



**CITY COUNCIL MEETING
OF THE CITY OF CEDAR HILLS
Tuesday, May 7, 2019 7:00 p.m.**

Notice is hereby given that the City Council of the City of Cedar Hills, Utah, will hold a **City Council Meeting on Tuesday, May 7, 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.

COUNCIL MEETING

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

CITY REPORTS AND BUSINESS

4. City Manager
5. Mayor and Council

SCHEDULED ITEMS & PUBLIC HEARINGS

6. Review/Action and Public Hearing on Final Plan Approval for Taco Bell, and for a Storage Facility, in the Cedar Hills Gateway Commercial Subdivision located at approximately 9968 North & 9978 North 4800 West in the SC-1 Commercial Zone

ADJOURNMENT

7. Adjourn

Posted this 3rd day of May, 2019

/s/ Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the city's website at www.cedarhills.org.
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-785-9668 at least 48 hours in advance of the meeting.
- An Executive Session may be called to order pursuant to Utah State Code 54-4-204 & 54-4-205.
- The order of agenda items may change to accommodate the needs of the City Council, the staff, and the public.
- This meeting may be held electronically via telephone to permit one or more of the council members to participate.



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	5/7/2019

City Council Agenda Item

SUBJECT:	Review/Action and Public Hearing on Final Plans for the Storage Facility and Taco Bell Commercial Developments in the Cedar Hills Gateway Subdivision, Located at Approximately 9968 & 9978 North 4800 West
APPLICANT PRESENTATION:	Charlie Oppenshaw, Ryan Bybee
STAFF PRESENTATION:	Chandler Goodwin, City Manager

BACKGROUND AND FINDINGS:

Planning Commission has reviewed the final submittals for both the storage facility and the Taco Bell commercial developments. Both developments are part of the Cedar Hills Gateway Subdivision.

The Taco Bell sits adjacent to North County Blvd. Planning Commission reviewed the traffic pattern for the drive thru, and made a recommendation that the asphalt continue east to allow for a longer queue that wouldn't inhibit traffic on the public road. The design of the building is primarily brick, with stucco accents. As per the City Council direction received during preliminary approval, the siding shall be an organic wood-like material rather than a metallic finish. The parking lot contains 19 stalls, two of which are ADA compliant. This is based on an estimated 40-45 seats in the restaurant, and one stall per three seats, plus stalls for staffing. The signage on the building is indicated in the proposed elevations, and a monument sign is being shown to be installed on North County Boulevard. During Planning Commission, the developers indicated that the monument sign would be from the same materials as the proposed buildings. One issue of note, the distance between the drive-thru and the adjacent road has been narrowed to 2' 7". This distance is about a foot shorter than previously shown due to the footprint of the Taco Bell building expanding. Planning Commission gave a unanimous recommendation for final approval.

The storage facility sits back on the property adjacent to the Apple Blossom residential development. The facility is a good "buffer" between a higher use commercial development, and the residential uses to the east. The focus of the discussion by the Planning Commission was on the issue of the overhead doors on the outside of the building. Working with the developers and the Planning Commission and the City Council, code was adopted that allows for overhead doors as a conditional use on the building. This building should comply with the newly adopted code. Parking for the storage facility is limited, as the daily traffic is extremely light, and visitors stay for only brief periods of time. The building currently has 35 overhead doors, none of which are located along the front elevation of the building. The photometric plan shows that lights mounted on the building will terminate its impact by the property line. In order to mitigate sound, light, and any visual impact, the Planning Commission is recommending, and the developer has agreed to install an 8' concrete wall, rather than the required 6' concrete wall. The site plan shows the fence only along the property line of the Extra Space Storage and the adjacent neighbors; the developers indicated that they will be installing the fence along the entirety of the property to mitigate any impacts on the adjacent homes. The building will be constructed from a red brick, similar to the brick used on the Walmart. Overhead doors should be colored the same as the brick. Per City Council feedback, the landscaping plan shows an increase in the amount of land being landscaped with rocks to minimize water usage. Planning

Commission reviewed the plans and gave a positive recommendation, 5-0.

PREVIOUS LEGISLATIVE ACTION:

Planning Commission made positive recommendations for the final plans for Taco Bell and the storage facility at their April 30, 2019 meeting.

FISCAL IMPACT:

None

SUPPORTING DOCUMENTS:

Taco Bell: Site Plan, building elevations, landscaping plan, traffic study

Storage Facility: Site Plan, building elevations, photometric plan, landscaping plan

RECOMMENDATION:

To review adopt the proposed development, make any recommendation necessary for adoption.

MOTION:

To approve/not approve the final plans for the Taco Bell, located at approximately 9968 North 4800 West, subject to the following changes {LIST ANY NESSECARY CHANGES OR CONDITIONS}.

To approve/not approve the final plans for the storage facility located at approximately 9978 North 4800 West, subject to the following changes {LIST ANY NESSECARY CHANGES OR CONDITIONS}.

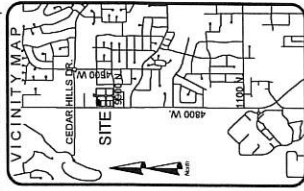
GRAPHIC SCALE

Age Group	Percentage of total sample
18-24	100%
25-34	100%
35-44	100%
45-54	100%
55-64	100%
65-74	100%
75-84	100%
85-94	100%
95-104	100%



5. AVOIDANCE FOR INSPECTION BY THE CITY OF CEDAR RAPIDS ENGINEERING DEPT. SHALL BE REQUIRED. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE INSPECTION SERVICES WILL BE REQUIRED.
6. EXISTING UTILITIES ARE LOCATED ON THE PROJECT SITE. THE CONTRACTOR SHALL PROVIDE PROTECTION OF UTILITIES AND THE ENGINEER SHALL PROVIDE PROTECTION OF UTILITIES NOT SHOWN ON THE PLANS OR NOT IN THE SECTION SHOWN OF THE PLANS. IF ANY WORK IS TO BE DONE ON OR NEAR ANY UTILITIES CONTRACTOR IS TO BE REQUIRED TO CALL 800-447-2247 TO REPORT ANY DISCHARGES TO THE ENVIRONMENT.
7. A. SAMPLING INMANUAL AND FAT AND OIL ANALYSIS SHALL BE REQUIRED AND SHALL BE INCLUDED WITH THE CITY OF CEDAR RAPIDS STANDARDS AND SPECIFICATIONS.
8. A. SAMPLING INMANUAL AND FAT AND OIL ANALYSIS SHALL BE REQUIRED AND SHALL BE INCLUDED WITH THE CITY OF CEDAR RAPIDS STANDARDS AND SPECIFICATIONS.
9. A. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF CEDAR RAPIDS CONSTRUCTION STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE REQUIRED TO CALL 800-447-2247 TO REPORT ANY DISCHARGES TO THE ENVIRONMENT.

SYMBOL LEGEND:	
	PRESSURIZED IRR. LINE (PI)
	OVER-HEAD POWER
	COMMUNICATION LINE
	FIRE HYDRANT (FH)
	SEWER MANHOLE (SMH)
	SD MANHOLE (SDM)
	SD CURB INLET (SDCI)
	WATER VALVE (WV)
	IRR. VALVE (IV)
	POWER POLE / GUY WIRE
	UTILITY BOX

[illegible]

ZONING INFORMATION:
Zone - S-C-1 Commercial

SITE TABULATION:
Total Area: 32.03 AC. S.F. 1,052 AC.
Building Area: 2,444.00 S.F. 1,055 AC.
Impervious Area: 1,483.00 S.F. 1,034 AC.
[Unlandscaped Area: 5,304.10 S.F. 0.12 AC.]

