



**Project #20-011
Foothill Residential Subdivision & Rezone
Located at approx. 1250 N. 1300 E.**

REPORT SUMMARY...

Project Name: Foothill Residential Subdivision & Rezone
Proponent/Owner: Nic Porter / Foothill Lofts Residential
Project Address: 1250 N. 1300 E.
Request: Rezone from NR-4 to NR-6 & 46-lot subdivision
Current Zoning: NR-4
Date of Hearing: Feb. 27, 2020
Type of Action: Legislative & Quasi-Judicial
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission recommend **denial** to the Municipal Council for a Rezone of approximately 8.37 acres of property located at approximately 1250 N. 1300 E. (TIN# 05-011-0005) from Suburban Neighborhood Residential (NR-4) to Traditional Neighborhood Residential (NR-6). Contingent on the outcome of the rezone, Staff recommends that the Planning Commission require a resubmittal of the Preliminary Plat that substantially complies with the recommended Conditions of Approval for final review and approval.

Land use adjoining the subject property

<i>North:</i>	NR-4: Vacant	<i>East:</i>	NR-4: Residential Uses
<i>South:</i>	NR-4: Religious Uses	<i>West:</i>	MR-20: Multi-Fam. Residential Uses

PROJECT INTRODUCTION

The proponent is requesting to rezone approximately 8.37 acres at approximately 1250 N. 1300 E. from the current zone of NR-4 to NR-6. The square-shaped property slopes slightly downward from east to west and sits between older single-family homes to the east and the currently under-construction foothill lofts apartments to the west. To the south, sits two churches and the land is vacant to the north. The applicant is also requesting a 46-lot single family subdivision with lot sizes ranging from 6,002 SF to 6,508 SF. The layout creates two new small blocks and an outer perimeter of lots with 35' wide roads throughout the proposed subdivision.

BACKGROUND INFORMATION

This 8.37-acre piece was part of the 19.36-acre property that was historically used for gravel extraction in association with the Legrand Johnson Construction Company. Approximately three years ago, the business 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) and the remaining ~10 acres as NR-4 single-family residential zoning. With the construction of the foothill lofts apartment complex on the 9 acres and the street dedication of 1300 East, the remaining NR-4 area became 8.37 acres in size. To reach this agreement of 9 acres of MR-20 and the remaining areas to be NR-4, which was codified with the ordinance adoption, it took numerous months of engaging well-attended public meetings and debates. Both sides of the debate, one being the need for more multi-family housing near the University and the other being a desire for more opportunities for larger single-family homes that would result in more families moving into the neighborhood, eventually resulted in both positions compromising and agreeing on splitting the property into two zones. Subsequent to the multi-family project, the NR-4 area was approved for a 19-lot single-family subdivision with 60' streets and 10,000 SF minimum lots sizes. This subdivision was not opposed by the surrounding neighborhood because it aligned with the agreement. Prior to final plat recordation of the 19-lot subdivision, the property was sold to a different party and the final plat was never recorded. The new property owner is the applicant for this request.

GENERAL PLAN / PROPERTY HISTORY

The Future Land Use Plan (FLUP), within the Logan City General Plan, identifies this property as Detached Residential (DR). DR areas are described as single-family home developments with a range of density listed as 4 to 6 dwelling units per acre. The General Plan is not a regulatory document, just a guiding and visioning document. Regulations associated with land use and specific development standards are found in the Logan City Land Development Code and the Logan City Official Zoning Map. These documents specify development standards. In 2017, the Community Development Department under the direction of the City Council conducted a citywide downzone that included several single-family areas within the city being zoned from NR-6 to NR-4. These neighborhoods were either developed at approximately four dwellings per acer or vacant areas intended to be developed at four units per acre. They included areas of Hillcrest, Cliffside and Woodruff Neighborhood.

DENSITY

The NR-4 zoning district allows up to four (4) units per acre and a 10,000 SF minimum lot size and a 90-foot minimum lot width. The NR-6 zoning district allows up to six (6) units per acre, a minimum lot size of 6,000 SF and a minimum lot width of 50'. The proposed subdivision has a gross density of 5.49 units per acre and lot sizes in the subdivision range from 6,002 SF to 6,508 SF.

