



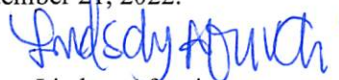
**FARR WEST CITY
PLANNING
COMMISSION
AMENDED AGENDA**

September 22, 2022 at 7:00 p.m.
City Council Chambers
1896 North 1800 West
Farr West, UT 84404

Notice is hereby given that the Planning Commission of Farr West City will hold its regular meeting at 7:00 pm on Thursday, September 22, 2022

1. Call to Order –Chairman Ted Black
2. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Prayer
3. Business Items
 - a. Report from City Council
 - b. Open public hearing as advertised - Consider approval of the general plan
 - c. Close public hearing and proceed with regular meeting
 - d. Recommend to the City Council approval of the general plan
 - e. Recommend to the City Council approval or denial of a site plan for a surgical center for Basin Development located at 1804 West 2550 North
4. Consent Items
 - a. Approval of minutes dated September 8, 2022
5. Chairman/Commission Follow-up
 - a. Report on Assignments
6. Public Comments (*Resident(s) attending this meeting will be allotted 2 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.*)
7. Adjournment

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 801-731-4187, at least three working days prior to the meeting. Notice of time, place and agenda of the meeting was mailed to each member of the Planning Commission, posted in the City Hall, and posted on the Utah Public Meeting Notice Website on September 21, 2022.


Lindsay Afuvai
Recorder

Application for Site Plan Approval



1896 North 1800 West
Farr West, UT 84404
Phone – (801)731-4187
Fax – (801) 731-7732

Date Submitted: 27-July-2022

Applicant Name: Brett Jones Applicant Address: 221 25th St Ogden, UT 84401

Phone: 801-631-9540 Email: brett@basindevelopment.com

Business Name: Basin Development Application Number: _____

Business Address: 221 25th St Ogden, UT 84401 Phone: 801-631-9540

Address and description of site being considered: 1804 W. 2550 N. Farr West. Site is south of the Del-Taco and North of Associated Foods. The site is approximately .77 ac and has access from the Del-Taco site and off of 2550 N. There is also a city owned easement along the east side of the detention pond on 1800 W.

Tax ID number of site being considered: 19-301-0002

Current zoning of site: C2 with a conditional use permit for the proposed use.

FEE SCHEDULE

Application: \$100.00 Engineering Deposit: \$1,000.00

Site Plan approval is required for the following conditions. Please indicate all conditions associated with this application:

- ☒ All proposed new development except single-family detached residences.
- ☐ All additions of alterations to nonconforming structures (see chapter 17.52 of the Farr West City municipal code for reference to nonconforming buildings).
- ☐ Issuance of a conditional use permit for new construction.
- ☒ New signs
- ☐ Modified site plan review shall be required for any change of use in a existing structure or site or addition, except single-family detached residences.
- ☐ All plans for earth sheltered dwellings.

The following information is required for site plan approval (check box next to all items submitted with application):

(Note: Not providing the required information will result in a delay of approval by the planning commission)

- ☒ A site plan (or set of plans as needed) showing all the required information listed below drawn accurately to an engineering scale. The plan needs to be submitted on 11x17, or larger paper, and in an electronic PDF format.
- ☒ Lot dimensions and orientations: North arrow, etc.
- ☒ Existing and proposed buildings with their dimensions and the locations of all opening in exterior walls.
- ☒ Height of all buildings and other proposed or existing structures; type and slope of roof construction.
- ☒ Indication of proposed use of buildings.
- ☒ All off street parking, locations and size of points of entry and exists, loading facilities, internal traffic circulation patterns, location of handicapped parking and handicapped access to building(s).
- ☒ Height of all existing and proposed walls and fences and type of construction.
- ☒ Location and type of landscaping.
- ☒ All existing easements (dedicated and prescriptive), irrigation ditches, alleys and street rights of ways. Locations and height of any overhead power and communication and transmission lines, and all utility easements which may affect the property.
- ☒ All existing and proposed improvements. Improvements include: curb and gutter, sidewalks, sanitary and storm sewer lines, fire hydrants and driveway approaches. Grades must be shown for curb and gutter, sidewalks, sanitary and storm sewer lines.
- ☒ Location, type, lighting and size of proposed and existing signs.
- ☒ Location, type and size of proposed and existing light poles.
- ☒ A method for controlling storm drainage so that storm runoff will not enter adjoining property must be shown.
- ☒ One copy of a current county ownership plat showing the property and adjacent properties.
- ☐ Approval letter from Weber Fire District (801-782-3580).
- ☐ Approval letter from Bona Vista Water (801-621-0474).

If any of the above information is not being provided please indicate reasoning:

Answer the following questions as applicable: (Attach additional paper if needed.)

1. State in detail what is intended to be done on or with the property? Intent is to build an ambulatory surgical center for the Black Rock Surgical Group. This will be an out patient facility not housing patients overnight.

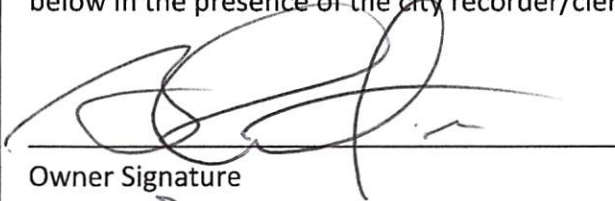
2. How will the proposed use be compatible with existing surrounding uses, buildings, and structures, when considering traffic generation, parking, building design, location and landscaping?

Basin Development has obtained a conditional use permit to build the surgical center. The design of the building will conform to all current city code. Traffic impacts will be minimal with no visitors coming in. They stagger the arrivals and have roughly 24 patients on surgery days. The 38 parking stall are adequate for the anticipated traffic. Landscaping will be a dry-scape with trees and shrubbery native to the desert.

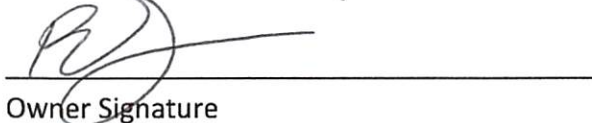
Signature of Applicant:

Applicant acknowledges they are responsible for all engineering fees associated with this application.

In issuing this application the signer(s) certifies the information provided is correct and they agree to the conditions set by the members of the planning commission and city council. **All** property owners must sign below in the presence of the city recorder/clerk or have their signatures notarized in order to be valid.

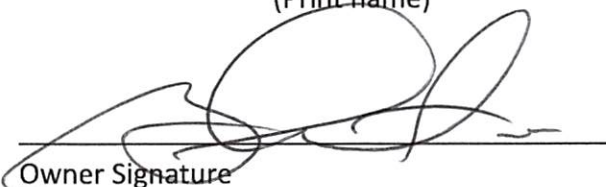

Owner Signature

Brett Richards (Physicians Investment Group)
Print Name

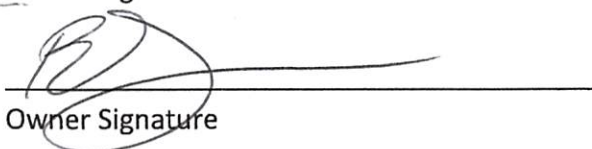

Owner Signature

Brett Jones (Basin Development)
Print Name

I/We authorize Brett Jones to act as my/our agent in all matters relating to this application.
(Print name)


Owner Signature

Brett Richards (Physicians Investment Group)
Print Name


Owner Signature

Brett Jones (Basin Development)
Print Name

Authorized Agent Signature

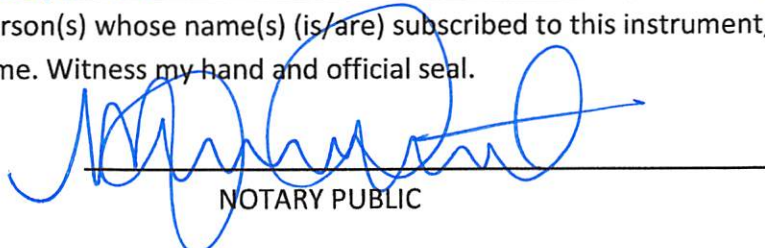
Signature of City Recorder/Clerk
(Not Required if Notarized)

State of Utah)

Count of Weber §
()

On this 26 day of JULY, in the year 2022, before me 4700 Harrison Blvd. Ogden, UT 84403
a notary public, personally appeared Brett Richards, proved
on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument,
and acknowledge (he/she/they) executed the same. Witness my hand and official seal.




NOTARY PUBLIC

State of Utah)

§

County of Weker)

On this 27 day of July, in the year 2022, before me Tiffany Galbraith, a notary public, personally appeared Brett T. Jones, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledge (he/she/they) executed the same. Witness my hand and official seal.



Tiffany Galbraith
NOTARY PUBLIC

For City Use:

Fee received by: Lindsay Date received: 7-28-2022
Receipt number: 6006407 Cash/Check (circle one) CREDIT
Date site plan received: 7-28-2022 Received by: Lindsay
Date met with city engineer: 9/16/22 Signed: Matt Robertson
Date engineer approved plan: 9/16/22 Signed: Matt Robertson
Date planning commission approved: _____
Date city council approved (conditional use permit only): _____

FARR WEST SURGICAL CENTER

PRELIMINARY DOCUMENTS 9-8-22 FARR WEST, WEBER , UTAH

TRAFFIC CONTROL & SAFETY NOTES

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE CURRENT CITY STANDARD DRAWING, AND SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO ANY WORK.
2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER
6. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS: OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS". THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH CITY STANDARDS AND SPECIFICATIONS.
2. ALL GRAVITY SANITARY SEWER LINES SHALL BE SDR-35 PVC MATERIAL. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
3. DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
4. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE.
5. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE PUBLIC WORKS SANITARY SEWER DEPARTMENT HEAD PRIOR TO FINAL ACCEPTANCE.
6. COMPACTION TESTING OF ALL TRENCHES WITH THE PROJECT SITE MUST BE ATTAINED AND RESULTS SUBMITTED TO THE CITY ENGINEER PRIOR TO FINAL ACCEPTANCE.
7. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.
8. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.
9. CAMERA TESTING AND PRESSURE TESTING PER CITY STANDARD.

CIVIL SHEET INDEX

COVER/GENERAL NOTES

SITE PLAN

UTILITY PLAN

GRADING

SWPPP

PLAN AND PROFILE STORM

C0 PLAN AND PROFILE STORM 2

C1 PLAN AND PROFILE SEWER

C2 STANDARD DETAILS

C3 STANDARD DETAILS 2

C4 LANDSCAPE PLAN

C5

C5A

C5B

C6

C7

C8

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE CITY ENGINEER, PLANNING, CODES AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE DESIGNATED PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT DRAWINGS ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY INSPECTOR AT ALL TIMES.
11. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

SWPPP GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY THE CITY AND STATE.
2. ALL STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AS SHOWN ON THE SWPP PLAN, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.

STORM SEWER GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
A) OBTAIN ALL REQUIRED PERMITS FROM THE CITY OR REGULATORY AGENCIES, INCLUDING PERMITS TO WORK IN THE RIGHT-OF-WAY.
B) RESTORATION OF EXISTING IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEM.
C) VERIFICATION AND PROTECTION OF ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF CONSTRUCTION.
D) PROVIDING AS-BUILT DRAWINGS TO THE CITY AND THE ENGINEER.
E) ALL PERMITTING, DEVELOPMENT, LOCATION, CONNECTION AND INSPECTION AND SCHEDULING FOR SUCH.
2. ALL STORM SEWER CONNECTIONS SHALL BE IN CONFORMANCE WITH CITY STANDARDS AND SPECIFICATIONS.
3. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH CITY STANDARDS AND SPECIFICATIONS AND PLANS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO PLACEMENT OF ASPHALT PAVING.
4. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE ENGINEER AND THE CITY PRIOR TO FINAL ACCEPTANCE.
5. ALL STORM DRAIN PIPES IN THE CITY RIGHT-OF-WAY SHALL BE RCP CL III.
6. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING LIDS. ALL STORM SEWER LIDS SHALL BE LABELED "STORM DRAIN".
7. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.

GENERAL GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST APWA STANDARDS AND SPECIFICATION FOR PUBLIC WORKS AND THE CITY STANDARDS. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND ENTRIES. FINISHED GRADE AT FOUNDATION FOR WOOD FRAMED STRUCTURES SHALL BE 8 INCHES BELOW TOP OF FOUNDATION AND DRAINAGE SHALL BE A MINIMUM OF 5% WITHIN 10 FEET FROM THE BUILDING.
2. MAXIMUM SLOPES SHALL BE 3:1 FOR CUT AND FILL UNLESS OTHERWISE NOTED.
3. COMPACTION REQUIREMENTS AND TESTING SHALL BE PERFORMED TO MEET THE CITY STANDARDS.
4. NO FILL SHALL BE PLACED UNTIL VEGETATION HAS BEEN REMOVED AND SUB-GRADE PREPARED PER THE SOILS REPORT.
5. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
6. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN BY INSTALLING BMP'S PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES. CONTACT THE CITY INSPECTOR FOR INSPECTION.
7. ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ALL SUBSEQUENT REPORTS, ADDENDUM ETC. SHALL BE CONSIDERED A PART OF THIS GRADING PLAN AND SHALL BE COMPLIED WITH.
8. THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION MARKING PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
9. CITY MAY REQUIRE A PRE-CONSTRUCTION MEETING BEFORE A PERMIT IS ISSUED.
10. STREETS ADJACENT TO THE PROJECT SHALL BE CLEAN AT ALL TIMES.
11. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR ALL REQUIRED INSPECTIONS.
12. PRIOR TO TAKING WATER FROM A CITY FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE WATER UTILITY TO OBTAIN A WATER METER.

CULINARY WATER GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO WATER UTILITY STANDARDS, SPECIFICATIONS AND PLANS.
2. THRUST BLOCKING IS REQUIRED AT ALL BENDS AND FITTINGS. TIE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.
3. ALL WATERLINES AT SEWER CROSSINGS SHALL BE LOCATED ABOVE AND HAVE AN 18-INCH VERTICAL SEPARATION FROM THE SEWER PIPE. IF THIS IS NOT PROVIDED, THE WATERLINE SHALL BE INSTALLED WITH 20 L.F. OF CONCRETE CASING CENTERED OVER THE SEWER PIPE.
4. DISINFECTION TESTS SHALL BE PERFORMED BY THE WATER UTILITY WITH COOPERATION FROM THE CONTRACTOR IN PERFORMING ANY NECESSARY EXCAVATION AND SUBSEQUENT BACKFILLING AT NO COST TO THE CITY.
5. CHLORINATION OF COMPLETED WATER LINE. THE NEW WATER LINES SHALL BE DISINFECTED BY CHLORINATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL RELATED COSTS AND FEES RELATED TO THE CHLORINATION OF THE COMPLETED WATER LINE. THIS TEST SHALL BE PERFORMED PRIOR TO CONNECTION OF THE NEW WATER LINES TO THE EXISTING WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY THE WATER UTILITY AT LEAST 24 HOURS BEFORE THE CHLORINATION IS DESIRED.
6. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET SHALL BE MAINTAINED FROM SANITARY SEWER MAINS.
7. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA C900 PVC CLASS 150, PER ASTM D2241.
8. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM THE WATER UTILITY.
9. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.
10. THERE SHALL BE A WATER SUPPLY TO THE DEVELOPMENT BEFORE ANY WOOD CONSTRUCTION STARTS.
11. THE WATER UTILITY REQUIRES THE USE OF CORROSION RESISTANT MATERIALS FOR ALL CULINARY WATER IMPROVEMENTS. SPECIFICALLY, ROMAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS. FURTHER, ALL METAL FITTINGS SHALL BE POLY WRAPPED.

FARR WEST CITY ENGINEER
JONES AND ASSOCIATES
6080 FASHION POINT DRIVE
SOUTH OGDEN, UTAH 84403
801-476-9767

BONA VISTA WATER
MATT FOX
2020 WEST 1300N
FARR WEST, UTAH 84404
801-621-0474

NATE CARVER
FARR WEST CITY SEWER
1896 NORTH 1800 WEST
FARR WEST, UT 84404
801-731-4187

ROBBIE SPRONK
FARR WEST CITY STORM WATER
1896 NORTH 1800 WEST
FARR WEST, UT 84404
801-731-4187

CENTRAL WEBER SEWER I.D.
2618 PIONEER ROAD
OGDEN, UT 84404
801-731-3011

NATE CARVER
FARR WEST CITY STREETS
1896 NORTH 1800 WEST
FARR WEST, UT 84404
801-731-4187

FARR WEST CITY INSPECTOR
1896 NORTH 1800 WEST
FARR WEST, UT 84404
801-731-4187

ALL IMPROVEMENTS TO CONFORM TO CURRENT CITY STANDARDS AND SPECIFICATIONS

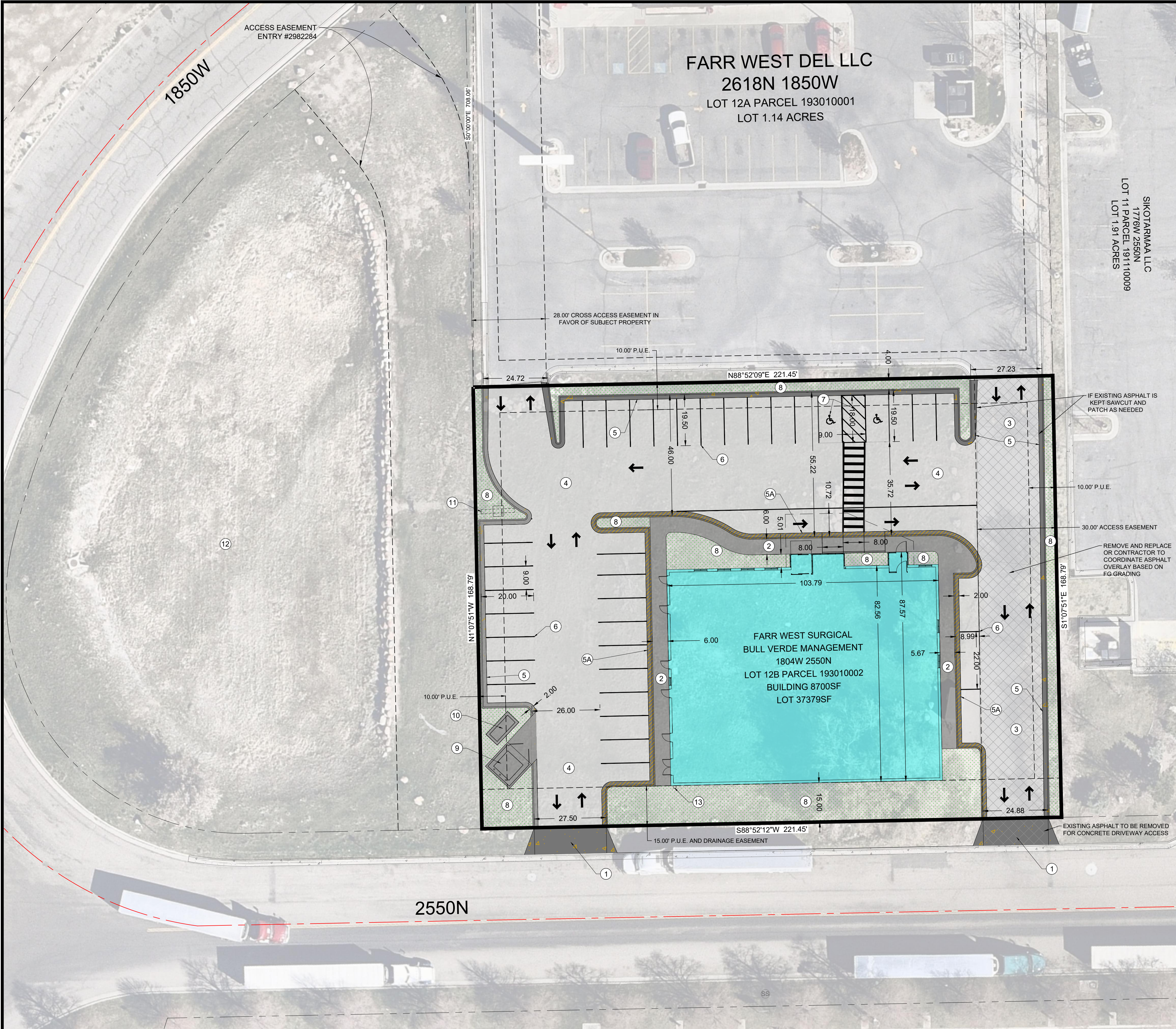
CULINARY WATER IMPROVEMENTS TO CONFORM TO THE WATER UTILITY'S STANDARDS AND SPECIFICATIONS

