



FARR WEST CITY COUNCIL AGENDA

October 6, 2022 at 6:00 p.m.

City Council Chambers

1896 North 1800 West

Farr West, UT 84404

Notice is hereby given that the City Council of Farr West City will hold a joint work session at 6 pm and its regular meeting at 7:00 pm on Thursday, October 6, 2022

6:00 pm - Joint Work Session with the Planning Commission to review the General Plan

Regular Meeting

1. Call to Order – Mayor Ken Phippen
2. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Opening Prayer
3. Comments/Reports/Presentations
 - a. Public Comments (*2 minutes*)
 - b. Report from the Planning Commission
4. Business Items
 - a. Approval of business licenses – Simmons Custom Wood Flags
Miller Made LLC
4950 Automotive LLC
Timber Creek Services LLC
 - b. Open public hearing to consider adoption of a transboundary properties and uses ordinance
 - c. Close public hearing and proceed with regular meeting
 - d. Approval of Ordinance No. 2022-12, adopting the transboundary properties and uses ordinance
 - e. Approval of the request of a re-zone of the Ogden Cycle Association properties located at approximately 2390 West 4000 North, parcel numbers 19-011-0103 and 19-002-0004, from the C-2 zone to the A-1 zone
 - f. Approval of the request for a site plan for Basin Development for a surgical center located at 1804 West 2550 North
 - g. Discussion/Action – Consideration of request to amend the current zoning requirements for the C-3 zone – John Tebbs/Andrew Newbold
 - h. Approval of the 2022 General Plan
 - i. Approval of Application and Owner Affidavit for Internal Accessory Dwelling Units
 - j. Discussion/Action – Traffic studies on identified intersections for 4-way stops and possibly roundabouts
5. Consent Items
 - a. Motion - Approval of minutes dated September 15, 2022 and corrected September 1, 2022
 - b. Motion – Approval of bills dated October 5, 2022
6. Mayor/Council Follow-up
 - a. Report on Assignments
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 30, 2022.

Lindsay Afuvai, Recorder

Application for Residential Business License



Application date: September 12, 2022

Owner Name: Skyler Simmons

Owner Address: 1370 W 1750 N City: Farr West State: UT Zip: 84404

Telephone: [REDACTED] Fax: [REDACTED] Email: [REDACTED]

Business Name: Simmons Custom Wood Flags DBA: [REDACTED]

State Sales Tax ID # 88-3913405 State License # 13006906-0151

If a daycare of preschool, number of own children: [REDACTED]; number of other children: [REDACTED]

Describe your type of business in detail: Custom made high quality wooden flags to use as home and office decor or special gifts. Original American

flags that can be made with a variety of finishes. Specialty flags for all military branches and First Responders. All flags can be laser inscribed with wording of choice,

or symbol of service, per customer request. Specialty flags for families of fallen military and first responders.

Businesses that require Health Department inspection and permit: ANY business that is selling food, day cares, nursing and assisted livings.

Health Department Permit # [REDACTED] or check if not applicable N/A

Please initial each box acknowledging you understand and comply with the ordinance requirements (Farr West City Ordinance, Chapter 5.16)

- SS ☒ Only persons who are bona fide residents of the premises shall be engaged in the business or occupation.
- SS ☒ The business shall not physically change or alter the exterior of the dwelling.
- SS ☒ No business signs or advertising will be on the premises.
- SS ☒ The business will not cause an increase in vehicular traffic.
- SS ☒ The business will not require additional off street parking beyond that normally required for residential uses.
- SS ☒ The business will meet all applicable safety, fire, building and health codes.
- SS ☒ The business will not produce noise, dust, odors, noxious fumes glare or other hazards to safety and health which are emitted from and may be discernible beyond the premises. Residential businesses may not create a public nuisance as defined by State law or this code.

- 55 ☒ The business will not create a hazard by using flammable, explosive or other dangerous materials or by keeping or raising animals which are capable of inflicting harm or discomfort or endangering the health and safety of any person or property.
- 55 ☒ Any nursery or daycare use of the dwelling shall comply with state laws governing such use.
- 65 ☒ If the business is conducted within the living quarters of the home, it will not occupy more than 25% of the main floor area, or more than 400 square feet of the home. If conducted within the garage, it shall not occupy more than 33% of the garage area. *Businesses in accessory building may use the whole structure for business use.

Residential Business License Fee

\$30.00

****Residential businesses conducted entirely within the primary residence are not subject to the \$30.00 fee.***

Is this business conducted entirely within the primary residence? No

If no, is it conducted in a garage and/or accessory building? Yes

I, the applicant, am aware of and conform to all State and Federal Regulations. I have read and understand the Codes and Ordinances of Farr west City for Business License Regulations (Title 5).

Applicant signature: *Hyler Simmons* Date: 9-13-22

For office use only:

Amount paid: 15- Date paid: 9-20-22 Receipt Number: 9.002159
City Council Date: 10/6/22 Approved: _____ Disapproved: _____
License number: _____ Date issued: _____

Application for Residential Business License



Application date: 9-27-2022

Owner Name: Jarret S. Miller

Owner Address: 2742 W 3500 N City: Farr West State: UT Zip: 84404

Telephone: [REDACTED] Fax: [REDACTED] Email: [REDACTED]

Business Name: Miller Made LLC DBA:

State Sales Tax ID # N/A State License # 13037102-0160

If a daycare of preschool, number of own children: N/A; number of other children: N/A

Describe your type of business in detail: Handyman business.

Businesses that require Health Department inspection and permit: ANY business that is selling food, day cares, nursing and assisted livings.

Health Department Permit # N/A or check if not applicable N/A

Please initial each box acknowledging you understand and comply with the ordinance requirements (Farr West City Ordinance, Chapter 5.16)

- ☒ Only persons who are bona fide residents of the premises shall be engaged in the business or occupation.
- ☒ The business shall not physically change or alter the exterior of the dwelling.
- ☒ No business signs or advertising will be on the premises.
- ☒ The business will not cause an increase in vehicular traffic.
- ☒ The business will not require additional off street parking beyond that normally required for residential uses.
- ☒ The business will meet all applicable safety, fire, building and health codes.
- ☒ The business will not produce noise, dust, odors, noxious fumes glare or other hazards to safety and health which are emitted from and may be discernible beyond the premises. Residential businesses may not create a public nuisance as defined by State law or this code.

- ☒ The business will not create a hazard by using flammable, explosive or other dangerous materials or by keeping or raising animals which are capable of inflicting harm or discomfort or endangering the health and safety of any person or property.
- ☒ Any nursery or daycare use of the dwelling shall comply with state laws governing such use.
- ☒ If the business is conducted within the living quarters of the home, it will not occupy more than 25% of the main floor area, or more than 400 square feet of the home. If conducted within the garage, it shall not occupy more than 33% of the garage area. *Businesses in accessory building may use the whole structure for business use.

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If no, is it conducted in a garage and/or accessory building? No

I, the applicant, am aware of and conform to all State and Federal Regulations. I have read and understand the Codes and Ordinances of Farr west City for Business License Regulations (Title 5).

Applicant signature: [Signature] Date: 9-27-2022

For office use only:

Amount paid: 15- Date paid: 9/27/22 Receipt Number: 9.002162

City Council Date: 10/6/22 Approved: _____ Disapproved: _____

License number: _____ Date issued: _____

Application for Business License



Application Submitted: 9/20/2

Owner Name: SETH WALDRON

Owner Address: [REDACTED] City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Telephone: [REDACTED] Fax: [REDACTED] Email: [REDACTED]

Business Name: 4950 AUTOMOTIVE LLC DBA: 4950 AUTOMOTIVE

Business Address: 3677 N Hwy 126 City: FARR WEST State: UT Zip: 84404

Mailing Address: [REDACTED] City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Business Phone Number: 801-317-4094

Manager Name: SETH WALDRON Contact Phone: 801-719-0133

**If Business is Commercial or Manufacturing/Warehousing, please list square footage: 3,000

State Sales Tax I.D. # 15027173-004-^{STC} State License # 11708858-0160

Number of Employees: 2

If Daycare or Preschool, # of own children: [REDACTED]; Number of other children: [REDACTED]

Describe your type of business in detail: BMW REPAIR, ENGINE REBUILDS
MAINTENANCE ETC.

Businesses that require Health Department inspection and permit: Any business that is selling food, Tattoo and piercing salons, Tanning salons, Day Care, Nursing and Assisted Living.

Health Department Permit # [REDACTED] or check if not applicable ☒

BUSINESS LICENSE FEE SCHEDULE

COMMERCIAL

Small (under 10,000 sq ft)	Medium (10,000 to 50,000 sq ft)	Large (over 50,000 sq ft)
\$100.00	\$200.00	\$300.00

Application for Business License



MANUFACTURING/WAREHOUSING

Small (under 10,000 sq ft)	Medium (10,000 to 50,000 sq ft)	Large (over 50,000 sq ft)
\$100.00	\$150.00	\$200.00

OTHER

Contractor	Professional	Residential Business
\$100.00	\$50.00	\$30.00*

**Residential Businesses conducted entirely within the primary residence are not subject to the \$30.00 fee.*

Interstate Commerce	Temporary	Temporary (Refundable Deposit)
\$50.00	\$100.00	\$50.00

ALCOHOL

Class "A" Beer	Class "B" Beer Restaurant	Class "C" Limited Restaurant	Class "D" Golf Course	Class "E" Full Service Restaurant
\$200.00	\$200.00	\$200.00	\$200.00	\$200.00

*If you are renewing an Alcohol License:

Has the applicant been arrested or convicted of a felony or misdemeanor in the past 12 months? _____

Type of License Applying For: COMMERCIAL License fee due: _____

I, the Applicant, am aware of and conform to all State and Federal Regulations. I have read and understand the Codes and Ordinances of Farr West City for Business License Regulations (Title 5).

I also understand I shall need to attend a city council meeting to answer any questions prior to license approval.

Applicant's Signature: [Signature] Date: 9/28/22

Amount Paid: 50- Date Paid: 9/27/22 Receipt Number: _____
City Council Date: Oct 6, 22 Approved: _____ Disapproved: _____
License Number _____ Date Issued: _____

Application for Residential Business License



Application date: _____

Owner Name: _____

Owner Address: _____ City: _____ State: _____ Zip: _____

Telephone: _____

Business Name: _____ DBA: _____

State Sales Tax ID # _____ State License # _____

If a daycare of preschool, number of own children: _____; number of other children: _____

Describe your type of business in detail: _____

Businesses that require Health Department inspection and permit: ANY business that is selling food, day cares, nursing and assisted livings.

Health Department Permit # _____ or check if not applicable _____

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- ☐ **The business will not require additional off street parking beyond that normally required for residential uses.**
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- ☐ The business will not produce noise, dust, odors, noxious fumes glare or other hazards to safety and health which are emitted from and may be discernible beyond the premises. Residential businesses may not create a public nuisance as defined by State law or this code.

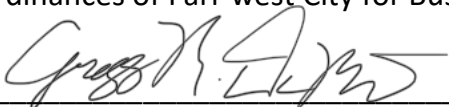
- ☐ The business will not create a hazard by using flammable, explosive or other dangerous materials or by keeping or raising animals which are capable of inflicting harm or discomfort or endangering the health and safety of any person or property.
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 If no, is it conducted in a garage and/or accessory building? _____

I, the applicant, am aware of and conform to all State and Federal Regulations. I have read and understand the Codes and Ordinances of Farr west City for Business License Regulations (Title 5).

Applicant signature:  Date: _____

For office use only:

Amount paid: _____ Date paid: _____ Receipt Number: _____
 City Council Date: _____ Approved: _____ Disapproved: _____
 License number: _____ Date issued: _____

ORDINANCE NO. 22 - _____

**AN ORDINANCE OF FARR WEST CITY, UTAH AMENDING TITLE 17 OF
THE FARR WEST CITY MUNICIPAL CODE**

WHEREAS, the Farr West City Council finds it is necessary to revise Title 17 of the Farr West City Municipal Code to incorporate zoning change procedures for transboundary properties and uses.

NOW THEREFORE, it is hereby ordained by the Farr West City Council that Title 17 of the Farr West City Municipal Code be amended as follows:

Section 1. Section 17.12.010 of the Farr West City Municipal Code is amended by the addition of a new paragraph C, which reads as follows:

C. In the case where a single, undivided parcel of property overlaps the municipal boundary between Farr West City and an adjoining county or municipality and the ongoing use of the entire property existed before the adoption of this amendment, a property owner or owners may request a zoning change for that portion of the property which is within the Farr West City to a zone which is identical to, or most similar to, the municipal or county zone governing that portion of the property within the adjacent county or municipality. Such a zoning change request may be granted without condition if:

1. The entire property is owned by the same owner or owners,
2. The use of the property was established before the date of this amendment and was ongoing up to the time of the zoning change request,
3. The use of the property is not being changed, and
4. The use of property is in compliance with the zoning regulations of the neighboring county or municipality governing the portion of the property outside of the Farr West City boundary.

Section 2. This ordinance shall take effect upon its adoption and publication or posting by the City Council of Farr West City, Utah this _____ day of _____, 2022

MAYOR

ATTEST:

CITY RECORDER

Vote of City Council	
Yes	No
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Application for Rezoning Real Property



Date Submitted July 21, 2022 Applicant's Name Ogden Cycle Association
Applicant's Address [REDACTED]
Applicant's Phone [REDACTED] E-mail (optional) [REDACTED]

Fee Schedule (check one):

Up to 5 acres..... \$150.00 []
More than 5 acres..... \$200.00 [X]
Commercial or Manufacturing..... \$250.00 []

Fee received by undsgy farr Date 7.22.22

I (we), the undersigned property owner (s), request that the following real property (include or attach a legal description and a scale drawing of the real property here):

Please see attached

19.011.0103, 19.002.0004

Be rezoned from (present zoning) Commercial
To (desired zoning) A1

Include or attach a list of all adjacent property owners within three hundred feet (300') of the property proposed for rezoning and their addresses. [X]

The Planning Commission must review the request from the standpoint that changes in property zoning cannot be made unless it is in the best interest of the citizens of Farr West City generally.

Please answer the following questions: (Attach additional sheets if necessary)

1. How is this request consistent with the policies of Farr West City's General Plan?

This is consistent with Farr West City's general planning as discussed with the mayor and the assistant mayor.

Application for Rezoning Real Property



2. How will this request benefit the general public and the community?

Since 1956, OCA has been providing a safe recreational and one of a kind experience for the cycling community.

3. How will this request promote the health, safety, convenience, order or prosperity of the general public?

OCA is a non-profit motocross training and racing facility located in Farr West, Utah. The facility is owned, operated, and maintained by OCA members, many of which are members of the local community.

