

Attachment A

7 Brew Coffee Location Map

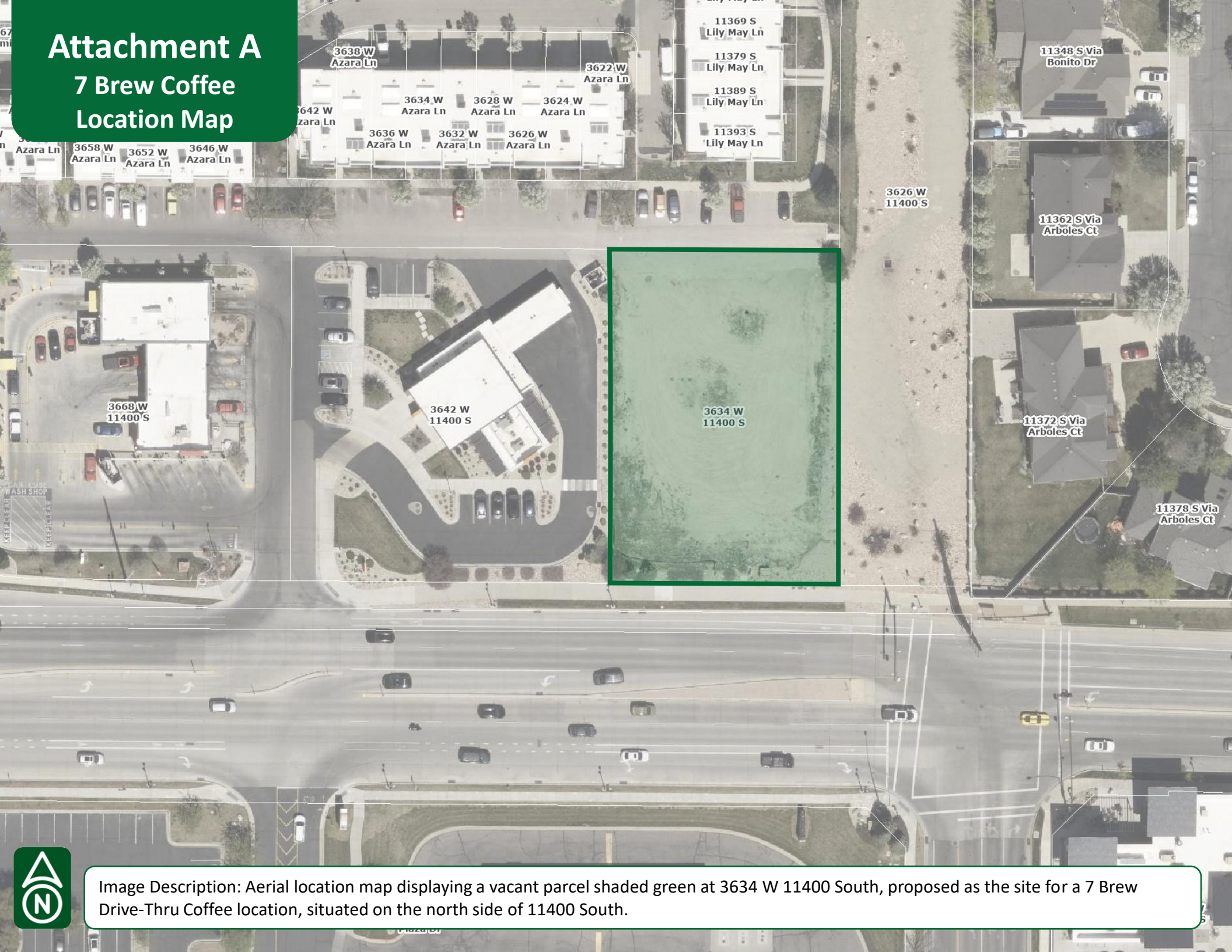


Image Description: Aerial location map displaying a vacant parcel shaded green at 3634 W 11400 South, proposed as the site for a 7 Brew Drive-Thru Coffee location, situated on the north side of 11400 South.

