

**Project #20-057
Stronghold Development
Located at 200 South 1000 West**

REPORT SUMMARY...

Project Name: Stronghold Development
Proponent / Owner: Ironwood Construction / Stronghold Opportunity LLC
Project Address: 200 South 1000 West
Request: Design Review & Conditional Use Permit
Current Zoning: Commercial Services (CS)
Type of Action: Quasi-Judicial
Hearing Date: Nov 12, 2020
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review and Conditional Use Permit for Project #20-057, Stronghold Development, storage units and flex commercial buildings located at approximately 200 South 1000 West, TIN #05-064-0028.

Current Land use adjoining the subject property

| | | | |
|---------------|------------------------|--------------|----------------------|
| <i>North:</i> | COM: Vacant | <i>East:</i> | COM: Commercial Uses |
| <i>South:</i> | NR-6: Residential Uses | <i>West:</i> | CS: Commercial Use |

Project Proposal

This is a proposal to construct eight (8) storage unit buildings and six (6) flex commercial buildings on a 15.64 acre site. This property was recently rezoned from COM to CS for the purpose of constructing storage units. The relatively flat site is positioned at the northeast corner of the intersection of 1000 West 200 South.



Figure 1 shows the proposed project layout

Permitted Land Use

The Commercial Service (CS) zone is described in the Land Development Code (LDC) as filling a need between the commercial and industrial land uses. It provides alternative locations for

light manufacturing and warehousing. CS areas will have the same quality development standards as the commercial and industrial areas. A wide range of land uses are permitted, including commercial storage units and general commercial sales and services. Storage units require a Conditional Use Permit in the CS zone.

Design Review

The LDC 17.43 requires Design Review approval for new commercial developments to ensure high-quality design, layout and neighborhood compatibility. The Planning Commission may approve or conditionally approve a Design Review Permit upon substantiating findings in conformance with Title 17 of the LDC.



Figure 2 shows the flex commercial buildings.

Building Height & Design

The LDC 17.10.120 limits base building height to 38' in the CS zone. The proposed flat-roofed buildings are proposed at 25 feet. As proposed, the project complies with the height requirements in the LDC.

The LDC 17.12.020 states that commercial buildings should be designed to promote high-quality and aesthetically pleasing developments. The design standards consider building variation, materials, building mass, articulation, roof, placement, and orientation. The standards emphasize 4-sided architecture and street orientation. The proposed CMU and stucco buildings are shown with metal paneling, rock and synthetic wood siding materials. The buildings have horizontal and vertical articulation, and massing with a mix of materials. For design variation, no two directly adjacent commercial buildings shall possess the same front (street facing) façade. The six (6) proposed commercial building are identical and do not meet building variation standards as proposed. As conditioned with different street facing facades for adjacent buildings, the project complies with the requirements in the LDC.

The LDC 17.10.080 states that ground floor frontages and exposed side facades are required to have 30% of the overall façade area as transparent (fenestration). Calculations for the ground floor façade area on the proposed buildings show approximately 15% transparency on the south street facing facades and 30% and west façade. As conditioned with additional south façade transparency, the project meets the requirements in the LDC.

Lot Coverage

The LDC 17.10.080 limits lot coverage to a maximum of 60% (building(s) footprint). The project site is approximately 15.64 acres (681,278 SF) in size. The total proposed building(s) footprints of the project is approximately 240,000 SF, or 35%. As proposed the project complies with the requirements in the LDC.

Setbacks

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

| | |
|-------------------|-----------------------------|
| Front: | 10' (20' for storage units) |
| Side: | 5' (10' for storage units) |
| Rear: | 10' |
| Parking Front: | 15' |
| Parking Side/Rear | 5' |

The following setbacks are proposed (as measured from the exterior property lines of the project site, at closest points):

Storage Units

| | |
|-------------------|------|
| Front (West): | 20' |
| Side (North): | 10' |
| Side (South): | 400' |
| Rear: | 10' |
| Parking Front: | 20' |
| Parking Side/Rear | 5' |

Commercial Buildings

| | |
|-------------------|------|
| Front (West): | 175' |
| Side (North): | 280' |
| Side (South): | 50' |
| Rear: | 75' |
| Parking Front: | 120' |
| Parking Side/Rear | 20' |

As proposed, the project complies with the CS setback requirements in the LDC.

Access, Site Layout & Pedestrian Circulation

The LDC 17.31.090 requires commercial and industrial sites to include safe and convenient pedestrian circulation from the adjacent streets to buildings, parking areas and other outdoor gathering areas. When parking areas are proposed in areas adjacent to streets, LDC 17.32.070 requires additional landscaping to help screen asphalt parking areas. Type "A" screening is required when a parking lot is 25' from the street. This type of screen requires additional shrubbery and trees in this space for buffering purposes. As conditioned with pedestrian circulation and Type "A" screening, the project complies with the LDC.

The project is shown with four (4) vehicular accesses. One onto 1000 West and three onto 200 South. The one on 1000 West aligns with a driveway across the street, but the three on 200 South do not align with intersections across the street. The project shows only pedestrian circulation in front of the commercial buildings and around the perimeter streets. As conditioned with access refinements, the project meets the access and circulation requirements in the LDC.

Parking

The LDC 17.31 requires one (1) parking stall per every 300 SF of office space and one (1) parking stall per every 2000 SF for warehousing and freight movement. Commercial projects

are required to provide bike racks. Typically, the approximate building space breakdown for these types of projects are 75% warehousing and 25% office/administration/commercial. With a total building space of 160,160 SF, and at this ratio, the parking requirement is 193 stalls (133 commercial & 60 warehousing). The proposal provides 186 stalls. As conditioned with 7 additional parking stalls and bike racks, the project meets minimum requirement in the LDC.

Open Space Area

The LDC 17.10.120 requires 10% 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 could consist of additional landscaping, decks, patios and walkways, but shall not include parking, driveways and storm-water facilities. The total project site is 15.64 acres (681,278 SF) and the proposed open space and outdoor space is shown at 2.46 acres (107,157 SF = 15.7%). As condition with an additional 4.3% open space the project meets the requirements in the LDC.

Landscaping

The LDC 17.32 requires minimum plant material for overall visual aesthetics, ecological reasons, screening, and shading purposes. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per acre of land in the CS zone. For the 15.64-acre site, 312 trees and 782 shrubs/perennials shall be provided. As conditioned with a landscaping plan showing open space, storm water ponds and minimum numbers of trees and shrubs, the project meets the requirements of the LDC.

Additional landscaping and screening are required for commercial storage units. Front yards are required to be landscaped and screened with a combination of deciduous and coniferous trees and shrubs to cause at least a 50% screen within 5 years. Side and rear yards have a similar requirement and must achieve a 25% screen. While no landscaping plan has been proposed, adequate landscaping areas are shown on the plan to achieve the landscaping screen requirement. As conditioned with a 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.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

| | |
|---------------|---------|
| ● Engineering | ● Water |
|---------------|---------|

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 on the Utah Public Meeting website on 11/4/2020. Public notices were mailed to all property owners within 300 feet of the project site on 10/19/20 and legal notices posted in the Herald Journal on 10/31/20.

RECOMMENDED CONDITIONS OF APPROVAL – DESIGN REVIEW

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 street facing (south) facades shall not be the same as the adjacent façade.
3. All street facing facades (south) on the commercial buildings shall contain 30% transparency and similar architectural details found on the parking lot facing facades.
4. The single-sided limited parking lot shown between the west commercial building and 1000 West may remain as shown with additional landscaping buffering (Type A) added.
5. A minimum of 193 parking stalls and a bike rack shall be provided for commercial areas. 4 parking stalls shall be provided for the storage units.
6. Pedestrian pathway connections shall be made throughout the site for safe pedestrian circulation.
7. 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 required along public streets every 30'. Coordinate species and location with the City Forester.
 - b) Open Space and Useable Outdoor areas shall total a minimum of 20% (136,255 SF) or 3.12 acres.
 - c) A total number 312 trees and 782 shrubs, perennials and grasses shall be provided.
 - d) Storm water retention ponds can not count towards landscaping/open space totals.
 - e) Type "A" landscaping required between the street and the parking lot on the west side of the project.
 - f) Front yard setback landscaped (1000 West) shall have a combination of deciduous and evergreen trees and shrubs to create a 50% solid screen in areas of the storage unit building that are blank wall.
 - g) Side yard (north) shall have a combination of deciduous and evergreen trees and shrubs to create a 25% solid screen on area of wall that are blank.
8. Any dumpsters near the street shall be visually screened or buffered with landscaping and/or fencing.
9. 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.
10. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the LDC.
11. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the LDC.
12. Surface storm-water retention and detention facilities shall be located in areas away from public streets and buffered from view.
13. 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. *Water—contact 716-9622*
 - Each unit's water main 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. Properly sized drain required to serve dump port of B/F.
 - All landscape irrigation system's fed from 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 and annually thereafter.

- Fire suppression systems that connect to Logan City water (with no added chemicals) 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 2018 IPC and State of Utah Amendments, during and after construction.
- b. Engineering—contact 716-9153*
- Provide storm water utility agreement for new development greater than 1 acre
 - Provide a private water utility agreement for private water lines within development
 - Dedicate right of way as necessary to ensure a 66' right of way on 200 South along south property line
 - Access to Sr-252 shall be per UDOT requirements established at a UDOT CAMP meeting. This possibly includes deceleration and acceleration lanes.
 - Construct curb, gutter, park strip and sidewalk on SR-252 frontage per UDOT standards
 - Construct curb, gutter, park strip and sidewalk on 200 South frontage to City standards
 - Access to points to 200 South shall comply with road design standards
 - Provide storm water detention/retention per Logan City Design standards. This includes the onsite retention of the 90% storm event using Low Impact Design methods.
 - Provide water shares or in-lieu fee for increased demand to City system.
 - Dedicate a 10' public utility easement along all right of way frontages and a 5' public utility easement along all interior property lines.
 - Access from SR-30 to align with 130 South and any other requirements established by UDOT
 - Dedicate right of way for 2 through lanes, a left turn lane and a right turn lane at intersection of 200 South and SR-252. The length of these additional lanes shall be between 200-250' east of west property line. Coordinate these with final design drawings with Logan City Public Works.
 - Provide piping of existing ditch on north side of 200 South.

