

Project #23-004 Logan Institute of Religion Located at 600 Darwin Ave

REPORT SUMMARY...

Project Name: Proponent / Owner: Project Address: Request: Current Zoning: Type of Action: Hearing Date Submitted By: Logan Institute of Religion Michael Lambert / The Church of Jesus Christ of Latter-day Saints 600 Darwin Ave Design Review & Conditional Use Permit Mixed Use (MU) Quasi-Judicial January 12, 2023 Tanya Rice, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review and Conditional Use Permit for project #23-004, Logan Institute of Religion, in the Mixed Use (MU) zone located at 600 Darwin Ave, TIN #06-053-0013, -0016, -0019.

Current Land use adjoining the subject property

North:	MU: Commercial and Residential	East:	PUB: USU Student Center
South:	PUB: USU Housing	West:	MU: Residential Uses

Project Proposal

The existing 2.76-acre site houses the original institute of religion and five (5) subsequent additions that are planned for demolition and redevelopment. This proposal is for a new two (2) story "U" shaped 100,500 SF building (total of both floors) and a 170-stall parking structure located underneath the proposed building. The front of the building faces east towards the Taggart Student Center. A courtyard positioned central to the building is accessed from Darwin Ave. and through each wing of the building. An existing parking lot will remain on the northernmost part of the property and will be accessed from Darwin Ave.

Land Use

The Land Development Code (LDC) Table 17.11.030 permits a range of uses in the MU zoning district; however, religious institutions require a Conditional Use Permit (CUP). The LDC 17.10.100 allows institutional uses to be designed and constructed as standalone projects within the Mixed Use zone. Institutional projects and uses are required to meet all development and design standards in 17.10.100 with the exception of residential density and commercial building requirements. The CUP is required to ensure the proposed project is compatible with adjoining uses.

Conditional Use Permit

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 an 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.

The proposed use of the new building is consistent with the requirements of the LDC and compatible with surrounding land uses and character. Potential impacts associated with the reconstruction of the institute facility stem from the increased size and use of the building. The project includes an increase in the number of parking stalls from 109 to 215 to accommodate the additional demand; however, access to the site is shifting from two points (Darwin Avenue and 800 East) to just Darwin Avenue which, at peak times, will be placing a greater burden on one point of access. Because the institute serves the local university population, according to the traffic study provided by the applicant, a significant number of individuals going to the institute will continue to walk or bike. The traffic study suggests two (2) measures to improve circulation along Darwin Ave. and are specified in conditions 27 and 28 under the engineering conditions. By satisfying these conditions to mitigate the burden on Darwin Ave and by improving the roadway per City Engineer conditions, the traffic impact will be minimized.



Figure 1 – Site plan

Setbacks

The LDC setback requirements in the MU zone are as follows (as measured from property lines):

0 - 10' (min-max)
0 - 20' (min-max)
8' (min)
10' (min)
10' (min)
5' (min)

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

5'
>50'
15'
NA
5'

Setbacks comply with the LDC requirements as proposed.

Lot Coverage

The LDC 17.10.100 establishes a maximum lot coverage of 60% (building(s) footprint) in the MU zone. The proposed 50,000 SF building footprint on the 2.76-acre site would equal a lot coverage of approximately 42%. As submitted, the proposed lot coverage complies with the maximum allowance in the LDC.

Building Frontage

The LDC requires a minimum 60% building frontage in the MU zone to create urban spaces with architectural mass framing streetscapes. The proposed building is approximately 350' in length with a 74% building frontage. As proposed with frontage over 60%, the project complies with the LDC.

Building Design

The LDC 17.12 indicates that buildings in the MU zone have four-sided architecture and designed with a mix of materials. Acceptable building materials are masonry, stucco, fibercement board, wood and metal. Material mixes shall wrap all four sides of buildings and blank walls may not exceed 40 linear feet. Vertical dimensions of blank walls shall not exceed 12 feet and roof forms should be varied for visual interest. Buildings shall be oriented to the street with primary entrances facing towards the street. Secondary entrances should face the side or rear. Mixed Use buildings are required to have 50% transparency (fenestration) along ground-floor street frontages and 20% for exposed sides and upper floors on new construction.

The proposed building shows consideration of transparency (fenestration) and a variety of building materials equally distributed on four sides. Materials used on the exterior elevations included a variety of modular brick, metal paneling, and pre-cast concrete. Transparent windows, spandrel glass, and metal screening over many windows is shown on all facades. The front of the building faces east towards the campus for both visual and physical access. The front façade is shown with large expanses of windows and doors covering 51% of the ground floor façade area and 44% of the upper floor area. The façade along Darwin Ave shows two underground parking lot entrances, a 130' wide courtyard entrance, and fenestration covering 23% due to the nature of the interior uses. Staff recommends the Planning Commission consider the 130' wide courtyard entrance facing west as meeting the intent of the transparency & fenestration requirements. With the courtyard element considered in the building facades transparency, the transparency along the west side is approximately 46%. As conditioned with

the Planning Commission's approval of the amount of fenestration on the street-facing facade, the building design meets LDC standards.



Figure 2 shows the south portion of the front façade facing east and the entrance to the courtyard from Darwin Ave.



Figure 3 shows the west elevation, entrance to the courtyard from Darwin Ave. and building entrance in the background.

Parking Requirements

For religious institutions, the LDC requires 1 parking stall per 4 people at maximum capacity. The proposal includes a parking structure with 170 stalls, and two surface parking lots with 45 additional stalls, totaling 215 parking stalls for the new facility. The traffic study provided by the applicant states the maximum occupancy is 750 people at any given time on Sunday; therefore, a minimum of 187 parking stalls are required. Attendance during the other days of the week is typically by bike or foot. As proposed, 215 parking stalls meets the requirements of the LDC.

Open Space and Landscaping

The LDC 17.10.100 requires 10% open space and an additional 10% useable outdoor space in the MU zone. The LDC 17.10.100 describes open space as vegetation or landscaped areas while useable outdoor space could be plazas, parks, and/or courtyards with seating that are visually prominent and easily accessible. The 2.76-acre site requires 12,025 SF of open space and 12,025 SF of outdoor usable space. The proposal shows a large outdoor courtyard and combined open space and usable outdoor space of 49,941 SF (41%) which exceeds LDC requirements.

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 commercial projects. For 2.76-acres, 56 trees and 138 shrubs, flowers and ornamental grasses are required. A detailed landscape plan is provided and shows tree and shrub varieties and locations, but quantities still need to be identified. As conditioned with minimum open space and minimum plant quantities, 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:

٠	Environmental	٠	Water
٠	Engineering	٠	Fire
٠	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, one comment has been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 12/31/22, posted on the City's website and the Utah Public Meeting website on 1/02/23, and mailed to property owners within 300 feet on 12/26/22.

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 reconstruction of a religious institution at the subject project location.
- 3. The Planning Commission approves including the 130' courtyard entrance toward overall west façade transparency for a total of 46%.
- 4. The project shall provide a minimum of 187 parking stalls.
- 5. Open Space shall total a minimum of 10% (12,025 SF).
- 6. Useable Outdoor areas shall total a minimum of 10% (12,025 SF) which include the courtyard, wide sidewalks and outdoor seating.
- 7. A total of 20 trees and 50 shrubs per acre of project area (56 trees & 138 shrubs, perennials, and ornamental grasses).
- 8. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
- 9. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
- 10. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
- 11. 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.
- 12. 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.
- 13. 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.
- 14. 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
 - 1) Minimum 60 ft. straight on clear access required. Approach must be level, no down or uphill slopes and no parking spaces or curb blocking access.
 - 2) Minimum inside measurement for a double enclosure is 24 ft. wide by 10 ft. deep. Minimum inside measurement for a single enclosure is 12 ft. wide by 10 ft. deep.

- 3) Place bollards in the back of the enclosure to protect walls.
- 4) Gates are not required, however if desired, they must be designed to stay open during the collection process.
- 5) Barrel hinges are suggested for the gates. We need the full 12 ft. clearance so gates must be designed to open completely.
- B. Engineering —contact 716-9160
 - 6) If increased water demand is identified, additional water shares or in-lieu fee for indoor and outdoor increased demands to the City system. This requirement shall be per City Code and Utah Administrative Rule R509-519-7
 - 7) Show all existing easement lines on the plat and provide the type of easement and recording information for each on the plat. Where non-existent or insufficient, provide a 10' Public Utility Easement (PUE) along all City right-of-way frontages and a 5' PUE along all perimeter property lines.
 - 8) Prior to construction plan approval, provide a Development Agreement and a financial surety of at least 110% of the cost to construct all infrastructure & storm water improvements. Financial assurances shall have an indefinite expiration or not expire for a minimum of 2 years from date of City acceptance.
 - 9) Provide a Geotechnical Report that includes but is not limited to: 1) California Bearing Ratio (CBR) of subgrade of pavement section, 2) Historical high ground water elevation, and 3) Percolation rate of soils at bottom of all storm water retention ponds.
 - 10) A "Pre construction meeting" shall be held with the City's Engineering Division prior to starting construction activities and a "Work in the Right of Way" permit shall be obtained for all work in the City's right-of-way and PUE prior to scheduling the Pre Construction meeting.
 - 11) The plans provided include construction level details. The City has not reviewed the plans to that level of detail at this stage of the process and therefore reserves the right to require additional changes when submitted for construction plan review.
 - 12) Provide a vehicle turnaround area on the northwest parking lot.

