



**Project #21-045  
KW Distribution Center  
Located at approximately 950 N 850 W**

**REPORT SUMMARY...**

*Project Name:* KW Distribution Center  
*Proponent / Owner:* Greyson Zehnder / Jones C. Jones Family LP  
*Project Address:* Approx. 950 North 800 West  
*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 Permit for project #21-045, KW Distribution Center, in the Industrial (IP) at some point the maps need to also change to reflect the LDC labeling) zone located at approximately 950 North 800 West., TIN #05-054-0004.

*Current Land use adjoining the subject property*

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

**Project Proposal**

This proposal is for one (1) new 217,323 SF industrial building intended for warehousing, administrative offices, shipping and receiving uses. The overall site plan also shows parking lots, loading docks, trailer storage, driveways, fencing, stormwater detention and landscaping. The single-story metal building is shown with a low-sloped roofline and a series of textured concrete wall panels along three facades. This site is near other industrial uses along the 1000 West corridor.



Figure 1 shows the proposed site plan.

**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. Permitted uses are centered around manufacturing, warehousing and contractor supply services but this zone also includes some commercial uses such as office space, restaurant and hotel. The applicant is proposing warehousing, shipping, receiving and associated administrative offices.

**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 (east): 310'
- Corner (north): 210'
- Side (south): 205'
- Rear (west): 280'
- Parking (front): 40'

As proposed, the project meets the setback requirements for the zone.

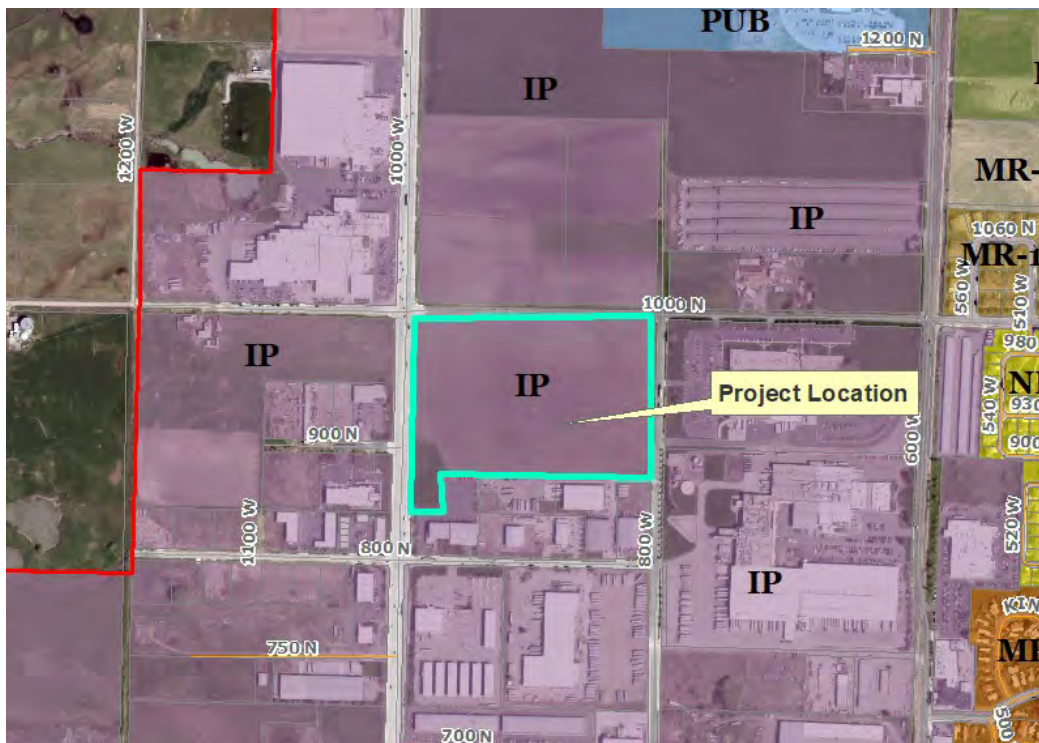


Figure 2 shows the proposed project site and surrounding area with the current zoning overlay

**Lot Coverage**

The LDC 17.10.130 establishes a maximum lot coverage of 50% (building(s) footprint) in the IP zone. The proposed building is 217,323 SF on a 22.80-acre (993,168 SF) site for a lot coverage of 22%. As submitted, the proposed lot coverage complies with the 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. 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. The building materials proposed are textured concrete wall panels, a series of windows along the east façade and entryway, vertical metal paneling, horizontal color variations and multiple loading docks on the north, south and east facades. The roof is proposed as a smooth white membrane material. Not considering the roof-gable area, the transparency along the east façade (front) is approximately 10% of the wall area (~600 SF of windows & ~6,000 SF of wall area). Throughout the other facades, the proposed design employs wall breaks every 40 feet or less with different colors, materials, canopies and doorway locations. As conditioned with additional transparency, the building design meets the requirements in the LDC.



Figure 3 shows the front (800 West) elevation.

## 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. The building is proposed at 34'-8" 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. The proposed building shows approximately 13,000 SF of office space and the remaining 204,000 SF as warehousing/freight movement. The combined parking requirement for these two uses equals 145 parking stalls. Bike racks are required for office uses at one space per every 10 stalls for offices. The proposal shows 199 parking stalls. As conditioned, the project meets the standards in the LDC.

## 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. The proposed project provides a sidewalk connection from the building to the sidewalk along 800 West Street. As proposed, 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 22.8-acre (993,168 SF) site would be required 99,316 SF of open space and 99,316 SF of outdoor space for a total of 198,633 SF. The proposed conceptual site plan shows preliminary landscaping and green space areas totaling above the minimum 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. At 22.8-acres, 456 trees and 1,140 shrubs, perennials and ornamental grasses are required as per the LDC. As conditioned with minimum open space and landscaping numbers, 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.

**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 7/31/21, posted on the City’s website and the Utah Public Meeting website on 8/2/21, and mailed to property owners within 300 feet on 7/26/21.

