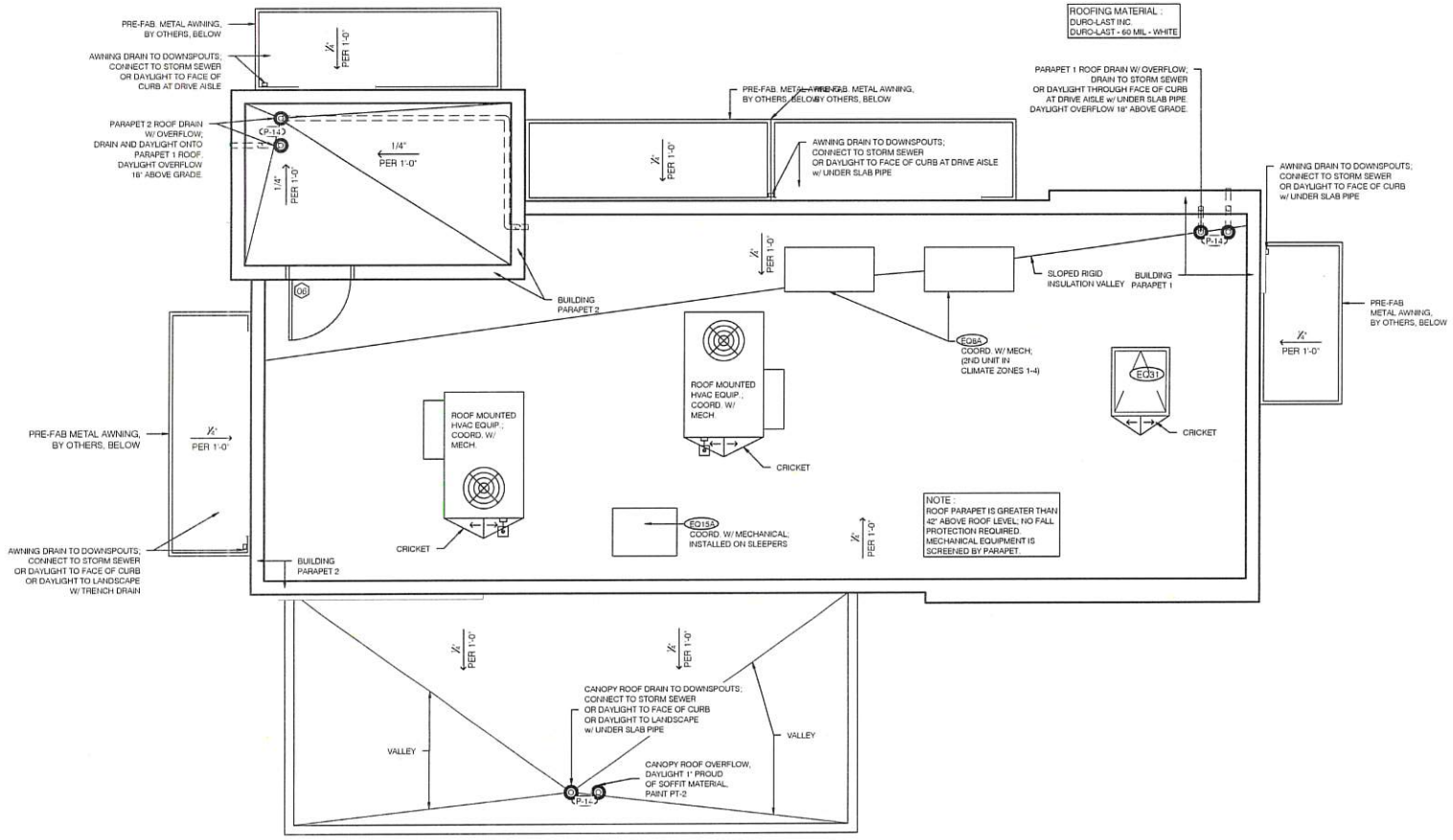
GNICH ARCHITECTURE STUDIO

DUTCH BROS COFFEE | UT0901 | SEC W CEDAR HILLS DRIVE & N 4800 W | CEDAR HILLS, UT 84062

1001 SE SANDY BLVD. SUITE 100 | PORTLAND, OR 97214 | www.GnichArch.com | v. 503.552.9079 | f. 503.241.7055 | 03/12/2025

FLOOR PLAN

PAGE A3



SCALE: 3/8" = 1'-0"

0' 5' 10' 20'

EXTERIOR FINISH SCHEDULE - ALTERNATE w/ CANOPY				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE E FINISH. REVEALS AS SHOWN	PAINTED. COLOR: BLDG DB DARK GRAY
1B	BRICK	COMMERCIAL BRICK CORPORATION	STANDARD KINGSIZE BRICK - WEATHERFORD	COLOR: PER MFR
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 w/ FACTORY PANEL CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	BRICK	COMMERCIAL BRICK CORPORATION	STANDARD KINGSIZE BRICK - WEATHERFORD	COLOR: PER MFR
	BRICK SILL	COMMERCIAL BRICK CORPORATION	STANDARD KINGSIZE BRICK - WEATHERFORD,	COLOR: PER MFR. SLOPED ROWLOCK
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES. COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTH-WESTERN SPRUCE	1x8, T&G, 1/8" REVEAL
6	BRICK	COMMERCIAL BRICK CORPORATION	THIN BRICK - WEATHERFORD	COLOR: PER MFR
MISC				
7	PARAPET CAPS	WESTERN STATES METAL ROOFING	-	COLOR: MATTE BLACK
8	STOREFRONT	KAWNEER, OR SIM	-	COLOR: DARK BRONZE
NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS. COLOR: BLDG DB DARK GRAY				

SCALE: 1/2" = 1'-0"

0' 5' 10' 20'

GNICH ARCHITECTURE STUDIO

DUTCH BROS COFFEE | UT0901 | SEC W CEDAR HILLS DRIVE & N 4800 W | CEDAR HILLS, UT 84062

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WEST ELEVATION

EXTERIOR FINISH SCHEDULE - ALTERNATE w/ CANOPY

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE E FINISH, REVEALS AS SHOWN	PAINTED, COLOR: BLDG DB DARK GRAY
1B	BRICK	COMMERCIAL BRICK CORPORATION	STANDARD KINGSIZE BRICK - WEATHERFORD	COLOR: PER MFR.
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 w/ FACTORY PANEL, CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	BRICK	COMMERCIAL BRICK CORPORATION	STANDARD KINGSIZE BRICK - WEATHERFORD	COLOR: PER MFR
	BRICK SILL	COMMERCIAL BRICK CORPORATION	STANDARD KINGSIZE BRICK - WEATHERFORD,	COLOR: PER MFR. SLOPED ROWLOCK
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES, COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x8, T&G, 1/8" REVEAL
6	BRICK	COMMERCIAL BRICK CORPORATION	THIN BRICK - WEATHERFORD	COLOR: PER MFR
MISC.				
7	PARAPET CAPS	WESTERN STATES METAL ROOFING	-	COLOR: MATTE BLACK
8	STOREFRONT	KAWNEER, OR SIM.	-	COLOR: DARK BRONZE

NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS. COLOR: BLDG DB DARK GRAY

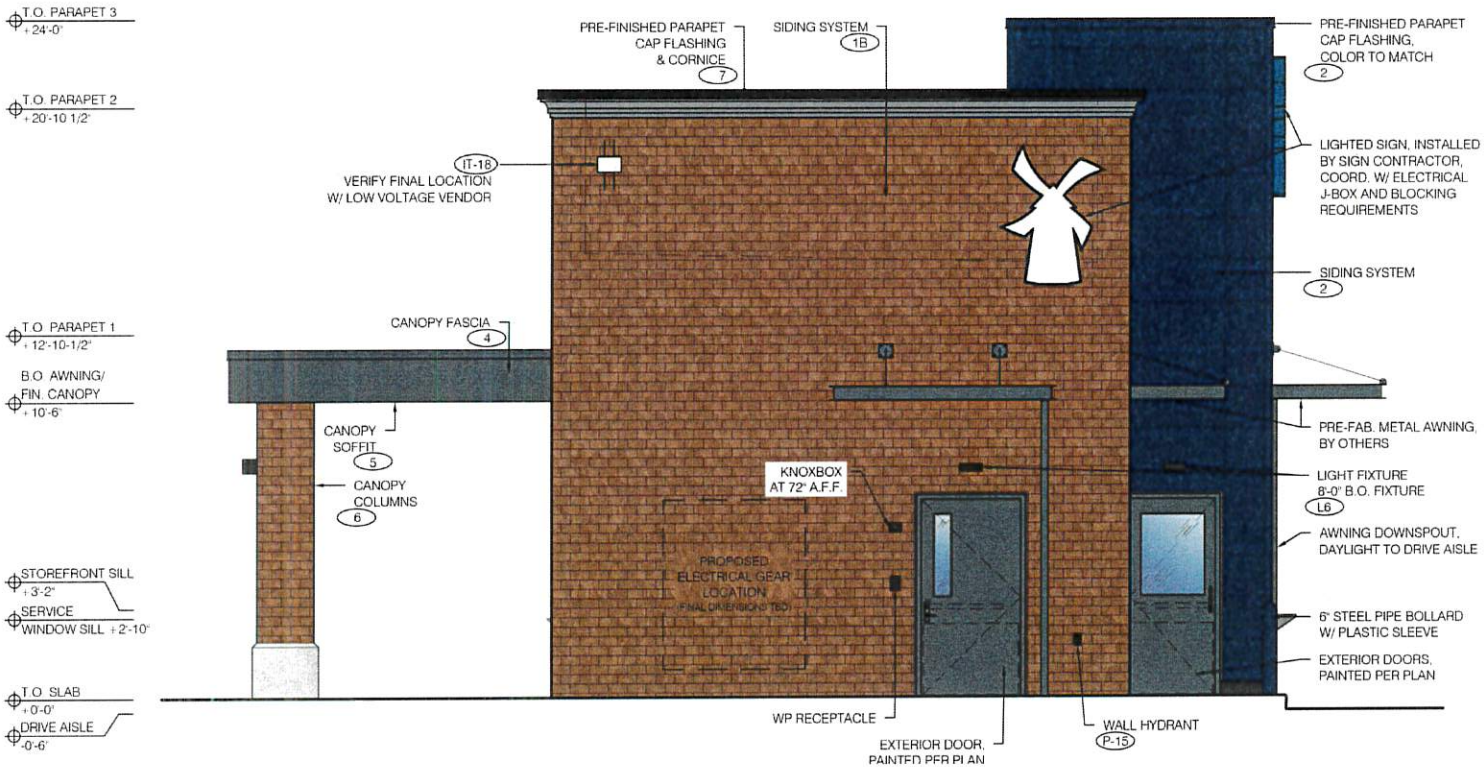
SCALE: 1/2" = 1'-0"

0' 5' 10' 20'

EXTERIOR FINISH SCHEDULE - ALTERNATE w/ CANOPY

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	STUCCO	DRYVIT	OCP-2 SYSTEM, SANDPEBBLE FINE E FINISH. REVEALS AS SHOWN	PAINTED; COLOR: BLDG DB DARK GRAY
1B	BRICK	COMMERCIAL BRICK CORPORATION	STANDARD KINGSIZE BRICK - WEATHERFORD	COLOR: PER MFR
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1816 w/ FACTORY PANEL CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	BRICK	COMMERCIAL BRICK CORPORATION	STANDARD KINGSIZE BRICK - WEATHERFORD	COLOR: PER MFR.
	BRICK SILL	COMMERCIAL BRICK CORPORATION	STANDARD KINGSIZE BRICK - WEATHERFORD,	COLOR: PER MFR. SLOPED ROWLOCK
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES. COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x8. T&G. 1/8" REVEAL
6	BRICK	COMMERCIAL BRICK CORPORATION	THIN BRICK - WEATHERFORD	COLOR: PER MFR
MISC				
7	PARAPET CAPS	WESTERN STATES METAL ROOFING	-	COLOR: MATTE BLACK
8	STOREFRONT	KAWNEER, OR SIM	-	COLOR: DARK BRONZE

NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS AT AWNING AND CANOPY LOCATIONS, COLOR: BLDG DB DARK GRAY



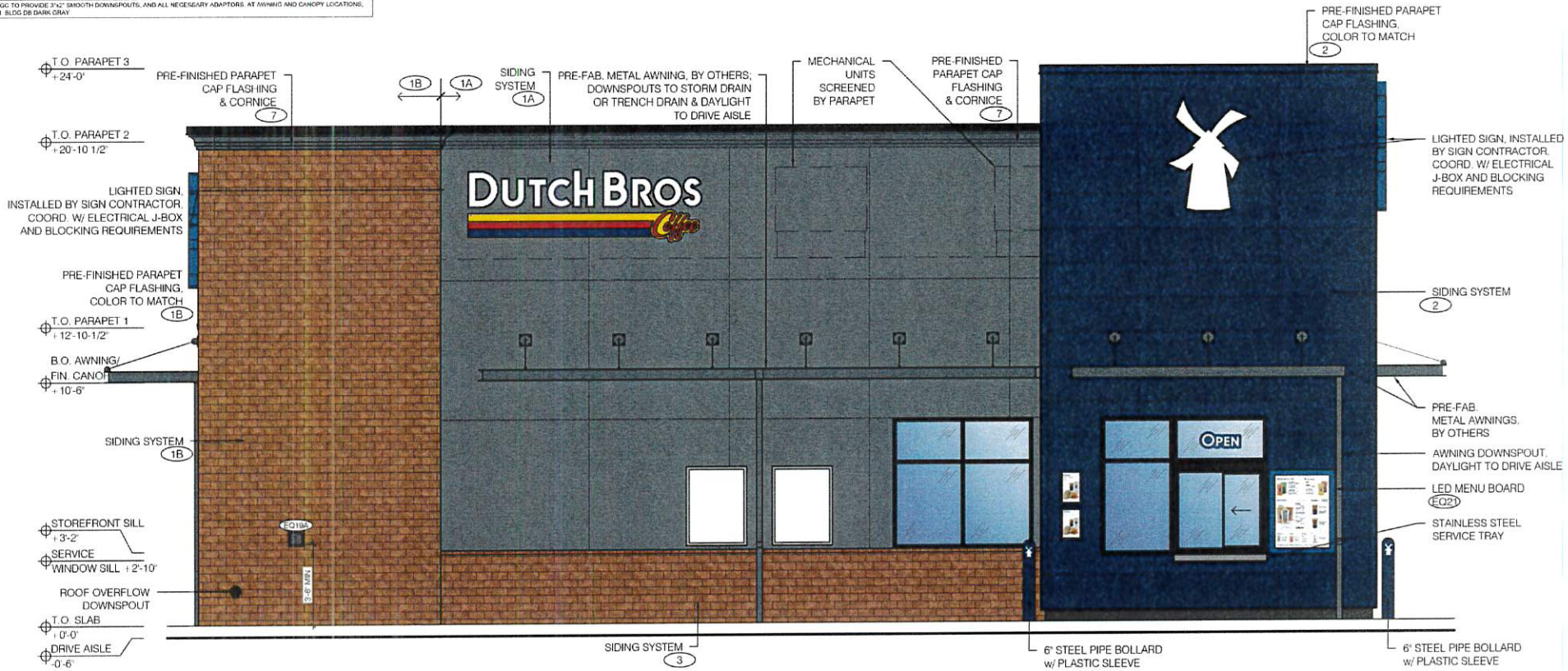
SCALE: 1/2" = 1'-0"

0' 5' 10' 20'

EXTERIOR FINISH SCHEDULE - ALTERNATE w/ CANOPY				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE E FINISH. REVEALS AS SHOWN	PAINTED, COLOR: BLDG DB DARK GRAY
1B	BRICK	COMMERCIAL BRICK CORPORATION	STANDARD KINGSIZE BRICK - WEATHERFORD	COLOR: PER MFR
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 w/ FACTORY PANEL CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	BRICK	COMMERCIAL BRICK CORPORATION	STANDARD KINGSIZE BRICK - WEATHERFORD	COLOR: PER MFR
	BRICK SILL	COMMERCIAL BRICK CORPORATION	STANDARD KINGSIZE BRICK - WEATHERFORD,	COLOR: PER MFR SLOPED ROWLOCK
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES, COLOR: BLDG DB DARK GRAY.
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x6, T&G, 1/8" REVEAL
6	BRICK	COMMERCIAL BRICK CORPORATION	THIN BRICK - WEATHERFORD	COLOR: PER MFR
MISC				
7	PARAPET CAPS	WESTERN STATES METAL ROOFING	-	COLOR: MATTE BLACK
8	STOREFRONT	KAWNEER, OR SIM.	-	COLOR: DARK BRONZE

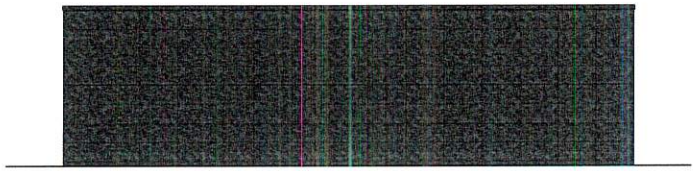
NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS, COLOR: BLDG DB DARK GRAY

DUTCH BROS Coffee



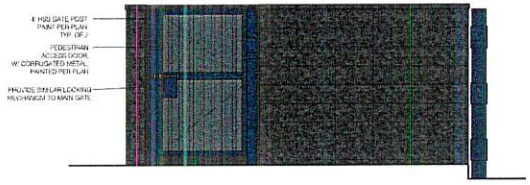
5 TRASH ENCLOSURE SIDE ELEVATION

SCALE: 1/2" = 1'-0"



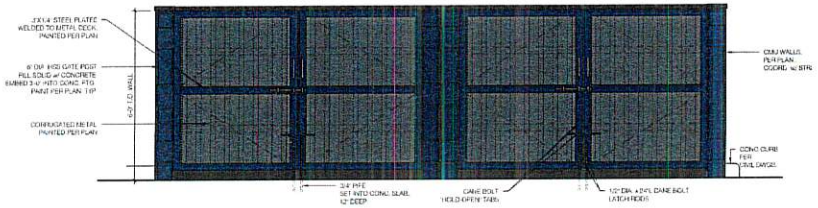
4 TRASH ENCLOSURE SIDE ELEVATION

SCALE: 1/2" = 1'-0"



3 TRASH ENCLOSURE SIDE ELEVATION

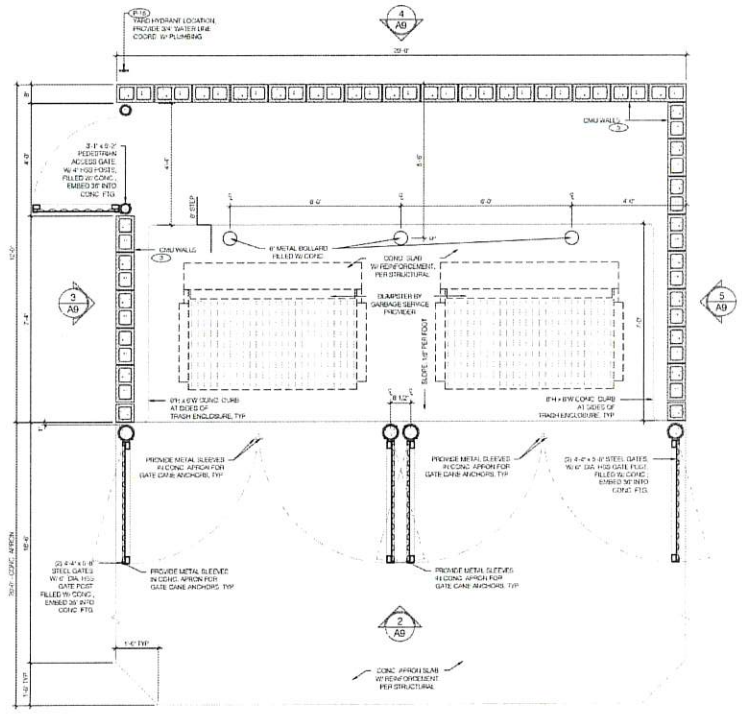
SCALE: 1/2" = 1'-0"



