

PUBLIC HEARING AND PLANNING COMMISSION MEETING

Tuesday, December 1, 2009 7:00 p.m.

Public Safety Building

3925 W Cedar Hills Drive, Cedar Hills, Utah

NOTICE is hereby given that the Planning Commission of the City of Cedar Hills, Utah, will hold a Public Hearing in connection with their Regular Planning Commission Meeting on Tuesday, December 1, 2009, beginning at 7:00 p.m.

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 on agenda items. (Comments limited to 3 minutes per person with a total of 30 minutes for this item).

PUBLIC HEARINGS

3. Concept/Preliminary/Final Plat for a 1-Lot Subdivision Located at Approximately 3800 West and Box Elder Drive

SCHEDULED ITEMS

4. Approval of Minutes from the October 29, 2009, Public Hearing and Regular Planning Commission Meeting
5. Review/Recommendation on Final for the McDonalds Site Plan Located at Approximately 10180 North 4800 West
6. Review/Recommendation on the Concept/Preliminary/Final Plat for a 1-Lot Subdivision Located at Approximately 3800 West and Box Elder Drive
7. Review/Action on 2010 Planning Commission Meeting Schedule
8. Committee Assignments and Reports

ADJOURNMENT

9. Adjourn

Posted this 25th day of November, 2009.

Cathy D. Larsen, Deputy City Recorder

- Supporting documentation for this agenda is posted on the City's Web Site 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 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 and the staff.



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Greg Robinson, Assistant City Manager
DATE:	12/1/2009

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation on Final for the McDonalds Site Plan Located at Approximately 10180 North 4800 West
APPLICANT PRESENTATION:	McDonald's Representatives
STAFF PRESENTATION:	Greg Robinson, Assistant City Manager

BACKGROUND AND FINDINGS:

The majority of the McDonald's development is complete but there are items that the City Council wanted the developer to take care of and they are listed in previous legislative action. The elevation requirements have been addressed; the majority of the landscaping issues have also been addressed. The items that staff have not seen updates on at this point include: 1. Landscape berming, which may not be able to be shown adequately on the plans submitted. 2. The pedestrian connection between Chase and McDonald's has not been added. 3. Light box detail. 4. And the updated traffic study.

In addition the City Engineer's comments include:

- Address shall be 10180 North 4800 West
- All fire supply lines shall be minimum main size of 8-inch
- Show cross gutter and detail for both access points from east access drive
- Show isolation valves for meter detail with bypass
- Additional sidewalk shall be included in furthestmost South East planter

PREVIOUS LEGISLATIVE ACTION:

11/10/2009 – City Council approved the preliminary site plan subject to; addition of brick columns, approval of sample board, virtual berming of landscape, landscape plan to match Walmart design, signage approval, a pedestrian connection with the property to the south, an updated traffic report, light box approval, and an executed development agreement.

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

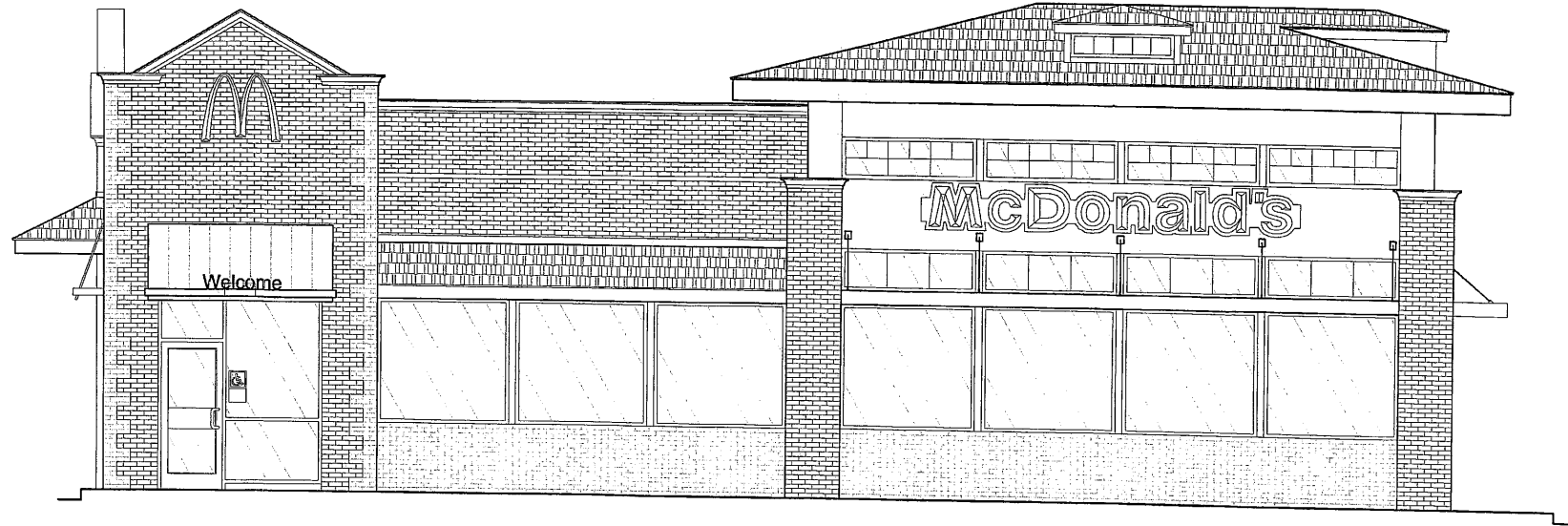
McDonald's Site Plan

RECOMMENDATION:

Review the requirements from the City Council and from the City Engineer and ensure that the developer complies with those requirements. Review for any additional changes that need to be made to ensure that this development complies with the codes and guidelines of the City.

MOTION:

To recommend/not recommend final approval of the McDonald's Site Plan, subject to...

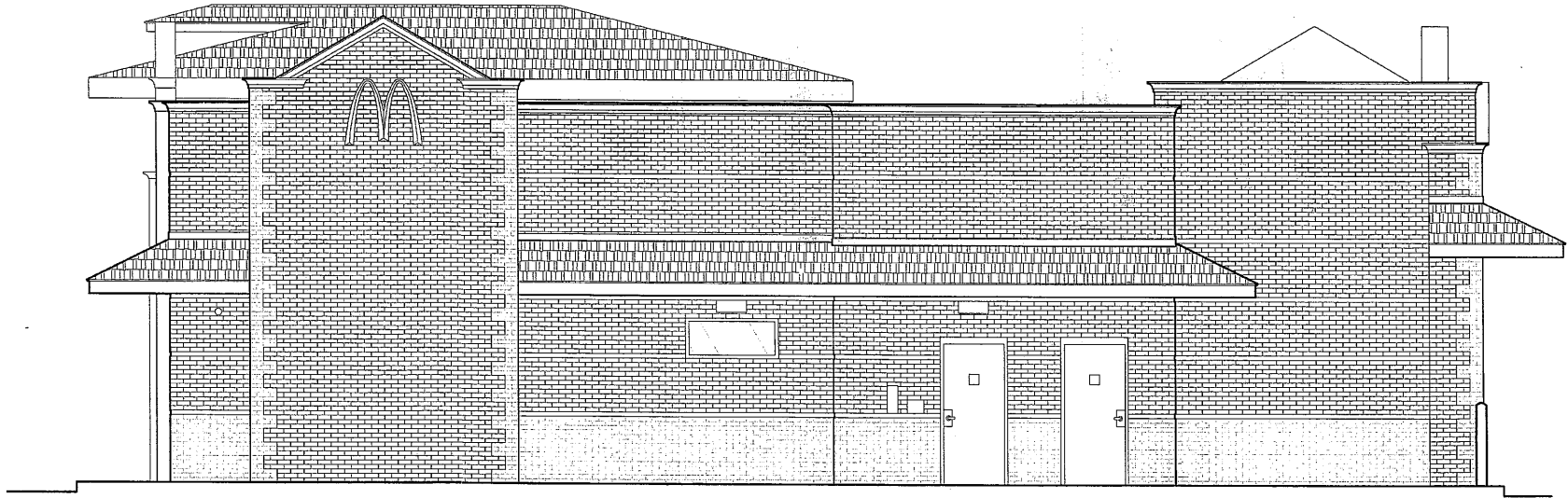


FRONT ELEVATION
1/4" = 1'-0"