**RECOMMENDED CONDITIONS OF APPROVAL**

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

1. All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.
2. The transparency along the 800 West façade shall increase to 30% unless the Planning Commission utilizes their discretionary design authority and grants a reduction.
3. The project shall provide 145 parking stalls and a 4-space bike rack.
4. A Property Line Adjustment shall be submitted and approved by the City Engineer that accounts for property line inconsistencies between the City and County along the south border of the project site.
5. 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 198,633 SF.
  - b) 18 SF of interior parking lot landscaping shall be provided per parking stall.
  - c) A total of 456 trees and 1,140 shrubs, perennials and ornamental grasses shall be provided.
  - d) Street trees shall be provided every 30 feet along adjacent streets.
6. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
7. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
8. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
9. 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.

10. 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.
11. 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.
12. 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*
    - It appears they are planning for a roll off container and placement looks good.
  - b. *Engineering —contact 716-9160*
    - Provide dedication of right of way along 1000 North to provide a 102' right of way per Logan City Master Plan for 1000 North and corner clips for radius for truck traffic and ADA sidewalk compliant construction.
    - Provide water rights for this development to the City in accordance with Land Development Code 17.29.210. The City will accept an in-lieu fee for this requirement as approved by the City Engineer.
    - Provide storm water detention/retention per Logan City Standards for this development. This includes the onsite retention of the 90% storm utilizing Low Impact Design methods
    - Construct curb/gutter, park strip, sidewalk and a radius corners per City plans and design standards on 1000 North, 800 West and 1000 West as required. Note that any construction on 1000 West shall be per UDOT standards.
    - Maintain all existing irrigation and storm drainage systems conveying water through or around site.
    - North access to site from 800 West shall be located a minimum of 200 feet from 1000 North property line.
    - Developer shall provide a geotechnical report that shows the historical high ground water level, historical high-water table, and a California Bearing Ration for the final subgrade depth for the proposed pavement section in City right of way. These roads shall be constructed to meet the Gridded road section per the City's current road design standards.
    - Provide a 10' public utility easement dedication along all street frontages and 5' on all interior property lines.
    - This development is not being considered for a subdivision; therefore, dedication plat for road dedications and public utility easements, must be submitted to the City for review and approval prior to being recorded at the County Recorder's office
    - VMX building is planned to be used for vehicle maintenance and as such, floor drains and necessary pretreatment devices and a sewer lateral connection to the City sewer main. Building shall also connect domestic use to sewer system. Site plan does not show these connections will review and approve with building permit design review.
    - Site plan does not show potable water connection to VMX building, will address during building permit design review.
    - Fire line on property shall be considered private an a private utility agreement must be entered into and recorded with County Recorder office
    - Provide storm water maintenance agreement
  - c. *Fire —contact 716-9515*
    - Fire sprinkler, fire alarm and fire hydrant plans shall be submitted with building permit application.
  - d. *Water—contact 716-9627*
    - The buildings water main needs to have a RP (ASSE1013) installed and tested on the water main as it enters the building before any branch offs or possible connections.  
Properly sized drain required to serve the backflow assemblies dump port.

- All landscape irrigation system's fed from Logan City water must have a high hazard rated 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 are connected 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 and the Utah Admin Code 309-305 during and after construction.
- Project shall comply with all current plumbing codes, Utah State Amendments, Utah Division of Drinking Water rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention.

## **RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW 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 on aesthetical issues and requirements if they are consistent with surrounding areas and do not compromise future approvals.
3. The proposed project provides required off-street parking.
4. The proposed project complies with maximum height, density and building design, open space standards and is in conformance with Title 17.
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
6. 1000 North and 800 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

<b>For Staff Only</b>					
<input type="checkbox"/> Planning Commission		<input type="checkbox"/> Land Use Appeal Board		<input type="checkbox"/> Administrative Review	
Date Received 7/2/21	Received By	Scheduled Meeting Date Aug. 12	Zone IP <del>BRIDGE</del>	Application Number PC 21-045	
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"/> Code Amendment		<input type="checkbox"/> Appeal		<input type="checkbox"/> Administrative Design Review	
<input type="checkbox"/> Other		<input type="checkbox"/> Zone Change		<input type="checkbox"/> Other	
PROJECT NAME KW Distribution Center					
PROJECT ADDRESS 950 North 800 West				COUNTY PLAT TAX ID # 05-052-0004	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER KW LGN, LLC / Greyson Zehnder				PHONE # (415) 420-1538	
MAILING ADDRESS PO Box 979		CITY Telluride	STATE CO	ZIP 81435-0979	
EMAIL ADDRESS greyson@thekiernancompanies.com					
PROPERTY OWNER OF RECORD John C Jones Family Limited Partnership Attn: Roger C. Jones				PHONE # (435) 757-8363	
MAILING ADDRESS 308 Paintbrush Circle		CITY Logan	STATE UT	ZIP 84321-6777	
EMAIL ADDRESS rogerj@brag.utah.gov					
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed)  See subsequent attachment.				Total Lot Size (acres) 22.80	
				Size of Proposed New Building (square feet) 221,064	
				Number of Proposed New Units/Lots	
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 Project Representative 	
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 	

**APPLICATION MUST BE ACCURATE AND COMPLETE**  
**NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -**

290 North 100 West Logan, UT 84321 - ph: 435.716.9021 email: planning.commission@loganutah.org



**KiernanWest**

REAL ESTATE WITH A PURPOSE

Project: KW Distribution Center  
Date: July 2, 2021  
Subject: Project Narrative

## **PROJECT NARRATIVE**

This project will consist of two buildings, one 217,323 square feet and the other 3,741 square feet. The larger building will be utilized for package delivery, sorting and distribution, while the smaller building will serve as a vehicle maintenance garage performing basic vehicle maintenance functions such as oil changes and topping off of fluids. The larger building is equipped with south and a portion of west facing docks.

The employee parking has been positioned on the east side of the building directly in front of the main entrance that leads into the administrative portion of the building. In addition, right of way improvements will be made to portion of 1000 North that fronts the property.

All other areas of the site design either meet or exceed the zoning requirements. We have provided more parking than is required for the purpose of meeting the tenant's demands.