2 TRASH ENCLOSURE FRONT ELEVATION

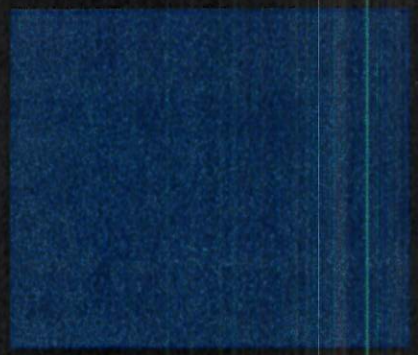
SCALE: 1/2" = 1'-0"

TRASH ENCLOSURE MATERIALS				
ID	MATERIAL	MANUFACTURER	COLOR	NOTES
3	CMU BLOCK	WILLAMETTE GRAYSTONE	CHARCOAL	SPLIT FACE BLOCK (MAKE AS NECESSARY)
	CMU CAP	WILLAMETTE GRAYSTONE	CHARCOAL	(3) No. 2
PT-2	PAINT	SHERWIN WILLIAMS		BLDG CO DARK GRAY, GATE DECKS
PT-3	PAINT	SHERWIN WILLIAMS		BLDG CO BLUE, GATE FRAMES & POSTS



1 TRASH ENCLOSURE PLAN

SCALE: 1/2" = 1'-0"



FIBER CEMENT BOARD
MANUFACTURER: NICHIHA
PROFILE: ILLUMIINIATION
COLOR: BLDG DB BLUE

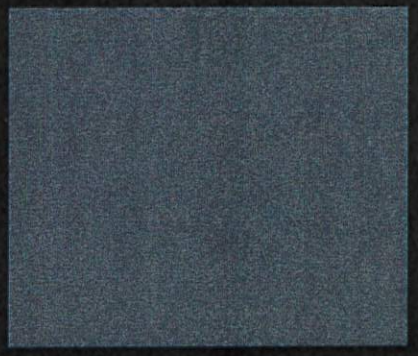
STUCCO SYSTEM
MANUFACTURER: DRYVIT
PROFILE: CCP-2 SYSTEM,
SANDPEBBLE FINE E FINISH
COLOR: PAINTED, BLDG DB GRAY DARK

BRICK - FULL
MANUFACTURER: COMMERCIAL BRICK CORPORATION
COLOR: WEATHERFORD

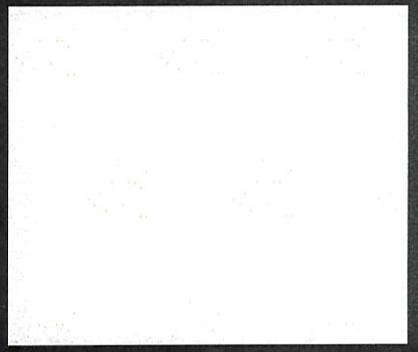
BRICK - THIN
MANUFACTURER: COMMERCIAL BRICK CORPORATION
COLOR: WEATHERFORD

CANOPY SOFFIT
MANUFACTURER: HEWN
PROFILE: NW SPRUCE
NATURAL & SEALED
COLOR: PER MFR.

WINDOW SYSTEM
MANUFACTURER: KAWNEER OR SIM.
PROFILE: ANODIZED ALUMINUM
FINISH: DARK BRONZE



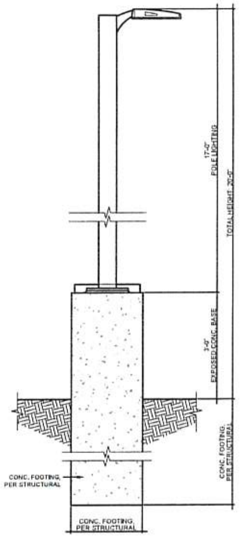
AWNINGS & DOORS - PAINT
MANUFACTURER: SHERWIN-WILLIAMS
COLOR: BLDG DB GRAY DARK



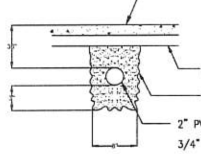
ROOFING MATERIAL
MANUFACTURER: DURO-LAST
DL-60 - 60 MIL
COLOR: WHITE

KEYED NOTES

1. LOCATION OF UTILITY METER DISCONNET SWITCH AND CT CABINET. REFER TO "RISER DIAGRAM" ON SHEET E3.01.
2. PROVIDE 120V ELECTRICAL CONNECTION WITH (2)#8 & (1)#8G. IN 2" PVC ROUTED BELOW GRADE FOR DRIVE-THRU BACKUT MENU BOARD PER MANUFACTURER'S INSTRUCTIONS. CONDUIT SHALL COME UP IN CENTER OF POST. SIGN COMPANY REPRESENTATIVE TO GIVE EXACT LOCATIONS/DIMENSIONS FOR GC TO MATCH. CONTRACTOR SHALL REPAIR EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.
3. PROVIDE 120V ELECTRICAL CONNECTION WITH (2)#8 & (1)#8G. IN 2" PVC ROUTED BELOW GRADE FOR NEW MONUMENT SIGN PER REPRESENTATIVE PRIOR TO ROUGH-IN. CONTRACTOR SHALL REPAIR EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.
4. PARKING LOT FIXTURES TO DIM TO 40% WHILE NOT OCCUPIED AND SET TO FULL BRIGHTNESS WHILE IN USE.
5. LOCATION OF CABLE INTERNET DEMARC
6. PROVIDE 2" CONDUIT W/ PULL STRING 24" BEHIND MENU BOARD TO CHRISTY BOX FOR FUTURE DIGITAL MENU BOARD UPGRADE. COORDINATE W/ SIGN MANUFACTURER.



4 / E0.01 LIGHT POLE DETAIL
SCALE: N.T.S.



