



**Project #18-032
Foothill Lofts
Located at 1300 North 1200 East**

REPORT SUMMARY...

Project Name: Foothill Lofts
Proponent/Owner: Bracken Atkinson / Laree K. Johnson Trust
Project Address: 1300 North 1200 East
Request: Subdivision & Design Review Permit
Current Zoning: MR-20 & NR-4
Date of Hearing: September 27, 2018
Type of Action: Quasi-Judicial
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **approve** a Subdivision and Design Review Permit for Project #18-032 Foothill Lofts, for 180 multi-family apartment units and 19 single-family building lots located at approximately 1300 North 1200 East; TIN #05-011-0004; -0005.

Land use adjoining the subject property

<i>North:</i>	NR-4: Residential Uses	<i>East:</i>	NR-4: Residential Uses
<i>South:</i>	PUB: Public Uses	<i>West:</i>	PUB: Public Uses

Background Information

This 19.36-acre property has historically been used for gravel extraction in association with the Legrand Johnson Construction Company. Over the past several years the business has essentially ceased operations on the site. The split zoning designations of Mixed Residential Medium (MR-20) and Suburban Neighborhood Residential (NR-4) was established in July of 2017 with the Logan City Council ORD# 17-17, approving 9.0 acres of MR-20 (180 dwelling units). Recently to the south of the site, two (2) LDS Chapels were constructed and to the north approvals were given for a 76-lot single family subdivision on approximately 26 acres. Utah State University owns and controls the properties located to the south and west of this project site.

Subdivision Permit

The Land Development Code (LDC) 17.40 requires subdivision permits in accordance with zoning district standards to ensure orderly development patterns, block connectivity and to preserve neighborhood character. In the NR-4 zone, building lots are required to be a minimum area of 10,000 SF and a minimum width of 90'. The maximum density in the NR-4 zone is four (4) homes per acre of land. The MR-20 does not require separate or sized building lots for each dwelling unit, rather demanding a maximum density of 20 units per acre of land and allowing an applicant to either place all the units in one lot or subdivide into multiple lots.

The applicant is requesting 19 single family lots for the NR-4 zoned section of the project site that meet the minimum lot size and width requirements of the LDC. The net density of the single-family lots, excluding the new streets, is 3.14 homes per acre of land. The average lot size is 0.32 acres. The proposal includes a 0.50 acre remaining parcel that is planned for storm-water detention facilities and open space amenities. The MR-20 portion of the project is shown as one 9.04 acre building lot containing all 180 multi-family units. The proposed 9.04 acre lot is 0.04 (1,742 SF) larger than the 9.0 acre MR-20 ordinance adopted in July 2017.

The LDC 17.30.190 requires that subdivisions with greater than 20 lots have at least three (3) street connections or stubs for future connections. With limited options for connectivity to the

east and north, the proposal includes two (2) street network expansions to the west and south. Additional blocks are created with this proposal by extending 1300 East north and westward and creating a new looping street eastward for the single-family portion of the project.

Design Review Permit

The LDC 17.43 requires Design Review Permit approvals for new multi-family developments to ensure high-quality designs and the enhancement of neighborhood character. This proposal includes townhome and stacked apartment building types. The two and three-story structures vary in unit sizes from 4 to 50. The smaller 4 & 24-unit buildings are placed around the perimeter with the two larger 50-unit buildings placed near the center creating a square-shaped site layout. Drive isles and parking lots are placed between and around the buildings. Much of the required parking is proposed in garages shown on the 50-unit and townhome buildings. The LDC 17.08.040 permits residential uses with a maximum occupancy of a family or no more than three (3) unrelated people within each dwelling unit inside the MR-20 zone. The MR-20 permits stacked apartment and townhome structure types as per LDC 17.08.030.

Setbacks

The Land Development Code (LDC) requirements for setbacks in the MR-20 zone are as follows (as measured from property lines):

Front:	10'
Front (opposite NR zones):	25'
Side:	8'
Rear:	10'
Rear (opposite NR zones):	25'
Parking:	10'

The following setbacks are proposed for the building(s) (as measured from the exterior property lines of the project site):

Front (West):	21'
Side (South):	19'
Side (North):	36'
Rear (East):	25'
Parking (West):	20'

As proposed, the project meets minimum setback requirements of the LDC.

Lot Coverage

The LDC 17.10.080 limits lot coverage at a maximum of 60% (building(s) footprint) in the MR-20 zone. The total project site is 9.04 acres (393,782 SF) in size with proposed building footprints at approximately 112,000 SF, lot coverage would equal 29%, complying with the requirements in the LDC.

Building Design & Orientation

The LDC 17.09.040 states that buildings shall be oriented with primary entrances and front facades facing the adjacent street or common courtyards unless unique site conditions prohibit it. Front facing garage(s) (measured from door edge to edge), located within the front half of the property, shall not exceed 50% of the total façade width. MR-20 zones are required to have minimum street-facing façade variations from adjacent and opposite buildings to enhance neighborhood character and visual interest. The LDC identifies eight (8) different categories and requires that at least four (4) out of the eight (8) be different. The eight (8) categories listed are color, materials, roofline, building height, fenestration, architectural style, articulation and porch design. The LDC 17.09.040 limits building length or width in the MR-20 zone to 175' along street frontages and 250' internal to the block. Buildings longer than 100' shall have at least one significant wall break that is 8' deep and 20' feet wide that runs the full height of the building.

The proposed townhomes have a clear primary entrance and front façade with porch features that are all oriented towards adjacent streets or the USU property to the south. The townhomes are less than 175' in length. The townhome buildings, other than building width, are proposed with identical street facing facades and would not meet the four (4) out of eight (8) LDC façade variation requirements. With the townhomes having garages on the non-street facing (rear) façades they would not be subjected to garage width requirements in the LDC. The 24-plex buildings are proposed with mirrored front facades that have primary entrances facing the new 1300 North street and are less than 175' in length. The two buildings are identical in design on the street facing façade and would not meet the four (4) out of eight (8) façade variation requirements as proposed. The 24-plex buildings do not contain garages on any façade. The two 50-plex buildings are U-shaped and mirrored to form a central courtyard that contains project swimming pool and sport court amenities. The 50-plex buildings are 195' in length. The primary entrances are located on the side or internal facades with outward facades containing garage doors. The three sides of the 50-plex building would be situated behind either the townhomes or 24-plex buildings and considered non-street facing facades. The west side of the 50-plex building is proposed with nothing between it and the new 1300 East street. This west façade of the 50-plex does not contain primary entrances and has garage doors that total approximately 65% of the façade width (128' garage door width to 195' building width). With a proposed dog park and futsal court and a building setback of approximately 85', the decision-making body may consider this a unique circumstance that would justify alternatives. As conditioned with adjustments in building length, wall breaks, building design, façade variation and garage width maximums, the project complies with the LDC.

Building Frontage & Site Layout

The LDC 17.07.090 requires that at least 60% of the property width along a street frontage contain building(s) width. This requirement enhances neighborhood character by placing high-quality architecture that frames streets, reduces the visual prominence of asphalt parking lots and improves walk-ability and pedestrian access along the streets. The LDC 17.09.040 states that new buildings should be placed near the street. LDC 17.31.080 prohibits parking lots to be located between the building and the street. The proposed project site contains three street frontages along 1200 E, 1300 E and 1300 N. Buildings are generally placed along the perimeter near street frontages. Three parking lots are proposed in locations that are between a street and a building. The proposed building layouts show building(s) width at less than 60% in relation to the overall property width along the street frontages of 1200 East, 1300 North and 1300 East. As conditioned with minimum building width along street frontages at 60% and parking lots removed from areas between the building and street the project complies with the LDC.

Pedestrian Circulation

The LDC 17.30.160 requires pedestrian circulation throughout surface parking lots within a project and from buildings to the adjacent streets. Pedestrian circulation should take a predominate role and be done in a safe and convenient manner that results in a well-connected sidewalk network. The site layout generally shows good pedestrian sidewalk connectivity between buildings, amenities and parking lots but does not show convenient connections to the surrounding streets. As conditioned with additional sidewalk connections between buildings and adjacent streets, the proposed project meets the requirements in the LDC.

Parking Stall Requirements

The LDC 17.31.040 requires two (2) parking stalls per every dwelling unit. Bicycle racks are also required for multi-family developments. The proposal includes a total of 389 parking stalls located within garages, driveways and parking lots at a ratio of 2.1 parking stalls per dwelling unit. As conditioned with a minimum of 360 parking stalls and bike racks, the project meets the parking requirements in the LDC.

Open Space

The LDC 17.07.090 requires 20% open space and an additional 10% useable outdoor space of the project site. The LDC 17.28 generally describes open space as native vegetation or landscaped areas, while useable outdoor space is typically decks, patios and other similar amenities. The nine (9) acre site (392,040 SF) would require 78,408 SF of landscaping and 39,204 SF of usable outdoor space for a total of 117,612 SF of open area. As proposed, the site plan shows approximately 150,000 SF of landscaping and open space areas. As conditioned with a minimum of 117,612 SF of open space, the project complies with the LDC.

Landscaping

The LDC 17.32 requires minimum landscaping for overall visual aesthetics, ecological reasons, visual screening, shading purposes and enhancement of the outdoor experience. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per acre of land in the MR-20 zone. For nine (9) acres, 180 trees and 450 shrubs, flowers and ornamental plants would be required as per the LDC. The proposed project shows only conceptual landscaping areas without plant material. As conditioned with a detailed landscaping plan meeting minimum plant numbers, the project complies with the LDC.

Lighting

The LDC 17.30.090 requires adequate lighting that adds aesthetic quality and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits freestanding pole height to 32 feet and luminaire fixtures on buildings and canopies to be concealed source, down-cast and shielded from neighboring properties. Light measurements are required to range between 0.5 – 4.0 foot candles, so areas are sufficiently safe, but not excessively bright. As submitted, no exterior lighting has been shown. As conditioned, the project meets the requirements of the LDC.

Staff Summary

The Planning Commission will need to consider the overall scale and context of the project site, including the proximity to the single-family areas to the east, prior to requiring code compliance. The issues for consideration that could impact compliance with other issues are building placement and orientation, building width in relation to street frontage, parking lot placement, garage widths as compared to building widths, wall breaks, setbacks, landscaping and amenity placement. Staff finds that full code compliance is possible for this project, but considering the unique circumstances of the site and the adjacent neighborhood preferences along with the proposed building structure types, limited adjustments could be considered acceptable as per LDC allowances.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Environmental	• Water
• Fire	• Engineering

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comments have been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 9/16/18, posted on the City’s website and the Utah Public Meeting website on 9/20/18 and mailed out to adjacent property owners within 300’ on 9/7/18.

RECOMMENDED CONDITIONS OF APPROVAL

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.

1. All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.
2. The subdivision boundary shall be adjusted and reduced so that the MR-20 zoned property is no larger than 9.0 acres.
3. Nineteen (19) single family building lots are approved with this subdivision. The area labeled as "Open Space Parcel B" shall only contain landscaping or accessory subdivision amenities such as park play structures and equipment.
4. The final plat for the subdivision shall be recorded within one year unless an extension of time is granted as per LDC.
5. The multi-family building heights shall be limited in 35' as measured and defined in the LDC.
6. The multi-family buildings shall have a maximum occupancy of one family or no more than three (3) unrelated people within each dwelling unit.
7. Buildings adjacent to streets shall be limited to 175' in length. Buildings internal to the site shall be limited to 250' in length.
8. Building adjacent to streets longer than 100' shall have one (1) significant wall break that is at least 8' in depth and 20' in width and continue the entire height of the building.
9. No two adjacent buildings shall have the same street facing façade design and must vary at least four (4) out of the eight (8) design categories listed in the LDC 17.09.040.
10. Buildings placed adjacent to streets shall be oriented with primary entrances and front facades oriented towards the street.
11. Garages along street frontages facing towards the adjacent street shall be limited in width to no more than 50% in relation to the overall building width.
12. The collective building(s) width along a street frontage in relation to the property width shall be a minimum of 60%.
13. Surface parking lots shall not be positioned in areas between a street and a building.
14. All buildings placed adjacent to streets shall have convenient sidewalks connecting the building and the street. Convenient pedestrian circulation shall be created throughout the interior of the project.
15. A minimum of 360 parking stalls shall be provided. Bike racks shall be provided.
16. A performance landscaping plan, prepared in accordance with §17.32 of the LDC, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
 - a) Street trees along all adjacent streets provided every thirty (30) feet on center unless otherwise noted by the City Forrester.
 - b) Open Space and Useable Outdoor areas shall total a minimum of 117,612 SF.
 - c) A total number 180 trees and 450 shrubs, perennials and grasses shall be provided. 25% of the trees shall be evergreen.
17. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
18. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
19. Exterior lighting, including gas canopy lighting, shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
20. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
21. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
22. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:

a. Environmental—contact 716-9760

- Change placement of enclosures so the trucks can collect in a counter clockwise direction when entering from the south west corner of the development. SW enclosure can be placed across the street so that it faces north. SE enclosure can be placed across the street so that it faces west. NE enclosure can be placed across the street so it faces south. NW enclosure placement is ok.
- Because the enclosures do not face the entrances, gates are not required. This will also speed the collection process up so that the entrances are not blocked by the collection vehicles longer than necessary.
- The minimum 60 ft. straight on access will be met by using the roads as the access.
- Minimum inside measurement for a double enclosure without gates is 22 ft. wide and 10 ft. deep. Place bollards in the back and on the corners of enclosures to help protect walls.
- The projected volume for 180 units, 8 to 9 garbage dumpsters would be required, collected once per week. To overcome this large number of dumpsters, we will need to collect the garbage dumpsters twice per week and the recycle dumpsters once per week.

