



**Project #22-012
Cytiva Expansion
Located at 1725 South Hyclone Road**

REPORT SUMMARY...

Project Name: Cytiva Expansion
Proponent / Owner: David Johnson / Hyclone Laboratories LLC
Project Address: 1725 South Hyclone Road
Request: Design Review & Conditional Use Permit
Current Zoning: Industrial Park (IP)
Type of Action: Quasi-Judicial
Hearing Date Feb. 24, 2022
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review and Conditional Use Permit for project #22-012, Hyclone Expansion, in the Industrial (IP) zone located at 1725 South Hyclone Road, TIN #02-083-0016; -0018.

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 a new 60,000 SF four-story building expansion northwest of the existing Cytiva facility. The unique vertical manufacturing process planned for this new building requires the four-story height. The proposed building height exceeds the base standard of 48', triggering a Conditional Use Permit request. The project includes reconfigured parking areas, landscaping, and storm water retention ponds. The approximately 22-acre Cytiva campus, located between HWY 89/91 and 1000 West, currently contains four buildings.



Figure 1 shows a conceptual 3-D rendering of proposed four-story building addition

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. Office, manufacturing, research, and development are all permitted in the IP zone.

Conditional Use Permit

The IP zone has a standard building height maximum of 48'. A Conditional Use Permit allows a building height increase of up to 80'. Their proposal is for an 80-foot-tall building as measured from the top of the parapet. Conditional Use Permits are reviewed and approved by the Logan City Planning Commission in accordance with the LDC Section 17.42. Conditional Use Permits give the land use authority and opportunity to appropriately mitigate any unique adverse impacts created by the land use and specific proposal. Section 17.42.05 states:

The Commission may approve or conditionally approve a conditional use permit that is based on an objective standard in compliance with Utah Code (10-9a-507) and only upon substantiating the following findings:

- A. The proposed use is consistent with the allowable maximum densities of the underlying zone.
- B. The proposed use is consistent with the requirements of the Land Development Code.
- C. The use is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining properties.
- D. The site will be served by infrastructure having sufficient capacities to meet the service demands of the proposed use.
- E. The proposed use is compatible with the surrounding neighborhood character as defined in Section 17.62.
- F. The proposed access is consistent with Logan City access and roadway standards and Utah Department of Transportation requirements where applicable.
- G. The conditional use is aimed at mitigating the possible negative impacts of excessive light, noise, and traffic.

Considering the context of the site, the proposed larger setbacks, building design and adjacent property character, staff finds that the increased height will not conflict with the above approval criteria as submitted.

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 (north): | 125' |
| Side (west): | 150' |
| Rear (south): | 700' |
| Parking (front): | 30' |
| Parking (side): | 30' |

Setbacks were measured to perimeter property lines. Currently, there is an interior property line that would bisect the new building addition. As conditioned with a Boundary Line Adjustment eliminating the interior property line, setbacks will comply with the LDC requirements.

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 60,000 SF on the total 22-acre campus. Considering the other four existing building footprints on-site the lot coverage is approximately 20%. As submitted, the proposed lot coverage complies with the maximum allowance in the LDC.

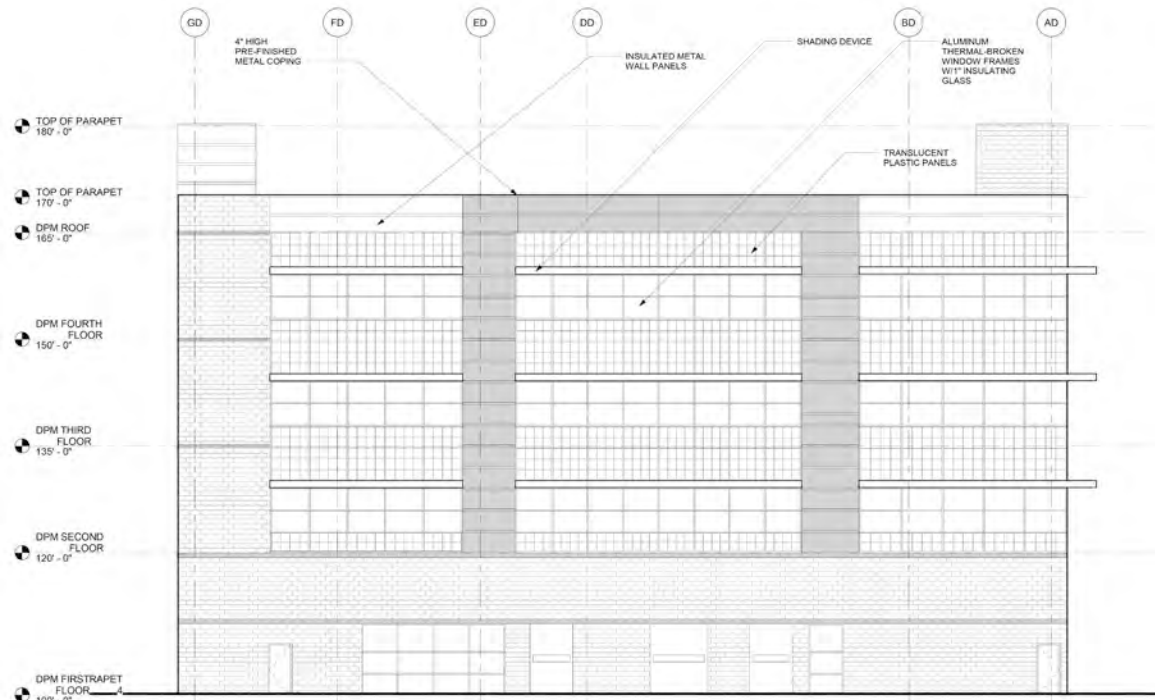


Figure 2 shows the proposed building height of 80'

Building Design

The LDC 17.12.060 requires new industrial buildings to be designed with high-quality materials and have varied and interesting facades as seen from adjacent public streets. Blank walls exceeding 40 linear feet are prohibited. Acceptable wall-breaks include windows, balconies, wall articulation or changes in color or materials. LDC 17.10.130 states that 30% transparency (windows, fenestration) is required on street facing ground-floor facades. The proposed building shows a mix of masonry, insulated metal and translucent composite panels. The building design meets the minimum 40-foot blank wall requirements as proposed. The ground floor transparency oriented towards Hyclone Road is shown at approximately 20%. Transparency facing 1000 West, which is over 600 feet away, is shown at approximately 20% including the office portion behind the manufacturing space.

