



**NOTICE OF  
PLANNING COMMISSION MEETING  
Tuesday, February 26, 2019 7:00 p.m.  
Community Recreation Center, 10640 N Clubhouse Drive**

Notice is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a **Planning Commission Meeting on Tuesday, February 26, 2019 beginning at 7:00 p.m.** at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah. This is a public meeting and anyone is invited to attend.

**PLANNING COMMISSION MEETING**

1. Call to Order
2. Public Comment: Time has been set aside for the public to express their ideas, concerns, and comments (comments limited to 3 minutes per person with a total of 30 minutes for this item)

**SCHEDULED ITEMS & PUBLIC HEARINGS**

3. Approval of the minutes from the January 15, 2019 Special Planning Commission Meeting and the January 29, 2019 Planning Commission Meeting
4. Review/Recommendation and Public Hearing on Amendments to City Code Title 10, Chapter 6 related to Indoor Storage Facilities
5. Review/Recommendation on Concept/Preliminary Plan Approval for Taco Bell and Preliminary Plan Approval for Storage Facility, for the Cedar Hills Gateway Commercial Project located at approximately 9968 North & 9978 North 4800 West in the SC-1 Commercial Zone

**ADJOURNMENT**

6. Adjourn

Posted this 22nd day of February, 2019

/s/ Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the City's Website at [www.cedarhills.org](http://www.cedarhills.org).
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-785-9668 at least 48 hours in advance of the meeting to be held.
- The order of agenda items may change to accommodate the needs of the Planning Commission, the staff, and the public.
- This meeting may be held electronically via telephone to permit one or more of the commission members to participate.



# CITY OF CEDAR HILLS

|              |                                |
|--------------|--------------------------------|
| <b>TO:</b>   | Planning Commission            |
| <b>FROM:</b> | Chandler Goodwin, City Manager |
| <b>DATE:</b> | 2/26/2019                      |

## Planning Commission Agenda Item

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>SUBJECT:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Review/Recommendation on Proposed Amendments to Cedar Hills City Code 10-6A-5 Related to Bay Doors and Loading Docks. |
| <b>APPLICANT PRESENTATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | N/A                                                                                                                   |
| <b>STAFF PRESENTATION:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Chandler Goodwin, City Manager                                                                                        |
| <b>BACKGROUND AND FINDINGS:</b> <p>Submissions have been made for conceptual and preliminary plans for a storage facility. A preliminary plan should include a layout of the proposed site, as well as landscaping plans, traffic studies (if applicable), public utility improvements, and building elevations. Planning Commission denied conceptual approval on January 15 and January 29 for the storage facility.</p> <p>Previous renderings of the new building shows a substantial increase in the proposed landscaping plan, thus altering the flow of traffic through the storage facility site. Bay doors have been removed from the front (west) half of the building and windows have been added to give the building a more traditional office structure look.</p> <p>Past concerns in Planning Commission meetings were raised about the proposed building having exterior bay doors that were not consistent with term, "Indoor Climate Controlled Storage". Staff is proposing an amendment to code 10-6A-5; under the section "Building Requirements," in order to allow for Indoor Climate Controlled Storage facilities to include bay doors and loading docks as part of their building designs. Code would propose that bay doors and loading docks shall be screened from view using landscaping, fencing, or other approved methods; and any impacts the development may have on the surrounding neighborhood. Proposed code amendment would also include that general appearance of building shall be consistent with the architectural theme in the commercial zone.</p> |                                                                                                                       |
| <b>PREVIOUS LEGISLATIVE ACTION:</b> <p>Cedar Hills Gateway was approved as a subdivision on August 7, 2018, Concept approval for the storage facility was denied on January 15, 2019.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                       |
| <b>FISCAL IMPACT:</b> <p>N/A</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                       |
| <b>SUPPORTING DOCUMENTS:</b> <p>Proposed Amendment to code 10-6A-5 Building Requirements.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                       |
| <b>RECOMMENDATION:</b> <p>Provide staff direction/feedback on drafting code to 10-6A-5 - Building Requirements to allow indoor storage facilities to incorporate bay doors/loading docks in their building design.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                       |
| <b>MOTION:</b> <p>To recommend/not recommend the proposed amendments to Cedar Hills Municipal Code §10-6A-5, relating to Planned Commercial Development Projects Building requirements, subject to the following modifications {LIST ANY APPLICABLE CHANGES}.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                       |

## 10-6A-5: BUILDING REQUIREMENTS:

The following shall apply to all buildings within the SC-1 zone:

- A. Architecture: Architecture, building materials, color schemes and building location all play critical roles in setting a tone for any development. These same elements are of the utmost importance in creating a sense of place. As a mixed use commercial area, attention to scale is of particular importance and will be considered throughout the design process. The following illustration demonstrates the intent of this section. Buildings shall be consistent with this intent.



Buildings in the SC-1 zone shall use the American Colonial style. The American Colonial motif is a symmetrical design (AB A, AB CB A, etc.) style. High pitched tile or slate roofs, either side gabled or hipped, overhang the front facade and are often capped with a cupola. A central door, often a French door, is sided by large windows on the sides. Buildings may use the classic temple front, or contain pillars, pilasters and the Palladian window. Exterior construction is normally of brick in traditional colors like red and brown, and makes use of substantial exterior moldings. Wrought iron or copper accents are also used. It is expected that this theme will create intimacy and interest by limiting the use of those architectural elements that only cater to the widespread domination of the automobile. That is to say, architectural designs should be kept in such a scale so as to maintain a human, rather than automobile, orientation. The inclusion of street level windows, wide walks and appropriate signs are a few of the elements that must be considered in maintaining consistency with this theme. The appropriate selection of materials and colors are also essential in maintaining consistency with this theme and in meeting the goals of this requirement.

It is required that the established architectural theme will be used consistently throughout the entire zone. Designers will use this theme when developing plans for all types of structures that may be found within this development.

1. Earth tones shall dominate the color schemes of individual buildings and all color schemes shall be developed so as to conform to the established architectural theme. Additionally, color schemes shall be consistent with those found in the surrounding areas.

2. Structures shall be situated so as to screen parking areas and to aid in the creation of a parklike atmosphere.
3. Entrances to structures shall orient to parks, plazas or pedestrian friendly pathways.
4. Structures shall be situated so as to provide appealing vistas at the terminus of drive aisles, pathways or other open areas.
5. Structures shall be massed so as to conform to the established architectural theme and to maintain a human scale.
6. Building facades shall be varied and shall not consist of vast expanses of blank walls.
7. Wherever found, overhead doors shall be positioned so as to not be visible from 4600 West, 4800 West or Cedar Hills Drive.
8. Building materials shall be limited to those materials traditionally associated with the established architectural theme. Structures constructed largely of glass or other reflective materials are not acceptable for this area.
9. Structures having bay doors and loading docks; all buildings listed as either a conditional or permitted use within SC-1 Commercial Zone may not incorporate any bay doors or loading docks of any kind along the front elevation of any building. All bay doors and loading docks shall be located on side and rear elevations of any structure and are subject to conditional use approval by the City Council after a Planning Commission recommendation. All bay doors and loading docks on any use listed in Section 3 of this Title and Chapter shall be screened from view using landscaping, fencing, or other approved methods. The general appearance of building shall maintain an architectural theme consistent throughout the commercial zone. The number of exterior bay doors shall be limited to one per 1,200 square feet of building footprint.

- B. Building Height And Size: One- or two-story buildings are permitted. Buildings may be erected to a maximum height of thirty five feet (35'). Height is measured from average finished grade to the top of cornice or parapet for flat roofs, and the midpoint of rake for sloped roofs.

The building size shall be reviewed by the planning commission and city council and potentially approved based on such items as building placement, aesthetics, noise control, lighting design, traffic control, etc., to give the feel consistent with the overall commercial development, as well as the community as a whole. Building size shall be limited by the total building area, meaning the sum of the gross floor area of all floors. In the mixed use and office districts building size shall be limited to no more than twenty five thousand (25,000) total square feet. In the retail district building size shall be limited to no more than fifty thousand (50,000) square feet.

