



**Planning Commission Meeting
Thursday, August 27, 2020
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 AUGUST 6, 2020**

5. **NEW BUSINESS**
 - 5.1 **MOTION: PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR AN AMBULATORY SURGICAL CENTER TO BE BUILT ON LOT ONE OF THE PLEASANT VALLEY MEDICAL SUBDIVISION LOCATED AT THE CORNER OF 5700 SOUTH STREET ADAMS AVENUE PARKWAY**

6. **BUILDING AND PLANNING UPDATES**

7. **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.
Amy Rodriguez, Washington Terrace City Recorder

City of Washington Terrace

Minutes of a Special Planning Commission Meeting held on Thursday, August 6, 2020 City Hall, 5249 South 400 East, Washington Terrace City, County of Weber, State of Utah

Note: The Centers for Disease Control and Utah Department of Health have declared a national and state pandemic for COVID-19 where social distancing and other requirements are in place to prevent the spread of this infectious disease. Members of the public at the Public Meeting may view the meeting via the City's Facebook page at: Washingtonterracecity.com. Comments on appropriate agenda items may be emailed to: amy@washingtonterracecity.org. or typed into the Facebook live stream at the Public Hearing agenda item.

PLANNING COMMISSION AND STAFF MEMBERS PRESENT

Chairman Scott Larsen
Commissioner Wallace Reynolds
Commissioner Charles Allen
Commissioner T.R. Morgan
Commissioner Steve Jacobson
Commissioner Dwight Henderson - excused
Commissioner Dan Johnson – excused
Chief Building Inspector Tyler Seaman
City Recorder Amy Rodriguez
Planning Attorney Bill Morris
City Manager Tom Hanson

Others Present

Jeff Beckstead

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 Morgan
Seconded by Commissioner Jacobson
to approve the agenda
approved unanimously (5-0)**

49 **4.2 MOTION: APPROVAL OF MINUTES FOR MAY 28, 2020**

50
51 **Motion by Commissioner Allen**
52 **Seconded by Commissioner Reynolds**
53 **to approve the minutes for May 28, 2020**
54 **Approved unanimously (5-0)**
55

56 **5. SPECIAL ORDER**

57
58 **5.1 PUBLIC HEARING: TO HEAR COMMENT IN SUPPORT AND**
59 **OPPOSITION OF AN ORDINANCE AMENDING CHAPTER 17.10**
60 **RELATING TO IN-FILL RESIDENTIAL DEVELOPMENT**
61 **REGULATIONS; ADDING PARCEL TO THE INFILL DEVELOPMENT**
62 **MAP; AND ADOPTING AN INFILL DEVELOPMENT FOR A CERTAIN**
63 **PARCEL**
64

65 **Motion by Commissioner Allen**
66 **Seconded by Commissioner Reynolds**
67 **To open the public hearing**
68 **Approved unanimously (5-0)**
69 **Time 6:03 p.m.**
70

71 There were no citizen comments.
72

73 **Motion by Commissioner Jacobson**
74 **Seconded by Commissioner Allen**
75 **To close the public hearing**
76 **Approved unanimously (5-0)**
77 **Time: 6:04 p.m.**
78

79
80 **6. NEW BUSINESS**

81
82 **6.1 MOTION/ORDINANCE 20-04: RECOMMENDATION TO APPROVE**
83 **AMENDING CHAPTER 17.10 RELATING TO IN-FILL RESIDENTIAL**
84 **DEVELOPMENT REGULATIONS; ADDING PARCIL TO THE INFILL**
85 **DEVELOPMENT MAP; AND ADOPTING AN INFILL DEVELOPMENT**
86

87 Seaman thanked the Commissioners for attending the special meeting being held tonight.
88 Seaman spoke about the parcel in question, noting that this parcel has previously been
89 split (Laker88 subdivision). He stated that there is a single family home on Parcel B, west
90 of the parcel in question. Seaman stated that the ordinance would be adding parcel 18 to
91 the infill map so that Parcel A can be developed. Seaman stated that the density of the lot
92 for the infill parcel is decided by code and will be calculated by the average of the
93 density on a per acre basis of the surrounding parcels. Seaman stated that there are 14 lots
94 surrounding the area with 97 units in that area. He stated that comes to 15.6 units per
95 acre. Seaman stated that 3.9 units are eligible on the parcel based on his calculations. The

96 applicant is only asking for 2 units, therefore, the developer is in compliance with the
97 infill ordinance calculations. He stated that the developer is meeting the residential
98 setbacks for the zone that he is in. He stated that he complies with the requirement for
99 immediate access to the road. Seaman stated that there will be 104 ft. in the back of the
100 duplex.

101 Seaman showed the floorplan for the two duplex, noting that there will not be a
102 basement, however, they will be two stories.

103 Seaman stated that we have met with the Development Review group on this project. No
104 issues were found. He stated that there will be separation between sewer and water
105 because these will have separate tax ID and parcel numbers. They can be sold to separate
106 owners. Seaman stated that there will be a development agreement. Seaman stated that an
107 HOA will be needed for these twin homes.

108
109 Commissioner Reynolds asked for clarification on the location. Chairmen Larsen noted
110 that the property has been subdivided, with the original home remaining on the second
111 lot. Seaman noted that there is a ten foot walkway for school access alongside the
112 property.

113 Commissioner Jacobson asked if the five foot setback next to the walkway met code, as it
114 seems very close. Seaman stated that it is up to the City discretion in regards to setting
115 setbacks for infill developments. Commissioner Jacobson asked about the height of the
116 "bump out". Commissioner Jacobson stated that the kids could jump up and hit it on
117 their way to school. Seaman stated that the cantilever will be recessed back 3 feet from
118 the fence line and will be 10 feet from grade for safety issues. Commissioner Jacobson
119 asked if one of the owners could put a fence up in the backyard for separation, as they
120 will have separate ownerships of their properties. Developer Jeff Beckstead stated that
121 after 10 feet back, the backyard becomes a common area. He stated that the PUD could
122 decide to put in a divider, however, it will remain common area in accordance with the
123 PUD. Beckstead stated that the hangover (cantilever) will be less than 2 feet.

124 Commissioner Morgan wanted clarification on whether there is a concrete driveway to
125 the west of the property. Seaman stated that there is a concrete driveway that was put in
126 very recently, and will not show up on the google earth map.

127 Commissioner Morgan asked about the ratio on how Seaman calculates the surrounding
128 density, wanting clarification on how wide he goes out to consider it surrounding area.
129 Seaman stated that he has interpreted it to mean the houses across the street, around the
130 house, behind the houses. He stated that it needs to be clearly defined.

131 Morgan stated that it should be clearly defined before the Commission agrees on
132 anything, or it could be deemed that the actions of the Commission was arbitrary.
133 He stated that it should be clearly defined, as someone could go out far out enough to
134 get the density requirements needed. He stated that it could be a potential issue in the
135 future.

136
137 Hanson stated that the intent of the in-fill process was to give the opportunity to make in-
138 fill lots fit in areas that make sense. Hanson stated that he realizes the ordinance needs to
139 be tightened up. Hanson stated that a duplex will not change the overall feeling of the
140 area, as there is a lot of density in that area. Hanson stated that this duplex felt like an
141 appropriate fit for the area.

142

143 Morris stated that the new language proposed in the code stated that the density of the
144 lot should be calculated as the average density of the residential units immediately
145 adjacent to properties seeking in-fill development. Morris stated that this parcel is not in
146 the In-fill development map and we are including it with this ordinance.

147 The Commission reviewed the ordinance. There have been two changes to the ordinance
148 which address the density and how it is calculated. Morris stated that the parcel being
149 approved tonight is vested under the current ordinance and therefore will be approved
150 under the calculations that Seaman has provided.

151 Morris stated that moving forward, calculations will be determined by the parcels
152 immediately adjacent.

153
154 Commissioner Morgan stated that this parcel will be different than the homes that are
155 across the street. He stated that each parcel is showing separate lots. Commissioner
156 Morgan stated that we have to be consistent on how things are described, otherwise
157 people in the future may push for something that they want, noting that intent is one thing
158 and the black and white of the ordinance is another. He stated that he wants to make sure
159 we do this right so that we are not stuck with something down the road that we did not
160 anticipate. Commissioner Jacobson stated that he feels the development on this lot fits in
161 well with the surrounding area. He stated that he does not like the changes from
162 surrounding to adjacent. He stated that he does not think the word adjacent has been
163 defined well enough and we should work on that before it gets passed. Commissioner
164 Allen stated that he would like to see a complete site plan with all the dimensions so that
165 he can make a decision. Chairman Larsen stated that the site plan is included and shows
166 all the offsets. A larger map will be provided in the future as to make it easier to read.

167
168 Commissioner Allen asked what SZ meant on the development agreement. Morris
169 responded that it stands for subzone. He also stated that all of the exhibits were not
170 included in the development agreement. Rodriguez stated that she did not put in the
171 financials in the public package. Morris stated that he has reviewed the exhibits.

172
173 Commissioner Allen stated that he found some inconsistency with the parcel numbers on
174 the map. Seaman stated that some parcels change ownerships and that is why there are
175 inconsistencies. He stated that it is a live document and will be changing throughout.
176 Seaman stated that the new map provided in the packet is correct.

177 Morris stated that the motion is for recommending the approval of the Infill Residential
178 Ordinance. He stated that it does three things. It adds the property to map. It changes the
179 wording from "surrounding" to "immediately adjacent" to the property seeking an infill
180 parcel. Morris stated that we can add the words in there to "including across the street."
181 Morris asked if there was an objection to changing the language from immediately
182 adjacent to immediately adjoining and properties across the street. There was no
183 objection. The change will be made before it goes before Council.

184 Morris stated that the ordinance approves the building of the homes on the property.
185 Commissioner Jacobson stated that he has no problem with development but doesn't like
186 the language in the document. Commissioner Morgan stated that the application was filed
187 under the old language so we should change the language subsequently or after we
188 approve the development. Morris stated that it was all put under one ordinance to
189 streamline, and noted that we cannot take away the developers vesting under the old

190 language. Commissioner Morgan stated that if we approve all as one package it
191 contradicts itself. Morris stated that it legally contradicts itself so that we can add the new
192 language in the code to fix any issues concerning the vagueness “surrounding areas” for
193 the future.

194 Commissioner Morgan stated that this fix is a band aid and we can clean the language up
195 down the road.

196 Morris stated that we will modify “surrounding” to “adjoining” instead of “adjacent” and
197 add to include parcels across the street.

