



**RIVERTON CITY
PLANNING COMMISSION AGENDA
THURSDAY, JANUARY 22, 2015**



NOTICE IS HEREBY GIVEN THAT THE RIVERTON CITY PLANNING COMMISSION WILL HOLD A PUBLIC MEETING AT **6:30 PM, THURSDAY, JANUARY 22, 2015** AT THE **RIVERTON CITY MUNICIPAL BUILDING, 12830 SOUTH 1700 WEST**, RIVERTON UTAH. ANY QUESTIONS, CALL 801-208-3141 OR 801-208-3130.



REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES AND/OR THE NEED FOR TRANSLATION SERVICES WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE, PLEASE CALL 801-208-3100.



1. PUBLIC HEARING

THERE ARE NO PUBLIC HEARINGS SCHEDULED FOR THIS MEETING.

2. DECISION/ACTION ITEMS

A. CONDITIONAL USE PERMIT, WIRELESS COMMUNICATIONS TOWER, 4570 WEST 12600 SOUTH, P-OS ZONE, KALAB COX, REPRESENTING T-MOBILE WIRELESS, APPLICANT.

B. FINAL PLAT SUBDIVISION, THE COTTAGES AT WESTERN SPRINGS PHASE 1, 4358 WEST 12900 SOUTH, 25 SINGL-FAMILY LOTS, R4-SD ZONE, BRIGHTON HOMES UTAH LLC, APPLICANT.

3. ADJOURNMENT

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Planning Department

DATE: January 22, 2015

SUBJECT: CONDITIONAL USE PERMIT, WIRELESS COMMUNICATIONS TOWER, 4570 WEST 12600 SOUTH, P-OS ZONE, KALAB COX, REPRESENTING T-MOBILE WIRELESS, APPLICANT.

PROPOSED MOTION:

I move that the Planning Commission APPROVE the conditional use permit for a wireless communication tower located at 4570 West 12600 South, with the following conditions:

1. A ground lease and agreement with Riverton City be secured prior to any construction.
2. The tower maintain a distance of 150% of its height from any residential structure in existence at the time of construction.
3. The enclosure be of solid masonry to match the existing utility enclosure on site.
4. The site and structure shall comply with any and all applicable standards and ordinances.

BACKGROUND:

Kalab Cox, representing T-Mobile Wireless, has made application for a Conditional Use permit for a wireless communications tower to be located on public property located at approximately 4570 West 12600 South. The property is part of the Western Springs Main Park, and is zoned Parks/Open Space. The property to the north is zoned SP-C, and is part of the commercial property adjacent to 12600 South. The property to the south, west, and east is all part of the park area and is zoned Parks/Open Space.

The proposed tower location does meet the required separation of 150% of the tower height from any residential structure, and there are no existing or proposed residences for a significant distance beyond that requirement. There is an existing private utility structure and enclosure within the park area, and there are existing access easements in place from 12600 South. T-Mobile is proposing matching the solid masonry fencing of the existing enclosure, which is a earth tone block. In the absence of any existing residential development, the requirements for this tower and enclosure are relatively straightforward, and with the conditions above, staff does not anticipate any issues with the proposal.

In addition to the Conditional Use Permit, the applicant will need to secure a lease agreement with the City for access to and use of the property. This is reflected in Condition #1 above.

ATTACHMENTS:

The following items are attached for your review:

1. A copy of the Conditional Use Permit application
2. A copy of the Zoning Map
3. A copy of the Aerial Views



PL No. _____

Date _____

Application

Conditional Use Permit

Applicant's Name T-MobileHome Address 121 West Election Rd. # 330City Draper State UT Zip 84020Telephone # 801-860-0285 Mobile # _____E-mail Address Terry.cox@t-mobile.com Fax # _____Contact Person and Title Kalab Cox site acquisitionAddress 121 West Election Rd. # 330City Draper State UT Zip 84020Telephone # 801-860-1148 Mobile # _____E-mail Address Kalab.cox@gmail.com Fax # _____

1. Project Information

1. Name of proposed business Cell Tower2. Address 4570 Goshute Dr. Riverton, UT 840963. Description of the proposed use 100' cellphone tower to be installed at Western Springs Park.

4. Sidwell/Tax ID# _____ Total Acreage of the Site _____

5. Current Zoning of the Proposed Site _____

Zoning of Adjacent Parcels: North _____ South _____ East _____ West _____

6. Current Use of Land _____

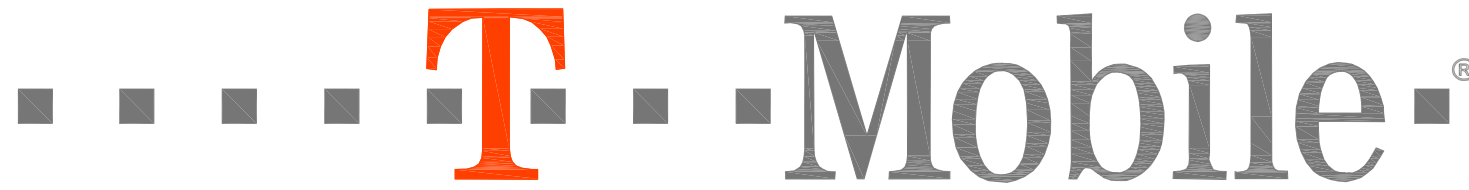
7. Number of Existing Structures _____

All drawings and other requirements must meet Riverton City Engineering Standards and Development Standards as presented by ordinance. Please note that for your convenience, an application checklist is enclosed. Incomplete applications will not be accepted or approved.

[Signature]
Applicant's Signature

01/08/15
Date

Revised 07/08



PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO T-MOBILE SERVICES IS STRICTLY PROHIBITED.

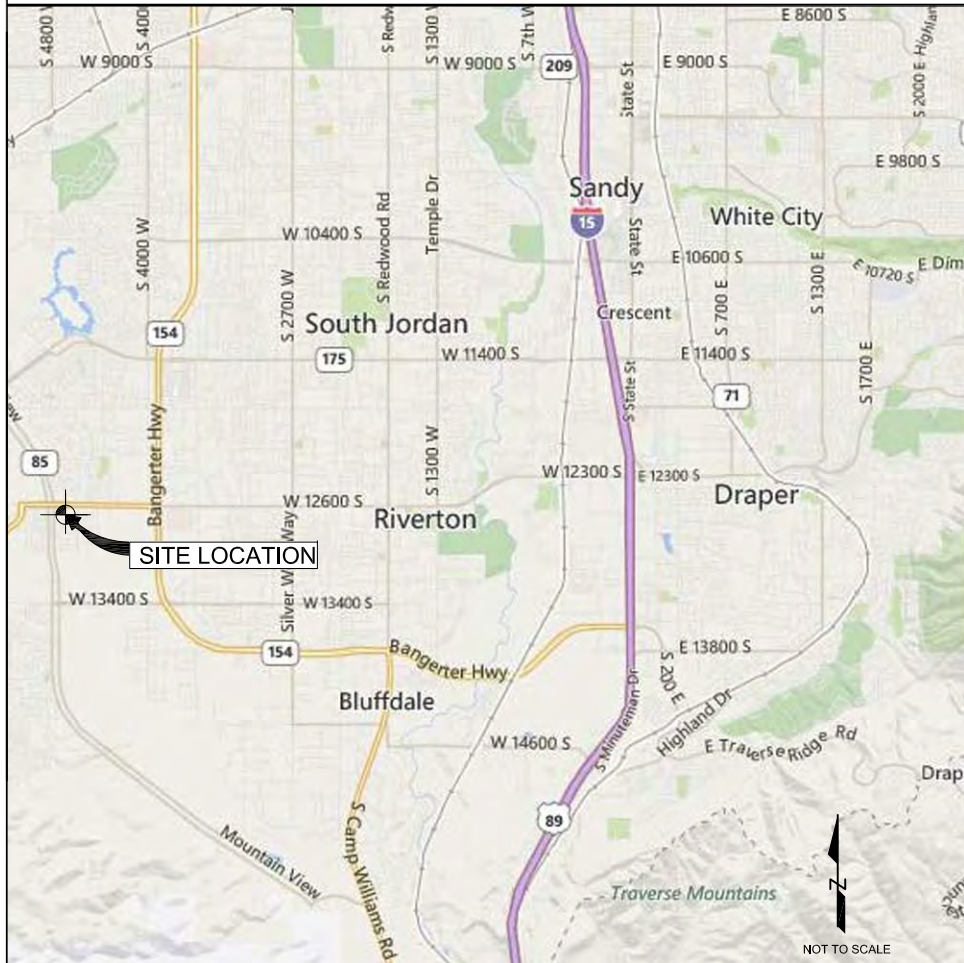
DATE: 8/26/14
 DRAWN BY: DESTINY DESIGN
 CHECKED BY: T.C.
 FILE: SL02021A WESTERN SPRINGS

REVISIONS		
DATE	DESCRIPTION	INITIAL
8/26/14	ZONING DRAWING	DD

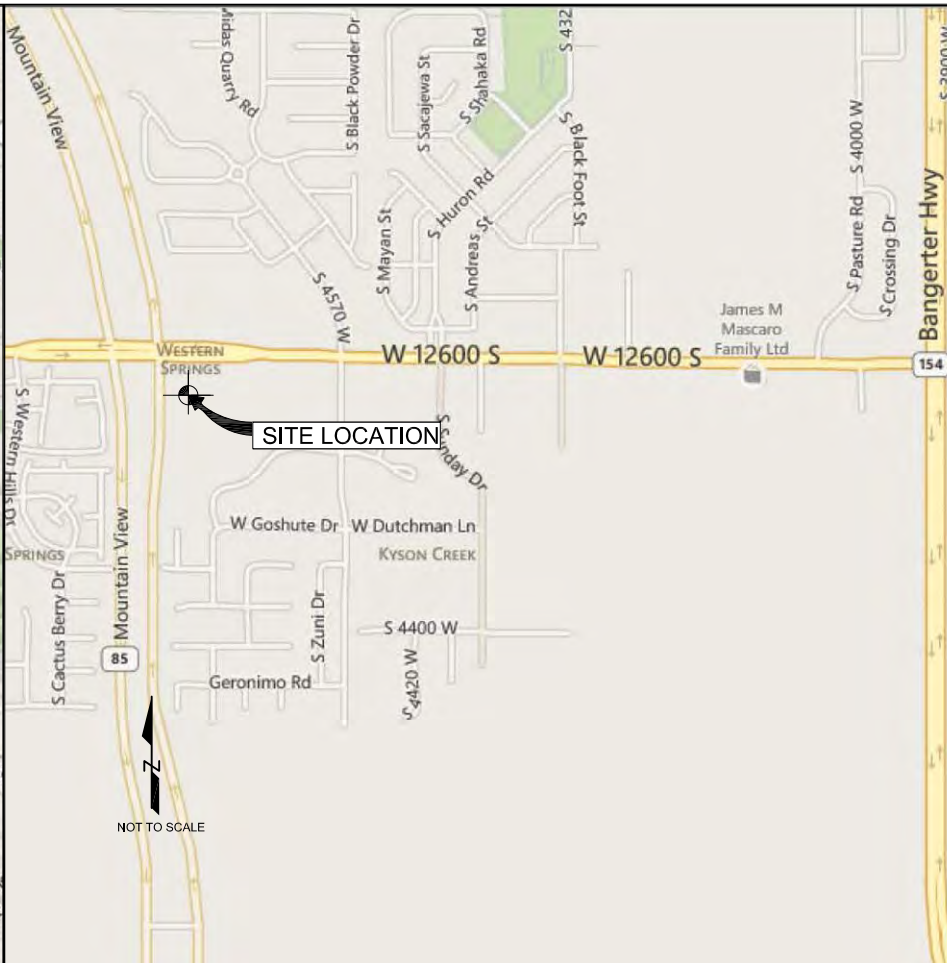
**WESTERN SPRINGS PARK
 4570 WEST 12600 SOUTH
 RIVERTON, UT
 SL02120A**

T-Mobile
 121 W. Election Rd.
 Suite 330
 Draper, UT. 84020
 (801) 816-4422
 FAX (801) 816-4420