UTILITIES

- 13) All utilities outside of the public right-of-way way shall be private lines and shall be owned, maintained, repaired/replaced by Homeowners Association. All infrastructure shall be installed, maintained, and repaired/replaced in accordance with Logan City Standards.
- 14) Provide City with private Water Utility agreement for all private water and sewer lines (including fire lines) not located withing a Public Right of Way. The agreement shall be recorded with the County Recorder.
- 15) Coordinate with the Fire Marshall to ensure sufficient fire hydrants are located in and around the site to meet fire code requirements.
- 16) All existing utility service lines to development that are not used with the new development shall be capped at the City main line.
- 17) The City will perform a water model of the area to verify that the proposed and existing system is sufficient to meet City and State standards. Additional improvements such as water line upsizing may be required by the Owner if the system is found to be insufficient.
- 18) The existing sewer service on the northeast is not shown on our GIS mapping, rather a service line is shown closer to the southeast corner.
- 19) An existing underground electric line enters the existing building near to the southwest corner.
- 20) Per the fire flow test recommendations, increase the water line size in Darwin Avenue to 8 inch.

STORMWATER

- 21) Provide storm water detention/retention per Logan City Design standards. This includes the retention of adjacent half street offsite that currently discharges to the property and onsite stormwater. Retention of the 90% storm event is required and shall be provided through the use of Low Impact design methods.
- 22) Provide a stormwater maintenance agreement for City Review, approval and recordation at County Recorder's Office.
- 23) Area is greater than 1 acre so compliance with State Storm Water Permit is required. Development shall comply with Logan City design standards for storm water detention/retention. Development shall also provide a sediment and erosion control plan for all construction activities.

STREETS

- 24) Construct and/or repair curb & gutter along all rights-of-way in accordance with City standards and specifications. Specifically, there are portions of Darwin Avenue that do not have concrete gutter that needs to be constructed.
- 25) Darwin Street is in poor condition in regard to cracking and excessive pavement cuts and with construction traffic loadings the adjacent portions of the roadway will need to be reconstructed.
- 26) All broken or otherwise damaged sidewalks adjacent to the properties, and sidewalks that are smaller than 5' shall be replaced with a 5' detached sidewalk and 7' park strip or 6' attached sidewalk.
- 27) Per City standards and the TIA recommendation, provide a turnaround area on the south end of Darwin Avenue.
- 28) Extend the concrete barrier on Aggie Blvd. as recommended in the TIA. Extension shall be constructed such that a left in is permitted.
- 29) City Engineer strongly recommends providing access from Darwin Avenue to 800 East to facilitate traffic egress from the facility. One option to consider would be a 12 to 15' one way drive on the north end of the building.
- C. Fire ---contact 716-9515
- 30) Fire hydrant installation required. Further analysis will be conducted at the time of building permit application.
- D. Water / Wastewater Collections —contact 716-9622
 - 31) The water division does not have an impact fee determined for a 6" meter. This is an exceptionally large meter size and is not common in our system, even in water intense industries. We can develop a water impact fee for that size, but recommend that the designers make sure that a 6" meter is actually required. Designers may also consider multiple smaller meters if needed (two 4").
 - 32) The fire flow analysis does NOT show sufficient fire suppression flows at the existing hydrants. It is important to note that the analysis doesn't not include USU's separate water system. Hydrants will need to be connected to the lower pressure 14" and 12" lines with a loop around the building to provide adequate fire protection from all sides of the building.
 - 33) There are two pressure zones in the area. The drinking water and plumbing need to be connected to the higher pressure zone (Hillcrest) from the 10" waterline in 800 E or the 4" waterline in Darwin Avenue. There are not adequate pressures in the pressure zone of the 14" and 12" waterlines for the building to function properly. See the fire flow analysis for the existing available fire flows. (request it from joseph.hawkes@loganutah.org).
- e. Water / (Cross Connection & Backflow Prevention) --- contact 716-9627
 - 34) The buildings water main needs to have a RP (ASSE1013) installed and tested on the water main after the water meter, as it enters the building before any branch offs or possible connections inside or outside of building. Properly sized drain required to serve the backflow assemblies dump port. All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter.

Refer to 2018 IPC Utah State Amendment # 608.1.1,608.1.2,608.1.2.1 for installation criteria.

- 35) 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.
- 36) 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 all B/F assemblies must be installed and tested as per Logan City standards.
- 37) Project shall comply with all current Utah State plumbing codes, amendments and Utah Admin. code R 309-105-12-(1) rules and regulations including, but not limited to, those pertaining to backflow prevention and cross connection protection, during and after construction, for the safety of the water.

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, 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. Darwin Ave provides access and as conditioned 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.

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APPLICATION FOR PROJECT REVIEW

Planning Commission	□ Land U	se Appeal Board	□ Administrative Review
Date Received Planner Z	one/Neighborhood	Scheduled Meeting Date	Application Number PC 23-004
Image: Second state of the second	Type of Application (C itional Use D al D	Check all that apply): ubdivision	inistrative Design Review r
Logan Institute of Beligion			
PROJECT ADDRESS 600 Darwin Ave, Logan, UT 843	21		COUNTY PLAT TAX ID # 06-053-0013, 0016, 0019
AUTHORIZED PROJECT REPRESENTATIVE FOR O	WNER	a state of the second	PHONE #
Michael Lambert, Director, Phys	ical Facilities and	Real Estate Services	(801)-240-0009
Seminaries and Institutes of Reli EMAIL ADDRESS	стту gion, 50 East Not	STATE rth Temple Street, 10t	zı₽ h Floor. SLC, UT 84150
PROPERTY OWNER OF RECORD The Corporation of the Presiding Bis Latter-day Saints	shop, The Church	of Jesus Christ of	PHONE #
MAILING ADDRESS	CITY	STATE	ZIP
EMAIL ADDRESS	OP, 50 East North	n Temple Street, 22th	Floor. SLC, UT 84150 Total Lot Size (acres)
(include as much detail as possible - attach a separa	ate sheet if needed)		2.76 acres + 12.852 sf
See attached sheet.			Size of Proposed New Building (square feet) 2-stories, 100,500 sf
			Number of Proposed New Units/Lots O
I certify that the information contained in this application supporting plans are correct and accurate. I also certify am authorized to sign all further legal documents and p on behalf of the property owner.	n and all Sig / that ermit	gnature of Broperty Owner's Auth	Project Representative
I certify that I am the property owner on record of the su property and that I consent to the submittal of this proje I understand that all further legal documents and permit be sent to my authorized agent listed above.	ibject Sig ct. s will	gnature of Rooperty Owner (Chad to	+Weth

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

The Logan Institute of Religion has a long history at the Utah State University Campus. The original institute of religion structure was erected on the Northwest corner of the Utah State University campus in 1928. The main entrance doors face Old Main; the first building built on campus in 1902. Since its original completion, the Institute building has undergone five additions. The Institute of Religion's primary purpose is to provide religious classes to students at Utah State University, most are between the ages of 18-30 years old. Additionally, it supports Sunday worship services for the Church of Jesus Christ of Latter-day Saints, Young Adult programs, and summer teen programs.

The resultant interwoven complex of uses and construction typologies has yielded an idiosyncratic amalgam of classroom types, administrative zones, and convoluted circulation systems. Building systems have followed a similar pattern of growth. While common accessibility considerations have been made over the years, there is no intuitive wayfinding scheme. The facility also falls short of complying with more modern requirements now mandated by building code.

The facility sits along major pedestrian and vehicular pathways and is strategically positioned to anchor the Northwestern edge of campus. The Institute's eastern frontage faces the Taggart Student Center, a hub of campus life, student activism and organizations, and the figurative heart of the University. To the South lies a large student residential complex, the Living Learning Community. Currently, the Institute does not engage these campus edges or promote nor invite pedestrian traffic. Marked by diminished visual and accessible connectivity, the perimeter edges of the facility do not permit views to the inside and are fortress-like with a predominantly solid brick exterior and relatively few windows. Interior social spaces do not have any exterior exposure. Even when the Institute is filled to capacity and bustling with activity, the building is generally introverted in its posture towards the surrounding campus and community.

The proposed new Logan Institute building will be 2-Stories, type IIB construction of approximately 100,500 square feet with 170-stall parking structure below the building post-tensioned concrete podium. There will be a landscaped roof deck atop the concrete podium at the main level. The architecture and landscape design will complement and reflect the essence of a university campus within the Cache Valley/Logan area. While utilizing materials that harmonize with the USU campus, the design is to be creative and expressive to make this building welcoming and inviting as an integral neighbor of the USU campus and surrounding community. Interior student spaces will be visible from the exterior and given priority for natural daylight.

The building will be supported on conventional spread footings. Steel column systems will align with a concrete parking column layout to provide efficient support to the suspended composite floors on level two and roof system comprised of open web steel joists and girders. At the Chapel/Gym location, the area will be column free and designed to support moveable partition wall systems. Steel Braced Frames using BRB's and/or moment frame connections are to be implemented to resist seismic lateral forces while allowing for unobstructed views at the building's exterior window wall.