LDC 17.43.080.C.5. allows decision makers to approve adjustments to aesthetic elements, such as fenestration, if the adjustments are consistent with the surrounding neighborhood character and won't compromise future similar approvals. With the IP zone allowing a wide range of uses such as offices, restaurants, hotels, etc., the 30% transparency is appropriate in those situations. However, the IP zone also allows uses such as warehousing, manufacturing and freight movement, etc., where 30% transparency is impractical and unrealistic. It is for this reason, the LDC gives flexibility to decision makers on aesthetics issues like transparency. For this use/business and considering the surrounding industrial neighborhood character, the Planning Commission will determine the appropriate level of transparency. As conditioned, the building design meets the requirements in the LDC.

Parking Requirements

The LDC requires one (1) parking stall per every 300 SF of office (research and development). The proposed 60,000 SF building would require 200 parking stalls. The building expansion is shown over an existing 112-stall parking lot are located north of the facility. A new 543-stall

parking lot is shown west of the facility providing minimum parking stall requirements as proposed.

Site Layout & Circulation

Vehicular access to the site is shown in the same existing locations. Internally, a new fire lane is shown north of the building expansion for emergency vehicle access. Parking access is now gained from 1800 South on the southern side of the campus. Hylcone Road accesses remain to accommodate shipping and receiving truck traffic. As proposed, the project meets circulation requirements in 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-acre site requires 4.4 acres of open space and outdoor space. As conditioned with minimum open space, the project complies with the requirements in the LDC.

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. Landscaping requirements will be proportionate to expansion areas. A conceptual landscape plan was submitted showing new trees and shrubs around the new building expansion. As conditioned with minimum plant quantities based on the expansion area, 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.

Summary

Cytiva, who develop and manufacture therapeutics, provide numerous jobs and employment opportunities for Logan residents. Over the years the 22-acre campus and business has expanded. The surrounding areas include Icon and Thermo Fisher, both of which are similar in nature. The location of this building expansion is located in the rear yard with their main office and front yard facing south onto Highway 89/91. Staff considers the reduced transparency request as appropriate for this location as it would not negatively impact the surrounding properties. The deviation on this design issue for this specific project does not create a precedence for future project reviews, nor does it constrain the Planning Commission in future actions, as any new project will need to be reviewed for code compliance based on the merits and conditions of that specific project.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

| | |
|-------------------|---------|
| • Environmental | • Water |
| • Engineering | • Fire |
| • Light and Power | |

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 2/12/22, posted on the City's website and the Utah Public Meeting website on 2/14/22, and mailed to property owners within 300 feet on 2/7/22.

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 Conditional Use Permit authorizes the 80-foot-tall building.
3. The Planning Commission requires 30% transparency on ground-floor street-facing elevations.
4. A Boundary Line Adjustment shall be submitted and approved by the City Engineer that eliminates or correctly adjusts the existing interior property line prior to a Building Permit.
5. The project shall provide at least 200 parking stalls.
6. 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 20%.
 - b) A total of 20 trees and 50 shrubs per acre of project area associated with this building expansion.
7. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
8. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
9. Exterior 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. Surface storm-water retention and detention facilities shall not be located in front yard areas unless landscaped in a manner that entirely screens and buffers the pond areas. If located in rear-yard or areas out of view from the public, landscaping and buffering is not necessary.
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*
 - Customer will need to work with the Environmental Department on relocation of current roll offs.
 - b. *Engineering —contact 716-9160*
 - Provide water shares/rights or an In-Lieu fee for increased demand to City water system. These requirements shall include both indoor and outdoor increases as determined by City code and State Administrative Rule R309-510-7.
 - It appears that the new addition may require Property Line Adjustment between parcels 0016 and 0018. If this is the case, it will also require the vacation of a public utility easement (PUE) on parcel 0016 and the dedication of a new PUE on the property line.

- Plans did not show any utility drawings. The issues will be addressed with the Building Permit review and approval process.
 - Ensure that all SWPPP, Storm Water Maintenance Agreement, and Private Utility Agreements are current and reflect all changes implemented with this addition and site improvement
- c. *Fire* —contact 716-9515
- Fire Code Compliance will be handled during plan submittals. No other comments at this time.
- d. *Light and Power* —contact 716-9722
- Logan City Light and Power; Requires 1-Line Diagram, A Logan City Load Data Sheet, A Digital Site Plan In Auto CAD (DWG) Format and PUE's Public Utility Easement 10' Easement On All Property Lines That Face A Road Way, And A 5' Easement On All Other Property Lines.
 - Contact Matt with Logan Light and Power for Power Location and a meet on site.
- e. *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. (cooling, heating, processing, treating etc.). 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 CONDITIONAL USE 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. Hyclone Road and 1000 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

| | | | | |
|---|----------------------|--|--|---|
| For Staff Only <input checked="" type="checkbox"/> Planning Commission | | <input type="checkbox"/> and Use Appeal Board | | <input type="checkbox"/> Administrative Review |
| Date Received 1/12/22 | Planner RH | Zone/Neighborhood JP / WOODRUFF | Scheduled Meeting Date FEB. 24 | Application Number PC 22-012 |
| Type of Application (Check all that apply): <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input checked="" type="checkbox"/> Design Review</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Conditional Use</div> <div style="width: 50%;"><input type="checkbox"/> Subdivision</div> <div style="width: 50%;"><input type="checkbox"/> Administrative Design Review</div> <div style="width: 50%;"><input type="checkbox"/> Code Amendment</div> <div style="width: 50%;"><input type="checkbox"/> Appeal</div> <div style="width: 50%;"><input type="checkbox"/> Zone Change</div> <div style="width: 50%;"><input type="checkbox"/> Other</div> </div> | | | | |
| PROJECT NAME Cytiva - Logan Expansion | | | | |
| PROJECT ADDRESS 1725 S HyClone Road | | | COUNTY PLAT TAX ID # 02-083-0009 0016 0013 | |
| AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER David Johnson | | | PHONE # 435-279-5716 | |
| MAILING ADDRESS 925 W 1800 S | | CITY Logan | STATE UT | ZIP 84321 |
| EMAIL ADDRESS david.johnson@cytiva.com | | | | |
| PROPERTY OWNER OF RECORD Hyclone Laboratories LLC | | | PHONE # 435-792-8000 | |
| MAILING ADDRESS 925 W 1800 S | | CITY Logan | STATE UT | ZIP 84321 |
| EMAIL ADDRESS gregory.crane@cytiva.com | | | | |
| DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Addition to the existing structure (A2). The addition will house the manufacturing area, utility, maintenance and process support. | | | Total Lot Size (acres) 22 | |
| | | | Size of Proposed New Building (square feet) 60,000 approximately | |
| | | | Number of Proposed New Units/Lots 1 | |
| 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 -