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[www.kiernanwest.com](http://www.kiernanwest.com)

[info@kiernanwest.com](mailto:info@kiernanwest.com)

KiernanWest, LLC  
PO Box 979  
Telluride, CO 81435-0979



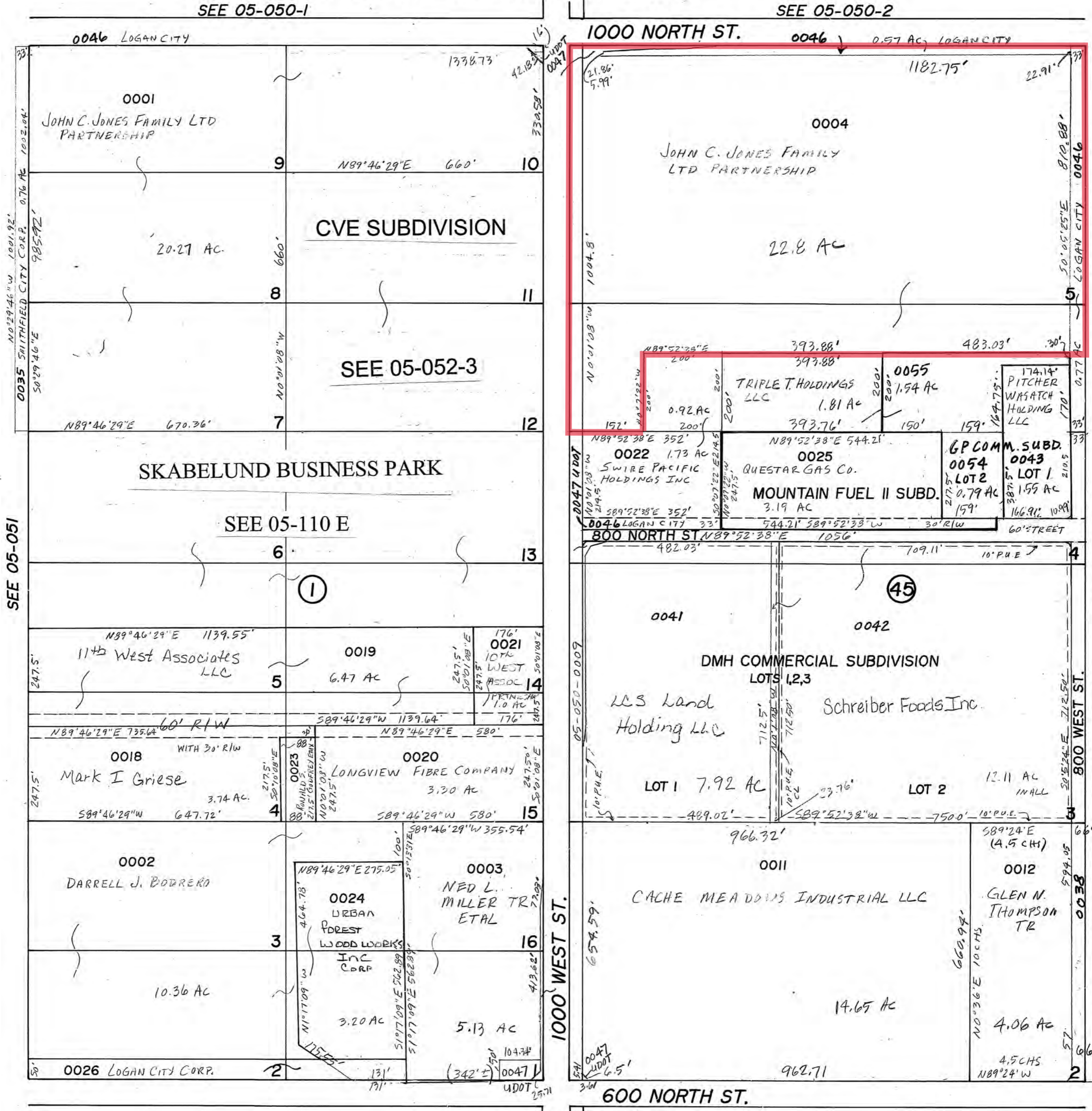
# SE<sup>4</sup>Section 29 Township 12 North Range 1 East

