



**Planning Commission Meeting
Thursday, October 27, 2016
City Hall Council Chambers
5249 S. South Pointe Dr. Washington Terrace City
801-393-8681**

1. **ROLL CALL** **6:00 p.m.**

2. **PLEDGE OF ALLEGIANCE**

3. **WELCOME**

4. **RECURRING BUSINESS**
 - 4.1 **MOTION: APPROVAL OF AGENDA**
Any point of order or issue regarding items on the Agenda or the order of the agenda need to be addressed here prior to the approval of the agenda.

 - 4.2 **MOTION: APPROVAL OF MINUTES FOR SEPTEMBER 29, 2016**

5. **SPECIAL ORDER**

Special orders will proceed as follows: Chair introduction of item, staff/applicant presentation, questions by commission, Chair opens public hearing, citizen input; Chair closes public hearing, then commission final discussion.

 - 5.1 **PUBLIC HEARING: TO RECEIVE COMMENT ON THE SITE PLAN FOR A RESIDENTIAL MEDICAL TREATMENT FACILITY TO BE BUILT ON THE WEST SIDE OF THE OGDEN REGIONAL MEDICAL CENTER, LOCATED APPROXIMATELY AT 5475 SOUTH ADAMS AVENUE**

6. **NEW BUSINESS**
 - 6.1 **MOTION: APPROVAL OF THE SITE PLAN AND ARCHITECTURAL DESIGN OF A RESIDENTIAL MEDICAL TREATMENT FACILITY TO BE BUILT ON THE WEST SIDE OF OGDEN REGIONAL MEDICAL CENTER, LOCATED APPROXIMATELY AT 5475 SOUTH ADAMS AVE.**

7. **UPDATE COMMISSION ON CURRENT DEVELOPMENT PROJECTS AND ZONING ISSUES**

8. **UPCOMING EVENTS**

November 1st: City Council Meeting 6:00 p.m.
November 11th: City Offices closed for Veteran's Day

In compliance with the Americans with Disabilities Act, persons who have need of special accommodation should contact the City Recorder at 395-8283

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in three public places within the City of Washington Terrace City limits and faxed to the *Standard Examiner* at least 24 hours prior to the meeting.
Amy Rodriguez, Washington Terrace City Recorder

November 15th: City Council Meeting 6:00 p.m.
November 17th: Planning Commission Meeting 6:00 p.m.

9. MOTION: ADJOURN THE MEETING

In compliance with the Americans with Disabilities Act, persons who have need of special accommodation should contact the City Recorder at 395-8283

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in three public places within the City of Washington Terrace City limits and faxed to the *Standard Examiner* at least 24 hours prior to the meeting.
Any Rodriguez, Washington Terrace City Recorder

City of Washington Terrace

Minutes of a Regular Planning Commission Meeting held on
Thursday, September 29, 2016
City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of Utah

PLANNING COMMISSION AND STAFF MEMBERS PRESENT

Chairman Wallace Reynolds
Commissioner Larry Weir
Commissioner Darren Williams
Commissioner Dan Johnson
Commissioner T.R. Morgan
Vice- Chair Scott Larsen - Excused
Commissioner Charles Allen
Chief Building Inspector Jeff Monroe
City Attorney Bill Morris

Others Present

None

1. ROLL CALL

6:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. WELCOME

4. RECURRING BUSINESS

4.1 MOTION: APPROVAL OF AGENDA

Motion by Commissioner Johnson
Seconded by Commissioner Allen
to approve the agenda
Approved unanimously (6-0)

4.2 MOTION: APPROVAL OF MINUTES FOR AUGUST 25, 2016

Commissioner Allen made a correction to line 34, noting that Commissioner Barker was not present and it should be changed to Commissioner Larsen. Several changes will be made before the minutes are completed.

Motion by Commissioner Weir
Seconded by Commissioner Williams
To approve the minutes
Approved unanimously (6-0)

5. SPECIAL ORDER

48 **5.1 PUBLIC HEARING: TO RECEIVE COMMENT ON AMENDING TITLE**
49 **17 OF THE MUNICIPAL CODE RELATING TO SETBACK**
50 **REQUIREMENTS**

51 Morris stated that the yard setbacks were amended earlier this year. The new changes are to
52 amend another section in the chapter to correspond with the earlier change.

53
54 **Commissioner Reynolds opened the public hearing at 6:05 p.m.**
55 **There were no citizen comments.**
56 **Commissioner Reynolds closed the public hearing at 6:07 p.m.**
57

58 **6. NEW BUSINESS**

59
60 **6.1 MOTION/ORDINANCE 16-07: RECOMMENDATION TO APPROVE**
61 **ORDINANCE 16-07 AMENDING CHAPTER 17.12.070 RELATING TO**
62 **RESIDENTIAL SIDE YARD SETBACK REQUIREMENTS**

63 Chairman Reynolds stated that the ordinance amends residential side yard setbacks. Monroe
64 clarified that a section in the code was in conflict with a previous change. The new amendment
65 will bring the code into compliance.

66 **Motion by Commissioner Allen**
67 **Seconded by Commissioner Johnson**
68 **To recommend approval of Ordinance 16-07**
69 **Relating to Residential side yard setback requirements**
70 **Approved unanimously (6-0)**
71

72 **6.2 MOTION/ORDINANCE 16-08: RECOMMENDATION TO APPROVE**
73 **ORDINANCE 16-08 CHAPTER 17.12.050 RELATING TO MINIMUM YARD**
74 **SETBACK AND LOT COVERAGE REQUIREMENTS FOR**
75 **PATIO COVERS**

76 Monroe stated that the amendment would allow homes in the R-1-6 zone to have covered
77 backyard patios that extend into ten feet into the rear yard setback. Monroe stated that the
78 ordinance may be changed to read that the home and roof of the eve may not exceed 45 percent.
79

80 **Motion by Commissioner Allen**
81 **Seconded by Commissioner Morgan**
82 **To recommend approval of Ordinance 16-03**
83 **Relating to minimum yard setbacks and lot coverage**
84 **requirements for patio covers**
85 **Approved unanimously (6-0)**
86

87 **6.3 MOTION/ORDINANCE 16-03: RECOMMENDATION TO APPROVE**
88 **ORDINANCE 16-03 AMENDING CHAPTER 17.28.050 USE REGULATIONS**
89 **FOR COMMERCIAL ZONES**

90 Morris stated that the ordinance has been amended to add Commissioner Allen's previous
91 suggestions. Commissioner Allen made several suggestions, including deleting the pawn shop
92 use and change the term kennel to pet grooming and boarding.

93 Morris stated that redevelopment is occurring and noted that the city is at buildout and noted that
94 manufacturing businesses are less likely to come into the city. Morris stated that he would like to

95 tailor the businesses to more retail businesses. Morris noted that some of the duplicate
96 descriptions have been taken out.

97 **Motion by Commissioner Johnson**
98 **Seconded by Commissioner Morgan**
99 **To recommend approval of Ordinance 16-03**
100 **With the approved changes**
101 **Amending Use regulations for commercial zones**
102 **Approved unanimously (6-0)**
103

104 **7. UPDATE COMMISSION ON CURRENT DEVELOPMENT PROJECTS AND**
105 **ZONING ISSUES**

106 Monroe stated that there will be a development review meeting concerning a proposed
107 residential treatment facility behind the hospital.

108 Monroe stated that the new subdivision has begun its development.
109

110 **8. UPCOMING EVENTS**

111 October 4th: City Council Meeting 6:00 p.m.

112 October 11th: Emergency Preparedness Fair (To be held at the Public Works Shops)

113 October 18th: City Council Meeting 6:00 p.m.

114 October 27th: Planning Commission Meeting 6:0 p.m.
115

116 **9. MOTION: ADJOURN THE MEETING**

117 **Motion by Commissioner Morgan**

118 **Seconded by Commissioner Allen**

119 **To adjourn the meeting**

120 **Approve Unanimously (6-0)**

121 **Time: 6:30 p.m.**
122
123
124

125 _____
Date Approved

City Recorder



Planning Commission Staff Report

Building & Planning

Author: Planning Department
Subject: Site Plan approval for a Residential Medical Treatment Facility (RMTF) – approx. 5475 South Adams Ave., Developer, Ogden Regional Medical Center (ORMC).
Date: October 27, 2016
Type of Item: Public Hearing/Discussion and Action

Summary Recommendations: Approve Site Plan for a Residential Medical Treatment Facility – approx. 5475 South Adams Ave.,

Applicant: Mtn Star/ORMC, Will Crunk – Crunk Engineering LLC
1894 GENERAL GEORGE PATTON DR. - SUITE 600
FRANKLIN, TN 37067
Telephone: (615) 873-1795

Description:

A. Public Hearing; to receive public comment and listen to any comments relating to this Site Plan and development.

B. Topic: Review the Site plan for a Residential Medical Treatment Facility, approx. 5475 South Adams Ave., This will be placed on the Hospital campus and will be west of the helipad in the rear of the main campus building area.

The Site Plan approval shall comply with Washington Terrace Ordinance 17.72.10 by which all Site Plans shall be approved by the Planning Commission prior to any project moving forward for building / land use permitting.

C. Background:

Mtn Star/ ORMC; Their desire is to request approval of a site plan to construct a Residential Medical Treatment Facility to be located on the ORMC campus to the west of the helipad in the rear of the campus in the open field area.

Residential Medical Treatment Facility, sometimes called a rehab, is a live-in health care facility providing therapy for behavioral problems. This will be temporary housing and will not be a permanent housing type of facility.

Residential treatment may be considered the "last-ditch" approach to treating abnormal psychology or psychopathology patients. Currently, the Hospital treats patients with this type of disorder in their Emergency Ward area.

The hospital does not have a place to accommodate those who are in need of such a facility and at this time their only alternative is using the Emergency Ward area, which creates a substandard environment for proper care for those patients and a concern for other emergency room patients and staff.

D. Analysis: (for your review see attached plans)

The following items are in compliance with city codes and standards for Site Plan approval;

- Zoning compliance, this area is in the C-1 zone, the Residential Medical Treatment Facility – approx. 5475 South Adams Ave (RMTF) which is an allowable permitted use for that zone.
- The site plan and structures complies with the setbacks,
- The designs of the structures are compatible and have been drawn by the Engineering firm to comply with city standards and Codes.
- The City's Engineer and CBO have reviewed the site plan for compliance with City's standards and codes.
- The Fire department is currently reviewing the site plan for compliance with the Fire code.
- A lighting detail has been provided to show a lightning layout and a landscaping plan, and which also complies with the city standards and the lighting which will not impact surrounding roadways or neighborhoods.
- Parking complies with the city standards and guidelines. (They will be also using the additional parking to the east of the Treatment Facility.)
- The Facility has been design with the appropriate ingress and egress for access.
- Height: The Building is a one story structure and is well within the height requirements.
- Landscaping meets the provision of the City Codes. (Fifteen percent (15%) of a business/commercial area shall be maintained in landscape open space.)
- Traffic Flow; traffic movement will not alter or impact City street traffic flows. According to the Engineering firm the facility will have minimum traffic to the facility on a daily basis and the traffic movement will be harmonious with current traffic flows.

Alternatives:

A. Approve the Request:

The Planning Commission should review and approve the request of the developer to proceed with the development and should obtain all appropriate permits.