SETBACKS

The LDC requirements for building setbacks in both the NR-6 and NR-4 zones are as follows (as measured from property lines):

Front:	25'
Corner	20'
Side:	8'
Rear:	10'

As new homes are proposed on individual lots, setbacks will be reviewed and approved by City staff prior to issuing a building permit. The existing single-family home lot complies with setback standards. Pending the outcome of the rezone request, density, lot size and lot width will comply with the zoning requirements of the LDC.

STREETS

The proposed subdivision includes private streets that connect in two locations to the new 1300 East street. The subdivision includes additional streets of 1220 N., 1280 N., 1335 E. and 1370 E. All of the proposed private streets have 35' cross-sections based on the Private Street Cross Section found in the Logan City engineering standards. The proposed street has a 20' pavement width, a 2.5' mountable curb on both sides, and a 5' park-strip and 5' sidewalk on one side.

While the LDC does permit private roads, the code specifies that all privately owned streets shall be designed, built, and maintained to the same standard as public streets. Staff finds that the proposed private street cross-section is inadequate for the proposed development. The proposed street cross-section, while found in the City's engineer standards, is intended to be used for small subdivision, such as flag lots, that have only one street connection and 8 or less units. The proposed street cross-section lacks amenities that are expected for residential street in a subdivision of this size, such as on-street parking and sidewalks along both sides of the street. For residential blocks, as proposed in this subdivision, the Logan City engineering standards and Transportation Master Plan specify a 60' street cross-sections. The residential cross-section standard includes two 11.5' traffic lanes, on-street parking, and an 8' park-strip and 4' sidewalk on both sides of the road.

The LDC requires 3 points of connection for subdivisions greater than 20 lots. The subdivision proposes 2 points of connection onto 1300 East and two street-stubs on the north and south side. These stubs are located in areas that would be considered impracticable future street connections. One leads to the back yard of an existing home and the other leads to the middle of the church

property to the south. A subdivision can be approved with less than 3 connections where physical conditions of the site or abutting properties preclude street connection. In this case with extreme topography to the north and existing development in the surrounding locations an exception could be considered. A possible future street stub is located at the northeast corner that could eventually connect through vacant land to 1400 E and to the single-family neighborhoods located to the east. As conditioned, with appropriate street cross-section widths and street grid connectivity, the access and streets meeting the requirements in the LDC.

SUMMARY

Because of all the time effort and energy put into the compromising agreements made on this property within the last three years by numerous stake holders that included a large portion of the surrounding neighbors, previous property owners and Logan City elected officials to reach the current result, staff considers this rezone request inappropriate. An expectation was established with these agreements and this request compromises that. The applicant purchased the property knowing that the NR-4 zoning was established, and the 19-lot subdivision was permitted and approved.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

● Fire	● Water/Cross Connection
● Engineering	

PUBLIC COMMENTS

Three written comments opposing this rezone request have been received at this time. They are attached for review.

PUBLIC NOTIFICATION

Legal notices were posted on the City’s website and the Utah Public Meeting website on 2/10/20, and noticed in a quarter page ad on 2/15/20, and a Public Notice mailed to property owners within 300’ were sent on 2/10/20.

RECOMMENDED FINDINGS FOR DENIAL OF THE REZONE

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

1. The rezone request is inappropriate and violates the compromising agreements forged by the previous property owners and the surrounding neighborhood citizens.
2. The rezone request would result in incompatible lots sizes as compared to the immediately adjacent existing homes in the Hillcrest Neighborhood.
3. The Logan City FLUP indicates the area as DR, which could mean either NR-4 or NR-6 based on the site-specific conditions or surrounding neighborhood composition.

RECOMMENDED CONDITIONS OF APPROVAL PENDING THE OUTCOME OF THE REZONE

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 Subdivision Permit and are available in the Community Development Department.
2. Forty-six (46) new single-family lots and two open space areas are approved with this subdivision permit.
3. All street cross-sections must provide two travel lanes, on-street parking on at least one side of the street, and a sidewalk and parkstrip on both sides of the street.
4. Street trees shall be provided on both sides of all streets every 30’ on center.
5. Three (3) street connections shall be provided. The third connection shall be provided at the northeast corner of this property for future connection to 1400 E.