Attachment B

7 Brew Coffee

Zone Map

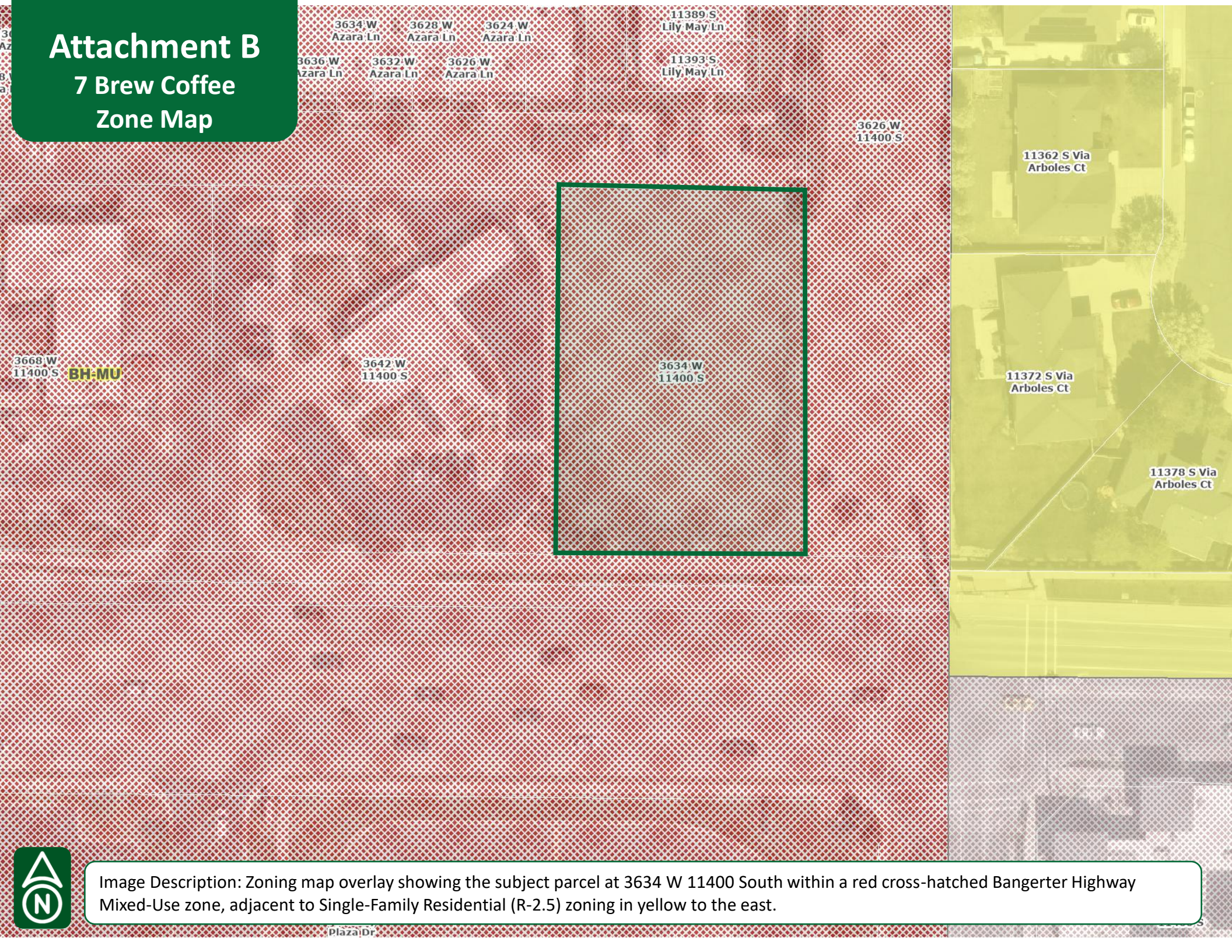


Image Description: Zoning map overlay showing the subject parcel at 3634 W 11400 South within a red cross-hatched Bangerter Highway Mixed-Use zone, adjacent to Single-Family Residential (R-2.5) zoning in yellow to the east.

