



**Project #19-029
Roderick Business Park
1137 West 1800 North**

REPORT SUMMARY...

Project Name: Roderick Business Park
Proponent / Owner: Ben Wheat / Roderick Enterprises
Project Address: Approximately 1137 West 1800 North
Request: Design Review Permit
Current Zoning: Industrial Park (IP)
Type of Action: Quasi-Judicial
Hearing Date: August 22, 2019
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #19-029, Roderick Business Park, in the Industrial Park (IP) zone located at approximately 1137 West 1800 North, TIN #04-154-0006.

Current Land use adjoining the subject property

<i>North:</i>	Outside of City Boundary	<i>East:</i>	IP: Industrial Uses
<i>South:</i>	IP: Industrial Uses	<i>West:</i>	IP: Industrial Uses

Project

The proposal includes the construction of a new 30,700 SF industrial building intended to be leased to contractors, suppliers and other similar users. The single-story tilt-up building is positioned near the north border of the property and is designed to have four (4) separate lease spaces. This building is considered phase two on the property with phase one being constructed in 2014. Phase two is essentially a mirror image of phase one. The property and the surrounding industrial park are accessed via 1700 South, however; the north boundary is adjacent to 1800 North. 1800 North is dedicated city right-of-way but not constructed at this time. Once 1800 North is completed, this building could be accessed via 1800 North. As conditioned by the Logan City Engineer, street development agreements will be established for this property frontage, but a definite timeline is unknown. The project proposal includes surrounding asphalt parking lots and landscaping.

Site Plan

Lot Coverage

The LDC 17.10.130 limits lot coverage to a maximum of 50% (building(s) footprint). The project site (Phase 2) is approximately 2.34 acres (101,924 SF) in size. The total proposed building footprint of the project is approximately 30,700 SF, or 30% lot coverage. As proposed, the project complies with the requirements in the LDC.

Building Setbacks

The LDC requirements for setbacks in the industrial zone are as follows (as measured from property lines):

Front: 20'
Side: 20'
Rear: 10'

The following setbacks are proposed

Front (North): 102'
Side (West) 20'
Side (East) 55'
Rear 405'

As proposed the project meets the setback requirements in the LDC.

Access, Circulation & Parking

The site shows access along the west side of the property from 1700 N. and a stub access to the future 1800 N at the northwest corner. The parking lot and loading dock areas surrounding the proposed and existing building allow for multiple circulation options. The LDC 17.10.130 require a parking lot setback of 20' on front yards and 15' on side and rear yards. The LDC also requires the location of the parking lots to be either to the side or rear of the building. If phase two is oriented toward and accessed via 1700 North, then the location of the parking lot is conforming. If phase two is accessed and oriented towards a future 1800 North, then the parking lot would be considered nonconforming.

The LDC requires one (1) parking stall per every 300 SF of office space and one (1) parking stall per every 2,000 SF of warehousing. At an approximate ratio of 33% office and 66% warehouse, the LDC would require 47 parking stalls (37-office plus 10-warehouse). The project provides 48 parking stalls and a loading dock area that can accommodate additional truck or vehicle parking if needed. As conditioned with parking lot locations considered conforming, the project meets the requirements in the LDC.

Open Space & Landscaping

The LDC 17.10.130 requires 10% open space and an additional 10% useable outdoor space in the IP zone. The LDC 17.28 generally describes open space as native vegetation or landscaped areas, while useable outdoor space could consist of additional landscaping, decks, patios and walkways. Phase 2 area is 2.34 acres (101,924 SF) and would require 10,192 SF of both open space and outdoor space for a total of 20,384 SF. The submitted conceptual landscaping and open space plan shows 21,077 SF meeting the minimum requirement. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per acre of land in the Industrial zone. For 2.34 acres, 46 trees and 117 shrubs, flowers or ornamental plants would be required. The concept plan does not show plant details. As conditioned with a detailed landscaping plan, the project meets the requirements of the LDC.

Lighting

The LDC 17.30.090 requires adequate and appropriate site lighting that increases nighttime visibility, adds aesthetic quality, and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits pole height to 32 feet and luminaire fixtures 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. Exterior lighting has not yet been submitted. As conditioned, the project meets the requirements of the LDC.