Signature of Petitioner(s):

Braid Sweet
OCA Board VP

Jeanette K. Bennett
Jeanette K. Bennett
OCA Treasurer

Address:

P.O. Box 13066
Ogden, UT 84412

PO Box 13066
Ogden, UT 84412

✓ Checklist:

- ☒ Fees Paid
- ☒ Legal Description
- ☒ Scale Drawing
- ☒ Adjacent Property Owners List
- ☒ Public Hearing Set
- ☒ Adjacent Property Owners Notified

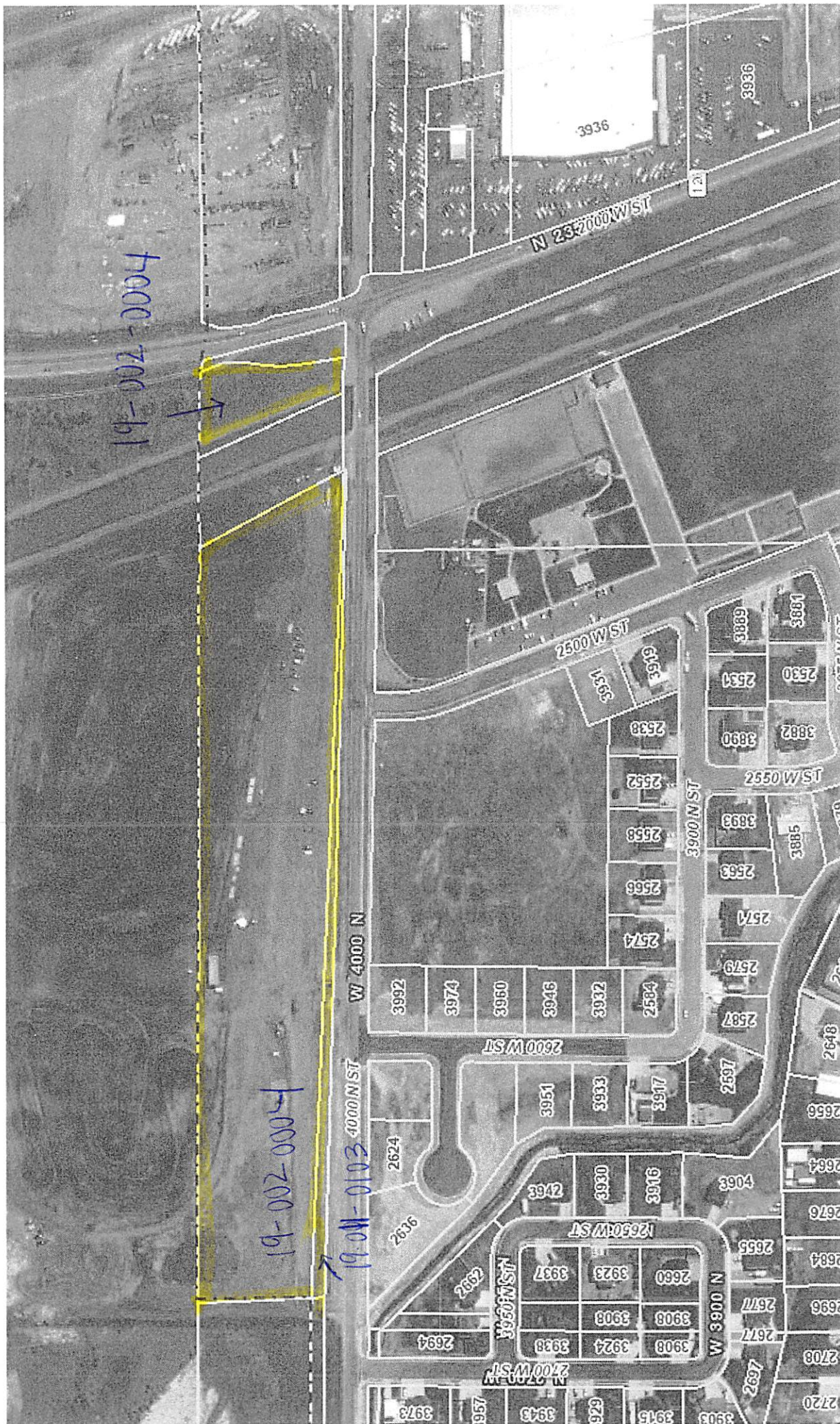
- ☒ Notice Advertised on: 8/6/22
- ☒ Public Hearing Held on: 8/9/22
- PC Recommendation:
- [] Approve [] Reject Date: _____
- CC Action:
- [] Approve [] Reject Date: _____

19-011-0103

PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 23; AND RUNNING THENCE SOUTH 89°32' EAST 1818.62 FEET ALONG THE NORTH LINE OF SAID SECTION 23 TO THE WESTERLY RIGHT-OF-WAY LINE OF WILLARD CANAL, THENCE SOUTH 20°45' EAST 151.25 FEET TO THE SOUTH LINE OF 4000 NORTH STREET, THENCE NORTH 89°32' WEST 1872.21 FEET ALONG SAID SOUTH LINE OF 4000 NORTH STREET TO THE WEST LINE OF SAID SECTION 23, THENCE NORTH 141.00 FEET TO THE POINT OF BEGINNING. CONTAINING 5.97 ACRES, MORE OR LESS.

19-002-0004

A TRACT OF LAND SITUATED IN THE SOUTH 1/2 SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 330.05 FEET TO THE WEBER-BOX ELDER COUNTY LINE; THENCE EAST 1979.99 FEET ALONG SAID COUNTY LINE TO THE WESTERLY RIGHT OF WAY LINE OF HIGHWAY KNOWN AS F.A. PROJECT NO. 214; THENCE SOUTHERLY ALONG RIGHT-OF-WAY LINE TO THE SOUTHBOUNDARY LINE OF SAID SECTION 14; THENCE WEST 2037.10 FEET TO THE POINT OF BEGINNING. (SEE COUNTY LINE MAPS BOOK 33, PAGE 91 AND 92). EXCEPT 1.55 ACRES, MORE OR LESS, IN WILLARD CANAL U.S.A. (838-484).



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: [REDACTED]

Phone: [REDACTED] Email: [REDACTED]

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?

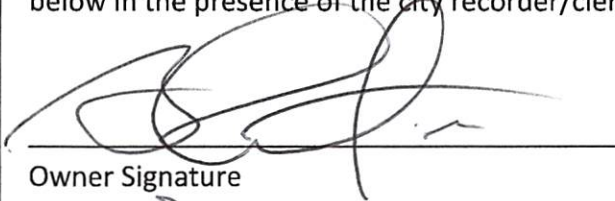
Basin Development has obtained a conditional use permit to build the surgical center. The design of the building will conform to all current city code. Traffic impacts will be minimal with no visitors coming in.

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.

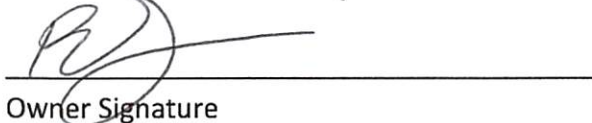
Signature of Applicant:

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.

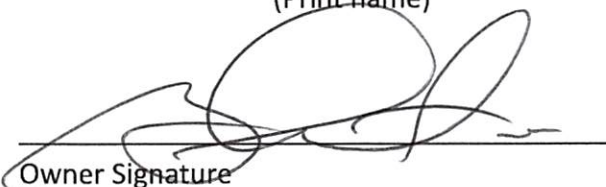

Owner Signature

Brett Richards (Physicians Investment Group)
Print Name

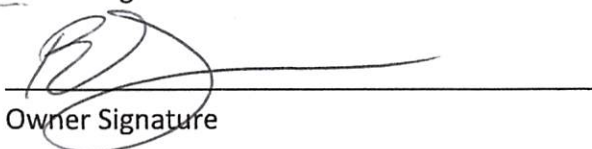

Owner Signature

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

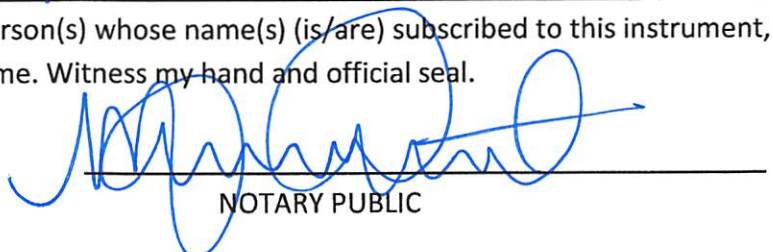
Signature of City Recorder/Clerk
(Not Required if Notarized)

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

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C6

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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.

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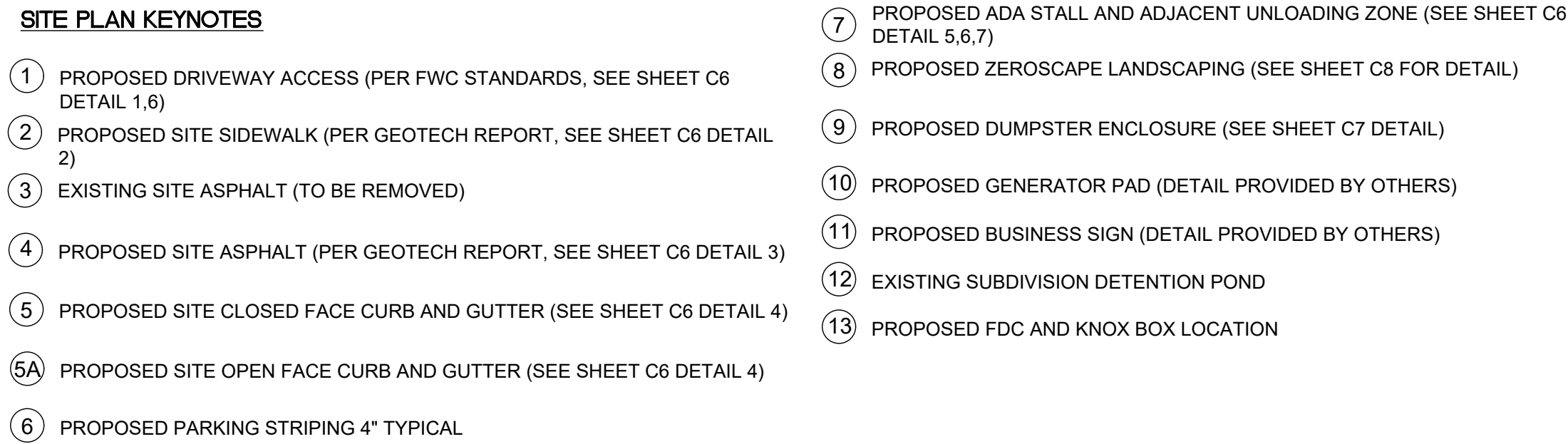
FARR WEST CITY INSPECTOR
1896 NORTH 1800 WEST
FARR WEST, UT 84404
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ALL IMPROVEMENTS TO CONFORM TO CURRENT CITY STANDARDS AND SPECIFICATIONS

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

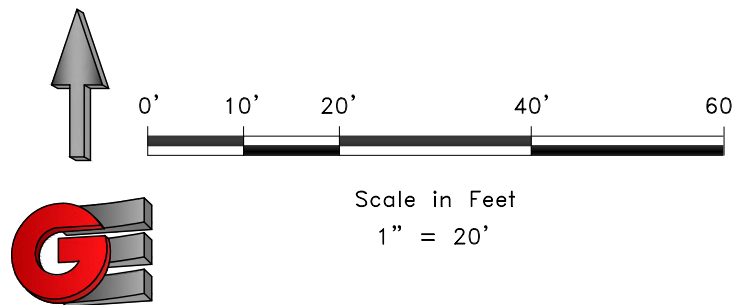
SECONDARY WATER IMPROVEMENTS TO CONFORM TO THE SECONDARY WATER UTILITY'S STANDARDS AND SPECIFICATIONS





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	

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

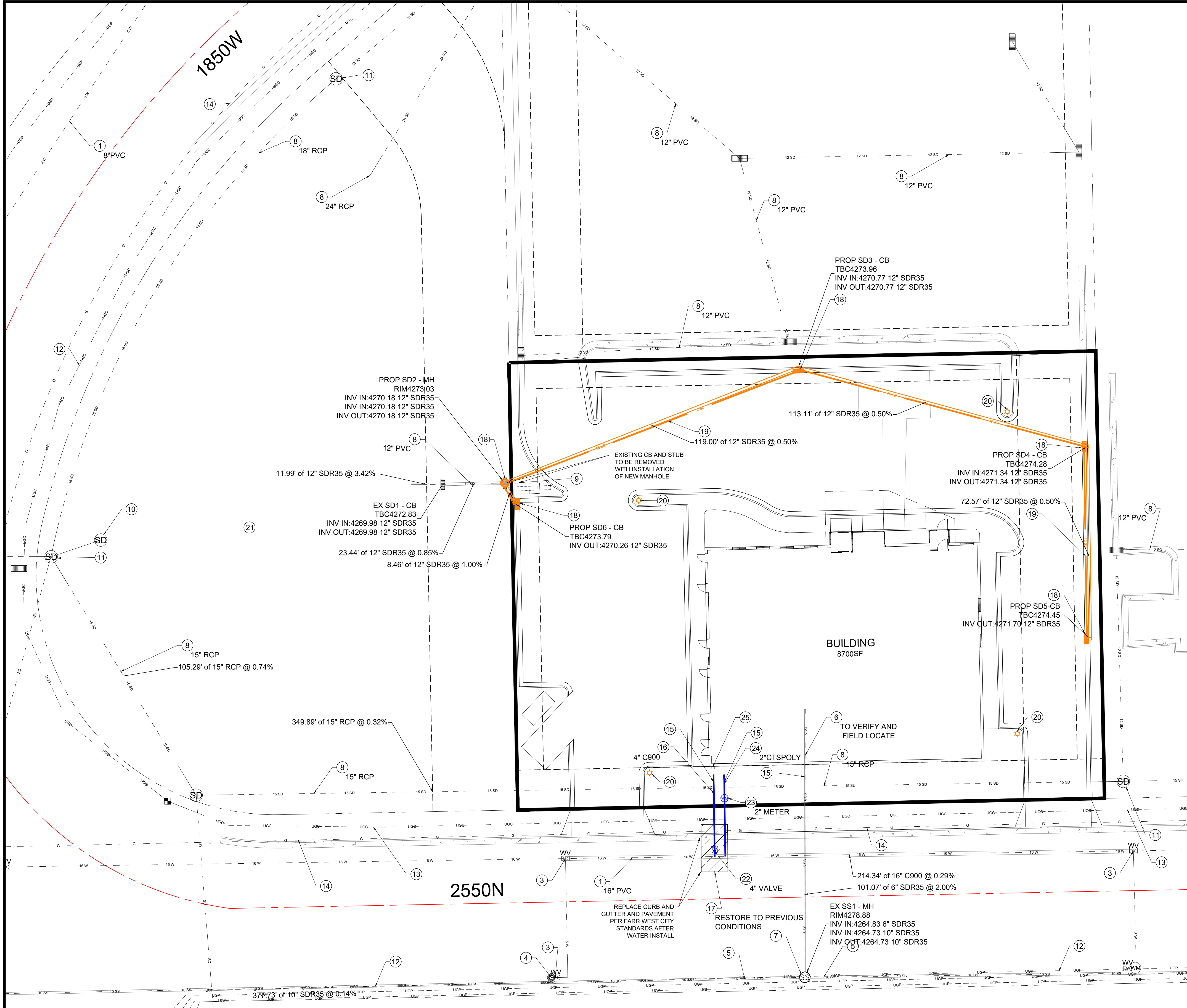


REGISTERED PROFESSIONAL ENGINEER
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RYAN A. CHRISTENSEN
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**GARDNER
ENGINEERING**
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING

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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

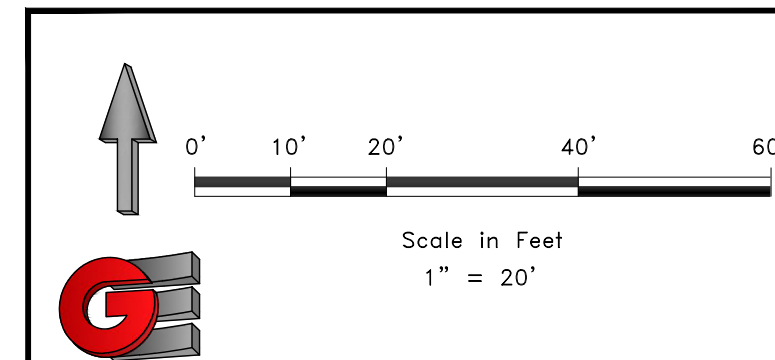
- CONTRACTOR IS TO COORDINATE THE INSTALLATION OF THE GAS LINE METER WITH DOMINION ENERGY
- CONTRACTOR IS TO COORDINATE THE INSTALLATION OF THE WATER METER AND CONNECTION TO EXISTING LINE, PER BONA VISTA STANDARDS.
- SEE ARCHITECTURAL/MECHANICAL DRAWINGS FOR EQUIPMENT DETAILS AND CONTINUATION INSIDE 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/JP		DRAWN: RF		CHECKED: [Signature]	
REVISIONS		DESCRIPTION							
DATE									

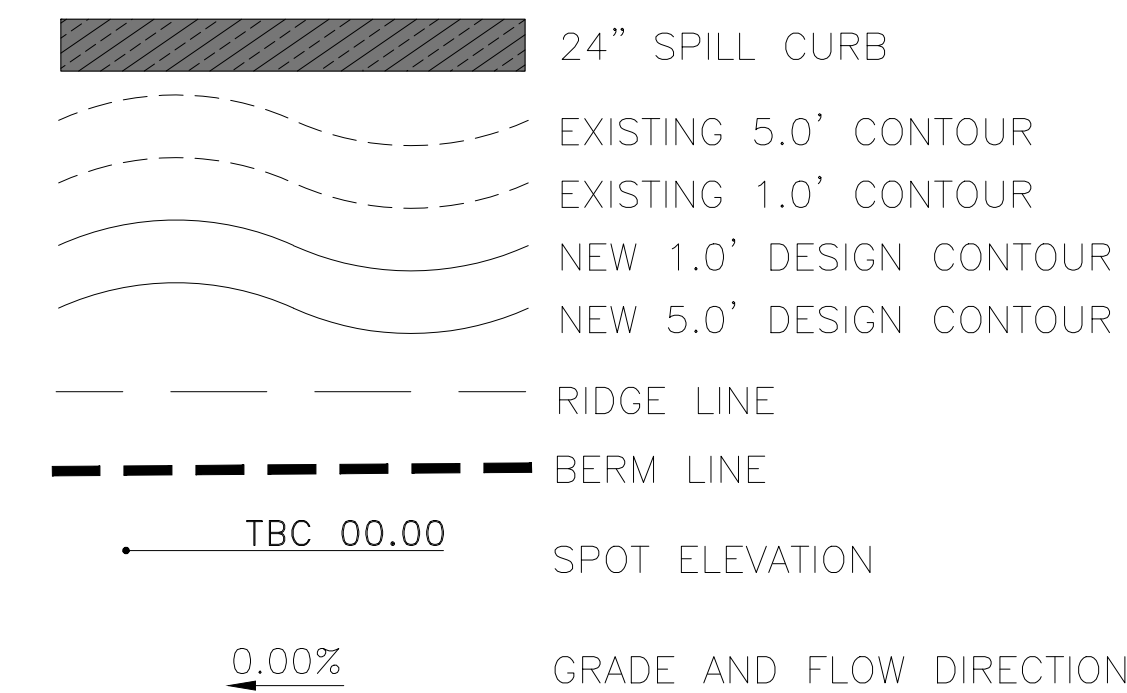
REGISTERED PROFESSIONAL ENGINEER
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RYAN A. CHRISTENSEN
STATE OF UTAH