Power will extend from the existing Logan City Power Medium Voltage system. Service voltage will be 3phase and building lighting loads with stepdown transformers will be located throughout the building with single-phase voltage to serve computer, AV equipment, plug loads, and other small equipment. Distribution panel boards will be provided in vertically stacked electrical rooms on each level. The HVAC system will be primarily designed around rooftop units that are screened from pedestrian view. The fire suppression system is design to withstand the cold temperatures of the Logan valley and will provide protection throughout the building and integral parking garage.



VICINITY MAP

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PARCEL 06-053-0016

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12,852+/- S.F.

EXISTING

SHED

ROSE REAL ESTATE, LLC

1970/787

06-053-0012

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125.01

EXISTING

FENCELINE



- appropriate agency.
- improvements
- 7. The following documents were reviewed as a part of this Survey: Surveys filed in the Office of the Cache County Surveyor: Survey 1997-010 prepared by LarWest Engineering a. Survey 2001-088 prepared by JSH Surveying b.
 - Survey 2013-048 prepared by AA Hudson c. Survey 2013-129 prepared by JSH Surveying d.
 - Deeds recorded in the Office of the Cache County Recorder: Book 140 Page 66
 - Book 784 Page 360
 - Book 908 Page 739
 - Book 1657 Page 1332 d. e. Book 1657 Page 1343

(DEED 908/739) Beginning at a point 8 rods South of the northeast corner of Lot 7, Block 12, Plat "E", LOGAN CITY SURVEY, and running thence West 7 1/2 rods; thence South 4 rods; thence East 7 1/2 rods; thence North 4 rods to the place of beginning.

Beginning at a point S52°43'E 127 feet and 6 inches from a point S85°26' 84 feet and 9 inches from a point in the west line of Block 12, Plat "E", LOGAN CITY SURVEY, 149 FEET North of the southwest corner of said Block 12, and running thence S52°43'E 108 feet to the south line of said Block and to a point 1-1/2 rods West of the southeast corner of Lot 3 on said Block; thence North 297 feet to the north line of said Lot 3, and to a point 24 feet and 9 inches West of the northeast corner of said Lot 3; thence Southwesterly at a straight line 131 feet to a point 45 feet West of a point 121 feet South of a point 24 feet and 9 inches West of the northeast corner of said Lot 3; thence Southwesterly in a straight line 115 feet to the place of beginning. SUBJECT to the Boundary Line Agreement described in said document.

Beginning at a point 6 rods West of the southeast corner of Lot 1, Block 12, Plat "E", LOGAN CITY SURVEY; thence West 10.5 rods to the east line of Darwin Avenue; thence North 395 feet, more or less, along the east line of Darwin Avenue to a point 12 rods South of the north line of Lot 7 of said Block; thence East 7.5 rods; thence South 14.6 feet; thence East 9 rods, more or less, to the east line of Lot 8 of said Block; thence South 231.19 feet, more or less, to a point 9 rods North of the southeast corner of said Lot 1; thence West 6 rods; thence South 9 rods to the place of beginning.

& Meridian, more particularly described as follows:

A portion of Lots 1, 2, 7 & 8, Block 12, Plat "E", LOGAN CITY SURVEY, located in the SE1/4 of Section 27 & the NE1/4 of Section 34, Township 12 North, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows: Beginning at a point on the easterly line of Block 12, Plat "E", LOGAN CITY SURVEY located S1°28'17"W along the lot line 195.08 feet from the Northeast Corner of Lot 8 of said Block 12, said northeast corner being located N88°58'25"W 67.11 feet from Logan City GIS Monument LC-389 (Basis of Bearing: S88°32'47"E between Logan City GIS Monuments LC-389 and LC-391); thence S1°28'17"W along said Block line & the westerly line of 800 East Street 410.28 feet to the southeast corner of Lot 1 of said Block; thence N88°41'57"W along the south line of said Block 273.95 feet to the easterly line of Darwin Avenue; thence N1°28'12"E along the easterly line of said Street 470.91 feet to the southwest corner of that Real Property described in Deed Book 1970 Page 787 of the Official Records of Cache County; thence S89°04'21"E along said deed and an existing fence line 125.01 feet to a JSH rebar & cap (found) at the westerly line of said Lot 8; thence S1°28'12"W along the west line of said lot 61.36 feet; thence S88°39'53"E along the extension of, and along the south line of a curb wall described in an Acquiescence Agreement recorded in Deed Book 140 Page 66 of the Official Records of Cache County 148.95 feet to the point of beginning.

"I, Dennis P. Carlisle, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 172675 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon."

Dennis P. Carlisle Professional Land Surveyor Certificate No. 172675



NOTES

1. The purpose of this Survey is to provide a Boundary Survey & Certification for the properties shown and described hereon.

2. This Survey was prepared without the benefit of a Title Report. Easements\encumbrances and other title issues may exist that affect the Subject Property. This Surveyor recommends that our client consult with their Title Company regarding these matters.

3. The Basis of Bearing for this Survey is S88°32'47"E between Logan City GIS Monuments LC-389 and LC-391. All deeds and plats of record have been rotated to match the aforementioned basis of bearing or to other Section/monument lines relative to said basis of bearing per measured or calculated lines shown hereon. 4. This drawing, its design, and invention thereof, is the property of Civil Solutions Group, Inc., and is submitted to, and is for the exclusive use of the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor, or copies of the original certified Survey obtained from the office of the County Surveyor may be used as the official work of this Surveyor.

5. Except as specifically stated or shown on this drawing, no attempt has been made as a part of this Survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, contact the

6. Except as specifically stated of shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions. Underground utilities have been shown hereon based on observed evidence. Additional utilities, including, but not limited to: power, phone, cable TV, water, sewer, storm drainage, etc. may exist within the boundaries of this Survey and Blue Stakes should be contacted prior to digging. Engineers, Contractors, and others that rely on this information should be cautioned that the locations of the existing utilities may not be relied upon as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of any contractor prior to, or during construction of any additional

LEGAL DESCRIPTIONS

RECORD DESCRIPTIONS

PARCEL 06-053-0013

PARCEL 06-053-0016 (DEED 784/360 PARCEL 6)

Beginning at the southeast corner of Lot 1, Block 12, Plat "E", LOGAN CITY SURVEY, and running thence West 6 rods, more or less, to a point which is 50 feet East of the southwest corner of said lot; thence North 9 rods, more or less, to the east line of said lot; thence South 9 rods to the place of beginning. (DEED 1657/1332-EXHIBIT A)

PARCEL 06-053-0019

SURVEY DESCRIPTIONS

PARCEL 06-053-0016

WITHIN LOT 3, BLOCK 12

A portion of Lot 3, Block 12, Plat "E", LOGAN CITY SURVEY, located in the NE1/4 of Section 34, Township 12 North, Range 1 East, Salt Lake Base Beginning at a point on the westerly line of Darwin Avenue located West 398.38 feet and South 299.71 feet from Logan City GIS Monument LC-389 (Basis of Bearing: S88°32'47"E between Logan City GIS Monuments LC-389 and LC-391); thence S1°28'12"W along said Street 265.23 feet to the northerly line of a

Boundary Line Agreement recorded in Deed Book 1657 Page 1332 of the Official Records of Cache County, said point being N1°28'12"E 31.77 feet from the southerly line of said Lot 3; thence along said Agreement the following 3 (three) courses and distances: N88°59'34"W 39.73 feet; thence S27°43'59"W 4.69 feet; thence N64°29'07"W 57.59 feet; thence N23°01'54"E 142.11 feet; thence N21°45'02"E 121.67 feet to the point of beginning.

Contains: 12,852+/- s.f.

COMPOSITE DESCRIPTION OF

PARCELS 06-053-0013, 0019, & A PORTION OF 0016 WITHIN LOT 1

Contains: 2.76+/- acres

Date

SURVEYOR'S CERTIFICATE

7-20-20	SCALE: 1" = 30'	REVISION BLOCK NO: DATE: DESCRIPTION:	BOUNDARY & TOPOGRAPHICAL SURVEY	ciuilsolutionsgroup _{inc.}
19-401	DRAWN BY: S.ROBERTSON		LOCATION: BLOCK 12, PLAT "E", LOGAN CITY SURVEY - NE1/4 OF SECTION 34 & SE1/4 OF SECTION 27, T12N, R1E, SLB&M LOGAN, UTAH PROPERTY OF: LDS CHURCH PREPARED FOR: MHTN ARCHITECTS	CACHE VALLEY P: 435.213.3762 SALT LAKE P: 801.216.3192 UTAH VALLEY P: 801.874.1432 info@civilsolutionsgroup.net www.civilsolutionsgroup.net

GENERAL NOTES:

- SPECIFICATIONS.
- STATED OTHERWISE.
- IMPLEMENTED.
- UTILITY COMPANIES. 6
- SUPPLIER. TRENCHING.
- TIMES.

- OFFICE.