Building Elevations

The LDC 17.12.060 indicates that blank walls exceeding 40 linear feet are prohibited for industrial building design. Acceptable breaks include windows, balconies, wall articulation or changes in color or materials. The proposed masonry building with a smooth painted finish is 250' wide and 123' deep. Numerous wall breaks, reveals and façade features are shown on the north façade and windows, doors and smaller wall features are shown on the rear and side facades meeting the minimum blank wall requirements in the LDC. The LDC also requires a minimum of 30% transparency on ground floor street facing facades. The overall north façade shows approximately 23% transparency but would not be considered frontage based on the 1700 North orientation. As conditioned with minimum building design, the project meets the requirements in the LDC.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Fire	• Water/Cross Connection
• Engineering	

PUBLIC COMMENTS

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

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 8/10/19 and the Utah Public Meeting website on 8/14/19. Public notices were mailed to all property owners within 300 feet of the project site on 8/5/19.

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 Planning Commission considers this building oriented towards 1700 North and the location of the proposed phase two parking lot as being conforming.
- 3) The building design shall match the submitted elevations.
- 4) 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 to be provided along adjacent streets at every 30' and as specified by the Logan City Forester.
 - b) 10% open space and 10% usable outdoor space for a total of 20,384 SF shall be provided on phase 2 of this property.
 - c) A total number of 46 trees and 117 shrubs, perennials and grasses shall be provided. 25% of the trees shall be evergreen.
- 5) Exterior lighting shall be concealed source, down-cast and reviewed and approved prior to the issuance of a building permit and shall comply with current LDC regulations.
- 6) No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the LDC.
- 7) No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the LDC.
- 8) Surface storm-water retention and detention facilities shall be located in areas away from public streets and buffered from view.
- 9) 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) **Fire – contact 435-716-9515**
 - Fire sprinkler, fire alarm systems required. Fire hydrants are required within 400 feet of all areas around the perimeter of the building. A Fire hydrant is required within 100 ft. of FDC.
 - b) **Engineering - contact 435-716-9160**
 - Provide storm water detention/retention per Logan design standards. This includes the retention of the 90% storm event for phase 2 of the site development. The 90% storm to be retained with the use of Low Impact design principles.
 - Provide City with water shares or in-lieu fee for the increased demand to City system for phase 2 development.

- Existing ditch in 1800 North shall be piped.
- Public Works has been discussing with developer an agreement to construct 1800 North to 1000 West. If this agreement is reached, developer shall develop road utilities along their 1800 North frontage.
- No utilities were shown on site plan, comments will be made at time review for building permit.

c) **Water/Cross Connection – contact 716-9627**

- Each unit's water main's needs to have their own RP (ASSE1013) installed and tested on the water main as it enters each unit before any branch offs or possible connections. So each unit is independently controlled and protected.
- All 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 that connect 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
- PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.

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 development is compatible with surrounding land uses of the IP zone and will not interfere with the use and enjoyment of adjoining or area properties because of the building design, landscaping, and setbacks are consistent with area properties.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The proposed use provides adequate off-street parking in conformance with Title 17.
4. The project, as conditioned, conforms to landscaping requirements in Title 17.
5. The project meets the goals and objectives of the Industrial Park Zoning designation within the Logan General Plan by providing for employment and production uses with related offices, services, and storage.
6. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.



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 7-22-19	Received By	Receipt Number	Zone IP	Application Number PC 19-029
Type of Application (Check all that apply): <input checked="" type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input 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 Roderick Logan Business Park Building #2				
PROJECT ADDRESS 1137 West 1800 North			COUNTY PLAT TAX ID # 04 154 0006	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Roderick Enterprises (Ben Wheat)			MAIN PHONE # 801-506-5005	
MAILING ADDRESS P.O. Box 186		CITY Midvale	STATE Utah	ZIP 84047
EMAIL ADDRESS benw@roderickrealty.com				
PROPERTY OWNER OF RECORD (Must be listed) Roderick Enterprises			MAIN PHONE # 801-506-5005	
MAILING ADDRESS P.O. Box 186		CITY Midvale	STATE UT	ZIP 84047
EMAIL ADDRESS benw@roderickrealty.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) We are going to build the second office/warehouse building on this parcel. Building one has been completed, leased and is doing very well. We will be constructing the exact same building as building #1.				Total Lot Size (acres) 4.68
				Size of Proposed New Building (square feet) 30,717
				Number of Proposed New Units/Lots 1
				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 	