PLOTTED December 22, 2021 BY Jennifer Maughan FILE C:\USERS\JENNIFER MAUGHAN\PROJECTS\505-2101 CYTIVA L100 CYTIVA EXPANSION PLANTING PLANNING



PLANT SCHEDULE

| TREES | BOTANICAL NAME | COMMON NAME | QTY |
|---------------|--|-------------------------------|-----------|
| | EXISTING TREES - PRESERVE IN PLACE | | 7 |
| | BETULA NIGRA HERITAGE | RIVER BIRCH MULTI-TRUNK | 5 |
| | JUNIPERUS CHINENSIS 'BLUE POINT' | BLUE POINT JUNIPER | 5 |
| | LIRIODENDRON TULIPIFERA 'LITTLE VOLUNTEER' | LITTLE VOLUNTEER TULIP POPLAR | 8 |
| | PICEA PUNGENS 'HOOPSII' | HOOPSI COLORADO SPRUCE | 7 |
| SHRUBS | BOTANICAL NAME | COMMON NAME | QTY |
| | BOUTELOUA GRACILIS 'BLONDE AMBITION' | BLONDE AMBITION BLUE GRAMA | 58 |
| | CORNUS ALBA 'PRAIRIE FIRE' | PRAIRIE FIRE DOGWOOD | 11 |
| | JUNIPERUS SQUAMATA 'BLUE STAR' | BLUE STAR JUNIPER | 13 |
| | MISCANTHUS SINENSIS 'LITTLE ZEBRA' | LITTLE ZEBRA EULALIA GRASS | 25 |
| | PEROVSKIA ATRIPLICIFOLIA | RUSSIAN SAGE | 24 |
| | PINUS MUGO 'PUMILIO' | DWARF MUGO PINE | 14 |
| | RHUS AROMATICA 'GRO-LOW' | GRO-LOW FRAGRANT SUMAC | 12 |
| GROUND COVERS | BOTANICAL NAME | COMMON NAME | QTY |
| | MULCH BARK 4" | BARK MULCH | 17,159 SF |
| | MULCH COBBLE MIXED SIZE 2" - 7" | MIXED SIZE COBBLE MULCH | 9,965 SF |
| | MULCH STONE 3/4" CHAMPLAIN CRUSHED ROCK | STONE MULCH | 12,088 SF |
| | LANDSCAPE BOULDERS, MCQUIRE PIT, 3' - 7', 2' MIN ANY DIRECTION | | 38 |

PLANTING NOTES

- PLANTING PLAN IS DIAGRAMMATIC. CONTRACTOR SHALL VERIFY PLANT QUANTITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN PLANT SYMBOLS AND QUANTITIES PRIOR TO PURCHASE ORDER.
- THE LANDSCAPE PLAN IS TO BE USED IN CONJUNCTION WITH THE IRRIGATION, CIVIL, MECHANICAL, ELECTRICAL AND ARCHITECTURAL SITE PLANS TO FORM COMPLETE INFORMATION REGARDING THIS SITE. CONTRACTOR TO COORDINATE ALL UTILITIES WITH PLANTINGS AS SHOWN HERE.
- ALL PLANTING BEDS TO RECEIVE 4" DEPTH OF CEDAR BARK MULCH UNLESS OTHERWISE INDICATED ON PLAN. SEE PLANT SHEET L101, DETAIL G.
- AUTOMATIC IRRIGATION SYSTEM REQUIRED.

DESCRIPTION:

NO. DATE:

DESCRIPTION:

LANDSCAPE ARCHITECT

JENNIFER MAUGHAN

12016192-5301

5-21-21

STATE OF UTAH

SHEET DESCRIPTION:

OVERALL SITE

PLANTING PLAN

CYTIVA CCM EXPANSION

HYCLONE DR

LOGAN, UTAH 84321

CL

Cache • Landmark

Engineers

Surveyors

Planners

95 Golf Course Rd.

Suite 101

Logan, UT 84321

435.713.0099

DATE:

21 DECEMBER 2021

SCALE:

1" = 50'

DESIGN BY:

J. MAUGHAN

CHECKED BY:

L. ANDERSON

APPROVED BY:

L. ANDERSON

PROJECT NUMBER:

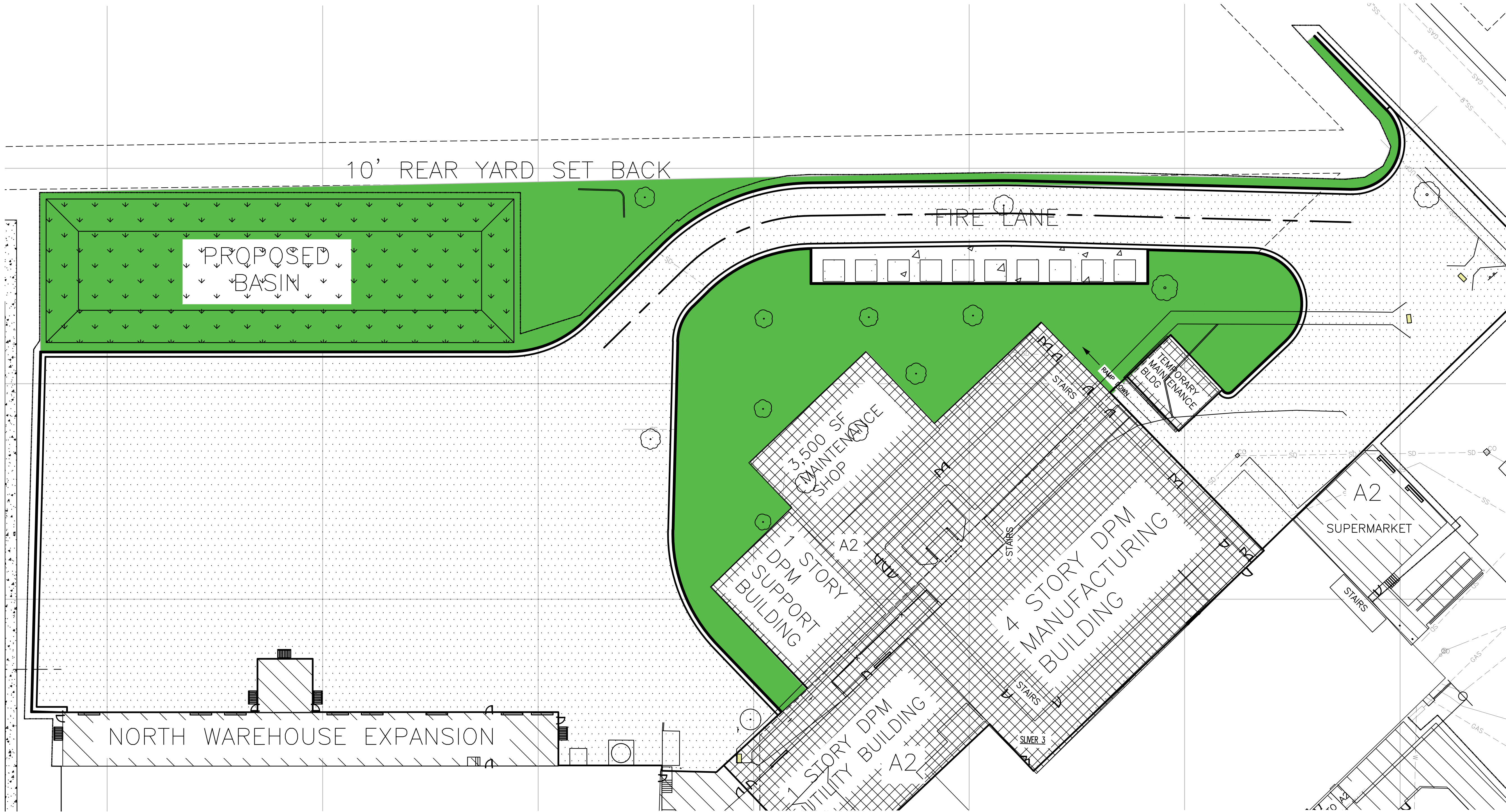
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SHEET:

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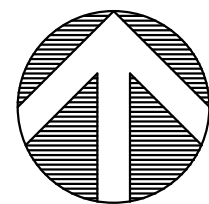
FOR REVIEW ONLY

PLOTTED December 21, 2021 BY Jennifer Maughan FILE C:\USERS\JENNIFER MAUGHAN\PROJECTS\505-2101 CYTIVA L100 CYTIVA EXPANSION PLANTING PLAN.DWG



PLANTING PLAN

SCALE: 1" = 25'

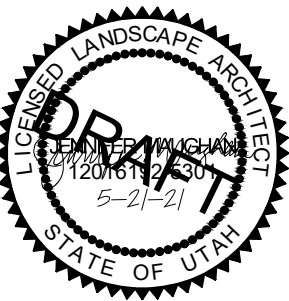


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GRAPHIC SCALE 1"= 25'

DESCRIPTION:

NO:

DATE:



SHEET DESCRIPTION:

OVERALL SITE
PLANTING PLAN

CYTIVA CCM EXPANSION

HYCLONE DR
LOGAN, UTAH 84321



Cache • Landmark

Engineers
Surveyors
Planners

95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE:
21 DECEMBER 2021

SCALE:
1" = 50'