Developments composed of strip malls are prohibited. Smaller, individual buildings that tend to break up parking areas and create visual interest are required. Long and monotonous walls and roof planes are prohibited. Building mass and scale shall be minimized by manipulating the building form using offsets and recesses and variations in height.

- C. Building Setbacks: All buildings shall be set back a minimum of thirty feet (30') from any residential uses. The following standards shall apply:

1. There shall be provided a landscaped side yard of at least fifteen feet (15') in width along such property line, containing trees or groupings of trees spaced no more than twenty five feet (25') apart.
2. A precast concrete or decorative masonry wall, at least six feet (6') in height, shall be erected along all property lines which lie adjacent to a residential zone.
3. All lighting is to be arranged so that there will be no glare visible to the occupants of residential uses.
4. Uses will be strictly prohibited next to adjoining residential zones that involve open storage of merchandise or equipment, trade or industry that is noxious or offensive by reason of the emission of odor, smoke, gas, vibration or noise.
5. Indoor climate controlled facilities shall maintain an office
6. No loading docks, delivery pick up areas, etc., may be located within fifty feet (50') of residential uses. These areas must be screened from the public's view with an eight foot (8') masonry wall.
7. No trash container shall be located closer than twenty five feet (25') to a residential zone, and must be located to the rear of the main building. (Ord. 05-03-2016A, 5-3-2016)

#### **10-6A-4: SITE REQUIREMENTS:**

H. Deliveries: Loading areas, including, but not limited to, loading spaces, loading docks and service or maintenance areas shall be screened from public view. In addition, loading areas that abut a residential zone shall reduce noise associated with such use by providing a sound wall and/or berm with screen plantings around the loading areas or at the property line abutting the residential zone. Loading and delivery times shall be restricted to the hours between seven o'clock (7:00) A.M. and seven o'clock (7:00) P.M. on weekdays and nine o'clock (9:00) A.M. and seven o'clock (7:00) P.M. on weekends, unless different hours are recommended by the planning commission and approved by the city council.



# CITY OF CEDAR HILLS

|              |                                |
|--------------|--------------------------------|
| <b>TO:</b>   | Planning Commission            |
| <b>FROM:</b> | Chandler Goodwin, City Manager |
| <b>DATE:</b> | 2/26/2019                      |

## Planning Commission Agenda Item

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

### BACKGROUND AND FINDINGS:

Submissions have been made for preliminary plans for the Taco Bell. A preliminary plan should include a layout of the proposed site, as well as landscaping plans, traffic studies (if applicable and necessary), public utility improvements, lighting plans, and building elevations.

Planning Commission gave conceptual approval on January 15 for the Taco Bell site to move forward. In the initial presentation, concerns were raised about the length of the drive-thru, the proximity of the drive-thru to the public street, as well as the proposed building elevations. After working with the developers on these issues, we believe that there has been resolution related to both issues. Queuing for drive-thru service should extend east into an adjacent parking lot rather than into the public road right-of-way. Also, the new site plan shows about a 4'-5' separation between the drive-thru and the public road; this separation is per the Planning Commission's request to increase that distance as much as space would allow.

Planning Commission denied conceptual approval in the initial presentation for the storage facility. Planning Commission concerns centered on the bay doors on the outside of the building and how that fit in the Commission's understanding of what "indoor climate controlled" storage is. Staff has been working to present to the Planning Commission for recommendation to the City Council an amendment to City Code 10-6A that would allow for bay doors on portions of the building and limit the number of bay doors to be dependent upon the size of the building footprint. The design of the storage facility has incorporated the feedback received. They have substantially increased the landscaping surrounding the building, thereby reducing the visual impact of any bay doors. Also, an 8' fence has been discussed to be installed between the facility and the residences to the west.

Planning Commission will review the plans in light of City Code 10-6A as it relates to the development of commercial land; specifically as it relates to building design, materials used, landscaping, and any impacts the development may have on the surrounding neighborhood.

### PREVIOUS LEGISLATIVE ACTION:

Cedar Hills Gateway was approved as a subdivision on August 7, 2018, Conceptual approval was granted on January 15, 2019.

### FISCAL IMPACT:

N/A

### SUPPORTING DOCUMENTS:

Preliminary site plan and landscaping plan for Taco Bell (included in the packet are the conceptual plans to show the utilities), TBD

**RECOMMENDATION:**

Review preliminary proposals in light of City Code; provide developer with feedback for final approvals. Make any necessary changes for recommendation to the City Council, or table the matter for collection of additional information if necessary.

**MOTION:**

To approve/not approve/table the preliminary plans for Taco Bell, located at approximately 9968 N 4800 W, subject to the following recommendations for future approval {LIST ANY CHANGES}.

To approve/not approve/table the preliminary plans for a storage facility, located at approximately 9978 N 4800 W, subject to the following recommendations for future approval {LIST ANY CHANGES}.



GENERAL NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND ASSEMBLIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DISSEMINATING TO THE ARCHITECT.
- B. ALL SITE WORK SHALL BE TO HAVE CONTROL, SURVEY AND SET BY A LICENSED SURVEYOR WITH A PROFESSIONAL SEAL.
- C. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.
- D. CONCRETE WALLS RETAINING EARTH BELOW GRADE SHALL BE FINISHED WITH A RUBBED FINISH.
- E. PROVIDE PRE-FINISHED HANGERS ON THE PROJECT, BUILDING ADDRESS IS ASSIGNED BY THE ARCHITECT. PROVIDE PRE-FINISHED HANGERS TO THE ARCHITECT. PROVIDE PRE-FINISHED HANGERS TO THE ARCHITECT. PROVIDE PRE-FINISHED HANGERS TO THE ARCHITECT.
- F. SEE STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
- G. EXTERIOR FINISHES: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR FINISHES. THE CONTRACTOR SHALL OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR FINISHES. THE CONTRACTOR SHALL OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR FINISHES.
- H. NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET.

EXT. MATERIAL LEGEND

| # | TYPE                 | BRND STYLE    | COLOR |
|---|----------------------|---------------|-------|
| 1 | BRICK                | RUNNING       | ASH   |
| 2 | BRICK CORNERS        | RUNNING       | ASH   |
| 3 | PRECAST CONCRETE     | SMOOTH        | TED   |
| 4 | BRICK HEADER         | SOLDER COURSE | ASH   |
| 5 | PRECAST CONCRETE     | SMOOTH        | TED   |
| 6 | BRICK CORNERS        | STACED        | ASH   |
| 7 | METAL CORNICE        | SMOOTH        | WHITE |
| 8 | STUCCO SIDING        | TED           | WHITE |
| 9 | 17"X17" FRETTE BOARD | SMOOTH        | WHITE |

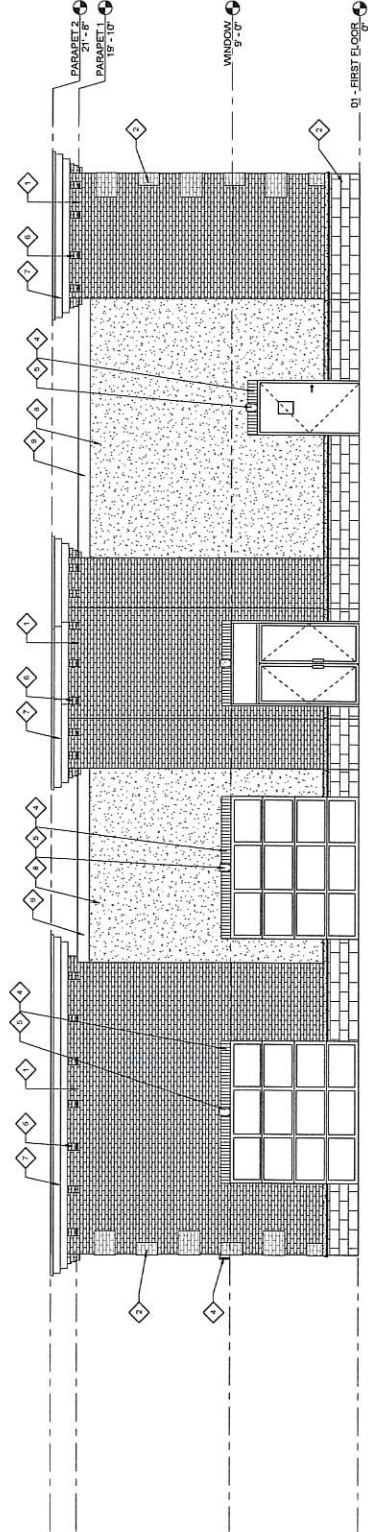
NOTE: COLORS ON ALL MATERIALS SHALL BE BY ARCHITECT.