Sheet List Table					
Sheet Number	Sheet Title				
C001	LEGEND				
C101	DEMOLITION PLAN				
C102	SITE PLAN				
C103	DIMENSION PLAN				
C201	GRADING PLAN				
C202	GRADING PLAN				
C301	UTILITY PLAN				
C302	DRAINAGE PLAN				
C303	STORM WATER CALCULATION				
C501	DETAILS				
C502	DETAILS				

3

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1. ALL MATERIALS, WORKMANSHIP, CONSTRUCTION AND PLACEMENT SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS AS DEFINED IN THE UTAH STATE UNIVERSITY ARCHITECTURAL AND ENGINEERING DESIGN MANUAL AND THE LOGAN CITY STANDARDS AND

2. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY

3. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS AND OTHER UTILITIES AT THE POINTS OF CONNECTION SHOWN ON THE PLANS AND AT ANY UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE SITE ELEMENTS INDICATED IN THESE PLANS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER. DESIGN MODIFICATION(S) MUST BE APPROVED BY THE OWNER PRIOR TO BEING

4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES, AS INDICATED ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, UTAH STATE UNIVERSITY FACILITIES DEPARTMENT, AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT BLUE STAKES (BY DIALING 811) AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION, TRENCHING OR GRADING TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. ALL OTHER UN-REGISTERED UTILITIES (I.E. DITCH, IRRIGATION COMPANY, OTHER SITE-SPECIFIC UTILITIES, ETC.) ARE TO BE LOCATED BY CONTACTING, IN ADVANCE, THE RESPECTIVE REPRESENTATIVE. UTILITY

SERVICE LATERALS SHOULD ALSO BE LOCATED PRIOR TO BEGINNING EXCAVATION, TRENCHING OR GRADING ACTIVITIES. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE PROJECT OWNER, LOCAL JURISDICTION AND ALL UTILITY COMPANIES INVOLVED REGARDING RELOCATIONS, ADJUSTMENTS, EXTENSIONS AND REARRANGEMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH MINIMAL DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF UTILITY SERVICE AS WELL AS THE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL MEANS REQUIRED TO PROTECT EXISTING UTILITIES AND/OR TO WORK AROUND SUCH UTILITIES. THIS INCLUDES, BUT IS NOT LIMITED TO, SUPPORTING EXISTING UTILITIES, SHORING AROUND EXISTING UTILITIES, PHASING OF WORK AND TRAFFIC CONTROL. 7. THE CONTRACTOR SHALL NOTIFY THE LOCAL JURISDICTION AND AFFECTED UTILITY COMPANY, AND ALL AFFECTED PARTIES A MINIMUM OF 24 HOURS PRIOR TO ANY UTILITY INTERRUPTION.

8. THE CONTRACTOR IS NOT TO OPERATE ANY VALVES, FIRE HYDRANTS AND OTHER APPURTENANCES. COORDINATE WITH THE UTILITY

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY. INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, SECURITY AND OTHER SITE RELATED SAFETY PRACTICES. REFER TO OSHA PUBLICATION 2226, EXCAVATING AND

10. IF DURING CONSTRUCTION CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY. 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-CONSTRUCTED INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE. THIS RECORD DRAWING SET SHALL BE AVAILABLE TO THE OWNERS/ENGINEERS DESIGNATED REPRESENTATIVE AT ALL

12. WORK ACTIVITY AND SCHEDULES SHALL BE COORDINATED WITH THE OWNER AND THEIR ACTIVITIES ON-SITE. 13. UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS AND SPECIFICATIONS. 14. IMPROVEMENTS DEPICTED IN THESE PLANS AND CONSTRUCTED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR TO BE

FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. 15. THE APPROVED, DESIGNATED PROJECT SUPERVISOR SHALL BE ON-SITE WHILE WORK IS BEING CONDUCTED.

16. CONTRACTOR SHALL ENSURE THAT ALL TREES THAT ARE NOT CALLED OUT TO BE REMOVED, ARE WATERED APPROPRIATELY THROUGHOUT THE PROJECT, INCLUDING ALL TREES INSIDE AND OUTSIDE OF THE CONSTRUCTION LIMIT OF DISTURBANCE THAT ARE AFFECTED BY THE PROJECT CONSTRUCTION.

17. CONTRACTOR IS RESPONSIBLE TO KEEP ALL IRRIGATION LINES IN WORKING ORDER TO KEEP ALL VEGETATION NOT DISTURBED BY THE CONSTRUCTION PROJECT WATERED AND ALIVE. FOR ALL QUESTIONS REGARDING TREES AND IRRIGATION LINES CONTACT THE USU LOAM

18. CONTRACTOR TO CONTACT DESIGN ENGINEER TO ESTABLISH LOCAL SITE HORIZONTAL AND VERTICAL CONTROL. 19. ACCESS TO EXISTING BUILDINGS MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS, SPECIFICALLY TO BUILDINGS RAY B. WEST, LUNDBERG, THE SHED AND OLD MAIN.

4

LEGEND EXISTING

4

LEGEND PROPOSED

5

	ADJACENT PROPERTY BOUNDARY		PROPERTY BOUNDARY
w	CULINARY WATER LINE	w	CULINARY WATER LINE (SIZE SHOWN ON PLAN)
w	CULINARY WATER LINE TO BE CAPPED OR REMOVED		SANITARY SEWER LINE (SIZE SHOWN ON PLAN)
ss	SANITARY SEWER LINE	SD	STORM DRAIN LINE (SIZE SHOWN ON PLAN)
ss	SANITARY SEWER LINE TO BE REMOVED		IRRIGATION LINE (SIZE SHOWN ON PLAN)
sd	STORM DRAIN LINE	G	GAS LINE
sd	STORM DRAIN LINE TO BE REMOVED	—— —— E ——	UNDERGROUND POWER LINE
ir	IRRIGATION LINE	——— E ———	AERIAL POWER LINE
ir	IRRIGATION LINE TO BE REMOVED		UNDERGROUND COMMUNICATION LINE
g	GAS LINE	#####	CONTOUR MAJOR
e	UNDERGROUND POWER LINE		CONTOUR MINOR
e	AERIAL POWER LINE	——————————————————————————————————————	FENCE
c	UNDERGROUND COMMUNICATION LINE		BUILDING SETBACK
<i>####</i>	CONTOUR MINOR		ASPHALT PAVEMENT
####	CONTOUR MAJOR		CATCH CURB & GUTTER
XX	FENCE		SPILL CURB & GUTTER
	ASPHALT PAVEMENT	(//////////////////////////////////////	CURB & GUTTER TRANSITION
	CATCH CURB & GUTTER	<u>م</u>	CONCRETE PAVEMENT
	SPILL CURB & GUTTER		CONSTRUCTION LIMIT LINE
✓ △	CONCRETE PAVEMENT	W	WATER VALVE
	EXISTING TO BE REMOVED	Ŭ	FIRE HYDRANT
W	WATER VALVE	$\langle \mathbf{v} \rangle$	WATER METER
No	FIRE HYDRANT	S	SEWER MANHOLE
$\langle \mathcal{W} \rangle$	WATER METER		SUMP MANHOLE
S	SEWER MANHOLE		STORM DRAIN BOX
	SUMP MANHOLE		STORM WATER CATCH BASIN
	SUMP MANHOLE TO BE REMOVED		ROAD SIGN
	STORM DRAIN BOX	0	NYLOPLAST DRAIN
	STORM WATER CATCH BASIN		
	STORM WATER CATCH BASIN TO BE REMOVED		
<u> </u>	ROAD SIGN		
\bigcirc	POWER POLE		
him +	DECIDUOUS TREE		
	CONIFEROUS TREE		
×	LIGHT POLE		



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MHTN PROJECT NO. 2022515 riginal drawing is 30 x 42. Do not scale contents of this drawing CONTRACTOR TO VERIFY DRAWINGS IN FIELD USE REFLECT LAST REVISION DATE. NO. DESIGN DEVELOPMENT 12/1/2022

E LEGEND



SHEET NUMBER



1 DEMOLITION PLAN SHEET KEY NOTES: ALL ITEMS CALLED OUT TO BE REMOVED SHALL BE DISPOSED OF IN AN APPROPRIATE MANNER AND LOCATION:



21. RELOCATE COMMUNICATION LINE. COORDINATE WITH UTILITY OWNER.

GENERAL NOTES:

- 1. ALL ITEMS NOT INDICATED FOR REMOVAL SHOULD REMAIN IN PLACE. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS AND/OR REPLACEMENT OF DAMAGED ITEMS OR SURFACES NOT INTENDED TO BE REMOVED AS DEFINED BY THIS PLAN.
- 2. ALL ITEMS CALLED OUT FOR REMOVAL SHALL BE DISPOSED OF IN AN APPROPRIATE, LEGAL MANNER AND LOCATION. 3. EXISTING UTILITY POSITIONS ON THIS PLAN ARE GENERAL LOCATIONS BASED ON OBSERVED SURFACE FEATURES, PROVIDED MAPPING AND OTHER APPROXIMATE LOCATION INFORMATION. CONTRACTOR SHALL
- CONFIRM LOCATION OF EXISTING UTILITIES PRIOR TO WORK WITHIN THE AREA OF ANY EXISTING UTILITY. 4. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CURRENT BLUE STAKE INFORMATION FOR THE ENTIRETY OF THE PROJECT SCOPE AND
- DURATION.
- 5. CONTRACTOR SHALL COORDINATE ANY UTILITY DISRUPTION WITH THE AFFECTED PARTIES AND THE UTILITY OPERATOR. ADVANCED NOTICE OF PLANNED DISRUPTIONS SHALL BE PROVIDED TO ALL AFFECTED UTILITY USERS 7 DAYS ADVANCED NOTICE REQUIRED.
- 6. ALL ASPHALT AND CONCRETE PAVEMENTS REMOVALS (INCLUDING CURB & GUTTER AND SIDEWALKS) SHALL INCLUDE SAWCUTS AT APPROPRIATE
- LOCATIONS (SEE PLAN). CONCRETE TO BE CUT AT EXISTING JOINTS. 7. ALL EXISTING CONCRETE NOT CALLED OUT TO BE REMOVED IS TO BE PROTECTED IN PLACE TO KEEP FROM FURTHER REMOVAL OF CONCRETE.
- 8. COORDINATE DEMOLITION OF EXISTING UTILITIES WITH INSTALLATION OF REPLACEMENT UTILITIES TO MINIMIZE DISRUPTION OF SERVICE OF THESE
- UTILITIES. ALL UTILITY SERVICES TO BE REMOVED AND CAPPED AT THE MAIN LINE PER LOGAN CITY STANDARDS AND SPECIFICATIONS.





