CEDAR HILLS

PLANNING COMMISSION MEETING
OF THE CITY OF CEDAR HILLS
Tuesday, July 29, 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, July 29, 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 June 24, 2025 Planning Commission meeting
4. Review/Recommendation and Public Hearing on Final Plan approval for a Commercial Development at 4773 W Cedar Hills Drive, located in the Cedar Hills Retail Center Subdivision (Dutch Bros. Coffee)
5. Discussion on the Transportation Element of the Cedar Hills General Plan

ADJOURNMENT

6. Adjourn.

Posted this 23rd 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 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:	July 29, 2025

SUBJECT:	Review/Recommendation on Final 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:

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

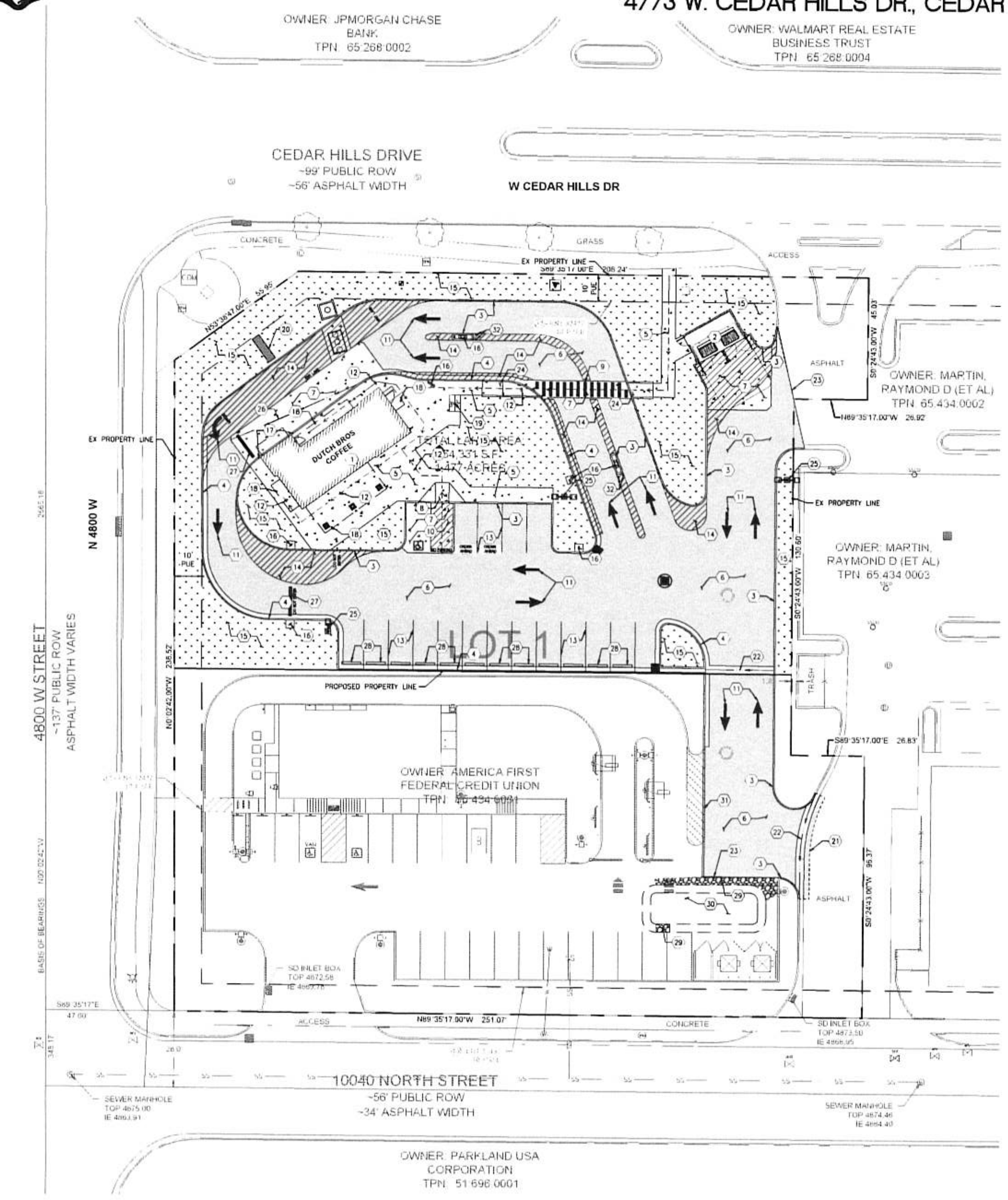
SUPPORTING DOCUMENTS:
Civil and site plans, landscape plan, building elevation and color plan, electrical and photometric plan

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

MOTION:
To recommend/not recommend final plan 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
-Zoning approval
{LIST ANY OTHER CONDITIONS NECESSARY FOR APPROVAL}

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

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 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 AND AWNINGS. 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 STRUCTURAL DRAWINGS FOR LIGHT POLE FOUNDATION REQUIREMENTS; REFER TO PHOTOMETRIC DRAWING FOR POLE AND FIXTURE SPECIFICATIONS. CONFIRM LOCATION OF SITE LIGHT PER PHOTOMETRIC DRAWING.
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 INSTALL GROUTED RIPRAP PAD. RIPRAP GRAVEL SHALL CONSIST OF R3 AND R4 OR EQUIVALENT SIZED ANGULAR GRAVEL AND SHALL GROUT RIPRAP AFTER INSTALLED TO CONFIRM PAD WILL REMAIN IN LOCATION AS DESIGNED. RIPRAP PAD SHALL BE GROUTED PER MEANS AND METHODS APPROPRIATE IN THE FIELD. 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 WITH 3:1 SIDE SLOPES AND 1 FT OF FREEBOARD AND SPILLWAY. 100-YR, 24 HR VOLUME = 416 CF. BOTTOM AREA = 444 SF, DEPTH = 1.0 FT, VOLUME PROVIDED = 604 CF.
31. CONSTRUCT TEMPORARY 6 INCH AC BERM.
32. INSTALL MENU BOLLARDS PER DETAIL 10/SHT C5.1.

SITE LIGHTING NOTE:
APPROXIMATE LOCATION OF SITE LIGHT. REFER TO ELECTRICAL SITE PLAN AND PHOTOMETRIC PLAN FOR FINAL LOCATION.

ACCESSIBLE ROUTE REQUIREMENTS:
ALL WALKING SURFACES SHALL BE CONTINUOUSLY ACCESSIBLE. ALL WALKWAYS MUST BE A MINIMUM 48" IN WIDTH, HAVE A MAXIMUM 1.5% CROSS SLOPE, AND SHALL HAVE RAMPS COMPLYING WITH ACCESSIBILITY STANDARDS (SECTION 1104) WHERE NECESSARY TO CHANGE ELEVATION AT A LONGITUDINAL SLOPE EXCEEDING 5% (1:20).

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

For: DUTCH BROS Coffee

PROFESSIONAL ENGINEER No. 13300449-2202 STATE OF UTAH 06/18/2025

Scale: Horizontal	1" = 20'
Vertical	N/A
Designed	LMW
Drawn	LMW
Checked	AEM
Approved	AEM
Date	06/18/25

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

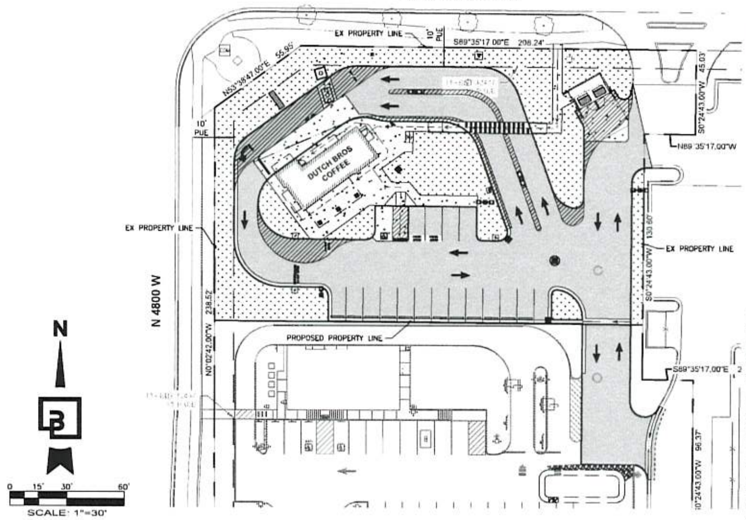
DUTCH BROS COFFEE UT0901
4773 W. CEDAR HILLS DR., CEDAR HILLS, UT

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, LLC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR RECORDS OF OTHERS. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, LLC., 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, LLC. 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, LLC.
13. CONTRACTOR SHALL REQUEST FROM BARGHAUSEN CONSULTING ENGINEERS LLC., 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, LLC UNLESS BARGHAUSEN CONSULTING ENGINEERS, LLC HAS GIVEN A FORMAL WRITTEN RELEASE OR ISSUED A CONSTRUCTION RELEASE PLAN SET.

CITY OF CEDAR HILLS NOTES:

1. PRESERVE AND PROTECT EXISTING CITY IMPROVEMENTS AND LANDSCAPING UNLESS OTHERWISE NOTED. ANY DAMAGE TO CITY IMPROVEMENTS AND LANDSCAPING IS TO BE REPAIRED OR REPLACED PER CITY REQUIREMENTS.



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: GURIENDERJIT.KEHR@DUTCHBROS.COM

ENGINEER

BARGHAUSEN CONSULTING ENGINEERS, LLC.
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, LLC.
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 BERAINGS 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.

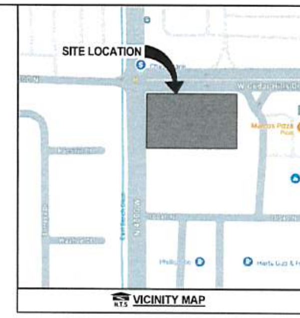
FLOOD ZONE:

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 19, 2020 AND IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA.

BENCHMARK:

VERTICAL DATUM: NAVD88

SITE BENCHMARK IS THE SEWER MANHOLE NEAR THE SE PROPERTY CORNER, TOP=4874.46



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:	±18,400 SF	(51.0%)
WALKWAYS:	±2,525 SF	(7.0%)
LANDSCAPE:	±9,844 SF	(27.3%)
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

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, LLC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETRIEVE LATEST CAD FILES FROM BARGHAUSEN CONSULTING ENGINEERS LLC., 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, LLC. 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.

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 06/18/2025

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

Designed EMM; Drawn EMM; Checked AEM; Approved AEM; Date 06/18/25

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

Job Number 23689
Sheet C1.0

Know what's **below.**
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DUTCH BROS COFFEE UT0901
4773 W. CEDAR HILLS DR., CEDAR HILLS, UT

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

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.

BEING THE SAME DESCRIPTION AS SHOWN IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. U0050926-801-J8H-B1G/ FCHI2400712NT, 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-J8H-B1G/ FCHI2400712NT, COMMITMENT DATE JULY 22, 2024.

3 SCHEDULE 'B' ITEMS

ITEMS 1-12 BLANKET OR INFORMATION ONLY

13. Terms, conditions, easements, notes and restrictions contained in that certain subdivision plat entitled Cedar Hills Retail Center, recorded April 20, 2015, as **Entry No. 32437 in Book 65 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

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,
Boersma 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, 5, 6(a), 6(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

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.

7 POSSIBLE ENCROACHMENTS

NONE FOUND

8 ZONING INFORMATION

ZONING INFORMATION

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

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

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.

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.

12 PARKING INFORMATION

0 STRIPED STALLS
0 HANDICAP STALLS
0 TOTAL STALLS

13 LAND AREA

64,331 S.F.
1.477 ACRES

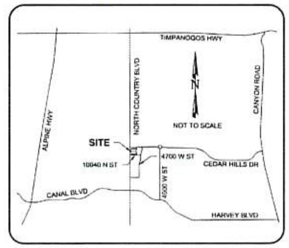
14 BUILDING AREA

NO BUILDINGS ON PROPERTY

15 BUILDING HEIGHT

NO BUILDINGS ON PROPERTY

16 VICINITY MAP



Key to CDS ALTA Survey

Sheet 1 of 2

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.)

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

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

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

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

FOR REFERENCE ONLY

No.	Date	By	Ckd.	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. Martinez STATE OF UTAH 06/18/2025

Scale: Horizontal N/A; Vertical N/A

Designed EWW; Drawn EWW; Checked AEM; Approved AEM; Date 06/18/25

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

Job Number 23689
Sheet C1.1

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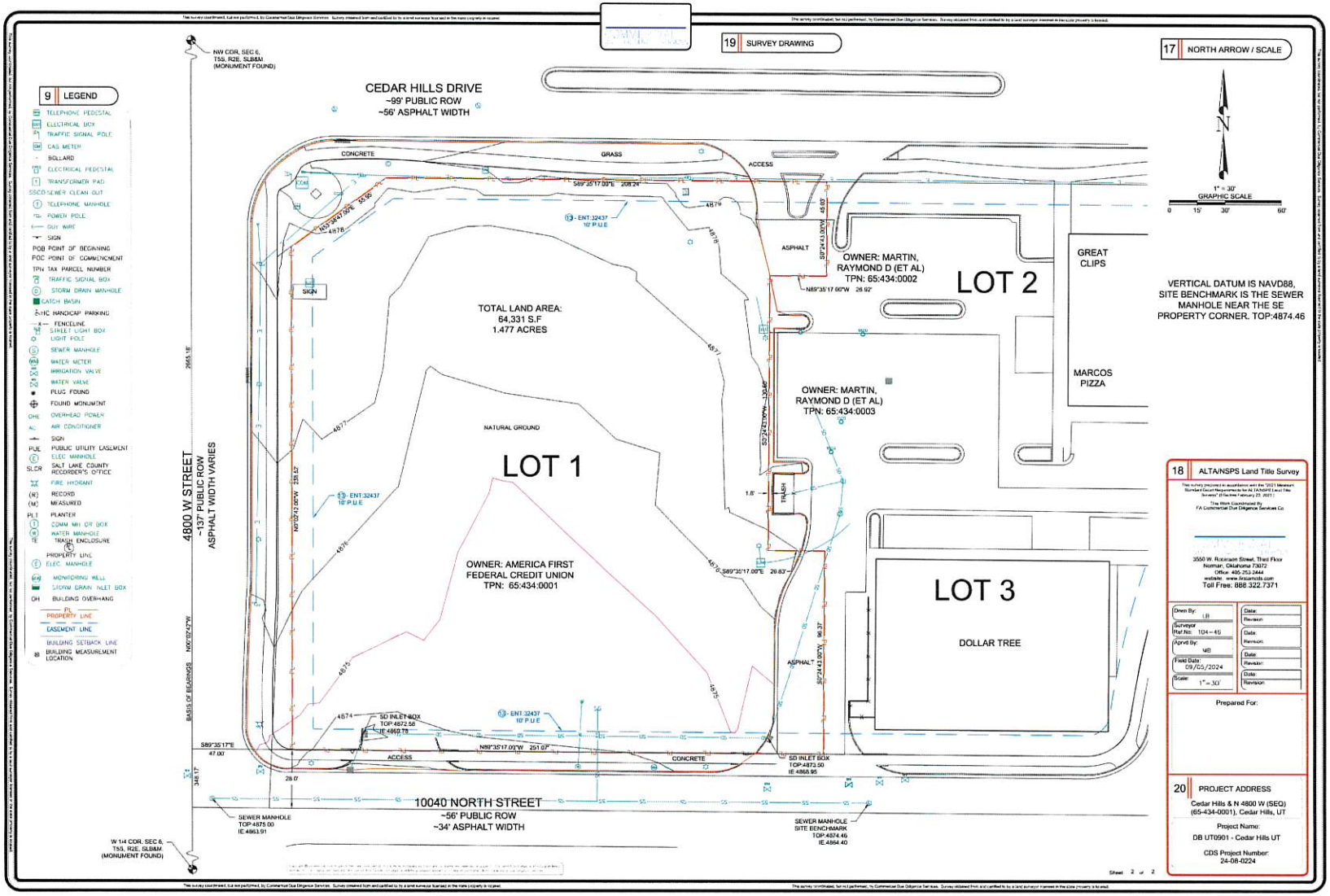
DUTCH BROS COFFEE UT0901
4773 W. CEDAR HILLS DR., CEDAR HILLS, UT



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

For: DUTCH BROS

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Job Number 23689
Sheet C1.2

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

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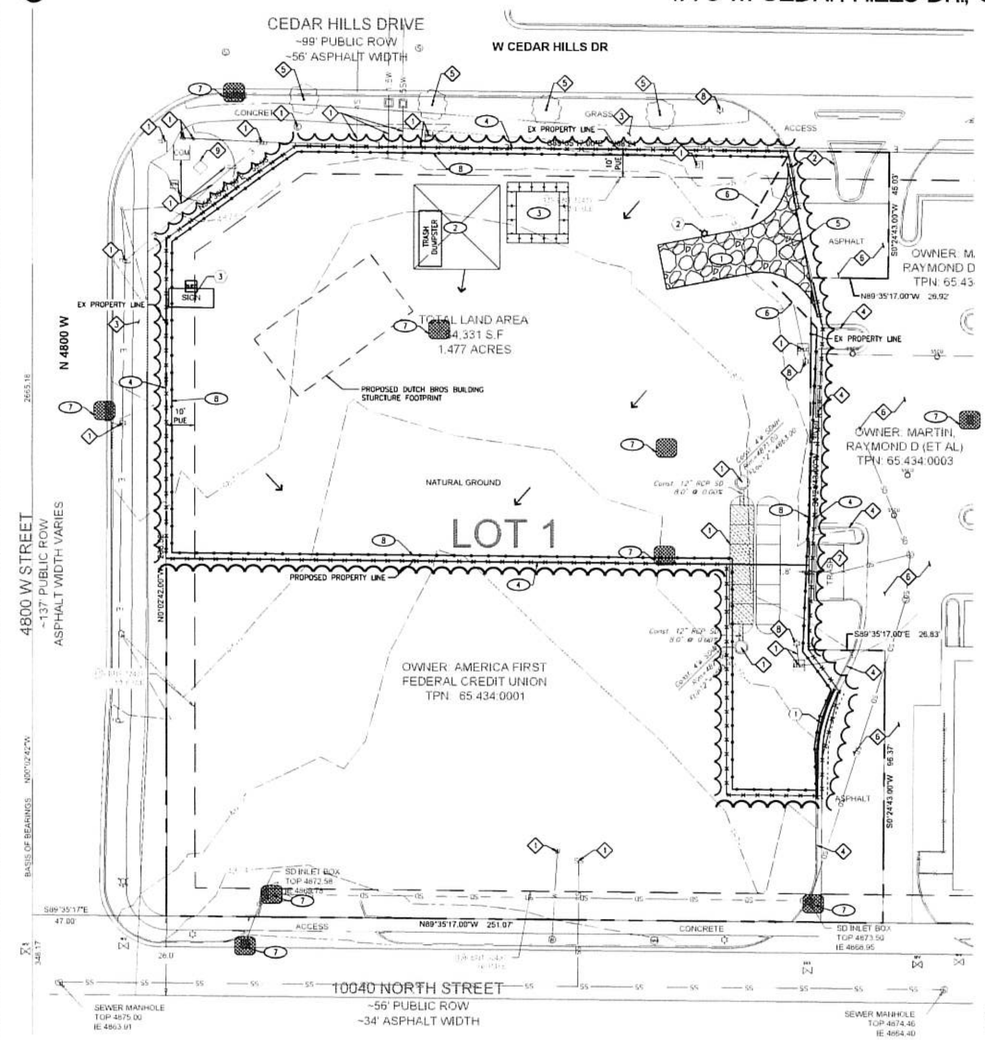

(i) DEMOLITION NOTES

1. DEMOLISH EXISTING CURB AND GUTTER, TYPICAL.
2. DEMOLISH AND RELOCATE EXISTING SITE LIGHT, TYPICAL.
3. DEMOLISH AND REMOVE EXISTING SIGN

* 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.

