

River Heights City

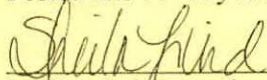
RIVER HEIGHTS CITY PLANNING COMMISSION AGENDA

Tuesday, December 16, 2014

Notice is hereby given that the River Heights City Planning Commission will hold their regular meeting beginning at 7:00 p.m. in the River Heights City Office Building at 520 S 500 E.

- 7:00 p.m. Adoption of Prior Minutes
- 7:05 p.m. Discuss and Decide on Changes to the City Code Regarding Non-Residential Height Restrictions
- 7:20 p.m. Review of Preliminary Layout and Design Submitted by Wasatch Development Group LLC
- 8:00 p.m. Adjourn

Posted this 11th day of December 2014



Sheila Lind/Recorder

In compliance with the American Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Sheila Lind, (435) 770-2061 at least 24 hours before the meeting.

River Heights City

1 River Heights City Planning Commission
2 Minutes of the Meeting
3 December 16, 2014
4

5 Present: Commission members: Rex Davidsavor, Chairman
6 Danny Petersen
7 Jim Royle
8 Patti Seeholzer
9 Lorin Zollinger
10 Recorder Sheila Lind

11
12 Excused Councilmember Blake Wright

13
14 Others Present Engineer Craig Rasmussen, Ted Wilson, Bracken
15 Atkinson, Brent Skinner, Christian Wilson
16
17

18 Motions made During the Meeting

19 Motion #1

20 Commissioner Seeholzer moved to "approve the minutes of the December 2, 2014
21 Commission Meeting." Commissioner Petersen seconded the motion, which carried.
22

23 Motion #2

24 Commissioner Zollinger moved to "recommended to the City Council to change the
25 Principle Uses (maximum height in feet) in Table 3, Nonresidential Space Requirement Chart, of
26 Section 10-12-2 from 40 to 45 feet." Commissioner Royle seconded the motion, which carried
27 with all in favor.
28
29

30 Proceedings of the Meeting
31

32 The River Heights City Planning Commission met at 7:00 p.m. in the Ervin R. Crosbie
33 Council Chambers on December 16, 2014.

34 Adoption of Prior Minutes: Minutes for the December 2, 2014 Planning Commission
35 Meeting were reviewed.

36 Commissioner Seeholzer moved to "approve the minutes of the December 2, 2014
37 Commission Meeting." Commissioner Petersen seconded the motion, which carried.

38 Discuss and Decide on Changes to the City Code Regarding Non-Residential Height
39 Restrictions: Commissioner Davidsavor reminded that the Conservice building shouldn't impact
40 their decision. Commissioner Royle feels the River Heights code should reflect Logan and
41 Providence requirements of 45'.

42 **Commissioner Zollinger moved to "recommended to the City Council to change the**
43 **Principle Uses (maximum height in feet) in Table 3, Nonresidential Space Requirement Chart,**
44 **of Section 10-12-2 from 40 to 45 feet." Commissioner Royle seconded the motion, which**
45 **carried with all in favor.**

46 Review of Preliminary Layout and Design Submitted by Wasatch Development Group
47 LLC: Commissioner Davidsavor asked the Conservice representatives if they had a chance to
48 review Engineer Rasmussen's comments. They answered in the affirmative. Mr. Davidsavor
49 reported they (Conservice) are set up to meet with the irrigation board on Thursday of this
50 week.

51 Commissioner Davidsavor asked how they were going to water their landscaping. Brent
52 Skinner explained how they will use the irrigation shares. They are aware they are fully
53 responsible for the irrigation water on their property. They will leave the ditch open to take
54 care of the overflow. Mr. Davidsavor reminded that the city uses the ditches for their flood
55 service, as well. Bracken Atkinson informed they have met with Boyd Humpherys (Logan
56 Irrigation Co.) who explained how the system works.

57 Covered bike parking was discussed.

58 Brent Skinner asked for and received clarification from Engineer Rasmussen on #6, in
59 regards to 3 foot wide planter areas around the building.

60 Clarification was given on #8, regarding parking lot islands. Conservice will go back and
61 review the city landscape ordinance with their landscape designer.

62 Discussion was held on grading, as addressed in #16. Engineer Rasmussen said if the
63 property were city maintained it would need to be a 4:1 slope. If the Commission is
64 comfortable that Conservice will maintain a 3:1 slope, they can go ahead and accept it.
65 Commissioner Davidsavor doesn't feel the commission can dictate how they do their landscape.

66 Discussion was had on #9. Engineer Rasmussen explained he was going off of fire
67 department width requirements, rather than city code.

68 Brent Skinner said the comments are easily fixable. They will get with their civil
69 engineer and go through them all.

70 Engineer Rasmussen asked about the irrigation line that runs through the property.
71 They clarified it is a land drain that has been there for a number of years.

72 Commissioner Zollinger asked about the retail space facing 800 South, rather than 100
73 East. It was clarified that ingress/egress would be from 800 South.

74 Engineer Rasmussen reiterated he has listed many minor concerns but there are some
75 major things dealing with landscaping that need to be addressed. He acknowledged that some

76 of his comments will be addressed in the building part of it. If they decide that addressing
77 some of the items are problematic, they can come back to the Commission for more discussion.
78 Mr. Rasmussen didn't recommend the Commission approve their plan, based on the number of
79 items that need to be reviewed, although, he is comfortable that there isn't anything they can't
80 work out. He'd like the Commission to have time to review his comments (which they just
81 received at the meeting) before they approve it. Commissioner Davidsavor suggested they
82 discuss the preliminary plat again on January 6, which would give Conservice time to make
83 amendments. On January 20th they could be ready to hold a public hearing. Mr. Rasmussen
84 offered to review and answer questions from the Commission on any of his comments.

85 Brent Skinner agreed they would be able to work through all the comments by January
86 6. Bracken Atkinson said they have spoken with their engineers today, who have assured all
87 but a couple items are easy to deal with.

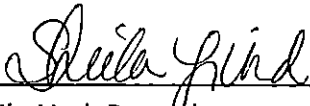
88 Engineer Rasmussen suggested the Commission review, in detail, the architectural
89 building and elevation since this is where the planning commission has wide latitude on what
90 they can ask for.

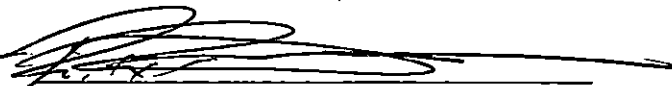
91 Commissioner Davidsavor suggested the back side of their property should to be as
92 appealing as the front, based on discussion with the property owners on the north side.
93 Christian Wilson said they are still in the rigid stages of design and will show more details in the
94 future. Mr. Davidsavor said the neighbors would appreciate if someone from Conservice asked
95 if they could take a look from their backyard to visualize what might be seen from their
96 properties. Bracken Atkinson said they are happy to work with the neighbors. Mr. Wilson
97 reminded that everyone they talk to will want something different. Mr. Davidsavor said they
98 don't need to go to everyone, but he expects them to do their homework by taking a lot of
99 pictures. Mayor Brackner suggested a neighborhood meeting to answer all the questions at
100 once. Mr. Davidsavor reminded this is what the public hearing is for. Mr. Atkinson reiterated
101 that anyone can come to them and ask questions anytime. Brent Skinner reminded that they
102 may change things based on opinions but the neighbors can't dictate what they do with their
103 property and how they design it.

104 The Commission will review Engineer Rasmussen's comments before they meet again.

105 Commissioner Davidsavor announced that, after 5 plus years serving as a commissioner,
106 Lorin Zollinger has turned in his resignation so he can go on a service mission. Appreciation was
107 expressed for his service and they wished him well.