TACO BELL REMODEL  
TBD  
Enter address here

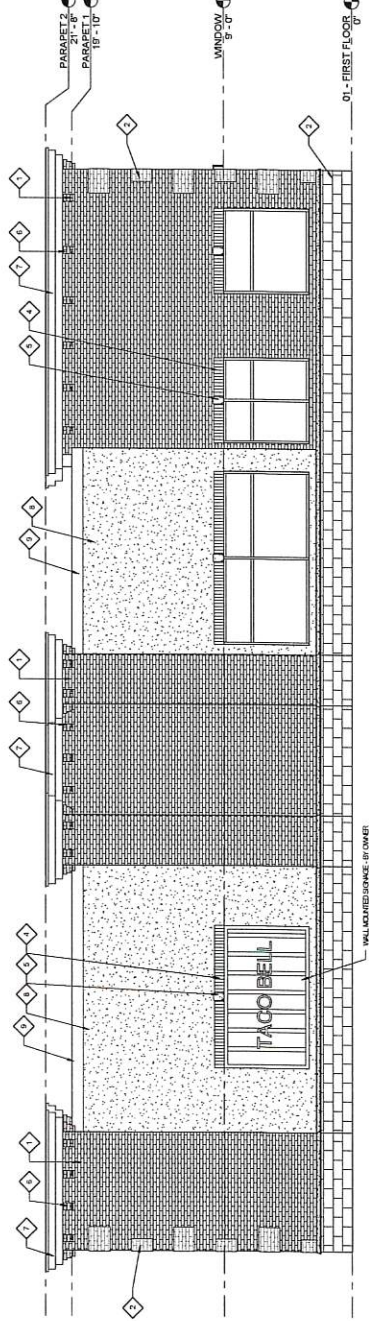
Revision Date Revision Number

PROJECT NO. Project Name  
DATE 08.08.20  
DRAWN BY Author  
CHECKED BY Checker  
DATE 11.08.2018  
EXTERIOR ELEVATIONS

A-2.02



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

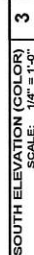


2  
SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

- A. GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSURE THE PROJECT TO THE SATISFACTION OF THE CITY OF CHICAGO.
- B. GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSURE THE PROJECT TO THE SATISFACTION OF THE CITY OF CHICAGO.
- C. COORDINATE INSTALLATION OF ALL "WATER" TO CONTRACTOR OF ADJACENT OR RELATED STRUCTURES.
- D. PROVIDE A MINIMUM CLEAR FLOOR SPACE OF FIVE FEET OF ALL LOADING.
- E. UNLESS OTHERWISE NOTED OR DIMENSIONED, ALL LOADS ARE AS FOLLOWS: MATERIALS WILL BE LIFTED BY CRANES OR LIFTING DEVICES ON A MAXIMUM OF 10' HIGH, 10' WIDE AND 10' DEEP.
- F. PROVIDE REINFORCED IRON HIGH SECURITY, HEAVY DUTY (9" MIN) CONCRETE FLOOR SLAB WITH CHAIN WITH CITY OF CHICAGO.
- G. SEE STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING FOR ADDITIONAL INFORMATION.
- H. ALL SHEET PILING, INTERFERENCE OF ALL ADJACENT BASES AND COUNTERS.
- I. SEE CEMEX PLAN FOR CEMEX INFORMATION.
- J. GENERAL CONTRACTOR TO COORDINATE WITH THE DESIGN GROUP, CONTRACTOR TO COORDINATE ALL THE WORK WITH INTERFERING DESIGN.
- K. SEE WELLS AND DIRT SHEET FOR DETAILS.
- L. PROVIDE ALL APPLICABLE PERMITS NEAR TO AFFECTED AREAS AND NEAR TO AFFECTED AREAS AND NEAR TO AFFECTED AREAS.
- M. SEE CEMEX PLAN FOR CEMEX INFORMATION.
- N. PROVIDE ALL APPLICABLE PERMITS NEAR TO AFFECTED AREAS AND NEAR TO AFFECTED AREAS AND NEAR TO AFFECTED AREAS.
- O. PROVIDE ALL APPLICABLE PERMITS NEAR TO AFFECTED AREAS AND NEAR TO AFFECTED AREAS AND NEAR TO AFFECTED AREAS.
- P. PROVIDE ALL APPLICABLE PERMITS NEAR TO AFFECTED AREAS AND NEAR TO AFFECTED AREAS AND NEAR TO AFFECTED AREAS.
- Q. PROVIDE ALL APPLICABLE PERMITS NEAR TO AFFECTED AREAS AND NEAR TO AFFECTED AREAS AND NEAR TO AFFECTED AREAS.
- R. PROVIDE ALL APPLICABLE PERMITS NEAR TO AFFECTED AREAS AND NEAR TO AFFECTED AREAS AND NEAR TO AFFECTED AREAS.
- S. PROVIDE ALL APPLICABLE PERMITS NEAR TO AFFECTED AREAS AND NEAR TO AFFECTED AREAS AND NEAR TO AFFECTED AREAS.
- T. PROVIDE ALL APPLICABLE PERMITS NEAR TO AFFECTED AREAS AND NEAR TO AFFECTED AREAS AND NEAR TO AFFECTED AREAS.
- U. PROVIDE ALL APPLICABLE PERMITS NEAR TO AFFECTED AREAS AND NEAR TO AFFECTED AREAS AND NEAR TO AFFECTED AREAS.
- V. PROVIDE ALL APPLICABLE PERMITS NEAR TO AFFECTED AREAS AND NEAR TO AFFECTED AREAS AND NEAR TO AFFECTED AREAS.
- W. PROVIDE ALL APPLICABLE PERMITS NEAR TO AFFECTED AREAS AND NEAR TO AFFECTED AREAS AND NEAR TO AFFECTED AREAS.
- X. PROVIDE ALL APPLICABLE PERMITS NEAR TO AFFECTED AREAS AND NEAR TO AFFECTED AREAS AND NEAR TO AFFECTED AREAS.
- Y. PROVIDE ALL APPLICABLE PERMITS NEAR TO AFFECTED AREAS AND NEAR TO AFFECTED AREAS AND NEAR TO AFFECTED AREAS.
- Z. PROVIDE ALL APPLICABLE PERMITS NEAR TO AFFECTED AREAS AND NEAR TO AFFECTED AREAS AND NEAR TO AFFECTED AREAS.

|                                      |                 |
|--------------------------------------|-----------------|
| Revision Date                        | Revision Number |
|                                      |                 |
| PROJECT NO.                          | Project Number  |
| DATE                                 | 08.00.00        |
| DRAWN BY                             | Autor           |
| CHECKED BY                           | Checker         |
| PLOT DESCRIPTION<br>COURT ELEVATIONS |                 |
| PAGE NUMBER                          |                 |
| <b>A-2.03</b>                        |                 |

A-2.03





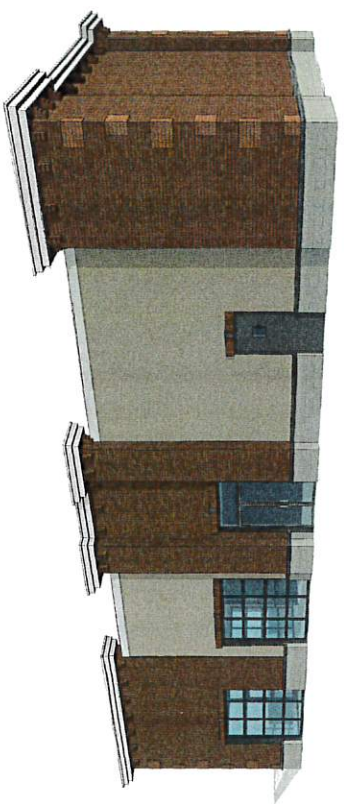
DESIGN GROUP  
3107 North Canyon Road  
Phoenix, AZ 85018  
www.m2designgroup.com

