



CEDAR HILLS

CITY COUNCIL MEETING OF THE CITY OF CEDAR HILLS Tuesday, July 15, 2025 6:00 p.m.

Notice is hereby given that the City Council of the City of Cedar Hills, Utah, will hold a **City Council Meeting on Tuesday, July 15, 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.

COUNCIL MEETING

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

CONSENT AGENDA (Consent items are only those which require no further discussion or are routine in nature. All items on the Consent Agenda are adopted by a single motion)

4. Approval of the minutes from June 10, 2025 City Council meeting

CITY REPORTS AND BUSINESS

5. Mayor and Council, City Manager and Staff

SCHEDULED ITEMS & PUBLIC HEARINGS

6. Review/Action and Public Hearing on Preliminary Plan approval for a Commercial Development at 4773 W Cedar Hills Drive, located in the Cedar Hills Retail Center Subdivision (Dutch Bros. Coffee) *Presenter – Chandler Goodwin, City Manager*
7. Review/Action on a Resolution adopting specified restrictions on Fireworks and Open Fires *Presenter – Chandler Goodwin, City Manager*
8. Discussion on Creekside Theatre *Presenter – Chandler Goodwin, City Manager*
9. Discussion on Library Options *Presenter – Council Member Smith*

ADJOURNMENT

10. Adjourn

Posted this 11th day of July, 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.
- A Closed Session may be called to order pursuant to Utah State Code 52-4-204 & 52-4-205.
- The order of agenda items may change to accommodate the needs of the City Council, the staff, and the public.
- This meeting may be held electronically to permit one or more of the council 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:	Mayor and City Council
FROM:	Sarah Sampson, Planning Associate
DATE:	07/15/2025

SUBJECT:	Review/Action on 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:	Chandler Goodwin, City Manager/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:

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

PREVIOUS LEGISLATIVE ACTION:

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Civil and site plans, landscape plan, site orientation memo, building elevation and color plan, electrical and photometric plan

RECOMMENDATION:

Planning Commission and Staff recommend the council approve the preliminary plan, subject to final engineering approval and landscape plan approval

MOTION:

To approve the preliminary plan 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

-Zoning approval of landscape plan

{LIST ANY OTHER CONDITIONS NECESSARY FOR APPROVAL}

ACTION:

Motion:

Second:

Laura Ellison: Yes__ No__ Abstain__ Absent__

Mike Geddes: Yes__ No__ Abstain__ Absent__

Bob Morgan: Yes__ No__ Abstain__ Absent__

Erika Price: Yes__ No__ Abstain__ Absent__

Kelly Smith: Yes__ No__ Abstain__ Absent__



June 17, 2025

City of Cedar Hills
Planning Commission

RE: Response to Planning Commission Direction – Site Orientation
Dutch Bros Coffee (UT0901)
SEQ. West Cedar Hills Drive and North 4800 W, Cedar Hills, Utah
Our Job No. 23689

Dear Members of the Planning Commission:

We appreciate the time and consideration you have given to our proposed Dutch Bros Coffee project. Following the recent Planning Commission meeting, we understand there was concern regarding the proposed building orientation, which is currently sited at a 45-degree angle to the property lines.

After further study of your request to reorient the building, we share our rationale for maintaining the current angled building orientation, which we believe represents the best overall design solution for this corner lot. We respectfully request your approval of the project as proposed.

Redesign Effort and Site Planning Constraints

Following the Planning Commission's feedback, our design team thoroughly explored a site redesign that would orient the building square with the property lines. We developed multiple layout alternatives to assess the feasibility of this change while still meeting operational requirements.

Unfortunately, each iteration of a squared-off building layout resulted in significant reductions to critical site components. The most viable redesign options led to the loss of three (3) queuing spaces or 13 parking spaces. These reductions fall below Dutch Bros' operational minimums and would introduce the following challenges:

- Reduced Queuing Capacity: Dutch Bros Coffee locations typically rely on a carefully designed drive-through layout to accommodate customer demand without impacting on-site or off-site circulation. Limiting queuing capacity can cause cars to stack into drive aisles or even onto adjacent streets, creating traffic congestion, blocking internal site circulation, and increasing the risk of vehicle conflicts or delays. These operational issues can become public safety and nuisance concerns that affect nearby businesses and general traffic flow in the area.
- Reduced Parking Availability: Dutch Bros Coffee customers who park on-site generally do so for walk-up orders, mobile pickup, or as passengers accompanying drive-through customers. In addition, several parking spaces must be reserved for employee use during operating hours. If on-site parking is insufficient, it can lead to patrons or employees parking in neighboring business lots, creating potential conflicts with other tenants and property owners. This can strain relationships between businesses, result in enforcement challenges, and diminish the overall functionality and customer experience of the commercial center.

Due to these impacts, we were unable to develop a squared layout that maintained the minimum standards necessary to ensure safe, efficient operation of the site.

Corner Lot Context and Compatibility

We also want to emphasize that the current building orientation is contextually appropriate given the site's location at a prominent corner. Unlike midblock parcels, corner lots often benefit from more dynamic layouts, and an angled orientation can enhance visibility and access without disrupting the visual rhythm of the streetscape.

Importantly, this type of orientation is not unprecedented in the area. Just one block to the east—at the intersection of North Redwood Drive and West Cedar Hills Drive—there are commercial buildings with similar angled configurations. These buildings are visually compatible with their surroundings and function well. We believe our proposed layout will have a similar result: a clean, functional design that integrates well into the built environment and does not detract from surrounding development.



Figure 1: N Redwood Drive and W Cedar Hills Drive, Cedar Hills, UT

Conclusion

We believe the current building orientation strikes the best balance between site functionality and contextual design. It is necessary to maintain queuing and parking capacity on-site, and it remains visually appropriate for the area—particularly given the site's corner condition. For these reasons, we respectfully request the Planning Commission reconsider the requirement to reorient the building.

Sincerely,

Molly Baumeister

Molly Baumeister
Project Planner

AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY. UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DAMAGED, 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 SMO MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

GEOTECHNICAL ENGINEER

CIVIL SHEET INDEX	
Sheet Number	Sheet Title
C1.0	ALTA-RPS LAND TITLE SURVEY
C1.1	ALTA-RPS LAND TITLE SURVEY
C1.2	ALTA-RPS LAND TITLE SURVEY
C1.3	DEMOLITION AND EROSION CONTROL PLAN
C1.4	EROSION CONTROL DETAILS
C1.5	EROSION CONTROL DETAILS
C2.0	SITE PLAN
C2.1	HORIZONTAL CONTROL PLAN
C3.0	GRADING PLAN
C3.1	GRADING PLAN
C4.0	GRADING PLAN
C4.1	UTILITY PLAN
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
C6.0	ASBESTOS DETAILS

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60

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

Rev.	Date	By	Chg.	Appr.	Revision

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



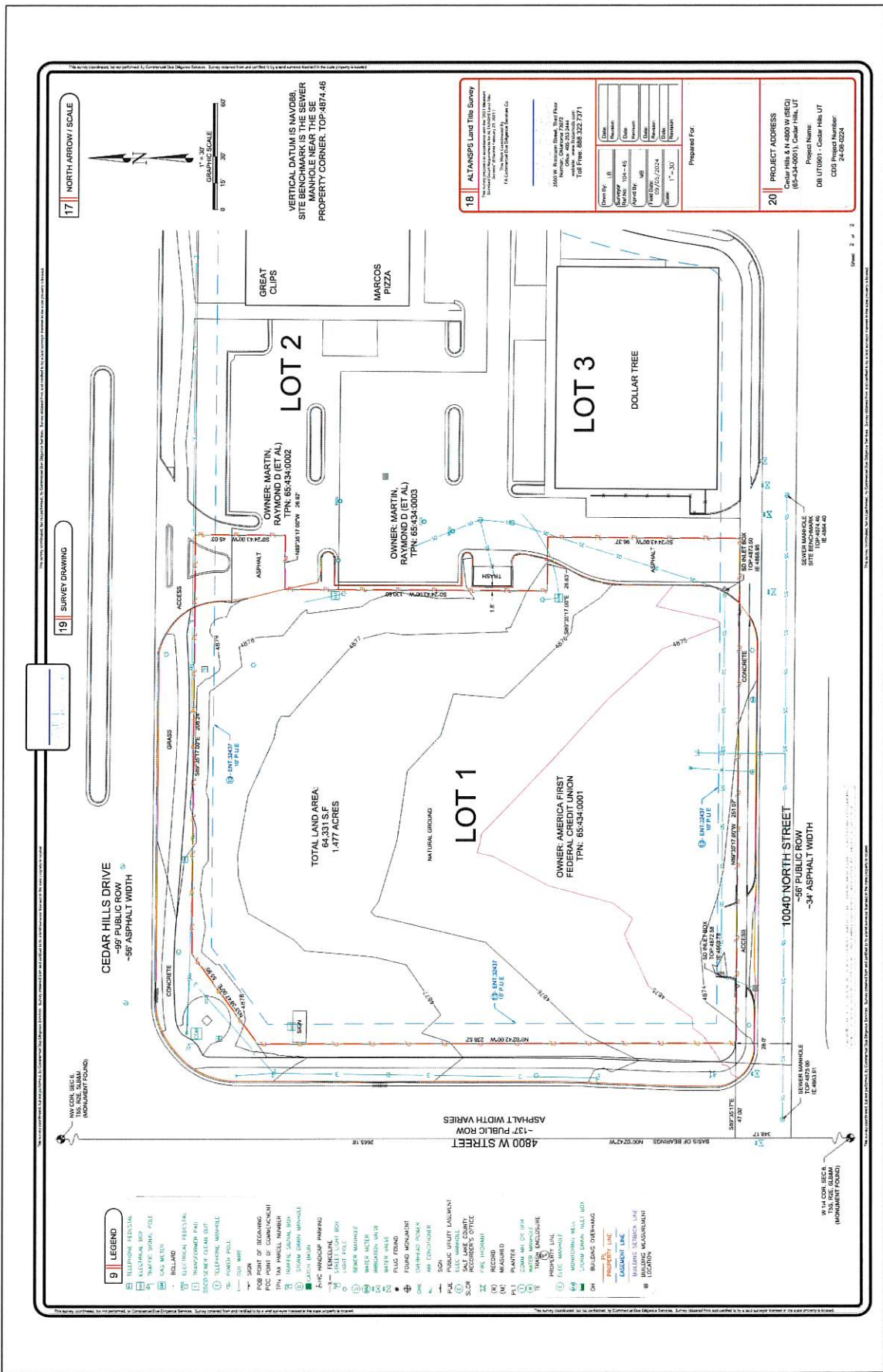
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Approved	AEU		
Date	05/10/23		

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Sheet

C1.2

23689



Job Number
23689

Sheet
C14



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Designed: **LJM**
Checked: **AKM**
Approved: **AKM**
Date: 08/19/23



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

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

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TEMPORARY ENVIRONMENTAL CONTROLS (FIBER ROLL OR STRAW BALE BARRIERS)

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING 2023 Standard Drawing

SECTION A-A

SECTION B-B

PLAN

STRAW BALE BARRIER

FIBER ROLL BARRIER

NOTES FOR STRAW BALE BARRIERS:

1. PLACE STRAW BALE BARRIERS BEHIND EXISTING BARRIERS, EXCEPT WHERE SHOWN OTHERWISE.
2. DO NOT PLACE STRAW BALE BARRIERS WHERE THERE IS A SIGNIFICANT RISK OF EROSION OR DAMAGE TO THE ROADWAY.
3. STRAW BALE BARRIERS MUST BE PLACED AT THE TOP OF THE SLOPE AND MUST BE SECURED TO THE SLOPE.
4. STRAW BALE BARRIERS MUST BE PLACED AT THE TOP OF THE SLOPE AND MUST BE SECURED TO THE SLOPE.

NOTES FOR FIBER ROLL BARRIERS:

1. PLACE FIBER ROLL BARRIERS BEHIND EXISTING BARRIERS, EXCEPT WHERE SHOWN OTHERWISE.
2. DO NOT PLACE FIBER ROLL BARRIERS WHERE THERE IS A SIGNIFICANT RISK OF EROSION OR DAMAGE TO THE ROADWAY.
3. FIBER ROLL BARRIERS MUST BE PLACED AT THE TOP OF THE SLOPE AND MUST BE SECURED TO THE SLOPE.
4. FIBER ROLL BARRIERS MUST BE PLACED AT THE TOP OF THE SLOPE AND MUST BE SECURED TO THE SLOPE.

TEMPORARY ENVIRONMENTAL CONTROLS (DROP-INLET BARRIERS)

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING 2023 Standard Drawing

SECTION A-A

SECTION B-B

PLAN

DROP-INLET BARRIER - SILT FENCE

DROP-INLET BARRIER - FIBER ROLL

NOTES FOR DROP-INLET BARRIERS:

1. PLACE DROP-INLET BARRIERS BEHIND EXISTING BARRIERS, EXCEPT WHERE SHOWN OTHERWISE.
2. DO NOT PLACE DROP-INLET BARRIERS WHERE THERE IS A SIGNIFICANT RISK OF EROSION OR DAMAGE TO THE ROADWAY.
3. DROP-INLET BARRIERS MUST BE PLACED AT THE TOP OF THE SLOPE AND MUST BE SECURED TO THE SLOPE.
4. DROP-INLET BARRIERS MUST BE PLACED AT THE TOP OF THE SLOPE AND MUST BE SECURED TO THE SLOPE.