6. If it is determined by the Planning Commission that the third street connection is not required, a sidewalk stub shall be provided that leads to the northeast corner of the subdivision creating the opportunity for a pedestrian connection to 1400 East and from this neighborhood to the neighborhoods to the east.
7. The open spaces shall be designated as not buildable on the final plat.
8. The final plat shall be recorded within one (1) year of this action or comply with LDC 17.58 Expirations and Extensions of Time.
9. Prior to recording of a Final Plat or issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from the following departments indicating that their requirement has been satisfied:

a. Fire—contact 716-9515

- Place hydrants within 600 feet of all buildable area of all lots.

b. Engineering—contact 716-9153

- Roads between 1300 East and 1335 East shall be a public road and shall be 66' in width. All other roads shall be a minimum of 60' unless approved otherwise by planning commission.
- Provide water shares or an in-leu fee for increase water demand on City system.
- Provide storm water detention/retention per Logan City storm water design standards. This shall include the full retention of the 90% storm event on site and the use low impact design methods for the retention of the 90% storm event.
- The minimum pavement section for this development shall be 3" of asphalt, 4" untreated base, and 12" of granular borrow. Provide a geotechnical report with the California Bearing ratio at subgrade of the pavement section, if less than 5 provide a engineered pavement section.
- Provide CC&R's for HOA maintenance of storm water pond, swales, utility lines, roads, and any other items which are private.
- Provide a storm water maintenance agreement.
- Provide all private utility agreements required for all private utility lines.
- Provide landscaping irrigation meter(s) for detention/retention ponds and open spaces separate from individual lots. These to be assigned to Home Owners Association.

c. Water/Cross Connection—contact 716-9627

- All landscape irrigation system's fed from Logan City water must have a high hazard backflow assembly installed and tested. No dual source feed systems allowed without Logan Cities prior approval and installation criteria (RP & swing joint) is met and inspection is passed.
All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter.
- Water meter setters must meet City standards.
- All points of use of water must comply with the 2018 IPC and State of Utah Amendments, during and after construction.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE SUBDIVISION PERMIT

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

1. Each lot conforms to the requirements of Title 17 of the Logan LDC in terms of lot size and development requirements for the zoning district in which it is located.
2. The Subdivision Permit conforms to the requirements of Title 17.47 concerning hearings, procedures, application requirements and plat preparations.
3. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
4. Infrastructure and utilities are adequate in size to handle anticipated traffic and use.



APPLICATION FOR PROJECT REVIEW

Planning Commission Land Use Appeal Board Administrative Review

Date Received 1-27-20	Received By	Receipt Number	Zone NR-4	Application Number PC 20-011
Type of Application (Check all that apply): <input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Subdivision <input checked="" 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 Foothill Residential Subdivision & Rezone				
PROJECT ADDRESS ~ 1250 N. 1200 E.			COUNTY PLAT TAX ID # 05 011 0005	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) NIC PORTER			MAIN PHONE # 435-535-1137	
MAILING ADDRESS PO BOX 56 LOGAN VT 04323			CITY STATE ZIP	
EMAIL ADDRESS NIC@SML&KP.COM				
PROPERTY OWNER OF RECORD (Must be listed) Foothill Lofts Residential			MAIN PHONE #	
MAILING ADDRESS PO BOX 6221 NORTH LOGAN VT 04341			CITY STATE ZIP	
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) REZONE FROM NR-4 to NR-6 46-lot subdivision			Total Lot Size (acres) 0.37	
			Size of Proposed New Building	
			Number of Proposed New Units/Lots 46	
- 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	

Rezone:
 Council workshop = Mar. 17
 Council hearing: Apr. 7



Debbie Zilles <debbie.zilles@loganutah.org>

Fwd: Message for Planning and Zoning Commission

2 messages

Mike Desimone <mike.desimone@loganutah.org>

Tue, Feb 18, 2020 at 7:58 AM

To: Debbie Zilles <debbie.zilles@loganutah.org>, Russ Holley <russ.holley@loganutah.org>, Aaron Smith <aaron.smith@loganutah.org>