NORTHWEST R.D.A. SUBDIVISION

ALL OF LOTS 4,5,6 & 7, BLOCK 14
AND PART OF LOTS 1 & 2, BLOCK 27
PLAT "C", LOGAN HAYLAND SURVEY

MARY LOUISE C. BODRERO
TAX ID. # 04-076-0006
TAX ID. # 04-076-0007
FILING # 658257



100 0 50 100
Scale in Feet

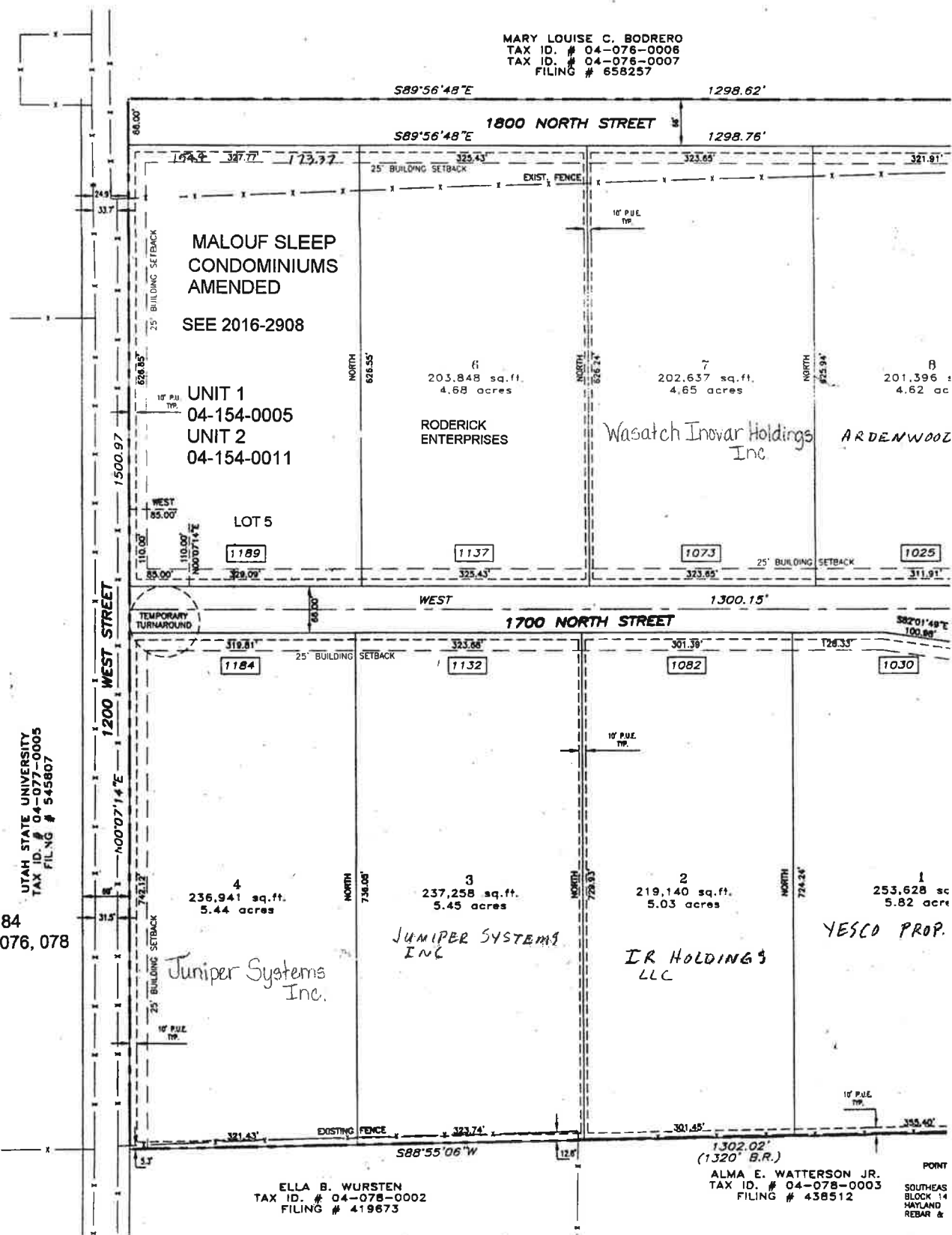
CURVE DATA				
CURVE	RADIUS	LENGTH	TANGENT	CHORD
1	10.00'	10.00'	10.00'	10.00'
2	10.00'	10.00'	10.00'	10.00'
3	10.00'	10.00'	10.00'	10.00'
4	10.00'	10.00'	10.00'	10.00'
5	10.00'	10.00'	10.00'	10.00'
6	10.00'	10.00'	10.00'	10.00'
7	10.00'	10.00'	10.00'	10.00'
8	10.00'	10.00'	10.00'	10.00'
9	10.00'	10.00'	10.00'	10.00'
10	10.00'	10.00'	10.00'	10.00'
11	10.00'	10.00'	10.00'	10.00'
12	10.00'	10.00'	10.00'	10.00'
13	10.00'	10.00'	10.00'	10.00'
14	10.00'	10.00'	10.00'	10.00'
15	10.00'	10.00'	10.00'	10.00'
16	10.00'	10.00'	10.00'	10.00'
17	10.00'	10.00'	10.00'	10.00'
18	10.00'	10.00'	10.00'	10.00'
19	10.00'	10.00'	10.00'	10.00'
20	10.00'	10.00'	10.00'	10.00'