3 / E0.01 TRENCHING DETAIL
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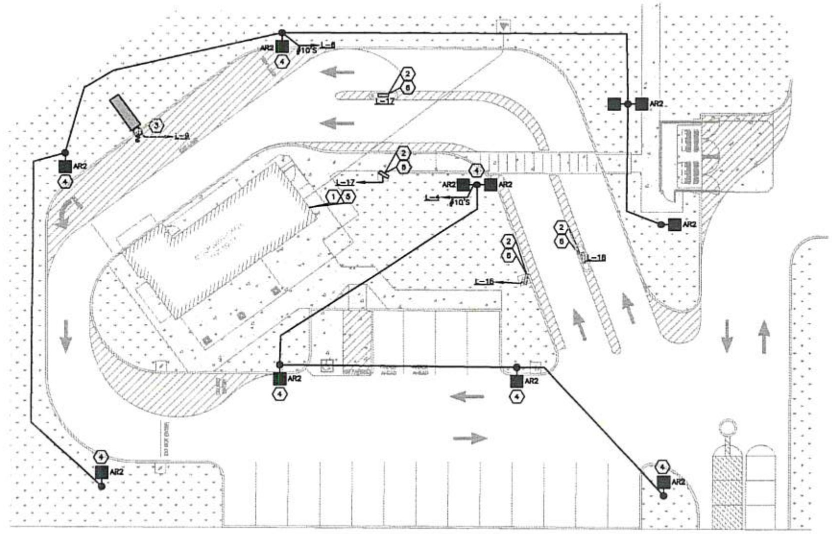
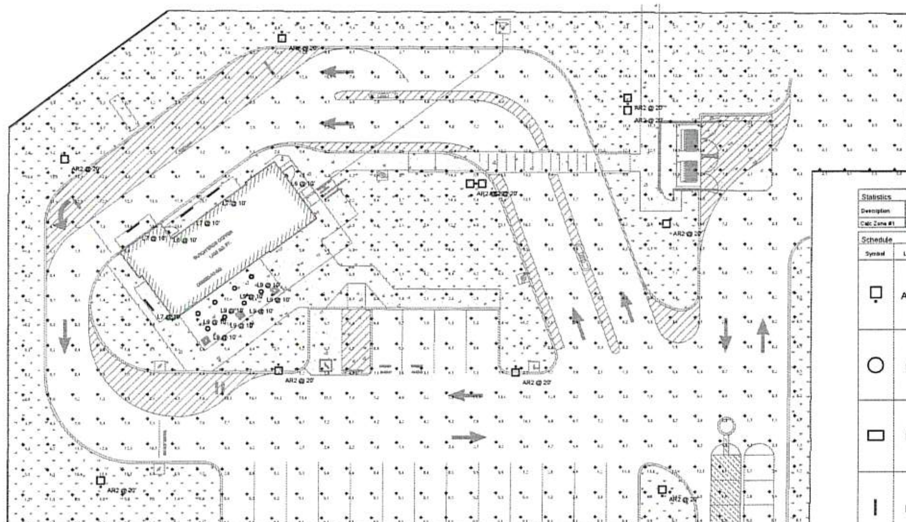


PLAN NORTH 1 ELECTRICAL SITE PLAN
1/16" = 1'-0"



PLAN NORTH 2 SITE PHOTOMETRIC PLAN
1/16" = 1'-0"

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	4.0 fc	23.8 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
□	AR2	11	KIM LIGHTING	AR2-54L-540-5K7-1	AR2	1	10671	1	98.73
○	L9	8	DMF LIGHTING	DRD5S-4R-10930	DRD5S-4R-10930	1	1015	0.93	11.8
▭	L6	2	RAB LIGHTING INC.	WPLED26-WPLED26/D10 (WALLPACK) - ALED26-ALED26/D10 (AREA LIGHTER)	CAST FINNED METAL HOUSING, MACHINED METAL HEAT SINK, 1 CIRCUIT BOARD WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SEMI-SPECULAR FINISH, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL FRAME.	1	3474	0.93	32
I	L7	4	Self	WPLED26-WPLED26/D10 (WALLPACK) - ALED26-ALED26/D10 (AREA LIGHTER)	CROWN-L90-277V 830_BA110	1	4200	0.93	40

DUTCH BROS Coffee

GNICH ARCHITECTURE STUDIO
AN OREGON LIMITED LIABILITY COMPANY

1001 SE SANDY BLVD. SUITE 100
PORTLAND, OR 97214
V. 503.552.9079
F. 503.241.7055
WWW.GNICHARCH.COM

Project No: UT0901
Dutch Bros Coffee - New Freestanding Store
SEC W Cedar Hills Drive & N 4800 W
Cedar Hills, UT 84062
For: Dutch Bros Coffee
110 SW 4th Street
Grants Pass, OR 97526

DB2550-A1

ISSUED FOR DESIGN
REVIEW: 03.12.2025

REV:	DATE:	DESCRIPTION:

SHEET NAME:
ELECTRICAL SITE PLAN & PHOTOMETRIC

SHEET NUMBER:
E0.01

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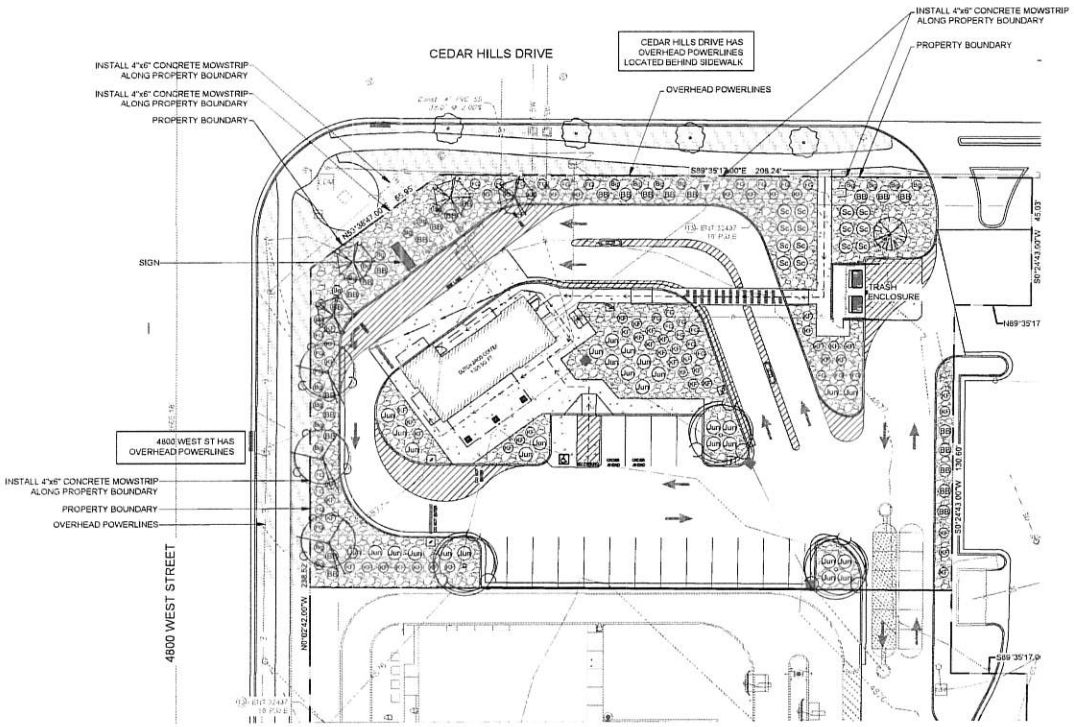
Know what's **below.**
Call before you dig.
Dial 811