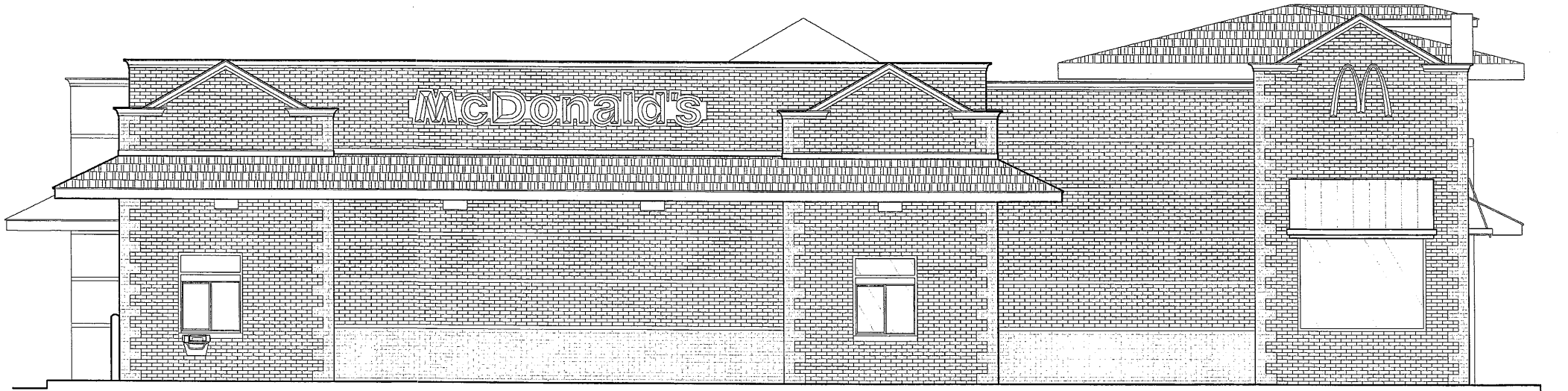


2 NON-DRIVE-THRU ELEVATION
A2.0 1/4" = 1'-0"


[illegible]

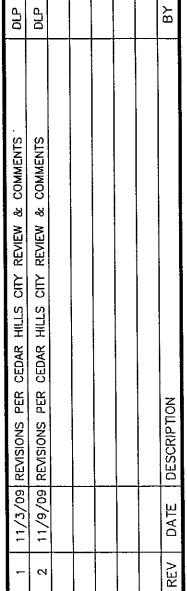


1 REAR ELEVATION
A2.1 1/4" = 1'-0"



2 DRIVE THRU ELEVATION
A2.1 1/4" = 1'-0"

SHEET NO.	TITLE	DRAWN BY	PREPARED FOR:		© 2009 McDonald's USA, LLC		PREPARED BY:	
			---	---	---	---		
A2.1 ELEVATIONS	2009 STANDARD BUILDING 4587 - WOOD/WOOD	STD	ISSUE DATE	 McDonald's USA, LLC	These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared by McDonald's USA, LLC and shall not be copied or reproduced without the written consent of McDonald's USA, LLC. These drawings are for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the written consent of McDonald's USA, LLC. Reproduction of the contract documents for reuse on another project is not authorized.			
		DESCRIPTION	MARCH 2009					
		WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH	TOM					
		WOOD ROOF TRUSS FRAMING	DATE ISSUED					
		E.I.C.S., EXTERIOR FINISH ARCADE/ENTRY	X					
SITE ID	SITE ADDRESS	Cedar Hills, Utah						
043-0291	4800 West and West Cedar Hills Drive							
					REV	DATE	DESCRIPTION	BY



