



Project #23-005
Altitude
Located at approximately 2200 South 800 West

REPORT SUMMARY...

Project Name: Altitude
Proponent / Owner: Nathan Leishman / Altitude Property LLC
Project Address: ~ 2200 South 800 West
Request: Design Review & Subdivision Permit
Current Zoning: Mixed Residential Medium (MR-20)
Type of Action: Quasi-Judicial
Hearing Date: January 12, 2023
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review & Subdivision Permit for Project #23-005, Altitude, in the Mixed Residential Medium (MR-20) zone located at approximately 2200 South 800 West., TIN #03-001-0010; -0013.

Current Land use adjoining the subject property

<i>North:</i>	Outside of City Boundary: Millville	<i>East:</i>	Outside of City Boundary: Millville
<i>South:</i>	Outside of City Boundary: Nibley	<i>West:</i>	MR-20: Vacant

Project Proposal

This proposal is for a three-phase multi-family residential project consisting of 751 total dwelling units. The project is shown with four (4) different structure types, five-plex townhomes, and 24-unit and 36-unit apartment buildings. The townhomes are two-story and the apartment building are three-story in height. The overall 37.45-acre site is broken up into three blocks, with the creation of several new public streets, open spaces, landscaping, surface parking lots and two clubhouses. Phase one is shown in the southwest corner of the site along 2200 South and 800 West in a currently vacant agrarian field and is the first phase of an overall four-phase townhome project located northeast of the intersection of 2200 South and 800 West. Nibley City borders the property to the south and Millville City borders the property to the east beyond the existing Union Pacific Rail Line.

Land Use & Density

The Land Development Code (LDC) 17.07.110 permits multi-family residential uses at a maximum density of 20 units per acre in the MR-20 zone. Up to three (3) individual occupants or one (1) family per dwelling unit is allowed in this zone. The applicant has proposed 259 units in phase I, 156 units in Phase II, and 336 units in Phase III. The overall 37.45-acre site (based on existing parcel legal descriptions) could yield 749 total dwelling units. As proposed, the total unit count in the overall project exceeds the maximum density by two units. As conditioned with maximum density adherence both to overall and per phase, the project meets the density standards in the LDC.

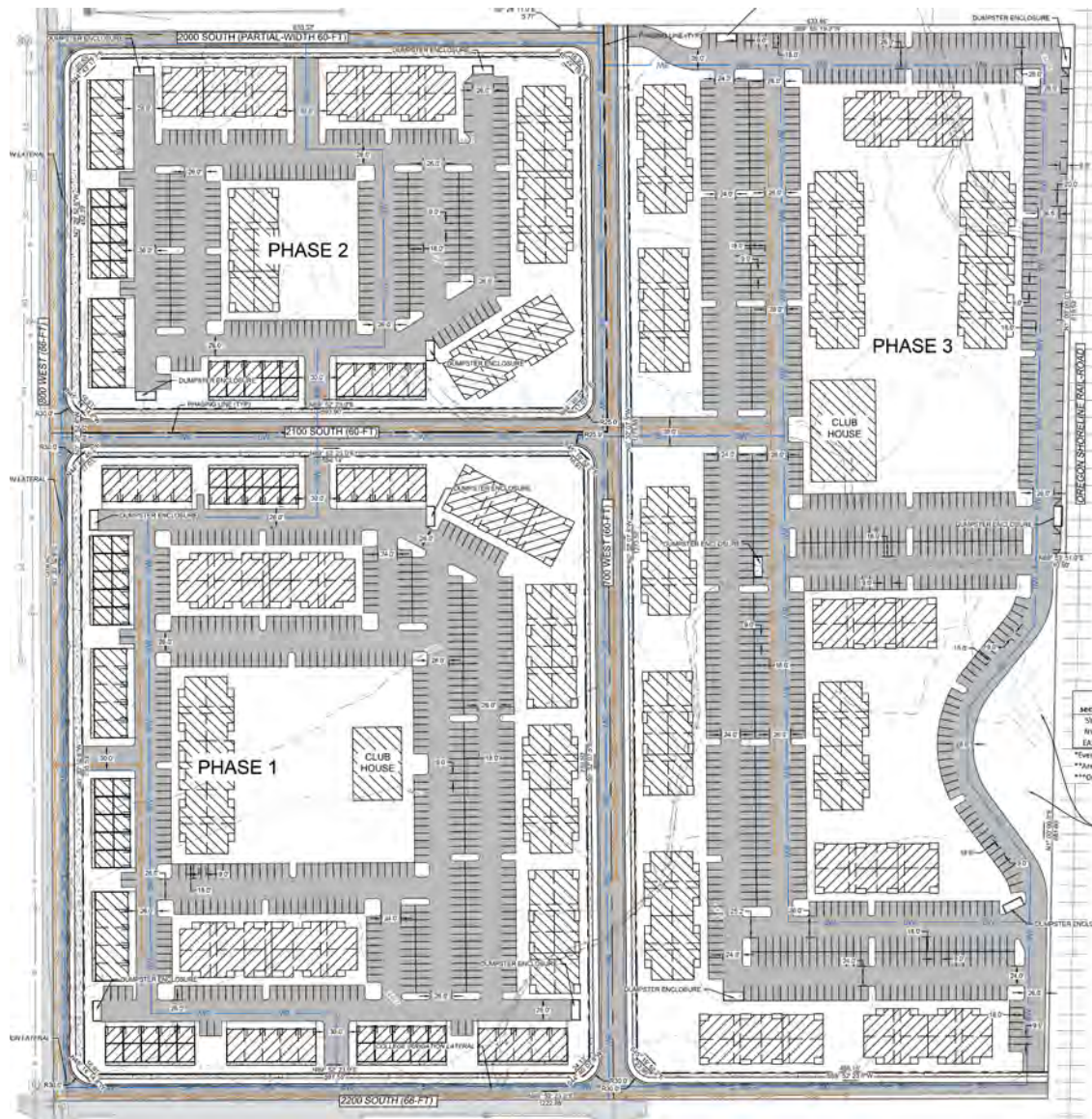


Figure 1 shows the proposed site plan

Street Connectivity

Multiple LDC code sections address street and block layout with the goal of creating well-connected neighborhoods and efficient transportation systems for all modes of travel. Logan City has a history of street layout that forms connected grid patterns and square shaped blocks. Areas of town, depending on topography, sensitive lands or other similar barriers have been permitted modifications at various times and under various previous version of city code. For approximately the last 20 years, Logan City codes have strengthened their requirements for creating well-connected street and block patterns. Limited modifications may be approved by the hearing body but must only be rooted in site-specific constraints listed in the LDC.

A joint statewide agreement between the Utah Department of Transportation (UDOT) and Union Pacific limits new intersections from being created within 250 feet of a railroad crossing. It is planned to create a new railroad crossing at 2200 South which is located at the southeast corner of this property. Considering the above code language and UDOT regulations, this property should be considered for modifications from the traditional block pattern because of railroad crossing regulations and the existing street pattern to the south (Nibley). The proposed road layout with the two typical blocks on the west side and one larger block on the east side are consistent with the intent of the City's grid requirements and within the purview of the Commission's discretionary authority. As conditioned, the project meets the requirements in the LDC.

Setbacks

The Land Development Code (LDC) requirements for setbacks in the MR-20 zone are as follows (as measured from property lines):

Front:	10' (opposite NR zones = 25')
Side:	8' (0' for common wall)
Rear:	10'
Parking (front):	10'
Parking (side/rear):	5'

The following setbacks are proposed (as measured from property lines):

Front:	10'
Side:	8+ & 0' for common wall situations
Rear (west):	10'
Parking (front):	10'
Parking (side/rear):	5'

As proposed, the project meets the setback requirements in the LDC.

Lot Coverage & Building Frontage

The LDC 17.7.100 establishes a maximum lot coverage of 60% (building(s) footprint in relation to overall lot size) and a minimum building frontage of 60% (percentage of building width to overall lot width at front setback) in the MR-20 zone. The project design places a majority of the buildings along the street frontages, and as submitted, shows a lot coverage of approximately 20% (43 building footprints on 37.69 ac.) and a building frontage that equals approximately 70%. As proposed, the project complies with the requirements of the LDC.