DUTCH BROS COFFEE UT0901
4773 W. CEDAR HILLS DR., CEDAR HILLS, UT

LANDSCAPE LEGEND

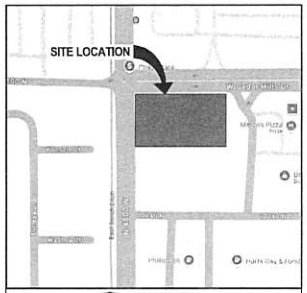
EXISTING TREE TO BE RETAINED. PROTECT DURING CONSTRUCTION

EXISTING LANDSCAPING TO BE RETAINED



N

0 10' 20' 40'
SCALE: 1"=20'



PROJECT DATA

NAME:	DUTCH BROS COFFEE – UT0901 – CEDAR HILLS, UT
LOCATION:	4773 W. CEDAR HILLS DR, CEDAR HILLS, UT 84062
APN #:	65-434-0001
EXISTING USE:	UNDEVELOPED/VACANT LAND
PROPOSED USE:	DRIVE THROUGH COFFEE SHOP
EXISTING ZONING:	SC-1 COMMERCIAL
PROPOSED ZONING:	SC-1 COMMERCIAL
PROJECT AREA:	33,458 SF (0.77 AC)
GROSS PROJECT AREA:	36,055 SF (0.83 AC)
PARCEL AREA:	64,331 SF (1.48 AC)
PARKING SPACES REQUIRED:	4 SPACES
PARKING SPACES PROVIDED:	1 ADA PARKING – VAN ACCESSIBLE 17 REGULAR PARKING TOTAL 18 STALLS

PROJECT SUMMARY COVERAGE:

BUILDINGS (INCLUDING TRASH):	±1,265 SF	(3.5%)
PARKING AND MANEUVERING:	±18,181 SF	(50.4%)
WALKWAYS:	±2,525 SF	(7.0%)
LANDSCAPE:	±10,063 SF	(27.9%)
EX WALKWAYS:	±207 SF	(0.6%)
EX DRIVEWAY	±1,217 SF	(3.4%)
OFFSITE:		
PRIVATE ACCESS ROAD:	±2,160 SF	(6.0%)
LANDSCAPE:	±437 SF	(1.2%)
	±36,055 SF	(100.0%)

LANDSCAPE REQUIREMENTS

30% OF THE SITE REQUIRED TO BE LANDSCAPED
PROJECT AREA: 33,458 SF x 30% = 10,037 SF LANDSCAPE AREA REQUIRED
10,037 SF LANDSCAPE AREA PROVIDED

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAMES	SIZE CONDITION	SPACING	QUANTITY	REMARKS
	TREES:				
	PYRUS CALLERYANA 'CAPITAL' / FLOWERING PEAR	2.5" CAL. B & B	AS SHOWN	4	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN FOR STREET TREE USE, BRANCHED AT 5'
	GLEDITSIA TRI. INERMIS 'SKYLINE' / THORNLESS HONEYLOCUST	2.5" CAL. B & B	AS SHOWN	3	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN FOR STREET TREE USE, BRANCHED AT 5'
	ZELKOVA SERRATA 'WIRELESS' / JAPANESE ZELKOVA	1.5" CAL. B & B	AS SHOWN	3	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN FOR STREET TREE USE, BRANCHED AT 5'
	PICEA PUNGENS 'HOOPSII' / COLORADO BLUE SPRUCE	8' HT. B & B	AS SHOWN	1	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN, SINGLE UN-CUT LEADER
	SHRUBS:				
FG	PENNISETUM ALOP. 'HAMELN' / FOUNTAIN GRASS	1 GAL	AS SHOWN	29	FULL AND BUSHY
BB	EUONYMUS ALATA 'COMPACTA' / DWARF BURNING BUSH	1 GAL	AS SHOWN	26	FULL AND BUSHY
KF	CALAMAGROSTIS ACUT. 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	AS SHOWN	55	FULL AND BUSHY
BG	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL	AS SHOWN	22	FULL AND BUSHY
	LOW-GROWING SHRUBS:				
JHr	JUNIPERUS HORIZONTALIS 'BLUE RUG' / JUNIPER	1 GALLON	AS SHOWN	29	HOLD 12" FROM BORDERS, SHRUBS, AND TREES
Sc	JUNIPERUS SABINA 'SCANDIA' / JUNIPER	1 GALLON	AS SHOWN	14	HOLD 12" FROM BORDERS, SHRUBS, AND TREES
	ROCK MULCH, 2"-3" DEPTH 1-INCH OQUIRRH CLEAR CRUSHED ROCK. INSTALL OVER WEED BARRIER FABRIC METAL STAPLES AT ENDS AND SIDES OF FABRIC				

Title: LANDSCAPE PLANTING PLAN
4773 W. CEDAR HILLS DR.,
CEDAR HILLS, UT 84062

For: DUTCH BROS COFFEE

State of Utah
No. 290334-6301
Licensed Landscape Architect

Scale: Horizontal 1" = 20' Vertical N/A

Designed JMV
Drawn JMV
Checked JMV
Approved JMV
Date 02/28/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23689
Sheet LP-1

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BARGHAUSEN
A DIVISION OF CORE STATES GROUP

CORE STATES

Project Narrative
Site Plan Review

Dutch Bros Coffee (UT0901)

PREPARED BY
Barghausen Consulting Engineers, LLC

PREPARED FOR
Dutch Bros, LLC

CLIENT ADDRESS
P.O. Box 1929
Grants Pass, OR 97528

SITE ADDRESS	PROJECT NO.	DATE	JURISDICTION
4773 West Cedar Hills Drive, Cedar Hills, Utah	23689	03/12/2025	City of Cedar Hills

Project Overview

The project proposes construction of a new 1,025-square-foot Dutch Bros Coffee with a drive-through service window. Site improvements include dual drive-through lanes with stacking for up to 16 vehicles, a bypass/exit lane, a trash and recycling enclosure, and interior and perimeter landscaping. The building will include a customer walk-up window on the opposite side of the drive-through with a large canopy awning above for weather protection. An ADA-accessible pedestrian path to the right-of-way is located to the northeast of the site, directing foot traffic directly to the customer service walk-up window.