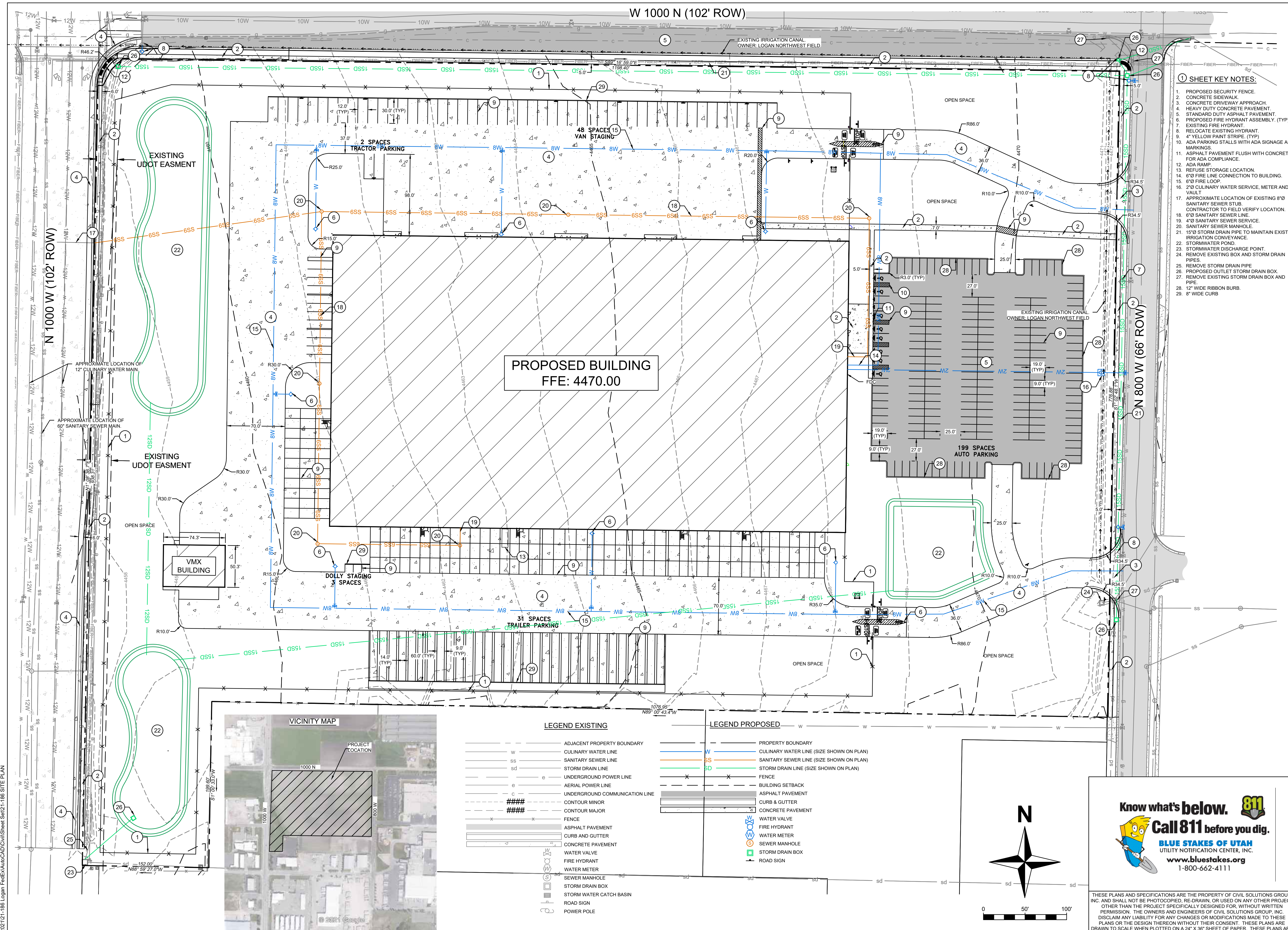
05-052

Scale 1 Inch = 200 Feet

TAX UNIT 27

BLK. I, PLAT "C" LOGAN HAYLAND SURVEY, CACHE COUNTY, UTAH  
PART OF BLOCK 45, PLAT "A" LOGAN FARM SURVEY





- (1) SHEET KEY NOTES:**
- PROPOSED SECURITY FENCE.
  - CONCRETE SIDEWALK.
  - CONCRETE DRIVEWAY APPROACH.
  - HEAVY DUTY CONCRETE PAVEMENT.
  - STANDARD DUTY ASPHALT PAVEMENT.
  - PROPOSED FIRE HYDRANT ASSEMBLY, (TYP)
  - EXISTING FIRE HYDRANT.
  - RELOCATE EXISTING HYDRANT.
  - 4" YELLOW PAINT STRIPE, (TYP)
  - ADA PARKING STALLS WITH ADA SIGNAGE AND MARKINGS.
  - ASPHALT PAVEMENT FLUSH WITH CONCRETE FOR ADA COMPLIANCE.
  - ADA RAMP.
  - REFUSE STORAGE LOCATION.
  - 6"Ø FIRE LINE CONNECTION TO BUILDING.
  - 6"Ø FIRE LOOP.
  - 2"Ø CULINARY WATER SERVICE, METER AND VAULT.
  - APPROXIMATE LOCATION OF EXISTING 8"Ø SANITARY SEWER STUB.
  - CONTRACTOR TO FIELD VERIFY LOCATION.
  - 6"Ø SANITARY SEWER LINE.
  - 4"Ø SANITARY SEWER SERVICE.
  - SANITARY SEWER MANHOLE.
  - 15"Ø STORM DRAIN PIPE TO MAINTAIN EXISTING IRRIGATION CONVEYANCE.
  - STORMWATER POND.
  - STORMWATER DISCHARGE POINT.
  - REMOVE EXISTING BOX AND STORM DRAIN PIPES.
  - REMOVE STORM DRAIN PIPE.
  - PROPOSED OUTLET STORM DRAIN BOX.
  - REMOVE EXISTING STORM DRAIN BOX AND PIPE.
  - 12" WIDE RIBBON BURB.
  - 8" WIDE CURB.

**civilsolutionsgroup,inc.**

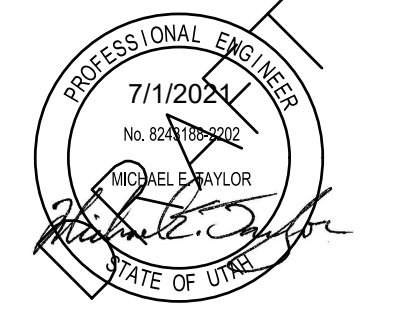
CACHE VALLEY | P: 435.213.3762  
SALT LAKE | P: 801.216.3192  
UTAH VALLEY | P: 801.874.1432  
info@civilsolutionsgroup.net  
www.civilsolutionsgroup.net