b. Water—contact 716-9622

- The buildings that are three stories tall or taller (above grade) must have a DC (ASSE1015) installed and tested on the water main as it enters the building/s before any branch offs or connections.
Any landscape irrigation connected to Logan City water must have a high hazard backflow assembly installed and tested.
All backflow assemblies must be tested within 10 days of turning in water to them.
- Fire suppression systems connected to Logan City water must have a minimum DC (ASSE1015) installed and tested. Fire risers and B/F assemblies must be installed as per Logan City standards.
- All points of use of water must comply with the 2015 IPC and State of Utah Amendments, during and after construction. (Such as construction use, swimming pool & hot tub etc.)

c. Engineering – contact 716-9160

- Must comply with current Storm Water Design Standards. This includes implementation of retention of the 90% storm event onsite and the implementation of LID practices throughout the development. This also requires a SWPPP and NOI from the State.
- Provide water shares or an in-leu fee for increased demand to City system (per Land Development Code).
- All utilities in private roads/right of ways shall be privately owned, maintained and repaired/replaced by developer.
- Southeast private access to 1200 East shall align with Stadium Drive on west side of 1200 East
- 1300 North is a boundary between water pressure zones. City suggests connecting to the south pressure zone to get higher pressures. This will require looping water lines from development back to this zone or relocating existing pressure reducing valve to 1300 North. All fire flow will have to be from the south pressure zone.
- Provide a Geotech report with California Bearing Ratio to determine required pavement section. The minimum pavement section shall consist of 3" asphalt, 4" untreated base course and 12" granular borrow.
- Provide all necessary private utility agreements and storm water agreement.
- All agreements and water shares shall be provided to City prior to plat recording or issuance of building permits.

- Construct all improvements along 1200 East.
 - Provide a 16' Public Access Easement along 1200 East frontage (similar to requirements for Sugar Plum Subdivision).
- d. Fire – contact 716-9515
- Fire Apparatus Access, Fire Hydrants, Fire Sprinklers and Fire Alarms will be required.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW PERMIT

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the conditioned building design, site layout, materials, landscaping, building orientation, heights and setbacks.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The proposed project provides adequate open space and useable outdoor space in conformance with Title 17.
4. The proposed project provides off-street parking in compliance with the LDC..
5. The project meets the goals and objectives of the MR-20 designation within the Logan General Plan by providing high quality projects designed in way for easy circulation of both pedestrian and vehicles.
6. The proposed project complies with maximum height, density and building design standards and is in conformance with Title 17.
7. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
8. The surrounding streets provide access, utilities and are adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



APPLICATION FOR PROJECT REVIEW

Planning Commission Land Use Appeal Board Administrative Review

Date Received 8-27-18	Received By RH	Receipt Number	Zone NR/MR	Application Number PC 18-032
Type of Application (Check all that apply): <input checked="" type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____				
PROJECT NAME THE FOOTHILL LOFTS \$1900				
PROJECT ADDRESS 1300 N 1200 EAST			COUNTY PLAT TAX ID # 05 011 000A 0005	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) BRADEN ATKINSON			MAIN PHONE # 435-755-2016	
MAILING ADDRESS CITY STATE ZIP 595 S. RIVERWOODS PKWY STE 400 LOGAN UT 84321				
EMAIL ADDRESS B.ATKINSON@NETWASATCH.COM				
PROPERTY OWNER OF RECORD (Must be listed) LAREE K JOHNSON TRUST			MAIN PHONE # 435-757-8725 SYDNEY SACKETT	
MAILING ADDRESS CITY STATE ZIP P.O. Box 3326 LOGAN UT 84321				
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) 180-UNIT APARTMENT PROJECT LOCATED ADJACENT TO NEW 19-LOT SUBDIVISION.				Total Lot Size (acres) 9/11
				Size of Proposed New Building (square feet)
				Number of Proposed New Units/Lots 180 UNITS
- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -				
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.			Signature of Property Owner's Authorized Agent 	
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.			Signature of Property Owner 	

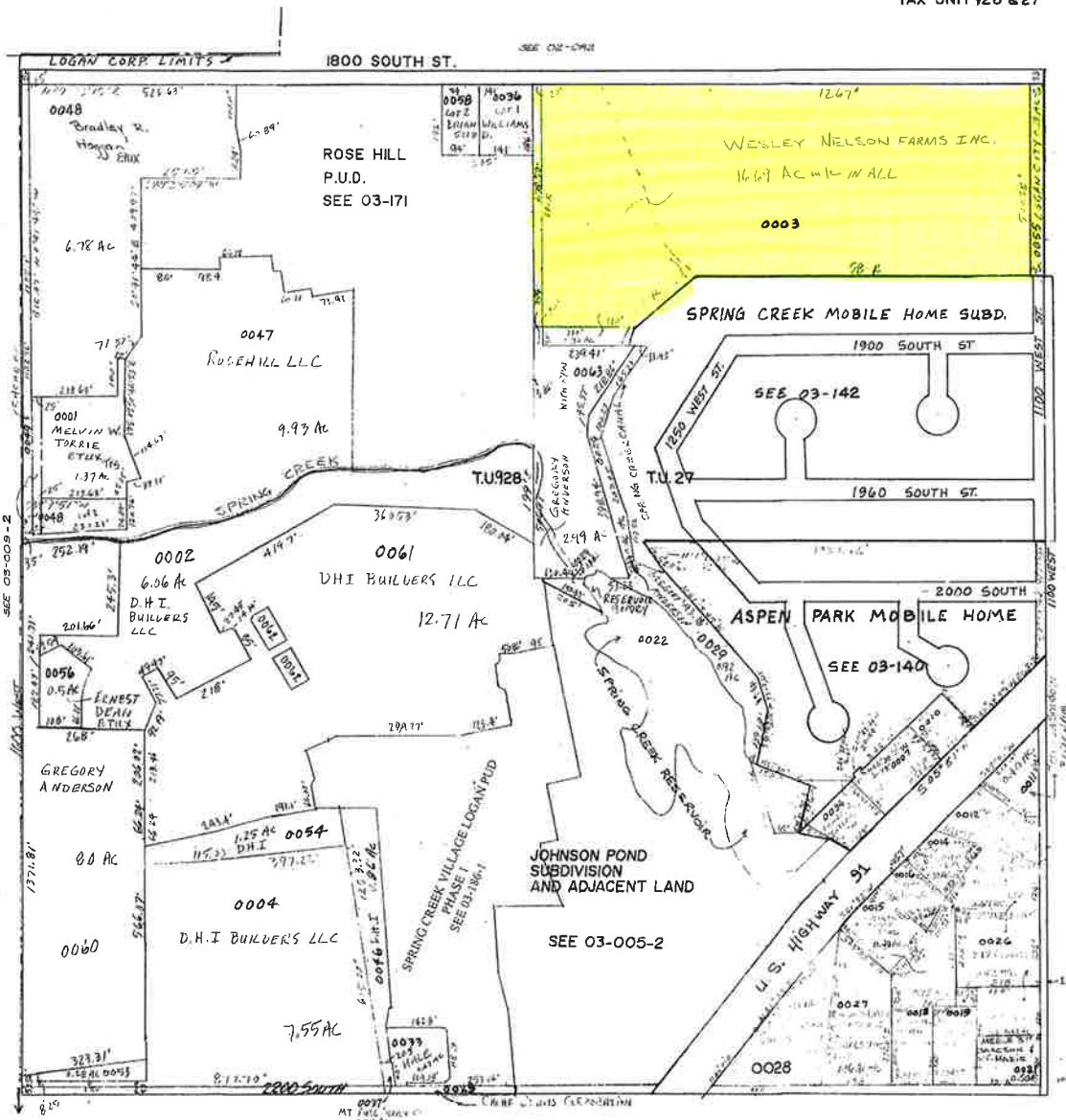
NW⁴ Section 17 Township 11 North Range 1 East

Scale 1 Inch = 3 CHAINS

03-005

- 1 -

TAX UNIT 928 & 27



E. 4 Section 26 Township 12 North Range 1 East

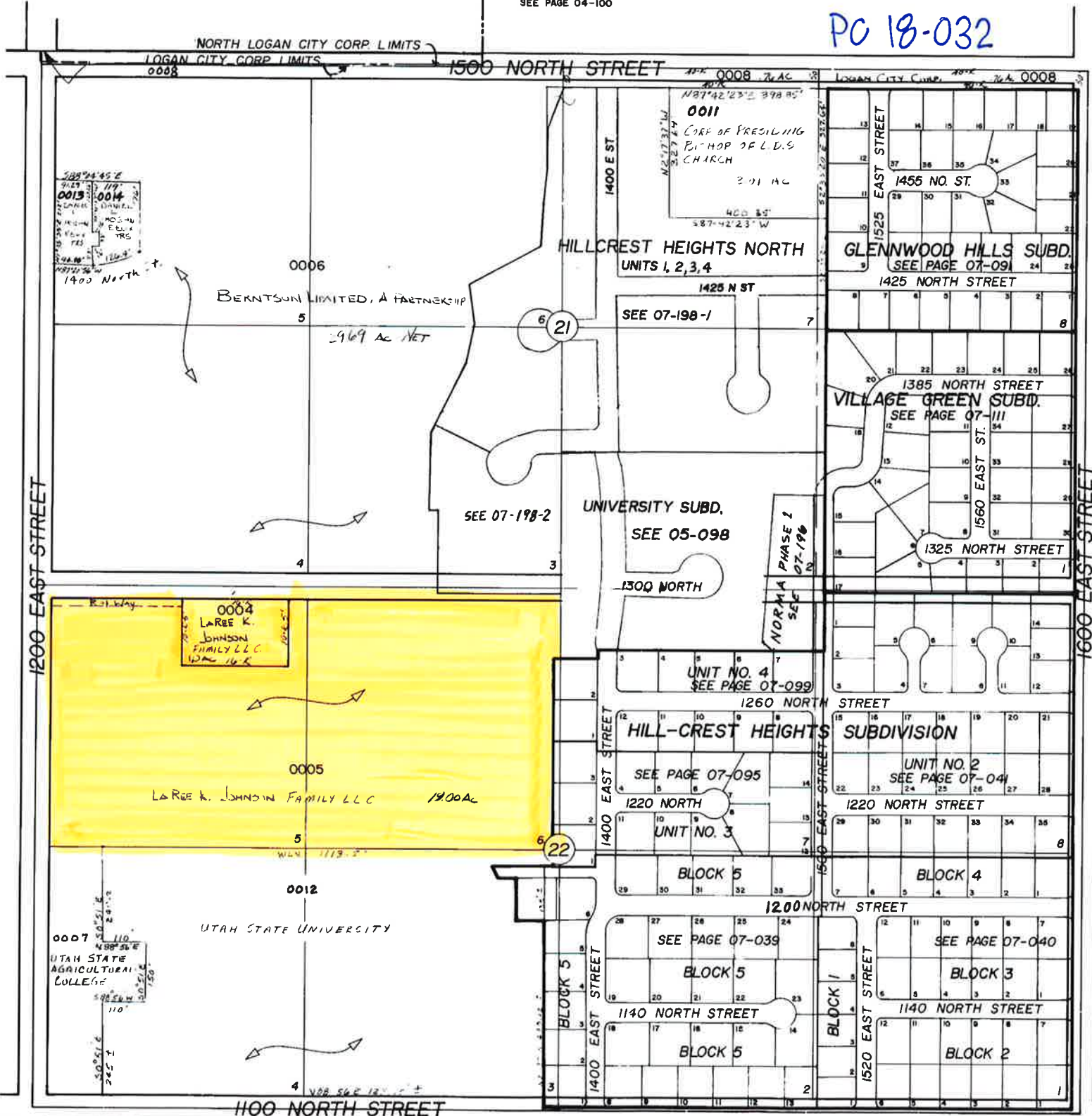
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TAX UNIT 27