GENERAL LOCATION MAP



VICINITY MAP



CONTACTS

NETWORK SYSTEM OWNER
 T-MOBILE
 121 WEST ELECTION ROAD
 SUITE 330
 DRAPER, UT. 84020

PRINCIPAL POINT OF CONTACT
 TERRY COX
 (801) 860-0285

TELEPHONE UTILITY CONTACT
 TERRY COX
 (801) 860-0285

LANDLORD:
 RIVERTON CITY

A/E FIRM:
 LAND DESIGN & DEVELOPMENT
 C/O 121 WEST ELECTION ROAD
 SUITE 330
 DRAPER, UT. 84020

R.F. ENGINEERING:
 T-MOBILE
 121 WEST ELECTION ROAD
 SUITE 330
 DRAPER, UT. 84020

ELECTRIC UTILITY CONTACT
 TERRY COX
 (801) 860-0285

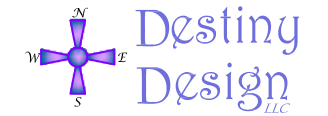
PROJECT MANAGER
 MARK WHITLOCK
 801-860-0600

BUILDING CODE
 2012 IBC
 2011 NEC

SHEET INDEX

- t-1 TITLE SHEET
- a-1 OVERALL SITE PLAN
- a-2 ENLARGED SITE PLAN
- a-3 ELEVATION VIEW
- a-4 3D VIEW

ENGINEER STAMP



SIGNOFF

	DATE	PRINT NAME	SIGNATURE
NETWORK ENGINEER			
SITE DEVELOPMENT			
DEVELOPMENT MANAGER			
CONSTRUCTION MANAGER			
RF ENGINEER			
PROJECT MANAGER			
OPERATIONS			
LANDLORDS REPRESENTATIVE			

SITE NUMBER:
SL01297A
 WESTERN SPRINGS PARK
 4570 WEST 12600 SOUTH
 RIVERTON, UT

t-1

DATE: 8/26/14
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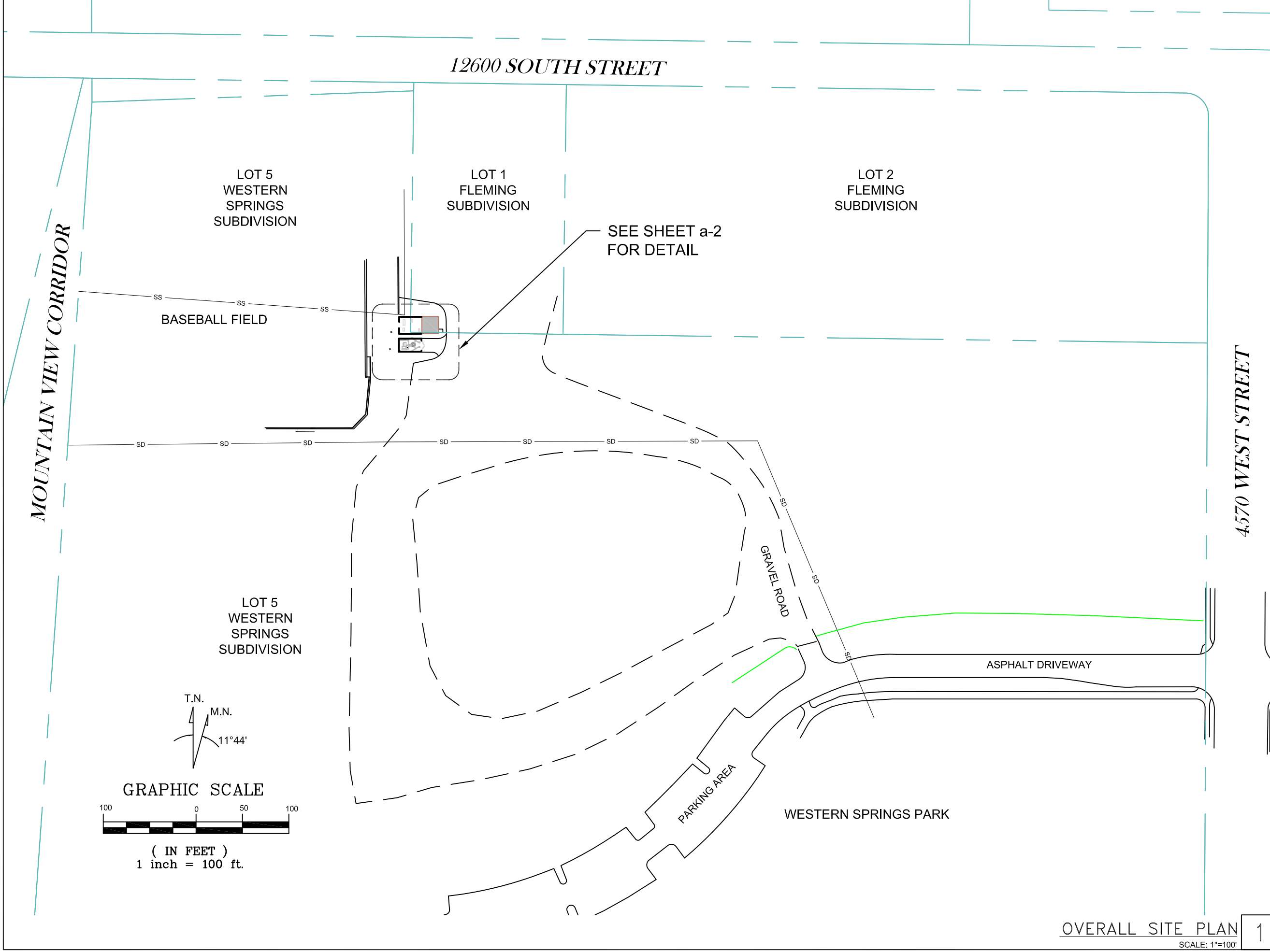
ENGINEER STAMP

LAND DESIGN & DEVELOPMENT LLC
 C/O 121 W. Election Rd.
 Suite 330
 Draper, UT. 84020

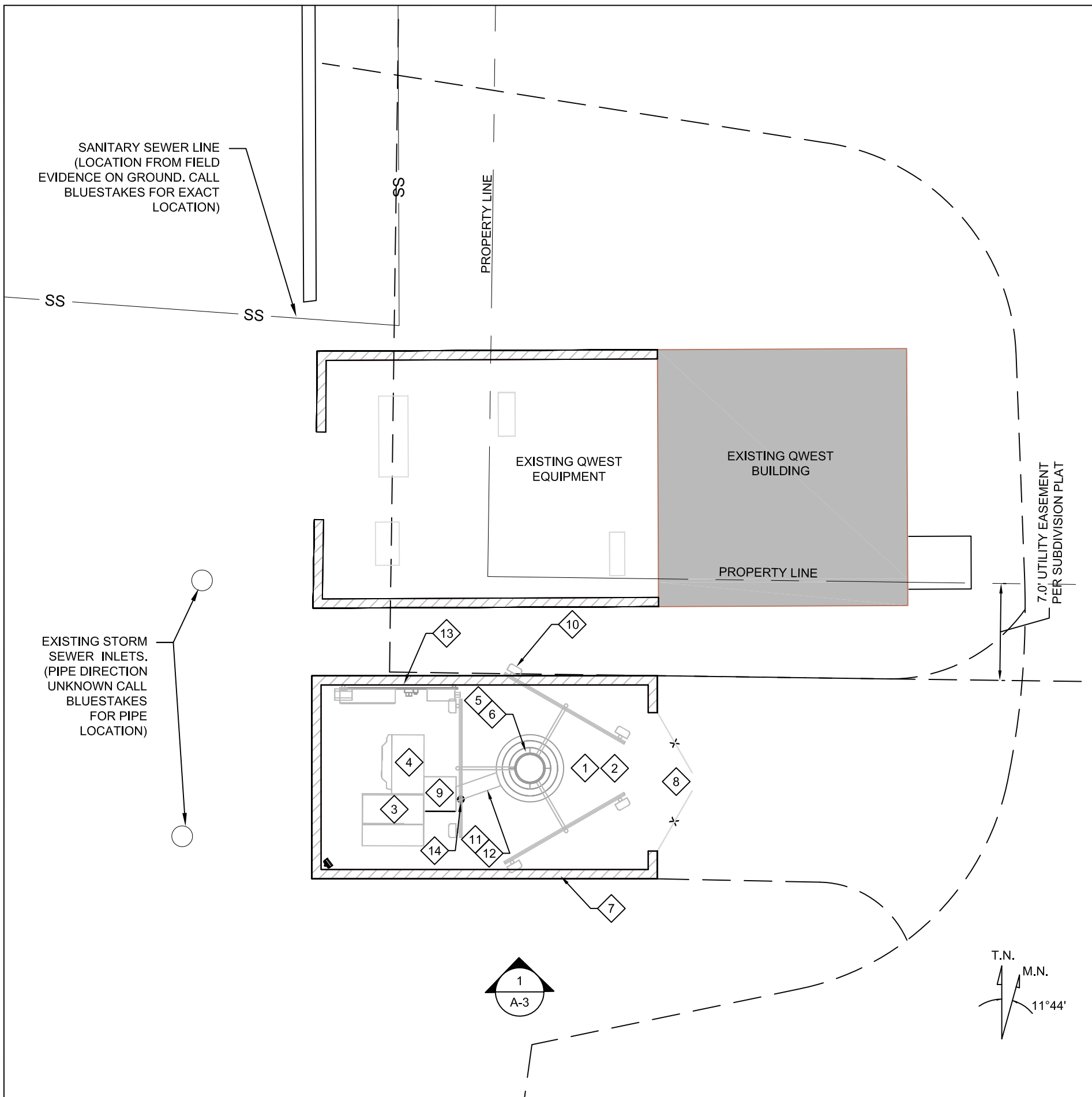
Destiny Design LLC

SITE NUMBER:
SL01297A
 WESTERN SPRINGS PARK
 4570 WEST 12600 SOUTH
 RIVERTON, UT

a-1



OVERALL SITE PLAN 1
 SCALE: 1"=100'



CONSTRUCTION PLAN KEYED NOTES

- 1 LEASE AREA LINE, REFER TO SURVEY (IF AVAILABLE) FOR ADDITIONAL INFORMATION.
- 2 CONCRETE SLAB
- 3 NORTEL BTS CABINET
- 4 ERICSSON RBS CABINET
- 5 PROPOSED ANTENNA SUPPORT STRUCTURE (ENGINEERING BY OTHERS)
- 6 PROPOSED ANTENNA SUPPORT STRUCTURE FOUNDATION ENGINEERING PROVIDED BY OTHERS.
- 7 PROPOSED BLOCK WALL
- 8 PROPOSED 10' LOCKING GATE
- 9 SYSTEM DEMARCATION CABINET " DOGHOUSE" (BASE CONNECTION TO RADIO CABINETS) TELEPHONE CONNECTION, POWER CONNECTION, AND ANTENNA CONNECTION
- 10 ANTENNAS (PROVIDED BY T-MOBILE)
- 11 PEDESTAL MOUNTED WAVE GUIDE BRIDGE. (PROVIDED BY T-MOBILE)
- 12 COAXIAL CABLING TO ANTENNAS (PROVIDED BY T-MOBILE). SEE RF DATA SHEET FOR SIZE
- 13 POWER/TELCO H-FRAME RACK WITH LIGHT ON TIMER
- 14 GPS ANTENNA

SITE NOTES

1. VERIFY AZIMUTHS WITH FINAL SITE CONFIGURATION SHEET FROM R.F. ENGINEER.
2. PROVIDE 4" CONDUIT EQUIPPED WITH 1 PULL STRING AND ONE (1)-1" INNERDUCT . ALL TELCO CONDUITS AND TELCO WIRING MUST MAINTAIN A MINIMUM SEPARATION DISTANCE OF 18" AWAY FROM ALL A/C POWER CONDUITS AND WIRING.