**KW DISTRIBUTION CENTER**  
950 NORTH 800 WEST  
LOGAN, UT, 84321

**Know what's below. 811**

**Call 811 before you dig.**

**BLUE STAKES OF UTAH**  
UTILITY NOTIFICATION CENTER, INC.  
www.bluestakes.org  
1-800-662-4111



**DESIGN REVIEW**

**C101**

RE: FLOOR PLAN A  
SHEET AD1.1A

RE: FLOOR PLAN B  
SHEET AD1.1B

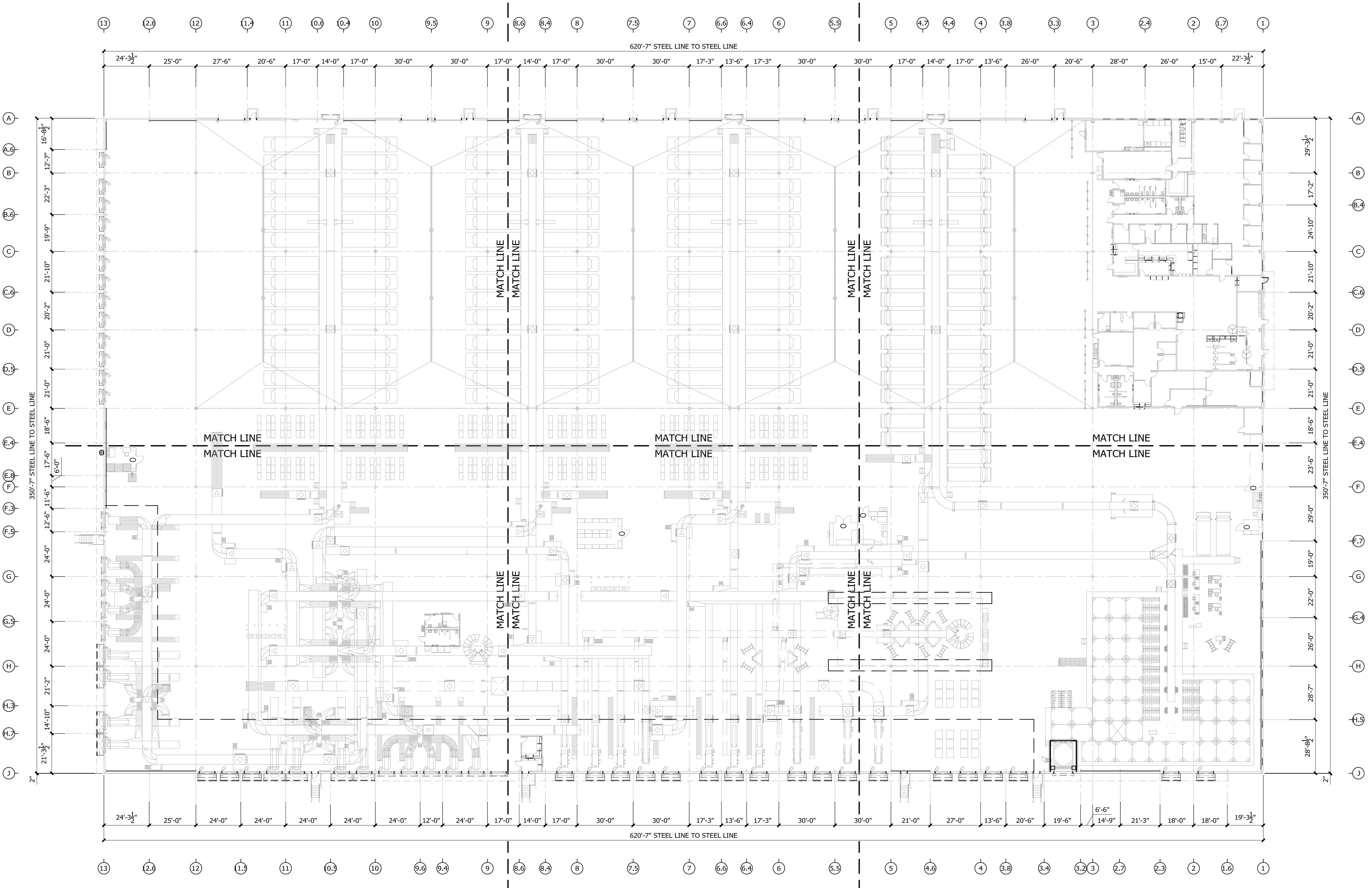
RE: FLOOR PLAN C  
SHEET AD1.1C

RE: FLOOR PLAN D  
SHEET AD1.1D

RE: FLOOR PLAN E  
SHEET AD1.1E

RE: FLOOR PLAN F  
SHEET AD1.1F

CADD: C:\projects\DWG\Projects\LOGAN UT WAREHOUSE\FXG\GROUND\FXG\KERRMAN\PROJECTS\LOGAN UT WAREHOUSE\FXG\ELEV 3.dwg, AD10A, 7/28/2021 11:01:45 AM, COPYRIGHT 2017 - BILL THOMAS DESIGN