SECONDARY WATER IMPROVEMENTS TO CONFORM TO THE SECONDARY WATER UTILITY'S STANDARDS AND SPECIFICATIONS



FARR WEST SURGICAL CENTER

PRELIMINARY DOCUMENTS 9-8-22



- SITE PLAN KEYNOTES**
 - 1 PROPOSED DRIVEWAY ACCESS (PER FWC STANDARDS, SEE SHEET C6 DETAIL 1.6)
 - 2 PROPOSED SITE SIDEWALK (PER GEOTECH REPORT, SEE SHEET C6 DETAIL 2)
 - 3 EXISTING SITE ASPHALT (TO BE REMOVED)
 - 4 PROPOSED SITE ASPHALT (PER GEOTECH REPORT, SEE SHEET C6 DETAIL 3)
 - 5 PROPOSED SITE CLOSED FACE CURB AND GUTTER (SEE SHEET C6 DETAIL 4)
 - 5A PROPOSED SITE OPEN FACE CURB AND GUTTER (SEE SHEET C6 DETAIL 4)
 - 6 PROPOSED PARKING STRIPING 4" TYPICAL
 - 7 PROPOSED ADA STALL AND ADJACENT UNLOADING ZONE (SEE SHEET C6 DETAIL 5,6,7)
 - 8 PROPOSED ZEROSCAPE LANDSCAPING (SEE SHEET C8 FOR DETAIL)
 - 9 PROPOSED DUMPSTER ENCLOSURE (SEE SHEET C7 DETAIL)
 - 10 PROPOSED GENERATOR PAD (DETAIL PROVIDED BY OTHERS)
 - 11 PROPOSED BUSINESS SIGN (DETAIL PROVIDED BY OTHERS)
 - 12 EXISTING SUBDIVISION DETENTION POND
 - 13 PROPOSED FDC AND KNOX BOX LOCATION

SITE INFORMATION		ZONE = C-2 COMMERCIAL	
BUILDINGS	8713 SF	23.31%	
CONCRETE	4839SF	12.95%	
ASPHALT	19079 SF	51.04%	
LANDSCAPE	5364 SF	14.35%	
TOTAL SITE AREA		37378 SF 0.858 ACRES	100%
VISITOR/EMPLOYEE PARKING - 38 STALLS TOTAL - 36 + 2 ADA AND AN UNLOADING ZONE			

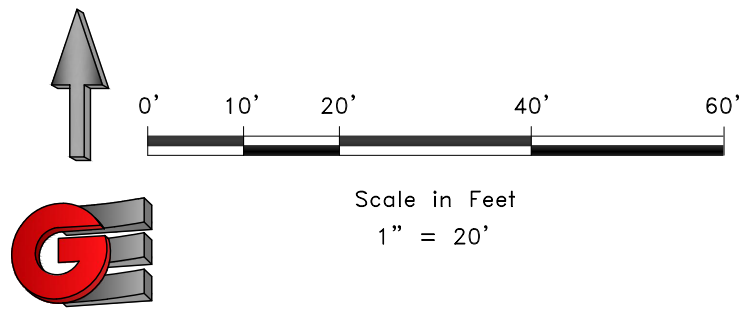
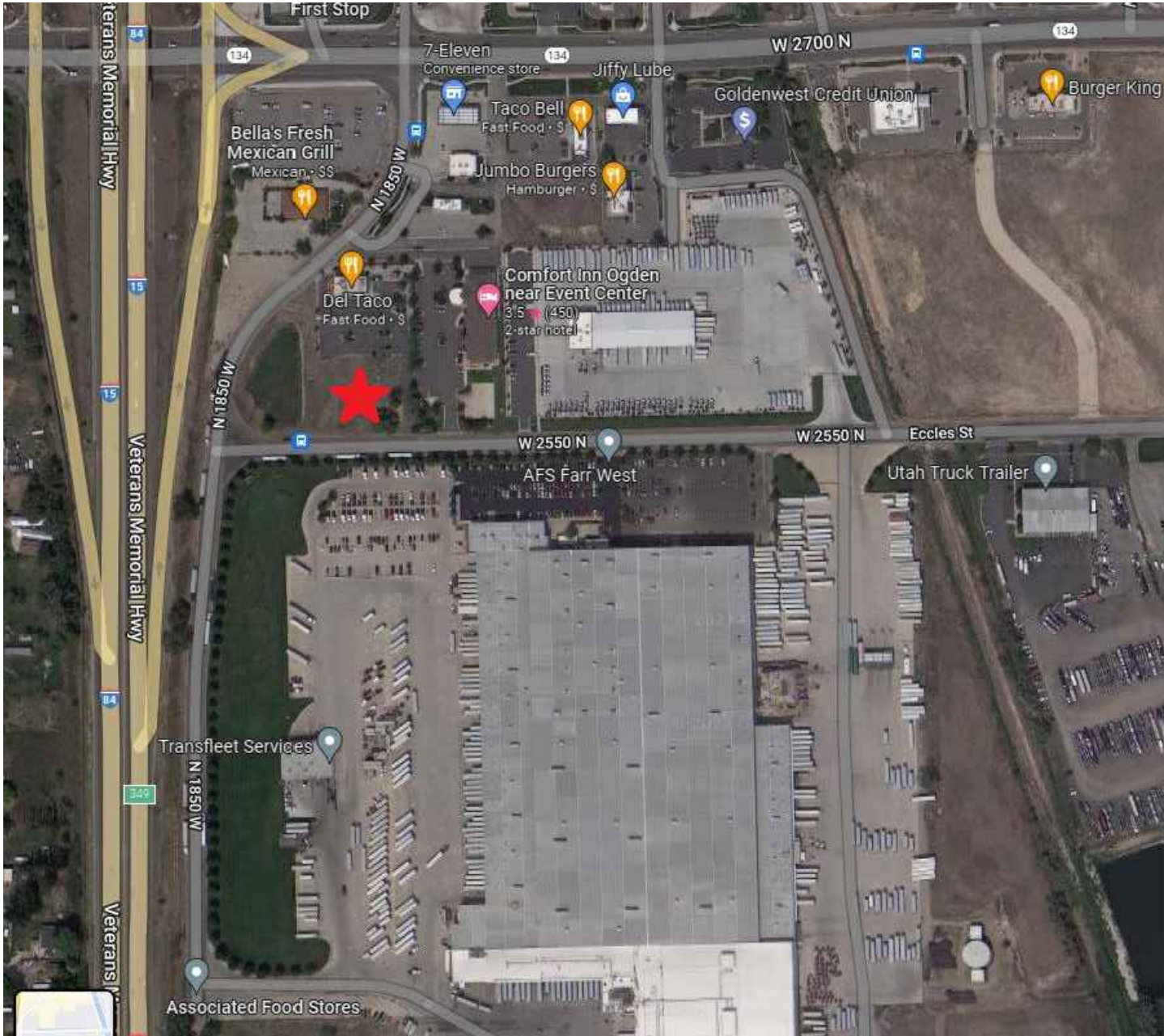
LEGEND	
BUILDING	
SIDEWALK	
TBC	
NO PARKING	
PARKING STRIPING	
SETBACK	
EASEMENT	
CENTERLINE	
BOUNDARY	
NEW ASPHALT	
NEW CONCRETE	
BUILDING CANOPY OVERHANG	
EXISTING ASPHALT	
OPEN FACE CURB	
LANDSCAPING	

- SITE PLAN GENERAL NOTES**
- MAXIMUM ELEVATION DIFFERENCE BETWEEN THE ASPHALT SURFACE OF THE PARKING SURFACE AND THE BOTTOM OF THE CONCRETE CURB RAMPS OR SIDEWALK HEIGHT SHALL NOT EXCEED 1/4" VERTICAL OR 1/2" WHEN BEVELED. 2009 ANSI 117.303.502.5.
 - ADDITIONAL MARKINGS, SOLID DIRECTIONAL ARROWS AND STOP BARS WILL BE PAINTED AT EACH DRIVEWAY AS SHOWN ON THE PLANS. SEE ALSO DETAIL SHEETS.
 - BUILDING SIDEWALKS, RAMPS, AND BOLLARDS ARE RESPONSIBILITY OF THE BUILDING CONTRACTOR. SEE ARCHITECTURAL PLANS.
 - SEE ELECTRICAL SITE PLAN FOR SITE LIGHTING DETAILS.
 - ALL INLETS SHALL HAVE BICYCLE SAFE GRATES.
 - NEW CULINARY WATER AND SANITARY SEWER SERVICE LATERALS TO BE EXTENDED AS NEEDED TO 5' OUTSIDE OF NEW BUILDING. EXISTING UTILITY STUBS ARE SHOWN BASED ON SURVEY, ROADWAY PLANS, AND/OR UTILITY MAPS. ALL LOCATIONS AND ELEVATIONS SHOULD BE FIELD VERIFIED.

BENCHMARK - STORM DRAIN MANHOLE, ELEVATION 4273.85, GPS (41.304586, -112.025010), SOUTHWEST SIDE OF SITE ON CORNER OF 1850W AND 2550N

OWNER - BULL VERDE MANAGEMENT
5268S 1200E OGDEN, UTAH 84403

DEVELOPER - BASIN DEVELOPMENT
2637N WASHINGTON BLVD #318 NORTH OGDEN 84414



SCALE: 1" = 20'

DATE: 9-9-22

DESIGN: RC/JP

DRAWN: RP

CHECKED: []

REVISIONS

DESCRIPTION

DATE

REGISTERED PROFESSIONAL ENGINEER
No. 8010280
RYAN A. CHRISTENSEN
STATE OF UTAH

SITE PLAN

FARR WEST SURGICAL CENTER

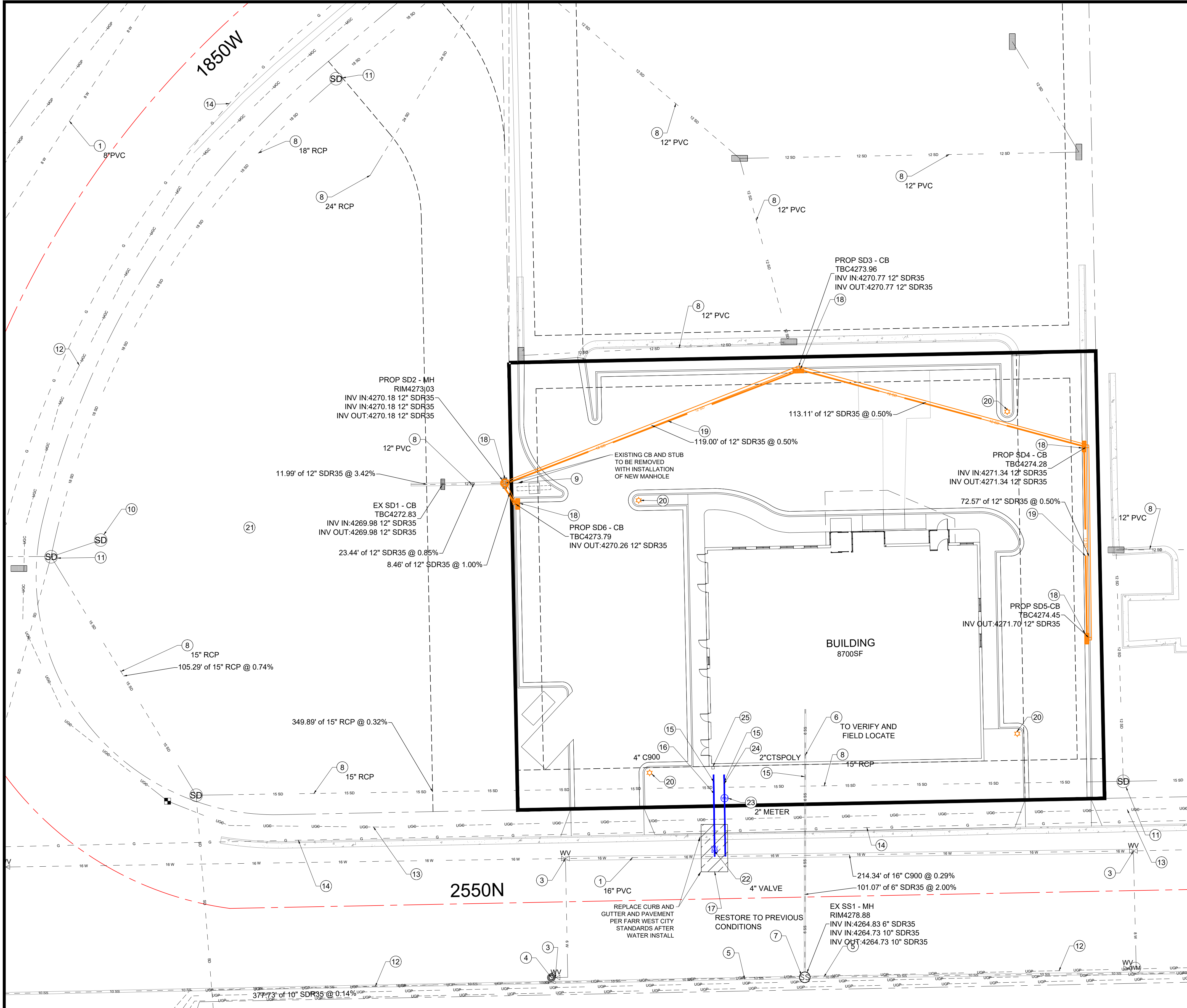
1804W 2550N

FARR WEST, WEBER, UTAH

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

C1



- UTILITY PLAN KEYNOTES**
- 1 EXISTING PVC WATER LINE (SIZE AND MATERIAL PER TAG)
 - 3 EXISTING WATER VALVE
 - 4 EXISTING FIRE HYDRANT
 - 5 EXISTING 10" PVC SEWER LINE
 - 6 EXISTING 6" PVC SEWER LATERAL
 - 7 EXISTING 5' SEWER MANHOLE
 - 8 EXISTING STORM DRAIN LINE (SIZE AND MATERIAL PER TAG)
 - 9 EXISTING STORM DRAIN STUB (TO BE REMOVED)
 - 10 EXISTING STORM DRAIN CONTROL STRUCTURE
 - 11 EXISTING 5' STORM DRAIN MANHOLE
 - 12 EXISTING UNDERGROUND POWER
 - 13 EXISTING UNDERGROUND CABLE
 - 14 EXISTING GAS LINE
 - 15 LOCATE AND STUB WITHIN 5' OF BUILDING OR CONNECT PER BUILDING PLANS
 - 16 PROPOSED 4" C900 FIRE LINE (PER BONA VISTA STANDARDS)
 - 17 PROPOSED WATER LINE UTILITY TRENCH (RESTORE PER FWC STANDARDS)
 - 18 PROPOSED STORM DRAIN STRUCTURE (SEE SHEET C5, PER FWC STANDARDS)
 - 19 PROPOSED STORM DRAIN LINE (SIZE AND MATERIAL PER TAG, PER FWC STANDARDS)
 - 20 PROPOSED SITE LIGHTING (SEE CONDUIT AND LIGHTING PLAN BY ELECTRICAL ENGINEER, DETAIL AND PLAN BY OTHERS)
 - 21 EXISTING SUBDIVISION STORM DRAIN DETENTION

- 22 PROPOSED WATER VALVE (SIZE PER TAG, PER BONA VISTA STANDARDS)
- 23 PROPOSED 2" WATER METER (PER BONA VISTA STANDARDS)
- 24 PROPOSED 2" CTS POLY WATER SERVICE (PER BONA VISTA STANDARDS)
- 25 PROPOSED FDC AND KNOX BOX LOCATION

** DESIGN OF GAS AND POWER TO BE PROVIDED BY OTHERS OR TO BE SHOWN AS DESIGN IF DESIGN IS PROVIDED BY OTHERS **

** BONA VISTA NO LONGER ALLOWS USE OF CULINARY WATER FOR USE IN AN IRRIGATION/SECONDARY USE BECAUSE OF THE DROUGHT AND ITS EFFECT ON THE WATER SUPPLY. LANDSCAPING WILL NEED TO BE A XERISCAPE DESIGN WITH DROUGHT TOLERANT PLANTS **

** FIRE FLOW OF 1500GPM FOR 2HOURS IS REQUIRED. NO HYDRANTS ARE BEING REQUIRED FOR THE SITE SINCE THE BUILDING WILL HAVE A FIRE SUPPRESSION SYSTEM. **

** BONA VISTAS INFOWATER FLOW MODEL, 80PSI STATIC, 1500GPM, RESIDUAL OF 70PSI. **

CULINARY WATER NOTES

- ALL CULINARY WATER LINE INSTALLATION AND MATERIALS SHALL CONFORM TO THE BONA VISTA'S WATER STANDARDS, SPECIFICATIONS AND PLANS.
- UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA C900 PVC DR18 CLASS 150, PER ASTM D2241.
- CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM BONA VISTA.
- ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.

SANITARY SEWER NOTES

- ALL UTILITY CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY'S STANDARDS AND SPECIFICATIONS.
- ALL GRAVITY SANITARY SEWER LINES SHALL BE SDR-35 PVC MATERIAL, UNLESS OTHERWISE SPECIFIED. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.

- CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.

STORM DRAIN NOTES

- ALL UTILITY CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY'S / UDOT'S STANDARDS AND SPECIFICATIONS WHERE APPLICABLE.
- CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF STORM DRAIN SYSTEM.
- ROOF DRAINS SHALL BE TIED INTO THE STORM DRAIN SYSTEM PER BUILDING PLANS OR AS INDICATED ON UTILITY PLAN.
- ROOF DRAIN TO BE COORDINATED AS NEEDED.

SECONDARY WATER NOTES

- ALL SECONDARY WATER LINE INSTALLATION AND MATERIALS SHALL CONFORM TO THE SECONDARY WATER UTILITY STANDARDS, SPECIFICATIONS AND PLANS.
- CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SECONDARY SYSTEM.

- EXCEPT WHERE NOTED EXISTING SECONDARY WATER IMPROVEMENTS MUST BE PROTECTED IN PLACE.