Open Space Required:
5,161.01 S.F. or 23.00% per Lot.
5,161.01 S.F. (130.77%)

Permitting Issues: 19 Shells

SHEET INDEX:
C1.0 SITE
C1.0 SITE
C2.0 UTILITY PLAN
C3.0 SLOPING AND DRAINAGE PLAN
C4.0 SURROUNDING AND DRAINAGE PLAN
C4.1 SWMP BMP DETAILS
C5.0 CITY DETAILS
C5.1 SITE DETAILS
C5.2 SITE DETAILS
C5.3 SITE DETAILS
L1.1 LANDSCAPING PLANS

Cedar Hills Gateway, Plat "A", Lot 1	Openshaw Development	SITE PLAN
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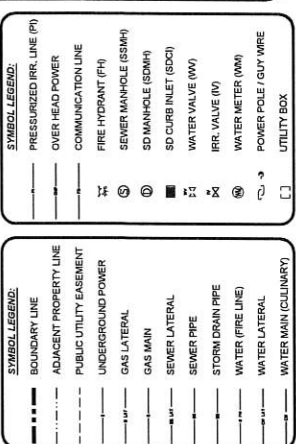
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	No.	Revision	Date

C1.1
OF SHEETS
Proj # 559 - 1537



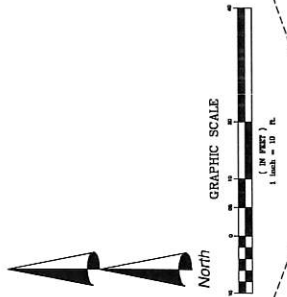
1. GENERAL NOTES:
2. ALL LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SPRINKLING SYSTEM INSTALLED TO MAINTAIN THE GRASS AND SOIL DURING THE WINTER MONTHS. THE SYSTEM SHALL BE DESIGNED TO IRRIGATE, THROUGHOUT THE YEAR, TO MAINTAIN THE GRASS AND SOIL. THE SYSTEM SHALL BE INSTALLED AND TESTED.
3. A SAMPLING MANHOLE AND FAT AND OIL INTERCEPTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF CEDAR RALLS STANDARDS AND SPECIFICATIONS.
4. ALL SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CEDAR RALLS STANDARDS AND SPECIFICATIONS.
5. APPLICATION FOR INSPECTION BY THE CITY OF CEDAR RALLS ENGINEERING DEPT. SHALL BE SUBMITTED 48 HOURS BEFORE THE INSPECTION SERVICES WILL BE REQUIRED.
6. EXISTING UTILITIES ARE LOCATED ON THE PLANS FOR INFORMATION ONLY. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE DEPTH AND LOCATION OF ALL UTILITIES. THE CONTRACTOR BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UNKNOWN ON THE PLANS. THIS INCLUDES ALL SERVICE ATTENDS OF ALL KINDS AND LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCATION PRIOR TO CONSTRUCTION AND SHALL BE FULLY RESPONSIBLE TO THE ENGINEER.
7. THE CONSTRUCTION STANDARDS AND SPECIFICATIONS.

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Marking is **below**
Dig **Safely.** Call **811** before you dig.





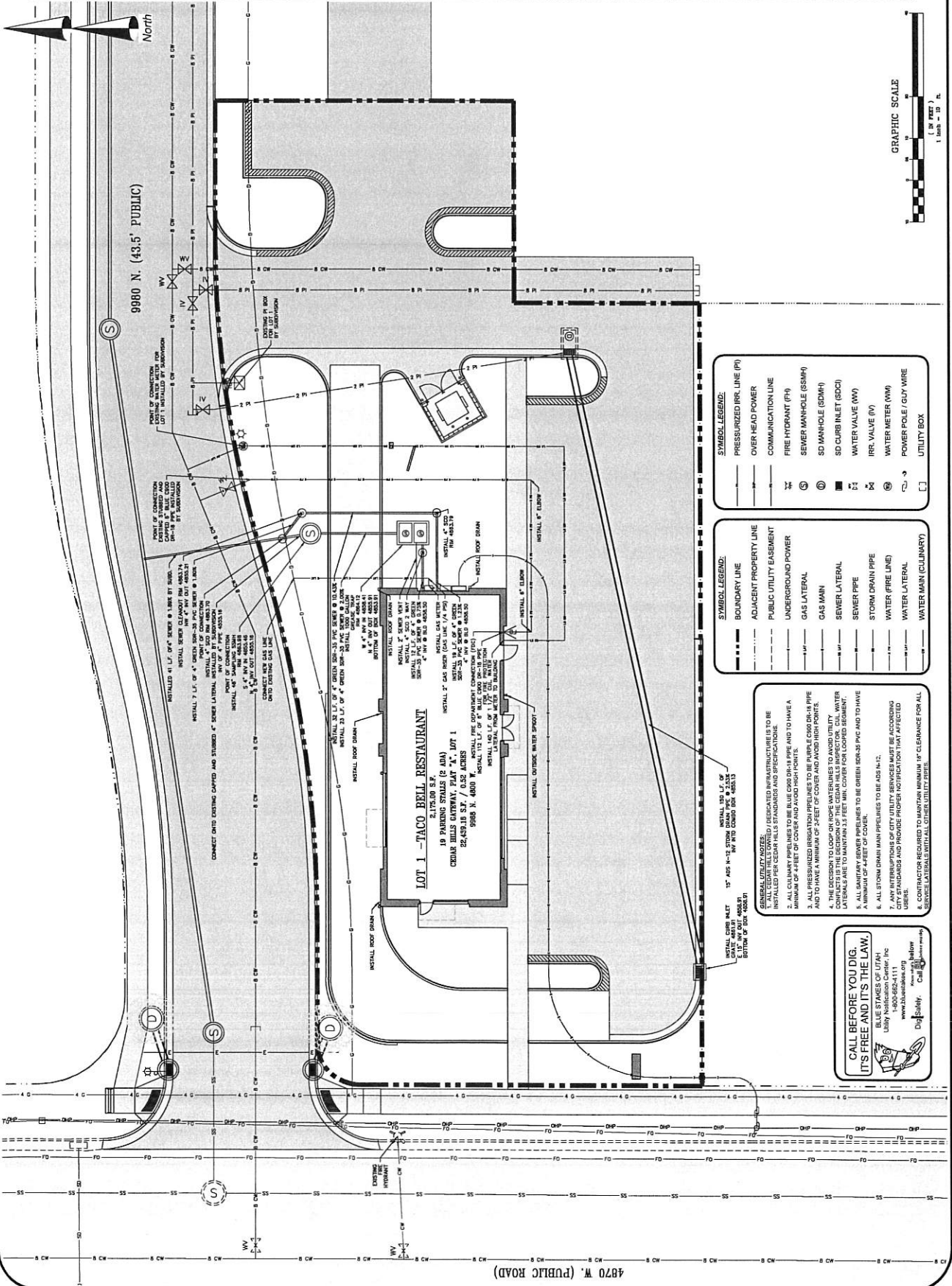
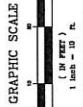
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UTILITY PLAN
Openshaw Development
Cedar Hills Gateway, Plat "A", Lot 1

No.	Revision	Date

C20
of
sheets
Title # 595-957



SYMBOL LEGEND:

—	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

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)

- GENERAL NOTES:**
- ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA.
 - ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTILITY STANDARDS AND SPECIFICATIONS.
 - ALL UTILITIES SHALL BE INSTALLED TO A MINIMUM OF 2 FEET OF COVER AND TO HAVE A MINIMUM OF 2 FEET OF COVER AND TO HAVE A MINIMUM OF 2 FEET OF COVER AND TO HAVE A MINIMUM OF 2 FEET OF COVER.
 - THE DECISION TO CUP OR SLOPE UTILITIES TO AVOID UTILITY CONFLICTS IS THE DECISION OF THE CEDAR HILLS INSPECTOR. ALL WATER LATERALS ARE TO MAINTAIN A 3 FEET MIN. COVER FOR COVERED SEGMENT.
 - ALL SANITARY SEWER PIPES SHALL BE GREEN 30-35 PIPES TO A MINIMUM OF 18" AND TO HAVE A MINIMUM OF 2 FEET OF COVER AND TO HAVE A MINIMUM OF 2 FEET OF COVER.
 - ALL STORM DRAIN MAIN PIPES SHALL BE 30-35 PIPES TO A MINIMUM OF 18" AND TO HAVE A MINIMUM OF 2 FEET OF COVER AND TO HAVE A MINIMUM OF 2 FEET OF COVER.
 - CONTRACTOR REQUIRED TO MAINTAIN MINIMUM 18" CLEARANCE FOR ALL SEWER LATERALS WITH ALL OTHER UTILITY PIPES.