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 conditioned project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, materials, landscaping, and setbacks.
2. The Conditional Use and Design Review Permits conform to the requirements of Title 17 of the Logan Municipal Code.
3. The conditioned project provides adequate open space and useable outdoor space in conformance with Title 17.
4. The conditioned project provides adequate off-street parking.
5. Minimum public noticing requirements of the LDC and the Municipal Code have been met.
6. 1000 West and 200 South provide access to the project site and are adequate in size and design to sufficiently handle automobile traffic related to the proposed 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 10-12-20 | Received By | Scheduled Meeting Date Nov. 12 | Zone CS | Application Number PC 20-057 |
| 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"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Other <input type="checkbox"/> Administrative Design Review | | | | |
| PROJECT NAME STRONGHOLD DEVELOPMENT | | | | |
| PROJECT ADDRESS 1000 WEST 200 SOUTH LOGAN, UT 84321 | | | COUNTY PLAT TAX ID # 05 - 064 - 0028 | |
| AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Ironwood Construction | | | MAIN PHONE # 435-752-1480 | |
| MAILING ADDRESS 50 E 2500 N | | CITY N. Logan | STATE UT | ZIP 84341 |
| EMAIL ADDRESS Dan@Ironwc.com | | | | |
| PROPERTY OWNER OF RECORD (Must be listed) STRONGHOLD OPPORTUNITY FUND LLC | | | MAIN PHONE # 435 764-4300 | |
| MAILING ADDRESS 235 EAST 600 SOUTH | | CITY Horse Park | STATE UT | ZIP 84318 |
| EMAIL ADDRESS MFHARRIS8@GMAIL.COM | | | | |
| DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) See attached. | | | Total Lot Size (acres) 15.64 | |
| | | | Size of Proposed New Building (square feet) | |
| | | | Number of Proposed New Units/Lots | |
| - 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 | | |

Stronghold Development

Mini storage area (North of property) to include interior climate-controlled storage with interior corridors as access to units, exterior drive up storage units, Business office, enclosed R/V units, and covered parking storage area. Buildings in this area to be CMU construction with decorative facade overlay. Sidings to include CMU and EIFS. Development to include office and guest parking, fenced area with access gates, and access drives.

Commercial Area (South of property) to include 6 duplications of commercial strip core and shell speck buildings to be built in phases. Each building to include 10 possible units of varying size, including storefront on front, receiving overhead door on rear. Buildings in this area to be steel construction with decorative facade overlay. Sidings to include decorative metal panels, CMU, and EIFS. Development to include drive access with parking, dumpster locations, open break area patios, and community loading dock for larger trucks.

Plat Maps for Parcel 05-064-0028 - Cache County CORE

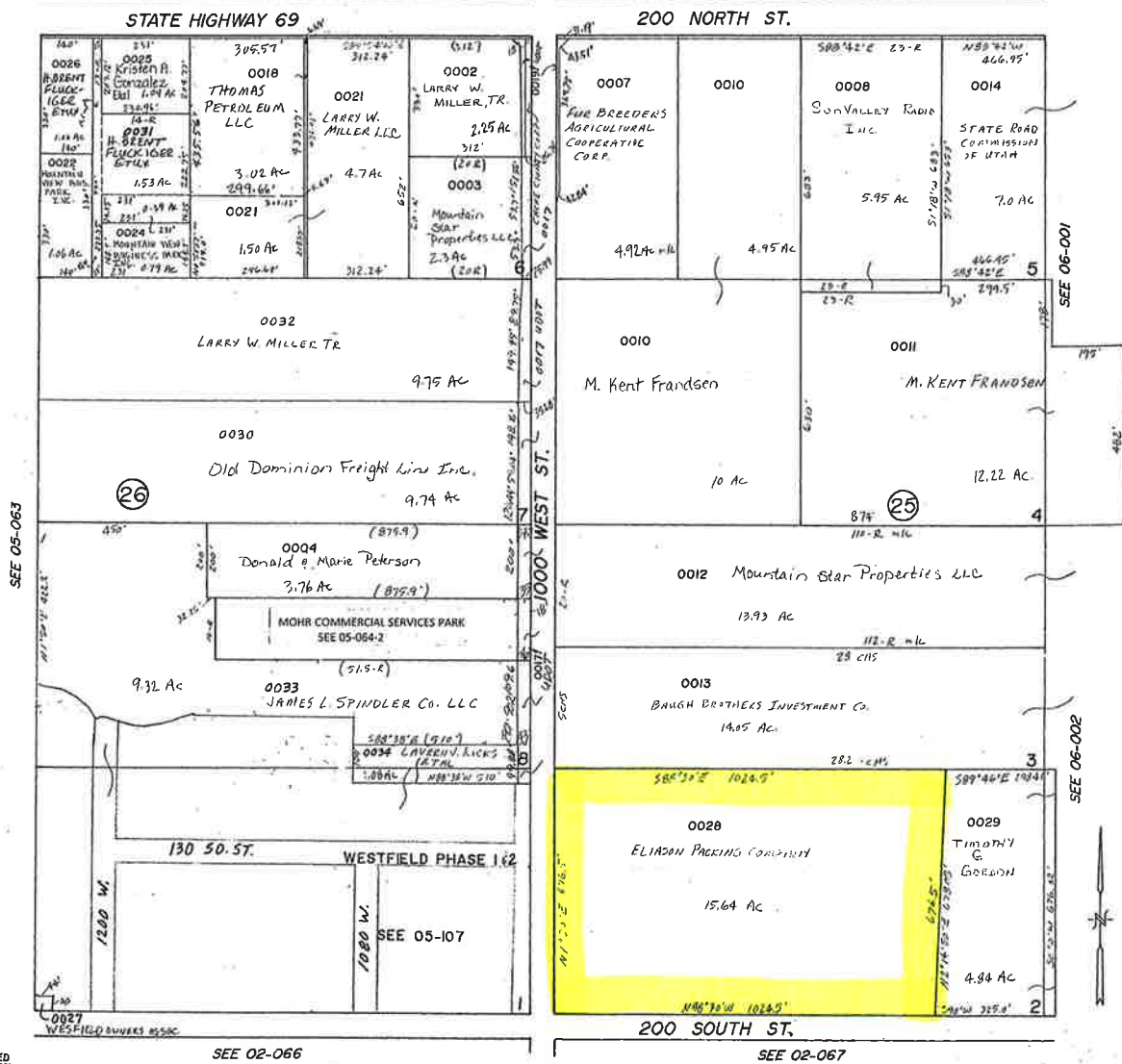
SE⁴ Section 32 Township 12 North Range 1 East

05-064

Scale 1 Inch = 200 Feet
pt. BLK. 25, PLAT "A" LOGAN FARM SURVEY
pt. BLK. 26, PLAT "E" LOGAN FARM SURVEY

TAX UNIT 27

SEE 05-062







DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DISTRICT
1325 J STREET
SACRAMENTO CA 95814-2922

October 6, 2020

Regulatory Division (SPK-2020-00579)

Stronghold Opportunity Fund LLC
Attn: Mr. Dan Tustian
235 East 600 South
Hyde Park, Utah 84318
dan@ironwc.com

Dear Mr. Tustian:

We are responding to your August 27, 2020 request for an approved jurisdictional determination for the Ironwood, 10th West site. The approximately 16.27-acre project site is located on the northeast corner of 1000 West and 200 South, Latitude 41.7291°, Longitude -111.8577°, Logan, Cache County, Utah (enclosure 1).

Based on available information, we concur with your aquatic resources delineation for the site, as depicted on the enclosed July 2020 "Tenth West Wetland Delineation" drawing, prepared by Civil Solutions Group Inc. (enclosure 2).

The 2.31 acres of aquatic resources identified as "Wetlands A and B" on the above drawing are not waters of the United States pursuant to 33 CFR §328.3(a) and are, therefore, excluded by 33 CFR §328.3(b)(1). Specifically, these features are considered non-adjacent wetlands, as indicated by 33 CFR §328.3(c)(1). As such, these aquatic resources are not regulated by the U.S. Army Corps of Engineers pursuant to the Navigable Waters Protection Rule (85 FR 22250-22342, April 21, 2020). This disclaimer of jurisdiction is only for Section 404 of the Federal Clean Water Act.

We are enclosing a copy of the *Approved Jurisdictional Determination Form* for your site (enclosure 3).

This approved jurisdictional determination is valid for five years from the date of this letter, unless new information warrants revision of the determination before the expiration date. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 Code of Federal Regulations (CFR) Part 331.

A *Notification of Appeal Process (NAP) and Request for Appeal (RFA) Form* is enclosed (enclosure 4). If you request to appeal this determination, you must submit a completed RFA form to the South Pacific Division Office at the following address:

Administrative Appeal Review Officer, Army Corps of Engineers, South Pacific Division, CESPD-PDO, 1455 Market Street, 2052B, San Francisco, California 94103-1399, Telephone: 415-503-6574, FAX: 415-503-6646.

In order for an RFA to be accepted by the Corps, we must determine that the form is complete, that it meets the criteria for appeal under 33 CFR Part 331.5, and that the form was received by the Division Office within 60 days of the date of the NAP. It is not necessary to submit an RFA form to the Division Office unless you object to the determination in this letter.

We recommend that you provide a copy of this letter and notice to all other affected parties, including any individual who has an identifiable and substantial legal interest in the property.

This approved jurisdictional determination has been conducted to identify the limits of aquatic resources subject to U.S. Army Corps of Engineers jurisdiction under Section 404 of the Clean Water Act and/or Section 9 and 10 of the Rivers and Harbors Act for the particular site identified in this request.

We appreciate feedback, especially about interaction with our staff and our processes. For program information or to complete our Customer Survey, visit our website at www.spk.usace.army.mil/Missions/Regulatory.aspx.

Please refer to identification number SPK-2020-00579 in any correspondence concerning this project. If you have any questions, please contact Michael Pectol at the Bountiful Regulatory Office, 533 West 2600 South, Suite 150, Bountiful, Utah 84010, by email at Michael.A.Pectol@usace.army.mil, or telephone at (801) 295-8380 ext. 8315.