GENERAL UTILITY NOTES

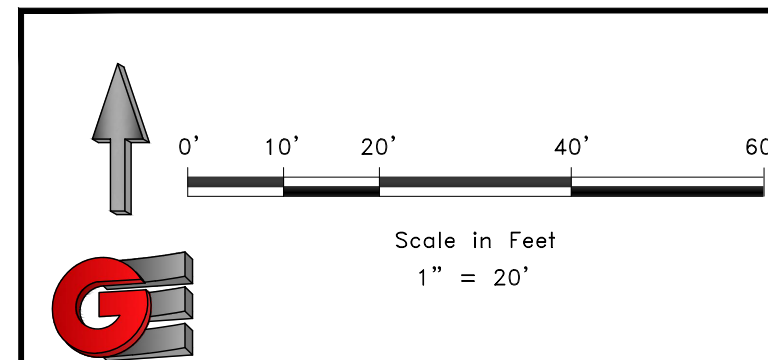
- CONTRACTOR IS TO COORDINATE THE INSTALLATION OF THE GAS LINE METER WITH DOMINION ENERGY
- CONTRACTOR IS TO COORDINATE THE INSTALLATION OF THE WATER METER AND CONNECTION TO EXISTING LINE, PER BONA VISTA STANDARDS.
- SEE ARCHITECTURAL/MECHANICAL DRAWINGS FOR EQUIPMENT DETAILS AND CONTINUATION INSIDE BUILDING, BAY/TRENCH/FOOTING DRAIN, AND ANY EQUIPMENT OUTSIDE OF BUILDING
- ALL WORK SHALL BE COMPLETED TO CITY/UTILITY STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR INSPECTION AND TESTING PRIOR TO PUTTING NEW CONSTRUCTION INTO SERVICE.
- CONTRACTOR SHALL VERIFY THE UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.
- GAS LINE TO BE COORDINATED WITH DOMINION ENERGY.
- ALL STORMDRAIN / SEWER INLETS AND PIPING PER THE CITY'S STANDARDS

LEGEND

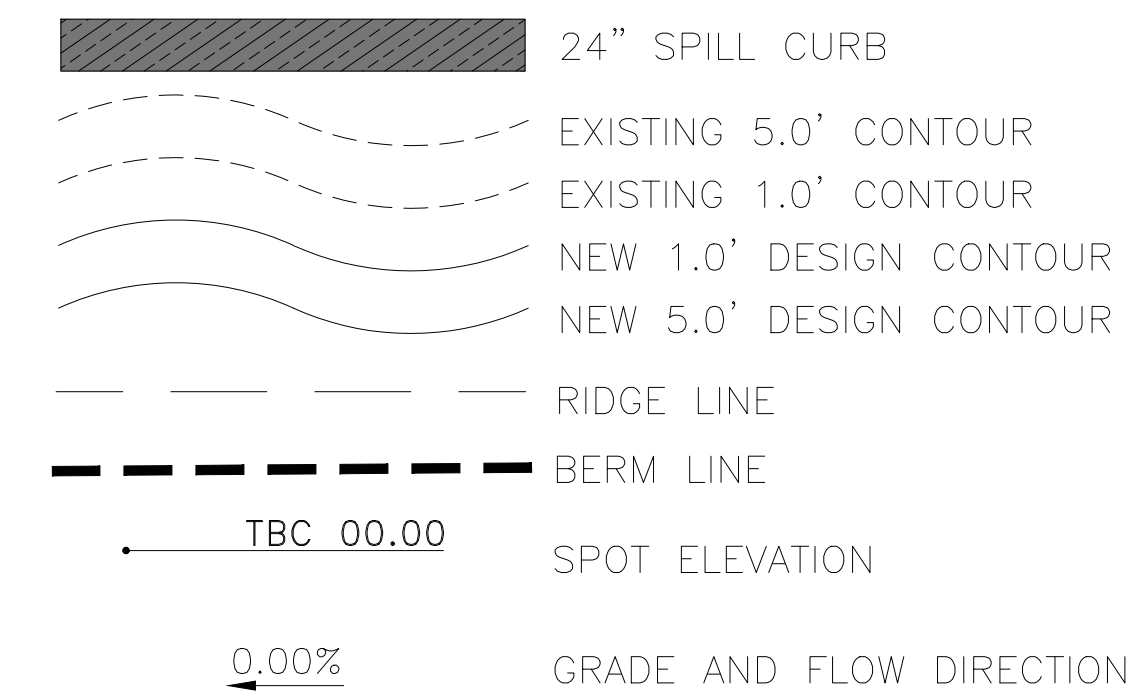
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- NEW SANITARY SEWER LATERAL
- NEW SANITARY SEWER MANHOLE
- 5FT/4FT/CLEANOUT
- EXISTING SECONDARY WATER LINE
- EXISTING SECONDARY WATER METER
- NEW SECONDARY WATER LINE
- NEW SECONDARY WATER METER
- EXISTING CULINARY WATER
- NEW CULINARY WATER LATERAL
- EXISTING FIRE HYDRANT
- NEW CULINARY WATER VALVE
- EX CULINARY WATER VALVE
- NEW CULINARY WATER METER
- EX CULINARY WATER METER

- NEW LIGHT POLE
- NEW STORM DRAIN
- NEW 2'x2' CATCH BASIN
- NEW 2'x4' CATCH BASIN
- EX 2'x4' CATCH BASIN

- EX POWER LINE
- EX POWER POLE
- EX COMMS LINE
- EX COMMS BOX
- EX GAS
- PROPOSED TRENCHS

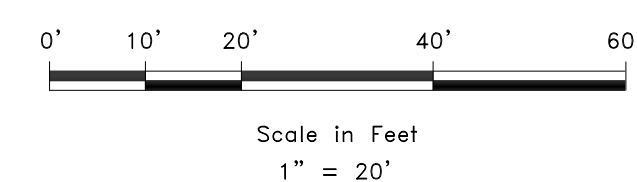


SCALE: 1" = 20'		DATE: 9-8-22		DESIGN: RC/RP		DRAWN: RP		CHECKED:	
REVISIONS		DESCRIPTION		DATE					
UTILITY PLAN FARR WEST SURGICAL CENTER 1804W 2550N FARR WEST, WEBER, UTAH									
GARDNER ENGINEERING CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0066									
C2									



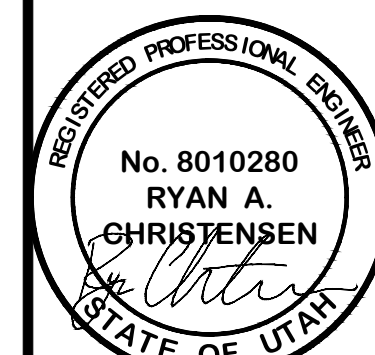
EG	—	EXISTING GROUND
GB	—	GRADE BREAK
HP	—	HIGH POINT
TBC	—	TOP BASE CURB
LIP	—	LIP OF GUTTER
EOA	—	EDGE OF ASPHALT
FG	—	FINISHED GROUND
TC	—	TOP OF CONCRETE
TG	—	TOP OF GRATE
FL	—	FLOWLINE
TOS	—	TOP OF SLOPE
BOS	—	BOTTOM OF SLOPE
RIM	—	RIM OF BOX
BB	—	BOTTOM OF BASIN
FF	—	FINISHED FLOOR
BW	—	BOTTOM OF WALL
TW	—	TOP OF WALL

- ## GENERAL GRADING NOTES:
1. ALL WORK IN PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH CITY PUBLIC WORKS STANDARD.
 2. DUST SHALL BE CONTROLLED BY WATERING.
 3. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
 4. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT.
 5. ALL PUBLIC ROADWAYS MUST BE CLEARED DAILY OF ALL DIRT, MUD AND DEBRIS DEPOSITED ON THEM AS A RESULT OF THE GRADING OPERATION. CLEANING IS TO BE DONE TO THE SATISFACTION OF THE CITY.
 6. MAXIMUM ELEVATION DIFFERENCE BETWEEN THE ASPHALT SURFACE OF THE PARKING SURFACE AND THE BOTTOM OF THE CONCRETE CURB RAMPS OR SIDEWALK HEIGHT SHALL NOT EXCEED $\frac{1}{4}$ " VERTICAL OR $\frac{1}{2}$ " WHEN BEVELED. 2009 ANSI 117 303.502.5
 7. ACCESSIBLE ROUTE TO BE A MAX. SLOPE OF 5% AND A MAX. CROSS SLOPE OF 2% 2009 ANSI 117.403.3.



REVISIONS		SCALE	T = 20'
DATE	DESCRIPTION	DATE	9-8-22
		DESIGN	RC/JP
		DRAWN	RP
		CHECKED	CHECKED

DWG: R\3336 - WORTH ENVIRONMENT PARTNERS3331 - PARK WEDNESDAY/THURSDAY WEST MEAL PREP MEDIAN 9-8-22.DWG



GRADING PLAN

FARR WEST SURGICAL CENTER

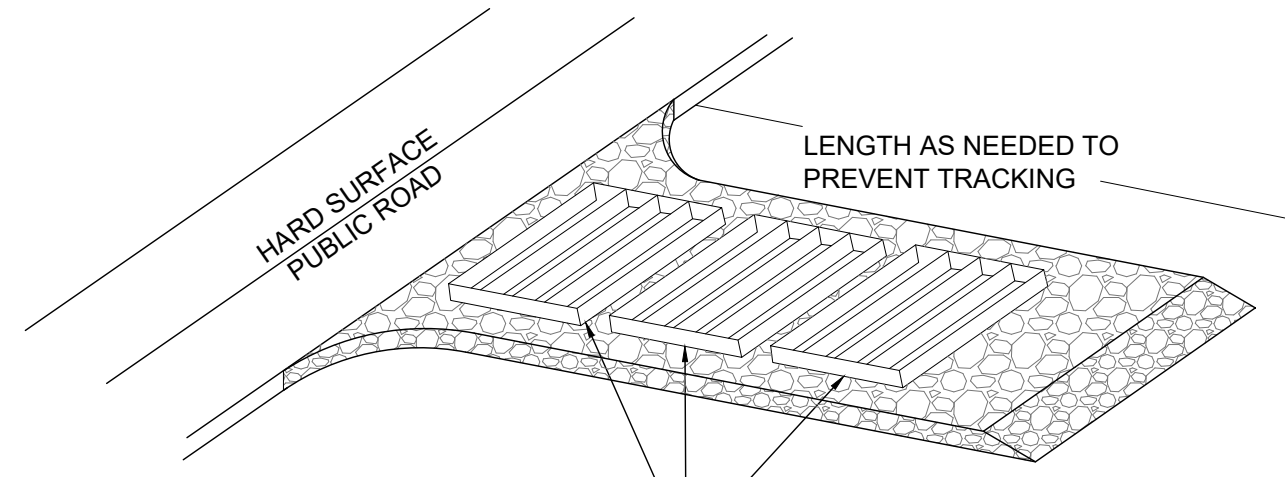
1804W 2550N

FARR WEST, WEBER, UTAH



C3

- EROSION CONTROL NOTES:**
1. SANDBAGS WILL BE PLACED AT DISCHARGE LOCATIONS TO CONTAIN AND DIVERT STORM WATER THROUGH THE INLET PROTECTION.
 2. AN EARTHEN BERM 6" HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIVERT IT TO DISCHARGE AREAS.
 3. STORM WATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM. EXISTING LINES SHALL BE INSPECTED PRIOR TO CERTIFICATE OF OCCUPANCY AND CLEANED IF NECESSARY.
 4. THE STORM WATER POLLUTION PREVENTION PLAN SHALL CONFORM TO ALL STATE DIVISION OF ENVIRONMENTAL PROTECTION REGULATIONS.



A SERIES OF STEEL PLATES (3 OR MORE) WITH RUMBLE STRIPS OR MIN. 3" COARSE AGGREGATE.

ENTRANCE STABILIZATION NOTES:

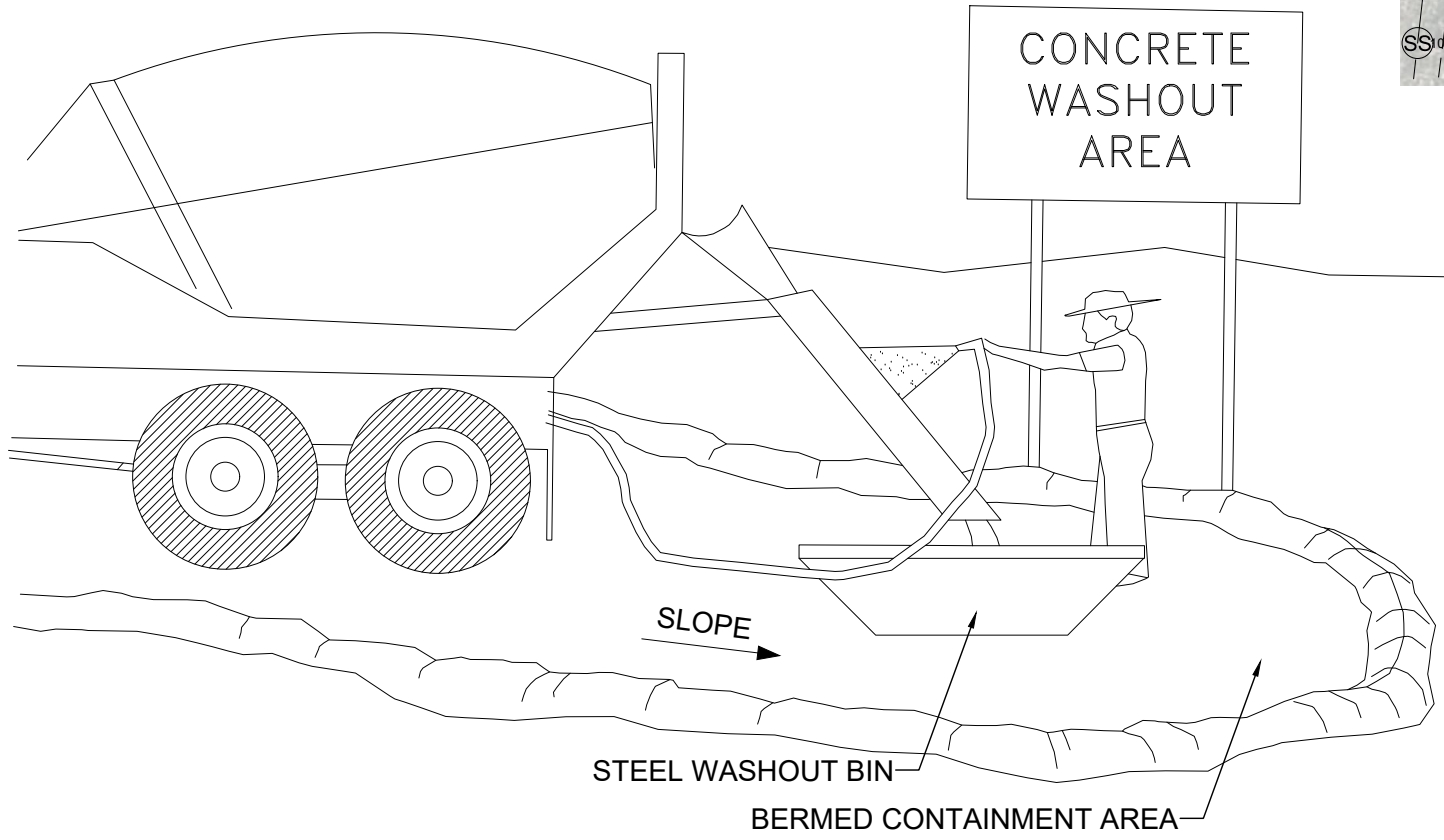
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
 - a. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY AND SIDEWALK OR PARKING AREA.
 - b. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN. 3" COARSE AGGREGATE WITH LENGTH, WIDTH AND THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

STREET MAINTENANCE NOTES:

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

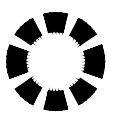
NOTE:

CONTRACTOR SHALL COMPLETE AND SUBMIT A STATE NOTICE OF INTENT (NOI) AND A STORM WATER POLLUTION PREVENTION PLAN BOOKLET

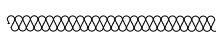


NOTES:

1. EXCESS AND WASTE CONCRETE SHALL BE DISPOSED OF OFF SITE OR AT DESIGNATED AREAS ONLY.
2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
3. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS ONSITE, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED.
4. ONSITE CONCRETE WASHOUT CONTAINMENT FACILITY SHALL BE A STEEL BIN OR APPROVED ALTERNATE.
5. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.



INLET PROTECTION
(EITHER OPTION)

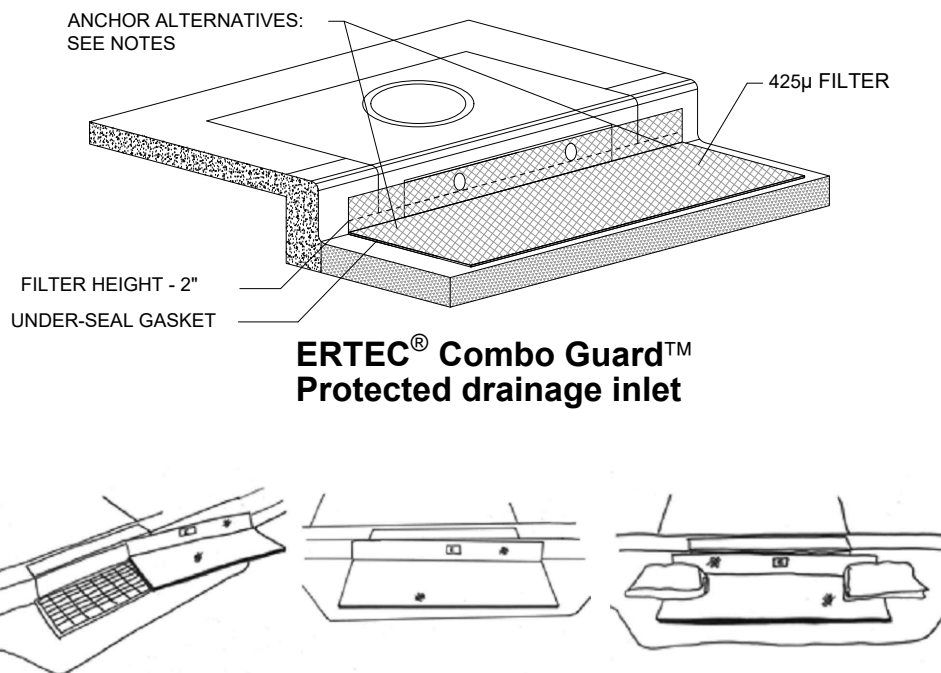


SILT FENCE

INSTALLATION NOTES

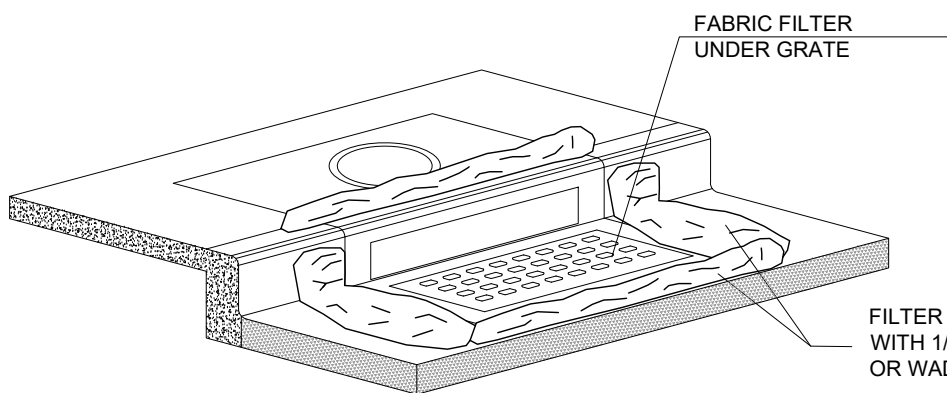
1. PLACEMENT: PLACE CG TIGHTLY AGAINST CURB OPENING AND COVER ENTIRE GRATE. CG SHOULD EXTEND AT LEAST 2 INCHES PAST GRATE TOWARDS STREET.
2. OVERLAP FOR LONG OPENINGS: OVERLAP CG UNITS AT LONGER OPENINGS.
3. ANCHOR: ANCHOR CG SO THAT WATER CANNOT FLOW BEHIND IT.
4. ALTERNATE ANCHOR METHODS: A) INSTALL GRAVEL BAGS AT EACH SIDE OF CG - HALF-ON AND HALF-OFF THE EDGES. USE HALF-FILLED GRAVEL BAGS (15 OR 20 LBS). ROUND ROCK IS RECOMMENDED. OR B) ATTACH WITH 16 GAUGE TIE-WIRE. CUT WIRE TO 18" LENGTH. AT EACH CORNER OF CG, FEED ONE END OF WIRE DOWN THROUGH CG, AROUND GRATE BAR, AND BACK UP THRU CG. ABOVE GROUND, TWIST WIRES SEVERAL TIMES, CUT-OFF EXCESS. OR C) FASTEN WITH CONCRETE ANCHORS/NAILS AT THE OUTSIDE EDGES OF CG.