108 The meeting adjourned at 7:50 p.m.

109 
110 _____
111 Sheila Lind, Recorder

112 

113 R. Rex Davidsavor, Chairman

(Ord., 1-22-2002; amd. Ord. 0-01-13, 1-11-2005, eff. retroactive to 11-26-2002; Ord. 05-01-12, 1-11-2005, eff. retroactive to 10-14-2003; 2005 Code)

- B. Nonresidential Space Requirement Chart: The minimum lot sizes and setback distances for nonresidential uses are listed in the following table 3:

Table 3, Nonresidential Space Requirement Chart

| <u>Nonresidential Uses</u> | <u>C1</u> |
|--|------------------|
| Lot Setbacks | |
| Principal uses (in feet): | |
| Front yard | 30 |
| Side yard | 0 |
| Side yard adjacent to residential zone or street | 30* |
| Rear yard | 0 |
| Rear yard adjacent to residential zone or street | 30* |
| Natural waterways | 30 |
| Accessory uses (in feet) | |
| Front yard | 30 |
| Side yard | 0 |
| Side yard adjacent to residential zone or street | 30* |
| Rear yard | 0 |
| Rear yard adjacent to residential zone or street | 30* |
| Height | |
| Principal uses (maximum height in feet) | 40 45 |
| Accessory uses (maximum height in feet) | 25 |
| Fences And Walls (maximum height in feet) | |
| Front yard | 8 |
| Side yard | 8 |
| Rear yard | 8 |

* Must be landscaped to provide a buffer zone between commercial and residential zones.

(Ord., 1-22-2002)

RIVER HEIGHTS CITY
520 South 500 East * 435-752-2646

Application for Project Review

Type of Application

Subdivision Minor Subdivision Flag Lot Rezone Boundary Adjustment Commercial Development

WASATCH DEVELOPMENT GROUP LLC 435-755-2000 BRACKEN ARVENSOW @ NETWASATCH.COM
Applicant Phone Number email address

595 SOUTH RIVERWOODS PARKWAY SUITE 400 LOGAN UT 84321
Mailing Address, City, State, Zip

CONSERV HOLDINGS 435-755-2000
Property Owner of Record Phone Number

595 SOUTH RIVERWOODS PARKWAY SUITE 300
Mailing Address, City, State, Zip

CONSERV
Project Name

774 SOUTH GATEWAY DRIVE
Property Address County Parcel ID Number

6.4 ACRES 85,000 SQ. FT. 1
Size of Lot Size of Building Number of Dwellings/Units/Lots

OFFICE BUILDING WITH POTENTIAL RETAIL SPACE
Describe the proposed project

THREE STORY OFFICE BUILDING WITH TWO STORY OFFSET BUILDING TOTALING
APPROXIMATELY 85,000 SQ. FT. FIRST FLOOR TO CONTAIN RETAIL SPACE
AVAILABILITY. PROJECT TO HAVE CONSERV EXPANDED.

We certify we are the developer and record owner of this property and we consent to the submittal of application.

WASATCH DEVELOPMENT GROUP 12/8/14 CONSERV HOLDINGS 12/8/14
Developer Date Property Owner Date

Meeting Schedule

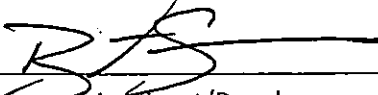
The River Heights Planning Commission meets on the 1st and 3rd Tuesday's of each month at 7:00 p.m. Applications are due by 2:00 p.m. one week prior to the meeting.

Application Fee Schedule

| | |
|--------------------------------------|---------|
| Flag Lot | 150.00 |
| Minor Subdivision, PUD | |
| Sketch Plan | 200.00 |
| Final Plat | 400.00 |
| Subdivision/PUD | |
| Sketch Plan | 200.00 |
| Preliminary Plat (10 lots and under) | 1500.00 |
| Final Plat | 500.00 |
| Preliminary Plat (11 lots and over) | 3000.00 |
| Final Plat | 800.00 |
| Commercial Development | |
| Preliminary Layout and Design Review | 200.00 |
| Final Layout | 400.00 |
| Petition for Zone Change | 300.00 |
| Boundary Line Adjustment | 150.00 |

The applicant shall submit the names and addresses of all property owners within 300 feet of any part of the applicant's property. This information should be obtained from the County Recorder's Office located at 179 North Main, Logan.

River Heights City shall have the city engineer review the preliminary and final plats for all proposed subdivisions. The cost for all subdivision engineering review shall be billed to and paid for by River Heights City. River Heights City will then bill the developer for 100% of the actual cost incurred by the city for the engineering review of the plan. Payment is required within thirty (30) days from the time the bill is sent. The applicant/developer shall be responsible for all legal expenses and costs by the city for collection of any fees required herein. The final plat shall not be reviewed by the city until the costs to review the preliminary plat and any attorney fees incurred, have been paid in full, by the developer.



 Signature of Applicant/Developer

12-8-2011

 Date

Checklist of needed items

- Application
- Property owners names and addresses
- Current Cache County Recorders Plat map showing applicant's property and adjacent properties
- Plat map with all information required (Flat Lot, subdivisions, minor subdivisions and commercial development)
- Fee

For City Use Only:

| | | | | | | | |
|----------|---------------|---------------|----------------|-----------|-------|----|------------|
| Amt Paid | <u>200.00</u> | Date Received | <u>12/8/14</u> | Receipt # | _____ | By | <u>Syf</u> |
| Amt Paid | _____ | Date Received | _____ | Receipt # | _____ | By | _____ |
| Amt Paid | _____ | Date Received | _____ | Receipt # | _____ | By | _____ |

December 16, 2014

Rex Davidsavor, Chairman
River Heights Planning Commission
520 South 500 East
River Heights, UT 84321

**RE: Conservice Preliminary Design
Review Comments**

Dear Mr. Chairman:

I received a copy of the preliminary site plan submittal documents for the Conservice commercial site on Wednesday, December 10th. Per the City plan/development approval process a review of the plans for conformance with City ordinance and standard engineering practice, and compatibility with City planning documents has been completed.

The following items were submitted:

- Cover sheet with developer and engineer contact information
- Overall site plan
- Site grading plan sheets
- Site utility plan sheets
- Landscaping plan
- Building floor plan sheets
- Building elevation sheets

The building floor plan and elevation sheets have not been reviewed in detail as part of this review, except as noted. The elevations and a separate building section sheet have been reviewed to address building height considerations. The following comments address the findings of our review of the documents submitted. Some comments could be addressed on multiple sheets, in which instances the comments are not repeated as the item will be addressed in the overall document.

Overall Site Plan

1. Radii for back of curb should be called out at the 800 S – 100 E intersection.
2. The curb/sidewalk radius on the north side of 800 South at 100 East appears to require a radius or chamfer on the property line dedication. The back of curb radius on the north side should be a minimum of 25 feet. Recommend that the 30 foot setback remain as shown with the corner “squared off” parallel to the respective streets.
3. 800 South intersects 100 East at an acute angle. Per City Ordinance 11-6-3 K. the south side back of curb radius should be 40 feet.
4. Site plan should show the two curb cut access locations onto 100 East as to be removed.