DATE:	8/26/14
DRAWN BY:	DESTINY DESIGN
CHECKED BY:	T.C.
FILE:	SL02021A WESTERN SPRINGS

REVISIONS		
DATE	DESCRIPTION	INITIAL
8/26/14	ZONING DRAWING	DD

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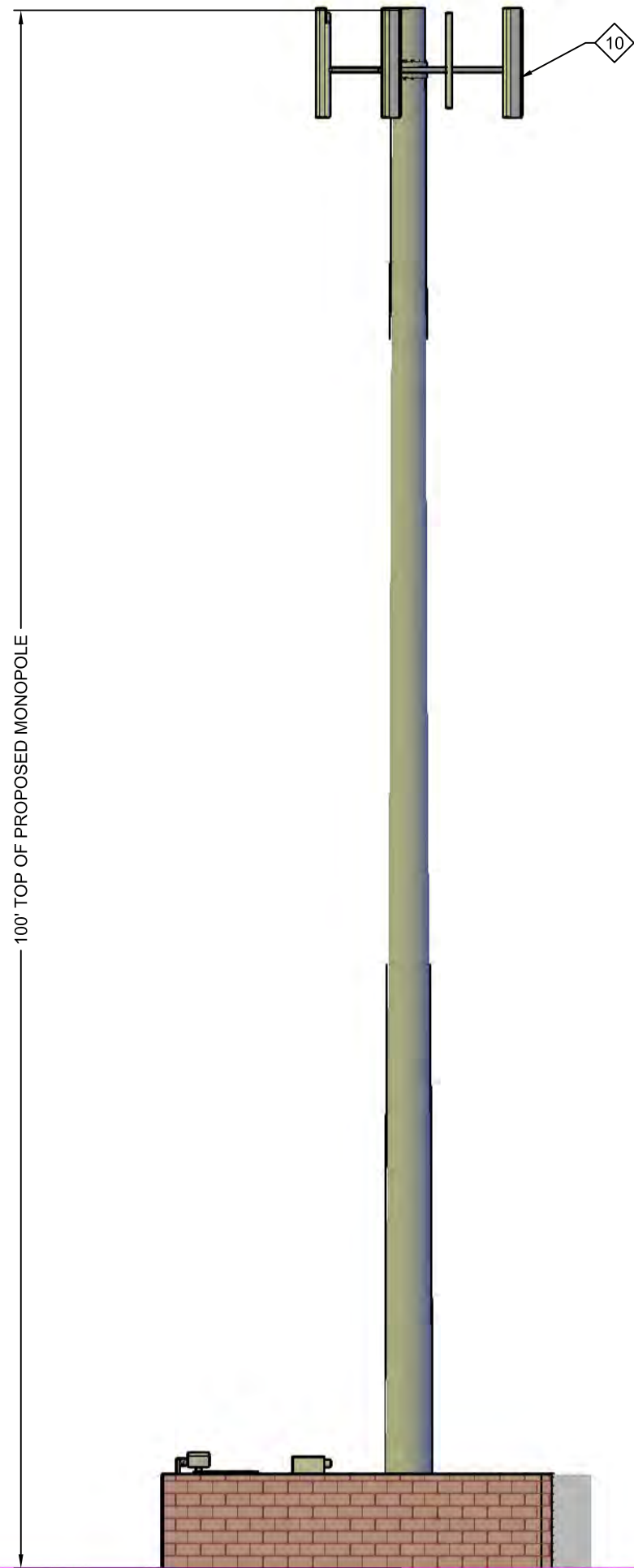
LAND DESIGN & DEVELOPMENT LLC

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Draper, UT. 84020

Destiny Design LLC

SITE NUMBER:
SL01297A
WESTERN SPRINGS PARK
4570 WEST 12600 SOUTH
RIVERTON, UT

a-2



SOUTH ELEVATION 1
SCALE: 1"=15'

CONSTRUCTION PLAN KEYED NOTES

- 1 LEASE AREA LINE, REFER TO SURVEY (IF AVAILABLE) FOR ADDITIONAL INFORMATION.
- 2 CONCRETE SLAB
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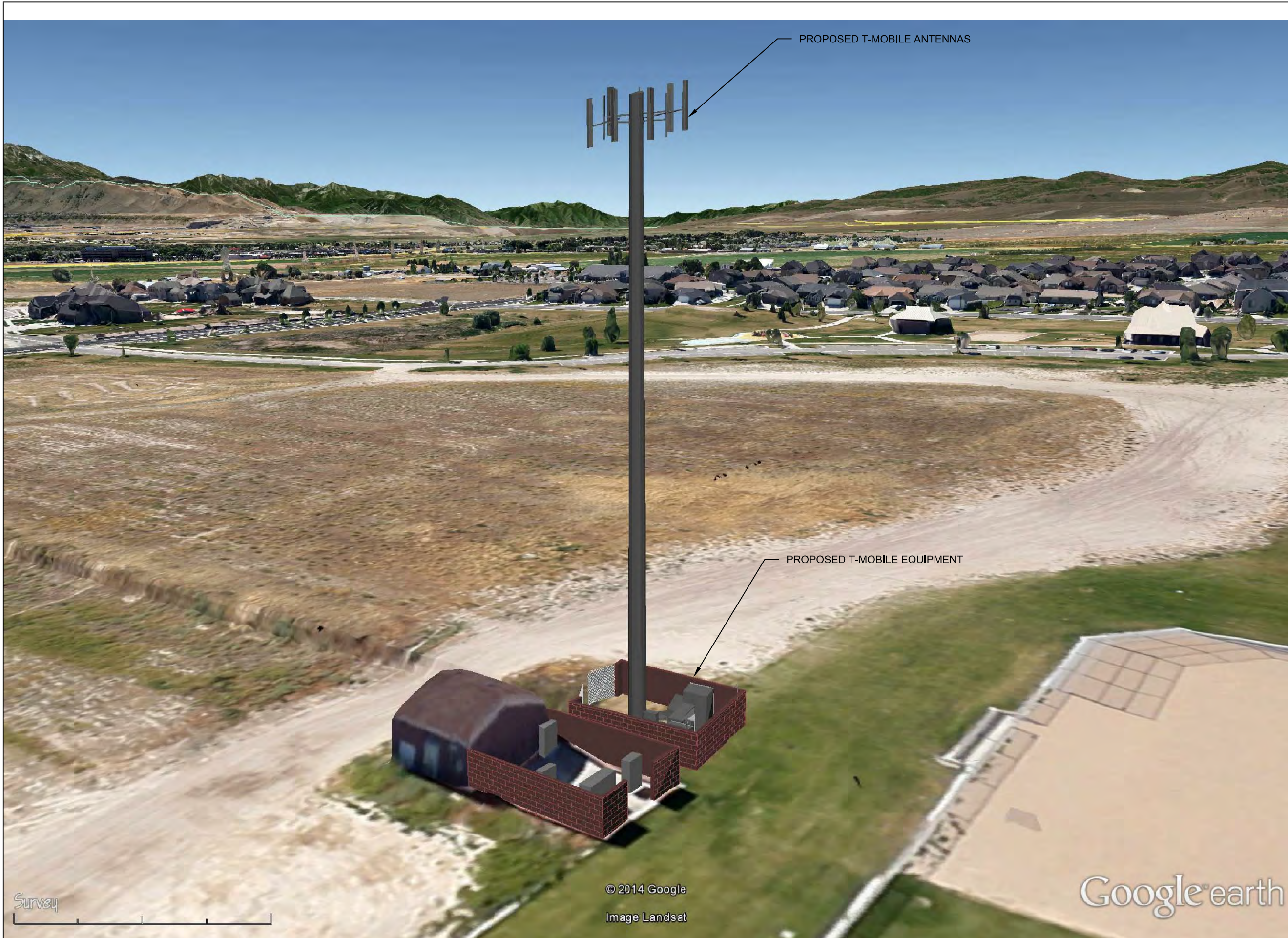
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SITE NUMBER:
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 4570 WEST 12600 SOUTH
 RIVERTON, UT

a-3



PROPOSED T-MOBILE ANTENNAS

PROPOSED T-MOBILE EQUIPMENT



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Image Landsat

Google earth

DATE: 8/26/14
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SITE NUMBER:
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 WESTERN SPRINGS PARK
 4570 WEST 12600 SOUTH
 RIVERTON, UT

a-4

**RIVERTON CITY
MEMORANDUM**

TO: Planning Commission

FROM: Development Review Committee

DATE: January 22, 2015

SUBJECT: FINAL PLAT SUBDIVISION, THE COTTAGES AT WESTERN SPRINGS PHASE 1, 4358 WEST 12900 SOUTH, 25 SINGL-FAMILY LOTS, R4-SD ZONE, BRIGHTON HOMES UTAH LLC, APPLICANT.

PL NO.: 14-1008– The Cottages at Western Springs Phase 1 Final Plat

PROPOSED MOTION

I move the Planning Commission recommend APPROVAL of application #14-1008 The Cottages at Western Springs Phase 1 final plat subdivision, located at approximately 4358 West 12900 South with the following conditions:

1. Storm drainage systems and installation shall comply with Engineering Department requirements and standards.
2. Any and all irrigation ditches associated with the property be addressed, with disposition of the irrigation systems approved by Riverton City and the proper irrigation company or users.
3. The subdivision shall comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.
4. Landscaping in open space areas shall be installed as proposed on submitted landscape plans and shall be included in the final plat subdivision submittal.
5. Perimeter fencing shall consist of a minimum of six (6) foot solid vinyl on the south and east property lines, with solid masonry along the north.
6. Sunday drive, in its entirety, shall be dedicated to Riverton City extending from the southern boundary line north to 12600 South.
7. Improvements to Sunday Drive shall be according to Riverton City Engineering Department requirements and standards and shall extend north to 12600 South.

BACKGROUND:

Brighton Homes LLC has submitted an application requesting final plat approval for a subdivision of land located at approximately 4358 West 12900 South. The property is zoned R-4 SD (Residential 10,000 square foot lots Specific Development). The Specific Development of this zoning district includes additional requirements that were not contained in the R-4 zoning district and will be discussed later in this report. Property to the north is zoned RR-22 (Rural Residential). Property to the east is a future phase of the subdivision and is zoned R-4 SD and to the south property is zoned PCC (Planned Commercial Center) and is listed in Riverton's General Plan as "Future Study Area." Properties to the west are zoned R-1 (Residential 1 acre lots) and RR-22.

In December of 2013 the Riverton City Council approved a request by the applicant to rezone the property to R-4 SD. The SD, meaning Specific Development, attached additional requirements for subdivision that are not found in the standard R-4 zoning code. These conditions were as follows:

1. Overall density shall not exceed four (4) units per acre, excluding ground within the project area under separate ownership.
2. Perimeter fencing shall consist of a minimum of six (6) foot solid vinyl on the north and east property lines, with solid masonry along the south.

3. All open space, including utility corridors where allowed by the utility company, shall be included in a landscape plan to be approved as part of the subdivision application.
4. All homes within the development shall meet Riverton City's minimum exterior material standards; with the exception that vinyl siding and aluminum or other metal siding shall be prohibited.
5. Lots shall be configured with a minimum of ½ acre lots along the north property line and a minimum of 1/3 acre lots adjacent Sunday Drive. These lots will comply with the requirements of the RR-22 and R-3 zones respectively.

The sixth condition established permitted uses, conditional uses, and other related development standards such as lot size, lot width, building setbacks, building height, fencing and minimum living area square footage. After reviewing the preliminary plat subdivision application and going through a couple of revisions staff is confident in stating that the proposed subdivision does meet and comply with the minimum standards as required by the R-4 SD zoning ordinance.