DESIGN BY:
J. MAUGHAN

CHECKED BY:
L. ANDERSON

APPROVED BY:
L. ANDERSON

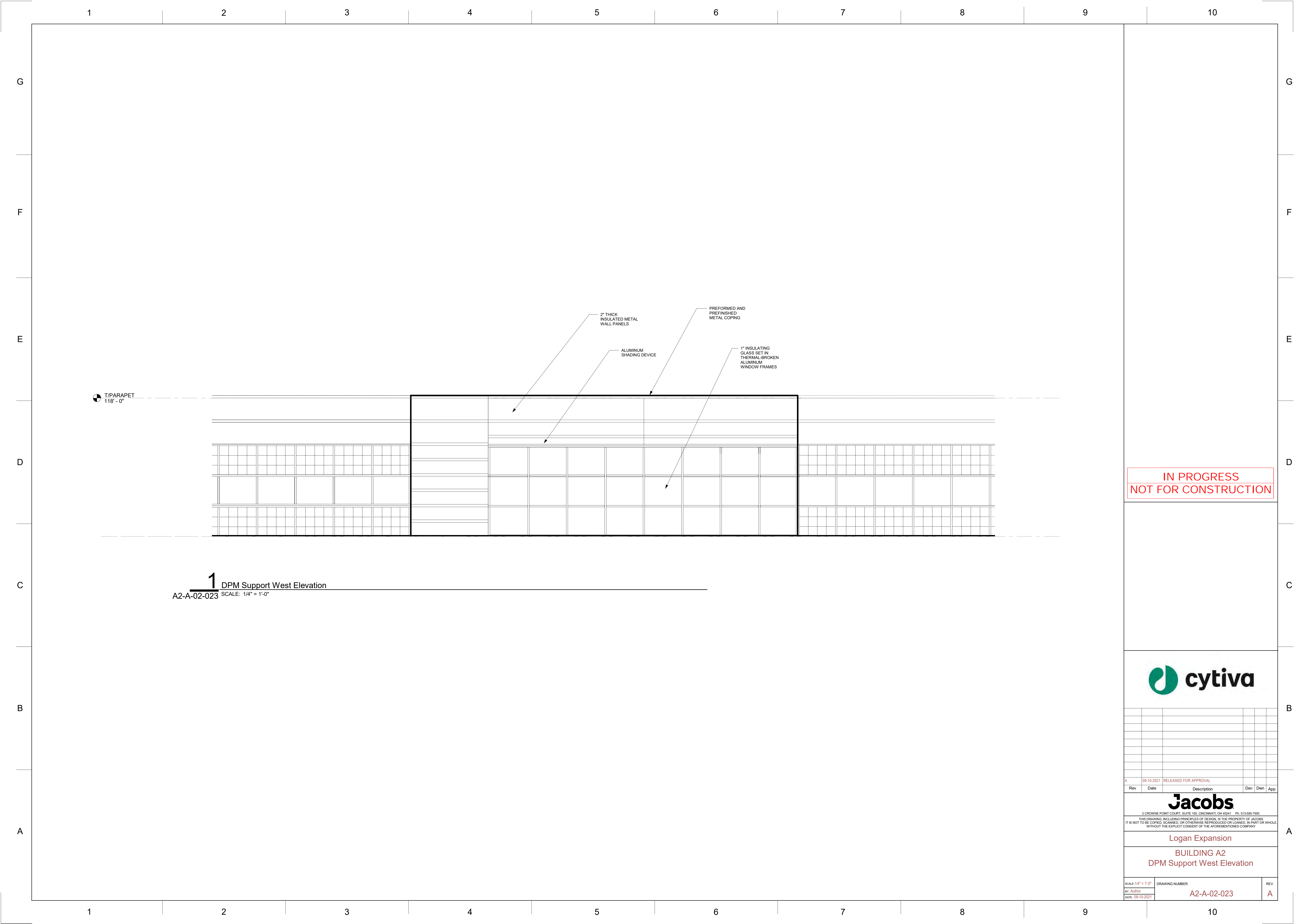
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NOT FOR CONSTRUCTION



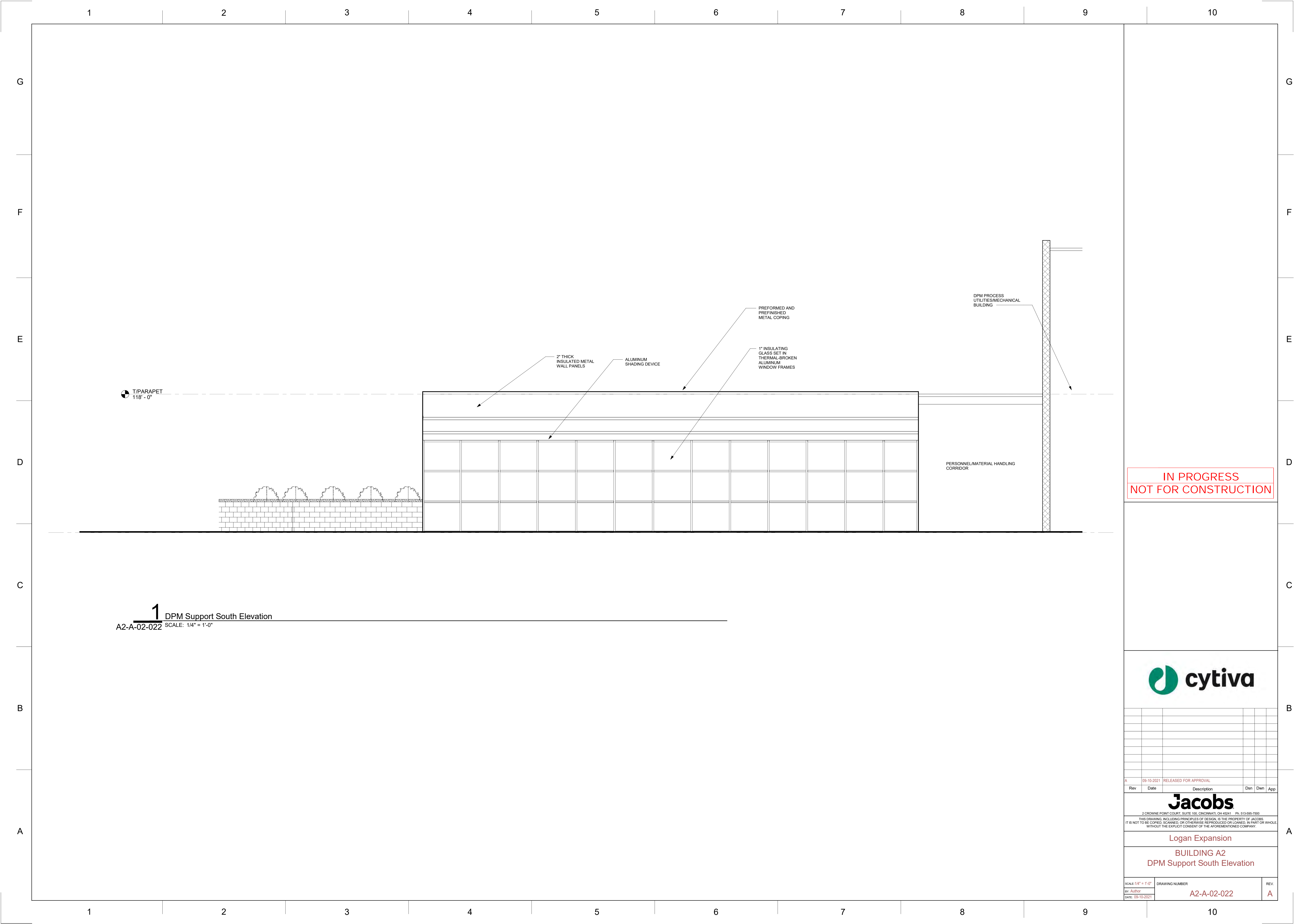
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| Rev | Date | Description | Dsn | Dwn | App |