5. The plan shows dimensions for the 800 South street section. However it is difficult to see where some of the dimensions fall. The north side planter between the back of curb and sidewalk should be five feet. It appears the dimensions may indicate a 4.5 foot wide planter. Please provide a cross section of 800 South street improvements.
6. City ordinance requires a minimum 3 foot wide planter area around the building except at entrances and service areas. The site plan indicates that there is hard surfacing adjacent to the building on all but the north side.
7. Street and access signage are not indicated on the plan. This item can be coordinated on the final design documents.
8. The parking lot ordinance required that each parking aisle be bounded by landscaped islands. The parking lot layout should be adjusted accordingly.
9. The north-south center access aisle in the parking lot is 24 feet wide, face of curb to face of curb. The center access to 800 South is dimensioned as 24 feet from face of curb, however, there is a gutter on the south side of the access that limits asphalt width to 22 feet. The gutter is typically not included in the travel way, Developer/Engineer should verify that this is the desired intent to have a narrower access.
10. The site plan should callout or show details for how the north and east property line will be addressed. Is there a retaining wall along part of the property, what fencing provisions are proposed, etc.
11. Per the floor areas listed on the architectural floor plan sheets, the total building square footage is approximately 87,200 square feet. Based on this area, the minimum number of parking stalls is 348 instead of the 340 indicated. (Does not change site plan, update calculations.)
12. Verify that the center sidewalk in the parking lot is not included in the area for interior parking lot landscaping. Provide verification of area calculations for interior landscaping.
13. Site lighting is not shown on the layout plan. A site lighting plan is required to verify lighting requirements.
14. The east building elevation shows covered bicycle parking, however the number of fixed parking stalls is not shown/called out. Ordinance requires one fixed bicycle parking location for each 10 parking stalls. Verify the number of bicycle parking locations and specify on the site plan.
15. The landscape plan shows parking shade structures along the central island of the parking lot. These are not indicated on the site plan. Elevations and or sections of parking shade structures should be provided and the location should be indicated on the site plan if they are proposed for construction.

Grading Plan

16. The side slope on the open detention basin appears to be a 3:1 slope. Whereas this is a private detention basin not maintained by the City this is acceptable. Maintenance and

stability of the detention pond area as proposed by the developer should be considered and reviewed by the planning commission.

17. The plan shows irrigation and storm drain inlets in the swale along the north side of the property toward the east and central locations of the proposed building. The Developer should be prepared to show how these systems (irrigation and storm water) will remain separated by grading or by physical control to prohibit storm water from leaving the site un-detained.
18. The roadway slope on 800 South as it approaches 100 East is approximately 5.5% and appears to closely match the existing grading. City street design standards limit the roadway approach to intersections to 4% for 100 feet where possible (Section 11-6-3 F.). It may not be possible to limit the slope for 100 feet from the intersection but the roadway grading should be revised to more closely conform to a flatter approach to the intersection for further review by the City. The culinary water line bury depth is increased to account for lowering the existing grade toward the intersection.
19. Final design documents should include a roadway profile for 800 South that incorporates an acceptable vertical curve for the slope transition from the very flat 0.5% slope toward the east end of the project to the steeper slope as the road approaches the 100 East intersection.

Site Utility Plan

20. The 8" water line in 800 South should be specified as extended under 100 East prior to paving 800 South Street. As discussed this will be coordinated with the Developer for reimbursement.
21. Show location of the existing valve at the end of the water line on 800 South Street (located during grading of the site).
22. Fire hydrant assemblies and the 8" water line connecting to the 800 South water line should be shown with valves at the tee location.
23. Fire hydrant details will be coordinated with River Heights fire hydrant standards during final design and details phase. (APWA Std. Detail 511 called out on plan, to be reviewed.)
24. The City facilities plans and planning documents indicate that the 800 South water line will loop to the existing 700 South water line. The Developer should incorporate plans for the continuation by extending the 8" water line accessing the site to the north property line of the development for future connection. Location at extension to be coordinated with the City.
25. Metered irrigation connections for landscaping on the south side of 800 South Street should be provided in coordination with the landscaping requirements on the south side of the street.

26. Logan City Fire Department requires a post indicator valve. Show the proposed location of the post indicator valve on the utility plan and indicate the location on the building of the proposed Fire Department Connection (FDC).
27. Developer to obtain a letter of approval from the Logan City Fire Department for proposed fire hydrant placement and access around the building as needed for firefighting requirements.
28. It appears on the plan that the existing irrigation line along the north side of 800 South is to be incorporated into the storm drainage plan. There is concern regarding the capacity, material type, and installed integrity of the pipe with respect to pipe bedding, jointing, etc. The irrigation line should be replaced and with adequate storm drain piping.
29. Provide storm drainage facilities on the south side of 800 South Street to capture street runoff.
30. Provide elevation for top of water surface in the open storm detention area in support of the capacity provided callout.
31. The storm drain crossing 100 East indicates "Outfall Unknown" the pipe daylights to a surface ditch on the west side of 100 East. The Developer is required to verify capacity of the outfall system to a safe discharge location (anticipated as the irrigation canal and to obtain canal company approval.)
32. Storm calculations indicate an orifice diameter of 4.6 inches, and then they indicate that the diameter to be used is 2.25 inches. Please clarify size and location of orifice. In addition, the calculations should address the fact that the 800 South roadway runoff is not being detained and that the orifice for the site detention is reduced accordingly to maintain the net overall detention requirement.
33. The existing 8" PVC irrigation pipe crossing east to west on the property is shown as diverted around the proposed building, but being kept in place under the parking lot. Please verify the necessity/use of the 8" line. If it is canal company infrastructure then an easement should be provided and relocation outside the parking lot should be considered. If it is private infrastructure then the owner can retain the line under the parking lot as it would be repaired/replaced at their expense.

Landscape Plan

The landscape plan is presented in very draft format with general callouts indicating the proposed conditions and tree spacing. The plan does not indicate tree type, size, or any shrub requirements in general. Comments related to the landscape plan as submitted for review are as follows:

34. The general landscape plan should indicate the number of trees and shrubs required per the City landscape ordinance Section 10-15-5.

35. The detention basin is noted to be turf lined. Maintenance may be problematic with 3:1 side slopes. Owner to verify that this is the desired condition.
36. The landscape plan does not indicate how the south side of 800 South Street is to be finished. Please indicate proposed plan for review/approval.
37. Plant type and coverage for right of way planting should conform to City Ordinance 10-15-6. Trees are indicated with a canopy span of 30 feet. The ordinance requires coverage of 50% of the area. The trees shown may be too large for the planter strip. Additional information on tree species, etc. is required.
38. Section 10-15-7 addresses parking lot landscaping. It appears that the requirements of this section have not been properly implemented for interior landscaping and for perimeter landscaping.

Please contact me at (435) 227-0333 if you have any questions related to the review of the preliminary plan review for the proposed Conservice site. I will attend the planning commission meeting this evening to answer any questions you may have and to be available to discuss the plan as needed.

Respectfully,



Craig L. Rasmussen, P.E.
City Engineer

River Heights City

From: Craig Rasmussen <crasmussen@forsgren.com>
Sent: Wednesday, December 10, 2014 1:19 PM
To: River Heights (riverheightscity@comcast.net); Robert Davidsavor (rrdavid2001@yahoo.com)
Cc: Adam Zetterquist
Subject: FW: Conservice Building Height
Attachments: Conservice - Wall Section - Height.pdf

Sheila,

Will you please print this diagram and the accompanying e-mail from Adam and add it to the Planning Commission packets for the Conservice Site?

I concur with Adam's interpretation of the height ordinance with respect to the proposed building section. The Planning Commission will have to discuss what/if they are comfortable with 40 ft, 45 ft, or 46 ft for the height being considered for the possible ordinance change.

The diagram does not dimension from B.O. Deck (Bottom of roof deck) to the top of roof surface where the height limitation is measured. This dimension is 1'-10" by my calculations. Within this distance is the roof deck, rigid insulation, and tapered insulation to account for the roof slope.