(i) EROSION CONTROL NOTES:

1. INSTALL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE PER UTAH DEPARTMENT OF TRANSPORTATION (UDOT) DETAIL EN 6 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 EN 4 ON SHEET C1.4
8. INSTALL TEMPORARY SILT FENCE PER UDOT DETAIL EN 2 ON SHEET C1.4 AND MANUFACTURERS 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 CONTROL CONTACT:

NAME: GURINDERJIT KEHR
TELE: (510) 807-4278
EMAIL: GURIENDERJIT.KEHR@DUTCHBROS.COM

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, LLC. 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	Ckd.	Appr.	Revision

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

For: DUTCH BROS Coffee

PROFESSIONAL ENGINEER No. 13300449-2202 Anthony E. Medina STATE OF UTAH 06/18/2025

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

Designed EMM Drawn EMM Checked AEM Approved AEM Date 06/18/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
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Job Number 23689
Sheet C1.3

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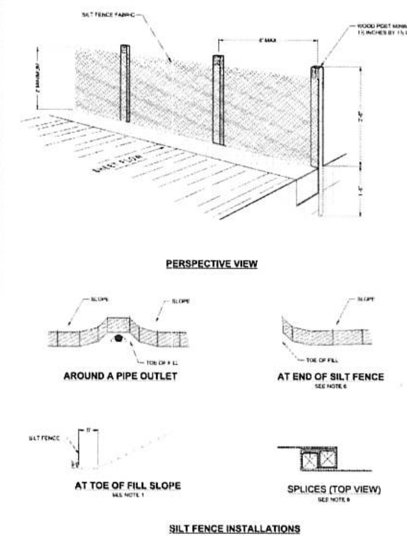
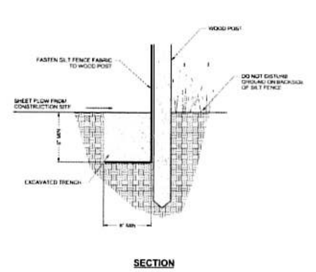




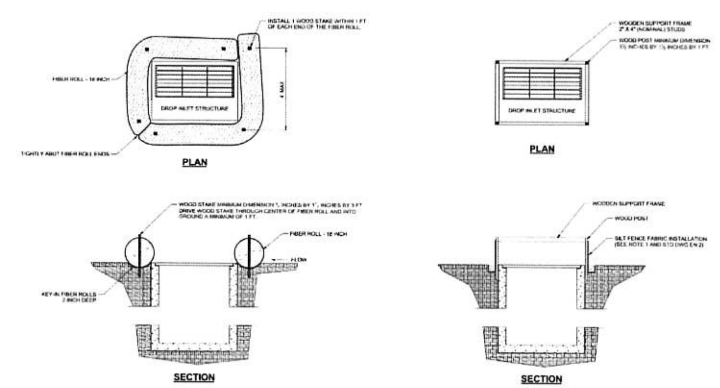
NOTES:

1. POSITION THE SILT FENCE 5 FT BEYOND THE TOE OF SLOPE. INSTALL SILT FENCE AT TOE OF SLOPE WHEN PLACING WITHIN OR IMMEDIATELY ADJACENT TO A WETLAND.
2. ALIGN THE FENCE ALONG THE CONTOUR AS MUCH AS POSSIBLE TO AVOID CREATING LOW POINTS ALONG THE SILT FENCE. PROVIDE AN OPENING IN THE FENCE AND INSTALL A SEDIMENT TRAP WHERE EXCESSIVE RUNOFF WILL ACCUMULATE AT A LOW POINT.
3. SECURE FIRMLY INTO GROUND BY EXCAVATING TRENCH, PLACING SILT FENCE FABRIC THEN BACKFILLING WITH EXCAVATED TRENCH MATERIAL.
4. SECURE SILT FENCE FABRIC TO WOOD POST ACCORDING TO MANUFACTURER RECOMMENDATIONS.
5. MINIMIZE DISTURBANCE WHEN EXCAVATING THE TRENCH.
6. SILT FENCE INSTALLATION EQUIPMENT MAY BE USED AS AN ALTERNATIVE INSTALLATION METHOD IF BOTTOM 8 INCHES OF SILT FENCE FABRIC IS TRENCHED FIRMLY INTO GROUND AND MEETS ALL OTHER REQUIREMENTS.
7. RUN THE ENDS OF THE FENCE SLIGHTLY UP SLOPE TO PREVENT RUNOFF FROM FLOWING AROUND THE ENDS OF THE SILT FENCE.
8. DO NOT PLACE SILT FENCE ACROSS AREAS OF CONCENTRATED FLOWS.
9. AVOID USING SPLICES ALONG THE FENCE AS MUCH AS POSSIBLE. OVERLAP THE END POSTS AND TWIST 180 DEGREES BEFORE STAKING THE WOOD POSTS WHEN NECESSARY.

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
2023 Standard Drawing

TEMPORARY ENVIRONMENTAL CONTROLS (SILT FENCE)

STD. DWG. NO. EN 2



DROP-INLET BARRIER - FIBER ROLL

NOTES:

1. KEY-IN FIBER ROLLS AROUND THE PERIMETER OF THE DROP INLET STRUCTURE AND STAKE AS SHOWN.
2. INSTALL FIBER ROLLS IN MEDIAN AREAS SO THAT THE TOPS ARE NOT HIGHER IN ELEVATION THAN THE ADJACENT ROADWAY.
3. USE AS MANY FIBER ROLLS AS NECESSARY TO COMPLETELY ENVELOPE DROP INLET STRUCTURE.

DROP-INLET BARRIER - SILT FENCE

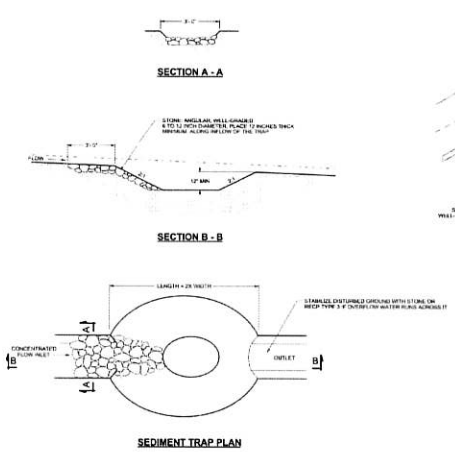
NOTES:

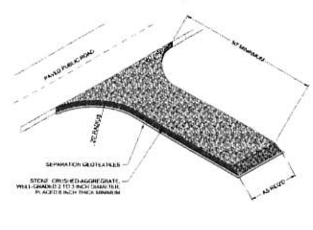
1. ENTRENCH THE BOTTOM 18 INCH OF SILT FENCE SECURELY IN THE GROUND AROUND THE PERIMETER OF THE DROP INLET.
2. DRIVE POSTS AT EACH CORNER OF THE INLET STRUCTURE. PLACE ANOTHER POST OR POSTS BETWEEN THEM IF THE DISTANCE BETWEEN CORNER POSTS EXCEEDS 4 FT.
3. BUILD WOODEN SUPPORT FRAME MADE OF WOOD STUDS AND SECURE TO THE TOP OF POSTS.
4. CONSTRUCT SILT FENCE IN MEDIAN AREAS SO THAT THE TOP OF SILT FENCE IS NOT HIGHER IN ELEVATION THAN THE ADJACENT ROADWAY.

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
2023 Standard Drawing

TEMPORARY ENVIRONMENTAL CONTROLS (DROP-INLET BARRIERS)

STD. DWG. NO. EN 4





STABILIZED CONSTRUCTION ENTRANCE

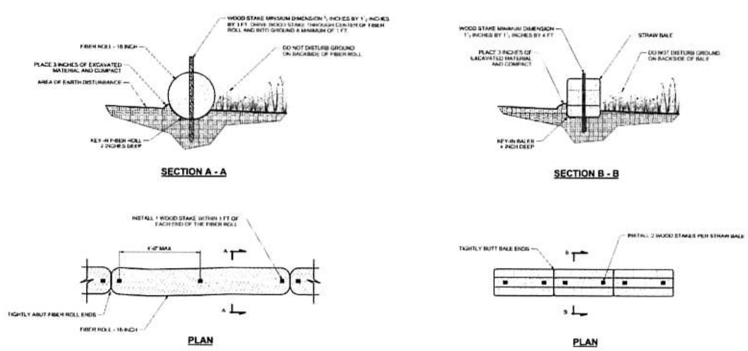
NOTES FOR STABILIZED CONSTRUCTION ENTRANCE:

1. PLACE GEOTEXTILE FABRIC BENEATH LIMITS OF STONE.
2. PREVENT VEHICLES LEAVING THE CONSTRUCTION SITE TO TRACK MUD ONTO PAVED ROADS.

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
2023 Standard Drawing

TEMP. ENVIRONMENTAL CONTROLS (SEDIMENT TRAP AND STABILIZED CONSTRUCTION ENTRANCE)

STD. DWG. NO. EN 6



FIBER ROLL BARRIER

NOTES FOR FIBER ROLL BARRIER:

1. PLACE FIBER ROLL BARRIERS BEFORE EARTH DISTURBING ACTIVITIES.
2. DO NOT PLACE FIBER ROLL BARRIERS ACROSS AREAS OF CONCENTRATED FLOW.
3. REMOVE FIBER ROLLS AND WOOD STAKES, LEVEL AND SEED THE AREA.
4. FIBER ROLL NETTING MY BE CUT OPEN, REMOVED AND MATRIX MATERIAL MAY BE SPREAD AS MULCH.

STRAW BALE BARRIER

NOTES FOR STRAW BALE BARRIER:

1. PLACE STRAW BALE BARRIERS BEFORE EARTH DISTURBING ACTIVITIES.
2. DO NOT PLACE STRAW BALE BARRIERS ACROSS AREAS OF CONCENTRATED FLOW.
3. REMOVE STRAW BALES AND WOOD STAKES. LEVEL AND SEED THE AREA.
4. STRAW BALES MAY BE BUSTED APART AND SPREAD AS MULCH.

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
2023 Standard Drawing

TEMPORARY ENVIRONMENTAL CONTROLS (FIBER ROLL OR STRAW BALE BARRIER)

STD. DWG. NO. EN 7

No.	Date	By	Ckd.	Appr.	Revision

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

For: DUTCH BROS Coffee

PROFESSIONAL ENGINEER No. 13300449-2202 Anthony E. Martinez STATE OF UTAH 06/16/2025

Scale	
Horizontal	N/A
Vertical	N/A
Designed	EWW
Drawn	EWW
Checked	AEM
Approved	AEM
Date	06/16/25

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

Job Number 23689
Sheet C1.4

P:\23000s\23689\engineering\23689-NE.dwg 6/17/2025 3:16 PM SLOPEZ

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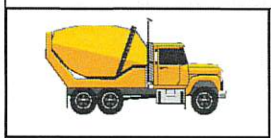
DUTCH BROS COFFEE UT0901
4773 W. CEDAR HILLS DR., CEDAR HILLS, UT

BMP: Concrete Waste Management — CWM



Objectives
- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

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

Applications:
This technique is applicable to all types of sites.

Installation/Application Criteria:
- Store dry and wet materials under cover and away from drainage areas. Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not was out concrete trucks into storm drains, open ditches, streets, or streams.
- On-site washout: Collect and retain all the concrete washout water and solids in leak proof containers or pit, so that this caustic material does not reach the soil surface
- Train employees and subcontractors in proper concrete waste management.

Limitations:
- Off-site washout of concrete wastes may not always be possible.

Maintenance:
- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- Dispose of hardened concrete on a regular basis

CEDAR HILLS

Targeted Pollutants
- Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Floatable Materials
- Other Waste

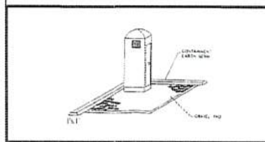
- High Impact
- Medium Impact
- Low or Unknown Impact

Implementation Requirements
- Capital Costs
- O&M Costs
- Maintenance
- Training

High · Medium · Low

Storm Water Management Plan 2021
Appendix A — Page 19

BMP: Portable Toilets — PT



Objectives
- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

Description:
Temporary on-site sanitary facilities for construction personnel.

Application:
At sites with no permanent sanitary facilities or where permanent facility is too far from activities.

Installation/Application Criteria:
Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.

Position portable toilets so that they are secure and will not be tipped over and that they will be positioned at least 10 feet from any storm water conveyance, inlet, curb or gutter, or that they have secondary containment if tipped.

Limitations:
No limitations.

Maintenance:
- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

CEDAR HILLS

Targeted Pollutants
- Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Floatable Materials
- Other Waste

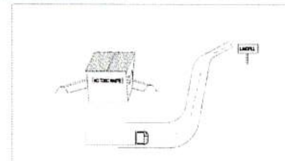
- High Impact
- Medium Impact
- Low or Unknown Impact

Implementation Requirements
- Capital Costs
- O&M Costs
- Maintenance
- Training

High · Medium · Low

Storm Water Management Plan 2021
Appendix A — Page 22

BMP: Waste Disposal — WD Construction



Description:
Controlled storage and disposal of solid waste generated by construction activities.

Application:
All construction sites.

Installation:
- Designate one or several waste collection areas with easy access for construction vehicles and personnel. Ensure no waterways or storm drainage inlets are located near the waste collection areas.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around collection area for impoundment in the case of spills and to trap any windblown trash.
- Use watertight containers with covers to remain closed when not in use. Provide separate containers for different waste types where appropriate and label clearly.
- Ensure all on site personnel are aware of and utilize designated waste collection area properly and for intended use only (e.g. all toxic, hazardous, or recyclable materials shall be properly disposed of separately from general construction waste).
- Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location. Include regular Porta-potty service in waste management activities.

Limitations:
- On-site personnel are responsible for correct disposal of waste.

Maintenance:
- Discuss waste management procedures at progress meetings.
- Collect site trash daily and deposit in covered containers at designated collection areas.
- Check containers for leakage or inadequate covers and replace as needed.
- Randomly check disposed materials for any unauthorized waste (e.g. toxic materials).
- During daily site inspections check that waste is not being incorrectly disposed of on-site (e.g. burial, burning, surface discharge, discharge to storm drain).

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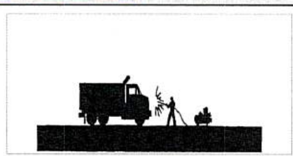
BMP: Vehicle And Equipment Cleaning — VEC Construction



Description:
Prevent or reduce the discharge of pollutants to storm water from vehicle and equipment cleaning by washing in designated, contained areas only, eliminating discharges to the storm drain by infiltrating or recycling the wash water, and/or training employees and subcontractors.

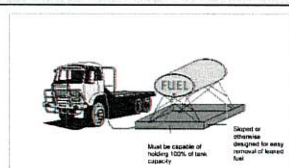
Installation/Application:
- Use designated, bermed wash areas to prevent wash water contact with storm water, creeks, rivers, and other water bodies. The wash area can be sloped for wash water collection and subsequent infiltration into the ground.
- Use as little water as possible to avoid having to install erosion and sediment controls for the wash area. Use phosphate-free biodegradable soaps. Educate employees and subcontractors on pollution prevention measures. Do not permit steam cleaning on-site. Steam cleaning can generate significant pollutant concentrations.

Limitations:
- Even phosphate-free, biodegradable soaps have been shown to be toxic to fish before the soap degrades.
- Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance.

Maintenance:
- Minimal, some berm repair may be necessary.

50

BMP: Vehicle And Equipment Fueling — VEF Construction



Description:
Prevent fuel spills and leaks, and reduce their impacts to storm water by using off-site facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors.

Installation/Application:
- Use off-site fueling stations as much as possible. Fueling vehicles and equipment outdoors or in areas where fuel may spill/leak onto paved surfaces or into drainage pathways can pollute storm water. If you fuel a large number of vehicles or pieces of equipment, consider using an off-site fueling station. These areas are better equipped to handle fuel and spills properly. Performing this work off-site can also be economical by eliminating the need for a separate fueling area at your site.
- If fueling must occur on-site, use designated areas, located away from drainage courses, to prevent the runon of storm water and the runoff of spills. Discourage "topping-off" of fuel tanks.
- Always use secondary containment, such as a drain pan or drop cloth, when fueling to catch spills/leaks. Place a stockpile of spill cleanup materials where it will be readily accessible. Use adsorbent materials on small spills rather than hosing down or burying the spill. Remove the adsorbent materials promptly and dispose of properly.
- Carry out all Federal and State requirements regarding stationary above ground storage tanks. (40 CF Sub. J) Avoid mobile fueling of mobile construction equipment around the site; rather, transport the equipment to designated fueling areas. With the exception of tracked equipment such as bulldozers and perhaps forklifts, most vehicles should be able to travel to a designated area with little lost time. Train employees and subcontractors in proper fueling and cleanup procedures.