Sincerely,

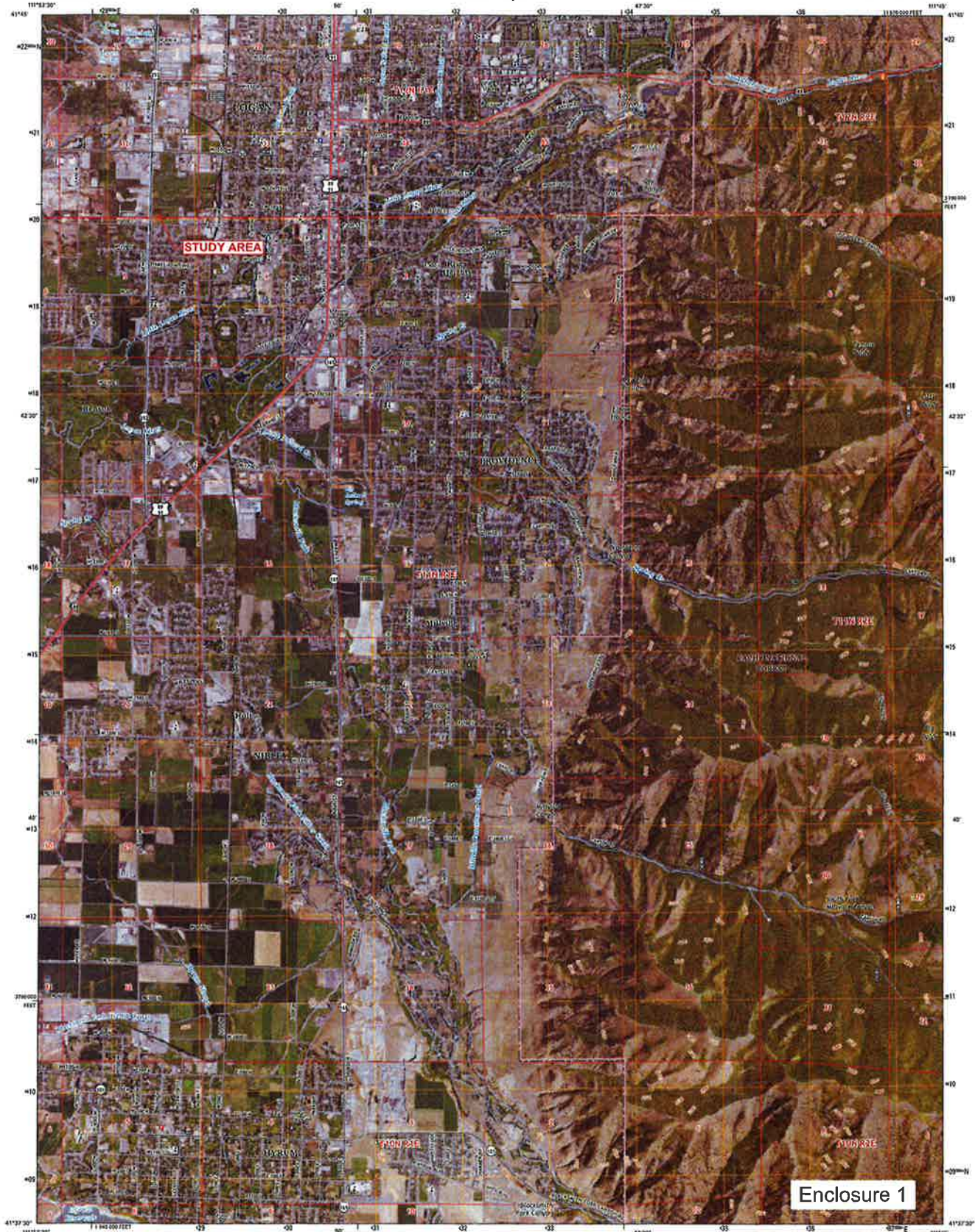


Jason Gipson
Chief, Nevada-Utah Section
Regulatory Division

Enclosures

cc:

Michael Taylor, Civil Solutions Group (mtaylor@civilsolutionsgroup.net)

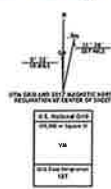


Enclosure 1

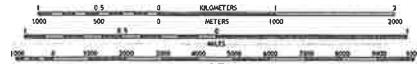
Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1 000 meter grid: Universal Transverse Mercator, Zone 12T
1 000-foot: UTM with Coordinate System of 1983 (north zone)

This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
retentions may not be shown. Offshore permission before
entering private lands.

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| Geology | USGS, 1983 | 100 |



SCALE 1:24 000



CONTOUR INTERVAL 40 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the
National Geospatial Program US Topo Product Standard, 2011.
The data file associated with this product is draft version 2.4.19



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|---|---|---|------------------|
| 1 | 2 | 3 | 1 Simsbury |
| 4 | 5 | 6 | 2 Smithfield |
| 7 | 8 | 9 | 3 Mount Elmer |
| | | | 4 Wethersfield |
| | | | 5 Lorton Park |
| | | | 6 Mount Pleasant |
| | | | 7 Plainville |
| | | | 8 Plainville |

ROAD CLASSIFICATION

| | | | |
|---------------|---|-----------------|---|
| Expressway |  | Local Collector |  |
| Secondary Hwy |  | Local Road |  |
| Artery |  | Artery |  |

 Interstate Route  US Route  State Route

 PS Primary Route  PS Passenger Route  PS High Clearance Route

Check with local Police Service unit for current travel conditions and restrictions.

LOGAN, UT
2017





**U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE**

I. ADMINISTRATIVE INFORMATION

Completion Date of Approved Jurisdictional Determination (AJD): [September 30, 2020](#).

ORM Number: [SPK-2020-00579](#).

Associated JDs: [N/A](#).

Review Area Location¹: State/Territory: [Utah](#). City: [Logan](#). County/Parish/Borough: [Cache](#).

Center Coordinates of Review Area: Latitude [41.7291](#). Longitude [-111.8576](#).

II. FINDINGS

A. Summary: Check all that apply. At least one box from the following list **MUST** be selected. Complete the corresponding sections/tables and summarize data sources.

- ☐ The review area is comprised entirely of dry land (i.e., there are no waters or water features, including wetlands, of any kind in the entire review area). Rationale: [N/A](#).
- ☐ There are "navigable waters of the United States" within Rivers and Harbors Act jurisdiction within the review area (complete table in Section II.B).
- ☐ There are "waters of the United States" within Clean Water Act jurisdiction within the review area (complete appropriate tables in Section II.C).
- ☒ There are waters or water features excluded from Clean Water Act jurisdiction within the review area (complete table in Section II.D).

Enclosure 3

¹ Map(s)/figure(s) are attached to the AJD provided to the requestor.



**U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE**

| Excluded waters ((b)(1) – (b)(12)): ⁴ | | | | |
|--|----------------|-------|------------------------|---|
| Exclusion Name | Exclusion Size | | Exclusion ⁵ | Rationale for Exclusion Determination |
| | | | | does not leave the site except during abnormally wet periods, when impounded water reaches an overflow storm drain grate adjacent to the road fill slope. Flow reaching the grate enters the storm drain system and does not have a direct hydrologic connection to any (a)(1)-(a)(3) waters. |
| Wetland B | 0.18 | acres | Non-adjacent wetland. | Wetland B on the delineation map is located in a depression that intercepts ground water and retains surface water. The wetland is completely surrounded by uplands and does not have a direct hydrologic connection to any (a)(1)-(a)(3) waters. |

III. SUPPORTING INFORMATION

A. Select/enter all resources that were used to aid in this determination and attach data/maps to this document and/or references/citations in the administrative record, as appropriate.

☒ Information submitted by, or on behalf of, the applicant/consultant: **Civil Solutions Group, Aquatic Resource Delineation (Parcel #05-064-00280), July 16, 2020.**

This information is sufficient for purposes of this AJD.

Rationale: **N/A.**

☐ Data sheets prepared by the Corps:

☒ Photographs: **Aerial: Google Earth 7.3.3.7692.(1993, August 13; 2011, September 14; 2018, September 14). Logan, Utah. Latitude 41.7291 Longitude -111.8576, eye alt 10,200 ft. Retrieved September 30, 2020, from <http://www.earth.google.com>.**

☐ Corps site visit(s) conducted on:

☐ Previous Jurisdictional Determinations (AJDs or PJDs):

☐ Antecedent Precipitation Tool: provide detailed discussion in Section III.B.

☐ USDA NRCS Soil Survey:

☐ USFWS NWI maps:

☐ USGS topographic maps:

Other data sources used to aid in this determination:

| Data Source (select) | Name and/or date and other relevant information |
|----------------------|---|
| USGS Sources | N/A. |

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

| | | | |
|--|--|--------------------------|-----------------------|
| Applicant: Mr. Dan Tustian; 10 th West Logan Site | | File No.: SPK-2020-00579 | Date: October 6, 2020 |
| Attached is: | | | See Section below |
| | INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission) | A | |
| | PROFFERED PERMIT (Standard Permit or Letter of permission) | B | |
| | PERMIT DENIAL | C | |
| → | APPROVED JURISDICTIONAL DETERMINATION | D | |
| | PRELIMINARY JURISDICTIONAL DETERMINATION | E | |

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/cecw/pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer (address on reverse). This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer (address on reverse). This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer (address on reverse). This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

Enclosure 4

KEY TO MATERIALS

| | |
|-----------------------------|--|
| EARTH | |
| ASPHALT PAVING (IN SECTION) | |
| COMPACTED GRANULAR FILL | |
| CONCRETE (IN SECTION) | |
| CONCRETE MASONRY UNITS | |
| BRICK | |
| STEEL | |
| CONTINUOUS WOOD | |
| WOOD BLOCKING | |
| PLYWOOD | |
| FINISHED WOOD | |
| PARTICLE BOARD | |
| BATT INSULATION | |
| ROCK INSULATION | |
| GYPSON BOARD | |
| GL-LAM BEAM | |

CONSULTANTS

| NO | DESCRIPTION | QTY | UNIT | PRICE | TOTAL |
|----|-------------|-------|---------|----------|-----------|
| 1 | CONCRETE | 1.00 | CU YD | 120.00 | 120.00 |
| 2 | REINFORCING | 1.00 | TON | 1,200.00 | 1,200.00 |
| 3 | FORMWORK | 1.00 | SQ YD | 1,200.00 | 1,200.00 |
| 4 | PAINT | 1.00 | TON | 1,200.00 | 1,200.00 |
| 5 | LABOR | 1.00 | HOUR | 1,200.00 | 1,200.00 |
| 6 | EQUIPMENT | 1.00 | DAY | 1,200.00 | 1,200.00 |
| 7 | PERMITS | 1.00 | LOT | 1,200.00 | 1,200.00 |
| 8 | INSURANCE | 1.00 | YEAR | 1,200.00 | 1,200.00 |
| 9 | PROFIT | 1.00 | PERCENT | 1,200.00 | 1,200.00 |
| 10 | TOTAL | 10.00 | | | 12,000.00 |

