

Project #20-062
Blue Springs Flex Buildings
Located at approximately 150 S. 100 E.

REPORT SUMMARY...

Project Name: Blue Springs Business Park
Proponent / Owner: Gus Pacheco / Blue Spring Business Park LLC
Project Address: Approx. 600-800 West 1000 North
Request: Design Review & Subdivision Permit
Current Zoning: Industrial Park (IP)
Type of Action: Quasi-Judicial
Hearing Date: Aug. 13, 2020
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review & Subdivision Permit for project #20-062, Blue Springs Flex Buildings, in the Industrial Park (IP) zone located at approximately 800 West 1000 North., TIN #05-050-0021.

Current Land use adjoining the subject property

<i>North:</i>	IP: Vacant	<i>East:</i>	IP: Industrial Uses
<i>South:</i>	IP: Vacant	<i>West:</i>	IP: Industrial Uses

Project Proposal

This proposal is for two (2) new industrial buildings within the Blue Springs Business Park. The proposed "flex space" buildings are located on the east side of the business park on an 8.45-acre site along 1000 North. The overall site plan shows three buildings in this area, all being similar in footprint and layout. This proposal is for the two outside buildings with the space in between being proposed as a temporary outdoor storage area for the tenants. The single-story tilt-up concrete buildings are shown at 40,320 SF. The long rectangular buildings are proposed with parking lot areas to the south and shipping and receiving loading areas to the north.



Figure 1 shows the two highlighted flex buildings being proposed with this application.

Land Use

The Land Development Code (LDC) Table 17.11.030 permits a range of commercial and industrial uses in the Industrial Park (IP) zoning district. Uses are centered around manufacturing, warehousing and contractor supply services and also include commercial uses such as office space, restaurant and hotel. The applicant is proposing offices, warehousing and flexible similar industrial uses.

Setbacks

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

Front:	20'
Side:	20'
Rear:	10'
Parking (Front):	20'
Parking (Side):	15'

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

Front (south):	92'
Corner (east/west):	62'
Side (interior):	8'
Rear (north):	68'
Parking (front):	20'

As conditioned with 20' side yard setbacks, the project meets the requirements for the zone.

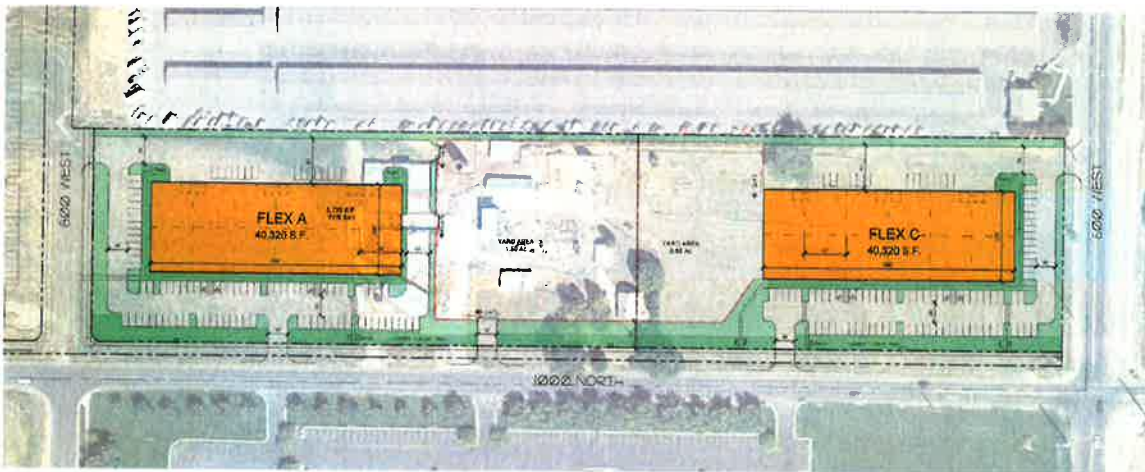


Figure 2 shows the proposed site plan with the outdoor storage areas in between.

Lot Coverage

The LDC 17.10.130 establishes a maximum lot coverage of 50% (building(s) footprint) in the IP zone. The proposed buildings total 80,640 SF on a 370,260 SF site for a lot coverage of 22%. As submitted, the proposed lot coverage complies with the 50% maximum allowance in the LDC.

Building Design

The LDC 17.12.060 requires new industrial buildings to be designed with high-quality materials and be aesthetically pleasing. Primary buildings in close proximity on the same property should have harmonious proportions and similar architectural styles. Blank walls exceeding 40 linear feet are prohibited and ground floor street facing facades shall have a minimum of 30% transparency. Acceptable wall-breaks include windows, balconies, wall articulation or changes in color or materials. Commercial street facing facades cannot be identical to adjacent buildings with the LDC requiring variations in three of seven façade variation categories. The building

materials proposed are multiple textured concrete sections, composite wood-like materials and metal trim and accents. The ground floor areas along the south façades fronting 1000 North are shown with 30% transparency. The two corner facades facing 600 West and 800 West are shown with approximately 2% transparency and blank sections exceeding 40 feet. The two buildings show identical front façade designs, however; the overall master plan shows a future building placed between these two buildings. If that future building has a different front façade design, then code compliance can be achieved. As conditioned with additional transparency and wall breaks along the corner street-facing façades and the Planning Commission determining the temporary identical façade design issue, the building design meets the requirements in the LDC.

Building Heights

The IP zone allows building heights up to 48'. With a Conditional Use Permit, building's in the IP zone may go up to 80 feet in height. Both buildings are proposed at 32 feet tall. As proposed, the project meets the building height requirements in the LDC.

Parking Requirements

The LDC 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. Manufacturing parking requirements are one (1) stall per every employee at the largest shift. The applicant has indicated that the approximate building space breakdown will be 75% warehousing and 25% office/administration. Based on this ratio, both building "A" and "C" would be required to provide 48 parking stalls. The proposal shows 96 stalls for building "A" and 93 parking stalls for building "C". The parking location in the IP zone, and many other zones in the city, indicates placement at the side or rear. In cases where functionality and primary building use present conflicts, the Planning Commission may make approval amendments for design issues as per LDC 17.43.080. The Planning Commission needs to make findings that don't compromise neighborhood character and future approvals. The proposal includes loading docks and large truck circulation along the entire rear of both buildings, creating conflicts between automobile parking and semi-truck movements. Locating the parking lots adjacent to the semi-truck areas would be challenging and difficult for both vehicle types. Given the layout of the building's floorplans and context of the surrounding large-scale industrial neighborhood with numerous front-yard parking lots, separating the parking lot and semi-truck loading dock should be a consideration in this situation. Future projects with similar scales and configurations would be treated with the same continuity. As conditioned with parking stall minimum requirements and the Planning Commission determining the location of parking lots, the project meets the standards in the LDC.