Limitations:
Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance.

Maintenance:
- Keep ample supplies of spill cleanup materials on-site.
- Inspect fueling areas and storage tanks on a regular schedule.

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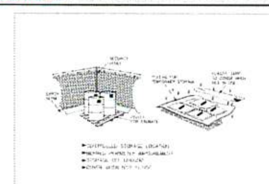
BMP: Material Storage — MS Construction



Description:
Controlled storage of on-site materials.

Application:
- Storage of hazardous, toxic, and all chemical substances.
- Any construction site with outside storage of materials.

Installation/Application Criteria:
- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
- Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
- For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

Limitations:
- Does not prevent contam nation due to mishandling of products.
- Spill Prevention and Response Plan still required.
- Only effective if materials are actively stored in controlled location.

Maintenance:
- Inspect daily and repair any damage to perimeter impoundment or security fencing.
- Check materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.

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No.	Date	By	Ckd.	Appr.	Revision

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

For: DUTCH BROS Coffee

PROFESSIONAL ENGINEER No. 13300449-2202 STATE OF UTAH 06/18/2025

Scale: Horizontal N/A, Vertical N/A
Designed EWM · Drawn EWM · Checked AEW · Approved AEW · Date 06/18/25

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

Job Number 23689
Sheet C1.5

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

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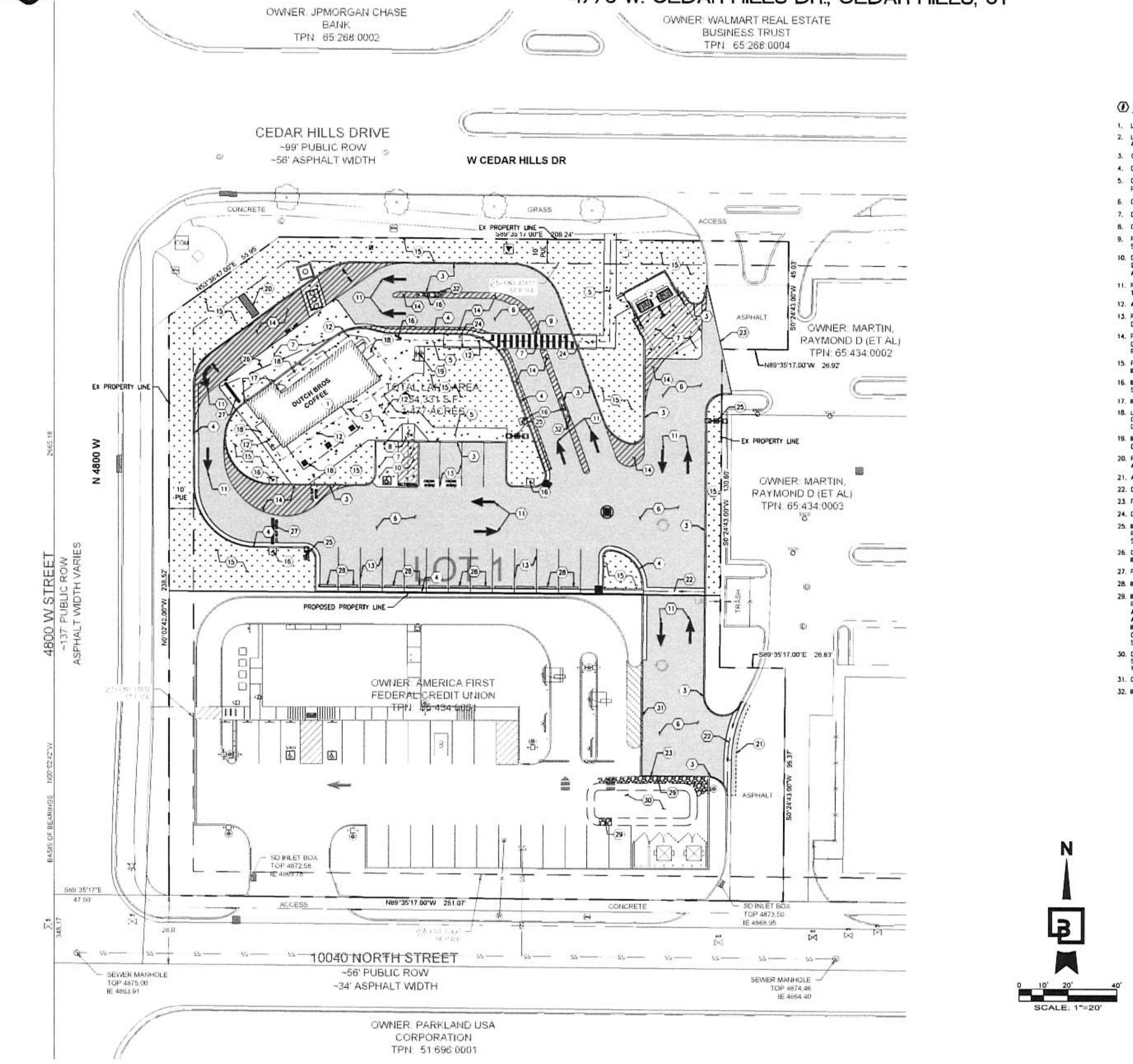

① CONSTRUCTION NOTES:

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 AND AWNINGS. 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 STRUCTURAL DRAWINGS FOR LIGHT POLE FOUNDATION REQUIREMENTS; REFER TO PHOTOMETRIC DRAWING FOR POLE AND FIXTURE SPECIFICATIONS. CONFIRM LOCATION OF SITE LIGHT PER PHOTOMETRIC DRAWING.
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 INSTALL GROUTED RIPRAP PAD. RIPRAP GRAVEL SHALL CONSIST OF R3 AND R4 OR EQUIVALENT SIZED ANGULAR GRAVEL AND SHALL GROUT RIPRAP AFTER INSTALLED TO CONFIRM PAD WILL REMAIN IN LOCATION AS DESIGNED. RIPRAP PAD SHALL BE GROUTED PER MEANS AND METHODS APPROPRIATE IN THE FIELD. 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 WITH 3:1 SIDE SLOPES AND 1 FT OF FREEBOARD AND SPILLWAY. 100-YR, 24 HR VOLUME = 416 CF. BOTTOM AREA = 444 SF, DEPTH = 1.0 FT, VOLUME PROVIDED = 604 CF.
31. CONSTRUCT TEMPORARY 6 INCH AC BERM.
32. INSTALL MENU BOLLARDS PER DETAIL 10/SHT C5.1.

SITE LIGHTING NOTE:

APPROXIMATE LOCATION OF SITE LIGHT. REFER TO ELECTRICAL SITE PLAN AND PHOTOMETRIC PLAN FOR FINAL LOCATION.

ACCESSIBLE ROUTE REQUIREMENTS:

ALL WALKING SURFACES SHALL BE CONTINUOUSLY ACCESSIBLE. ALL WALKWAYS MUST BE A MINIMUM 48" IN WIDTH, HAVE A MAXIMUM 1.5% CROSS SLOPE, AND SHALL HAVE RAMPS COMPLYING WITH ACCESSIBILITY STANDARDS (SECTION 1104) WHERE NECESSARY TO CHANGE ELEVATION AT A LONGITUDINAL SLOPE EXCEEDING 5% (1:20).

Job Number 23689
Sheet C2.0

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

Designed EMM
Drawn EMM
Checked AEM
Approved AEM
Date 06/18/25

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

PROFESSIONAL ENGINEER No. 13300449-2202 Anthony E. Martin STATE OF UTAH 06/18/2025

For: DUTCH BROS Coffee

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

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DUTCH BROS COFFEE UT0901
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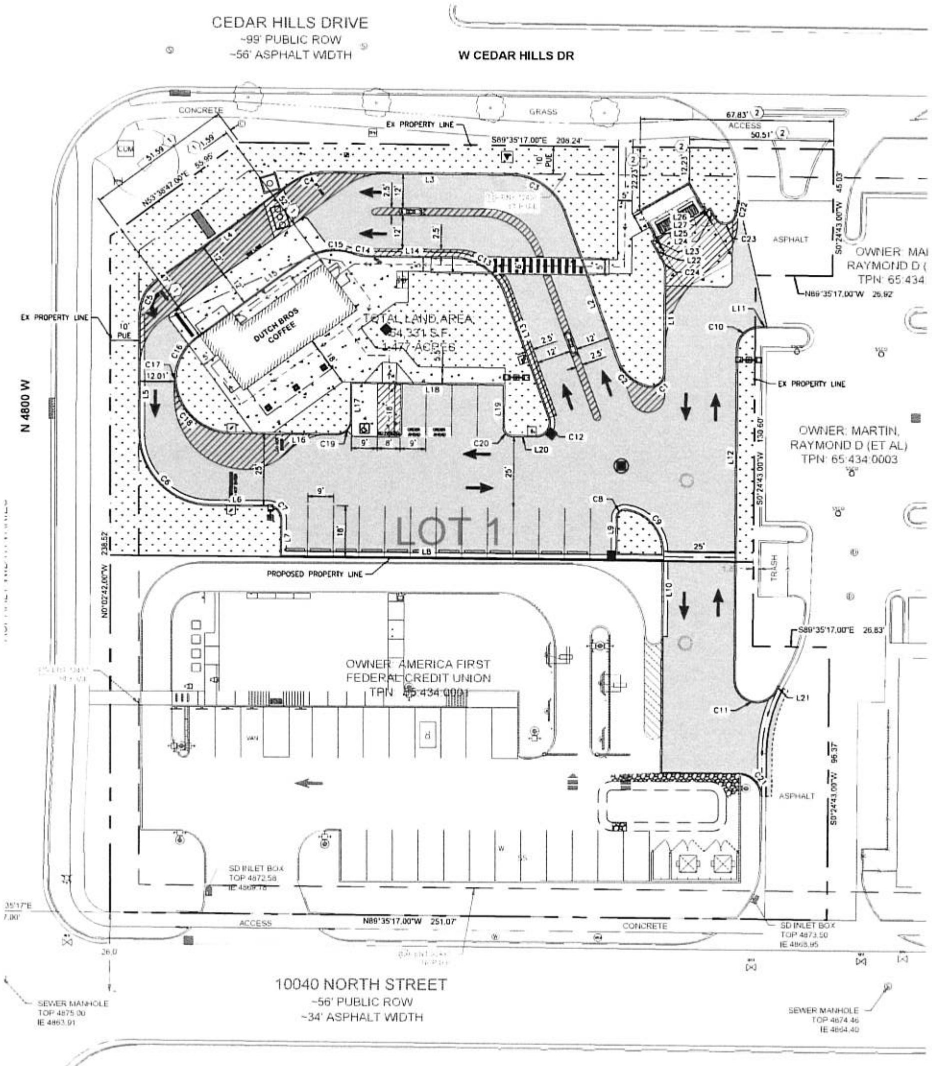

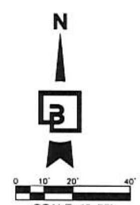

HORIZONTAL CONTROL NOTE:

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, LLC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETRIEVE LATEST CAD FILES FROM BARGHAUSEN CONSULTING ENGINEERS LLC., REFLECTING ANY ISSUED PLAN REVISIONS. BARGHAUSEN CONSULTING ENGINEERS SHALL IMMEDIATELY BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

(#) 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 NOT PARALLEL TO THE NORTH PROPERTY LINE.

LINE TABLE

Line #	Length	Direction
L1	37.00	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	1.55	N26° 17' 24.29"E
L22	8.06	S29° 35' 17.00"E
L23	1.50	S60° 24' 43.00"W
L24	3.59	N29° 35' 17.00"W
L25	2.00	S29° 35' 17.00"E
L26	2.00	N29° 35' 17.00"W
L27	1.50	S60° 24' 43.00"W

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	11.43	7.98	82.02
C22	5.54	37.05	8.56
C23	9.41	4.00	134.81
C24	2.62	5.00	30.00

No.	Date	By	Ckd.	Appr.	Revision

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

For: DUTCH BROS Coffee

PROFESSIONAL ENGINEER
No. 13300449-2202
Anthony E. Martinez
STATE OF UTAH
06/16/2025

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

Designed EMM
Drawn EMM
Checked AEM
Approved AEM
Date 06/18/25

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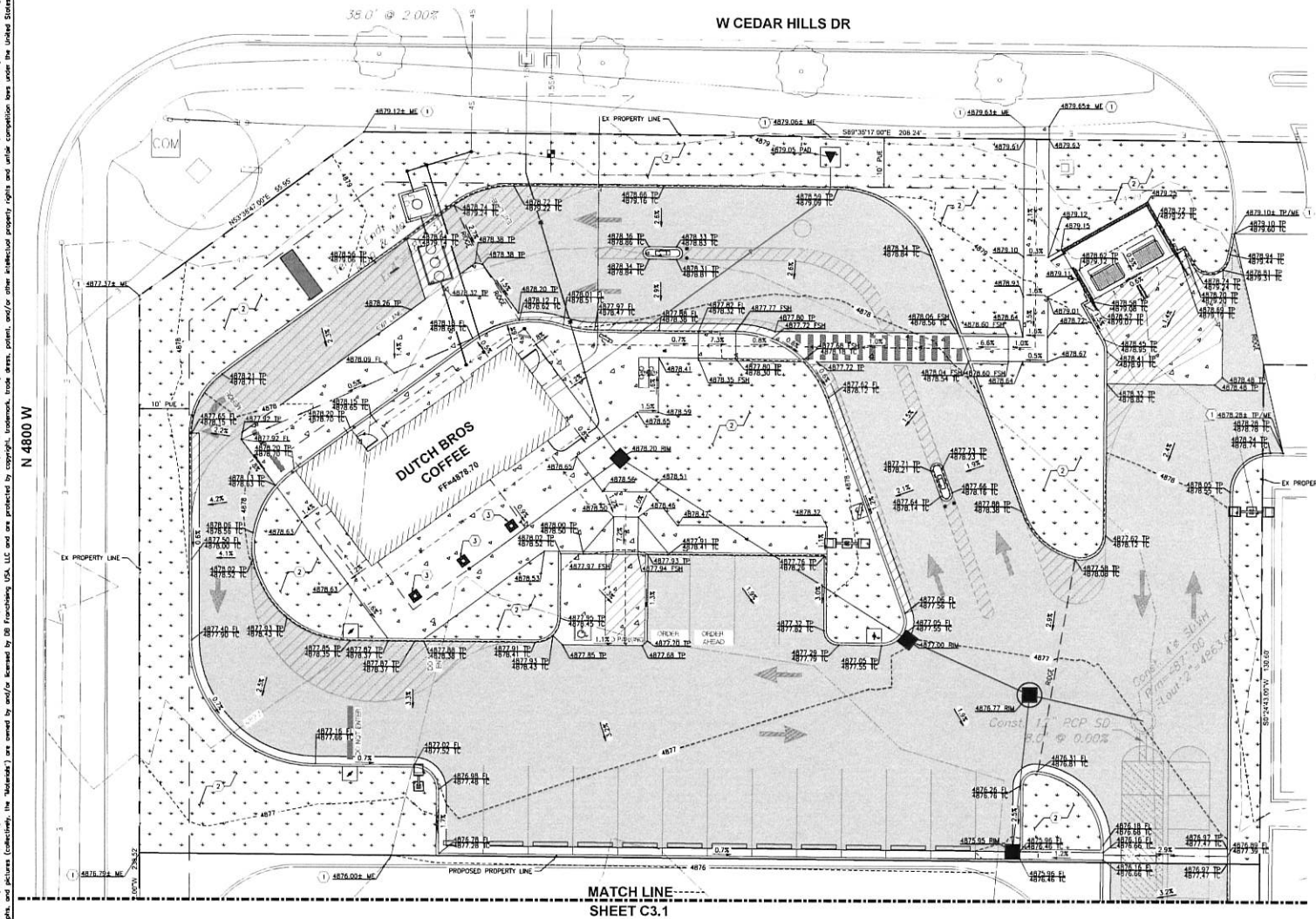
DUTCH BROS COFFEE UT0901
4773 W. CEDAR HILLS DR., CEDAR HILLS, UT



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

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
Jeremy S. Marker
STATE OF UTAH
06/16/2025

Scale: Horizontal 1" = 10' Vertical N/A
Designed JDM
Drawn JDM
Checked JDM
Approved JDM
Date 06/16/25