B. Deny the Request:

The Planning Commission can deny the applicants request

C. Continue the Item:

The Planning Commission could table the item to a later meeting, for action at that time and providing additional comments and direction for staff and applicant.



STENGEL-HILL
ARCHITECTURE

413 W. MAIN STREET
SALT LAKE CITY, UT 84102
801.488.1100
801.488.1100 FAX

CONSTRUCTION PERMIT SUBMITTAL - NOT FOR CONSTRUCTION



EXISTING CONDITIONS
NEW PRF
OGDEN REGIONAL MEDICAL CENTER
WASHINGTON TERRACE, UTAH

OCTOBER 11, 2016
CE 16025

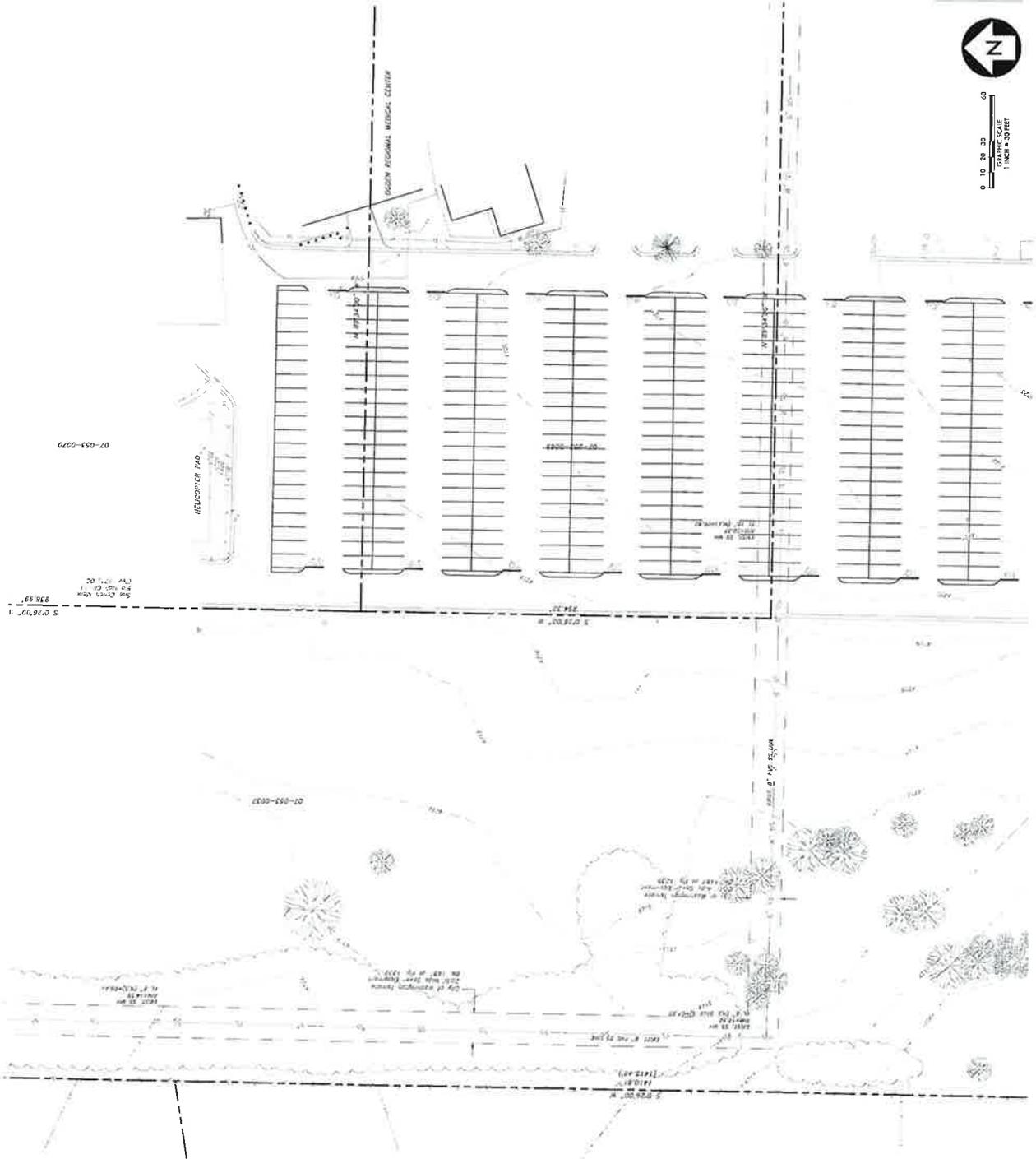
C1.0



CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 400
FRANKLIN, UT 84047
(616) 873-1793
WWW.CRUNKENGINEERING.COM



GRAPHIC SCALE
1" = 30 FEET

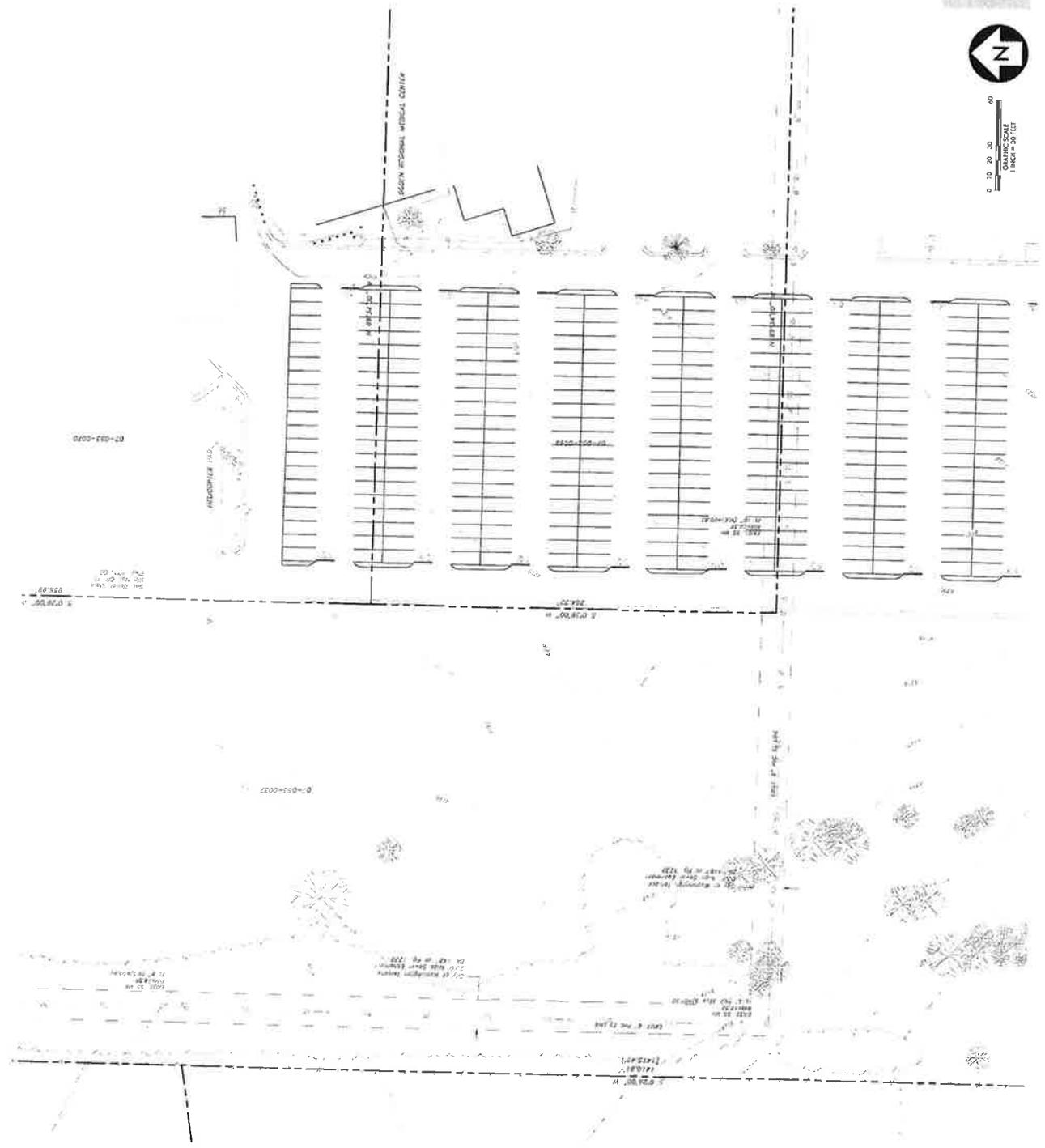


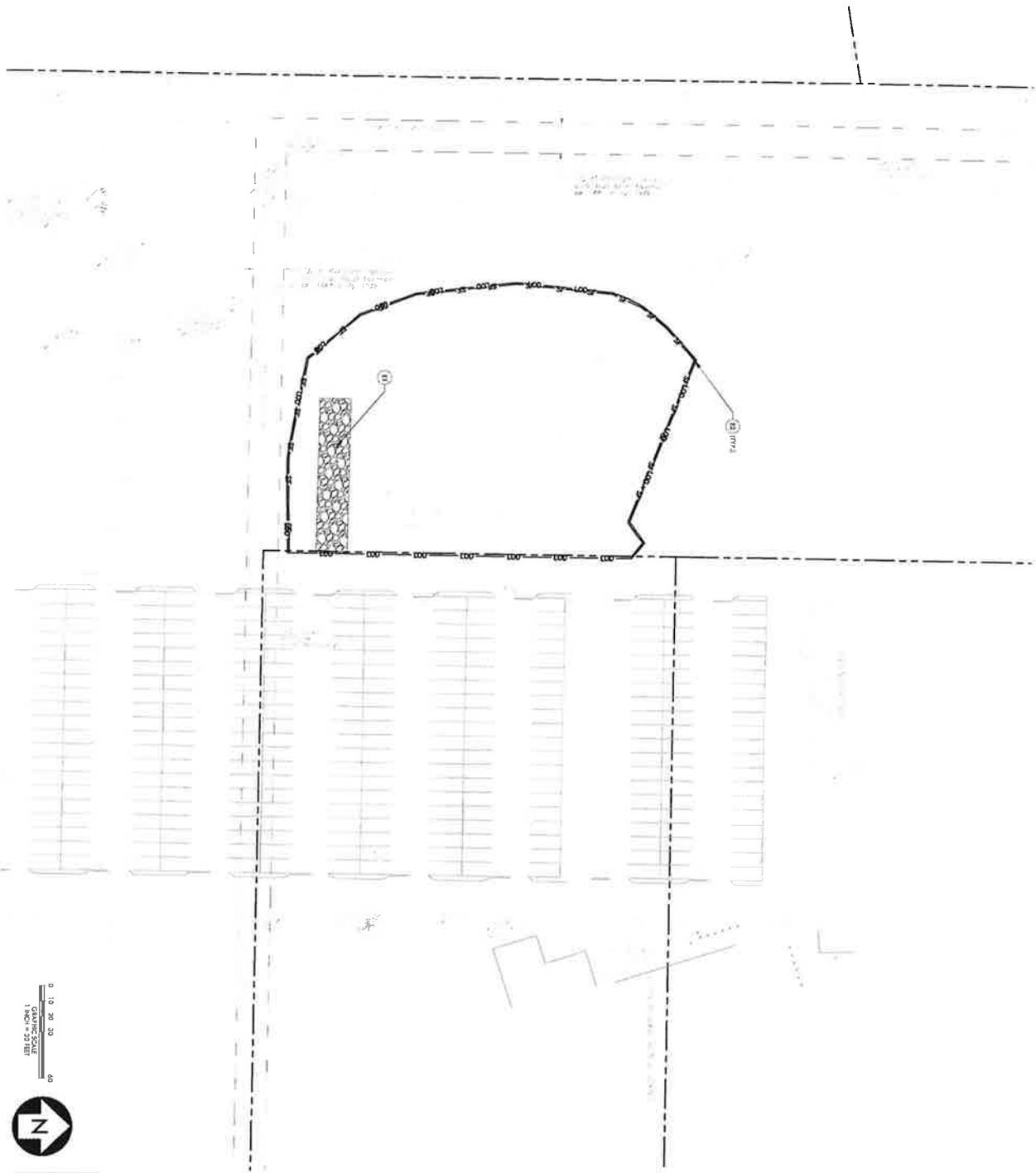


CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 400
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM



0 10 20 30 40
FOOT
1 INCH = 20 FEET





EROSION CONTROL PLAN KEYNOTES		
CODE	DESCRIPTION	DETAIL LOCATION
(1)	TEMPORARY CONSTRUCTION ENTRANCE	C3.1 - 1
(2)	TEMPORARY SILT FENCE	C3.2 - 2
(3)	TEMPORARY SLOPE PROTECTION	C3.2 - 3
(4)	TEMPORARY ROCK CHECK DAM	C3.2 - 4

*SEE SHEET C00 FOR EROSION CONTROL NOTES

- PROPOSED EROSION & SEDIMENT CONTROL LEGEND**
- TEMPORARY CONSTRUCTION ENTRANCE
 - TEMPORARY SLOPE PROTECTION
 - TEMPORARY SILT FENCE
 - TEMPORARY ROCK CHECK DAM
 - SILT OF ENTRANCE

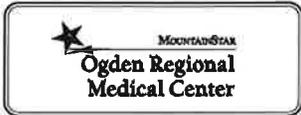


CRUNK ENGINEERING, LLC
 1894 GENERAL SERVICE PATTON DR.
 SUITE 400
 FRANKLIN, TN 37067
 (615) 873-1753
 WWW.CRUNKENG.COM

C3.0

OCTOBER 11, 2016
 CEM/ARS

INITIAL EROSION CONTROL PLAN
 NEW PRTF
 OGDEN REGIONAL MEDICAL CENTER
 WASHINGTON TERRACE, UTAH



STENGEL-HILL ARCHITECTURE
 639 W MAIN STREET
 LOHASVILLE, KY 40222
 502-493-1435
 502-493-1434 FAX

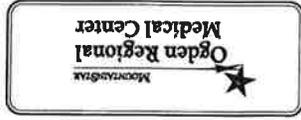
CONSTRUCTION PERMIT SUBMITTAL - NOT FOR CONSTRUCTION



STENGEL-HILL
ARCHITECTURE

613 W MAIN STREET
SALT LAKE CITY, UT 84102
501-975-1175
528-896-1000 FAX

CONSTRUCTION PERMIT SUBMITAL - NOT FOR CONSTRUCTION



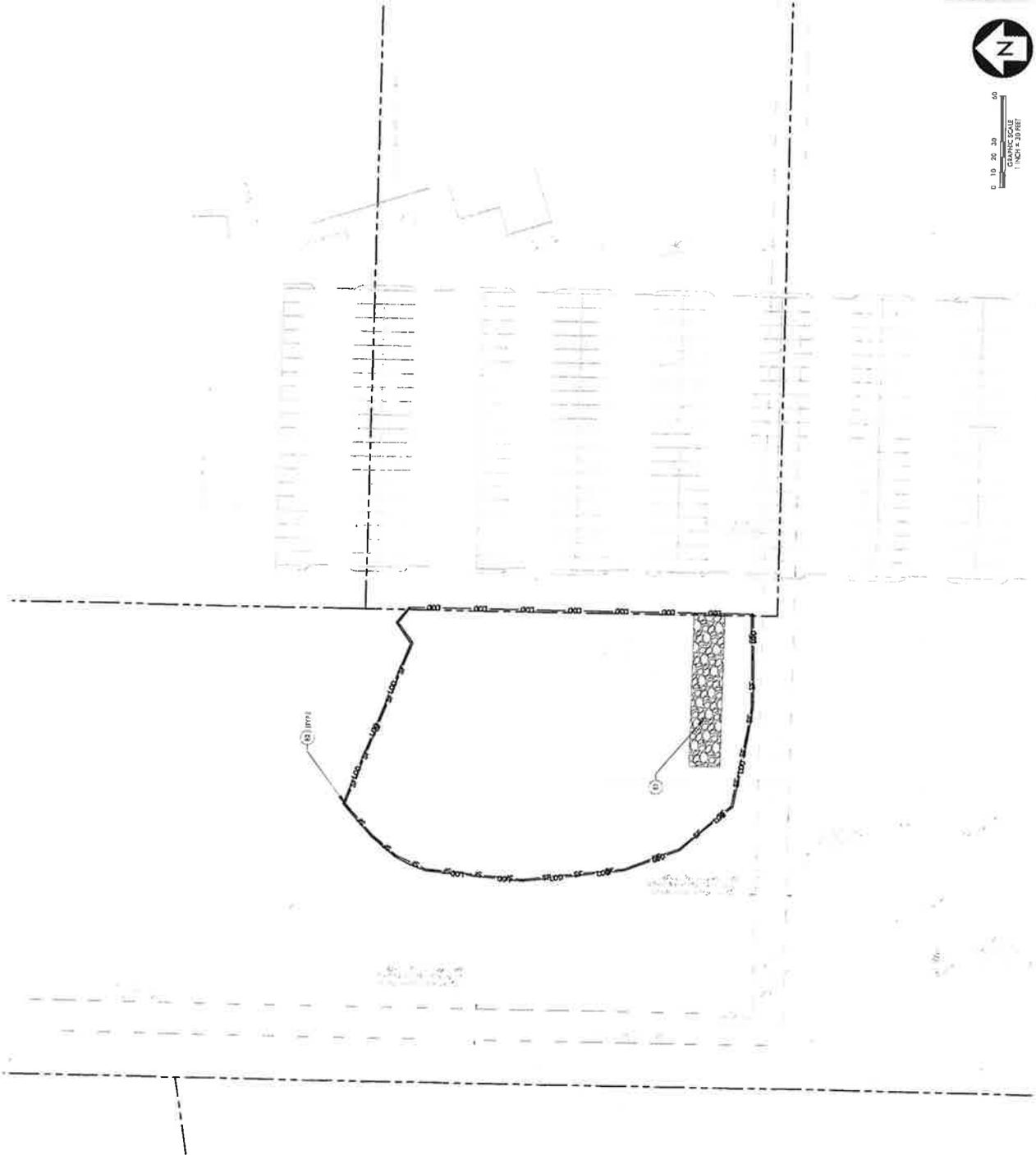
INITIAL EROSION CONTROL PLAN
NEW PRJT
OGDEN REGION MEDICAL CENTER
WASHINGTON TERRACE, UTAH

OCTOBER 11, 2016
CR1608

C3.0

EROSION CONTROL PLAN KEYNOTES	
CODE	DESCRIPTION
(H)	TEMPORARY CONSTRUCTION ENTRANCE
(P)	TEMPORARY SILT FENCE
(B)	TEMPORARY INLET PROTECTION
(D)	TEMPORARY ROCK CHECK DAM

*SEE SHEET C0.0 FOR EROSION CONTROL NOTES



PROPOSED EROSION & SEDIMENT CONTROL LEGEND

- TEMPORARY CONSTRUCTION ENTRANCE
- TEMPORARY TREE PROTECTION
- TEMPORARY SILT FENCE
- TEMPORARY INLET PROTECTION
- TEMPORARY ROCK CHECK DAM
- LIMITS OF DISTURBANCE

CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR
SUITE 600
FRANKLIN, UT 84407
(435) 673-1775
WWW.CRUNKENG.COM



0 10 20 30 40 50
GRAPHIC SCALE
1" = 50 FEET



STENGEL-HILL
ARCHITECTURE

413 W MAIN STREET
LOUISVILLE, KY 40202
502-495-1825
502-495-1874 FAX

CONSTRUCTION PERMIT SUBMITTAL - NOT FOR CONSTRUCTION



FINAL EROSION CONTROL PLAN
NEW PRF
OGDEN REGION MEDICAL CENTER
WASHINGTON TERRACE, UTAH

OCTOBER 11, 2016
C31605

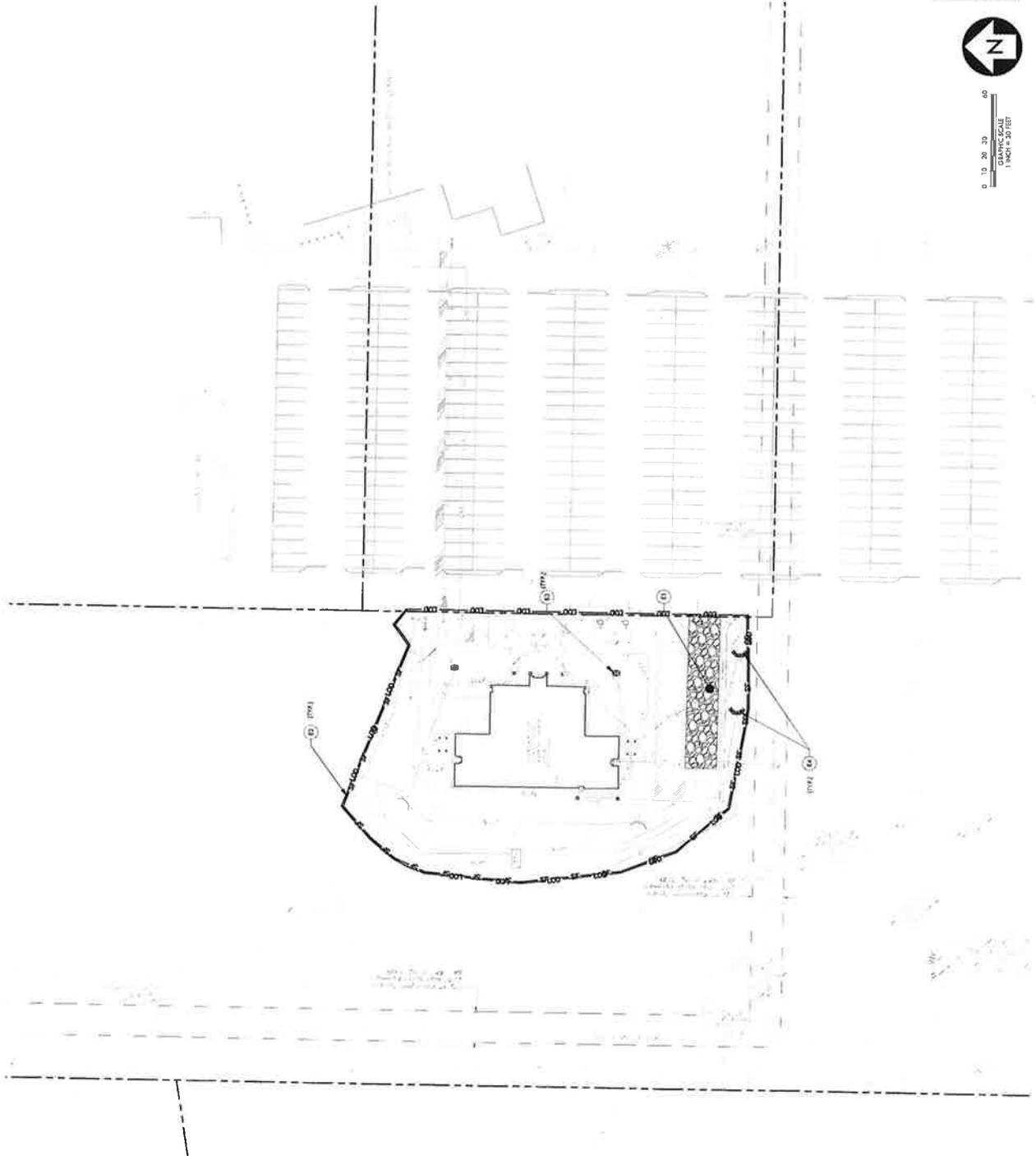
C3.1

EROSION CONTROL PLAN KEYNOTES	
CODE	DESCRIPTION
(A)	TEMPORARY CONSTRUCTION ENTRANCE
(B)	TEMPORARY Silt FENCE
(C)	TEMPORARY INLET PROTECTION
(D)	TEMPORARY ROCK CHECK DAM
(E)	UNITS OF DISTURBANCE