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

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING

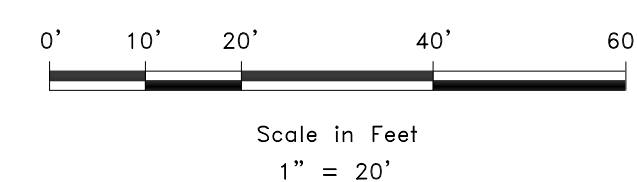
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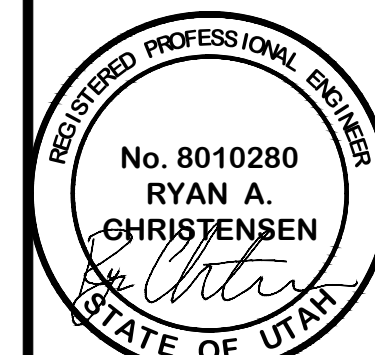
EG	—	EXISTING GROUND
GB	—	GRADE BREAK
HP	—	HIGH POINT
TBC	—	TOP BASE CURB
LIP	—	LIP OF GUTTER
EOA	—	EDGE OF ASPHALT
FG	—	FINISHED GROUND
TC	—	TOP OF CONCRETE
TG	—	TOP OF GRATE
FL	—	FLOWLINE
TOS	—	TOP OF SLOPE
BOS	—	BOTTOM OF SLOPE
RIM	—	RIM OF BOX
BB	—	BOTTOM OF BASIN
FF	—	FINISHED FLOOR
BW	—	BOTTOM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

DWG: R\3338 - WORTH ENVIRONMENT PARTNERS\3338 - FARM WETLANDS\DWG\FARM WETLAND PRELIM DESIGN 9-8-22.DWG

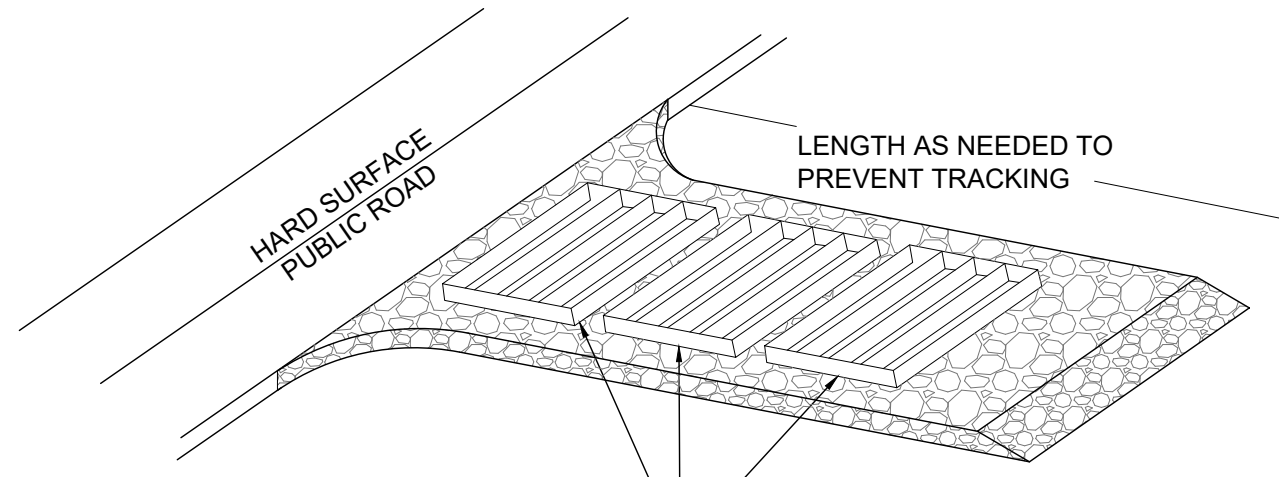


GRADING PLAN
FARR WEST SURGICAL CENTER
1804W 2550N
FARR WEST, WEBER, UTAH



C3

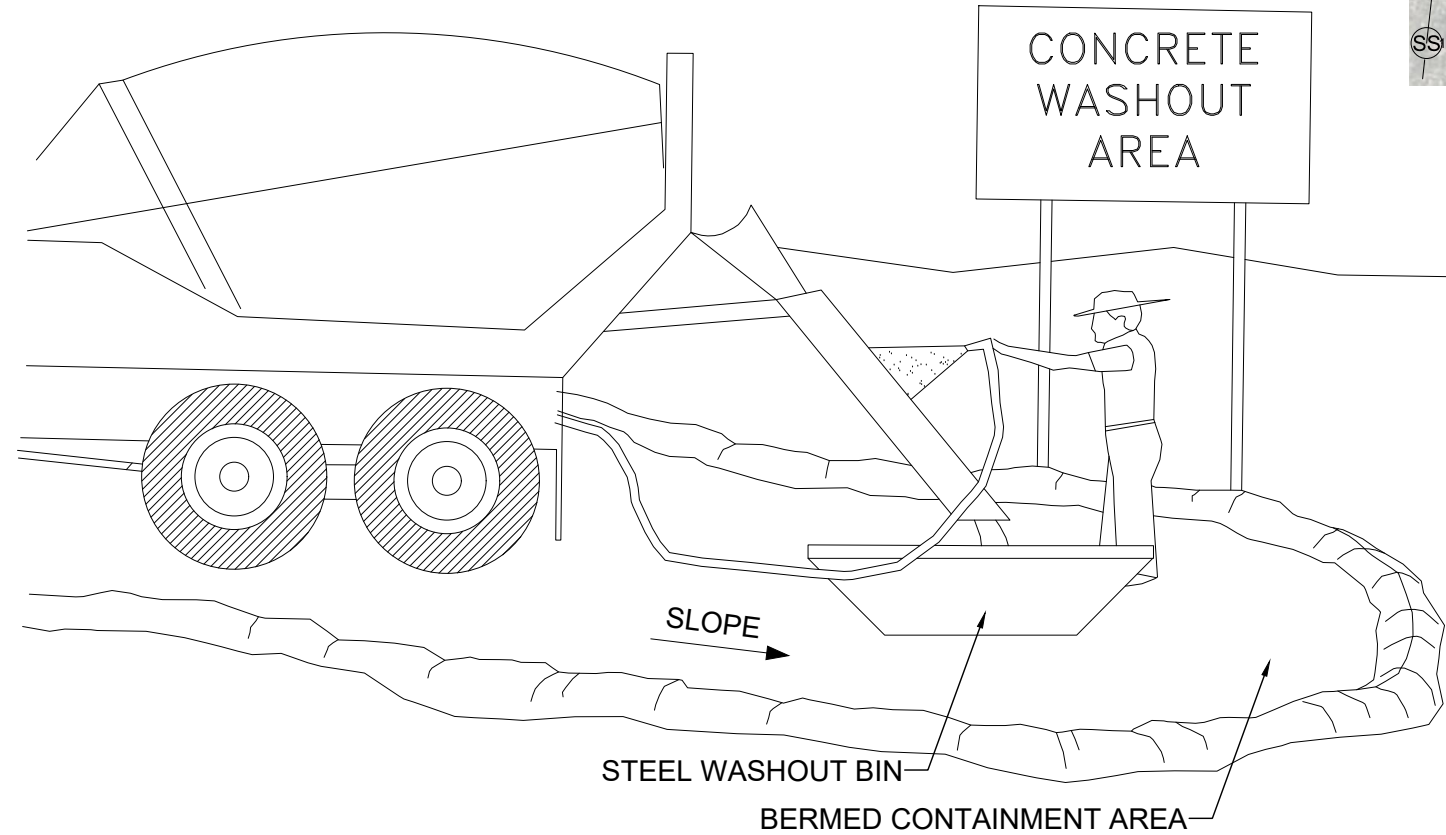
1. SANDBAGS WILL BE PLACED AT DISCHARGE LOCATIONS TO CONTAIN AND DIVERT STORM WATER THROUGH THE INLET PROTECTION.
2. AN EARTHEN BERM 6" HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIVERT IT TO DISCHARGE AREAS.
3. STORM WATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM. EXISTING LINES 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.



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. SEDIMENTS 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 STABILIZE TRAFFIC FROM THE PAVED SURFACE.
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.

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.

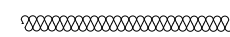
CONTRACTOR SHALL COMPLETE AND SUBMIT A STATE NOTICE OF INTENT (NOI) AND A STORM WATER POLLUTION PREVENTION PLAN BOOKLET



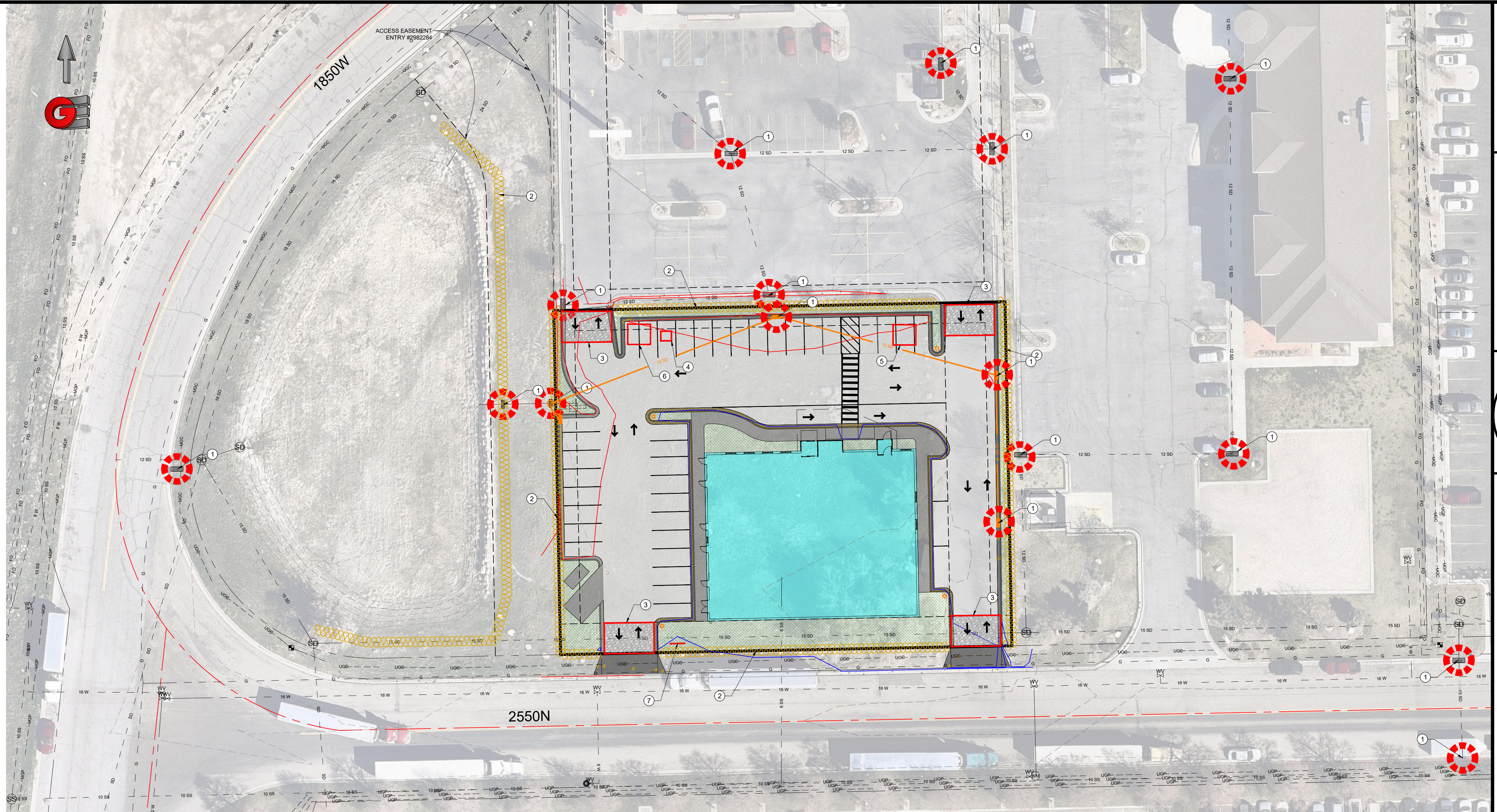
1. EXCESS AND WASTE CONCRETE SHALL BE DISPOSED OF OFF SITE OR AT DESIGNATED AREAS ONLY.
2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
3. FOR WASH CONCRETE AND MORTAR PRODUCTS ONSITE, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID 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.



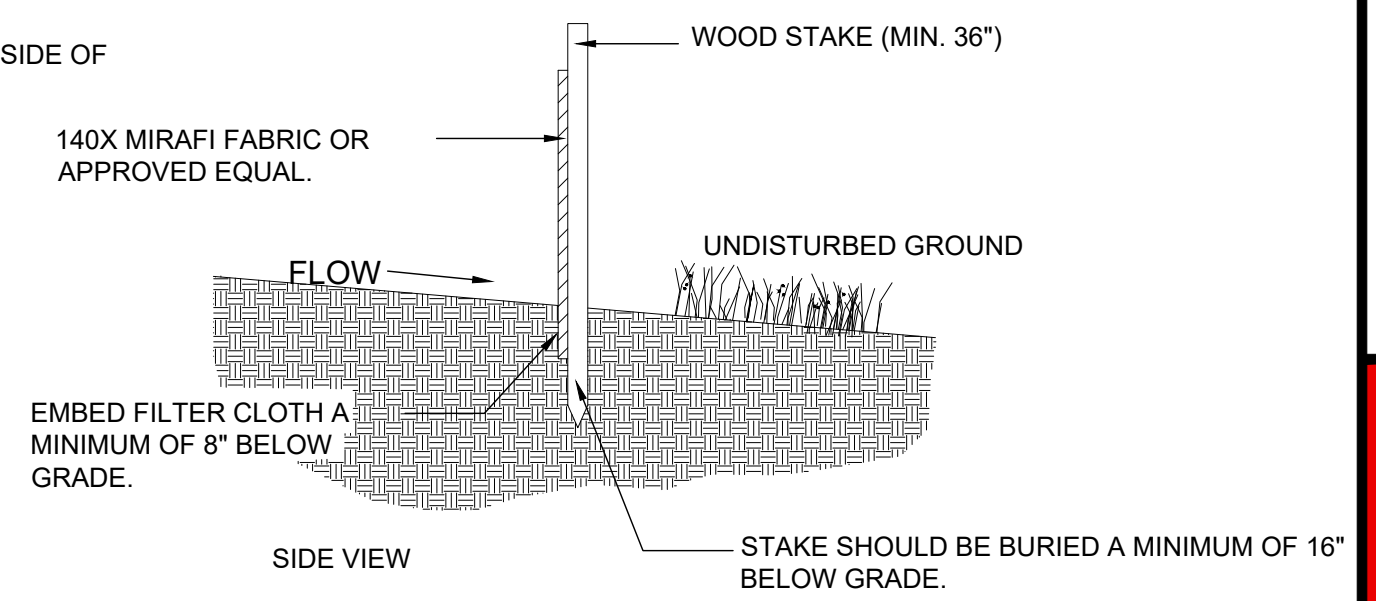
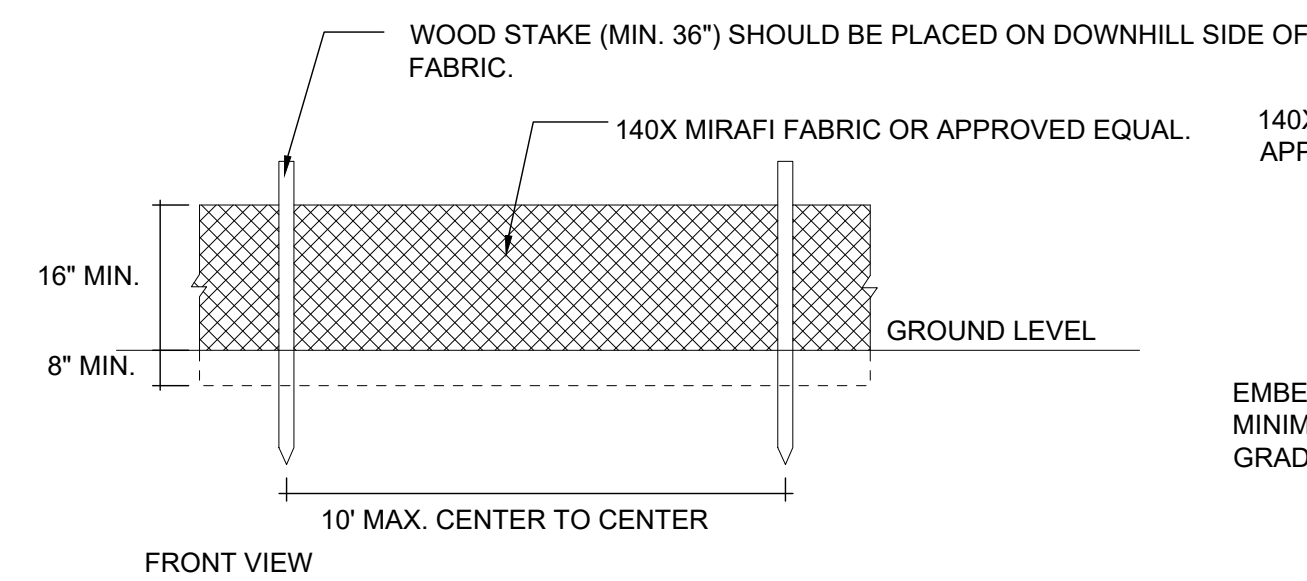
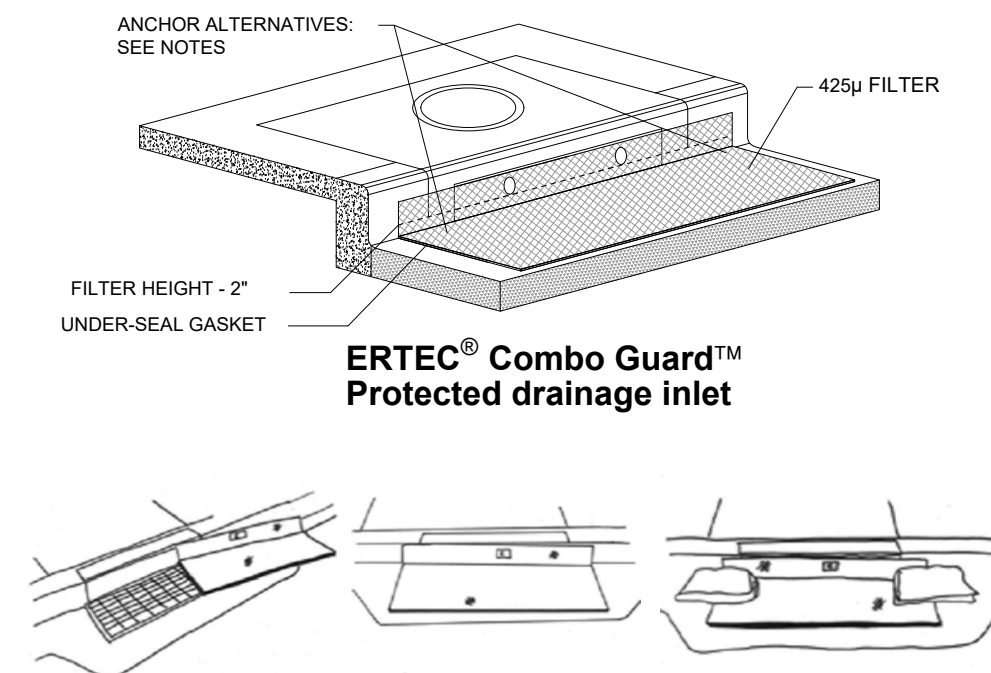
INLET PROTECTION
(EITHER OPTION)