The roof deck is usually 1.5", the rigid insulation can be up to 6" but is generally 4", that leaves approximately 1'-2" to 1'-4" for the tapered insulation system to accommodate roof drainage. Given the scenario presented in the wall section, it is my opinion that 45 feet should be adequate. The developer may have further discussion at the Planning Commission meeting.

Thanks,
Craig R.

Craig Rasmussen, P.E., S.E.
Project Manager
95 West 100 South, Ste 115
Logan, UT 84321
435.227.0333 / 435.232.7265 Cell
435.227.0334 Fax

FORSGREN
Associates Inc.

From: Adam Zetterquist [mailto:adamz@designwestarchitects.com]
Sent: Wednesday, December 10, 2014 12:09 PM
To: Craig Rasmussen
Cc: Blake Wright; Christian Wilson; Kris Bown
Subject: Conservice Building Height

Craig,

Thank you for taking the time on Monday to discuss the Conservice Office Building project.

As discussed on the phone previous, for a commercial application, T.O. Roof, is to T.O. Membrane, not including parapets. Per your discussions with the Wasatch Group the parapets would be minimal, 3 feet, enough to screen any R.T.U.'s.

I have attached a section showing our understanding of the overall mean grade height. I calculated the Overall Mean Grade height to be 98'-10". Two-thirds of the building perimeter grade height is at 99'-6" and the other one-third is at 97'-6". Taking 2/3 of the 2'-0" is 1'-4". So the Overall Mean Grade, not taking into consideration slab elevations, is 98'-10". If slab elevations can be taken into consideration the Overall Mean Grade height could increase, due to the fact that the exterior slab elevations are essentially level with the floors and then slope away from the building.

At the current calculated Overall Mean Grade of 98'-10", we are at 45'-0" to T.O. Membrane. We are currently in SD with schematic information from Structural and Mechanical. This height could vary up and down depending on the depth of structure, depth of tapered insulation and location/quantity of roof drains and more. We would feel more comfortable if we had a contingency in the height. Instead of asking for 45'-0" above grade, we would like to propose asking for a height of 46'-0". Can you pass this information to Rex D. and the council to see what their initial thoughts would be on the height request?

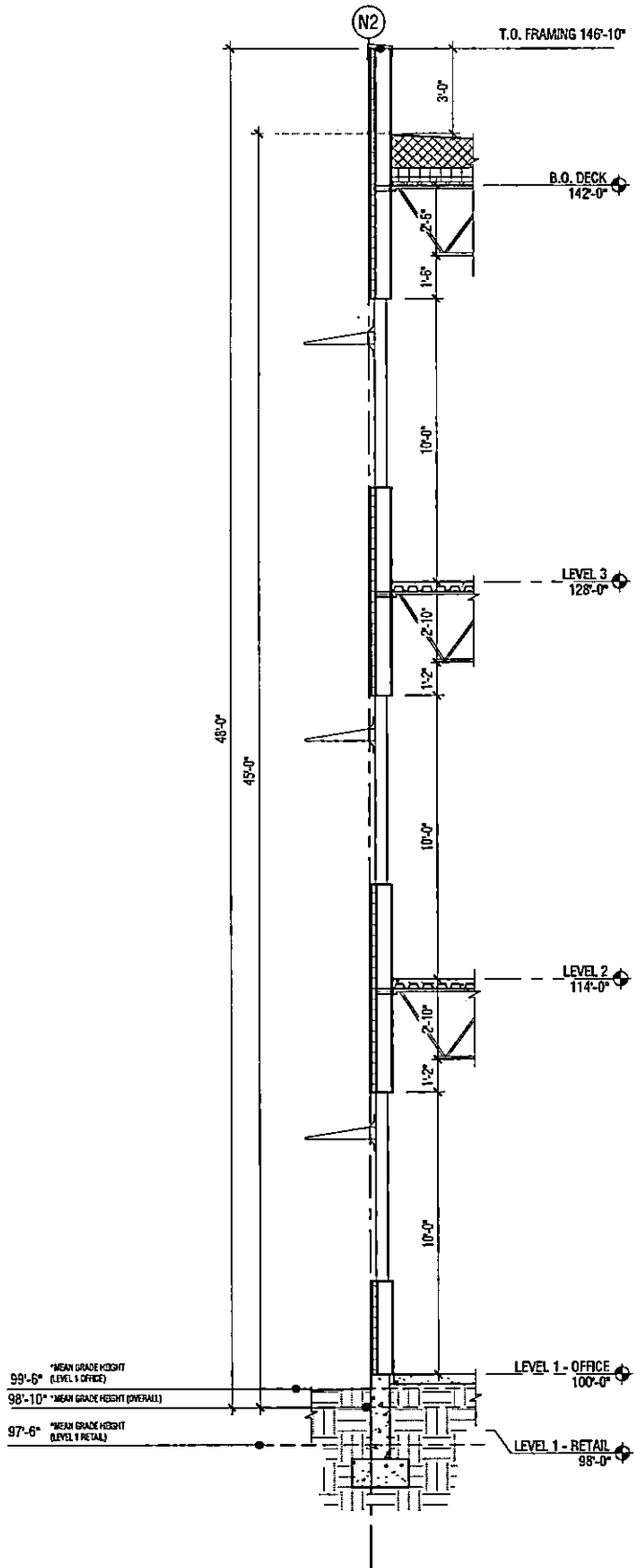
See attached wall section showing building height.

Adam Zetterquist

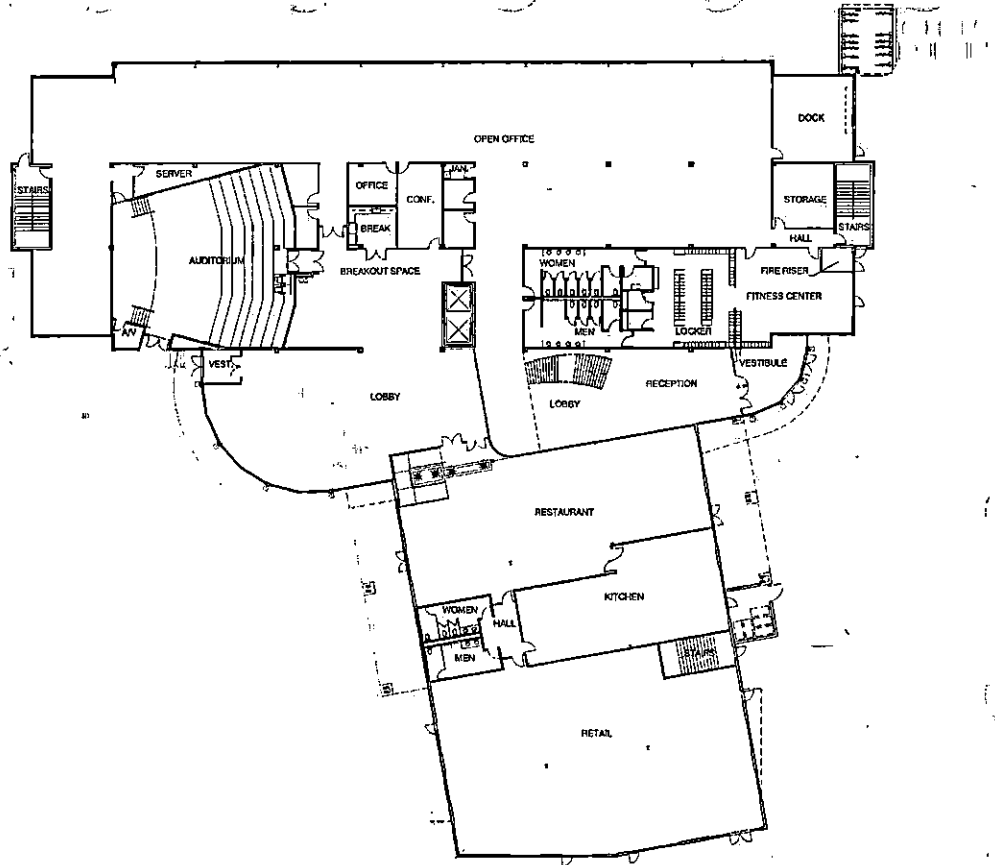
adamz@designwestarchitects.com

design west | architects

255 s 300 w, logan, ut 84321 | p 435.752.7031 | f 435.752.5325 | www.designwestarchitects.com