The project site is approximately 64,331 square feet (1.477 acres) in area. The property is zoned Commercial (SC-1). Eating and drinking establishments are a permitted use in the SC-1 zone subject to Site Plan Review approval.

Dutch Bros Coffee Characteristics

Dutch Bros Coffee, known for their upbeat baristas and genuinely caring service, is a growing drive-through coffee company with more than 900 locations in 17 states and over 16,000 employees. Dutch Bros Coffee's three main values include speed, quality, and service. All Dutch Bros Coffee locations serve Private Reserve Coffee, White Coffee, and Decaf Coffee as espresso options, all roasted in Grants Pass, Oregon. Along with coffee, the menu includes a variety of Dutch Bros Blue Rebel energy drinks, lemonade, and tea. Limited packaged food items will be provided such as muffin tops and granola bars.

Queuing and Stacking

Approximately 350 feet of stacking space is available behind the drive-through window to provide queuing for up to 16 vehicles. Dutch Bros Coffee will implement a runner system at the proposed facility that is designed to increase speed and efficiency in serving drive-through customers. Dutch Bros Coffee employees travel from vehicle to vehicle to greet customers and take orders. These "runners" utilize a handheld device to transmit customers' orders to the multiple drink stations inside the building. Additionally, runners will charge individuals while in line, so by the time they arrive at the service window, they may pick up their order and be on their way. This system decreases wait times, while allowing the runners to have a more personal face-to-face interaction with customers.

The drive-through will not include any speaker boxes. All customer orders are taken in person either at the window or with a runner that carries a handheld device to transmit orders to the kitchen. This ordering process minimizes noise impacts and decreases the amount of vehicle idling at menu boards that are common at traditional drive-through facilities.

Operational Measures

The Dutch Bros Coffee site is proposing an extensive directional sign package that will direct customers throughout the site. In addition, the layout of the site was designed to create the best possible flow and the maximum queuing possible to reduce spillover onto neighboring properties or the public roads.

All staff are required to attend a monthly shop meeting to discuss traffic plans in detail. In addition, the staff will gather before each shift to ensure the traffic strategy is set.

Approximately three (3) or four (4) staff will be dedicated to the parking area throughout the day to take orders and receive payments. In addition, one (1) person's sole responsibility will be traffic control. Tactics will include instructing all vehicles to pull forward as close as possible to utilize the maximum queuing available, directing cars into the waiting area or the escape lane if needed, and ensuring no cars are blocking the road or areas they are not allowed to block.

These measures, in addition to implementing the runner system described above, will reduce customers' time at the window to 30 to 45 seconds. If customers are taking longer than that timeframe, the drink runners will bring drinks to the customers in line behind the window to allow those customers to exit via the bypass/exit lane. This means that customers are not required to reach the drive-through window to receive

their order and to exit the site. These measures significantly minimize the potential for queuing spillover outside of the dedicated drive-through lanes.

The typical business hours for Dutch Bros Coffee include a 24-hour operation unless restrictions apply. Dutch Bros Coffee will employ and schedule seven (7) to eight (8) people per shift, with three (3) to four (4) total shifts.

Site Design and Orientation

The project site is approximately 64,331 square feet in size and is located on an undeveloped parcel that is part of an overall development, off of West Cedar Hills Drive. The overall development currently consists of a Dollar Tree, Great Clips, and a pizza restaurant. A Jack in the Box restaurant with a drive-through is proposed on the overall development, north of the Dutch Bros Coffee site under a separate application.

There is an existing access to the north of the site off West Cedar Hills Drive. Two (2) additional accesses to the overall development exist off 10040 North Street and North 4700 West. Another access is proposed off 10040 North Street, further west and providing direct access to the future Jack in the Box for the overall development.

Entering from the existing northern shared access off West Cedar Hills Drive, customers head south then northwest to enter the drive-through. The drive-through leads customers westward and wraps around the building towards the southwest until it reaches the drive-through service window on the northwestern building façade.

Architecture

The proposed building is visually interesting. It will be constructed with a variety of high-quality building materials and painted with simple, bold colors. Vertical and horizontal façade breaks, building massing, and modulation have all been incorporated into the design of the building. Canopy awnings are provided over all entrances and service doors, including a large 300-square-foot canopy over the customer walk-up service window providing weather protection for the proposed patio area with outdoor seating. The building features modulation with a tower element, building wall articulation, and building materials that are aesthetically pleasing. Colorful and visually interesting wall signs depicting the Dutch Bros Coffee logos will be installed on all sides of the building.

Signs and Lighting

Signs proposed for use at the project site will conform to the City of Cedar Hills Zoning Code. The signs proposed to be installed at the project site include wall, menu, drive-through, parking lot, and directional signs. The signs will be constructed with high-quality materials and will be installed under separate permits.

Site lighting will be implemented for the safety and security of all customers, pedestrians, and employees. Outdoor lighting and illumination at the site will include parking lot security lighting and pedestrian scale lighting within the patio space and along the pedestrian pathway. Exterior building lighting will be installed on the building façade. The drive-through area will be provided with security lighting. All lights will include shields to direct light toward the project site and to keep glare away from the adjacent land uses and rights-of-way.

Conclusion

The proposed Dutch Bros Coffee will enhance the commercial character of the Commercial (SC-1) district. Dutch Bros Coffee is a successful business that will promote improvement of the existing commercial area. Dutch Bros Coffee locations are known to be clean and well maintained, providing quick service from friendly staff. The proposed coffee shop will provide excellent products and service, along with enhanced landscaping areas, lighting, and pedestrian open space at the project site that will benefit all customers and users in the immediate vicinity and the surrounding areas. The above narrative demonstrates how the proposal will increase the overall quality of the project site and positively impact the citizens and businesses of the surrounding community and the City of Cedar Hills.

Recommended Modifications for Cedar Hills Dutch Bros Proposal

After analyzing the traffic studies from Lehi and Spanish Fork alongside the Cedar Hills site plan, I've identified some potential modifications that could improve traffic handling at the Cedar Hills location. While the current plan appears generally adequate, these adjustments would help optimize traffic flow and prevent potential issues:

Recommended Site Plan Modifications

1. Expanded Queue Space

- **Current situation**: While the site plan shows a drive-through lane, it's not immediately clear if it can accommodate 9-10 vehicles (the maximum observed in the Spanish Fork study).
- **Recommendation**: Ensure that the drive-through lane is explicitly designed to hold at least 10 vehicles without blocking entrances or parking spaces. Consider adding clear markings on the final plan to indicate expected queue positions.