Parking Requirements

The LDC 17.31.040 requires two (2) parking stalls per every dwelling unit for multi-family structures in the MR-20 zone. The LDC also requires bike racks/parking for residential uses. The proposed plan shows a double-car garage within each townhome and additional surface parking stalls for the apartment buildings. The overall project provides 1,763 parking stalls for a total ratio of 2.34 per unit. Each phase is shown with at least 2.0 stalls per phase. The submitted plans do not show bike racks. As conditioned with bike racks, the project complies with the Logan City parking code requirements.



Figure 2 shows the proposed 36 unit building design

Building Design, Site Layout & Pedestrian Circulation

The LDC 17.09.040 requires multi-family buildings to have minimum variations, interesting façade design, a mix of materials and articulation for aesthetically pleasing projects. The MR-20 zones are required to have minimum street-facing façade design variations from adjacent buildings to enhance neighborhood character and create visual interest (limit “cookie-cutter” homes). The LDC identifies eight (8) different categories and requires that at least four (4) out of

the eight (8) be noticeably different. The eight (8) categories listed are building color, materials, roofline, height (number of floors), fenestration, architectural style, articulation, and porch design. The proposal shows façade variations with modest façade variations among all building designs and types (roofline, porch design, color and materials). The site plan shows a network of sidewalks along the perimeter streets connecting the outer ring of buildings for walkability. The center-of-the-block areas containing buildings do not show any pedestrian circulation or sidewalk connections. A regional trail is proposed along the east side of 800 West that runs northward to the Logan River Trail system near Rendezvous Park. The application shows the continuation of this ten-foot-wide trail along the west project frontage. As conditioned with Planning Commission determining façade variation and added pedestrian connectivity to inner areas of the project, the proposal meets the requirements in the LDC.



Figure 3 shows one of the proposed townhome buildings

Building Heights

The LDC allows building heights in the MR-20 zone at 45 feet. When properties are adjacent or opposite to NR zones, height transitions are required to start at 35 feet. The proposed two and three-story buildings are shown at a maximum peak height of 42 feet. As proposed, building height complies with the LDC standards.

Open Space

The LDC 17.07.110 requires 20% open space and an additional 10% useable outdoor space in the MR-30 zone. The LDC 17.35 generally describes open space as vegetation or landscaped areas, while useable outdoor space is typically decks, patios and other similar outdoor amenities. Open space will be required per phase on a net acreage basis. The proposed conceptual plan shows approximately 30% of open space per phase. As conditioned with final landscaping plans and minimum open space based on net acreages, the project meets the requirements of the LDC.

Landscaping

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 multi-family residential projects. The LDC also requires minimum perimeter and interior parking lot landscaping to reduce the visual and environmental impacts of asphalt parking lots. As conditioned with a detailed landscaping plan meeting minimum plant numbers based on net acreages, the project complies with the LDC.

Lighting

The LDC 17.37.090 requires adequate lighting that adds aesthetic quality and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits freestanding pole height to 32 feet and luminaire fixtures on buildings and canopies to be concealed source, down-cast and shielded from neighboring properties. Light measurements are required to range

between 0.5 – 4.0-foot candles, so areas are sufficiently safe, but not excessively bright. As submitted, no exterior lighting has been shown. As conditioned, the project meets the requirements of the LDC.

Subdivision

With the proposed three phases and the required block and street connectivity standards, this project results in three parcels separated by the new streets/blocks. The currently existing two parcels (18.50 acres & 18.95 acres) are proposed to be a total of three (one additional lot). The townhomes and apartment buildings are all proposed on property that will be owned by the overall developer and all be rentals. The MR-20 zone does not have a minimum lot size and setbacks will be measure from new property boundaries. As conditioned with final subdivision plats, the project meets the subdivision requirements in the LDC.

Staff Summary

The proposed project should be considered by the Planning Commission for a grid/street/block modification, façade variation levels, and walkability. With the railroad and limited crossing options, the proposed project shows connections to the areas to the north, west and south but not to the east. The code does allow for flexibility in dealing with pre-existing developments and/or existing physical constraints and this site may warrant deviations from exact 660' blocks. This property, at nearly 38 overall acres, should yield four blocks, but the Planning Commission will need to consider the railroad and consider the code language of "close match" for block deviation latitudes. The project meets minimum façade variation standards, but some building design have small "degrees" of variation. The Planning Commission may recommend different changes to achieve more noticeable variations within their legal powers. The other issues concerning open space, landscaping, sidewalks can be reasonably resolved through design detailing during the building permit and construction document process.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Fire	• Water
• Engineering	• Environmental
• 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 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 total maximum density of this project is 749 units. Each phase shall be proportionate in density so that if the project is abandoned between phases the remaining property can be developed without incumbrances. If the applicant submits a stamped and recorded property survey providing updated acreage, the maximum number of dwelling units may be adjusted provided the overall maximum density of the underlying zone is not exceeded.
3. The Planning Commission will determine the block connectivity and number of street connections.

4. All street facing facades shall adhere to LDC 17.09.040 variation requirements.
5. The project shall provide two (2) vehicle parking stalls per each dwelling unit and bike racks per each apartment building.
6. Sidewalk shall be added that connect inner area buildings to perimeter sidewalks and to common areas/clubhouses in a safe and relatively direct manner.
7. Wetland delineations shall be completed and approved prior to the beginning of each phase in which potential wetlands are located. If wetlands are not approved as proposed, adjustments to phase three will be required in order to account for adjustments in the approved wetland delineations and potential loss of buildable area.
8. The final subdivision plat (3 lots) and street dedication plats must be recorded within a year of this approval.
9. The regional 800 West trail will either be a public easement or a modified right of way for the additional 5 feet of width to that standard sidewalk.
10. All common and remainder areas shall be listed as “non-buildable” on the street dedication plat.
11. A performance landscaping plan, prepared in accordance with §17.39 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 the 20% of the net acreage after the street dedication plat per phase.
 - b) 20 trees and 50 shrubs/perennials shall be provided per each phase and based on net acreage.
 - c) Street trees shall be provided at every 30 feet on center along all public streets.
12. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
13. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
14. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
15. 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.
16. 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.
17. Surface storm-water retention and detention facilities shall be located in areas away from public streets and buffered from view.
18. 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. *Fire—contact 716-9515*
 - 1) Fire hydrants will be required with 400 ft of all points of buildings, as measured in an approved route around the exterior of all buildings.
 - 2) Multi-family buildings (24/36 plex) will require fire sprinkler and fire alarms. Fire hydrants will be required within 100 feet of the Fire Department Connection (FDC) of the fire sprinkler systems.
 - 3) Provide fire apparatus access plans (two track) using the specifications of current fire apparatus will be required to indicate proper fire apparatus access to within 150 of all points of building measured in an approved route around the exterior: Inside turn 19'4", Curb to Curb 35'6" and Wall to Wall 40'.
 - 4) Available fire flow analysis will be required and compared to the required fire flow of each building. Required fire flow is determined by the type of construction and size of the *fire area*. *Fire area* is defined as: *the aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls or under horizontal projection of a roof or floor above*. This is different than footprint.
 - b. *Engineering —contact 716-9160*

GENERAL

- 1) Provide 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
- 2) 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 along all frontages and perimeter property lines.
- 3) Provide all necessary cross access easements/agreements for private road and private utilities across all phases.
- 4) Due to development being within 1000 feet of an existing railroad crossing, a diagnostic review of this developments impacts to the crossing must be completed with UDOT and the Union Pacific Railroad. All requirements imposed on project by UDOT and Union Pacific Railroad shall be incorporated into the final design permit package (Reference State Code R930-5-7(2)).
- 5) The engineering design shall coordinate with and adjust plans as may be necessary to account for improvements being designed and / or constructed by adjacent developers, Logan City, and Nibley City.
- 6) This development has been identified as a 3 lot subdivision and as such shall provide a subdivision plat that meets City standards to be recorded along with the improvement plans.
- 7) CC&R's shall include language that addresses the requirement of the HOA to maintain private water lines, private sewer lines, common access and parking areas, and the Storm Water management system, basins, swales, and related infrastructure outside of a dedicated street.
- 8) Provide Development Agreement and financial surety of at least 110% of the cost to construct all infrastructure & storm water improvements. Financial assurances shall 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/or PUE prior to scheduling the Pre Construction meeting.
- 11) Wetlands have been identified as existing or previously existing on the property. Provide a wetlands delineation study to confirm the location of any wetlands. If wetlands are found, provide a wetlands mitigation plan approved by the Army Corps of Engineers.
- 12) Except as amended by the requirements herein, the development shall follow all federal, state, county, and Logan City codes and standards.