Phase one of the proposed subdivision includes the construction and dedication of Sunday Drive as a public road, 25 single-family lots, landscaping in open space parcels A, B, and C along with interior subdivision streets that will be stubbed to future phases of the subdivision. Phase one follows the requirements of the SD zoning with larger 14,000 square foot lots adjacent to Sunday Drive with smaller 7,000 square foot lots on the interior.

There are significant easement encumbrances on the site. Rocky Mountain Power owns an easement that runs north to south through the northern portion of the subdivision. The Kern River Gas Company also has an easement that runs west to east through the southern half of the subdivision. These easements shall not be encumbered with buildings, structures or trees. However, landscaping such as sod and shrubs can be permitted. The applicant has submitted landscaping plans for these areas showing sod, shrub beds and an asphalt running path.

Sunday Drive will be dedicated to Riverton City as a public street. The road will be improved by the applicant to City standards including a sidewalk, park strip, curb and gutter on the east side. The west side of the road will terminate with a curb and gutter. Sidewalk and park strip on that side will be installed when development occurs.

All fencing required with the subdivision will be installed as part of Phase 1. Along the north six foot solid masonry fencing will be installed with six foot solid vinyl fencing installed along the east next to the canal and along the south where adjacent to the PCC commercial zone.

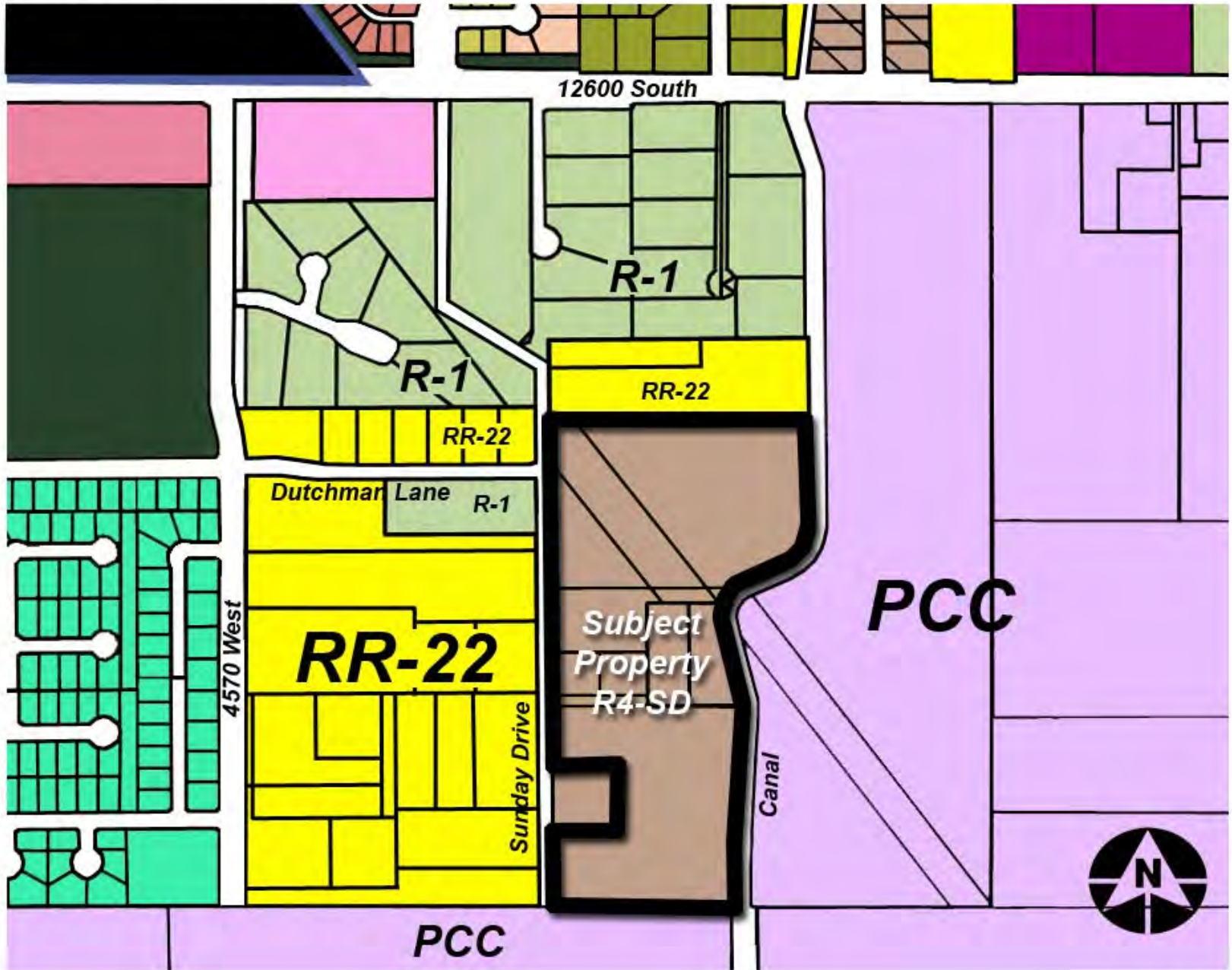
Riverton City Planning, Engineering and Water divisions have all reviewed the application and are recommending approval with the conditions listed in this report. The Unified Fire Authority has also reviewed and approved the proposed preliminary plat.

ATTACHMENTS:

The following items are attached:

1. Copies of the vicinity, zoning, and aerial maps identifying the property.
2. A copy of the proposed subdivision plat.

THE COTTAGES AT WESTERN SPRINGS FINAL PLAT PHASE 1



THE COTTAGES AT WESTERN SPRINGS FINAL PLAT PHASE 1



AERIAL VIEW

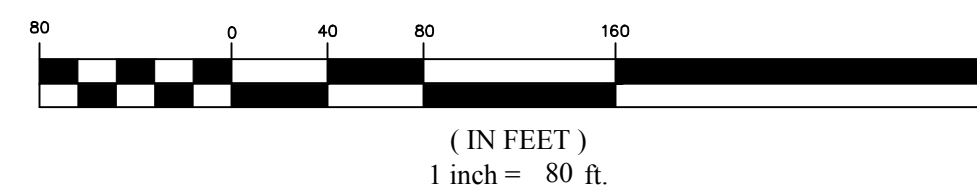
COTTAGES AT WESTERN SPRINGS

PHASE 1

LOCATED IN THE NE $\frac{1}{4}$ & NW $\frac{1}{4}$ OF SECTION 31, T3S, R1W, SLB&M
RIVERTON, SALT LAKE COUNTY, UTAH



GRAPHIC SCALE



SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 172675 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

COTTAGES AT WESTERN SPRINGS PHASE 1

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

Dennis P. Carlisle
Professional Land Surveyor

Date

BOUNDARY DESCRIPTION

A portion of the NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of Section 31, Township 3 South, Range 1 West, Salt Lake Base & Meridian, located in Riverton, Utah, more particularly described as follows:

Beginning at the Center $\frac{1}{4}$ Corner of Section 31, T3S, R1W, S.L.B. & M.; thence N89°31'48"W along the $\frac{1}{4}$ Section line 129.38 feet; thence North 1,570.02 feet; thence S89°50'30"E along the extension of, and along a fence line 201.31 feet; thence S37°09'17"E 184.63 feet; thence East 66.02 feet; thence South 54.00 feet; thence S37°09'17"E 270.34 feet; thence Southwesterly along the arc of a 277.00 foot radius non-tangent curve (radius bears: S36°10'24"E) 335.23 feet through a central angle of 69°20'25" (chord: S19°09'23"W 315.14 feet); thence S15°30'49"E 212.03 feet; thence along the arc of a 73.00 foot radius curve to the right 13.04 feet through a central angle of 10°13'55" (chord: S10°23'51"E 13.02 feet) to a point of compound curvature; thence along the arc of a 15.00 foot radius curve to the right 24.43 feet through a central angle of 93°20'05" (chord: S41°23'09"W 21.82 feet) to a point of compound curvature; thence along the arc of a 73.00 foot radius curve to the right 32.75 feet through a central angle of 25°42'12" (chord: N79°05'43"W 32.47 feet); thence N66°14'37"W 89.50 feet; thence along the arc of a 73.00 foot radius curve to the right 15.74 feet through a central angle of 12°21'07" (chord: N6°04'04"W 15.71 feet); thence S36°06'30"W 159.38 feet; thence S66°14'37"E 2.84 feet; thence S23°45'23"W 40.00 feet; thence S0°00'49"E 45.47 feet to the northeast corner of that Real Property described in Deed Book 10163 Page 324 of the Official Records of Salt Lake County; thence along said deed the following 3 (three) courses and distances: S89°59'11"W 208.71 feet; thence S0°00'49"E 208.71 feet; thence N89°59'11"E 208.71 feet; thence S89°12'35"E 12.27 feet; thence S0°45'24"W 100.13 feet; thence S2°04'36"E 54.07 feet; thence S0°28'03"W 98.83 feet to the $\frac{1}{4}$ Section line; thence N89°31'48"W along said $\frac{1}{4}$ Section line 131.27 feet to the point of beginning.

Contains: 11.87 +/- acres of 517,197 +/- s.f.
25 lots and 3 parcels

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°00'00"	23.56	S45°00'00"E	21.21
C2	15.00	89°59'43"	23.56	S45°00'09"W	21.21
C3	15.00	90°14'35"	23.63	N44°52'43"W	21.26
C4	15.00	89°45'25"	23.50	S45°07'17"W	21.17
C5	277.00	51°37'36"	249.59	N28°00'48"E	241.23
C6	277.00	1°18'29"	6.32	N01°32'45"E	6.32
C7	288.49	13°29'35"	67.94	N06°08'09"W	67.78
C8	223.52	2°54'45"	11.36	N14°20'19"W	11.36
C9	73.00	66°29'12"	84.71	S33°00'01"E	80.04
C10	100.00	54°08'05"	94.48	S26°49'28"E	91.01
C11	127.00	54°08'05"	119.99	S26°49'28"E	115.58
C12	127.00	7°33'17"	16.75	N03°32'04"W	16.73
C13	127.00	23°17'39"	51.63	N18°57'32"W	51.28
C14	127.00	23°17'09"	51.61	N42°14'56"W	51.26
C15	15.00	89°14'36"	23.36	S44°37'18"E	21.07
C16	15.00	90°45'24"	23.76	S45°22'42"W	21.35

NOTES:

- #5 rebar & cap (FOCUS ENG) to be set at all lot corners.
- Nail/plug to be set in top back of curb at extension of side lot lines.
- No fencing or parallel fencing is allowed within gasoline easements.
- Parcels A, B, C, and D are un-buildable parcels to be owned and maintained by the Cottages at Western Springs Home Owner's Association.
- The drainage easement in favor of Riverton City as shown hereon allows the City to discharge storm water into the pond. The pond will be maintained by the HOA.
- The properties shown hereon lie within Zone X (areas determined to be outside the 0.2% annual chance floodplain) according to FEMA (Federal Emergency Management Agency) F.I.R.M. (Flood Insurance Rate Map) Map #49035C0440G, Map Revised: September 25, 2009.

