

Project #22-010
Hoggan Subdivision
Located at 1800 South 1600 West

REPORT SUMMARY...

Project Name: Hoggan Subdivision
Proponent/Owner: Bradley Hoggan / Bradley and Cathy Hoggan
Project Address: Approximately 1800 South 1600 West
Request: Subdivision
Current Zoning: NR-6
Date of Hearing: Feb. 10th 2022
Type of Action: Quasi-Judicial
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **approve** a Subdivision Permit for project PC 22-010 Hoggan Subdivision, located on 6.61 acres at approximately 1800 South 1600 West; TIN #03-005-0048.

Land use adjoining the subject property

<i>North:</i>	Cache County / Single Family	<i>East:</i>	MR-9 Single Family Homes
<i>South:</i>	NR-6 Single Family Home	<i>West:</i>	Cache County / Vacant Land

Request

The proponent is requesting a subdivision for 30 building lots and one common area for storm water detention on a 6.61-acre property at the southeast corner of the intersection of 1800 South and 1600 West. The property is currently vacant and relatively flat with three open-water ponds near the west border. Historically, the property has been used for agricultural purposes. Both 1800 South and 1600 West streets are under-developed without curb, gutter, park-strip and sidewalk along the property frontage.



Figure 1 shows the project location

General Plan

The Future Land Use Plan (FLUP) adopted in 2008 identifies this property as Detached Residential (DR) and explains that designation as being areas for detached single-family homes developed at a density range of 4-6 units per acre of land. The recently adopted Woodruff Neighborhood Plan also indicates this project area as single-family residential.

Land Development Code (LDC) - Zoning

The current zoning designation is Traditional Neighborhood Residential (NR-6), which is described as being a detached single-family zoning district with a maximum density of six (6) homes per acre. Minimum building lot sizes are 6,000 SF with minimum 50-foot lot widths. At 6.61 acres and a proposed 30-lot subdivision, density would equal 4.53 homes per acre. As submitted the subdivision complies with NR-6 density.

Subdivision

The LDC 17.40 requires Subdivision Permits to be issued in accordance to zoning district standards for orderly development patterns. Approvals are based on conformance to lot size, lot width, access and physically suitable for development. The proposed 30-lot subdivision complies with lot sizes and range from 6,000 SF to 11,678 SF. Lot width is shown at or above the 50-foot minimum. As submitted, the subdivision complies with lot size and width.

Street Grid Connectivity & Site Layout

The LDC 17.30.190 requires projects serving twenty (20) or more dwelling units have at least three (3) street connections or stubs for future connections unless adjustments are warranted as per LDC 17.30.170.D. The LDC street connectivity requirement ensures equitable traffic distribution, efficient utility/infrastructure networks, better walkability and the continuation of Logan City's historic grid patterns. This proposal includes the creation of a new north-south street connecting to 1800 South and a new east-west street connecting to 1600 West and 1900 South (stub). A total of three (3) street connections are made with this proposal as submitted meeting the connectivity requirements in the LDC.