*SEE SHEET C3.0 FOR EROSION CONTROL NOTES

PROPOSED EROSION & SEDIMENT CONTROL LEGEND

- TEMPORARY CONSTRUCTION ENTRANCE
- TEMPORARY SILT FENCE
- TEMPORARY INLET PROTECTION
- TEMPORARY ROCK CHECK DAM
- UNITS OF DISTURBANCE



CRUNK ENGINEERING LLC
1894 GENERAL CASSADY PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM

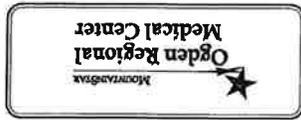


0 10 20 30 40
GRAPHIC SCALE
1 INCH = 30 FEET



STENGEL-HILL ARCHITECTURE
 413 W MAIN STREET
 LOUISVILLE, KY 40202
 502.493.1875
 502.493.1874 FAX

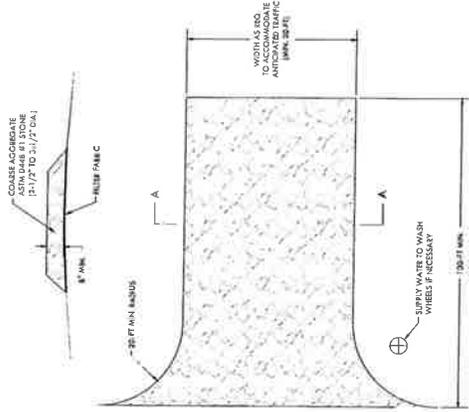
CONSTRUCTION PERMIT SUBMITTAL - NOT FOR CONSTRUCTION



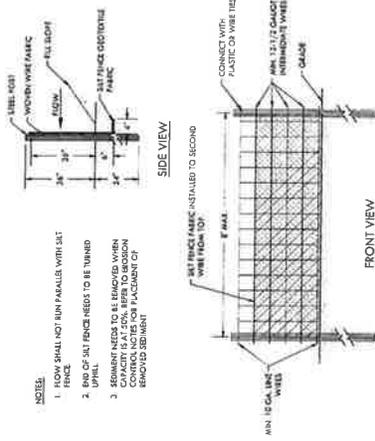
OCTOBER 11, 2016
 CE 14035

C3.2

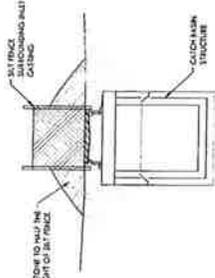
CRUNK ENGINEERING LLC
 1894 GENERAL GEORGE PATTON DR.
 FRANKLIN, TN 37067
 (615) 873-1795
 WWW.CRUNKENG.COM



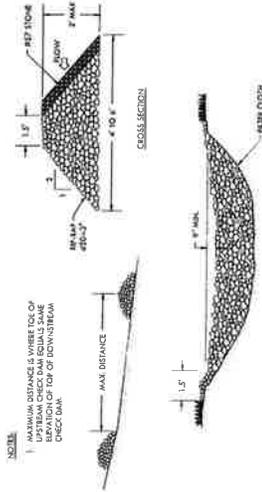
1 **TEMPORARY CONSTRUCTION EXIT**
 NOT TO SCALE



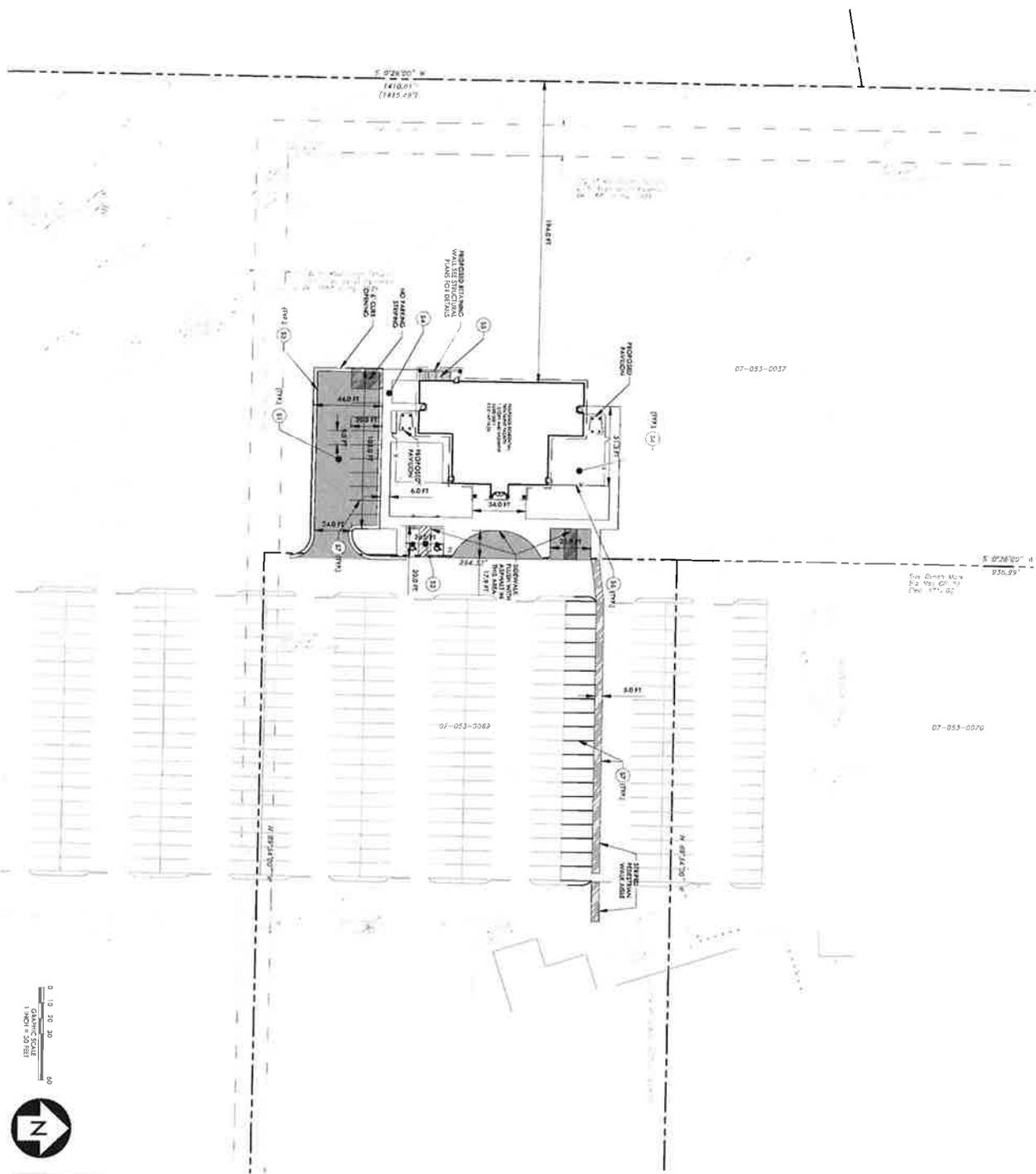
2 **TEMPORARY SILT FENCE**
 NOT TO SCALE



3 **INLET PROTECTION**
 NOT TO SCALE



4 **TEMPORARY ROCK CHECK DAM**
 NOT TO SCALE



LAYOUT PLAN KEYNOTES

CODE	DESCRIPTION	SITE PLAN LOCATION
11	ASPHALT PAVEMENT	C7.0 - 2
12	CONCRETE PAVEMENT	C7.0 - 3
13	CONCRETE CURB AND GUTTER	C7.0 - 4
14	CONCRETE DRIVEWAY	C7.0 - 5
15	CONCRETE STAIRS - SEE ARCH. AND STRUCTURE DRAWINGS	*
16	SECURITY FENCE - 10 FT HEIGHT - SEE ARCH. FOR DETAIL	*
17	4" WIDE WHITE PAVEMENT STRIPING	*

SITE DATA
 Address: 5075 S 900 E
 OGDEN, UTAH 84403
 OWNER: OGDEN REGION MEDICAL CENTER
 PROJECT NO: 07032007
 DRAWING NO: 07032007-1
 DATE: 07/11/14
 PREPARED BY: [Signature]
 CHECKED BY: [Signature]
 COMMENTS: TO ACCORD TO THE LOCAL SPACE REQUIREMENTS

- PROPOSED LAYOUT LEGEND**
- ▭ NON-OSB BUILDING
 - ▭ ASPHALT PAVEMENT
 - ▭ CONCRETE DRIVEWAY
 - ▭ HIGHWAY LANE
 - ▭ EDGE OF PAVEMENT
 - ▭ CURB & GUTTER