----- Forwarded message -----

From: **Tom Lee** <tomlee.logan@gmail.com>

Date: Mon, Feb 17, 2020 at 4:52 PM

Subject: Message for Planning and Zoning Commission

To: <mike.desimone@loganutah.org>

Dear Mr. Desimone:

I am writing to say I am NOT in favor of the proposed change in the density of houses in the development proposed by Champlin Development. There is very little remaining land in Logan to attract families to new single family homes. The Foothill area needs families who can come and stay and build our schools, churches, and the community. Logan is getting too much rental and high density development that doesn't attract families who come here for employment at the university or other professional positions. This desirable location in Logan needs to retain its zoning as 4 lots per acre.

Thanks,

Tom Lee
1490 E 1260 N, Logan

--

Michael A. DeSimone, AICP
Community Development Director
Logan City
290 North 100 West
Logan, Utah 84321
(435) 716-9022

mike.desimone@loganutah.org

Debbie Zilles <debbie.zilles@loganutah.org>

Tue, Feb 18, 2020 at 8:02 AM

To: Dave Newman <dtn45976@msn.com>, Eduardo Ortiz <eduardo.ortiz@usu.edu>, Jessica Lucero <jessica.lucero@usu.edu>, Regina Dickinson <regd1203@gmail.com>, Roylan Croshaw <croshaw@comcast.net>, Sandi Goodlander <sgoodlander@gmail.com>, Tony Nielson <tgnm@live.com>

[Quoted text hidden]

February 14, 2020

Michael A. DeSimone
Director of Community Development
290 North 100 West
Logan, UT 84321

Re: Public Hearing regarding PC 20-011

Dear Sir:

In October 2019 Champlin Development requested a hearing with the Planning Commission regarding rezoning to allow the Foothill Lofts Residential project. Due to strong community opposition, they withdrew their request before the hearing date. Now, with no changes in their plans, they have resubmitted their request. There are also no changes in the strength of the opposition by our community. We suggest that the unchanging, uncompromising behavior of the developer indicates he is selfishly operating in his own interests and without regard to integrating his project into a beautiful and thriving community. We have concern that the rezone would allow an unappealing collection of small dwellings that would be completely out of character with the Lundstrom Park neighborhood.

We, Marc and Gail Leager, did visit the various existing Champlin projects and have the following observations:

- The projects do not match the Lundstrom Park neighborhood in appearance or density.
- The backyards appear to be within ten feet of the back property lines.
- With that backyard dimension, the buildings, even though single story, loom over the fences of the adjacent properties.
- The result of building height and building density give the appearance of a twenty-five foot high picket fence behind every one of our homes.

Based on our observations, **we strongly request that the application for rezone be denied.** The project proposed by Champlin Development departs so severely from the original NR-4 plan and agreement that we see no way to make the NR-6 rezone fit in with the Lundstrom Park neighborhood. We hope that Champlin Development will stay within the NR-4 zoning to produce an attractive and compatible project.

Sincerely,



Marc and Gail Leager

RE: Public Hearing Regarding PC 20-011 Rezone



Russ Holley <russ.holley@loganutah.org>

Fwd: question about PC 20-011 rezone
1 message

Mike Desimone <mike.desimone@loganutah.org>
To: Russ Holley <russ.holley@loganutah.org>

Wed, Feb 5, 2020 at 3:47 PM

----- Forwarded message -----

From: **Bracken Atkinson** <batkinson@netwasatch.com>
Date: Wed, Feb 5, 2020 at 3:31 PM
Subject: question about PC 20-011 rezone
To: Mike Desimone <mike.desimone@loganutah.org>

Mike,

I just got our letter for the foothill lots residential rezone request. I was curious how this can work? We were told numerous times that no matter how that parcel was zoned that the city code does not allow subdivisions larger than 19 lots without a third access. They are land locked unless they can go down the steep hillside into the other foothill subdivision.

We met with you guys several times about the opportunities on that parcel and were told that it was black and white and therefore we sold the property.

