

**CITY COUNCIL MEETING
KENDRICK STORAGE
SITE PLAN- STORAGE
50 NORTH 800 EAST
APRIL 19, 2018**

ZONING- M-1 Permitted

UTILITIES- Available

PARKING- As shown

FENCING- Chain link with slats around perimeter.

LANDSCAPPING- General notes on site plan indicate they will meet city code.

LIGHTING- Mounted to the buildings.

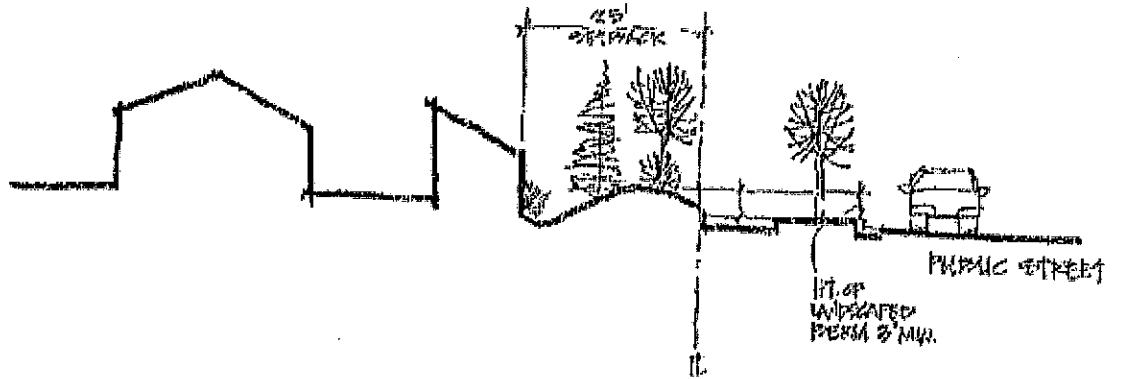
FIRE OFFICIAL REQUIREMENTS- To be reviewed with the building permit.

STORMWATER- Swales & sumps- Have City Engineer verify.

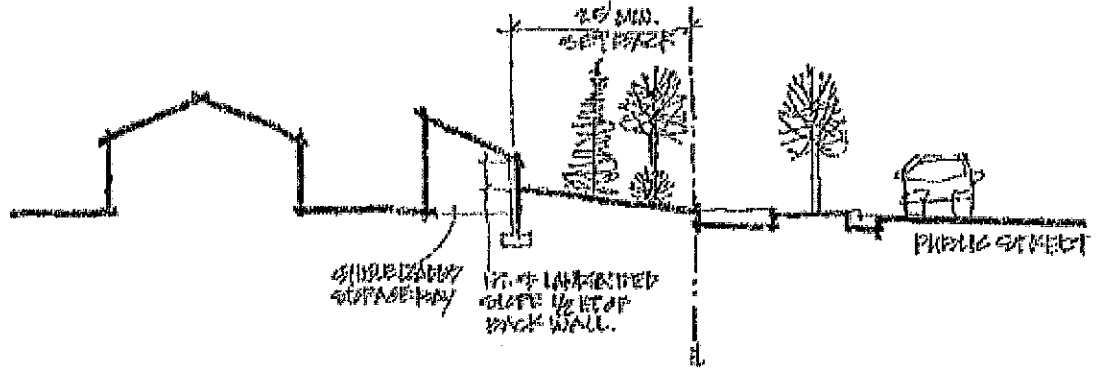
NOTES- This appears to meet city code. It seems to be a nice fit for this location. City Staff is supportive as proposed. The Planning Commission recommends approval as proposed with the condition that landscaping, as per code, is installed as the buildings are phased in & that chain link fence without slats will be allowed.