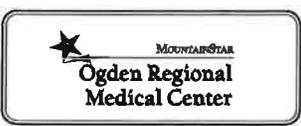


CRUNK ENGINEERING LLC
 1894 GENERAL GEORGE AVENUE DR
 FRANKLIN, IN 47924
 (615) 871-1795
 WWW.CRUNKENGINEERING.COM

C4.0

OCTOBER 11, 2016
 CE1605

LAYOUT PLAN
 NEW PRFT
 OGDEN REGION MEDICAL CENTER
 WASHINGTON TERRACE, UTAH



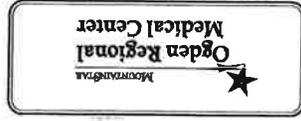
CONSTRUCTION PERMIT SUBMITTAL - NOT FOR CONSTRUCTION



STENGENL-HILL
ARCHITECTURE

413 W MAIN STREET
CLOUTIER, KY 40022
502.898.8825
502.898.8744

CONSTRUCTION PERMIT SUBMITAL - NOT FOR CONSTRUCTION



GRADING AND DRAINAGE PLAN
NEW PRF
OGDEN REGION MEDICAL CENTER
WASHINGTON TERRACE, UTAH

OCTOBER 11, 2016
CET/MS

C5.0

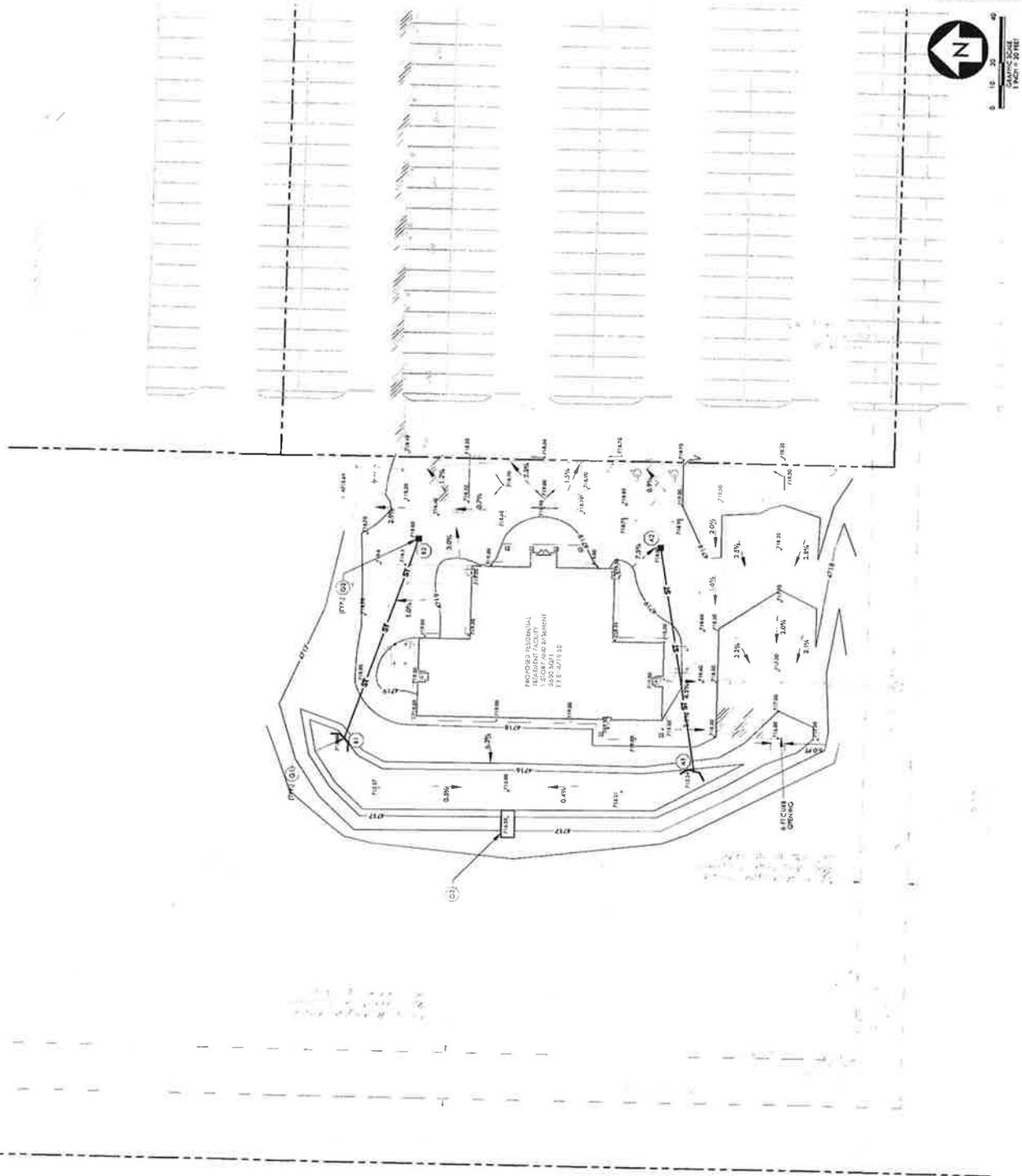
GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	SHEET LOCATION
(01)	CONCRETE HEADWALL	C7.0 - 5
(02)	SINGLE TYPE CATCH BASIN	C7.0 - 6
(03)	RETENTION POND EMERGENCY OVERTURN WEB	C7.0 - 4

*SEE SHEET C0.0 FOR GRADING NOTES

PROPOSED STRUCTURES VARI

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ADD	10/11/16	MS	MS
2	REV	10/11/16	MS	MS
3	REV	10/11/16	MS	MS
4	REV	10/11/16	MS	MS
5	REV	10/11/16	MS	MS
6	REV	10/11/16	MS	MS
7	REV	10/11/16	MS	MS
8	REV	10/11/16	MS	MS
9	REV	10/11/16	MS	MS
10	REV	10/11/16	MS	MS



CRUNK ENGINEERING LLC
1874 GENERAL GEORGE PATTON DR
SUITE 600
FRANKLIN, UT 84407
(435) 872-1795
WWW.CRUNKENG.COM



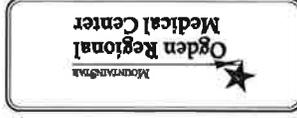
PROPOSED GRADING & DRAINAGE PLAN



STENDEL-HILL
ARCHITECTURE

613 W MAIN STREET
COLUMBIA KY 40202
502.993.1205
502.993.1206 FAX

CONSTRUCTION PERMIT SUBMITAL - NOT FOR CONSTRUCTION



UTILITY PLAN
NEW PRF
OGDEN REGION MEDICAL CENTER
WASHINGTON TERRACE, UTAH

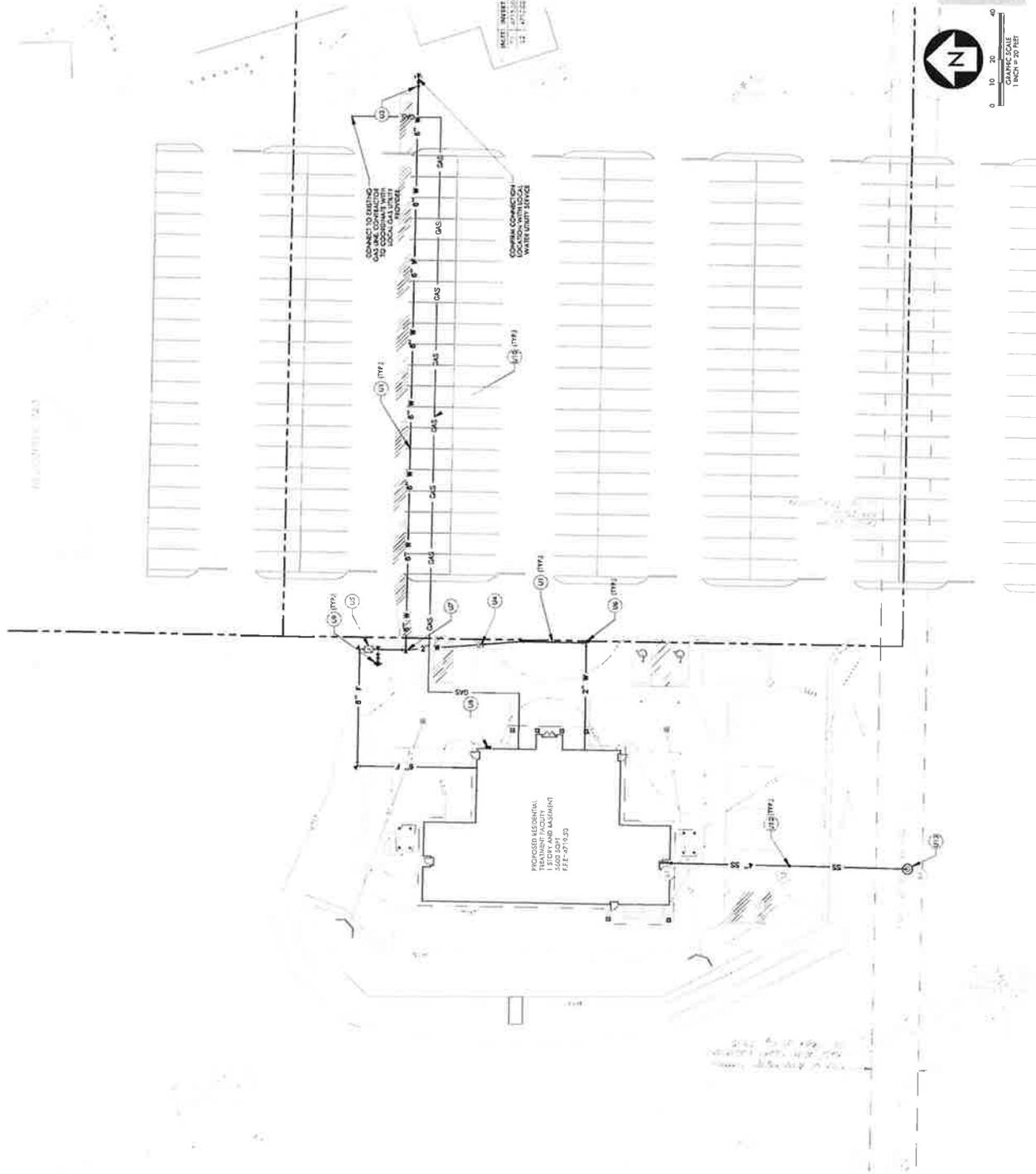
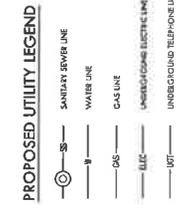
OCTOBER 11, 2016
CT 0605

C6.0

UTILITY PLAN KEYNOTES	
CODE	DESCRIPTION
(1)	WATER LINE - PVC PIPE - SEE PLAN FOR SIZE
(2)	PIPE LINE - PVC PIPE - SEE PLAN FOR SIZE
(3)	GATE VALVE
(4)	WATER METER - 2"
(5)	REDUCE PRESSURE BACKFLOW PREVENTER
(6)	THRUST BLOCK
(7)	TIE - SEE PLAN FOR SIZE
(8)	PIPE DEPARTMENT CONNECTION
(9)	PIE HYDRANT ASSEMBLY
(10)	NATURAL GAS LINE - COORDINATE WITH LOCAL GAS UTILITY PROVIDER
(11)	SANITARY SEWER LINE - SEE PLAN FOR SIZE
(12)	CLEANOUT
(13)	SANITARY SEWER JUNCTION MANHOLE