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

Job Number 23689
Sheet C3.0

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

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
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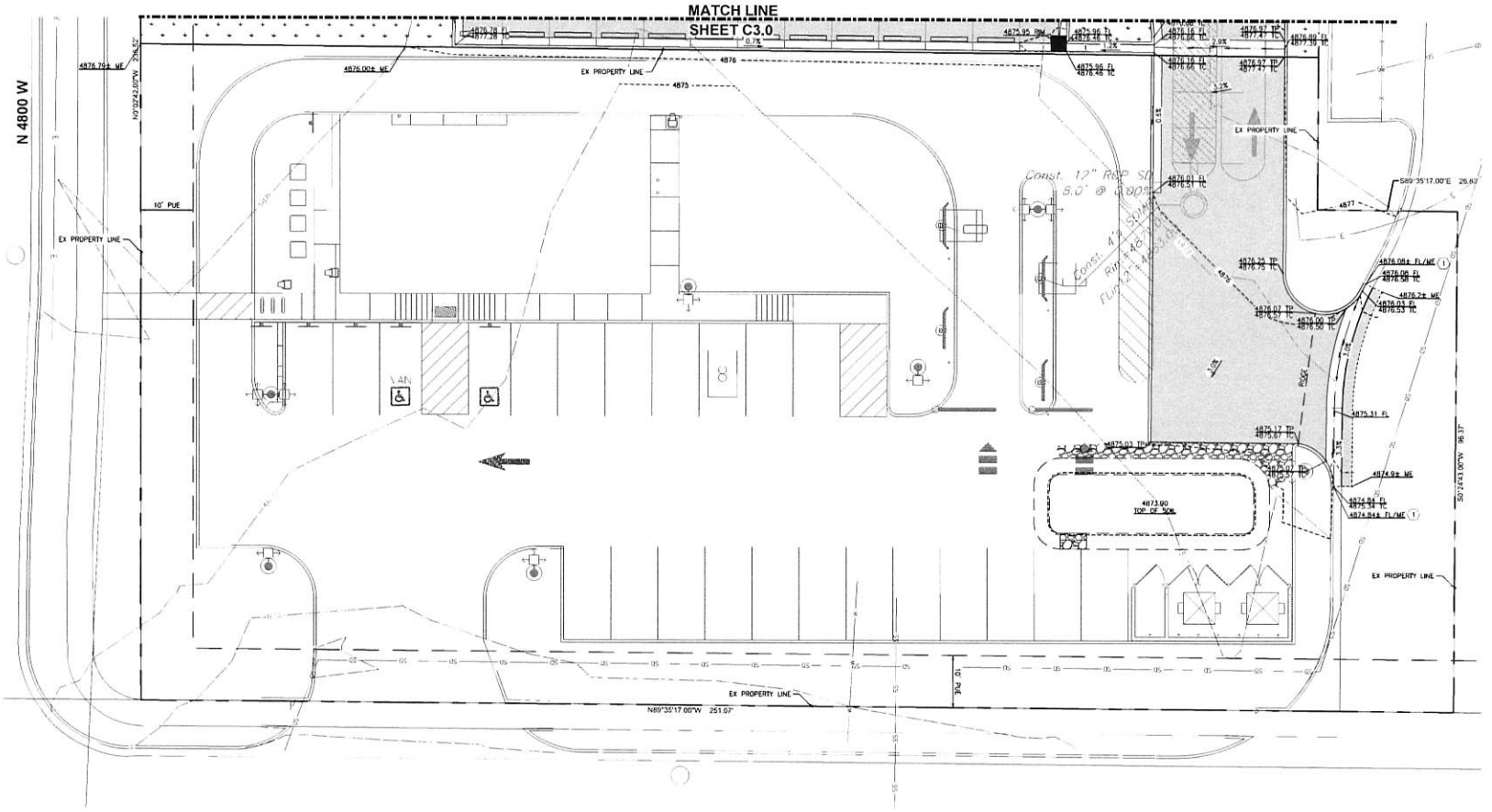
CONSTRUCTION NOTES

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



No.	Date	By	Chd.	Appr.	Revision

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

For: DUTCH BROS

PROFESSIONAL ENGINEER
No. 13300449-2202
Jeffrey S. Merrell
STATE OF UTAH
6/17/2025

Scale: Horizontal 1" = 10', Vertical N/A
Designed JMW
Drawn JMW
Checked JDH
Approved JDH
Date 06/26/25

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

Job Number 23689
Sheet C3.1

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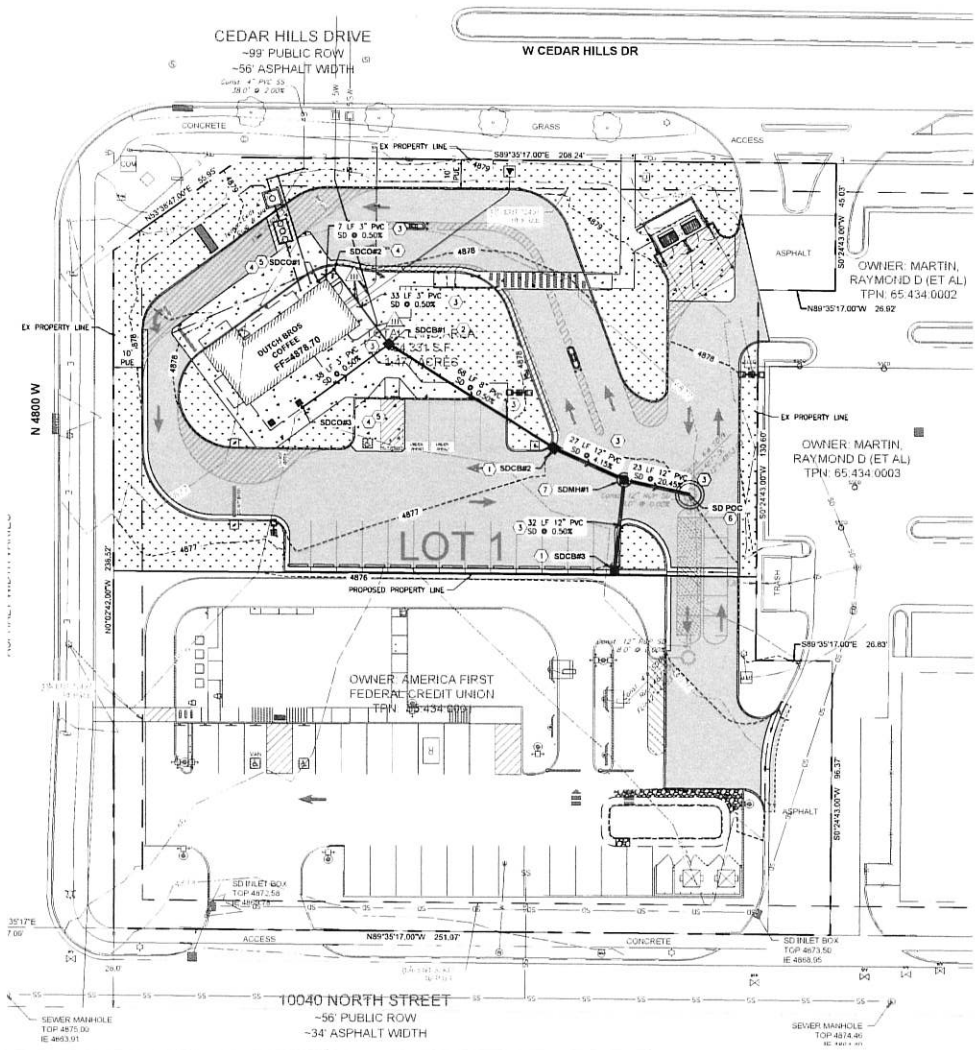
DUTCH BROS COFFEE UT0901
4773 W. CEDAR HILLS DR., CEDAR HILLS, UT



STORM DRAIN STRUCTURES
SD POC RIM=4877.03 IE=4868.00 (12" W) (EXIST)
SDCB#1, BEEHIVE GRATE LID RIM=4878.20 IE=4874.25 (3" NW) IE=4874.25 (3" SW) IE=4874.25 (8" SE)
SDCB#2, TRAFFIC RATED GRATED LID RIM=4877.00 IE=4873.91 (8" NW) IE=4873.91 (12" SE)
SDCB#3, TRAFFIC RATED GRATED LID RIM=4875.95 IE=4872.95 (12" N)
SDCO#1, ADA COMPLIANT LID RIM=4878.70 IE=4874.44 (3" NE)
SDCO#2, ADA COMPLIANT LID RIM=4878.63 IE=4874.41 (3" SW) IE=4874.41 (3" SE)
SDCO#3, ADA COMPLIANT LID RIM=4878.57 IE=4874.44 (3" NE)
SDMH#1, TRAFFIC RATED GRATED LID RIM=4876.77 IE=4872.79 (12" NW) IE=4872.79 (12" S) IE=4872.79 (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.

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, LLC. 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.

N

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

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, LLC. OF ANY CONFLICTS.

No.	Date	By	Out	Appr.	Revision

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

For: DUTCH BROS

PROFESSIONAL ENGINEER
No. 13900449-2202
Jeremy E. Mann
STATE OF UTAH
09/19/2025

Scale: Horizontal 1" = 20' Vertical N/A
Designed JDM
Drawn EMS
Checked JEM
Approved JEM
Date 06/13/25

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

Job Number 23689
Sheet C4.0

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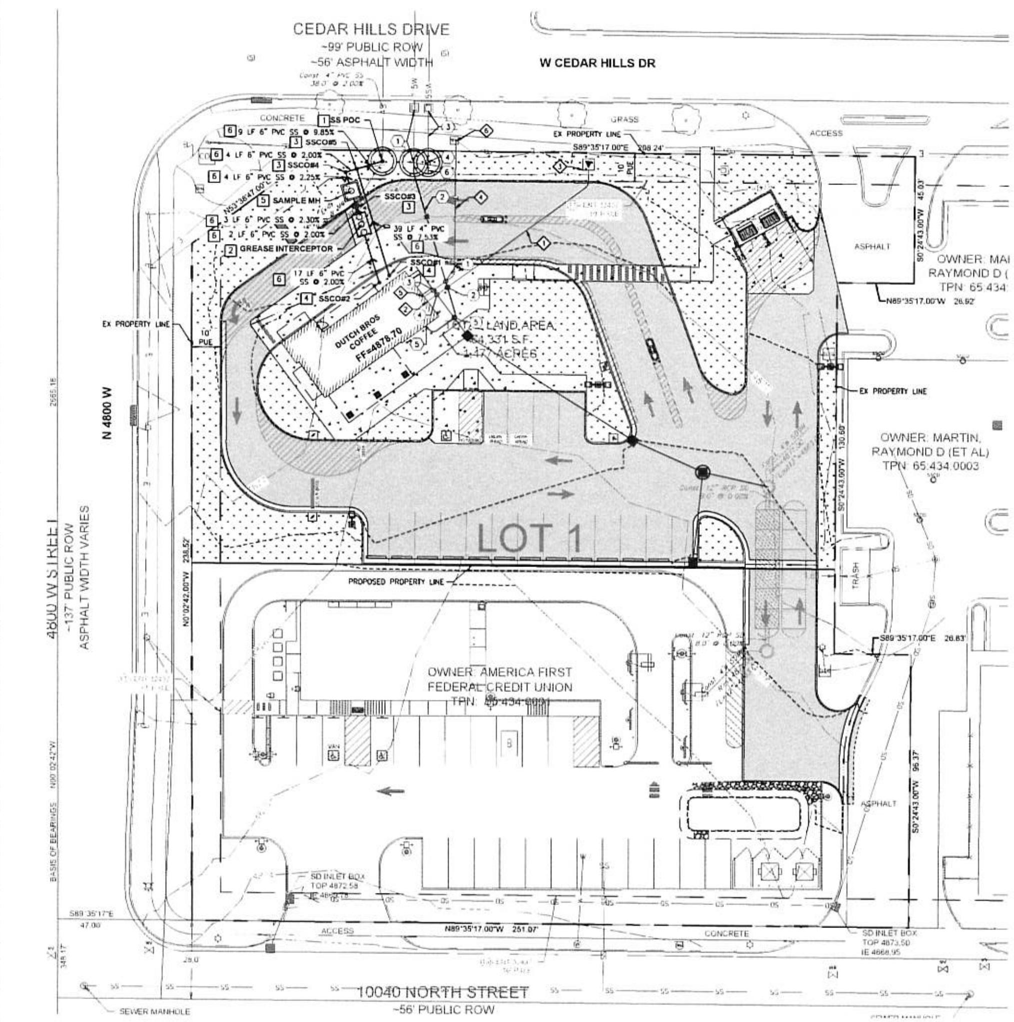
DUTCH BROS COFFEE UT0901
4773 W. CEDAR HILLS DR., CEDAR HILLS, UT



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 TON 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 D7/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	±2576.60	TELE/DATA/COMM	±2577.80	±1.2'
2	DOMESTIC WATER	±2576.60	ELECTRICAL	±2577.60	±1.0'
3	STORM DRAIN	±4874.60	TELE/DATA/COMM	4877.80	±3.2'
4	STORM DRAIN	±4874.59	ELECTRICAL	±4877.60	±3.01'
5	STORM DRAIN	±4874.54	DOMESTIC WATER	±4876.60	±2.06'

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, LLC. 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, LLC. 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.

No.	Date	By	Ckd.	Appr.	Revision

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

For: DUTCH BROS Coffee

PROFESSIONAL ENGINEER No. 13300449-2202 Anthony E. Martinez STATE OF UTAH 06/18/2025

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

Designed EMM
Drawn EMM
Checked AEM
Approved AEM
Date 06/18/25

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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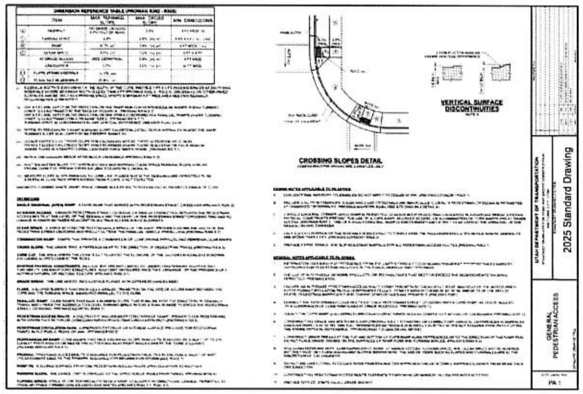
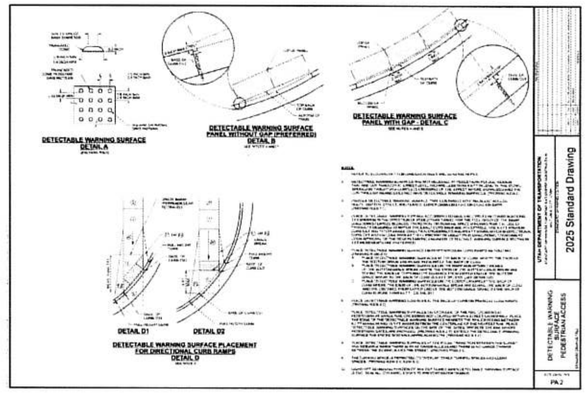
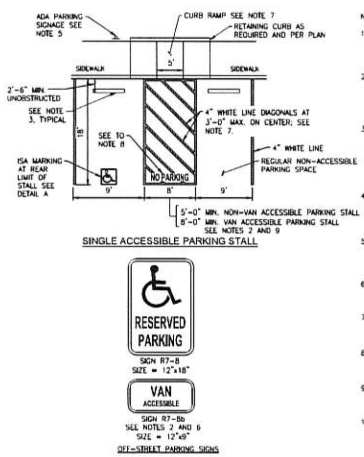


1 / C5.0 ACCESSIBLE RAMP
SCALE: NTS



DETECTABLE WARNING SURFACE DETAIL A
DETECTABLE WARNING SURFACE PANEL WITHOUT GAP (PREFERRED) DETAIL B
DETECTABLE WARNING SURFACE PANEL WITH GAP - DETAIL C
DETAIL D1
DETAIL D2
DETECTABLE WARNING SURFACE PLACEMENT FOR DIRECTIONAL CURB RAMPS DETAIL D
UTAH DEPARTMENT OF TRANSPORTATION
2025 Standard Drawing
DETECTABLE WARNING SURFACE PEDESTRIAN ACCESS
PA 2

2 / C5.0 DETECTABLE WARNING
SCALE: NTS



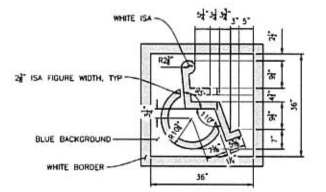
ADA PARKING SIGNAGE SEE NOTE 5
CURB RAMP SEE NOTE 7
RETAINING CURB AS REQUIRED AND PER PLAN
SIDEWALK
5'
2'-6" MIN. UNOBSTRUCTED
SEE NOTE 3, TYPICAL
4" WHITE LINE DIAGONALS AT 3'-0" MAX. ON CENTER; SEE NOTE 7.
SEE TO NOTE 8
4" WHITE LINE
REGULAR NON-ACCESSIBLE PARKING SPACE
ISA MARKING AT REAR LIMIT OF STALL SEE DETAIL A
18'
9'
8'
NO PARKING
5'-0" MIN. NON-VAN ACCESSIBLE PARKING STALL
8'-0" MIN. VAN ACCESSIBLE PARKING STALL
SEE NOTES 2 AND 9
SINGLE ACCESSIBLE PARKING STALL
RESERVED PARKING
SIGN R7-8
SIZE = 12"x18"
VAN ACCESSIBLE
SIGN R7-8b
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 PLAGUE 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

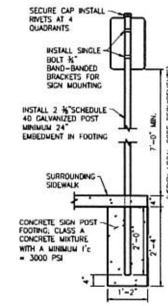
3 / C5.0 ACCESSIBLE PARKING
SCALE: NTS



PAVEMENT INTERNATIONAL SYMBOL OF ACCESSIBILITY NOTES:

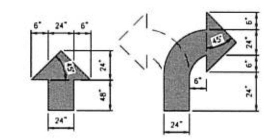
A. SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL.
B. BOTTOM OF SYMBOL TO BE LOCATED FLUSH WITH ACCESS DRIVE, CENTERED ON PARKING SPACE.
C. SYMBOL IS REQUIRED TO CONTRAST WITH BACKGROUND.

4 / C5.0 INTERNATIONAL SYMBOL OF ACCESSIBILITY
SCALE: NTS



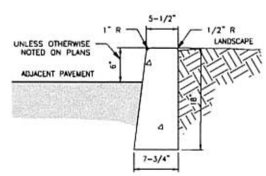
SECURE CAP INSTALL RIVETS AT 4 QUADRANTS
INSTALL SINGLE BOLT ⅜" BAND-BANDED BRACKETS FOR SIGN MOUNTING
INSTALL 2 ⅜"SCHEDULE 40 GALVANIZED POST MINIMUM 24" EMBEDMENT IN FOOTING
SURROUNDING SIDEWALK
CONCRETE SIGN POST FOOTING, CLASS A CONCRETE MIXTURE WITH A MINIMUM f'c = 3000 PSI
7'-0" MIN. (VERIFY LOCAL CODE REQUIREMENTS)
2'-4"
1'-2"

5 / C5.0 SIGN POST
SCALE: NTS

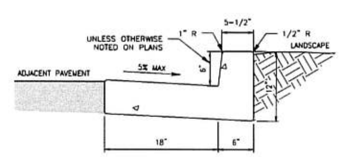


DETAIL NOTES:
APPLY 2 COATS OF CHLORINATED RUBBER-TYPE TRAFFIC-LANE MARKING PAINT OVER CLEANED PAVING SURFACE ACCORDING TO LAYOUT SHOWN ON THE SITE PLAN. PAINT AS REQUIRED BY CITY CODE.