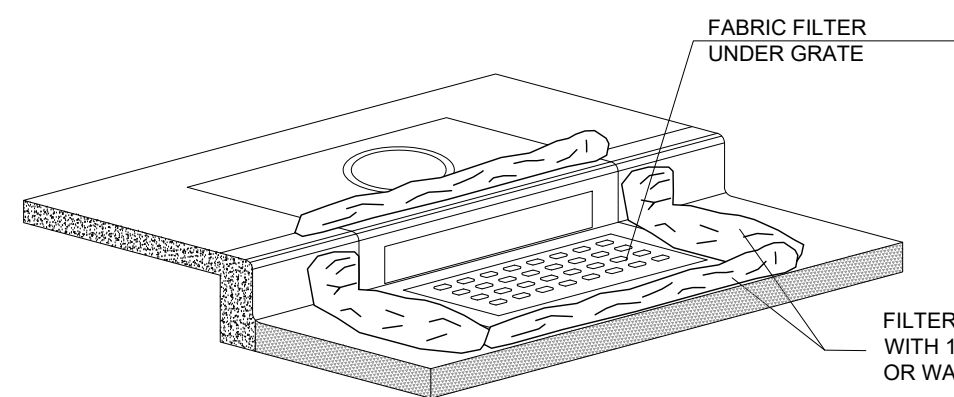
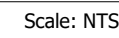
SILT FENCE



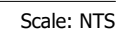
1. **PLACEMENT:** PLACE CG TIGHTLY AGAINST CURB OPENING AND COVER ENTIRE GRATE. CG SHOULD EXTEND AT LEAST 2 INCHES PAST GRATE TOWARDS STREET.
2. **OVERLAP FOR LONG OPENINGS:** OVERLAP CG UNITS AT LONGER OPENINGS.
3. **ANCHOR:** ANCHOR CG SO THAT WATER CANNOT FLOW BEHIND IT.
4. **ALTERNATE ANCHOR METHODS:** A) INSTALL GRAVEL BAGS AT EACH SIDE OF CG - HALF-ON AND HALF-OFF THE EDGES. USE HALF-FILLED GRAVEL BAGS (5 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.



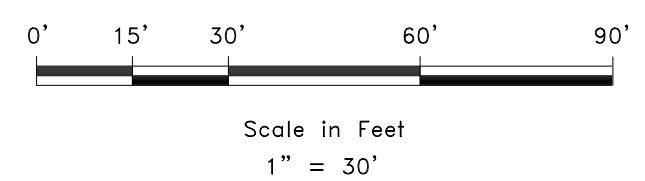
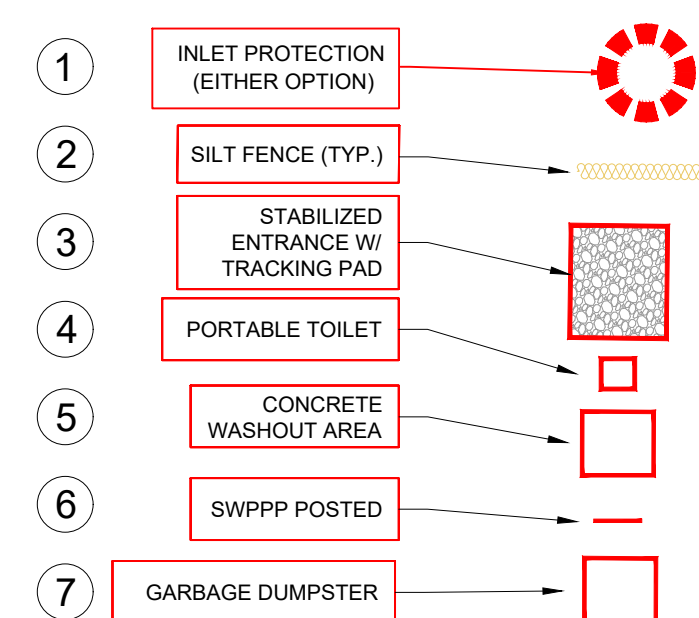
1A INLET PROTECTION - OPTION 1



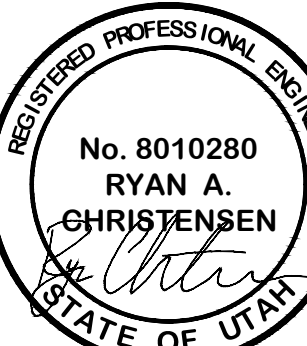
1B INLET PROTECTION - OPTION 2



2 SILT FENCE



REVISIONS	
DATE	DESCRIPTION



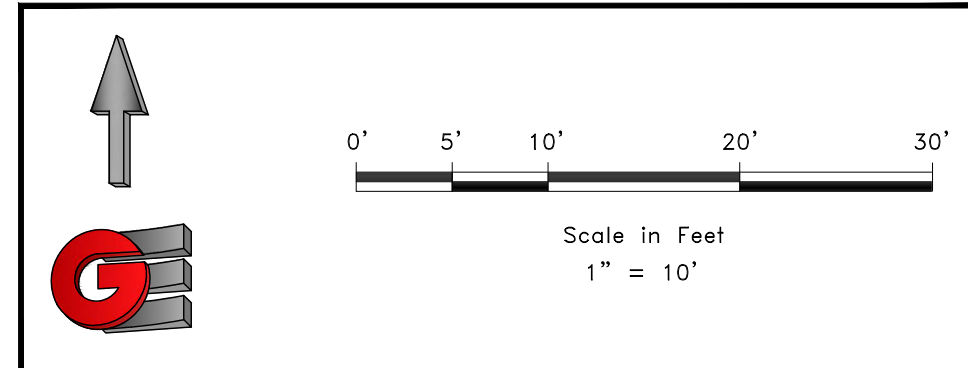
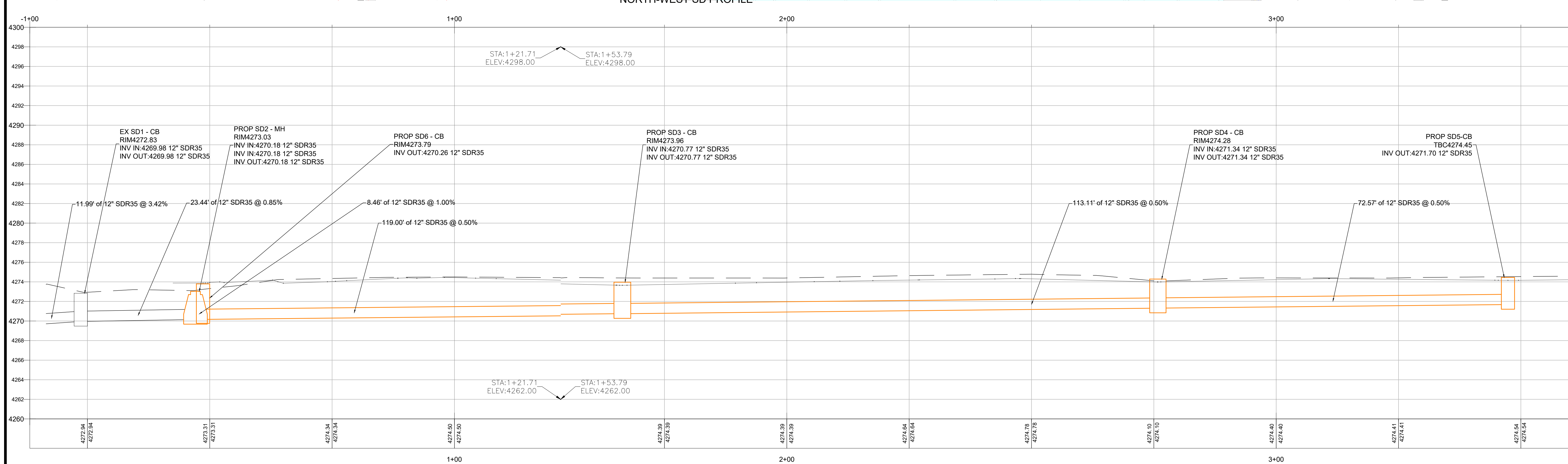
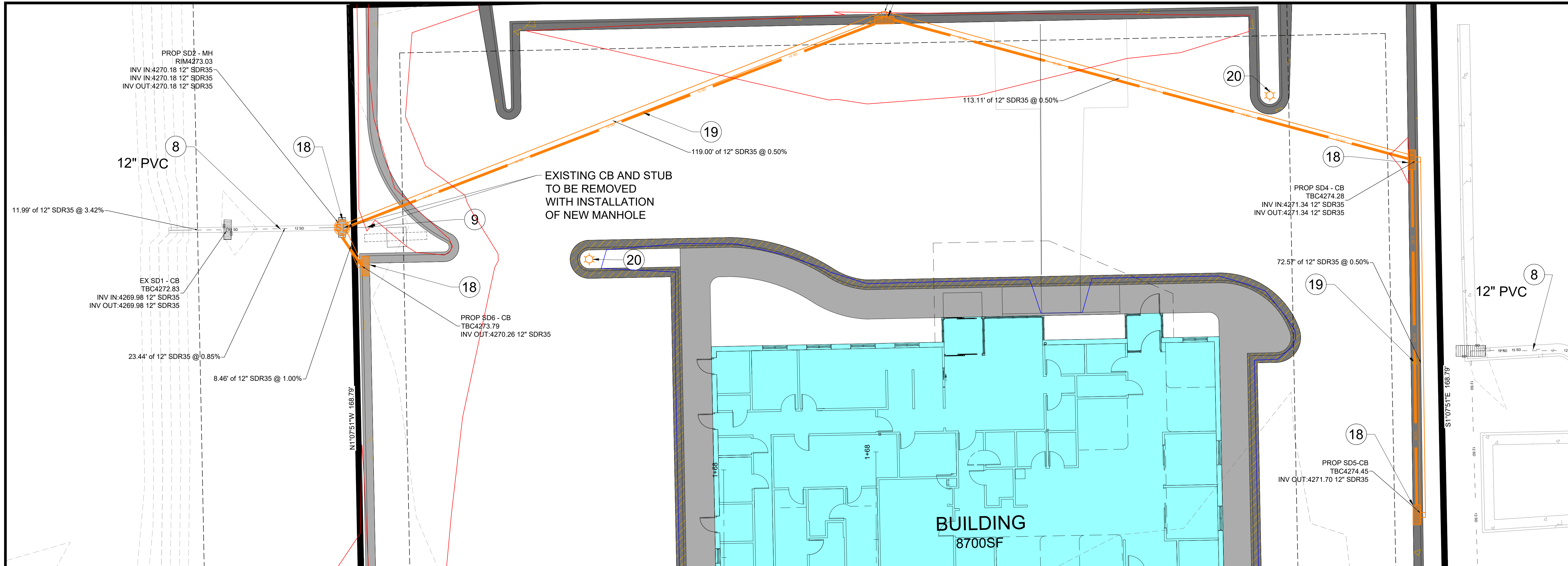
SWPPP
FARR WEST SURGICAL CENTER