7 Brew Coffee Notice Buffer

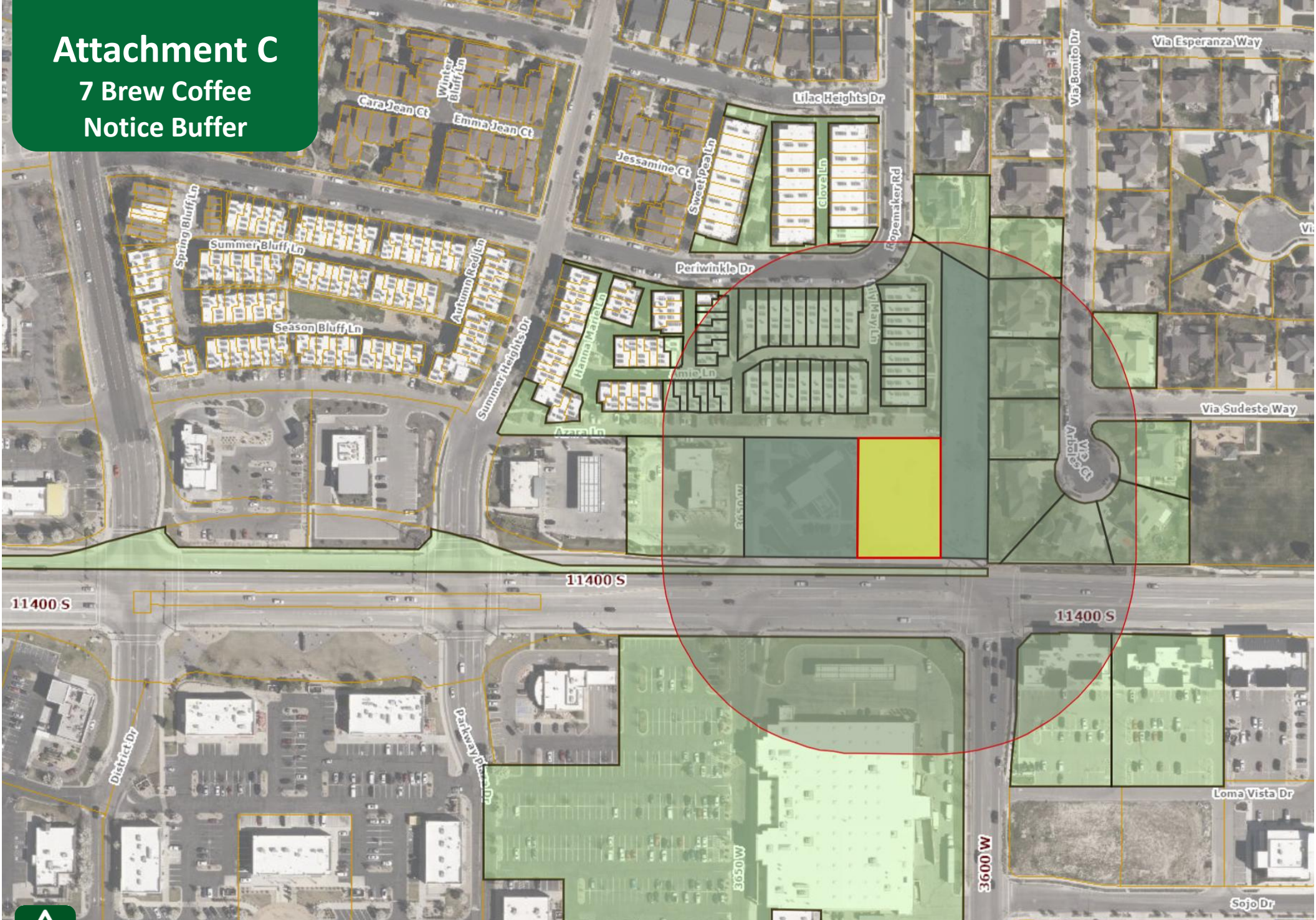
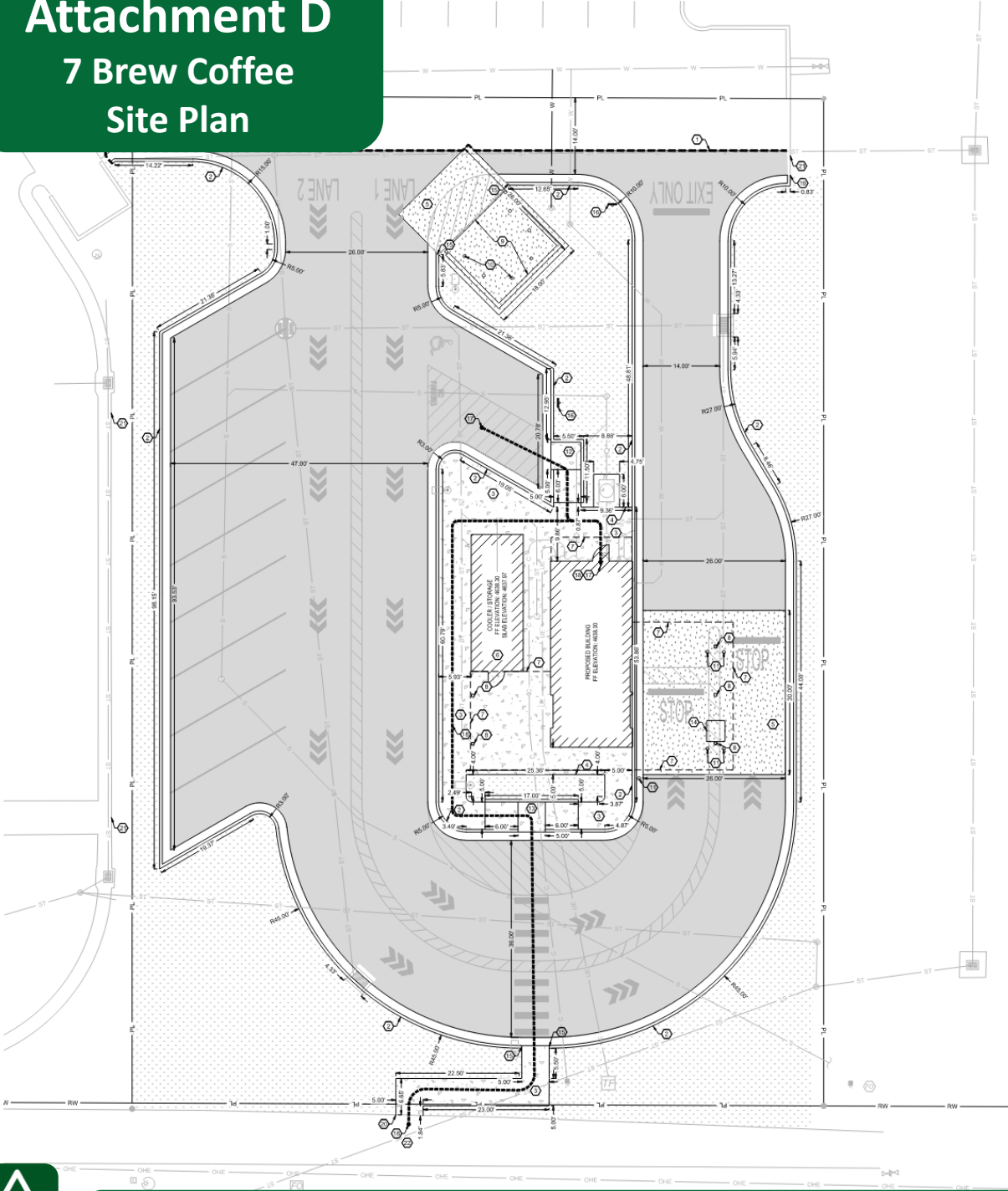