Jacobs
2 CROWNE POINT COURT, SUITE 100, CINCINNATI, OH 45241 PH 513-555-7500
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Logan Expansion
BUILDING A2
DPM Support West Elevation

| | | |
|--------------------------------|----------------|------|
| SCALE: 1/4" = 1'-0" | DRAWING NUMBER | REV. |
| BY: Author DATE: 09-10-2021 | A2-A-02-023 | A |




1 DPM Support South Elevation
A2-A-02-022 SCALE: 1/4" = 1'-0"

IN PROGRESS
NOT FOR CONSTRUCTION



| Rev | Date | Description | Dsn | Dwn | App |
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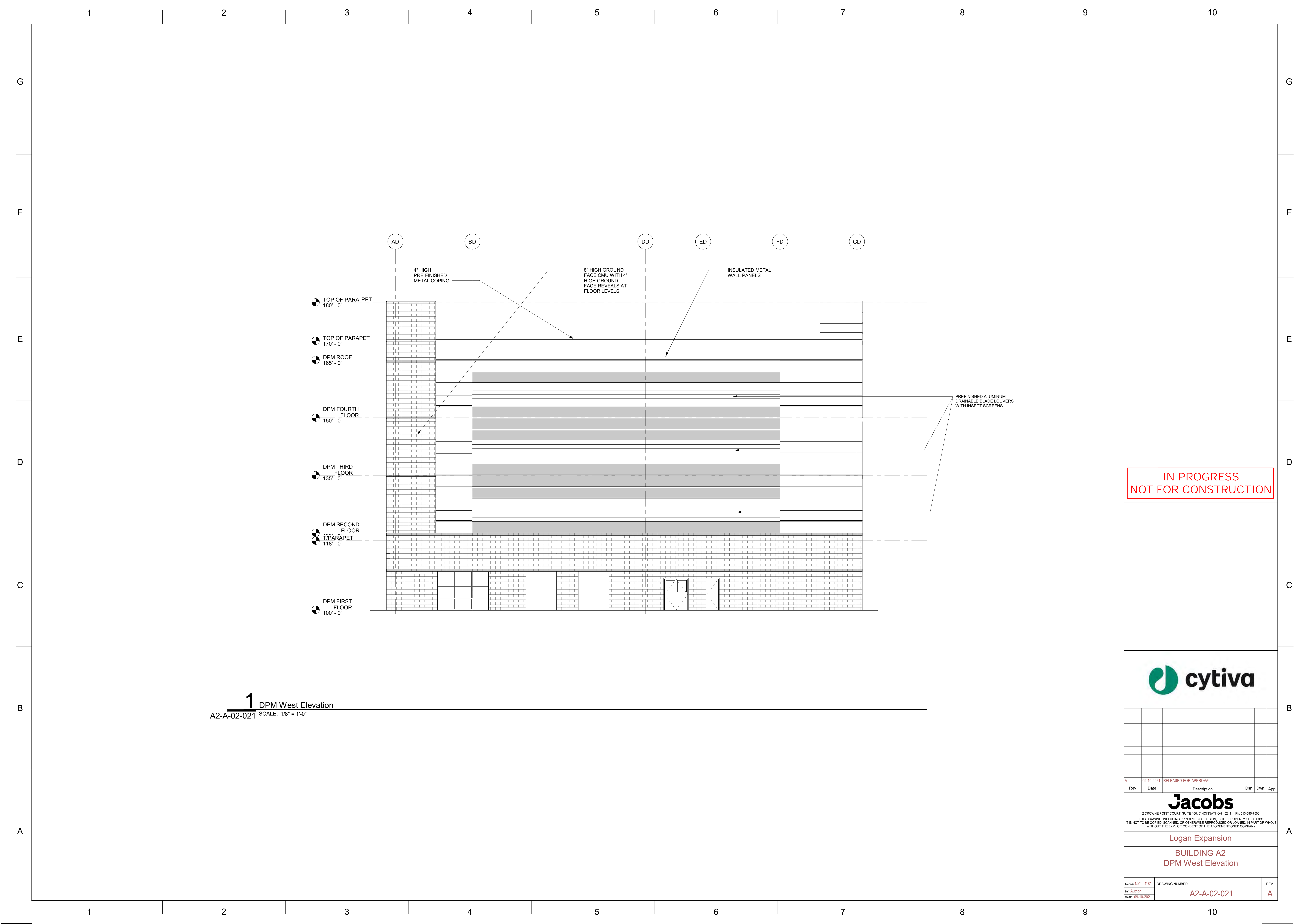
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Logan Expansion

BUILDING A2
DPM Support South Elevation

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|--------------------------------|----------------|------|
| SCALE: 1/4" = 1'-0" | DRAWING NUMBER | REV. |
| By: Author Date: 09-10-2021 | A2-A-02-022 | A |