4. COVER SHEET
5. SPECIFICATIONS
6. SITE PLAN
7. EROSION CONTROL
8. PLANTING PLAN
9. LANDSCAPE PLAN
10. SEPARATE BEE - CIVIL
11. FLOOD DAMAGE HANDLING
12. EROSION CONTROL PLAN
13. PLANTING PLAN
14. SITE PLAN
15. SIGNAGE PLAN
16. SIGNAGE LOCATION

SITE

U

LANDSCAPE PLAN

STRUCTURAL

1. FOUNDATION
2. FLOORING
3. ROOFING
4. WALLS
5. CEILING
6. DOORS
7. WINDOWS
8. STAIRS
9. ELEVATORS
10. MECHANICAL
11. ELECTRICAL
12. PLUMBING
13. HEATING
14. COOLING
15. VENTILATION
16. INSULATION
17. SOUND
18. LIGHTING
19. FURNITURE
20. DECOR

MECHANICAL ENGINEER

10/28/2011

ELECTRICAL ENGINEER

10/28/2011

CIVIL

10/28/2011

MECHANICAL ENGINEER

10/28/2011

ELECTRICAL ENGINEER

10/28/2011

INDEX TO DRAWINGS

ARCHITECTURAL

- A11 FLOOR PLAN
- A12 UPPER FLOOR PLAN
- A13 LOWER FLOOR PLAN
- A14 ROOF PLAN
- A15 SECTION
- A16 EXTERIOR ELEVATIONS
- A17 INTERIOR ELEVATIONS
- A18 BALCONY SECTIONS
- A19 HALL SECTIONS

MECHANICAL/PLUMBING

- M11 FLOOR REPAIRS PLAN
- M12 UPPER FLOOR REPAIRS PLAN
- M13 LOWER FLOOR REPAIRS PLAN
- M14 REPAIRS/UPGRADE DETAILS

ELECTRICAL

- E11 FLOOR ELECTRICAL PLAN
- E12 UPPER FLOOR ELECTRICAL PLAN
- E13 LOWER FLOOR ELECTRICAL PLAN
- E14 ELECTRICAL SCHEDULE

PROJECT

**1600 PARK AVENUE
A LIVE/WORK COMMUNITY**

**200 WEST 1600 NORTH
LOGAN, UTAH**

PHASE 1

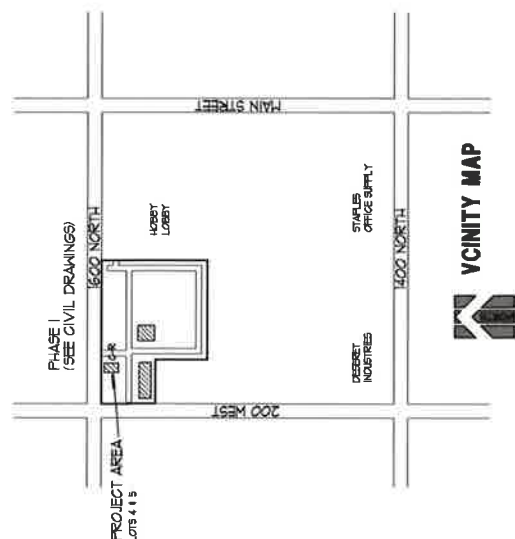
by **SIERRA HOMES**
470 NORTH 2450 WEST
TREMONTON, UTAH

OCT. 28. 2017

Christopherson
Architectural Alliance
105 South Main, Provo, UT 84602 T (801) 740-0833

PHASE I

C-R
G1



GENERAL SITE NOTES

- [illegible]

10

SOUTH 1000 WEST

STRONGHOLD STORAGE LOGAN, UT

WEST 200 SOUTH

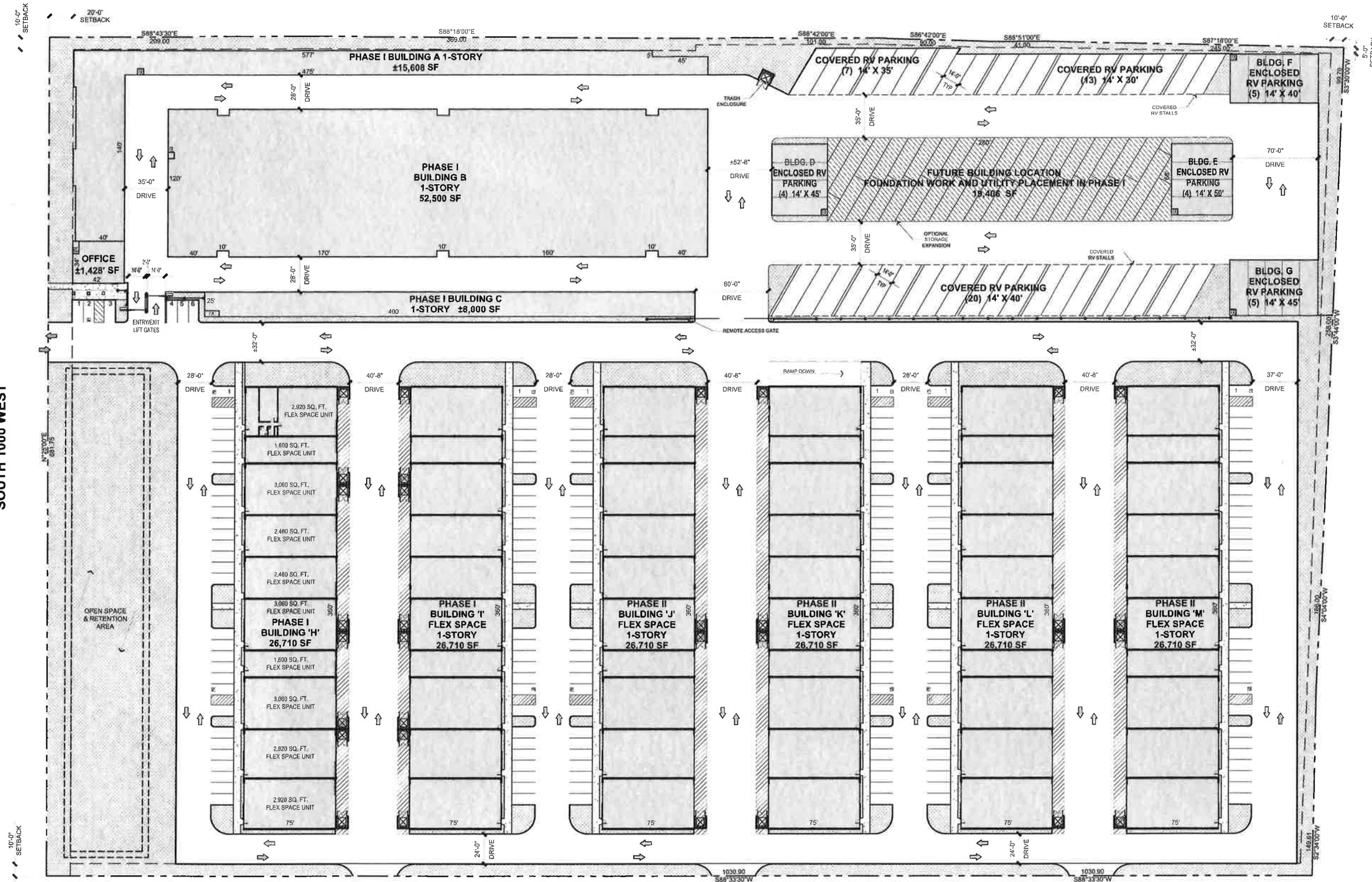
SCHEME F SITE PLAN

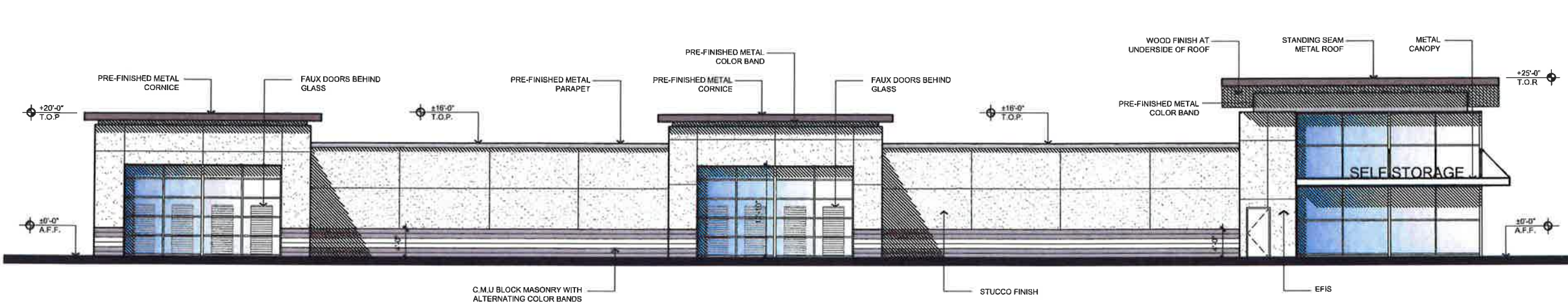
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JOB NUMBER: 20-609
SCALE: 1"=40'-0"
DATE: 11/03/2020

ja
JORDAN
ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090

| SITE DATA | | | |
|---|--------------------------------------|---|---------------------|
| DESCRIPTION | REQUIRED | PROPOSED | |
| ZONING DESIGNATION | COMMERCIAL SERVICES (CS) | CS | |
| PRIMARY LAND USE | CS | SELF-STORAGE | |
| FLOOR AREA RATIO (Commercial Projects Only) | N/A | N/A | |
| BUILDING COVERAGE | 50% | ±249,411 SQ. FT. (35.2%) | |
| MAXIMUM BUILDING HEIGHT | 48 FT. | N/A | |
| SITE AREA | APROX. 708,782 SQ. FT. (16.27 ACRES) | | |
| LANDSCAPE | 20% | ±150,315 SQ. FT. (21.2%) | |
| PARKING RATIO | N/A | N/A | |
| MINIMUM LOADING AREA | N/A | N/A | |
| PARKING STALL SIZES | N/A | STANDARD: 9' X 20' RV PARKING: 12'X30' TYP. 12'X40' TYP. 12'X50' TYP. | |
| MINIMUM SETBACKS | | | |
| FRONT | 10 FT. | 10 FT. | |
| INTERIOR SIDE | 5 FT. | 5 FT. | |
| EXTERIOR SIDE | 10 FT. | 10 FT. | |
| REAR | 10 FT. | 10 FT. | |
| BUILDING AREA TABULATION (Square Feet) | | | |
| BUILDING | SELF-STORAGE | OFFICE | GROSS BUILDING AREA |
| BUILDING A | | | |
| FIRST FLOOR | 15,608 | 1,428 | 17,036 |
| BUILDING B | | | |
| FIRST FLOOR | 52,500 | | 52,500 |
| BUILDING C | | | |
| FIRST FLOOR | 8,000 | | 8,000 |
| BUILDING D | | | |
| ENCLOSED RV PARKING | 2,800 | | 2,800 |
| BUILDING E | | | |
| ENCLOSED RV PARKING | 2,520 | | 2,520 |
| BUILDING F | | | |
| ENCLOSED RV PARKING | 2,800 | | 2,800 |
| BUILDING G | | | |
| ENCLOSED RV PARKING | 3,150 | | 3,150 |
| TOTAL GROSS STORAGE | 87,378 | | 88,806 |
| COVERED RV PARKING | | | |
| TOTAL | | | 25,845 |
| UNCOVERED RV PARKING | | | |
| TOTAL | | | 19,406 |
| FLEX SPACE | | | |
| TYPICAL FLEX SPACE | | | 26,710 |
| ESTIMATED STORAGE NET RENTABLE: ±62,000 SQ. FT. | | | |