TEMPORARY ENVIRONMENTAL CONTROLS (STABILIZED CONSTRUCTION ENTRANCE)

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING 2023 Standard Drawing

SECTION A-A

SECTION B-B

PLAN

STABILIZED CONSTRUCTION ENTRANCE

NOTES FOR STABILIZED CONSTRUCTION ENTRANCES:

1. PLACE STABILIZED CONSTRUCTION ENTRANCES BEHIND EXISTING BARRIERS, EXCEPT WHERE SHOWN OTHERWISE.
2. DO NOT PLACE STABILIZED CONSTRUCTION ENTRANCES WHERE THERE IS A SIGNIFICANT RISK OF EROSION OR DAMAGE TO THE ROADWAY.
3. STABILIZED CONSTRUCTION ENTRANCES MUST BE PLACED AT THE TOP OF THE SLOPE AND MUST BE SECURED TO THE SLOPE.
4. STABILIZED CONSTRUCTION ENTRANCES MUST BE PLACED AT THE TOP OF THE SLOPE AND MUST BE SECURED TO THE SLOPE.

TEMPORARY ENVIRONMENTAL CONTROLS (SILT FENCE)

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING 2023 Standard Drawing

SECTION A-A

SECTION B-B

PLAN

SILT FENCE INSTALLATIONS

NOTES FOR SILT FENCE INSTALLATIONS:

1. PLACE SILT FENCES BEHIND EXISTING BARRIERS, EXCEPT WHERE SHOWN OTHERWISE.
2. DO NOT PLACE SILT FENCES WHERE THERE IS A SIGNIFICANT RISK OF EROSION OR DAMAGE TO THE ROADWAY.
3. SILT FENCES MUST BE PLACED AT THE TOP OF THE SLOPE AND MUST BE SECURED TO THE SLOPE.
4. SILT FENCES MUST BE PLACED AT THE TOP OF THE SLOPE AND MUST BE SECURED TO THE SLOPE.

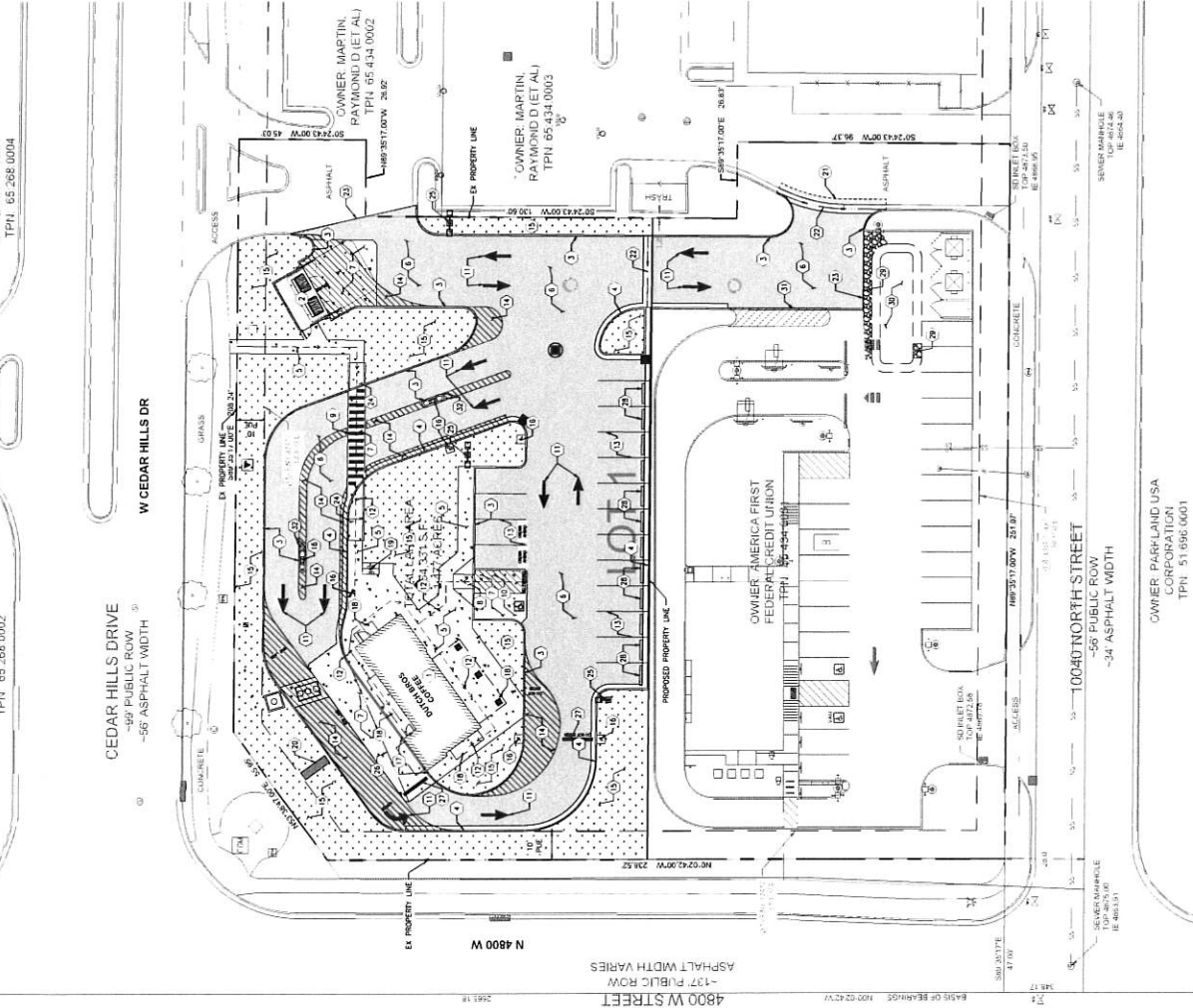


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OWNER WALMART REAL ESTATE
BUSINESS TRUST
TPN 65 268 0004

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



CONSTRUCTION NOTES:

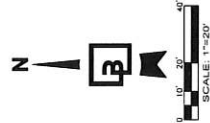
1. LOCATION OF BUILDING REFER TO ARCHITECTURAL PLANS FOR DETAILS.
2. LOCATION OF TRASH ENCLOSURE WITH CONCRETE PAD, REFER TO ARCHITECTURAL PLANS AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
3. CONSTRUCT CURB AND GUTTER PER DETAIL 5/9/01 C3.1.
4. CONSTRUCT CURB AND GUTTER PER DETAIL 5/9/01 C3.1.
5. CONSTRUCT ON-SITE CONCRETE SEWERAL, SECTION PER DETAIL 5/9/01 C3.1. ALL JOINTS PER DETAIL 4/29/01 C3.1.
6. CONSTRUCT ASPHALT PAVEMENT PER DETAIL 1/9/01 C3.1.
7. CONSTRUCT ON-SITE CONCRETE PAVEMENT PER DETAIL 1/9/01 C3.1.
8. CONSTRUCT HATCHED ACCESSIBLE RAMP PER DETAIL 1/9/01 C3.1.
9. CONSTRUCT HATCHED ACCESSIBLE RAMP PER DETAIL 1/9/01 C3.1.
10. CONSTRUCT ACCESSIBLE PARKING STALL AND ASSESS WITH ALL REQUIRED SIGNAGE PER DETAIL 1/9/01 C3.1. SEE DETAIL 1/9/01 C3.1 FOR SIGNAGE.
11. PAINT DIRECTION PARKING MARKINGS, TYPICAL PER DETAIL 1/9/01 C3.1. ALL STRIPES TO BE PAINTED WHITE. SEE DETAIL 1/9/01 C3.1 FOR SIGNAGE.
12. CONSTRUCT ACCESSIBLE PARKING STALLS, TYPICAL PER DETAIL 1/9/01 C3.1. ALL STRIPES TO BE PAINTED WHITE. SEE DETAIL 1/9/01 C3.1 FOR SIGNAGE.
13. PAINT 4" WIDE WHITE REFLECTIVE PAINT PARKING STRIPES, STRIPES SHALL CONFORM WITH CITY OF CEDAR HILLS REQUIREMENTS AND SPECIFICATIONS.
14. CONSTRUCT ACCESSIBLE PARKING STALLS, TYPICAL PER DETAIL 1/9/01 C3.1. ALL STRIPES TO BE PAINTED WHITE. SEE DETAIL 1/9/01 C3.1 FOR SIGNAGE.
15. CONSTRUCT ACCESSIBLE PARKING STALLS, TYPICAL PER DETAIL 1/9/01 C3.1. ALL STRIPES TO BE PAINTED WHITE. SEE DETAIL 1/9/01 C3.1 FOR SIGNAGE.
16. INSTALL SIGN INSTALLATION WITH CONCRETE PAD IF IN LANDSCAPE AREA, REFER TO DETAIL 1/9/01 C3.1 FOR SIGNAGE.
17. INSTALL SIGNAGE IN CURB SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
18. LOCATION OF BUILDING CHIMNEY AND AIRWAYS, SEE ARCHITECTURAL PLANS FOR DETAILS.
19. INSTALL SHORT TERM BICYCLE PARKING RACK, "V" TYPE, ONE RACK PER DETAIL 1/9/01 C3.1.
20. CONSTRUCT LANDSCAPE SOIL, REFER TO SCULPTING PLANS BY OTHERS FOR SHADINGS AND ADDITIONAL INFO.
21. APPROXIMATE SURFACE LINE.
22. CONSTRUCT CONCRETE SHALE PER DETAIL 5/9/01 C3.1.
23. PROPOSED EDGE OF PAVEMENT.
24. CONSTRUCT PERPENDICULAR ACCESSIBLE RAMP PER DETAIL 1/9/01 C3.1.
25. REQUIREMENTS REFER TO ARCHITECTURAL DRAWING FOR TOILET AND PUBLIC RESTROOMS, REFER TO ARCHITECTURAL DRAWING FOR TOILET AND PUBLIC RESTROOMS.
26. INFORMATION PROVIDED SHALL REFER TO DRAWING PLAN SET C3.1 FOR ADDITIONAL INFORMATION.
27. PAINT STOP BAR PER CITY OF CEDAR HILLS SHADINGS AND SPECIFICATIONS.
28. INSTALL PRE-CAST WHEEL STOP PER DETAIL 5/9/01 C3.1.
29. CONSTRUCT ACCESSIBLE PARKING STALLS, TYPICAL PER DETAIL 1/9/01 C3.1. ALL STRIPES TO BE PAINTED WHITE. SEE DETAIL 1/9/01 C3.1 FOR SIGNAGE.
30. CONSTRUCT TEMPORARY BARRIERS WITH 1" SIZE SLATS AND 1 FT OF FREEDOMS AND 1.0 FT. VOLUME PROVIDED - 604 C.
31. CONSTRUCT TEMPORARY 8' HIGH AC BERM.
32. INSTALL NEW BOLLARDS PER DETAIL 1/9/01 C3.1.

SITE LIGHTING NOTE:

SEE DETAIL 1/9/01 C3.1 FOR LIGHTING PLAN AND PHOTOGRAPHIC PLAN FOR FINAL LOCATION.

ACCESSIBLE ROUTE REQUIREMENTS:

ALL ROUTES TO THE BUILDING SHALL BE ACCESSIBLE. THE ROUTE SHALL BE A MINIMUM 4' IN WIDTH, HAVE A MAXIMUM 1.5% CROSS SLOPE, AND SHALL HAVE BARRIERS TO PREVENT VEHICLES FROM ENTERING THE ROUTE. WHERE NECESSARY TO CHANGE ELEVATION AT A LOCATION, SLOPE EXCEEDING 5% (1:20).



DUTCH BROS



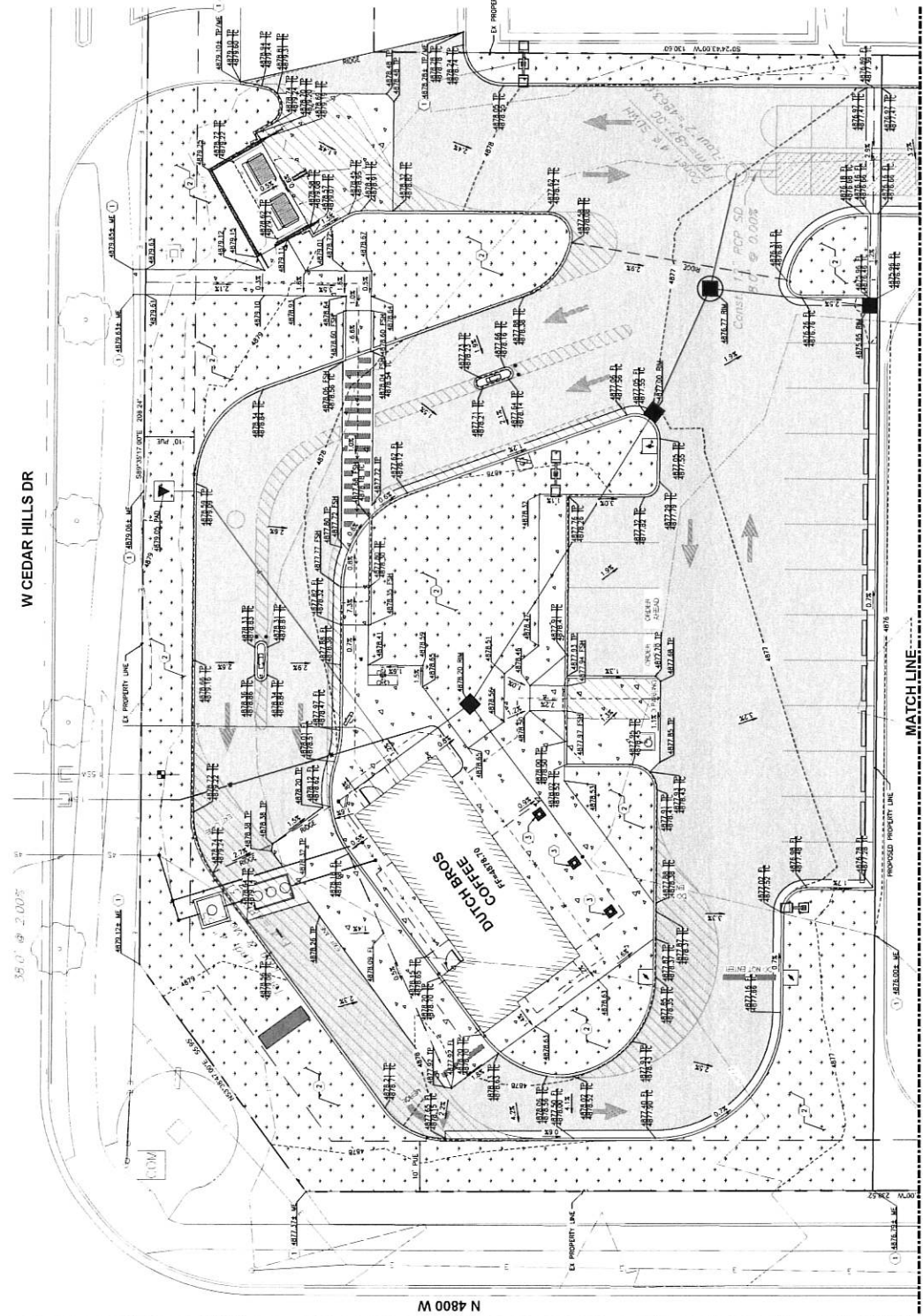
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18215 72nd Avenue South
Kearns, UT 84030
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barghausen.com
Utah 08/18/23
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Designed: LHM
Checked: LHM
Approved: LHM
Date: 08/18/23