UTILITY NOTES SCHEDULE

1. INSTALL 14.4± L.F. OF 4" PVC SEWER LATERAL AT MIN. 2.0% SLOPE (BLDG. TO SEWER CLEANOUT)
2. INSTALL SEWER CLEANOUT PER CEDAR HILLS PUBLIC WORKS DEPT. STANDARDS & SPECIFICATIONS
RIM ELEV. = 4882.33±, INV. EL. = 4878.24±
3. INSTALL 2.0± L.F. OF 4" PVC SEWER LATERAL AT 2.0% SLOPE (SEWER CLEANOUT TO GREASE INTERCEPTOR)
4. NEW 1,500 GAL. GREASE INTERCEPTOR PER TIMPANOGUS SPECIAL SERVICE DISTRICT STANDARDS & SPECIFICATIONS, SEE DETAIL SHT. SD-66
CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND INVERT ELEVATIONS OF EXISTING SEWER MANHOLE & LATERAL FROM THE SOUTH BEFORE NEW SEWER LATERALS TO McDONALD'S ARE INSTALLED
SOUTH RIM ELEV. = 4882.33±, NORTH RIM ELEV. = 4882.33±
BOTTOM FLOOR BOX = 4874.35±
INV. (N)=4878.20±, INV. (OUT) = 4877.78±
5. INSTALL 2.5± L.F. OF 4" PVC SEWER LATERAL AT S=2.0% (GREASE INTERCEPTOR TO SAMPLING MANHOLE)
6. INSTALL SAMPLING MANHOLE PER TIMPANOGUS SPECIAL SERVICE DISTRICT STANDARDS & SPECIFICATIONS, SEE DETAIL SHT. SD-66
RIM ELEV. = 4882.33±, INV. (IN)= 4877.73±, INV. (OUT)= 4877.53±
7. INSTALL 11.3± L.F. OF 4" PVC SEWER LATERAL AT 2.0% SLOPE (GREASE INTERCEPTOR TO SEWER CLEANOUT)
8. INSTALL 15.8± L.F. OF 4" PVC SEWER LATERAL AT MIN. 2.0% SLOPE (SAMPLING M.H. TO SEWER CLEANOUT)
9. INSTALL SEWER CLEANOUT PER CEDAR HILLS PUBLIC WORKS DEPT. STANDARDS & SPECIFICATIONS
LID ELEV. = 4882.33±, INV. EL. = 4877.3±
10. INSTALL 63.5± L.F. OF 6" PVC SEWER LATERAL AT 6.6% SLOPE (SEWER CLEANOUT TO EXISTING SEWER MANHOLE)
11. EXISTING SEWER MANHOLE, CONNECT NEW 6" PVC SEWER LATERAL PER CEDAR HILLS PUBLIC WORKS DEPT. STANDARDS & SPECIFICATIONS
EXIST. LID ELEV. = 4881.9, EXIST. INV. EL. = 4872.6
NEW LID ELEV. = 4882.1±, INV. EL. (OUT)= 4873.1
12. INSTALL 200± L.F. OF 1-1/2" TYPE "K" COPPER WATERLINE & ALL NECESSARY ANGLES, CONNECT TO NEW 1-1/2" WATER METER (BLDG. TO NEW WATER METER VAULT)
MIN. 10.0' HORIZONTAL DISTANCE FROM NEW SEWER LATERAL
CONTRACTOR TO FIELD VERIFY EXACT LOCATION, TYPE AND SIZE OF EXISTING FEATURES BEFORE INSTALLING AND CONNECTING NEW WATERLINES TO INSURE ADEQUATE WATER FLOW TO BUILDING, CONNECTION PER CEDAR HILLS PUBLIC WORKS DEPT. CONSTRUCTION STANDARDS & SPECS.
13. INSTALL NEW 1-1/2" WATER METER AND VAULT BOX PER CEDAR HILLS PUBLIC WORKS DEPT. STANDARDS & SPECS. SEE DETAIL SHT. SD-66
14. INSTALL 2" STUBOUT FOR IRRIGATION LINE CONNECTION SEE SHEET LS-1
15. CONNECT NEW 1-1/2" COPPER WATERLINE TO EXISTING WATER MAIN PER CEDAR HILLS PUBLIC WORKS DEPARTMENT CONSTRUCTION STANDARDS & SPECIFICATIONS
REMOVE EXISTING CULINARY WATER LATERAL AND PLUG EXIST. WATER LINE PER CEDAR HILLS PUBLIC WORKS DEPARTMENT CONSTRUCTION STANDARDS & SPECIFICATIONS
SEE NOTE ABOVE FOR SAWCUT, REMOVAL & REPLACEMENT OF CURB & GUTTER, ASPHALT, ETC.
16. CONNECT NEW 6" FIRE LINE TO EXISTING FIRE LINE, RELOCATE EXISTING VALVE & HYDRANT, CONTRACTOR TO FIELD VERIFY EXACT LOCATION, TYPE AND SIZE OF EXISTING FEATURES BEFORE INSTALLING AND CONNECTING NEW FIRE LINE TO TO INSURE ADEQUATE WATER FLOW TO NEW BUILDING, CONNECTION PER CEDAR HILLS PUBLIC WORKS DEPARTMENT CONSTRUCTION STANDARDS & SPECIFICATIONS
17. INSTALL 183± L.F. OF 6" PVC (C-900) WATERLINE FOR FIRE PROTECTION PER CEDAR HILLS PUBLIC WORKS DEPARTMENT STANDARDS & SPECIFICATIONS
18. INSTALL 6"x 6" TEE SECTION AND 21± L.F. OF 6" PVC (C-900) WATERLINE PER CEDAR HILLS PUBLIC WORKS DEPT. STANDARDS & SPECIFICATIONS
19. INSTALL (RELOCATE) EXISTING FIRE HYDRANT ASSEMBLY PER CEDAR HILLS PUBLIC WORKS DEPT. STANDARDS & SPECS.
20. CONNECT TO SPRINKLER SYSTEM MAIN FEED PER FIRE PROTECTION CONTRACTOR STANDARDS & SPECS. SEE SHT. FP1.0-ARCHITECTURAL DWGS. (REFERENCE ONLY)
21. INSTALL "KNOX BOX" PER FIRE PROTECTION CONTRACTOR STANDARDS & SPECIFICATIONS
22. INSTALL 83± L.F. OF 3/4" TYPE "K" COPPER WATERLINE (BUILDING TO HOSE BIBB)
23. INSTALL FREEZE PROOF HOSE BIBB WITH BACKFLOW PREVENTOR
24. INSTALL NEW EXTERNAL GAS METER & PRESSURE REGULATOR VALVE PER QUESTAR STANDARDS & SPECIFICATIONS
25. INSTALL 62± L.F. OF 1" H.P. GAS LINE (BUILDING TO EXISTING GAS LINE LATERAL)
26. CONNECT NEW 1" GAS LINE TO EXISTING 6" GAS LINE, (BY OTHERS), CONTRACTOR TO FIELD VERIFY EXACT LOCATION, TYPE AND SIZE OF EXISTING GAS LINE BEFORE GAS LINES TO BUILDING ARE INSTALLED
27. INSTALL NEW TRANSFORMER & POWER UNIT BOX W/METER (BY ROCKY MOUNTAIN POWER - APPROX. LOCATION)
28. INSTALL 205± L.F. (TOTAL) OF UNDERGROUND POWER SERVICE (BUILDING TO TRANSFORMER - TRANSFORMER TO EXISTING POWERPOLE LINE TO SOUTHWEST (BY OTHERS))
29. CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF EXISTING POWER SERVICE BEFORE POWER SERVICE TO TRANSFORMER AND BUILDING ARE INSTALLED
30. INSTALL 118± L.F. OF 1" CONDUIT FOR FUTURE POWER (BUILDING TO CONDUIT RISER IN TRASH ENCLOSURE)
31. INSTALL 1" CONDUIT RISER FOR FUTURE POWER
32. INSTALL CONDUIT TO THE BUILDING FOR POWER ON ALL DIRECTIONAL SIGNS (TYP.)
33. NEW LOT LIGHTING, SEE SHEET LTG-1

PROJECT DATA CHART - McDONALD'S PROPERTY

CEDAR HILLS ZONING	SC-1 COMMERCIAL SHOPPING CENTER ZONE
TOTAL GROSS ACREAGE	0.80 Ac. (34,784 Sq. Ft.)
TOTAL BUILDING AREA - GROSS	5,529 Sq. Ft.*
NUMBER OF PARKING SPACES	32



ACCESS DRIVE

Exception No. 15
Right of Access

UTILITY CONTACTS		
WATER	CEDAR HILLS PUBLIC WORKS DEPT.	801-785-9668, EXT. 202
STORM	CEDAR HILLS PUBLIC WORKS DEPT.	801-785-9668, EXT. 202
SEWER	CEDAR HILLS PUBLIC WORKS DEPT. TIMPANOGUS SPECIAL SERVICE DISTRICT	801-785-9668, EXT. 202 801-756-5231
ELECTRIC POWER	ROCKY MOUNTAIN POWER	1-888-221-7070
GAS	QUESTAR GAS	1-800-323-5517
TELEPHONE	QWEST	1-800-244-1111

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND SURVEY TIES AND/OR EXISTING UTILITY DRAWINGS AND VERBAL EXPLANATIONS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT POSITION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION MADE AVAILABLE TO HIM. BEFORE DIGGING, CONTACT EACH UTILITY ENTITY SO THAT THEY MAY MARK THEIR LOCATIONS ON THE GROUND.