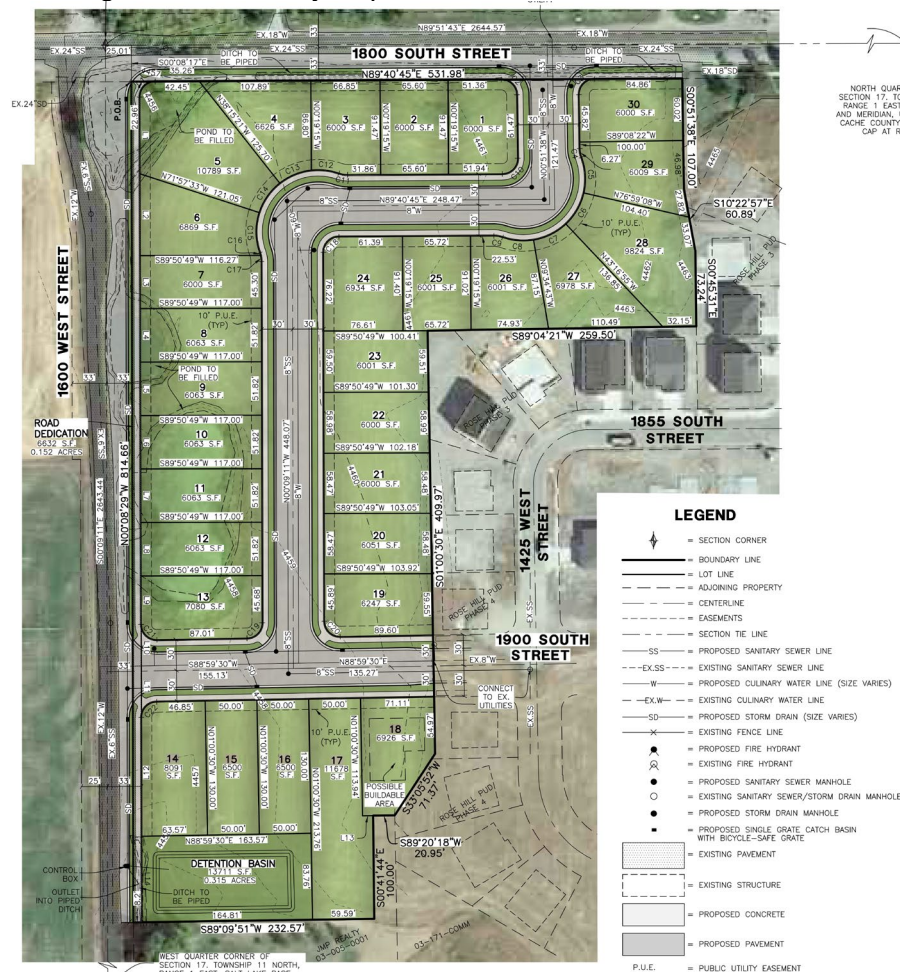


Figure 2 shows the proposed subdivision layout

Street Width

The Logan City Engineering Standards and Specifications contain the adopted street cross-section designs for all areas and all types of development within the city. For standard neighborhood residential developments, a “Local Residential Street” with a 60-foot cross section containing vehicle travel lanes, on-street parking, landscaping (park strip) and sidewalks are required. The proposed 30-lot subdivision shows a 60-foot cross section throughout the entire project site.

Setbacks

The Land Development Code (LDC) requirements for setbacks in the NR-6 zone are as follows (as measured from property lines):

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

Setbacks will be reviewed and approved with compliance to LDC standards by city Staff when building permit applications are submitted for new single-family homes.

Lot Coverage

The LDC 17.07.060 limits lot coverage at a maximum of 60% (building(s) footprint) in the NR-6 zone. Lot coverage will be reviewed and approved with compliance to LDC standards when building permit applications are submitted for new single-family homes.

Parking Stall Requirements

The LDC 17.31.040 requires two (2) parking stalls per every dwelling unit. The parking stalls must be located outside of building setbacks in either a garage, carport or paved parking lot. Driveway cuts are limited to 24-foot max width at the curb to preserve street character and limit ingress/egress onto public streets. Parking and driveways will be reviewed and approved with compliance to LDC standards when building permit applications are submitted for new single-family homes.

Fencing

The LDC 17.30.100 regulates fencing and walls in residential developments. When subdivisions are adjacent to collector or arterial streets, developers with often choose to align lots with rear yards abutting the larger perimeter streets. For this submittal, lots 1-13 abut 1800 South and 1600 South with rear yards. In these configurations, a rear yard fence that is 4 feet tall or less may be placed on the property line, but a 6-foot-tall fence must be setback 10 feet from the rear property line. For consistency, the developer may require uniform fencing materials and landscaping designs in the rear 10 feet of these lots if 6-foot-tall fencing is desired. Corner lots are treated differently and allow 6-foot-tall fencing without setbacks in areas of the corner yard behind the home’s front façade.

Open Space

The LDC does not require open space in the NR-6 zoning district. With generous setbacks and limited lot coverages, NR-6 projects contain larger areas between homes for private landscaping and vegetation. As subdivisions are approved and building permit impact fees collected, the Logan City Parks and Recreation Department acquires and develops lands for nearby neighborhood parks.