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SHEET NUMBER C101

DESIGN DEVELOPMENT

E DEMOLITION

12/1/2022

PLAN



① SITE SHEET KEY NOTES: PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

5







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MHTN PROJECT NO. 2022515

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12/1/2022

PLAN

SHEET NUMBER

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C103

DESIGN DEVELOPMENT

E DIMENSION

GRADING LEGEND:

 ALL TBC CALLOUTS ARE AT FULL HEIGHT AT BACK OF CURB.
 MAINTAIN A MINIMUM OF 0.5% LONGITUDINAL SLOPE IN ALL GUTTERS. MAINTAIN A MAXIMUM OF 2.0% CROSS-SLOPE ON ALL SIDEWALKS AND AT ALL BUILDING DOORWAY ENTRANCES AND EXITS.

5

GRADING GENERAL NOTES:

4

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GRADING GENERAL NOTES:

ALL TBC CALLOUTS ARE AT FULL HEIGHT AT BACK OF CURB.
 MAINTAIN A MINIMUM OF 0.5% LONGITUDINAL SLOPE IN ALL GUTTERS.
 MAINTAIN A MAXIMUM OF 2.0% CROSS-SLOPE ON ALL SIDEWALKS AND AT ALL BUILDING DOORWAY ENTRANCES AND EXITS.

5

GRADING LEGEND:

- FG = FINISHED GRADE EG = EXISTING GRADE ME = MATCH EXISTING TA = TOP OF ASPHALT TC = TOP OF CONCRETE TBC = TOP BACK OF CURB FL = FLOW LINE GB = GRADE BREAK TOW = TOP OF WALL BOW = BOTTOM OF WALL TOS = TOP OF STAIRS BOS = BOTTOM OF STAIRS

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NO.	DATE	DESCRIPTION						
ISSUE DESIGN DEVELOPMENT 12/1/2022								
SHEET N	SHEET NAME GRADING PLAN							

UTILITY SHEET KEY NOTES: PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE

- SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- WATER SERVICE WITH WATER METER SIZE TO BE DETERMINED (7/C502)
 SANITARY SEWER SERVICE (2/C501)
- 3. STORMWATER CATCHBASIN (SEE SHEET C302)
- STORMWATER PIPE (SEE SHEET C302)
 STORMWATER MANHOLE (SEE SHEET C302) 6. STORMTECH SYSTEM (SEE SHEET C302)
- 7. 8" FIRE LINE 8. GATE VALVE (6/C502)
 9. INSTALL GAS LINE PER DOMINION ENERGY STANDARDS AND SPECIFICATIONS

GENERAL NOTES:

- 1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE
- PLANS. MINIMUM 18" OF VERTICAL SEPARATION REQUIRED BETWEEN WATER MAIN AND SEWER MAIN WHERE LINES INTERSECT.
- 3. MINIMUM OF 10' FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED BETWEEN CULINARY WATER LINE AND ALL OTHER WET UTILITIES.

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GENERAL NOTES:

- 1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND CONTACT ENGINEER IF DIFFERENT FROM LOCATIONS DISPLAYED ON THESE
- PLANS.
 2. MINIMUM OF 10' FROM OUTSIDE-OF-PIPE TO OUTSIDE-OF-PIPE REQUIRED BETWEEN CULINARY WATER LINE AND ALL OTHER WET UTILITIES.
 3. ALL SEWER, IRRIGATION, STORM DRAIN AND CULINARY WATER LINES SHALL BE INSTALLED PER UTILITY TRENCHING DETAIL FOUND IN STANDARD DRAWING 1 ON SHEET C501.

① DRAINAGE SHEET KEY NOTES: PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- INSTALL 2X2 CATCH BASIN. SEE LANDSCAPE PLAN.
 INSTALL CATCH BASIN SEE PLAN FOR SIZE. (2/C502)
- INSTALL STORM TECH SYSTEM MC-3500
 INSTALL STORM DRAIN PIPE. SEE LANDSCAPE PLAN
- INSTALL STORM DRAIN MANHOLE. SEE PLAN FOR SIZE (5/C502)

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MHTN PROJECT NO. 2022515

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D

 Original drawing is 30 x 42. Do not scale contents of this drawing.

 REVISIONS

 CONTRACTOR TO VERIFY DRAWINGS IN FIELD USE REFLECT

 LAST REVISION DATE.

 NO.
 DATE

 DESCRIPTION

 Image: Signal drawing in the scale contents of this drawing.

DESIGN DEVELOPMENT

E DRAINAGE PLAN

4

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BASIN HYDROLOGIC PARAMETERS

					TIME OF
SUB	AREA	%	%	WEIGHTED	CONCENTRATION,
BASIN	(AC)	IMPERVIOUS	PERVIOUS	CN	Tc (min)
1	0.365	42.16	57.84	85.77	12.64
2	0.325	46.50	53.50	84.51	5.00
3	0.073	100.00	0.00	69.00	9.11
4	0.857	0.00	100.00	98.00	5.00
5	0.61	0.00	100.00	98.00	5.00
6	0.392	61.22	38.78	80.25	11.07
7	0.253	56.72	43.28	81.55	8.32

CN VALUES

69 IMPERVIOUS 98 PERVIOUS

BASIN PEAK FLOWS

	BASIN PEAK RATE (24-HR), CFS					
SUB BASIN	Q10	Q25	Q50	Q100		
1	0.41	0.55	0.67	0.76		
2	0.41	0.56	0.68	0.81		
3	0.02	0.03	0.05	0.06		
4	2.24	2.66	3.01	3.36		
5	1.59	1.89	2.13	2.38		
6	0.30	0.44	0.55	0.68		
7	0.23	0.33	0.41	0.50		

BASIN RUNOFF VOLUME TABLE (48-HR)

			RUNOFF	REQUIRED
		ΜΑΧ	VOLUME,	DETENTION
SUB	AREA	OUTFLOW,	ÇF	STORAGE, CF
BAŞIN	(AC)	CFS	V100	V100
1	0.365	0.073	2670	935
2	0.325	0.065	2265	790
3	0.073	0.0146	210	55
4	0.857	0.1714	9925	3555
5	0.61	0.122	7050	2525
6	0.392	0.0784	2235	730
7	0.253	0.0506	1560	525

MAX OUTFLOW:

ASSUMES 0.2 CFS/ACRE MAXIMUM RELEASE RATE

REQUIRED DETENTION STORAGE: UTILIZES MAX OUTFLOW AS A BASELINE ESTIMATE

EXCESS VOLUME TO BE DETAINED

BASIN LID VOLUMES

	90TH	LID
AREA	PERCENTILE	VOLUME,
(AC)	DEPTH, IN	CF
0.365	0.66	874
0.325	0.66	779
0.073	0.66	175
0.857	0.66	2053
0.61	0.66	1461
0.392	0.66	939
0.253	0.66	606
	AREA (AC) 0.365 0.325 0.073 0.857 0.61 0.392 0.253	AREA PERCENTILE (AC) DEPTH, IN 0.365 0.66 0.325 0.66 0.073 0.66 0.857 0.66 0.61 0.66 0.392 0.66 0.61 0.66 0.392 0.66

STORAGE BASIN VOLUME REQUIREMENT

STORAGE FACILITY	CONTRIBUTING SUB BASINS	REQUIRED LID RETENTION VOLUME, CF	REQUIRED DETENTION STORAGE, CF	TOTAL REQUIRED VOLUME, CF
NORTH PARKING	1&4	2928	1562	4490
WEST CORNER	3, 5, 6 & 7	3182	653	3835
EAST OF BUILDING	2	175	0	175

5

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MHTN PROJECT NO. 2022515

NO.

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SHEET NUMBER

C303

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DESIGN DEVELOPMENT

SHEET NAME STORM WATER CALCULATIONS

REVISIONS CONTRACTOR TO VERIFY DRAWINGS IN FIELD USE REFLECT LAST REVISION DATE.

2

SECTION

Sewer lateral connection

INSPECTION:

1.

- A. Prior to installation, secure acceptance by ENGINEER for all pipe, fittings, and couplings to be used.
- B. Prior to backfilling, secure inspection of installation by ENGINEER. Give at least 24 hours notice.