198
199 Morris stated that the motion will be the approval of the ordinance, noting that the
200 building approval is part of ordinance. Chairman Larsen clarified that the new version of
201 the ordinance being approved will have the wording changes as mentioned above.

202
203 **Motion by Commissioner Jacobson**
204 **Seconded by Commissioner Morgan**
205 **To recommend approval for Ordinance 20-04**
206 **With the new language changes as amended**
207 **To approve amending chapter 17.10 relating to in-fill**
208 **Residential development regulations and**
209 **Adding parcel to the infill development map and**
210 **Adopting an infill development**
211 **Approved unanimously (5-0)**
212

213 **7. BUILDING AND PLANNING UPDATE**

214 Seaman stated that we will be having a preliminary site plan for new surgical center at the end of
215 the month.

216 Seaman stated that he is working through ordinances to revise, as he wants to follow code and
217 does not want any code to be subjective

218
219
220 **8. MOTION: ADJOURN THE MEETING**
221

222
223 **Motion by Commissioner Morgan**
224 **Seconded by Commissioner Jacobson**
225 **To adjourn the meeting**
226 **Approved unanimously (5-0)**
227 **Time: 7:05 p.m.**
228

229 _____
230 **Date Approved**

229 _____
230 **City Recorder**



Planning Commission Staff Report

Community Development

To: Washington Terrace Planning Commission

From: Tyler D. Seaman
801-395-8288

Meeting Date: August 27, 2020

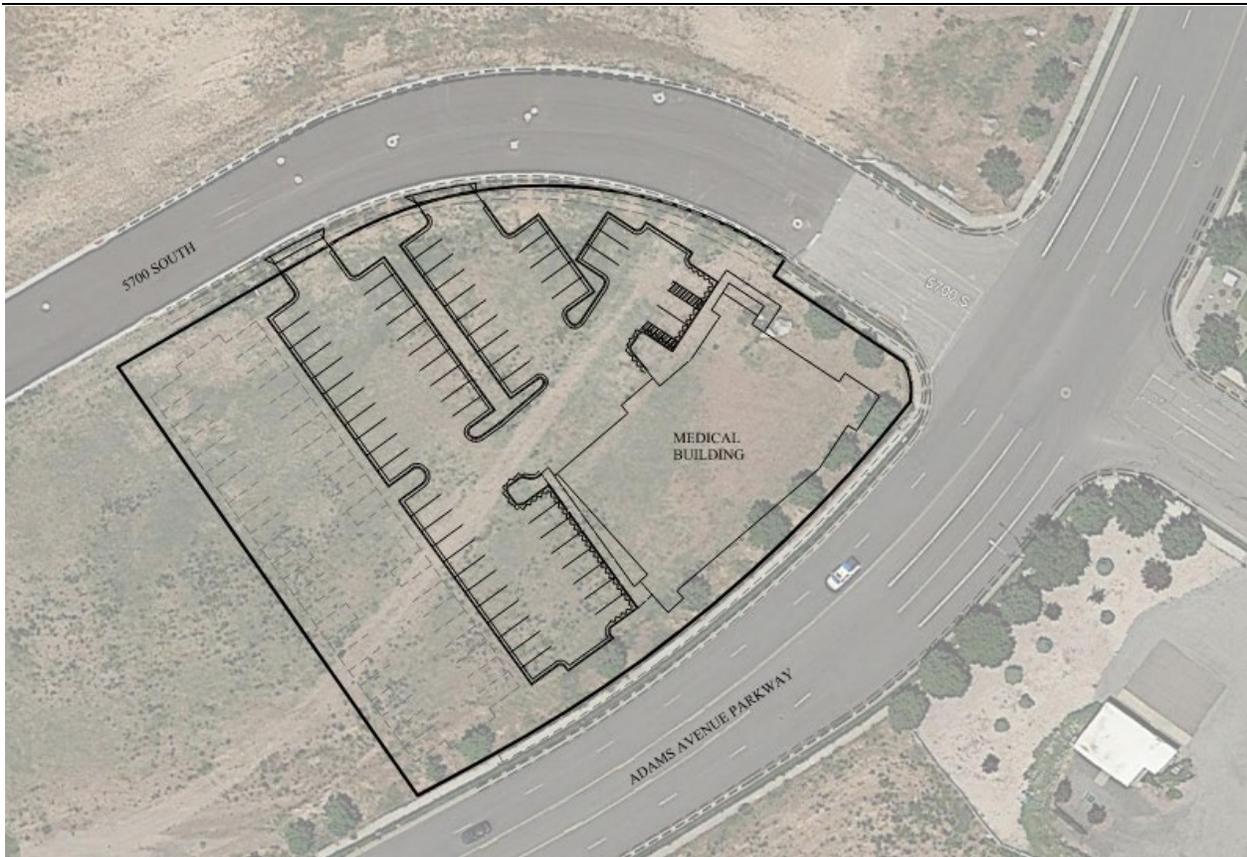
Subject: Preliminary and final site plan approval for Amsource Medical One, LLC. Ambulatory Surgical Center.
Location: lot one of the Pleasant Valley Medical Plaza subdivision.
5700 S. Adams Avenue Parkway.
Zoning: C-2, permitted use
Aggregate Parcel Area: 1.498 Acres

Recommendation: Move to approve the preliminary and final site plan for lot one of the Pleasant Valley Medical Plaza. This recommendation is based on Development Review Committee meeting and findings in the staff report.

Project Summary:

Project Name	Ambulatory Surgical Center
Site Location	Lot one Pleasant Valley Medical Plaza
Tax ID Number	Unknown
Applicant	Amsource Medical One, LLC (Melanie Child)
Owner	Amsource Medical One, LLC
Current zone	C-2
General plan land use classification	Community Commercial
Gross Site	1.498 Acres

Arial Image of Property:



Background: This parcel was subdivided for purpose of providing medical uses to the area. This will be a really nice building and will be able to provide harmonious and beneficial relation among the buildings and uses in the area covered, and satisfactory and harmonious relations between such area and contiguous land and buildings and adjacent neighborhoods.

Preliminary and Final Subdivision Plat Review: The submitted plans include a plat, grading and drainage plan, utilities plan, concrete details, water-sewer details, storm water details, landscape plan, and an architectural drawing with footprint and elevations. Before any building permits would be approved, there will need to be a SWPPP plan, approval from City Engineer, Escrow line items with City Engineer stamp, Geo-tech report for site and recorded plat from Pleasant Valley Medical Plaza developer.

Preliminary and Final Site Plan approval:

1. City Engineer approval is required prior to the issuance of building permit.
2. The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to: curb and gutter, sidewalks, landscaping park strip improvements, driveways, etc.

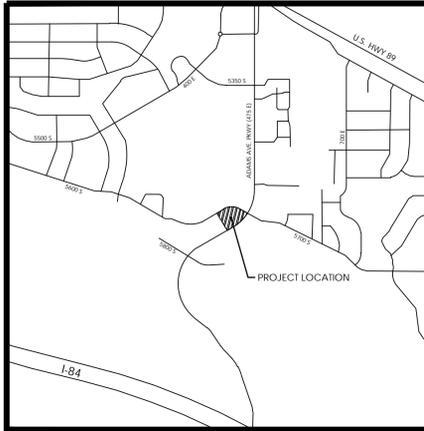
3. An Escrow agreement will be subject to approval by the City Engineer and City Attorney and an escrow account shall be established prior to obtaining any permits being issued for the properties.
-

ATTACHMENTS:

1. Architectural Elevations and Design
2. Grading and Drainage Plan
3. Utilities Plan
4. Concrete Details
5. Water-Sewer Details
6. Storm Water Details

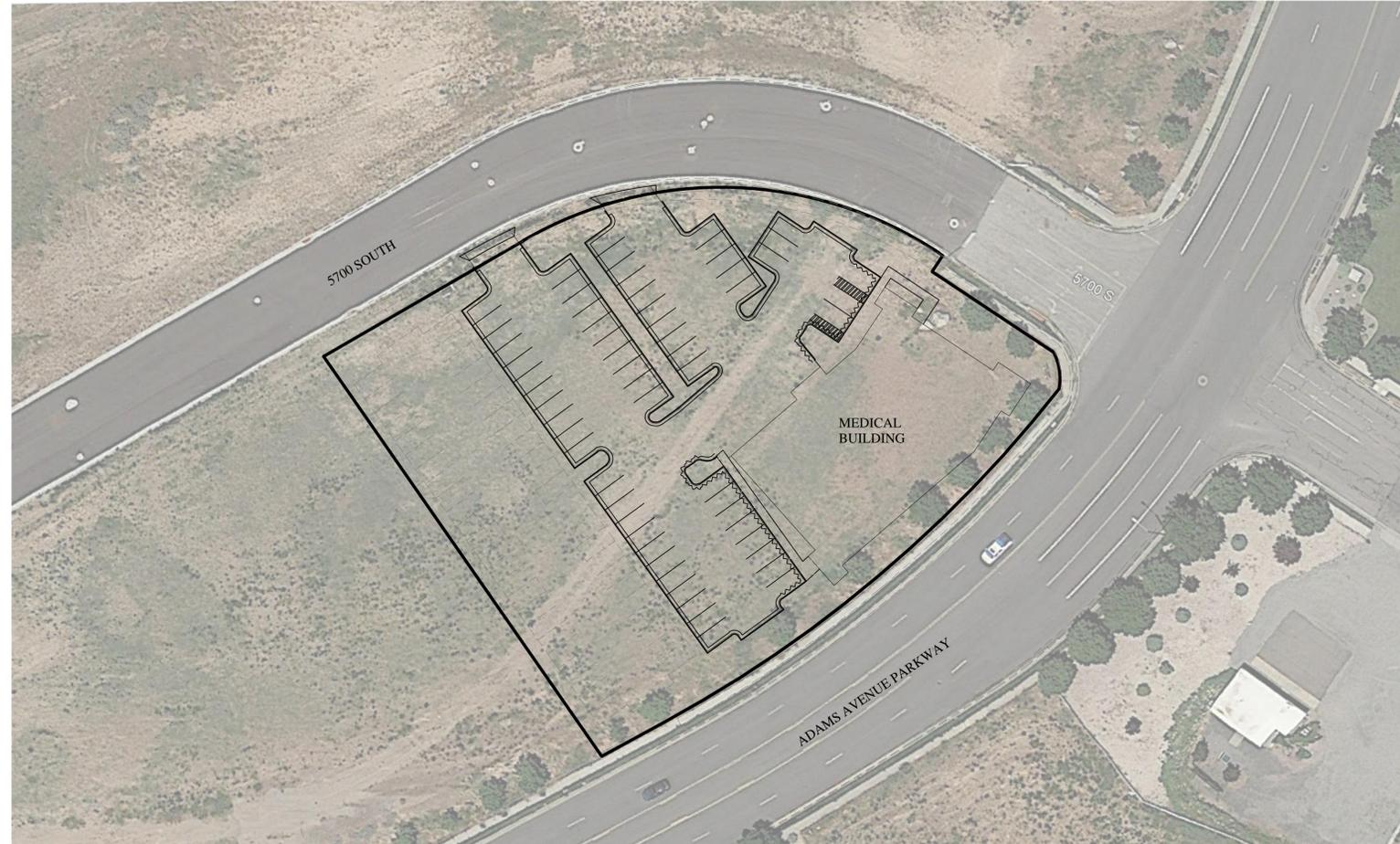
AMBULATORY SURGICAL CENTER

PREPARED FOR:
 CURTIS MINER ARCHITECTURE, LLC
 LOCATED IN:
 WASHINGTON TERRACE, UTAH



VICINITY MAP

NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C3	SITE PLAN
C3.1	SITE PLAN
C4	GRADING PLAN
C5	DRAINAGE PLAN
C5.1	DRAINAGE CALCS
C6	UTILITY PLAN
C7	EROSION CONTROL PLAN
D1	DETAILS
L1	LANDSCAPE PLAN