UTILITIES

- 13) The nearest active City water line is currently located at the intersection of 2200 S and 1000 W and at 800 W (Hyclone Road) and US 89/91. The subdivision's water system shall be connected in two separate locations to the City's water system to provide a redundant supply for the number of residential units being served.
- 14) A new sewer main shall be constructed by the development to connect to the City's existing sewer system. There is insufficient capacity in the 2200 S sewer line west of 1000 West to serve the project. The nearest existing sewer line is located at 1000 W and 2075 S.
- 15) Water and sewer lines in the right of way shall be a minimum of 8 inches in diameter unless an increased size is otherwise required according to modeling performed by Logan City Utility Staff.
- 16) Per modeling, the water line in 800 West shall be a minimum diameter of 12 inches.
- 17) 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.

- 18) Provide City with private Water Utility agreement for all private water and sewer lines (including fire lines) not located within a Public Right of Way. The agreement shall be recorded with the County Recorder.
 - 19) Coordinate with the Fire Marshall to ensure sufficient fire hydrants are located in and around the site to meet fire code requirements.
- STORMWATER / IRRIGATION
- 20) Provide storm water detention/retention per Logan City Design standards. This includes the retention of adjacent half street offsite where an existing management system is not established and onsite stormwater. Retention of the 90% storm event is required and shall be provided through the use of Low Impact design methods.
 - 21) Provide a stormwater maintenance agreement for City Review, approval and recordation at County Recorder's Office.
 - 22) 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.
 - 23) Maintain the capacity, size, and location of all existing irrigation system infrastructure along and within the project; or where irrigation infrastructure is required to be relocated or changed, improve the infrastructure to the irrigation company standards. The City will require all affected Irrigation companies to provide a signature approval on all final construction plans and final plats.
 - 24) The plans submitted do not show storm water management improvements on the property, including the provision for storm water detention/retention basins. Additional common / open space area may be required to comply with the City's storm water management standards.
 - 25) The minimum diameter of storm drain piping in a City right of way shall be 15 inches unless a larger size is required by the design.
 - 26) The project design shall incorporate or pass through any existing offsite stormwater flows that flow onto the project site.
- STREETS
- 27) DEDICATE
 - 28) Dedicate right of way on 800 West sufficient to achieve a total 66' of right of way and construct the street to the City's Gridded Street Collector Road cross section.
 - 29) Dedicate right of way on 2200 South sufficient to achieve a total 66' of right of way (not including the existing street parking to the south) and construct the street to the City's Gridded Street Collector Road cross section. Developer shall coordinate with Nibley on the roadway improvement design.
 - 30) Dedicate 43.5' of new right of way on 2000 South and construct half of a Local Street cross-section plus 10' of additional asphalt with curb and gutter on the north side. Right of way and roadways shall align with 2000 South on the development to the west as best as possible.
 - 31) 2100 S shall align with the proposed 2075 S on the development to the west. Coordinate designs such that the roadways and rights of ways align.
 - 32) Dedicate a minimum 60' of right of way on 2100 S and 700 West and improve these roads to the City's residential street cross section.
 - 33) Construct all of 2100 South, 800 West, and the adjacent street improvements of 700 West, 2200 South, or 2000 South with the first constructed phase. Sidewalk and park strips along future phases can be constructed with those future phases. If construction does not follow phase numbering consecutively,
 - 34) Construct all of 2000 South or 2200 South and the rest of 700 West with the second constructed phase.
 - 35) Identify the current width of the right-of-way on the plat and provide reference information on the plat to document the existing right-of-way dedication.
 - 36) Pavement section of all roads shall be designed by a geotechnical engineer but shall at least meet the minimum City standards.

- 37) Where existing pavement is found to not have a roadbase or granular borrow cross section, the road shall be removed and reconstructed to City standards to the center line of the roadway.
- 38) Developer to pay for a traffic impact analysis that is procured by City staff and shall comply with the results of that study.
- 39) As per State and Union Pacific Railroad specifications, new intersections shall be at least 250 feet away from the rail line crossing.

c. Water —contact 716-9627

- 1) All three-story tall or taller (above finish grade) residential buildings must have a minimum DC (ASSE1015) backflow assembly installed and tested on the water main/s as it/they enters the building/s before any branch offs or possible connections inside or outside of building. All backflow assemblies must be tested within 10 days of turning water into them and annually thereafter. Refer to 2018 IPC Utah State Amendment # 608.1.1, 608.1.2, 608.1.2.2 for installation criteria.
- 2) All landscape irrigation system's fed from Logan City water must have a high hazard rated backflow assembly installed and tested.
- 3) Fire suppression systems that are connected to Logan City water (with no added chemicals) must have a minimum DC (ASSE1015) backflow assembly installed and tested. Fire risers and all B/F assemblies must be installed and tested as per Logan City standards.
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.
- 4) There is only one waterline currently feeding this large development, the Strata Development, and the Altura Development. Logan Water will require a second feed so that customers can remain in service in case of a leak on the one line feeding the area.
- 5) Logan City does not need a waterline to extend to 2200 S in 800 W due to that being the edge of the city, but the development does need an additional waterline to go north along 800 W to loop the system.
- 6) Are sewer depths adequate to provide service? Where will the development's sewer connect?
- 7) There may be some opportunities to reduce some of the looping of water, reducing maintenance costs for the private lines and public lines. This can be worked out in the design review process after a fire flow analysis is completed.
- 8) The fire flow analysis will need approximate locations of hydrants.

d. Light and Power— contact 716-9722

- 1) 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.

e. Environmental – contact 716-9761

- 2) Enclosures or cement pads will need to meet the following requirements:
- 3) Minimum 60 ft. straight on access required. Approach must be level, no down or uphill slopes.
- 4) 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.
- 5) Place bollards in the back of the enclosure to protect walls.
- 6) Gates are not required, however if desired, they must be designed to stay open during the collection process.
- 7) Barrel hinges are suggested for the gates. We need the full 12 ft. clearance so gates must be designed to open completely.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW 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. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The project meets the goals and objectives of the MR-20 designation within the Logan General Plan by providing housing near commercial centers.
4. The proposed project complies with maximum height, density and building design, parking requirements, and 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. 800 West and 2200 South provides access and infrastructure related to the land use.