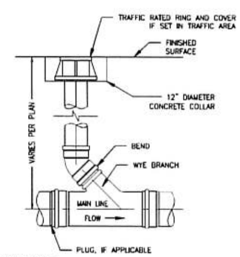
6 / C5.0 TRAFFIC MARKINGS
SCALE: NTS



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	Ckd.	Appr.	Revision

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

For: DUTCH BROS

PROFESSIONAL ENGINEER No. 13300449-2202 STATE OF UTAH 06/18/2025

Scale: Horizontal N/A, Vertical N/A

Designed EMW
Drawn EMW
Checked AEM
Approved AEM
Date 06/18/25

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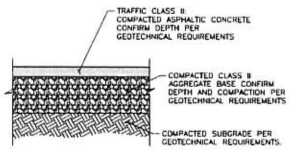
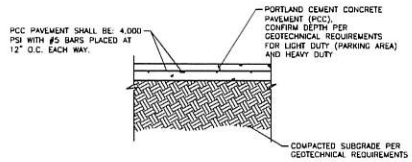


TRAFFIC CLASS II COMPACTED ASPHALTIC CONCRETE CONFIRM DEPTH PER GEOTECHNICAL REQUIREMENTS
COMPACTED CLASS II AGGREGATE BASE CONFIRM DEPTH AND COMPACTION PER GEOTECHNICAL REQUIREMENTS
COMPACTED SUBGRADE PER GEOTECHNICAL REQUIREMENTS.

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

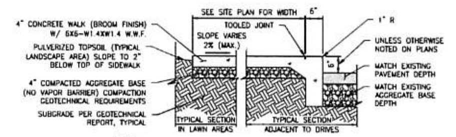
1 / C5.1 **ASPHALT PAVING SECTION (PRIVATE)**
SCALE: NTS



PCC PAVEMENT SHALL BE: 4,000 PSI WITH #5 BARS PLACED AT 12" O.C. EACH WAY.
PORTLAND CEMENT CONCRETE PAVEMENT (PCC), CONFIRM DEPTH PER GEOTECHNICAL REQUIREMENTS FOR LIGHT DUTY (PARKING AREA) AND HEAVY DUTY
COMPACTED SUBGRADE PER GEOTECHNICAL REQUIREMENTS

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

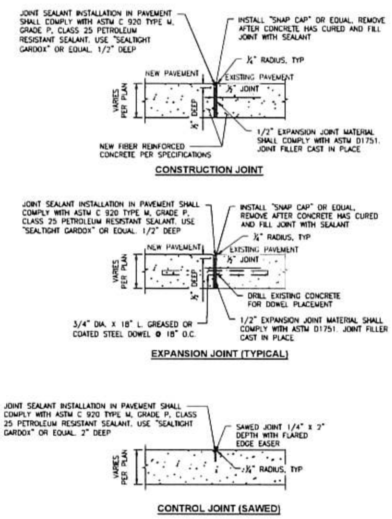
2 / C5.1 **CONCRETE PAVING SECTION (PRIVATE)**
SCALE: NTS



4" CONCRETE WALK (BROOM FINISH) W/ 6X6-W1.4XW1.4 W.W.F.
PULVERIZED TOPSOIL (TYPICAL LANDSCAPE AREA) SLOPE TO 2" BELOW TOP OF SIDEWALK
4" COMPACTED AGGREGATE BASE (NO VAPOR BARRIER) COMPACTION GEOTECHNICAL REQUIREMENTS
SUBGRADE PER GEOTECHNICAL REPORT, TYPICAL
SEE SITE PLAN FOR WIDTH
6"
TOOLED JOINT
SLOPE VARIES
2% (MAX.)
1" R
UNLESS OTHERWISE NOTED ON PLANS
MATCH EXISTING PAVEMENT DEPTH
MATCH EXISTING AGGREGATE BASE DEPTH
TYPICAL SECTION IN LAWN AREAS
TYPICAL SECTION ADJACENT TO DRIVES

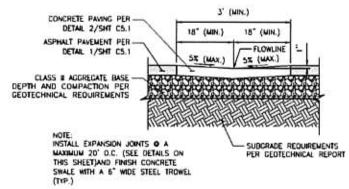
NOTES:
A. SIDEWALKS VARY IN WIDTH. CONTROL JOINTS TO BE PLACED AT SPACING EQUAL TO SIDEWALK WIDTH, REFER TO DETAIL 4 ON THIS SHEET.
B. PROVIDE EXPANSION JOINTS AT 28' TO 30' O.C. MAXIMUM, SEE DETAIL 4 ON THIS SHEET.
C. WHEN WALK IS ADJACENT TO THE BUILDING PROVIDE 3/8" X 4" IMPREGNATED FIBERBOARD.
D. 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



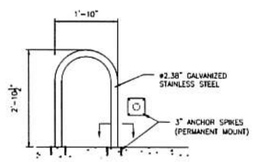
JOINT SEALANT INSTALLATION IN PAVEMENT SHALL COMPLY WITH ASTM C 920 TYPE M, GRADE P, CLASS 25 PETROLEUM RESISTANT SEALANT. USE "SEALTIGHT GARDOX" OR EQUAL. 1/2" DEEP
INSTALL "SNAP CAP" OR EQUAL. REMOVE AFTER CONCRETE HAS CURED AND FILL JOINT WITH SEALANT
¼" RADIUS, TYP
NEW PAVEMENT
EXISTING PAVEMENT
½" JOINT
VARIES PER PLAN
½" DEEP
1/2" EXPANSION JOINT MATERIAL SHALL COMPLY WITH ASTM D1751. JOINT FILLER CAST IN PLACE
NEW FIBER REINFORCED CONCRETE PER SPECIFICATIONS
CONSTRUCTION JOINT
JOINT SEALANT INSTALLATION IN PAVEMENT SHALL COMPLY WITH ASTM C 920 TYPE M, GRADE P, CLASS 25 PETROLEUM RESISTANT SEALANT. USE "SEALTIGHT GARDOX" OR EQUAL. 1/2" DEEP
INSTALL "SNAP CAP" OR EQUAL. REMOVE AFTER CONCRETE HAS CURED AND FILL JOINT WITH SEALANT
¼" RADIUS, TYP
NEW PAVEMENT
EXISTING PAVEMENT
½" JOINT
DRILL EXISTING CONCRETE FOR DOWEL PLACEMENT
3/4" DIA. X 18" L. GREASED OR COATED STEEL DOWEL @ 18" O.C.
1/2" EXPANSION JOINT MATERIAL SHALL COMPLY WITH ASTM D1751. JOINT FILLER CAST IN PLACE
EXPANSION JOINT (TYPICAL)
JOINT SEALANT INSTALLATION IN PAVEMENT SHALL COMPLY WITH ASTM C 920 TYPE M, GRADE P, CLASS 25 PETROLEUM RESISTANT SEALANT. USE "SEALTIGHT GARDOX" OR EQUAL. 2" DEEP
SAWED JOINT 1/4" X 2" DEPTH WITH FLARED EDGE EASER
¼" RADIUS, TYP
VARIES PER PLAN
CONTROL JOINT (SAWED)

4 / C5.1 **CONCRETE JOINTING**
SCALE: NTS

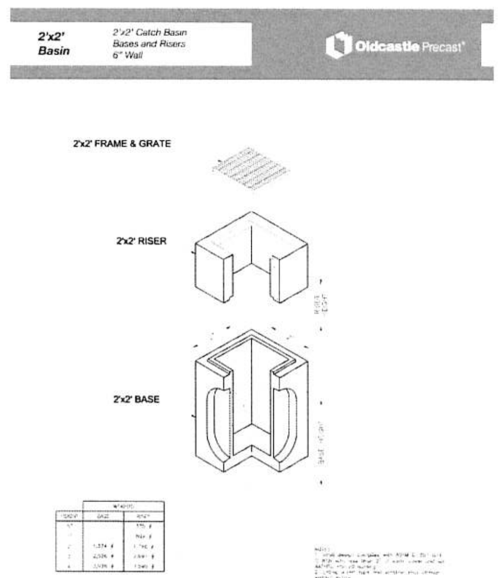


NOTE:
INSTALL EXPANSION JOINTS @ A MAXIMUM 20' O.C. (SEE DETAILS ON THIS SHEET)AND FINISH CONCRETE SWALE WITH A 6" WIDE STEEL TROWEL (TYP.)

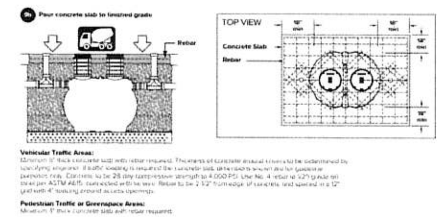
5 / C5.1 **CONCRETE SWALE**
SCALE: NTS



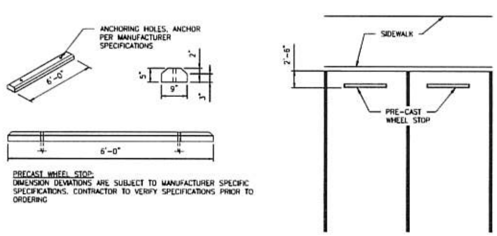
6 / C5.1 **MADRAX U-LINE BIKE RACK**
SCALE: NTS



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

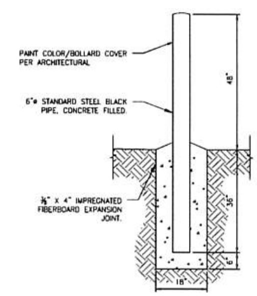


8 / C5.1 **GREASE INTERCEPTOR CONCRETE SLAB**
SCALE: NTS



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



GUARD POST DETAILS
1. CONSTRUCTED OF STEEL NOT LESS THAN 4" INCHES IN DIAMETER AND FILLED WITH CONCRETE.
2. SPACED NOTE MORE THAN 48" INCHES ON CENTER BETWEEN POSTS.
3. SET NOT LESS THAN 36" INCHES DEEP IN A CONCRETE FOOTING NOT LESS THAN 15" INCHES IN DIAMETER.
4. SET WITH THE TOP OF THE POSTS NOT LESS THAN 36" ABOVE GROUND.
5. LOCATED NOT LESS THAN 24" FROM THE PROTECTED OBJECT.
6. PAINT PER OWNER SPECIFICATIONS

MENU BOLLARD DETAILS
1. INCLUDE (2) 6" BOLLARDS BEFORE EACH IN-LANE DT MENU BOARD, REFER TO SITE PLAN.
2. LOCATED 10" O.C. FROM EDGE OF RASIED CONCRETE MEDIAN.
3. CONTRACTOR TO COORDINATE WITH ARCHITECT FOR BOLLARD SLEEVE DETAILS AND ADDITIONAL INFORMATION.

10 / C5.1 **GUARD POST**
SCALE: NTS

No.	Date	By	Ckd	Appr.	Revision

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

For: DUTCH BROS

PROFESSIONAL ENGINEER No. 13300449-2202 STATE OF UTAH 06/16/2025

Scale: Horizontal N/A; Vertical N/A

Designed EAM; Drawn EAM; Checked AEM; Approved AEM; Date 06/18/25

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18215 72nd Avenue South
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No.	Date	By	Chkd	Appr.	Revision

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

For: DUTCH BROS

PROFESSIONAL ENGINEER — STATE OF UTAH

Designed	LWH
Drawn	LWH
Checked	AEH
Approved	AEH
Date	06/18/25
Scale	
Horizontal	N/A
Vertical	N/A

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Job Number	Sheet	Revision
23689	C6.0	

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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: SW6099 - SAND DOLLAR
1B	BRICK	COMMERCIAL BRICK CORPORATION	STANDARD KINGSIZE BRICK - WEATHERFORD	COLOR: PER MFR
1C	STUCCO	DRYVIT	CCP-2 SYSTEM, SANDPEBBLE FINE E FINISH; REVEALS AS SHOWN	PAINTED; COLOR: SW6098 PACER WHITE
ZONE 2 (TOWER)				
2	BRICK	COMMERCIAL BRICK CORPORATION	STANDARD KINGSIZE BRICK - WEATHERFORD	COLOR: PER MFR
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

4 NORTH ELEVATION - DRIVE-THRU WINDOW

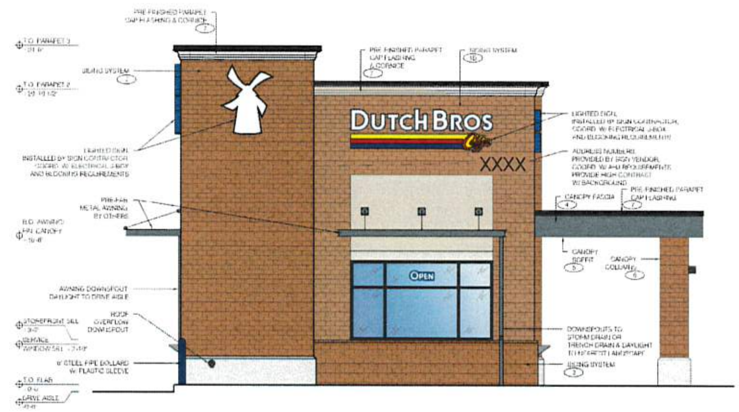
SCALE: 1/4" = 1'-0"

3 EAST ELEVATION

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

2 SOUTH ELEVATION - WALK-UP WINDOW

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



1 WEST ELEVATION

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

DUTCH BROS Coffee

GNICH ARCHITECTURE STUDIO

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

XX.XX.XX

DB2550-A1

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

ISSUED FOR DESIGN REVIEW: 03.12.2025

REV	DATE	DESCRIPTION

SHEET NAME: BUILDING ELEVATIONS

SHEET NUMBER: A6.1

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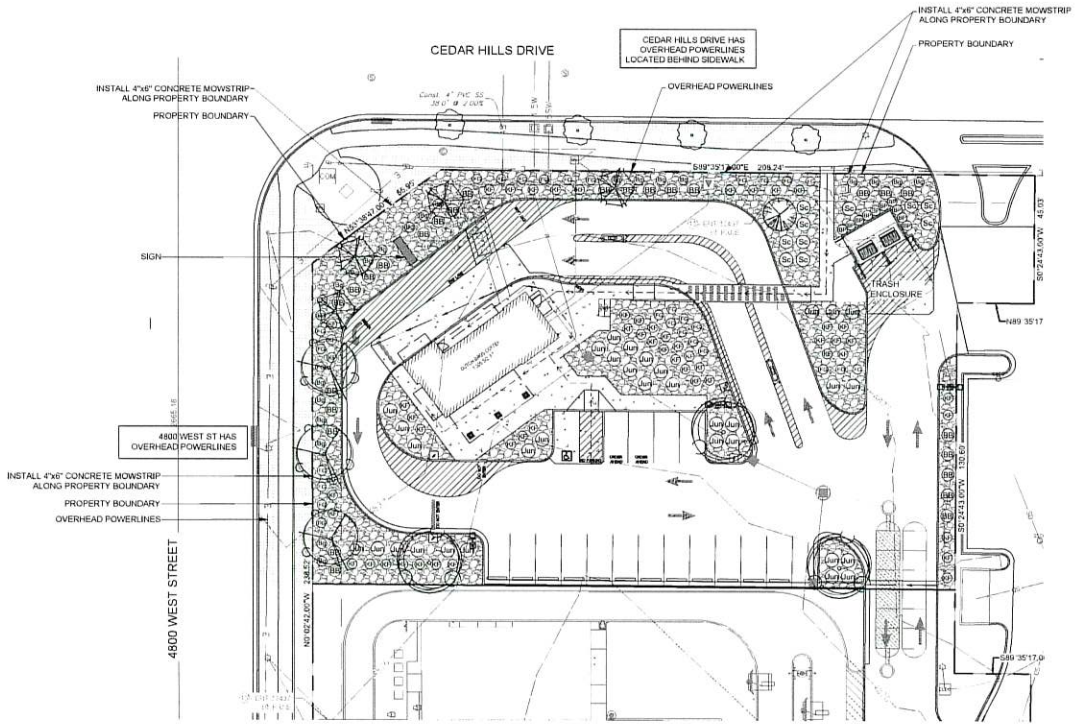
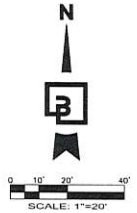
DUTCH BROS COFFEE UT0901
4773 W. CEDAR HILLS DR., CEDAR HILLS, UT

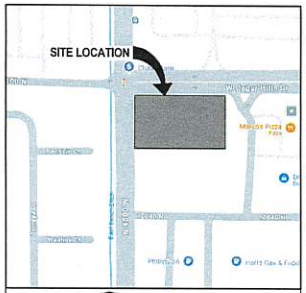
LANDSCAPE LEGEND

EXISTING TREE TO BE RETAINED. PROTECT DURING CONSTRUCTION

EXISTING LANDSCAPING TO BE RETAINED







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:				
PG	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
BP	JUNIPERUS CHINENSIS 'BLUE POINT' / UPRIGHT JUNIPER	4' HT.	AS SHOWN	10	FULL AND BUSHY
	LOW-GROWING SHRUBS:				
Arr	JUNIPERUS HORIZONTALIS 'BAR HARBOR' / JUNIPER	1 GALLON	AS SHOWN	27	HOLD 12" FROM BORDERS, SHRUBS, AND TREES
Sa	JUNIPERUS SABINA 'SCANDA' / JUNIPER	1 GALLON	AS SHOWN	13	HOLD 12" FROM BORDERS, SHRUBS, AND TREES
	ROCK MULCH. 2"-3" DEPTH 1-INCH BQUIRRH 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

State of Utah
No. 290534-6301
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