ANCHOR ALTERNATIVES:
SEE NOTES



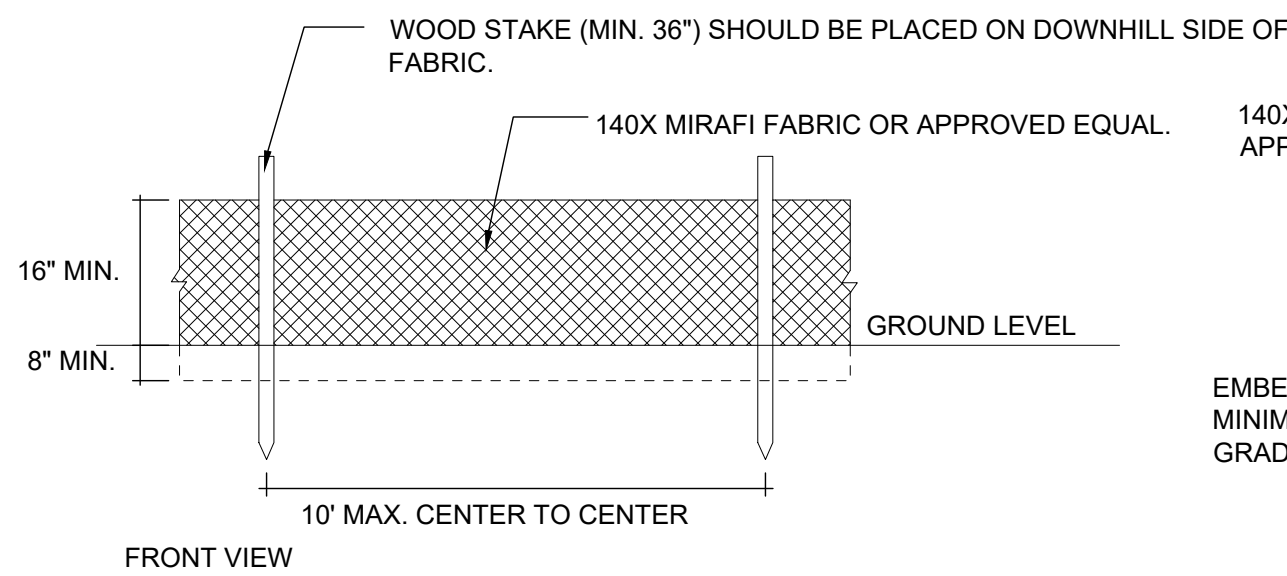
1A INLET PROTECTION - OPTION 1

Scale: NTS



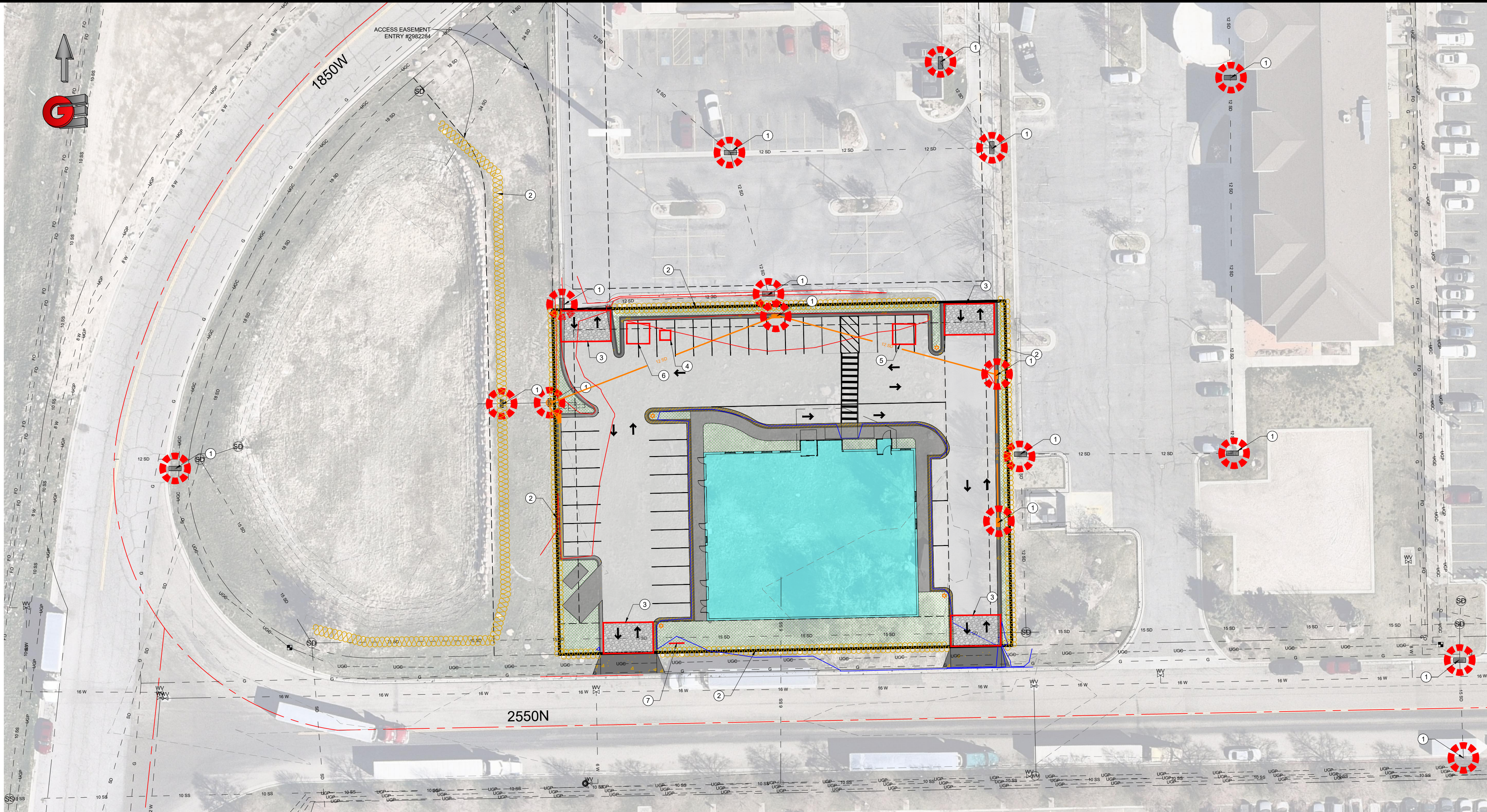
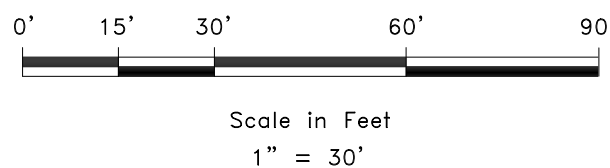
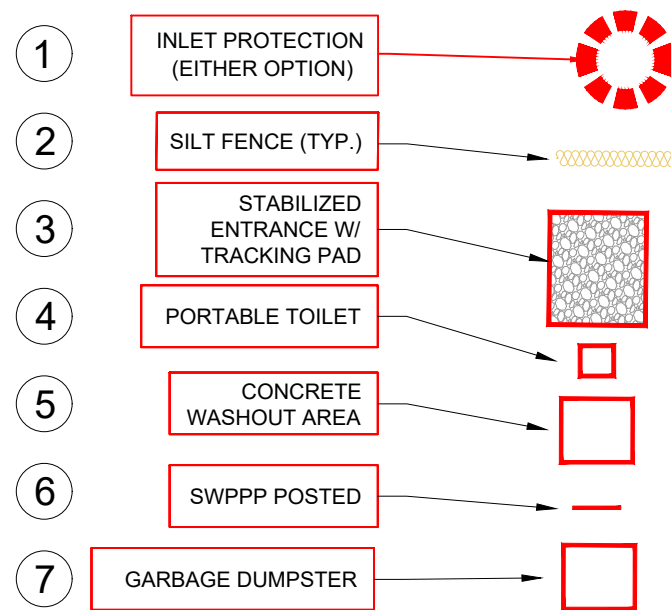
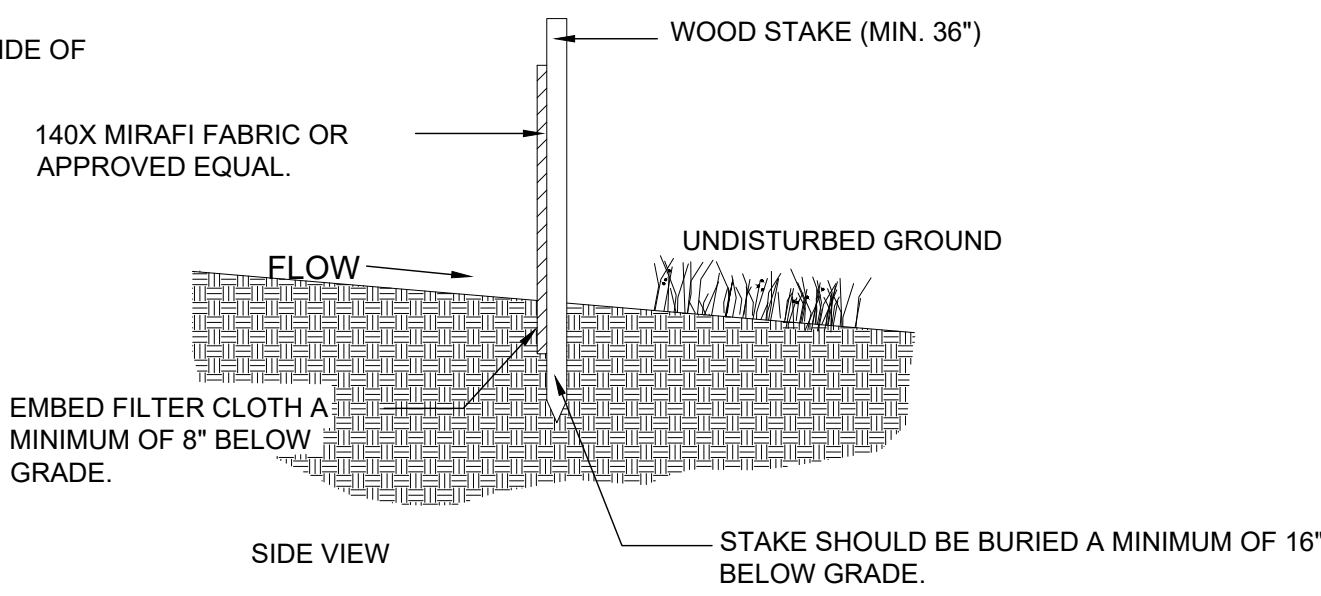
1B INLET PROTECTION - OPTION 2

Scale: NTS



2 SILT FENCE

Scale: NTS



REVISIONS		DATE	DESCRIPTION

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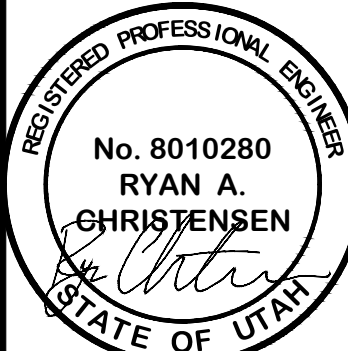
DATE: 9-8-22

DESIGN: RC/JP

DRAWN: RP

CHECKED: [Signature]

DWG: 18-1334 - NORTH DEVELOPMENT PARTNERS, LLC - FARR WEST SURGICAL CENTER, 1804W 2550N, FARR WEST, WEBER, UTAH. DESIGN: 9-8-22.DWG



SWPPP

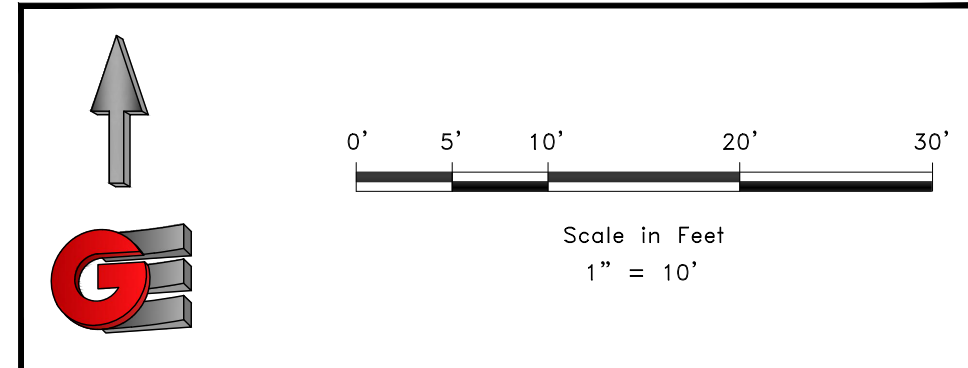
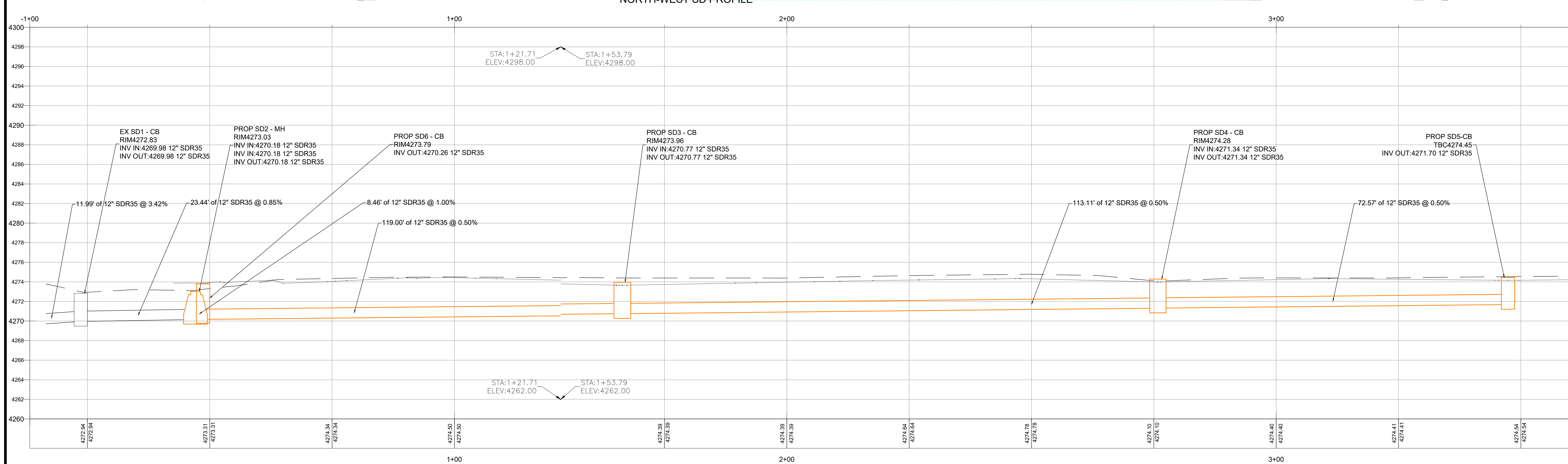
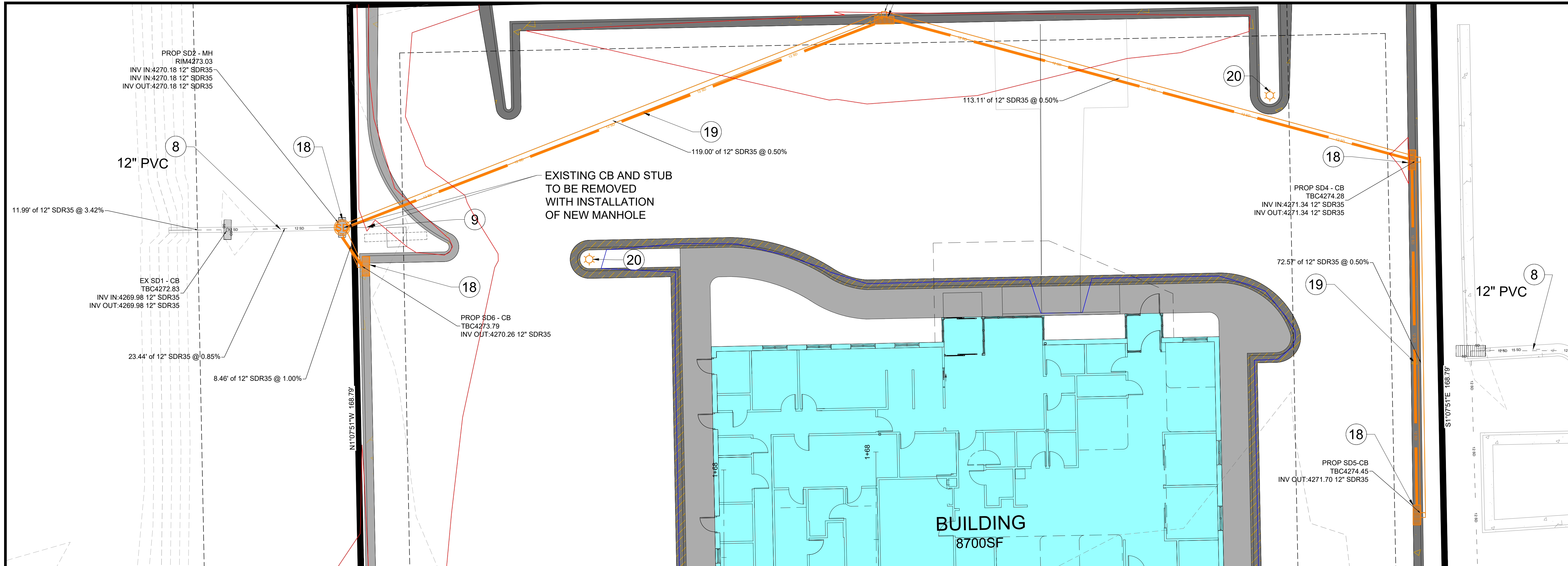
FARR WEST SURGICAL CENTER

1804W 2550N

FARR WEST, WEBER, UTAH



C4



SCALE: 1" = 10'	
DATE: 9-8-22	DESIGN: RC/JP
DRAWN: RP	CHECKED:
DWG: 21333 - WORK: EQUIPMENT - PARKING LOT - FARR WEST SURGICAL CENTER - 1804W 2550N - 1804W 2550N - 1804W 2550N	