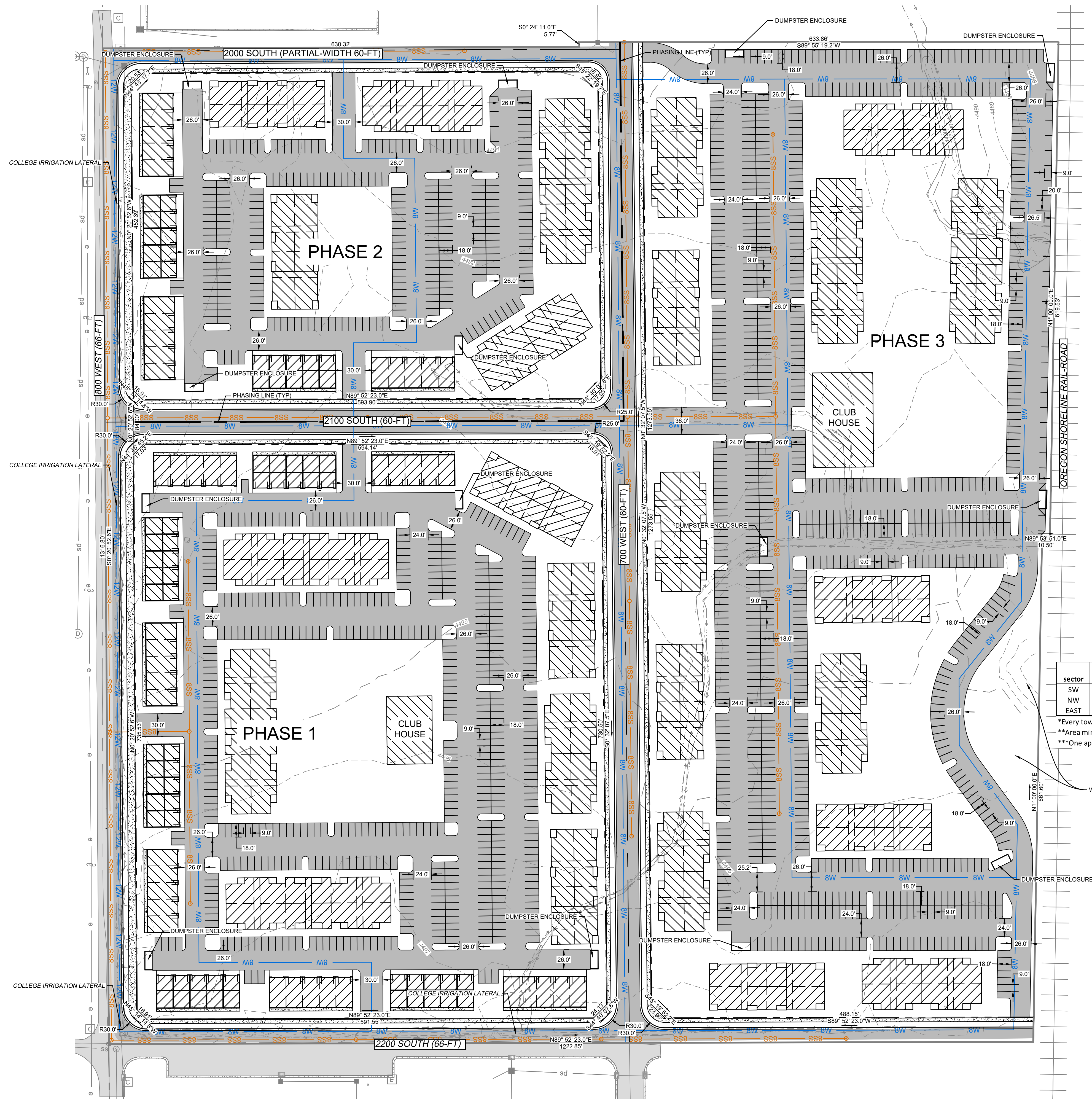


APPLICATION FOR PROJECT REVIEW

For Staff Only <input checked="" type="checkbox"/> Planning Commission		<input type="checkbox"/> Land Use Appeal Board		<input type="checkbox"/> Administrative Review
Date Received 12/5/22	Planner	Zone/Neighborhood MK-20	Scheduled Meeting Date Jan 13	Application Number PC 23-005
Type of Application (Check all that apply):				
<input checked="" type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Subdivision <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Zone Change <input type="checkbox"/> Other				
PROJECT NAME Altitude				
PROJECT ADDRESS 2100 S 800 W			COUNTY PLAT TAX ID # 03-001-0010, - 0013	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER Nathan Leishman			PHONE # 435-770-5900	
MAILING ADDRESS 200 N Gateway Dr. Suite A Providence, UT 84332			CITY	STATE ZIP
EMAIL ADDRESS nate@pinnaclegroup.com				
PROPERTY OWNER OF RECORD Altitude Property LLC			PHONE # 801-871-5830	
MAILING ADDRESS PO Box 184 Wellsville, UT 84339			CITY	STATE ZIP
EMAIL ADDRESS nate@pinnaclegroup.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed) 751 multifamily units consisting of townhomes, and three story apartments. See attached. 3 lot subdivision			Total Lot Size (acres) 12.98, 7.79, 16.92 Size of Proposed New Building (square feet) Number of Proposed New Units/Lots 3	
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 -





GENERAL NOTES:

1. TOTAL AREA: 37.69 AC
2. LANDSCAPE
- 2.1. LANDSCAPING WILL BE PROVIDED AT THE RATE 20 TREES/ACRE AND 50 SHRUBS/ACRE ACROSS THE SITE.
3. ALL EXISTING BUILDINGS, FENCES, AND PAVEMENT WITHIN THE SITE'S PROPERTY LINES IS TO BE REMOVED.

UTILITY GENERAL NOTES:

1. PROPOSED WATER AND SEWER MAIN LOCATIONS AND SIZES WILL BE AS SHOWN ON PLANS.
2. HYDRANTS WILL BE INSTALLED ALONG ROW'S AT SPACING REQUIRED BY THE IFC AND WITHIN 100-FT OF EACH APARTMENT/CLUBHOUSE FDC.
3. 6" SANITARY SEWER SERVICES AND 2" CULINARY WATER SERVICE WILL BE STUBBED TO EVERY STRUCTURE.
4. 6" FIRE LINES WILL BE PROVIDED INTO THE APARTMENT AND CLUBHOUSE STRUCTURES AS THOSE BUILDINGS WILL BE SPRINKLED.
5. PROJECT WILL INCLUDE AN IRRIGATION DESIGN TO ENSURE CONVEYANCE FROM EXISTING DITCHES AND/OR INFRASTRUCTURE

STORMWATER GENERAL NOTES:

1. THE STORMWATER INFRASTRUCTURE FOR THIS PROJECT WILL BE DESIGNED TO DETAIN THE 100-YR 24-HR STORM AND RETAIN THE 90TH-PERCENTILE STORM (0.06-INCHES). IF INFILTRATION RATES DO NOT ALLOW FOR THIS DESIGN, OTHER BMP'S WILL BE EMPLOYED.
2. STORMWATER STORAGE WILL BE PROVIDED IN THE VARIOUS OPEN SPACE AREA ACROSS THE SITE.
3. STORMWATER WILL BE DISCHARGED AT THE PRE-DEVELOPMENT RUNOFF RATE INTO THE COLLEGE IRRIGATION LATERAL AT THE NORTHWEST CORNER OF THE PROJECT.

TABLE 1: SITE SUMMARY

sector	max units				Total Units	stalls prov*		net area**	open	open	open space %	Trees Req'd	Shrubs Req'd
	gross area (ac)	possible	Apartments	Townhomes		stalls	stalls/unit	(ac)	req (ac)	prov (ac)			
SW	12.97	259	204	55	259	592	2.29	10.8	3.2	3.2	30%	216	540
NW	7.79	156	131***	25	156	316	2.03	6.1	1.8	1.8	30%	122	305
EAST	16.92	338	336	0	336	855	2.54	15.6	4.7	5.9	38%	313	781

*Every townhome unit has a 2-car garage

**Area minus roadway dedication

***One apartment unit will be used as a gym space.

LEGEND PROPOSED

- PROPERTY BOUNDARY
- CULINARY WATER LINE (SIZE SHOWN ON PLAN)
- SANITARY SEWER LINE (SIZE SHOWN ON PLAN)
- BUILDING SETBACK
- ASPHALT PAVEMENT
- CLOSED FACE CURB & GUTTER
- CONCRETE PAVEMENT
- SEWER MANHOLE
- 24-PLEX CONDO BUILDING (TYPE A) - 2 BED
- 24-PLEX CONDO BUILDING (TYPE B) - 3 BED
- 36-PLEX CONDO BUILDING - 1 & 2 BED
- 2-STORY 5-PLEX TOWNHOME BUILDING (TYPE A) - 3 BED
- 2-STORY 5-PLEX TOWNHOME BUILDING (TYPE B) - 2 BED