P:\23000\23689\engineering\23689-Layout 5/8/2025 8:43 AM JVARLEY

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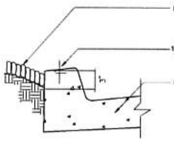
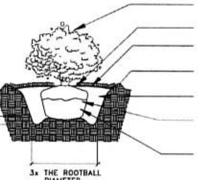
DUTCH BROS COFFEE UT0901
4773 W. CEDAR HILLS DR., CEDAR HILLS, UT

GENERAL
A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.
PRODUCTS
A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
D. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8, MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE, SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M, NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
E. PLANTING MIX FOR POTS: AN EQUAL PART MIXTURE OF TOPSOIL, SAND AND COMPOST. INCORPORATE "GELSCAPE", AS MADE BY AMEREQ, INC., (800) 832-8788, AT THE RATE OF 3 LB. PER CUBIC YARD OF PLANTING MIX.
F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
H. TREE STAKING AND GUYING
1. STAKES: 6' LONG GREEN METAL T-POSTS.
2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
L. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
M. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.
METHODS
A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
2. SOIL TESTING:
a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
a. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING.
   i. NITROGEN STABILIZED ORGANIC AMENDMENT: 4 CU. YDS. PER 1,000 S.F.
   ii. 12-12-12 FERTILIZER (OR SIMILAR ORGANIC SLOW-RELEASE) 10 LBS. PER CU. YD.
   iii. 'CLAY BUSTER' OR EQUAL. USE MANUFACTURER'S RECOMMENDED RATE.
   iv. IRON SULFATE: 2 LBS. PER CU. YD.
5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
e. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCHING NEAR EXISTING TREES:
a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
D. TREE PLANTING
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
a. #15 CONT. - 24" BOX TREES TWO STAKES PER TREE
b. 36"-48" BOX TREES THREE STAKES PER TREE
c. OVER 48" BOX TREES GUY AS NEEDED
d. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
H. MULCH
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
I. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
J. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
K. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
2. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
L. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
M. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

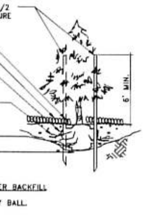


MULCH AT CURB DETAIL
NOT TO SCALE



NOTE:
APPLY ADDITIONAL 4 OZ. 8-32-16 FERTILIZER INTO TOP 2" OF PLANTING MIX.
PLANT SHRUB HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL. ROUGHEN ALL SURFACES OF PIT.
CUT AND REMOVE BURLAP FROM ROOT BALL

SHRUB PLANTING DETAIL
NOT TO SCALE

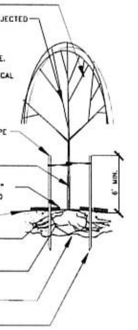


NOTE:
LIGHT FERTILIZER OVER PLANTING BED AFTER BACKFILL ONLY; NO FERTILIZER IN PLANTING PIT.
WORK PERIMETER ROOTS FREE OF NURSERY BALL.
BALL & PIT TO BE COURSELY SCARIFIED.

EVERGREEN TREE PLANTING/STAKING DETAIL
NOT TO SCALE

PRUNE DAMAGED TWIGS AFTER PLANTING
PLACE IN VERT. POSITION: DOUBLE LEADERS WILL BE REJECTED

NOTE:
KEEP ROOTBALL MOIST AND PROTECTED AT ALL TIMES.
HOLD CROWN OF ROOTBALL AT OR JUST ABOVE FINISH GRADE.
PROTECT TRUNK AND LIMBS FROM INJURY.
BACKFILL TO BE SETTLED USING WATER ONLY - NO MECHANICAL COMPACTION.
REMOVE ALL WRAP, TIES & CONTAINERS, REGARDLESS OF MATERIAL.



DECIDUOUS TREE PLANTING/STAKING DETAIL
NOT TO SCALE

Title: LANDSCAPE NOTES AND DETAILS
4773 W. CEDAR HILLS DR.,
CEDAR HILLS, UT 84062

For: DUTCH BROS Coffee

State of Utah — Licensed Landscape Architect — No. 290324-6301

Scale:	
Horizontal	N/A
Vertical	N/A

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

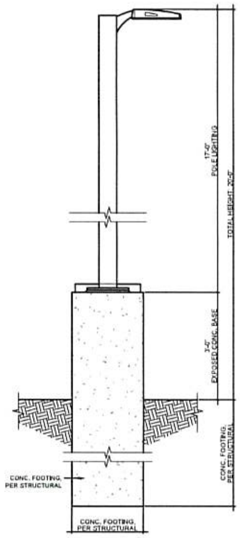
Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

Job Number 23689
Sheet LP-2

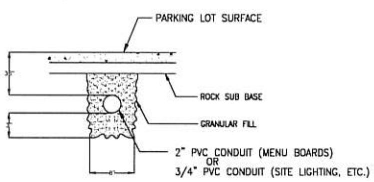
P:\23000s\23689\engineering\23689-L.dwg 4/17/2025 4:17 PM JVARLEY

KEYED NOTES

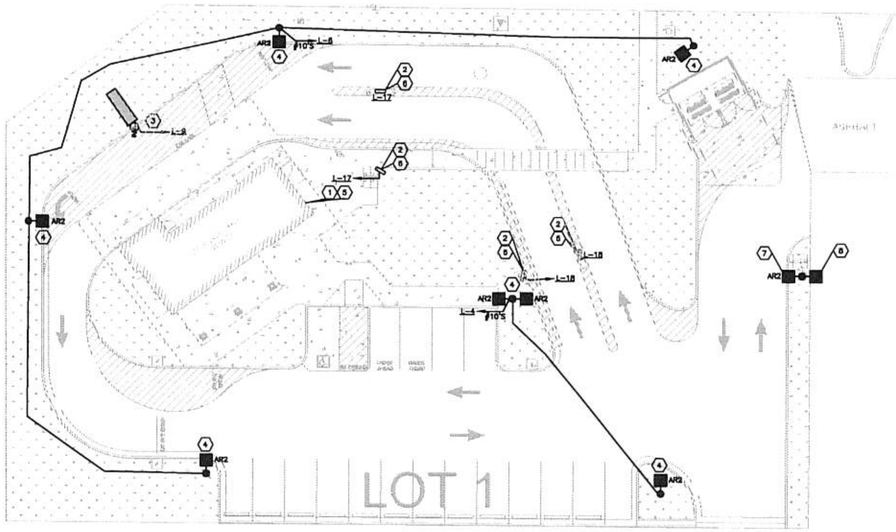
1. LOCATION OF UTILITY METER DISCONNET SWITCH AND CT CABINET. REFER TO "RISER DIAGRAM" ON SHEET E3.01.
2. PROVIDE 120V ELECTRICAL CONNECTION WITH (2)#8 & (1)#8G. IN 2" PVC ROUTED BELOW GRADE FOR DRIVE-THRU BACKLIT MENU BOARD PER MANUFACTURER'S INSTRUCTIONS. CONDUIT SHALL COME UP IN CENTER OF POST. SIGN 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.
7. EC TO PROVIDE NEW LIGHT FIXTURE ON EXISTING POLE. EC TO PROVIDE ELECTRICAL CONNECTION TO CIRCUIT FEEDING EXISTING LIGHT FIXTURE.
8. EXISTING LIGHT FIXTURE TO REMAIN.



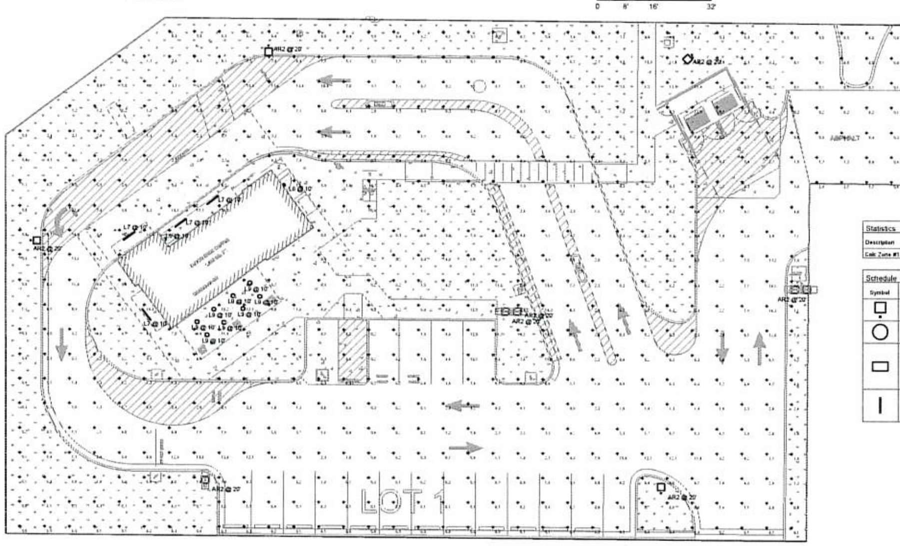
4 / E0.01 LIGHT POLE DETAIL
SCALE: N.T.S.



3 / E0.01 TRENCHING DETAIL
SCALE: N.T.S.



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	+	3.2 fc	23.3 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
□	AR2	8	KIM LIGHTING	AR2-54L-560-3K7-1	AR2	1	10671	1	88.73
○	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	30
|	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

XX.XX.XX

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

KIM LIGHTING®

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

ARA2

ARCHITECTURAL AREA/SITE

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

c UL us LISTED

BAA

ida

3000K and warmer CCTs only

CONTROL TECHNOLOGY

NX LIGHTING CONTROLS LIGHTGRID

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, triglycidal 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

KIM LIGHTING®

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

ARA2

ARCHITECTURAL AREA/SITE

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	**27K9** [2]	2700K, 90CRI	**3**	Type III	**CP** [8]	Clear Polycarbonate Lens		
				Equivalent AR-E35= 54L-560 AR-P35= 54L-560 AR-P70= 81L-700		**3K7**	3000K, 70CRI	**4**	Type IV Forward				
						3K8 [2]	3000K, 80CRI	**4W**	Type IV Wide				
						3K9 [2]	3000K, 90CRI	**5W**	Type V Wide				
						35K8 [2]	3500K, 80CRI	**5QM**	Type V Square Medium				
						35K9 [2]	3500K, 90CRI	**R**	Corner Right				
						4K7	4000K, 70CRI	**L**	Corner Left				
						4K8 [2]	4000K, 80CRI						
						4K9 [2]	4000K, 90CRI						
						5K7	5000K, 70CRI						
						5K8 [2]	5000K, 80CRI						
						5K9 [2]	5000K, 90CRI						

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)

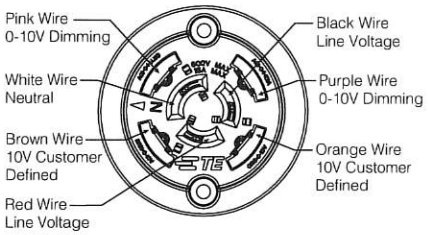
CONTROLS

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 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

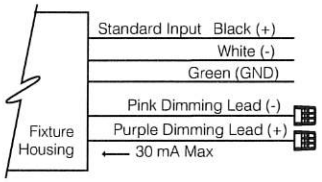
- LightGRID+ External Module,120-480V, 1000ft range (LOS), Internal Photocell, 1 Digital Input, Compatible with the A-25-7H option

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[1]/277[2]/BL[3]

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[2]/BL[3]

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

KIM LIGHTING®

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

ARA2

ARCHITECTURAL AREA/SITE

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

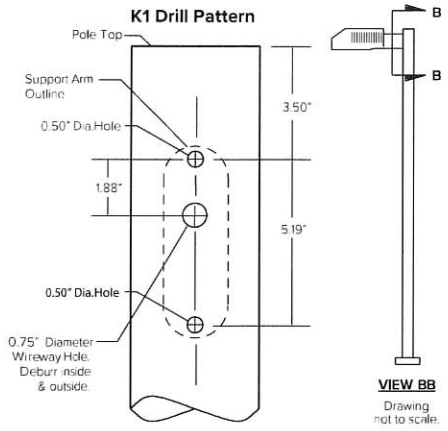
MOUNTING OPTIONS

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

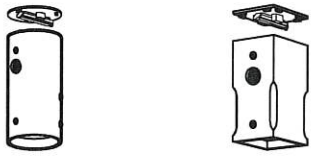
FIXTURE DRILLING INSTRUCTIONS:

- 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:

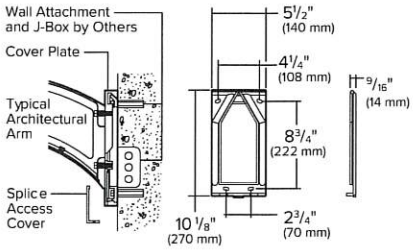
- 2 1A/ARA2/54L-500/35K8/3/CLR/**SQ**/UNV/BLT
- 1 SVSF-2SB

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

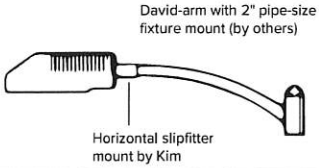
- A cast mounting plate of 356 alloy, low-copper (<0.6% Cu) aluminum, is mounted to the wall with bolts (by others). Fixture and arm are mounted to a cast 356 alloy aluminum cover plate before attaching to the wall mounting plate. The fixture-arm-cover plate assembly is hooked to the wall mounting plate, 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.



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 (2⅜' 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.