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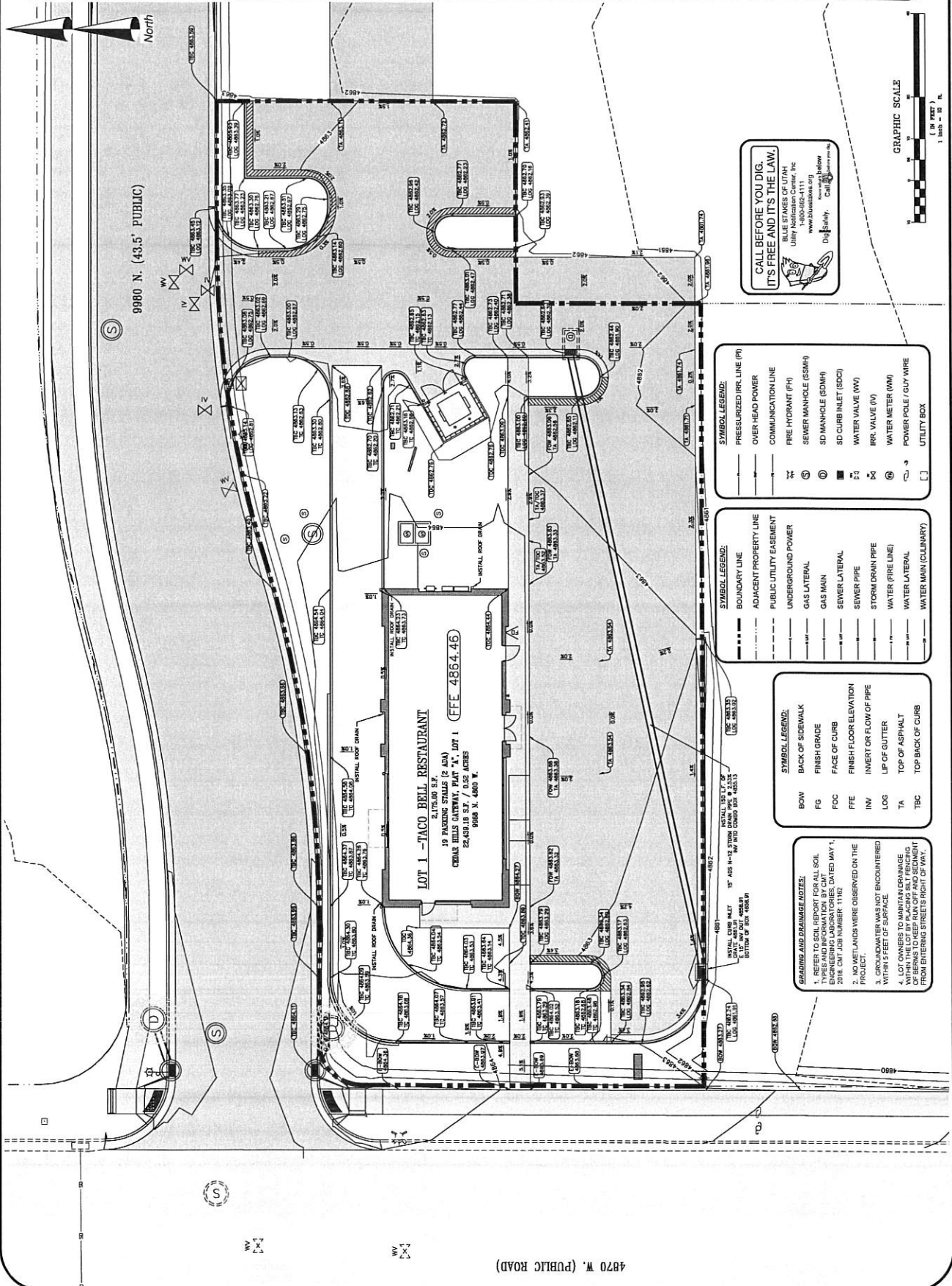


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GRADING PLAN
Openshaw Development
Cedar Hills Gateway, Plat "A", Lot 1

No.	Revision	Date

C30
of sheets
Proj # 359-1937



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SYMBOL LEGEND:

—	PRESSURIZED IRR. LINE (PI)
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—	WATER VALVE (WV)
—	IRR. VALVE (IV)
—	WATER METER (WM)
—	POWER POLE / GUY WIRE
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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 (CULINARY)

SYMBOL LEGEND:

BOW	BACK OF SIDEWALK
FG	FINISH GRADE
FCC	FACE OF CURB
FFE	FINISH FLOOR ELEVATION
IN/	INVERT OR FLOW OF PIPE
LOG	UP OF GUTTER
TA	TOP OF ASPHALT
TBC	TOP BACK OF CURB

GRADING AND DRAINAGE NOTES:

1. REFER TO SOIL REPORT FOR ALL SOIL TYPES AND INFORMATION BY CMT.
2. CONSTRUCTION SHALL BE COMPLETED BY MAY 1, 2019. CMT JOB NUMBER 1110.
3. NO WETLANDS WERE OBSERVED ON THE PROJECT.
4. LOT OWNERS TO MAINTAIN DRAINAGE WITHIN THE LOT BY PLACING 8" 1" FENCING OF 1/2" DIA. STEEL PIPE AT EACH CORNER OF THE LOT AND 1/2" DIA. STEEL PIPE AT EACH END OF THE LOT.

4870 W. (PUBLIC ROAD)



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SWPpp

Openshaw Development

Cedar Hills Gateway, Plat "A", Lot 1

[illegible]

C4.0
OF SHEETS

1

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Know what's below
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Dig Safely.

BEST MANAGEMENT PRACTICES (BMP):
 1. PROPOSED BMP TO REDUCE POLLUTANTS DETAILS FOUND ON SHEET C-1
 2. TOTAL AREA: 22,439.19 SQ.FT./0.51 ACRES
 3. TOTAL DISTURBED AREA: 22,438.19 SQ.FT./0.51 ACRES (100%)
 4. DRAINAGE PATTERNING AND SLOPE FOUND ON SHEET C-3.0 & C-4.0

SITE ACTIVITY INFORMATION:
 DESCRIBING MATERIALS, OVERLAP, EROSION CONTROL AND CITY DRAINAGE SYSTEM.

[illegible]

1. DESCRIPTION OF CONSTRUCTION ACTIVITY: NEW BUILDING 3 DRIVE LANES WITH STALLS
2. STORM WATER POLLUTION PREVENTION MEASURES:
- A. INITIAL CONSTRUCTION FENCE WITH SEDIMENTATION CONTROL FABRIC
 - B. STRIPPING OF SITE AND INSTALLATION OF STAGIOWASHING AREA
 - C. INITIAL DRAINAGE
 - D. INSTALLATION OF UNDERGROUND UTILITY
 - E. INITIAL SEDIMENT BARRIER ON STORM DRAIN INLETS
 - F. FINISH GRADING
 - G. FINISH GRADING OF BASE AND ASPHALT PAVING
 - H. FINAL LANDSCAPING - SOG INSTALLATION - NO BED
3. STORM WATER POLLUTION PREVENTION NOTES:

STORM WATER POLLUTION PREVENTION NOTES:

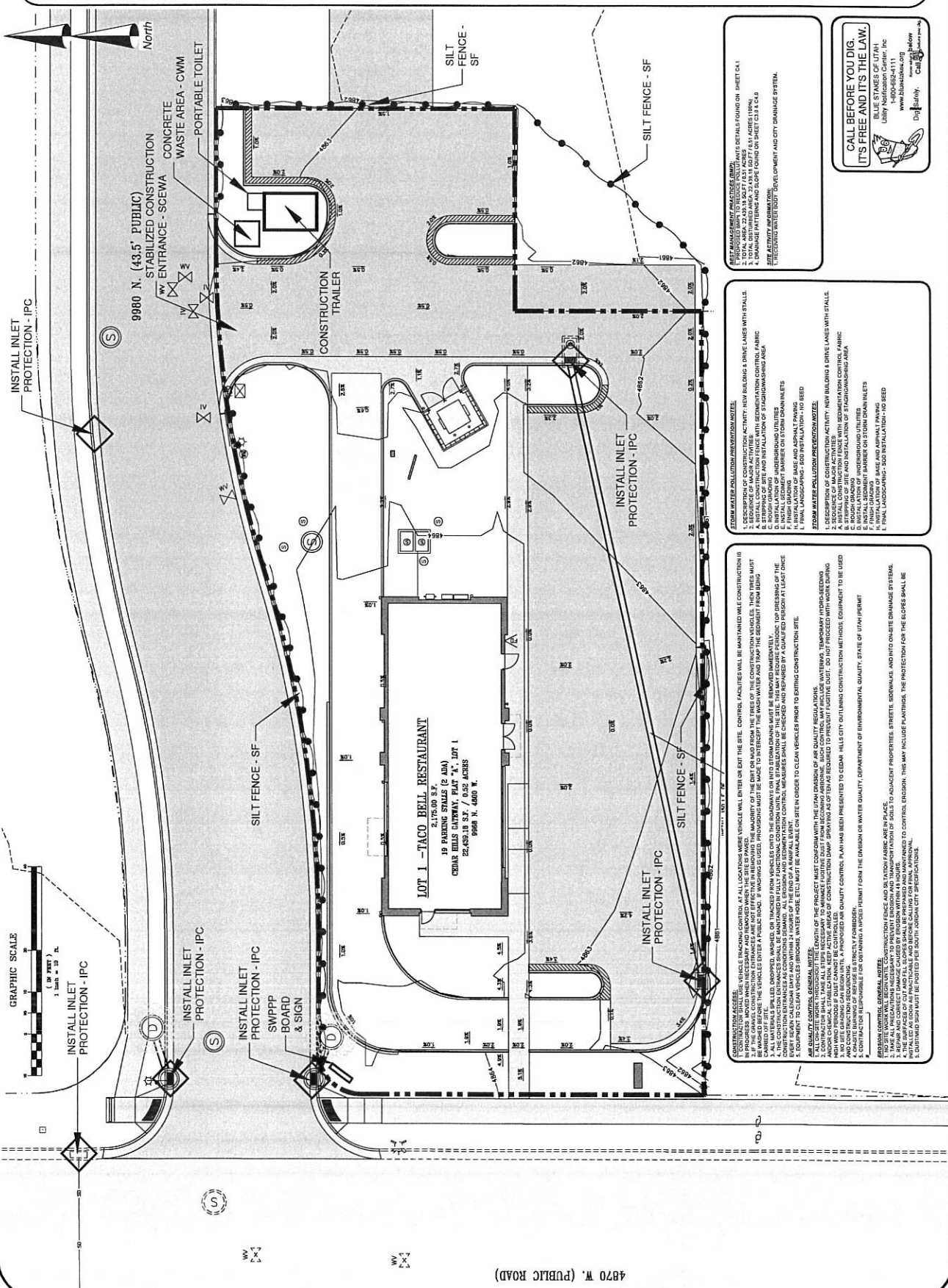
1. DESCRIPTION OF CONSTRUCTION ACTIVITY: NEW BUILDING & DRIVE LAKES WITH STALLS.
2. SEQUENCE OF MAJOR ACTIVITIES:
3. A. INSTALL CONSTRUCTION FENCE WITH SEDIMENTATION CONTROL FABRIC
4. B. STRIPPING OF SITE AND INSTALLATION OF STAGIONWASHING AREA
5. C. ROUGH GRADING
6. D. INSTALL STORM DRAIN UTILITY
7. E. INSTALL SEDIMENT BARRIER ON STORM DRAIN INLETS
8. F. FINISH GRADING
9. G. INSTALLATION OF BASE AND ASPHALT PAVING
10. H. FINAL LANDSCAPING - 500 INSTALLATION - NO SEED

CONSTRUCTION ACCESS. The contractor shall provide access to the project site for all construction vehicles, equipment, and personnel. The contractor shall provide access to the project site for all construction vehicles, equipment, and personnel. The contractor shall provide access to the project site for all construction vehicles, equipment, and personnel.

[illegible]

SECTION CONTROL GENERAL NOTES

1. NO SITE WORK WILL BEGIN UNTIL CONSTRUCTION FENCE AND SALTATION FAIRING ARE IN PLACE.
2. TAKE ALL PRECAUTIONS NECESSARY TO PREVENT EROSION AND TRANSPORTATION OF SOILS TO ADJACENT PROPERTIES, BITHRETS, SIDEWALKS, AND INTO ON-SITE DRAINAGE SYSTEMS.
3. REPAIR AND CORRECT DAMAGE CAUSED BY EROSION WITHIN 14 HOURS.
4. THE SURFACES OF CUT AND FILL SLOPES SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION. THIS MAY INCLUDE PLANTINGS. THE PROTECTION FOR THE SLOPES SHALL BE INSTALLED AS SOON AS PRACTICABLE AND BEFORE CALLING FOR FINAL APPROVAL.
5. A DUSTMID SIGN MUST BE POSTED PER SOUTH JORDAN CITY SPECIFICATIONS.



4870 W. (PUBLIC ROAD)

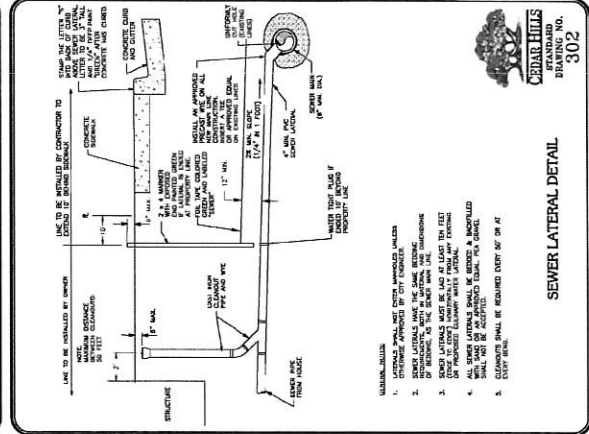
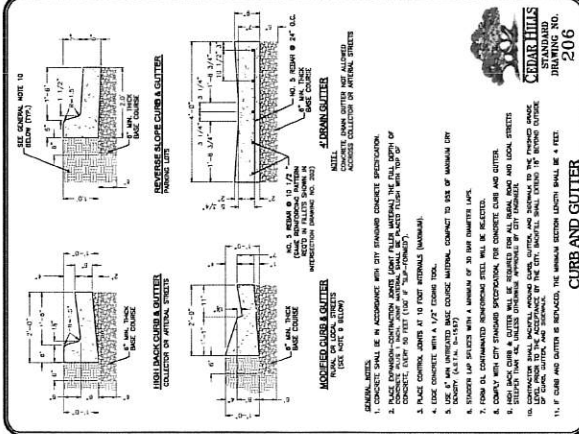
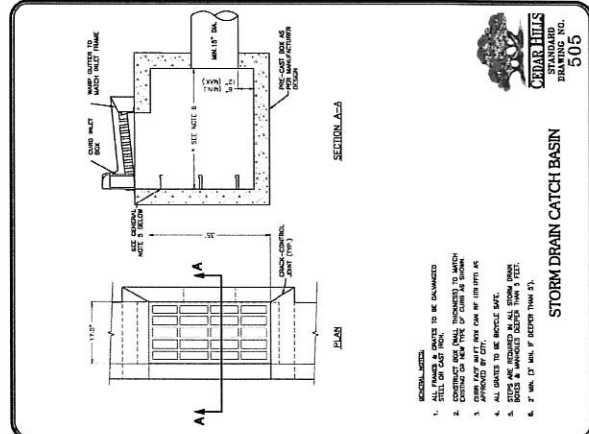
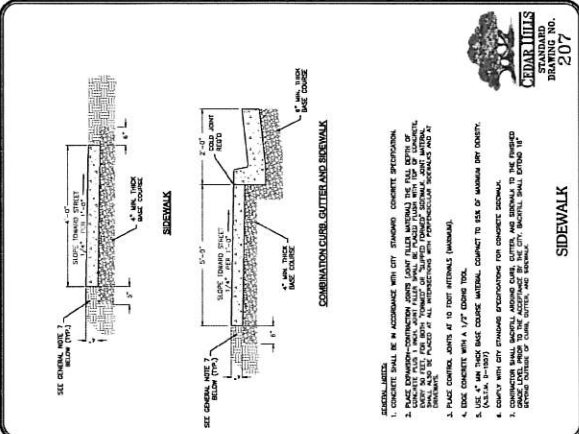
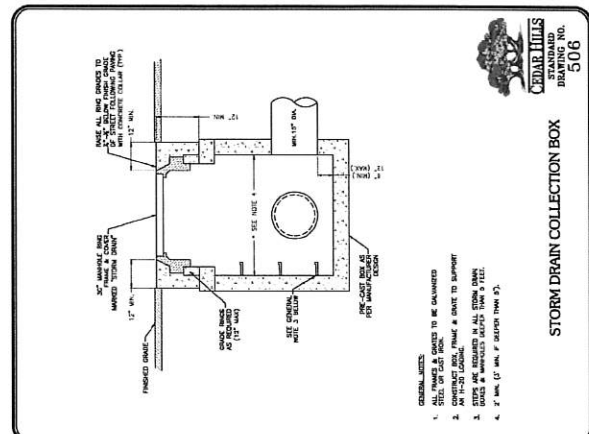
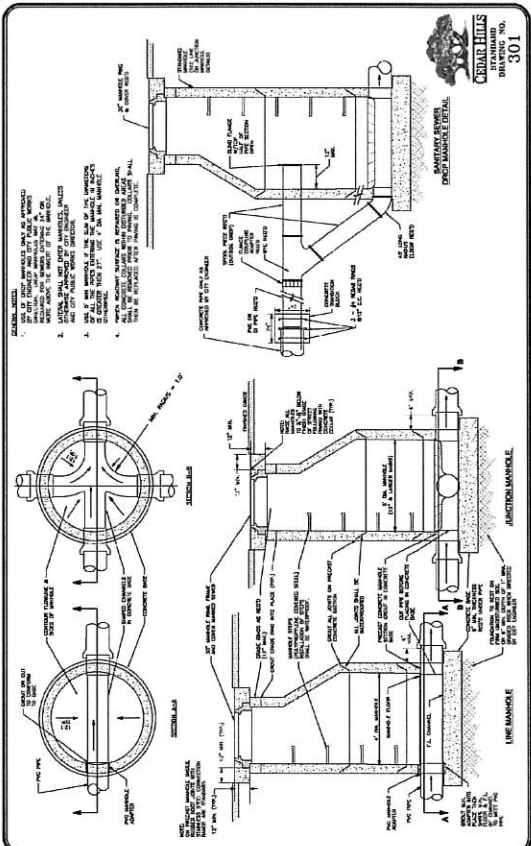
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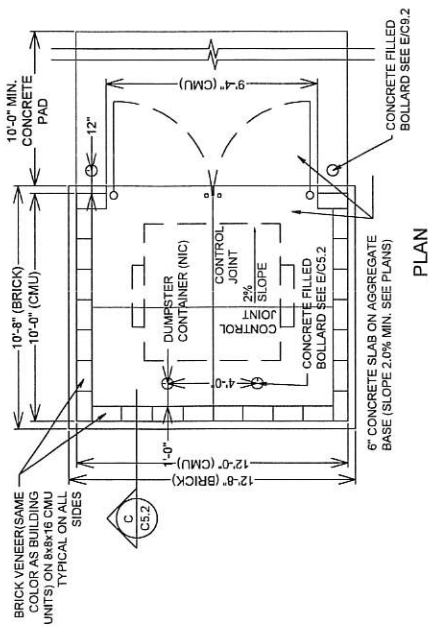