1804W 2550N
FARR WEST, WEBER, UTAH

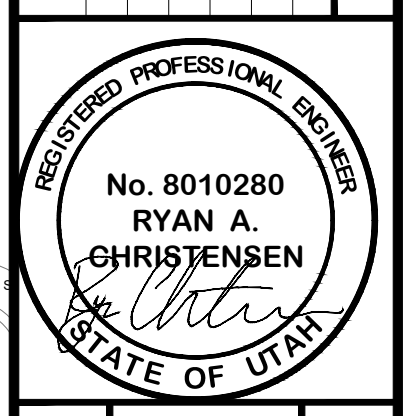


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C4



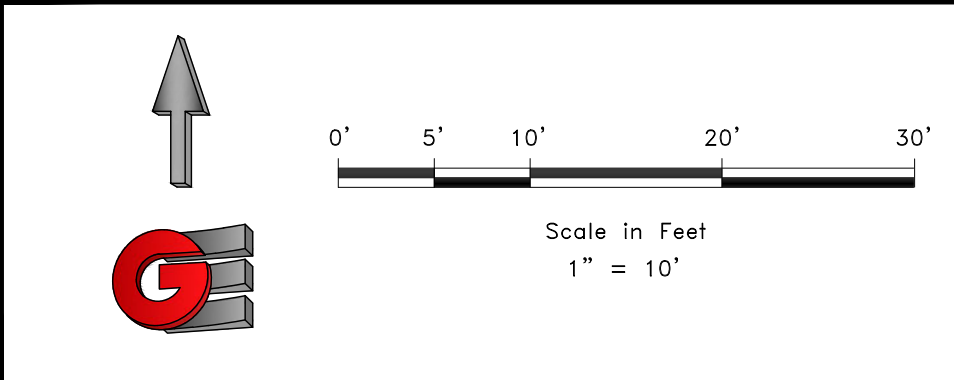
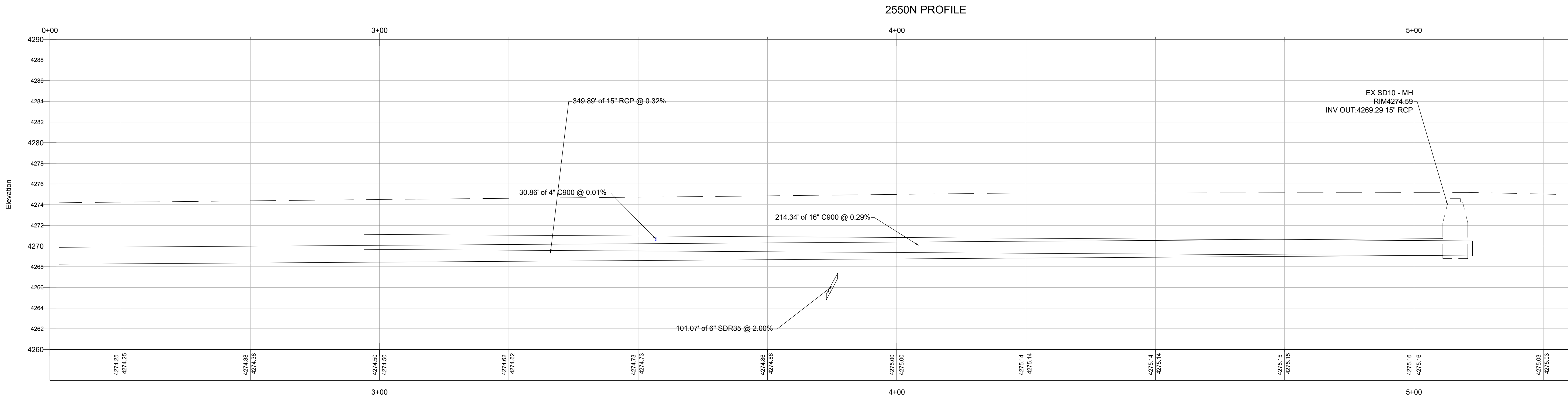
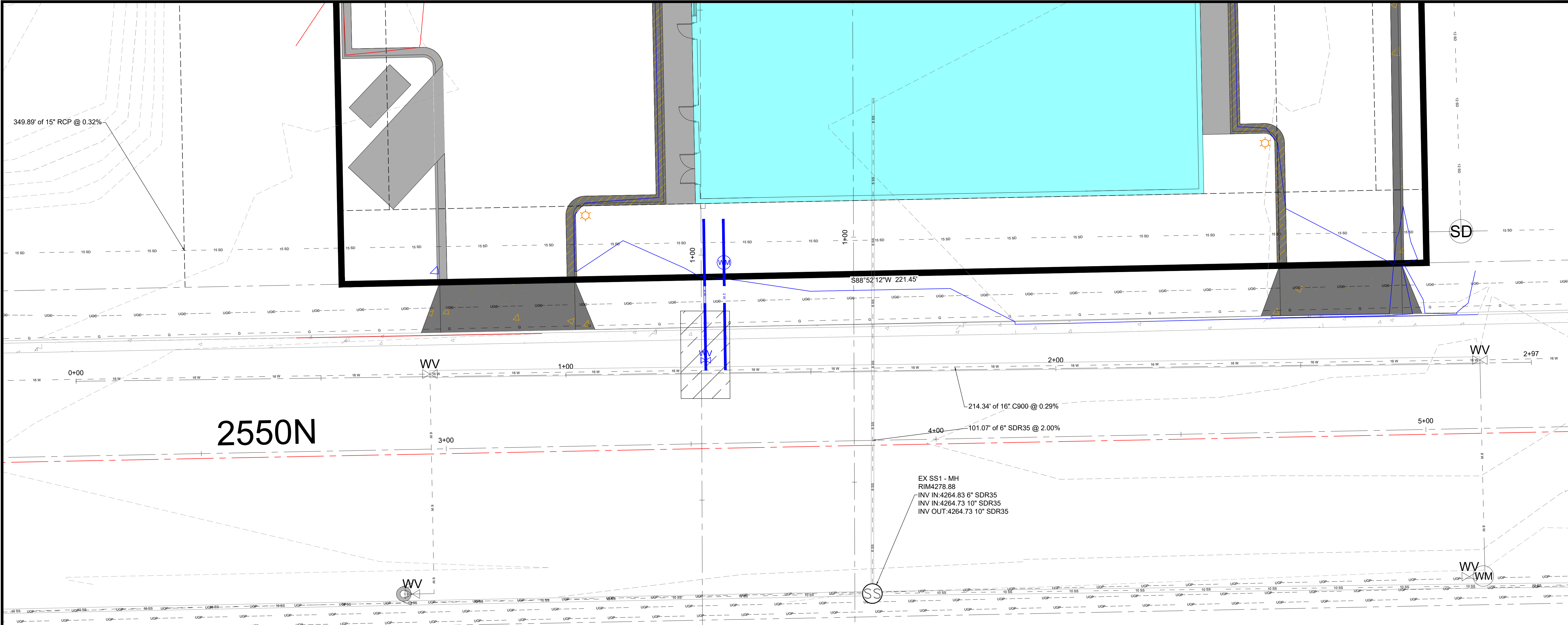
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DATE	
DESIGN	RC/JP
DRAWN	JP
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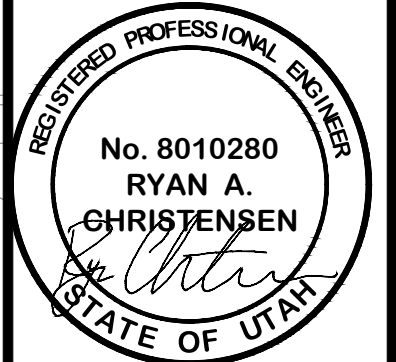
PLAN AND PROFILE STORM
FARR WEST SURGICAL CENTER
1804W 2550N
FARR WEST, WEBER, UTAH

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
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C5



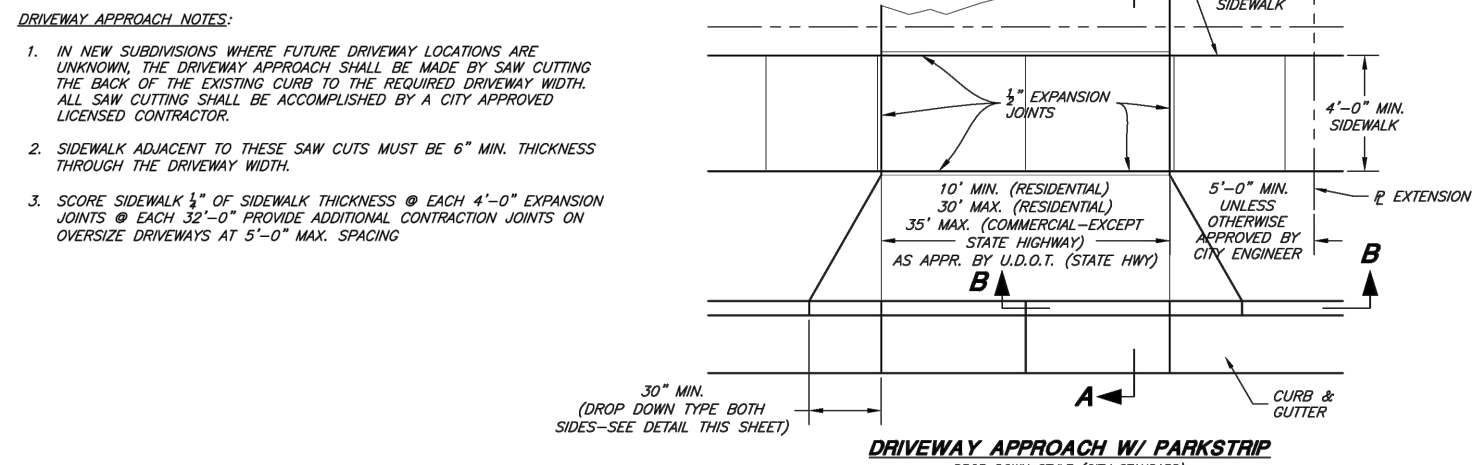
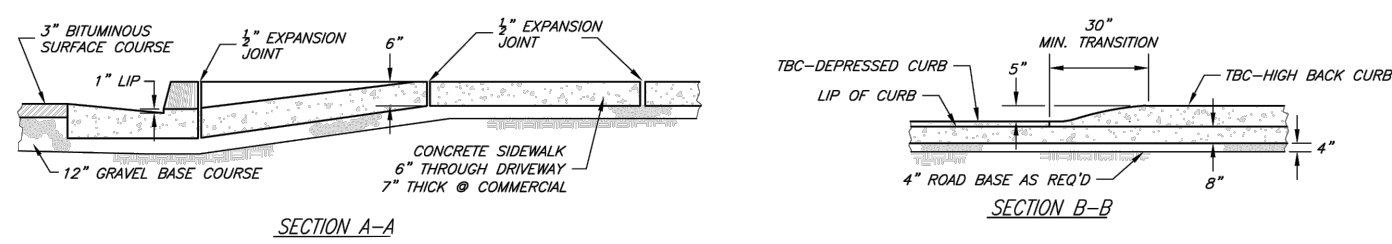
REVISIONS		DATE	DESCRIPTION



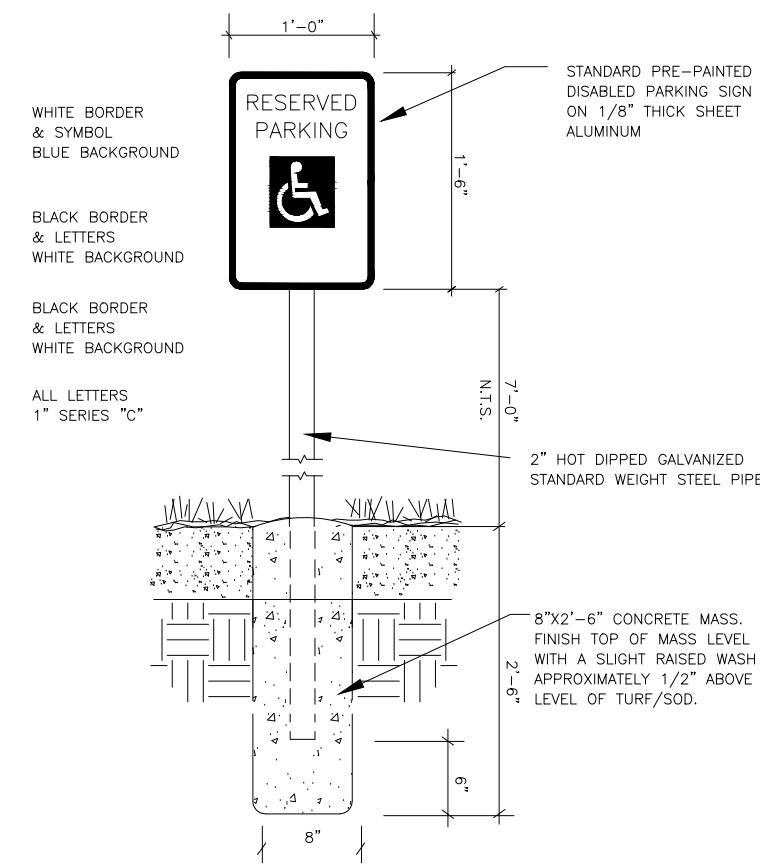
PLAN AND PROFILE STORM 2
FARR WEST SURGICAL CENTER
1804W 2550N
FARR WEST, WEBER, UTAH



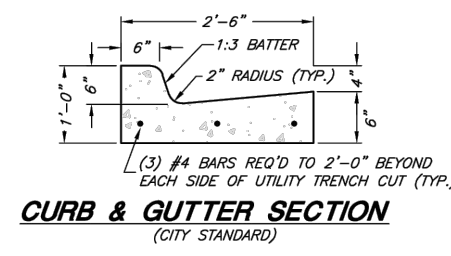
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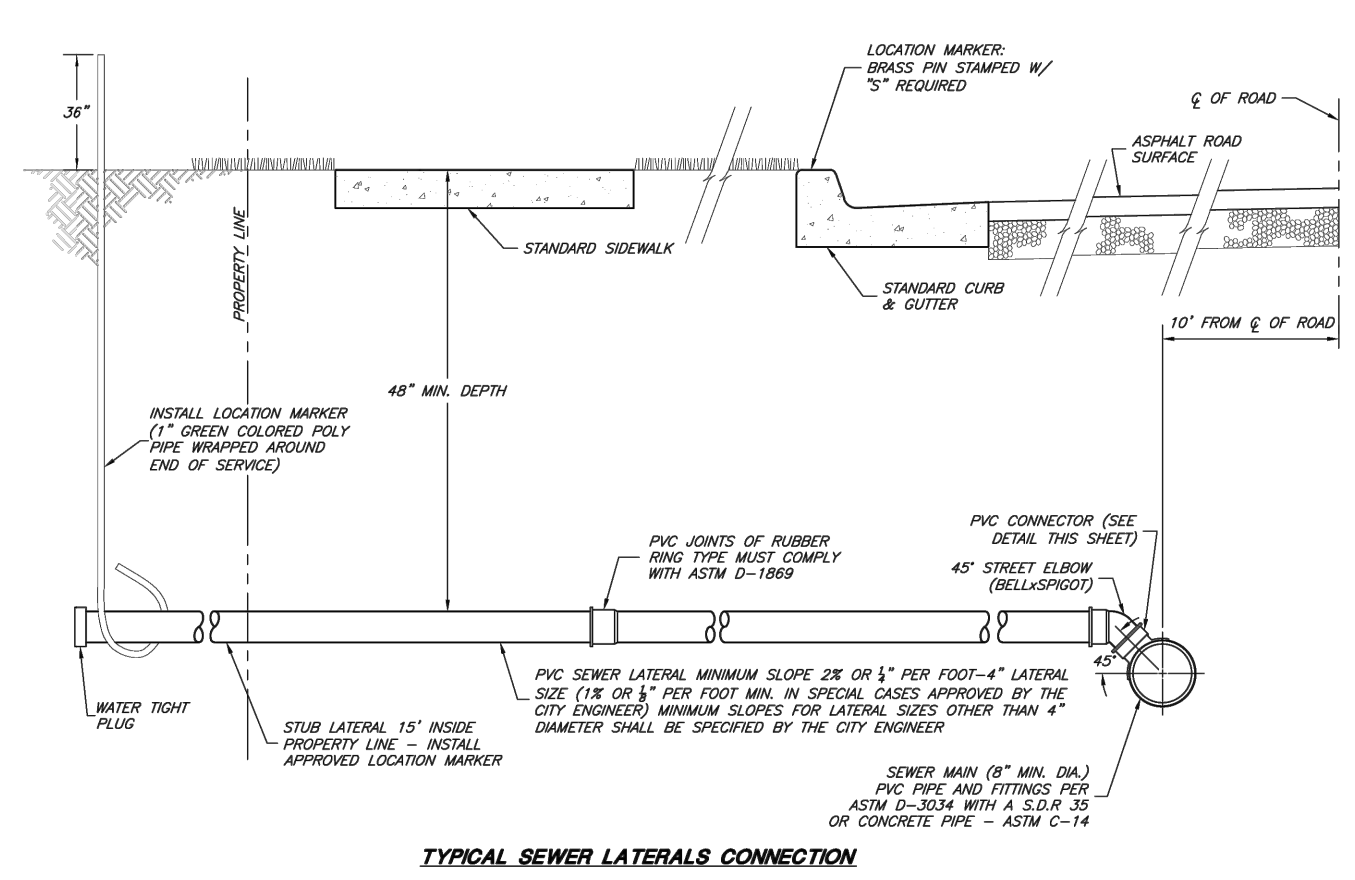
1 DETAIL 1 - FARR WEST CITY DRIVEWAY APPROACH
Scale: NTS



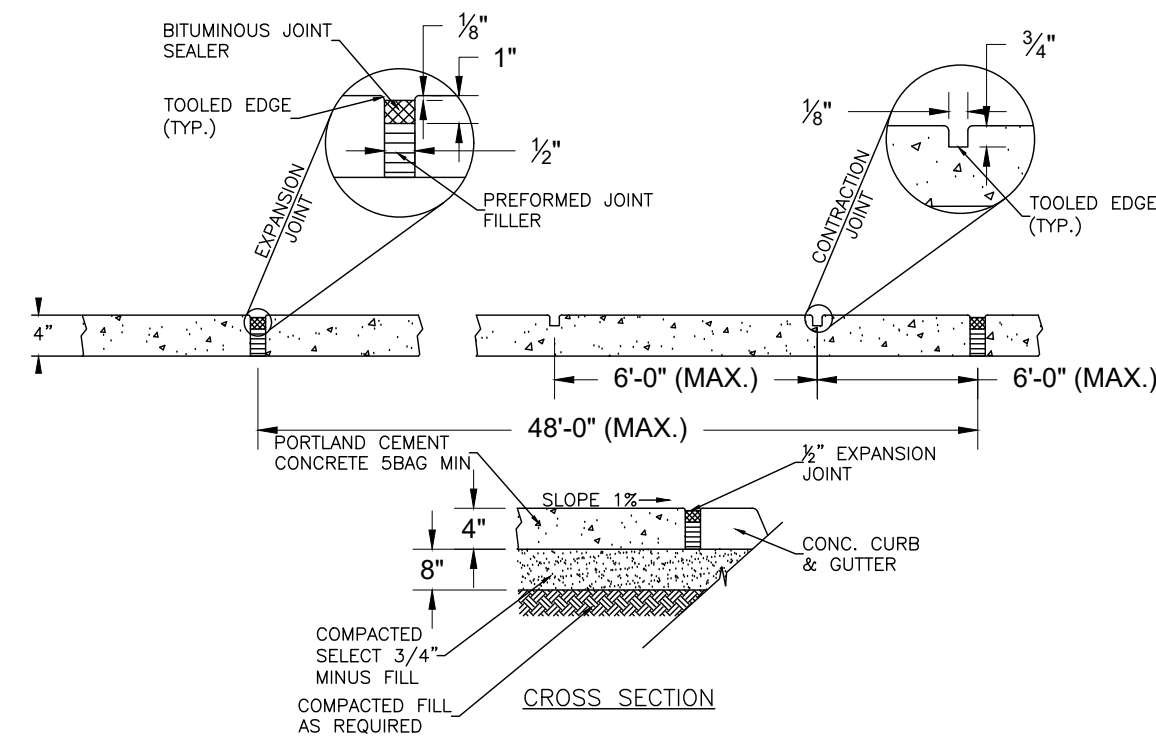
5 DETAIL 5 - ADA SIGN
Scale: NTS



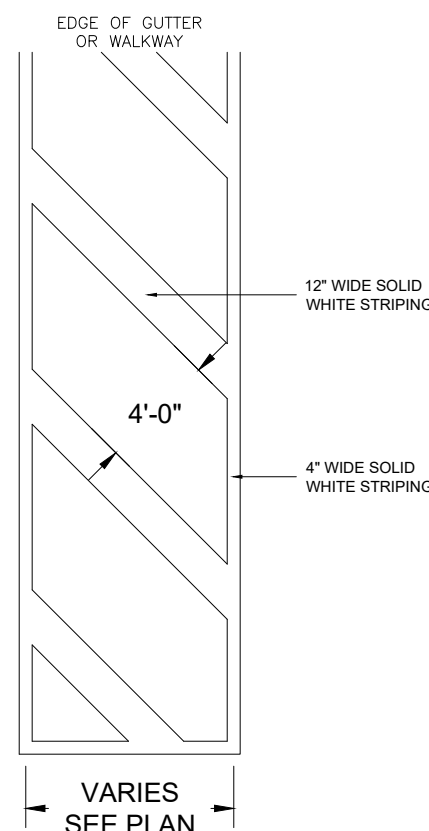
9 DETAIL 9 - FWC CURB AND GUTTER
Scale: NTS