Dominion
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

GENERAL NOTES

1. ALL WORK PERFORMED WITHIN THE CITY OF CEDAR HILLS RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THEIR STANDARDS AND SPECIFICATIONS.
2. BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL SIGNS ARE BY THE GENERAL CONTRACTOR. McDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. FLAGPOLE ANCHOR BOLTS ARE BY McDONALD'S. ALL SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CEDAR HILLS CODE.
3. GENERAL CONTRACTOR TO PROVIDE CONCRETE BASES, CONDUIT & WIRE AS REQUIRED FOR LOT LIGHTS SHOWN. McDONALD'S TO PROVIDE ONLY ANCHOR BOLTS, POLES AND LOT LIGHT FIXTURES. REMAINDER BY GENERAL CONTRACTOR.
4. ALL RADII ARE TO THE TOP BACK OF CURB (TBC) UNLESS OTHERWISE NOTED. VERIFY IN FIELD (V.I.F.) ALL DIMENSIONS. RESOLVE ANY DISCREPANCIES WITH McDONALD'S PROJECT MANAGER PRIOR TO COMMENCING WORK.
5. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
6. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING. GENERAL CONTRACTOR RESPONSIBLE TO OBTAIN ALL REQUIREMENTS OF UTILITY COMPANIES AND INCLUDE IN BASE BID ALL ASSOCIATED COSTS.
7. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND BREAK. FINISH FLOOR ELEVATION IS AS NOTED ON GRADING AND DRAINAGE PLAN.
8. GENERAL CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA).
9. ALL 6" CONCRETE VERTICAL CURB SHALL BE POURED MONOLITHICALLY WITH CONCRETE PAVEMENT. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT UNLESS NOTED OTHERWISE.
10. GENERAL CONTRACTOR TO PLACE CONCRETE CONSTRUCTION JOINTS AS NEEDED WITH MAXIMUM AREA OF 400 S.F. (CAREY FELT SHALL NOT BE USED).
11. GENERAL CONTRACTOR TO PROVIDE SAWCUT JOINTS IN CONC. PAVEMENT IN ACCORDANCE WITH A.C.I. STANDARDS. JOINTS SHALL BE PLACED SUCH THAT THE MAXIMUM SIZE OF CONCRETE SLAB IS 120 S.F. AND THE RATIO OF THE SIDES IS NO MORE THAN 2:1.
12. COORDINATE ALL DRIVE-UP STRIPING AND MARKINGS WITH McDONALD'S PROJECT MANAGER.
13. CONTRACTOR TO FIELD VERIFY LOCATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR BUILDING ANY SEWER.
14. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF CEDAR HILLS WATER COMPANY CULINARY WATER AND/OR SANITARY SEWER SYSTEM EXTENSION AGREEMENT WITH SPECIFICATIONS, DOCUMENTATION, TYPICAL DETAILS AND FORMS.
15. LOT LIGHTING CONC. FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE, OR AS DIRECTED BY McDONALD'S.
16. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.

PAVING SPECIFICATION FOR McDONALD'S SITE

ASPHALT:

COMPACTION: 3" A.C. (2 LIFTS) 96% MARSHALL
6" BASE COURSE 95% PROCTOR
12" REWORKED EXISTING GRANULAR FILL
OIL CONTENT: 4.5% - 6.0%
STABILITY: 100 LBS. MIN.
GRADATION EXTRACTION: 55% MAX. SHALL PASS U.S. STD. #4 SIEVE.

CONCRETE:

COMPACTION: 6" CONCRETE
6" BASE COURSE 95% PROCTOR
12" REWORKED EXISTING GRANULAR FILL

NOTES:

1. McDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF McDONALD'S, OTHERWISE, G.C. WILL BE CHARGED.
2. SEE SOILS REPORT BY INTERMOUNTAIN GROUNDWATER SERVICES, INC.

LOT LIGHTING RECOMMENDATION

SECURITY LIGHTING SYSTEMS
3477 WEST TOLUHY AVENUE
LINCOLNWOOD, IL 60645
1-800-544-4848
ASB1000-MB-DB-MT WITH
1000 WATT METAL HALIDE LAMP

NOTE: ELECTRICAL CONTRACTOR TO CIRCUIT LOT LIGHTING AS NOTED.

PARKING INFORMATION
(EXISTING)

TOTAL SPACES NA	- H.C.	SPACES 9'-0" X 18'-6" @ 60°
	-	SPACES 9'-0" X 18'-0" @ 60°
	-	SPACES 9'-0" X 18'-0" @ 90°

PARKING INFORMATION
(PROPOSED)

TOTAL SPACES 32	2 H.C.	SPACES 9'-0" X 20'-0" @ 90°
	7	SPACES 9'-0" X 20'-0" @ 90°
	23	SPACES 9'-0" X 18'-0" @ 90°

SURVEY INFORMATION

PREPARED BY: DOMINION ENGINEERING
5684 SOUTH GREEN STREET
MURRAY, UTAH 84123
801-713-3000

DATE: JULY, 2009

LEGEND

EXIST. TELEPHONE	EXIST. UNDERGROUND POWER
EXIST. GAS LINE	EXIST. WATER VALVE
EXIST. WATER	EXIST. FIRE HYDRANT
EXIST. IRRIGATION PIPE	
EXIST. OVERHEAD POWER	# PARKING STALLS

PLAN SCALE: 1" = 20'

STREET ADDRESS
LOT 1 - CEDAR HILLS RETAIL SUBDIVISION
4800 WEST STREET & WEST CEDAR HILLS DRIVE

CITY CEDAR HILLS STATE UTAH

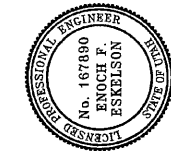
COUNTY UTAH

REGIONAL DWG. NO

CORPORATE DWG. NO.

SP-3

McDonald's
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.



PLAN APPROVALS		DATE
SIGNATURE (2 REQUIRED)	REGIONAL MGR.	
	CONST. MGR.	
CO-SIGN SIGNATURES	OPERATIONS DEPT.	
	REAL ESTATE DEPT.	
CONTRACTOR	OWNER	
STATUS		DATE
PRELIMINARY		
PLAN CHECKED		
AS-BUILT		