Image Description: Public notice buffer map displaying a circular notification radius around a yellow-shaded subject property at 3634 W 11400 South, showing surrounding green-shaded parcels that received public hearing notices.

Attachment D

7 Brew Coffee

Site Plan



HATCH LEGEND:

- ASPHALT PAVEMENT
PER DETAIL 2.06, SHEET C7.1.
- CONCRETE SIDEWALK
PER SIDEWALK DETAIL 2.02, SHEET C7.1.
- CONCRETE PAVEMENT
PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05, SHEET C7.1.
- LANDSCAPE AREA
REFER TO LANDSCAPE PLAN.

KEY NOTES:

- MATCH EXISTING PAVEMENT.
- CONCRETE CURB & GUTTER PER DETAIL 2.01, SHEET C7.1.
- SIDEWALK PER DETAIL 2.02, SHEET C7.1.
- EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOP/WALK EDGE DETAIL 2.04, SHEET C7.1.
- CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05, SHEET C7.1.
- REMOTE COOLER, INSTALLED ON 4" RECESSED CONCRETE PAD WITH THICKENED EDGE PER STRUCTURAL PLANS. SLAB DRAINAGE PER DETAIL 4.07, SHEET C7.2.
- BUILDING CANOPY OUTLINE.
- CANOPY COLUMN LOCATION, TYPICAL.
- TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL PLANS.
- 6" PIPE BOLLARD, TYPICAL PER DETAIL 2.10, SHEET C7.1.
- 3" PIPE BOLLARD, TYPICAL PER DETAIL 2.10, SHEET C7.1.
- MODIFIED TYPE 2 ADA CURB RAMP PER DETAIL 2.12, SHEET C7.1.
- TYPE 2 ADA CURB RAMP PER DETAIL 2.12, SHEET C7.1.
- CANVAS CRAFT WARMING HUT, PER ARCHITECTURAL PLANS.
- CURB TRANSITION PER DETAIL 2.15, SHEET C7.1.
- SIGN, SEE SHEET C6.1.
- ACCESSIBLE PATH FROM PARKING TO BUILDING.
- ACCESSIBLE PATH FROM PUBLIC TO BUILDING.
- CONNECT TO EXISTING CURB.
- CONNECT TO EXISTING SIDEWALK.
- EXISTING CURB, DO NOT DISTURB.
- EXISTING SIDEWALK, DO NOT DISTURB.