PART OF BLK'S 21 and 22, PLAT "G" LOGAN FARM SURVEY

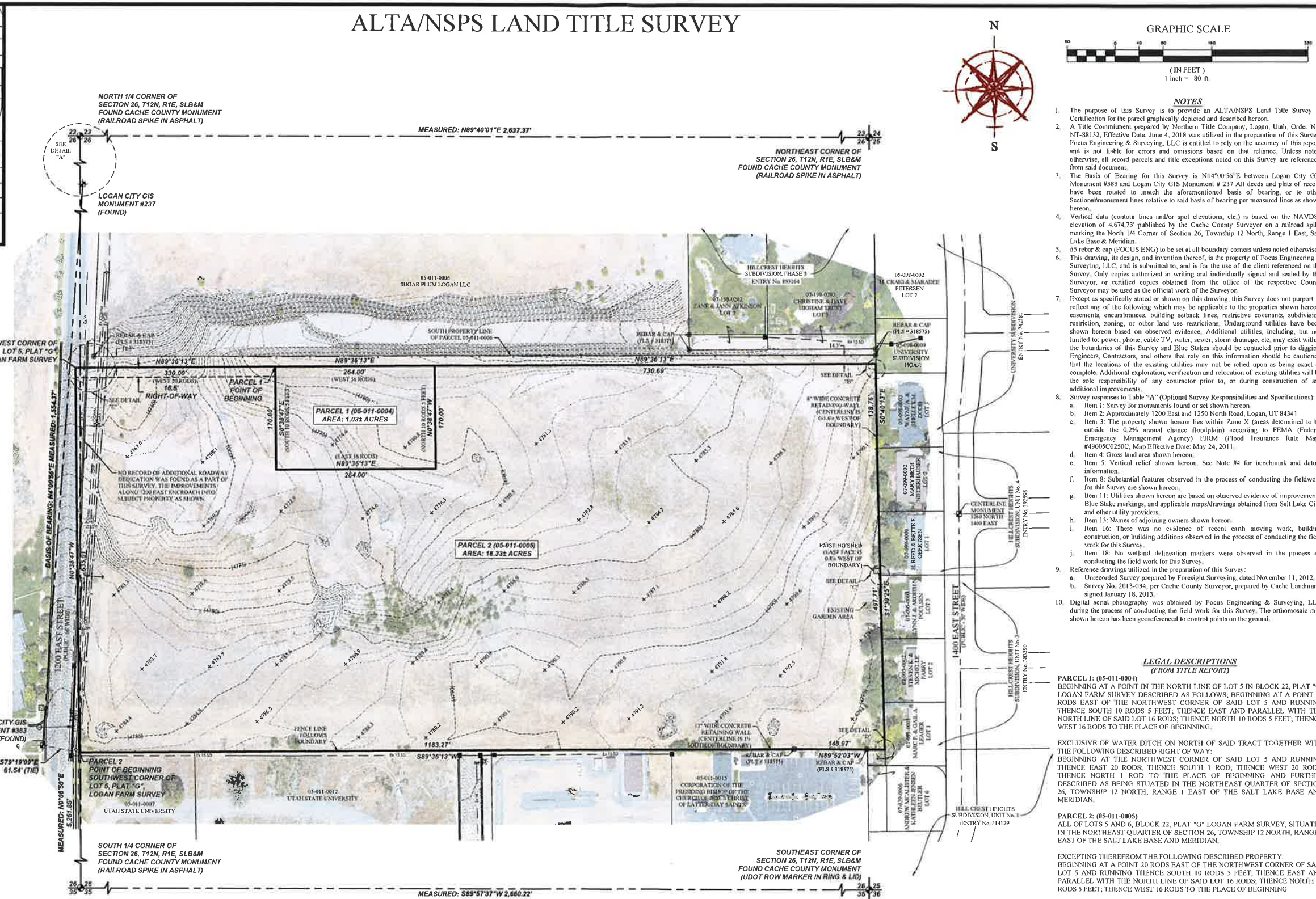
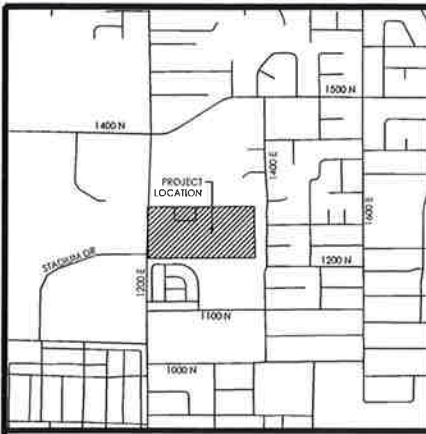
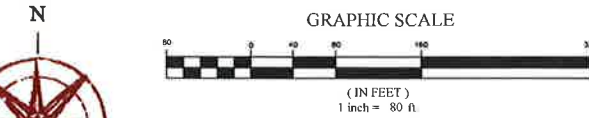
SEE PAGE 04-100

PC 18-032



SEE PAGE 06-013

ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP

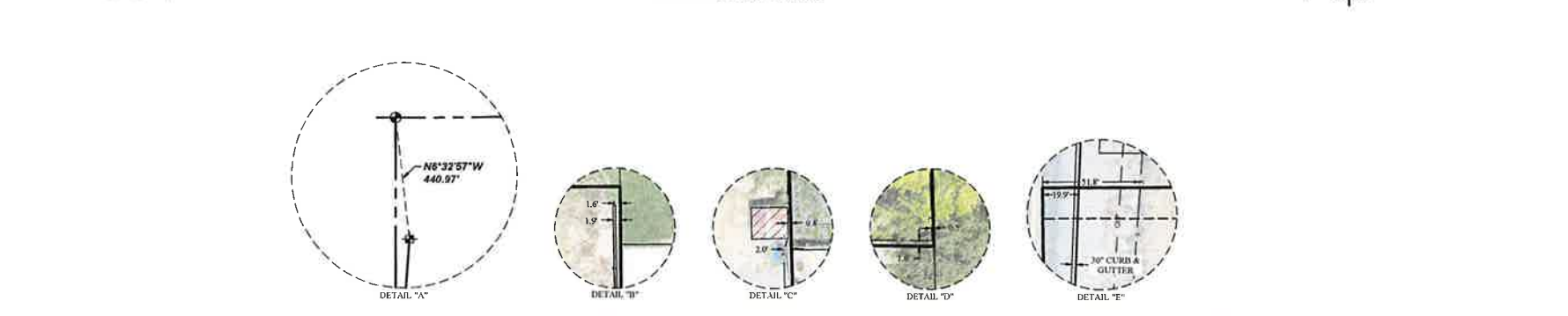
SURVEY DESCRIPTIONS
PARCEL 1: (05-011-0004)
A portion of the NE1/4 of Section 26, Township 12 North, Range 1 East, Salt Lake Base & Meridian, also being a part of Lot 5, Plat "G", Logan Farm Survey, more particularly described as follows:
Beginning at a point located N89°36'13"E 330.00 feet from the Northwest Corner of Lot 5, Plat "G", Logan Farm Survey, said lot corner being located S79°19'23"E 61.54 feet and N00°38'47"W 635.01 feet from Logan City GIS Monument #383; thence N89°36'13"E 264.00 feet; thence S00°38'47"E 170.00 feet; thence S89°36'13"W 264.00 feet; thence N00°38'47"W 170.00 feet to the point of beginning.
Contains: 1.03 acres +/-

PARCEL 2: (05-011-0005)
A portion of the NE1/4 of Section 26, Township 12 North, Range 1 East, Salt Lake Base & Meridian, also being a part of Lots 5 & 6, Plat "G", Logan Farm Survey, more particularly described as follows:
Beginning at the Southwest Corner of Lot 5, Plat "G", Logan Farm Survey, said lot corner being located S79°19'23"E 61.54 feet from Logan City GIS Monument #383; thence N00°38'47"W 635.01 feet to the Northwest Corner of said Lot, thence N89°36'13"E 330.00 feet; thence S00°38'47"E 170.00 feet; thence N89°36'13"E 264.00 feet; thence N00°38'47"W 170.00 feet; thence N89°36'13"E 730.69 feet to the west line of UNIVERSITY SUBDIVISION; according to the Official Plat thereof on file in the office of the Cache County Recorder as Entry No. 742581; thence S00°40'13"E along said west line 138.76 feet to the northwest corner of HILLCREST HEIGHTS SUBDIVISION, UNIT No. 4, according to the Official Plat thereof on file in the office of the Cache County Recorder as Entry No. 392598; thence S01°30'25"E along the west line of said subdivision and along the west line of HILLCREST HEIGHTS SUBDIVISION, UNIT No. 3, according to the Official Plat thereof on file in the Office of the Cache County Recorder as Entry No. 383590, 497.71 feet; thence N89°52'03"W 148.97 feet; thence S89°36'13"W 1,183.27 feet to the point of beginning.
Contains: 18.33 acres +/-

SCHEDULE B-SECTION II EXCEPTIONS
Exceptions #1-8
Contain no plottable descriptions.
Exception #9
NOTICE OF DEVELOPMENT RESTRICTIONS
Dated: March 31, 2014
Recorded: April 4, 2014
Entry No.: 1104848
Book/Page: 1804/1063
Description in exception document match record descriptions of Parcel 1 & 2.
Exception #10
SUBDIVISION PERMIT
Dated: May 17, 2018
Recorded: June 12, 2018
Entry No.: 1197500
Book/Page: 2023/1323
Description in exception document match record descriptions of Parcel 2.
Exception #11-12
Contain no plottable descriptions.

LEGEND

[Symbol]	EXIST. CONTOUR MAJOR
[Symbol]	EXIST. CONTOUR MINOR
[Symbol]	EXIST. STORM DRAIN
[Symbol]	EXIST. CULINARY WATER
[Symbol]	EXIST. NATURAL GAS
[Symbol]	EXIST. COMMUNICATIONS
[Symbol]	EXIST. OVERHEAD POWER
[Symbol]	EXIST. FENCE
[Symbol]	SECTION MONUMENT (FOUND)
[Symbol]	CITY MONUMENT (FOUND)
[Symbol]	REBAR & CAP (FOUND)
[Symbol]	EXIST. SD INLET, MANHOLE & COMBO BOX
[Symbol]	EXIST. SEWER MANHOLE
[Symbol]	EXIST. WATER VALVE & WATER METER
[Symbol]	EXIST. FIRE HYDRANT
[Symbol]	EXIST. POWER POLE WITH GUY LINE
[Symbol]	EXIST. COMMUNICATIONS BOX
[Symbol]	EXIST. SPOT ELEVATION
[Symbol]	ENTRY No. PER CACHE COUNTY RECORDS
[Symbol]	XX-XXX-XXXX
[Symbol]	CACHE COUNTY PARCEL No.
[Symbol]	LIMITS OF ASPHALT PAVEMENT
[Symbol]	LIMITS OF CONCRETE



- NOTES**
- The purpose of this Survey is to provide an ALTA/NSPS Land Title Survey & Certification for the parcel graphically depicted and described herein.
 - A Title Commitment prepared by Northern Title Company, Logan, Utah, Order No. NT-58132, Effective Date: June 4, 2018 was utilized in the preparation of this Survey. Focus Engineering & Surveying, LLC is entitled to rely on the accuracy of this report, and is not liable for errors and omissions based on that reliance. Unless noted otherwise, all record parcels and title exceptions noted on this Survey are referenced from said document.
 - The Basis of Bearing for this Survey is N04°00'56"E between Logan City GIS Monument #383 and Logan City GIS Monument #237 All deeds and plats of record have been rotated to match the aforementioned basis of bearing, or to other Sectional/Monument lines relative to said basis of bearing as shown hereon.
 - Vertical data (contour lines and/or spot elevations, etc.) is based on the NAVD89 elevation of 4,674.73' published by the Cache County Surveyor on a railroad spike marking the North 1/4 Corner of Section 26, Township 12 North, Range 1 East, Salt Lake Base & Meridian.
 - Rebar & cap (FOCUS ENG) to be set at all boundary corners unless noted otherwise.
 - This drawing, its design, and invention thereof, is the property of Focus Engineering & Surveying, LLC, and is submitted to, and is for the use of the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor, or certified copies obtained from the office of the respective County Surveyor may be used as the official work of the Surveyor.
 - Except as specifically stated or shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encroachments, building setbacks, restrictive covenants, subdivision restrictions, zoning, or other land use restrictions. Underground utilities have been shown hereon based on observed evidence. Additional utilities, including, but not limited to: power, phone, cable TV, water, sewer, storm drainage, etc. may exist within the boundaries of this Survey and Blue Stakes should be contacted prior to digging. Engineers, Contractors, and others that rely on this information should be cautioned that the locations of the existing utilities may not be relied upon as being exact or complete. Additional discovery, identification and relocation of existing utilities will be the sole responsibility of any contractor prior to, or during construction of any additional improvements.
 - Survey responses to Table "A" (Optional Survey Responsibilities and Specifications):
 - Item 1: Survey for monuments found or set shown hereon.
 - Item 2: Approximately 1200 East and 1250 North Road, Logan, UT 84341
 - Item 3: The property shown hereon lies within Zone X (areas determined to be outside the 2% annual chance floodplain) according to FEMA (Federal Emergency Management Agency) FIRM (Flood Insurance Rate Map) #49005C0250C, Map Effective Date: May 24, 2011.
 - Item 4: Gross land area shown hereon.
 - Item 5: Vertical relief shown hereon. See Note #4 for benchmark and datum information.
 - Item 6: Substantial features observed in the process of conducting the fieldwork for this Survey are shown hereon.
 - Item 7: Utilities shown hereon are based on observed evidence of improvements, Blue Stake markings, and applicable maps/drawings obtained from Salt Lake City and other utility providers.
 - Item 8: Names of adjoining owners shown hereon.
 - Item 9: There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork for this Survey.
 - Item 10: No wetland delineation markers were observed in the process of conducting the fieldwork for this Survey.
 - Reference drawings utilized in the preparation of this Survey:
 - Unrecorded Survey prepared by Foresight Surveying, dated November 11, 2012.
 - Survey No. 2013-034, per Cache County Surveyor, prepared by Cache Landmark, signed January 18, 2013.
 - Digital aerial photography was obtained by Focus Engineering & Surveying, LLC during the process of conducting the fieldwork for this Survey. The orthorectified map shown hereon has been georeferenced to control points on the ground.