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO WASHINGTON TERRACE STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

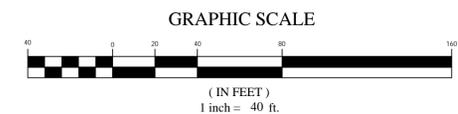
ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR 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 CITY, THE OWNER, AND THE 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 THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANT THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
 FOCUS ENGINEERING & SURVEYING, LLC
 6949 S. HIGH TECH DRIVE SUITE 200
 MIDVALE, UTAH 84047
 (801) 352-0075
 PROJECT MANAGER: MIKE WINTERS
 SURVEY MANAGER: SPENCER LLEWELYN

OWNER/DEVELOPER
 CURTIS MINER ARCHITECTURE, LLC
 233 S. PLEASANT GROVE BLVD, SUITE 105
 PLEASANT GROVE, UTAH 84062
 (801)-769-3000
 CONTACT: GERRIT TIMMERMAN



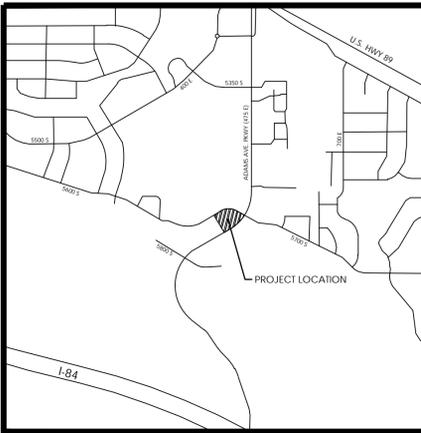
FOR REVIEW ONLY

AMBULATORY SURGICAL CENTER
 WASHINGTON TERRACE, UTAH
 COVER SHEET

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

COVER SHEET

Scale: 1"=40' Drawn: CT
 Date: 08/19/2020 Job #: 20-0305
 Sheet: C1



VICINITY MAP
NTS

BUILDING INFORMATION	
TYPE OF CONSTRUCTION:	II-B (SEE IBC TABLE 601)
TYPE OF OCCUPANCY:	I-2 OCCUPANCY (SEE IBC 308.3) & B OCCUPANCY (SEE IBC 304)
PROPOSED USE:	AMBULATORY SURGICAL CENTER (MAIN LEVEL) MEDICAL CLINIC (UPPER LEVEL)

PARCEL LAND USE DISTRIBUTION		
TOTAL ACREAGE	1.50 ACRES	PERCENT%
BUILDING FOOTPRINT	10,493 SF	16
HARDSCAPE	40,199 SF	62
LANDSCAPE	14,551 SF	22

PARCEL OVERALL PARKING DISTRIBUTION		
REQ PARKING	RATIO	COUNT
MAIN LEVEL	1.5 PER BED	12
UPPER LEVEL	5 PER 1000 SF	50
TOTAL		62
PROVIDED PARKING PHASE 1		62
REQ ADA PARKING	3 PER 51-75 STALLS	
ADA PARKING PROVIDED		3
ANTICIPATED PHASE 2 PARKING		41

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- FALLOUT CURB & GUTTER
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 552-0075
www.focusuh.com

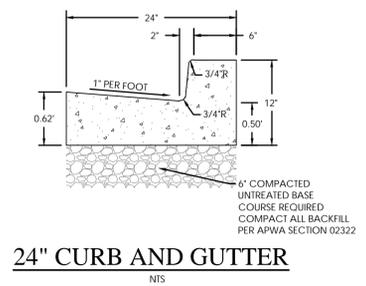
FOR REVIEW ONLY

AMBULATORY SURGICAL CENTER
WASHINGTON TERRACE, UTAH
SITE PLAN

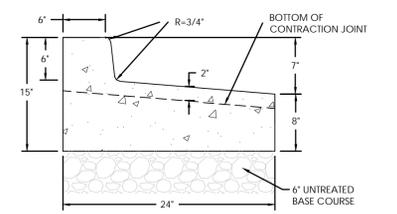
REVISION BLOCK	DATE	DESCRIPTION
1		
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SITE PLAN

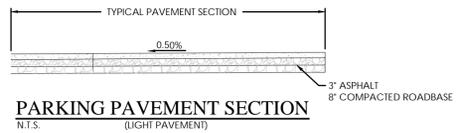
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Date: 08/19/2020 Job #: 20-0305
Sheet: C3



24" CURB AND GUTTER
NTS



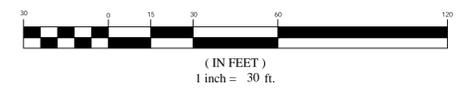
24" FALLOUT CURB & GUTTER
NTS



PARKING PAVEMENT SECTION
N.T.S. (LIGHT PAVEMENT)



GRAPHIC SCALE



Z:\2020\200305-Ambulatory Surgical Center\design\200305.dwg\sheet\C3 - SITE PLAN.dwg

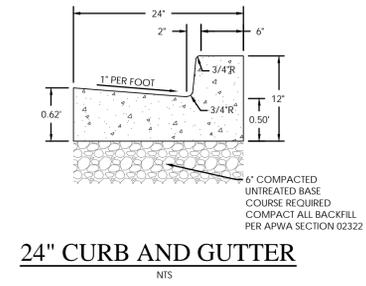


VICINITY MAP
NTS

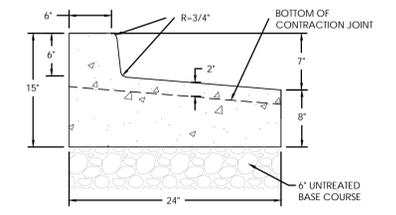
AREA TABULATIONS	
PARKING PAVEMENT	21,627 SF
HIGHBACK CURB & GUTTER	1,766 SF
SHED CURB & GUTTER	456 SF
CONCRETE SIDEWALK	1,272 SF
CONCRETE DRIVE APPROACH	261 SF



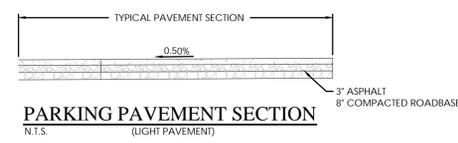
LEGEND	
(Solid line)	BOUNDARY
(Dashed line)	ROW
(Dotted line)	CENTERLINE
(Thin solid line)	LOT LINE
(Thin dashed line)	EASEMENT
(Thin solid line with dots)	FALLOUT CURB & GUTTER
(Thin solid line with dashes)	15" STORM DRAIN
(Thin solid line with dots)	8" SS
(Thin solid line with dashes)	8" W
(Thin solid line with dots)	8" W
(Thin solid line with dashes)	8" SECONDARY WATER
(Thin solid line with dots)	CONTOUR MAJOR
(Thin solid line with dashes)	CONTOUR MINOR
(Thin solid line with dots)	EXIST. STORM DRAIN
(Thin solid line with dashes)	EXIST. SANITARY SEWER
(Thin solid line with dots)	EXIST. CULINARY SEWER
(Thin solid line with dashes)	EXIST. 12" W
(Thin solid line with dots)	EXIST. FENCE
(Thin solid line with dashes)	EXIST. CONTOUR MAJOR
(Thin solid line with dots)	EXIST. CONTOUR MINOR
(Thin solid line with dashes)	SIGN
(Thin solid line with dots)	STREET LIGHT
(Thin solid line with dashes)	SD MH, INLET, AND COMBO
(Thin solid line with dots)	SEWER MANHOLE
(Thin solid line with dashes)	VALVE, TEE & BEND
(Thin solid line with dots)	WATER BLOW-OFF
(Thin solid line with dashes)	FIRE HYDRANT
(Thin solid line with dots)	STREET MONUMENT (TO BE SET)
(Thin solid line with dashes)	EXIST. STREET MONUMENT
(Thin solid line with dots)	EXIST. SD INLET & MH
(Thin solid line with dashes)	EXIST. SEWER MH
(Thin solid line with dots)	EXIST. VALVE, TEE, & BEND
(Thin solid line with dashes)	EXIST. FIRE HYDRANT
(Thin solid line with dots)	SPOT ELEVATION
(Thin solid line with dashes)	o XXXX.XX
(Green hatched pattern)	PARKING PAVEMENT
(Red hatched pattern)	CONCRETE DRIVE AISLE
(Purple hatched pattern)	CONCRETE SIDEWALK
(Orange hatched pattern)	HIGHBACK CURB & GUTTER
(Brown hatched pattern)	FALLOUT CURB & GUTTER



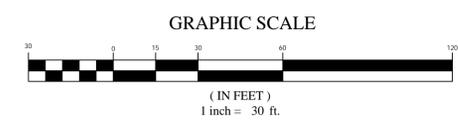
24" CURB AND GUTTER
NTS



24" FALLOUT CURB & GUTTER
NTS



PARKING PAVEMENT SECTION
N.T.S. (LIGHT PAVEMENT)