OFFICE ADDRESS 5251 DTC PARKWAY, SUITE 300, GREENWOOD VILLAGE, COLORADO 80111

DENVER REGION

DRAINAGE NOTES SCHEDULE

- INSTALL 3'x3' STORM DRAIN CATCH BASIN NO. 505 PER CEDAR HILLS PUBLIC WORKS STANDARDS AND SPECIFICATIONS, SEE DETAIL SHEET SD-7. TOP OF GRATE = 4881.00, INV. EL. (OUT-E) = 4878.50 BOTTOM OF BOX = 4876.5±
- INSTALL 8± L.F. OF 15" REINFORCED CONCRETE PIPE AT S=0.5% PER CEDAR HILLS PUBLIC WORKS STANDARDS & SPECIFICATIONS (INLET BOX TO INLET BOX).
- INSTALL 3'x3' STORM DRAIN CATCH BASIN NO. 505 PER CEDAR HILLS PUBLIC WORKS STANDARDS AND SPECIFICATIONS, SEE DETAIL SHEET SD-7. TOP OF GRATE = 4881.00, INV. EL. = 4878.08 BOTTOM OF BOX = 4876.0±
- INSTALL 7± L.F. OF 15" REINFORCED CONCRETE PIPE AT S=0.5% PER CEDAR HILLS PUBLIC WORKS STANDARDS & SPECIFICATIONS (INLET BOX TO MANHOLE).
- INSTALL 5' (AMCOR OR APPROVED EQUIVALENT) STORM DRAIN MANHOLE PER CEDAR HILLS PUBLIC WORKS STANDARDS AND SPECIFICATIONS. INSTALL 30R SNOUT-OIL WATER SEPARATOR ON OUTLET PIPE, SEE DETAIL SHEET SD-7. TOP OF LID = 4881.9±, INV. EL. (OUT-E) = 4874.0, INV. EL. (IN-N) = 4877.71, INV. EL. (IN-SE) = 4877.71, BOTTOM OF BOX=4869.0±
- INSTALL 36± L.F. OF 15" REINFORCED CONCRETE PIPE AT S=0.3% PER CEDAR HILLS PUBLIC WORKS STANDARDS & SPECIFICATIONS (MANHOLE TO INLET BOX).
- INSTALL 3'x3' STORM DRAIN CATCH BASIN NO. 505 PER CEDAR HILLS PUBLIC WORKS STANDARDS AND SPECIFICATIONS, SEE DETAIL SHEET SD-7. TOP OF GRATE = 4881.22, INV. EL. = 4877.82, BOTTOM OF BOX = 4875.8±
- INSTALL 78± L.F. OF 15" REINFORCED CONCRETE PIPE AT S=0.4% PER CEDAR HILLS PUBLIC WORKS STANDARDS & SPECIFICATIONS (INLET BOX TO INLET BOX).
- INSTALL 3'x3' STORM DRAIN CATCH BASIN NO. 505 PER CEDAR HILLS PUBLIC WORKS STANDARDS AND SPECIFICATIONS, SEE DETAIL SHEET SD-7. TOP OF GRATE = 4880.95, INV. EL. = 4878.13, BOTTOM OF BOX = 4876.1±
- INSTALL 102± L.F. OF 15" REINFORCED CONCRETE PIPE AT S=0.3% PER CEDAR HILLS PUBLIC WORKS STANDARDS & SPECIFICATIONS (INLET BOX TO INLET BOX).
- INSTALL 3'x3' STORM DRAIN CATCH BASIN NO. 505 PER CEDAR HILLS PUBLIC WORKS STANDARDS AND SPECIFICATIONS, SEE DETAIL SHEET SD-7. TOP OF GRATE = 4880.95, INV. EL. = 4878.45, BOTTOM OF BOX = 4876.4±
- INSTALL MANIFOLD WHICH CONSISTS OF 14± L.F. OF 24" REINFORCED CONCRETE PIPE AT S=0.0% FOR THE MAIN TRUNK LINE AND 3- 4± L.F. OF 15" REINFORCED CONCRETE PIPE AT S=0.0% STUBS INTO THE TOP OF THE STORMTECH END CAP.
- INSTALL 3 - 105' L.F. LENGTHS OF SC-740 STORMTECH PIPE OR EQUAL. SET BOTTOM OF PIPES AT INV. EL. = 4873.0. SEE CROSS-SECTION A-A' ON DETAIL SHEET SD-7 FOR MORE DETAILS.

McDonald's - Cedar Hills Retained Drainage Calculations 100 Year, 24 Hour Event, 0.0 cfs/acre DISCHARGE Total Basin					Detention in Stormchick System		
Restriction Rate (cfs/acre)	0.00	Length (ft)	Area per foot (ft²)	Volume (ft³)			
Total Area (ac)	0.80	315	11.67	3677			
Total Area (sq ft)	34784						
Infiltration rate (in/hr)	2.4						
Infiltration surface length (ft)	17.0						
Length of Per Pipe (ft)	112						
					Detention in Pipes		
Land Use	%	C	Area (sq ft)	Pipe Diameter (in)	Area (ft²)	Length (ft)	Volume (ft³)
Roof	16	0.85	5529	15.00	1.23	10	12.3
Paved	62	0.9	21604	24.00	3.14	20	63
Landscape	22	0.15	7051				
		0.73					
					Detention in Manhole		
Lapsed Time (min)	Rainfall Intensity (in/hr)	Accumulated Rainfall (in)	Accumulated Flow (cfs)	Allowable Discharge (cfs)	Infiltration Discharge (cfs)	Required Storage (cu ft)	Size (ft)
10	0.02	0.04	1763	0	63.47	1700	60"
15	4.14	1.04	2181	0	31.73	2150	
30	2.79	1.40	2940	0	95.20	2845	
60	1.73	1.73	3645	0	190.40	3456	
120	0.95	1.90	4004	0	380.80	3624	
180	0.65	1.95	4110	0	390.80	3729	
360	0.38	2.16	4552	0	1142.40	3410	
720	0.22	2.64	5564	0	2284.80	3279	
1440	0.12	2.88	6070	0	4569.60	1500	
Summary					Available Detention		
Required detention storage (cu ft)					33722		
Unit storage per acre (cu ft/acre)					4870		
Allowable release rate (cfs)					0.00		

DRAINAGE CALCULATIONS

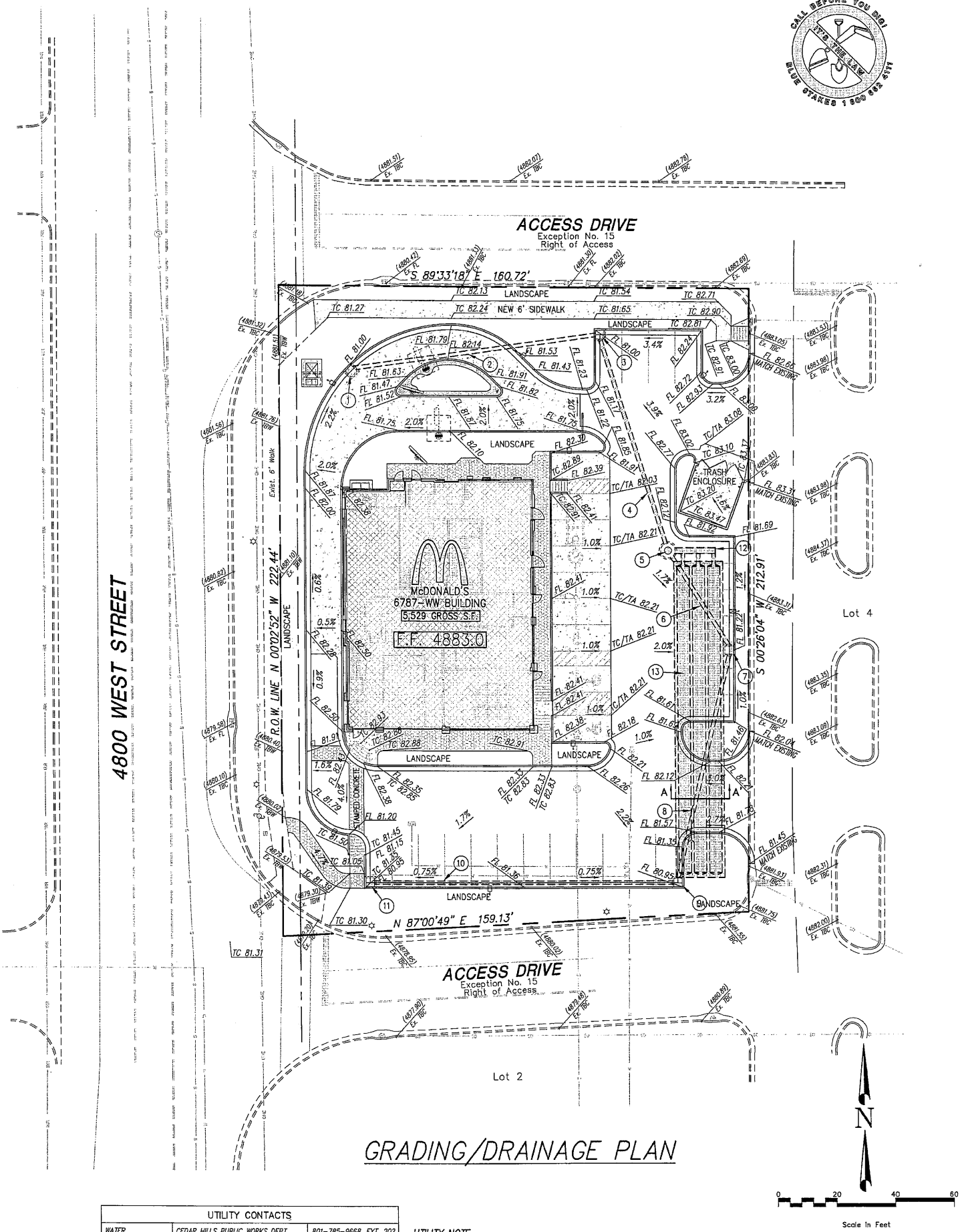
PROJECT DATA CHART - McDONALD'S PROPERTY