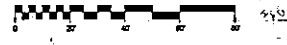


CONSERVICE



LEVEL 01 FLOOR PLAN

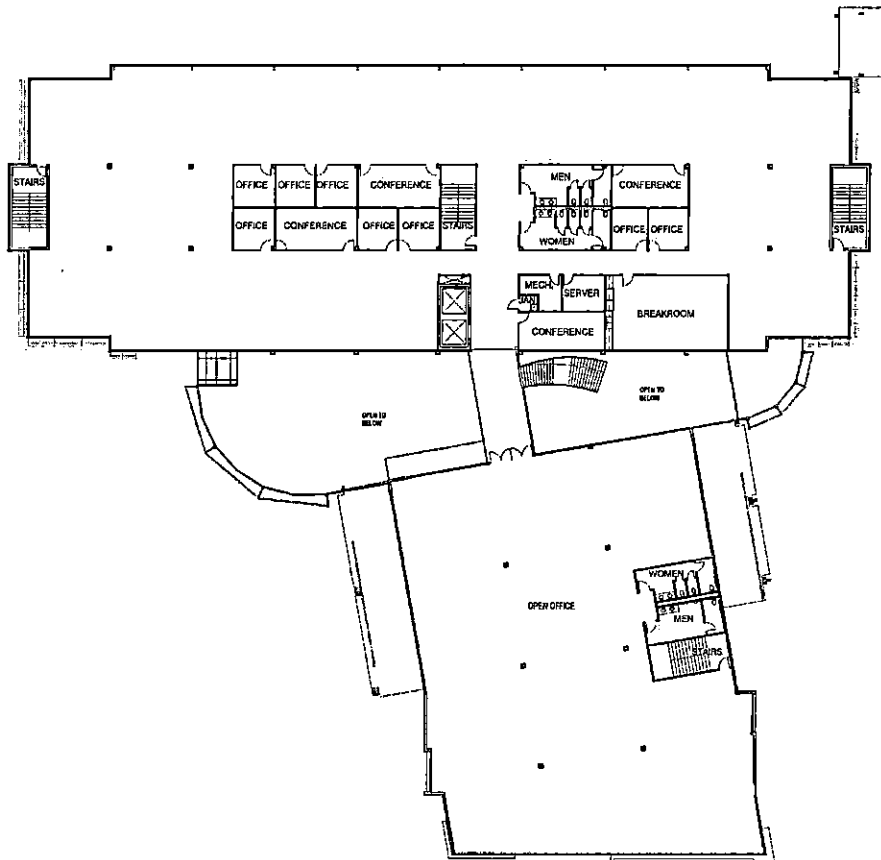
OFFICE - 24,811 S.F.
 RETAIL - 5,160 S.F.
 RESTAURANT - 5,864 S.F.
 TOTAL FIRST FLOOR - 35,835 S.F.



design west | architects



CONSERVICE



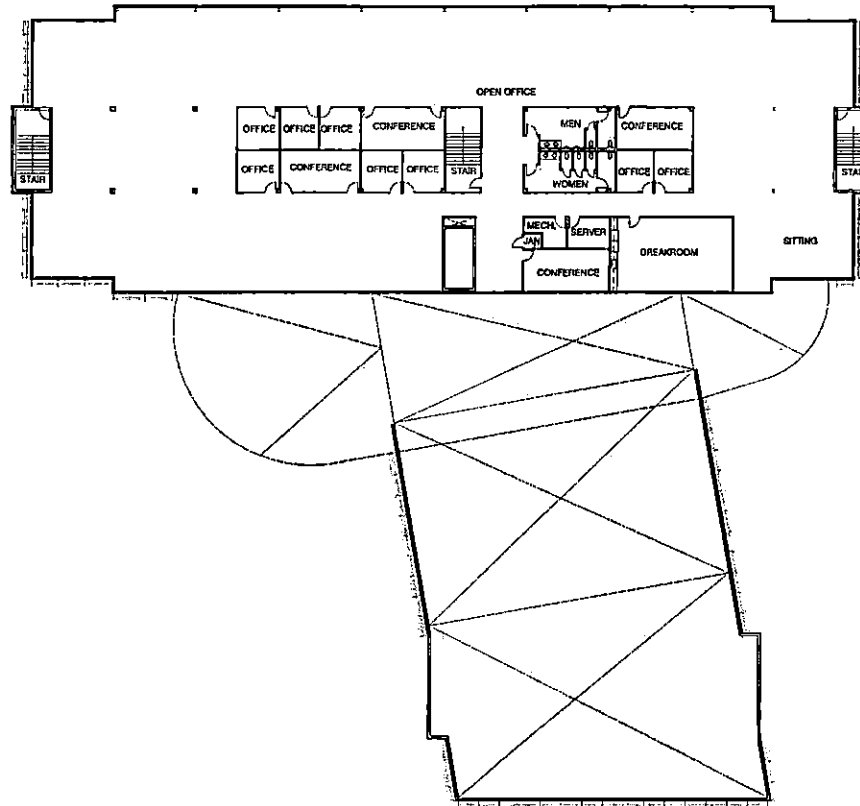
LEVEL 02 FLOOR PLAN
OFFICE - 31,388 S.F.



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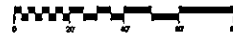


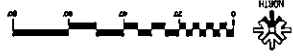
CONSERVICE



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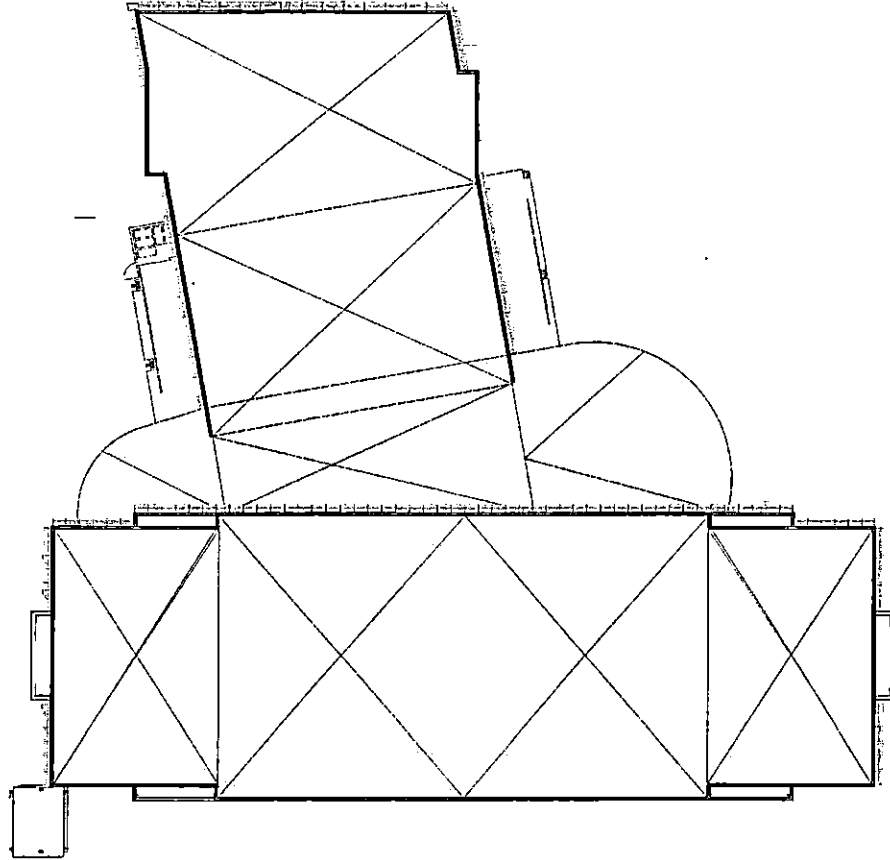
LEVEL 03 FLOOR PLAN
OFFICE - 19,985 S.F.