Thanks,

Bracken J. Atkinson

Wasatch Development Group

Vice President of Real Estate Development

batkinson@wasatchgroup.com

Office: 435-755-2016

**FOOTHILL SUBDIVISION
PRELIMINARY PLAT
SECTION 21, TOWNSHIP 12 NORTH, RANGE 1 EAST**

NOTES

- PROPERTY TAX IDENTIFICATION #: 05-011-0005, LOT 102 FOOTHILL LOFTS SUBDIVISION
- ZONE: MIXED RESIDENTIAL (NR-6)
- STORM WATER BASIN PARCELS AND PRIVATE ROADS WILL BE OWNED AND MAINTAINED BY PROPOSED HOA
- SUBDIVISION BOUNDARY: 8.37 ACRES
- PROPOSED NUMBER OF RESIDENTIAL LOTS: 46
- PROPOSED NUMBER OF PHASES: 1
- PRIVATE RIGHT-OF-WAY AREA: 1.37 ACRES
- BUILDING SETBACKS:
 - FRONT: 25'
 - CORNER: 20'
 - SIDE - 8'
 - REAR: 15'

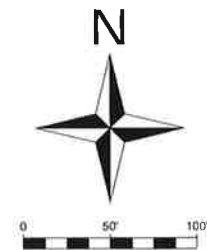
CONTACTS

- SUBDIVIDER: CHAMPLIN DEVELOPMENT INC
 - REPRESENTATIVE: NIC PORTER
 - ADDRESS: 113 SOUTH 800 EAST HYDE PARK, UT 84318
 - PHONE #: 435-535-1137
- OWNER: FOOTHILL LOFTS RESIDENTIAL LLC
 - ADDRESS: PO BOX 6221, NORTH LOGAN, UT 84341-6221
- CIVIL ENGINEER: CIVIL SOLUTIONS GROUP, MICHAEL E. TAYLOR, PE
 - LICENSE #: 8243189-2202
 - ADDRESS: 540 WEST GOLF COURSE ROAD, STE B1, PROVIDENCE, UTAH 84332
 - PHONE #: 435-213-3762
- SURVEYOR: CIVIL SOLUTIONS GROUP, DENNIS P. CARLISLE
 - LICENSE: 172675
 - ADDRESS: 540 WEST GOLF COURSE ROAD, STE B1, PROVIDENCE, UTAH 84332
 - PHONE #: 435-213-3762

OWNER CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT I AM THE RECORD OWNER OF THE SUBJECT PROPERTY PROPOSED ON THIS MAP FOR SUBDIVISION, AND I CONSENT TO THE FILING OF THIS PRELIMINARY PLAT MAP.