23689
C2.0
SITE PLAN

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MATCH LINE---
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GRADING GENERAL NOTES:

1. ALL ELEVATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE FLOOD DAMAGE PREVENTION AND REDUCTION ACT, 1954 AND THE CURRENT CITY ORDINANCES AND STANDARD PRACTICES OF THE PUBLIC WORKS DEPARTMENT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING ELEVATIONS IN RELATIONSHIP TO SURVEYED BOUND OF ELEVATION.
3. BUILDING FINISH FLOOR (FF) ELEVATION, THE FINISH GRADE OF THE BUILDINGS IS REQUIRED TO BE FINISH WITH SURROUNDING GRADE.
4. EXISTING CURB STRUCTURES AND ASSOCIATED SIDE WALK PAVEMENTS IN WORK SHALL BE MAINTAINED IN FINISHED GRADE ELEVATIONS UNLESS OTHERWISE SPECIFIED BY THE CITY ENGINEER. EXISTING CURB STRUCTURE USED TO MAINTAIN GRADE FROM TO CONSTRUCTION, MUST BE MAINTAINED AT ALL DISCREPANCIES.
5. MAINTAINING EXISTING DRAINAGE EROSION CONTROL.
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 FINISH GRADE UNLESS OTHERWISE SPECIFIED BY THE CITY ENGINEER. SHALL BE REPLACED TO MATCH EXISTING CONDITIONS.
8. ALL MAINTAINMENT AREAS ARE DESIGNED TO BE REPLACED TO MATCH EXISTING CONDITIONS. MAINTENANCE SHALL BE REPLACED TO MATCH EXISTING CONDITIONS. MAINTENANCE SHALL BE REPLACED TO MATCH EXISTING CONDITIONS.
9. ALL STOP OF EXISTING PAVEMENT, NOT TO FINISH SURFACE OF PAVEMENT OR TOP OF EXISTING PAVEMENT, NOT TO FINISH SURFACE OF PAVEMENT OR TOP OF EXISTING PAVEMENT.

GRADING ABBREVIATIONS

- | | |
|-----|-----------------------------|
| DB | = GRADE BREAK |
| FS | = FINISH SURFACE |
| FSH | = FINISH |
| FF | = FINISH FLOOR |
| FG | = TOP OF GRADE/FINISH GRADE |
| FL | = FLOWLINE |
| LP | = 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



DUTCH BROS

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

No.	Date	By	PO	Agg.	Re-Station



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Designed	EUR
Drawn	EUR
Checked	EUR
Approved	EUR
Date	06/10/23

Scale:	
Horizontal	1" = 10'
Vertical	N/A

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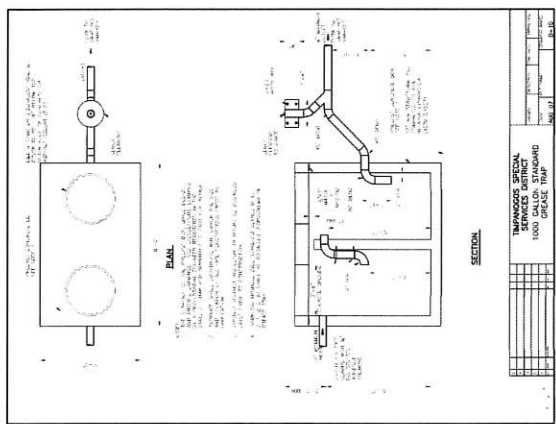
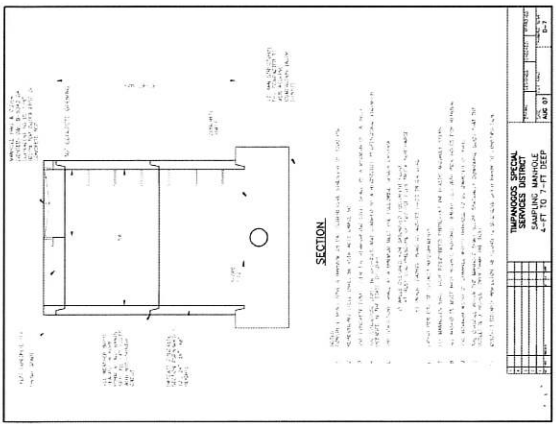


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February 2014
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1/23/2023 12:58 PM
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Scale
N/A

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Approved
AKM

Date
06/13/23

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For

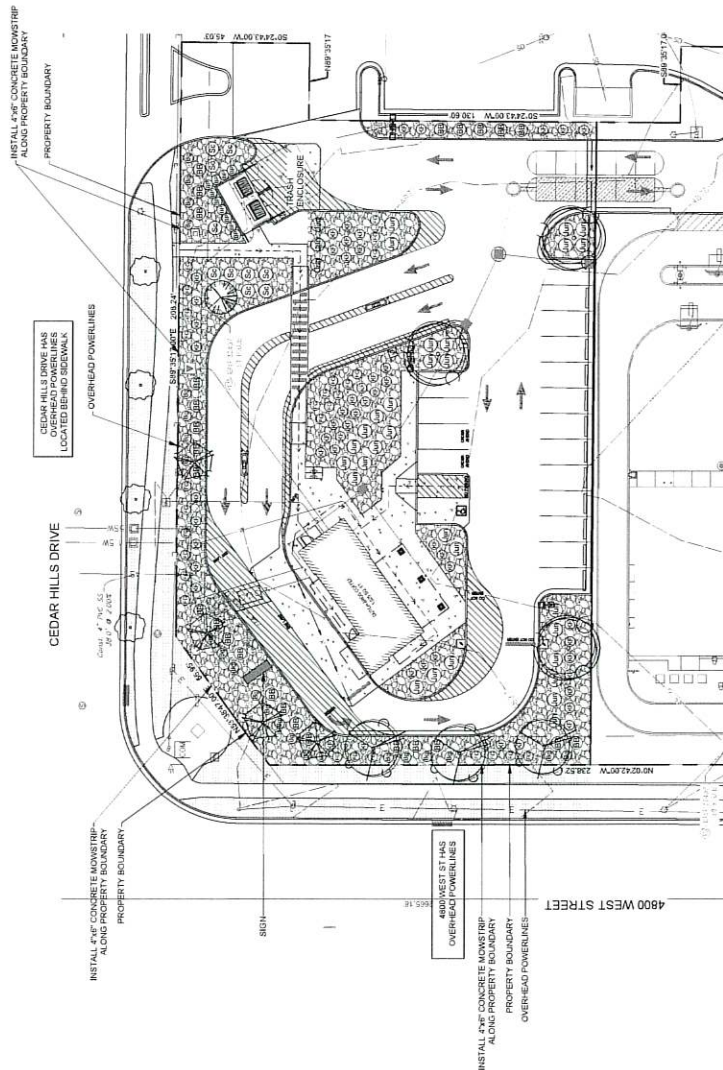
Revisions

No.	Date	By	Of	Appr.

Agency Details

4773 W. CEDAR HILLS DR.
CEDAR HILLS, UT 84062

LANDSCAPE LEGEND



PROJECT DATA

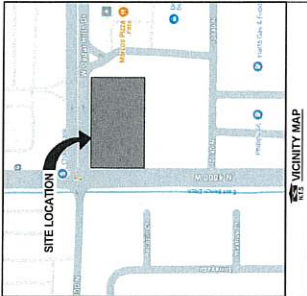
OWNER: DUTCH IRISH COTTAGE - UNBUILT	CEDM HILLS OF
ADDRESS: 4773 W. CEDAR HILLS DR. CEDAR HILLS OF BARGE	
LOT: 63-4-1-0001	
NAME: UNDEVELOPED/NOAHIT AND	
LOCATION: DRIFT THROUGH COTTAGE SHOP	
EXISTING USE: SC-1 COMMERCIAL	
PROPOSED USE: SC-1 COMMERCIAL	
EXISTING ZONING: SC-1 COMMERCIAL	
PROPOSED ZONING: SC-1 COMMERCIAL	
PROJECT AREA: 13,458 SF (0.77 AC)	
PERMIT AREA: 64,331 SF (1.48 AC)	
SPACES REQUIRED: 4 SPACES	
PARKING SPACES REQUIRED:	
PARKING SPACES PROVIDED:	

17. REGULAR PARKING		10K 10 STALLS
PROJECT SUMMARY: CONTRACT		
ROADWAYS (INCLUDING TRASH):	\$1,265 \$'	(2.5%)
PARKING AND MAINTENANCE:	\$16,181 \$'	(56.4%)
WALKWAYS:	\$2,525 \$'	(7.0%)
LANDSCAPE:	\$10,683 \$'	(37.9%)
UTILITIES:	\$0 \$'	(0.0%)
DI. EXPENDITURE:	\$1,217 \$'	(2.5%)
OFFICE: ACCESS ROAD:		
	\$2,169 \$'	(6.8%)
LANDSCAPE:	\$417 \$'	(1.2%)
	\$36,055 \$'	(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

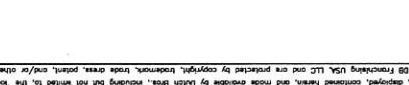
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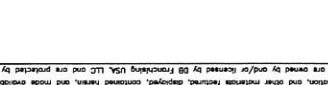
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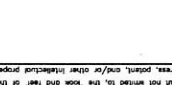
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TABLE I

and picture

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Received 12/19/2012

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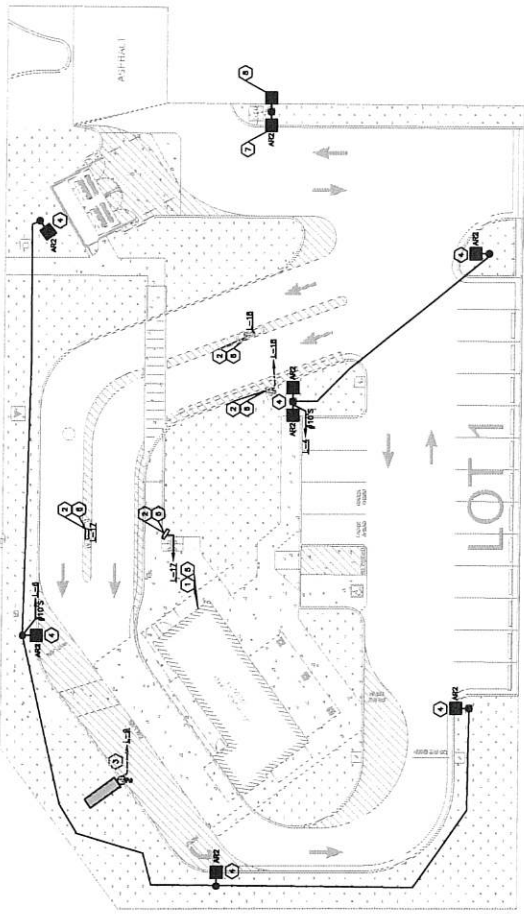
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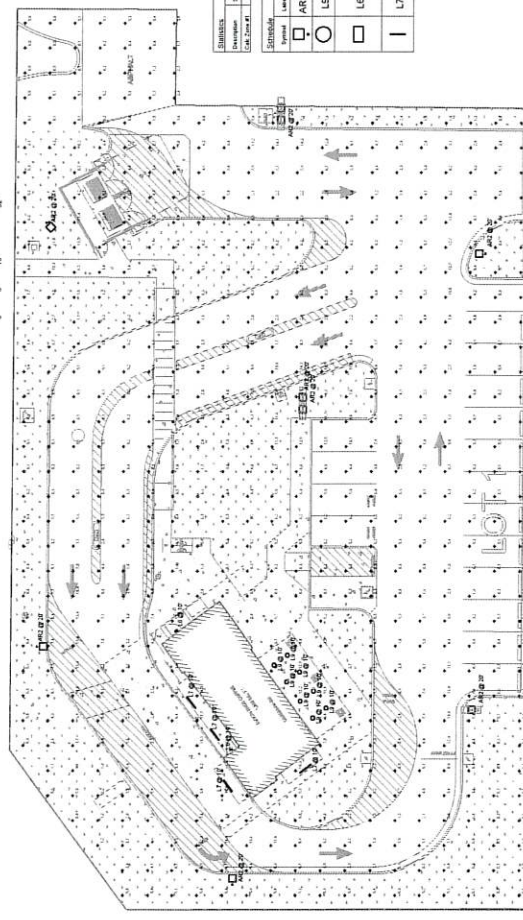
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NAME _____
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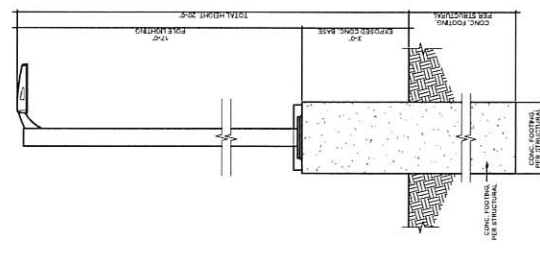