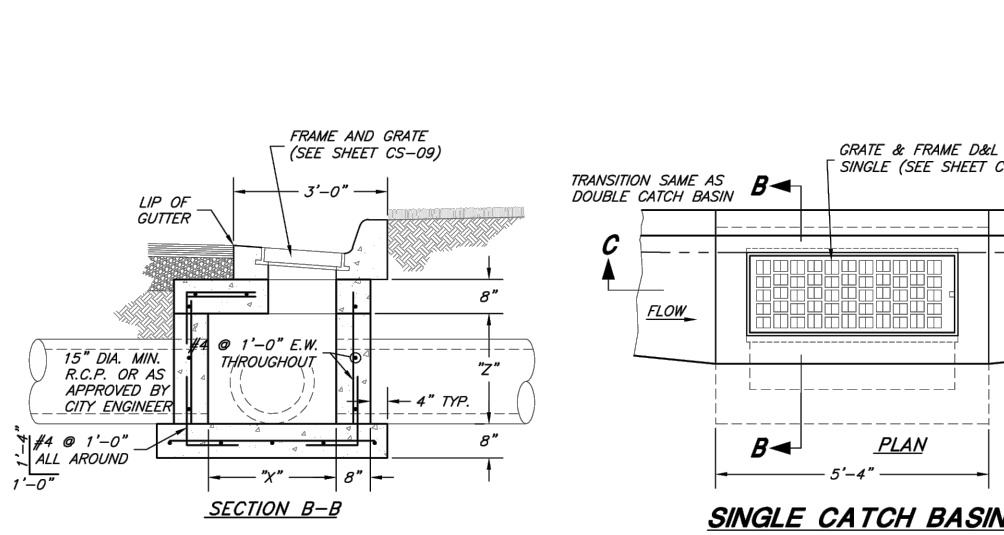
13 DETAIL 13 - FWC SEWER LATERAL
Scale: NTS



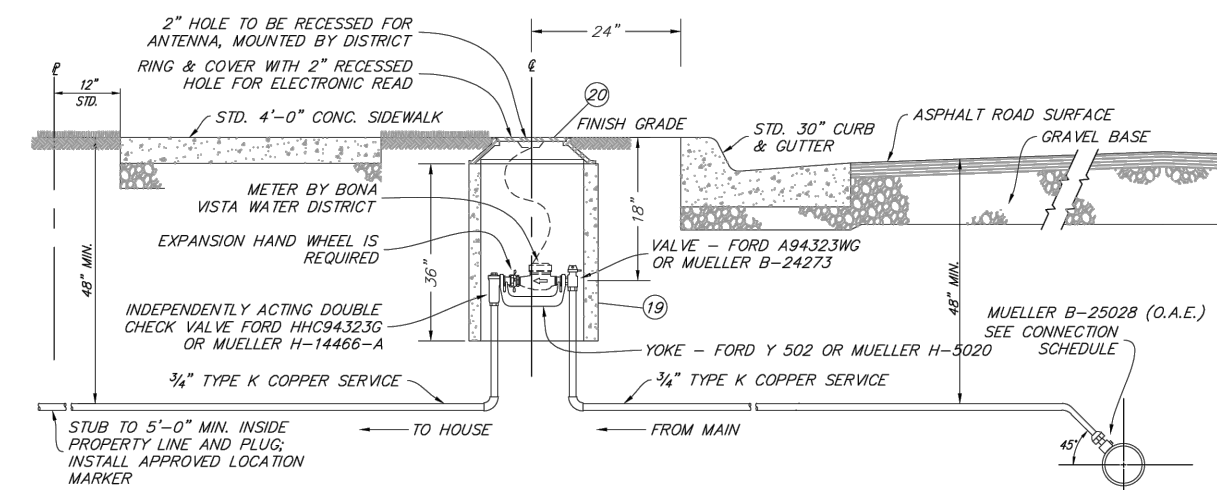
2 DETAIL 2 - SITE SIDEWALK
Scale: NTS



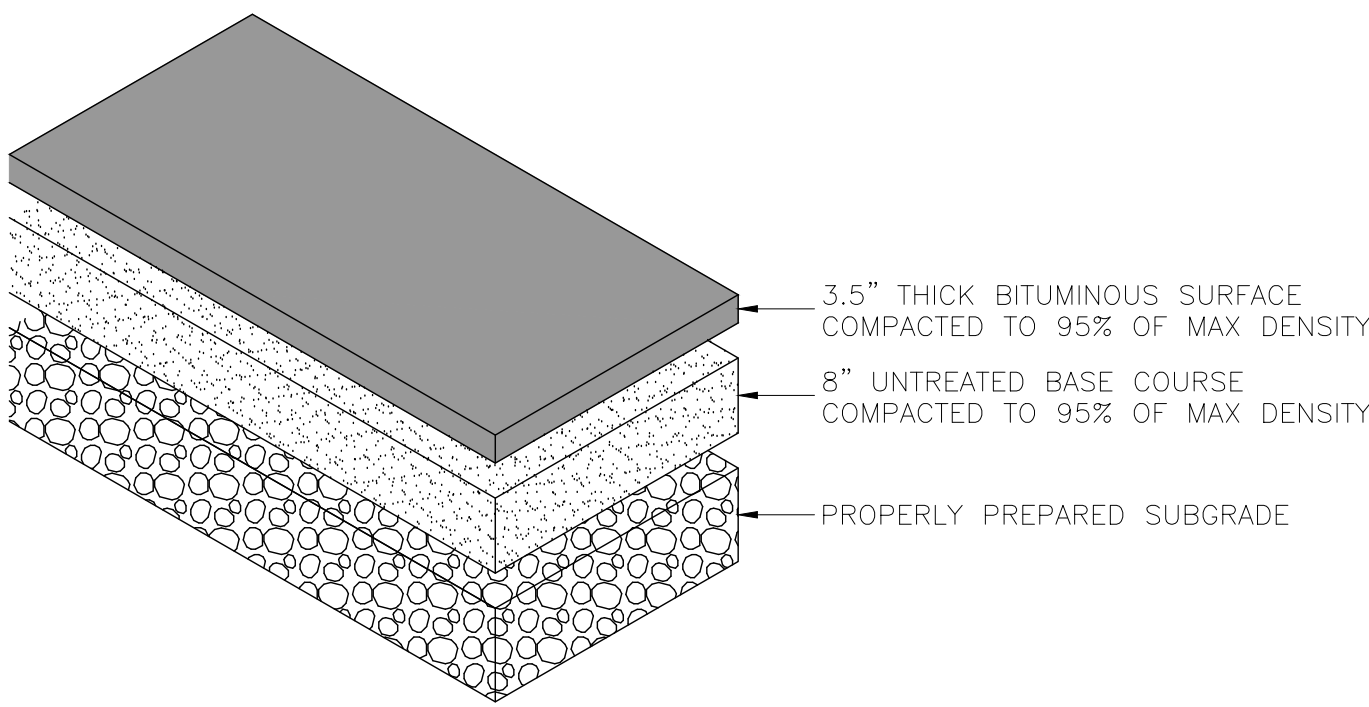
6 DETAIL 6 - ADA UNLOADING ZONE
Scale: NTS



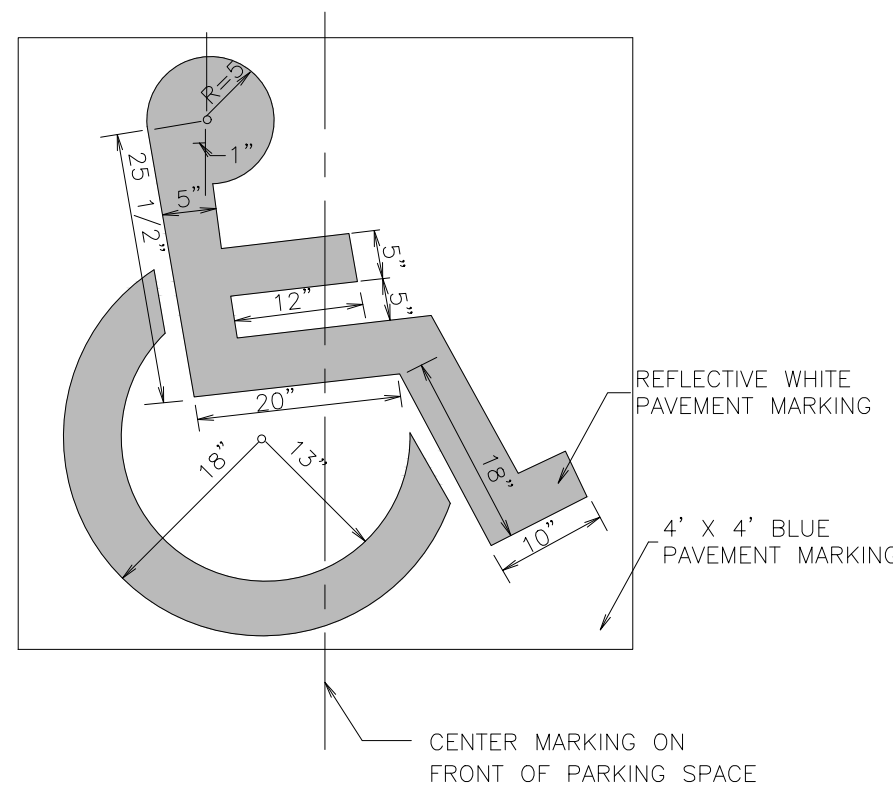
10 DETAIL 10 - FWC SD CATCH BASIN
Scale: NTS



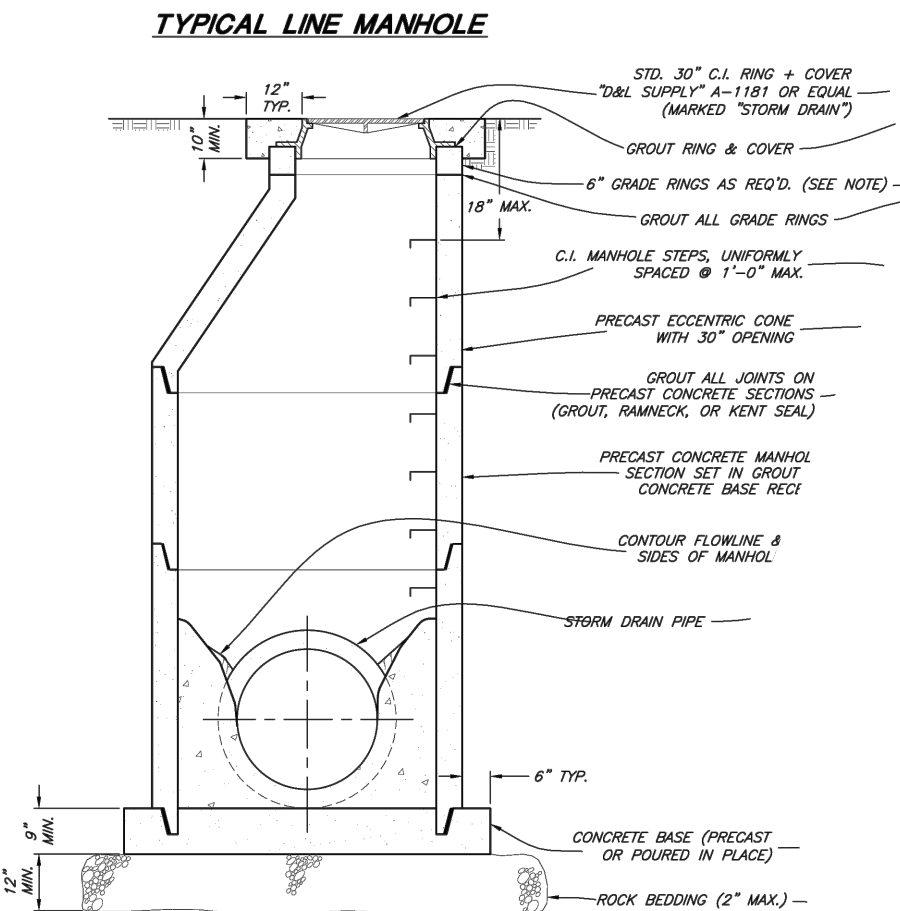
14 DETAIL 14 - BONA VISTA 3/4" WATER SERVICE
Scale: NTS



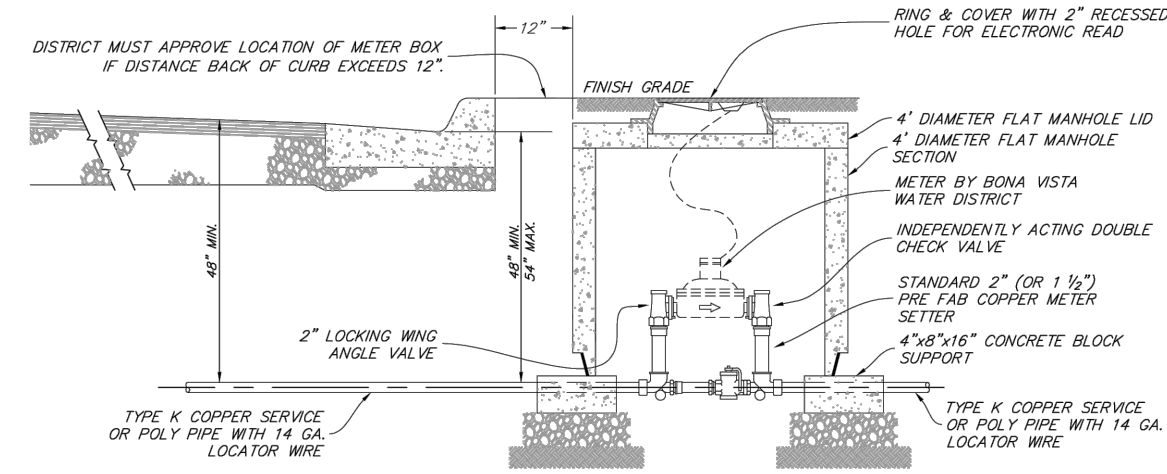
3 DETAIL 3 - SITE ASPHALT
Scale: NTS



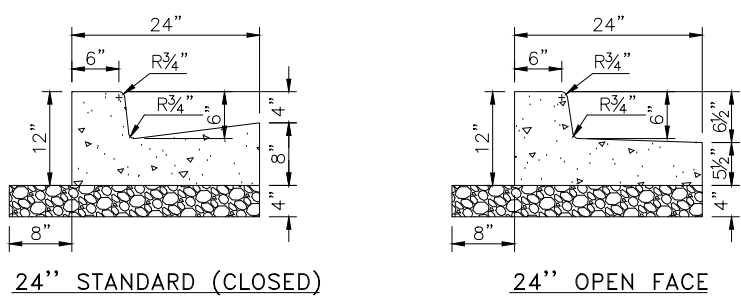
7 DETAIL 7 - ADA PARKING SYMBOL
Scale: NTS



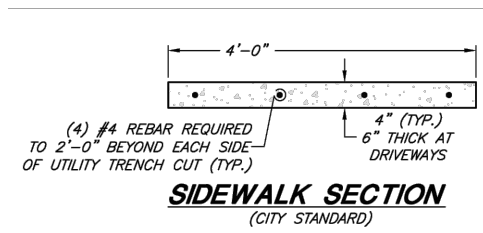
11 DETAIL 11 - FWC SD MANHOLE
Scale: NTS