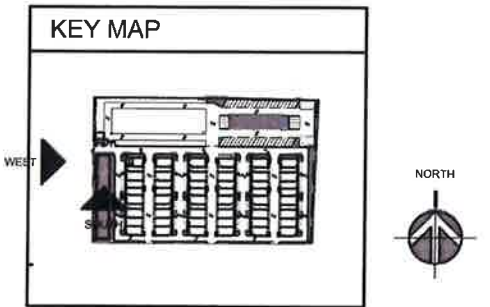
BLDG. A WEST ELEVATIONS ①
1/8"=1'-0"



BLDG. A SOUTH OFFICE ELEVATION ②
1/8"=1'-0"



BLDG. A WEST ELEVATIONS (FLEX SPACE) ③
3/32"=1'-0"

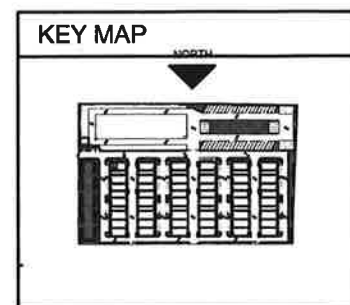
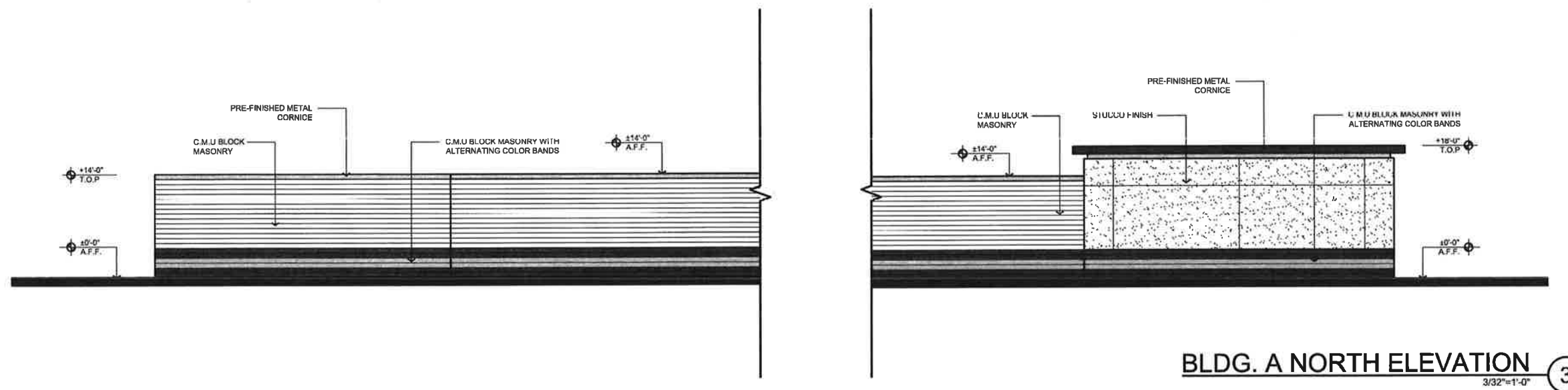
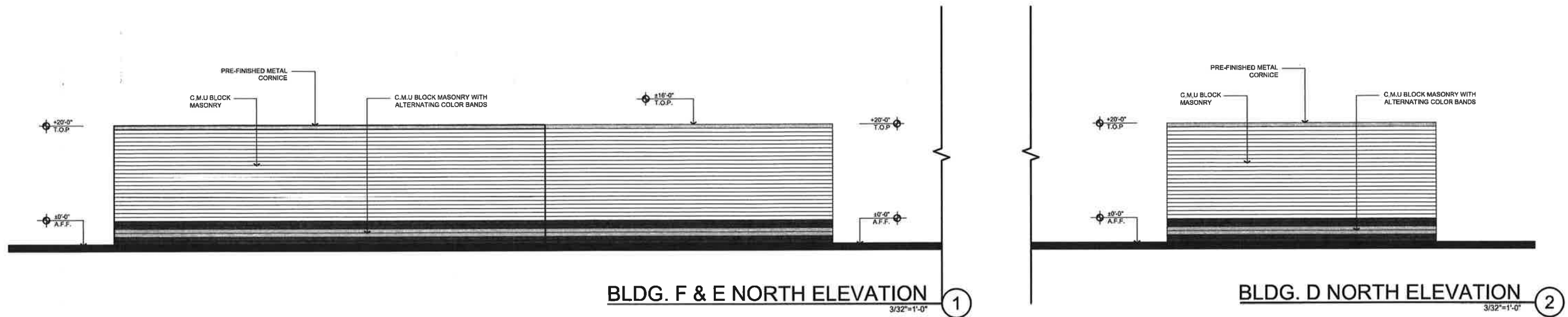


STRONGHOLD STORAGE **LOGAN, UT** **PRELIMINARY DESIGN ELEVATIONS**

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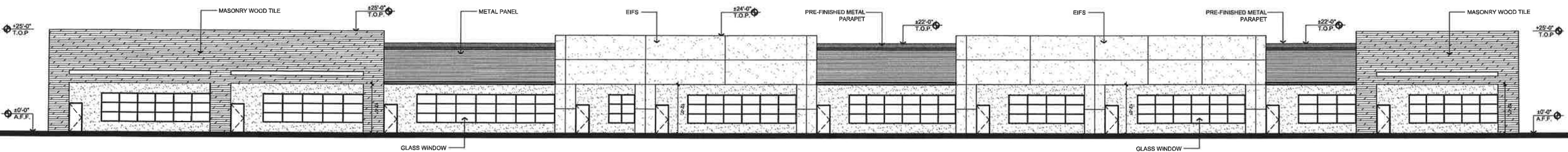
STRONGHOLD STORAGE
LOGAN, UT

PRELIMINARY DESIGN ELEVATIONS

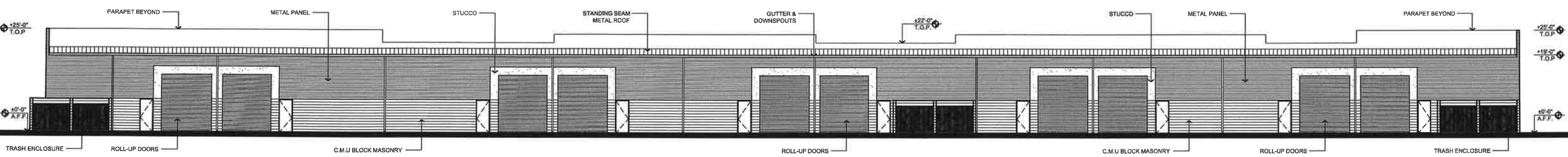
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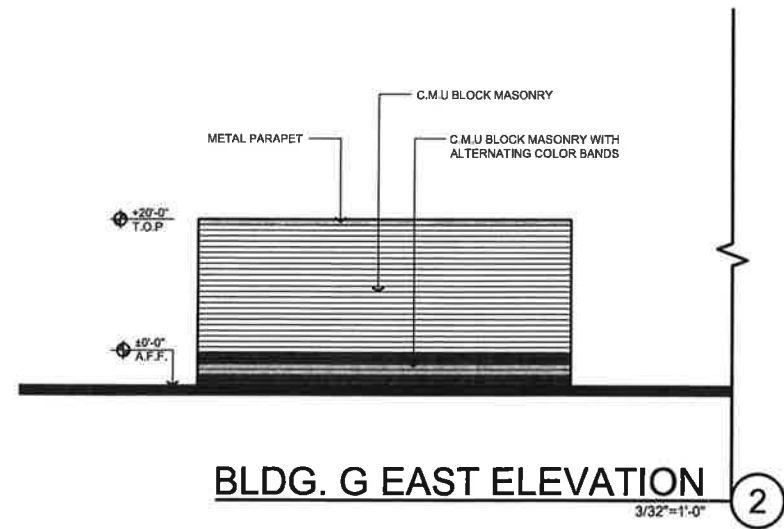




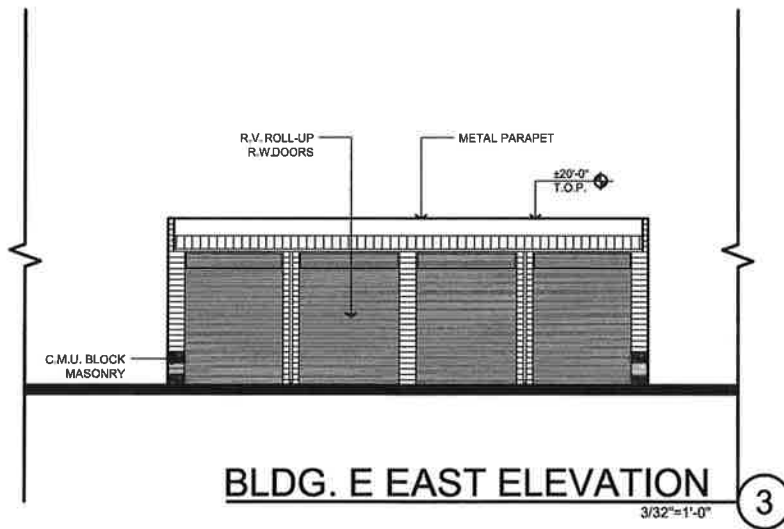
BLDG. M EAST ELEVATION ①
3/32"=1'-0"