LEGAL DESCRIPTIONS
(FROM TITLE REPORT)
PARCEL 1: (05-011-0004)
BEGINNING AT A POINT IN THE NORTH LINE OF LOT 5 IN BLOCK 22, PLAT "G" LOGAN FARM SURVEY DESCRIBED AS FOLLOWS; BEGINNING AT A POINT 20 RODS EAST OF THE NORTHWEST CORNER OF SAID LOT 5 AND RUNNING THENCE SOUTH 10 RODS 5 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT 16 RODS; THENCE NORTH 10 RODS 5 FEET; THENCE WEST 16 RODS TO THE PLACE OF BEGINNING.
EXCLUSIVE OF WATER DITCH ON NORTH OF SAID TRACT TOGETHER WITH THE FOLLOWING DESCRIBED RIGHT OF WAY:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5 AND RUNNING THENCE EAST 20 RODS; THENCE SOUTH 1 ROD; THENCE WEST 20 RODS; THENCE NORTH 1 ROD TO THE PLACE OF BEGINNING AND FURTHER DESCRIBED AS BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

PARCEL 2: (05-011-0005)
ALL OF LOTS 5 AND 6, BLOCK 22, PLAT "G" LOGAN FARM SURVEY, SITUATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.
EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT A POINT 20 RODS EAST OF THE NORTHWEST CORNER OF SAID LOT 5 AND RUNNING THENCE SOUTH 10 RODS 5 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT 16 RODS; THENCE NORTH 10 RODS 5 FEET; THENCE WEST 16 RODS TO THE PLACE OF BEGINNING.
SUBJECT TO THE FOLLOWING DESCRIBED RIGHT OF WAY:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5 AND RUNNING THENCE EAST 20 RODS; THENCE SOUTH 1 ROD; THENCE WEST 20 RODS; THENCE NORTH 1 ROD TO THE PLACE OF BEGINNING.

SURVEY CERTIFICATE
To: Wasatch Acquisitions and Capital, Inc.; Old Republic National Title Insurance Company; Northern Title Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 8, 11, 13, 16 & 18 of Table A thereof. The fieldwork was completed on July 12, 2018.

Spencer W. Llewellyn
Professional Land Surveyor
License No. 10516507
Date of Plat or Map: 7/30/18
Scale: 1"=80'
Drawn: BCD
Job #: 18-053
Sheet: 1 OF 1

FOCUS
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 522-0075
www.focusutah.com

ALTA/NSPS LAND TITLE SURVEY
LOCATION: NE1/4 OF SECTION 26, T12N, R1E, S1B&M
LOGAN CITY, UTAH
PROPERTY OF: JANICE J. SACKETT TRUST, MAX L. JOHNSON TRUST & THE LAREE K. JOHNSON FAMILY LLC
PREPARED FOR: WASATCH ACQUISITIONS AND CAPITAL, INC.

REVISION BLOCK

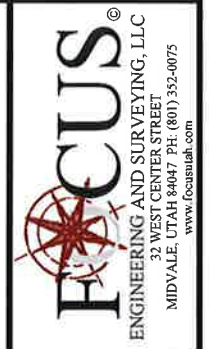
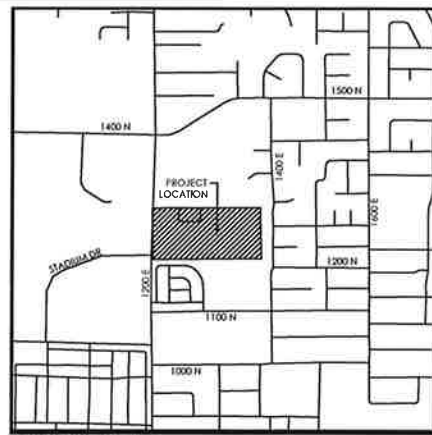
NO.	DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY
Scale: 1"=80' Drawn: BCD
Date: 7/30/18 Job #: 18-053
Sheet: 1 OF 1

FOOTHILL LOFTS

PRELIMINARY PLAT

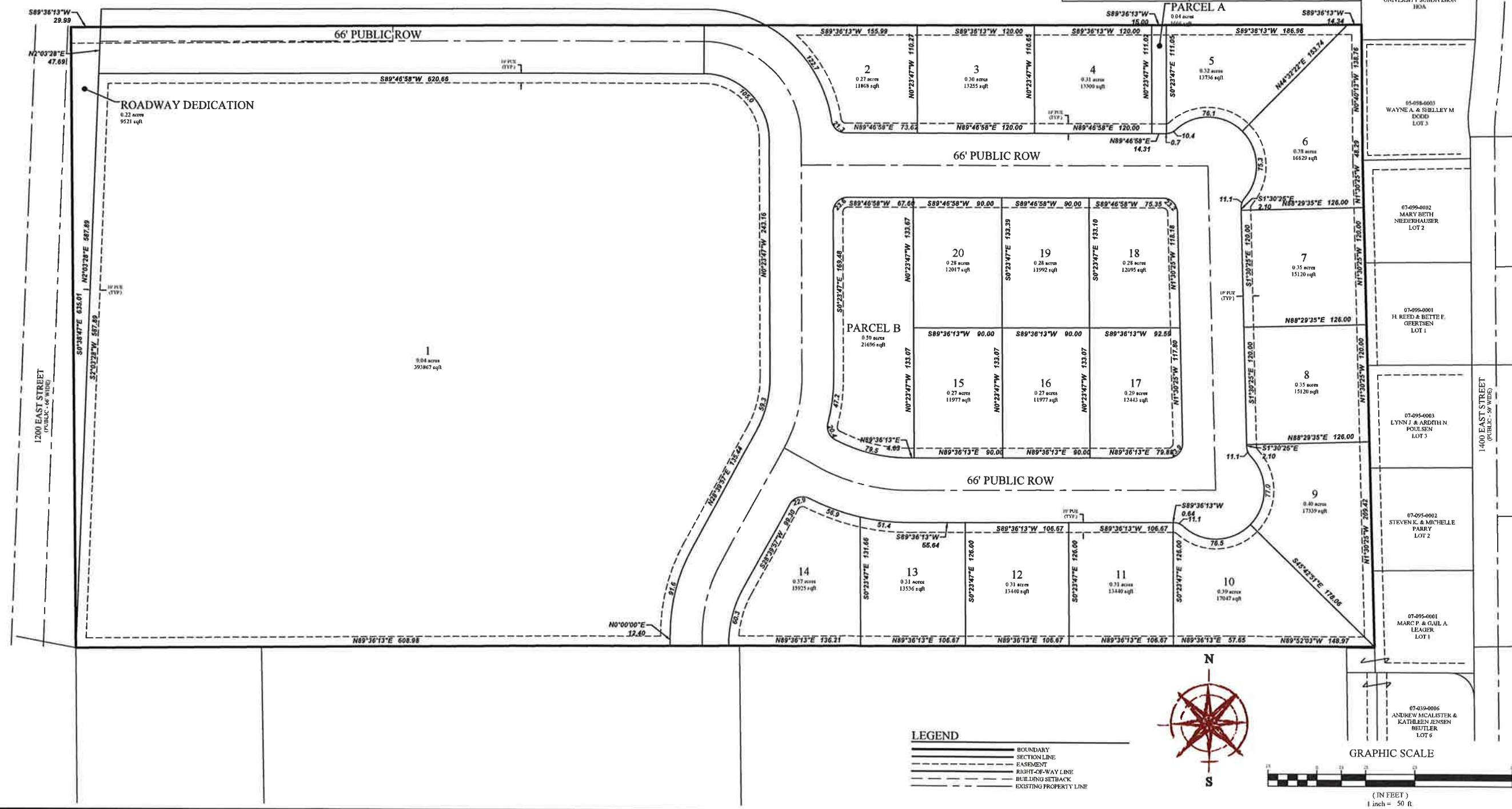
LOCATED IN THE NE1/4 OF SECTION 26, TOWNSHIP 12 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN



FOOTHILL LOFTS

LOGAN, UTAH

PRELIMINARY PLAT



NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

PRELIMINARY PLAT

Scale: 1"=50'
Date: 08/27/2018
Sheet: C-2.1

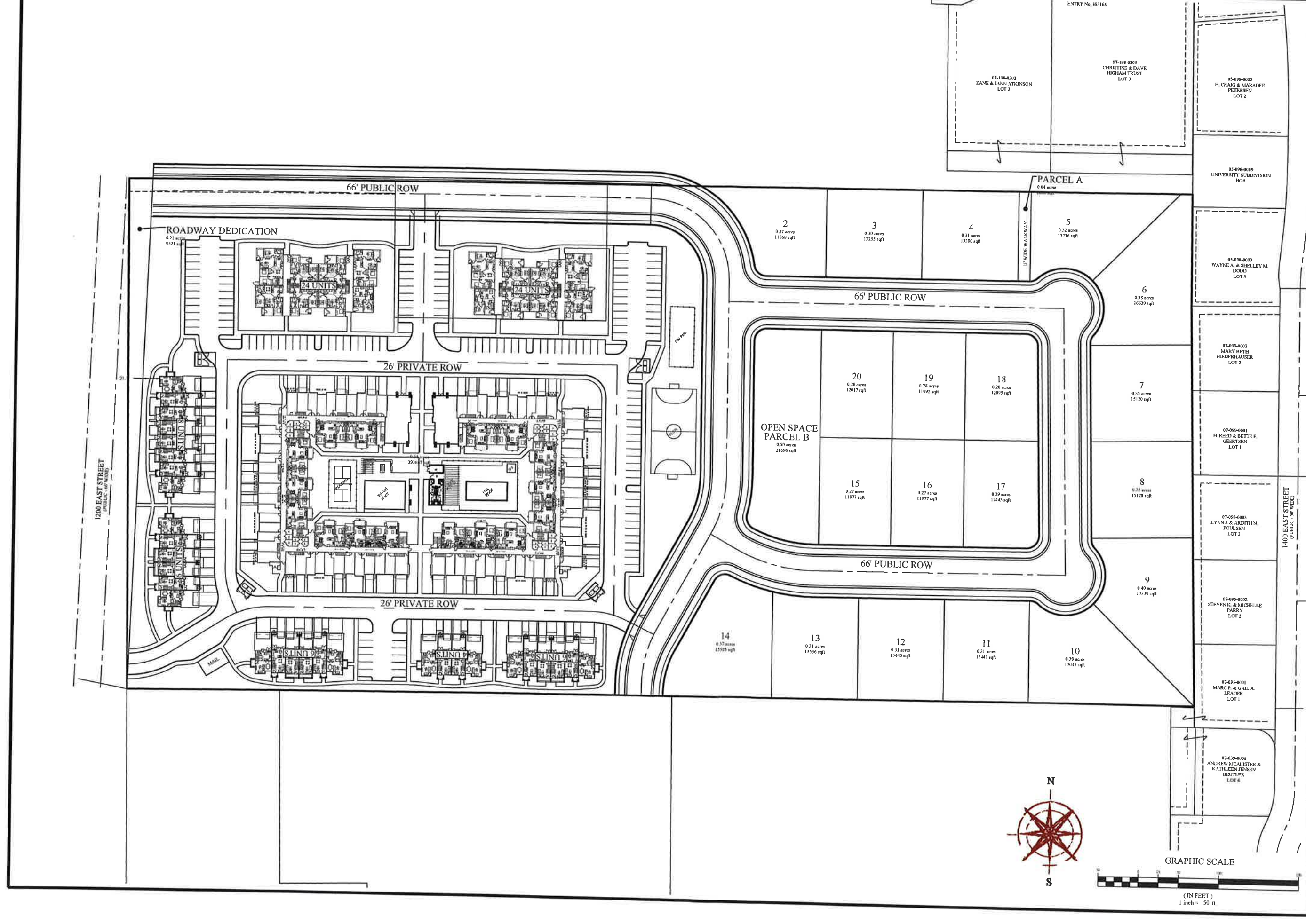
Drawn: EKW
Job #: 18-053

T:\CLIENT\16453 Logan 1200 East Project\Drawings\16453 Logn 1200 East\16453 Logn 1200 East\16453 Prelim Plat.dwg