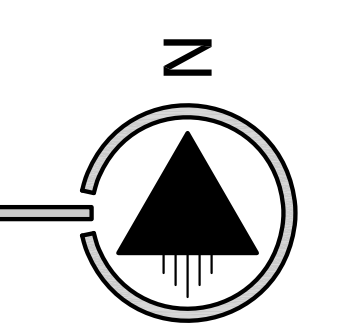


### GENERAL NOTES

- THESE GENERAL NOTES APPLY TO ALL ARCHITECTURAL SHEETS IN THE PROJECT SHEET SET.
- DRAWINGS ARE CREATED FOR USE BY GENERAL CONTRACTOR BASED ON RFP DRAWINGS PROVIDED BY FXG. IF DISCREPANCIES EXIST BETWEEN ARCHITECT CREATED SET OF DRAWINGS AND RFP DRAWINGS, ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN WRITING TO VERIFY EXTENT OF DISCREPANCIES. ARCHITECT ASSUMES NO RESPONSIBILITY FOR TRADES AND SUB CONTRACTOR DRAWINGS COVERED UNDER CONTRACTOR SUPPLIED DRAWINGS.
- CONTRACTOR TO VERIFY EXISTING CONDITIONS AS TO THE CHARACTER AND EXTENT OF WORK INVOLVED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY EXISTING ELEMENTS DAMAGED DURING THE CONSTRUCTION PROCESS. FAILURE TO DO SO SHALL DEEM CONSTRUCTION TO BE INCOMPLETE.
- TYPICAL NOTES OR KEYNOTES - REFERRING TO ITEMS OF PLANS APPLY TO THE SAME TYPE OF ITEMS WHETHER OR NOT EVERY SUCH ITEM IS SO IDENTIFIED - THAT IS, NOTE DESCRIBING ONE ITEM WOULD BE TYPICAL AND APPLY TO ALL SUCH ITEMS. NOTES AND KEYNOTES MAY NOT ALWAYS APPLY TO EVERY PROJECT. VERIFY WITH PROJECT MANAGER.
- ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES, THE MORE STRINGENT TO GOVERN DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND CODES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PROMPTLY AND RESOLUTION OBTAINED BEFORE PROCEEDING
- DRAWINGS ARE NOT TO BE SCALED. DIMENSIONAL DATA SHALL BE OBTAINED FROM WRITTEN INFORMATION ONLY. VERIFY ALL DIMENSIONS BEFORE PROCEEDING. ANY DIMENSIONAL DEVIATION FROM THAT SHOWN ON DRAWINGS, WHICH MAY AFFECT INTENT OF DESIGN OR PROPER INCORPORATION OF ELEMENTS, SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PROMPTLY AND RESOLUTION OBTAINED BEFORE PROCEEDING
- STRUCTURAL AND MISCELLANEOUS STEEL SUPPLIER SHALL BE RESPONSIBLE FOR REVIEW OF TOTAL CONTRACT DOCUMENTS AND ALL STEEL ITEMS CONTAINED THEREIN.
- STRUCTURAL STEEL FABRICATION, CONNECTIONS, DETAILING, AND ERECTION SHALL BE IN ACCORDANCE WITH A.I.S.C. MANUAL OF STEEL CONSTRUCTION EIGHTH EDITION.
- THIS FACILITY WAS DESIGNED TO MEET ALL FIRE PROTECTION CODES AND ORDINANCES - SEE SPECIFICATIONS FOR ADDITIONAL FIRE PROTECTION INFORMATION.
- ALL EXPOSED CONCRETE STEM WALLS TO BE RUBBED CONCRETE FINISH
- ALL EXPOSED SURFACES TO HAVE EITHER FACTORY FINISH OR PAINT. ALL COLORS WILL BE SELECTED BY FXG
- ALL EXTERIOR DIMENSIONS ARE FROM CENTERLINE OF STRUCTURAL FRAMES OR STEEL/BUILDING LINE UNLESS SPECIFICALLY INDICATED OTHERWISE.
- ALL INTERIOR DIMENSIONS ARE FROM CENTERLINE OF STRUCTURAL FRAMES OR STEEL LINE TO FACE OF STUDS UNLESS SPECIFICALLY INDICATED OTHERWISE IN PLAN AND/OR DETAIL.
- PROVIDE FIRE RETARDANT TREATED SOLID WOOD BLOCKING AS REQUIRED TO INSTALL EQUIPMENT, BULLETIN BOARDS, MILLWORK & ACCESSORIES.
- ALL WALLS TO RECEIVE INSULATION AS NOTED PER WALL TYPES. REFER TO WALL PARTITION TYPES SHEET(S) FOR WALL TYPES.
- CONTRACTOR TO PROVIDE GROMMETS FOR CABLING IN COUNTER TOPS AS SHOWN ON DRAWINGS - EXACT LOCATIONS SHALL BE CONFIRMED W/FXG PROJECT MANAGER PRIOR TO INSTALLATION.
- ALL ADA INTERIOR OFFICE SIGNAGE SHALL BE PROVIDED & INSTALLED BY CONTRACTOR/DEVELOPER TO MEET LOCAL CODE REQUIREMENTS.
- FINISH AND PAINT ALL FULL HEIGHT WALLS TO STRUCTURE.
- ALL GYPSUM WALLBOARD SHALL BE 5/8" TYPE "X" UNLESS OTHERWISE NOTED OR SPECIFIED. ALL WET AREAS SHALL RECEIVE MOISTURE RESISTANT GYPSUM WALLBOARD.
- ALL PLUMBING WITHIN INTERIOR WALLS TO BE PLACED IN CENTER OF WALLS & INSULATION TO BE CUT & PLACED BOTH SIDES OF PIPES. ALL PLUMBING WITHIN EXTERIOR FURRED OUT WALLS TO BE PLACED TOWARD WARM SIDE OF WALLS & ALL INSULATION TO BE PLACED BETWEEN EXTERIOR WALL & PIPING - NO INSULATION SHALL BE PLACED ON WARM SIDE OF WALL - REFER TO DETAIL A SHEET AD5.5.
- ALL PENETRATIONS THRU EXTERIOR WALLS, ROOFS, ETC., SHALL BE SEALED WEATHER-TIGHT TO PREVENT AIR/WATER INFILTRATION INTO THE BUILDING ENVELOPE.
- ALL PENETRATIONS THRU WALLS FROM DOCK TO OFFICE/POD SHALL BE SEALED WEATHER-TIGHT TO PREVENT AIR/WATER INFILTRATION INTO THE CONDITIONED SPACES OF THE OFFICE/POD.
- EXACT LOCATIONS OF FENCES/CAGES SHALL BE VERIFIED W/FXG PRIOR TO INSTALLATION.

### KEY FLOOR PLAN

1" = 30'

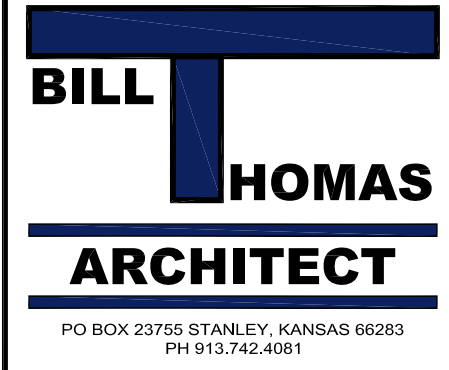


A	B	C
D	E	F

KEY PLAN  
NTS

7-2-21

WILLIAM R. THOMAS JR.  
9024390-0301



A NEW BUILDING FOR:  
**KW DISTRIBUTION CENTER**  
950 NORTH 800 WEST  
LOGAN, UTAH 84321  
ZLGN



DESIGNER:  
DRAWN BY: WRT  
JOB NO.: 20210527  
DATE: 07-28-21

PROJECT REVISIONS  
FOR PLANNING APPROVAL


SHEET NUMBER  
**AD1.0**  
OF

7-2-21

WILLIAM R. THOMAS JR.  
9024390-0301

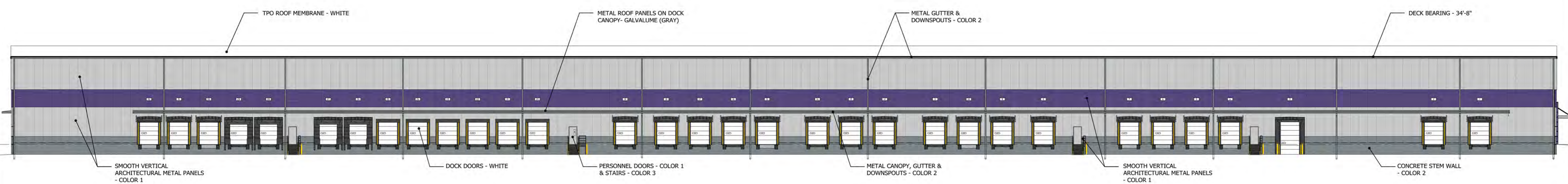
**BILL THOMAS**  
**ARCHITECT**  
PO BOX 23755 STANLEY, KANSAS 66283  
PH 913.742.4081