LEGEND	
---	SUBDIVISION BOUNDARY
---	EXISTING FENCE
---	PUBLIC UTILITY EASEMENT
---	BUILDING SETBACK LINE
---	CENTELINE OF RIGHT-OF-WAY
---	10' EASEMENT

UTAH STATE UNIVERSITY
TAX ID. # 04-077-0005
FILING # 545807

AN 1999 FILING NO. 704184
1999-1229 SITE PAGE 04-076, 078

- NO. = 04-154-LOT NO.
1 = 04-154-0001



MEMORANDUM



To: Bill Young, City Engineer
Craig Humphries, Fire Marshall
File

From: Joe Hawkes, P.E.
450 N 1000 W
Logan, UT 84321

Date: July 15, 2019

RE: 1137 West 1800 North

Logan City has developed a calibrated water model that is used to evaluate the ability to deliver water in accordance to Utah State Code (R309-105-9. Minimum Water Pressure). In accordance with these rules, we are required to meet the following requirements for new development:

1. Pressures not less than 20 psi during conditions of fire flow and fire demand experienced during peak day demand.
2. Pressures not less than 30 psi during peak instantaneous demand (without fire flows)
3. Pressures not less than 40 psi during peak day demand (without fire flows)
4. The addition of new development can not reduce the residual pressure at any service connection in the system to below 20 psi under any conditions.

Table 1 summarizes our peaking factors and demands for the referenced project used in the impact evaluation.

Table 1 - Summary of Model Parameters

Description	Value	Source
Peak Day Factor	1.8	Culinary Water System Master Plan (CWSMP), April 2007, pg 2-9.
Peak Hour	2.4	CWSMP, April 2007, pg 2-9.
Instantaneous Peak Factor	3.5	Review of system wide SCADA.
Lowest Water Demand Factor	0.5	Review of system wide SCADA
Fire Flow Required	2,000 gpm	Estimated (Actual per IFC Table B105.1)
Water Demand of Project	(not provided)	Estimated Average Day

The evaluation assumes that all of the flows come directly off of the existing City water system at the given locations. This evaluation does not include any losses in hydrant lines, service lines, fire lines, private lines, or any piping other than the City's distribution system.

Results

Tables 2 through 3 summarize the modeled results at the existing identified fire hydrants.