*SEE SHEET C6.0 FOR UTILITY NOTES

SANITARY UTILITY TABLE										
LINE	INVERT	OUTLET	INVERT	LENGTH	PIPE	DIAMETER	PK	START	END	MARK
1	471.50	1	471.50	100.00	12"	12"	100.00	100.00	100.00	100.00
2	471.50	2	471.50	100.00	12"	12"	100.00	100.00	100.00	100.00
3	471.50	3	471.50	100.00	12"	12"	100.00	100.00	100.00	100.00
4	471.50	4	471.50	100.00	12"	12"	100.00	100.00	100.00	100.00
5	471.50	5	471.50	100.00	12"	12"	100.00	100.00	100.00	100.00
6	471.50	6	471.50	100.00	12"	12"	100.00	100.00	100.00	100.00
7	471.50	7	471.50	100.00	12"	12"	100.00	100.00	100.00	100.00
8	471.50	8	471.50	100.00	12"	12"	100.00	100.00	100.00	100.00
9	471.50	9	471.50	100.00	12"	12"	100.00	100.00	100.00	100.00
10	471.50	10	471.50	100.00	12"	12"	100.00	100.00	100.00	100.00
11	471.50	11	471.50	100.00	12"	12"	100.00	100.00	100.00	100.00
12	471.50	12	471.50	100.00	12"	12"	100.00	100.00	100.00	100.00
13	471.50	13	471.50	100.00	12"	12"	100.00	100.00	100.00	100.00
14	471.50	14	471.50	100.00	12"	12"	100.00	100.00	100.00	100.00
15	471.50	15	471.50	100.00	12"	12"	100.00	100.00	100.00	100.00
16	471.50	16	471.50	100.00	12"	12"	100.00	100.00	100.00	100.00
17	471.50	17	471.50	100.00	12"	12"	100.00	100.00	100.00	100.00
18	471.50	18	471.50	100.00	12"	12"	100.00	100.00	100.00	100.00
19	471.50	19	471.50	100.00	12"	12"	100.00	100.00	100.00	100.00
20	471.50	20	471.50	100.00	12"	12"	100.00	100.00	100.00	100.00
21	471.50	21	471.50	100.00	12"	12"	100.00	100.00	100.00	100.00
22	471.50	22	471.50	100.00	12"	12"	100.00	100.00	100.00	100.00
23	471.50	23	471.50	100.00	12"	12"	100.00	100.00	100.00	100.00
24	471.50	24	471.50	100.00	12"	12"	100.00	100.00	100.00	100.00
25	471.50	25	471.50	100.00	12"	12"	100.00	100.00	100.00	100.00
26	471.50	26	471.50	100.00	12"	12"	100.00	100.00	100.00	100.00
27	471.50	27	471.50	100.00	12"	12"	100.00	100.00	100.00	100.00
28	471.50	28	471.50	100.00	12"	12"	100.00	100.00	100.00	100.00
29	471.50	29	471.50	100.00	12"	12"	100.00	100.00	100.00	100.00
30	471.50	30	471.50	100.00	12"	12"	100.00	100.00	100.00	100.00



CRUNK ENGINEERING LLC
1874 GENERAL GEORGE PATTON DR
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM





**STENGEL-HILL
ARCHITECTURE**
653 W. MAIN STREET
LOGANVILLE, KY 40340
502-849-1875
502-849-1876 FAX

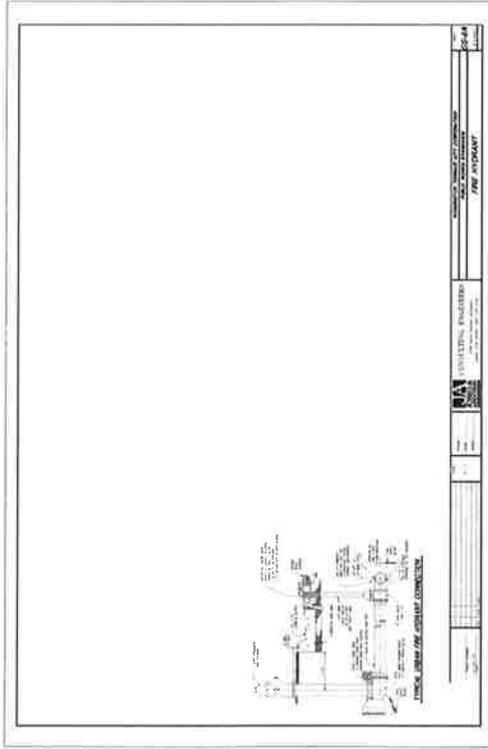
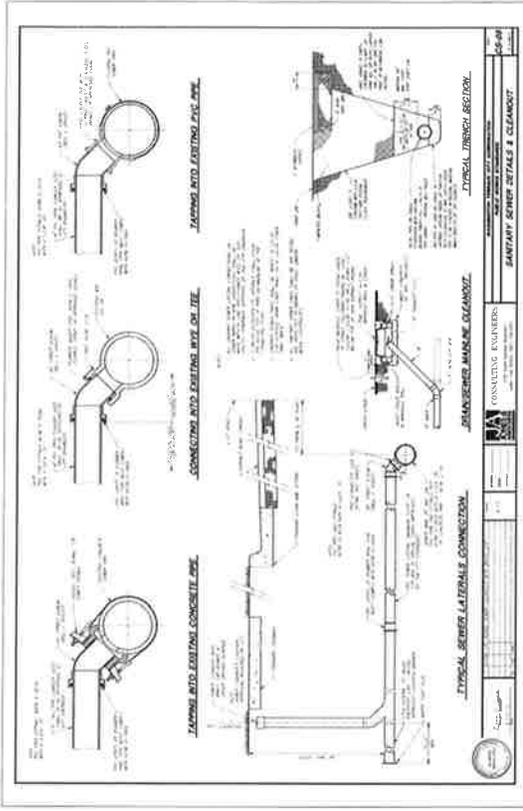
CONSTRUCTION PERMIT SUBMITTAL - NOT FOR CONSTRUCTION



DETAIL SHEET
NEW PRFT
OGDEN REGION MEDICAL CENTER
WASHINGTON TERRACE, UTAH

OCTOBER 11, 2016
CE1605

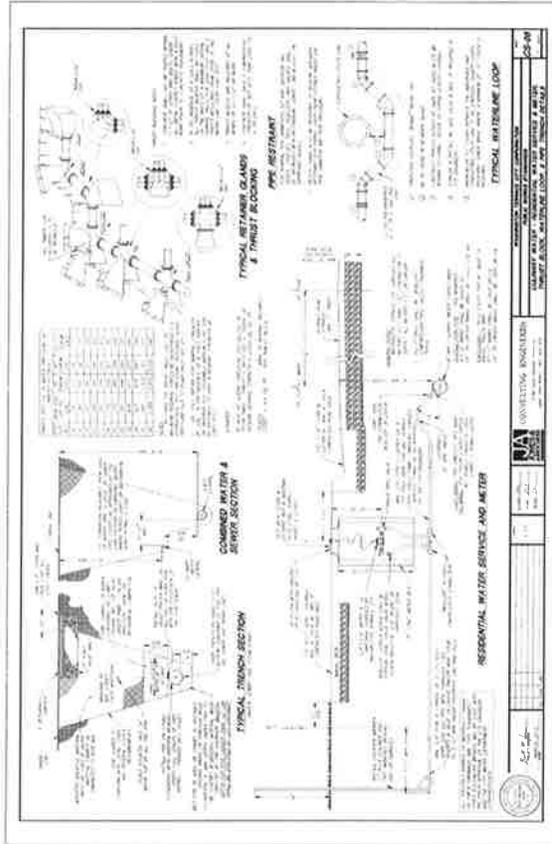
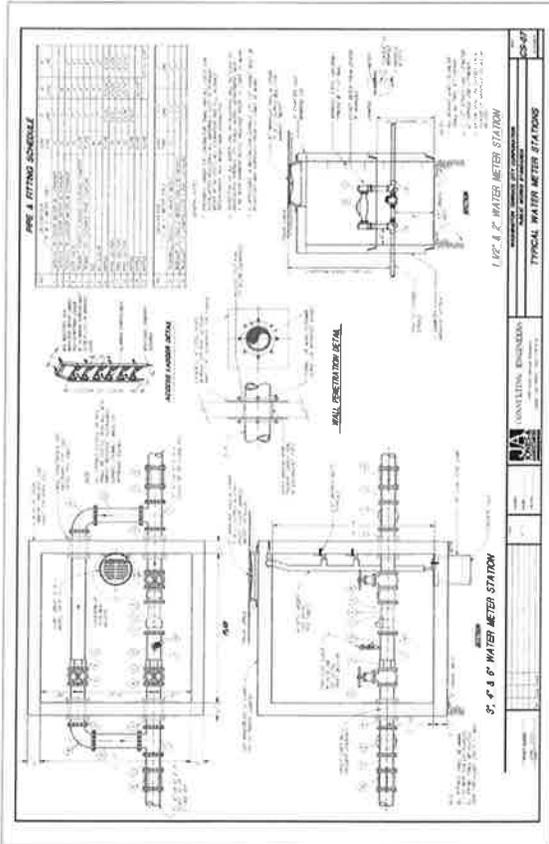
C7.1

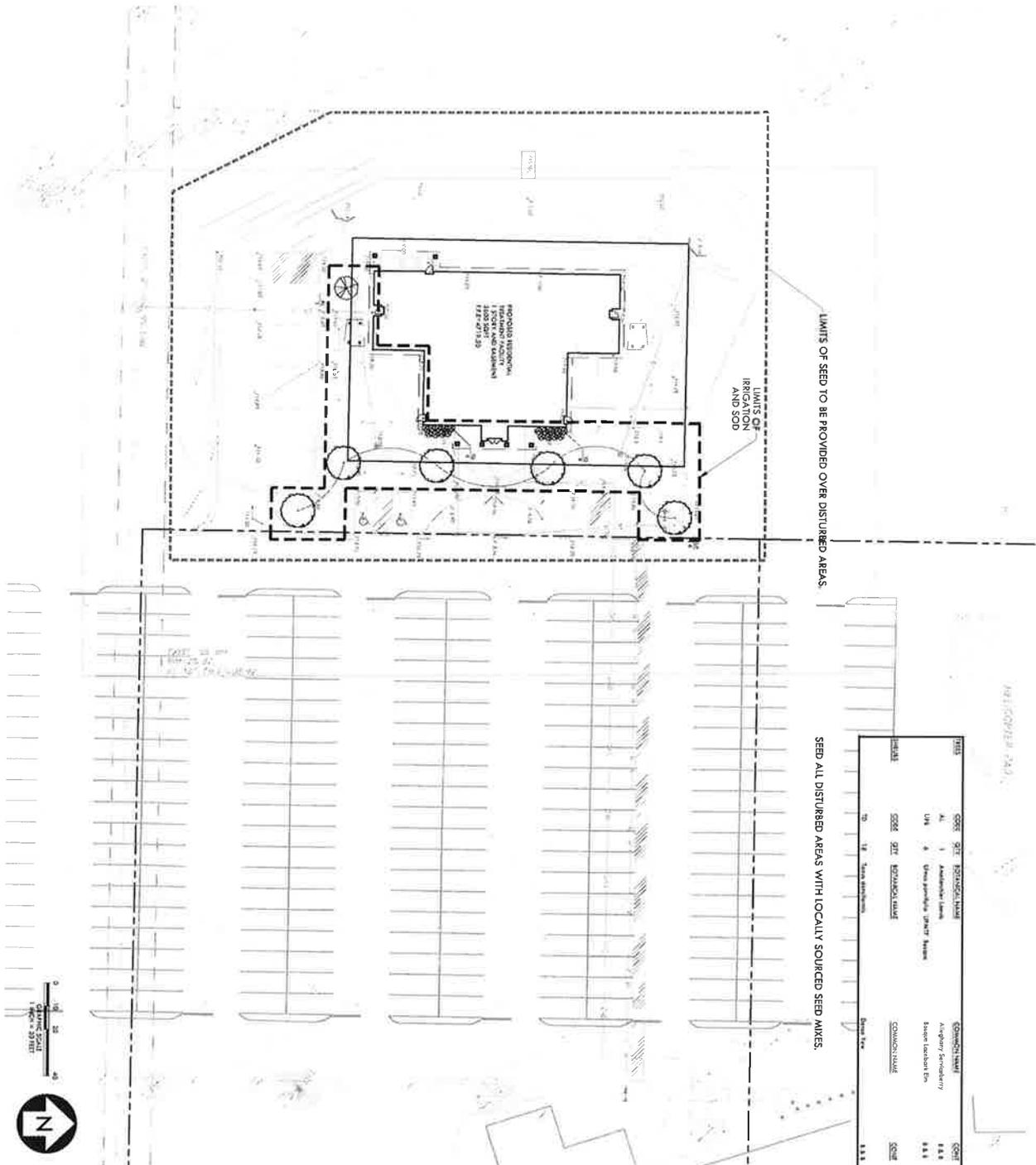


CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 400
FRANKLIN, UT 84407
(801) 573-1795
WWW.CRUNKENG.COM



