

**BROADHURST STORAGE UNITS
SITE PLAN- PHASE 2
BLACKSMITH FORK INDUSTRIAL PARK
186 SOUTH 1720 EAST
PLANNING COMMISSION MEETING
DECEMBER 12, 2019**

ZONING- M-2 Permitted

UTILITIES- Available- Stubbed to site.

PARKING- As shown around storage containers. Asphalt is required. He is asking to add this after units are placed. - No office

FENCING- West and north perimeters.

LANDSCAPPING- Proposed as similar to existing connecting storage property.

LIGHTING- As shown

FIRE OFFICIAL REQUIRMENTS-

STORMWATER- Storm water pond to be added to west end of project.

SIGNAGE-

NOTES- This is going to be similar to his current storage facility connecting to the south of this new phase. The storage units will be shipping pods that were used mostly as containers to move freight on ocean shipping. He plans to use the tan colored ones. Most of these containers were used once or at least very little before he purchases them so they are not old and rusted. They are built to deter rust. He would like to be able to build this as needed. He would do the landscaping area and then work back adding containers as needed.

Irrigation via drip system

+ = Skubberg
* = Maple

+ *

+ *

+ *

BERM

CONTAINERS

ACCESS ROAD

+

+

+

+

+

*

*

*

BERM

BERM

CONTAINERS

LANDSCAPING

ACCESS ROAD

+

+

+

*

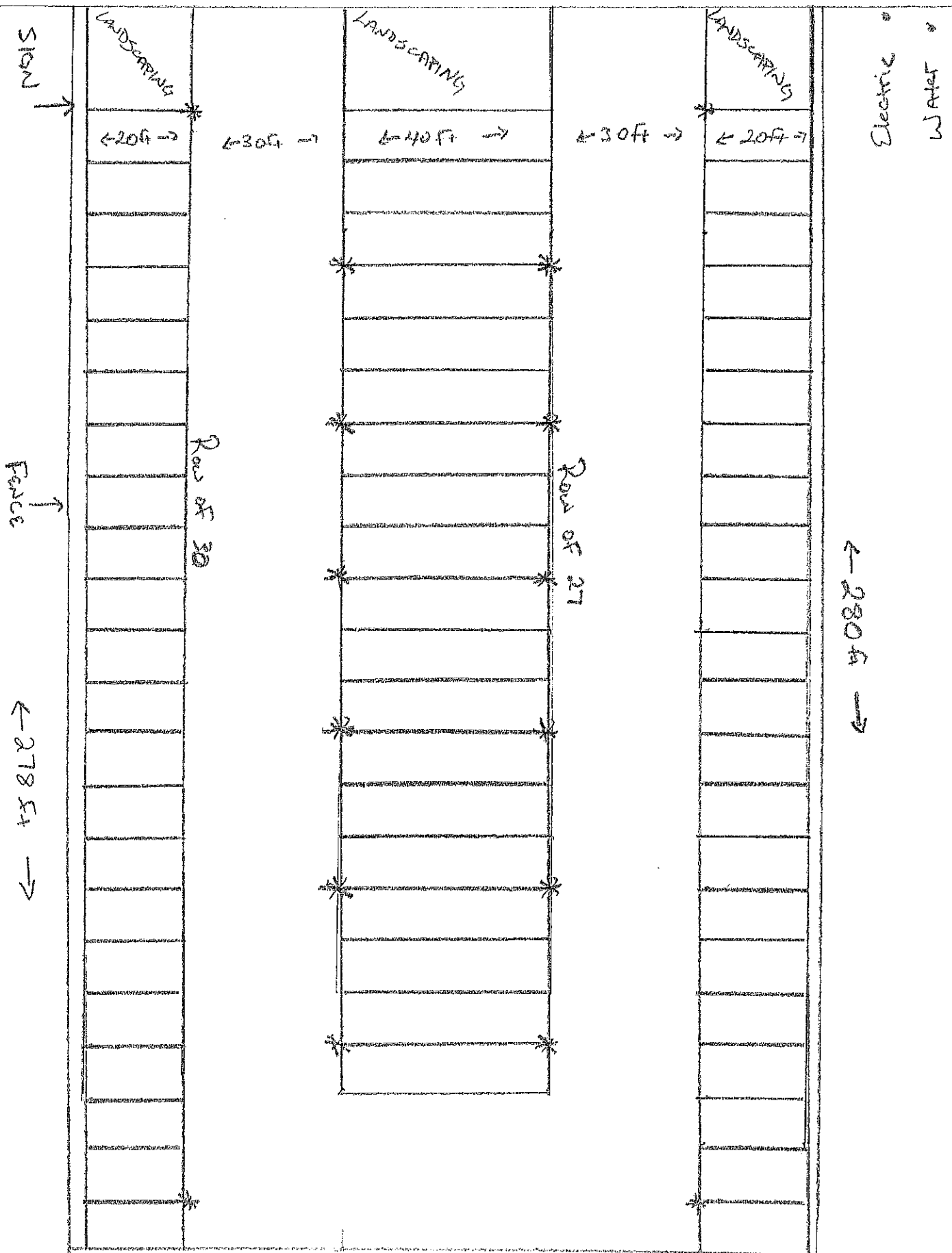
*

BERM

CONTAINERS

1720 EAST

← N



LANDSCAPING

LANDSCAPING

LANDSCAPING

← 20ft →

← 30ft →

← 40ft →

← 30ft →

← 20ft →

Electric

Water

* = LIGHT

Fence

← 278ft →

Row of 30

Row of 27

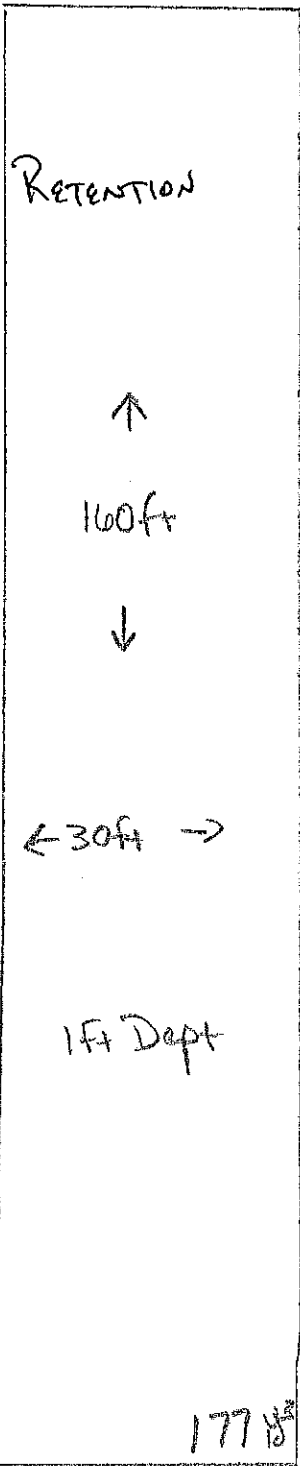
← 280ft →

REAR RETENTION DITCH - WATER/SNOW

1720 EAST

← Z

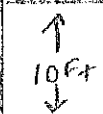
2% Grade →



Total Retention

332 yds

← 140 ft →



RETENTION

3ft Depth

155 yds

Rational Method Computations:

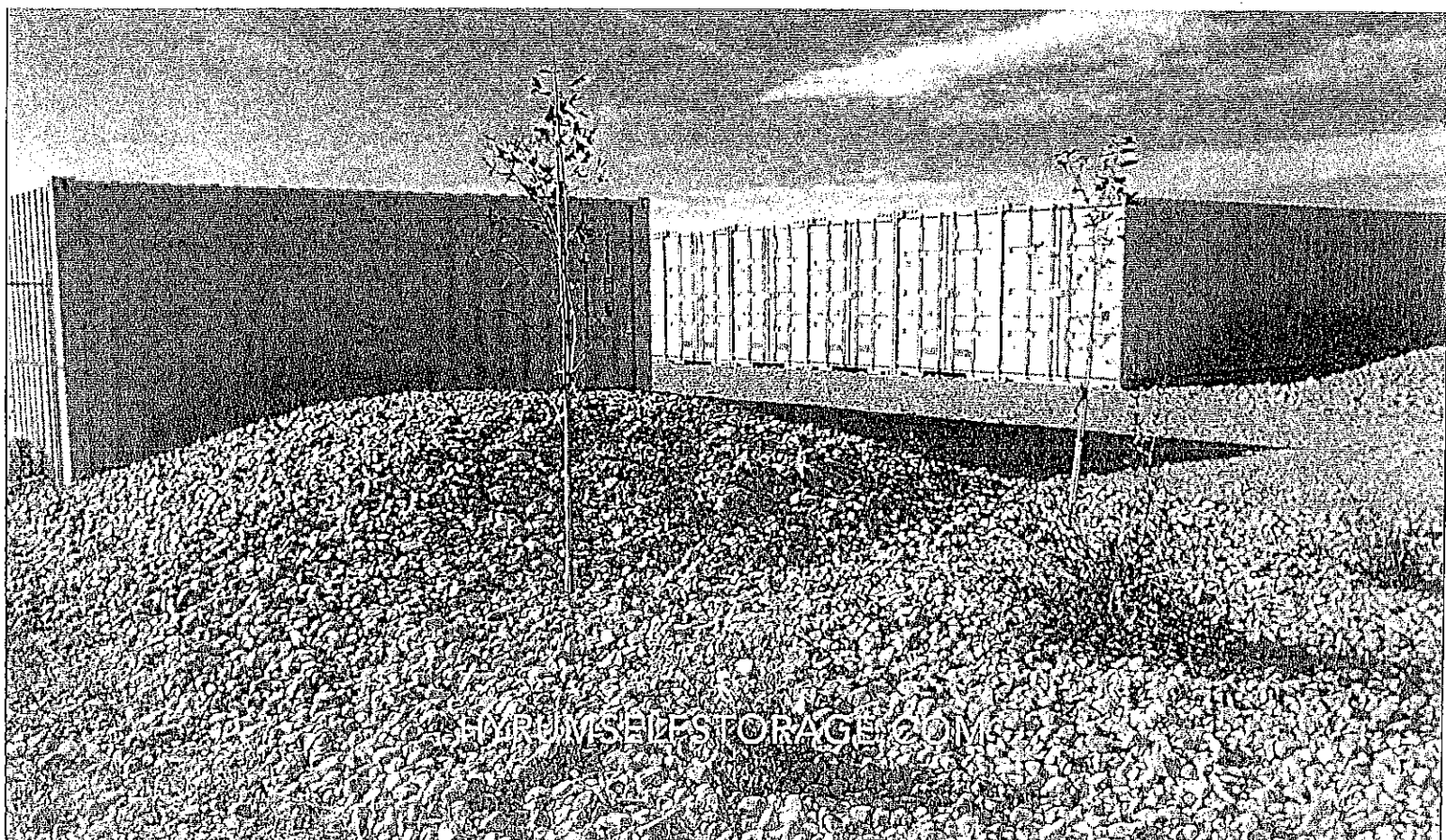
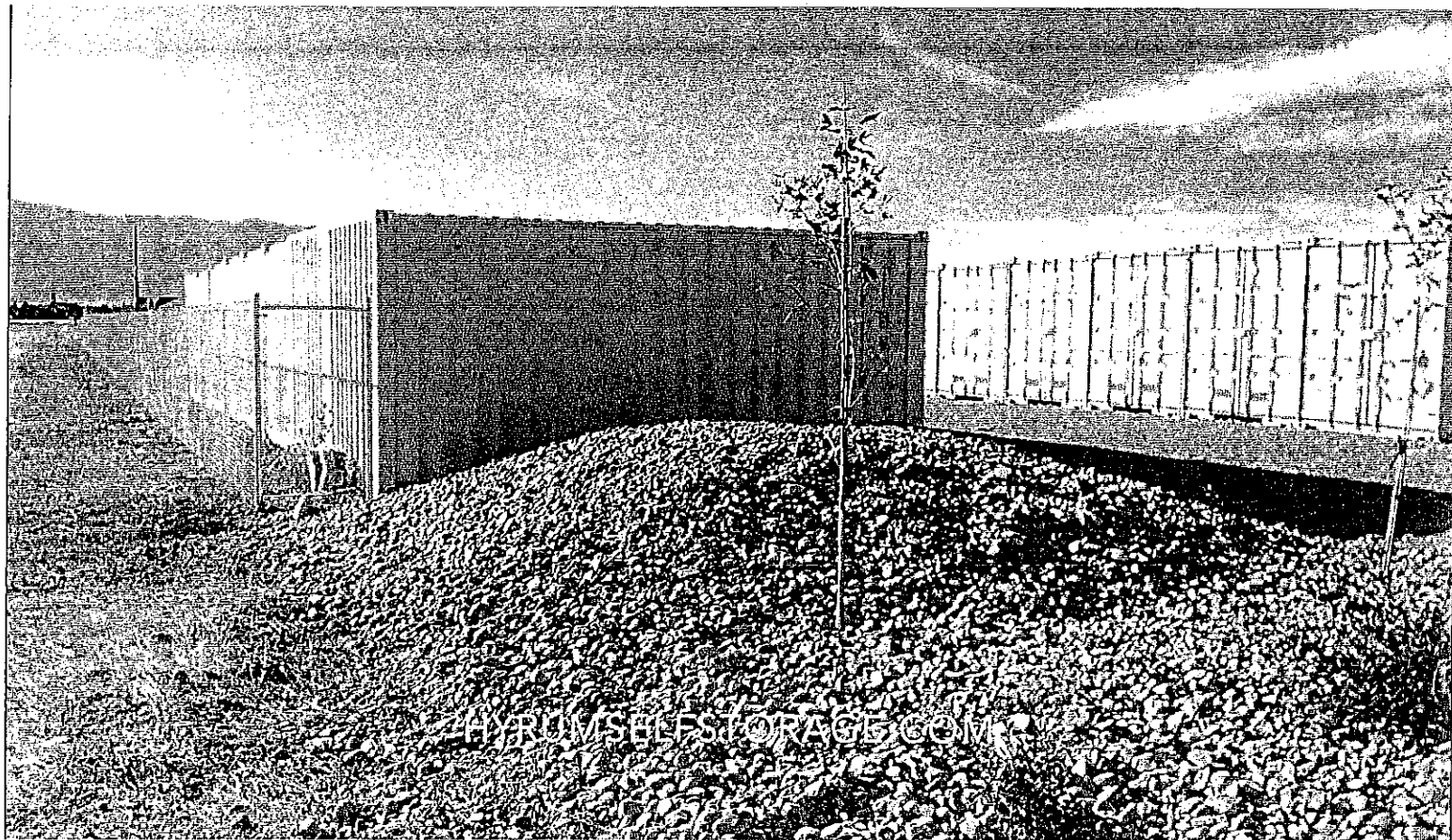
Rainfall 100 yr event = 3.24 inches in 24 hour period.