TACO BELL REMODEL  
TBD  
Enter address here

Revision Date | Revision Number

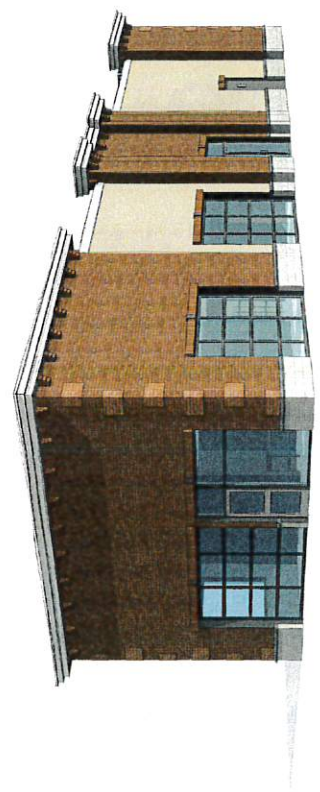
|              |                |
|--------------|----------------|
| PROJECT NO.  | Project Number |
| DATE         | DATE           |
| DRAWN BY     | Author         |
| CHECKED BY   | Checker        |
| SHEET COUNT  | 30 ELEVATIONS  |
| SHEET NUMBER |                |

A-9.01



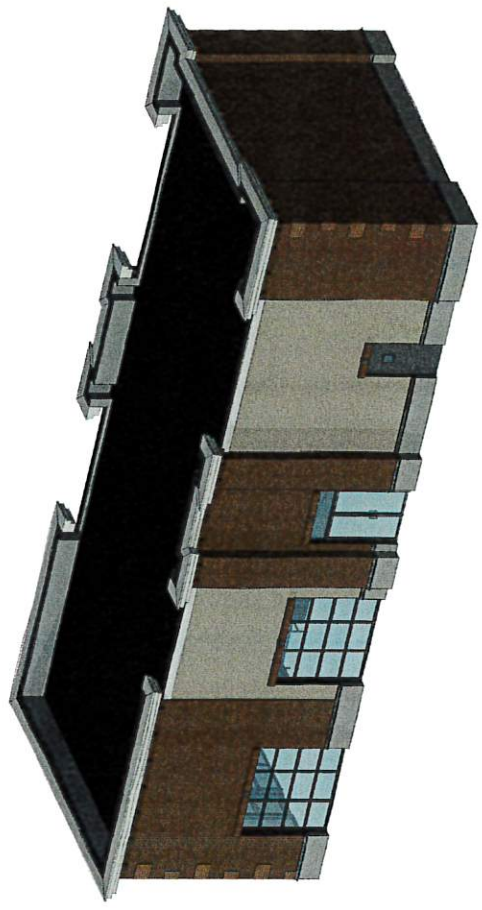
FRONT - RIGHT  
SCALE:

2



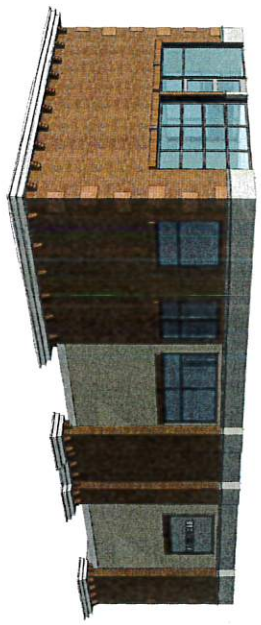
FRONT - LEFT  
SCALE:

1



AERIAL VIEW  
SCALE:

4



REAR  
SCALE:

3





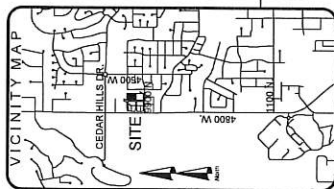


4680 W. (PUBLIC ROAD)

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

**SYMBOL LEGEND:**

|     |                            |
|-----|----------------------------|
| --- | BOUNDARY LINE              |
| --- | ADJACENT PROPERTY LINE     |
| --- | PUBLIC UTILITY EASEMENT    |
| --- | UNDERGROUND POWER          |
| --- | GAS LATERAL                |
| --- | GAS MAIN                   |
| --- | SEWER LATERAL              |
| --- | SEWER PIPE                 |
| --- | STORM DRAIN PIPE           |
| --- | WATER (FIRE LINE)          |
| --- | WATER LATERAL              |
| --- | WATER MAIN (CULINARY)      |
| --- | PRESSURIZED IRR. LINE (PI) |
| --- | OVER HEAD POWER            |
| --- | COMMUNICATION LINE         |
| --- | FIRE HYDRANT (FH)          |
| --- | SEWER MANHOLE (SSMH)       |
| --- | SD MANHOLE (SDMH)          |
| --- | SD CURB INLET (SDCI)       |
| --- | WATER VALVE (WV)           |
| --- | IRR. VALVE (IV)            |
| --- | WATER METER (WM)           |
| --- | POWER POLE / GUY WIRE      |
| --- | UTILITY BOX                |



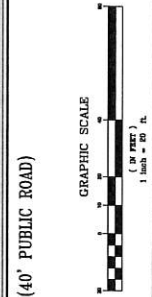
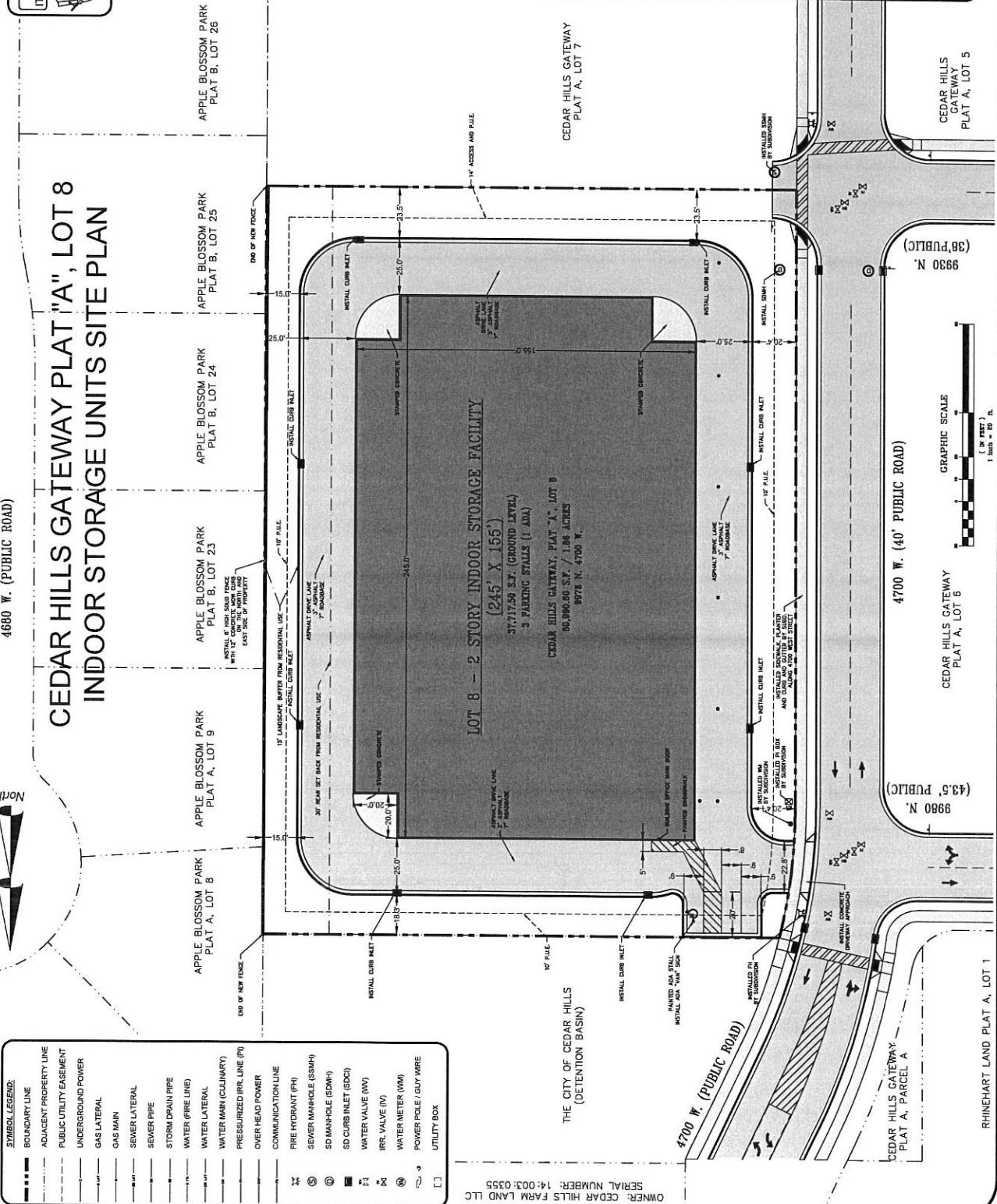
**SITE INFORMATION:**  
Cedar Hills Gateway Plat "A", Lot 8  
Address: 9978 N. 4700 W. Cedar Hills, UT  
OWNER: CADENCE CAPITAL, LLC  
OWNER ADDRESS: 2801 N. Thanksgiving Way, Suite 100  
Salt Lake City, UT 84103  
PHONE: (801) 616-2300  
FAX: (801) 616-2300  
SURVEYOR: ENGINEER-PLANNER  
A.L.M. & ASSOCIATES, INC.  
2230 North University Parkway, Suite 6D  
Provo, UT 84604 (801) 374-0005 FAX  
MCGreenwood@A.L.M.online.com