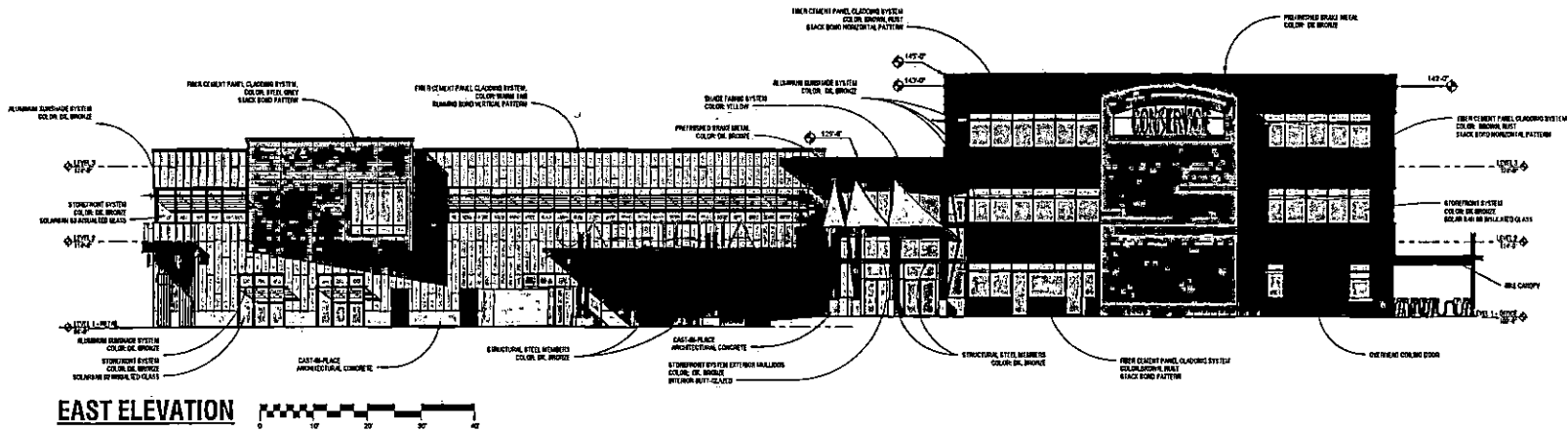
ROOF PLAN

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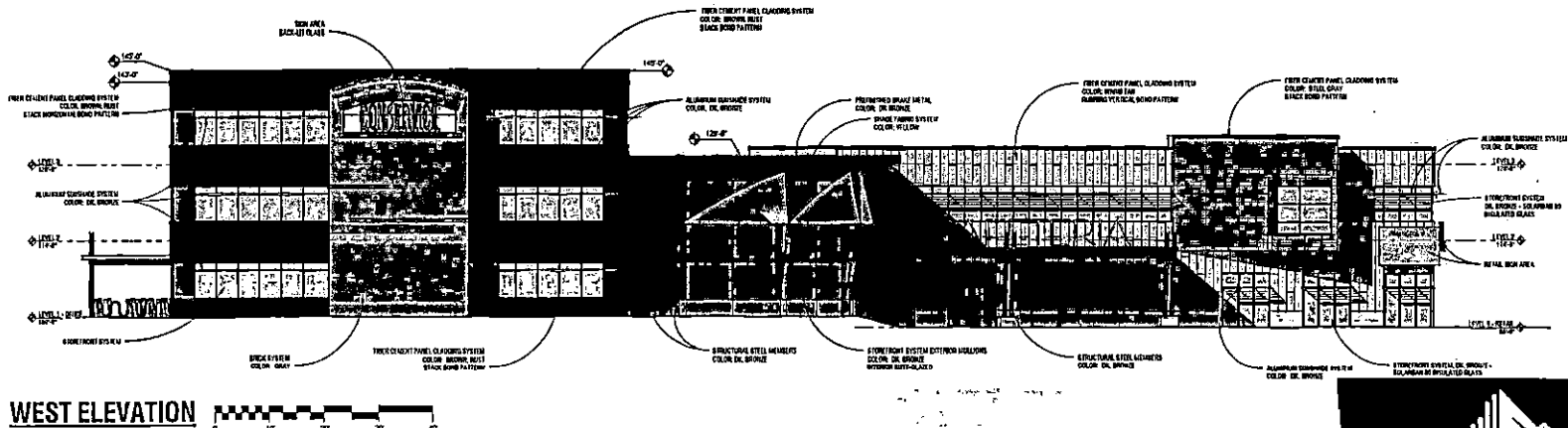
CONSERVANCE