REVISIONS	DESCRIPTION
DATE	

REGISTERED PROFESSIONAL ENGINEER

No. 8010280

RYAN A. CHRISTENSEN

STATE OF UTAH

PLAN AND PROFILE STORM

FARR WEST SURGICAL CENTER

1804W 2550N

FARR WEST, WEBER, UTAH

GARDNER ENGINEERING

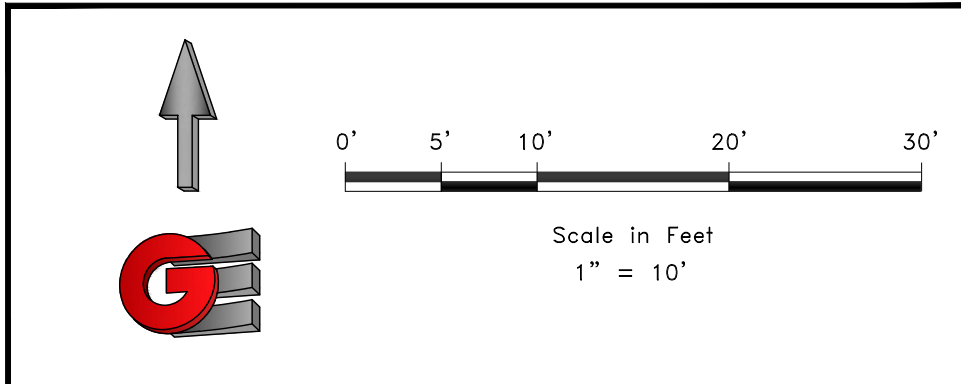
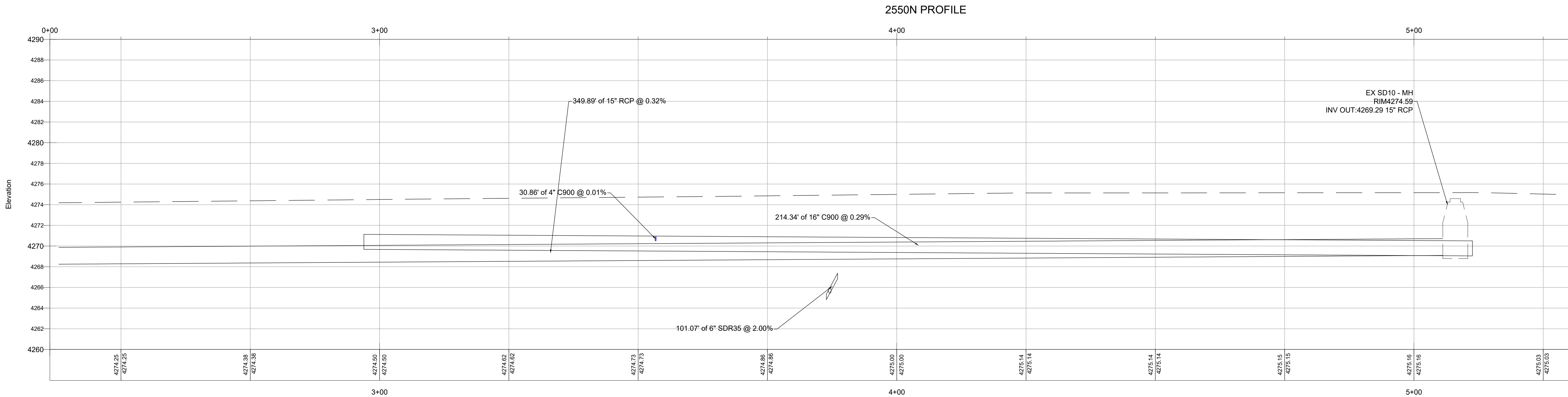
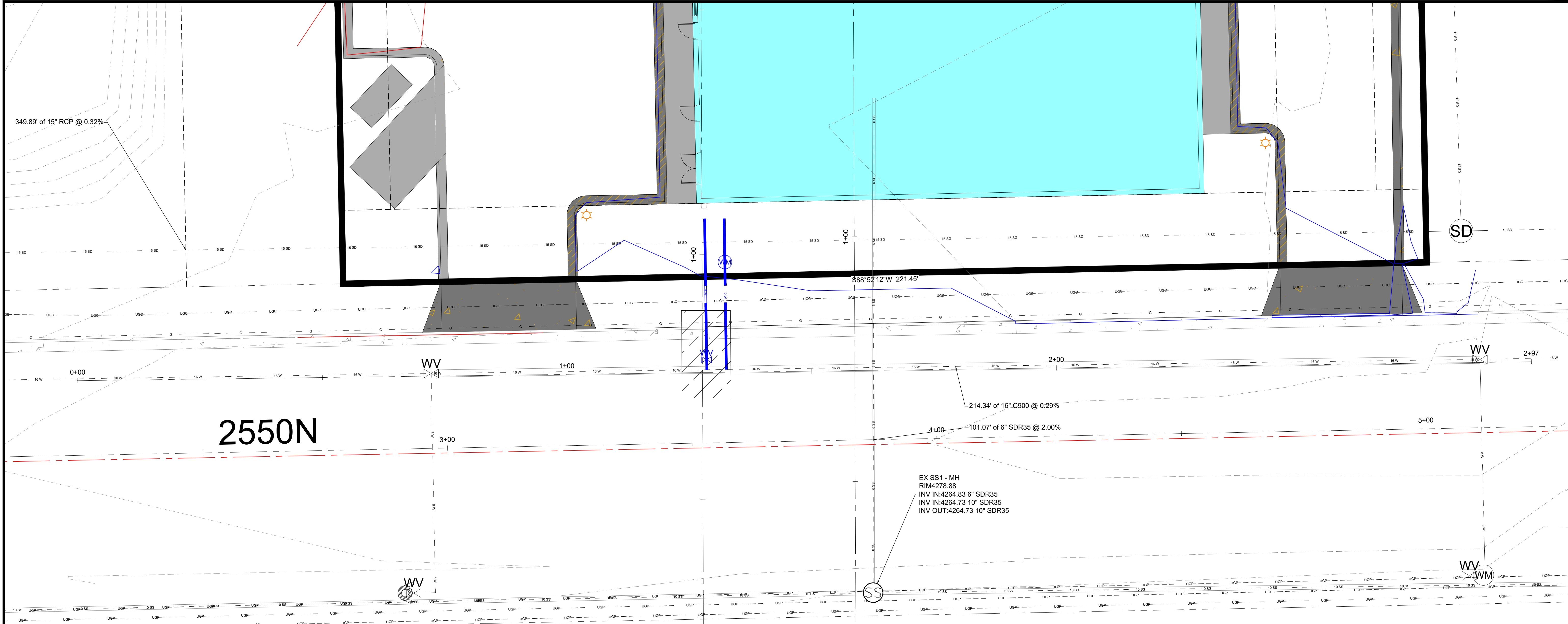
CIVIL - LAND PLANNING

MUNICIPAL - LAND SURVEYING

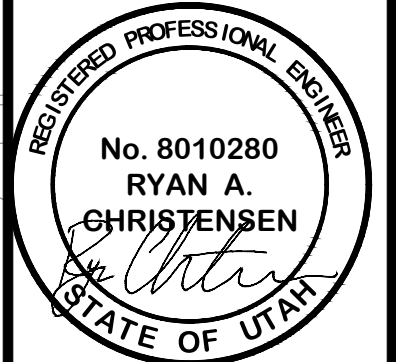
5150 SOUTH 375 EAST OGDEN, UT

OFFICE: 801.476.0202 FAX: 801.476.0066

C5



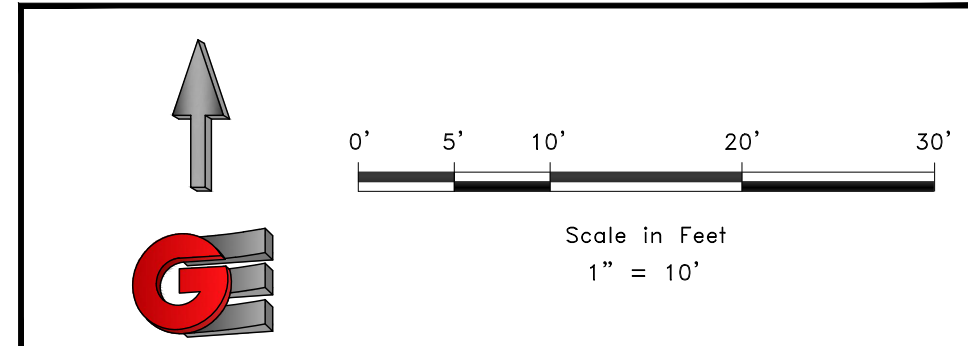
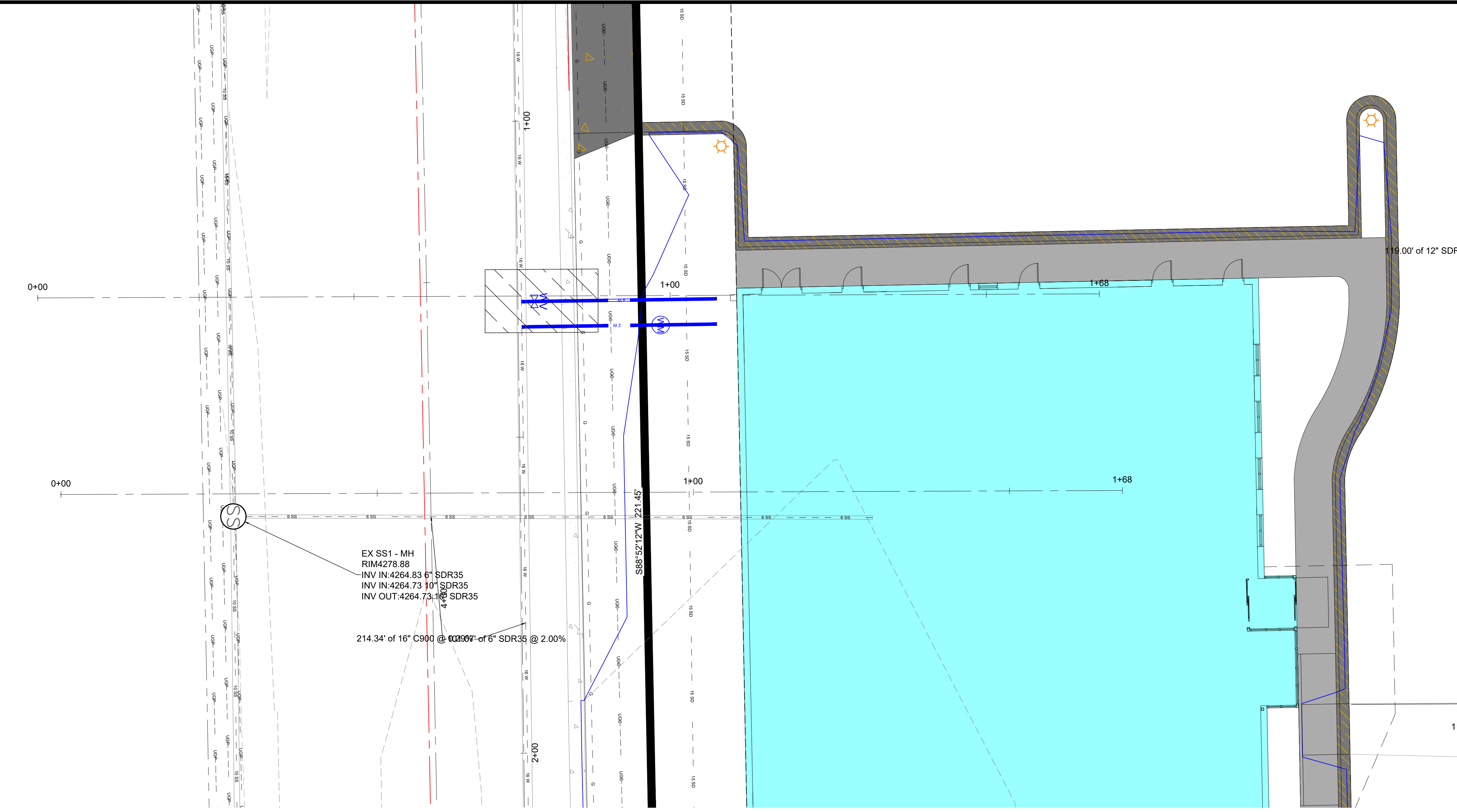
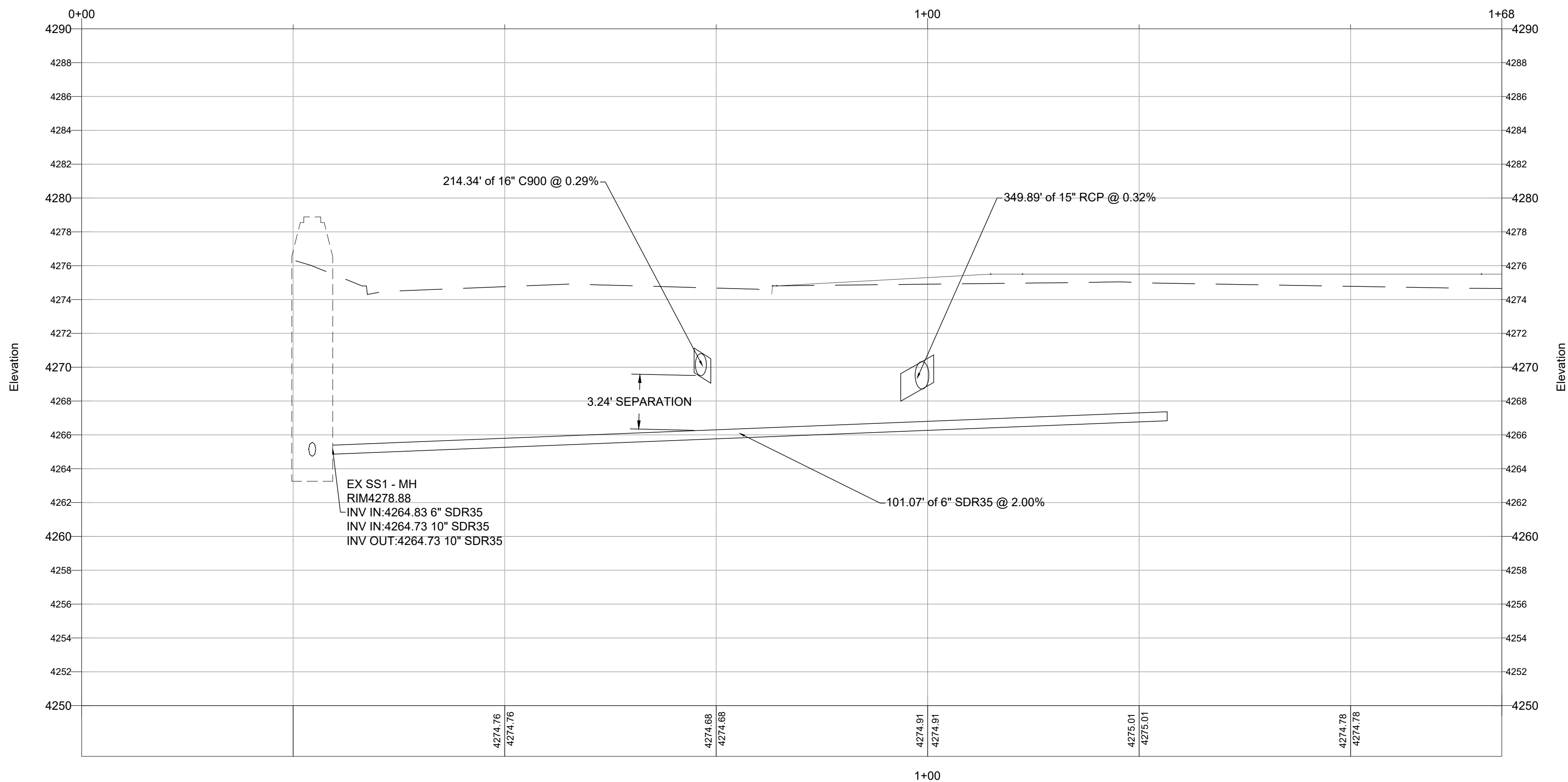
REVISIONS		DATE	DESCRIPTION

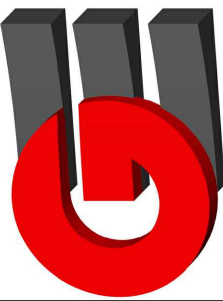


PLAN AND PROFILE STORM 2
FARR WEST SURGICAL CENTER
1804W 2550N
FARR WEST, WEBER, UTAH



C5A





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MUNICIPAL • LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
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C5A

PLAN AND PROFILE SEWER

FARR WEST SURGICAL CENTER

1804W 2550N

FARR WEST, WEBER, UTAH

REGISTERED PROFESSIONAL ENGINEER

No. 8010280

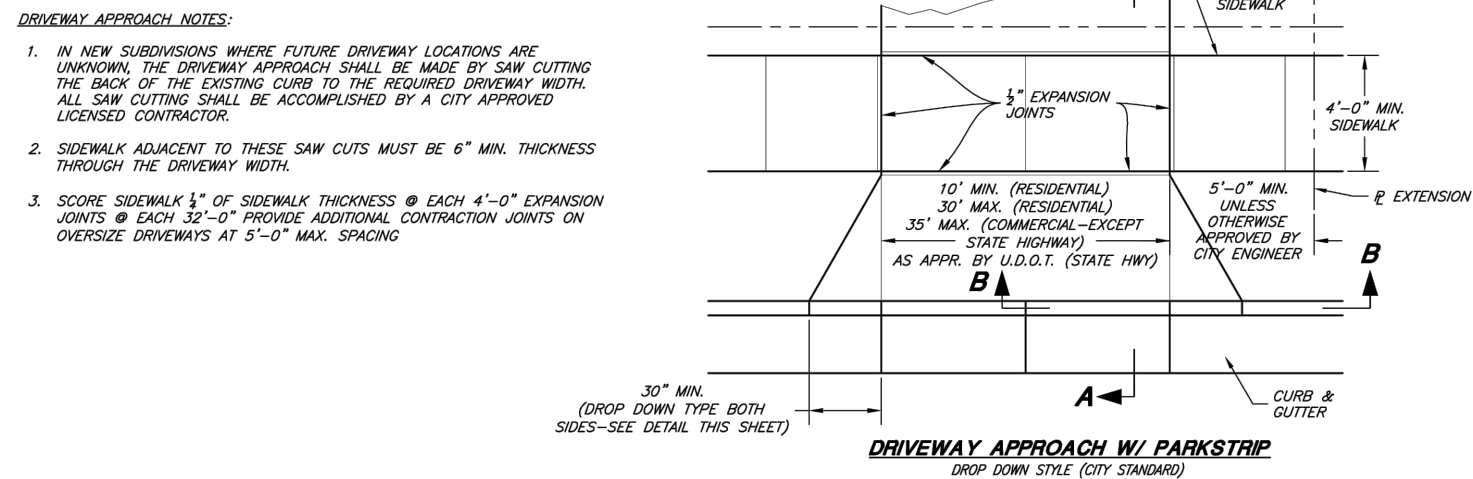
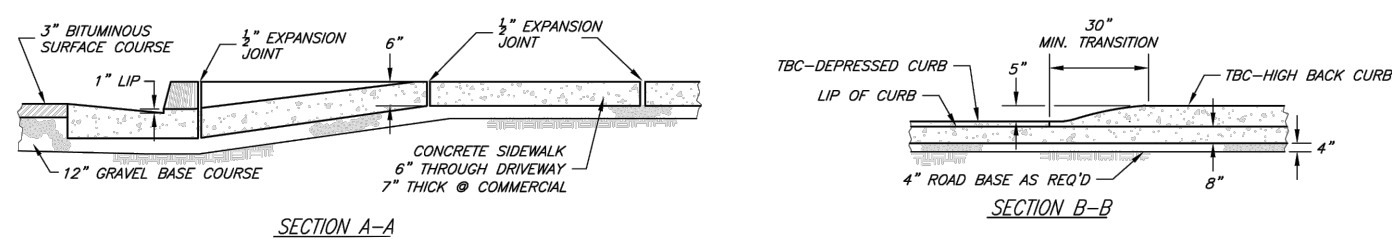
RYAN A. CHRISTENSEN