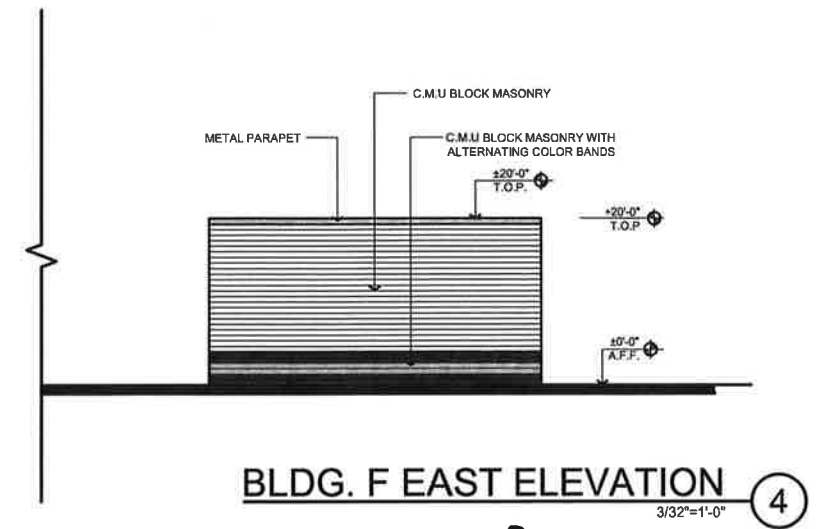
BLDG. M EAST ELEVATION ①
3/32"=1'-0"



BLDG. G EAST ELEVATION ②
3/32"=1'-0"

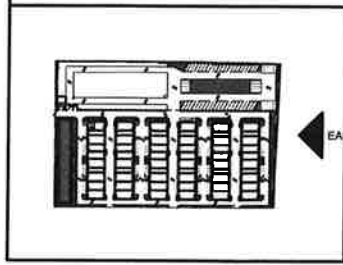


BLDG. E EAST ELEVATION ③
3/32"=1'-0"



BLDG. F EAST ELEVATION ④
3/32"=1'-0"

KEY MAP



STRONGHOLD STORAGE

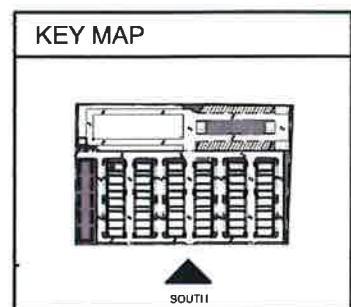
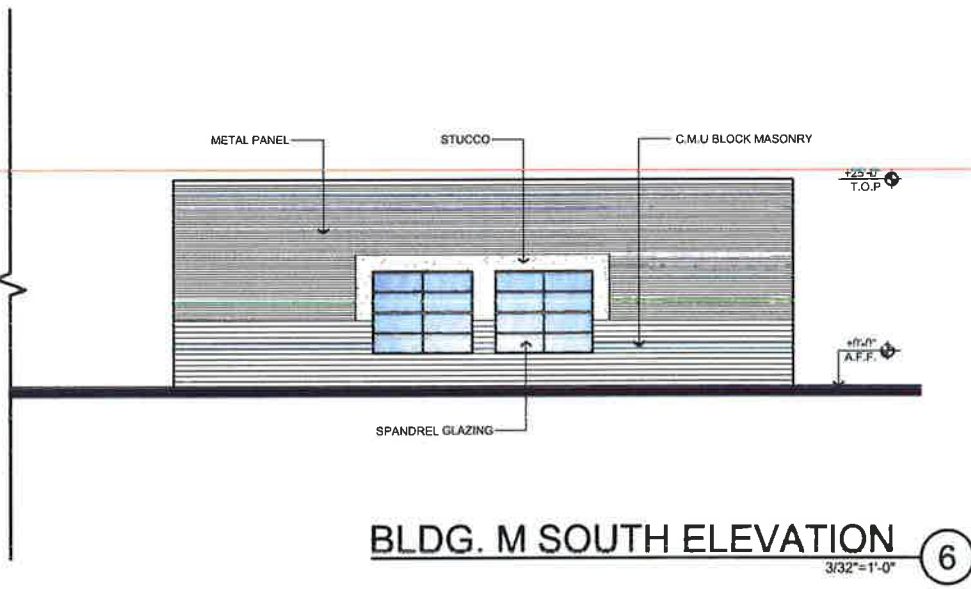
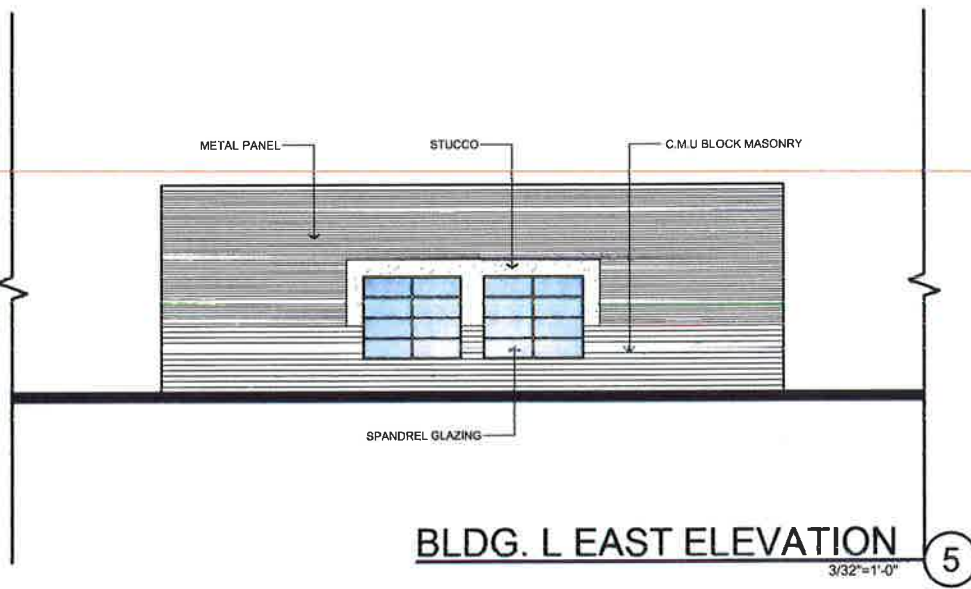
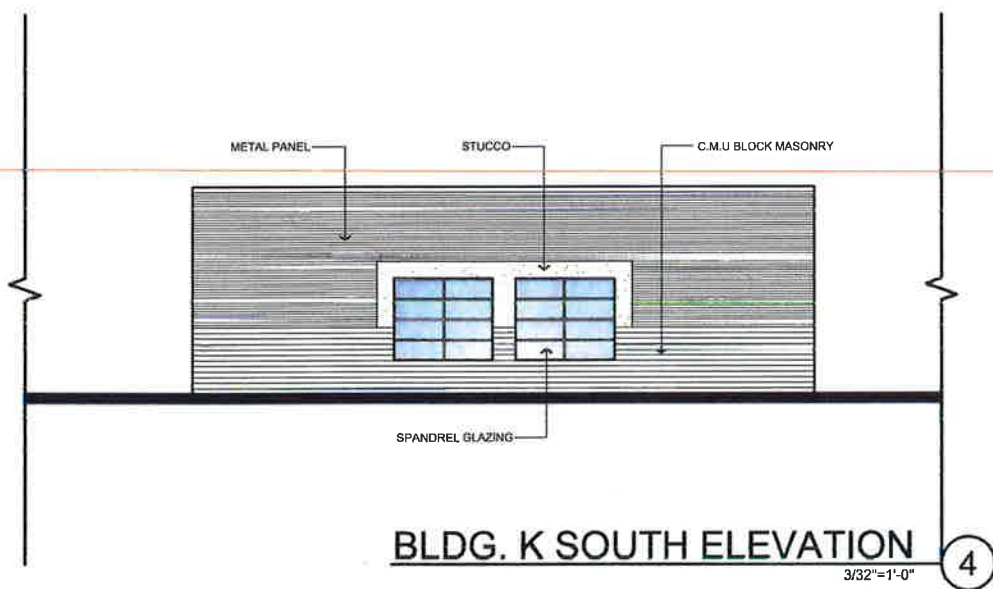
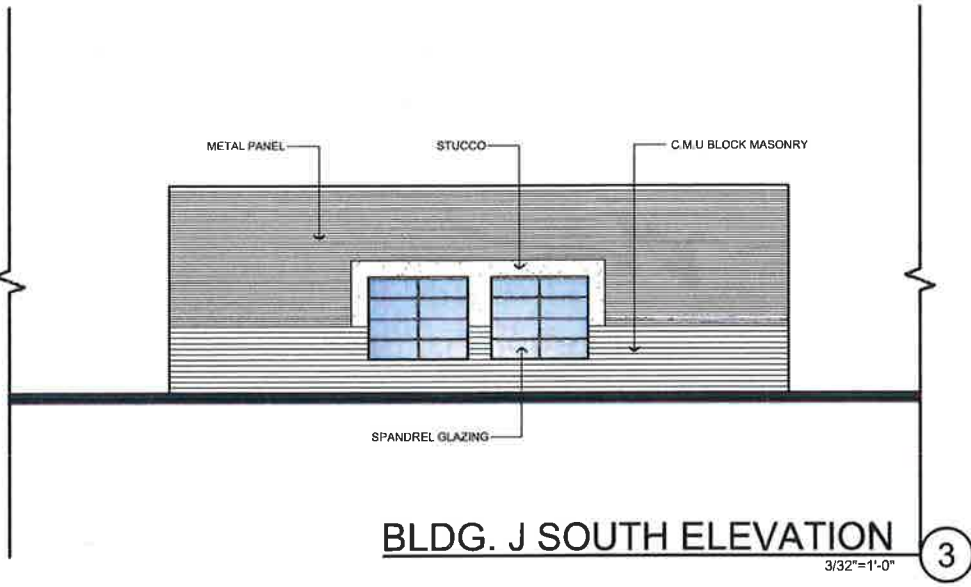
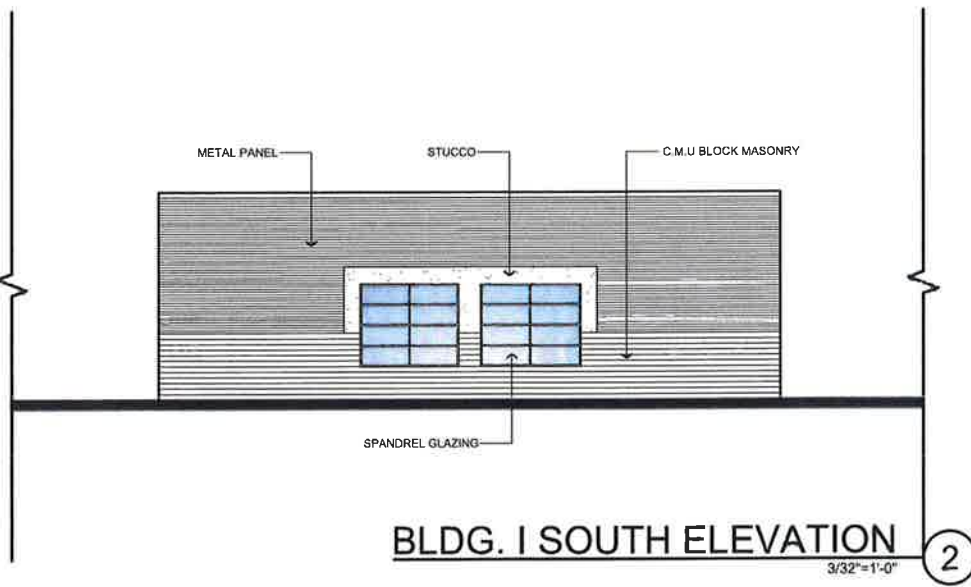
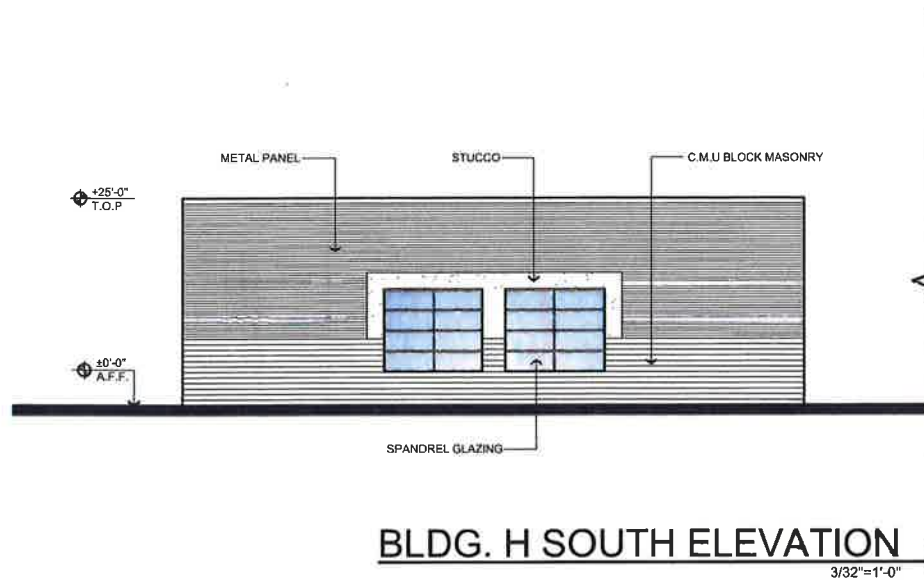
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DATE: 11/02/2020