CEDAR HILLS ZONING	SC-1 COMMERCIAL	SHOPPING CENTER ZONE
TOTAL GROSS ACREAGE	0.80 Ac. (34,784 Sq. Ft.)	
TOTAL BUILDING AREA - GROSS	5,529 Sq. Ft.*	
NUMBER OF PARKING SPACES	32	

UTILITY CONTACTS		
WATER	CEDAR HILLS PUBLIC WORKS DEPT.	801-785-9668, EXT. 202
STORM	CEDAR HILLS PUBLIC WORKS DEPT.	801-785-9668, EXT. 202
SEWER	CEDAR HILLS PUBLIC WORKS DEPT.	801-785-9668, EXT. 202
	TEMPORARY SPECIAL SERVICE DISTRICT	801-785-9668, EXT. 202
ELECTRIC POWER	ROCKY MOUNTAIN POWER	1-888-221-7070
GAS	QUESTAR GAS	1-800-323-5517
TELEPHONE	QWEST	1-800-244-1111

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND SURVEY TIES AND/OR EXISTING UTILITY DRAWINGS AND VERBAL EXPLANATIONS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPOSE ALL SUCH UTILITIES IN THE AREA, OTHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT POSITION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION MADE AVAILABLE TO HIM. BEFORE DRIVING, CONTACT EACH UTILITY ENTITY SO THAT THEY MAY MARK THEIR LOCATIONS ON THE GROUND.



GRADING/DRAINAGE PLAN



GENERAL NOTES		BY		ISSUE REF	
1. ALL WORK PERFORMED WITHIN THE CITY OF CEDAR HILLS RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THEIR STANDARDS AND SPECIFICATIONS.		JPH			
2. BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL SIGNS ARE BY THE GENERAL CONTRACTOR. McDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. FLAGPOLE ANCHOR BOLTS ARE BY McDONALD'S. ALL SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CEDAR HILLS CODE.		RAJ			
3. GENERAL CONTRACTOR TO PROVIDE CONCRETE BASES, CONDUIT & WIRE AS REQUIRED FOR LOT LIGHTS SHOWN. McDONALD'S TO PROVIDE ONLY ANCHOR BOLTS, POLES AND LOT LIGHT FIXTURES. REMAINDER BY GENERAL CONTRACTOR.					
4. ALL RADI ARE TO THE TOP BACK OF CURB (TBC) UNLESS OTHERWISE NOTED. VERIFY IN FIELD (V.I.F.) ALL DIMENSIONS. RESOLVE ANY DISCREPANCIES WITH McDONALD'S PROJECT MANAGER PRIOR TO COMMENCING WORK.					
5. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.					
6. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CHASING. GENERAL CONTRACTOR RESPONSIBLE TO OBTAIN ALL REQUIREMENTS OF UTILITY COMPANIES AND INCLUDE IN BASE BID ALL ASSOCIATED COSTS.					
7. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND BREAK. FINISH FLOOR ELEVATION IS AS NOTED ON GRADING AND DRAINAGE PLAN.					
8. GENERAL CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE "AMERICAN'S WITH DISABILITIES ACT" (ADA).					
9. ALL 6" CONCRETE VERTICAL CURB SHALL BE POURED MONOLITHICALLY WITH CONCRETE PAVEMENT. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT UNLESS NOTED OTHERWISE.					
10. GENERAL CONTRACTOR TO PLACE CONCRETE CONSTRUCTION JOINTS AS NEEDED WITH MAXIMUM AREA OF 400 S.F. (CAREY FELT NOT BE USED).					
11. GENERAL CONTRACTOR TO PROVIDE SAWCUT JOINTS IN CONC. PAVEMENT IN ACCORDANCE WITH ACI STANDARDS. JOINTS SHALL BE PLACED SUCH THAT THE MAXIMUM SIZE OF CONCRETE SLAB IS 120 S.F. AND THE RATIO OF THE SIDES IS NO MORE THAN 2:1.					
12. COORDINATE ALL DRIVE-UP STRIPING AND MARKINGS WITH McDONALD'S PROJECT MANAGER.					
13. CONTRACTOR TO FIELD VERIFY LOCATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR BUILDING ANY SEWER.					
14. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF CEDAR HILLS WATER COMPANY CULINARY WATER AND/OR SANITARY SEWER SYSTEM EXTENSION AGREEMENT WITH SPECIFICATIONS, DOCUMENTATION, TYPICAL DETAILS AND FORMS.					
15. LOT LIGHTING CONC. FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE, OR AS DIRECTED BY McDONALD'S.					
16. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.					
PAVING SPECIFICATION FOR McDONALD'S SITE					
ASPHALT: COMPACTION: 3" A.C. (2 LIFTS) 96% MARSHALL 6" BASE COURSE 95% PROCTOR 12" REWORKED EXISTING GRANULAR FILL OIL CONTENT: 4.5% - 6.0% STABILITY: 100 LBS. MIN. GRADATION EXTRACTION: 55% MAX. SHALL PASS U.S. STD. #4 SIEVE.					
CONCRETE: COMPACTION: 6" CONCRETE 6" BASE COURSE 95% PROCTOR 12" REWORKED EXISTING GRANULAR FILL NOTES: 1. McDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF McDONALD'S. OTHERWISE, G.C. WILL BE CHARGED. 2. SEE SOILS REPORT BY INTERMOUNTAIN Geoenvironmental SERVICES INC.					
LOT LIGHTING RECOMMENDATION					
SECURITY LIGHTING SYSTEMS 3477 WEST TONNY AVENUE LINCOLNWOOD, IL 60645 1-800-544-4848 ASB1000-MH-DB-MT WITH 1000 WATT METAL HALIDE LAMP NOTE: ELECTRICAL CONTRACTOR TO CIRCUIT LOT LIGHTING AS NOTED.					
PARKING INFORMATION (EXISTING)					
TOTAL SPACES	- H.C. SPACES 9'-0" X 18'-6" @ 60"				
NA	- SPACES 9'-0" X 18'-0" @ 60"				
	- SPACES 9'-0" X 18'-0" @ 90"				
PARKING INFORMATION (PROPOSED)					
TOTAL SPACES	2 H.C. SPACES 9'-0" X 20'-0" @ 90"				
32	7 SPACES 9'-0" X 20'-0" @ 90"				
	23 SPACES 9'-0" X 18'-0" @ 90"				
SURVEY INFORMATION					
PREPARED BY: DOMINION ENGINEERING 5684 SOUTH GREEN STREET MURRAY, UTAH 84123 801-713-3000					
DATE: JULY, 2009					
LEGEND					
EXIST. TELEPHONE	EXIST. UNDERGROUND POWER				
EXIST. GAS LINE	EXIST. WATER VALVE				
EXIST. WATER	EXIST. FIRE HYDRANT				
EXIST. IRRIGATION PIPE					
EXIST. OVERHEAD POWER	# PARKING STALLS				
PLAN SCALE: 1" = 20'					
STREET ADDRESS LOT 1 - CEDAR HILLS RETAIL SUBDIVISION 4800 WEST STREET & WEST CEDAR HILLS DRIVE					
CITY CEDAR HILLS	STATE UTAH				
COUNTY UTAH					
REGIONAL DWG. NO	CORPORATE DWG. NO.				
STATUS DATE BY					
PRELIMINARY					
PLAN CHECKED					
AS-BUILT					
CO-SIGN SIGNATURES					
CONTRACTOR OWNER					
SP-4					