**SITE TABULATION:**  
Total Area: 80,990.5 S.F. / 1.86 AC.  
Building Area: 37,717.5 S.F. / 0.87 AC.  
Paved Area: 15,300.0 S.F. / 0.35 AC.  
Landscaped Area: 15,300.0 S.F. / 0.35 AC.  
Open Space: 28,373.0 S.F. / 0.65 AC.  
Open Space Shaded: 20,242.5 S.F. (100.25%)

**SHEET INDEX:**  
C1.0 SITE  
C1.0 SITE PLAN  
C1.0 GRADING AND DRAINAGE PLAN  
C4.1 SWPPP BMP DETAILS  
C4.2 CITY DETAILS

**BOUNDARY DESCRIPTION:**  
BOUNDARY: GATEWAY SUBD., PLAT "A", LOT 8  
COMMENCING AT THE NW CORNER OF LOT 9 AND BEING LOCATED SOUTH 100 FT. EAST ALONG THE SECTION LINE 66.97 FEET AND BEING LOCATED SOUTH 100 FT. EAST OF SECTION 4, T4S, R1E, S1A, A.M., THENCE EAST 33.5 FEET; THENCE SOUTH 100 FT. OF SECTION 4, T4S, R1E, S1A, A.M., THENCE NORTH 179.20 FEET; THENCE ALONG AN ARC OF 179.20 FEET, RADIUS 179.20 FEET, BEING 179.20 FEET (90 DEGREES) NORTH 179.20 FEET TO THE POINT OF BEGINNING.

AREA = 80,990.5 S.F. / 1.86 ACRES  
BASIS OF BEARING BEING S 80° 11' E  
AND DISTANCE BEING 179.20 FEET  
CORNER TO THE SW CORNER OF SECTION 4



4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

OWNER: CEDAR HILLS FARM LAND LLC  
SERIAL NUMBER: 14-003-0355

THE CITY OF CEDAR HILLS (DETENTION BASIN)

4700 W. (PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)

9980 N. (43.5' PUBLIC)

9930 N. (38' PUBLIC)

4700 W. (40' PUBLIC ROAD)



CALL BEFORE YOU DIG.  
IT'S FREE AND IT'S THE LAW.  
BLUE STAIN OF UTAH  
Utility Marking Service, Inc.  
www.bluestainofutah.org  
800-452-4111  
Utah  
Colorado  
Idaho  
Nevada  
New Mexico  
Oregon  
Washington  
Wyoming



A.L.M. & Associates, Inc.  
Engineering - Surveying - Development - Planning  
2230 North University Parkway, Building 6D, Provo, Utah 84604  
PH: (801) 374-6262