ALTITUDE TOWNHOMES

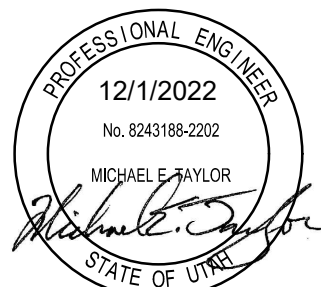
SITE PLAN
2012 S 800 W,
NIBLEY, UT, 84321

MARK: DATE: DESCRIPTION:

PROJECT #: 21-189
DRAWN BY: M. TAYLOR
PROJECT MANAGER: M. TAYLOR
ISSUED: 12/1/2022

Know what's below. **811** before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
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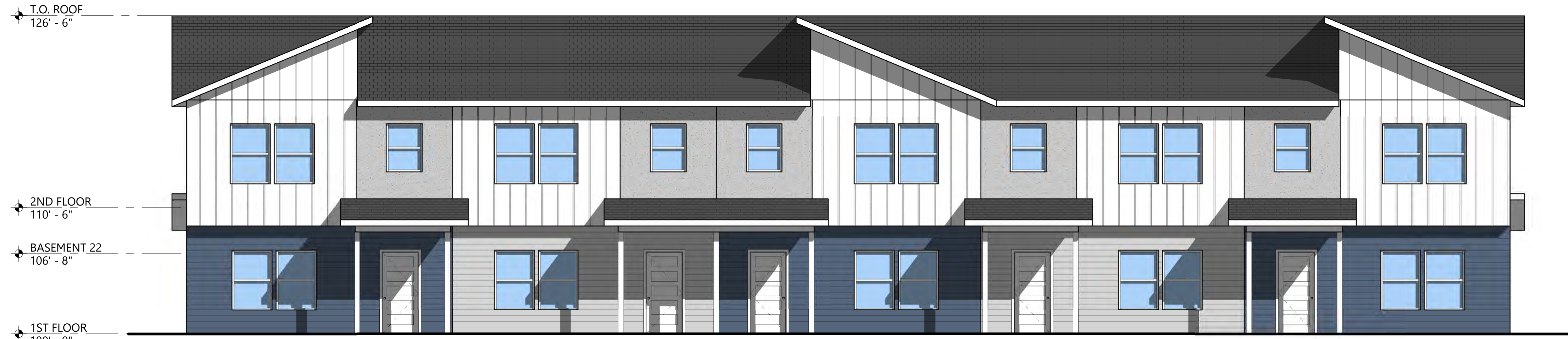


SITE PLAN

1 OF 1

1 2 3 4 5

D



C3 FRONT FACING EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

LEGEND:
LEVI BLUE W/ HORIZONTAL STRIPES: 8" CEMENT BOARD SIDING
GRAY W/ HORIZONTAL STRIPES: 8" CEMENT BOARD SIDING
WHITE W/ HORIZONTAL STRIPES: 8" CEMENT BOARD SIDING
WHITE W/ VERTICAL STRIPES: 12" BOARD AND BATTEN CEMENT BOARD SIDING
ROOF: ARCHITECTURAL ASPHALT SHINGLES

C

B



A3 REAR FACING EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

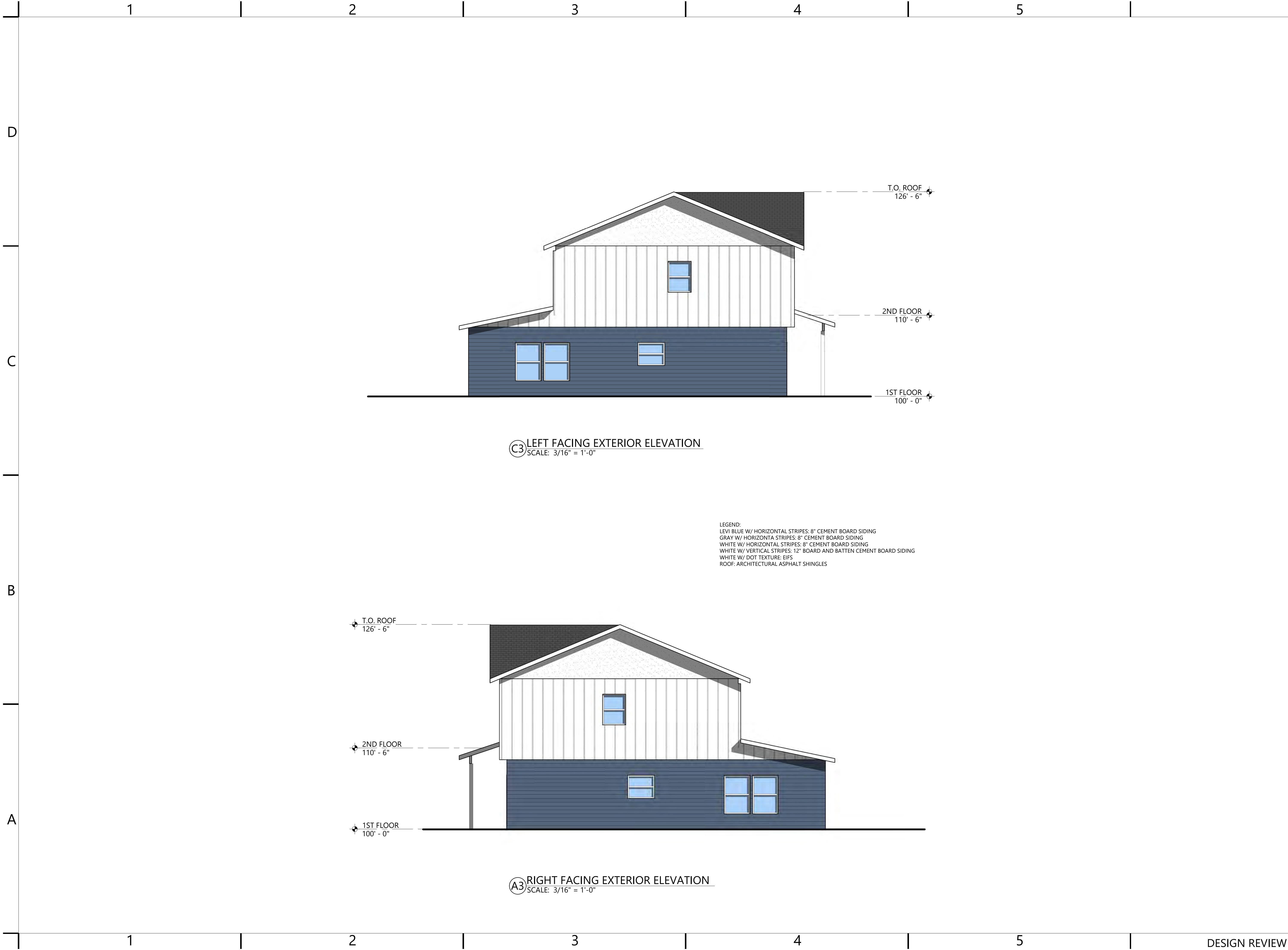
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1 2 3 4 5

ALTITUDE TOWNHOMES
(2) STORY / 5-UNIT /
2-BED
LOGAN, UTAH

CARTWRIGHT PROJECT #	121113
DATE:	12/01/2022
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CHECKED BY:	CW
APPROVED BY:	JC