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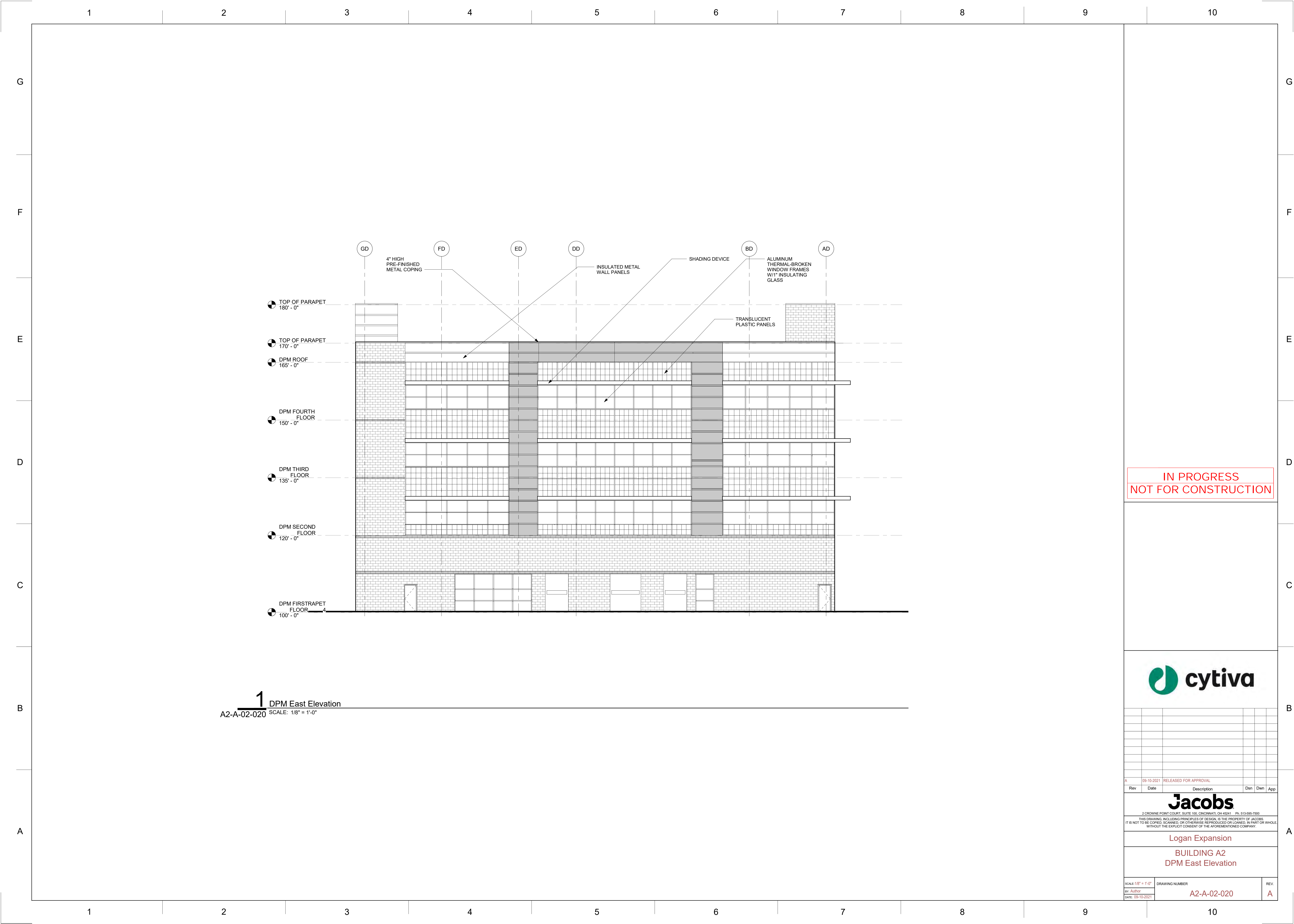
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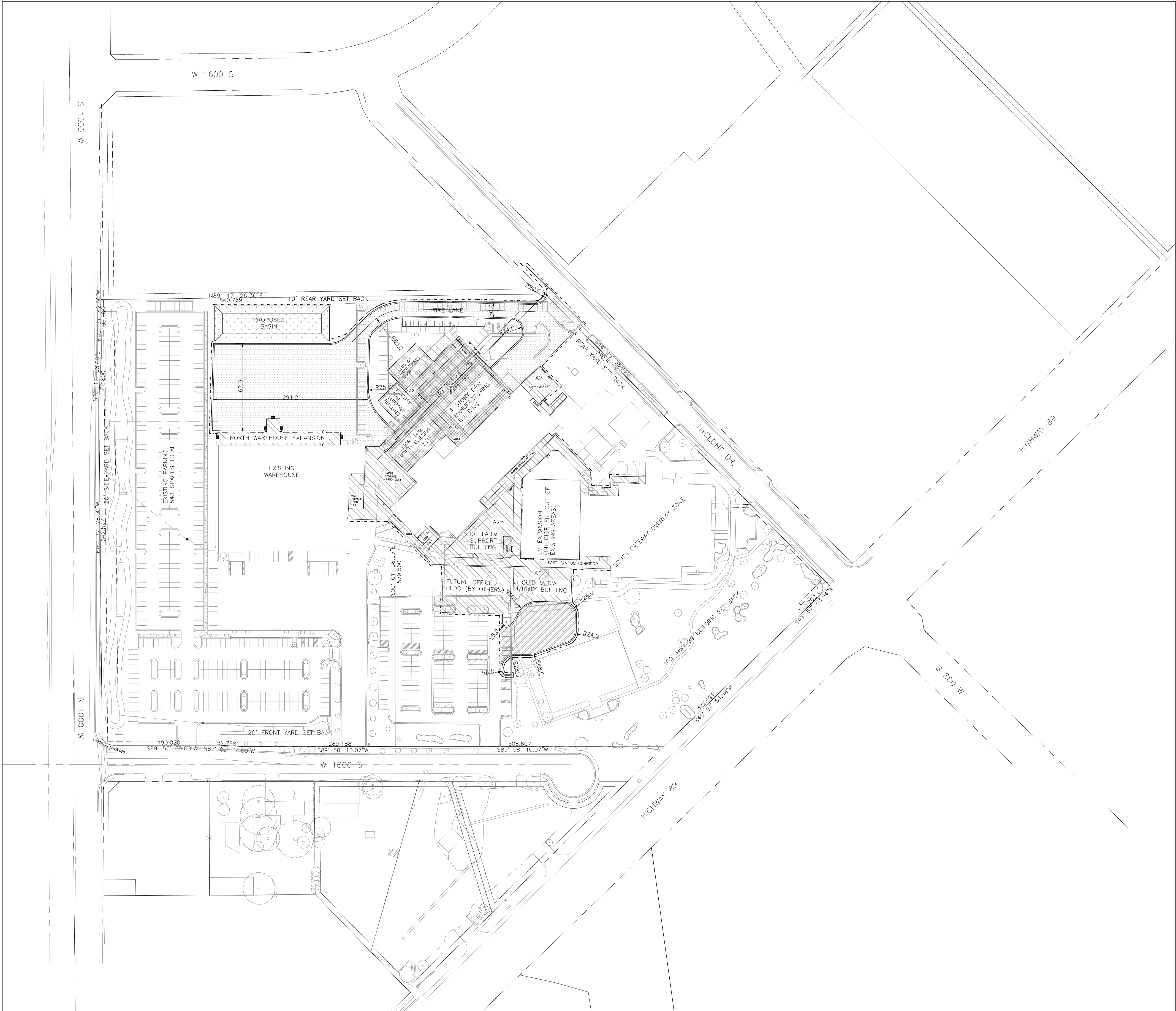
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| A | 09-10-2021 | RELEASED FOR APPROVAL | | | |
| Rev | Date | Description | Dsn | Dwn | App |