INCTALLATION

INC	STALLATION,	RUMAC STAINLESS STEEL SEWER TAPPING SADDLE
A.	Provide agency approved	my on too with appropriate stored. Me if wheeler
	DOMEDICTOR	to be traded all also on a
-	Contratorental agoing	

- B. Tape wrap pipe as required by soil conditions.
- C. Remove core plug from sewer main. Do not break into sewer main to make connection.
- D. Stainless steel straps required.

BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.

SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS

SECTION A-A - TYPICAL DRIVEWAY APPROACH

Flare driveway approach - type B

4

December 2005

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	мнти project NO. 2022515					
	Original drawing is 30 x 42. Do not scale contents of this drawing.					
	REVISIONS CONTRACTOR TO VERIFY DRAWINGS IN FIELD USE REFLECT LAST REVISION DATE.					
	ISSUE DES	IGN DEV	ELOPMENT			
	12/1/	2022				
	SHEET N	IAME				
Е	DE	ETAI	LS			

THRUST BLOCK DETAILS NOT TO SCALE

Е

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3

3

SECTION

Sewer lateral connection

- 1. INSPECTION:
- A. Prior to installation, secure acceptance by ENGINEER for all pipe, fittings, and
- couplings to be used. B. Prior to backfilling, secure inspection of installation by ENGINEER. Give at least 24 hours notice.
- 2. INSTALLATION:
 - B. Tape wrap pipe as required by soil conditions.
 - C. Remove core plug from sewer main. Do not break into sewer main to make connection.
 - D. Stainless steel straps required.
- BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.

4

5

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	MHTN PROJECT NO. 2022515					
	Original drawing is 30 x 42. Do not scale contents of this drawing.					
	REVISIONS CONTRACTOR TO VERIFY DRAWINGS IN FIELD USE REFLECT LAST REVISION DATE.					
	NO.	DATE	DESCRIPTION			
	ISSUE DESI 12/1/2	GN DEV 2022	ELOPMENT			
Е			LS			

REFE	RENCE NOT	ES SCH	EDULE
	01 PAVEMENTS, RAMPS, CURBS		
CODE	DESCRIPTION	DETAIL	RELATED DETAILS
 01-01	ASPHALT PAVING		321216
 01-02	ACCESSIBLE CURB RAMP		321700
01-03	CONCRETE PAVING		321300
01-04	CONCRETE MOWSTRIP		321600
01-05	RAISED CURB		
01-06	DRIVE TO UNDERGROUND PARKING		
CODE	DESCRIPTION	ΠΕΤΔΙΙ	REI ATED DETAILS
0000	EXPANSION JOINT		321300
02-02			321300
	03 STEPS		
CODE	DESCRIPTION	DETAIL	SPECIFICATION
03-01	CONCRETE STAIRS		033300
03-02	STADIUM SEATING		
	I	I	I
	04 WALLS AND EMBANKMENTS		
CODE	DESCRIPTION	DETAIL	SPECIFICATION
04-01	CONCRETE SEAT WALL		033100
04-02	CONCRETE RETAINING WALL		323200
04-03	RAISED PLANTER		042200
04-04	CMU WALL TRASH ENCLOSURE		
	05 SITE FURNISHINGS		
CODE	DESCRIPTION	DETAIL	SPECIFICATION
05-01	TRASH RECEPTACLE	E3/AS503	323323
05-02	BIKE RACK	C1/AS503	323313
05-03	MONUMENT SIGN		
05-04	TRELLIS	E1/AS504	
05-05	BENCH	E2/AS503	
		r	r
	06 RAILINGS, BARRIERS,		
CODE	DESCRIPTION	DETAIL	SPECIFICATION
06-01	HANDRAIL		055200
06-02	GUARDRAIL		057316
CODE	DESCRIPTION	DETAII	
07-01	LIGHT POLE		
0005	US DRAINAGE		
	DESCRIPTION DRAINAGE BASIN - SEE		
08-01	CIVIL		
		1	[
	09 LANDSCAPE AND		
CODE	DESCRIPTION	DETAIL	SPECIFICATIONS
09-01	BARK MULCH		329400
09-02	PLANTING - SEE LANDSCAPE SHEETS		329400
	EXISTING		
CODE	DESCRIPTION	DETAIL	
E-01	EXISTING CONCRETE - TO BE PRESERVED AND PROTECTED		
E-02	EXISTING CURB AND GUTER - TO BE PRESERVED AND PROTECTED		
E-03	EXISTING ASPHALT - TO BE PRESERVED AND		

	REFE	RENCE NOT	ES SCH	EDULE
		01 PAVEMENTS, RAMPS, CURBS		
	CODE	DESCRIPTION	DETAIL	RELATED DETAILS
	01-01	ASPHALT PAVING		321216
	01-03	CONCRETE PAVING		321300
	01-04	CONCRETE MOWSTRIP		321600
		03 STEPS		
	CODE	DESCRIPTION	DETAIL	SPECIFICATION
	03-01	CONCRETE STAIRS		033300
		04 WALLS AND EMBANKMENTS		
	CODE	DESCRIPTION	DETAIL	SPECIFICATION
	04-01	CONCRETE SEAT WALL		033100
	04-02	CONCRETE RETAINING WALL		323200
	04-03	RAISED PLANTER		042200
		<i>09 LANDSCAPE AND IRRIGATION</i>		
	CODE	DESCRIPTION	DETAIL	SPECIFICATIONS
× + + + + + + +	09-02	PLANTING - SEE LANDSCAPE SHEETS		329400

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	PLANT SCH			
	CONIFEROUS EVERGREENS	CODE	BOTANICAL NAME	COMMON NAME
	\odot	PIC FAB	PICEA PUNGENS 'FAT ALBERT'	FAT ALBERT COLORADO SPRUCE
	\bigcirc	PIN FLE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LIMBER PINE
	<u>DECIDUOUS</u>	CODE	BOTANICAL NAME	COMMON NAME
A		KOE PAN	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE
		MAL SPR	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE
		SYR IVO	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC
	a c	TIL GSP	TILIA CORDATA `GREENSPIRE`	GREENSPIRE LINDEN
	<u>SHRUBS</u>	<u>CODE</u>	BOTANICAL NAME	COMMON NAME
		ARC UVA	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK
	$\bigcirc \bigcirc$	COR FTR	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD
	(°)	EUO COM	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH
	\bigcirc	МАН СОМ	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE
	$\left\langle \cdot \right\rangle$	PHY FIP	PHYSOCARPUS OPULIFOLIUS 'N5' TM	PANTHER BLOOMIN' EASY NINEBARK
	(\cdot)	PRU PAW	PRUNUS BESSEYI 'P011S' TM	PAWNEE BUTTES SAND CHERRY
В	\bigcirc	RHU GRO	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC
	ORNAMENTAL GRASS	CODE	BOTANICAL NAME	<u>COMMON NAME</u>
		CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRAS
		PEN GND	PENNISETUM ALOPECUROIDES 'CAYENNE'	CAYENNE FOUNTAIN GRASS
		SCH BLA	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	BLAZE LITTLE BLUESTEM
	PERENNIALS	<u>CODE</u>	BOTANICAL NAME	COMMON NAME
	\bigcirc	HEM RXD	HEMEROCALLIS X 'EARLY SNOW'	EARLY SNOW DAYLILY
		HEM ERL	HEMEROCALLIS X 'ERIN LEA'	ERIN LEA DAYLILY
	$\langle \cdot \rangle$	HOS FOR	HOSTA FORTUNEI 'AUREOMARGINATA'	GOLD CROWN HOSTA
	\bigcirc	LAV OFG	LAVANDULA ANGUSTIFOLIA 'ROYAL PURPLE'	ROYAL PURPLE ENGLISH LAVENDER
	GROUND COVERS	BOTANICAL NAME	COMMON NAME	<u>CONT</u>
С		TURF SOD	DROUGHT TOLERANT FESCUE BLEND	FLAT

REFERENCE NOTES SCHEDULE					
	<i>09 LANDSCAPE AND IRRIGATION</i>				
CODE	DESCRIPTION	DETAIL	SPECIFICATIONS		
<i>09-01</i>	BARK MULCH		329400		

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3

<u>SIZE</u>

2

6-7` HEIGHT MIN

-

MBER PINE 6-7` TALL

<u>SIZE</u>

2" CAL

2" CAL

2" CAL

2" CAL

<u>CONT</u>

5 GAL

5 GAL

5 GAL

5 GAL

Z

5 GAL

5 GAL

5 GAL

<u>CONT</u>

REED GRASS 5 GAL

1 GAL

1 GAL.

<u>CONT</u>

1 GAL

1 GAL

1 GAL

ENDER 1 GAL

<u>SPACING</u>

DEPTH OF 6" IN ALL LAWN PLANTING AREAS AND 12" IN ALL SHRUB AND PERENNIAL BEDS. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING FROM THE SITE ALL SOIL EXCAVATED FROM TREE PITS.

ALL PLANTS SHALL CONFORM TO THE MINIMUM

"AMERICAN STANDARDS FOR NURSERY STOCK".