FOCUS
a
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MIDVALE, UTAH 84047 PH: (801) 552-0075
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AMBULATORY SURGICAL CENTER
WASHINGTON TERRACE, UTAH
SITE PLAN

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

SITE PLAN	
Scale: 1"=30'	Drawn: CT
Date: 08/19/2020	Job #: 20-0305
Sheet:	C3.1

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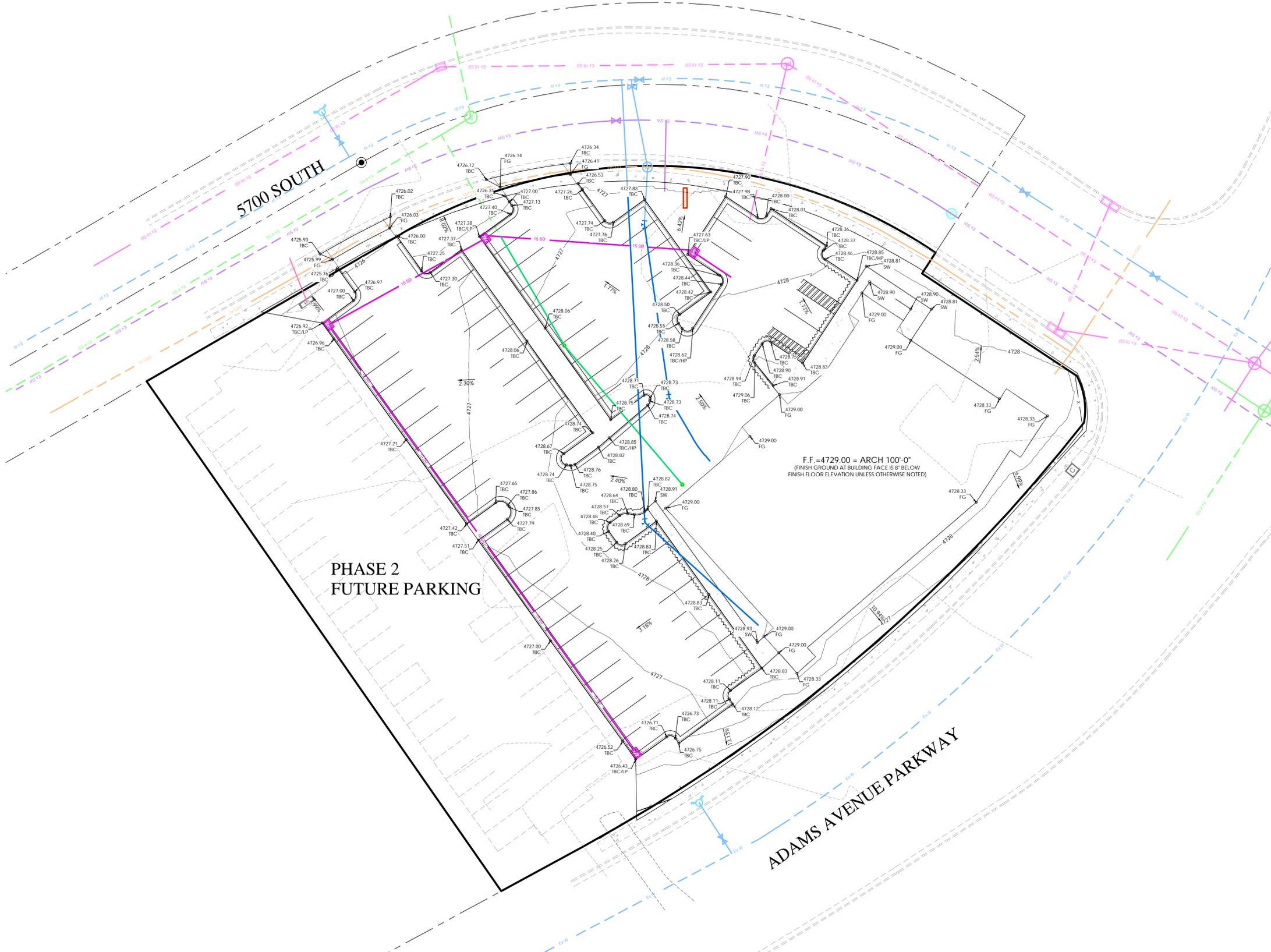
AMBULATORY SURGICAL CENTER
 WASHINGTON TERRACE, UTAH
 GRADING PLAN

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
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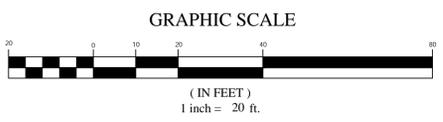
GRADING PLAN	
Scale: 1"=20'	Drawn: CT
Date: 08/19/2020	Job #: 20-0305
Sheet:	C4

LEGEND

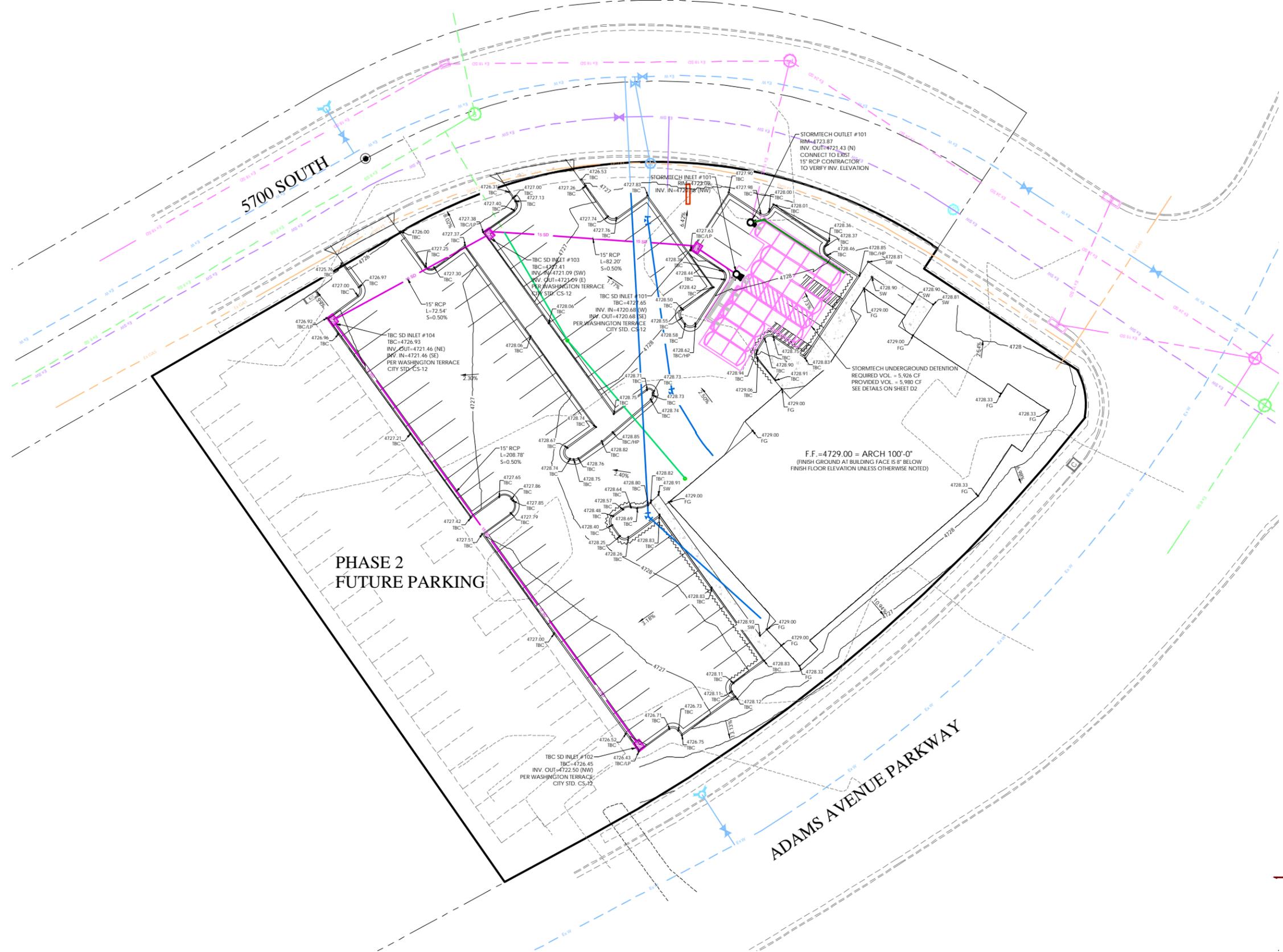
	BOUNDARY
	CENTERLINE
	EASEMENT
	LOT LINE
	FALLOUT CURB & GUTTER
	15" STORM DRAIN
	8" SANITARY SEWER
	8" CULINARY WATER
	8" SECONDARY WATER
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
	SPOT ELEVATION



F.F. = 4729.00 = ARCH 100'-0"
 (FINISH GROUND AT BUILDING FACE IS 8' BELOW
 FINISH FLOOR ELEVATION UNLESS OTHERWISE NOTED)



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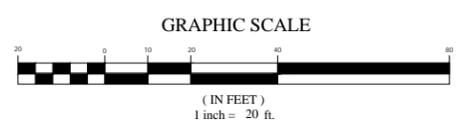


LEGEND

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	FALLOUT CURB & GUTTER
	15" STORM DRAIN
	8" SANITARY SEWER
	8" CULINARY WATER
	8" SECONDARY WATER
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	VALVE, TEE & BEND
	WATER BLOW-OFF
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	STREET MONUMENT (TO BE SET)
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	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
	SPOT ELEVATION

FOR REVIEW ONLY

**AMBULATORY SURGICAL CENTER
 WASHINGTON TERRACE, UTAH
 DRAINAGE PLAN**



REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

DRAINAGE PLAN

Scale: 1"=20' Drawn: CT
 Date: 08/19/2020 Job #: 20-0305
 Sheet: **C5**



Z:\2020\20-0305 Ambulatory Surgical Center\design\20-0305.dwg\sheet\C5.dwg DRAINAGE PLAN.dwg

Project:

- Chamber Model -
- Units -
- Number of Chambers -
- Number of End Caps -
- Voids in the stone (porosity) -
- Base of STONE Elevation -
- Amount of Stone Above Chambers -
- Amount of Stone Below Chambers -
- Area of system -

MC-3500	
Imperial	Click Here for Metric
27	
16	
40	%
4721.25	ft
12	in
9	in
1844	sf Min. Area - 1656 sf min. area