A NEW BUILDING FOR:  
**KW DISTRIBUTION CENTER**  
950 NORTH 800 WEST  
LOGAN, UTAH 84321  
ZLGN  
KW LGN, LLC

DESIGNER:  
DRAWN BY: WRT  
JOB NO.: 20210527  
DATE: 07-28-21

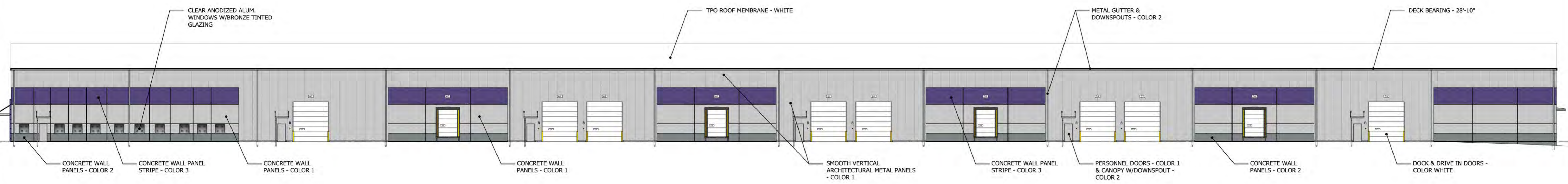
PROJECT REVISIONS  
FOR PLANNING APPROVAL

SHEET NUMBER  
**AD2.0E**  
OF:



### SOUTH ELEVATION

1" = 20'

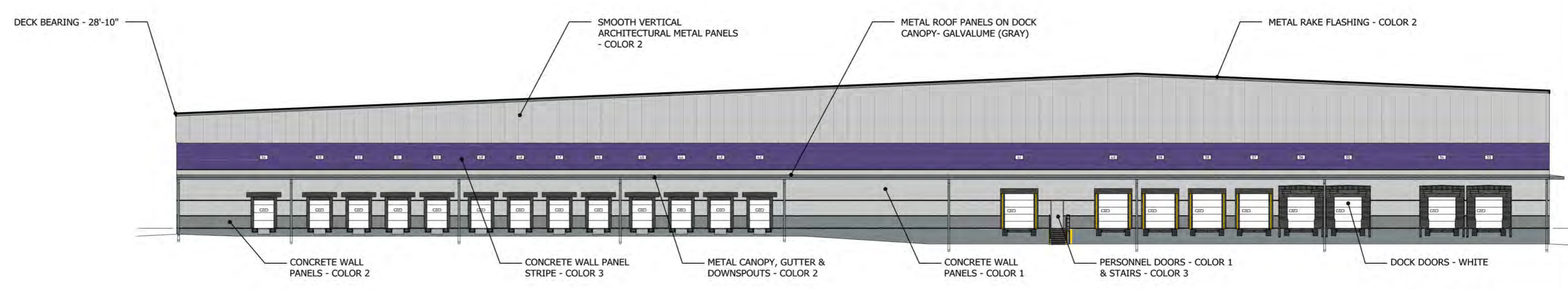


### NORTH ELEVATION

1" = 20'

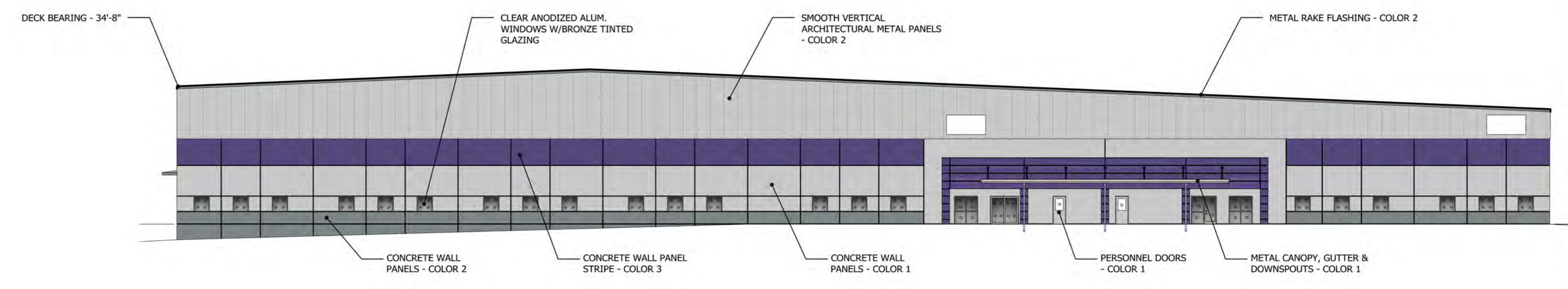
### COLOR LEGEND

-  COLOR 1  
TO MATCH METL-SPAN BUILDING MANUFACTURER  
COLOR REGAL GRAY
-  COLOR 2  
TO MATCH METL-SPAN BUILDING MANUFACTURER  
COLOR TUNDRA
-  COLOR 3  
STAIRS & RAILINGS -  
SHERWIN WILLIAMS  
SW-7069 "IRON ORE"
-  COLOR 4  
SHERWIN WILLIAMS SW  
6983 "FULLY PURPLE"
-  PRE-FINISHED METAL ROOF  
PANELS ON DOCK CANOPY  
ONLY - GALVALUME