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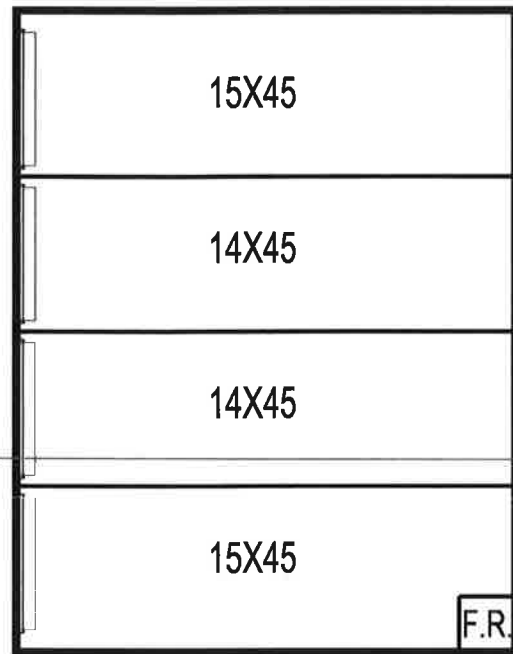
LOGAN, UT

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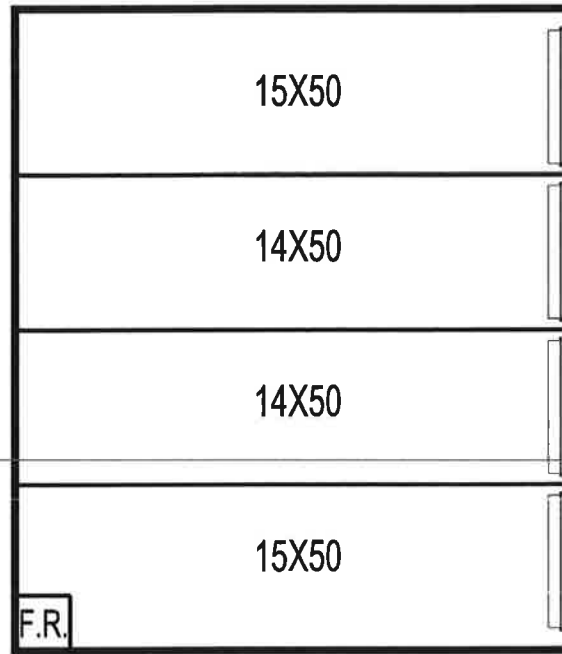
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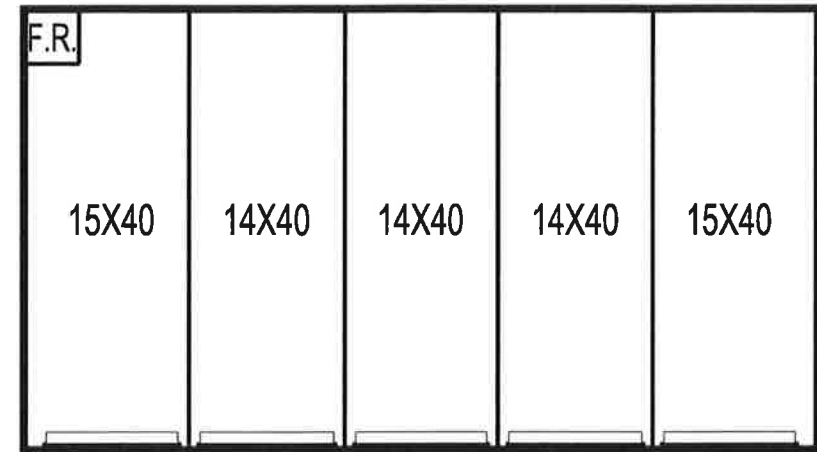




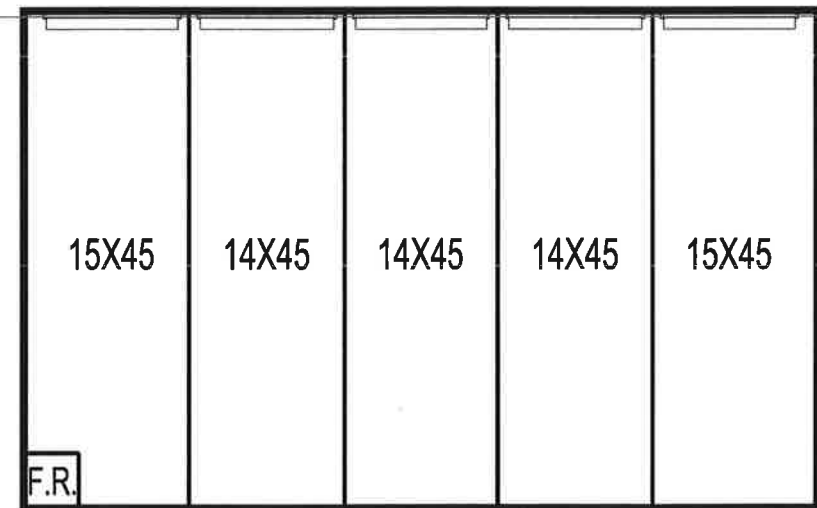
BLDG D RV PARKING ①
1/8"=1'-0"



BLDG E RV PARKING ②
1/8"=1'-0"



BLDG F RV PARKING ③
1/8"=1'-0"



BLDG G RV PARKING ④
1/8"=1'-0"

| NOTE: | KEY MAP |
|---|---------|
| <p>DUE TO SECTION 202 OF THE INTERNATIONAL BUILDING CODE, MANY JURISDICTIONS ARE REQUESTING RESTROOMS IN EVERY BUILDING AND/OR ON EVERY OTHER FLOOR OF A MULTI-STORY BUILDING. WE HAVE BEEN SUCCESSFUL IN THE PAST IN ARGUING FOR THE ELIMINATION OF THESE REQUIREMENTS DURING THE CONSTRUCTION DOCUMENT PHASE. IF YOU WISH TO PROCEED WITHOUT THESE RESTROOMS, WE ARE HAPPY TO ACCOMMODATE THAT REQUEST. HOWEVER IN THE EVENT THE JURISDICTION DOES NOT ACCEPT OUR ARGUMENT, AN ADDITIONAL WORK AUTHORIZATION WILL BE REQUIRED TO ADD THE RESTROOMS BACK INTO THE DRAWING SET.</p> | |