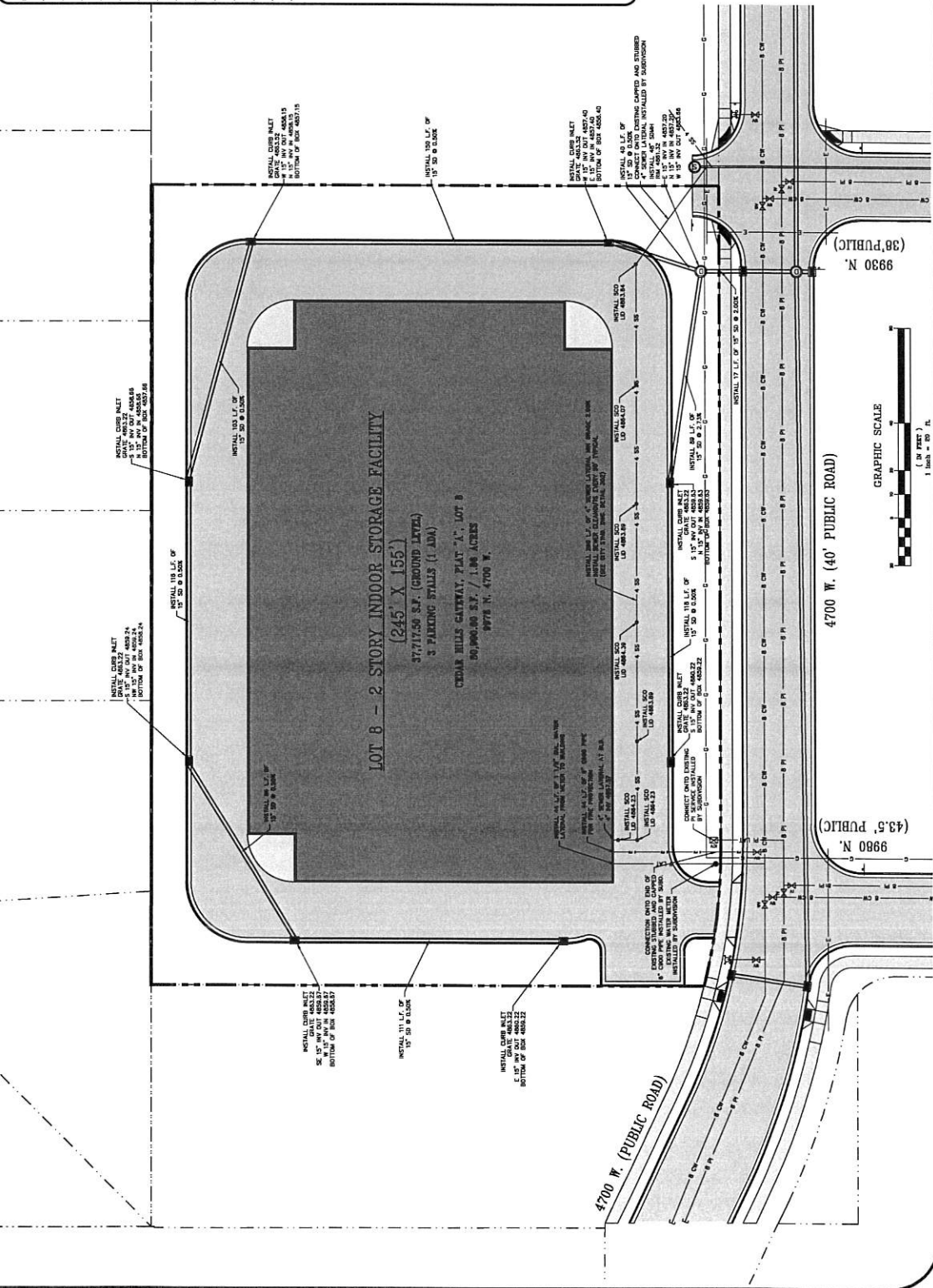


CADENCE CAPITAL, LLC  
UTILITY PLAN  
Cedar Hills Gateway, Plat "A", Lot 8

C20  
Sheet 1 of 1  
Proj # 155-1527

**SYMBOL LEGEND:**

|     |                            |
|-----|----------------------------|
| --- | BOUNDARY LINE              |
| --- | ADJACENT PROPERTY LINE     |
| --- | PUBLIC UTILITY EASEMENT    |
| --- | UNDERGROUND POWER          |
| --- | GAS LATERAL                |
| --- | GAS MAIN                   |
| --- | SEWER LATERAL              |
| --- | SEWER PIPE                 |
| --- | STORM DRAIN PIPE           |
| --- | WATER (FIRE LINE)          |
| --- | WATER LATERAL              |
| --- | WATER MAIN (CULINARY)      |
| --- | PRESSURIZED IRR. LINE (PI) |
| --- | OVER HEAD POWER            |
| --- | COMMUNICATION LINE         |
| --- | FIRE HYDRANT (FH)          |
| --- | SEWER MANHOLE (SMH)        |
| --- | SD MANHOLE (SDMH)          |
| --- | SD CURB INLET (SDCI)       |
| --- | WATER VALVE (WV)           |
| --- | IRR. VALVE (IV)            |
| --- | WATER METER (WM)           |
| --- | POWER POLE / GUY WIRE      |
| --- | UTILITY BOX                |
| --- | BACK OF SIDEWALK           |
| --- | FINISH GRADE               |
| --- | FACE OF CURB               |
| --- | FINISH FLOOR ELEVATION     |
| --- | INVERT OR FLOW OF PIPE     |
| --- | UP OF GUTTER               |
| --- | LOG                        |
| --- | TA                         |
| --- | TOP OF ASPHALT             |
| --- | TBC                        |





**A.L.M. & Associates, Inc.**  
Engineering · Surveying · Development · Planning  
2230 North University Parkway, Building 60, Provo, Utah 84604 ph: (801) 374-6262

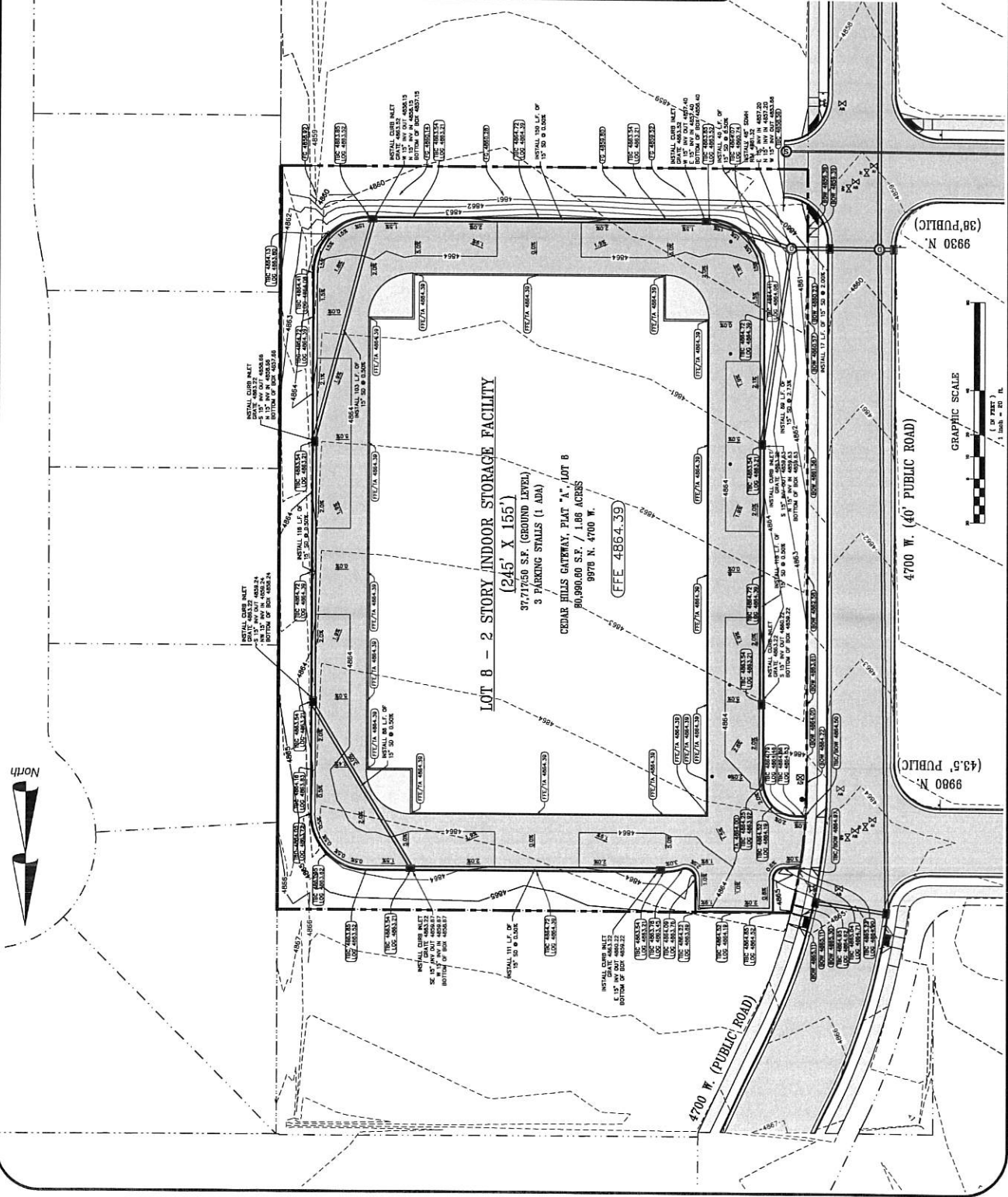
**GRADING & DRAINAGE PLAN**  
CEDAR HILLS GATEWAY, PLAT "A", LOT 8  
CADENCE CAPITAL, LLC

| No. | Revision | Date |
|-----|----------|------|
|     |          |      |
|     |          |      |
|     |          |      |

**C3.0**  
sheet  
Plan 550-1097

CALL BEFORE YOU DIG.  
IT'S FREE AND IT'S THE LAW.  
BLUE STAKES OF UTAH  
Utility Notification Center, Inc.  
800-488-4111  
www.bluestakes.org  
Dig Safely. Call 811.

| SYMBOL LEGEND |                            |
|---------------|----------------------------|
| ---           | BOUNDARY LINE              |
| ---           | ADJACENT PROPERTY LINE     |
| ---           | PUBLIC UTILITY EASEMENT    |
| ---           | UNDERGROUND POWER          |
| ---           | GAS MAIN                   |
| ---           | SEWER LATERAL              |
| ---           | SEWER PIPE                 |
| ---           | STORM DRAIN PIPE           |
| ---           | WATER (FIRE LINE)          |
| ---           | WATER LATERAL              |
| ---           | WATER MAIN (CULINARY)      |
| ---           | PRESSURIZED IRR. LINE (PI) |
| ---           | OVER-HEAD POWER            |
| ---           | COMMUNICATION LINE         |
| ---           | FIRE HYDRANT (FH)          |
| ---           | SEWER MANHOLE (SMH)        |
| ---           | SD MANHOLE (SDMH)          |
| ---           | SD CURB INLET (SDCI)       |
| ---           | WATER VALVE (WV)           |
| ---           | IRR. VALVE (IV)            |
| ---           | WATER METER (WM)           |
| ---           | POWER POLE / GUY WIRE      |
| ---           | UTILITY BOX                |
| ---           | BACK OF SIDEWALK           |
| ---           | FINISH GRADE               |
| ---           | FACE OF CURB               |
| ---           | FFE                        |
| ---           | FINISH FLOOR ELEVATION     |
| ---           | INVERT OR FLOW OF PIPE     |
| ---           | LOG                        |
| ---           | TA                         |
| ---           | TOP OF ASPHALT             |
| ---           | TBC                        |
| ---           | TOP BACK OF CURB           |