Figure 3 shows the street-facing elevations.

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 "B" screening is required when a parking lot is within 12'-25' of the street. This type of screen requires additional shrubbery and trees in this space for buffering purposes. As conditioned with pedestrian circulation and Type "B" screening, the project complies with the LDC.

Open Space and Landscaping

The LDC 17.10.030 requires 10% open space and an additional 10% useable outdoor space in the IP zone. The LDC 17.35 generally describes open space as vegetation or landscaped areas. While useable outdoor space could be additional green space, these areas are typically decks, patios and other similar outdoor amenities. The 8.45-acre (368,082 SF) site would be required 36,808 SF of open space and 36,808 SF of outdoor space for a total of 73,616 SF. The proposed conceptual landscape plan shows preliminary landscaping and green space areas totaling 20%. The LDC 17.32 requires minimum landscaping for overall visual aesthetics, ecological reasons, visual screening, shading purposes and enhancement of the outdoor experience. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per acre of land for industrial projects. As conditioned with minimum open space and landscaping, the project complies with the LDC.

Lighting

The LDC 17.37.090 requires adequate lighting that adds aesthetic quality and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits freestanding pole height to 32 feet and luminaire fixtures on buildings and canopies to be concealed source, down-cast and shielded from neighboring properties. Light measurements are required to range between 0.5 – 4.0-foot candles, so areas are sufficiently safe, but not excessively bright. As submitted, no exterior lighting has been shown. As conditioned, the project meets the requirements of the LDC.

Subdivision

The IP zone does not have a minimum lot sizes or minimum lot widths. Subdivisions in the IP zone do need to consider setbacks, open space, parking and other associated site improvements so that adequate acreage is provided for industrial land uses. This proposal shows three lots at 2.68 acres to 2.94 acres in size and is adequate for the proposed building sizes. The rectangular shaped lots have both cross access and independent access to surrounding streets.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Environmental	• Water
• Engineering	• Fire

PUBLIC COMMENTS

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

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 11/28/20, posted on the City's website and the Utah Public Meeting website on 12/2/20, and mailed to property owners within 300 feet on 11/20/20.

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. Three (3) lots are approved with this subdivision.
3. The Planning Commission accepts the identical building façade design because a third building with a different façade design will be placed between in the future.
4. The Planning Commission approves parking locations as shown with the addition of the Type "B" landscaping buffer between the streets and the parking lots.
5. The corner street facing elevations adjacent to 800 West and 600 West shall add architectural features similar to the south façade and at least 27% transparency.
6. The side setbacks shall be 20 feet or more between the building and the property line.
7. The outdoor storage areas shall be screened with a six (6) foot tall solid fence and have landscaping placed in front in a Type "B" design as per LDC 17.32.070.
8. Walkways shall be added in areas that connect the surrounding streets to the building entrances and outdoor amenity areas.
9. Each building shall provide a minimum of 48 parking stalls and a bike rack.
10. 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) Open Space and Useable Outdoor areas shall total a minimum of 73,616 SF.
 - b) 18 SF of interior parking lot landscaping shall be provided per parking stall.
 - c) A total of 168 trees and 420 shrubs, perennials and ornamental grasses shall be provided.
 - d) Type "B" buffers along the front parking lot and the storage yard areas.
 - e) Street trees shall be provided every 30 feet along adjacent streets.
11. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
12. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
13. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
14. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
15. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
16. Surface storm-water retention and detention facilities shall not be located in front yard areas if open and should be located in areas away from public streets and buffered from view.
17. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. *Environmental—contact 716-9760*
 - Minimum 60 ft. straight on access required. Approach must be level, no down or uphill slopes.
 - Minimum inside measurement for a double enclosure is 24 ft. wide by 10 ft. deep. Minimum inside measurement for a single enclosure is 12 ft. wide by 10 ft. deep.
 - Place bollards in the back of enclosure to protect walls.
 - Gates are not required, however if desired, they must be designed to stay open during the collection process.
 - Barrel hinges are suggested for the gates. We need the full 12 ft. clearance so gates must be designed to open completely.
 - b. *Engineering —contact 716-9160*

- Provide water shares or in-leu fee for increased indoor and outdoor demands to City system.
 - Provide storm water detention and/or retention per Logan City design standards. This includes the onsite retention of the 90% utilizing Low Impact Design methods.
 - Provide private water utility agreements and storm water agreements
 - Dedicate 66' of right of way for 800 West and construct infrastructures
 - Dedicate right of way along 1000 North as required to construct a 102' minor arterial road as designated in the Logan Transportation Master Plan.
 - Dedicate right of way along 600 West as required to construct a 80' major collector road as designated in the Logan Transportation Master Plan. Additional right of way may be required to provide right hand turn lane and acceptance lane at intersection. Coordinate with Public Works Department during design to finalize these requirements.
 - Pavement section shall be as specified in the new Logan City road design standards. Pavement section along 800 West shall be that of a collector road if it is going to be used by truck traffic. Alternate is to submit a pavement section from a Geotech Engineer based on ESAL and soil conditions.
 - Accesses to the site shall be as specified in the new City design standards for road classification(s)
 - Access from 1000 West shall be at gridded street locations as approved by UDOT through the CAMP.
 - 800 West shall align with 800 West to the south of 1000 North not offset as shown on submitted plans.
 - Design shall be approved and plat signed off by canal company and/or ditch users regarding the piping.
- c. Fire—contact 716-9515
- Fire Sprinklers and Fire Alarms are required in buildings greater than 12,000 sq ft. Fire Hydrants will be required within 400 ft of all points around the exterior of all buildings and within 100 ft of all fire department connections (FDC). Looped water mains are preferred. Dead end roads longer than 150 ft shall have an approved turnaround. Applicant shall provide an AutoCad drawing of the site with the maneuvering specifications of the largest fire apparatus: Inside Turn: 17 ft, Curb to Curb 32 ft, Wall to Wall 36 ft.
- d. Water—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. 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.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW AND SUBDIVISION PERMIT