STRONGHOLD STORAGE

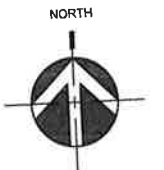
LOGAN, UT

UNIT MIX

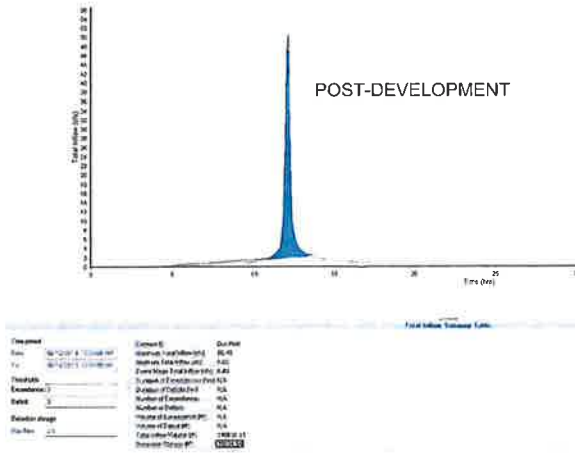
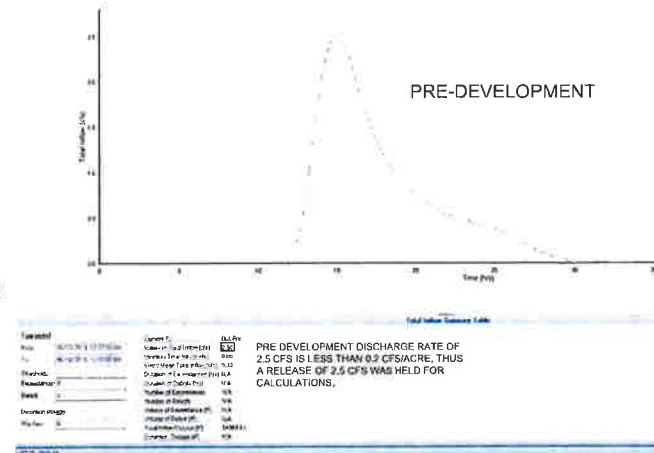
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SCALE: SCALE
DATE: 11/02/2020

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SAN CLEMENTE, CA 92672
949.388.8090



| STRONGHOLD STORAGE CONCEPTUAL UNIT MIX TABULATION PREPARED ON OCTOBER 05, 2020 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|-------------|-------------|----------|-----------------|----------|-------------|----------|-----------------|----------|-------------|----------|-----------------|----------|-------------|----------|-----------------|----------|-------------|----------|-----------------|----------|-------------|----------|-----------------|----------|------------|----------|--------|----------|---------------------------|----------|------------|--------|--|--|
| | | BUILDING A | | | | BUILDING B | | | | BUILDING C | | | | BUILDING D | | | | BUILDING E | | | | BUILDING F | | | | BUILDING G | | | | TOTAL | | | | | |
| | | NON-CLIMATE | | CLIMATE CONTROL | | NON-CLIMATE | | CLIMATE CONTROL | | NON-CLIMATE | | CLIMATE CONTROL | | NON-CLIMATE | | CLIMATE CONTROL | | NON-CLIMATE | | CLIMATE CONTROL | | NON-CLIMATE | | CLIMATE CONTROL | | | | | | | | | | | |
| UNIT SIZE | UNIT AREA | QTY. | AREA | QTY. | AREA | QTY. | AREA | QTY. | AREA | QTY. | AREA | QTY. | AREA | QTY. | AREA | QTY. | AREA | QTY. | AREA | QTY. | AREA | QTY. | AREA | QTY. | AREA | QTY. | AREA | QTY. | AREA | QTY. | AREA | AREA RATIO | | | |
| (in feet) | (in sq. ft) | (unit) | (sq.ft.) | (unit) | (sq.ft.) | (unit) | (sq.ft.) | (unit) | (sq.ft.) | (unit) | (sq.ft.) | (unit) | (sq.ft.) | (unit) | (sq.ft.) | (unit) | (sq.ft.) | (unit) | (sq.ft.) | (unit) | (sq.ft.) | (unit) | (sq.ft.) | (unit) | (sq.ft.) | (unit) | (sq.ft.) | (unit) | (sq.ft.) | (unit) | (sq. ft) | (%) | | | |
| 5 X 5 | 25 | 0 | 0 | 4 | 100 | 0 | 0 | 37 | 925 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 41 | 1,025 | 1.2% | | | |
| 5 X 10 | 50 | 0 | 0 | 11 | 550 | 0 | 0 | 58 | 2,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 69 | 3,450 | 4.1% | | | |
| 7 X 10 | 70 | 0 | 0 | 3 | 210 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 210 | 0.2% | | | |
| 10 X 10 | 100 | 0 | 0 | 3 | 300 | 1 | 100 | 44 | 4,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 48 | 4,800 | 5.7% | | | |
| 10 X 15 | 150 | 4 | 600 | 0 | 0 | 0 | 0 | 48 | 7,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 52 | 7,800 | 9.2% | | | |
| 10 X 20 | 200 | 0 | 0 | 0 | 0 | 0 | 0 | 32 | 6,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 32 | 6,400 | 7.5% | | | |
| 10 X 25 | 250 | 42 | 10,500 | 0 | 0 | 26 | 6,500 | 0 | 0 | 39 | 9,750 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 107 | 26,750 | 31.5% | | | |
| 10 X 30 | 300 | 0 | 0 | 0 | 0 | 59 | 17,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 59 | 17,700 | 20.9% | | | |
| 13 X 40 | 520 | 1 | 520 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 520 | 0.6% | | | |
| 14 X 40 | 560 | 6 | 3,360 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 1,680 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 5,040 | 5.9% | | |
| 14 X 42 | 588 | 2 | 1,176 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1,176 | 1.4% | | | |
| 14 X 45 | 630 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1,260 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 1,890 | 0 | 0 | 5 | 3,150 | 3.7% | | | |
| 15 X 40 | 600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1,200 | 1.4% | | | |
| 15 X 45 | 675 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1,350 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1,350 | 0 | 0 | 4 | 2,700 | 3.2% | | | |
| 14 X 50 | 700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1,400 | 1.7% | | | |
| 15 X 50 | 750 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1,500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1,500 | 1.8% | | | |
| TOTAL | | 55 | 16156 | 21 | 1160 | 86 | 24300 | 219 | 21825 | 39 | 9750 | 0 | 0 | 4 | 2610 | 0 | 0 | 4 | 2,900 | 0 | 0 | 5 | 2880 | 0 | 0 | 5 | 3240 | 0 | 0 | 438 | 84,821 | 100.0% | | | |
| PERCENTAGE (%) | | 13% | 19% | 5% | 1% | 20% | 29% | 50% | 26% | 9% | 11% | 0% | 0% | 1% | 3% | 0% | 0% | 1% | 3% | 0% | 0% | 1% | 3% | 0% | 0% | 1% | 4% | 0% | 0% | 100% | 100% | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NON CLIMATE CONTROL (REGULAR UNITS) | | | | | | | | | | | | | | | | | | | | | | | | | | | 198 | 61,836 | 72.9% | | | | | | |
| CLIMATE CONTROL UNITS | | | | | | | | | | | | | | | | | | | | | | | | | | | 240 | 22,985 | 27.1% | | | | | | |
| TOTAL | | | | | | | | | | | | | | | | | | | | | | | | | | | 438 | 84,821 | 100.0% | | | | | | |
| UNIT AVERAGE (in sf /unit) = | | 194 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NET RENTABLE = | | 84,821 | | | | | | | | | | | | | | | | | | | | | | | | | | | | TOTAL GROSS STORAGE AREA= | | 89,586.00 | 94.68% | | |



STORMWATER CALCULATIONS

| Description | Area (sq ft) | Area (ac) | CN (Group C) | (SubArea / TotalArea)*CN |
|---|---------------|-----------|--------------------|--------------------------|
| Hardscape | 555,903 | 12.68 | 98 | 82 |
| Softscape | 112,820 | 2.59 | 24 | 12 |
| Total Area: | 708,721 | 16.27 | 94 | |
| Pre Development (Pasture, grassland, or range; good): | 708,721 | 16.27 | 74 | |
| 90th-Percentile Storm Volume (0.6-inches): | 35,436 | cu-ft | | |
| Initial Abstraction | | 0.12 | inches | |
| for pre dev | | 0.70 | 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) | 24 hour storm | 1.45 | total runoff depth | |
| for pre dev (10 Yr) | 24 hour storm | 0.37 | total runoff depth | |
| Direct Runoff (25 Yr) | 24 hour storm | 1.80 | total runoff depth | |
| for pre dev (25 Yr) | 24 hour storm | 0.56 | total runoff depth | |
| Direct Runoff (100 Yr) | 24 hour storm | 2.39 | total runoff depth | |
| for pre dev (100 Yr) | 24 hour storm | 0.92 | total runoff depth | |
| Post Development | | | | |
| 10-Year Direct Runoff | 1.96 | acre-ft | 85,583 | ft3 |
| 25-Year Direct Runoff | 2.44 | acre-ft | 106,301 | ft3 |
| 100-Year Direct Runoff | 3.24 | acre-ft | 140,980 | ft3 |
| Pre-Development | | | | |
| 10-Year Direct Runoff | 0.50 | acre-ft | 21,774 | ft3 |
| 25-Year Direct Runoff | 0.76 | acre-ft | 32,974 | ft3 |
| 100-Year Direct Runoff | 1.25 | acre-ft | 54,391 | ft3 |

① SHEET KEY NOTES:

- 4" YELLOW PAINT LINES (TYP.)
- HEAVY DUTY CONCRETE PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT
- STORMWATER POND
- CONCRETE SIDEWALK (TYP.)
- ADA RAMP
- EXISTING FIRE HYDRANT
- INSTALL 66-FT HALF-WIDTH PER LOGAN CITY
- CONCRETE PANELS INSTALLED BY UDOT
- SAW CUT BY LOGAN CITY
- PROPOSED FIRE HYDRANT
- WATER METER MANIFOLD & SERVICE (TYP.)
- SEWER SERVICE (TYP.)
- DUMPSTER (TYP.)

LEGEND EXISTING

- P — PROPERTY BOUNDARY
- SD — STORM DRAIN LINE
- W — WATER LINE
- IR — IRRIGATION LINE
- SS — SEWER LINE
- #### CONTOUR MINOR
- #### CONTOUR MAJOR
- ASPHALT
- OPEN FACE CURB & GUTTER
- FENCE
- CONCRETE
- W WATER VALVE
- FIRE HYDRANT
- STORMDRAIN BOX
- W WATER METER
- S SEWER MANHOLE

LEGEND PROPOSED

- W — WATER LINE
- SD — STORM DRAIN LINE
- SS — SANITARY SEWER LINE
- #### CONTOUR MAJOR
- #### CONTOUR MINOR
- ASPHALT
- OPEN FACE CURB & GUTTER
- CONCRETE SIDEWALK
- BUILDING SETBACK
- W WATER VALVE
- FIRE HYDRANT
- S SEWER MANHOLE
- W WATER METER
- STORMDRAIN BOX



IRONWOOD-10TH WEST
COMMERCIAL
DESIGN REVIEW
LOGAN, UT

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
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PROJECT #: 20-119
DRAWN BY: I. MORTENSEN
PROJECT MANAGER: M. TAYLOR
ISSUED: 11/4/2020



DESIGN
REVIEW

SHEET 1 OF 1

 OPEN SPACE

SHEET 1 OF 1