REVISIONS	
DATE	DESCRIPTION



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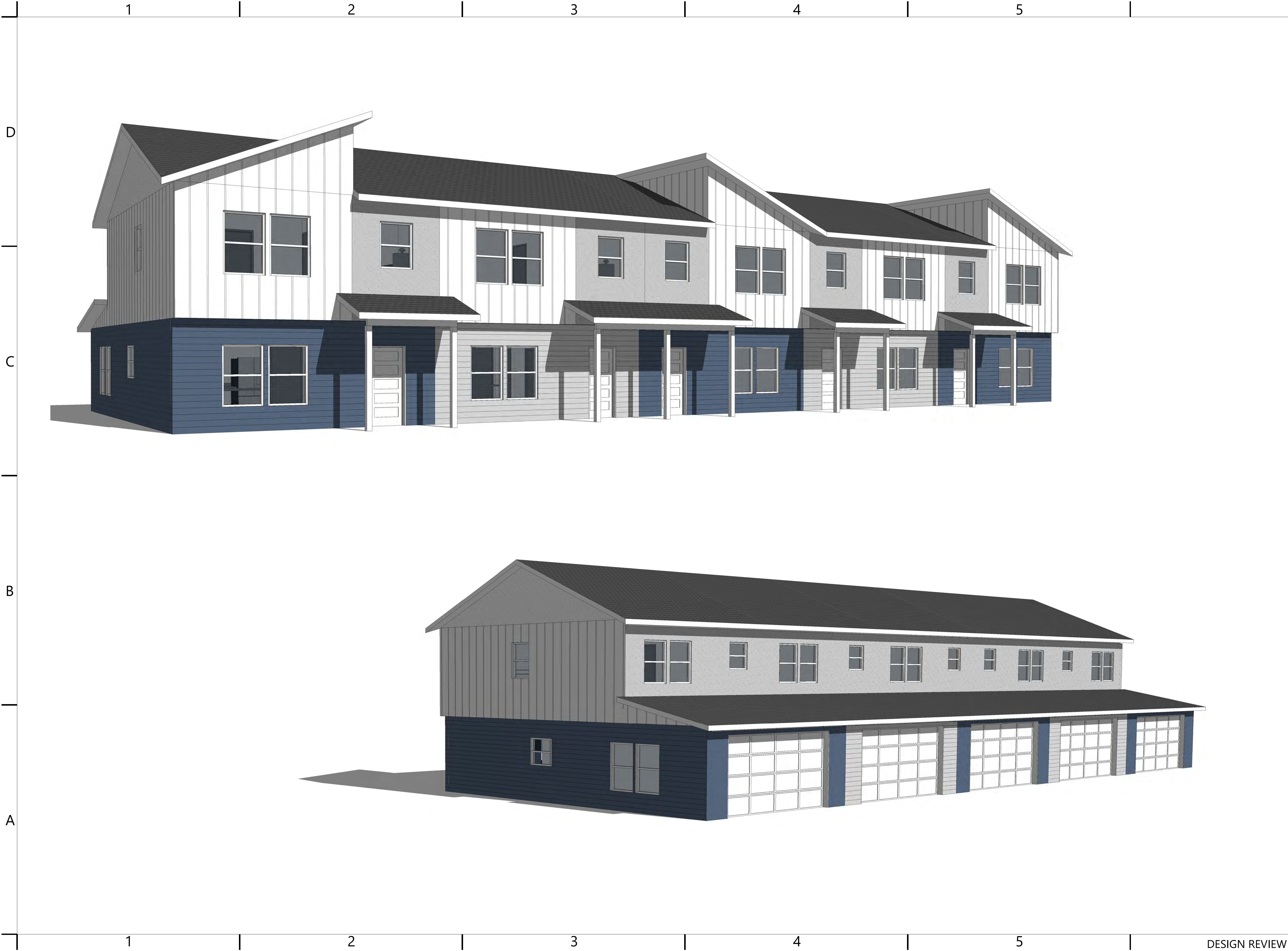
2120 NORTH MAIN STREET
LOGAN, UT 84341
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ALTITUDE TOWNHOMES
(2) STORY / 5-UNIT /
2-BED
LOGAN, UTAH

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EXTERIOR
ELEVATIONS
A202



ALTITUDE TOWNHOMES
(2) STORY / 5-UNIT /
2-BED
LOGAN, UTAH

CARTWRIGHT PROJECT #	121113
DATE:	12/01/2022
DRAWN BY:	CW
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REVISIONS	
DATE	DESCRIPTION

1 2 3 4 5

D

T.O. ROOF
128' - 4 1/2"

2ND FLOOR
110' - 6"

1ST FLOOR
100' - 0"



C3 FRONT FACING EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

LEGEND:
LEVI BLUE W/ HORIZONTAL STRIPES: 8" CEMENT BOARD SIDING
GRAY W/ HORIZONTAL STRIPES: 8" CEMENT BOARD SIDING
WHITE W/ HORIZONTAL STRIPES: 8" CEMENT BOARD SIDING
WHITE W/ VERTICAL STRIPES: 12" BOARD AND BATTEN CEMENT BOARD SIDING
WHITE W/ DOT TEXTURE: EIFS
ROOF: ARCHITECTURAL ASPHALT SHINGLES

B

T.O. ROOF
128' - 4 1/2"

2ND FLOOR
110' - 6"

1ST FLOOR
100' - 0"



A3 REAR FACING EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

A

1 2 3 4 5

DESIGN REVIEW

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ALTITUDE TOWNHOMES
(2) STORY / 5-UNIT /
3-BED
LOGAN, UTAH

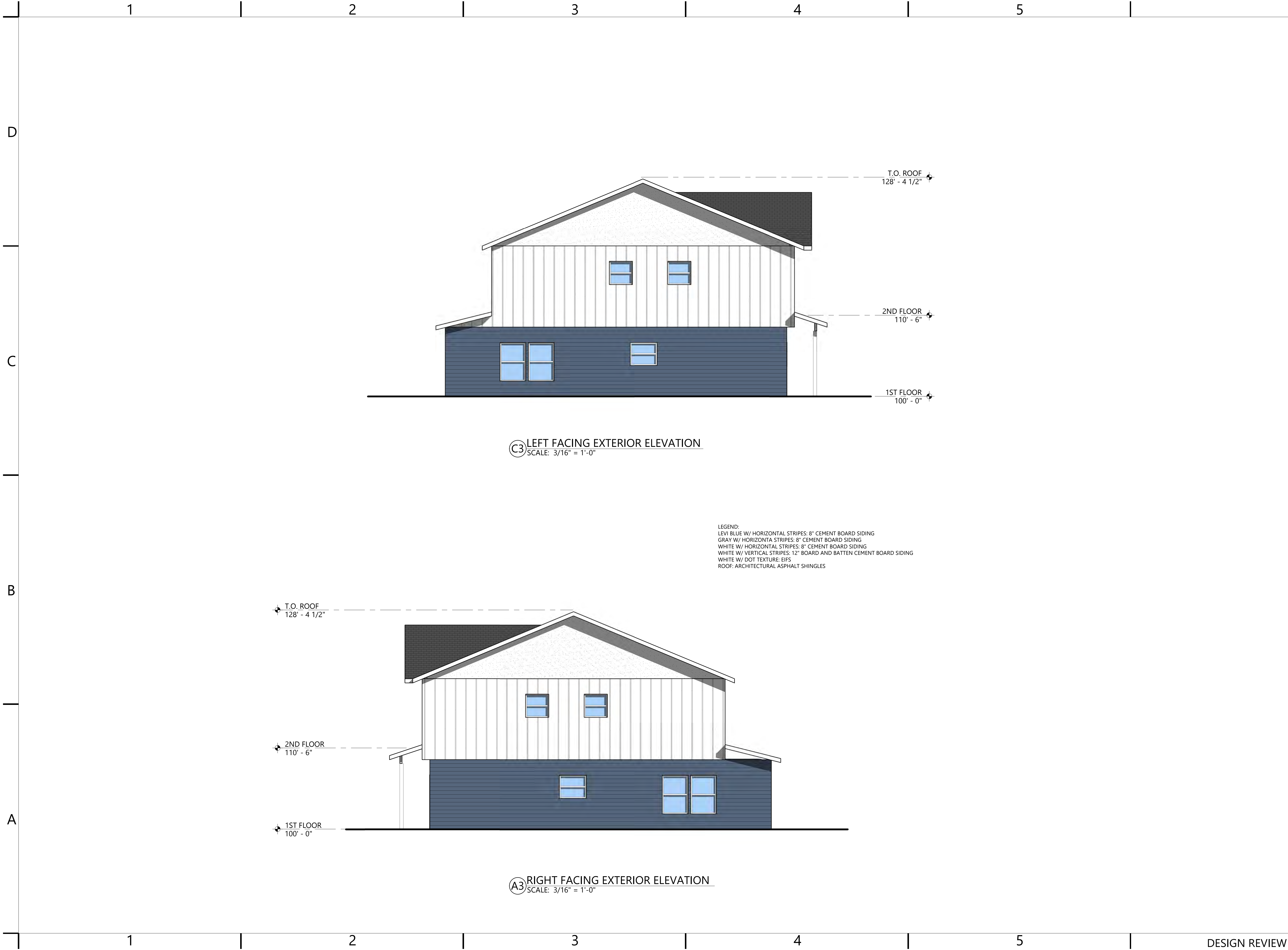
CARTWRIGHT PROJECT # 121113
DATE: 12/01/2022
DRAWN BY: CW
CHECKED BY: CW
APPROVED BY: JC