**BLUE STAKES OF UTAH**  
Utility Notification Center, Inc.  
1-800-562-4111  
[www.bluestakes.org](http://www.bluestakes.org)

**Dig Safely.**  
 Know what's below  
 Call 811 and we'll  
 mark the lines for you.

[illegible]

**AIR QUALITY CONTROL - GENERAL NOTE:**  
1. ALL ONSITE WORK THROUGHOUT THE LENGTH  
OF THE PROJECT SHALL BE IN ACCORDANCE WITH  
UTAH DEPARTMENT OF QUALITY REGULATIONS.  
2. CONTRACTOR SHALL TAKE ALL STEPS  
NECESSARY TO PREVENT AIR QUALITY FROM  
BECOMING AIRBORNE. SUCH CONTROL MAY  
INCLUDE WATERING, TEMPORARY  
ENCLOSURES, AND OTHER MEASURES FOR  
STABILIZATION, KEEP ACTIVE AREAS OF  
CONSTRUCTION DAMP, SHAVING AS OFTEN AS  
FEASIBLE, AND PREVENTING DUST FROM  
PROCEED WITH WORK DURING HIGH WIND  
PERIODS IF DUST CANNOT BE CONTROLLED.  
3. CONTRACTOR SHALL MAINTAIN ALL  
PROPOSED AIR QUALITY CONTROL. PLAN HAS  
BEEN PRESENTED TO CEDAR HILLS CITY  
ENGINEER FOR REVIEW AND APPROVAL. ALL  
EQUIPMENT TO BE USED AND CONSTRUCTION  
SEQUENCING OF WORK SHALL BE STRICTLY  
FORBIDDEN.  
4. CONTRACTOR RESPONSIBLE FOR OBTAINING A  
QUALITY DEPARTMENT OF ENVIRONMENTAL

**EROSION CONTROL GENERAL NOTES:**

1. EROSION CONTROL SHALL BE INSTALLED ON ALL SITES WITH CONSTRUCTION PHASES AND SLOTTATION FABRIC ARE IN PLACE.

2. EROSION CONTROL SHALL BE INSTALLED TO PREVENT EROSION AND TRANSPORTATION OF SOILS TO ADJACENT PROPERTIES, STREETS, SEWERS, AND INTO ON-SITE DRAINAGE.

3. REPAIR AND CORRECT DAMAGE CAUSED BY EROSION WITHIN 48 HOURS.

4. EROSION CONTROL SHALL BE MAINTAINED AND SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION. THIS MAY INCLUDE SHAVING THE TOP OF THE EROSION CONTROL FABRIC TO MAINTAIN IT AS FUNCTIONAL AS PRACTICABLE AND BEFORE CALLING FOR FINAL APPROVAL.

5. DUSTED RAIN MUST BE POSTED PER SOUTH DAKOTA CITY SPECIFICATIONS.

**STORM WATER POLLUTION PREVENTION NOTES:**

[illegible]

---

**A.L.M. & Associates, Inc.**  
Engineering • Surveying • Development • Planning  
22220 North University Parkway, Building 6D, Provo, Utah 84604 ph: (801) 374-5262



|                                      |                      |       |
|--------------------------------------|----------------------|-------|
| Cedar Hills Gateway, Plat "A", Lot 8 | CADENCE CAPITAL, LLC | SWPPP |
|--------------------------------------|----------------------|-------|

[illegible]

C4.0  
OF SHEETS  
Proj# 559 - 1937

1



|                                      |
|--------------------------------------|
| Cedar Hills Gateway, Plat "A", Lot 8 |
| CADENCE CAPITAL, LLC                 |
| SWPPP BMP DETAILS                    |

|     |          |      |  |  |  |  |  |  |  |
|-----|----------|------|--|--|--|--|--|--|--|
|     |          |      |  |  |  |  |  |  |  |
| No. | Revision | Date |  |  |  |  |  |  |  |

|        |            |
|--------|------------|
| C4.1   | SHEETS     |
| OF     |            |
| Proj.# | 559 - 1937 |

[illegible]



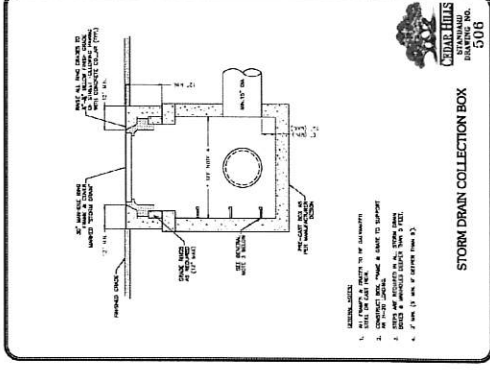
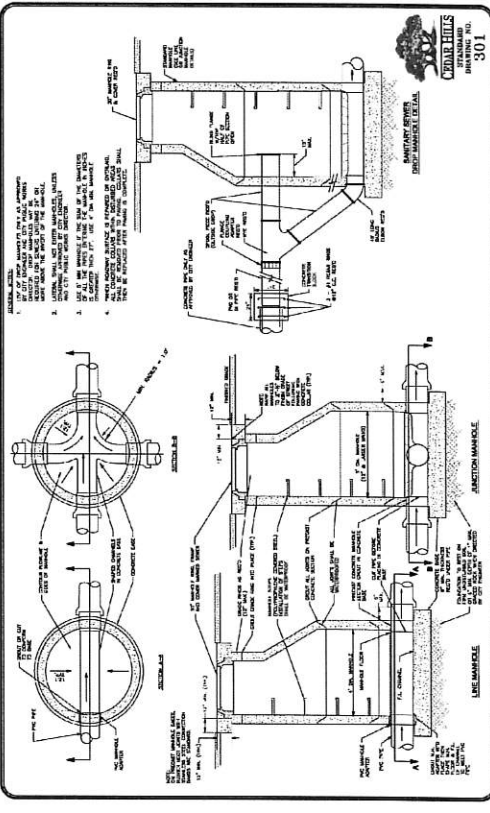
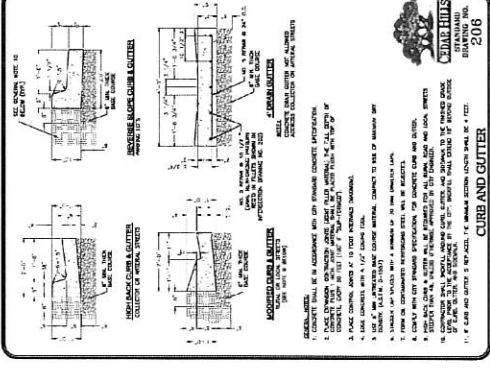
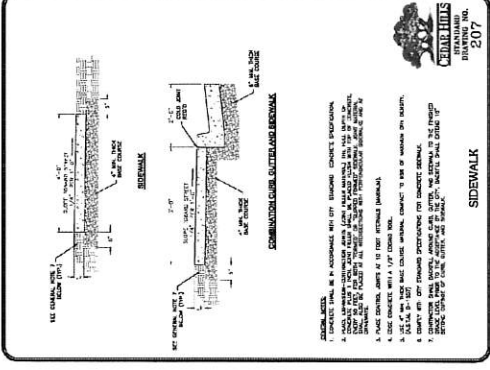
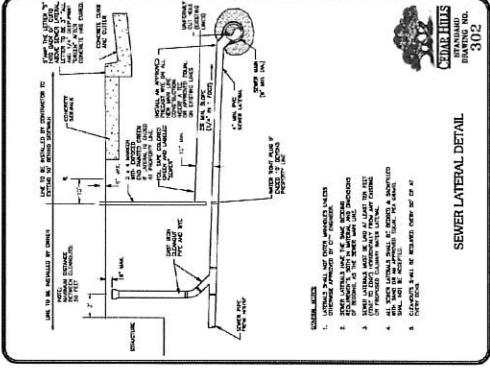
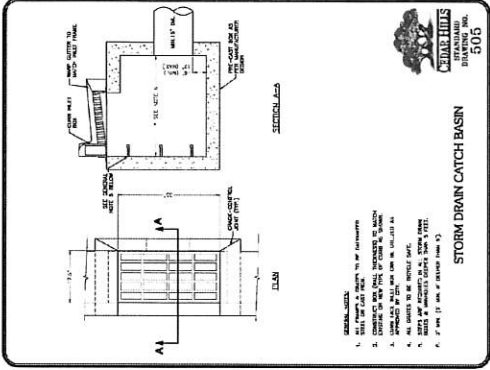
A.L.M. & Associates, Inc.  
Engineering - Surveying - Development - Planning  
2230 North University Parkway, Building 50, Provo, Utah 84604 ph: (801) 374-6262