Include Perimeter Stone in Calculations

StormTech MC-3500 Cumulative Storage Volumes

Height of System (inches)	Incremental Single Chamber (cubic feet)	Incremental Single End Cap (cubic feet)	Incremental Chambers (cubic feet)	Incremental End Cap (cubic feet)	Incremental Stone (cubic feet)	Incremental Ch. EC and Stone (cubic feet)	Cumulative System (cubic feet)	Elevation (feet)
66	0.00	0.00	0.00	0.00	61.47	61.47	5981.52	4726.75
65	0.00	0.00	0.00	0.00	61.47	61.47	5920.06	4726.67
64	0.00	0.00	0.00	0.00	61.47	61.47	5858.59	4726.58
63	0.00	0.00	0.00	0.00	61.47	61.47	5797.12	4726.50
62	0.00	0.00	0.00	0.00	61.47	61.47	5735.66	4726.42
61	0.00	0.00	0.00	0.00	61.47	61.47	5674.19	4726.33
60	0.00	0.00	0.00	0.00	61.47	61.47	5612.72	4726.25
59	0.00	0.00	0.00	0.00	61.47	61.47	5551.26	4726.17
58	0.00	0.00	0.00	0.00	61.47	61.47	5489.79	4726.08
57	0.00	0.00	0.00	0.00	61.47	61.47	5428.32	4726.00
56	0.00	0.00	0.00	0.00	61.47	61.47	5366.86	4725.92
55	0.00	0.00	0.00	0.00	61.47	61.47	5305.39	4725.83
54	0.06	0.00	1.57	0.00	60.84	62.41	5243.92	4725.75
53	0.19	0.02	5.24	0.38	59.22	64.84	5181.52	4725.67
52	0.29	0.04	7.94	0.60	58.05	66.59	5116.67	4725.58
51	0.40	0.05	10.90	0.82	56.78	68.50	5050.08	4725.50
50	0.69	0.07	18.55	1.08	53.61	73.25	4981.58	4725.42
49	1.03	0.09	27.76	1.41	49.80	78.97	4908.34	4725.33
48	1.25	0.11	33.74	1.71	47.29	82.74	4829.36	4725.25
47	1.42	0.13	38.40	2.02	45.30	85.72	4746.63	4725.17
46	1.57	0.14	42.47	2.31	43.55	88.34	4660.91	4725.08
45	1.71	0.16	46.09	2.61	41.99	90.69	4572.57	4725.00
44	1.83	0.18	49.37	2.91	40.56	92.83	4481.88	4724.92
43	1.94	0.20	52.32	3.21	39.26	94.78	4389.05	4724.83
42	2.04	0.22	55.10	3.49	38.03	96.62	4294.27	4724.75
41	2.13	0.23	57.64	3.76	36.91	98.30	4197.64	4724.67
40	2.22	0.25	60.05	4.01	35.84	99.90	4099.34	4724.58
39	2.31	0.27	62.28	4.25	34.85	101.39	3999.44	4724.50
38	2.38	0.28	64.39	4.48	33.92	102.79	3898.05	4724.42
37	2.46	0.29	66.40	4.70	33.03	104.13	3795.26	4724.33
36	2.53	0.31	68.26	4.93	32.19	105.38	3691.14	4724.25
35	2.59	0.32	70.03	5.14	31.40	106.57	3585.76	4724.17
34	2.66	0.33	71.71	5.35	30.64	107.71	3479.19	4724.08
33	2.72	0.35	73.31	5.55	29.92	108.78	3371.48	4724.00
32	2.77	0.36	74.82	5.76	29.23	109.82	3262.70	4723.92
31	2.82	0.37	76.27	5.96	28.58	110.80	3152.88	4723.83
30	2.88	0.38	77.64	6.15	27.95	111.74	3042.08	4723.75
29	2.92	0.40	78.95	6.34	27.35	112.64	2930.34	4723.67
28	2.97	0.41	80.19	6.52	26.78	113.49	2817.70	4723.58
27	3.01	0.42	81.34	6.70	26.25	114.29	2704.21	4723.50
26	3.05	0.43	82.44	6.87	25.74	115.05	2589.93	4723.42
25	3.09	0.44	83.55	7.05	25.23	115.82	2474.87	4723.33
24	3.13	0.45	84.53	7.21	24.77	116.51	2359.05	4723.25
23	3.17	0.46	85.47	7.37	24.33	117.17	2242.54	4723.17
22	3.20	0.47	86.39	7.53	23.90	117.82	2125.36	4723.08
21	3.23	0.48	87.24	7.68	23.50	118.42	2007.55	4723.00
20	3.26	0.49	88.06	7.83	23.11	119.00	1889.13	4722.92
19	3.29	0.50	88.84	7.97	22.74	119.55	1770.13	4722.83
18	3.32	0.51	89.59	8.10	22.39	120.08	1650.58	4722.75
17	3.34	0.51	90.29	8.23	22.06	120.58	1530.50	4722.67
16	3.37	0.52	90.95	8.36	21.74	121.05	1409.92	4722.58
15	3.39	0.53	91.60	8.47	21.44	121.51	1288.87	4722.50
14	3.41	0.54	92.19	8.58	21.16	121.93	1167.36	4722.42
13	3.44	0.54	92.80	8.69	20.87	122.36	1045.43	4722.33
12	3.46	0.55	93.36	8.79	20.61	122.76	923.07	4722.25
11	3.48	0.56	93.92	8.88	20.34	123.15	800.31	4722.17
10	3.51	0.59	94.64	9.52	19.80	123.96	677.16	4722.08
9	0.00	0.00	61.47	0.00	61.47	61.47	553.20	4722.00
8	0.00	0.00	0.00	0.00	61.47	61.47	491.73	4721.92
7	0.00	0.00	0.00	0.00	61.47	61.47	430.27	4721.83
6	0.00	0.00	0.00	0.00	61.47	61.47	368.80	4721.75
5	0.00	0.00	0.00	0.00	61.47	61.47	307.33	4721.67
4	0.00	0.00	0.00	0.00	61.47	61.47	245.87	4721.58
3	0.00	0.00	0.00	0.00	61.47	61.47	184.40	4721.50
2	0.00	0.00	0.00	0.00	61.47	61.47	122.93	4721.42
1	0.00	0.00	0.00	0.00	61.47	61.47	61.47	4721.33

Detention Pond

Project: Ambulatory Surgical Center
 Location: Washington Terrace, Utah
 Date: 8/16/2020
 Designer: Mike Winfers



100-Year Detention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
 Return Period: 100 year
 Allowable Discharge: 0.20 cfs/acre Per Washington Terrace Standards

Allowable Discharges

Storm Drain Discharge: 0.30 cfs
 Other Discharge: 0.00 cfs Source:
 Total Discharge: 0.300 cfs

Weighted "C" Value

Surface Type	Area [sf]	"C" Value	C*A
Building	10,493	0.85	8,919
Roadway and Sidewalk	38,905	0.90	35,015
Landscape	15,845	0.15	2,377
Totals	65,243		46,310

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Infiltration Rate	Infiltration	Required Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cfs	cf	cf
5.0	7.24	0.71	1.50	7.70	2,309	0.30	90	0.000	0	2,219
10.0	5.60	0.71	1.50	5.95	3,572	0.30	180	0.000	0	3,392
15.0	4.61	0.71	1.50	4.90	4,411	0.30	270	0.000	0	4,141
30.0	3.04	0.71	1.50	3.23	5,817	0.30	539	0.000	0	5,278
60.0	1.83	0.71	1.50	1.95	7,004	0.30	1,078	0.000	0	5,926
120.0	1.03	0.71	1.50	1.10	7,884	0.30	2,157	0.000	0	5,727
180.0	0.74	0.71	1.50	0.79	8,497	0.30	3,235	0.000	0	5,261
360.0	0.42	0.71	1.50	0.45	9,645	0.30	6,470	0.000	0	3,174

Maximum Storage Requirement: 5,926
 Maximum Storage Requirement (ac-ft): 0.14

Required Retention Calculation:

80th percentile storm: 0.48 in.
 Project Area: 65243 sq. ft.

$$Retention = 0.48 \text{ in} \times 65,243 \text{ ft}^2 \times \frac{1 \text{ ft}}{12 \text{ in}} = 2610 \text{ ft}^3$$

Per Washington Terrace Municipal Code

User Inputs

Chamber Model: MC-3500
 Outlet Control Structure: Yes
 Project Name: Ambulatory Surgical Center
 Engineer: Cameron Taylor
 Project Location: UT
 Measurement Type: Imperial
 Required Storage Volume: 6026 cubic ft.
 Stone Porosity: 40%
 Stone Foundation Depth: 9 ft
 Stone Above Chambers: 19 ft
 Average Cover Over Chambers: 18 in.
 Design Constraint Dimensions: (6.0 ft. x 45 ft.)

Results

System Volume and Bed Size
 Installed Storage Volume: 5960.27 cubic ft.
 Storage Volume Per Chamber: 109.50 cubic ft.
 Number of Chambers Required: 27
 Number of End Caps Required: 16
 Chamber Rows: 8
 Maximum Length: 41.58 ft.
 Maximum Width: 57.43 ft.
 Approx. Bed Size Required: 1344.02 square ft.