STATE OF UTAH

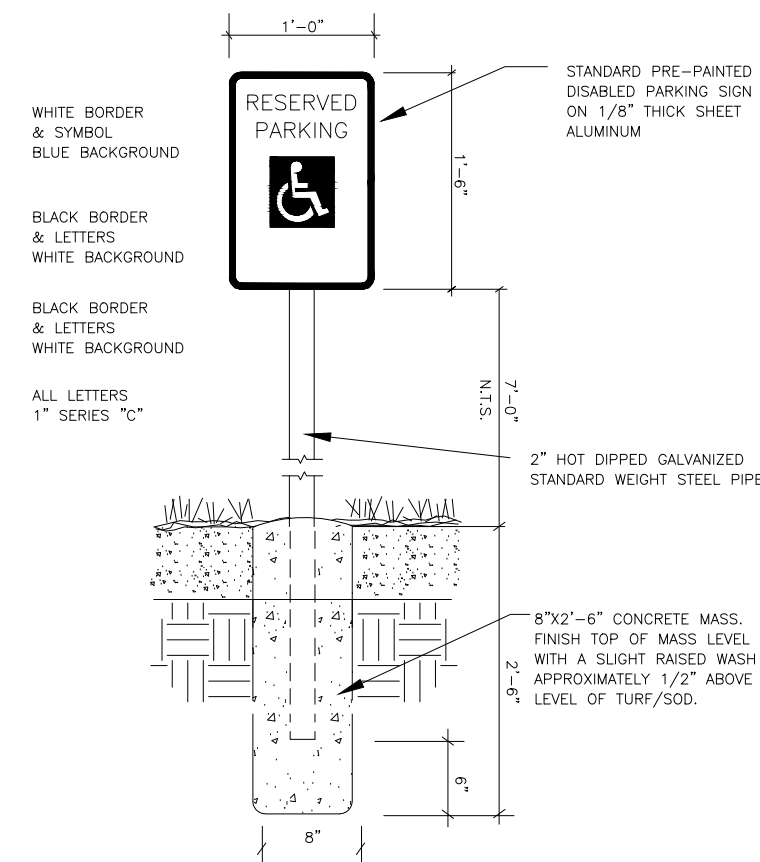
REVISIONS	
DATE	DESCRIPTION

SCALE	1" = 10'
DATE	9-8-22
DESIGN	RC/JP
DRAWN	JP
CHECKED	CHECKED

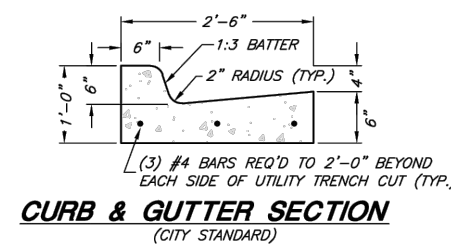
DWG: 1804W - WEBER, UTAH - FARR WEST SURGICAL CENTER - 1804W 2550N - 1804W 2550N - 1804W 2550N



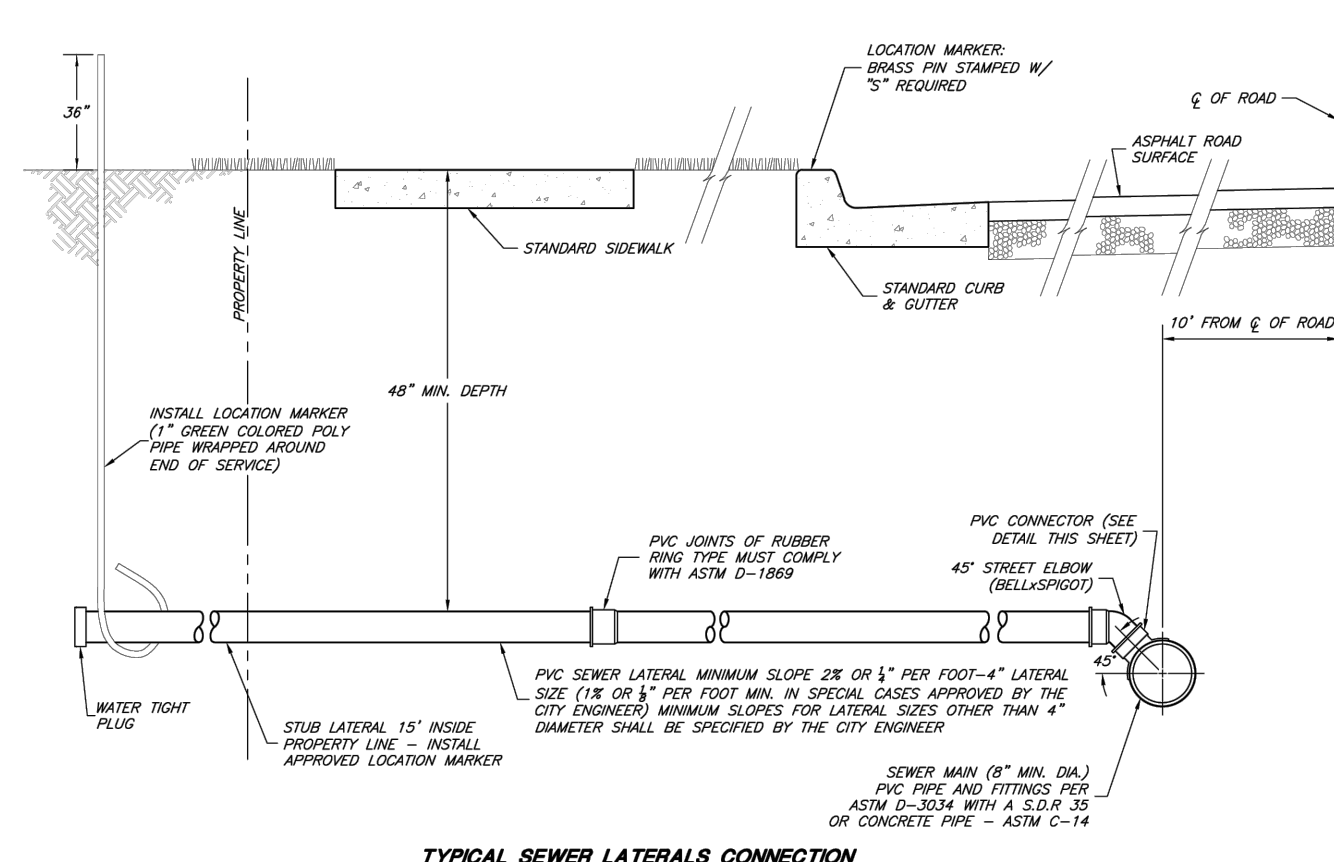
1 DETAIL 1 - FARR WEST CITY DRIVEWAY APPROACH
Scale: NTS



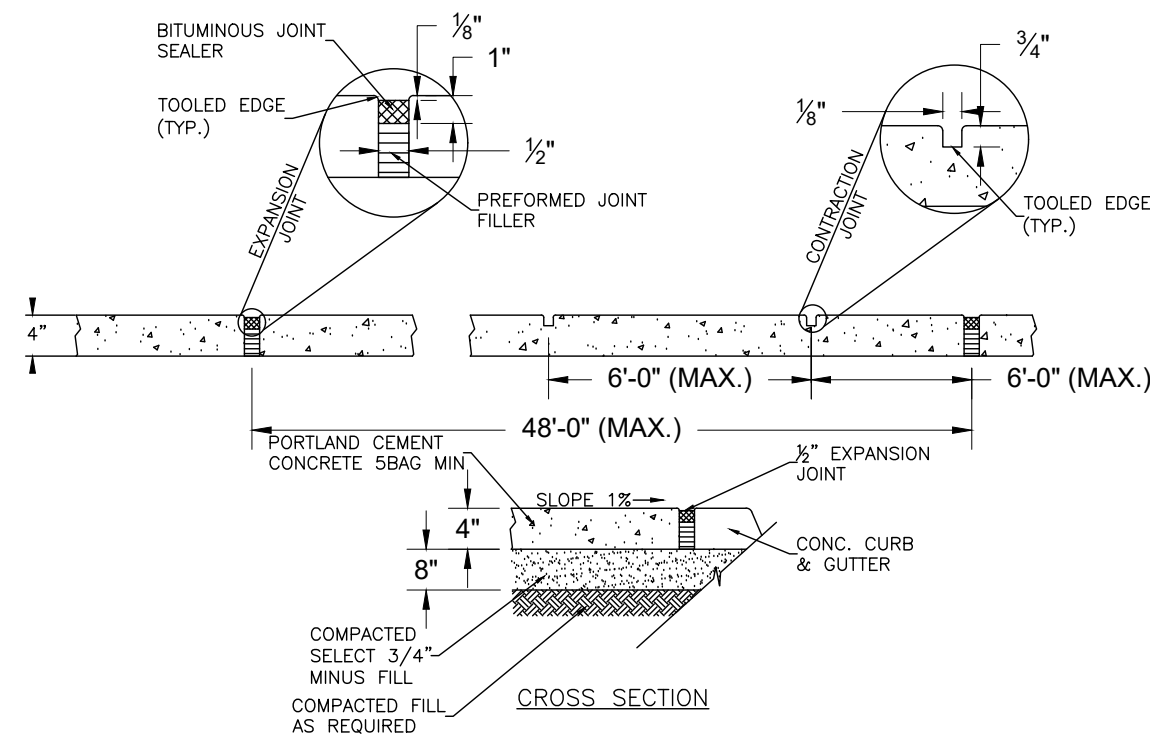
5 DETAIL 5 - ADA SIGN
Scale: NTS



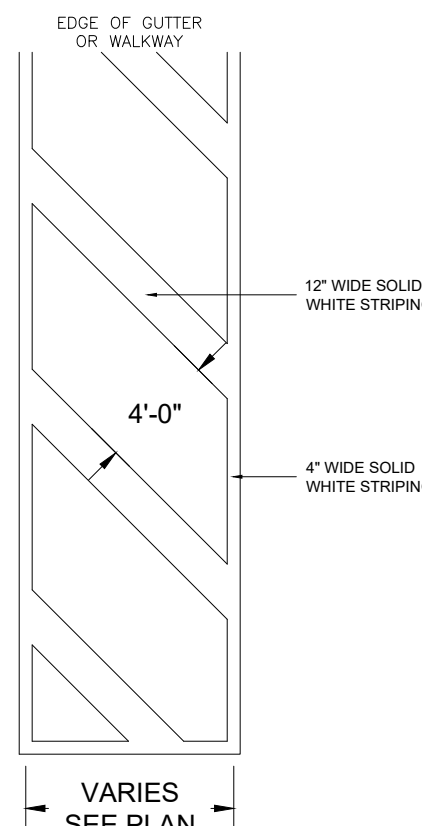
9 DETAIL 9 - FWC CURB AND GUTTER
Scale: NTS



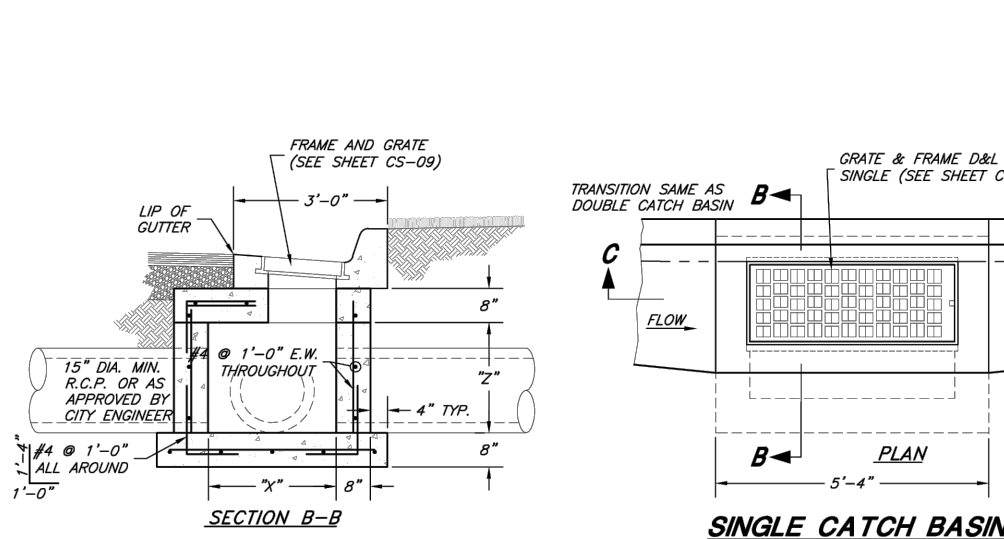
13 DETAIL 13 - FWC SEWER LATERAL
Scale: NTS



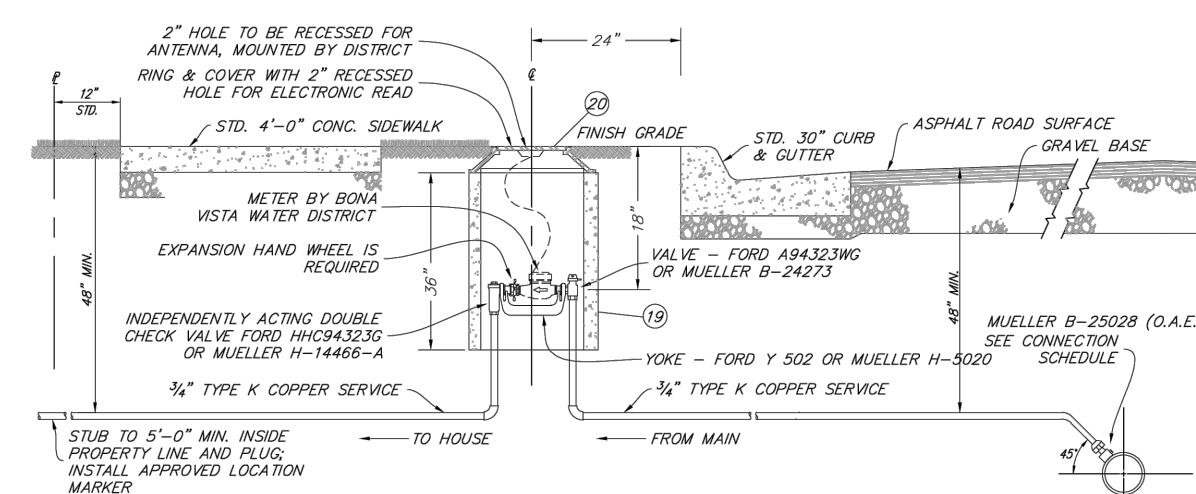
2 DETAIL 2 - SITE SIDEWALK
Scale: NTS



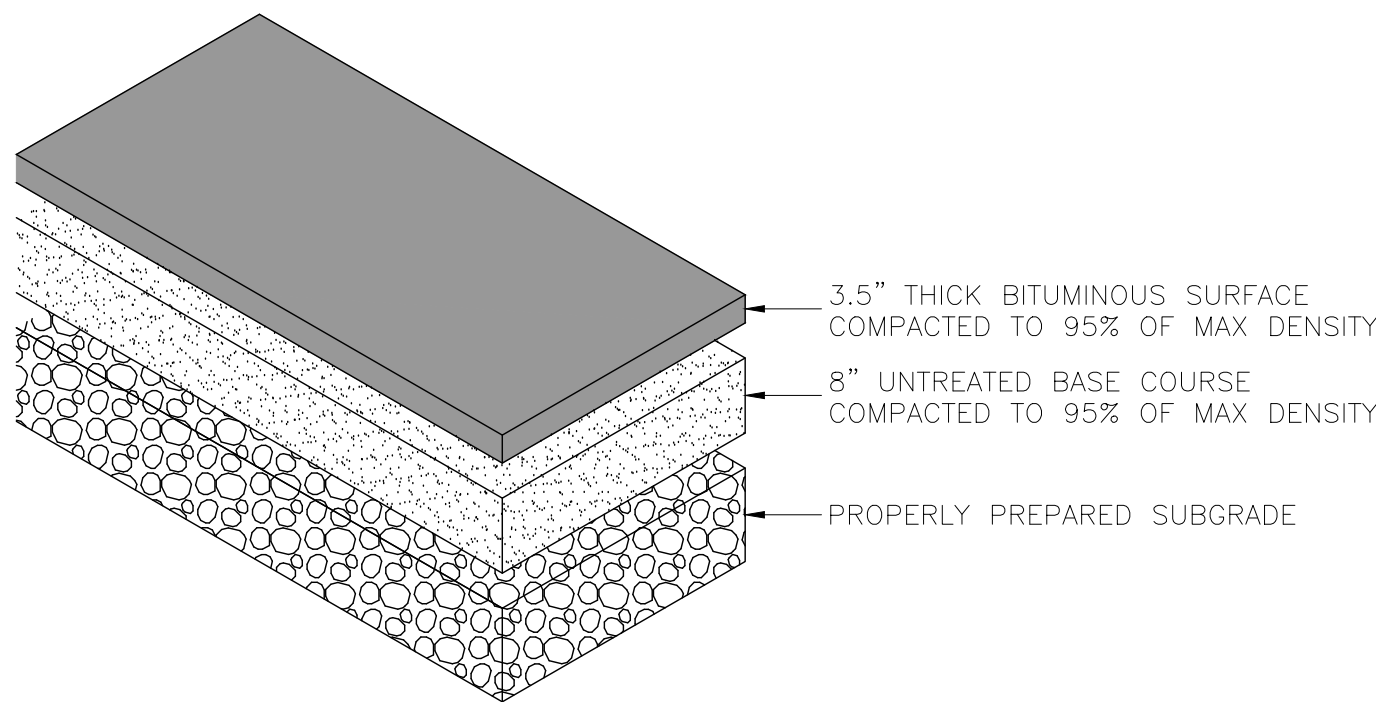
6 DETAIL 6 - ADA UNLOADING ZONE
Scale: NTS



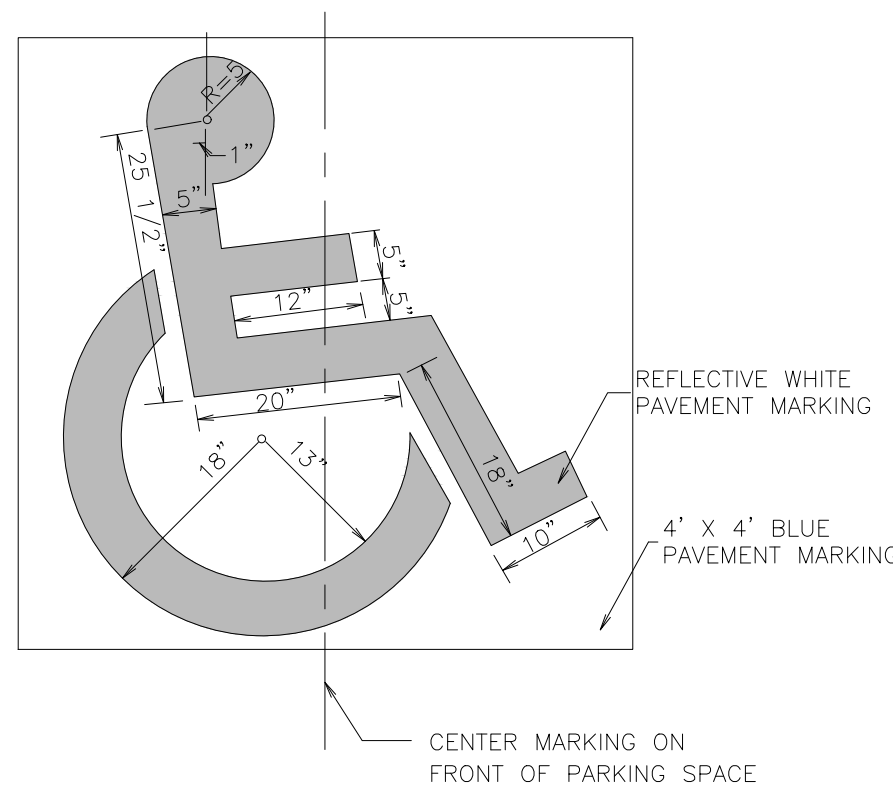
10 DETAIL 10 - FWC SD CATCH BASIN
Scale: NTS