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

1. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout,

- materials, landscaping, and setbacks.
2. LDC 17.43.080 authorizes the Planning Commission to make design adjustments not associated with numerical standards and requirements if they are consistent with surrounding areas and do not compromise future approvals.
 3. The large-scale semi-truck loading docks and circulation conflict with automobile parking and warrant a design adjustment.
 4. The allowance of the parking lot locations will not compromise the neighborhood character in this area for large-scale shipping and warehousing projects as similarly sized projects in the area have similar parking lot locations.
 5. The proposed project provides required off-street parking.
 6. The proposed project complies with maximum height, density and building design, open space standards and is in conformance with Title 17.
 7. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
 8. 1000 North and 600 West provides access and is adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

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



APPLICATION FOR PROJECT REVIEW

☒ **Planning Commission** ☐ **Land Use Appeal Board** ☐ **Administrative Review**

Date Received 11-9-20	Received By DZ	Scheduled Meeting Date Dec. 10, 2020	Zone IP	Application Number PC 20-062
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Type of Application (Check all that apply):

- ☒ Design Review ☐ Conditional Use ☒ Subdivision ☐ Zone Change
☐ Code Amendment ☐ Appeal ☐ Other ☐ Administrative Design Review

PROJECT NAME

BLUE SPRING FLEX - BUILDING A

PROJECT ADDRESS

APPROX. 800 WEST 1000 NORTH

COUNTY PLAT TAX ID #

05-050-0021

AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete)

GUS PACHECO

MAIN PHONE #

385-246-1411

MAILING ADDRESS

909 W SOUTH JORDAN PARKWAY

CITY

SOUTH JORDAN

STATE

UT

ZIP

84095

EMAIL ADDRESS

gus@aeurbia.com

PROPERTY OWNER OF RECORD (Must be listed)

JASON LARSEN

MAIN PHONE #

NA 435-760-7446

MAILING ADDRESS

1075 N MAIN Suite 120

CITY

LOGAN

STATE

UT

ZIP

84341

EMAIL ADDRESS

jason@als.com

DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED

(Include as much detail as possible - attach a separate sheet if needed)

Subdivide the existing parcel into three total lots (adding two new parcels) and construction of one 40,320 Square foot flex industrial building and a 1.5 acre storage yard. New building will be demised into multiple bays with entrances on the south for customers and truck doors on the north.

- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -

Total Lot Size (acres)

10 acres

Size of Proposed New Building (square feet)

40,320 + yard

Number of Proposed New Units/Lots

8

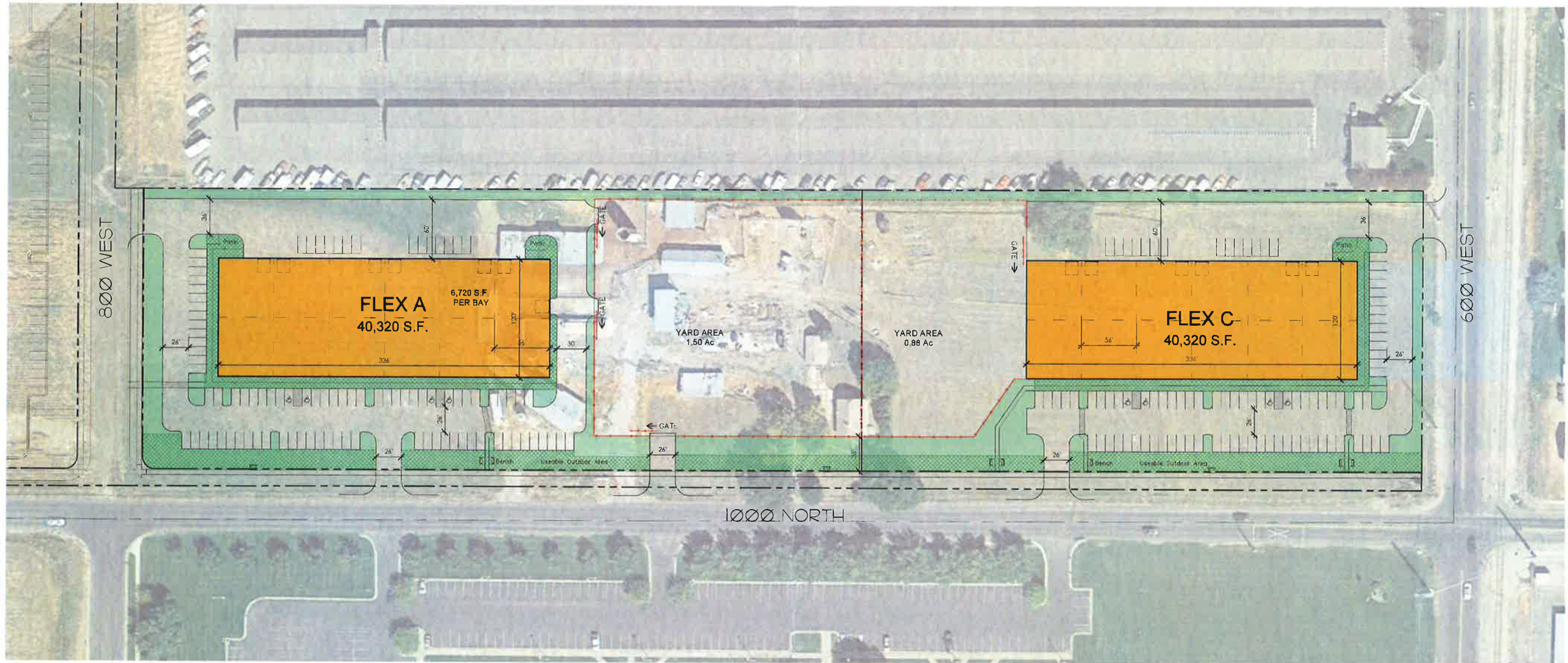
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permit on behalf of the property owner.