REVISIONS
DATE DESCRIPTION

EXTERIOR
ELEVATIONS

A201

12/17/2022 12:08:19 PM



C3 LEFT FACING EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

A3 RIGHT FACING EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

LEGEND:
LEVI BLUE W/ HORIZONTAL STRIPES: 8" CEMENT BOARD SIDING
GRAY W/ HORIZONTAL STRIPES: 8" CEMENT BOARD SIDING
WHITE W/ HORIZONTAL STRIPES: 8" CEMENT BOARD SIDING
WHITE W/ VERTICAL STRIPES: 12" BOARD AND BATTEN CEMENT BOARD SIDING
WHITE W/ DOT TEXTURE: EIFS
ROOF: ARCHITECTURAL ASPHALT SHINGLES

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ALTITUDE TOWNHOMES
(2) STORY / 5-UNIT /
3-BED
LOGAN, UTAH

CARTWRIGHT PROJECT #	121113
DATE:	12/01/2022
DRAWN BY:	CW
CHECKED BY:	CW
APPROVED BY:	JC

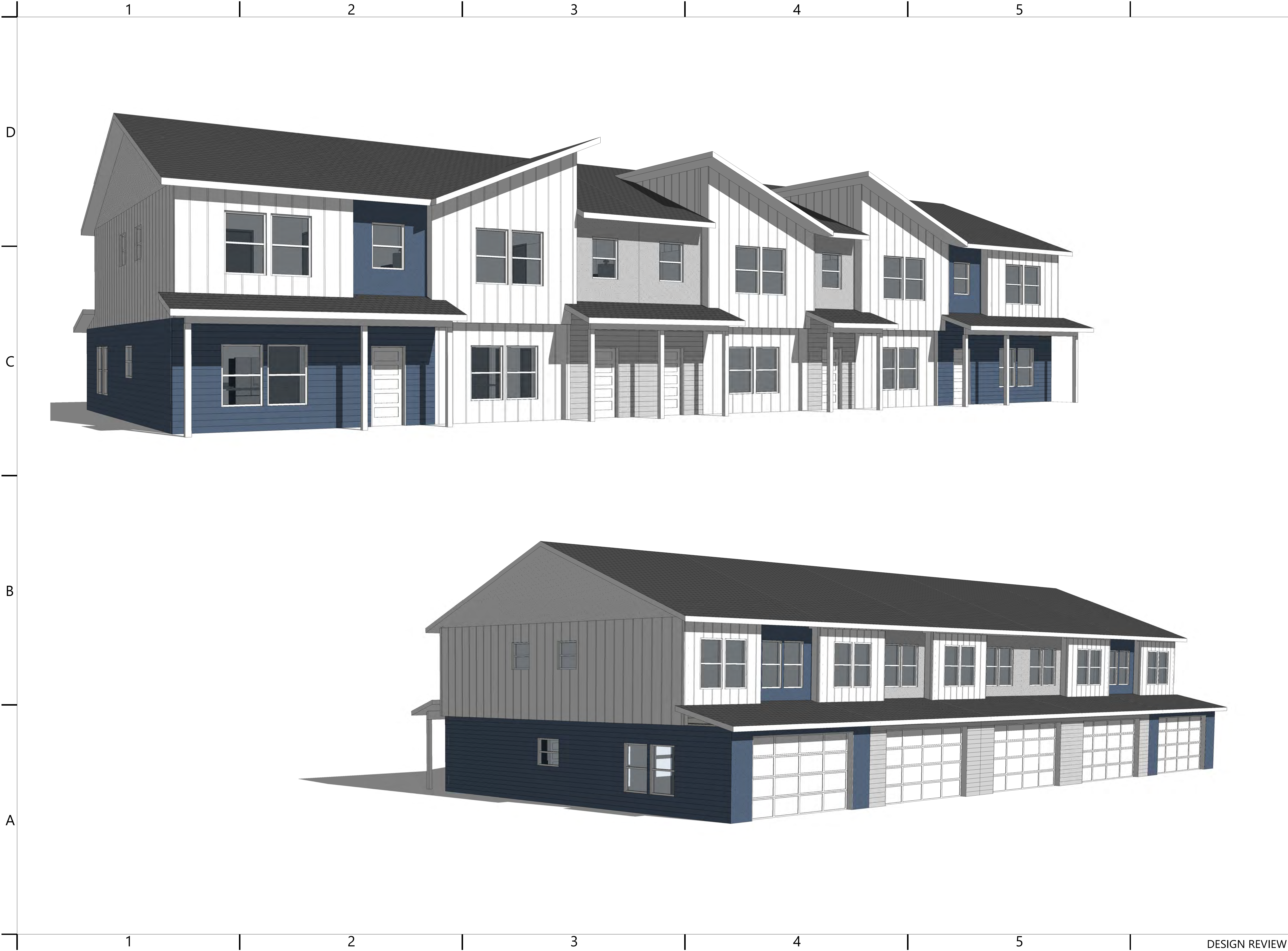
REVISIONS	
DATE	DESCRIPTION

EXTERIOR
ELEVATIONS

A202

DESIGN REVIEW

1/27/2022 12:08:22 PM



ALTITUDE TOWNHOMES
(2) STORY / 5-UNIT /
3-BED
LOGAN, UTAH

CARTWRIGHT PROJECT #	121113
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ALTITUDE 24-PLEX A

LOGAN, UT

CARTWRIGHT PROJECT # 121113
DATE: 12/01/2022
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REVISIONS	
DATE	DESCRIPTION