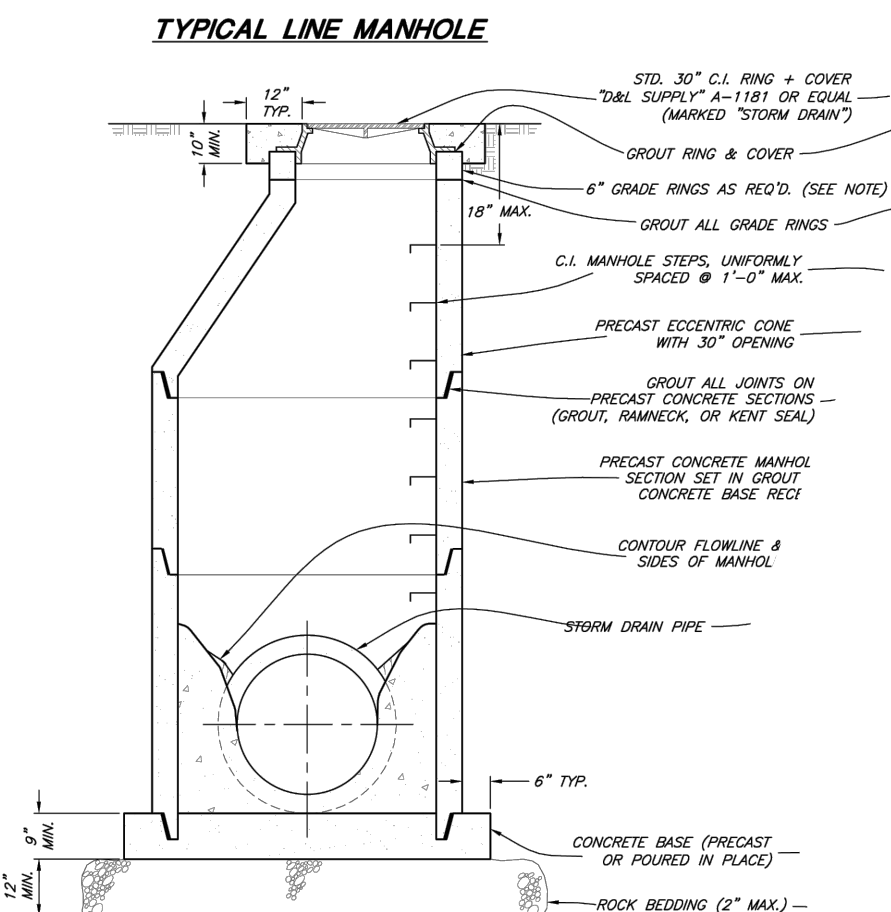
14 DETAIL 14 - BONA VISTA 3/4" WATER SERVICE
Scale: NTS



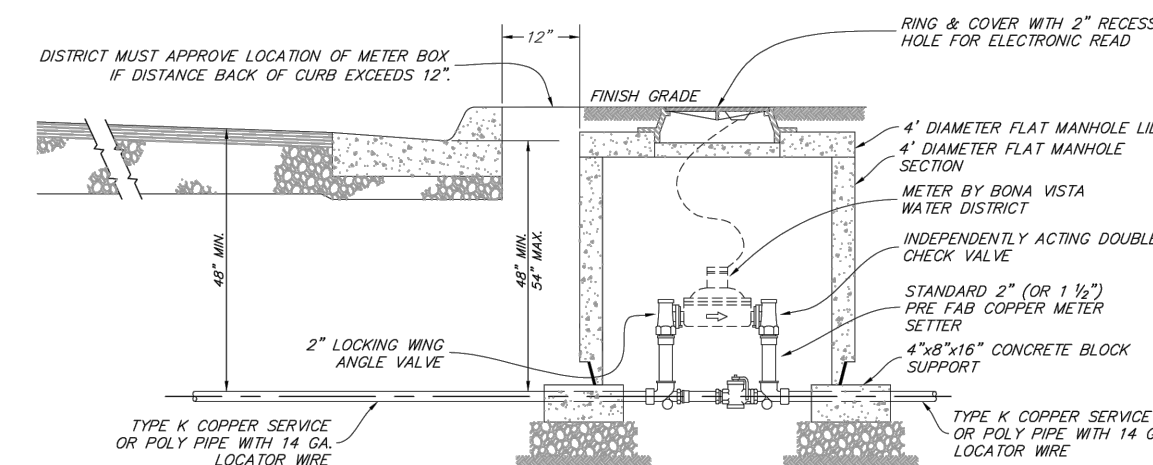
3 DETAIL 3 - SITE ASPHALT
Scale: NTS



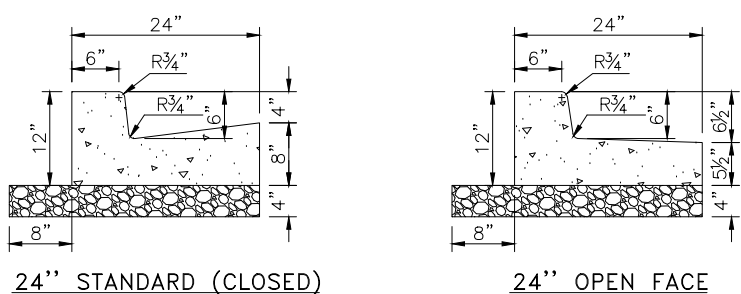
7 DETAIL 7 - ADA PARKING SYMBOL
Scale: NTS



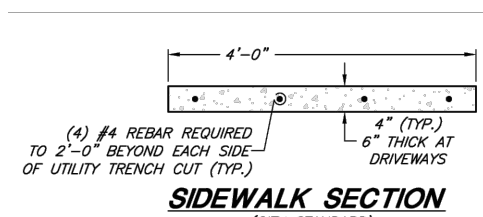
11 DETAIL 11 - FWC SD MANHOLE
Scale: NTS



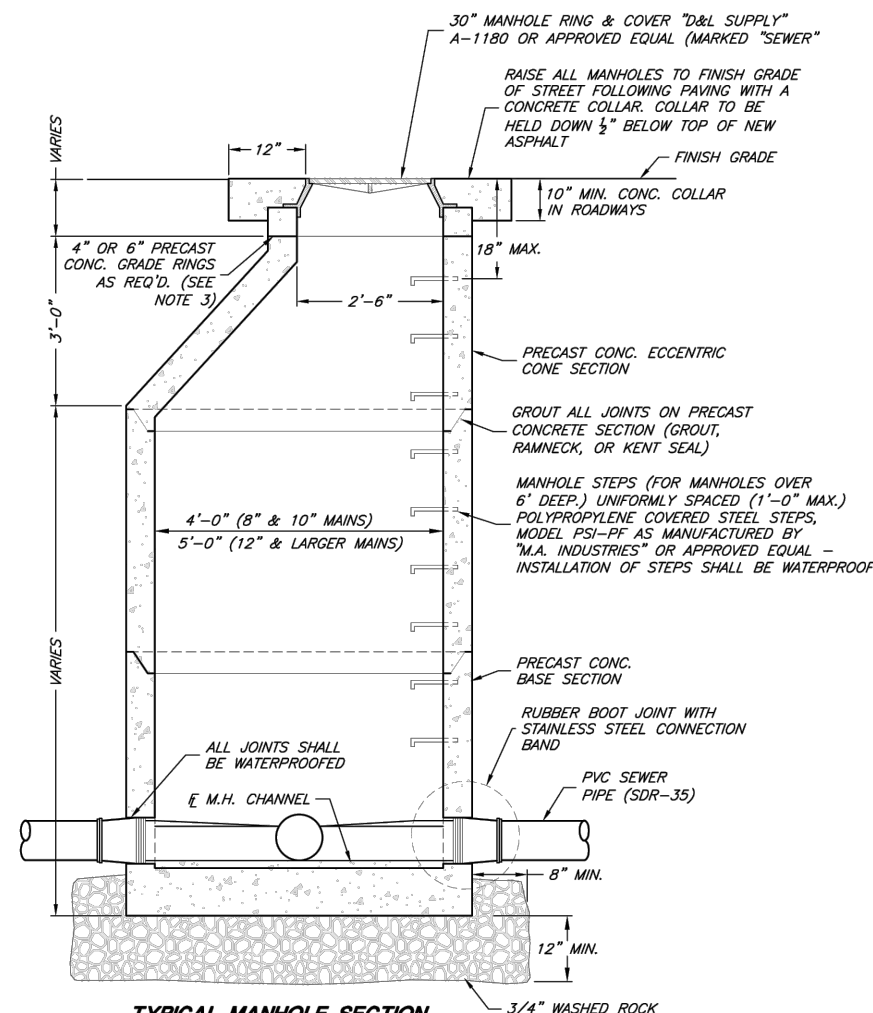
15 DETAIL 15 - BONA VISTA 1" TO 2" WATER SERVICE
Scale: NTS



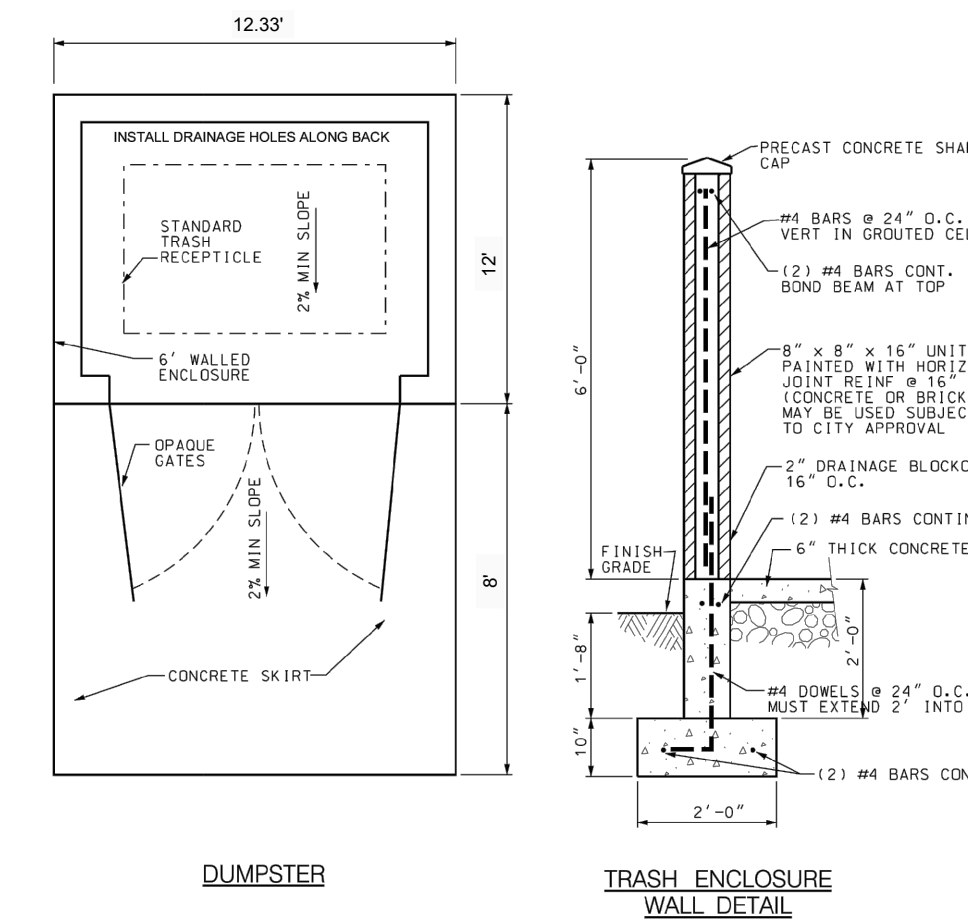
4 DETAIL 4 - SITE CURB AND GUTTER
Scale: NTS



8 DETAIL 8 - FWC SIDEWALK
Scale: NTS

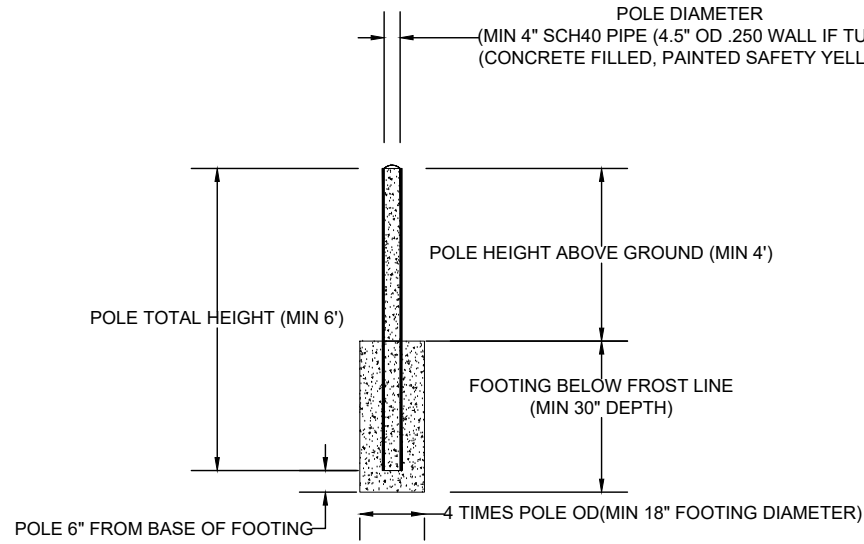


12 DETAIL 12 - FWC SEWER MANHOLE
Scale: NTS



16 DETAIL 16 - TRASH ENCLOSURE
Scale: NTS

SCALE: NTS	DATE: 9-9-22	DESIGN: RC/JP	DRAWN: RF	CHECKED:
REVISIONS				
DATE	DESCRIPTION			
DWG: 01.03.00 - NORTH DEVELOPMENT - PARKING 2201 - FARR WEST SURGICAL CENTER (FARR WEST MEDICAL - INITIAL DESIGN - 9-8-22.DWG)				
REGISTERED PROFESSIONAL ENGINEER				
No. 8010280				
RYAN A. CHRISTENSEN				
STATE OF UTAH				
STANDARD DETAILS				
FARR WEST SURGICAL CENTER				
1804W 2550N				
FARR WEST, WEBER, UTAH				
GARDNER ENGINEERING				
CIVIL - LAND PLANNING				
MUNICIPAL - LAND SURVEYING				
5150 SOUTH 375 EAST OGDEN, UT				
OFFICE: 801-476-0202 FAX: 801-476-0066				
C6				



1 DETAIL 1 - BOLLARD DETAIL

Scale: NTS

5 DETAIL 5

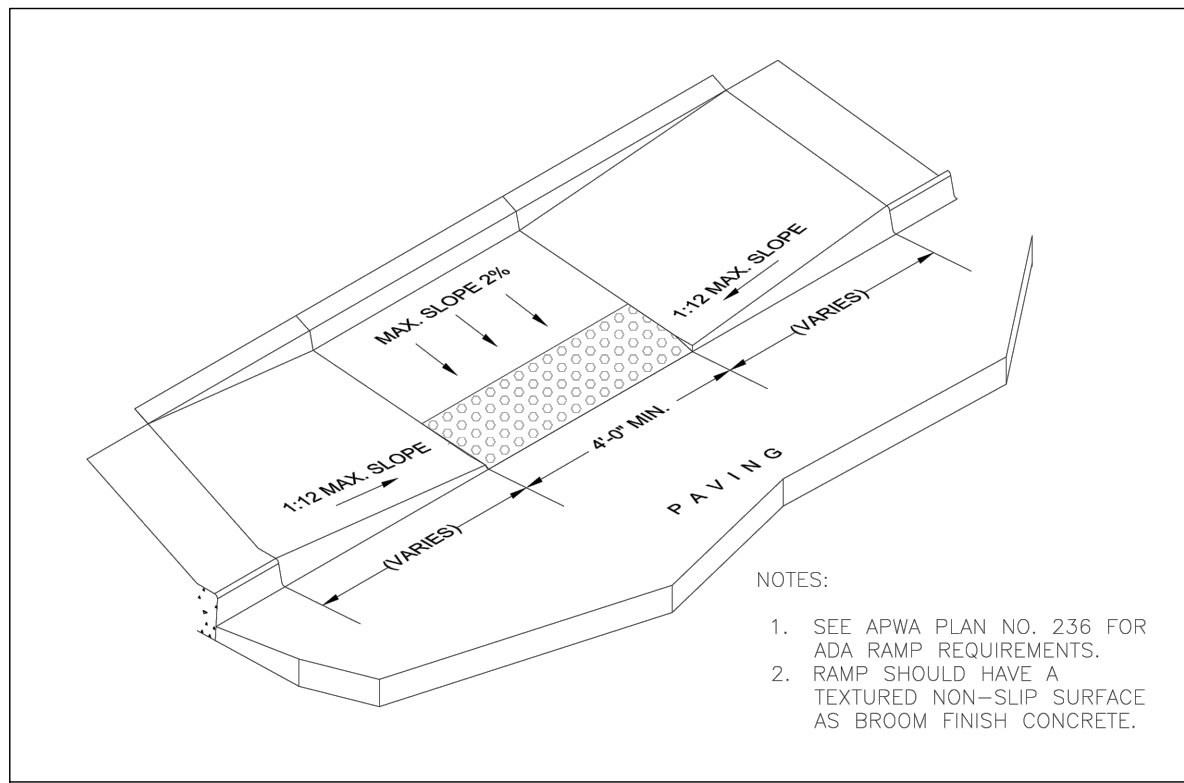
Scale: NTS

9 DETAIL 9

Scale: NTS

13 DETAIL 13

Scale: NTS



2 DETAIL 2 - ADA RAMP DETAIL

Scale: NTS

6 DETAIL 6

Scale: NTS

10 DETAIL 10

Scale: NTS

14 DETAIL 14

Scale: NTS

3 DETAIL 3

Scale: NTS

7 DETAIL 7

Scale: NTS

11 DETAIL 11

Scale: NTS

15 DETAIL 15

Scale: NTS

4 DETAIL 4

Scale: NTS

8 DETAIL 8

Scale: NTS

12 DETAIL 12

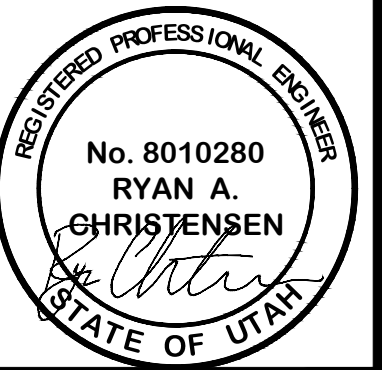
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16 DETAIL 16