CONSERVICE



EAST ELEVATION

WEST ELEVATION



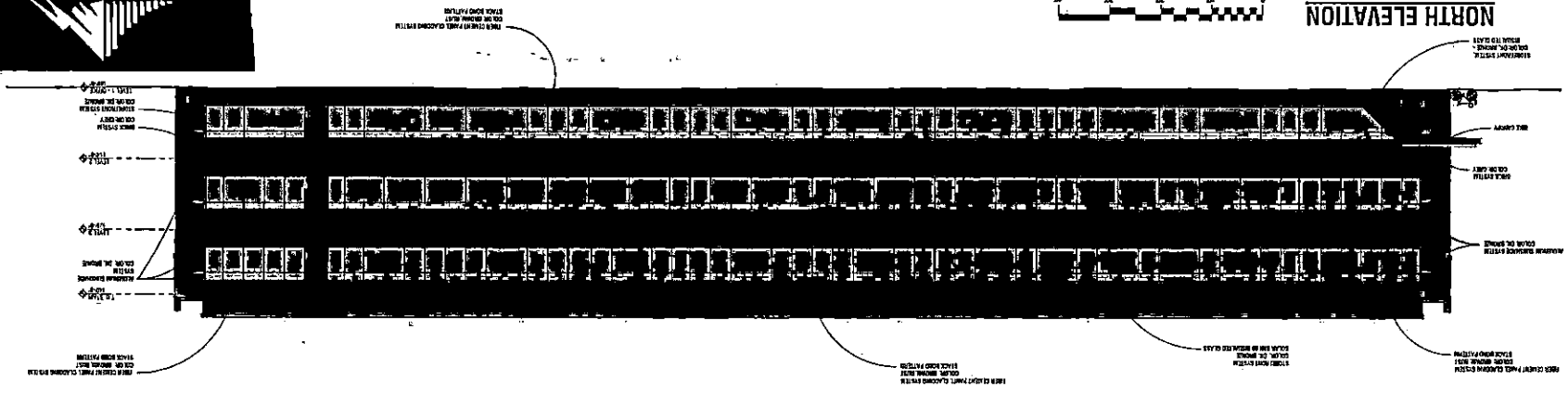
design west | architects



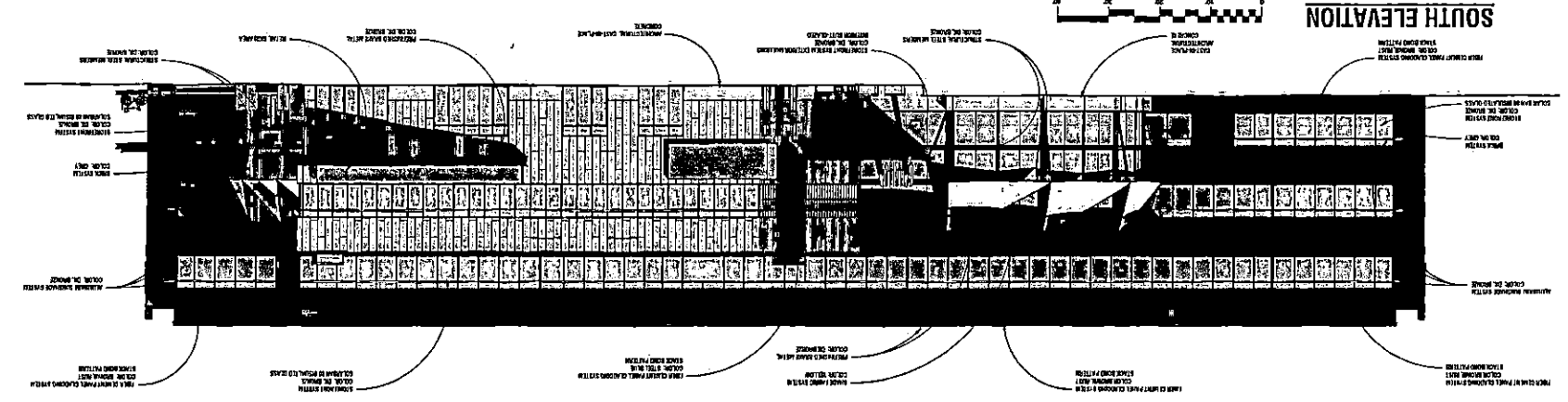


design west architects

NORTH ELEVATION



SOUTH ELEVATION



CONSERVATIVE



WASATCH ACQUISITIONS & CAPITAL, INC

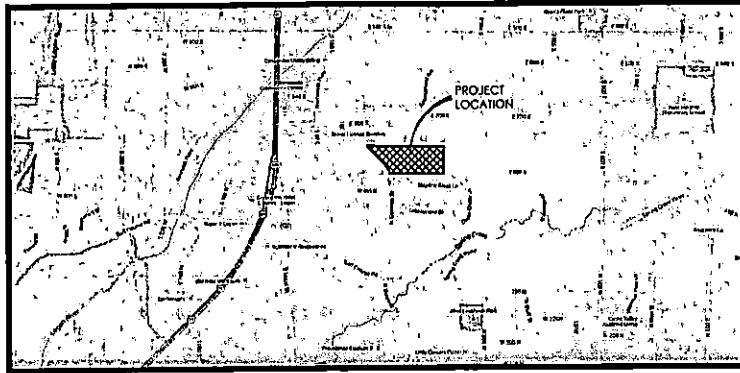
CONSERVIVE BUILDING
COMMERCIAL DEVELOPMENT
RIVER HEIGHTS CITY - PRELIMINARY
LAYOUT SUBMITTAL

December 08, 2014

Project Number: 205303069

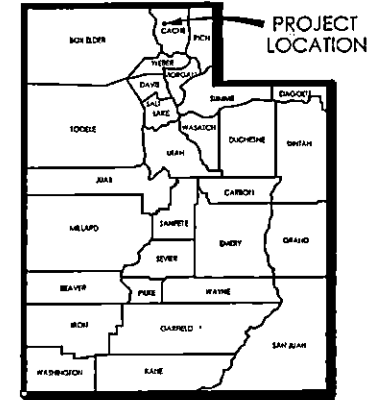
OWNER:
WASATCH ACQUISITIONS & CAPITAL, INC
CONTACT: BRENT SKINNER
595 SOUTH RIVERWOODS PARKWAY, SUITE 400
LOGAN CITY, UTAH 84321
PHONE: (435) 755-2077
EMAIL: bskinner@netwasatch.com

ENGINEER:
STANTEC CONSULTING SERVICES INC.
CONTACT: ERIC WINTERS
3995 SOUTH 700 EAST STE. 300
SALT LAKE CITY, UTAH 84107
PHONE: (801) 261-0090
FAX: (801) 266-1671
EMAIL: eric.winters@stantec.com



VICINITY MAP

SITE LOCATION MAP



STATE OF UTAH

INDEX OF DRAWINGS

| | |
|-------|-------------------------------------|
| C-000 | TITLE, SHEET INDEX AND VICINITY MAP |
| C-101 | OVERALL SITE PLAN |
| C-201 | WEST SITE GRADING PLAN |
| C-202 | EAST SITE GRADING PLAN |
| C-301 | WEST SITE UTILITY PLAN |
| C-302 | EAST SITE UTILITY PLAN |



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Consultant's

Legend

Notes

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Permit-Seed



Client/Project

Wasatch Acquisitions & Capital, Inc.
 575 South Riverwoods Parkway, Suite 400
 Logan, UT 84321

CONSERVANCE BUILDING
 River Heights, UT

Title

OVERALL SITE PLAN

Project No.

205302069

Drawing No.