ARA2

ARCHITECTURAL AREA/SITE

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

ARA2

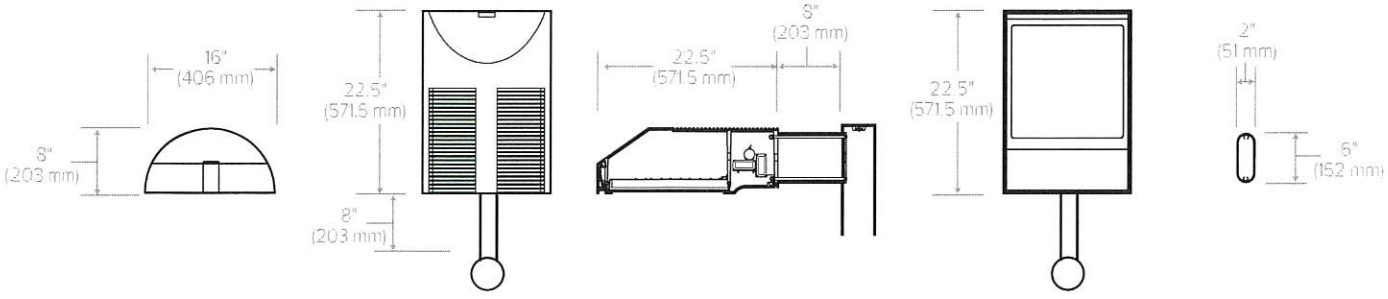
ARCHITECTURAL AREA/SITE

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



FRONT TOP SIDE BOTTOM ARM CROSS SECTION

KIM LIGHTING®

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

ARA2

ARCHITECTURAL AREA/SITE

PHOTOMETRY

AR2-54L-750-4K7-1

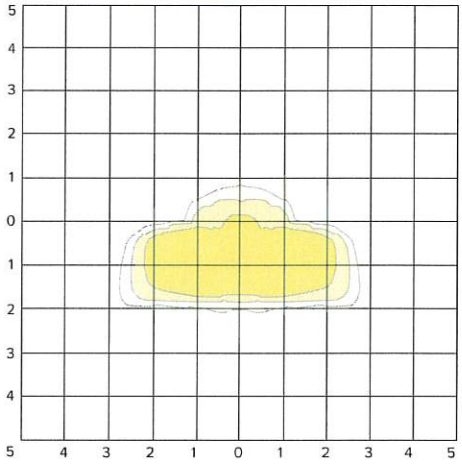
LUMINAIRE DATA

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%

ISOFOOT CANDLE PLOT



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

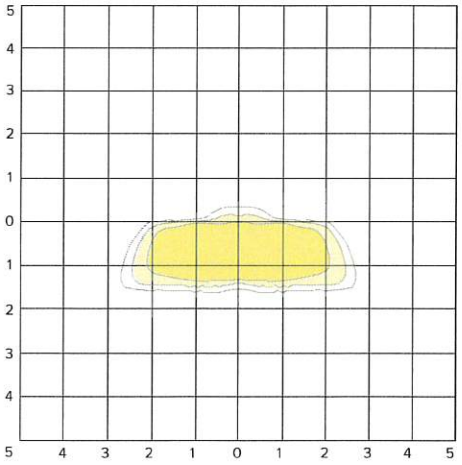
LUMINAIRE DATA

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%

ISOFOOT CANDLE PLOT



AR2-54L-750-4K7-2

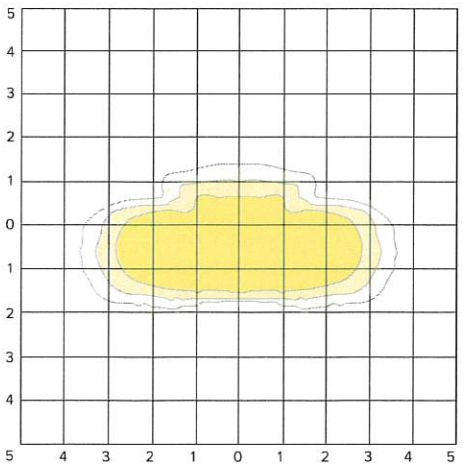
LUMINAIRE DATA

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%

ISOFOOT CANDLE PLOT



ARA2

ARCHITECTURAL AREA/SITE

PHOTOMETRY

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

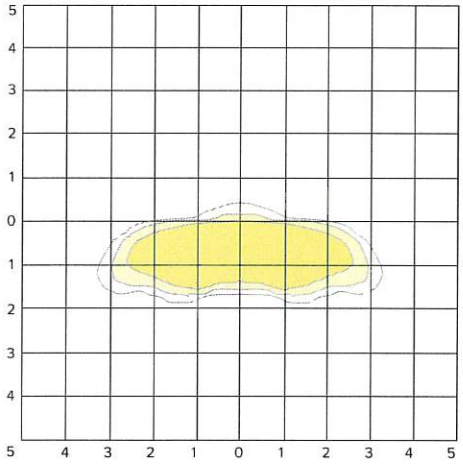
LUMINAIRE DATA

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%

ISOFOOT CANDLE PLOT



AR2-54L-750-4K7-3

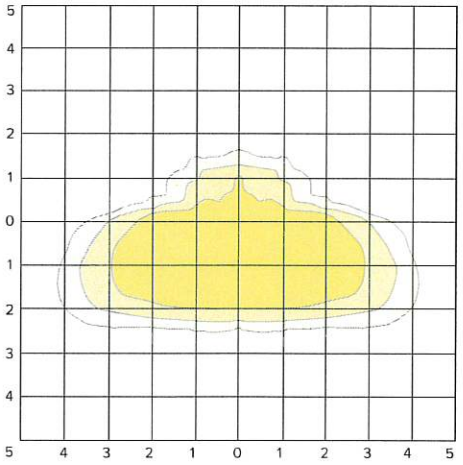
LUMINAIRE DATA

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%

ISOFOOT CANDLE PLOT



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

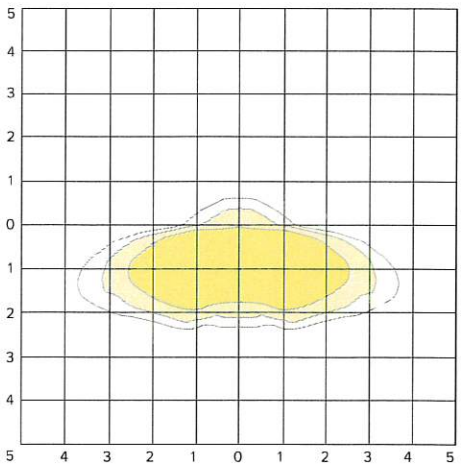
LUMINAIRE DATA

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%

ISOFOOT CANDLE PLOT



KIM LIGHTING®

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

ARA2

ARCHITECTURAL AREA/SITE

PHOTOMETRY

AR2-54L-750-4K7-4

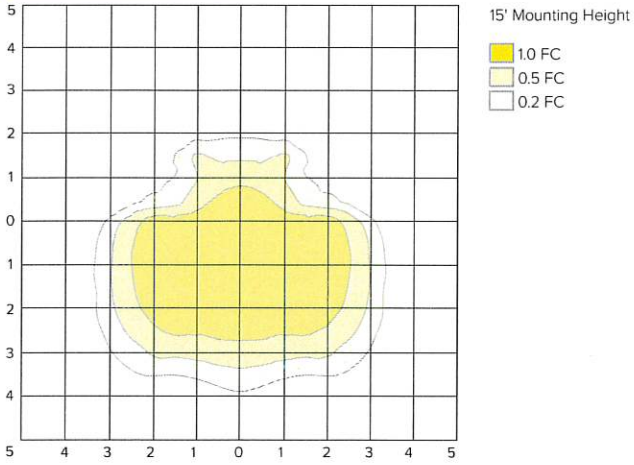
LUMINAIRE DATA

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%

ISOFOOT CANDLE PLOT



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

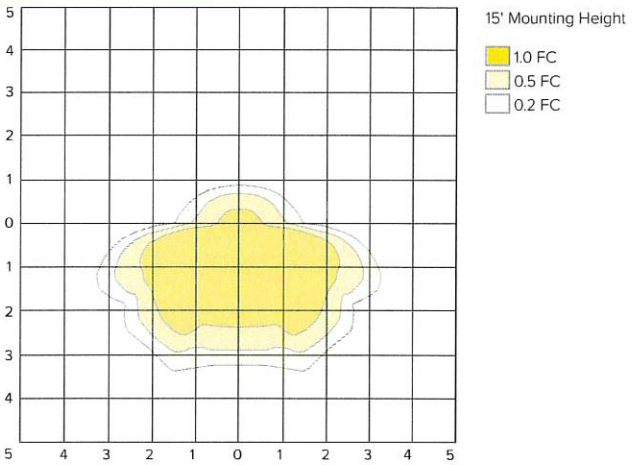
LUMINAIRE DATA

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%

ISOFOOT CANDLE PLOT



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

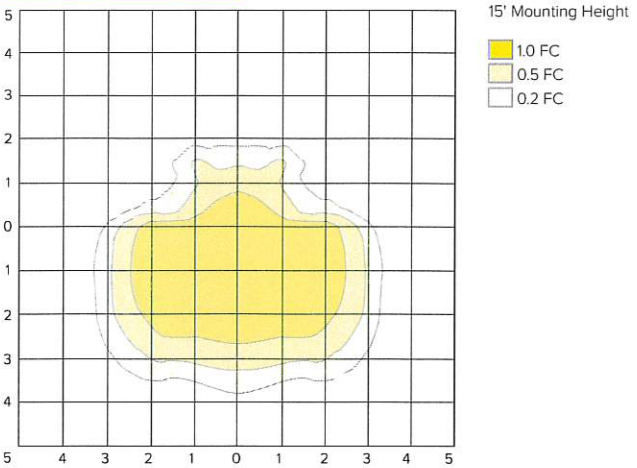
LUMINAIRE DATA

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%

ISOFOOT CANDLE PLOT



DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

ARA2

ARCHITECTURAL AREA/SITE

PHOTOMETRY

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

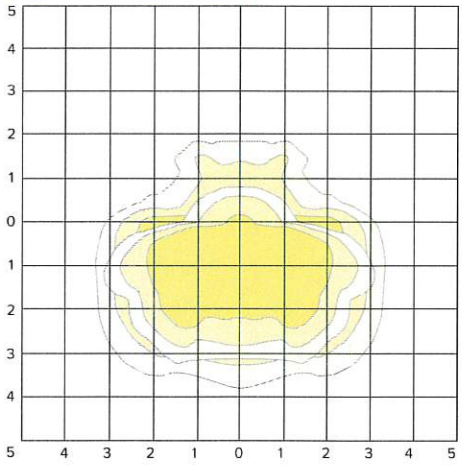
LUMINAIRE DATA

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%

ISOFOOT CANDLE PLOT



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

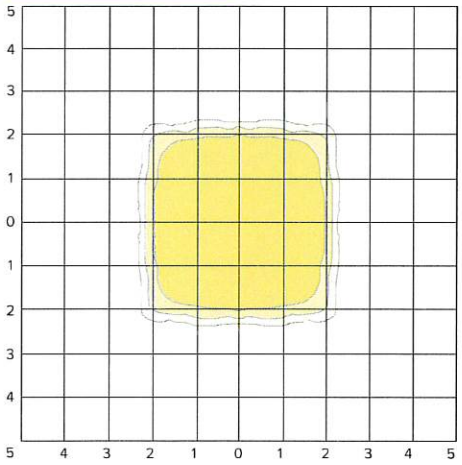
LUMINAIRE DATA

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%

ISOFOOT CANDLE PLOT



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

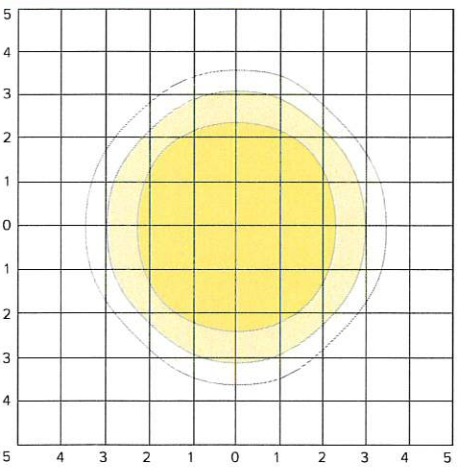
LUMINAIRE DATA

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%

ISOFOOT CANDLE PLOT



DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

ARA2

ARCHITECTURAL AREA/SITE

PHOTOMETRY

AR2-54L-750-4K7-R

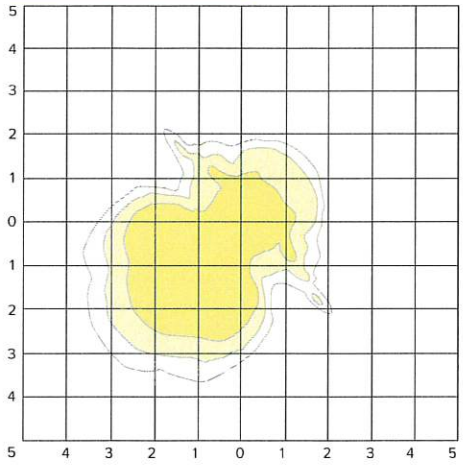
LUMINAIRE DATA

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%

ISOFOOT CANDLE PLOT



15' Mounting Height

1.0 FC
0.5 FC
0.2 FC

AR2-54L-750-4K7-L

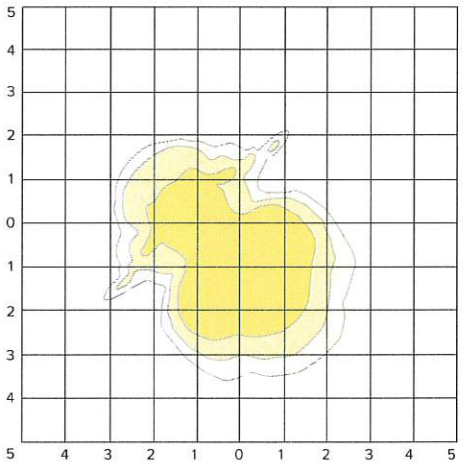
LUMINAIRE DATA

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



15' Mounting Height

1.0 FC
0.5 FC
0.2 FC

KIMLIGHTING®

DATE: LOCATION:

TYPE: PROJECT:

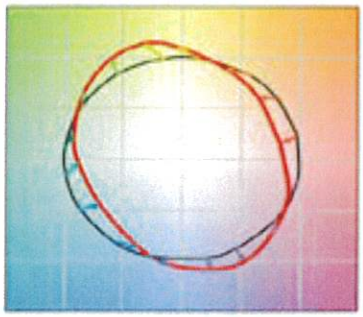
CATALOG #:

ARA2

ARCHITECTURAL AREA/SITE

TM-30 DATA

COLOR VECTOR GRAPHIC

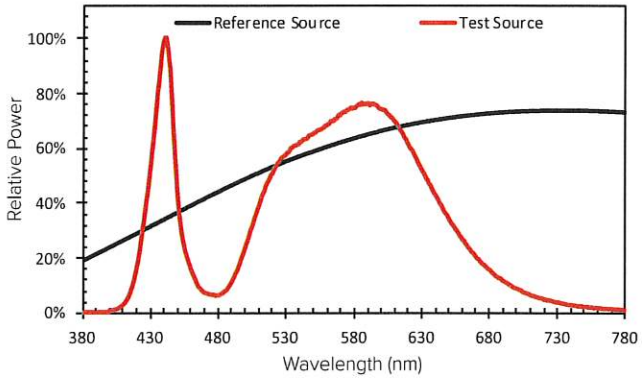


Reference Illuminant — Test Source

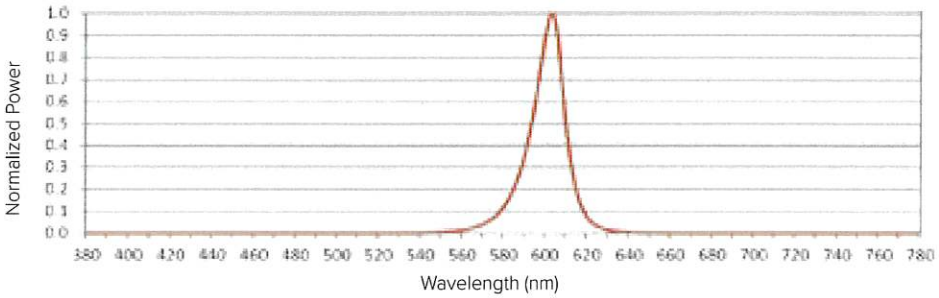
TEST SOURCE

R_f	68
R_g	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:	Planning Commission
FROM:	Chandler Goodwin, City Manager
DATE:	July 29, 2025

Planning Commission
Agenda Item

SUBJECT:	Discussion on Amendments to the Transportation Element of the Cedar Hills General Plan
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager

BACKGROUND AND FINDINGS:

The City Council has placed a moratorium on any applications for new inter-municipal or inter-jurisdictional connections to Cedar Hills. This moratorium expires in November 2025. The City Council wishes for the Planning Commission to review the Transportation Element of the General Plan in light of possible inter-jurisdictional connections to Cedar Hills that could have adverse effects on the health and safety to the current transportation plan. Staff has worked to incorporate this language into the existing Transportation Element without affecting other sections. Additionally, a major streets map has been included that illustrates the major streets as classified by the UDOT functional class map as well as all current inter-jurisdictional connections with Cedar Hills. The Planning Commission should review the proposed staff changes to transportation element and make any necessary adjustments prior to recommending amendments to the City Council.

PREVIOUS LEGISLATIVE ACTION:

Planning Commission last reviewed the Transportation Element of the General Plan in August 2023

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

Proposed Cedar Hills General Plan Transportation Element

RECOMMENDATION:

To review the proposal and make a recommendation to the City Council

MOTION:

No motion necessary, discussion item only.

City of Cedar Hills • General Plan

TRANSPORTATION ELEMENT

I. Introduction

The street system is one of the most significant influences upon growth within a community. In a manner of speaking, the street system is the bloodstream" of the community. Accordingly, a well designed and adequate street system is essential to the safe and efficient development of the City.

The City's street system serves four major functions:

It provides a corridor for the circulation of goods and people into and within the community.

It serves as the principle means of access to individual properties throughout the community.

It serves as the primary location for the placement of culinary water mains and other public utility systems.

It provides open space for light and air to adjoining properties.

II. Purpose of the Transportation Element

The purpose of the Cedar Hills Transportation Element is to create and maintain a transportation network that will help meet the transportation goals of the City and allow for adaptability for future needs. Cedar Hills has experienced only marginal residential growth over the last decade, while neighboring communities have experienced strong growth. This limited growth is due to the built-out nature of the City of Cedar Hills. As neighboring communities have grown, Cedar Hills has seen increased traffic into and through the City as people use the Cedar Hills commercial center or seek recreational opportunities in American Fork Canyon. Additionally, growth immediately adjacent to Cedar Hills has caused shifts in existing traffic patterns.

The primary purposes for preparing, adopting and implementing the Transportation Element are:

1. To provide a guide to community leaders, property owners and developers in making decisions regarding the location, width and alignment of new streets and the improvement of existing but inadequate streets.

2. To identify and make recommendations for the prevention and elimination of unsafe and/or inconvenient vehicular access conditions within the town.

3. To provide a technical basis for the adoption and enforcement of subdivision regulations.

III. Existing Conditions

Cedar Hills contains approximately 27 miles of public streets and roads. State and Federal designated highways account for about 4 miles with the remainder being classified as City streets.

1. Traffic Volumes

Traffic volumes for most City streets may be considered light. Traffic data is available only for State designated highways and certain major City streets. All measured traffic volumes are substantially less than design capacities. However, increased traffic through the SC-1 Zone, as development has occurred both within the SC-1 Zone and in adjacent areas, has created capacity issues that will need to be resolved in the coming years. These problems are most acute on the road segment of Cedar Hills Drive from North County Boulevard to 4700 West. Cedar Hills staff has coordinated efforts with traffic engineers to explore long-term solutions to the increasing traffic at this street segment. The solution that was presented was the realignment of the intersection at North County Boulevard and Cedar Hills Drive, as well as the creation of a roundabout at the 4700 West intersection of Cedar Hills Drive. While the major transportation network in the City will remain unchanged, ensuring that the existing road network is sufficient to meet the needs of the community is essential for long-term maintenance of acceptable levels of service.

2. Ownership of Street Right of Way

Most of the street rights-of-way within the Town are owned by the City and have been acquired by dedication through the subdivision process or by gift. However, the City does maintain a significant number of streets which have become "public streets" through right-of-use. Such routes are typically the older routes which existed prior the incorporation of the community. While the public enjoys the right to use such routes public land records show that the title to the land occupied by the right-of-way of many of these older City streets is still held by the adjacent property owners.

Many of these streets were established in pioneer times to provide access to adjacent farmland and the right-of-way widths are often insufficient to meet the requirements of an urbanizing area. Obtaining formal title to all street right-of-way and the acquisition of additional right-of-way width for those streets which are presently too narrow is one of the elements of the Town's Major Street Plan implementation program.

IV. Design Standards and Criteria

1. Level of Service Criteria

The adequacy of a road system is determined by the capacity of its intersections to allow the movement of vehicles with minimal delay time. To facilitate the evaluation of the adequacy of intersections, highway planers have adopted "Level of Service" criteria. A summary of the criteria is shown on the following table:

Cedar Hills • General Plan

Table 4

LEVEL OF SERVICE CRITERIA FOR CITYINTERSECTIONS

LOS		Description of Traffic Conditions	Average Delay (seconds/vehicle)	
			Signalized Intersections	Unsignalized Intersections
A		Free Flow / Insignificant Delay	≤ 10	≤ 10
B		Stable Operations / Minimum Delays	> 10 to 20	> 10 to 15
C		Stable Operations / Acceptable Delays	> 20 to 35	> 15 to 25
D		Approaching Unstable Flows / Tolerable Delays	> 35 to 55	> 25 to 35
E		Unstable Operations / Significant Delays	> 55 to 80	> 35 to 50
F		Forced Flows / Unpredictable Flows / Excessive Delays	> 80	> 50

Source. Hales Engineering Descriptions, based on the *Highway Capacity Manual* (HCM) 6th Edition, 2016 Methodology (Transportation Research Board)

Experience suggests that there is little concern from motorists until such time as the conditions reach the Level of Service condition "C", and to the maximum extent possible the community should seek to preserve this standard throughout the community. When the level of service condition for an intersection falls below the “C” standard, the City should evaluate options to remediate the intersection to raise the level of service to an appropriate condition.

Capacity of Existing System

The capacity of an intersection is customarily a measure of the number of vehicles that may pass through the intersection in an hour (VPH). The following table gives volume levels which can be accommodated at four way stop controlled intersections under Level of Service conditions "C":

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Table 5

CAPACITY OF A TWO-BY-TWO LANE FOUR-WAY STOPCONTROLLED INTERSECTION FOR VARIOUS DEMAND SPLITS

Demand Split	Capacity* (VPH)
50/50	1,900
55/45	1,800
60/40	1,700
65/35	1,600
70/30	1,500

* Total capacity, all legs

V. Classification of Streets

All streets within the Town may be classified into one of three types or "functional classes", as follows:

1. Arterial streets

Arterial class streets are the major traffic routes. Their primary function is to facilitate the relatively large volume of traffic at high speed to and through the City. Existing Arterial class roads within the City consist of North County Boulevard and State Road 92; these designations are taken from the Utah Department of Transportation functional road classification map.