1 ELECTRICAL SITE PLAN
SCALE: 1/8" = 1'-0"

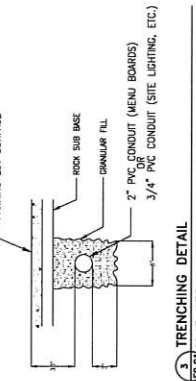


2 SITE PHOTOMETRIC PLAN
SCALE: 1/8" = 1'-0"

- KEYED NOTES**
1. LOCATION OF UTILITY METER DISCONNECT SWITCH AND OF CABBINET. REFER TO "POWER DIAGRAM" ON SHEET E0.01.
 2. PROVIDE 120V ELECTRICAL CONNECTION WITH 1/2" PVC (1" PIPES & 1" PIPES & 1" PIPES) TO METER DISCONNECT SWITCH AND OF CABBINET. REFER TO "POWER DIAGRAM" ON SHEET E0.01.
 3. PROVIDE 120V ELECTRICAL CONNECTION WITH 1/2" PVC (1" PIPES & 1" PIPES & 1" PIPES) TO METER DISCONNECT SWITCH AND OF CABBINET. REFER TO "POWER DIAGRAM" ON SHEET E0.01.
 4. PROVIDE 120V ELECTRICAL CONNECTION WITH 1/2" PVC (1" PIPES & 1" PIPES & 1" PIPES) TO METER DISCONNECT SWITCH AND OF CABBINET. REFER TO "POWER DIAGRAM" ON SHEET E0.01.
 5. PROVIDE 120V ELECTRICAL CONNECTION WITH 1/2" PVC (1" PIPES & 1" PIPES & 1" PIPES) TO METER DISCONNECT SWITCH AND OF CABBINET. REFER TO "POWER DIAGRAM" ON SHEET E0.01.
 6. PROVIDE 120V ELECTRICAL CONNECTION WITH 1/2" PVC (1" PIPES & 1" PIPES & 1" PIPES) TO METER DISCONNECT SWITCH AND OF CABBINET. REFER TO "POWER DIAGRAM" ON SHEET E0.01.
 7. PROVIDE 120V ELECTRICAL CONNECTION WITH 1/2" PVC (1" PIPES & 1" PIPES & 1" PIPES) TO METER DISCONNECT SWITCH AND OF CABBINET. REFER TO "POWER DIAGRAM" ON SHEET E0.01.
 8. PROVIDE 120V ELECTRICAL CONNECTION WITH 1/2" PVC (1" PIPES & 1" PIPES & 1" PIPES) TO METER DISCONNECT SWITCH AND OF CABBINET. REFER TO "POWER DIAGRAM" ON SHEET E0.01.



4 LIGHT POLE DETAIL
SCALE: 1/8" = 1'-0"



5 TRENCHING DETAIL
SCALE: 1/8" = 1'-0"

The Archetype®



FEATURES

- TIR Strike Optics
- Available in Monochromatic Amber, 2700K, 3000K, 3500K, 4000K and 5000K
- Type 1, 2, 3, 4, 4W, 5W, 5QM, L, and R distributions
- 0 - 10V dimming drivers standard
- IP65 optical assembly



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- One piece die-cast housing, low copper (<0.6% Cu) Aluminum Alloy with integral cooling ribs over the optical chamber and electrical compartment
- Solid barrier wall separates optical and electrical compartments
- Double-thick wall with gussets on the support-arm mounting end
- Housing forms a half cylinder with 55° front face plane providing a recess to allow a flush single-latch detail
- All hardware is stainless steel or electro-zinc plated steel
- Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidic isocyanurate (TGIC) polyester powdercoat
- One-piece die-cast, low copper (<0.6% Cu) aluminum alloy lens frame with 1" minimum depth around the gasket flange
- Optional clear 1/8" thick tempered glass lens retained by eight steel clips with full silicone gasketing around the perimete
- Optional, fixture supplied with a one-piece flat, clear, UV stabilized polycarbonate, fully gasketed, replacing the standard tempered glass lens. CAUTION: Use only when vandalism is anticipated to be high. Useful life is limited by UV discoloration from sunlight. A program of regular inspection and periodic replacement is highly recommended to maintain optimum fixture performance
- One-piece extruded aluminum arm with internal bolt guides and fully radiussed top and bottom
- Luminaire-to-pole attachment is by internal draw bolts, and includes a pole reinforcing plate with wire strain relief

CONSTRUCTION (CONTINUED)

- Arm is circular cut for specified round pole
- Optional cast, low copper aluminum horizontal slip-fitter with adaptor plate to secure the luminaire to 2" IPS pipe size arms
- Optional cast aluminum wall mount plate assembly. Attaches to the wall over the junction box. Luminaire attaches to the wall plate

OPTICS

- Optical cartridge system consisting of a die cast heat sink, LED Total Internal Reflection (TIR) optics, gasket and bezel plate
- Molded silicone gasket ensures a weather-proof seal around each individual LED
- Features revolutionary individual LED optical control based on high performance TIR optical designs
- Optional BackLight Control for complete control of unwanted backlight
- IP65 Optical assembly
- Type 1, 2, 3, 4, 4W, 5W, 5QM, R, and L standard distributions
- Available in Monochromatic Amber, 2700K, 3000K, 3500K, 4000K and 5000K
- Die-cast, low copper aluminum heat sink modules provide thermal transfer at PCB level
- Anodized aluminum heat sink modules

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

ELECTRICAL

- Dimming range from 10% to 100% through the use of standard 0-10V interface on the programmable driver
- Modular wiring harness in the service area provides user access to the dimming circuitry
- Optional factory programmed dimming profile
- Surge protection: 10kV surge suppression
- SF for 120, 277, 347 Line volts
DF for 208, 240, 480 Line volts

CONTROLS

- 7-pin Receptacle and Button Photocell

CERTIFICATIONS AND LISTINGS

- Listed to UL1598 and CSA C22.2#250.0-24 for wet location and 40°C ambient temperatures
- IDA approved, 3000K and warmer CCTs only
- RoHS compliant
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 6/06/2020. See Buy American Solutions

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	4,363–20,338
Wattage Range	88.7–178.2
Efficacy Range (LPW)	46.2–128.3
Reported Life (Hours)	L70/60,000
Weight	50 lbs 22.68 kg
EPS Side View	1.20

ORDERING GUIDE

Example: 1A-ARA2-54L-750-35K8-3-CLR-SQ-UNV-BLT-7PR-SF

CATALOG # _____

ARA2															
Mounting		Model	LED Engine	CCT/CRI ⁵		Distribution	Lens Options		House Side Shield						
1A	Single Arm Mount	ARA2 The Archetype 2.0 Large Fixture	54L-560	54 LEDs - 11,000 Lumens	AM ⁶	Monochromatic Amber	1	Type I	(Blank)	No Lens	BC ¹ Backlight Control				
1W	Wall Mount		54L-750	54 LEDs - 14,000 Lumens	27K8 ²	2700K, 80CRI	2	Type II	CLR ⁸	Clear Glass Lens					
HSF	Horizontal Slipfitter 2" pipe-size mounting end (2-3/8" OD)		81L-700	81 LEDs - 19,500 Lumens	3K7	3000K, 70CRI	3	Type III	CP ⁸	Clear Polycarbonate Lens					
					3K8 ²	3000K, 80CRI	4	Type IV Forward							
					3K9 ²	3000K, 90CRI	4W	Type IV Wide							
					35K8 ²	3500K, 80CRI	5W	Type V Wide							
					35K9 ²	3500K, 90CRI	5QM	Type V Square Medium							
					4K7	4000K, 70CRI	R	Corner Right							
					4K8 ²	4000K, 80CRI	L	Corner Left							
					4K9 ²	4000K, 90CRI									
					5K7	5000K, 70CRI									
					5K8 ²	5000K, 80CRI									
					5K9 ²	5000K, 90CRI									
							Equivalent AR-E35= 54L-560 AR-P35= 54L-560 AR-P70= 81L-700								

Mounting Options	Voltage	Fixture Finish	Photocell Options	Fuse Options	Other Options
VSF ⁸ Vertical Slipfitter Mount for 2" pipe tenon (2-3/8" O.D. x 4" LONG)	UNV 120-277V	BLS Black Gloss Smooth	7PR 7-Pin Photocell Receptacle	SF 120, 277, 347 Line Volts	TPL Tamper Resistant Latch
SVSF ⁸ Vertical Slipfitter Mount square for 2" pipe tenon (2-3/8" O.D. x 4" LONG)	347 347V	BLT Black Matte Textured	PC ⁴ Button Photocell	DF 208, 240, 480 Line Volts	
2.40 Side Arm Mount 2.4" O.D. Pole	480 480V	DBS Dark Bronze Gloss Smooth			
3 Side Arm Mount 3" O.D. Pole		DBT Dark Bronze Matte Textured			
3.25 Side Arm Mount 3.25" O.D. Pole		GTT Graphite Matte Textured			
3.5 Side Arm Mount 3.5" O.D. Pole		LGS Light Grey Gloss Smooth			
3.75 Side Arm Mount 3.75" O.D. Pole		LGT Light Grey Matte Textured			
4 Side Arm Mount 4" O.D. Pole		PSS Platinum Silver Smooth			
4.5 Side Arm Mount 4.5" O.D. Pole		VGT Verde Green Matte Textured			
5 Side Arm Mount 5" O.D. Pole		WHS White Gloss Smooth			
6 Side Arm Mount 6" O.D. Pole		WHT White Matte Textured			
SQ Side Arm Mount Square Pole		Color Option			
		CC Custom Color			

Control Options	Control Accessories ³
SCH-R Round Pole Mounted (Occupancy Sensor up to 16' to 30')	WIR-RME-L LightGRID+ 7-pin Module
SCH-S Square Pole Mounted (Occupancy Sensor up to 16' to 30')	NXOFM-1R1D-UNV NX 7-Pin Twist-Lock® with NX Networked Wireless Radio, Integral Automatic Dimming Photocell, Integral Single Pole Relay with Dimming, and Bluetooth Programming

Notes:

- 1 Not available with 5QM and 5W distributions
- 2 See Lumen Multiplier chart on Page 12 for lumen scaling factor. Consult factory for additional details.
- 3 Not available with other sensor or wireless control options
- 4 Not available in 480V
- 5 5-step MacAdam Ellipse Binning is standard. Consult factory for 3-step MacAdam Ellipse Binning
- 6 Turtle Friendly.
- 7 For all arm configurations, please refer to page 4. VSF/SVSF options ordered separately.
- 8 Not Available with 81L-700

SPECIFICATIONS (CONTINUED)

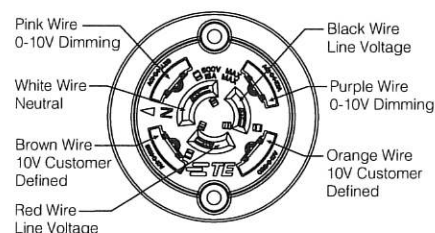
CONTROLS

BUTTON PHOTOCELL

- Factory installed photocell inside housing with a fully gasketed sensor on the side wall. For multiple fixture mountings, one fixture is supplied with a photocell to operate the others

7PR

- Fully gasketed and wired 7-pin receptacle option. Easy access location above the electrical compartment. 7-pin construction allows for a user-defined interface and provides a controlled definition of operational performance. ANSI twist-lock control module by-others
- Standard customer operation modes:
 1. Traditional on/off photoelectric control
 2. 5-pin wireless photoelectric control for added dimming feature
 3. 7-pin wireless photoelectric control for dimming and additional I/O connections for customer use



LightGRID+

- LightGRID+ wireless control modules allow an individual fixture to be managed, monitored and measured. The modules communicate securely over a robust certified meshed radio signal. The wiSCAPE modules provide on/off/dim control, external device input, alerts and metering.

WIR-RME-L

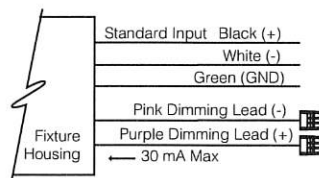
- LightGRID+ External Module, 120-480V, 1000ft range (LOS), Internal Photocell, 1 Digital Input, Compatible with the A-25-7H option

NX LIGHTING CONTROLS

- NX lighting controls platform utilizes a Distributed Network Architecture (DNA) that connects intelligent devices including luminaires, controllers, panels, occupancy sensors, photocells, wall switches and dimmers, creating a system with an unmatched level of reliability, scalability and simplicity.