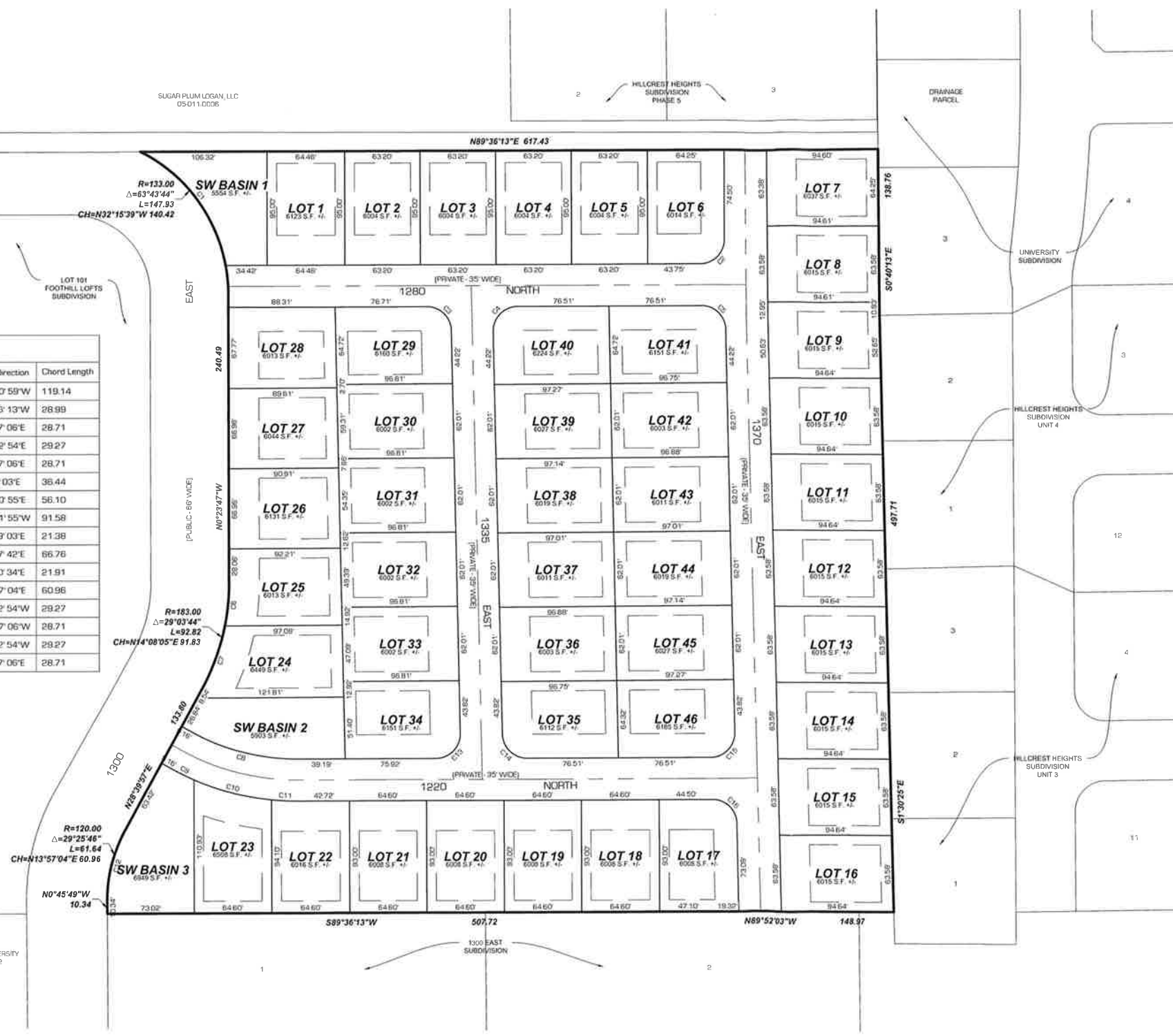
OWNER _____ DATE _____



LEGEND

- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING FENCELINE
- EXISTING CONTOUR
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- EXISTING ELECTRICAL BOX
- EXISTING COMMUNICATIONS BOX
- EXISTING COMMUNICATIONS PEDESTAL
- EXISTING WATER METER

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	123.53	133.00	53°13'04"	N37°30'59"W	119.14
C2	32.20	20.50	90°00'00"	S44°36'13"W	28.99
C3	31.80	20.50	88°53'22"	S45°57'06"E	28.71
C4	32.60	20.50	91°06'38"	N44°02'54"E	29.27
C5	31.80	20.50	88°53'22"	S45°57'06"E	28.71
C6	36.50	183.00	11°25'41"	N5°19'03"E	36.44
C7	56.32	183.00	17°38'03"	N19°50'55"E	56.10
C8	92.57	182.50	29°03'44"	N75°51'55"W	91.58
C9	21.38	217.50	5°38'00"	S64°09'03"E	21.38
C10	67.02	217.50	17°39'19"	S75°47'42"E	66.76
C11	21.92	217.50	5°46'25"	S87°30'34"E	21.91
C12	61.64	120.00	29°25'46"	N13°57'04"E	60.96
C13	32.60	20.50	91°06'38"	S44°02'54"W	29.27
C14	31.80	20.50	88°53'22"	N45°57'06"W	28.71
C15	32.60	20.50	91°06'38"	S44°02'54"W	29.27
C16	31.80	20.50	88°53'22"	S45°57'06"E	28.71



SUGAR PLUM LOGAN, LLC
05-011-0006

UTAH STATE UNIVERSITY
05-011-0012

civilsolutionsgroupinc.



CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

PRELIMINARY PLAT

FOOTHILL SUBDIVISION
LOCATION: 1110 NORTH 550 WEST, LOGAN, UTAH 84321
PROPERTY OF: FOOTHILL LOFTS RESIDENTIAL LLC
PREPARED FOR: CHAMPLIN DEVELOPMENT, INC.

REVISION BLOCK NO.	DATE	DESCRIPTION



SCALE: 1" = 50'
DATE: 1/17/2020
DRAWN BY: M. TAYLOR
PROJECT #: 19-377

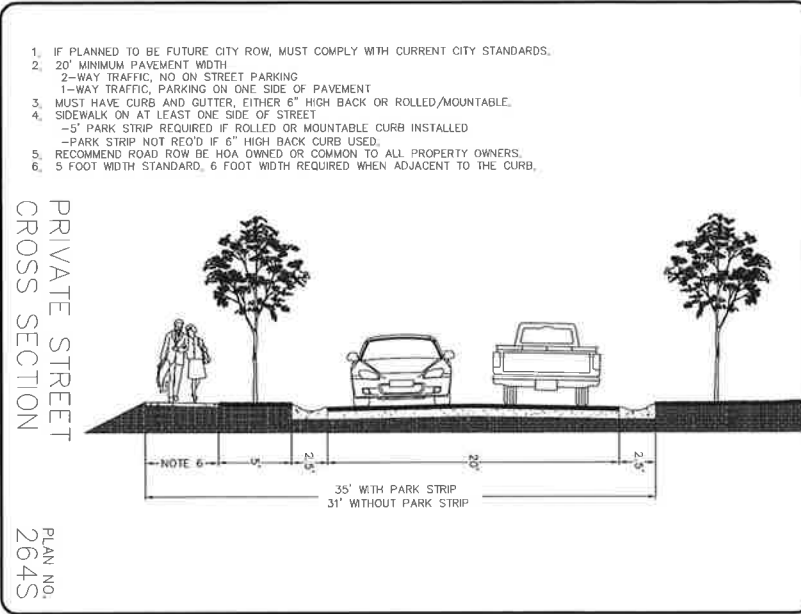
**FOOTHILL SUBDIVISION
PRELIMINARY PLAT
SECTION 21, TOWNSHIP 12 NORTH, RANGE 1 EAST**

NOTES

- EACH INDIVIDUAL UNIT AND LOT WILL BE SERVICED BY A 1" WATER METER AND SERVICE LINE.
- EACH INDIVIDUAL UNIT AND LOT WILL BE SERVICED BY A 4" SEWER SERVICE.
- ALL STORM WATER FROM THE SITE WILL BE COLLECTED INTO A STORM WATER DETENTION AREA LOCATED ON THE WEST SIDE OF THE PROPERTY (SEE KEY NOTE 6).

SHEET KEY NOTES

- PROPOSED 8" WATER LINE, TYP.
- PROPOSED FIRE HYDRANT ASSEMBLY, TYP.
- PROPOSED 8" SEWER LINE, TYP.
- CONCRETE DRIVEWAY APPROACH
- PROPOSED SEWER MANHOLE, TYP.
- PROPOSED STORM DRAIN DETENTION AREA.
- PROPOSED PRIVATE STREET CROSS SECTION. SEE PLAN NO. 2645 (THIS SHEET)
- REMOVE WATER MAIN STUB
- REMOVE SEWER MAIN STUB
- STORMWATER TO DISCHARGE TO ADJACENT STORM DRAIN SYSTEM AT CONTROLLED RATE OF 0.2 CFS/ACRE
- RELOCATE EXISTING STORM WATER BASIN.
- PROPERTY BOUNDARY



FOOTHILL SUBDIVISION - STORMWATER CALCS

Description	Area (sq ft)	Area (ac)	CN (Group B)	(SubArea / TotalArea)*CN
Rooftops (3,367sf/lot)	154,882	3.56	98	42
Driveways	23,000	0.53	98	6
Roadways	57,732	1.33	98	16
Open Space	128,790	2.96	61	22
Total Area:	364,404	8.37	85	