2. Collector Streets

The primary function of collector class streets is to carry local traffic to and from arterial streets and local traffic generators (schools, commercial areas, etc.), however, collector class streets also serve to provide access to abutting properties. The dual function of collector streets should be recognized and right-of-way widths should be sufficient to safely accommodate both functions. Existing collector streets include Cedar Hills Drive, Harvey Boulevard, and Canyon Road as major collector roads, and 4000 W as a minor collector road.

3. Neighborhood or Local Streets

The remaining streets are classified as Neighborhood or Local streets. The primary function of Local streets is to provide a means of access to abutting properties, usually residential or agricultural lands, and the location of utilities. Their use as a travel artery is strictly secondary and accordingly, the right-

of-way widths are customarily narrower than for collector and arterial streets and the necessity for continuous alignment of intersections is not as significant.

To accomplish the primary function, a Local class street system should be designed to **not** encourage its use for through travel of outside motorists. The use of "T" type intersections and curvilinear road alignments is common for minor street systems.

VI. Major Street Plan

The Major Street Plan for Cedar Hills consists of three major elements as follows:

1. A Street Plan Map for the City showing the general location of all existing and proposed Arterial and Collector streets and all Local streets which have been previously acquired by the Town or for which the location has been determined to be essential to the establishment of an adequate circulation system.

   This map, when adopted, will serve as the major Street Plan for the Town of Cedar Hills and, together with this written document will constitute the streets element of the general plan provided for pursuant to Section 10-9a-302 of Utah Code.

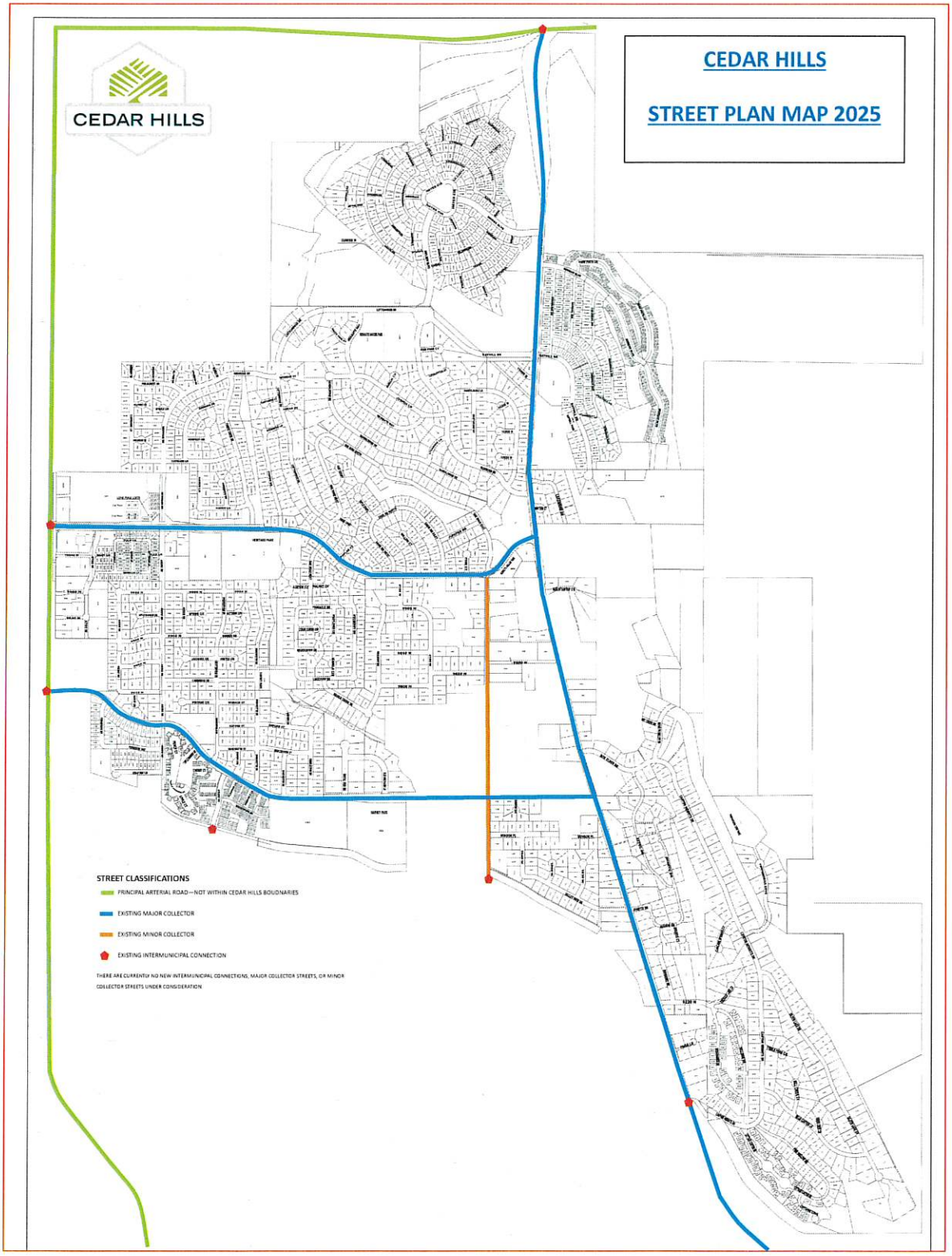
2. Adopted standards showing the minimum street right-of-way widths and street cross-section standards for the various classes of roads within the Town.

3. A summary of specific improvements needing to be undertaken in order to eliminate evident deficiencies in the City's street system. This listing will serve as the bases for capital improvements program for streets.

VII. Major Street Plan Map

The proper development of the Town requires the establishment of an overall street network which will provide safe and convenient circulation to both pedestrians and vehicles throughout all developed parts of the City. The Street Plan Map shows the location of all existing City streets and the general location of all proposed Arterial, Collector and significant or essential Local Streets. The Planning Commission has determined that the street network, as shown on this map, is sufficient to accommodate the ultimate development of the City for the area covered by the plan and further, that each of the streets and street segments identified on the plan represents a necessary and integral part of the City's street system.

The following table provides a summary of the general characteristics of each street class and identifies the general criteria used in designating the location of the streets shown on the Major Street Plan:


CEDAR HILLS
CEDAR HILLS
STREET PLAN MAP 2025
STREET CLASSIFICATIONS
PRINCIPAL ARTERIAL ROAD—NOT WITHIN CEDAR HILLS BOUNDARIES
EXISTING MAJOR COLLECTOR
EXISTING MINOR COLLECTOR
EXISTING INTERMUNICIPAL CONNECTION
THERE ARE CURRENTLY NO NEW INTERMUNICIPAL CONNECTIONS, MAJOR COLLECTOR STREETS, OR MINOR COLLECTOR STREETS UNDER CONSIDERATION.

Cedar Hills • General Plan

Table 6

CHARACTERISTICS OF STREET FUNCTIONAL CLASSES

ITEM	Functional Class			
	Primary Arterial	Secondary Arterial	Collector	Local
Average Trip Length	Over 3 miles	Over 1 mile	Under 1 mile	Under 1/4 mile
Average Travel Speed	40 mph	30-35 mph	20-30 mph	15-25 mph
Access Control	Partial to Full	Partial	Minor	Limited to Driveway Design
Spacing	2-3 miles	1 mile	1/4-1/3 mile	About 1/20 mile
Traffic Volume (ADT)	< 30,000	< 20,000	2,000-5,000	100-2,000
Traffic Control	Signalized Intersection 1,600-2,000 Feet	None to signals 1,300-1800 feet	Stop/yield signs on cross streets	Must stop or yield
Percentage of Total Street Mileage	5-15%	5-15%	5-10%	About 80%
Percentage of VMT	0-40%	40%-70%	10%-20%	5%-10%

VIII. Proposed Street Network

1. Arterial and Collector Streets

The Major Street System, consists of the designated Arterial and Collector Streets within the City. These streets provide the basic framework of the City's street system. Typically Arterial streets are provided on a frequency of approximately one mile and are one mile or longer in length. Because these streets function as the main access to and from Cedar Hills, they account for the major portion of the total vehicle miles traveled within the community. Collector or feeder streets serve as the essential link between residential areas and arterial routes. They are typically more closely spaced, 1/4 to 1/3 mile apart, and carry substantially less traffic than arterial streets.

The spacing of the Collector streets is essential to the development of an adequate street system. If properly located and linked to other collector streets and arterial routes, the collector street system will

facilitate the dispersal of traffic generated (usually 10 to 12 vehicle trips each day per dwelling) and avoid the concentration of traffic on a few routes. At present, Cedar Hills Drive and Harvey Boulevard serve as the major east-west collector streets within the community. As development continues and transportation demand increases, traffic will continue to concentrate on these routes. To avoid drops in the levels of service for City collector streets and for adjacent intersections, the City should monitor these intersections and track service levels over time.

Because of the necessity for maintaining the integrity of the Major Street system the Planning Commission and Council should be very reluctant to entertain and requests for deletion of street segments as shown on the Major Street Plan or to allow significant shifts in alignment which require right angle turns. Additionally, subdivision proposals coming before the town which include some portion of the major street network should incorporate the street in the location shown on the Plan.

2. Neighborhood (local) Streets

As noted earlier, the primary function of Neighborhood or Local streets is to provide a means of access to adjacent properties. Because Local streets are not intended to move large volumes of traffic there is more flexibility in the design and location of the Local Street system. However, the Local Street network should be fully compatible and consistent with the Major Street system. Also, to ensure adequate circulation within residential neighborhood areas the Planning Commission and council should insist that subdivision designs make adequate provision the extension of Local streets into adjacent undeveloped properties.

IX. Street Right-of-Way Standards

The recommended right-of-way of a street should be sufficiently wide to allow for: (1) a paved travel surface of sufficient width to allow the movement of vehicles with safe passing margins, (2) an adequate sidewalk for pedestrian use and (3) space for on-street parking and the deposition of excess snow during the winter months. The City will review and update street right-of-way standards to maintain best practices and comply with industry standards.

X. Intermunicipal and Unincorporated County Street Connections

The City will seek to limit intermunicipal and unincorporated county street connections to the approved connections identified on the Cedar Hills Transportation Master Plan. The policy of the Cedar Hills is to ensure that street connections to other municipalities, unincorporated county, or other areas outside the City boundaries are compatible with the goals and policies of the General Plan.

XI. Non-Motorized, Intermodal Transportation

During 1995, the Cedar Hills Non Motorized Trails Master Plan was adopted by the Cedar Hills Town Council. It was produced for decision makers and advisory boards, such as the Planning Commission, the City Council, Mayor, recreation oriented task forces, residents, Home Owners Associations and trail oriented groups. The Trails Master Plan is intended to facilitate the development of not only a recreational amenity, but also an alternative transportation system for all non-motorized forms of transportation. The plan is primarily a document for planning and securing a city-wide trail system and should be referred to for specifics regarding trail planning, acquisition and development.

The trails master plan includes a map and text document which is divided into three sections and several appendices including: *Objectives and Policy Section, Trail Construction and Standards Section* and a *Maintenance and Operation Section*. Appendices include: *Public Input*, *Construction Standards Drawings*, *Sign Standards Drawings* and *Federal Highway Administration Traffic Control For Bicycle Facilities*. The City Planning Staff is responsible for interpreting the master plan document and map.

1. Assumptions

Cedar Hills trail use has increased dramatically in recent years. As The City of Cedar Hills grows and new development occurs, there will be an increasing demand for multi-use trails to provide safe access for children commuting to schools, provide/retain recreational opportunities, and create an alternative transportation system to lessen the impacts of development and convert motorized trips to non-motorized trips.

There is a desire in the community to better identify and preserve existing trails, and strong support for trail development. The Utah County Trails Coalition, The United States Forest Service, Mountainland Association of Governments, the Bonneville Rim Trail Association and other groups have expressed an interest in developing joint utility, fire access, and trail corridors.

2. Objectives

1. To provide the following benefits and opportunities to the Cedar Hills Community:

a. Improve the general quality of life in the community.

b. Provide a more aesthetic and multiple-use experience than traditional sidewalks.

c. Provide non-motorized routes for pedestrians, equestrians, and bicyclists.

d. Provide handicap access in portions where access is appropriate and reasonable.

e. Anticipate and design an interconnecting trail system.

f. Preserve access to existing trails within and outside of the city limits.

g. Tie to present and future trails in Utah County and surrounding areas.

h. Provide trail diversity. Various user activities include: hiking, walking, bicycling, jogging, roller blade, horseback riding, etc. The trail system should accommodate these multiple uses and users.

i. Consider school bus stops when developing the trails master plan map with the objective of developing improved pedestrian access to these areas.

j. Connect important open space and recreation oriented landscape parcels.

3. Policy

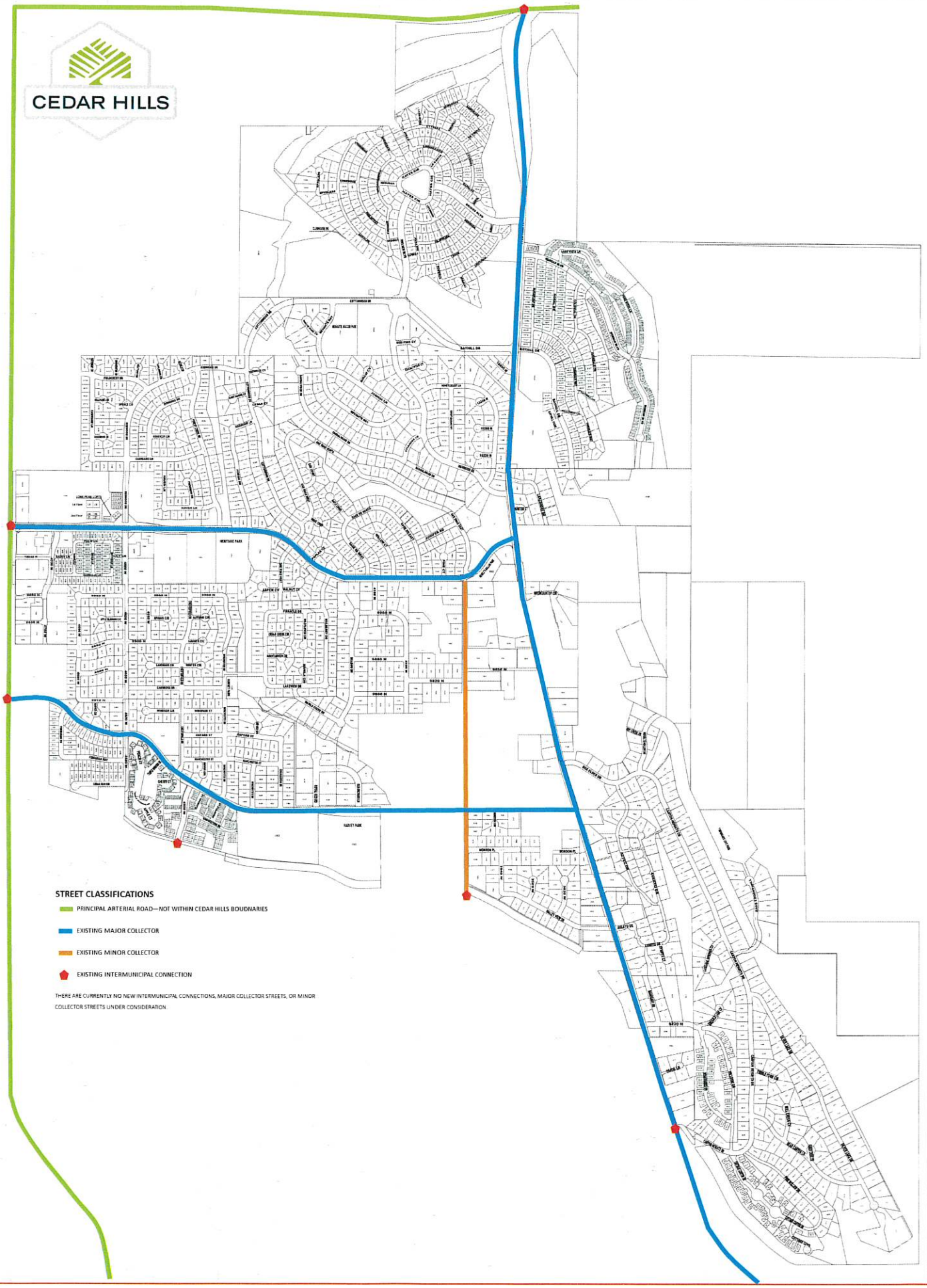
The Cedar Hills City Council will direct the Planning Commission and planning staff to update and amend, implement, and administer this element of the general plan. The Planning Commission and planning staff shall interpret the Non-Motorized Trail Plan and map. Any subdivision of property must consult the Non-Motorized trail Plan and address applicable trail alignments. In all existing areas of the community

efforts, including financial support, will be made to develop the trails found in the Non-Motorized Trail Plan. Further, it is the intention of Cedar Hills to impose impact fees on future development to aid in trail development.

4. Non-Motorized Trail Location

The Parks and Trails Map indicates the location of proposed trails within Cedar Hills Town. A more precise description of the location and type of trail can be found in the Non-Motorized Trail Plan.

CEDAR HILLS



STREET CLASSIFICATIONS

- PRINCIPAL ARTERIAL ROAD—NOT WITHIN CEDAR HILLS BOUNDARIES
- EXISTING MAJOR COLLECTOR
- EXISTING MINOR COLLECTOR
- EXISTING INTERMUNICIPAL CONNECTION

THERE ARE CURRENTLY NO NEW INTERMUNICIPAL CONNECTIONS, MAJOR COLLECTOR STREETS, OR MINOR COLLECTOR STREETS UNDER CONSIDERATION.