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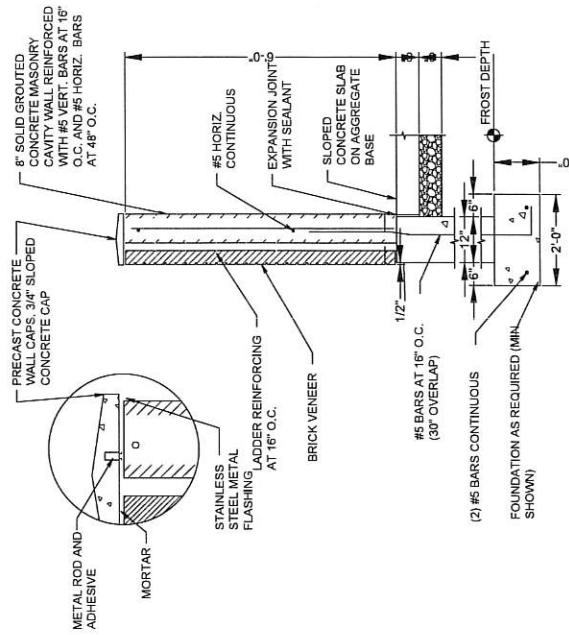
Cedar Hills Gateway, Plat "A", Lot 1		City Details	
Openshaw Development			
No.	Revision	Date	
C5.0		SHEETS	
OF		Page # 559-1937	





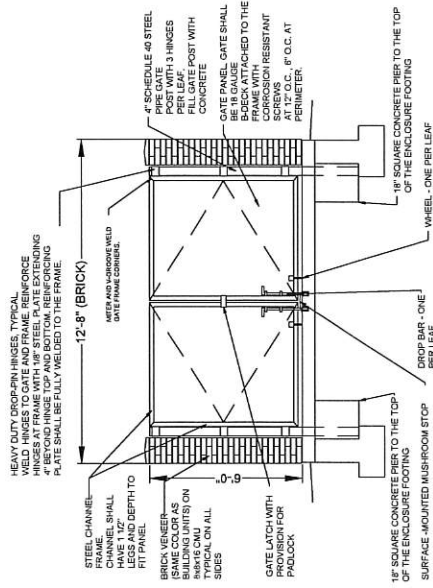
MASONRY DUMPSTER ENCLOSURE

N.T.S.



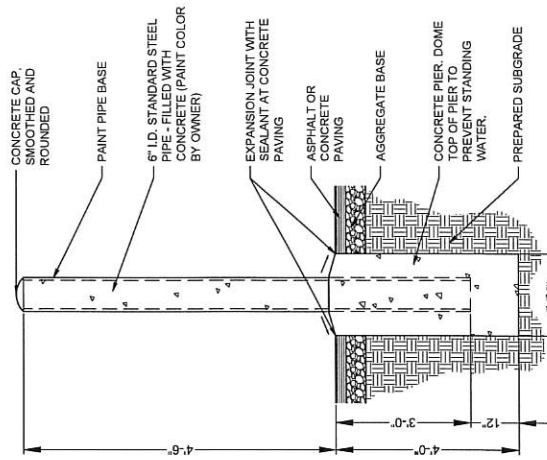
MASONRY DUMPSTER ENCLOSURE

N.T.S.



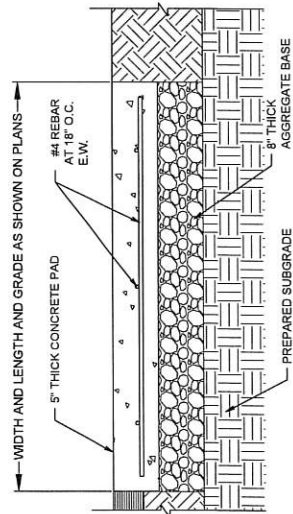
MASONRY GATE ENCLOSURE

N.T.S.



CONCRETE BOLLARD

N.T.S.



DUMPSTER PAD SECTION

N.T.S.



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Cedar Hills Gateway, I
Openshaw Development

No.	Revision	Date

C5.2
OF 5 SHEETS

559 - 1937

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3107 North Gower Road
Philly, PA 19134
www.m2designgroup.com

GENERAL NOTES

- GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND ASSEMBLIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES TO THE ARCHITECT.
- ALL STONE/BRICK VENEER TO HAVE CONTROL JOINTS MAXIMUM 16" ON CENTER WITH STRUCTURAL.
- EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.
- CONCRETE WALLS TO BE FINISHED WITH DAMP PROOFING MATERIAL.
- PROVIDE PRE-FINISHED HANDRAILS ON THE PORCH, STAIRS AND BALCONY. THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY OF PHILADELPHIA SHALL BE LOCATED ON THE EXTERIOR WALL. THE ADDRESS MUST BE 6" HIGH AND 6" WIDE. THE ADDRESS MUST BE LOCATED PRIOR TO OCCUPANCY OF THE BUILDING.
- SEE STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.
- EXTERIOR ROOFING: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY ROOFING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE ROOFING MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE ROOFING MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE ROOFING MATERIAL.
- NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET.