SOUTH VALLEY SEWER NOTES:

- The signature of South Valley Sewer District on this plat does not constitute and guarantee of availability of sanitary sewer service to the property or any approval of sewer lines or facilities. The owner(s) of the property must provide satisfactory plans to the Sewer District for review and approval before connecting to the District's sewer system and will be required to comply with the District's rules and regulations.
- Shallow Sewer Depths! Contractor shall verify sewer lateral depth and set foundation elevation to provide adequate fall into sewer lateral. Buildings with basements may not have sewer service available for basement.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN THAT THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

COTTAGES AT WESTERN SPRINGS PHASE 1

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON, INCLUDING THE ONSITE PORTION OF THE DRAINAGE EASEMENT ADJACENT TO, AND A PART OF PARCEL "A" AS SHOWN AND DESCRIBED HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____

LIMITED LIABILITY ACKNOWLEDGMENT

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF L.L.C., A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

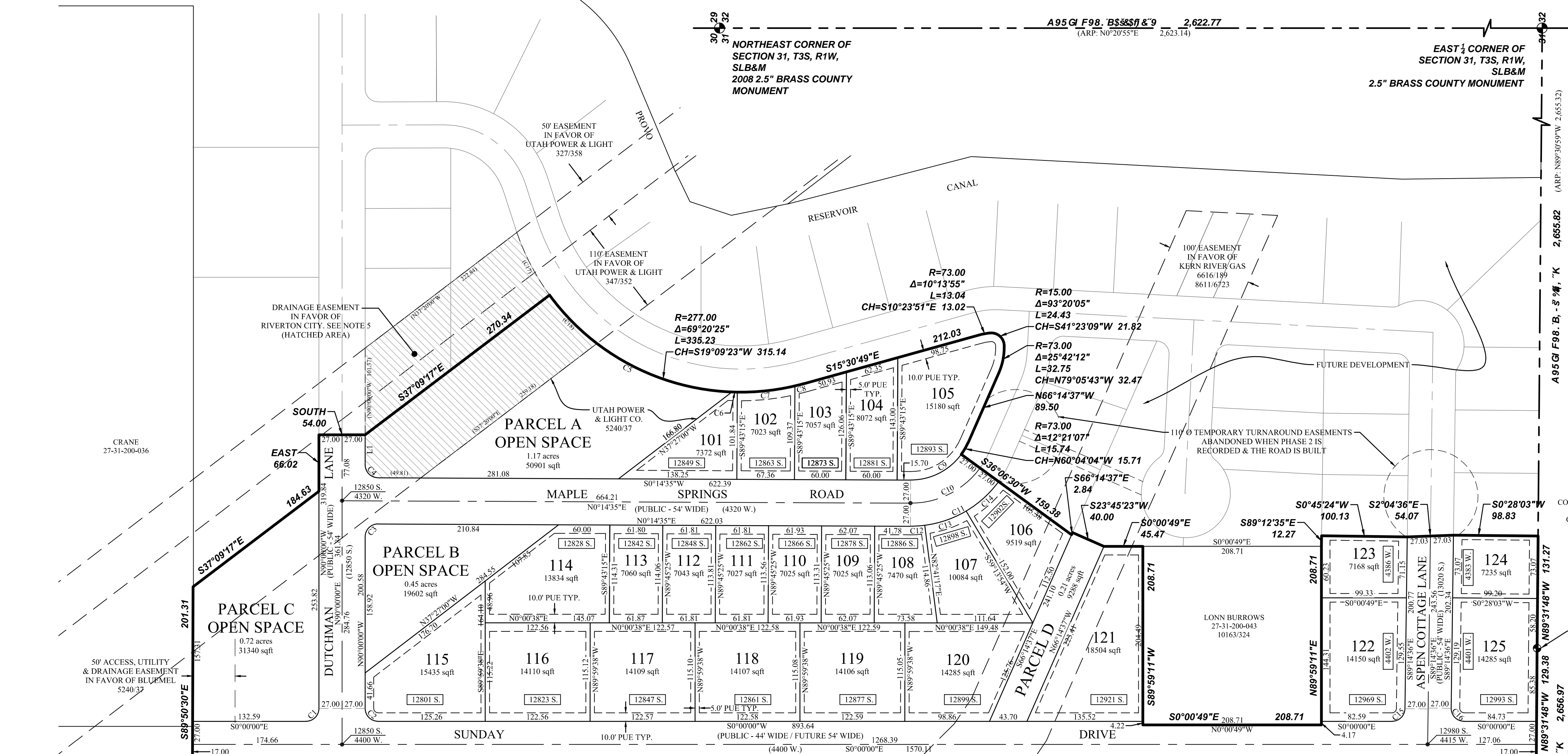
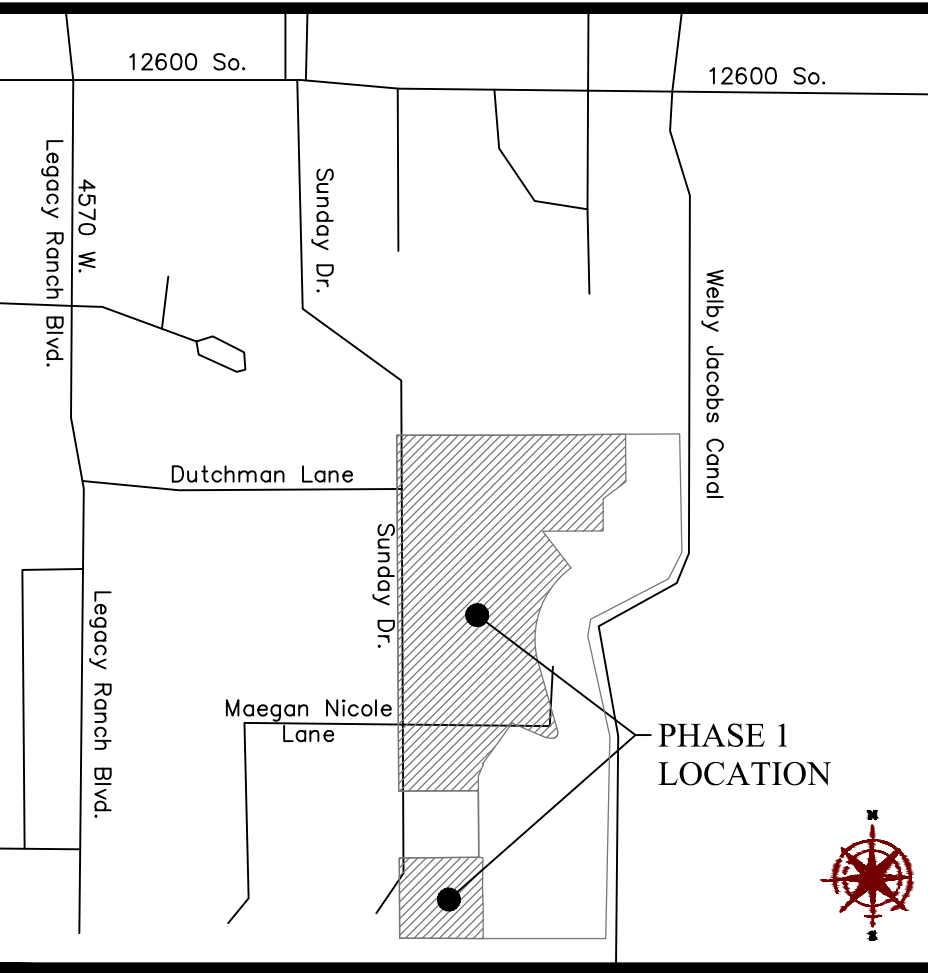
COTTAGES AT WESTERN SPRINGS PHASE 1

LOCATED IN THE NE $\frac{1}{4}$ & NW $\frac{1}{4}$ OF SECTION 31 T3S, R1W, SLB&M
RIVERTON, SALT LAKE COUNTY, UTAH

RECORDED

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE \$ _____ SALT LAKE COUNTY RECORDER

VICINITY MAP N.T.S.



GEOTECHNICAL REPORT

A GEOTECHNICAL REPORT HAS BEEN PREPARED BY EARTHTEC ENGINEERING, INC. FOR COTTAGES AT WESTERN SPRINGS SUBDIVISION. THIS INFORMATION IS ON FILE AT THE RIVERTON CITY PUBLIC WORKS OFFICE AND ALSO AT THE OFFICE OF EARTHTEC ENGINEERING, INC.

QUESTAR GAS

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE LOT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION, PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

EASEMENT APPROVAL

CENTURY LINK _____ DATE _____
ROCKY MOUNTAIN POWER _____ DATE _____
COMCAST _____ DATE _____

RIVERTON CITY WATER

APPROVED THIS _____ DAY
OF _____ A.D. 20____ BY THE
RIVERTON CITY WATER DEPARTMENT.

QUESTAR GAS

APPROVED THIS _____ DAY OF _____ A.D. 20____

COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D. 20____

DIRECTOR

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS _____ DAY OF _____ A.D. 20____

GENERAL MANAGER

RIVERTON CITY PLANNING

APPROVED THIS _____ DAY OF _____ A.D. 20____
BY THE RIVERTON CITY PLANNING DEPARTMENT.

DIRECTOR

RIVERTON CITY ENGINEER

APPROVED THIS _____ DAY OF _____ A.D. 20____
BY THE RIVERTON CITY ENGINEERING DEPARTMENT.

CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____

CITY ENGINEER

RIVERTON CITY COUNCIL

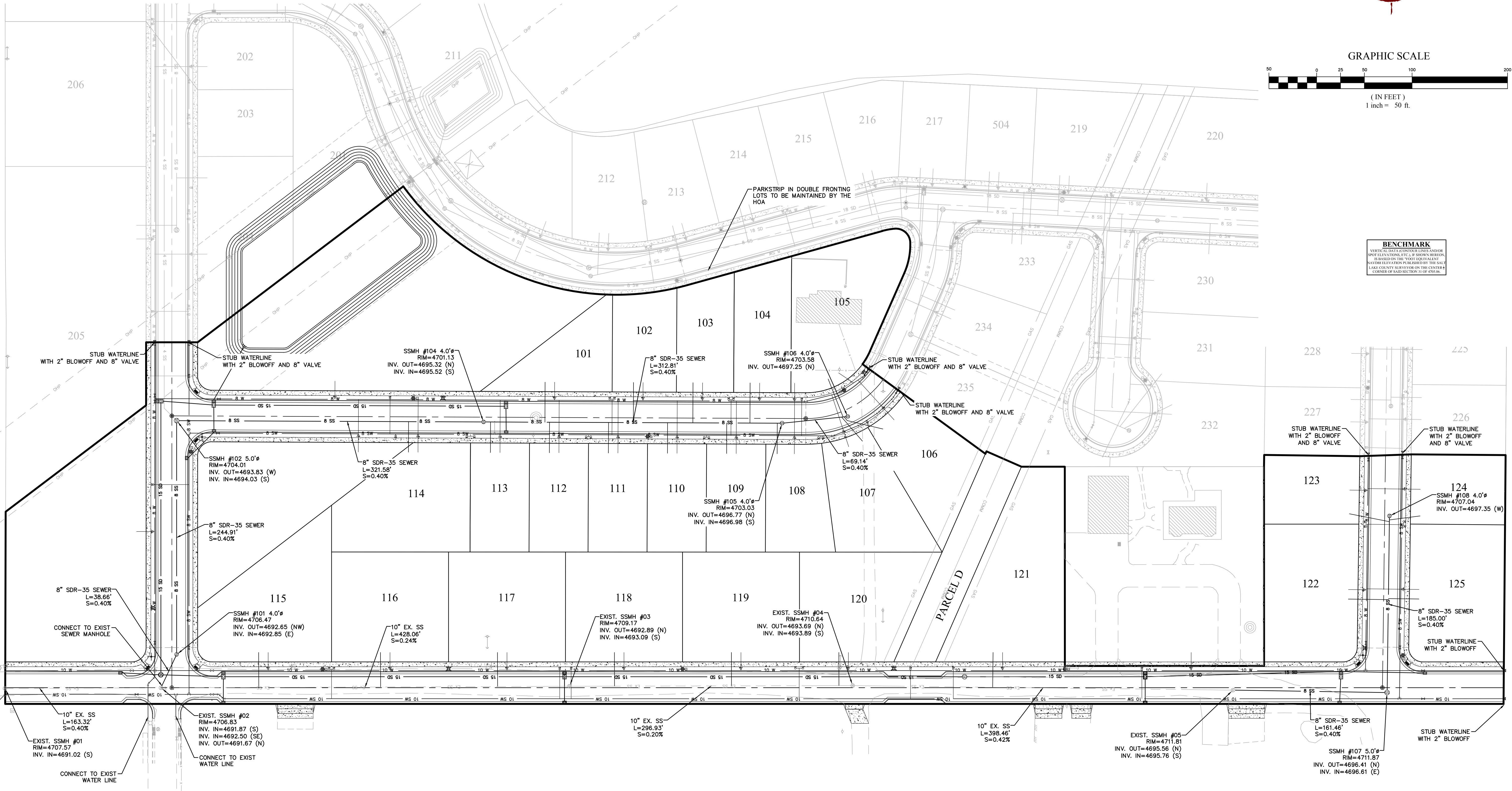
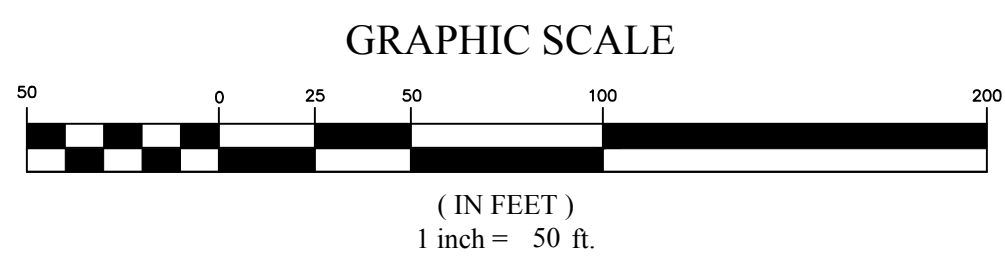
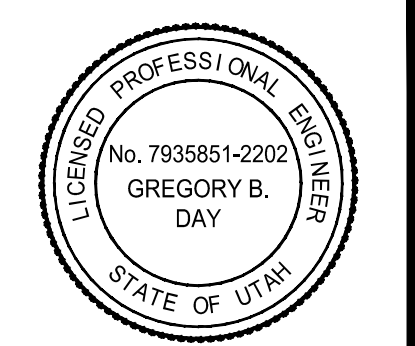
PRESENTED TO THE RIVERTON CITY COUNCIL THIS _____ DAY OF _____ A.D. 20____

AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

ATTEST: RECORDER





BENCHMARK
VERTICAL DATA CONTROL LINE AND/OR
BENCHMARK ELEVATION SHALL BE DETERMINED
BY THE YEAR FOR VALUATION
NAD83 ELEVATION PUBLISHED BY THE SALES
CANNOT BE USED FOR THE DESIGN OF
CORNER OF SAID SECTION 11 OF 430.04.

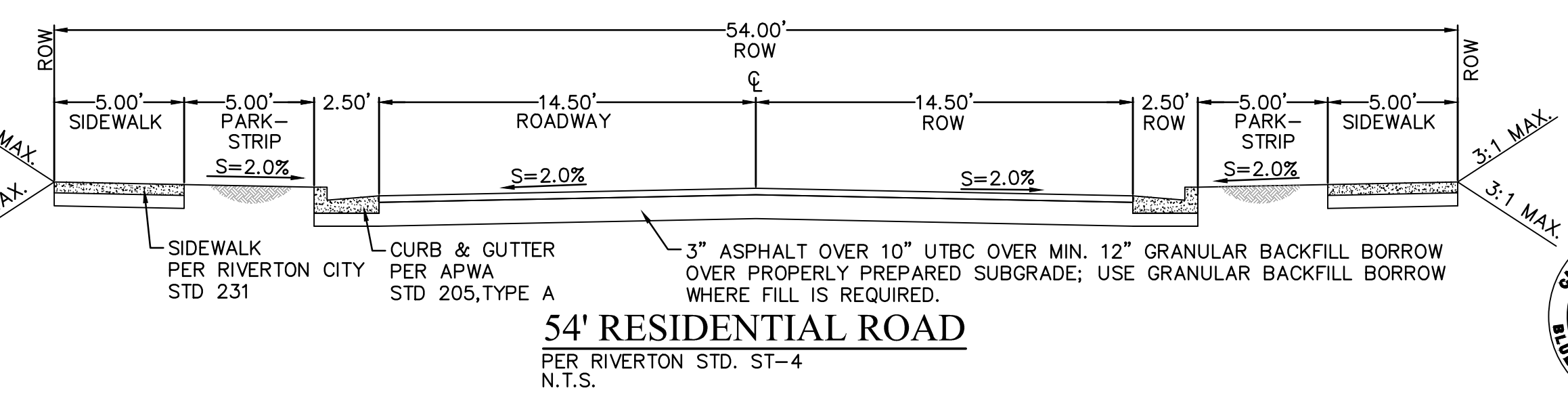
RIGHT-OF-WAY NOTE:
A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM RIVERTON CITY PRIOR TO DOING ANY WORK IN THE RIGHT-OF-WAY. CONTACT AARON ROBERTS AT 801-208-3195.

SOUTH VALLEY SEWER DISTRICT NOTES:

- ALL CONSTRUCTION SHALL COMPLY WITH SOUTH VALLEY SEWER DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
- FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

GENERAL CONSTRUCTION NOTES

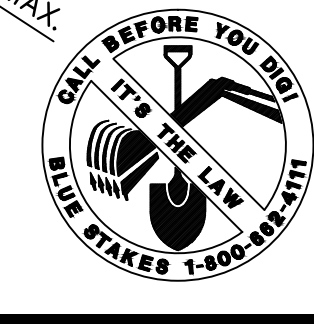
- CONTRACTOR SHALL OBTAIN A COPY OF AND STRICTLY ADHERE TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL APPLICABLE AGENCIES.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY THEIR WORKFORCE.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- ALL DIMENSIONS, GRADES AND UTILITIES DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
- CONTRACTOR MUST START AT THE LOW END OF ALL GRAVITY FED LINES AND WORK UP HILL.
- CONTRACTOR SHALL LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION.
- NO ALLOWANCE SHALL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTION BEFOREHAND TO THE ENGINEER.
- NO CHANGE IN DESIGN LOCATION OR GRADE SHALL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
- CONTRACTOR SHALL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POT HOLLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT.

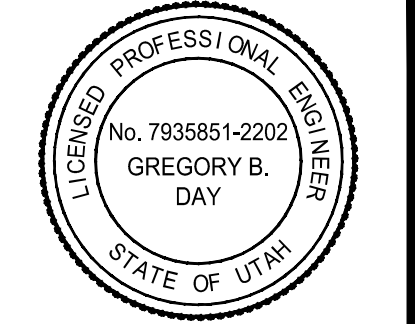


**THE COTTAGES AT WESTERN SPRINGS PHASE 1
RIVERTON CITY, SALT LAKE COUNTY, UTAH
UTILITY PLAN**

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

UTILITY PLAN
Scale: 1"=50'
Date: 12/03/14
Job #: 13-094
Sheet: C02

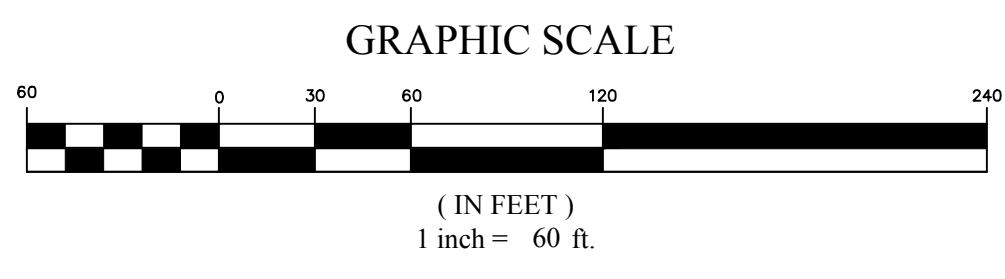




THE COTTAGES AT WESTERN SPRINGS PHASE 1
 RIVERTON CITY, SALT LAKE COUNTY, UTAH
 SIGNAGE LIGHTING AND FENCING PLAN

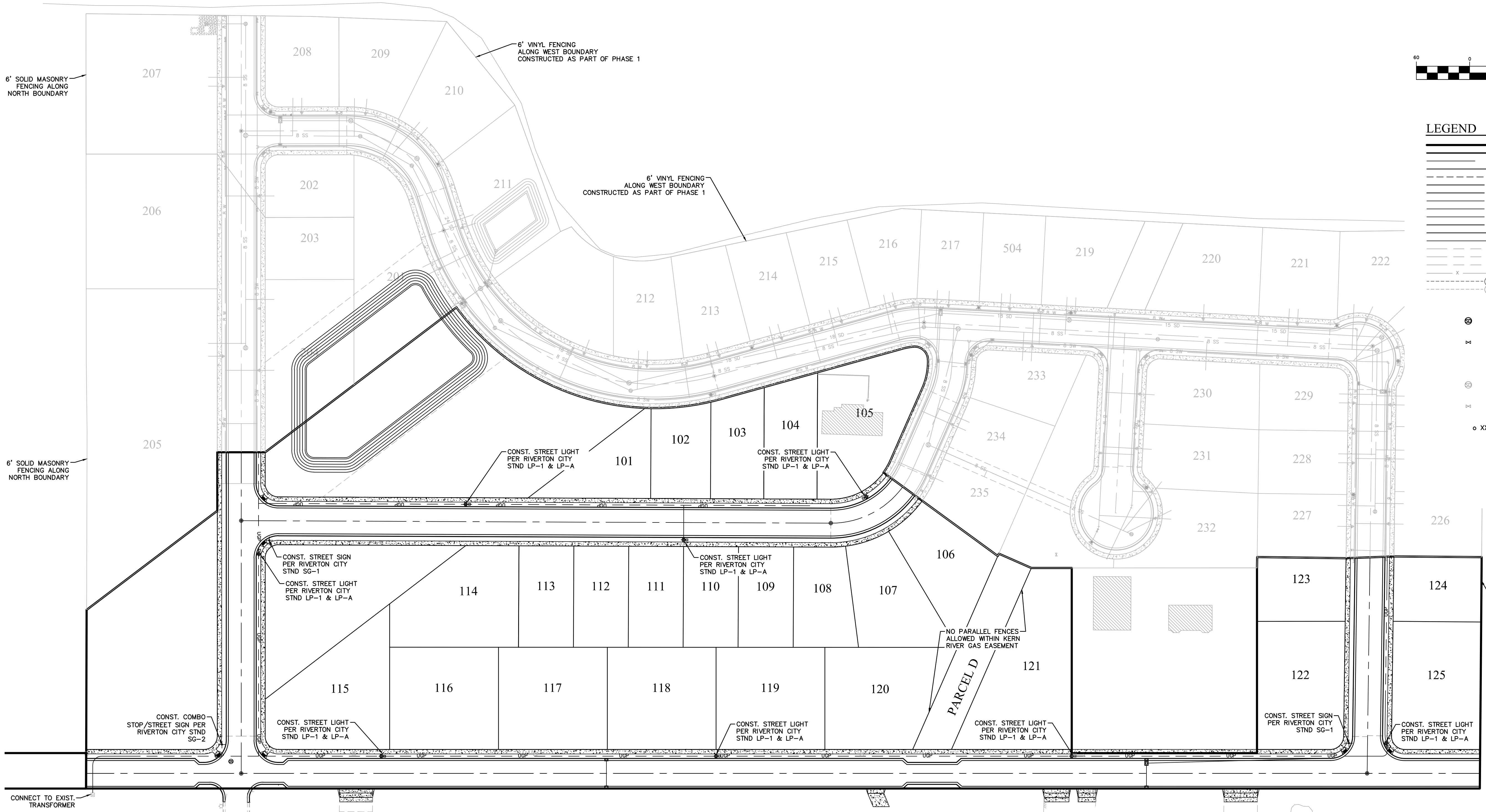
#	DATE	DESCRIPTION
1	12/03/14	ISSUED FOR PERMITS
2		
3		
4		
5		
6		

SIGNAGE LIGHTING AND FENCING PLAN
 Scale: 1"=60'
 Date: 12/03/14
 Drawn: RAW
 Job #: 13-094
 Sheet: C03