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

Jason Larsen
Jason Larsen



PARKING/BUILDING DATA

FLEX A	40,320 S.F.	FLEX C	40,320 S.F.
TOTAL PARKING	96 SPACES	TOTAL PARKING	90 SPACES
RATIO	2.38/1,000 S.F.	RATIO	2.31/1,000 S.F.
OFFICE	10,080 S.F.	OFFICE	10,080 S.F.
PARKING	31 SPACES	PARKING	31 SPACES
RATIO	3.1/1,000 S.F.	RATIO	3.1/1,000 S.F.
REQUIRED RATIO	3/1,000 S.F.	REQUIRED RATIO	3/1,000 S.F.
OPEN BACK AREA	30,240 S.F.	OPEN BACK AREA	30,240 S.F.
PARKING	65 SPACES	PARKING	62 SPACES
RATIO	2.15/1,000 S.F.	RATIO	2.05/1,000 S.F.
PARCEL	4.77Ac	PARCEL	3.73Ac
BUILDING COVERAGE	19.42%	BUILDING COVERAGE	24.83%
OPEN SPACE	10.04%	OPEN SPACE	10.15%
USEABLE OUTDOOR SPACE	10.08%	USEABLE OUTDOOR SPACE	10.15%
LANDSCAPING TOTAL	20.12%	LANDSCAPING TOTAL	20.30%



0 50 100 150 200
Scale 1:50

GENERAL NOTES

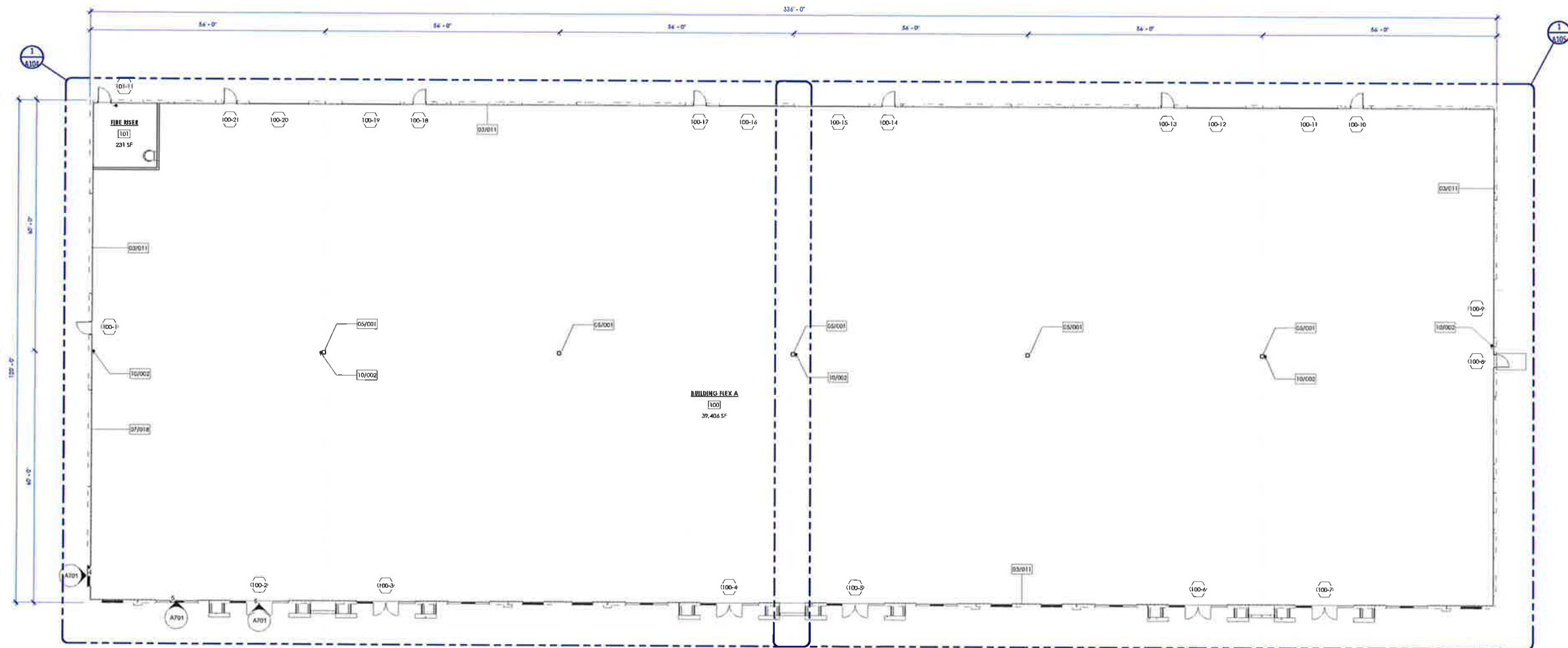
1. INTERIOR DIMENSION AT FACE OF STUD. EXTERIOR DIMENSIONS AT FACE OF TILT-UP PANEL.
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL COLORS AND MATERIALS.
3. INSTALL ALL MATERIALS PER MANUFACTURER'S RECOMMENDATION.
4. ALL GYP. BOARD SURFACES TO BE TAPE, SANDED, AND PRIMED.
5. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
6. COORDINATE ALL WINDOWS HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND SCHEDULES.
7. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS.
8. FIRE EXTINGUISHERS, SMOKE DETECTORS, OTHER EMERGENCY DEVICE LOCATIONS, AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
9. FRAMING CONTRACTOR SHALL PROVIDE ADDITIONAL BLOCKING THROUGHOUT THE PROJECT AS REQUIRED TO ACCOMMODATE WALL-MOUNTED FURNISHINGS, ARTWORK, ETC.
10. DOORS SHALL BE LOCATED 6" OFF OF ADJACENT WALL UNLESS NOTED OTHERWISE.
11. CONTRACTOR IS TO PROVIDE SUBMITTALS AND SHOP DRAWINGS ON ALL KEYNOTED ITEMS FOR APPROVAL FROM OWNER/ARCHITECT.
12. PRIOR TO ORDERING ANY EXTERIOR FINISHES, THE CONTRACTOR IS TO VERIFY ALL COLORS AND TYPES OF MATERIALS WITH OWNER/ARCHITECT.
13. ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICAN'S WITH DISABILITIES ACT AND THE ASSOCIATED DETAILS. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.