Staff Summary

The proposed subdivision complies with the LDC standards and limitations as proposed. Unless delineated as jurisdictional wetlands, the existing ponds on-site can be filled as long as all downstream irrigation users continue to receive their water shares. Fencing options should be

discussed for better overall subdivision design and landscape maintenance. The storm water pond on the south side of the project will require common area landscaping and maintenance. If 6-foot fencing is desired, the rear yard setback areas along 1600 West and 1800 South could be included in that common area maintenance plan for better consistency and appearance.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Environmental	• Water
• Fire	• Engineering

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, staff has not received any written comments.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 1/29/22, posted on the City's website and the Utah Public Meeting website on 1/31/22 and mailed out to adjacent property owners within 300' on 1/24/22.

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 project is approved for 30 single family building lots and one common area.
3. The stormwater common area near the south side of the project shall be listed as non-buildable on the final plat.
4. Three street connections shall be made for this project.
5. Street design shall conform to 60-foot right of way or Local Residential Streets.
6. Building setbacks, lot coverages, parking and driveway specifications shall be reviewed and approved on an individual basis and comply with the NR-6 requirements.
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 along all streets provided every thirty (30) feet on center unless otherwise noted by the City Forrester.
 - b) Storm water retention areas that are adjacent to public streets shall be landscaped and designed so the trees and shrubbery screen pond areas from view at the street.
 - c) If six-foot-tall fencing is proposed along 1600 West and 1800 South in rear yard areas, a landscaping plan shall be submitted for those areas within the 10-foot setback.
8. All streets adjacent to or within the development shall be improved to current city standards and specifications.
9. Exterior lighting, including gas canopy lighting, shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
10. 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.
11. 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.
12. HOA and CC&R's shall be submitted to the City for review and compliance with applicable maintenance and landscaping requirements.

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. Environmental—contact 716-9760

- Residential cart/cans will be provided.
- Place all carts at or above the minimum separation distance and clear of all overhead obstacles.

b. Water—contact 716-9622

- 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 water into them and annually thereafter.
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 and the Utah Division of Drinking Water rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention.

c. Engineering – contact 716-9160

- 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
- 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.
- Coordinate with Community Development and Fire Marshall to ensure that the number of accesses to the site comply with City standards. Modify current site plan as required.
- No civil plans for utilities were provided with this submittal, Public Works will review and approve these plans as part of the Building Permit review process.
- Construct curb/gutter, park strip, sidewalk and a radius corner per City plans and design standards on 1600 West and 1800 South. This will require that the existing ponds be filled in, relocated, etc by the developer with all necessary approvals from the Army Corps of Engineers. This construction shall be within the current road right of way dedicated portions for right of way.
- 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 1600 West and 1800 South. These roads shall be constructed to meet the Gridded road section per the City's current road design standards.
- Dedicate any right of way necessary to ensure a 66' right of way on 1600 West and 1800 South
- Maintain existing irrigation ditch and piping along south side of 1800 South, this may also include head gates as necessary for flow diversion. Coordinate requirements with the Spring Creek Cache Irrigation Company for irrigation needs and requirements.
- Provide storm drain piping and ground water piping as required for connections to historical drainage route associated with the existing ponds
- Existing road section for 1600 West is a former gravel road with a chip seal for the current pavement surface. Developer shall construct a full road pavement section for 1600 West to the center line of the right of way.
- Dedicated a 10' minimum public utility easement on all property lines and road frontages. The 10' easement can be reduced to 5' on interior property lines if the adjacent property has a public utility easement already recorded.

- 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
- CC&R's addressing maintenance of the Storm Water ponds, swales, and other infrastructure outside of a dedicated street.
- This plat does not show location of storm water detention/retention ponds or other LID areas. If intent is to place them on individual lots those storm water systems shall be associated with an easement and the responsibility to maintain the storm water systems assigned to an HOA. Alternatively, storm water detention/retention ponds can be located on common property and maintained by the HOA

d. Fire – contact 716-9515

- Place fire hydrants within 600 feet of all buildable areas of the lots.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE SUBDIVISION PERMIT

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

1. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the conditioned building design, site layout, materials, landscaping, building orientation, heights and setbacks.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The proposed project provides adequate open space and useable outdoor space in conformance with Title 17.
4. The proposed project provides off-street parking in compliance with the LDC.
5. The project meets the goals and objectives of the MR-12 designation within the Logan General Plan by providing high quality projects designed in way for easy circulation of both pedestrian and vehicles.
6. The proposed project complies with maximum height, density and building design 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. The surrounding streets provide access, utilities and are 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.