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Logan Expansion
BUILDING A2
DPM West Elevation

| | | |
|--------------------------------|----------------|------|
| SCALE: 1/8" = 1'-0" | DRAWING NUMBER | REV. |
| By: Author Date: 09-10-2021 | A2-A-02-021 | A |





1 SITE PLAN
02-000 SCALE: 1" = 120'

- CONSTRUCTION NOTES:
1. ANY MINOR MODIFICATIONS (AS DETERMINED BY THE LOGAN ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO LOGAN.
 2. ANY WORK AND MATERIAL WITHIN THE ROADWAY RIGHT-OF-WAY SHALL CONFORM TO THE LOGAN REQUIREMENTS.
 3. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE REQUIREMENTS AS STATED IN THE SWPPP PERMIT CONDITIONS.
 5. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO UDOT REQUIREMENTS.

- EROSION CONTROL PLAN NOTES:
1. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE SWPPP DOCUMENTS, INCLUDING ANY DEWATERING BMP'S.

PIPE MATERIAL SPECIFICATIONS: REFER TO THE PROJECT SPECIFICATIONS

STORM SEWER, SANITARY SEWER, POTABLE WATER / CITY WATER / FIRE PROTECTION WATER MAIN

CONSERVATION CORPS: CITY OF LOGAN, 1483 E. Canyon Road, Building A, Logan, UT 84321 (435) 797-0964.

1. REFERENCE SWPPP PERMIT (#XXX).

- GEOTECHNICAL INFORMATION AND RECOMMENDATIONS.
1. COMPACTION OF FILL MATERIALS SHALL BE BASED UPON RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION REPORT (GEOTECHNICAL INVESTIGATION FOR THE PROPOSED CYTIVA LOGAN EXPANSION BY ACACHE CORP. PREPARED FOR CACHE-LANDMARK ENGINEERING, INC. DATED AUGUST 4, 2021) AND THE PROJECT SPECIFICATIONS AND TESTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

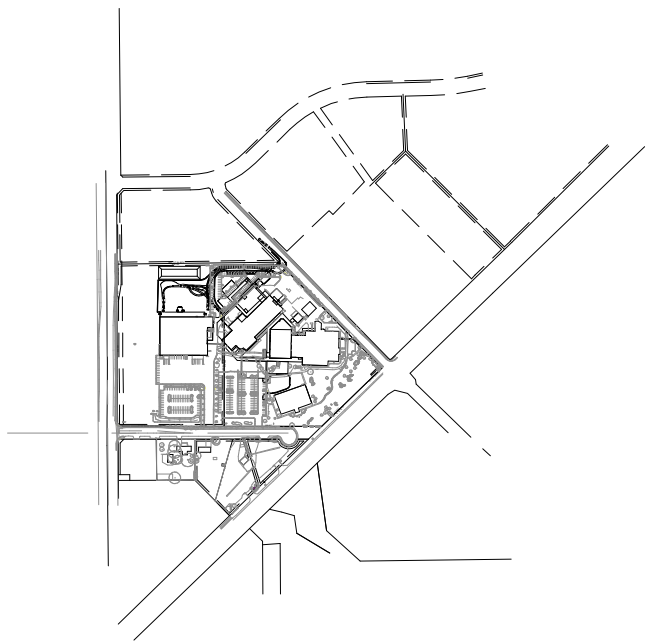
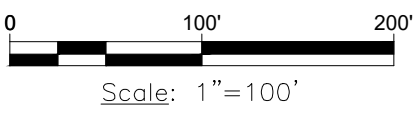
CONTROL POINT LOCATIONS

WORK WITH OWNER TO RECEIVE ANY REQUIRED PERMISSIONS TO ACCESS CONTROL POINTS ON OTHER LANDOWNERS PROPERTY

LEGEND

- NEW A2 BUILDING OR STRUCTURE
- NEW A1 BUILDING OR STRUCTURE
- EXISTING BUILDING OR STRUCTURE
- NEW A2 ASPHALT PAVING
- NEW A1 ASPHALT PAVING

- 156 EXISTING FINISH GRADE CONTOUR, FT.
- PT 0+76.48
N1104.39.60
E8413.96 POINT TYPE, STATION, COORDINATE
- LIMIT OF DISTURBANCE
- BUILDING SETBACK LINE



KEY MAP
Scale 1"=1000'

NOTES:

1. TOPOGRAPHIC CAD FILE PROVIDED BY OWNER FOR CONCEPTUAL DESIGN.
2. COORDINATES SHOWN ARE NAD83 AND NAVD88.
3. CONTRACTOR SHALL CALL "BLUE STAKES OF UTAH (811) AT LEAST 48 HOURS PRIOR TO DIGGING TO HAVE EXISTING UTILITIES LOCATED. REPORT ANY DISCREPANCIES TO THE OWNER.

UTILITY NOTES:

1. THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY.
2. ALL WATER AND SEWER MATERIAL OF CONSTRUCTION SHALL BE INSPECTED BY THE CITY OF LOGAN BEFORE BEING BACKFILLED.
3. THE CITY OF LOGAN SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO REQUIRED INSPECTIONS.

DRAWING IN PROGRESS

| REV | DATE | DESCRIPTION | BY | CHKD | APPD |
|-----|-----------|-----------------------|----|------|------|
| A | 17Dec2021 | RELEASED FOR APPROVAL | | | |

Jacobs
1880 WAYCROSS ROAD CINCINNATI OHIO 45240 Ph. 513-595-7500

cytiva

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| PROJECT TITLE | PROJECT NUMBER |
| PANGEA CCM EXPANSION | 22FHLYY |

DRAWING TITLE
PR SITE SHEET 1

| | | |
|----------------|----------|----------|
| DRAWING NUMBER | SCALE | REVISION |
| 00-00-C-02-020 | AS NOTED | A |