LEGEND

- 145-2 = DOOR TAGS
A = STOREFRONT WALL TAGS
100/000 = KEYNOTE TAGS
100 = ROOM NUMBER
C = WALL TYPE TAGS; SEE WALL TYPES ON GDS
C' = WALL TYPE
6" = STUD SIZE
- DETAILS CALL-OUTS TAGS
SECTION CUTS TAGS

KEYNOTE LEGEND

- 03/011 CONCRETE TILT UP PANEL, SEE STRUCTURAL DRAWINGS
05/001 STRUCTURAL STEEL COLUMN - SEE STRUCTURAL FOR SIZES AND DETAILS
07/018 RIGID INSULATION, TYPICAL AT ALL EXTERIOR PERIMETER WALLS - SEE COMCHECK FOR SPECIFICATIONS.
10/002 FIRE EXTINGUISHER, STANDARD. FIRE MARSHAL TO APPROVE ALL FINAL LOCATIONS



1
A101
MAIN LEVEL FLOOR PLAN
30'2" = 1"=0"

0 8' 16' 24'
GRAPHIC SCALE



aeurbia
architects and engineers
900 West South Jordan Parkway
South Jordan, UT 84095
phone: 866.246.0456 fax: 801.572.6456
webpage: aeurbia.com



BLUE SPRING BUSINESS PARK - FLEX A
JASON LARSEN
1055 NORTH 800 WEST LOGAN, UT 84321

REVISION	DATE	DESCRIPTION

AE2020.207
LEVEL 01
FLOOR PLAN

DATE: OCTOBER 28, 2020

SHEET #:

A101

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GENERAL NOTES

1. INTERIOR DIMENSION AT FACE OF STUD. EXTERIOR DIMENSIONS AT FACE OF TILT-UP PANEL.
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL COLORS AND MATERIALS.
3. INSTALL ALL MATERIALS PER MANUFACTURER'S RECOMMENDATION.
4. ALL GYP BOARD SURFACES TO BE LAPOD, SANDED, AND PRIMED.
5. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
6. COORDINATE ALL WINDOWS HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND SCHEDULES.
7. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS.
8. FIRE EXTINGUISHERS, SMOKE DETECTORS, OTHER EMERGENCY DEVICE LOCATIONS, AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
9. FRAMING CONTRACTOR SHALL PROVIDE ADDITIONAL BLOCKING THROUGHOUT THE PROJECT AS REQUIRED TO ACCOMMODATE WALL-MOUNTED FURNISHINGS, ARTWORK, ETC.
10. DOORS SHALL BE LOCATED 4" OFF OF ADJACENT WALL UNLESS NOTED OTHERWISE.
11. CONTRACTOR IS TO PROVIDE SUBMITTALS AND SHOP DRAWINGS ON ALL KEYNOTED ITEMS FOR APPROVAL FROM OWNER/ARCHITECT.
12. PRIOR TO ORDERING ANY EXTERIOR FINISHES, THE CONTRACTOR IS TO VERIFY ALL COLORS AND TYPES OF MATERIALS WITH OWNER/ARCHITECT.
13. ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE ASSOCIATED DETAILS. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.

SOUTH SIDE BUILDING ELEVATION
FACING STREET FACADE - 11,000 SF
GLAZING - 3,300 SF
GLAZING / STREET FACADE - 30%

EXTERIOR ELEVATIONS LEGEND

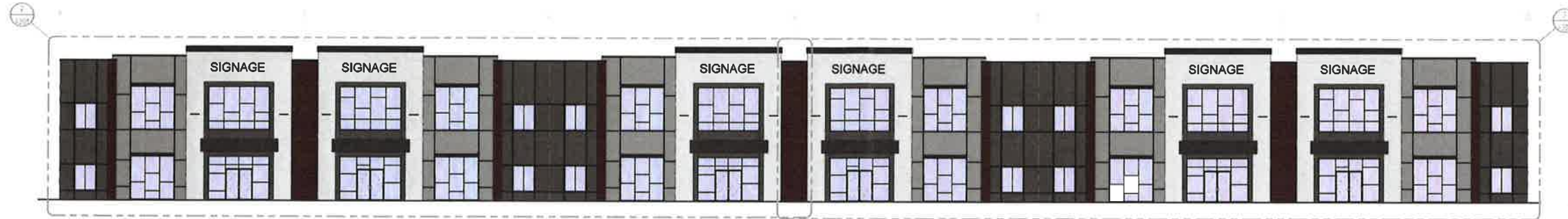
- CONCRETE TILT-UP PANEL PAINTED SW 7757 HIGH REFLECTIVE WHITE - 7.8% TOTAL AREA
- CONCRETE TILT-UP PANEL PAINTED SW 4239 SPATIAL WHITE - 34.13% TOTAL AREA
- CONCRETE TILT-UP PANEL PAINTED SW 7670 GRAY SINGLE - 7.18% TOTAL AREA
- CONCRETE TILT-UP PANEL PAINTED SW 7069 IRON ORE - 31.80% TOTAL AREA
- ACM PANEL - ALPOLIC MATERIALS CNC CHARCOAL - 0.72% TOTAL AREA
- ACM PANEL - ALPOLIC MATERIALS KNOTWOOD CHESTNUT - 6.24% TOTAL AREA
- GLAZING

NOTES

1. ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
2. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
3. SEE DETAILS ON A506 FOR TYPICAL CONCRETE REVEALS AND PANEL JOINTS.
4. CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT.
5. REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.
6. SPANDREL GLAZING TO MATCH EXTERIOR FINISH OF REGULAR GLAZING.