Dear Logan Planning Commission:

RE Project PC 22-010/ Hoggan Property Subdivision

I am a farmer that owns land immediately west of the proposed development, and I have a number of concerns I hope the Planning Commission addresses in study of this proposal:

1. 1600 West issues:
 - a. 1600 West was initially a 16' foot wide "farm road" according to the abstract of the property purchased by my great-grandfather Mads Hansen. It was never a county road/Logan City road except as resulting from uncontested use of the road over the 100 plus years. My father annually went to the gravel pits to bring a truck load of gravel to fill the potholes in the gravel road. The Spring Creek was bridged by poles and planks until the County finally placed a steel culvert on Spring Creek which is still in place. The current asphalt surface was done by Logan City about 10 years ago. At the time the Rose Hill development was proposed, I met with Logan Planning Commission and pushed the need for protection/widening of 1600 West to handle the result of increased traffic because of the proposed Rose Hill Development. At that time I challenged the Planning Commission to address the 1600 issues, and the then planning chair answered my challenge by asserting "Logan City has no interest in 1600 West." Certainly an enlightened pronouncement.
 - b. 1600 West is currently a narrow road, and to see two big trucks going opposite directions provides no shortage of humor. The Visionary Homes development has only increased traffic along 1600 West, with more to follow if the Hoggan development is approved.
 - c. The Hoggan proposal initially was the plot map at the top of the notice sent to me and to neighboring tenants. The top map was Mr. Hoggan's initial proposal, and you will notice the ponds are bypassed in the development. At the promptings of a Logan City Development person, unknown to me, Mr. Hoggan was instructed to draft a new plat proposal which would require "filling in the ponds" and "draining them to run south of 1800 South." The initial proposal was for town homes, and that proposal was presented to the Planning Commission and denied in an earlier meeting.
 - d. The new proposal is for 1600 West to jog to the west, by-passing the ponds, most likely, and draining somewhere, probably along 1800 South according to Mr. Hoggan. The jog in 1600 West to the west will require the landowner of the west property to give/sell property so the Hoggan Proposal can be viable. One might wonder why an adjacent landowner must experience the degradation/reduction of his property so a landowner to the east may profit. A greater question is why should Mr. Hoggan have to re-do his initial plat at the instruction of a Logan City Development employee.
2. Natural pond protections:
 - a. The three ponds at the west of the Hoggan proposal have existed for hundreds of years. Each year fishermen frequent the ponds. I caught my first fish in one of those ponds over 70 years ago. Wildlife surrounds the ponds and flourish. The ponds initially drained by an open ditch along 1600 West and emptied into Spring Creek to the South. About 50 years ago, the southmost pond was drained by a cement drain and emptied into the ditch along 1600 West, with subsequent sections of that ditch being piped west of the current home at the southwest corner of the proposal. About ten plus years ago a company that was occupying the property just north of Spring Creek and on the East side of 1600 West was testing heavy, autonomous farm machines and crushed the cement tile drain. The pond water flow then rose to run on to the farm land to the south or along 1600 West. I am amazed at the increased size of the pond lands in this year's drought. When the ponds' water level rose nearly to the top of 1600 West, threatening to run onto my farm land to the west, I deepened the ditch from the middle pond to the northmost pond, allowing the water from the two south ponds to flow northward and drain along 1800 South.
 - b. This past summer someone filled that drainage ditch, and the ponds now drain nowhere, just rise as spring flow exceeds the soil's capacity to absorb the spring flow, running across the field to the south of the ponds. To naively think that a few hundred yards of gravel will end the ponds' water flow is most

foolish. Those ponds have pathways that have been in existence for millenia. To build homes on top of former ponds is an act of faith in engineering. Mother nature has its ways, and there is great pressure for nature to vent water that flows into the ponds. The landowners to the west of ponds will not appreciate springs developing in their farmland as an alternate vent. I am one of those landowners.