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

| No. | Revision | Date |
|-----|----------|------|
|     |          |      |
|     |          |      |
|     |          |      |
|     |          |      |

C5.0  
Sheet  
Page 559-1537





| No. | Revision | Date |
|-----|----------|------|
|     |          |      |
|     |          |      |
|     |          |      |
|     |          |      |

C1.0  
OF SHEETS

**SITE INVESTIGATOR**  
Cedar Hills Gateway Plat "A", Lot 8  
Parcel Number: 00000000000000000000  
Address: 9978 N. 4700 W. Cedar Hills, UT  
84003  
Call: 801-223-0000  
Fax: 801-223-0000  
Email: [ryan@cedarhills.com](mailto:ryan@cedarhills.com)

**OWNER / DEVELOPER:**  
Cadence Capital, LLC  
10000 N. 4700 W. Gateway Parkway, Suite 100  
Lehi, UT 84043  
Ryan Byrbe (801) 616-2300  
[ryan@cedarhills.com](mailto:ryan@cedarhills.com)

**SURVEYOR / ENGINEER / PLANNER:**  
ALLX & Associates, Inc.  
10000 N. 4700 W. Gateway Parkway, Suite 6D  
Provo, UT 84604  
Ryan Byrbe (801) 616-2300  
Fax: 801-223-0000  
Email: [ryan@cedarhills.com](mailto:ryan@cedarhills.com)

**ZONING INFORMATION:**  
Zone - SC-1 Commercial

**SITE TABULATION:**

Total Area: 80,960 S.F. / 1.86 Ac.  
Building Area: 42,164.2 S.F. / 0.97 Ac.  
Impervious Area: 42,164.2 S.F. / 0.97 Ac.  
Unpaved Area: 11,497.0 S.F. / 0.45 Ac.

**Open Space Required:**  
18,692.63 S.F. or 23.06% per Lot.  
17,968.0 S.F. (96.13%)

**SHEET INDEX:**  
C1.0 SITE PLAN  
C2.0 UTILITIES  
C3.0 GRADING AND DRAINAGE PLAN  
C4.0 SWPPP  
C4.1 SWPPP BMP DETAILS  
C5.0 SITE DETAILS

**BOUNDARY DESCRIPTION:**  
CEDAR HILLS GATEWAY SUBD.,  
"FLAT" A, LOT 6

COMMENCING AT THE NW CORNER OF LOT 6

ALONG THE SECTION LINE 96.57 FEET AND  
EAST 407.47' ALONG THE LINE FROM THE W 1/4 CORNER  
OF SECTION 4, T5S, R6E, S3, E4, & M., THENCE  
EAST 233.75 FEET, THENCE SOUTH 306.40  
FEET, THENCE WEST 240.00 FEET, THENCE  
NORTH 275.79 FEET, THENCE ALONG AN ARC  
OF A 24.00 FOOT RADIUS CLAVE TO THE  
RIGHT 56.29 FEET (CHORD BEARS NORTH  
09°54'47" EAST 54.55 FEET) TO THE POINT OF  
BEGINNING.

AREA = 40,390.40 S.F. / 1.06 ACRES

BASES OF BEARING BEING 5.09 DEGREE E  
ALONG THE SECTION LINE FROM THE W 1/4  
CORNER TO THE SW CORNER OF SECTION 6.

PLE BLOSSOM PARK I  
PLAT A. LOT B

CEDAR HILLS  
GATEWAY

GRAPHIC SCALE

SECOND PUBLIC CATHEDRAL

—

RHINEHART | AND PLAT A LOT 1

| SYMBOL LEGEND:                                                                      |                            |
|-------------------------------------------------------------------------------------|----------------------------|
|  | BOUNDARY LINE              |
|  | ADJACENT PROPERTY LINE     |
|  | PUBLIC UTILITY EASEMENT    |
|  | UNDERGROUND POWER          |
|  | GAS LATERAL                |
|  | GAS MAIN                   |
|  | SEWER LATERAL              |
|  | SEWER PIPE                 |
|  | STORM DRAIN PIPE           |
|  | WATER (PIPE LINE)          |
|  | WATER LATERAL              |
|  | WATER MAIN (CULVERT)       |
|  | PRESSURIZED IRR. LINE (PI) |
|  | OVER HEAD POWER            |
|  | COMMUNICATION LINE         |
|  | FIRE HYDRANT (FH)          |
|  | SEWER MANHOLE (SMH)        |
|  | SD MANHOLE (SDMH)          |
|  | SD CURB INLET (SDCI)       |
|  | WATER VALVE (WV)           |
|  | IRR. VALVE (IV)            |
|  | METER MAIN (MM)            |
|  | POWER POLE / GUY WIRE      |
|  | UTILITY BOX                |

OWNER: CEDAR HILLS FARM LAND LLC  
SERIAL NUMBER: 14:003:0355

ERIAL NUMBER: 14:003:0355

**A.L.M. & Associates, Inc.**  
Engineering • Surveying • Development • Planning  
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph: (801) 374-6262



|                                      |                      |                         |
|--------------------------------------|----------------------|-------------------------|
| Cedar Hills Gateway, Plat "A", Lot 8 | CADENCE CAPITAL, LLC | GRADING & DRAINAGE PLAN |
|--------------------------------------|----------------------|-------------------------|

| No. | Revision | Date |
|-----|----------|------|
|     |          |      |
|     |          |      |
|     |          |      |
|     |          |      |

C3.0  
OF  
PAGE  
559 - 1037

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

 BLUE STAKES OF UTAH  
Utility Notification Center, Inc.  
1-800-662-4111  
[www.bluestakes.org](http://www.bluestakes.org)

Know what's below  
Dig safely. Call 800-662-4111 before you dig.

| SYMBOL LEGEND:             |   |
|----------------------------|---|
| BOUNDARY LINE              | — |
| ADJACENT PROPERTY LINE     | — |
| PUBLIC UTILITY EASEMENT    | — |
| UNDERGROUND POWER          | — |
| GAS LATERAL                | — |
| GAS MAIN                   | — |
| SEWER LATERAL              | — |
| SEWER PIPE                 | — |
| STORM DRAIN PIPE           | — |
| WATER (FIRE LINE)          | — |
| WATER LATERAL              | — |
| WATER MAIN (CULINARY)      | — |
| WATER MAIN (ILLURARY)      | — |
| PRESSURIZED IRR. LINE (PI) | — |
| OVER HEAD POWER            | — |
| COMMUNICATION LINE         | — |
| FIRE HYDRANT (FH)          | — |
| SEWER MANHOLE (SDMH)       | — |
| SD MANHOLE (SDMH)          | — |
| SD CURB INLET (SDCI)       | — |
| WATER VALVE (WV)           | — |
| RR VALVE (RV)              | — |
| WATER METER (WM)           | — |
| POWER POLE / GUY WIRE      | — |
| UTILITY BOX                | — |
| BACK OF SIDEWALK           | — |
| FINISH GRADE               | — |
| FACE OF CURB               | — |
| FINISH FLOOR ELEVATION     | — |
| INVERT OR FLOW OF PIPE     | — |
| LIP OF GUTTER              | — |
| TA                         | — |
| TOP OF ASPHALT             | — |
| TOP BACK OF CURB           | — |