	<u>Asphalt</u>	<u>Undeveloped land</u>
Rational runoff coefficient	.7-.95(.8)	.1-.3(.2)
Drainage area	16,800 square feet	23,200 square feet
Peak Discharge	133 cubic yds/day	46 cubic yds/day
Total peak discharge	179 cubic yds/day	

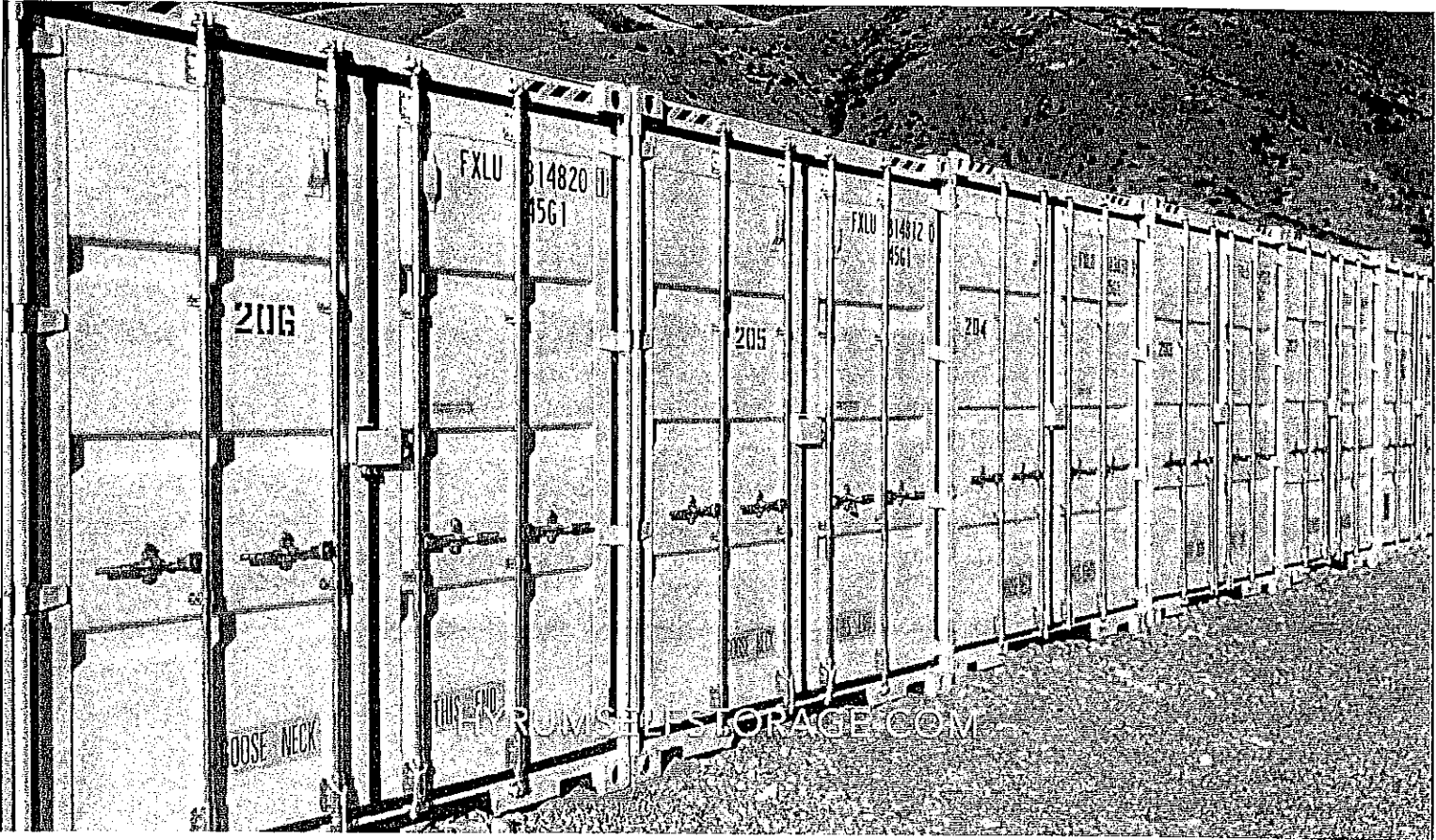
Detention Capacity

Rear retention ditch	10ft X 140ft X 3 ft	155 Cubic yds
Retention under 40ft containers	30ft X 1ft X 160ft	177 Cubic yds
Total		332 Cubic yds

BROADHURST - HYRUM SELF STORAGE EXPANSION



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435-535-1527