- c. At the first meeting of the Planning Commission, I think all of you heard objections from nearby homeowners, voicing objection to any destruction of three natural ponds that make their neighborhood more interesting, pleasant, and beautiful than townhomes (the then proposal). 1600 West has become a popular walking pathway for Rose Hill and for Spring Creek Development tenants. I find it interesting that protection and development of parks and recreation space in these southwest developments have been given little consideration and that city residents must travel out of their neighborhoods to find a place to enjoy natural surroundings.
- d. If the City determines that destruction of natural ponds is more beneficial than housing developments, then the issue of natural flow of spring water must be considered. A quick and easy solution is to drain the three ponds to the north to run along 1800 South. Quick and easy, perhaps, but the farmers to the south of 1800 South probably have a different point of view. The bottom of the field west of the ponds has been a duck pond all this past summer, a drought year, and that has resulted from just the northmost pond flow. If the City determines that the ponds must go for progress to occur, then two problems must be addressed: Problem one is the Spring Creek Irrigation Company has claim to the ponds' flow, and the company's pump station is about a quarter mile west of 1600 West along the Spring Creek. To run the canal company's water to the intersection of 1800 South and 2000 West means the canal company has no ability to use the pond's water. That is a problem. State law protects irrigation companies and their water claims. The second problem is that to protect the farms south of 1800 West from saturation, the entire flow from the ponds will require piping. A half mile of pipe is not cheap, and if there is any possibility of a future widening of 1800 South to the west, any such piping needs to be thoughtfully done to prevent future development expenses and problems. The best proposal is to pipe the pond's flow to the south along 1600 West, emptying above the irrigation company's pump station.

I wish you well in your consideration of this proposal. To assert there is great need for low-income housing is timely, but one may also wonder why concentrating all that kind of housing along the west side of Logan City is wise or if it is simply politically motivated. I am not a city resident and have no voice in that discussion, but I trust others may have.

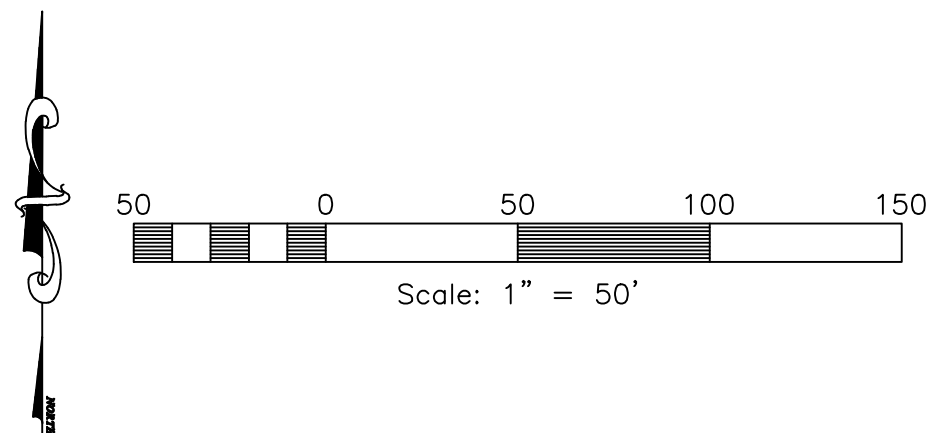
Ed Jenson, 2165 S 1600 West, Wellsville 84339 (435)225 2809