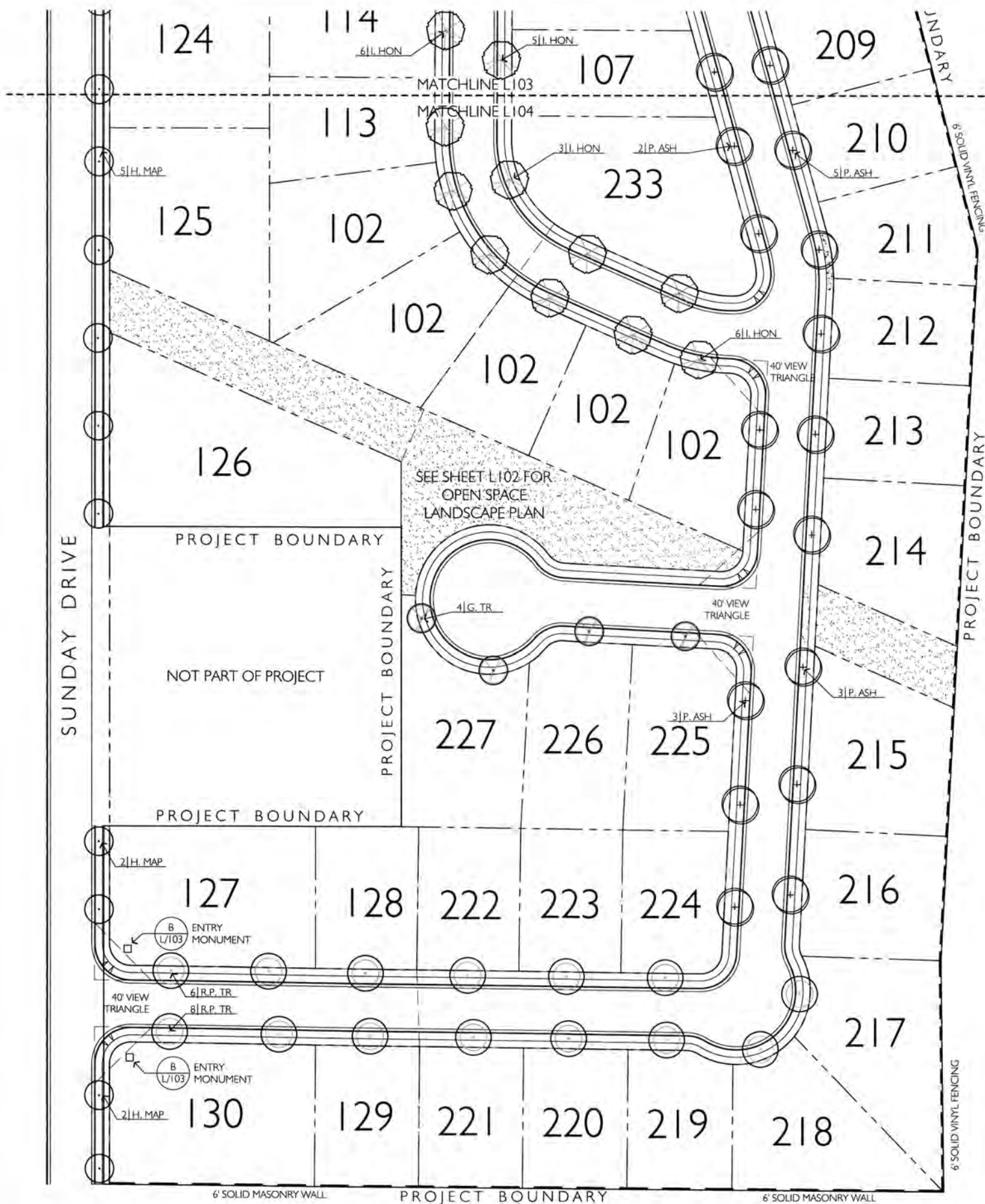


LEGEND

—	BOUNDARY
—	ROW
—	CENTERLINE
—	LOT LINE
—	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" PVC C900 CULINARY WATER
8 SW	8" PVC CL 200 SECONDARY WATER
15 IR	15" IRRIGATION WATER
8 LD	8" LAND DRAIN
XXXX	CONTOUR MAJOR
XXXX	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
—	EXIST. SD INLET & MH
—	EXIST. SEWER MH
—	EXIST. VALVE, TEE, & BEND
—	EXIST. FIRE HYDRANT
—	SPOT ELEVATION
—	DRAINAGE FLOW ARROW

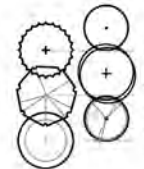


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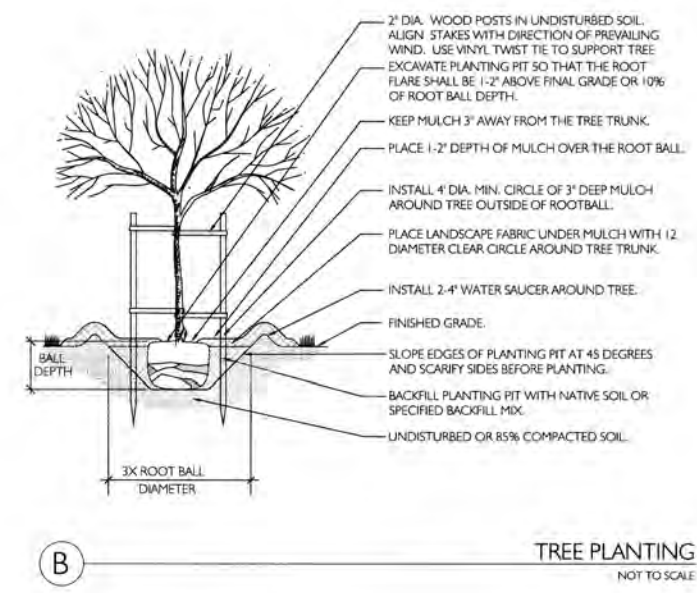


LANDSCAPE SCHEDULE

QNTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS and EVERGREEN TREES				
H. MAP 20	ACER CAMPESTRE	HEDGE MAPLE	2" Cal.	30' O.C.
P.S. MAP 10	ACER TRUNCATUM x ACER PLAT. 'WARRENRED'	PACIFIC SUNSET MAPLE	2" Cal.	30' O.C.
P. ASH 27	FRAXINUS PENNSYLVANICA 'PATMORE'	PATMORE ASH	2" Cal.	30' O.C.
I. HON 20	GLEDITISA TRIACANTHOS INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	2" Cal.	30' O.C.
G. TREE 4	KOELRUTERIA PANICULATA	GOLDENRAIN TREE	2" Cal.	30' O.C.
R.P. TR 14	SOPHORA JAPONICA 'REGENT'	REGENT PAGODA TREE	2" Cal.	30' O.C.



MULCH
 3" DIA. STEEL TREE RING w/ MULCH - WOOD MULCH, MEDIUM - EACH TREE
FENCING
 - - - 6" SOLID VINYL FENCING
 = = = 6" SOLID MASONRY WALL



LANDSCAPE ARCHITECTURE & LAND PLANNING
 1473 SOUTH 1100 EAST
 SUITE B
 SALT LAKE CITY, UTAH 84105
 801.554.6146
 STBDESIGNLLC.COM



Drawn By: Scott B.

ISSUE DESCRIP.	DATE
	4.05.2014

REV	DESCRIPTION	DATE

THE COTTAGES AT WESTERN SPRINGS
 RIVERTON, UTAH

BRIGHTON HOMES
 320 WEST 500 SOUTH, SUITE 210
 BOUNTIFUL, UTAH 84010
 801.299.1700

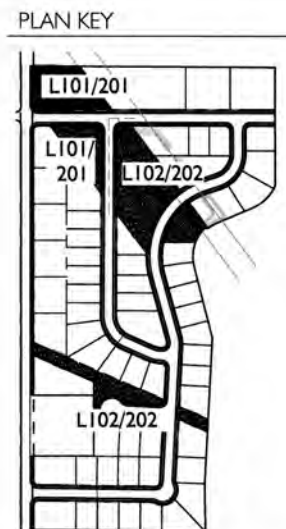
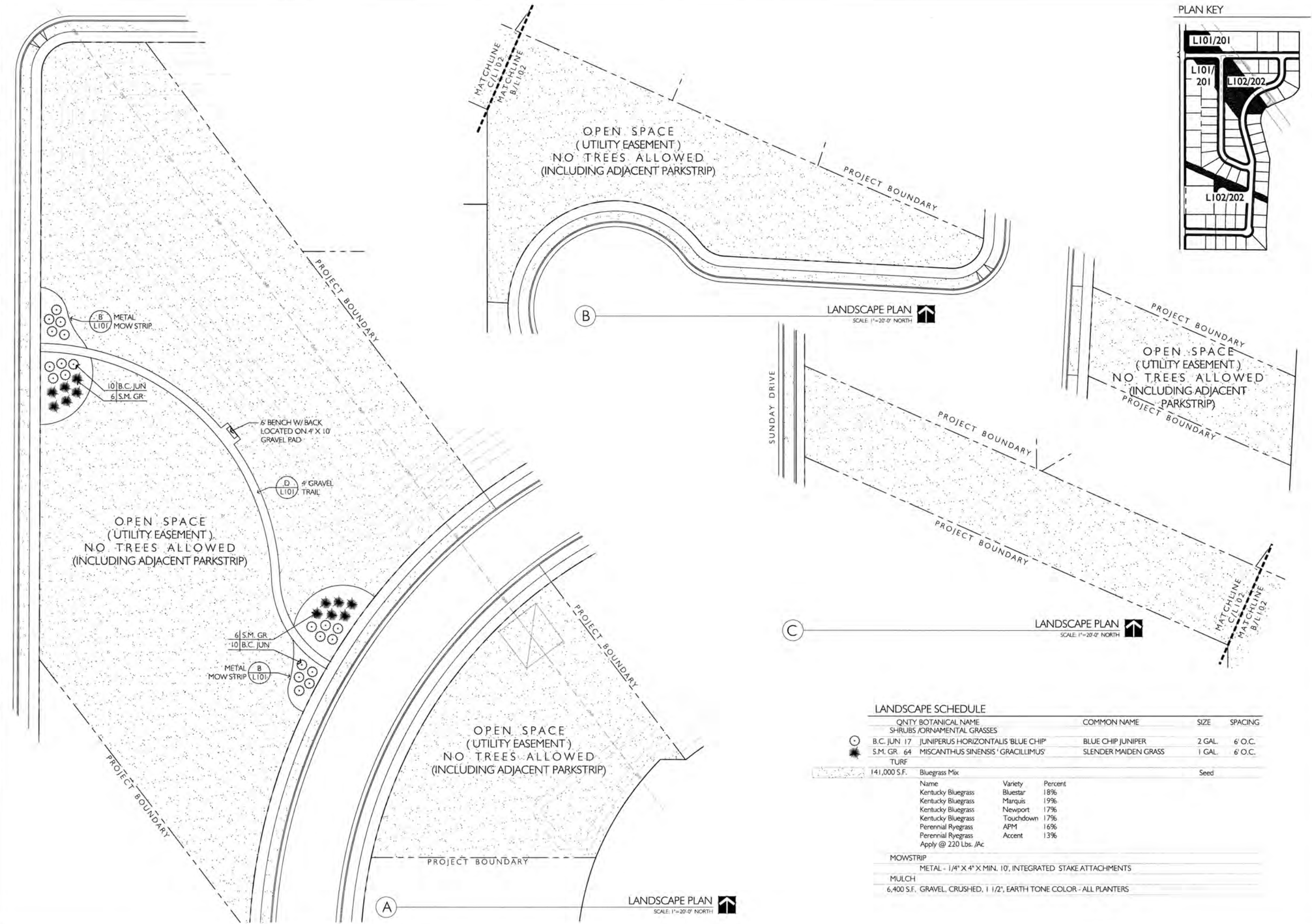
CITY SITE PLAN REVIEW

STREET TREE PLAN

L104

STREET TREE PLAN
 SCALE: 1"=40' NORTH

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LANDSCAPE PLAN
SCALE: 1"=20'-0" NORTH

LANDSCAPE PLAN
SCALE: 1"=20'-0" NORTH

LANDSCAPE PLAN
SCALE: 1"=20'-0" NORTH

LANDSCAPE SCHEDULE

QNTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
17	B.C. JUN JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	2 GAL.	6' O.C.
64	S.M. GR MISCANTHUS SINENSIS 'GRACILLIMUS'	SLENDER MAIDEN GRASS	1 GAL.	6' O.C.
141,000 S.F.	TURF Bluegrass Mix			Seed
	Name	Variety	Percent	
	Kentucky Bluegrass	Bluestar	18%	
	Kentucky Bluegrass	Marquis	19%	
	Kentucky Bluegrass	Newport	17%	
	Kentucky Bluegrass	Touchdown	17%	
	Perennial Ryegrass	APM	16%	
	Perennial Ryegrass	Accent	13%	
	Apply @ 220 Lbs. /Ac			

MOWSTRIP
METAL - 1/4" X 4" X MIN. 10', INTEGRATED STAKE ATTACHMENTS

MULCH
6,400 S.F. GRAVEL, CRUSHED, 1 1/2", EARTH TONE COLOR - ALL PLANTERS



Drawn By: Scott B.