CRUNK ENGINEERING
CONSULTING ENGINEERS
1894 GENERAL GEORGE PATTON DR.
SUITE 400
FRANKLIN, UT 84407
(801) 573-1795
WWW.CRUNKENG.COM





TYPE	CODE	QTY	DESCRIPTION	COMMON NAME	COEF	QTY	SHR	SHADE	REMARKS
AL	1	1	Aspen/Red Pine	Aspen/Red Pine	8.8	2'			Wild Bordered
UW	4	4	Three Prickly Pear Cactus	Sagebrush	8.8	2'	1.5-1.8	4.5-5	
SEED	SEED	SEED	SEED	COMMON NAME	SCORE	QTY	SHR	SHADE	REMARKS
70	1.8	1.8	Three Prickly Pear Cactus		8.8	2'			

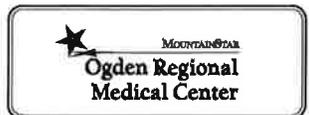


CRUNK ENGINEERING, LLC
 1874 GENERAL GEORGE PATTON DR.
 FRANKLIN, NM 87407
 (605) 873-1795
 WWW.CRUNKENGINEERING.COM

L1.0

OCTOBER 11, 2016
 CI 16055

PLANTING PLAN
 NEW PRTF
 OGDEN REGION MEDICAL CENTER
 WASHINGTON TERRACE, UTAH



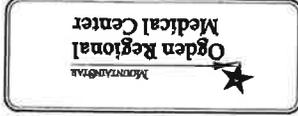
CONSTRUCTION PERMIT SUBMITTAL - NOT FOR CONSTRUCTION



STENGEN-HILL
ARCHITECTURE

615 W MAIN STREET
COURTNEY, KY 40022
502-365-1815
502-365-1811 FAX

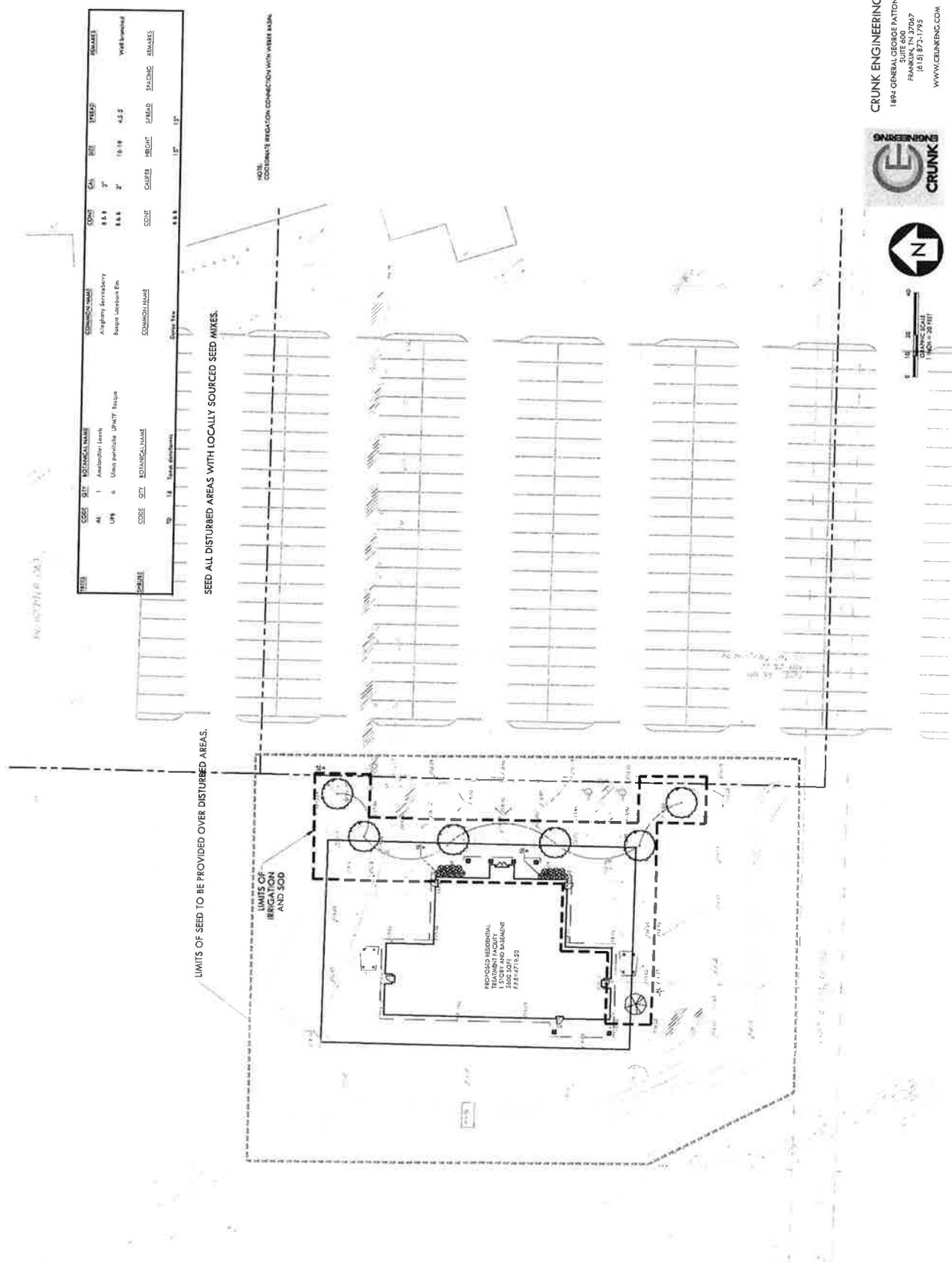
CONSTRUCTION PERMIT SUBMITTAL - NOT FOR CONSTRUCTION



PLANTING PLAN
NEW PRFT
WASHINGTON TERRACE, UTAH

OCTOBER 11, 2016
CET003

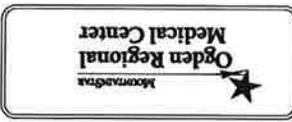
L1.0



CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR
SUITE 400
FRANKLIN, TN 37067
615 872-1795
WWW.CRUNKENG.COM



GRAPHIC SCALE
1" = 20'-0"



NEW PRJ
OGDEN REGIONAL MEDICAL CENTER
WASHINGTON TERRACE, UTAH
SITE LIGHTING PLAN

7 SEPTEMBER 2016
10:50:10

E2.2

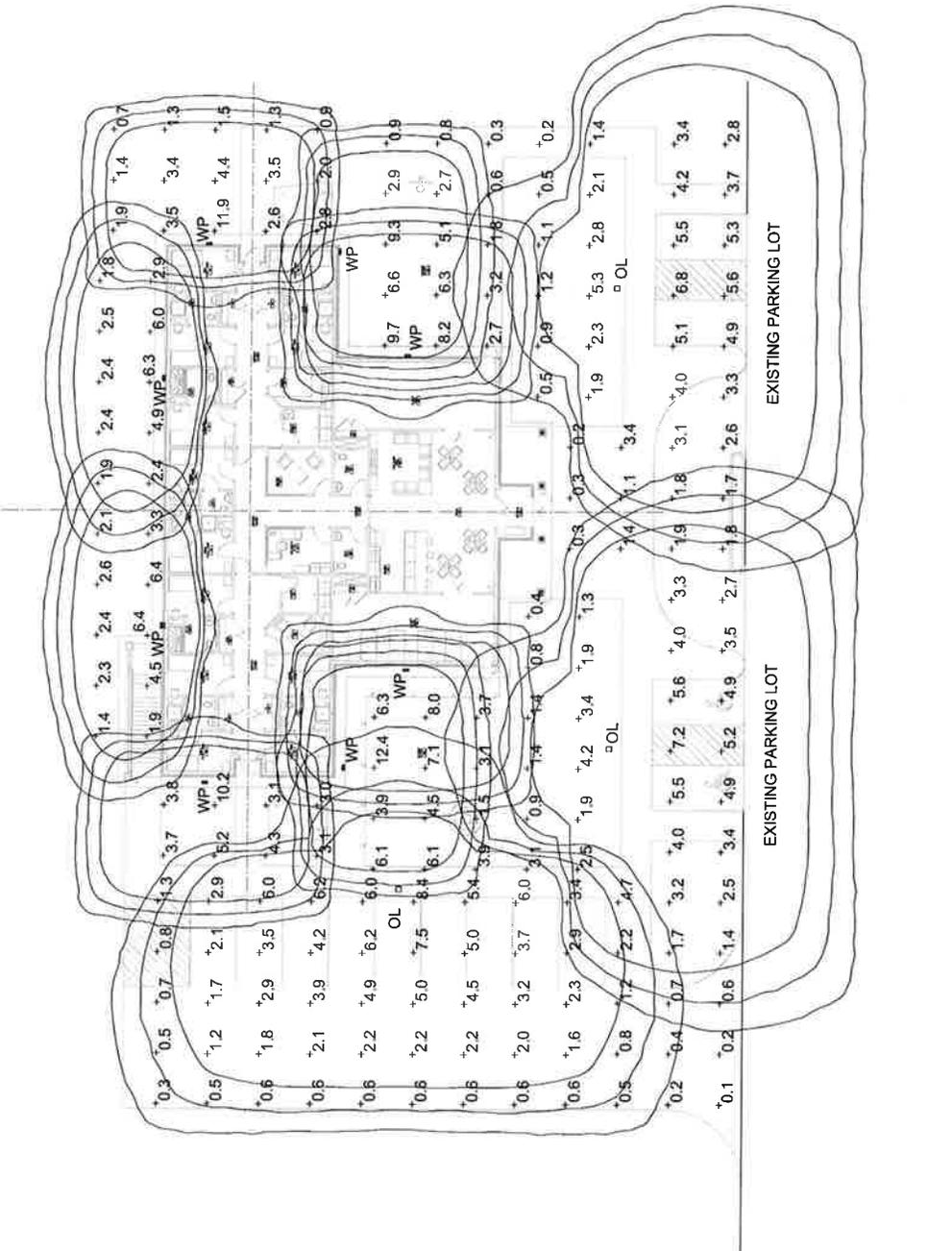
50% REVIEW DRAWINGS - NOT FOR CONSTRUCTION

GENERAL NEW WORK NOTES (LIGHTING)

- NOTES TO THE ARCHITECT BY REVISED DRAWING SHALL TAKE PRECEDENCE OVER GENERAL NOTES.
- CONTRACTOR SHALL OBTAIN NECESSARY PERMITS AS REQUIRED BY LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE IESNA RECOMMENDED PRACTICES FOR LIGHTING DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE IESNA RECOMMENDED PRACTICES FOR LIGHTING DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE IESNA RECOMMENDED PRACTICES FOR LIGHTING DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE IESNA RECOMMENDED PRACTICES FOR LIGHTING DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE IESNA RECOMMENDED PRACTICES FOR LIGHTING DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE IESNA RECOMMENDED PRACTICES FOR LIGHTING DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE IESNA RECOMMENDED PRACTICES FOR LIGHTING DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
- ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE IESNA RECOMMENDED PRACTICES FOR LIGHTING DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

GENERAL SITE LIGHTING NOTES:

- LIGHTING LEVELS ARE INDICATED BY FOOT-CANDLES. POINTS ARE ON A 10'X10' GRID.
- NO FUTURE HEIGHT MAY EXCEED 8'-0" ABOVE FINISHED GRADE.