APPLICATION FOR PROJECT REVIEW

For Staff Only <input checked="" type="checkbox"/> Planning Commission		<input type="checkbox"/> and Use Appeal Board		<input type="checkbox"/> Administrative Review
Date Received 12/22/21	Planner	Zone/Neighborhood NR6/WOODKRAFT	Scheduled Meeting Date FEB. 10	Application Number PC 22-010
Type of Application (Check all that apply): <input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Subdivision <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Zone Change <input type="checkbox"/> Other				
PROJECT NAME Hoggan Property				
PROJECT ADDRESS 1800 South 1600 West			COUNTY PLAT TAX ID # 03-005-0048	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER Bradley Hoggan			PHONE # 435-760-0885	
MAILING ADDRESS P.O. Box 174	CITY Fielding	STATE UT	ZIP 84311	
EMAIL ADDRESS bhloft@gmail.com				
PROPERTY OWNER OF RECORD Owned by developer			PHONE #	
MAILING ADDRESS	CITY	STATE	ZIP	
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed) The development consists of the creation of a 30 Lot subdivision to comply with the current NR-6 Zoning			Total Lot Size (acres) 6.918 Acres	
			Size of Proposed New Building (square feet) 6000 s.f min.	
			Number of Proposed New Units/Lots 30 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 Bradley Hoggan	
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 Bradley Hoggan	

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



LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°09'11"E	74.45'
L2	S00°09'11"E	79.26'
L3	S00°09'11"E	51.29'
L4	S00°09'11"E	51.82'
L5	S00°09'11"E	51.82'
L6	S00°09'11"E	51.82'
L7	S00°09'11"E	51.82'
L8	S00°09'11"E	51.82'
L9	S00°09'11"E	46.98'
L10	S00°09'11"E	45.23'
L11	S00°09'11"E	44.78'
L12	S00°09'11"E	115.24'
L13	S88°59'30"W	10.14'
L14	S00°09'11"E	83.27'



Storm Runoff Calculations

Hoggan Property
4597-51 12/17/2021 J.R.

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Logan, UT area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 46-hr storm event. Storm water runoff has been calculated for a fully developed site.

The calculations are as follows:

Drainage Area:			
Total Area =	6.62 acre or	288,293 ft ²	
Runoff Coefficients			
34% Paved Area	99,221	C = 0.9	
26% Roofing Area	75,000	C = 0.9	
40% Landscaped Area	114,072	C = 0.2	
Weighted Runoff Coefficient		C = 0.62	

LID Retention:			
80 th Percentile Rainfall Event	0.5	in	
Is the site Feasible for LID?	Yes		
Site Imperviousness	60%		
NRCS Soil Group	C/D		
Rv Equation	0.83 ⁱⁿ /1.122		
R _c	0.47		
V _{out}	5666	c.f.	

Volume of Run-off for 100-yr Storm Event:						
C =	0.62					
I =	See below in/hr					
A =	288,292.79 ft ²					
Q(out) =	1.32 ft ³ /s					
time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cfs)	Vol. out (cfs)	Difference
0	0	0.00	0.00	0	0	
5	300	5.52	22.95	387	8488	
10	600	4.21	17.50	15052	794	9708
15	900	3.48	14.47	13022	1191	11631
30	1800	2.34	9.73	17512	2393	15120
60	3600	1.45	6.03	21703	4765	16938
120	7200	0.82	3.42	24907	9530	15377
180	10800	0.58	2.41	26044	14296	11748
360	21600	0.35	1.43	30983	28591	2392
720	43200	0.21	0.88	38078	57182	-19104
1440	86400	0.13	0.53	45951	114364	-68383
2880	172800	0.07	0.30	52447	228728	-176281

Orifice Sizing:			
Given:			
Q =	1.32 cfs		
D =	64.4 ft ²		
H =	3.00 ft		
Cd =	0.62		
R =	SQRT(Q/(0.7*(64.4"H)*0.5))		for circular openings
R =	0.22 feet		
D =	2.65 inches		
A =	22.13 inches ²		

SUMMARY:			
The required 100-yr storage volume is	16,938	cubic feet	
The required LID Retention volume is	5,666	cubic feet	
Orifice size is	5.3	inches	

NORTHWEST CORNER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND RAIL ROAD SPIKE AT ROAD SURFACE



ZONE DATA

CURRENT ZONE: NR-6
MIN. LOT SIZE: 6000 S.F.
FRONT SETBACK: 25'
SIDE CORNER SETBACK: 20'
SIDE SETBACK: 8'
REAR SETBACK: 15'