System Components

Amount of Stone Required: 256.51 cubic yards
 Volume of Excavation (Not Including Fill): 375.00 cubic yards

Note: ADS STORMTECH GENERAL SPECIFICATIONS



FOR REVIEW ONLY

AMBULATORY SURGICAL CENTER
 WASHINGTON TERRACE, UTAH
 DRAINAGE CALCS

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

DRAINAGE CALCS
 Scale: 1"=XX' Drawn: CT
 Date: 08/19/2020 Job #: 20-0305
 Sheet: C5.1



Note: OUTLET INVERT ELEVATION REQUIRED FOR X AMOUNT OF RETAINED VOLUME

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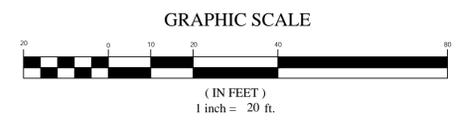


LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	FALLOUT CURB & GUTTER
---	15" SD
---	8" SS
---	8" W
---	8" SW
---	XXXX
---	CONTOUR MINOR
---	CONTOUR MAJOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. CULINARY SEWER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION

FOR REVIEW ONLY

AMBULATORY SURGICAL CENTER
 WASHINGTON TERRACE, UTAH
 UTILITY PLAN



REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

UTILITY PLAN

Scale: 1"=20'	Drawn: CT
Date: 08/19/2020	Job #: 20-0305
Sheet: C6	

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FOR REVIEW ONLY

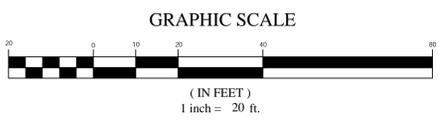
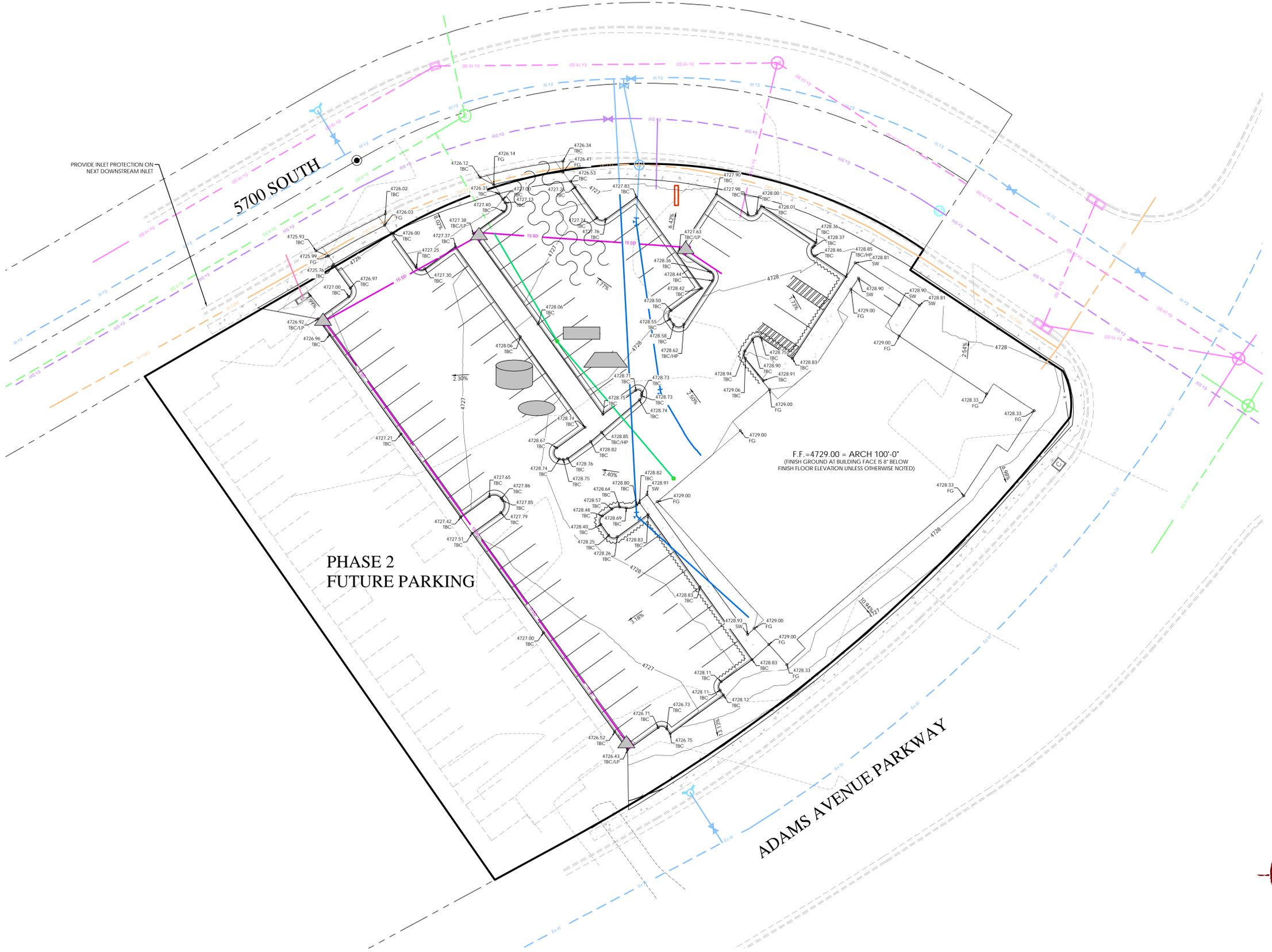
AMBULATORY SURGICAL CENTER
 WASHINGTON TERRACE, UTAH
EROSION CONTROL PLAN

REVISION BLOCK	
#	DESCRIPTION
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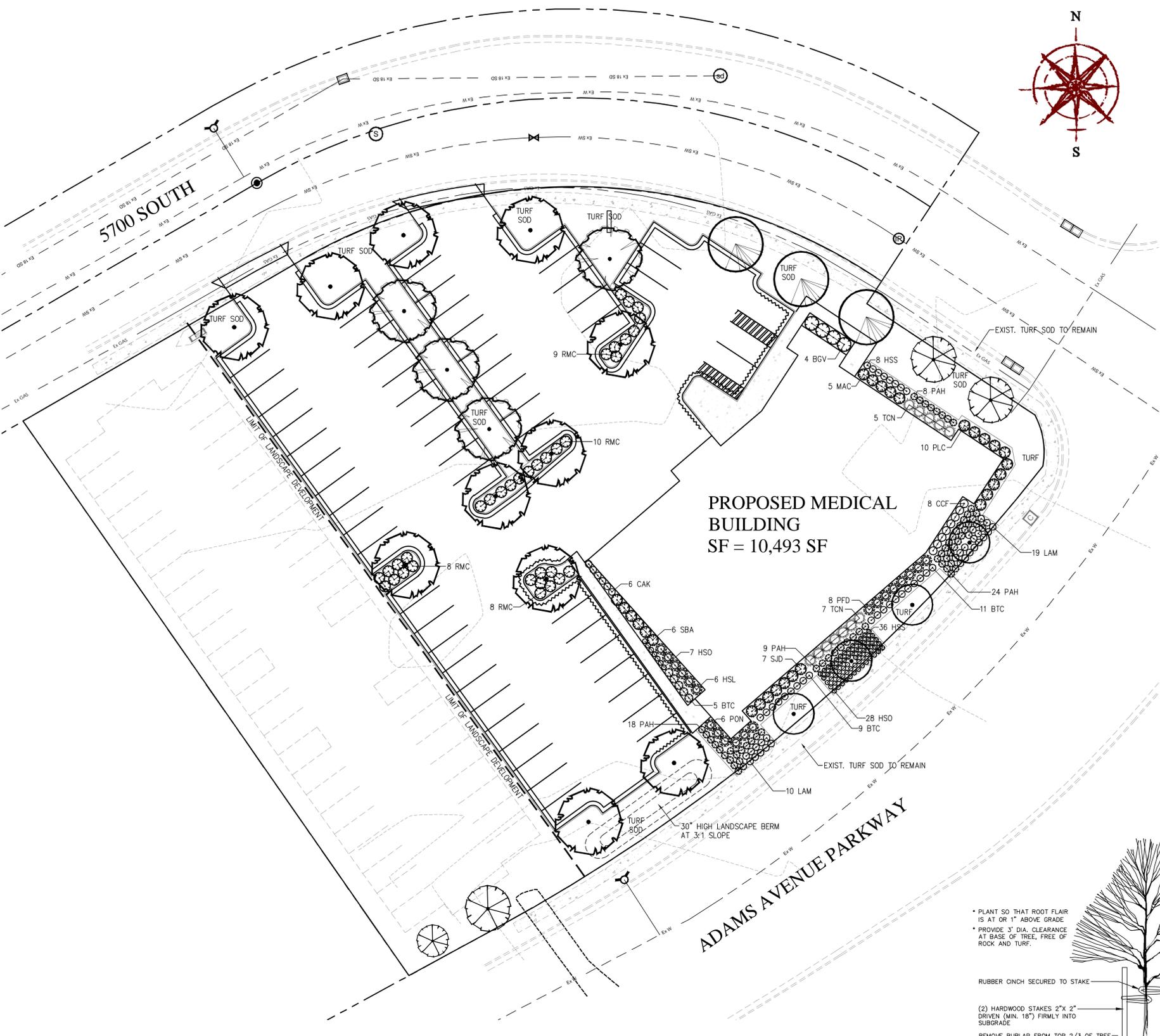
EROSION CONTROL PLAN	
Scale: 1"=20'	Drawn: CT
Date: 08/19/2020	Job #: 20-0305
Sheet:	C7

EROSION CONTROL LEGEND

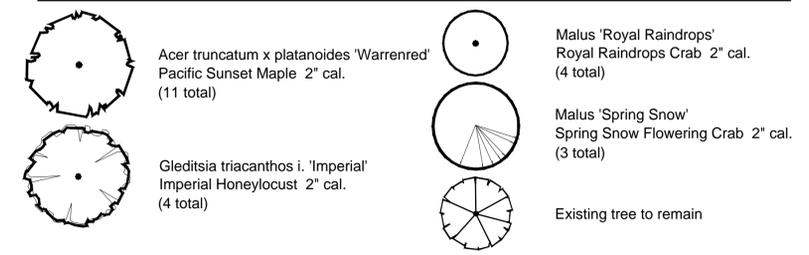
- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE
- CUTBACK CURB
- FIBER ROLL



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TREE LEGEND



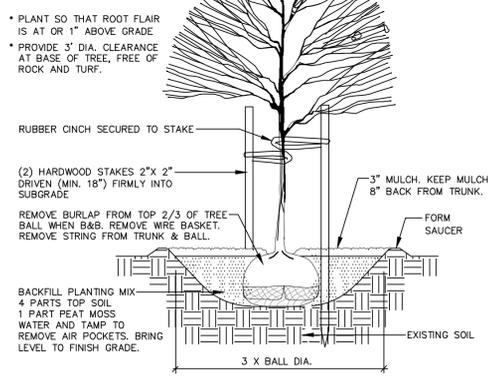
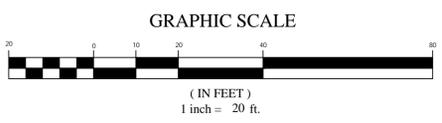
PLANT SCHEDULE