THIS CONTRACTOR SHALL SPREAD TOPSOIL TO A

STANDARDS OF HEIGHT, SIZE, CALIPER AND ETC. OF THE AMERICAN ASSOCIATIONS OF NURSERYMEN

PLANTING NOTES

ALL MOWSTRIPS ARE TO BE INSTALLED PRIOR TO THE INSTALLATION OF THE IRRIGATION SYSTEM SYSTEM AND THE LANDSCAPE PLANTING.

INSTALL STONE MULCH IN ALL SHRUB PLANTING BEDS AFTER PLANT MATERIAL INSTALLATION.

THIS CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING THE REQUIRED AMOUNT OF TOPSOIL TO COMPLETE THE PROJECT. NEW TOPSOIL SHALL MATCH QUALITY AND TEXTURE OF THE EXISTING TOPSOIL ON SITE.

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PLANT SCHEDULE

	CONIFEROUS EVERGREENS	CODE	BOTANICAL NAME	<u>COMMON NAME</u>
	\odot	PIC FAB	PICEA PUNGENS 'FAT ALBERT'	FAT ALBERT COLORADO SPRUCE
< ·	}	PIN FLE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LIMBER PINE
	DECIDUOUS	<u>CODE</u>	BOTANICAL NAME	COMMON NAME
~~~~	$\left( \cdot \right)$	KOE PAN	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE
		MAL SPR	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE
		SYR IVO	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC
مر م	and the second s	TIL GSP	TILIA CORDATA `GREENSPIRE`	GREENSPIRE LINDEN
	<u>SHRUBS</u>	CODE	BOTANICAL NAME	COMMON NAME
		ARC UVA	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK
	$\bigcirc$	COR FTR	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD
		EUO COM	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH
	$\bigcirc$	МАН СОМ	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE
	$\left\{ \begin{array}{c} \\ \end{array} \right\}$	PHY FIP	PHYSOCARPUS OPULIFOLIUS 'N5' TM	PANTHER BLOOMIN' EASY NINEBARK
	Eren and a second secon	PRU PAW	PRUNUS BESSEYI 'P011S' TM	PAWNEE BUTTES SAND CHERRY
	$\bigcirc$	RHU GRO	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC
	ORNAMENTAL GRASS	<u>CODE</u>	BOTANICAL NAME	COMMON NAME
		CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS
		PEN GND	PENNISETUM ALOPECUROIDES 'CAYENNE'	CAYENNE FOUNTAIN GRASS
		SCH BLA	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	BLAZE LITTLE BLUESTEM
	<u>PERENNIALS</u>	<u>CODE</u>	BOTANICAL NAME	COMMON NAME
		HEM RXD	HEMEROCALLIS X 'EARLY SNOW'	EARLY SNOW DAYLILY
		HEM ERL	HEMEROCALLIS X 'ERIN LEA'	ERIN LEA DAYLILY
		HOS FOR	HOSTA FORTUNEI 'AUREOMARGINATA'	GOLD CROWN HOSTA
	Extension of the second s	LAV OFG	LAVANDULA ANGUSTIFOLIA 'ROYAL PURPLE'	ROYAL PURPLE ENGLISH LAVENDER
	GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT
		TURF SOD	DROUGHT TOLERANT FESCUE BLEND	FLAT

	REFE	REFERENCE NOTES SCHEDULE					
	09 LANDSCAPE AND IRRIGATION						
	CODE	DETAIL	SPECIFICATIONS				
	09-01	BARK MULCH		329400			
		EXISTING					
	CODE	DESCRIPTION	DETAIL				
$\begin{array}{c} + + + + + + + + + + + + + + + + + + +$	E-04	EXISTING LANDSCAPE - TO BE PRESERVED AND PROTECTED					

![](_page_25_Picture_8.jpeg)

![](_page_25_Picture_10.jpeg)

![](_page_26_Figure_0.jpeg)

# PLANT SCHEDULE

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4

CONIFEROUS EVERGREENS	<u>CODE</u>	BOTANICAL NAME	<u>COMMON NAME</u>
$\odot$	PIC FAB	PICEA PUNGENS 'FAT ALBERT'	FAT ALBERT COLORADO SPRUCE
Justin Lange	PIN FLE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LIMBER PINE
DECIDUOUS	<u>CODE</u>	BOTANICAL NAME	COMMON NAME
	KOE PAN	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE
	MAL SPR	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE
	SYR IVO	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC
	TIL GSP	TILIA CORDATA `GREENSPIRE`	GREENSPIRE LINDEN
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	ARC UVA	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK
$\bigcirc$	COR FTR	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD
	EUO COM	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH
$\bigcirc$	МАН СОМ	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE
$(\cdot)$	PHY FIP	PHYSOCARPUS OPULIFOLIUS 'N5' TM	PANTHER BLOOMIN' EASY NINEBARK
$\bigcirc$	PRU PAW	PRUNUS BESSEYI 'P011S' TM	PAWNEE BUTTES SAND CHERRY
$\bigcirc$	RHU GRO	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC
ORNAMENTAL GRASS	CODE	BOTANICAL NAME	COMMON NAME
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS
	PEN GND	PENNISETUM ALOPECUROIDES 'CAYENNE'	CAYENNE FOUNTAIN GRASS
	SCH BLA	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	BLAZE LITTLE BLUESTEM
PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME
	HEM RXD	HEMEROCALLIS X 'EARLY SNOW'	EARLY SNOW DAYLILY
	HEM ERL	HEMEROCALLIS X 'ERIN LEA'	ERIN LEA DAYLILY
	HOS FOR	HOSTA FORTUNEI 'AUREOMARGINATA'	GOLD CROWN HOSTA
$\odot$	LAV OFG	LAVANDULA ANGUSTIFOLIA 'ROYAL PURPLE'	ROYAL PURPLE ENGLISH LAVENDER
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT
	TURF SOD	DROUGHT TOLERANT FESCUE BLEND	FLAT

4

![](_page_26_Picture_5.jpeg)

![](_page_26_Picture_7.jpeg)

A	(A)
	C.8
	D.7 — - ⁵ ₉
	(F)
R	(F.5) [9]
D	G
	G.4 قرم ورجاً
	J.8
	(M)
C	
	N — —
	(P) — — —
D	
	(S) — — —
	(T)
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Logan Institute	V
22_2025151 TT	(x)
gan Institute/A	
45 AM	
Autodesk Docs: 12/5/2022 7:57:	<b>PARKING FL(</b> SCALE: 1/16" = 1'-0"
<b>₹ ₽</b>	

PARKING FLOOR PLAN

1

![](_page_27_Figure_4.jpeg)

A С

5

![](_page_27_Picture_6.jpeg)

![](_page_27_Figure_8.jpeg)

	A A	<b>↓</b>
A	C	
	C.8	27'-0"
	D.7)	
В		58
	G	
		-28-
	( <b>J</b> )	21-0"
	(J.8) L	
		28'-7"
	M <u></u>	
C	372	29'-0"
	N	
	(P)	49'-0"
	( a	, 
D		50
	0	
	(T)	40'-0" 31'-(
	(T.5) U	
		26'-0"
	V	46'-0"
	v	20'-0"
	(X) \$	⊼ — <b>X</b> —

1

38 . 38

sk Docs:/ 22 7:59:(

FIRST FLOOR PLAN SCALE: 1/16" = 1'-0"

![](_page_28_Figure_3.jpeg)

![](_page_28_Figure_6.jpeg)

5

![](_page_28_Picture_8.jpeg)

5

![](_page_28_Figure_10.jpeg)

![](_page_29_Figure_0.jpeg)

![](_page_29_Figure_2.jpeg)

А

В

С

1

A С KEY PLAN

5

![](_page_29_Picture_7.jpeg)

5

![](_page_29_Figure_9.jpeg)

Autode: 12/5/20	SCALE: 1/16" = 1'-0"
sk Docs://202251: 22 8:00:37 AM	ROOF PLAN
5 Logan Institute/A	
2_2022515 Logan	X
Institute.rvt	V — — — — — —
	(T.5)
	(T)
D	(S)
	Q
	(P)
	N — — — — — —
C	
	M — — — — —
	J.8
	J — — — — —
	G.4 — — — — — —
В	G
	(F.5)
	(D.7)
	C.8 — — — — — — — —
	<b>C</b> — — — — — —
A	A       -       -       -         B       -       -       -
	(A) — — — — — — —

1

![](_page_30_Figure_1.jpeg)

# References to sheets below are provided to aid in navigating the drawings.

RE: G400 for Roof Types.

RE: A340 for Roof Details.

RE: Plumbing drawings for pipe vent quantities and locations. Provide flashing per roof and plumbing details.

Crickets: Provide crickets at roof top mechanical units, roof access hatches and other similar conditions for positive drainage.

Roof Deck Limitations: Do not use the steel roof deck to support loads from plumbing, HVAC ducts, light fixtures, architectural elements or equipment of any kind, UNO. Lightweight suspended acoustical ceilings with a total weight per wire not exceeding 50 pounds may be hung from the steel roof deck. Stagger the hangers to distribute the load over multiple deck flutes.

Roof Insulation: Provide R-30 minimum, unless noted otherwise.

Walkway Pads: Provide walkway pads as shown, and if not shown, provide pads from all points of roof access (ladders, doors, access hatches) to mechanical equipment, roof drains, and all other rooftop equipment. Adjust pathways as required to miss penetrations and rooftop equipment that may not be shown on the roof plan.

Slope: Provide ¼" per foot minimum slope across the roof.

Roof Membrane at Parapet Walls: Continue membrane up parapet walls, over the top and down the other side, lapping the wood nailers and the material below them by 1" minimum.

Elevation Datum Points: Datum points are to top of deck unless noted otherwise.

# LEGEND - ROOF PLAN

ROOF TYPE R-1 SINGLE-PLY MEMBRANE - SLOPE 1/4" PER FOOT MINIMUM UNO