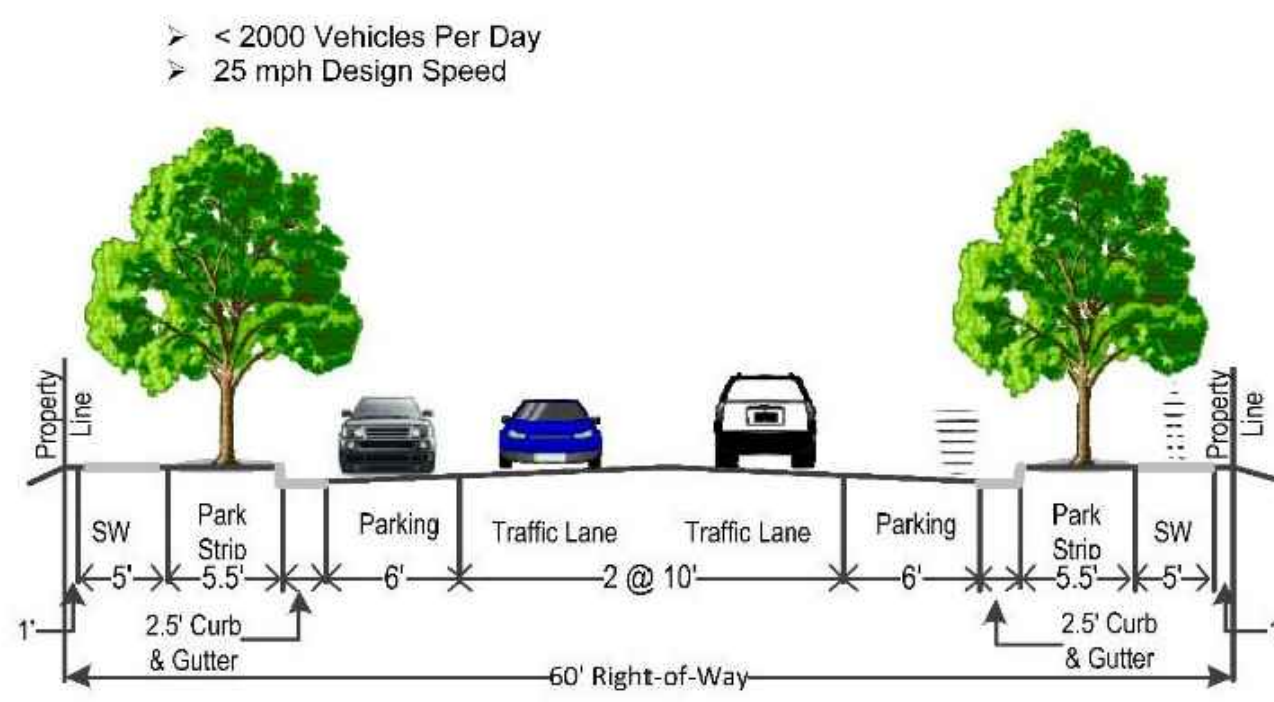
BOUNDARY LINE DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 1800 SOUTH STREET, SAID POINT BEING N89°51'43"E 25.01 FEET AND S00°08'17"E 35.26 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 17; THENCE N89°40'45"E ALONG SAID SOUTHERLY LINE 531.98 FEET TO THE BOUNDARY LINE OF ROSE HILL PUD PHASE 3; THENCE ALONG SAID WEST LINE THE FOLLOWING FOUR (4) COURSES: (1) S00°51'38"E 107.00 FEET; (2) S10°22'57"E 60.89 FEET; (3) S00°45'31"E 73.24 FEET; (4) S89°04'21"W 259.50 FEET; THENCE ALONG THE WEST LINE OF ROSE HILL PUD PHASE 3 AND ROSE HILL PUD PHASE 4, THE FOLLOWING TWO (2) COURSES: (1) S01°00'30"E 409.97 FEET; (2) S33°05'52"W 71.37 FEET; THENCE S89°20'18"W 20.95 FEET; THENCE S00°41'44"E 100.00 FEET; THENCE S89°09'51"W 232.57 FEET; THENCE N00°08'29"W 814.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 288,293 SQUARE FEET OR 6.618 ACRES MORE OR LESS.