DIMMING:

- Dimming range from 100% to 10% through the use of the standard 0-10V interface on the programmable driver



- Modular wiring harness in the service area provides user access to the dimming circuitry
- Dimming circuitry compatible with 0-10V, user-defined control devices
- Optional factory programmed dimming profile

POLE MOUNTED

ROUND POLE-MOUNTED OCCUPANCY

SENSOR UP TO 30'

SCH-R

- Round Pole Mounted Occupancy Sensor up to 30' - Outdoor occupancy sensor with 0-10V interface dimming control mounts directly to the pole. Wide 360° pattern. Module colors available Black, Gray, and White. Module is cut for round pole mounting. Pole diameter needed. Pole to be drilled in the field with provided installation instructions
- Ordering Example: SCH-R4/277/BL³

SQUARE POLE-MOUNTED OCCUPANCY

SENSOR UP TO 30'

SCH-S

- Square Pole Mounted Occupancy Sensor up to 30' - Outdoor occupancy sensor with 0-10V interface dimming control mounts directly to the pole. Wide 360° pattern. Module colors available Black, Gray, and White. Module is cut for square pole mounting
- Ordering Example: SCH-S/277/BL³

ASTRODIM

- AstroDIM provides multi-stage night-time power reduction based on an internal timer referenced to the power on/off time. There is no need for an external control infrastructure. The unit automatically performs a dimming profile based on the predefined scheduled reference to the midpoint, which is calculated based on the power on/off times

OPTIONAL FUSING:

- SF for 120, 277, and 347 Line volts
- DF for 208, 240, and 480 Line volts
- High temperature fuse holders factory installed inside the fixture housing
- Fuse is included

CAUTION:

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

PRODUCT EXCEPTIONS & DETAILS

Configuration			EPA
	1SA	1 Arm Side Mount	0.9
	1W	Single Wall Mount	n/a
	HSF	Horizontal Slipfitter	n/a

Configuration			
	1A		3T
	2B		3Y
	2L		4C

MOUNTING OPTIONS

SUPPORT ARM:

- Die-cast, low copper aluminum alloy, with splice access cover
- Die-cast pole adaptor and an internal reinforcing plate are provided with a wire strain relief
- The arm adapter is square or circular cut for specified pole size and shape
- For field wire connections, a terminal block is mounted in the arm cavity and accessible behind the splice access cover. The block accepts #14 to #8 wire sizes and is factory prewired to the electrical module's quick-disconnect plug inside the electrical compartment

FIXTURE DRILLING INSTRUCTIONS:

- For ARX, ALT, BNS1, AR, ET, RS, UR, and WP9 Fixtures

OPTIONAL VERTICAL SLIP-FITTER (VSF/SVSF):

- Internally accessible slip-fitter attaches to a 2-3/8" x 4" long tenon and allows hands-free wiring and maintenance
- Available for round and square poles



- For VSF arm configurations, please use 4". Mounting option on fixture ordering configuration. The optional VSF/SVSF will need to be ordered separately.
- SVSF use square configuration.

Ordering example for round:

- 2 A/ARA2/54L-500/35K8/3/CLR/**4.00**/UNV/BLT
- 1 VSF-2SB

Ordering example for square:

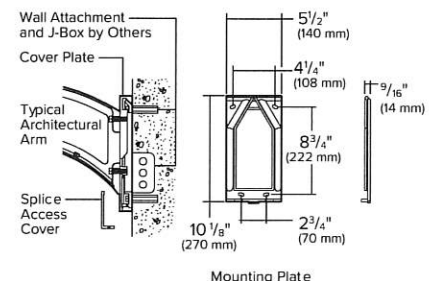
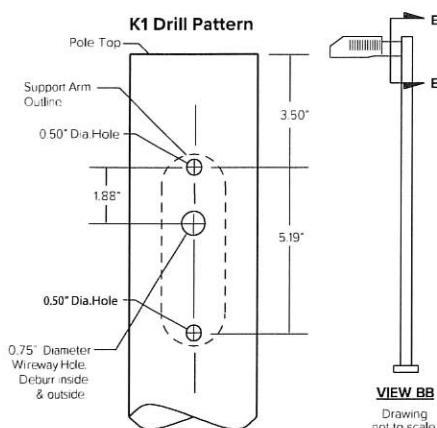
- 2 1A/ARA2/54L-500/35K8/3/CLR/**SQ**/UNV/BLT
- 1 SVSF-2SB

VSF	SVSF
VSF-1A	SVSF-1A
VSF-2B	SVSF-2B
VSF-2L	SVSF-2L
VSF-3T	SVSF-3T
VSF-3Y	SVSF-3Y
VSF-4C	SVSF-4C

WALL MOUNT

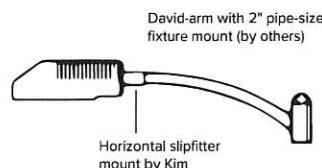
1W

- A cast mounting plate of 356 alloy, low-copper (<0.6% Cu) aluminum, is mounted to the wall with bolts (by others). Fixture and arm are mounted to a cast 356 alloy aluminum cover plate before attaching to the wall mounting plate. The fixture-arm-cover plate assembly is hooked to the wall mounting plate, and secured with stainless steel screws provided. After mounting to the wall, field splices are made at the opening in the cover plate, then covered by a cast 356 alloy aluminum plate that blends with the cover plate design. Complete fixture-arm-cover plate assembly can therefore be mounted before field splices are made. Cover plate is finished to match arm and fixture powder coat color
- Optional Wall Mount: (CC is illustration the same for all site area?)
- Optional, cast aluminum mounting plate attaches to a wall over a junction box and the speed mount is bolted to the cover plate. To complete the wiring, the luminaire assembly slides over the mounting plate.



HSF - Horizontal Slipfitter

Replaces standard mounting arm with a slipfitter which allows fixture to be mounted to a horizontal pole davit-arm with 2" pipe-size mounting end (2" O.D.). Cast aluminum slipfitter with set screw anti-rotation lock Bolts to housing from inside the electrical compartment using mounting holes for the standard support arm. Davit-arm must be field drilled at a set screw location to insure against fixture rotation. Finished to match fixture.



DELIVERED LUMENS

NO LENS

LED #	Nominal Lumen Package	Drive Current	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
				Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
					B	U	G			B	U	G			B	U	G	
54	11,000	560	1	10664	1	0	1	120.2	10802	1	0	1	121.7	11380	1	0	1	128.3
			1-BC	6020	0	0	0	67.8	6098	0	0	0	68.7	6424	0	0	1	72.4
			2	9651	2	0	2	108.8	9776	2	0	2	110.2	10299	2	0	2	116.1
			2-BC	5304	0	0	1	59.8	5373	0	0	1	60.6	5660	0	0	1	63.8
			3	9901	1	0	2	111.6	10029	1	0	2	113.0	10566	1	0	2	119.1
			3-BC	5426	0	0	2	61.2	5496	0	0	2	61.9	5791	0	0	2	65.3
			4	10218	1	0	2	115.2	10350	1	0	2	116.6	10904	1	0	2	122.9
			4-BC	6926	0	0	2	78.1	7016	0	0	2	79.1	7391	0	0	2	83.3
			4W	9545	1	0	2	107.6	9669	1	0	2	109.0	10186	1	0	2	114.8
			4W-BC	5724	0	0	2	64.5	5798	0	0	2	65.3	6108	0	0	2	68.8
			5W	9561	3	0	2	107.7	9685	3	0	2	109.1	10203	3	0	2	115.0
			5QM	10254	3	0	1	115.6	10387	3	0	1	117.1	10943	3	0	1	123.3
			R	10021	2	0	2	112.9	10151	2	0	2	114.4	10695	2	0	2	120.5
			L	10021	1	0	2	112.9	10151	1	0	2	114.4	10695	1	0	2	120.5
54	14,000	750	1	14256	1	0	1	112.9	14441	1	0	1	114.4	15213	1	0	1	120.5
			1-BC	8048	0	0	1	63.7	8152	0	0	1	64.6	8588	0	0	1	68.0
			2	12901	2	0	2	102.2	13069	2	0	2	103.5	13768	2	0	2	109.0
			2-BC	7090	0	0	1	56.2	7183	0	0	1	56.9	7567	0	0	2	59.9
			3	13236	2	0	2	104.8	13407	2	0	2	106.2	14125	2	0	2	111.9
			3-BC	7254	0	0	2	57.4	7348	0	0	2	58.2	7741	0	0	2	61.3
			4	13659	1	0	3	108.2	13837	1	0	3	109.6	14577	1	0	3	115.4
			4-BC	9259	0	0	2	73.3	9379	0	0	2	74.3	9881	0	0	2	78.3
			4W	12760	2	0	3	101.1	12926	4	0	2	102.4	13618	2	0	3	107.8
			4W-BC	7652	0	0	2	60.6	7751	0	0	2	61.4	8166	0	0	2	64.7
			5W	12781	4	0	2	101.2	12947	2	0	3	102.5	13640	4	0	2	108.0
			5QM	13708	3	0	1	108.6	13886	3	0	1	110.0	14629	4	0	1	115.9
			R	13397	2	0	2	106.1	13571	2	0	2	107.5	14297	2	0	3	113.2
			L	13397	2	0	2	106.1	13571	2	0	2	107.5	14297	2	0	3	113.2
81	19,500	700	1	19820	2	0	1	111.2	20077	2	0	1	112.6	21151	2	0	1	118.7
			1-BC	11188	0	0	1	62.8	11334	0	0	1	63.6	11940	0	0	1	67.0
			2	17937	2	0	2	100.6	18169	2	0	2	101.9	19142	3	0	3	107.4
			2-BC	9858	0	0	2	55.3	9986	0	0	2	56.0	10520	0	0	2	59.0
			3	18402	2	0	3	103.2	18640	2	0	3	104.6	19638	2	0	3	110.2
			3-BC	10085	0	0	2	56.6	10216	0	0	2	57.3	10762	0	0	2	60.4
			4	18990	2	0	4	106.5	19237	2	0	4	107.9	20266	2	0	4	113.7
			4-BC	12872	1	0	3	72.2	13039	1	0	3	73.2	13737	1	0	3	77.1
			4W	17741	2	0	4	99.5	17971	2	0	4	100.8	18933	2	0	4	106.2
			4W-BC	10638	1	0	2	59.7	10776	1	0	3	60.5	11353	1	0	3	63.7
			5W	17769	4	0	2	99.7	18000	4	0	2	101.0	18963	4	0	2	106.4
			5QM	19058	4	0	2	106.9	19305	4	0	2	108.3	20338	4	0	2	114.1
			R	18625	2	0	3	104.5	18867	2	0	3	105.9	19877	3	0	3	111.5
			L	18625	2	0	3	104.5	18867	2	0	3	105.9	19877	2	0	3	111.5

DELIVERED LUMENS (CONTINUED)

CLR LENS

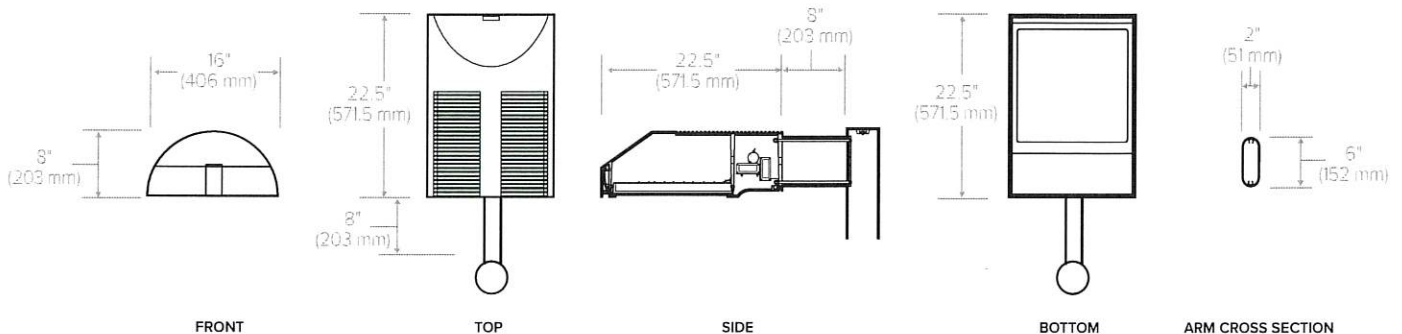
LED #	Nominal Lumen Package	Drive Current	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
				Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
					B	U	G			B	U	G			B	U	G	
54	11,000	560	1	8907	1	0	1	100.4	9023	1	0	1	101.7	9506	1	0	1	107.1
			1-BC	5028	0	0	0	56.7	5094	0	0	0	57.4	5366	0	0	0	60.5
			2	8061	1	0	2	90.8	8166	1	0	2	92.0	8603	1	0	2	97.0
			2-BC	4430	0	0	1	49.9	4488	0	0	1	50.6	4728	0	0	1	53.3
			3	8270	1	0	2	93.2	8377	1	0	2	94.4	8826	1	0	2	99.5
			3-BC	4532	0	0	1	51.1	4591	0	0	1	51.7	4837	0	0	2	54.5
			4	8535	1	0	2	96.2	8645	1	0	2	97.4	9108	1	0	2	102.6
			4-BC	5785	0	0	2	65.2	5860	0	0	2	66.0	6174	0	0	2	69.6
			4W	7973	1	0	2	89.9	8076	1	0	2	91.0	8509	1	0	2	95.9
			4W-BC	4781	0	0	2	53.9	4843	0	0	2	54.6	5102	0	0	2	57.5
			5W	7986	3	0	1	90.0	8089	3	0	1	91.2	8522	3	0	2	96.0
			5QM	8565	3	0	1	96.5	8676	3	0	1	97.8	9140	3	0	1	103.0
			R	8371	3	0	1	94.3	8479	1	0	2	95.6	8933	1	0	2	100.7
			L	8371	1	0	2	94.3	8479	1	0	2	95.6	8933	1	0	2	100.7
	14,000	750	1	11907	1	0	1	94.3	12062	1	0	1	95.5	12708	1	0	1	100.6
			1-BC	6722	0	0	1	53.2	6809	0	0	1	53.9	7174	0	0	1	56.8
			2	10776	2	0	2	85.3	10916	2	0	2	86.4	11500	2	0	2	91.1
			2-BC	5923	0	0	1	46.9	5999	0	0	1	47.5	6321	0	0	1	50.1
			3	11056	1	0	2	87.6	11199	1	0	2	88.7	11798	1	0	2	93.4
			3-BC	6059	0	0	2	48.0	6137	0	0	2	48.6	6466	0	0	2	51.2
			4	11409	1	0	2	90.4	11557	1	0	2	91.5	12176	1	0	2	96.4
			4-BC	7733	0	0	2	61.2	7834	0	0	2	62.0	8253	0	0	2	65.4
			4W	10658	1	0	2	84.4	10797	1	0	2	85.5	11375	1	0	3	90.1
			4W-BC	6391	0	0	2	50.6	6474	0	0	2	51.3	6821	0	0	2	54.0
			5W	10676	3	0	2	84.5	10814	3	0	2	85.6	11393	3	0	2	90.2
			5QM	11450	3	0	1	90.7	11598	3	0	1	91.9	12219	3	0	1	96.8
			R	11190	2	0	2	88.6	11335	2	0	2	89.8	11942	2	0	2	94.6
			L	11190	1	0	2	88.6	11335	1	0	2	89.8	11942	1	0	2	94.6