EXT. MATERIAL LEGEND

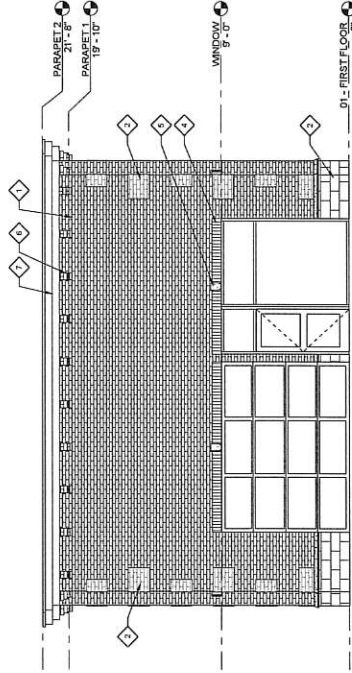
#	TYPE	BOND STYLE	COLOR
1	BRICK	RUNNING	ASH
2	BRICK CORNERS	RUNNING	ASH
3	PRE-CAST CONCRETE	SMOOTH	TBD
4	BRICK-POUR SOLID COURSE	SMOOTH	ASH
5	PRE-CAST CONCRETE	SMOOTH	TBD
6	BRICK CORNERS	STITCHED	ASH
7	METAL CORNICE	SMOOTH	WHITE
8	STUCCO ROOFING	TBD	TBD
9	1" x 1" FRIEZE BOARD	SMOOTH	WHITE

NOTE: COLORS ON ALL MATERIALS SHALL BE BY ARCHITECT.

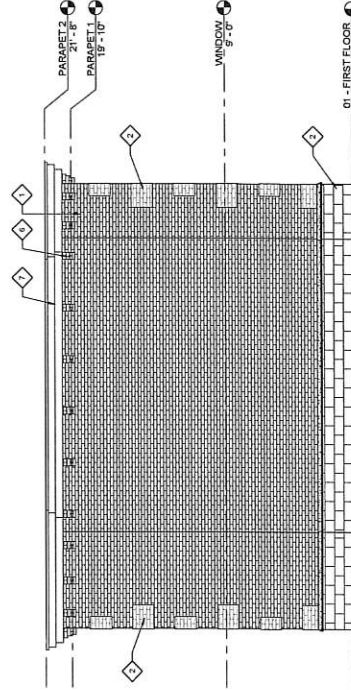
TACO BELL REMODEL
TBD
Enter address here

Project No.	Revision Number
DATE	08/08/20
DRAWN BY	Author
CHECKED BY	Checker
PROJECT LOCATION: EXTERIOR ELEVATIONS	
WEST ELEVATION	

A-2.01



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



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

A-2.02



DESIGN GROUP

3167 North Canyon Road
Phoenix, AZ 85018
www.m2designgroup.com

TACO BELL REMODEL

Enter address here

Revision Date | Revision Number

PROJECT NO. | Project Number
DATE | 08/06/20
DRAWN BY | Author
CHECKED BY | Checker

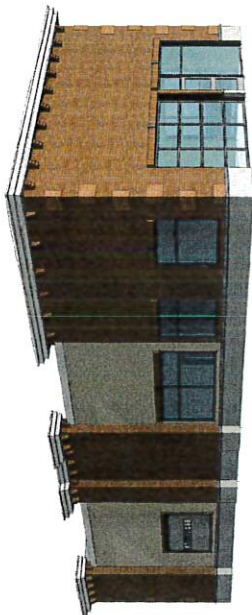
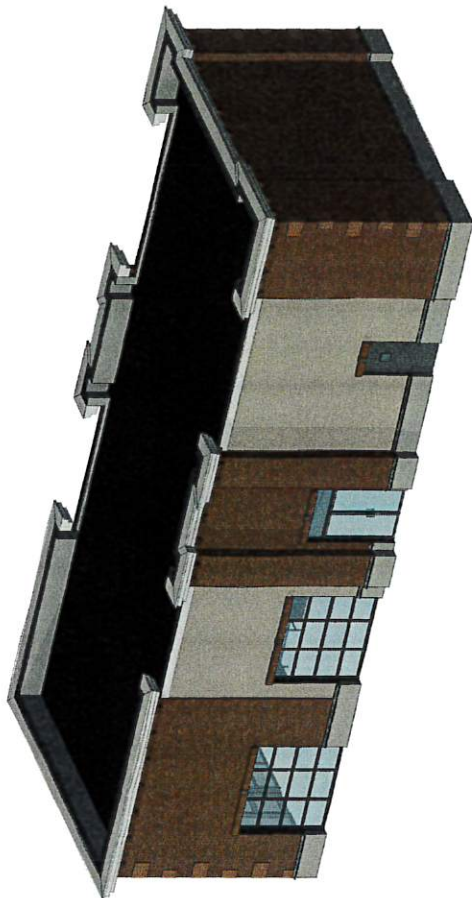
3167 N CANYON RD
PHOENIX, AZ 85018

3167 N CANYON RD

A-9.01

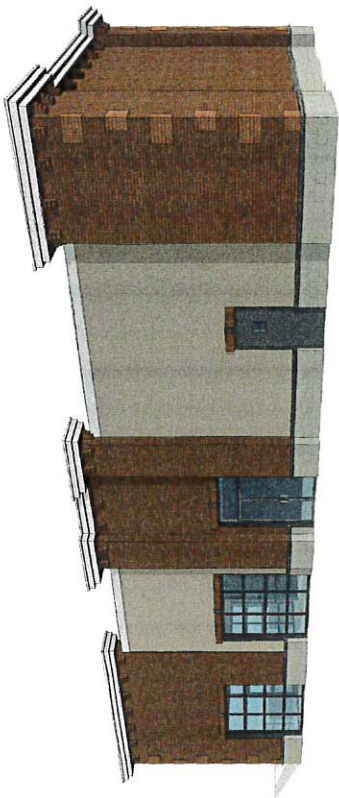
AERIAL VIEW
SCALE:

REAR
SCALE:



FRONT - RIGHT
SCALE:

FRONT - LEFT
SCALE:



2230 North University Parkway, Building 6B, Provo, Utah 84604 ph1 (801) 374-6262

Engineering • Surveying • Development • Planning

A.L.M. & Associates, Inc.

Cedar Hills Gateway, Plat "A", Lot 1

Openshaw Development

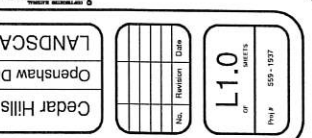
LANDSCAPING PLAN

No.	Revised	Date

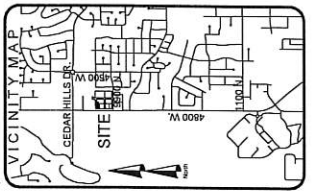
L1.0

OF 202/273

Proj # 555-19327



PLANTING SCHEDULE		COMMON NAME	SIZE	MIN. HEIGHT	MATURE SIZE (HxW)	QTY
	DECIDUOUS TREE	HONEY LOCUST OR EQUIV. SHADE TREE	2" CAL.		30 X 35-45'	5
	<i>Gleditsia triacanthos</i>	COLUMBIAN HORNBEEAM	2" CAL.		30 X 20'	3
	EVERGREEN TREE	SKY PENCIL HOLLY	5 GAL.	7'	2' X 8'	14
	<i>Carpinus betulus 'Frank Fontaine'</i>	BABY BLUE EYES COLORADO SPRUCE	6' B&B	7'	12'x20'	1
	ORNAMENTAL GRASS	ELIJAH BLUE FESCUE	5 GAL.		1' X 17"	18
	<i>Festuca glauca 'Elijah Blue'</i>	AMERICAN REED GRASS	5 GAL.		1' X 15"	19
	GROUND COVER	BLUE OAT GRASS	5 GAL.		4" TURF	2,670 S.F.
	<i>Carpetbush 'Frank Fontaine'</i>	KENTUCKY BLUE GRASS	SOD			2,670 S.F.
	2" - 3" SORRENSEN RIVER ROCK @ 2" - 3" MIN. DEPTH WITH GEOWATT PRO 65 WEED BARRIER FABRIC					3,210 S.F.