Pre Development (Pasture, grassland, or range; good): 364,404 8.37 61

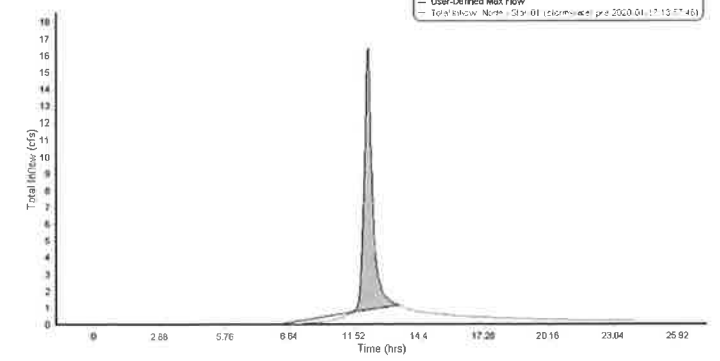
90th-Percentile Storm Volume (0.66-in): 20,042 cu-ft

Parameter	Value	Unit
Initial Abstraction for pre dev	0.36	inches
Precipitation (10 Yr) 24 hour storm	2.04	inches
Precipitation (25 Yr) 24 hour storm	2.41	inches
Precipitation (100 Yr) 24 hour storm	3.02	inches
Direct Runoff (10 Yr) for pre dev (10 Yr)	0.82	total runoff depth
Direct Runoff (25 Yr) for pre dev (25 Yr)	1.10	total runoff depth
Direct Runoff (100 Yr) for pre dev (100 Yr)	1.60	total runoff depth
Direct Runoff (10 Yr) for pre dev (100 Yr)	0.37	total runoff depth

Post Development	Value	Unit
10-Year Direct Runoff	0.57	acre-ft
25-Year Direct Runoff	0.77	acre-ft
100-Year Direct Runoff	1.12	acre-ft
Pre-Development	Value	Unit
10-Year Direct Runoff	0.06	acre-ft
25-Year Direct Runoff	0.12	acre-ft
100-Year Direct Runoff	0.26	acre-ft

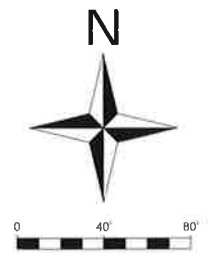
LEGEND

- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING FENCELINE
- EXISTING CONTOUR
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- EXISTING ELECTRICAL BOX
- EXISTING COMMUNICATIONS PEDESTAL
- EXISTING WATER METER
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED FIRE HYDRANT
- SETBACK LINE



Total Inflow Summary Table

Time period	Element ID	Stat-01
From: 05/04/2018 12:00:00 AM	Maximum Total Inflow (cfs)	15.43
To: 05/05/2018 12:00:00 AM	Minimum Total Inflow (cfs)	0.00
Threshold:	Event Mean Total Inflow (cfs)	0.58
Exceedance: 0	Duration of Exceedances (hrs)	N/A
Defect: 0	Duration of Defects (hrs)	N/A
Detention storage:	Number of Exceedances	N/A
Max flow: 1.1E+01	Number of Defects	N/A
	Volume of Exceedance (cfs)	N/A
	Volume of Defects (cfs)	N/A
	Total Inflow Volume (cfs)	48814.13
	Detention Storage (cfs)	12120.88



civilsolutionsgroup inc.

CACHE VALLEY | P: 435.213.3782
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

PRELIMINARY PLAT

FOOTHILL SUBDIVISION

LOCATION: 1110 NORTH 550 WEST, LOGAN, UTAH 84321

PROPERTY OF: FOOTHILL LOFTS RESIDENTIAL LLC

PREPARED FOR: CHAMPLIN DEVELOPMENT, INC.

REVISION BLOCK NO.	DATE	DESCRIPTION

PROFESSIONAL ENGINEER
No. 824308-2002
M. TAYLOR
STATE OF UTAH

SCALE: 1" = 40'
DATE: 1/17/2020
DRAWN BY: M. TAYLOR
PROJECT #: 19-377

SHEET 2 OF 2