FOOTHILL LOFTS
 LOGAN, UTAH
 OVERALL SITE PLAN

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

OVERALL SITE PLAN	
Scale: 1"=50'	Drawn: AW
Date: 08/27/2018	Job #: 18-053
Sheet:	C-1



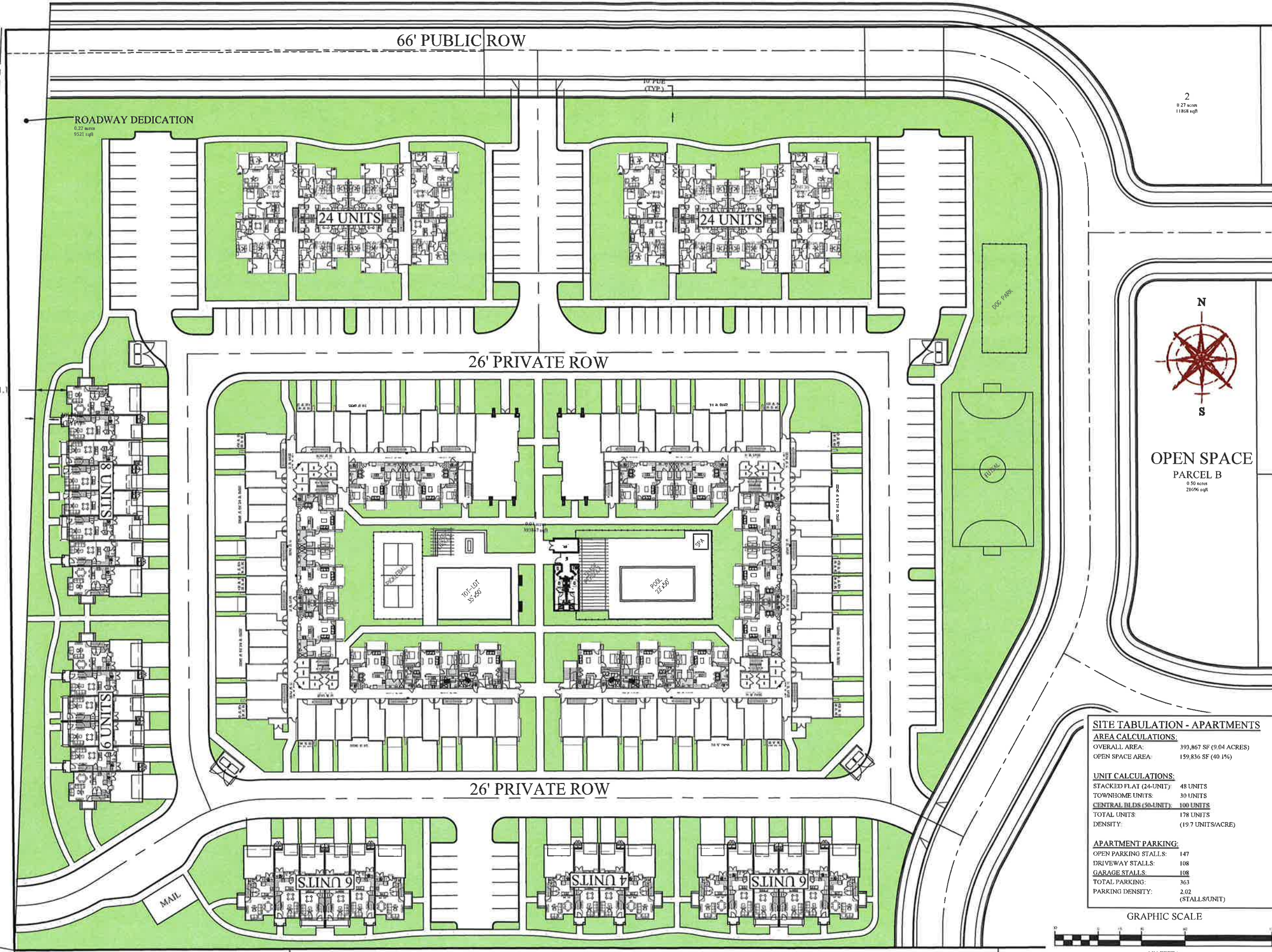
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FOOTHILL LOFTS
 LOGAN, UTAH
APARTMENT SITE PLAN

REVISION BLOCK	
NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	

APARTMENT SITE PLAN

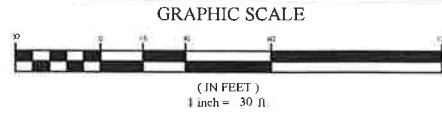
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 Date: 08/27/2018 Job #: 18-053
 Sheet: C-2



OPEN SPACE
 PARCEL B
 0.50 acres
 21096 sqft

SITE TABULATION - APARTMENTS

AREA CALCULATIONS:	
OVERALL AREA:	393,867 SF (9.04 ACRES)
OPEN SPACE AREA:	159,836 SF (40.1%)
UNIT CALCULATIONS:	
STACKED FLAT (24-UNIT):	48 UNITS
TOWNHOME UNITS:	30 UNITS
CENTRAL BLDG (50-UNIT):	100 UNITS
TOTAL UNITS:	178 UNITS
DENSITY:	(19.7 UNITS/ACRE)
APARTMENT PARKING:	
OPEN PARKING STALLS:	147
DRIVEWAY STALLS:	108
GARAGE STALLS:	108
TOTAL PARKING:	363
PARKING DENSITY:	2.02 (STALLS/UNIT)



1200 EAST STREET
 PUBLIC - 66' WIDE

21.1

ROADWAY DEDICATION
 0.22 acres
 9521 sqft

66' PUBLIC ROW

26' PRIVATE ROW

26' PRIVATE ROW

2
 0.27 acres
 11868 sqft

MAIL

24 UNITS

24 UNITS

8 UNITS

6 UNITS

9 UNITS

4 UNITS

6 UNITS

101-LOT
 55,260'

POOL
 22,240'

1000 PARK

1000 PARK

1000 PARK

1000 PARK

1000 PARK

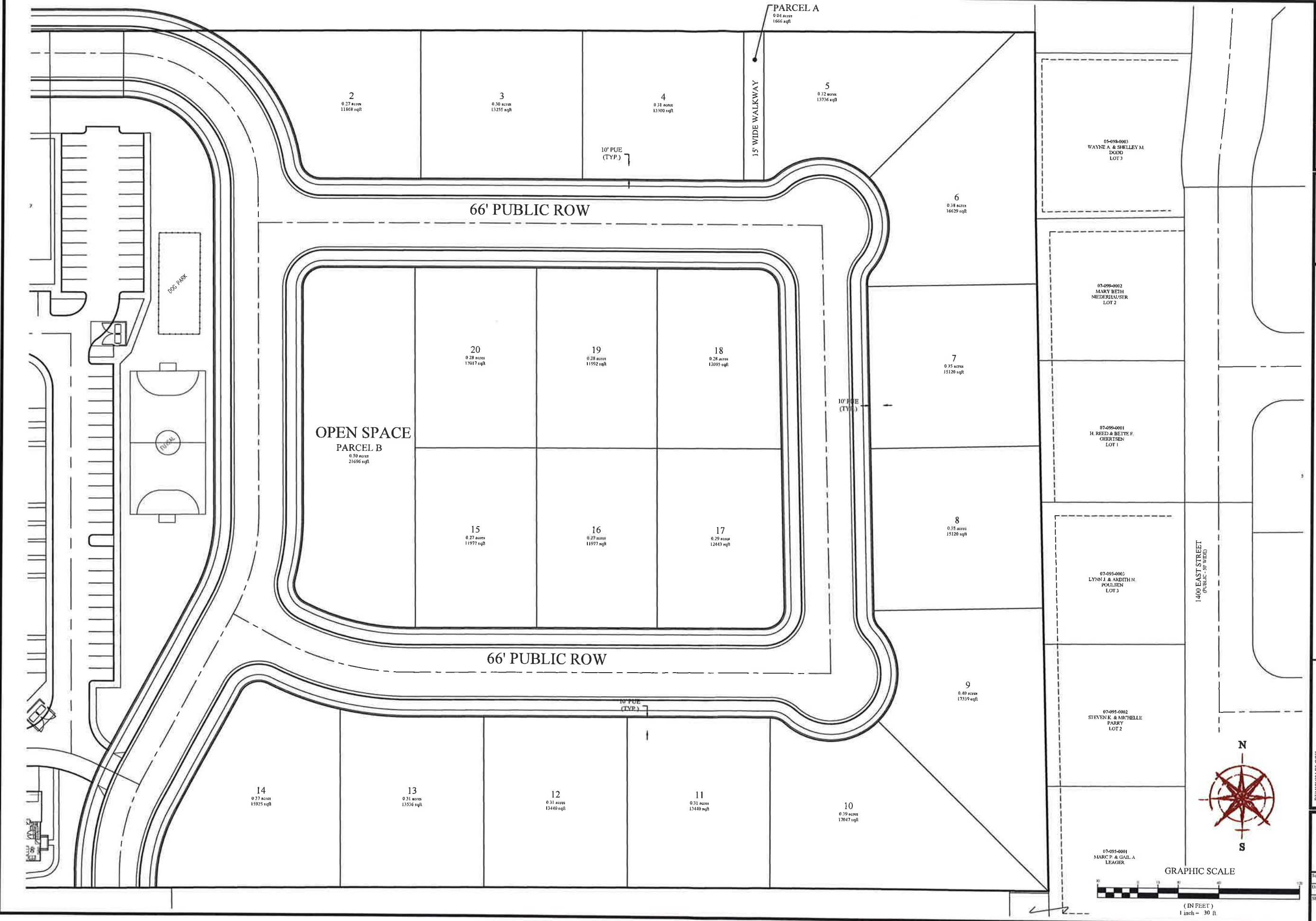
1000 PARK

1000 PARK

1000 PARK

1000 PARK

1000 PARK



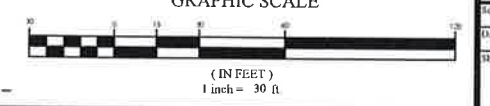
FOOTHILL LOFTS
 LOGAN, UTAH
SINGLE FAMILY SITE PLAN

REVISION BLOCK	
#	DESCRIPTION

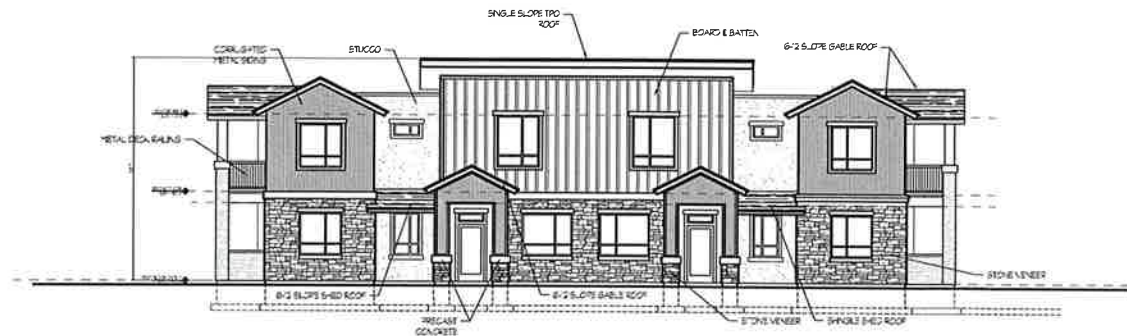
SINGLE FAMILY SITE PLAN

Scale: 1" = 30'
 Date: 08/27/2018
 Sheet: C-3

Drawn: AW
 Job #: 18-053



F:\2018\18-053\18-053_08272018\18-053_SingleFamilySitePlan.dwg



1 4-PLEX TOWNHOME ELEVATIONS
 A2.01 SCALE: 1/4" = 1'-0"