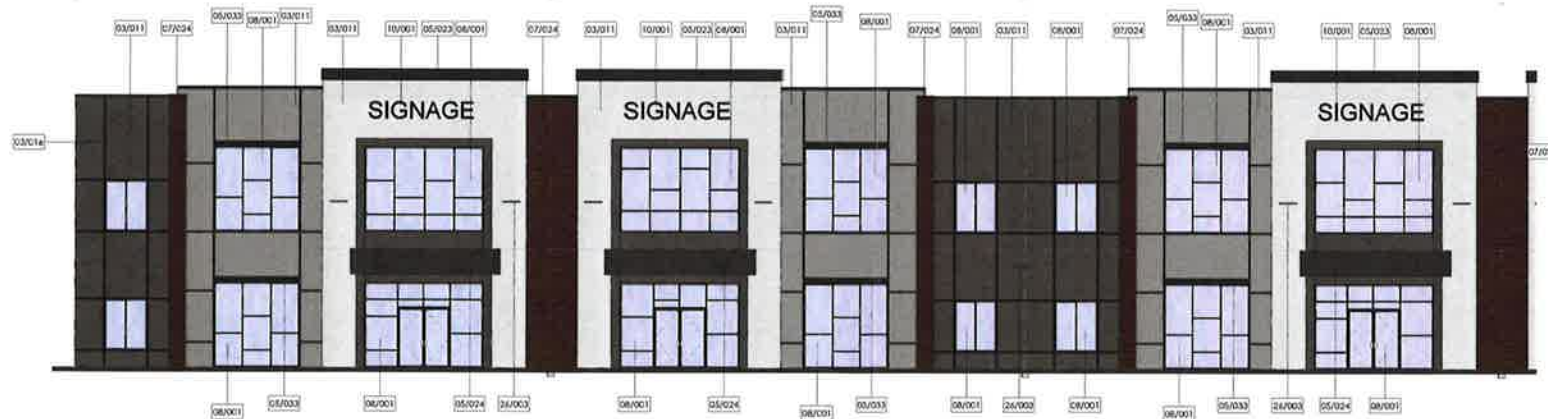
KEYNOTE LEGEND

- 03/011 CONCRETE TILT UP PANEL, SEE STRUCTURAL DRAWINGS
- 03/016 CONCRETE WALL REVEAL, TYP.
- 05/023 METAL PARAPET WALL CAP- SEE DETAIL 10/A541
- 05/024 PRE-FABRICATED METAL CANOPY, SEE OWNER FOR APPROVAL
- 05/033 PRE-FABRICATED METAL SUNSHADE AWNING, SEE OWNER FOR APPROVAL
- 07/024 ACM METAL PANEL WALL SYSTEM
- 08/001 STOREFRONT WINDOW/DOOR SYSTEM - PROVIDE SUBMITTAL FOR APPROVAL
- 10/001 FUTURE SIGNAGE PROVIDED BY TENANT. SIGNAGE PERMIT TO BE SEPARATE FROM BUILDING PERMIT.
- 26/003 EXTERIOR WALL LIGHT FIXTURE, SEE ELECTRICAL



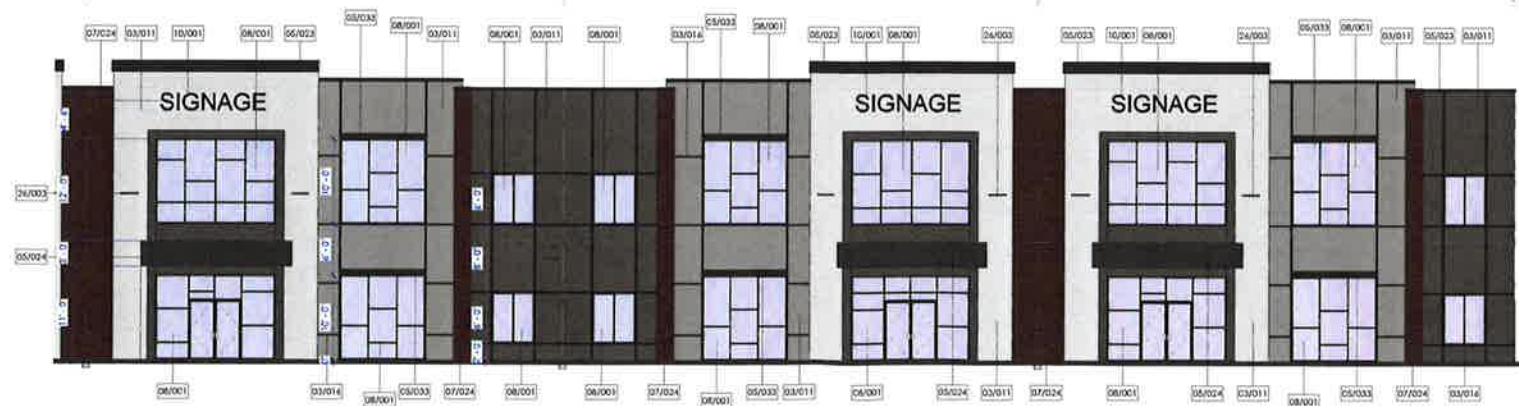
1
A201
3/32" = 1'-0"

OVERALL SOUTH SIDE BUILDING ELEVATION



2
A201
1/8" = 1'-0"

ENLARGED SOUTH SIDE - LEFT SIDE



3
A201
1/8" = 1'-0"

ENLARGED SOUTH SIDE - RIGHT SIDE

2 INTERIOR DIMENSION AT FACE OF STUD, EXTERIOR DIMENSIONS AT FACE OF UTILITY PANEL
3 PRIOR TO CONSTRUCTION CONTRACTOR TO VERIFY ALL COLORS AND MATERIALS
4 NEITHER MATERIALS NOR FINISHES TO BE CHANGED
5 E.G. GYPSUM BOARD TO BE TAPED, SANDED, AND PRIMED.
6 SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS
7 CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MATERIALS, AND SCHEDULES
8 FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND
9 SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE RAIL GASK PENETRATIONS
10 FOR ENCLOSURES, SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION, AND
11 RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION
12 FRAMING CONTRACTOR SHALL PROVIDE ADDITIONAL BLOCKING THROUGHOUT THE PROJECT
13 TO BE ADDED TO ACCORDANCE WITH THE FOLLOWING:
14 DOORS SHALL BE LOCATED 6" OFF OF ADJACENT WALL UNLESS NOTED OTHERWISE
15 CONTRACTOR IS TO PROVIDE SUBMITTALS AND SHOP DRAWINGS ON ALL KEYNOTED ITEMS FOR
16 REVIEW FROM OWNER
17 PRIOR TO ORDERING ANY EXTERIOR FINISHES, THE CONTRACTOR IS TO VERIFY ALL COLORS AND
18 TYPES OF MATERIALS WITH OWNER/ARCHITECT
19 ALL WORK OF THE PROJECT SHALL BE COMPLETED WITH THE AMERICANS WITH DISABILITIES ACT
20 AND THE ASSOCIATED REGULATIONS. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE
21 ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK

CONCRETE TILT-UP PANEL PAINTED SW 7757 HIGH REFLECTIVE WHITE - 7.8 % TOTAL AREA

CONCRETE TILT-UP PANEL PAINTED SW 4259 SPARK WHITE - 34.13 % TOTAL AREA

CONCRETE TILT-UP PANEL PAINTED SW 7640 GRAY SHINGLE - 7.18 % TOTAL AREA

CONCRETE TILT-UP PANEL PAINTED SW 7069 ROYAL BLUE - 31.80 % TOTAL AREA

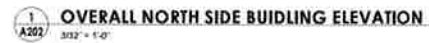
ACM PANEL - ALPOLIC MATERIALS CNIC CHARCOAL - 0.72 % TOTAL AREA

ACM PANEL - ALPOLIC MATERIALS KNOTWOOD CHESTNUT- 8.24 % TOTAL AREA

GLAZING

1. ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
2. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
3. SEE DETAILS ON AS06 FOR TYPICAL CONCRETE REVEALS AND PANEL JOINTS.
4. CARVE AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE TALKER.
5. REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.
6. SPANDREL GLAZING TO MATCH EXTERIOR FINISH OF REGULAR GLAZING.

03/011 CONCRETE TILT UP PANEL, SEE STRUCTURAL DRAWINGS
05/023 METAL PARAPET WALL CAP- SEE DETAIL 10/A541



GENERAL NOTES

1. INTERIOR DIMENSION AT FACE OF STUD. EXTERIOR DIMENSIONS AT FACE OF TILT-UP PANEL PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY ALL COLORS AND MATERIALS.
2. INSTALL ALL MATERIALS PER MANUFACTURER'S RECOMMENDATION.
3. ALL GYP. BOARD SURFACES TO BE TAPE, SANDED, AND PRIMED.
4. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
5. COORDINATE ALL WINDOWS, HEADS, HEIGHTS AND SIZES WITH ELEVATIONS AND SCHEDULES.
6. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS.
7. FIRE EXTINGUISHERS, SMOKE DETECTORS, OTHER EMERGENCY DEVICE LOCATIONS, AND RAISING SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
8. FRAMING CONTRACTOR SHALL PROVIDE ADDITIONAL BLOCKING THROUGHOUT THE PROJECT AS REQUIRED TO ACCOMMODATE WALL-MOUNTED FURNISHINGS, ARTWORK, ETC.
9. DOORS SHALL BE LOCATED 6" OFF OF ADJACENT WALL UNLESS NOTED OTHERWISE.
10. CONTRACTOR IS TO PROVIDE SUBMITTALS AND SHOP DRAWINGS ON ALL KEYNOTED ITEMS FOR APPROVAL FROM OWNER/ARCHITECT.
11. PRIOR TO ORDERING ANY EXTERIOR FINISHES, THE CONTRACTOR IS TO VERIFY ALL COLORS AND TYPES OF MATERIALS WITH OWNER/ARCHITECT.
12. ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE ASSOCIATED DETAILS. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.
- 13.

EXTERIOR ELEVATIONS LEGEND

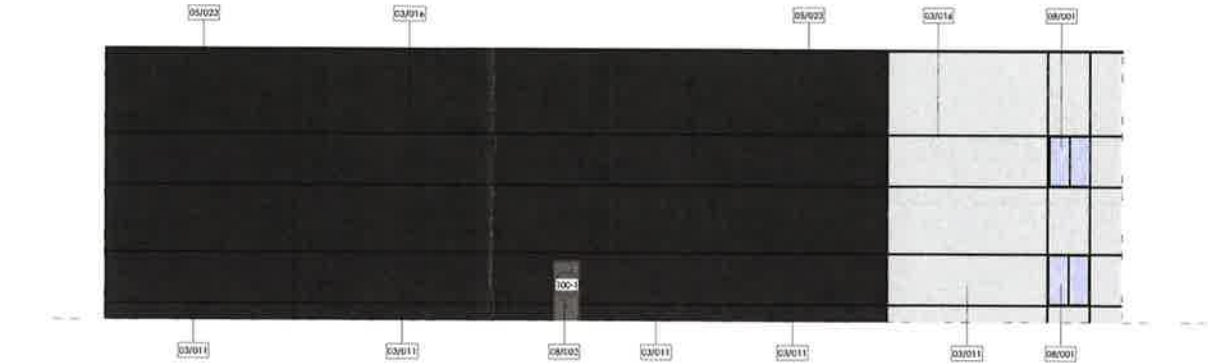
- CONCRETE TILT-UP PANEL PAINTED SW 7757 HIGH REFLECTIVE WHITE - 7.8 % TOTAL AREA
- CONCRETE TILT-UP PANEL PAINTED SW 6259 SPATIAL WHITE - 34.13 % TOTAL AREA
- CONCRETE TILT-UP PANEL PAINTED SW 7670 GRAY SHERIDAN - 7.15 % TOTAL AREA
- CONCRETE TILT-UP PANEL PAINTED SW 7069 IRON ORE - 31.80 % TOTAL AREA
- ACM PANEL - ALPOLIC MATERIALS CNC CHARCOAL - 0.72 % TOTAL AREA
- ACM PANEL - ALPOLIC MATERIALS KNOTWOOD CHESNUT - 6.24 % TOTAL AREA
- GLAZING

NOTES

1. ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
2. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
3. SEE DETAILS ON A506 FOR TYPICAL CONCRETE REVEALS AND PANEL JOINTS.
4. CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT.
5. REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.
6. SPANDREL GLAZING TO MATCH EXTERIOR FINISH OF REGULAR GLAZING.