ARCHITECTURAL
ELEVATIONS

A201

PRELIMINARY

12/7/2022 11:56:01 AM



ALTITUDE 24-PLEX A

LOGAN, UT

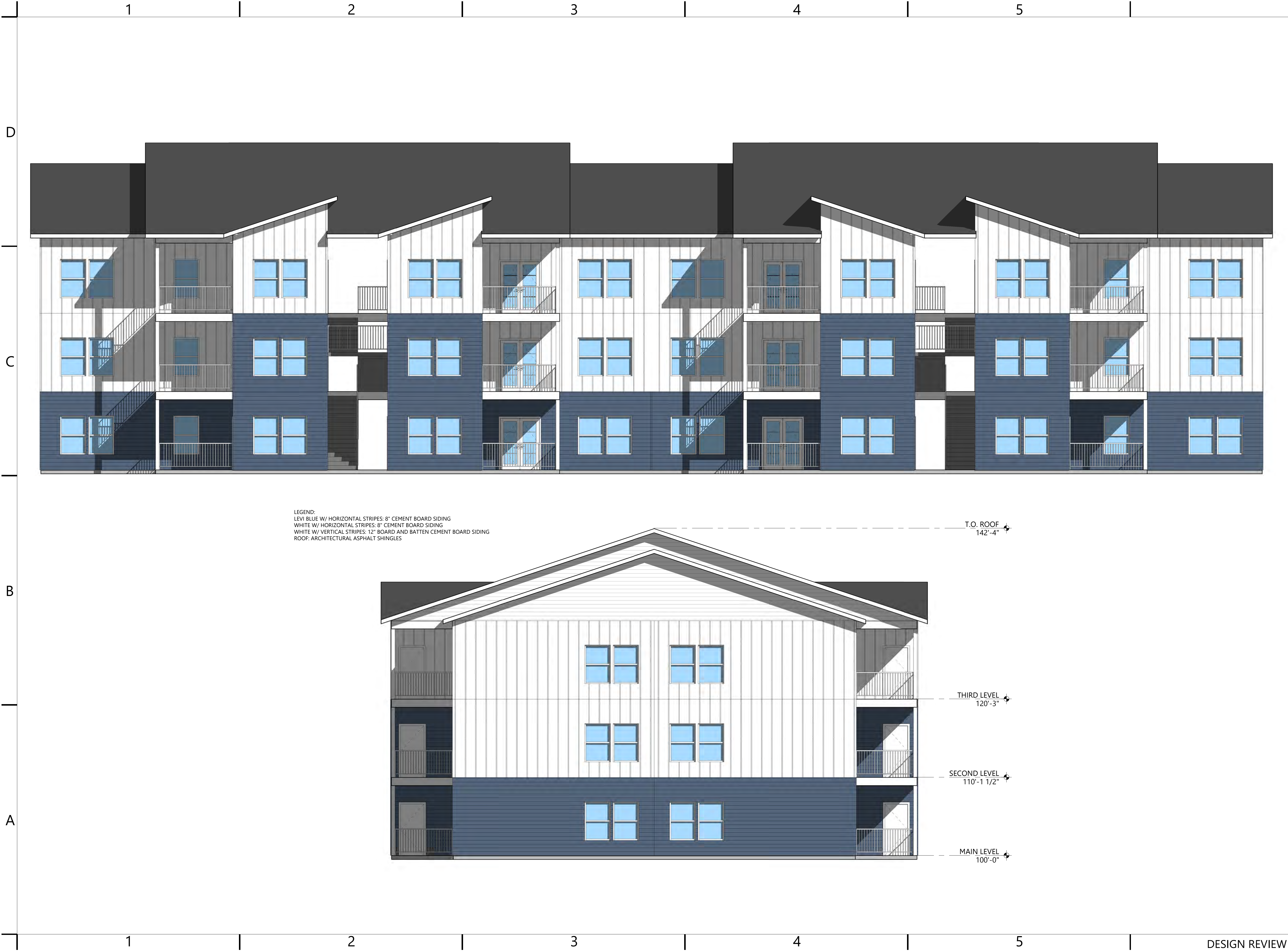
CARTWRIGHT PROJECT #	121113
DATE:	12/01/2022
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CHECKED BY:	
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REVISIONS	
DATE	DESCRIPTION

ENLARGED
ELEVATIONS

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PRELIMINARY



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ALTITUDE 24-PLEX B

LOGAN, UT

CARTWRIGHT PROJECT #		121113
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REVISIONS		
Δ	DATE	DESCRIPTION

ARCHITECTURAL
ELEVATIONS

A201

DESIGN REVIEW

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ALTITUDE 24-PLEX B

LOGAN, UT

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APPROVED BY:	

REVISIONS	
DATE	DESCRIPTION

ENLARGED
ELEVATIONS

A202



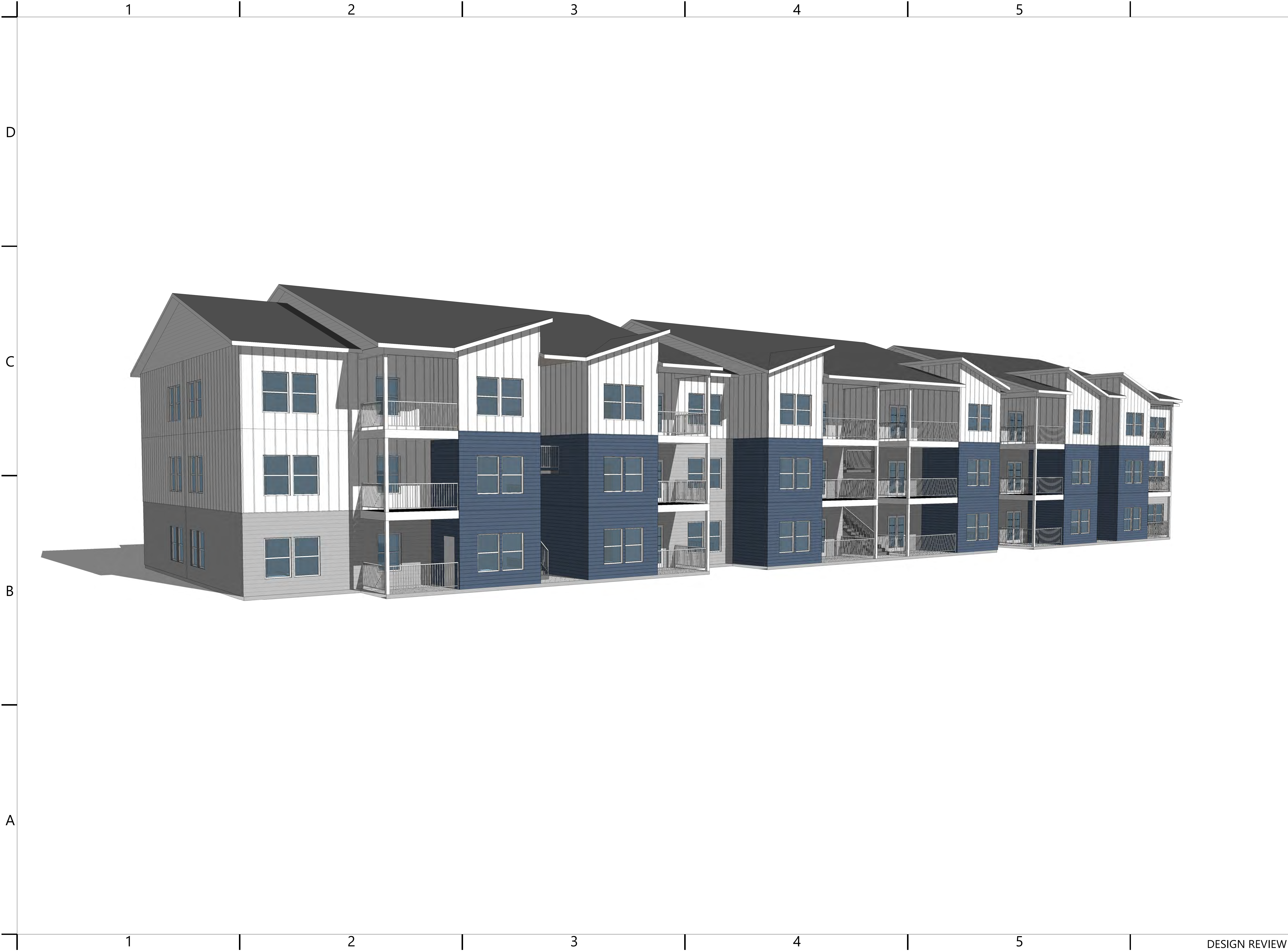
LEGEND:
LEVI BLUE W/ HORIZONTAL STRIPES: 8" CEMENT BOARD SIDING
GRAY W/ HORIZONTAL STRIPES: 8" CEMENT BOARD SIDING
WHITE W/ HORIZONTAL STRIPES: 8" CEMENT BOARD SIDING
WHITE W/ VERTICAL STRIPES: 12" BOARD AND BATTEN CEMENT BOARD SIDING
ROOF: ARCHITECTURAL ASPHALT SHINGLES

ALTITUDE 36-PLEX

LOGAN, UT

CARTWRIGHT PROJECT #	121113
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DATE	DESCRIPTION



D

C

B

A

ALTITUDE 36-PLEX

LOGAN, UT

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APPROVED BY:	

REVISIONS	
DATE	DESCRIPTION

ENLARGED
ELEVATIONS

A202