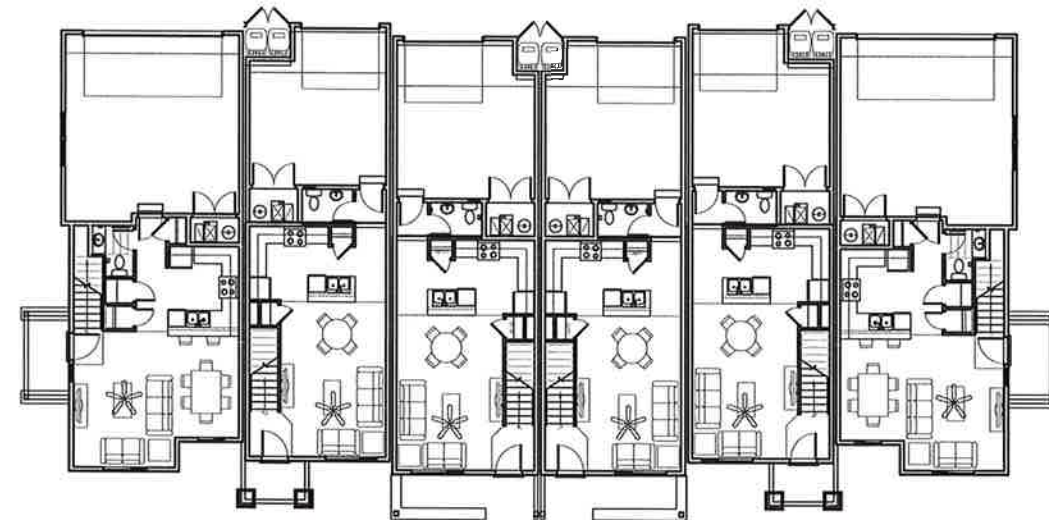
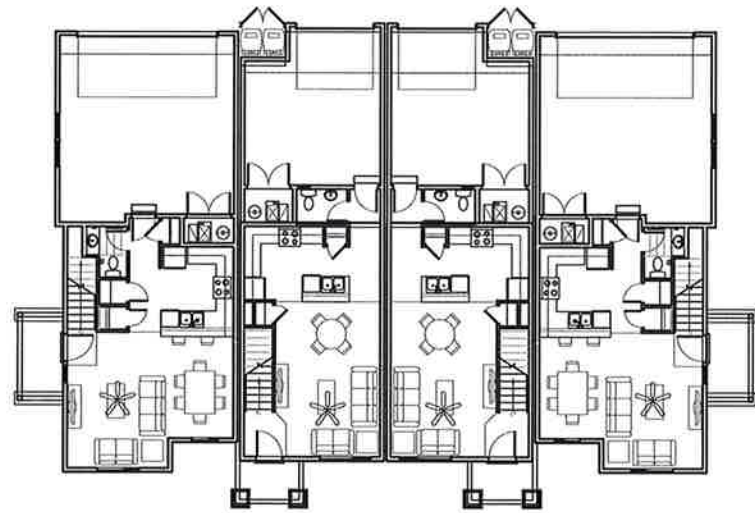
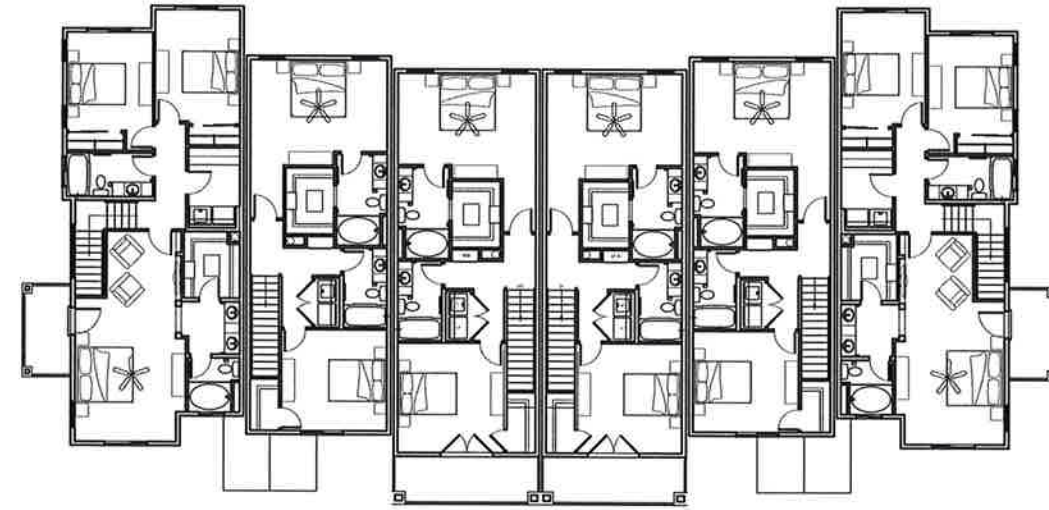
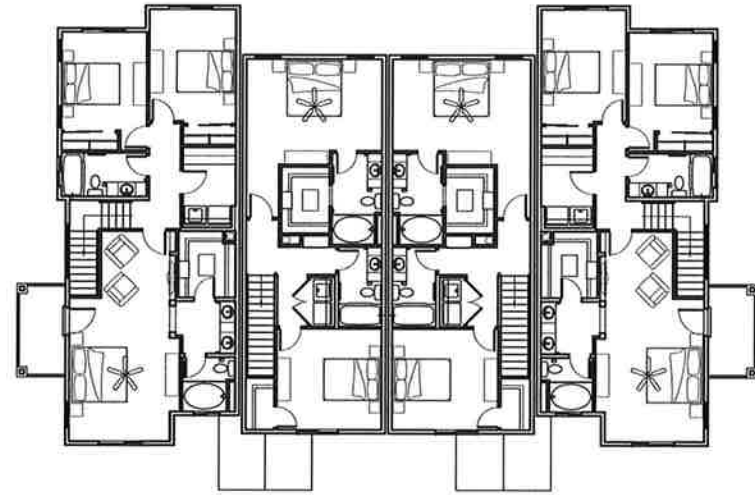
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4 4-PLEX TOWNHOME OVERALL FLOOR PLAN
SCALE: 1/8"=1'-0"

5 6-PLEX TOWNHOME OVERALL FLOOR PLANS
SCALE: 1/8"=1'-0"

LOGAN FOOTHILLS

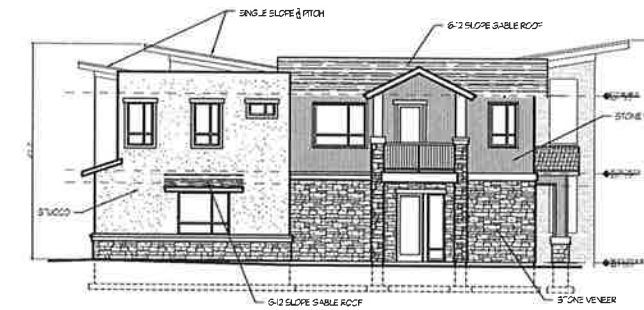
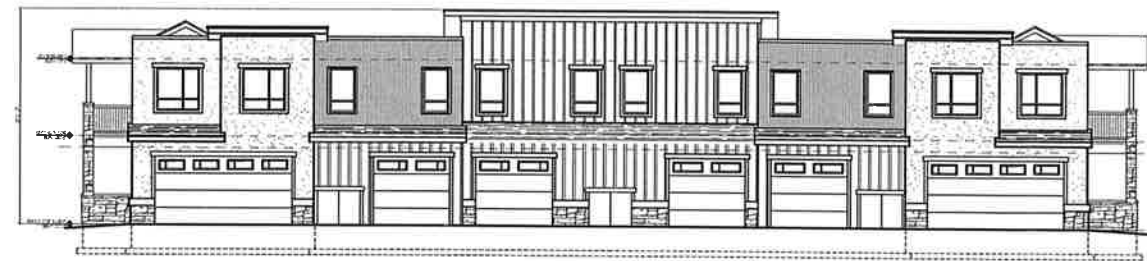
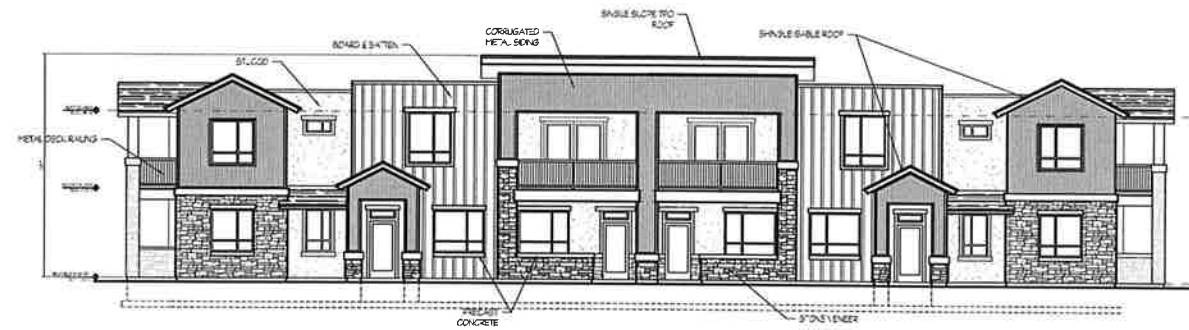
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1 6-PLEX TOWNHOME ELEVATIONS
 A2.01 SCALE: 1/4" = 1'-0"

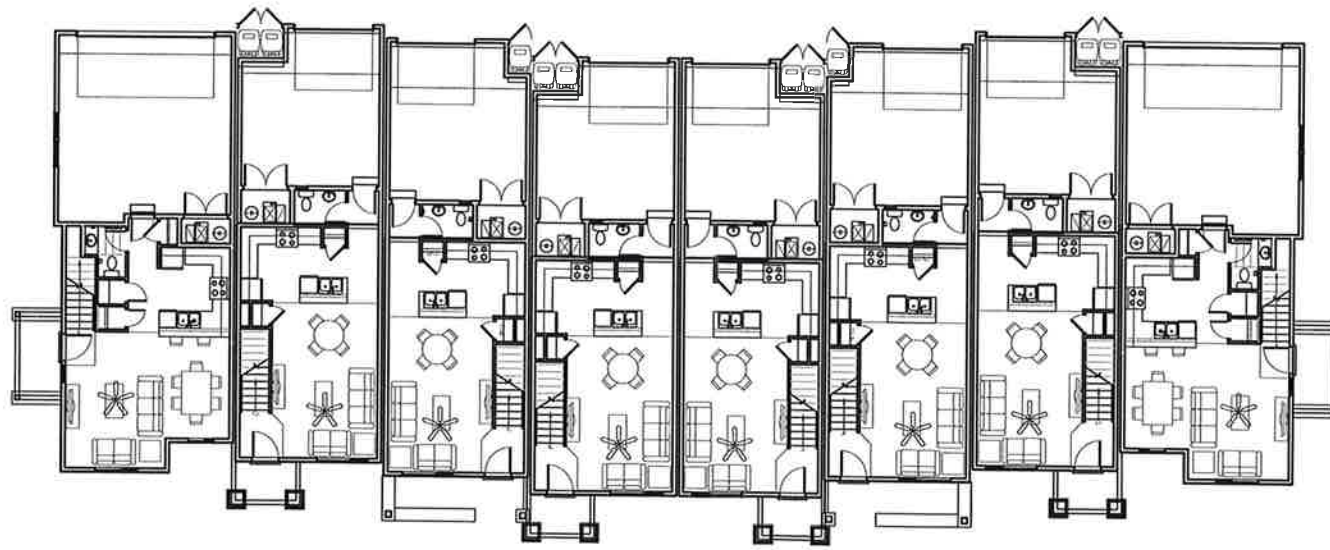
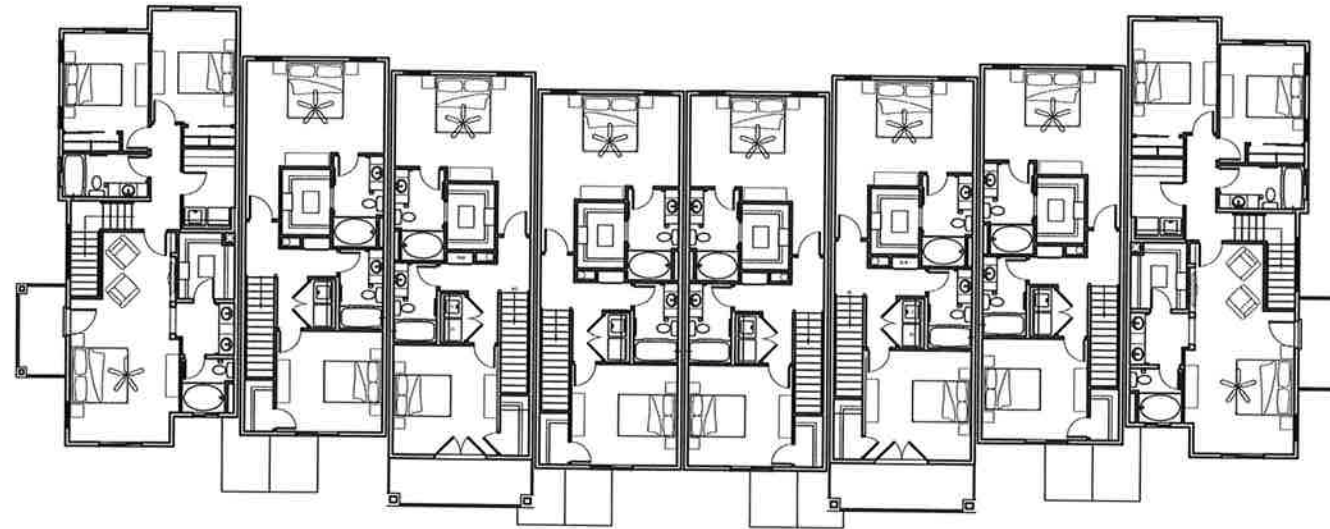
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6 8-PLEX TOWNHOME OVERALL FLOOR PLANS
SCALE: 1/8"=1'-0"