DELIVERED LUMENS (CONTINUED)

PL LENS

LED #	Nominal Lumen Package	Drive Current	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
				Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
					B	U	G			B	U	G			B	U	G	
54	11,000	560	1	8772	1	0	1	98.9	8886	1	0	1	100.2	9362	1	0	1	105.5
			1-BC	4952	0	0	0	55.8	5016	0	0	0	56.5	5285	0	0	0	59.6
			2	7939	1	0	1	89.5	8042	1	0	2	90.6	8472	1	0	2	95.5
			2-BC	4363	0	0	1	49.2	4420	0	0	1	49.8	4656	0	0	1	52.5
			3	8145	1	0	2	91.8	8251	1	0	2	93.0	8692	1	0	2	98.0
			3-BC	4464	0	0	1	50.3	4522	0	0	1	51.0	4764	0	0	1	53.7
			4	8405	1	0	2	94.7	8515	1	0	2	96.0	8970	1	0	2	101.1
			4-BC	5697	0	0	2	64.2	5771	0	0	2	65.0	6080	0	0	2	68.5
			4W	7852	1	0	2	88.5	7954	1	0	2	89.6	8380	1	0	2	94.4
			4W-BC	4709	0	0	2	53.1	4770	0	0	2	53.8	5025	0	0	2	56.6
			5W	7865	3	0	1	88.6	7967	3	0	1	89.8	8393	3	0	2	94.6
			5QM	8435	3	0	1	95.1	8545	3	0	1	96.3	9002	3	0	1	101.5
			R	8244	1	0	2	92.9	8351	1	0	2	94.1	8798	1	0	2	99.2
			L	8244	1	0	2	92.9	8351	1	0	2	94.1	8798	1	0	2	99.2
	14,000	750	1	11727	1	0	1	92.9	11880	1	0	1	94.1	12515	1	0	1	99.1
			1-BC	6620	0	0	1	52.4	6706	0	0	1	53.1	7065	0	0	1	56.0
			2	10613	2	0	2	84.1	10751	2	0	2	85.1	11326	2	0	2	89.7
			2-BC	5833	0	0	1	46.2	5909	0	0	1	46.8	6225	0	0	1	49.3
			3	10888	1	0	2	86.2	11030	1	0	2	87.3	11620	1	0	2	92.0
			3-BC	5967	0	0	2	47.3	6045	0	0	2	47.9	6368	0	0	2	50.4
			4	11237	1	0	2	89.0	11383	1	0	2	90.1	11992	1	0	2	95.0
			4-BC	7617	0	0	2	60.3	7715	0	0	2	61.1	8128	0	0	2	64.4
			4W	10497	1	0	2	83.1	10633	1	0	2	84.2	11203	1	0	3	88.7
			4W-BC	6295	0	0	2	49.8	6376	0	0	2	50.5	6718	0	0	2	53.2
			5W	10514	3	0	2	83.3	10651	3	0	2	84.3	11221	3	0	2	88.9
			5QM	11277	3	0	1	89.3	11423	3	0	1	90.5	12034	3	0	1	95.3
			R	11021	2	0	2	87.3	11164	2	0	2	88.4	11761	2	0	2	93.1
			L	11021	1	0	2	87.3	11164	1	0	2	88.4	11761	1	0	2	93.1

DIMENSIONS



ARA2

ARCHITECTURAL AREA/SITE PHOTOMETRY

AR2-54L-750-4K7-1

LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	14440
Watts	126.27
Efficacy	114.4
IES Type	1
BUG Rating	B1-U0-G1
Mounting Height	15 ft
Grid Scale	10 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	12851	89.0%
Downward House Side	1589	11.0%
Downward Total	14440	100.0%
Upward Street Side	0	0.0%
Upward House Side	0	0.0%
Upward Total	0	0.0%
Total Flux	14440	100%

AR2-54L-750-4K7-1-BC

LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	8151
Watts	126.27
Efficacy	64.6
IES Type	1
BUG Rating	B0-U0-G1
Mounting Height	15 ft
Grid Scale	10 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	8033	98.5%
Downward House Side	118	1.5%
Downward Total	8151	100.0%
Upward Street Side	0	0.0%
Upward House Side	0	0.0%
Upward Total	0	0.0%
Total Flux	8151	100%

AR2-54L-750-4K7-2

LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	13069
Watts	126.27
Efficacy	103.5
IES Type	2
BUG Rating	B2-U0-G2
Mounting Height	15 ft
Grid Scale	10 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	10825	82.8%
Downward House Side	2245	17.2%
Downward Total	13069	100.0%
Upward Street Side	0	0.0%
Upward House Side	0	0.0%
Upward Total	0	0.0%
Total Flux	13069	100%

DATE:

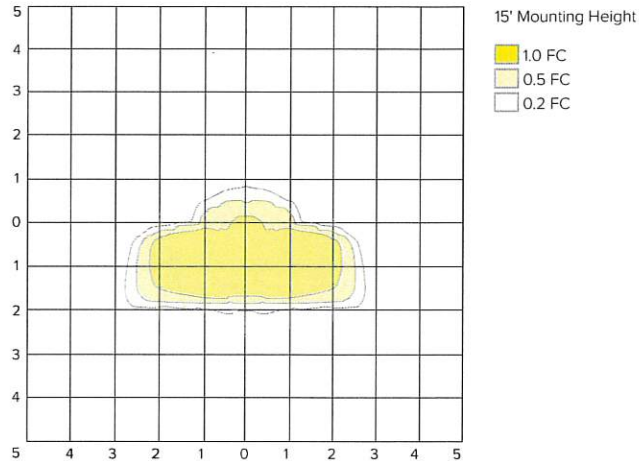
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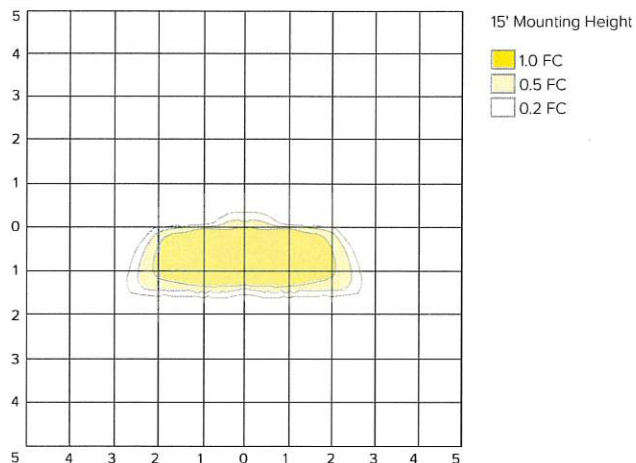
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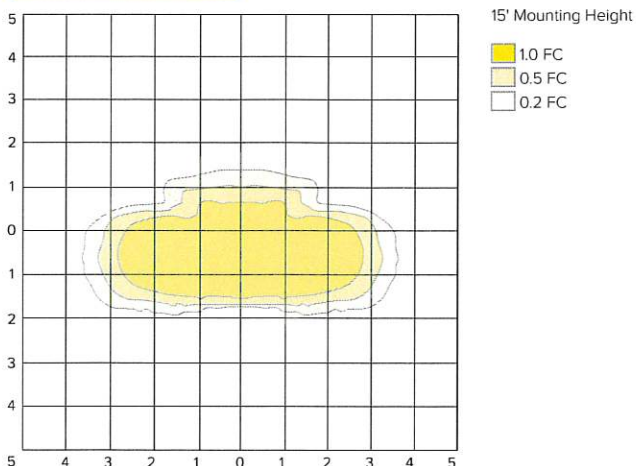
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ARA2

ARCHITECTURAL AREA/SITE

PHOTOMETRY

AR2-54L-750-4K7-2-BC

LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	7182
Watts	126.27
Efficacy	56.9
IES Type	2
BUG Rating	B0-U0-G1
Mounting Height	15 ft
Grid Scale	10 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	7019	97.7%
Downward House Side	163	2.3%
Downward Total	7182	100.0%
Upward Street Side	0	0.0%
Upward House Side	0	0.0%
Upward Total	0	0.0%
Total Flux	7182	100%

AR2-54L-750-4K7-3

LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	13406
Watts	126.27
Efficacy	106.2
IES Type	3
BUG Rating	B2-U0-G2
Mounting Height	15 ft
Grid Scale	10 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	11502	85.8%
Downward House Side	1904	14.2%
Downward Total	13406	100.0%
Upward Street Side	0	0.0%
Upward House Side	0	0.0%
Upward Total	0	0.0%
Total Flux	13406	100%

AR2-54L-750-4K7-3-BC

LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	7347
Watts	126.27
Efficacy	58.2
IES Type	3
BUG Rating	B0-U0-G2
Mounting Height	15 ft
Grid Scale	10 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	7108	96.7%
Downward House Side	239	3.3%
Downward Total	7347	100.0%
Upward Street Side	0	0.0%
Upward House Side	0	0.0%
Upward Total	0	0.0%
Total Flux	7347	100%

DATE:

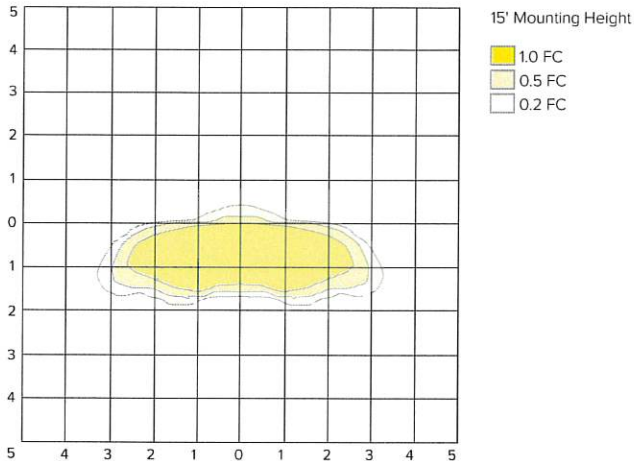
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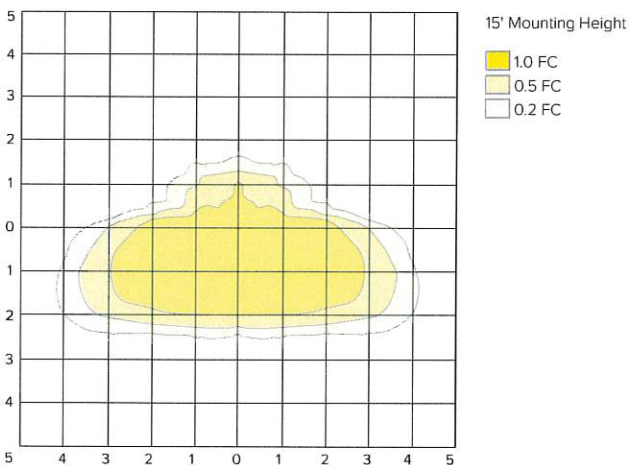
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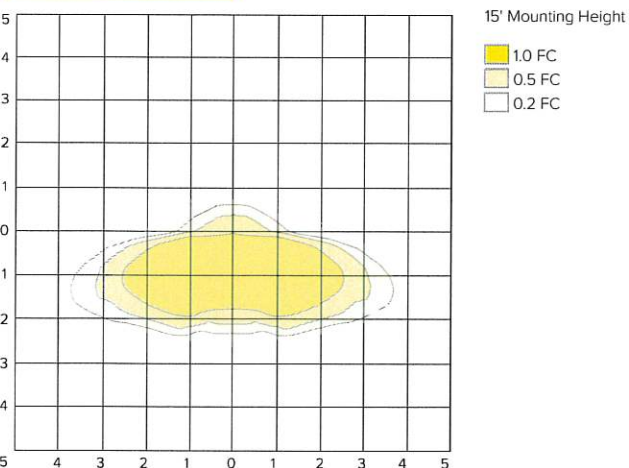
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ARA2