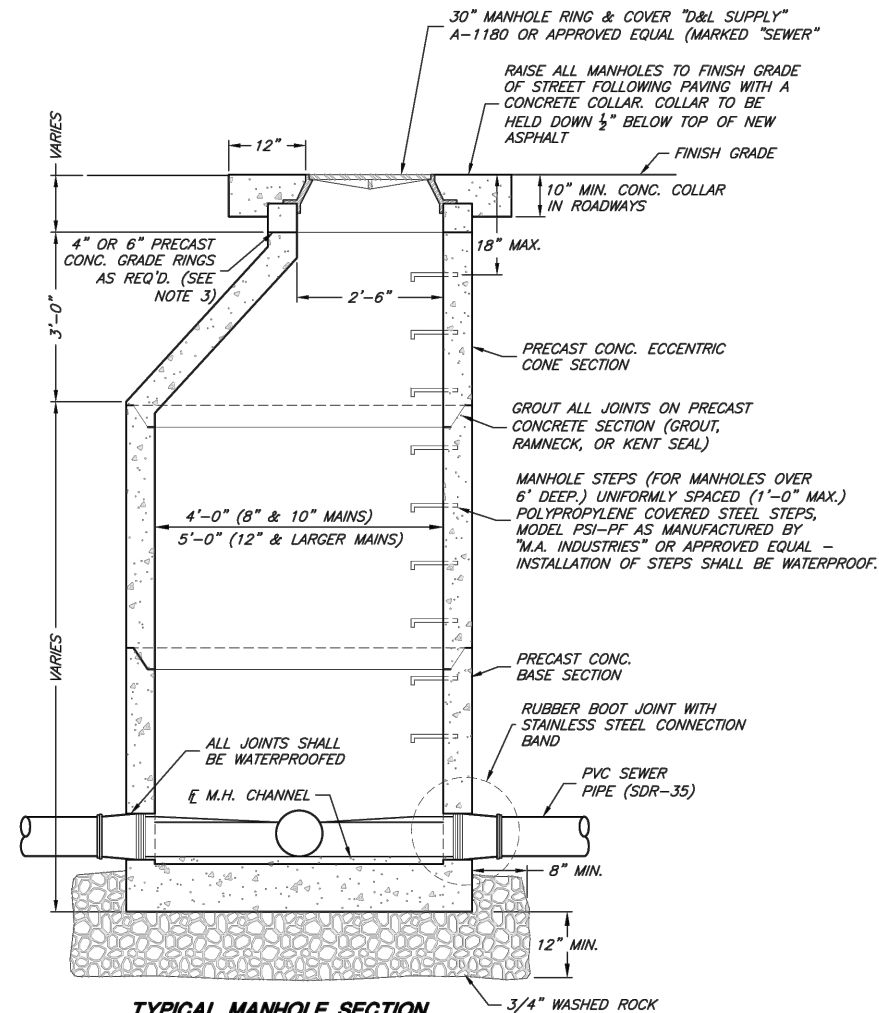
15 DETAIL 15 - BONA VISTA 1" TO 2" WATER SERVICE
Scale: NTS



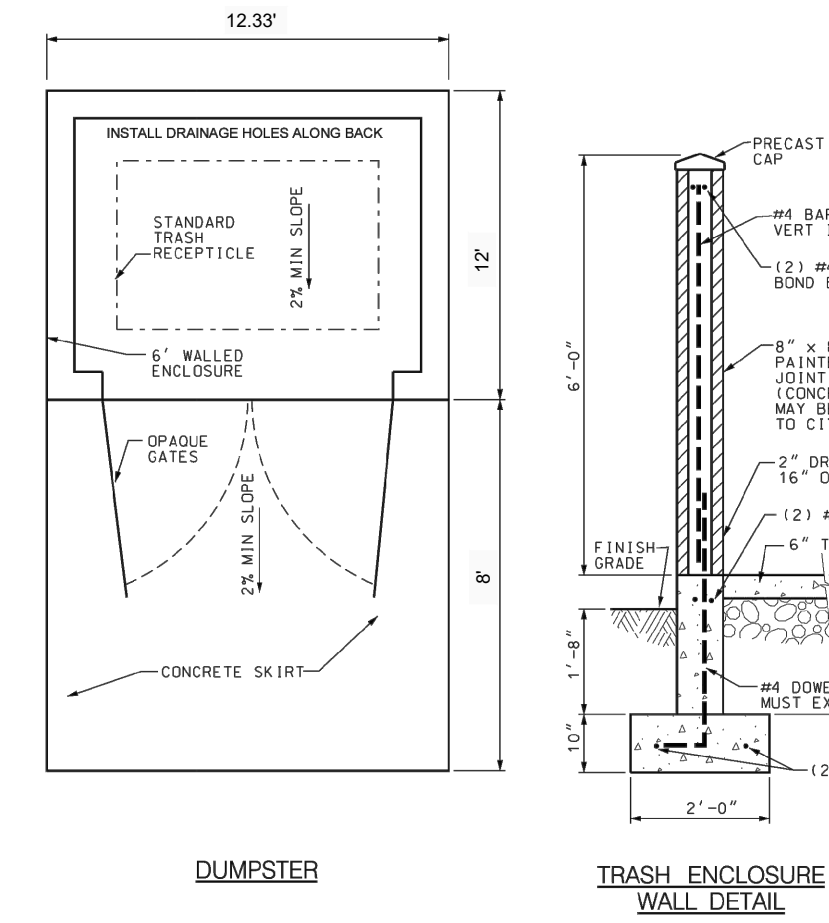
4 DETAIL 4 - SITE CURB AND GUTTER
Scale: NTS



8 DETAIL 8 - FWC SIDEWALK
Scale: NTS

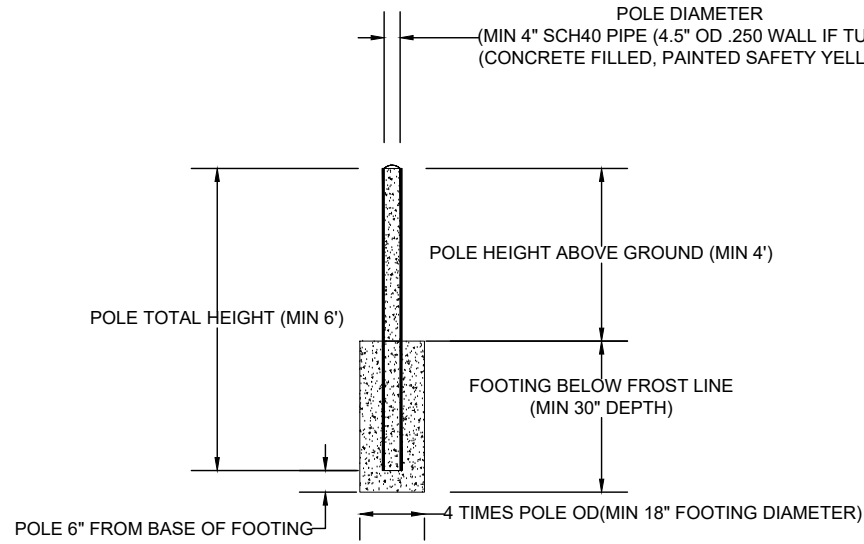


12 DETAIL 12 - FWC SEWER MANHOLE
Scale: NTS



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				
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C6				



1 DETAIL 1 - BOLLARD DETAIL

Scale: NTS

5 DETAIL 5

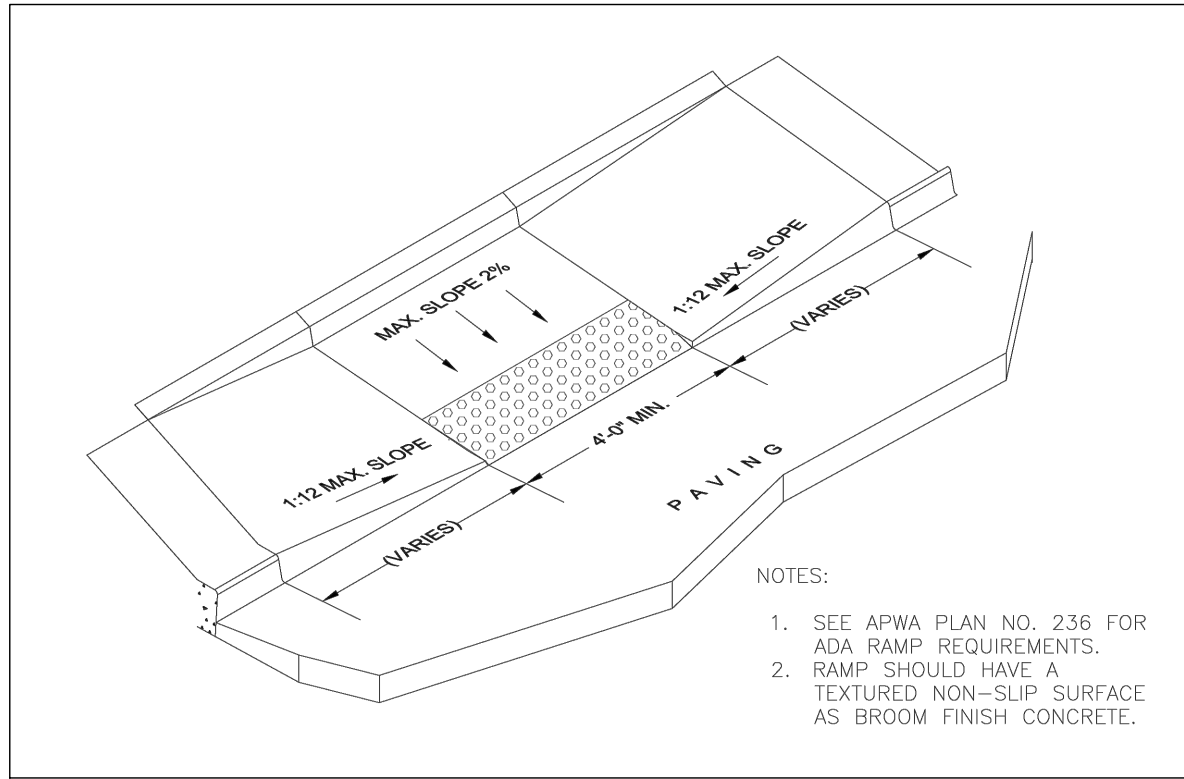
Scale: NTS

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

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15 DETAIL 15

Scale: NTS

4 DETAIL 4

Scale: NTS

8 DETAIL 8

Scale: NTS

12 DETAIL 12

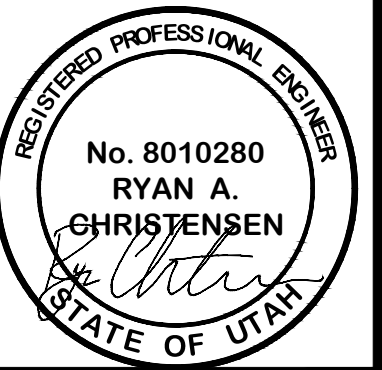
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16 DETAIL 16

Scale: NTS

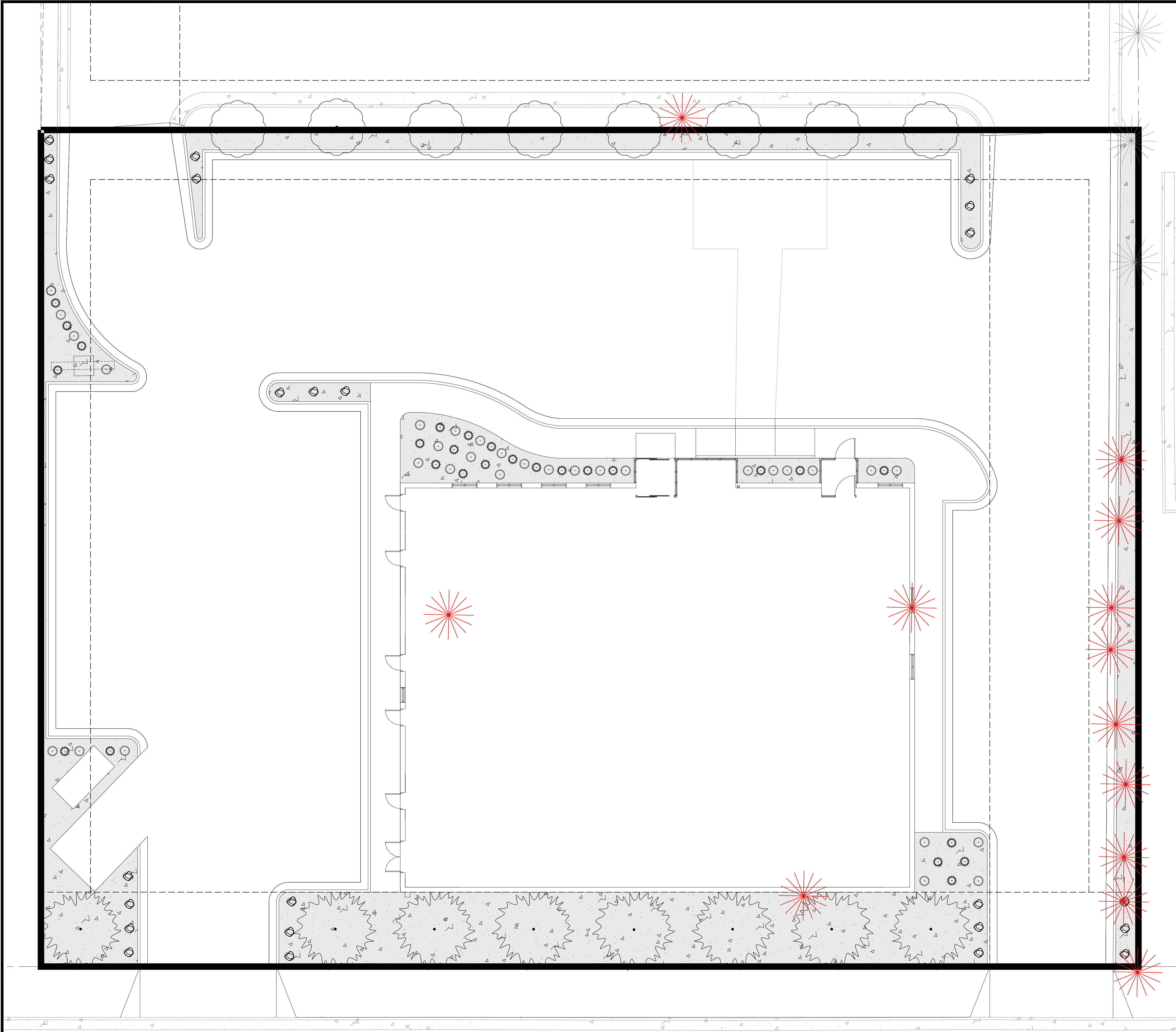
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DATE	DESCRIPTION	DATE	9-8-22
		DESIGN	RC/JP
		DRAWN	JP
		CHECKED	CHECKED

DWG: 11.12.2016 - 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
--	----------------	-----------	----	----

	1.5" WASHED ROCK	5361	SQFT	100%
	50Z WEED BARRIER	5361	SQFT	100%

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

Notes

1. Spread 6" of topsoil in all planted areas

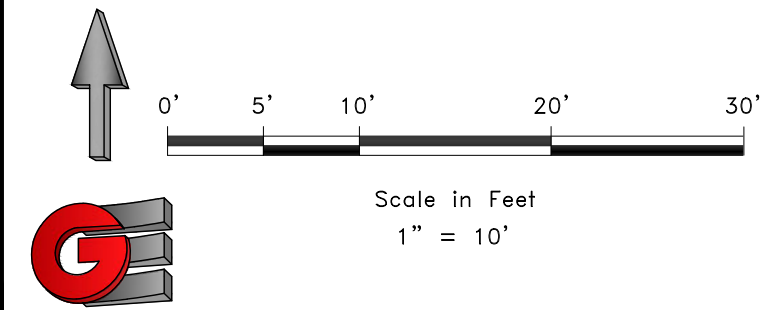
2. Backfill plants with 3:1 soil to compost

3. Fertilize plants with a well-rounded fertilizer for trees, shrubs, and perennials

4. 5oz weed barrier fabric to be installed in all areas receiving gravel. Overlap fabric 12" on seams

5. All quantities to be verified by contractor

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



REVISIONS		DATE	DESCRIPTION

SCALE: 1" = 10'

DATE: 9-8-22

DESIGN: RC/RP

DRAWN: RP

CHECKED: [Signature]

DWG: 1804W 2550N - NORTH SURVEYING (1804W 2550N) - FARR WEST SURGICAL CENTER, WEBER, UTAH. DESIGN: 9-8-22 (2022)

REGISTERED PROFESSIONAL ENGINEER

No. 8010280

RYAN A. CHRISTENSEN

[Signature]