2. Escape Lane Implementation

- **Current situation**: The Spanish Fork study mentioned an "escape lane" that allows customers to exit immediately after receiving their orders from runners.
- **Recommendation**: Add or clearly designate an escape lane alongside the main drive-through queue that allows vehicles to bypass the pickup window if their orders are delivered by runners. This feature was highlighted as beneficial in queue management in the Spanish Fork study.

3. Runner Stations

- **Current situation**: The site plan doesn't specifically designate areas for runners who take orders from vehicles in the queue.
- **Recommendation**: Add small, designated areas or stations along the drive-through lane where runners can safely stand to take orders, with weather protection if possible.

4. Traffic Circulation Improvements

- **Current situation**: The traffic flow pattern isn't clearly marked on the current site plan.

- **Recommendation**: Add directional arrows and clearer lane markings throughout the site to guide drivers and prevent confusion, especially during peak hours.

5. Entry/Exit Point Modifications

- **Current situation**: While multiple access points exist, their configuration may need optimization based on expected traffic patterns.
- **Recommendation**: Consider widening the entry/exit points to accommodate simultaneous entering and exiting vehicles, potentially with designated turn lanes if space permits.

6. Parking Lot Adjustments

- **Current situation**: The parking layout isn't fully detailed in relation to the drive-through traffic.
- **Recommendation**: Ensure parking spaces are positioned to minimize conflicts with the drive-through queue, particularly during peak hours. Consider designating some spaces specifically for mobile order pickup to reduce drive-through demand.

Operational Recommendations

1. Peak Hour Staffing

- Based on the Lehi and Spanish Fork studies, implement increased staffing during the 7:00-9:00 AM peak period, with particular focus on having adequate runner staff to expedite orders.

2. Order Management System

- Implement digital signage showing wait times or queue positions to manage customer expectations during peak periods.

3. Monitoring Plan

- Develop a formal traffic monitoring plan for the first 3-6 months of operation to identify any unforeseen traffic issues and address them promptly.

4. Coordination with Local Traffic Authority

- Establish regular communication with Cedar Hills traffic authorities to coordinate on any needed adjustments to nearby traffic signals or controls, especially if actual traffic volumes exceed projections.

Conclusion

While the current Cedar Hills Dutch Bros proposal appears generally adequate for handling the expected traffic volumes, implementing these modifications would provide additional capacity and flexibility, particularly during peak hours. The most critical modifications focus on optimizing the drive-through queue configuration and ensuring smooth traffic circulation throughout the site.

The key lesson from both the Lehi and Spanish Fork studies is that proper queue management is essential for Dutch Bros locations. With a slight expansion of queue capacity and the implementation of operational best practices observed at other locations, the Cedar Hills site should be able to handle the expected traffic volumes without causing significant congestion on surrounding roadways.

The City of Cedar Hills

TO:	Planning Commission
FROM:	Sarah Sampson, Zoning Official/Associate Planner
DATE:	May 27, 2025

Planning Commission
Agenda Item

SUBJECT:	Review/recommendation on amendments to City Code Title 10 Chapter 4 Article D-9 related to Height of Building
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Sarah Sampson, Zoning Official/Associate Planner

BACKGROUND AND FINDINGS:

Staff has been asked to amend the accessory building height restriction on lots in the H-1 Hillside zone that exceed the minimum sq. footage requirements by a factor of 2, allowing up to 25', should the proposed accessory building comply with building setback requirements. A similar code was passed in the R-1, 15,000 zone in 2018.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Proposed code amendment to Title 10 Chapter Article D-9

RECOMMENDATION:

Staff recommends that the Planning Commission review and recommend the proposed Code changes to the City Council.

MOTION:

To recommend/not recommend the City Council of Cedar Hills adopt the proposed amendments to City Code 10-4D-9, subject to the following conditions: {LIST ANY CONDITIONS NECESSARY FOR ADOPTION}

ARTICLE D. H-1 HILLSIDE DEVELOPMENT ZONE 1

10-4D-9: DWELLING AND STRUCTURAL REQUIREMENTS:

A. Area Of Dwelling: Each dwelling shall conform to the requirements for dwellings in the R-1-15,000 residential zone, subsections 10-4B-8A and B of this chapter. (Ord. 1-13-93A, 1-13-1993; amd. Ord. 2-17-98A, 2-17-1998)

B. Construction Standards: All dwellings and other structures intended for human occupancy shall be constructed in accordance with the applicable seismic requirements of the adopted building code.

C. Location On Fault Traces Prohibited; Minimum Setbacks To Be Determined: No portion of a dwelling or other structure intended for human occupancy shall be located over any identified fault trace or zone of deformation. The minimum setback distance from any fault trace or zone of deformation, or from the base or crest of any potentially unstable slope, shall be as established by the city engineer following the receipt of a recommendation on the subject from the geotechnical engineer as part of the technical report. (Ord. 1-13-93A, 1-13-1993; amd. 2004 Code)

D. Height Of Building:

1. The maximum height of any dwelling shall be thirty five feet (35') in height as measured to the ridgeline of the roof. The maximum height of any accessory building shall be twenty feet (20') to the ridgeline of the roof. An additional five feet (5') in building height may be granted by the Zoning Administrator for lots exceeding the minimum square footage requirement by a factor of two (2), should the proposed accessory building comply with the building setback requirements of a main dwelling in the underlying zone. At no time shall an accessory structure exceed twenty five feet (25') in height. Both the dwelling and the accessory building height shall be measured from the highest finished grade of the ground surface adjacent to the foundation of the structure from the front elevation to the ridgeline. (2004 Code)

2. Chimneys, television antennas, and similar ancillary structures not used for human occupancy shall be excluded in determining height; provided, that no such ancillary structure shall extend to a height in excess of ten feet (10') above the building. (Ord. 3-20-2012B, 3-20-2012)

3. The minimum height of a building used as a dwelling shall be not less than eight feet (8'). (2004 Code)

E. Off Street Parking:

1. Not less than two (2) off street parking spaces shall be required for each dwelling unit. Each off street parking space shall be not less than ten feet by twenty feet (10' x 20') per space.

2. Not less than two (2) off street parking spaces appurtenant to a dwelling shall be enclosed within a garage.

3. Parking of recreational vehicles, boats, trailers, etc., is permitted within the optional enclosure area, in a private driveway or directly adjacent to the garage/driveway on an approved surface. (Ord. 10-20-2009C, 10-20-2009)

F. Special Provisions: All dwellings shall conform to the special provisions relating to dwellings set forth under section 10-5-5 of this title. (2004 Code)