CRICKETS: R-1 ROOF SYSTEM WITH TAPERED INSULATION - MAINTAIN 1/4" PER FOOT SLOPE AT CRICKET VALLEYS

- PRIMARY AND SECONDARY ROOF DRAINS
- DIRECTION OF SLOPE **____**
- **ROOF HATCH**

RJ

**RK** )

(RL)

4

**ROOF TOP EQUIPMENT - SEE** MECHANICAL

![](_page_30_Picture_22.jpeg)

![](_page_30_Picture_23.jpeg)

![](_page_30_Figure_25.jpeg)

![](_page_31_Figure_0.jpeg)

![](_page_31_Picture_7.jpeg)

![](_page_31_Figure_10.jpeg)

![](_page_32_Picture_0.jpeg)

**BIRD'S EYE - NORTH WEST** 

![](_page_32_Picture_2.jpeg)

![](_page_32_Picture_3.jpeg)

# PERSPECTIVE - SOUTH EAST

3

# PERSPECTIVE - NORTH EAST

3 3

![](_page_32_Picture_8.jpeg)

![](_page_32_Picture_10.jpeg)

![](_page_32_Figure_12.jpeg)

![](_page_33_Picture_0.jpeg)

1

SOUTH EAST

![](_page_33_Picture_2.jpeg)

WEST

desk Docs://2022515 Logan Institute/A22_2022515 Logan Institute.rvt

![](_page_33_Picture_5.jpeg)

4

SOUTH WEST

3

![](_page_33_Picture_7.jpeg)

# NORTH EAST

![](_page_33_Picture_10.jpeg)

![](_page_33_Figure_12.jpeg)

![](_page_34_Figure_0.jpeg)

![](_page_35_Picture_0.jpeg)

![](_page_36_Picture_0.jpeg)

November 16, 2022

Chad Nielsen, AIA, NCARB, LEED AP MHTN Architecture 280 South 400 West Salt Lake City, UT 84101

Re: USU Logan Institute of Religion 600 Darwin Ave Logan, UT 84321 Engineer's Water Supply Analysis

Dear Mr. Nielsen,

Please find below an analysis of the water supply for the above referenced project. A water flow test was conducted on November 3, 2022, at 3:00 PM by Zachary Taylor of VBFA, Inc. as well as Casey of the Logan City Public Works. Information regarding the water system was obtained from Joe Hawkes of Logan City Public Works.

#### Description of the Public Water System

Logan City has six reservoirs located on the bench of the city, with a total capacity of 8-million gallons. The main transmission line size from the reservoirs is 24-inch. The city is set up in a grid with transmission lines of 16-inch, 14-inch, and 12-inch.

#### **Description of the Water Lines Serving the Proposed Project**

The project site is located on the South end of Darwin Avenue. There is a 4-inch ductile iron line in Darwin Avenue fed from a 24-inch line in Aggie Boulevard.

#### Fire Hydrant Flow Test

A flow test was conducted using two hydrants. Hydrant 1 is located on the corner of Darwin Avenue and Aggie Boulevard; Hydrant 2 is located South of Hydrant 1 on the West side of Darwin Avenue. Hydrant 1 was used to measure the static and residual pressure at an elevation of 4782 ft. Hydrant 2 was used to measure the flowing pressure out of one nozzle at an elevation of 4782 ft. Hydrant elevations provided by Google Earth. The project site is fairly level. See the enclosed map and fire flow data sheets for location of hydrants and calculations.

#### Flow Test Results (No Reductions for Seasonal Fluctuations)

Static Pressure (Hyd 1)	120 psi
Residual Pressure (Hyd 1)	110 psi
Pitot Pressure Two Outlets (Hyd 2)	7, 7 psi
Flow	888 gpm
Available Fire Flow	3082 gpm at 20 psi

Corporate Office Salt Lake City 181 E. 5600 S. Suite 130 Murray, UT 84107 T 801 530 3148 F 801 530 3150

St. George 230 N. 1680 E. Building V St. George, UT 84770

T 435 674 4800 F 435 674 2708

Logan 40 W. Cache Valley Blvd. Building 1, Suite B Logan, UT 84341 T 435 752 5081 F 435 752 0335

Arizona 1602 S. Priest Drive Suite #103 Tempe, AZ 85281 T 480 889 5075 F 480 889 5076

#### Flow Test Results (10% Reductions for Seasonal Fluctuations)

Static Pressure (Hyd 1) Residual Pressure (Hyd 1) Flow Available Fire Flow

108 psi 99 psi 888 gpm 3045 gpm at 20 psi

It is our opinion that the reduced pressures and flow can reasonably be relied upon throughout the year.

#### **Building Description and Fire Protection Requirements**

The building currently under design is a two-story addition 100,000 sq. ft. type II-B structure. Based on the tables of IFC construction type, the fire-flow requirement for this building is 6,750 gpm.

Per IFC B105.2 with an automatic sprinkler system per IBC 903.3.1.1 the minimum required fire-flow is 25% of the value in Table B105.1(2). The reduced fire flow requirement cannot be less than 1,000 gpm. The minimum fire flow requirement for this building is 2,000 gpm.

#### **Recommendations**

The calculated available fire flow at 20 psi of 3,045 gpm exceeds the required 1,687 gpm and meets the IFC requirements.

It is strongly recommended that water lines be upsized to 8-inch lines where possible, flow of water to hydrants during an emergency will possibly compromise the ability of the fire sprinklers to operate properly in combination with the smaller water mains. At a minimum the water line in Darwin Avenue as well as into the Institute should be upsized to at least a 6-inch line.

Respectfully,

Zachary Taylor VBFA, INC. Consulting Engineers

David P. Baranowski, P.E. VBFA, INC. Consulting Engineers

![](_page_37_Picture_15.jpeg)

![](_page_38_Picture_0.jpeg)

![](_page_39_Picture_0.jpeg)

TEST DATE:	3-Nov-2022	
TEST TIME:	3:00 PM	
PROJECT:	Logan Institute of Religion	
SUBJECT:	Fire Protection Water Flow Test	
LOCATION:	Logan, UT	

### **Observed Flow**

$$Q_F = 29.83 c^* d^2 \sqrt{p}$$

Where Q=observed flow, c=coefficient, d=outlet diameter, p=pitot pressure

	outlet 1	outlet 2	outlet 3	outlet 4
QF	444	444	0	0
с	0.9	0.9		
d	2.5	2.5		
р	7	7	4	
Total Flow	888		-	

### **Available Flow**

	Pressure	Flow
Static	120	0
Residual	110	888

Actual Scale:	4
Guess Scale:	4
Available Flow @ 20 psi:	3082

See Enlarged Flow Chart See Enlarged Derated Flow Chart

Pressure Deration = 10%

![](_page_39_Figure_11.jpeg)

![](_page_39_Figure_12.jpeg)

![](_page_40_Figure_0.jpeg)

![](_page_41_Figure_0.jpeg)

![](_page_42_Picture_0.jpeg)

## Logan Institute of Religion, Design Review & Conditional Use Permit

1 message

#### Zoe Cardon <zcardon@gmail.com>

Sat, Dec 31, 2022 at 3:55 PM

To: amanda.pearce@loganutah.org, mike.desimone@loganutah.org

Dear Mr. DeSimone and Ms. Pearce,

Today I received a letter from you, Mr. DeSimone, about the Design Review of the new LDS Institute project at 600 Darwin Ave.

The letter does not make clear whether the construction is planned for only the East side of Darwin Avenue. Could someone let me know? (zcardon@gmail.com, 860 214 0163)

The listed parcels for the project are TIN 06-053-0013 and -0019 (both on the east side of Darwin), and 06-053-0016 which is a split parcel, one piece on the east of Darwin (site of the old College Bluebird), and one piece to the west of Darwin (paved parking lot currently). Is parcel 06-053-0016 listed as part of the construction because of the old College Bluebird site? Or is the parking lot west of Darwin somehow involved?

I ask about this because the access for my (single-family) house to the west of Darwin Ave, and the apartments around it, is over a long-established right of way (University Hill Way) that traverses the half of parcel 06-053-0016 that is west of Darwin Ave. In fact Univ. Hill Way traverses all our parcels, and, contrary to the yellow line drawn on the map on back of the letter, it does not extend in a functional way around the USU-owned apartments at 655 Darwin Avenue (parcel 06-053-0005). Only a very narrow driveway, accommodating a single car width, goes around the north side of that building, nowhere near large enough to be the main access to our house and other apartments along University Hill Way.

So, we are wondering, is construction planned for only the Institute-owned land on the east side of Darwin Avenue? Will access to University Hill Way be impacted?

Thank you, Zoe Cardon 4 University Hill Way, Logan, Utah 84321 860 214 0163