STATE OF UTAH

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

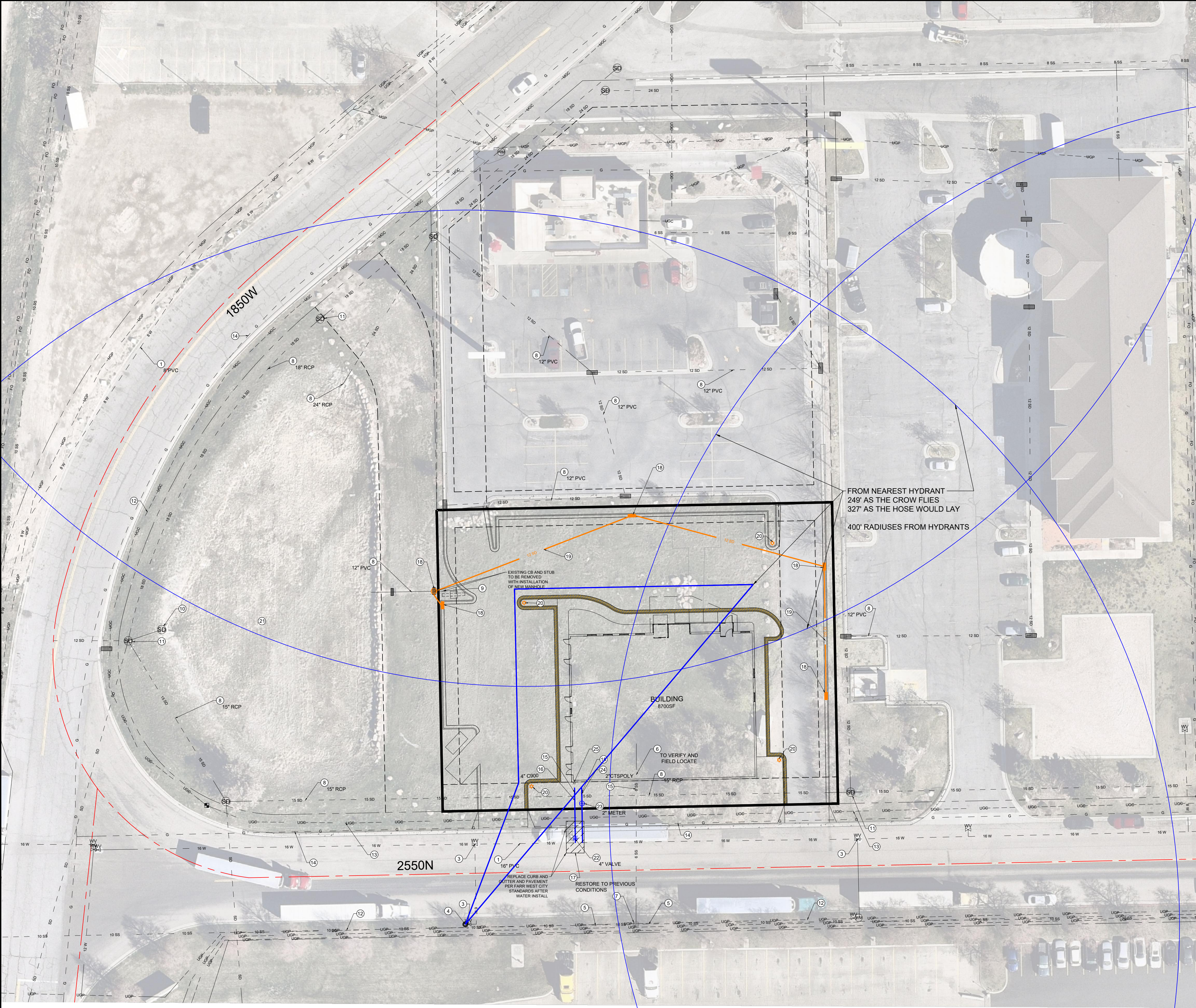
GARDNER ENGINEERING

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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 SUB

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

- SS

SS

SS

SS

IRR

SW

IRR

W

WV

WV

WM

WM
- 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
- NEW STORM DRAIN

NEW 2'x2' CATCH BASIN

NEW 2'x4' CATCH BASIN

EX 2'x4' CATCH BASIN

EX POWER LINE

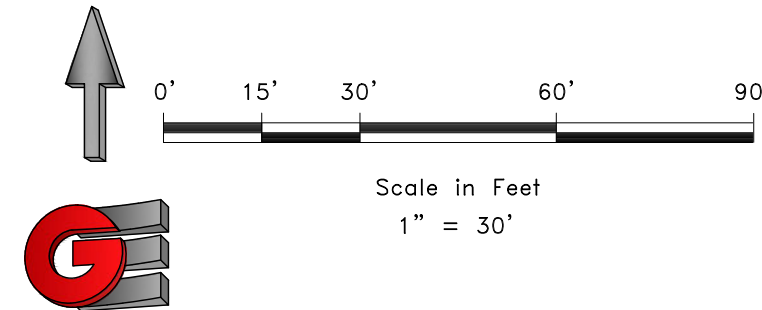
EX POWER POLE

EX COMMS LINE

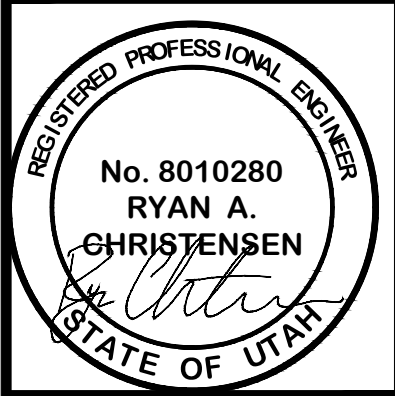
EX COMMS BOX

EX GAS

PROPOSED TRENCHS



SCALE: 1" = 30'	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
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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.

	Total # of patients in facility per hour	Total # of Staff in the facility per hour	Family Member present	Total Parking Spaces need per hour
7a	2	20	2	24
8a	3	20	3	26
9a	3	20	3	26
10a	4	20	4	28
11a	3	20	3	26
12p	4	20	4	28
1p	3	20	3	26
2p	3	20	3	26
3p	4	20	4	28
4p	3	20	3	26
5p	2	20	2	24
6p	2	20	2	24

Planning and Zoning Commission Request Form



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

Name: John Tebbs / Andrew Newbold

Address: [REDACTED]

Phone: 801-599-8899

Nature of Request: Amendment of current zoning requirements for
2700 North Regional Commercial Zone.
the C3-zone. (17-38 of the Farr West Municipal Code)

Location: See attached - Currently zoned Ag 1 - Consistent with master plan

Justification: With the addition of a new city road and changing
market conditions and practices we are hopeful that with a

few changes we can develop our property to a highest and best use for
our purposes while aligning with the General plan.

Impact whether approved or not: _____

Parcels will continue to sit vacant in lieu of property
tax base and growth for the city.

To make an appointment with the Planning Commission Chair and City Engineer, please contact the city office, 801-731-4187.

In the current master plan our property is planned to be zoned **C-3 2700 NORTH REGIONAL COMMERCIAL ZONE**. Under this zoning we are currently allowed to develop Office/Warehouse and Light Industrial with certain parameters and a Conditional Use Approval.

Over the past six months we have met many times with the city about possible site plans and scenarios for our property. We are looking to develop what is marketable and that also feel appropriate for our site. With each meeting it seems we have come closer to a consensus.

Over the past 20 years we have had this property listed with several high-profile retail brokers to attract big box retail. In those 20 years we have only ever received one offer from Walmart, in 2005, for a distribution center. They decided to not purchase our property. Since that time, we have received inquiries from others, including Target, but we have never received an actual offer to purchase/ develop this property. With the shifting economy and an abundance of empty retail around the state and country we feel that this site would be better suited for light industrial uses. Office/Warehousing or Light Indoor Manufacturing would allow for many types of businesses to operate out of these spaces We will be able to attract tenants with an element of traditional and online retail that will bring goods, services, and entertainment to this frontage. Within our current design it is possible that each bay be occupied by individual tenants, but it is likely that tenants will occupy more than one bay. It is very likely that this project helps to generate jobs and sales tax for the city.

With a few updates to the requirements in the C-3 zone, our property, others and the city will benefit.

Current zoning requirements:

17.38 of the Farr West Municipal Code

The purpose of the C-3 2700 North regional commercial zone is to provide an aesthetically pleasing entry into Farr West City that allows for development of a variety of regional retail, office, and entertainment uses while accommodating automobile traffic to regional services dependent upon the 2700 North corridor. In addition, the requirements of this zone are intended to prevent anchorless strip retail from blocking access and visibility to larger parcels. The businesses would be characterized as high demand, high traffic generating uses serving a regional market area, with well designed buildings, attractive landscaping and adequate off street parking.

17.38.040: CONDITIONAL USES:

Light Indoor Manufacturing with retail sales except within one thousand feet (1,000') on either side of the ROW line of 2700 North.

Office/Warehousing with at least twenty five percent (25%) office use except within one thousand feet (1,000') on either side of the ROW line of 2700 North.

Proposed Modifications:

Minimal distance for conditional use set to 700ft-

- With the city proposal of a new road in between our property and 2700 N, we are asking that we can maintain our building at this 700 ft setback. This new road will greatly reduce the need for visibility from 2700 North.

Reduction in amount office in Office/Warehouse space-

- Since the Covid-19 pandemic office and retail have struggled greatly. Many businesses became more efficient with their spaces and employees. In consulting with Tom Freeman, a leading Office/Warehouse broker, he sees a need in warehouse for office space of 5%. We would suggest that the city require enough parking for at least 25% of this building to be office. For the possibility

of office making a comeback. (Most Office/warehouses uses will already include parking in surplus to this recommendation.

Light Indoor Manufacturing-

- Removal of storefront requirement. Tenants in this space have moved to online sales. Many will still have a storefront, however, to require this will inhibit possible tenants and growth.

Allowed Maximum Height –

- Currently set at 30'. An adjustment to 40' allows for a building to have a clear height acceptable for Light Indoor Manufacturing and Office/Warehouse. Several other acceptable uses in this zone would also require a greater height allowance. (Hotels, Big Box Retail, Ect..)

If considered and allowed these adjustments will greatly benefit the ability of property owners to develop to the benefit of Farr West and the surrounding cities.



PARKING/BUILDING DATA

BUILDING 1	94,640 SF
TOTAL PARKING	185 SPACES
RATIO	195/1,000 S.F.

OFFICE	23%	21,767 SF
PARKING		109 SPACES
RATIO		5.01/1,000 S.F.
RATIO REQUIRED		5/1,000 S.F.

WAREHOUSE	77%	72,873 SF
PARKING		73 SPACES
RATIO		5.02/1,000 S.F.
RATIO REQUIRED		1/1,000 S.F.
TOTAL PARKING REQUIRED		182 STALLS

BUILDING 2	149,844 SF
TOTAL PARKING	195 SPACES
RATIO	130/1,000 S.F.

OFFICE	6%	8,991 SF
PARKING		45 SPACES
RATIO		5.01/1,000 S.F.
RATIO REQUIRED		5/1,000 S.F.

WAREHOUSE	94%	140,854 SF
PARKING		141 SPACES
RATIO		100/1,000 S.F.
RATIO REQUIRED		1/1,000 S.F.
TOTAL PARKING REQUIRED		186 STALLS

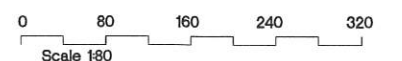
BUILDING 3	189,875 SF
TOTAL PARKING	266 SPACES
RATIO	140/1,000 S.F.

OFFICE	10%	18,988 SF
PARKING		95 SPACES
RATIO		5.00/1,000 S.F.
RATIO REQUIRED		5/1,000 S.F.

WAREHOUSE	90%	170,888 SF
PARKING		171 SPACES
RATIO		100/1,000 S.F.
RATIO REQUIRED		1/1,000 S.F.
TOTAL PARKING REQUIRED		266 STALLS

BUILDING TOTAL	434,359 S.F.
BUILDING COVERAGE	41.19%
LANDSCAPING	15.17%
PARCEL	24.21 Ac

CONCEPTUAL SITE PLAN
THIS SITE PLAN IS FOR CONCEPTUAL PLANNING. THE SITE WILL NEED TO BE SURVEYED TO ACCURATELY DEFINE ALL BOUNDARIES, EASEMENTS, UTILITY EASEMENTS, RIGHT-OF-WAYS, CONFIRM ACCESS LOCATIONS, AND WETLANDS.





INTERNAL ACCESSORY DWELLING UNIT APPLICATION

STAFF USE ONLY

Application Date: ____ / ____ / ____ Application Number: _____ Fee Owed: \$ _____

Received by: _____ Receipt #: _____ Cash/Card/Check (Check #: _____)

Building Inspection Completed: Y / N Inspection Date: _____ Application: Approved/Denied

Staff Comments: _____

Permit Number: _____ Date Issued: _____

Property Address: _____

Weber County Parcel ID Number: _____ * _____ * _____

Subdivision Name (if applicable): _____

Internal Accessory Dwelling Unit Location (Circle One):

Main dwelling/addition

Above Attached Garage

Basement

Accessory Dwelling Unit Square Footage: _____

An Inspection is required by the Farr West City Building Inspector. Please schedule the inspection with building inspector and provide the following:

One copy (8.5" x 11") of the proposed Internal Accessory Dwelling Unit plans, including:

(a) _____ Interior floor plan, including total square footage and number of bedrooms

(b) _____ Site plan, showing location of Internal Accessory Dwelling Unit entrance and number and location of parking stalls

(c) _____ Exterior renderings of the home showing entrance to the Accessory Dwelling Unit

Owner Information

Owner Name: (print) _____

Owner Phone #: _____ Owner Email Address: _____

Owner Signature: _____

INTERNAL ACCESSORY DWELLING UNIT ZONING REQUIREMENTS

Please Initial Each Requirement

- _____ 1. An Internal Accessory Dwelling Units are only permitted in single-family homes that are owner occupied.
- _____ 2. Only one (1) Internal Accessory Dwelling Unit is permitted within a single-family dwelling.
- _____ 3. Internal Accessory Dwelling Units must comply with all applicable building, health, and fire codes. An inspection by the Building Inspector is required.
- _____ 4. Internal Accessory Dwelling Units must be designed in a manner that does not change the appearance of the primary dwelling.
- _____ 5. Internal Accessory Dwelling Units are not permitted in detached accessory buildings.
- _____ 6. A minimum of one (1) additional off-street parking space must be provided.
- _____ 7. The home owner must replace and/or add all required on-site parking if the Internal Accessory Dwelling Unit is created within a garage or carport.
- _____ 8. The applicant for a permit to offer for rent an Internal Accessory Dwelling Unit must obtain a building permit for any construction required to create an Internal Accessory Dwelling Unit.
- _____ 9. Homeowners must obtain a Permit from the city before offering for rent an Internal Accessory Dwelling Unit.
- _____ 10. Internal Accessory Dwelling Units are prohibited in mobile homes, in homes on lots smaller than 6,000 square feet in size, and in homes served by a failing septic tank.
- _____ 11. Internal Accessory Dwelling Units may not be rented/leased for a period of less than 30 consecutive days.

I/We have read and understand the Internal Accessory Dwelling Unit zoning requirements.

Owner

Owner

Dated: _____

Owners' Internal Accessory Dwelling Unit Affidavit

STATE OF _____)
) ss:
COUNTY OF _____)

Being first duly sworn, the undersigned Owner(s) depose and say:

1. I/We are the record owners of the real property (the "Property") located at:
_____, Farr West City, Utah.
2. I/We are the occupants of the single-family residence located on the Property and the primary dwelling in which the Internal Accessory Dwelling Unit is located.
3. I/We desire to maintain an Internal Accessory Dwelling Unit within the primary dwelling on the Property as detailed in an application for an Internal Accessory Dwelling Unit permit (the "Permit") that I/We have filed with Farr West City. The proposed Internal Accessory Dwelling Unit is described on the Permit.
4. I/We have read and understand the Farr West City Zoning requirements applicable to Internal Accessory Dwelling Units within Farr West City and agree to adhere to those zoning requirements.
5. I/We acknowledge and agree that the Internal Accessory Dwelling Unit on the Property may only be used in accordance with the Farr West City Municipal Code, state law and other applicable land use, safety and fire regulations.
6. I/We further acknowledge and agree that the Permit is not transferrable to a subsequent record owner of the Property. Continued use of the Internal Accessory Dwelling Unit on the Property by subsequent property owners shall require an updated Permit, site inspection (if applicable), an affidavit to supersede this Affidavit, and such other actions as may be required by the Farr West City Municipal Code.
7. I/We give this Affidavit as required by Farr West City to issue the Permit I/We have requested. I acknowledge that Farr West City will rely on this Affidavit as being complete and truthful in making its decision to issue the Permit.
8. I/We understand that at least one (1) additional off-street parking space must be provided for the Internal Accessory Dwelling Unit.

DATED: _____

OWNER:

Signature

Print Name: _____

Address: _____

OWNER:

Signature

Print Name: _____

Address: _____

Subscribed and sworn to before me this _____ day of _____ 20__ by
_____ and _____.

whose identity is personally known to me or proved to me on the basis of satisfactory evidence,
and who, being by me first duly sworn (or affirmed), did say that they executed the foregoing
instrument voluntarily and for the purposes stated in it.

NOTARY PUBLIC

My Commission Expires: _____