Table 2 - Results at Existing FH02091 at Approximately 1800 North 1000 West

Condition (@ J21906)	Flow (gpm)	Pressure (psi)
Peak Day	NA	112 (static)
Fire Flows*	2,000	104
Maximum Available Flows	9,186	20

* Fire flows are additive with Peak Day flows for total flow at the farthest point affecting the proposed development. Negative pressures represent a flow that is not possible under the analyzed conditions.

Table 3 - Results at Existing FH01856 at Approximately 1200 West 1800 North

Condition (@ J15996)	Flow (gpm)	Pressure (psi)
Peak Day	NA	114 (static)
Fire Flows*	2,000	96
Maximum Available Flows	5,028	20

* Fire flows are additive with Peak Day flows for total flow at the farthest point affecting the proposed development. Negative pressures represent a flow that is not possible under the analyzed conditions.

Tables 4 through 5 summarize the modeled results available at the City main lines in the street.

Table 4 - Results at Existing 12" Mainline at Approximately 1800 North 1000 West

Condition (@ J21610)	Flow (gpm)	Pressure (psi)
Peak Day	NA	111 (static)
Fire Flows*	2,000	103
Maximum Available Flows	9,298	20

* Fire flows are additive with Peak Day flows for total flow at the farthest point affecting the proposed development. Negative pressures represent a flow that is not possible under the analyzed conditions.

Table 5 - Results at Existing 12" Mainline at Approximately 1200 West 1800 North

Condition (@ J16000)	Flow (gpm)	Pressure (psi)
Peak Day	NA	113 (static)
Fire Flows*	2,000	98
Maximum Available Flows	5,528	20

* Fire flows are additive with Peak Day flows for total flow at the farthest point affecting the proposed development. Negative pressures represent a flow that is not possible under the analyzed conditions.

This information provides three points from which the developer's consultant can create a pressure versus flow curve to match the actual values. The actual design fire flow must be obtained from the Fire Marshall prior to completing the hydraulic analysis. Figure 1 shows the locations of this fire flow analysis.