[illegible]

SEEKING INFORMATION:
Cedar Hill, Texas
Sue H. H. Gateway, Plav "A", Lot 1
Parcel Number: 11-4000 N. Cedar Hills, UT
charlespennington@gmail.com
817-307-1444

OWNER / DEVELOPER:
Walter "Chase" Conlaw
11000 N. Highway 17, Trinity, Suite 600, Provo, UT
817-307-1444

SURVEYOR / ENGINEER / PLANNER:
K.L.M. & Associates, Inc.
11000 N. Highway 17, Trinity, Suite 600, Provo, UT
817-344-0502 (817) 344-0305 FAX
kmcneaney@kmlark.com

OWNING INFORMATION:
Zona - S-21 Commercial
Zona - S-21 Commercial

TABLE TABULATION:
"Total Area: 26,363 S.F. / 0.62 Ac.
Building Area: 2,715.00 S.F. / 0.062 Ac.
Landscaped Area: 5,315 S.F. / 0.12 Ac.
Unimproved Area: 18,333 S.F. / 0.42 Ac.

Other Notes Required:
5.1487 S.F. or 0.00014 acres per Lot.
5.1487 S.F. or 0.00014 acres per Lot.
(5.1487 S.F. or 0.00014 acres)
Parking shown: 19 Spots

**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

Never dig **below**
Dig Safely. Call **811** before you dig.



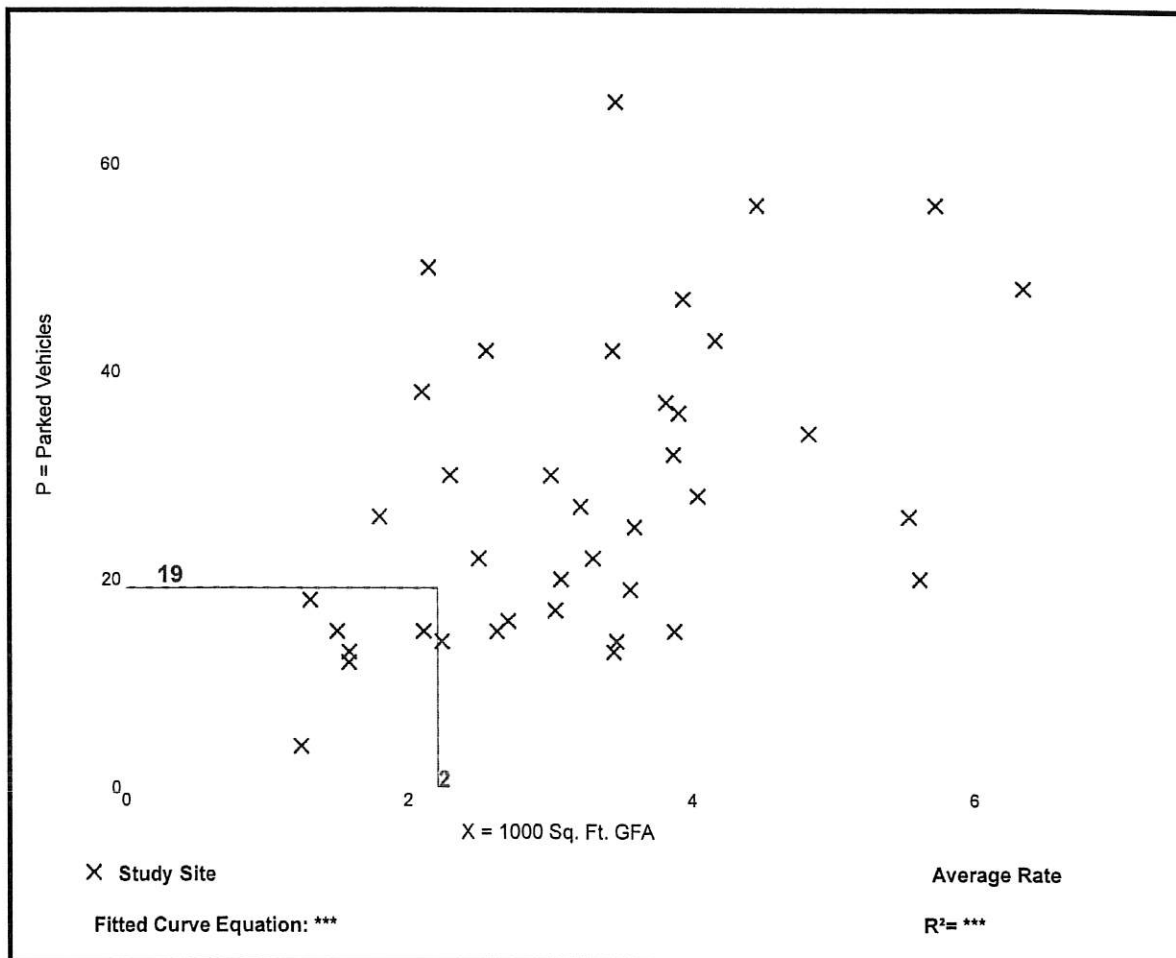
Fast-Food Restaurant with Drive-Through Window (934)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
 On a: Weekday (Monday - Thursday)
 Setting/Location: General Urban/Suburban
 Peak Period of Parking Demand: 12:00 - 1:00 p.m.
 Number of Studies: 39
 Avg. 1000 Sq. Ft. GFA: 3.2

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
8.66	3.23 - 23.26	6.71 / 13.78	7.34 - 9.98	4.22 (49%)

Data Plot and Equation



Parking Generation Manual, 5th Edition • Institute of Transportation Engineers



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1-800-662-4111
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Professional Surveyors
Public Utility Contractors

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 (NM)	---
POWER POLE / GUY WIRE	---
UTILITY BOX	---
BACK OF SIDEWALK	BOW
FINISH GRADE	FG
FACE OF CURB	FOC
FINISH FLOOR ELEVATION	FFE
INVERT OR FLOW OF PIPE	INV
UP OF GUTTER	LOG
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC

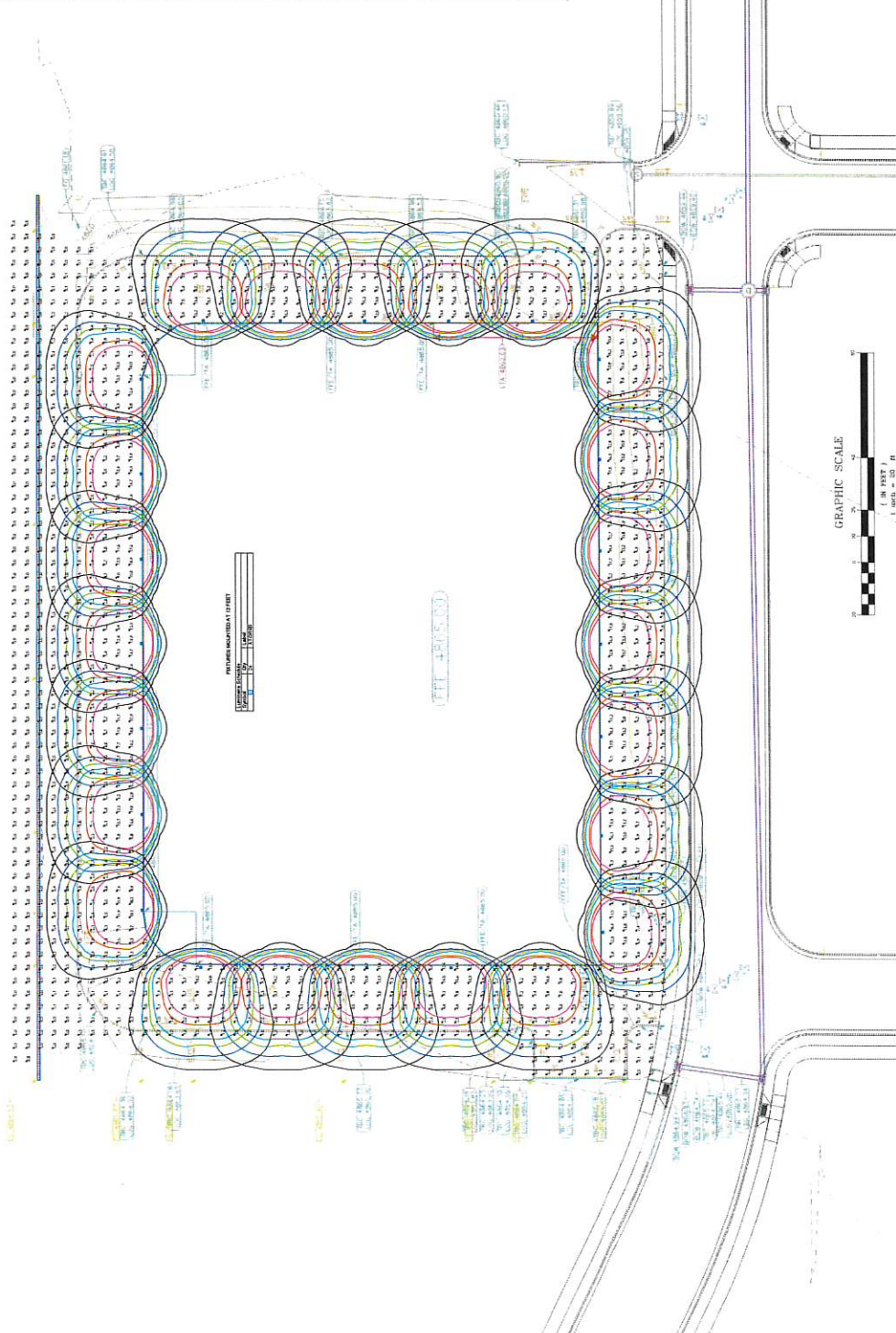
Engineering - Surveying - Development - Planning
A.L.M. & Associates, Inc.
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph: (801) 374 - 6262