17.48.150 Self Storage

- A. **Purpose** – The additional requirements for self storage uses are intended to ensure that this type of project is developed to reduce adverse consequences on surrounding properties and requires that the long term appearance of storage units is maintained.
- B. **Standards** – The following additional development standards are required for self storage developments:
1. Storage of any kind is prohibited in required setbacks.
 2. All outside storage shall be located at the rear of the property, and have a roof cover, completely screened from public view by a solid screen fence, building, or other manner as approved by the Planning Commission.
 3. Storage units adjacent to any public roadway shall be single loaded with the back of the units facing the street and doorways of the units facing inward toward other storage units.
 4. Front yard setbacks shall be landscaped and screened with a combination of deciduous and coniferous trees and shrubs to cause at least a 50% screen within 5 years. Trees must be planted at 2½" caliper while shrubs must be planted with at least 5 gallon nursery stock.
 5. All side yard and rear yard setbacks shall be landscaped and screened with a combination of deciduous and coniferous trees and shrubs to cause at least a 25% screen within 5 years. Trees must be planted at 1½" caliper while shrubs must be planted with at least 1 gallon nursery stock.
 6. All setbacks are required to be irrigated by an automatic sprinkler irrigation system.
 7. The developer shall landscape and grade the street facing frontage using one of the following options or other approved screening as approved by the City:

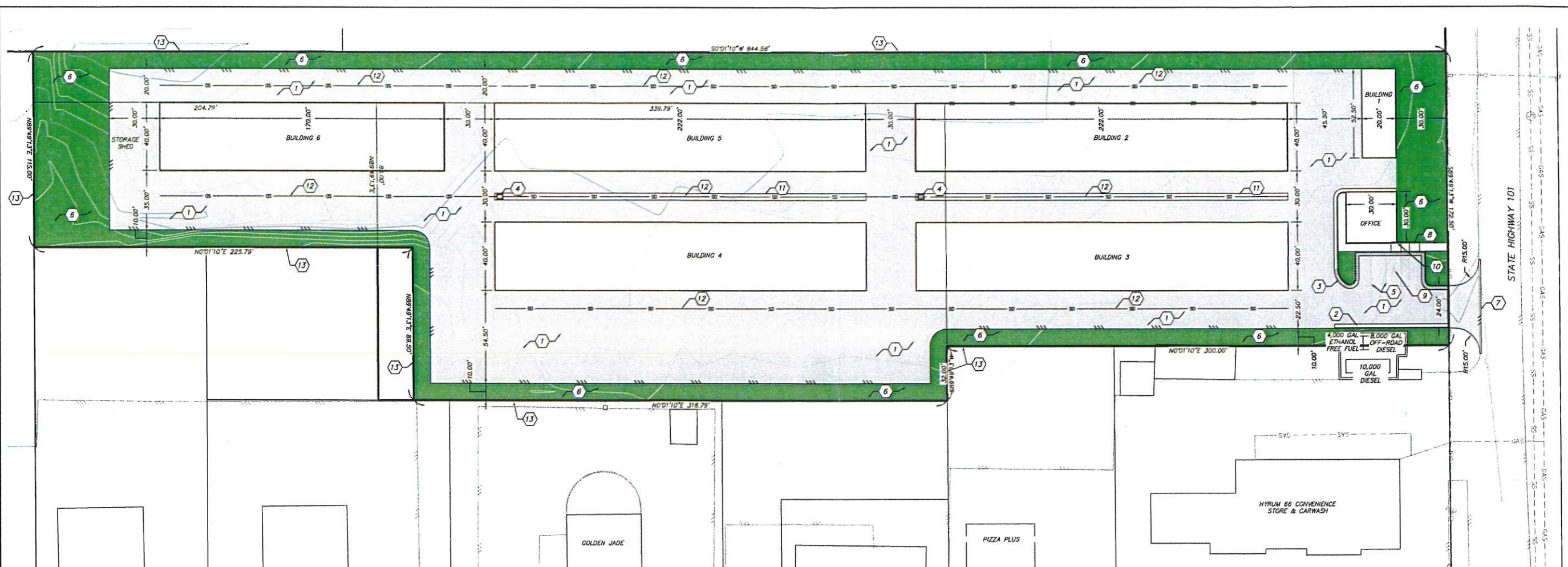


STORAGE BAY STANDARD
OPTION A



STORAGE BAY STANDARD
OPTION B

Adopted by Ord. 16-10 on 12/1/2016



SITE LAYOUT GENERAL NOTES

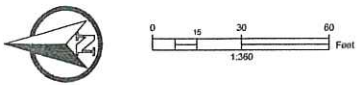
1. PRIOR TO PLACING ASPHALT, COORDINATE SLEEVE INSTALLATIONS WITH THE LANDSCAPE CONTRACTOR.
2. PRIOR TO PLACING ASPHALT, COORDINATE ELECTRICAL CONDUIT INSTALLATIONS AS SHOWN, WITH LOGAN CITY LIGHT & POWER.
3. COORDINATE ALL IRRIGATION SLEEVING AND ELECTRICAL CONDUITS WITH THE APPROPRIATE CONTRACTOR PRIOR TO THE INSTALLATION OF ASPHALT OR OTHER FLATWORK.
4. REFER TO SITE IMPROVEMENT PLANS PREPARED BY ARCHITECTURAL DESIGN WEST FOR ALL CONCRETE FLATWORK AND CURBS NOT SHOWN ON THIS PLAN FOR PLAN, JOINTS, SCORING DETAILS AND SPECIFICATIONS.
5. ALL CURB & GUTTER TO BE 30" WIDE. SEE DETAILS. AVOID EXCESSIVE DEPTH IN ALL WATERWAYS -- REFER TO STANDARD DETAILS.
6. MOST DIMENSIONS ARE TO FACE OF CURB. CURVE RADII ARE DIMENSIONED TO BACK OF CURB.
7. ALL EXTERIOR CONCRETE TO BE 4500 PSI 28-DAY STRENGTH, 4" SLUMP, 6% AIR WITH FIBERMESH REINFORCEMENT.

OVERALL SITE LAYOUT KEYED NOTES

- 1 CONSTRUCT ASPHALT
- 2 CONSTRUCT CATCH CURB & GUTTER
- 3 CONSTRUCT SPILL CURB & GUTTER
- 4 NEW STORM DRAIN INLET
- 5 PROPOSED PAINT STRIPING
- 6 CONSTRUCT LANDSCAPE AREA
- 7 SAWCUT & MATCH EXISTING ASPHALT
- 8 CONSTRUCT ADA RAMP
- 9 PAVEMENT MARKING AND HANDICAP SYMBOL
- 10 INSTALL HANDICAP SIGN WITH BASE
- 11 CONSTRUCT 4' VALLEY GUTTER
- 12 INSTALL PERFORATED STORM DRAIN/ROOF DRAIN PIPE
- 13 INSTALL 6-FT CHAIN LINK FENCE WITH SLATS

MISC GENERAL NOTES

1. SNOW IS TO BE STACKED IN LANDSCAPE AREAS.
2. ALL LANDSCAPE AREAS SHOWN ARE PROPOSED WITH SCREENING REQUIREMENTS TO MEET CITY CODE. LANDSCAPE AREAS TO BE IRRIGATED. ALL LANDSCAPING TO BE MAINTAINED AS NEEDED / GENERAL PRACTICE.
3. STORMWATER IS PROPOSED TO BE A COMBINATION OF STORAGE IN LANDSCAPE SWALES AND INFILTRATED WHERE STORM BOXES AND PIPES ARE UTILIZED.
4. NO GARBAGE DUMPSTERS ARE PROPOSED.
5. SITE LIGHTING TO BE MOUNTED TO THE BUILDINGS.



OWNER
 KENDRICK PROPERTIES LC
 SCOTT KENDRICK
 50 N 800 E
 HYRUM, UT 84319-1442



NO.	DATE	DESCRIPTION

SITE PLAN

KENDRICK STORAGE
 50 N. 800 E.
 HYRUM, UT 84319

Cache • Landmark
 Engineers
 Surveyors
 Planners
 95 Golf Course Rd.
 Suite 101
 Logan, UT 84321
 435.713.0099

DATE:
19 MARCH 2018
 SCALE:
1" = 30'
 CALCS BY:
S. EARL
 CHECKED BY:
L. ANDERSON
 APPROVED BY:
S. EARL
 PROJECT NUMBER:
17009KND

SHEET:
C-200