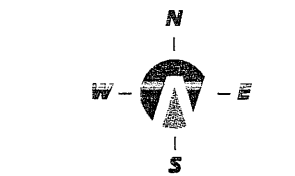


CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Greg Robinson, Assistant City Manager
DATE:	12/1/2009

Planning Commission Agenda Item

SUBJECT:	Review/Recommendation on the Concept/Preliminary/Final Plat for a 1-Lot Subdivision Located at Approximately 3800 West and Box Elder Drive
APPLICANT PRESENTATION:	David Blake, property owner
STAFF PRESENTATION:	Greg Robinson, Assistant City Manager
BACKGROUND AND FINDINGS: <p>This is a straight forward subdivision in the H-1 Zone, it appears to meet most of the zoning requirements. There are just a couple minor changes that will need to be made by the developer for approval. First the developer would like to make this subdivision without a new plat, but it does not meet all the requirements to do this, so staff would like to see this be a new plat.</p> <p>The City Engineer's requirements include:</p> <ul style="list-style-type: none">• Installation of approximately 90 feet of 5-foot walk required along Canyon Road.• Show building envelope to ensure proposed laterals will service lot.• Show proposed drive access and compliance with access grades.• Bonding estimate shall be completed by Northern Engineering and shall include road cut, sewer water laterals, sidewalk improvements, etc.	
PREVIOUS LEGISLATIVE ACTION: <p>N/A</p>	
FISCAL IMPACT: <p>N/A</p>	
SUPPORTING DOCUMENTS: <p>David Blake Subdivision</p>	
RECOMMENDATION: <p>Except for staff's requirements this subdivision can be approved.</p>	
MOTION: <p>To approve/not approve concept/preliminary/final of the 1-Lot Subdivision located at approximately 3800 West and Box Elder Drive.</p>	



0 25 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED
ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY
AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5			DESIGNED BY:	DATE:
4			DRAWN BY:	DATE:
3			CHECKED BY:	DATE:
2			APPROVED:	DATE:
1			COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:

K:\3-07-014-01 PRI SOUTH\CONCEPT-3-2.dwg 5/3/2007 1:38:44 PM MDT



Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

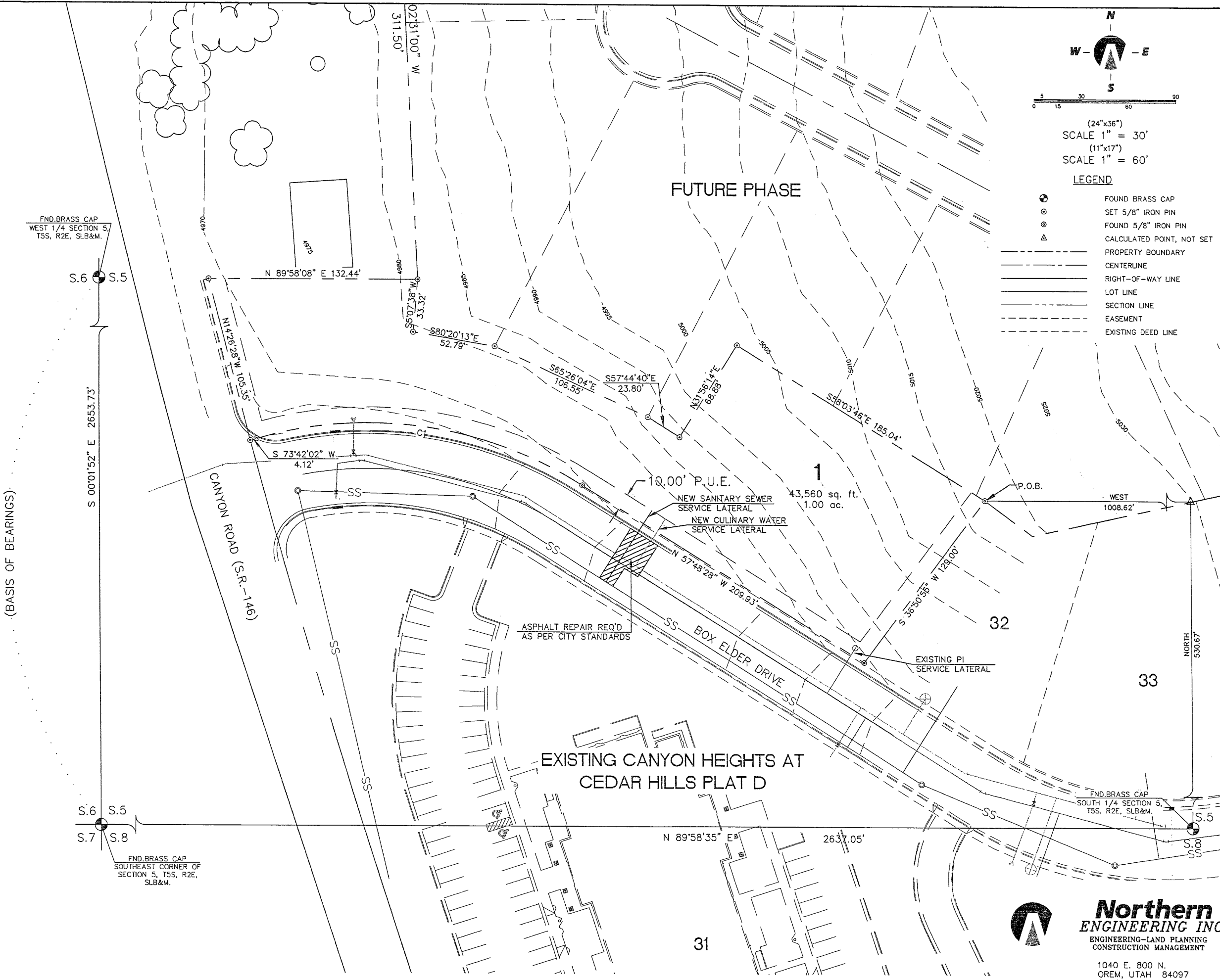
DAVID BLAKE CEDAR HILLS

AREA MAP

JOB NO.
3-07-014-01

SHEET NO.
1

(BASIS OF BEARINGS)



SURVEYOR'S CERTIFICATE

I, ROBBIN J. MULLEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 368358. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ ROBBIN J. MULLEN, P.L.S.