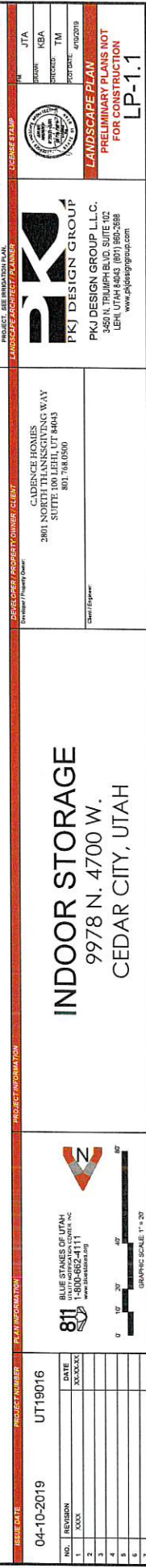
Cedar Hills Gateway, Plat "A", Lot 8
CADENCE CAPITAL, LLC
GRADING & DRAINAGE PLAN

No.	Revision	Date

C3.0
Sheet
Page 3 of 3

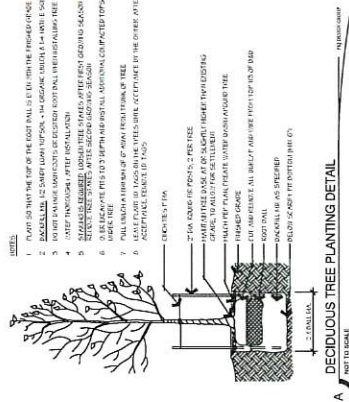


GRAPHIC SCALE
1" = 20' (FEET)
1" = 200' (FEET)

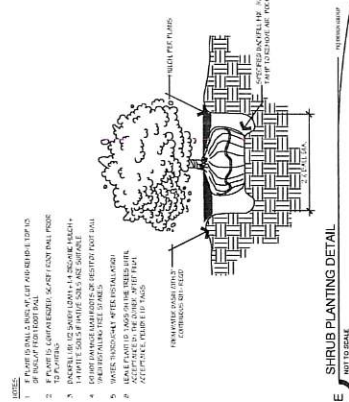


NO.	REVISION	DATE
1	XXXX	XX.XX.XX
2		
3		
4		
5		
6		
7		

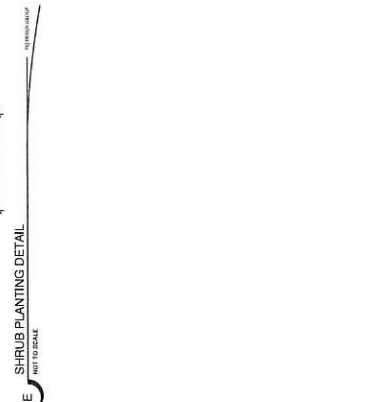
DECIDUOUS TREE PLANTING DETAIL



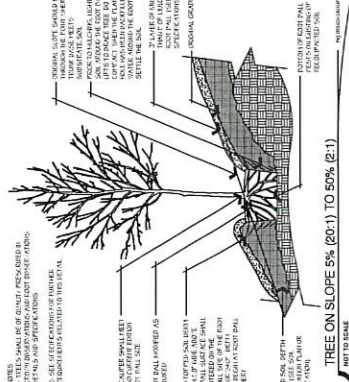
SHRUB PLANTING DETAIL



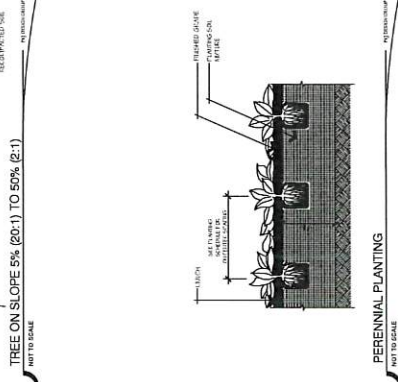
PERENNIAL PLANTING



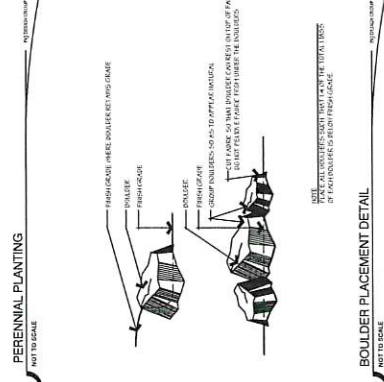
TREE ON SLOPE 5% (20:1) TO 50% (2:1)



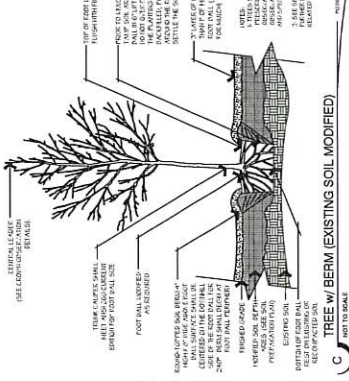
GROUND COVER



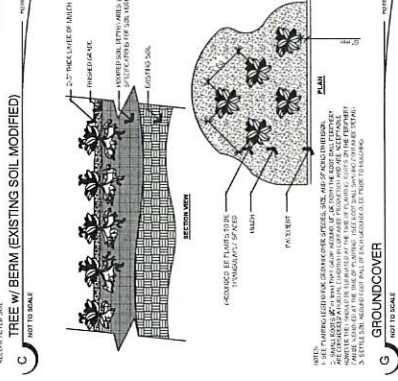
COBBLE ROCK AND WEED BARRIER DETAIL



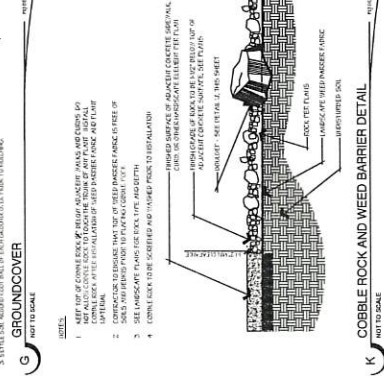
EVERGREEN TREE PLANTING DETAIL



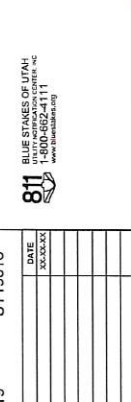
MULCH DETAIL



BOULDER PLACEMENT DETAIL



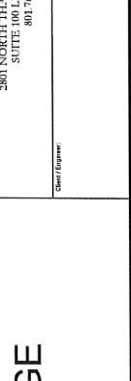
INDOOR STORAGE



BLUE PLANES OF UTAH



INDOOR STORAGE



INDOOR STORAGE