Symbol	Scientific Name	Common Name	Size	Quantity	Waterwise
SHRUBS					
BTC	Berberis thunbergii atro 'Concorde'	Dark Red-Purple Barberry	5 Gal	25	No
BGV	Buxus 'Green Velvet'	Green Velvet Boxwood	5 Gal	4	No
CCF	Caryopteris clandonensis 'First Choice'	First Choice Bluebeard	5 Gal	8	Yes
HSL	Hibiscus syriacus 'Lil Kim'	Dwarf Rose of Sharon	5 Gal	6	Yes
MAC	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 Gal	5	Yes
PON	Physocarpus opulifolius 'Nugget'	Dwarf Ninebark	5 Gal	6	Yes
PFD	Potentilla fruticosa 'Dakota Sunspot'	Dakota Sunspot Potentilla	5 Gal	8	Yes
PLC	Prunus laurocerusus 'Chestnut Hill'	Chestnut Hill Laurel	5 Gal	10	No
RMC	Rosa 'Meidiland Crimson'	Crimson Meidiland Rose	5 Gal	35	No
SBA	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	5 Gal	6	No
SJD	Spiraea japonica 'Doozie'	Doozie Spiraea	5 Gal	7	No
TCN	Taxus cuspidata 'Nana Aurescens'	Dwarf Golden Japanese Yew	5 Gal	12	No
PERENNIALS & ORNAMENTAL GRASSES					
CAK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	6	Yes
HSS	Helictotrichon sempervirens 'Sapphire'	Blue Oat Grass	1 Gal	44	Yes
HSO	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 Gal	35	Yes
LAM	Lavandula angustifolia 'Munstead'	Munstead Lavender	1 Gal	29	Yes
PAH	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 Gal	59	Yes

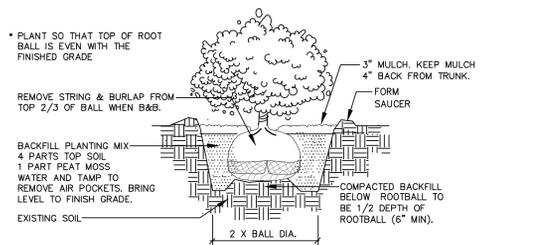
LANDSCAPE NOTES:

1. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER.
2. NEW LAWN AREAS TO BE SODDED WITH 100% KENTUCKY BLUEGRASS (MINIMUM OF 3 DIFFERENT VARIETIES). FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
3. ALL PLANTING BEDS WILL HAVE 3" OF 1 1/2" TO 3" SOUTH TOWN COBBLE ROCK MULCH FROM NEPHI SANDSTONE IN NEPHI, UTAH OVER DEWITT PRO-5 WEED BARRIER FABRIC. APPLY PRE-EMERGENT TO SOIL BEFORE INSTALLING FILTER FABRIC AND ROCK MULCH.
4. SANDY LOAM TOPSOIL TO BE INSTALLED AT 4" DEPTH. INCLUDE MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING IN ALL NEW LAWN AREAS.
5. PARK STRIPS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL. THE FINISH GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
6. TREES LOCATED IN LAWN AREAS SHALL HAVE A 6 FOOT DIAMETER GRASS FREE TREE RING AROUND BASE OF TREE WITH 3" DEPTH OF WOOD MULCH.
7. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
8. LAY SOD IN ROWS WITH JOINTS STAGGERED WITHOUT OVERLAPPING OR LEAVING GAPS.
9. WATER SODDED AREAS IMMEDIATELY AFTER SOD LAYING AND ROLLING SMOOTH.
10. INSTALL METAL EDGING BETWEEN LAWN AREAS AND PLANTING BEDS.
11. MAINTAIN AND WATER EXISTING TREES TO REMAIN. REPLACE ANY TREE THAT IS DAMAGED.
12. REMOVE EXISTING TREES NEXT TO PROPOSED BUILDING ALONG ADAMS AVENUE.
13. KEEP EXISTING IRRIGATION IN OPERATION ALONG PARK STRIP ON ADAMS AVENUE AND 5700 SOUTH.

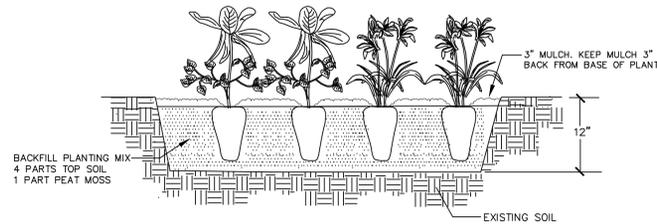
PROPOSED MEDICAL BUILDING
SF = 10,493 SF



A TREE PLANTING & STAKING
NOT TO SCALE



B SHRUB PLANTING
NOT TO SCALE



C PERENNIAL PLANTING
NOT TO SCALE

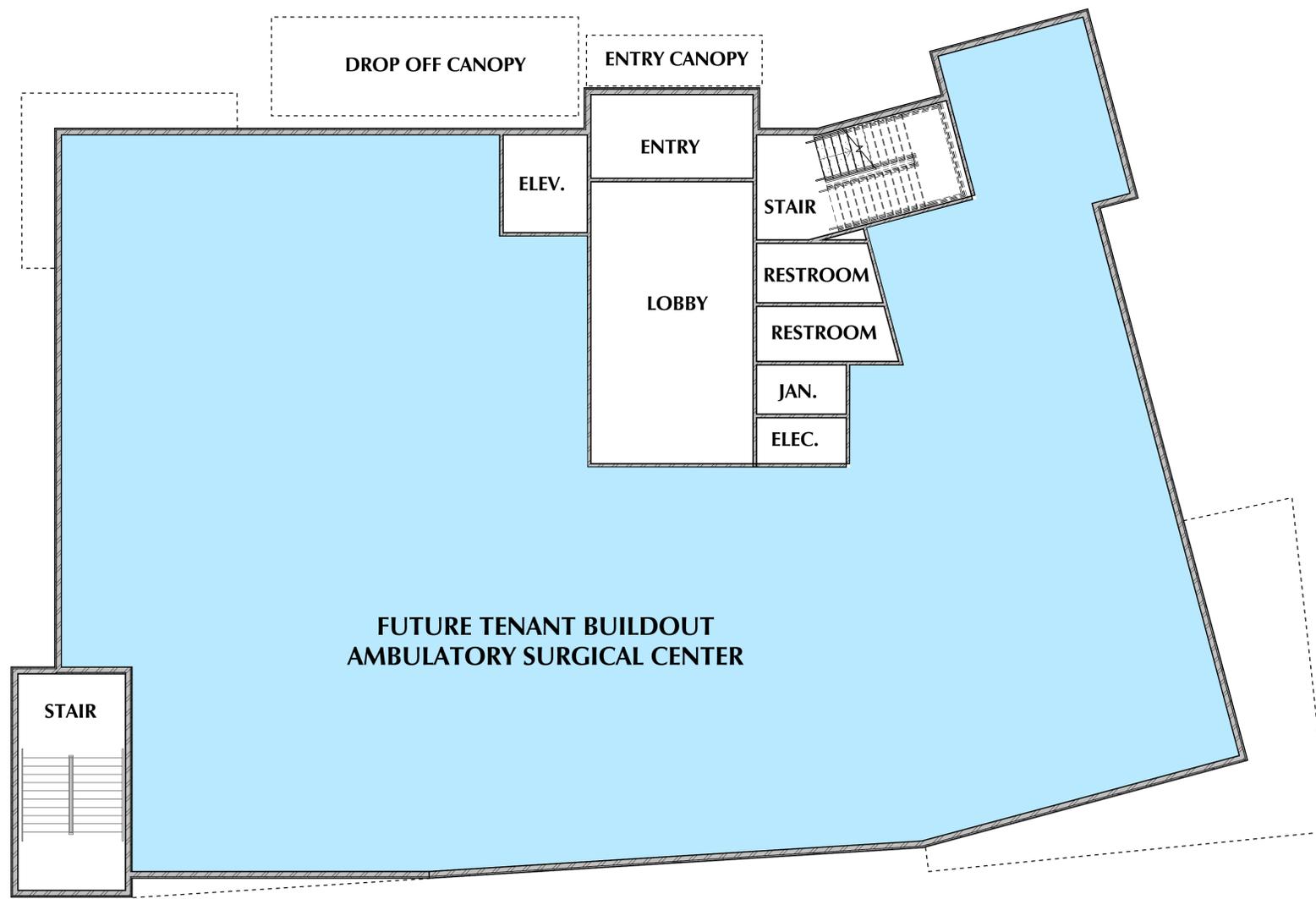
FOR REVIEW ONLY

AMBULATORY SURGICAL CENTER
WASHINGTON TERRACE, UTAH
LANDSCAPE PLAN

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

LANDSCAPE PLAN

Scale: 1"=20'
Date: 08/19/2020
Sheet: L1



LEVEL 1 PROPOSED FLOOR PLAN DIAGRAM

SCALE: 1/8" = 1'-0"



SQUARE FOOT SUMMARY:

LEVEL 1
 BUILDING CORE SF = 1,836 SF
 FUTURE TENANT BUILDOUT SF = 8,715 SF
 LEVEL 1 TOTAL SF = 10,551 SF

LEVEL 2
 BUILDING CORE SF = 840 SF
 FUTURE TENANT BUILDOUT SF = 8,929 SF
 LEVEL 2 TOTAL SF = 9,769 SF

GRAND TOTAL BUILDING SF = 20,320 SF

AMBULATORY SURGICAL CENTER

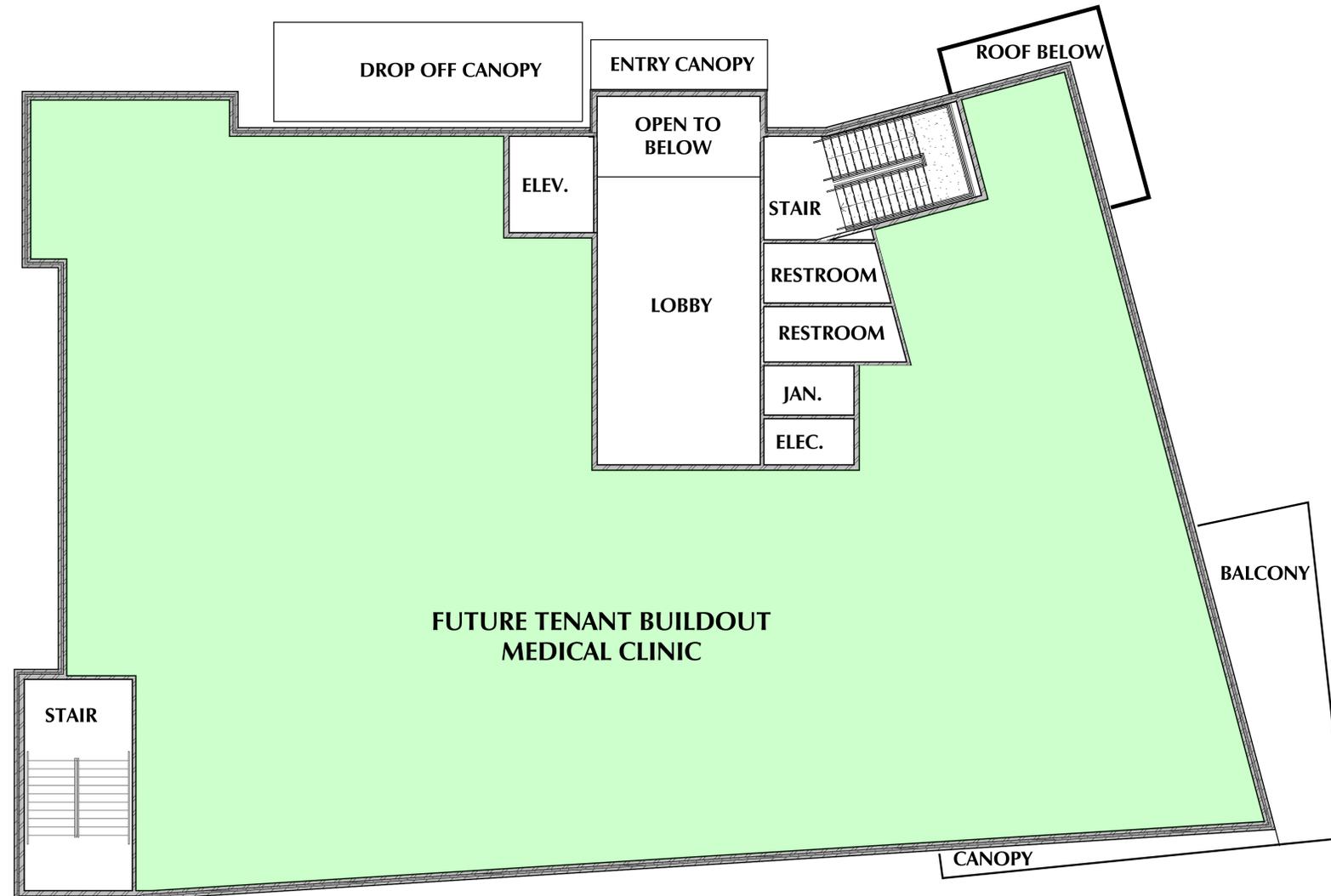
LOT 1 AT THE CORNER OF
 5700 SOUTH STREET ADAMS AVENUE PARKWAY
 WASHINGTON TERRACE, UTAH

AUGUST 19, 2020



CURTIS MINER
 ARCHITECTURE

233 SOUTH PLEASANT GROVE BLVD.
 SUITE #105
 PLEASANT GROVE, UTAH 84062
 PHONE: (801) 769-3000
 cma@cmautah.com



LEVEL 2 PROPOSED FLOOR PLAN DIAGRAM

SCALE: 1/8" = 1'-0"



SQUARE FOOT SUMMARY:

LEVEL 1
 BUILDING CORE SF = 1,836 SF
 FUTURE TENANT BUILDOUT SF = 8,715 SF
 LEVEL 1 TOTAL SF = 10,551 SF

LEVEL 2
 BUILDING CORE SF = 840 SF
 FUTURE TENANT BUILDOUT SF = 8,929 SF
 LEVEL 2 TOTAL SF = 9,769 SF

GRAND TOTAL BUILDING SF = 20,320 SF

AMBULATORY SURGICAL CENTER

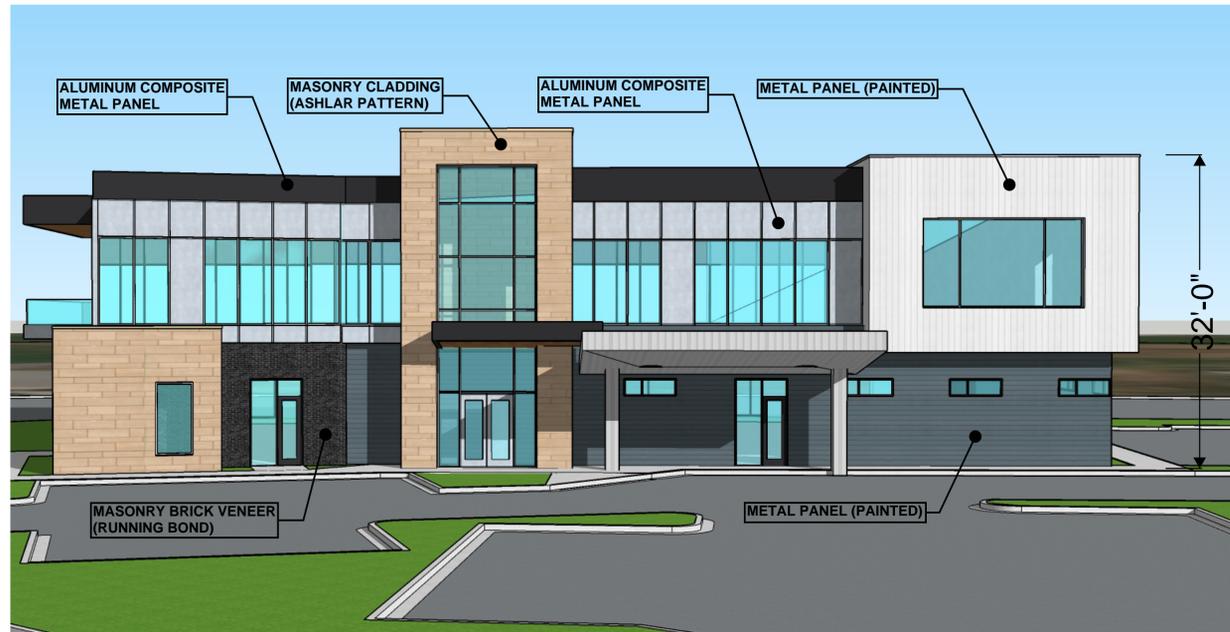
LOT 1 AT THE CORNER OF
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 WASHINGTON TERRACE, UTAH

AUGUST 19, 2020



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 ARCHITECTURE

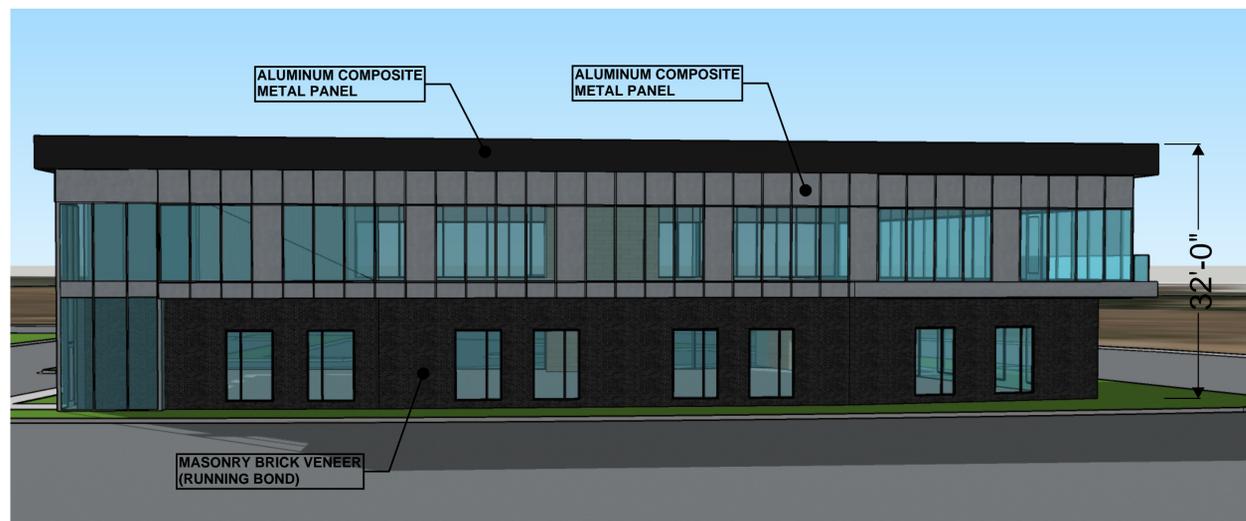
233 SOUTH PLEASANT GROVE BLVD.
 SUITE #105
 PLEASANT GROVE, UTAH 84062
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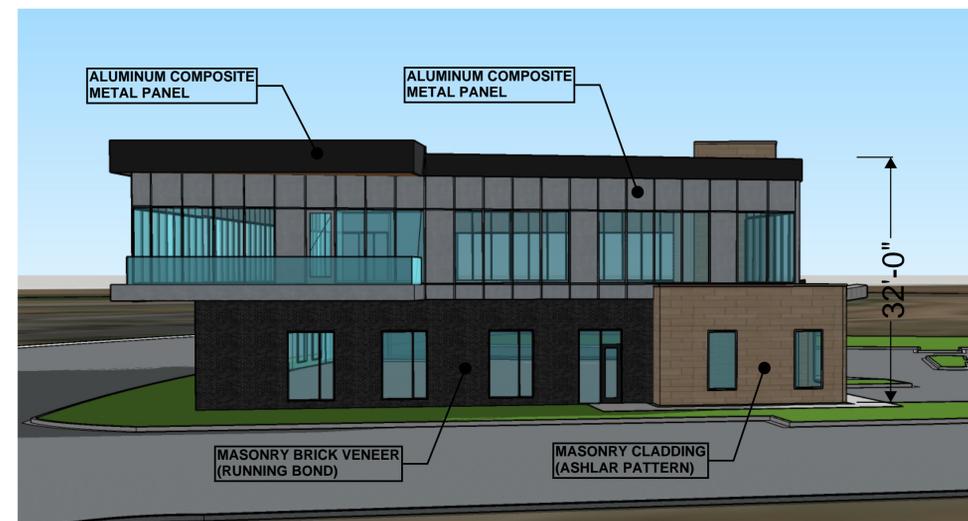
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

PROPOSED BUILDING ELEVATIONS

AMBULATORY SURGICAL CENTER

LOT 1 AT THE CORNER OF
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AUGUST 19, 2020



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