MEETS & BOUNDS DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A BRASS CAP MONUMENT MARKING THE SOUTH 1/4 CORNER OF SECTION 5, THENCE NORTH 530.67 FEET; THENCE WEST 1008.62 FEET TO THE REAL POINT OF BEGINNING;
SAID POINT BEING THE NORTH WEST CORNER OF LOT 32 OF CANYON HEIGHTS AT CEDAR HILLS PLAT "D" THENCE S.36°50'55"W ALONG SAID LOT 32 A DISTANCE OF 129.00 FEET TO A POINT ON THE NORTH R.O.W. OF BOX ELDER DRIVE; THENCE N.57°48'28"W. ALONG SAID RIGHT-OF-WAY A DISTANCE OF 209.93 FEET; TO A POINT OF CURVATURE OF A 254.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID ARC OF SAID CURVE 215.15 FEET, HAVING A CENTRAL ANGLE OF 48°31'53" AND A CHORD THAT BEARS N.82°02'01"W. A LONG SAID RIGHT-OF-WAY A DISTANCE OF 208.77 FEET; THENCE S.73°42'02"W. ALONG SAID RIGHT-OF-WAY A DISTANCE OF 4.12 FEET; THENCE N.14°26'28"W. A DISTANCE OF 105.35 FEET; THENCE N.89°58'08"E. A DISTANCE OF 132.44 FEET; THENCE S.05°07'38"W. A DISTANCE OF 33.32 FEET; THENCE S.80°20'13"E. A DISTANCE OF 52.79 FEET; THENCE S.65°26'04"E. A DISTANCE OF 106.55 FEET; THENCE S.57°44'40"E. A DISTANCE OF 23.80 FEET; THENCE N.31°56'14"E. A DISTANCE OF 68.88 FEET; THENCE S.58°03'46"E. A DISTANCE OF 185.04 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES OF LAND.

EASEMENTS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF _____ A.D. 20____.

BY: _____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE _____ DAY OF _____, A.D. 20____,
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE CITY OF CEDAR HILLS PLANNING COMMISSION.
DIRECTOR - SECRETARY _____ CHAIRMAN, PLANNING COMMISSION _____

11-1-3: SUBDIVISION PLATS REQUIRED; EXCEPTIONS:
FROM THE EFFECTIVE DATE HEREOF, NO PERSON SHALL SUBDIVIDE ANY TRACT OF LAND THAT IS LOCATED WHOLLY OR IN PART WITHIN THE LIMITS OF THE CITY, NOR SHALL ANY PERSON SELL, EXCHANGE OR OFFER FOR SALE OR PURCHASE, OR OFFER TO PURCHASE ANY PARCEL OF LAND THAT IS ANY PART OF A SUBDIVISION OF A LARGER TRACT OF LAND WITHIN THE CITY, NOR SHALL ANY PERSON OFFER FOR RECORDING ANY DEED CONVEYING SUCH A PARCEL OF LAND OR ANY INTEREST THEREIN UNLESS HE SHALL FIRST MAKE OR CAUSE TO HAVE MADE A FINAL PLAT THEREOF, WHICH PLAT SHALL BE IN ACCORDANCE WITH ALL OF THE REQUIREMENTS OF THIS TITLE AND STATE STATUTE, AND SHALL HAVE BEEN APPROVED BY THE PLANNING COMMISSION AND CITY COUNCIL, AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER; PROVIDED, HOWEVER, THAT LAND MAY BE SOLD BY METES AND BOUNDS WITHOUT THE NECESSITY OF RECORDING A FINAL PLAT IF ALL THE FOLLOWING CONDITIONS ARE MET: (ORD. 4-11-79A, 4-24-1979; AMD. 2004 CODE)

- ☐ A. THE SUBDIVISION CONTAINS LESS THAN TEN (10) LOTS;
- ☐ B. THE SUBDIVISION LAYOUT, COMPLYING WITH THE REQUIREMENTS FOR A PRELIMINARY PLAN AS SET FORTH IN THIS TITLE, SHALL HAVE BEEN FIRST APPROVED IN WRITING BY THE PLANNING COMMISSION;
- ☐ C. THE SUBDIVISION IS NOT TRAVERSED BY THE MAPPED LINES OF A PROPOSED STREET AS SHOWN ON THE OFFICIAL MAP OR MAPS OF THE CITY;
- ☐ D. THE SUBDIVISION DOES NOT REQUIRE THE DEDICATION OF ANY LAND FOR STREET OR OTHER PUBLIC PURPOSES;
- ☐ E. EACH LOT IN THE SUBDIVISION MEETS THE FRONTAGE, WIDTH AND AREA REQUIREMENTS SET FORTH UNDER THE ZONING PROVISIONS OF THIS CODE, OR HAS BEEN GRANTED A VARIANCE FROM REQUIREMENTS BY THE BOARD OF ADJUSTMENT; AND
- ☐ F. ALL IMPROVEMENTS REQUIRED UNDER CHAPTER 7 OF THIS TITLE SHALL HAVE BEEN INSTALLED OR ASSURANCES GIVEN TO THE CITY THAT SAID REQUIRED IMPROVEMENTS WILL BE INSTALLED WITHOUT COST TO THE CITY AS PROVIDED FOR IN CHAPTER 3 OF THIS TITLE. (ORD. 4-11-79A, 4-24-1979)

Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992



CITY OF CEDAR HILLS

TO: Planning Commission
FROM: Kim E. Holindrake, City Recorder
DATE: December 1, 2009

Planning Commission Memorandum

SUBJECT: 2010 Meeting Schedule
APPLICANT PRESENTATION:
STAFF PRESENTATION: Greg Robinson, Assistant City Manager

BACKGROUND AND FINDINGS:

The Planning Commission needs to adopt their 2010 meeting schedule. The proposal is to meet on the fourth Thursday of each month but there are a few months that will be pushed to the fifth Thursday. Please note that the City Council meets on the first and third Tuesdays, and we try to not have two meetings in one week.

PREVIOUS LEGISLATIVE ACTION:

FISCAL IMPACT:

SUPPORTING DOCUMENTS:

RECOMMENDATION

To adopt the 2010 Schedule.

MOTION

To adopt the Planning Commission's 2010 meeting schedule, as proposed.

**CITY OF CEDAR HILLS
PUBLIC NOTICE OF REGULAR MEETINGS
FOR THE PLANNING COMMISSION
2010**

Pursuant to Utah Code Annotated, Section 52-4-202, the City of Cedar Hills, Utah, hereby gives notice that the Planning Commission will hold its regular meetings according to the following schedule starting at 7:00 p.m. at the Cedar Hills Public Safety Building, 3925 W Cedar Hills Drive, Cedar Hills, Utah.

<u>JANUARY</u>	28	7 p.m.
<u>FEBRUARY</u>	25	7 p.m.
<u>MARCH</u>	25	7 p.m.
<u>APRIL</u>	29	7 p.m.
<u>MAY</u>	27	7 p.m.
<u>JUNE</u>	24	7 p.m.
<u>JULY</u>	29	7 p.m.
<u>AUGUST</u>	26	7 p.m.
<u>SEPTEMBER</u>	30	7 p.m.
<u>OCTOBER</u>	28	7 p.m.
<u>NOVEMBER</u>	18	7 p.m.
<u>DECEMBER</u>	No Meeting	7 p.m.

Dated this 1st day of December, 2009.

Kim E. Holindrake, City Recorder