Scale: NTS

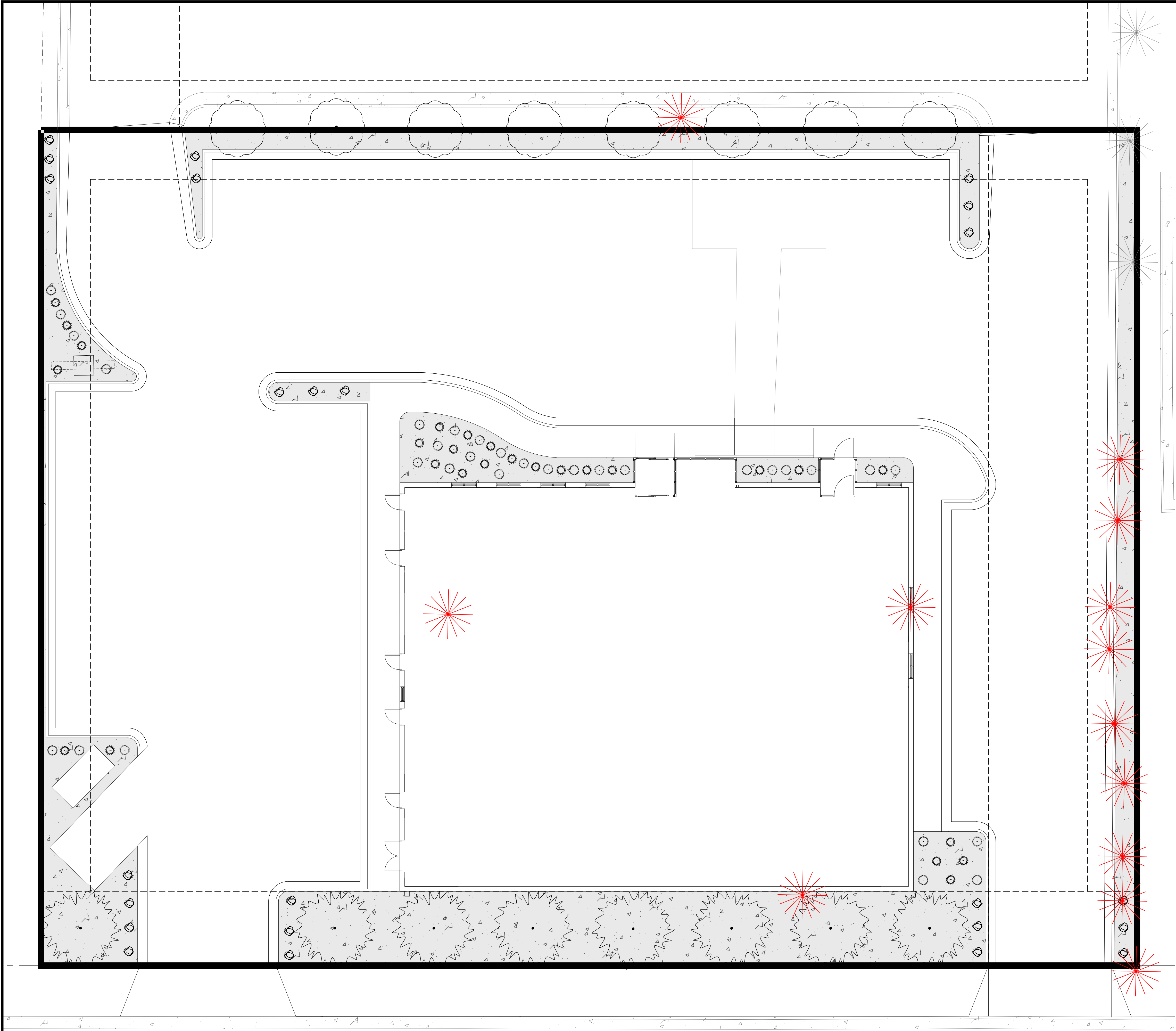
REVISIONS		SCALE	NTS
DATE	DESCRIPTION	DATE	9-8-22
		DESIGN	RC/RP
		DRAWN	RP
		CHECKED	CHECKED

DWG: 11.12.2022 - NORTH DEVELOPMENT PARTNERS, LLC - 1000 WEST 12000 SOUTH, FARR WEST, UTAH 84403



STANDARD DETAILS 2
FARR WEST SURGICAL CENTER
1804W 2550N
FARR WEST, WEBER, UTAH





PLANT SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY

TREES				
	CERCIS CANADENSIS	EASTERN REDBUD	1"	8
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2"	8

SHRUBS				
	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1-5 GAL	32
	CALAMAGROSTIS ACUTIFLORA	"KARL FOERSTER" FEATHER REED GRASS	1-5 GAL	26

	2'-3' BOULDERS	SOUTHWEST	EA	24
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	1.5" WASHED ROCK	5361	SQFT	100%
	50Z WEED BARRIER	5361	SQFT	100%

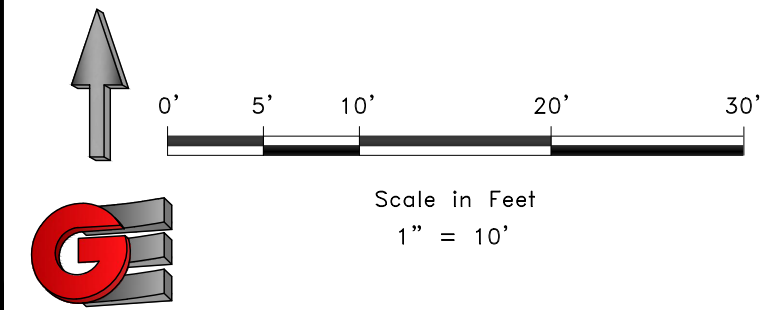
EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

Notes

- Spread 6" of topsoil in all planted areas
- Backfill plants with 3:1 soil to compost
- Fertilize plants with a well-rounded fertilizer for trees, shrubs, and perennials
- 5oz weed barrier fabric to be installed in all areas receiving gravel. Overlap fabric 12" on seams
- All quantities to be verified by contractor

IRRIGATION PLAN TO BE SUBMITTED TO OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION



REVISIONS		DESCRIPTION
DATE		

SCALE: 1" = 10'

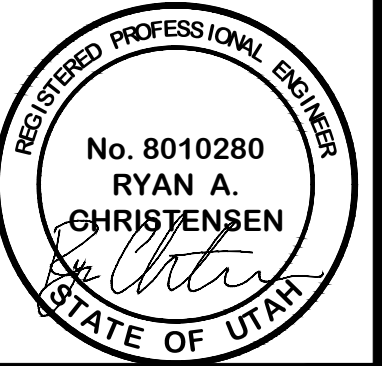
DATE: 9-8-22

DESIGN: RC/RP

DRAWN: RP

CHECKED: [Signature]

DWG: 1804W 2550N - NORTH SURVEYING PLAN (SEE WEST SURVEY) - FINAL DESIGN 9-8-22.DWG



PLAN PLAN

FARR WEST SURGICAL CENTER

1804W 2550N

FARR WEST, WEBER, UTAH

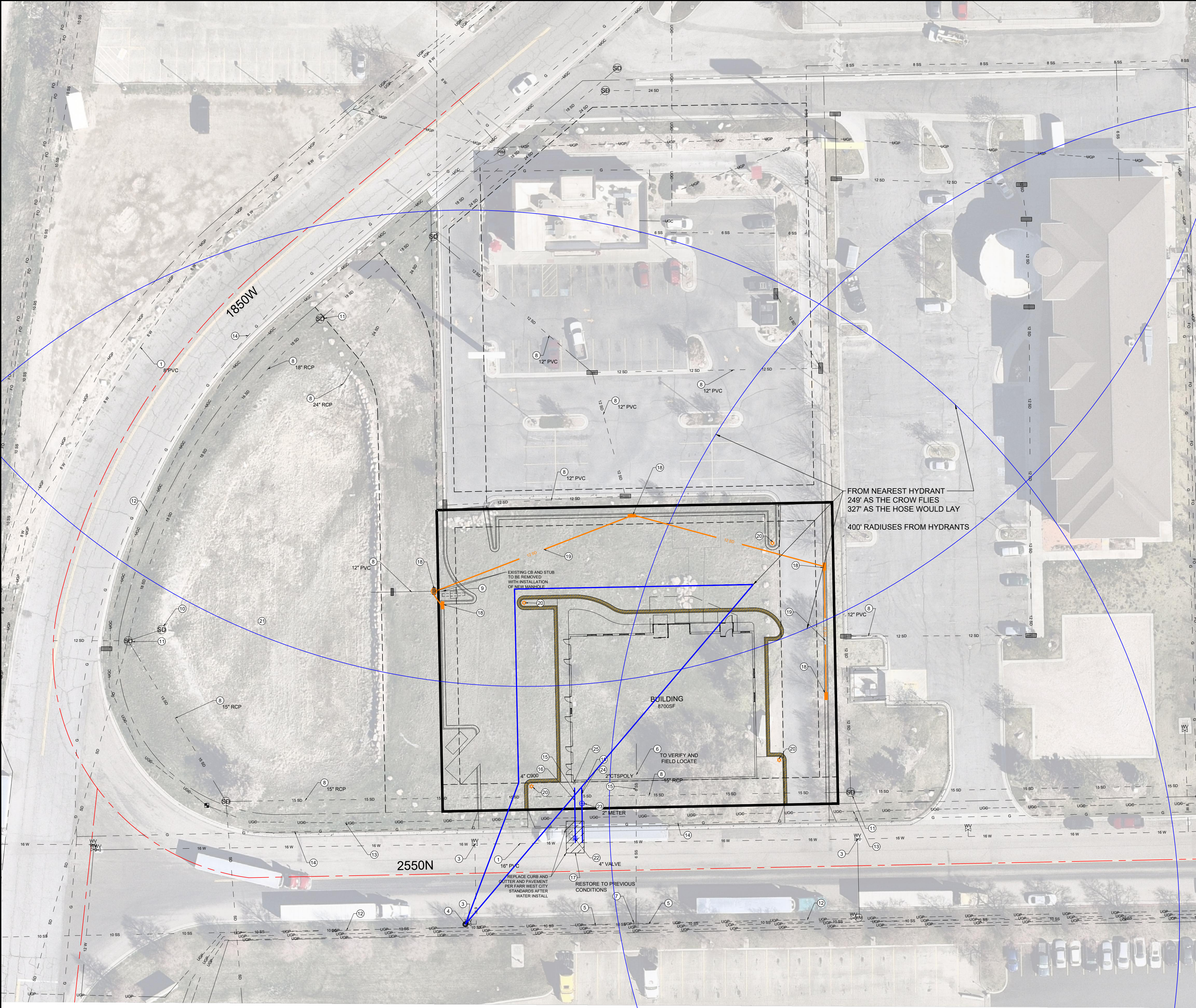
GARDNER ENGINEERING

CIVIL • LAND PLANNING

MUNICIPAL • LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT

OFFICE: 801.476-0202 FAX: 801.476-0066



UTILITY PLAN KEYNOTES

- 1

EXISTING PVC WATER LINE (SIZE AND MATERIAL PER TAG)
- 2

EXISTING WATER SERVICE (BONA VISTA DOES NOT BELIEVE STUBBED TO SITE)
- 3

EXISTING WATER VALVE
- 4

EXISTING FIRE HYDRANT
- 5

EXISTING 10" PVC SEWER LINE
- 6

EXISTING 6" PVC SEWER LATERAL
- 7

EXISTING 5' SEWER MANHOLE
- 8

EXISTING STORM DRAIN LINE (SIZE AND MATERIAL PER TAG)
- 9

EXISTING STORM DRAIN STUB
- 10

EXISTING STORM DRAIN CONTROL STRUCTURE
- 11

EXISTING 5' STORM DRAIN MANHOLE
- 12

EXISTING UNDERGROUND POWER
- 13

EXISTING UNDERGROUND CABLE
- 14

EXISTING GAS LINE
- 15

LOCATE AND STUB WITHIN 5' OF BUILDING OR CONNECT PER BUILDING PLANS
- 16

PROPOSED FIRE LINE (SIZE TO BE DETERMINED, 4" MINIMUM, PER BONA VISTA STANDARDS)
- 17

PROPOSED WATER LINE UTILITY TRENCH (RESTORE TO PREVIOUS CONDITIONS)
- 18

PROPOSED STORM DRAIN STRUCTURE (SEE SHEET C5, PER FWC STANDARDS)
- 19

PROPOSED STORM DRAIN LINE (SIZE AND MATERIAL PER TAG, PER FWC STANDARDS)
- 20

PROPOSED SITE LIGHTING (SEE CONDUIT AND LIGHTING PLAN BY ELECTRICAL ENGINEER, DETAIL AND PLAN BY OTHERS)
- 21

EXISTING SUBDIVISION STORM DRAIN DETENTION
- 22

PROPOSED WATER VALVE (SIZE PER TAG, PER BONA VISTA STANDARDS)
- 23

PROPOSED WATER METER (PER BONA VISTA STANDARDS)
- 24

PROPOSED WATER SERVICE (PER BONA VISTA STANDARDS)
- 25

PROPOSED FDC AND KNOX BOX LOCATION

** DESIGN OF GAS AND POWER TO BE PROVIDED BY OTHERS OR TO BE SHOWN AS DESIGN IF DESIGN IS PROVIDED BY OTHERS **

** BONA VISTA NO LONGER ALLOWS USE OF CULINARY WATER FOR USE IN AN IRRIGATION/SECONDARY USE BECAUSE OF THE DROUGHT AND ITS EFFECT ON THE WATER SUPPLY. LANDSCAPING WILL NEED TO BE A XERISCAPE DESIGN WITH DROUGHT TOLERANT PLANTS **

** FIRE FLOW OF 1500GPM FOR 2HOURS IS REQUIRED. NO HYDRANTS ARE BEING REQUIRED FOR THE SITE SINCE THE BUILDING WILL HAVE A FIRE SUPPRESSION SYSTEM.**

** BONA VISTAS INFOWATER FLOW MODEL, 80PSI STATIC, 1500GPM, RESIDUAL OF 70PSI. **

CULINARY WATER NOTES

- ALL CULINARY WATER LINE INSTALLATION AND MATERIALS SHALL CONFORM TO THE BONA VISTA'S WATER STANDARDS, SPECIFICATIONS AND PLANS.
- UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA C900 PVC DR18 CLASS 150, PER ASTM D2241.
- CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM BONA VISTA.
- ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.

SANITARY SEWER NOTES

- ALL UTILITY CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY'S STANDARDS AND SPECIFICATIONS.
- ALL GRAVITY SANITARY SEWER LINES SHALL BE SDR-35 PVC MATERIAL, UNLESS OTHERWISE SPECIFIED. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.

- CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.

STORM DRAIN NOTES

- ALL UTILITY CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY'S / UDOT'S STANDARDS AND SPECIFICATIONS WHERE APPLICABLE.

- CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF STORM DRAIN SYSTEM.

- ROOF DRAINS SHALL BE TIED INTO THE STORM DRAIN SYSTEM PER BUILDING PLANS OR AS INDICATED ON UTILITY PLAN.

- ROOF DRAIN TO BE COORDINATED AS NEEDED.

SECONDARY WATER NOTES

- ALL SECONDARY WATER LINE INSTALLATION AND MATERIALS SHALL CONFORM TO THE SECONDARY WATER UTILITY STANDARDS, SPECIFICATIONS AND PLANS.

- CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SECONDARY SYSTEM.

- EXCEPT WHERE NOTED EXISTING SECONDARY WATER IMPROVEMENTS MUST BE PROTECTED IN PLACE.

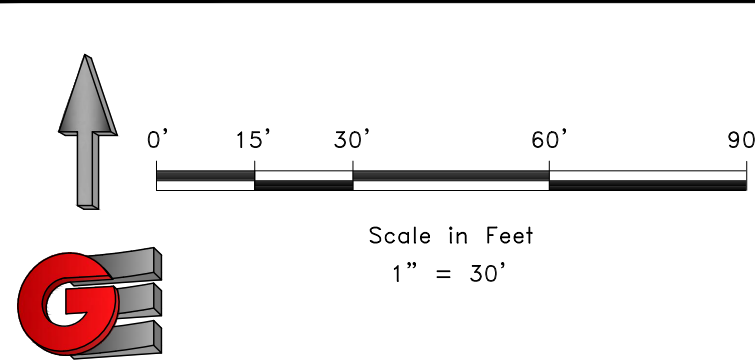
GENERAL UTILITY NOTES

- CONTRACTOR IS TO COORDINATE THE INSTALLATION OF THE GAS LINE METER WITH DOMINION ENERGY
- CONTRACTOR IS TO COORDINATE THE INSTALLATION OF THE WATER METER AND CONNECTION TO EXISTING LINE, PER BONA VISTA STANDARDS.
- SEE ARCHITECTURAL/MECHANICAL DRAWINGS FOR EQUIPMENT DETAILS AND CONTINUATION INSIDE BUILDING, BAY/TRENCH/FOOTING DRAIN, AND ANY EQUIPMENT OUTSIDE OF BUILDING
- ALL WORK SHALL BE COMPLETED TO CITY/UTILITY STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR INSPECTION AND TESTING PRIOR TO PUTTING NEW CONSTRUCTION INTO SERVICE.
- CONTRACTOR SHALL VERIFY THE UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.
- GAS LINE TO BE COORDINATED WITH DOMINION ENERGY.
- ALL STORMDRAIN / SEWER INLETS AND PIPING PER THE CITY'S STANDARDS

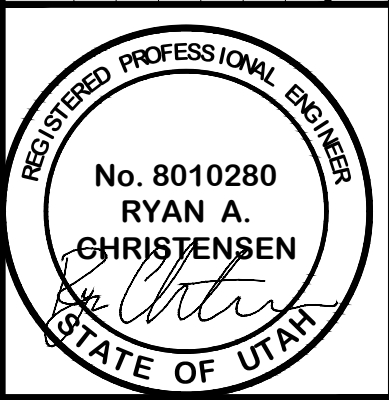
LEGEND

- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- NEW SANITARY SEWER LATERAL
- NEW SANITARY SEWER MANHOLE
- 5FT/4FT/CLEANOUT
- EXISTING SECONDARY WATER LINE
- EXISTING SECONDARY WATER METER
- NEW SECONDARY WATER LINE
- NEW SECONDARY WATER METER
- EXISTING CULINARY WATER
- NEW CULINARY WATER LATERAL
- EXISTING FIRE HYDRANT
- NEW CULINARY WATER VALVE
- EX CULINARY WATER VALVE
- NEW CULINARY WATER METER
- EX CULINARY WATER METER

- NEW LIGHT POLE
- NEW STORM DRAIN
- NEW 2'x2' CATCH BASIN
- NEW 2'x4' CATCH BASIN
- EX 2'x4' CATCH BASIN
- EX POWER LINE
- EX POWER POLE
- EX COMMS LINE
- EX COMMS BOX
- EX GAS
- PROPOSED TRENCHES



REVISIONS	SCALE	1" = 30'
	DATE	9-8-22
	DESIGN	RC/RP
	DRAWN	RP
DESCRIPTION	CHECKED	
	DATE	



UTILITY PLAN	FARR WEST SURGICAL CENTER
	1804W 2550N
FARR WEST, WEBER, UTAH	

GARDNER

ENGINEERING

CIVIL-LAND PLANNING

MUNICIPAL-LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT

OFFICE: 801-476-0202 FAX: 801-476-0066

MEMORANDUM



CONSULTING ENGINEERS

TO: Farr West City Planning Commission and City Council

FROM: Matt Robertson, P.E.
City Engineer

RE: **FARR WEST SURGICAL CENTER**
Site Plan Review

Date: September 16, 2022

Our office has completed a review of the site plan for the Farr West Surgical Center located at 1804 West 2550 North. We have reviewed the improvement drawings and recommend approval of this development subject to the following comments:

1. Gain approval from the Planning Commission for the number of parking stalls provided. The site provides 38 parking stalls which is short of the 44 stalls required for an office building in the City code. The developer has provided a parking space analysis which projects that 28 stalls would be the maximum that they would need for their business. The provided parking is likely sufficient for their use and the design of the site maximizes the number of stalls but approval should be obtained for this variance.
2. A pre-construction conference with the Developer and their Contractor should be held with the City and utility providers prior to beginning any construction.

Please let me know if you have any further questions.