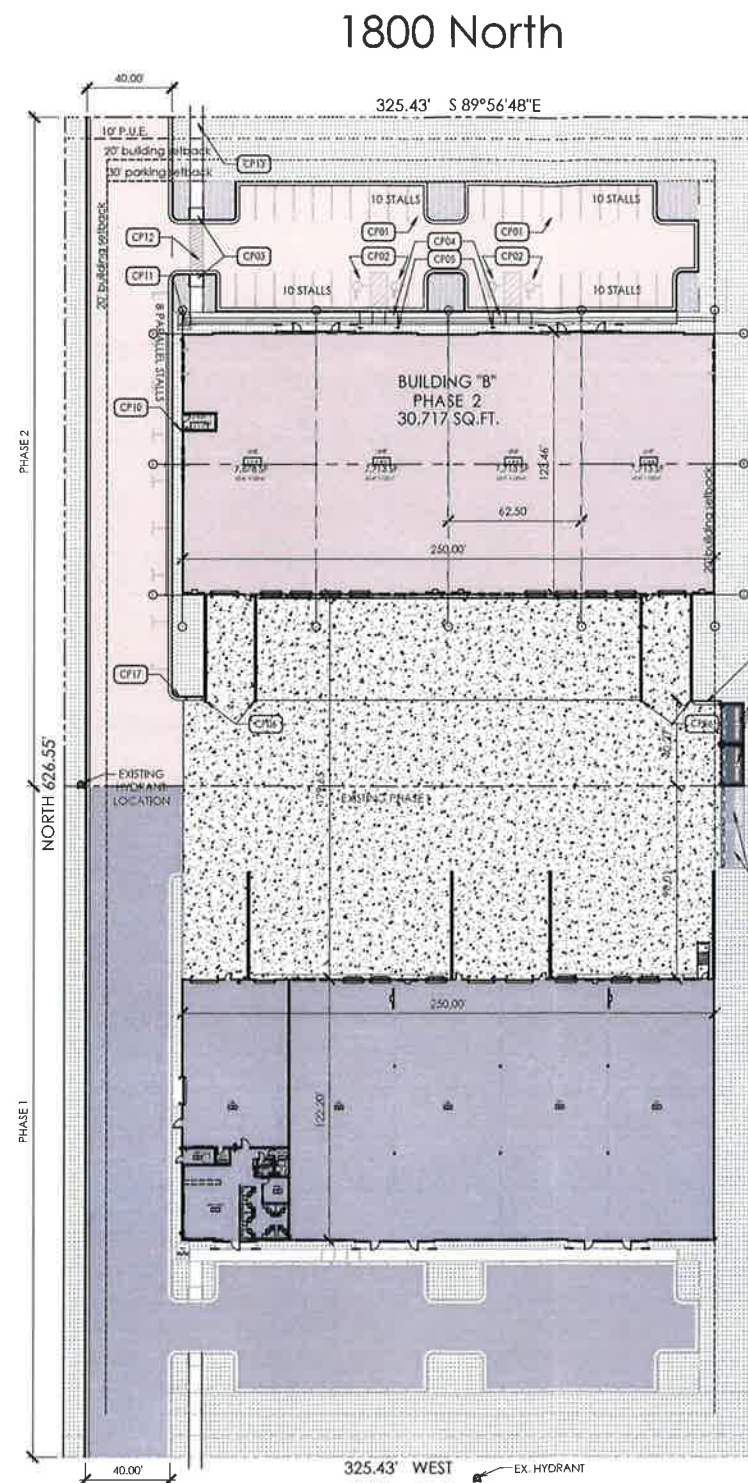


FIGURE 1

Logan City - Department of Public Works 1137 West 1800 North



PUBLIC WORKS



KEYNOTES:

CP01 ADA PARKING STALL - SEE DETAIL 1/A1.2
CP02 STANDARD PARKING STALL - SEE DETAIL 3/A1.2
CP03 ACCESSIBLE CURB RAMP - SEE DETAIL 14/A1.2
CP04 ACCESSIBLE RAMP - SEE DETAIL 2/A1.2
CP05 ACCESSIBLE SIGN - SEE DETAIL 6/A1.2
CP06 DOCK WALL/RAMP - SEE DETAIL 19/A1.2
CP07 DUMPSTER ENCLOSURE - SEE DETAIL 10/A1.2
CP08 LANDSCAPED AREA
CP09 TRANSFORMER PAD
CP10 KNOX BOX LOCATION
CP11 BIKE RACK(S) - SEE DETAIL 13/A1.2
CP12 PEDESTRIAN PATHWAY STRIPING - SEE DETAIL 14/A1.2
CP13 CONCRETE WALKWAY
CP14 PIPE BOLLARD - SEE DETAIL 8/A1.2
CP15 GAS METER, SEE MECHANICAL
CP16 ELECTRICAL METER, SEE ELECTRICAL
CP17 CURB AND GUTTER, SEE CIVIL
CP18 NEW WATER METER, SEE CIVIL
CP19 NEW STORM DRAIN, SEE CIVIL
CP20 NEW FIRE HYDRANT, SEE CIVIL
CP21 NEW LED POLE-MOUNTED, SEE ELECTRICAL
CP22 EXISTING DUMPSTER ENCLOSURE
CP23 EXISTING ABOVE GROUND ELECTRIC BOX, SEE CIVIL
CP24 EXISTING WATER METER, SEE CIVIL
CP25 EXISTING FIRE HYDRANT, SEE CIVIL
CP26 EXISTING UNDERGROUND ELECTRIC BOX, SEE CIVIL



PHASE II BUILDING AREAS:

	BUILDING SQ. FT.
POTENTIAL OFFICE	(30,717 SQ. FT.)
WAREHOUSE	11,000 sq. ft.
	19,717 sq. ft.