KEYNOTE LEGEND

- 03/011 CONCRETE TILT UP PANEL, SEE STRUCTURAL DRAWINGS
- 03/016 CONCRETE WALL REVEAL, TYP.
- 05/023 METAL PARAPET WALL CAP - SEE DETAIL 10/A541
- 07/024 ACM METAL PANEL WALL SYSTEM
- 08/001 STOREFRONT WINDOW/DOOR SYSTEM - PROVIDE SUBMITTAL FOR APPROVAL
- 08/002 HOLLOW METAL FRAME AND DOOR, SEE SCHEDULES





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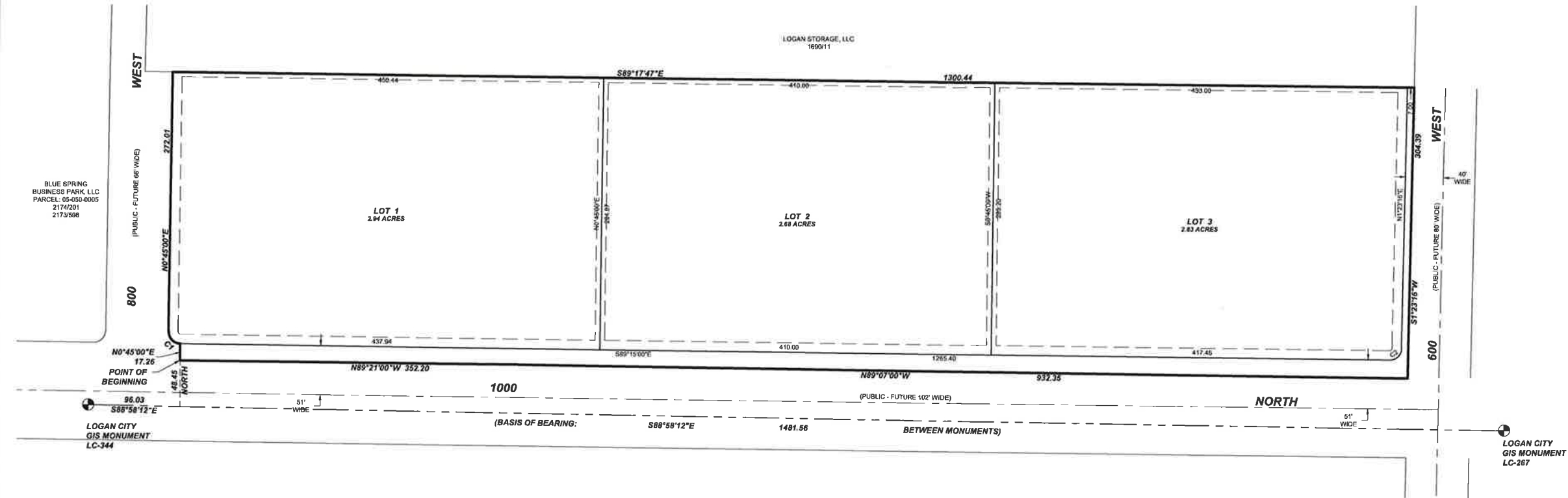
SIGNAGE

SIGNAGE

ae **urbia**
architects and engineers



VICINITY MAP



CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C1	12.50	90°00'00"	19.63	N44°15'00"W 17.68
C2	12.50	89°21'44"	19.50	N46°04'08"E 17.58

NOTES:

- #5 REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS.
- ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER(S).

civilsolutionsgroupinc.

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UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

UTILITY COMPANIES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY* _____ DATE _____

CENTURYLINK COMMUNICATIONS _____ DATE _____

COMCAST CABLE _____ DATE _____

*DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFORMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

PLANNING COMMISSION APPROVAL

PRESENTED TO THE LOGAN CITY PLANNING COMMISSION THIS _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

PLANNING COMMISSION CHAIR _____

DATE _____

LOGAN CITY UTILITIES

WATER _____ DATE _____

WASTEWATER COLLECTION _____ DATE _____

WASTEWATER TREATMENT _____ DATE _____

SOLID WASTE _____ DATE _____

LIGHT & POWER _____ DATE _____

IRRIGATION COMPANY APPROVAL

PRESENTED TO _____ THIS _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

IRRIGATION COMPANY REPRESENTATIVE _____

DATE _____

ATTORNEY APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

CITY ATTORNEY _____

DATE _____

SURVEYOR'S CERTIFICATE
I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THE PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DENNIS P. CARLISLE _____ DATE _____
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

BOUNDARY DESCRIPTION
A portion of Lot 1, Block 4, Plat "D", LOGAN FARM SURVEY located in a portion of the NW1/4 of Section 28 & the NE1/4 of Section 29, Township 12 North, Range 1 East, Salt Lake Base & Meridian, Logan, Utah, more particularly described as follows:
Beginning at a point on the northerly line of 1000 North Street located East 44.48 feet, more or less, from the Southwest Corner of Lot 1, Block 4, Plat "D", LOGAN FARM SURVEY, said point located by Survey as S88°58'12"E 96.03 feet along the monument line between Logan City GIS Monuments LC-344 & LC-267 and North 48.45 feet from Logan City GIS Monument LC-344; thence N0°45'00"E 17.26 feet; thence Northwesterly along the arc of a 12.50 foot radius non-langent curve (radius bears: N0°45'00"E) to the right 19.63 feet through a central angle of 90°00'00" (chord: N44°15'00"W 17.68 feet); thence N0°45'00"E 272.01 feet to the south line of that Real Property described in Deed Book 1690 Page 11 of the Official Records of Cache County; thence S89°1747"E along said deed 1,300.44 feet to the easterly line of said Block 4; thence S1°23'16"W along said easterly line 304.39 feet to the southeast corner of Lot 1, Block 4, Plat "D", LOGAN FARM SURVEY; thence along the south line of said Block and existing fence lines the following 2 (two) courses and distances: N89°07'00"W 932.35 feet; thence N89°21'00"W 352.20 feet to the point of beginning.
Contains: 9.01 +/- acres

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS:

BLUE SPRING BUSINESS PARK
AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

(SIGNATURE)
BLUE SPRING BUSINESS PARK, LLC
BY: _____ (PRINTED NAME)
ITS: _____

LIMITED LIABILITY ACKNOWLEDGMENT
ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____, WHO AFTER BEING DULY SWORN, DID ACKNOWLEDGE TO ME THAT THEY ARE THE _____ OF BLUE SPRING BUSINESS PARK, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC (SIGNATURE)
RESIDING IN _____ COUNTY
MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY

MAYOR APPROVAL
PRESENTED TO THE LOGAN CITY MAYOR THIS _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

LOGAN CITY MAYOR _____ DATE _____
LOGAN CITY RECORDER _____ DATE _____

LOGAN CITY ENGINEER'S APPROVAL
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

CITY ENGINEER _____ DATE _____

FINAL PLAT
OF
BLUE SPRING BUSINESS PARK
LOCATED IN BLOCK 4, PLAT "D", LOGAN FARM SURVEY
NE1/4 OF SECTION 29, T12N, R1E, SLB&M,
LOGAN, UTAH

RECORDED #
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
\$ _____
FEE _____ CACHE COUNTY RECORDER