ARCHITECTURAL AREA/SITE

PHOTOMETRY

AR2-54L-750-4K7-4

LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	13836
Watts	126.27
Efficacy	109.6
IES Type	4
BUG Rating	B1-U0-G3
Mounting Height	15 ft
Grid Scale	10 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	12515	90.4%
Downward House Side	1322	9.6%
Downward Total	13837	100.0%
Upward Street Side	0	0.0%
Upward House Side	0	0.0%
Upward Total	0	0.0%
Total Flux	13837	100%

AR2-54L-750-4K7-4-BC

LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	9381
Watts	126.27
Efficacy	74.3
IES Type	4
BUG Rating	B0-U0-G2
Mounting Height	15 ft
Grid Scale	10 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	9093	96.0%
Downward House Side	289	4.0%
Downward Total	9382	100.0%
Upward Street Side	0	0.0%
Upward House Side	0	0.0%
Upward Total	0	0.0%
Total Flux	9382	100%

AR2-54L-750-4K7-4W

LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	12926
Watts	126.27
Efficacy	102.4
IES Type	4W
BUG Rating	B2-U0-G3
Mounting Height	15 ft
Grid Scale	10 ft

ZONAL LUMEN SUMMARY

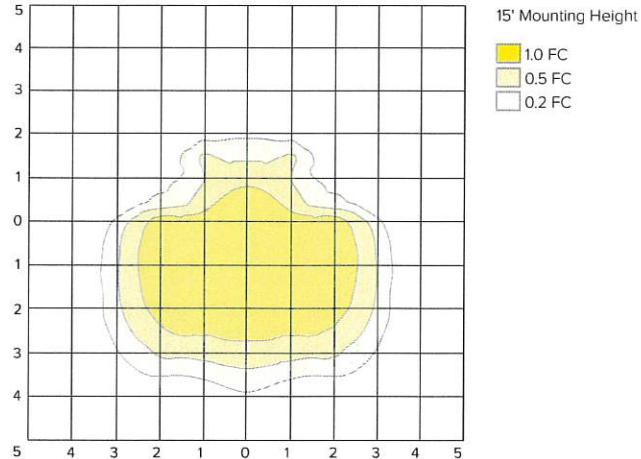
Zone	Lumens	% Luminaire
Downward Street Side	11324	87.6%
Downward House Side	1602	12.4%
Downward Total	12926	100.0%
Upward Street Side	0	0.0%
Upward House Side	0	0.0%
Upward Total	0	0.0%
Total Flux	12926	100%

DATE: _____ LOCATION: _____

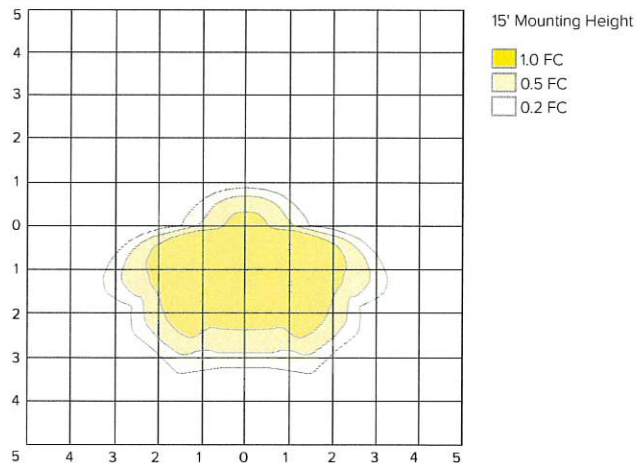
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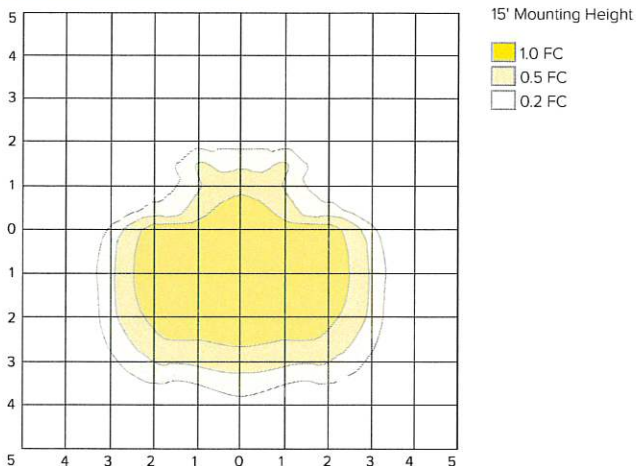
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ARA2

ARCHITECTURAL AREA/SITE

PHOTOMETRY

AR2-54L-750-4K7-4W-BC

LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	7750
Watts	126.27
Efficacy	61.4
IES Type	4W
BUG Rating	B0-U0-G2
Mounting Height	15 ft
Grid Scale	10 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	7449	96.0%
Downward House Side	301	4.0%
Downward Total	7750	100.0%
Upward Street Side	0	0.0%
Upward House Side	0	0.0%
Upward Total	0	0.0%
Total Flux	7750	100%

AR2-54L-750-4K7-5QM

LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	13885
Watts	126.27
Efficacy	110.0
IES Type	5
BUG Rating	B3-U0-G1
Mounting Height	15 ft
Grid Scale	10 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	6942	50.0%
Downward House Side	6943	50.0%
Downward Total	13885	100.0%
Upward Street Side	0	0.0%
Upward House Side	0	0.0%
Upward Total	0	0.0%
Total Flux	13885	100%

AR2-54L-750-4K7-5W

LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	12946
Watts	126.27
Efficacy	102.5
IES Type	5
BUG Rating	B4-U0-G2
Mounting Height	15 ft
Grid Scale	10 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	6473	50.0%
Downward House Side	6473	50.0%
Downward Total	12946	100.0%
Upward Street Side	0	0.0%
Upward House Side	0	0.0%
Upward Total	0	0.0%
Total Flux	12946	100%

DATE:

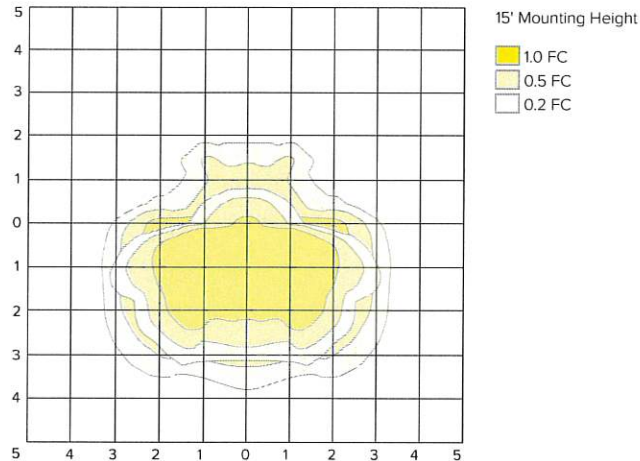
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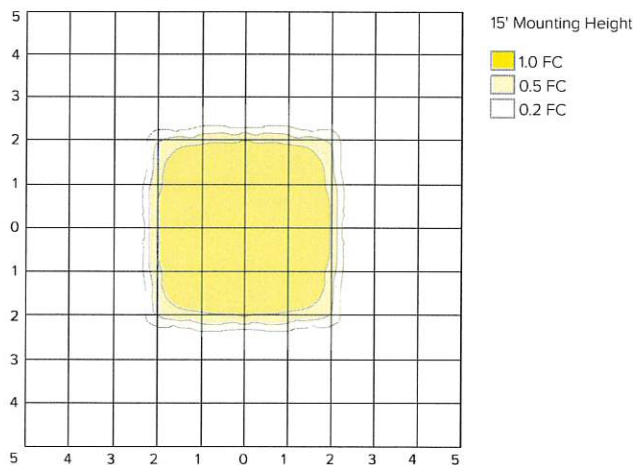
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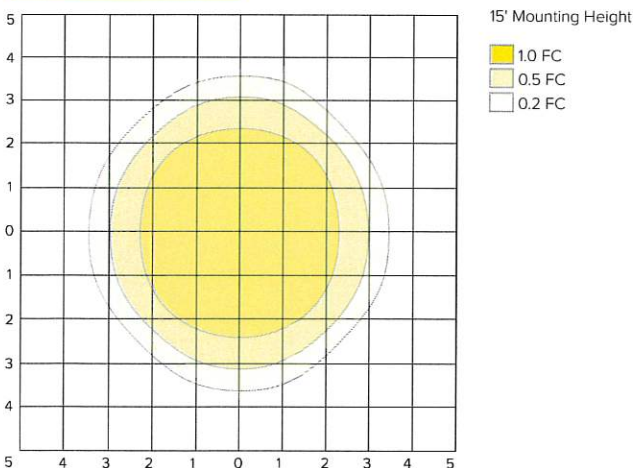
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ARA2

ARCHITECTURAL AREA/SITE

PHOTOMETRY

AR2-54L-750-4K7-R

LUMINAIRE DATA

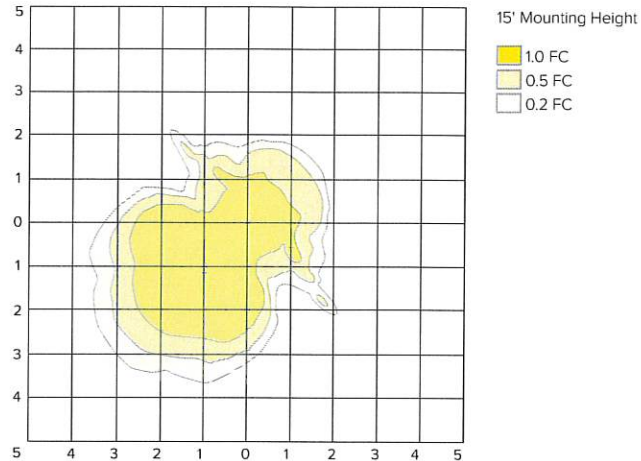
Description	4000K, 70CRI
Delivered Lumens	13570
Watts	126.27
Efficacy	107.5
IES Type	R
BUG Rating	B2-U0-G2
Mounting Height	15 ft
Grid Scale	10 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	11231	82.8%
Downward House Side	2339	17.2%
Downward Total	13570	100.0%
Upward Street Side	0	0.0%
Upward House Side	0	0.0%
Upward Total	0	0.0%
Total Flux	13570	100%

DATE: _____ LOCATION: _____
 TYPE: _____ PROJECT: _____
 CATALOG #: _____

ISOFOOT CANDLE PLOT



AR2-54L-750-4K7-L

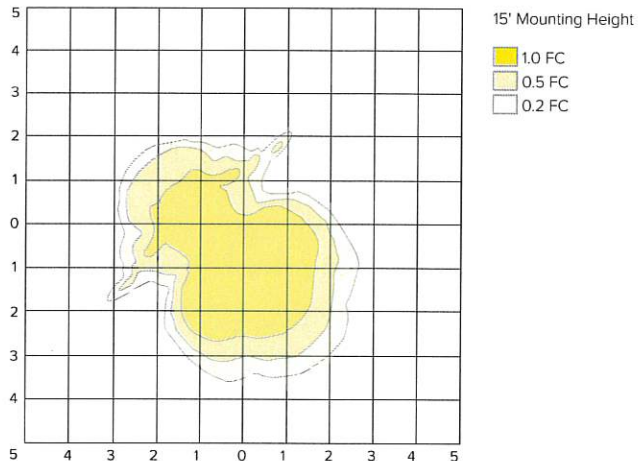
LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	13571
Watts	126.27
Efficacy	107.5
IES Type	L
BUG Rating	B2-U0-G2
Mounting Height	15 ft
Grid Scale	10 ft

ZONAL LUMEN SUMMARY

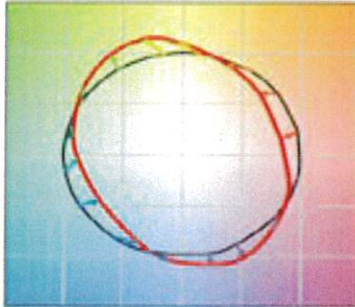
Zone	Lumens	% Luminaire
Downward Street Side	11523	84.9%
Downward House Side	2048	15.1%
Downward Total	13571	100.0%
Upward Street Side	0	0.0%
Upward House Side	0	0.0%
Upward Total	0	0.0%
Total Flux	13571	100%