### WEST ELEVATION

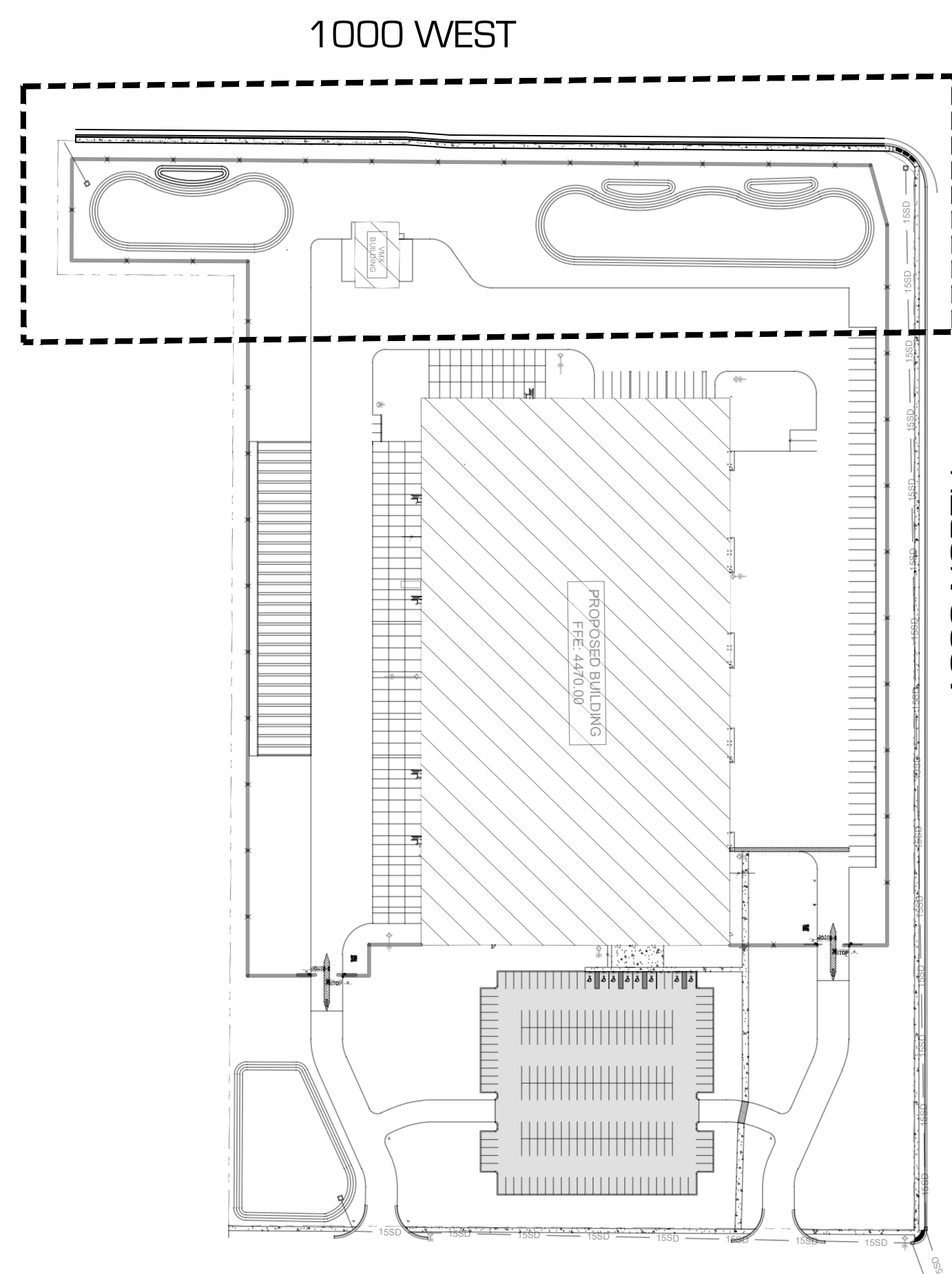
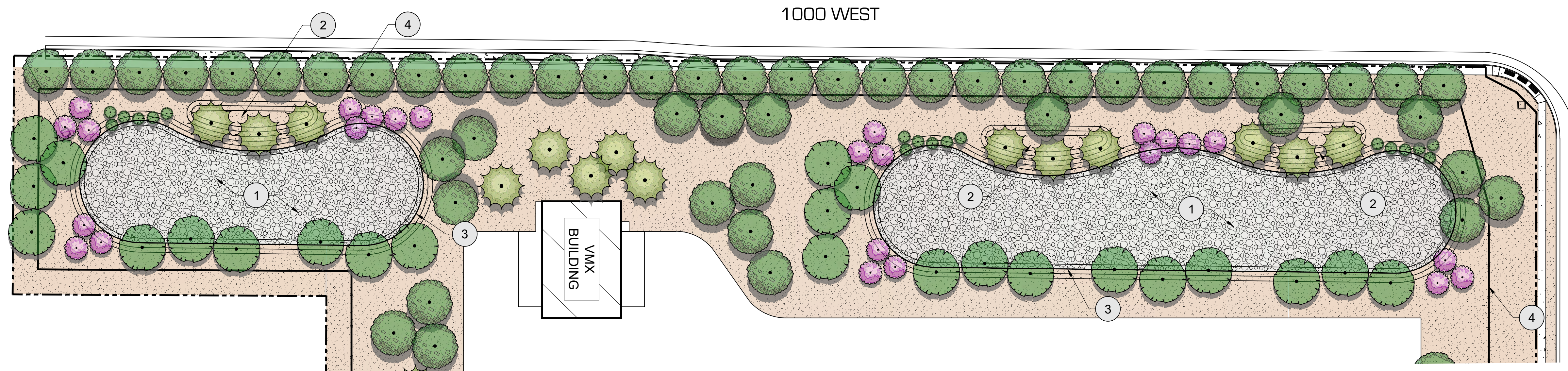
1" = 20'



### EAST ELEVATION

1" = 20'

CAD: O:\Dropbox\Data Files\DRAWING\GROUND\KWB\ARCH\WAREHOUSE\FAC LOGAN UT WAREHOUSE FP ELEV 3.dwg, AD2.0E, 7/29/2021 9:15:07 AM, COPYRIGHT 2017 - BILL THOMAS DESIGN

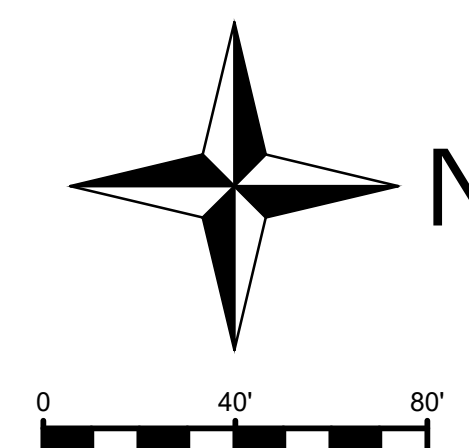


SITE PLAN (FOR REFERENCE ONLY): 1"=150'

DETENTION BASINS  
- SEE ABOVE

REFERENCE NOTES SCHEDULE DETENTION BASINS

SYMBOL	DESCRIPTION
①	DETENTION BASIN
②	LOW BERMING
③	LANDSCAPE EDGING
④	FENCE
SYMBOL	DESCRIPTION
	WATERWISE PLANTING BED AREA WITH MULCH AND PLANTS (SHRUBS, GRASSES AND PERENNIALS NOT SHOWN)
	RIVER ROCK



**KW DISTRIBUTION CENTER**  
950 NORTH 800 WEST  
LOGAN, UT, 84321

MARK	DATE	DESCRIPTION

PROJECT #: 21-186  
DRAWN BY: JH  
PROJECT MANAGER: MT  
ISSUED: 7/1/2021

**PRELIMINARY  
DETENTION  
BASIN DESIGN**  
L100