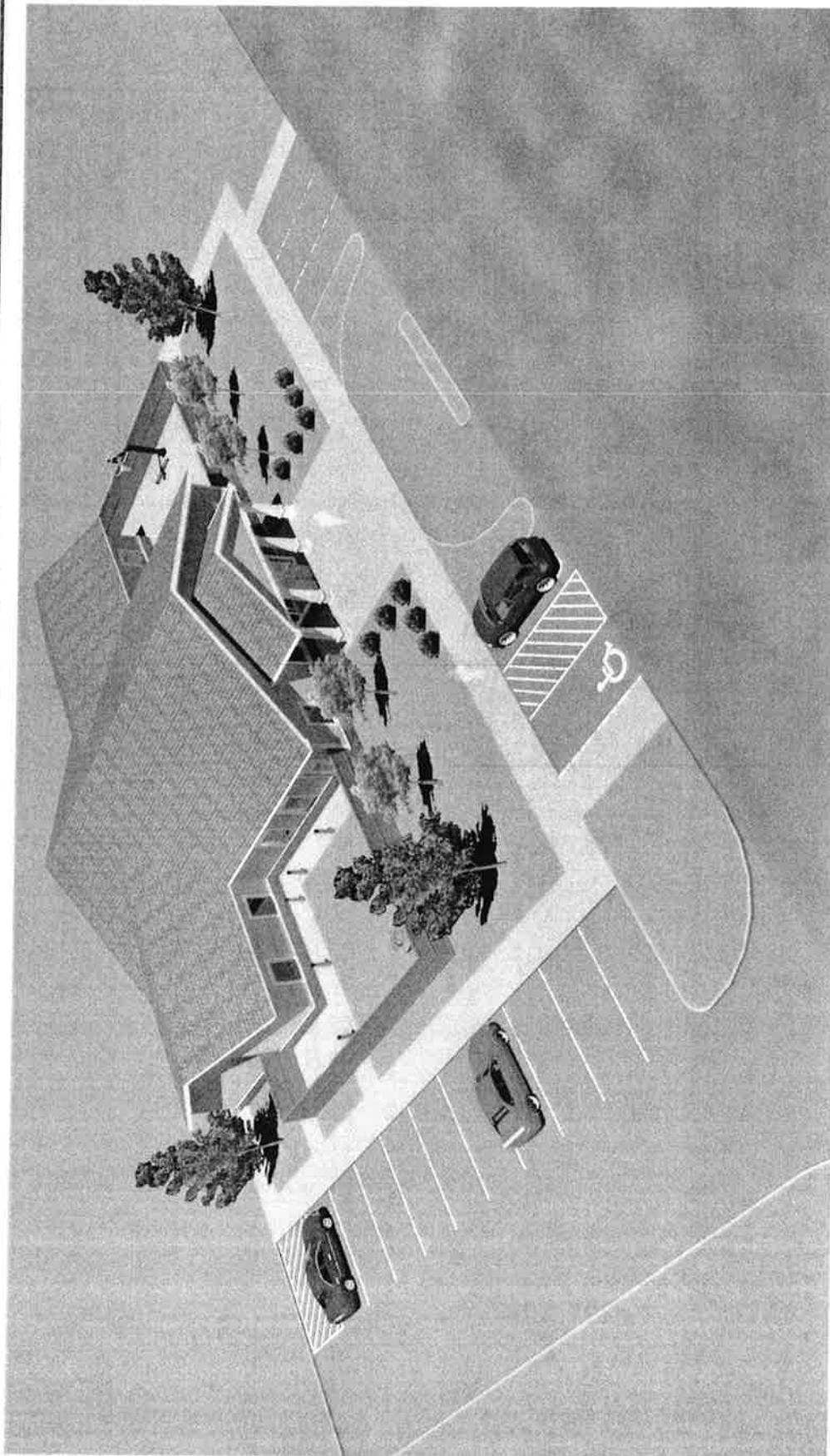


SITE LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	MODEL	REMARKS	FOOT-CANDLE
01	SHADE (1'x4') LED RECESSED DOWN LIGHTS WITH TYPE 4 DISTRIBUTION MOUNTED ON A 1/2" ALUMINUM SQUARE HELL PULL	OSBORN 1'x4' LED-RE-01-01-100-148	POLE SHALL BE BENT TO CURVE PROPOSED CURVE IN THIS AREA. PROVIDE CURVE IN THIS AREA. USE UPST FUTURE AS SELECTED BY ARCHITECT. PROVIDE BENT FOR POLE BAKE RETAIL.	120V
02	SHADE MOUNTED LED RECESSED DOWN LIGHTS WITH TYPE 4 OPTIC WITH BACK LIGHT CONTROL. INTERNAL EMERGENCY BATTERY	OSBORN 1'x4' LED-01-01-100-148	MOUNT AT 8' AFF. ARCHITECT TO SELECT CUSTOM FINISH.	120V

01 SITE LIGHTING PLAN

SEP-16



PSYCHIATRIC UNIT RENOVATION - Ogden Regional Medical Center - Ogden, Utah

HCA1510

HCA
Hospital Corporation of America

★ Member Since
Ogden Regional
Medical Center

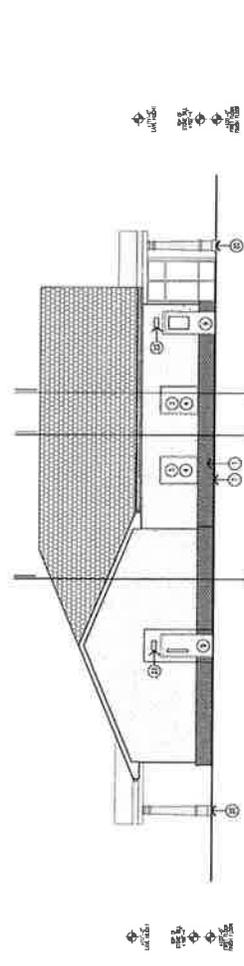
STENGEL-HILL
ARCHITECTURE

GENERAL NOTES

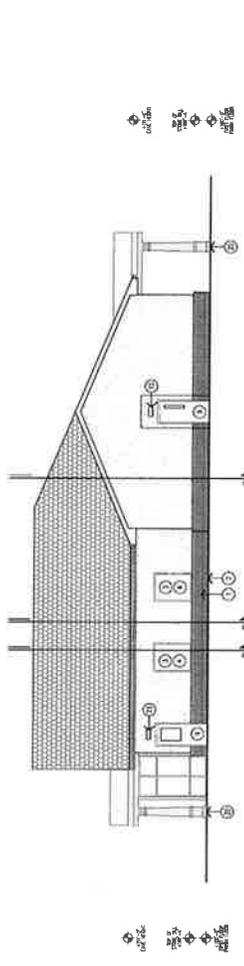
1. REFER TO ALL DRAWINGS FOR MATERIALS, FINISHES, AND CONSTRUCTION DETAILS. MATERIALS AND FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ELECTRICAL CODE (IEC).
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL GREEN BUILDING CONSTRUCTION CODE (IGBC).
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODE (ISDC).
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELL-BEING AND PRODUCTIVITY CODE (IWPC).
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELL-BEING AND PRODUCTIVITY CODE (IWPC).
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELL-BEING AND PRODUCTIVITY CODE (IWPC).

ELEVATION NOTES

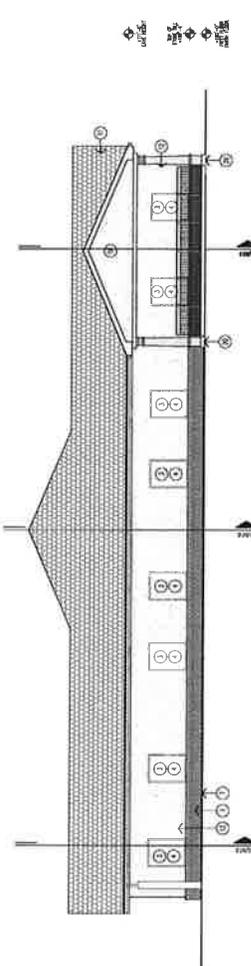
1. SEE NOTES (1) THROUGH (10).
2. REFER TO ALL DRAWINGS FOR MATERIALS, FINISHES, AND CONSTRUCTION DETAILS.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL GREEN BUILDING CONSTRUCTION CODE (IGBC).
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODE (ISDC).
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELL-BEING AND PRODUCTIVITY CODE (IWPC).
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELL-BEING AND PRODUCTIVITY CODE (IWPC).
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELL-BEING AND PRODUCTIVITY CODE (IWPC).



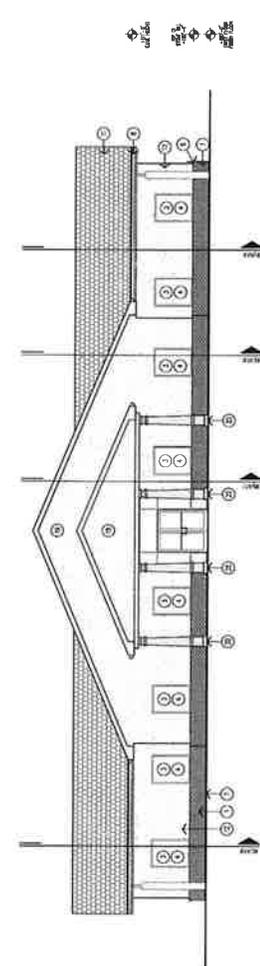
04 PARTIAL EXTERIOR ELEVATION
1/8" = 1'-0"



03 PARTIAL EXTERIOR ELEVATION
1/8" = 1'-0"



01 PARTIAL EXTERIOR ELEVATION
1/8" = 1'-0"



01 PARTIAL EXTERIOR ELEVATION
1/8" = 1'-0"



STENGL-HILL
ARCHITECTURE

613 WEST MAIN STREET
LOUISVILLE, KENTUCKY 40202
502.893.1875
502.893.1876 fax

DESIGN DEVELOPMENT DRAWINGS - NOT FOR CONSTRUCTION



EXTERIOR ELEVATIONS
NEW PRITF
OGDEN REGIONAL MEDICAL CENTER
WASHINGTON TERRACE, UTAH

28 SEPTEMBER 2016
MOAS10

A6.0