ISOFOOT CANDLE PLOT



TM-30 DATA

COLOR VECTOR GRAPHIC

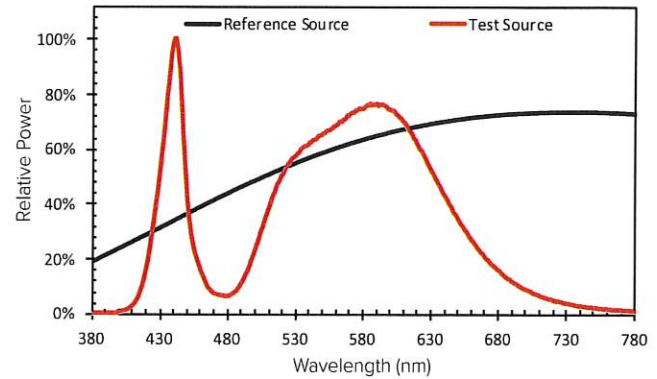


— Reference Illuminant — Test Source

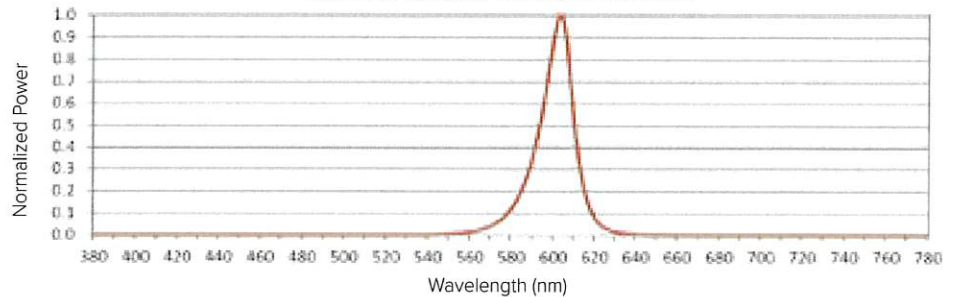
TEST SOURCE

R _t	68
R _a	99
CCT(K)	3947
D _{uv}	0.0004
x	0.3831
y	0.3793
CIE R _a	72

SPECTRAL POWER DISTRIBUTION COMPARISON



AMBER SPECTRAL POWER DISTRIBUTION



ELECTRICAL DATA

LED Count	System Watts	Current	Line Voltage		Amps AC						Min Power Factor	Max. THD (%)	Dimming				
			VAC	Hz	120	208	240	277	347	480			Dimming Range	Source Current Out		Absolute Voltage	
														Min	Max	Min	Max
54 LEDs	88.7	560 mA	120-480	50/60	0.74	0.43	0.37	0.32	0.26	0.18	>0.9	20	10% to 100%	0mA	1mA	0V	10V
	126.3	750 mA			1.05	0.61	0.53	0.46	0.36	0.26							
81 LEDs	178.2	700 mA			1.49	0.86	0.74	0.64	0.51	0.37							

TM-21 Lifetime Calculation - Projected Lumen Maintenance (25°C / 77°C)						
Ambient Temp.	0	25,000	36,000	50,000	100,000	Reported L70
25°C / 77°F	100%	94.22%	92.26%	89.84%	81.68%	>60khrs

CRI Lumen Multiplier for 80 and 90 CRI		
CCT	80 CRI	90 CRI
2700K	0.859	0.655
3000K	0.9119	.7033
3500K	0.906	0.732
4000K	0.8941	.734
5000K	0.879	.7712
Scaling factor of 5000K 70CRI lumen packages		



The City of Cedar Hills

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	July 15, 2025

SUBJECT:	Review/Action on a Resolution regulating Fireworks
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager

BACKGROUND AND FINDINGS:

The City Council is granted the authority by Utah State Code to adopt regulations that are "necessary and proper to provide for the safety and preserve the health, and promote prosperity, improve the morals, peace and good order, comfort, and convenience of the City and its inhabitants, and for the protection of property in the City."

With recent dry conditions, and the fire that has already occurred on the hillside, staff and the AF Fire Marshal is recommending that the fireworks map be amended to include additional areas that may be more prone to fires. Additional areas include areas east of 4000 W and north of the Murdock Canal and The Cedars HOA. In both areas, aerial and ground fireworks will not be allowed. Additionally, in order to clarify any confusion, the City is no longer using the provision that fireworks are allowed within 100' feet of the highlighted areas on the map. Instead, the map will simply indicate properties where fireworks may be ignited and where they cannot. Fireworks will continue to not be allowed to be discharged on City property; and open fires are still prohibited east of Canyon Road. This new map also works in conjunction with Pleasant Grove, who will be adopting similar provisions in the areas of their community north of the Murdock Canal and east of 4000 W.

PREVIOUS LEGISLATIVE ACTION:

Cedar Hills last reviewed the fireworks map in May 2025

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Proposed resolution and updated fireworks and open fire restrictions map.

RECOMMENDATION:

Review the proposed resolution and associated fireworks and open fires restrictions map for any necessary changes.

MOTION:

To approve Resolution No. _____, a resolution of the City Council of the City of Cedar Hills, Utah, adopting specified restrictions of fireworks and open fires in portions of the City, subject to the following modifications (LIST ANY APPLICABLE CHANGES):

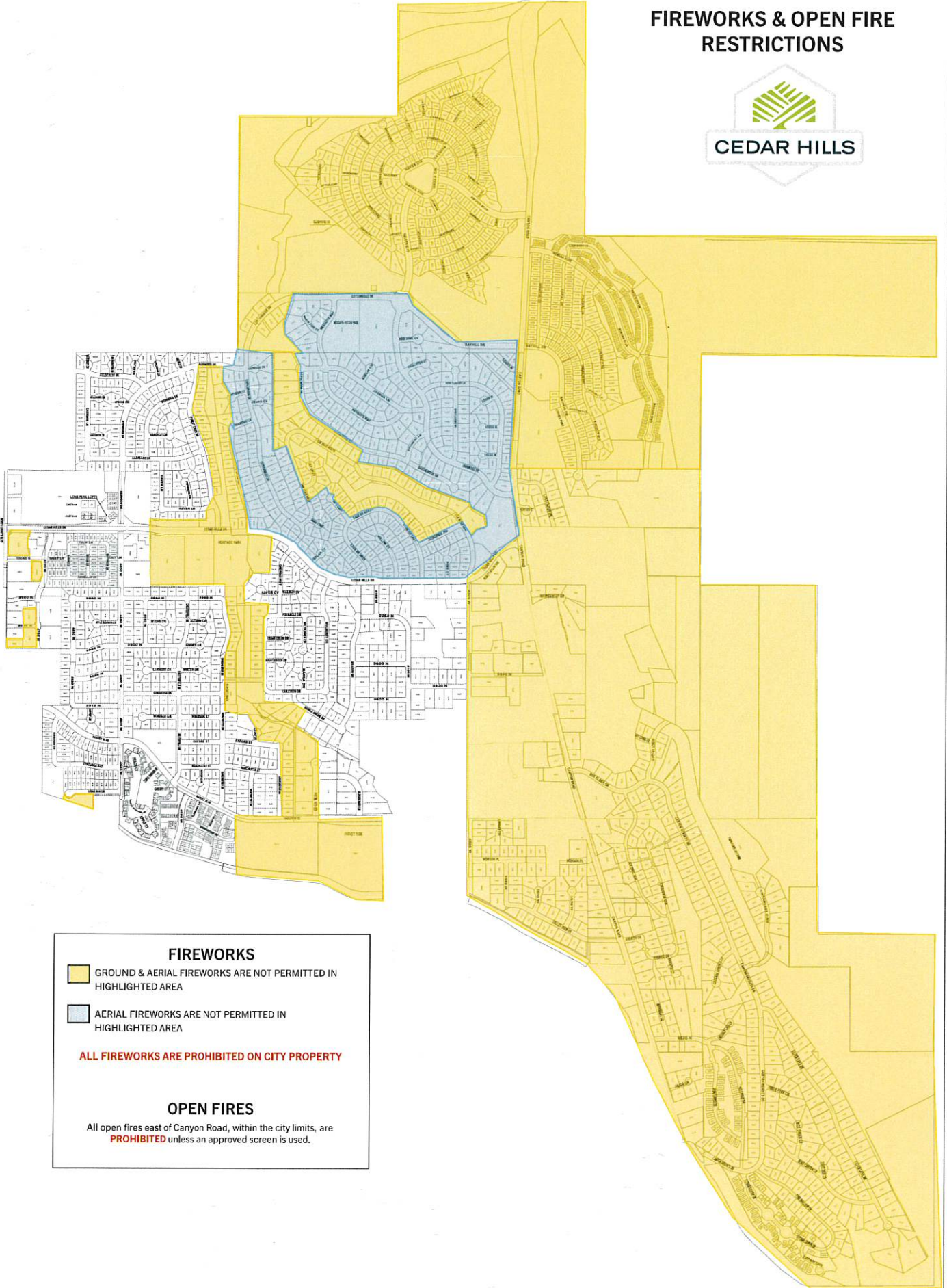
ACTION:

Motion:

Second:

Laura Ellison:	Yes__ No__ Abstain__ Absent__
Mike Geddes:	Yes__ No__ Abstain__ Absent__
Bob Morgan:	Yes__ No__ Abstain__ Absent__
Erika Price:	Yes__ No__ Abstain__ Absent__
Kelly Smith:	Yes__ No__ Abstain__ Absent__

FIREWORKS & OPEN FIRE RESTRICTIONS



FIREWORKS

 GROUND & AERIAL FIREWORKS ARE NOT PERMITTED IN HIGHLIGHTED AREA

 AERIAL FIREWORKS ARE NOT PERMITTED IN HIGHLIGHTED AREA

ALL FIREWORKS ARE PROHIBITED ON CITY PROPERTY

OPEN FIRES

All open fires east of Canyon Road, within the city limits, are **PROHIBITED** unless an approved screen is used.

RESOLUTION No. 07-15-2025A

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, ADOPTING
SPECIFIED RESTRICTIONS OF FIREWORKS AND OPEN FIRES IN PORTIONS OF THE CITY FOR
FIRE SEASON 2025**

WHEREAS, the State of Utah including Utah County and the City of Cedar Hills is experiencing drought conditions;

WHEREAS, the eastern city boundary lies adjacent to United States Forrest; and

WHEREAS, the City of Cedar Hills wishes to protect such vulnerable and irreplaceable areas from the risk of wildfires.

NOW THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH COUNTY, UTAH, AS FOLLOWS:

Section 1. The City of Cedar Hills hereby declares support of the American Fork Fire Department (AFFD) efforts to limit fire risk by the restriction of all fireworks and all open fires east of Canyon Road within city limits and in any area identified by the highlighted areas of the map.

A copy of said map is attached hereto as Attachment A. Open fires west of Canyon Road shall be contained in facilities as approved by the AFFD.

Section 2. The City of Cedar Hills is excluded from the provisions in this resolution for all fireworks associated with the Family Festival.

Section 3. This Resolution shall take effect immediately upon its approval and adoption.

PASSED AND APPROVED this 15th day of July, 2025.

CITY OF CEDAR HILLS COUNCIL

By: _____
Denise Andersen, Mayor

VOTING:

Laura Ellison	Yes	No	Absent
Mike Geddes	Yes	No	Absent
Bob Morgan	Yes	No	Absent
Erika Price	Yes	No	Absent
Kelly Smith	Yes	No	Absent

ATTEST:

Colleen A. Mulvey, MMC, UCC
City Recorder

DEPOSITED in the office of the City Recorder the 16th day of July, 2025.



The City of Cedar Hills

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	July 15, 2025

SUBJECT:	Discussion on Creekside Theatre
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager

BACKGROUND AND FINDINGS:

Creekside Theatre has been producing shows in Cedar Hills since 2014. In that time they have grown in quality of productions, as a local theatre group, to now including professional paid actors. This has been the result of increases in ticket sales. They have produced a variety of shows such as "Into the Woods", "School of Rock", and the world premiere production of "Relative Space" which then went on to be shown on the West End in London and will soon be on Broadway. Creekside began to receive a portion of the PARC Tax from its inception, with an initial funding of \$5,000. The funds given by the City go towards paying for productions, set buildings, costumes, marketing, hiring, and the rights to the plays performed. Creekside is one of the few production companies in Utah where everyone involved receives some compensation for their work; this leads to more professional productions.. This shows to those involved the value of the work they perform. With the construction of the new amphitheatre, the venue has received positive review from show critics, highlighting the environment of the shows as well as the productions themselves. Every single review of this years production of "Into the Woods" raved about the environment, the amphitheatre, and the fact that they were watching "Into the Woods" in the woods. Creekside aims to bring shows that are unique and family friendly. Over the past three years, there has been an average attendance of 1,200 persons, up from the initial productions that had an attendance of 350 persons. Currently, the City allocates \$15,000 per year to Creekside from PARC Tax proceeds. Creekside is requesting that the number be increased by \$3,000 to account for inflationary costs for materials, supplies, and personnel.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

\$3,000 would need to be allocated from PARC Tax revenues towards Creekside Theatre

SUPPORTING DOCUMENTS:

None

RECOMMENDATION:

To consider the request for additional funds and direct staff on how to proceed. If the City Council is in favor, staff will prepare the necessary budget adjustments

MOTION:

No motion necessary, discussion item only.



The City of Cedar Hills

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	July 15, 2025

SUBJECT:	Discussion on Library Options
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Councilmember Kelly Smith

BACKGROUND AND FINDINGS:

In an effort to explore options for expanding library services to Cedar Hills residents, Councilmember Smith has met with the library directors of Highland, Pleasant Grove, and American Fork. She will be presenting some ideas for discussion and consideration to the council. If the council can agree on a plan they would like to pursue, a solid proposal would be presented for council approval at a future meeting and if approved, move to the three cities in the library consortium for their consideration and approval.

Number of library reimbursements issued to residents in the last four years:

	FY22	FY23	FY24	FY25
Highland	162	183	206	204
Pleasant Grove	68	84	95	92
American Fork	55	57	63	65
Orem	20	16	21	13
Other	11	5	6	9
Total	316	345	391	383

PREVIOUS LEGISLATIVE ACTION:

City Council has funded a library reimbursement of \$60 for each household that submits a receipt for reimbursement

FISCAL IMPACT:

TBD

SUPPORTING DOCUMENTS:

None

RECOMMENDATION:

Be prepared to ask questions, share concerns related to the proposal of joining the local library consortium. Direct staff on how to proceed.

MOTION:

No motion necessary, discussion item only