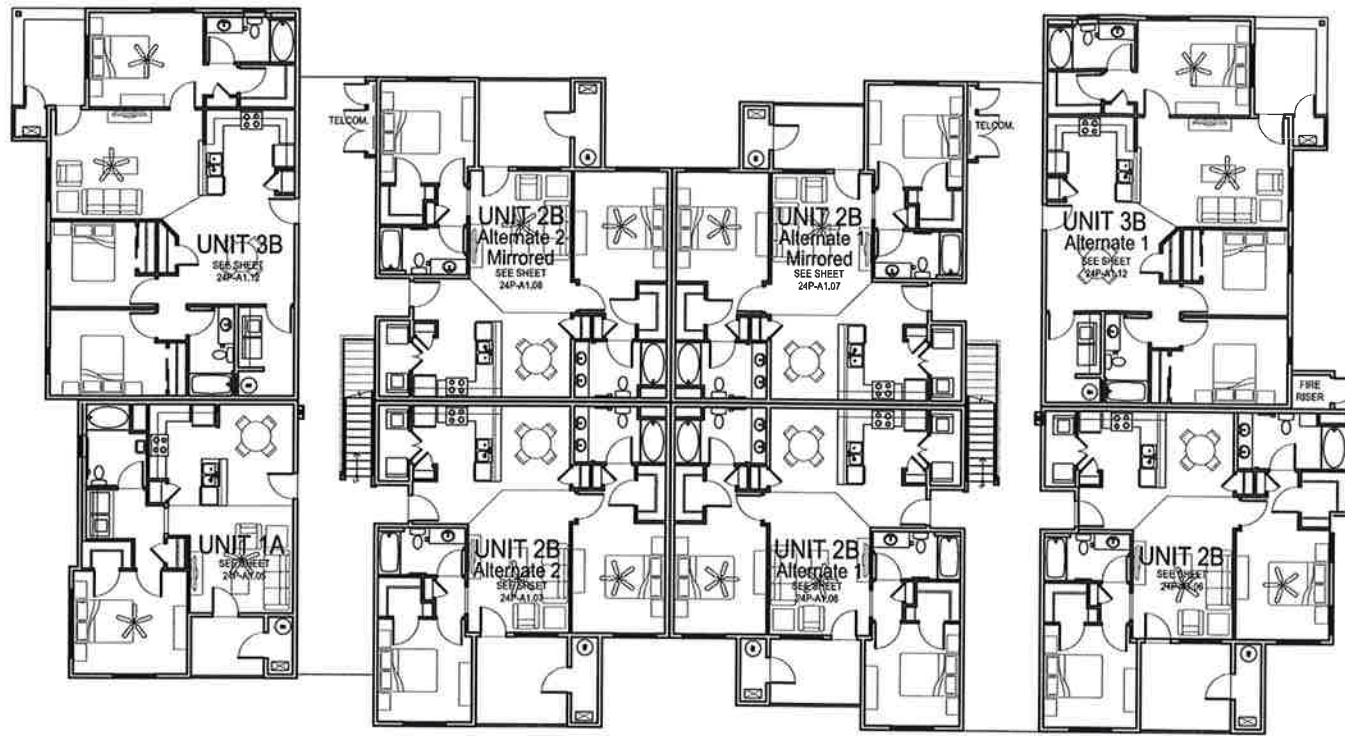
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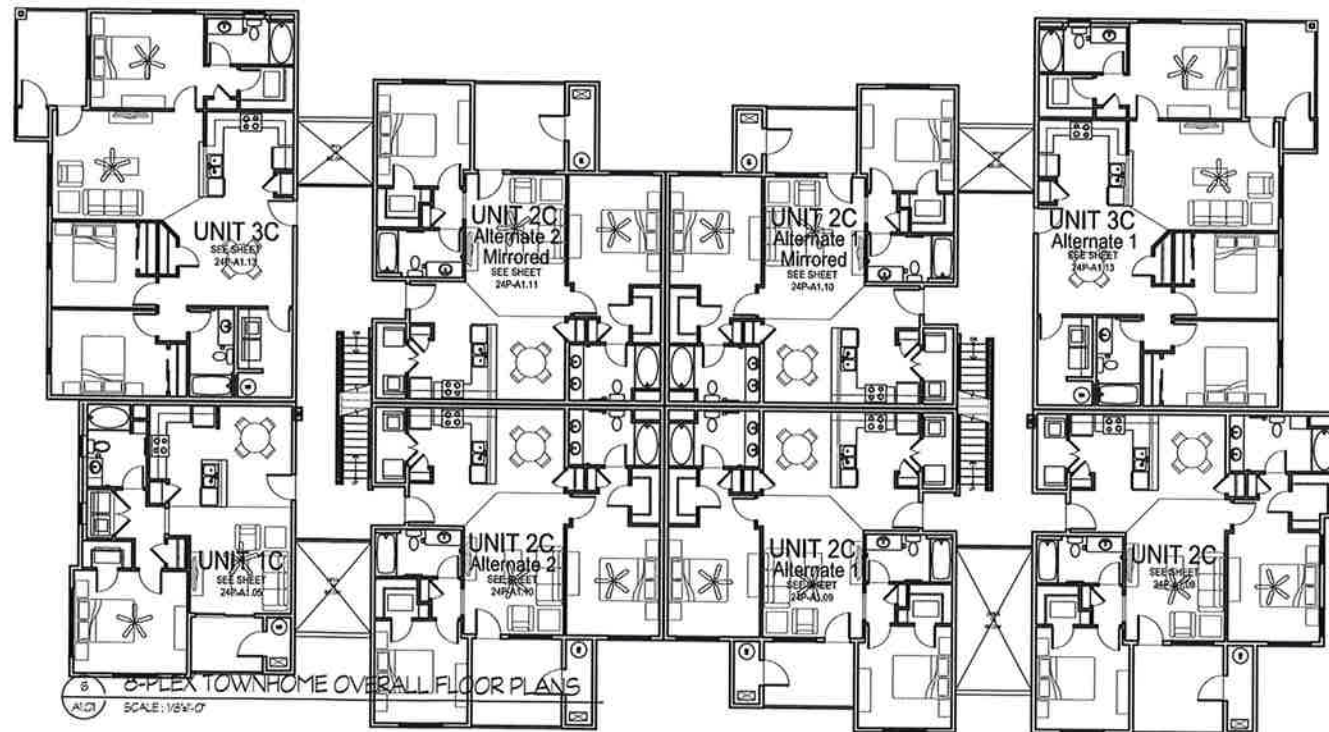
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7 24-UNIT APARTMENTS OVERALL LEVEL 1 FLOOR PLAN
 A1.07 SCALE: 1/8"=1'-0"

8 24-UNIT APARTMENTS OVERALL LEVEL 2 FLOOR PLAN
 A1.07 SCALE: 1/8"=1'-0"



8 8-PLEX TOWNHOME OVERALL FLOOR PLANS
 A1.07 SCALE: 1/8"=1'-0"

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1 24-UNIT APARTMENTS ELEVATIONS
 A2.01 SCALE: 1/4" = 1'-0"

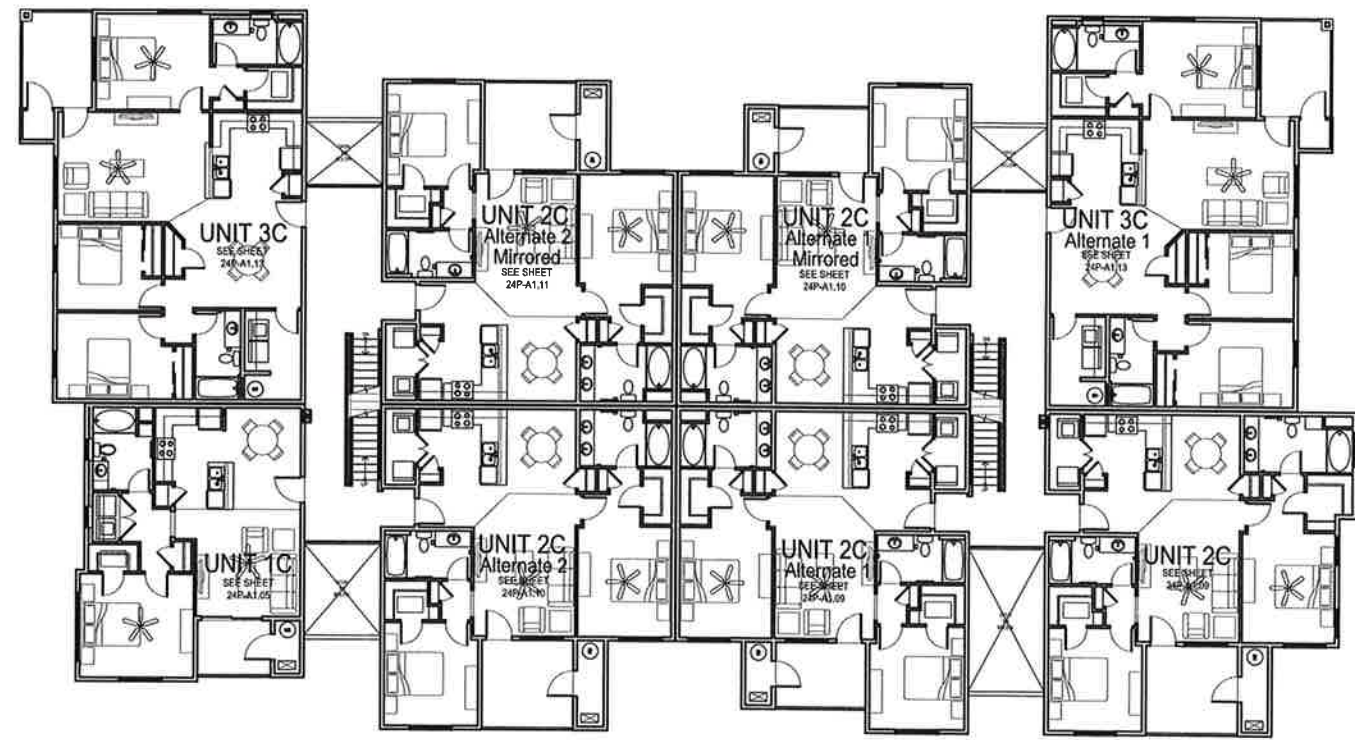
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3 24-UNIT APARTMENTS OVERALL LEVEL 3 FLOOR PLAN
 A1.3 SCALE: 1/8"=1'-0"

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1 50-UNIT APARTMENTS NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 50-UNIT APARTMENTS WEST ELEVATION
SCALE: 1/8"=1'-0"



3 50-UNIT APARTMENTS SOUTH ELEVATION
SCALE: 1/8"=1'-0"



4 50-UNIT APARTMENTS EAST ELEVATION
SCALE: 1/8"=1'-0"

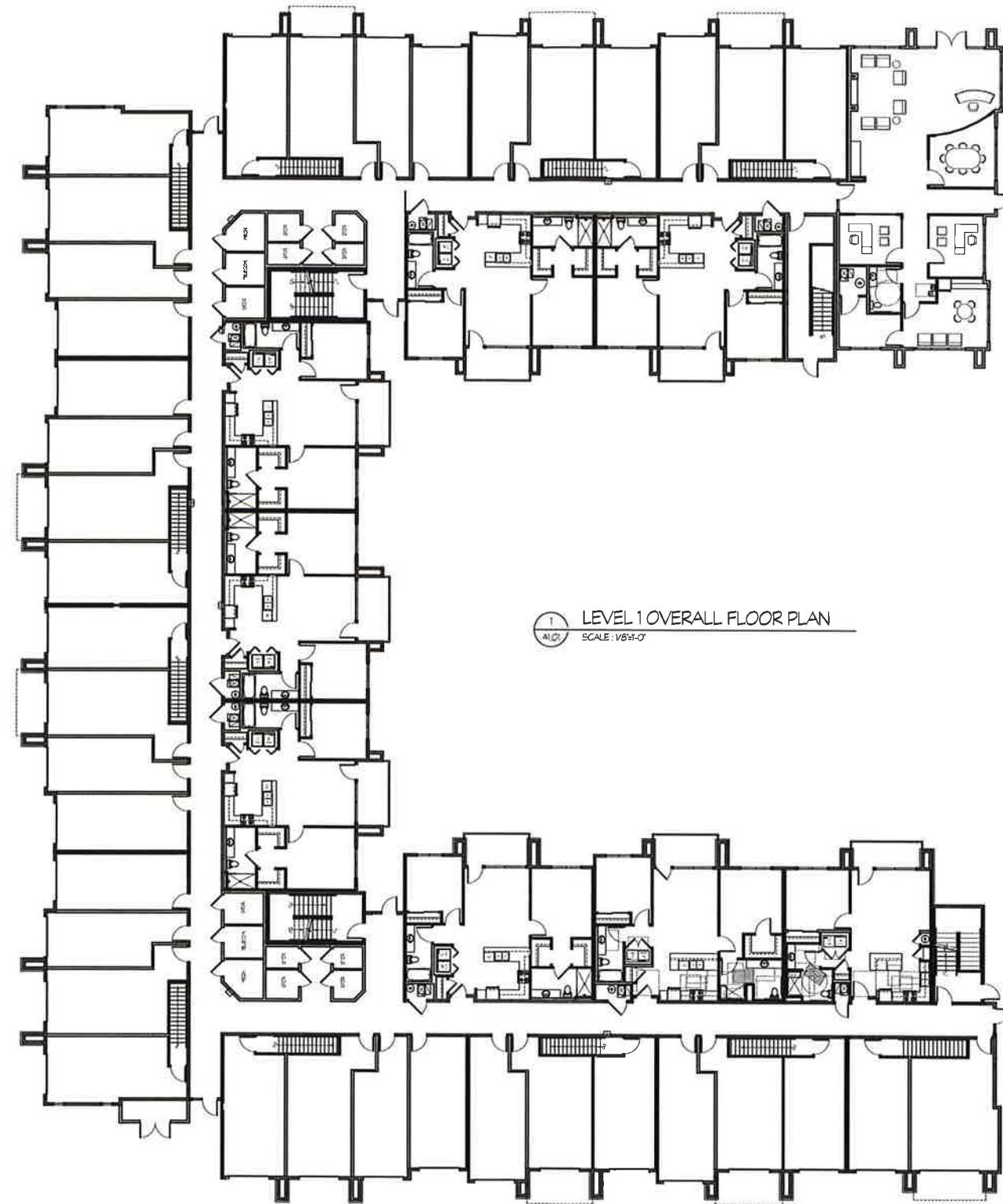
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1 LEVEL 1 OVERALL FLOOR PLAN
SCALE: 1/8"=1'-0"