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

PHASE II LOT AREAS:

	SQ. FT. / ACRES
LOT	101,924 SQ. FT. / 2.34 ACRES
BUILDING FOOTPRINT	30,717 SQ. FT. / 0.71 ACRES
LANDSCAPING	21,077 SQ. FT. / 0.48 ACRES
INTERIOR PARKING	1,785 SQ. FT. / 0.04 ACRES
REMAINING	19,291 SQ. FT. / 0.44 ACRES
ASPHALT	23,811 SQ. FT. / 0.55 ACRES
CONCRETE	26,319 SQ. FT. / 0.60 ACRES

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

PHASE II PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'T
BUILDING #/A		
OFFICE(MAX)	11,000 s.f.(EST.)	36.67 (1/300)
WAREHOUSE	19,717 s.f.(EST.)	9.86 (1.25/1000)
TOTAL	REQUIRED:	47(46.53)

TOTAL PROVIDED:

ACCESSIBLE SPACES	2 (2 REQ'D - 26 to 50)
BICYCLE SPACES	4 (3.9 REQ'D 1/10 office)

REFERENCED CODES:

NOTES:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

PHASE II LANDSCAPING AREAS:

	SQ. FT.	CITY REQ'T
PARKING AREA	15,231 SQ. FT.	900 s.f. (185 f per stall REQ'D)
PARKING LANDSC.	1,785 SQ. FT.	
TOTAL	21,077 S.F.	

NOTES:
1. PARKING AREA DOES NOT INCLUDE TRUCK MANEUVERING AREA
2. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS) OR LANDSCAPED AREAS OUTSIDE OF THE PARKING AREA(SEE SITE PLAN FOR SPECIFIC DIMENSIONS FOR LANDSCAPED BUFFERS)
3. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

PARCEL IDENTIFICATION:

TAX ID NUMBER: 14-154-0006
ADDRESS: 1137 W 1700 N

aeurbia
architects and engineers
903 W South Jordan Parkway Utah 84095
Phone: 801.746.0456 Web Page:aeurbia.com



LOGAN BUSINESS PARK PHASE II
1137 WEST 1760 NORTH
LOGAN, UTAH

AE2013.072

SITE PLAN

REVISIONS:



DATE: July 17, 2019
SHEET NO.

A1.1

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AE URBIA, LLC



1800 North



VICINITY:



PHASE II BUILDING AREAS:

	BUILDING SQ. FT. (30,717 SQ. FT.)
POTENTIAL OFFICE	11,000 sq. ft.
WAREHOUSE	19,717 sq. ft.

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

PHASE II LOT AREAS:

LOT	SQ. FT. / ACRES
BUILDING FOOTPRINT	101,924 SQ. FT. / 2.34 ACRES
LANDSCAPING	30,717 SQ. FT. / 0.71 ACRES
INTERIOR PARKING	19,988 SQ. FT. / 0.46 ACRES
REMAINING	1,785 SQ. FT. / 0.04 ACRES
ASPHALT	18,173 SQ. FT. / 0.42 ACRES
CONCRETE	23,963 SQ. FT. / 0.55 ACRES
	27,285 SQ. FT. / 0.63 ACRES

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

PHASE II PARKING REQUIREMENTS:

BUILDING #A	SQ. FT.	CITY REQMT
OFFICE(MAX)	11,000 s.f.(EST.)	36.67 (1/300)
WAREHOUSE	19,717 s.f.(EST.)	9.86 (1.25/1000)
TOTAL	REQUIRED:	47 (46.53)

TOTAL PROVIDED:
ACCESSIBLE SPACES 48
BICYCLE SPACES 4 (3.9 REQ'D 1/10 office)

REFERENCED CODES:

NOTES:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

PHASE II LANDSCAPING AREAS:

PARKING AREA	SQ. FT.	CITY REQMT
REQ'D	15,231 SQ. FT.	900 s.f. (18s.f per stall)
PARKING LANDSC.	1,785 SQ. FT.	
TOTAL	19,988 S.F.	

NOTE:
1. PARKING AREA DOES NOT INCLUDE TRUCK MANEUVERING AREA
2. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS) OR LANDSCAPED AREAS OUTSIDE OF THE PARKING AREA(SEE SITE PLAN FOR SPECIFIC DIMENSIONS FOR LANDSCAPED BUFFERS).
3. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

PARCEL IDENTIFICATION:

TAX ID NUMBER: 14-154-0006
ADDRESS: 1137 W 1700 N

1700 North