C-101

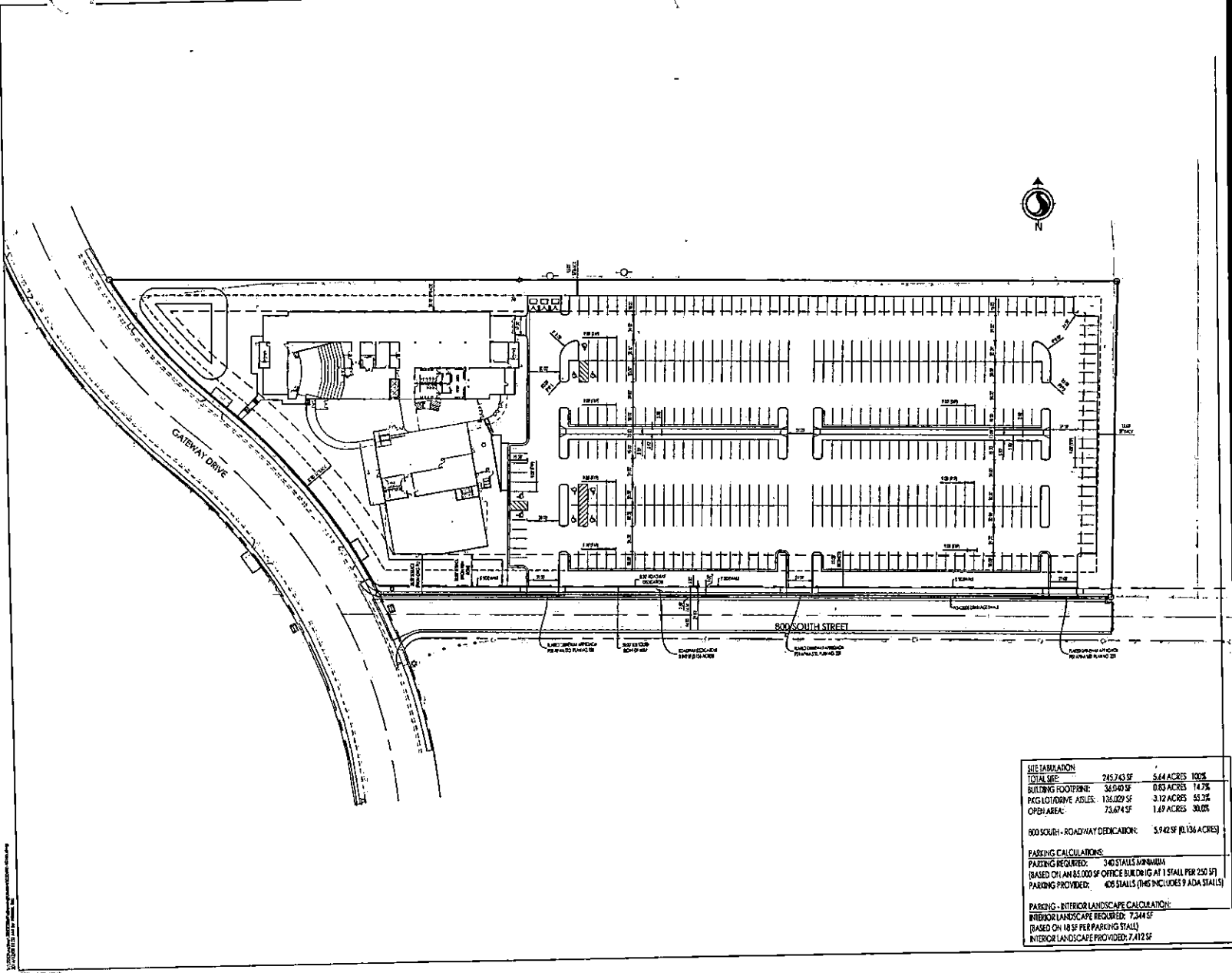
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Sheet

Revision

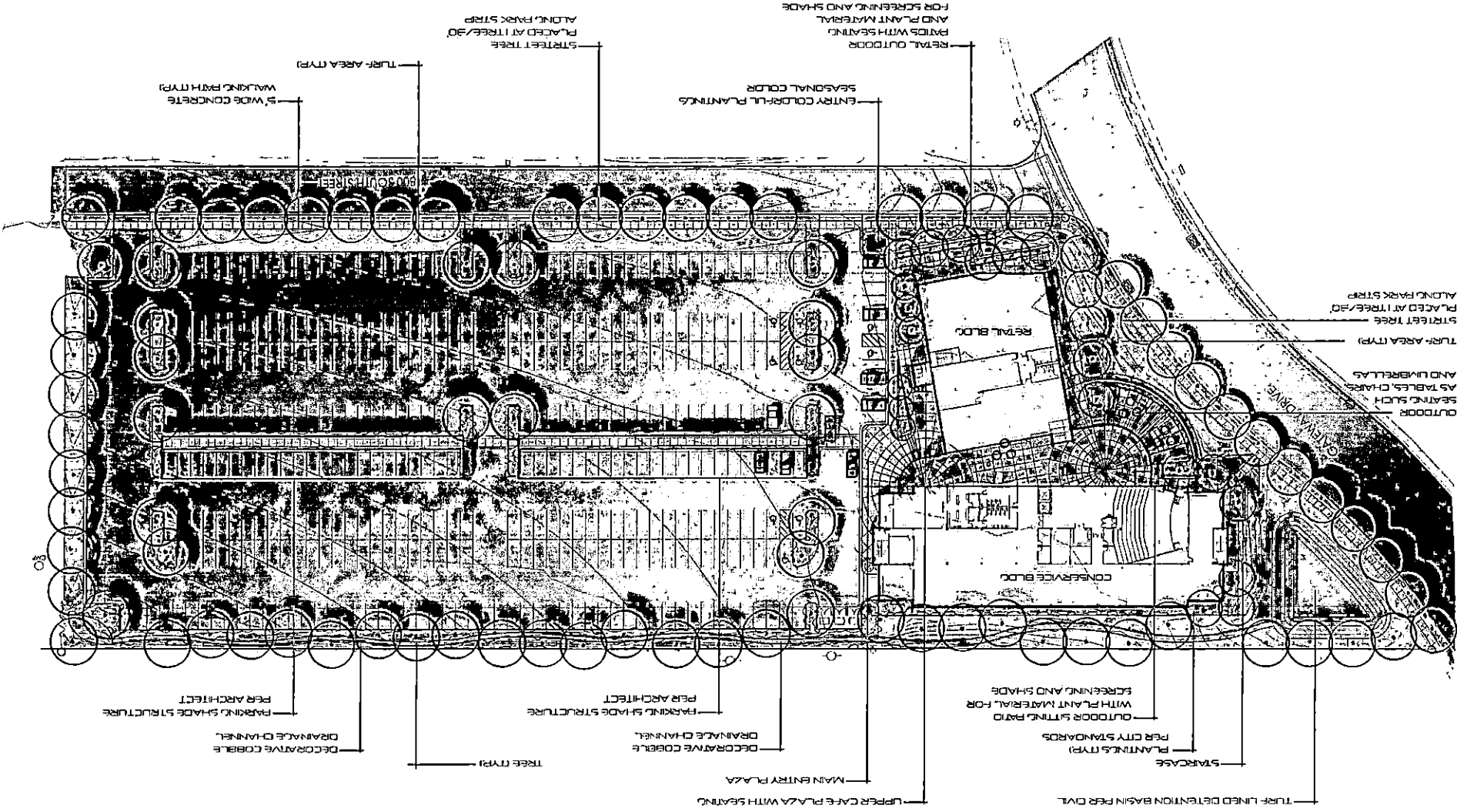
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|---|---|------------------|
| SITE TABULATION | | |
| TOTAL SITE: | 245,743 SF | 5.64 ACRES 100% |
| BUILDING FOOTPRINT: | 36,040 SF | 0.83 ACRES 14.7% |
| PKG LOT/DRIVE ASLES: | 136,029 SF | 3.12 ACRES 53.3% |
| OPEN AREA: | 73,674 SF | 1.89 ACRES 30.0% |
| 800 SOUTH - ROADWAY DEDICATION: 5,942 SF (0.136 ACRES) | | |
| PARKING CALCULATIONS: | | |
| PARKING REQUIRED: | 340 STALLS MINIMUM | |
| (BASED ON AN 85,000 SF OFFICE BUILDING AT 1 STALL PER 250 SF) | | |
| PARKING PROVIDED: | 405 STALLS (THIS INCLUDES 9 ADA STALLS) | |
| PARKING - INTERIOR LANDSCAPE CALCULATION: | | |
| INTERIOR LANDSCAPE REQUIRED: | 7,344 SF | |
| (BASED ON 18 SF PER PARKING STALL) | | |
| INTERIOR LANDSCAPE PROVIDED: | 7,412 SF | |

205302069-01
 11/11/2019
 11:11 AM
 11/11/2019
 11:11 AM

CONSERVICE BUILDING



Traffic Management

Current Conserve employment traffic schedule:

Current Employees 750

Typical shifts:

6-3 PM

7-4 PM

8-5 PM

Non Typical are part time shifts with 3-5 hour durations with 9PM as end of day.

A large portion of the employees currently work the 8-5 shift at this time. The River Heights site does not have projections of shifts or employee numbers as of now. This is an expansion building and will take time to get to full capacity.

*The a large percentage of the current demographic of employees utilize alternative methods of transportation ie Bikes, bus, and carpool.