PROPOSED USE:

RESTAURANT WITH DRIVE THRU.

ZONING:

ZONING: BH MU BANGORER HIGHWAY MIXED USE

PARKING REQUIREMENTS:

REQUIRED: 1 SPACE PER 100 S.F. OF FLOOR AREA = 8 STALLS.

PROVIDED: 10 STALLS, 9 STANDARD AND 1 ADA.

DRIVE-THRU QUEUE STACKING REQUIREMENTS:

REQUIRED: 5 SPACES

PROVIDED: LANE 1 = 11 SPACES

LANE 2 = 13 SPACES

TOTAL = 24 SPACES

BUILDING AND LOT DATA:

PROJECT FOOTPRINT	23,240 S.F. =	0.53 ACRES
PROPOSED BUILDING (1 STORY) - RETAIL	=	510 S.F.
REMOTE COOLER	=	238 S.F.
CONSTRUCTION TYPE: V-B		

QUANTITIES:

CURB & GUTTER	=	1,800 L.F.
ASPHALT PAVEMENT	=	10,301 S.F.
8-INCH CONCRETE PAVEMENT	=	1,248 S.F.
4-INCH CONCRETE SIDEWALK	=	1,599 S.F.
LANDSCAPING	=	6,636 S.F.

STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA	=	1,536 S.F.
PRE-PROJECT PERVIOUS AREA	=	21,710 S.F.
TOTAL	=	23,246 S.F.
POST-PROJECT IMPERVIOUS AREA	=	16,610 S.F.
POST-PROJECT PERVIOUS AREA	=	6,636 S.F.
TOTAL	=	23,246 S.F.

NOTES:

IMPERVIOUS AND PERVIOUS SURFACE CALCULATIONS ARE BOUNDED BY THE PROPERTY LINES.



Image Description: Detailed engineering site plan for proposed 7 Brew drive-thru coffee shop showing building footprint, dual drive-thru ordering and stacking lanes, parking stalls, trash enclosure, and site layout data.

City Engineer

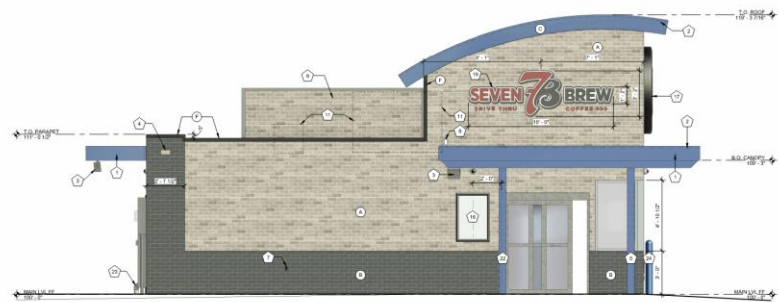


Attachment E

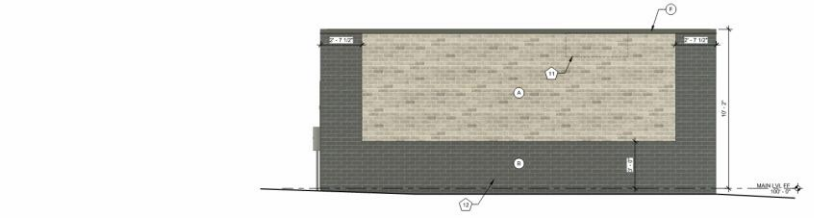
7 Brew Coffee Elevations



2 EXTERIOR ELEVATION - WEST W/ COOLER
3/8" = 1'-0"



1 EXTERIOR ELEVATION - WEST



2 COOLER ELEVATION - EAST
3/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST