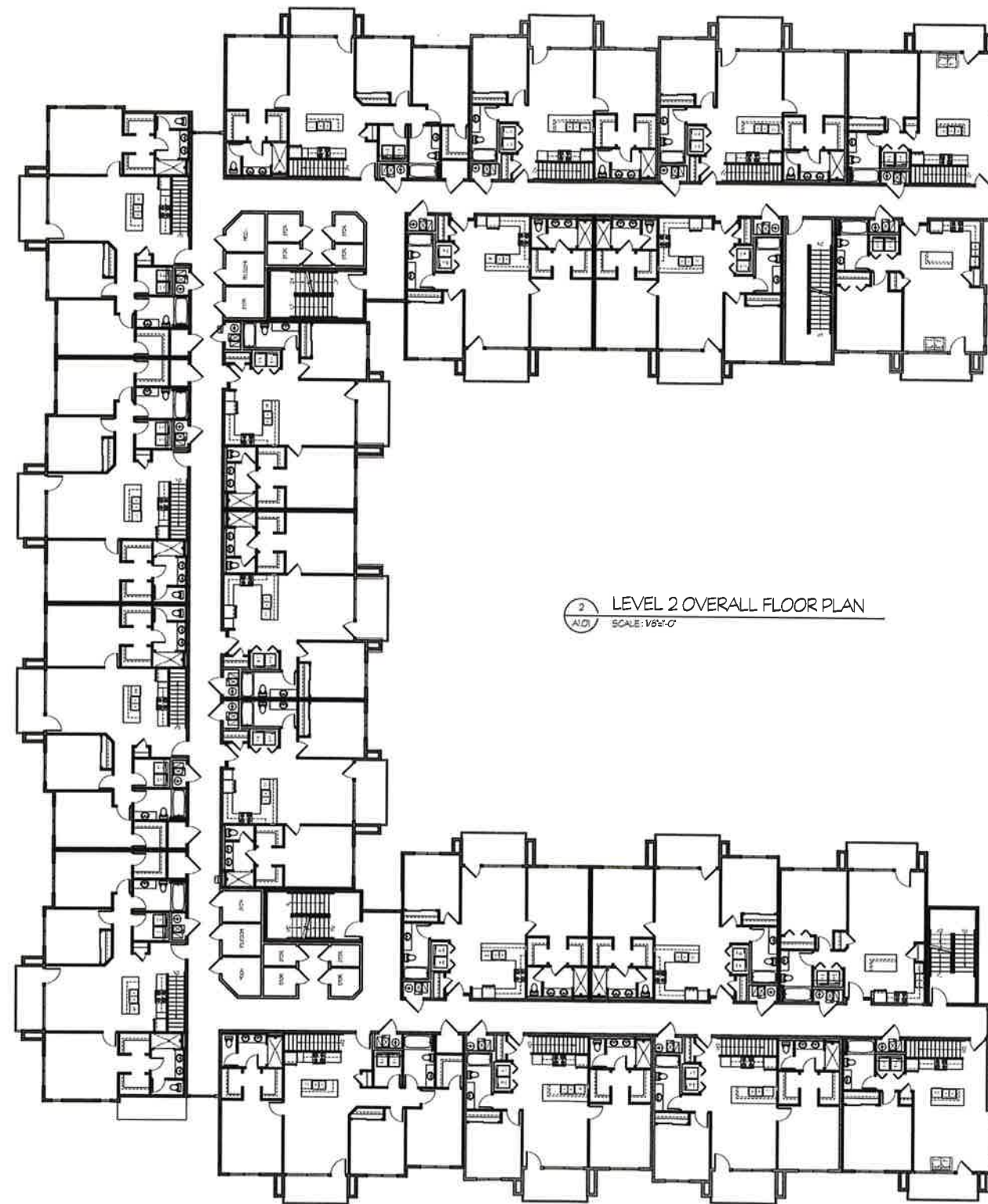
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2 LEVEL 2 OVERALL FLOOR PLAN
 A/D SCALE: 1/8"=1'-0"

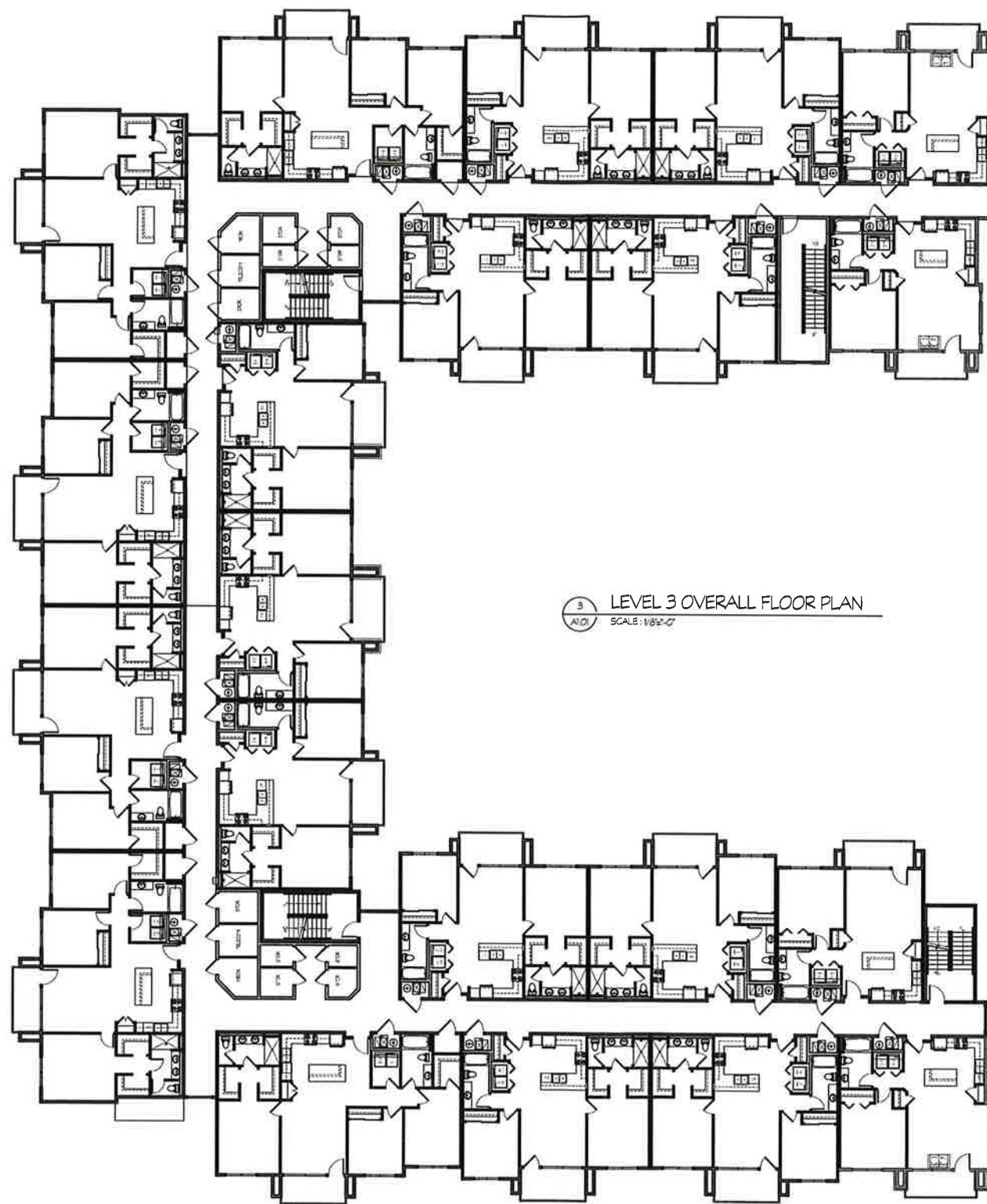
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3 LEVEL 3 OVERALL FLOOR PLAN
SCALE: 1/8"=1'-0"

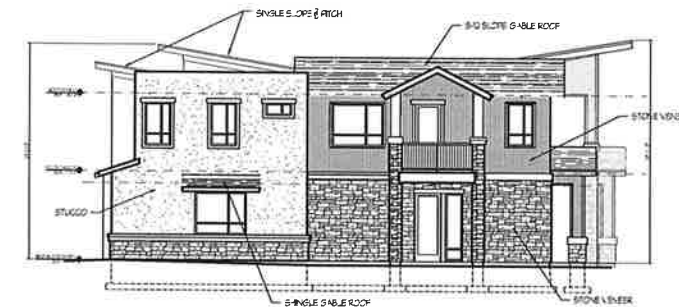
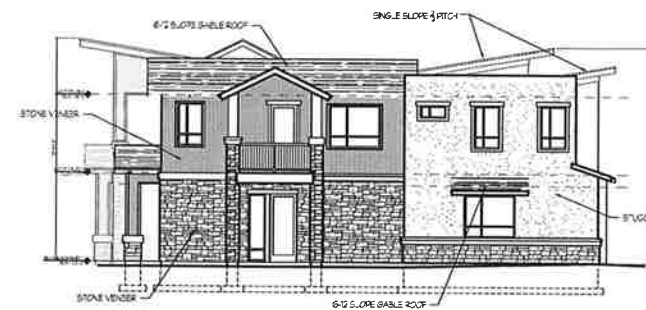
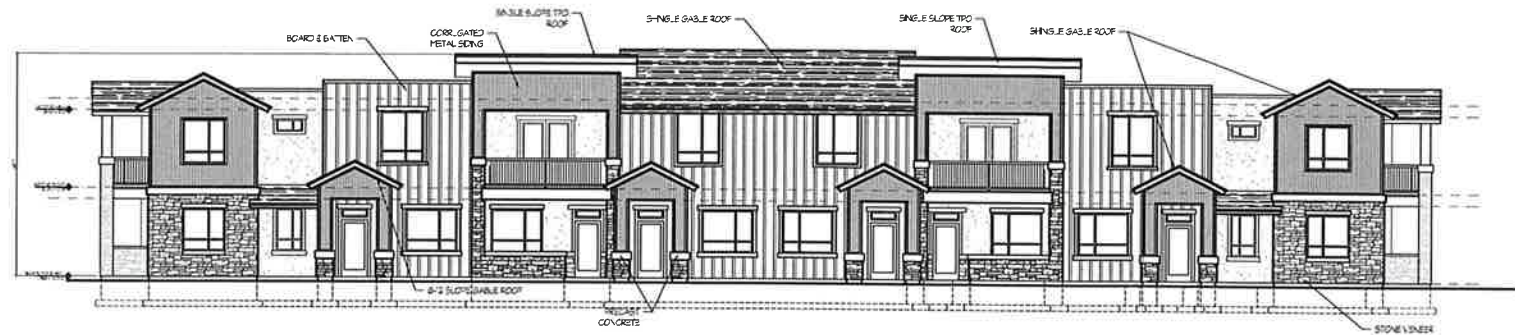
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1 8- PLEX TOWNHOME ELEVATIONS
 A2.01 SCALE: 1/4" = 1'-0"

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1 50-UNIT APARTMENTS
A201 SCALE: 1/8"=1'-0"



2 24-UNIT APARTMENTS
A202 SCALE: 1/8"=1'-0"



3 8-PLEX TOWNHOMES
A203 SCALE: 1/8"=1'-0"

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