Local Residential Street Cross Section



Possible Section Additives:

- (As approved by City Engineer)
1. Striped bike lane - Add 5' each side
 2. Buffered bike lane - Add 7' each side
 3. Island - Add 14' to Center

LEGEND

- SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- CENTERLINE
- EASEMENTS
- SECTION TIE LINE
- SS = PROPOSED SANITARY SEWER LINE
- EX.SS = EXISTING SANITARY SEWER LINE
- W = PROPOSED CULINARY WATER LINE (SIZE VARIES)
- EX.W = EXISTING CULINARY WATER LINE
- SD = PROPOSED STORM DRAIN (SIZE VARIES)
- X = EXISTING FENCE LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER/STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
- EXISTING PAVEMENT
- EXISTING STRUCTURE
- PROPOSED CONCRETE
- PROPOSED PAVEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT

Design Standards

ROW Width	Pavement Width	Number of Lanes	Design Speed	Pavement	Vehicle Design	Stopping Sight Distance	Horizontal Alignment & Radius	Vertical Curve Min "K" Sag/Crest Requirement	Grades
60	32	2	25	See minimum Pavement Section Table	Passenger, School Buses, Delivery Trucks	200	200	26/12	0.4 - 10

**Distances to be measured from center of driveway to center of driveway

CURVE TABLE

#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	15.00'	23.52'	21.18'	14.96'	N44°45'47"E	89°49'56"
C2	15.00'	23.42'	21.11'	14.86'	S45°35'26"E	89°27'37"
C3	15.00'	23.70'	21.31'	15.14'	S44°24'33"W	90°32'23"
C4	25.00'	8.62'	8.57'	4.35'	S10°44'08"E	19°45'
C5	60.00'	35.21'	34.71'	18.13'	S03°47'53"E	33°37'30"
C6	60.00'	35.29'	34.79'	18.17'	S29°51'59"W	33°42'12"
C7	60.00'	35.29'	34.79'	18.17'	S63°34'11"W	33°42'12"
C8	60.00'	30.38'	30.05'	15.52'	N85°04'29"W	29°00'28"
C9	25.00'	8.62'	8.57'	4.35'	N80°26'45"W	19°45'
C10	15.00'	23.70'	21.31'	15.14'	S44°24'34"W	90°32'23"
C11	25.00'	8.62'	8.57'	4.35'	N80°26'45"W	19°45'
C12	60.00'	26.97'	26.74'	13.71'	N83°26'45"W	25°45'
C13	60.00'	33.44'	33.01'	17.17'	S67°42'42"W	31°56'05"
C14	60.00'	35.29'	34.79'	18.17'	S34°53'33"W	33°42'12"
C15	60.00'	39.73'	39.01'	20.63'	S00°55'52"E	37°56'38"
C16	25.00'	2.56'	2.56'	1.28'	S16°57'51"E	5°52'30"
C17	25.00'	6.05'	6.04'	3.04'	S07°05'21"E	13°52'21"
C18	15.00'	23.52'	21.18'	14.96'	S44°45'47"W	89°49'56"
C19	15.00'	23.34'	21.05'	14.78'	S44°25'09"W	89°08'41"
C20	15.00'	23.79'	21.37'	15.23'	S45°34'51"E	90°51'19"
C21	15.00'	23.79'	21.37'	15.23'	N45°34'51"W	90°51'19"
C22	15.00'	23.34'	21.05'	14.78'	S44°25'09"W	89°08'41"

Developer:

Kent & Brad Hoggan
(801) 706-5155

Hoggan Estates

Logan City, Cache County, Utah



REVISIONS	DESCRIPTION
DATE	City Comments
7/19/21	

Hoggan Estates
PART OF THE NW 1/4 OF SECTION 17, T.11N., R.1E., S.LB & M., U.S. SURVEY
LOGAN CITY, CACHE COUNTY, UTAH

Preliminary Plan

Project Info.

Engineer: N. Reeve
Designer: C. Gave
Begin Date: 12-17-21
Name: HOGGAN ESTATES
Number: 4597-51

Sheet	1
1	Sheets