ISSUE DESCRIP.	DATE
	4.05.2014

REV.	DESCRIPTION	DATE
1		

THE COTTAGES AT WESTERN SPRINGS
 RIVERTON, UTAH
 BRIGHTON HOMES
 320 WEST 500 SOUTH, SUITE 210
 BOUNTIFUL, UTAH 84010
 801.299.1700

CITY SITE
PLAN REVIEW

LANDSCAPE
PLAN

L102



Drawn By: Scott B.

ISSUE DESCRIP.	DATE
	4.05.2014

#	REV. DESCRIPTION	DATE

THE COTTAGES AT WESTERN SPRINGS
RIVERTON, UTAH

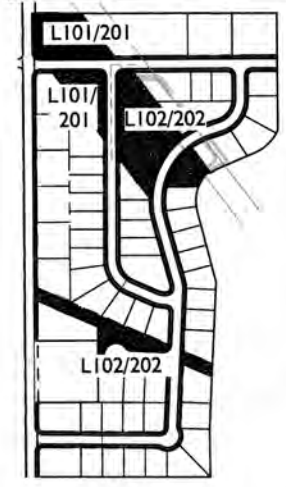
BRIGHTON HOMES
320 WEST 500 SOUTH, SUITE 210
BOUNTIFUL, UTAH 84010
801.295.1700

CITY SITE
PLAN REVIEW

LANDSCAPE
PLAN

L101

PLAN KEY

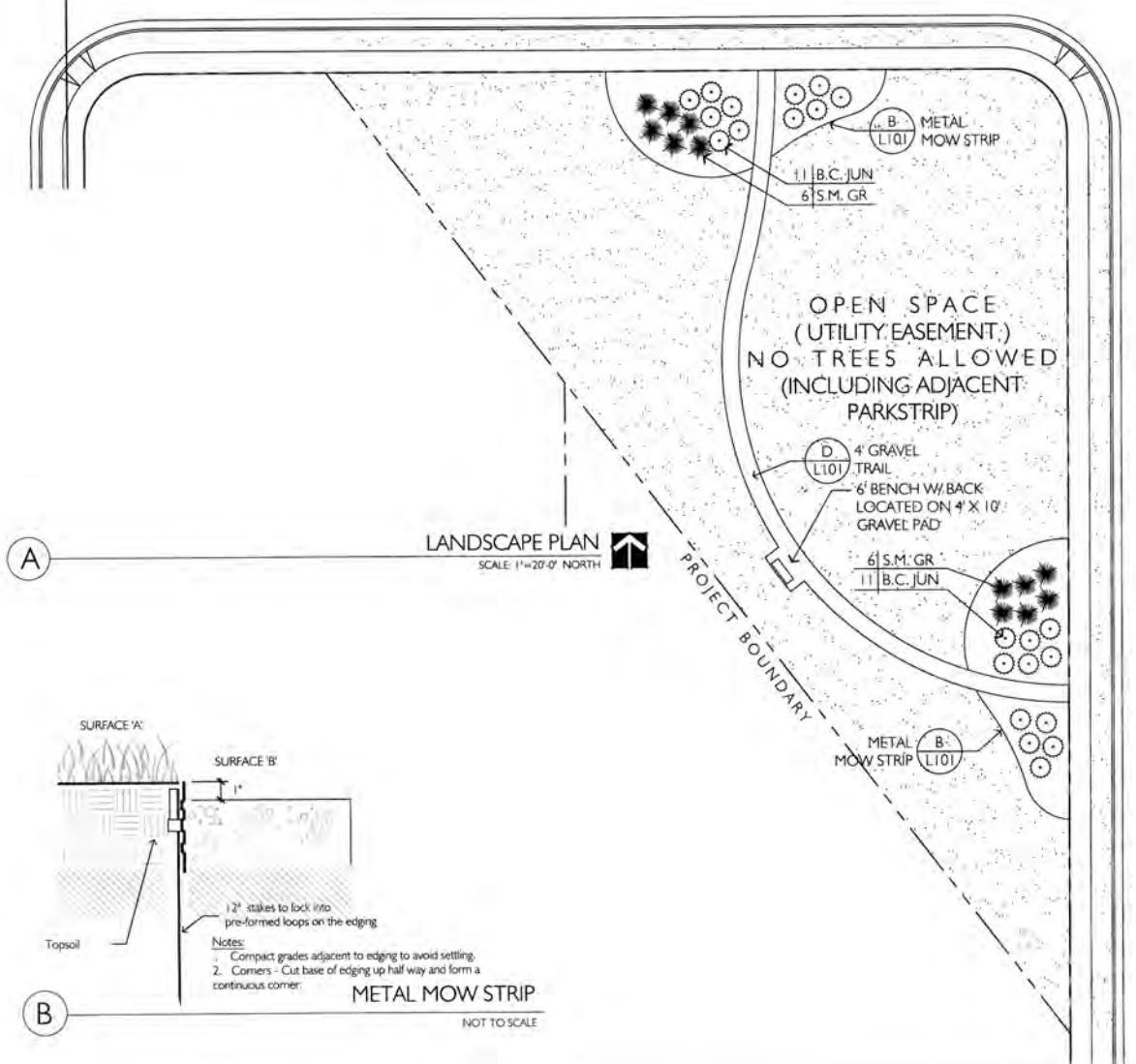
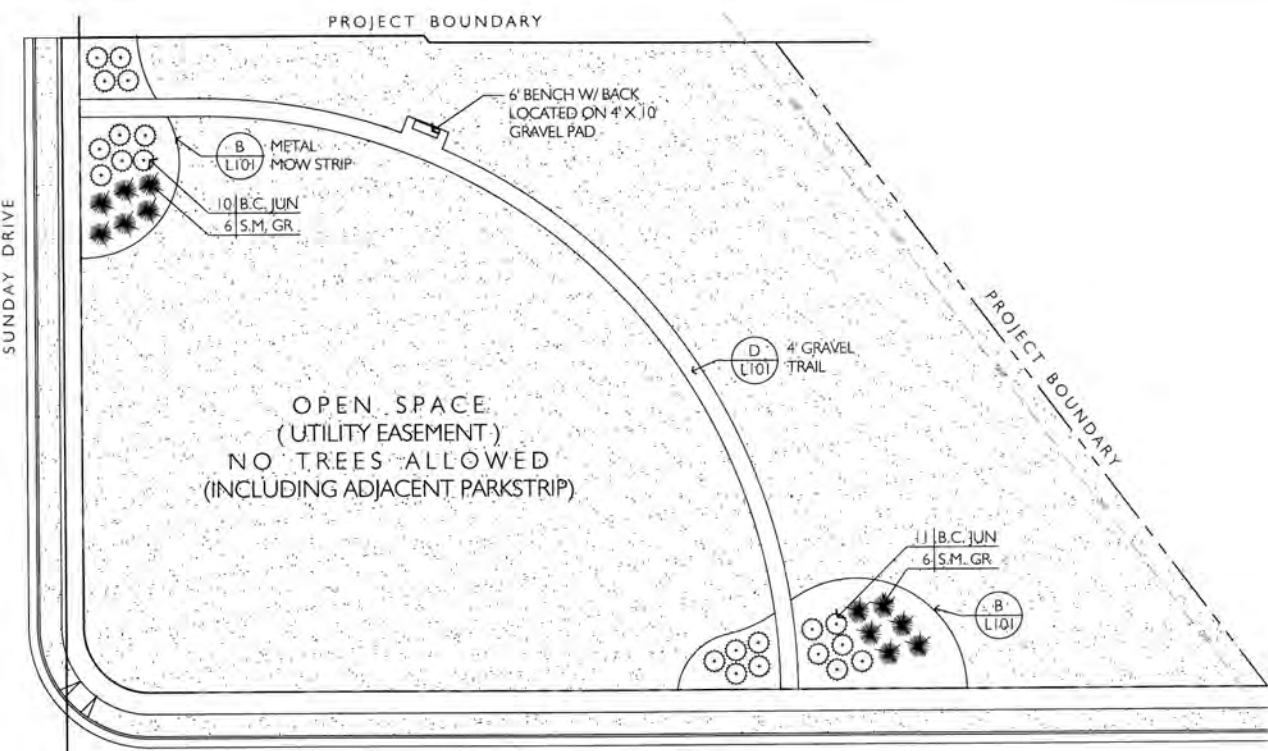


LANDSCAPE SCHEDULE

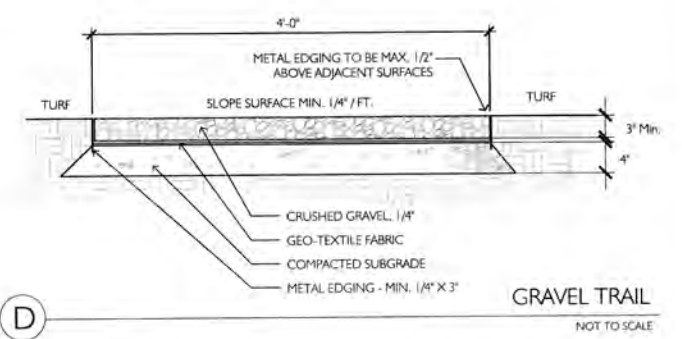
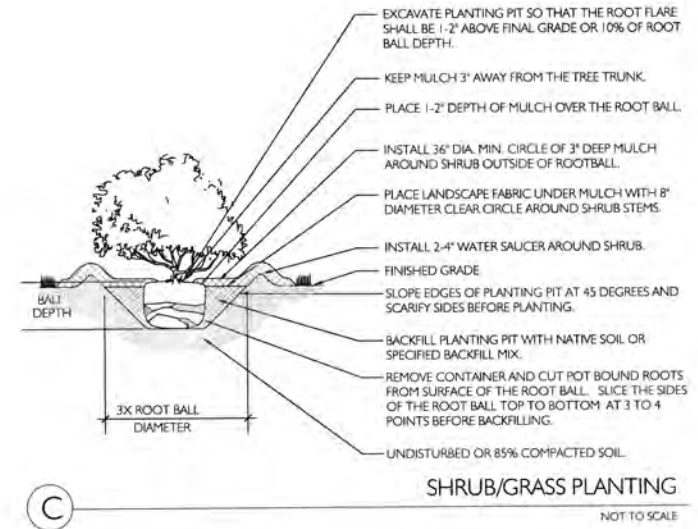
QNTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SHRUBS / ORNAMENTAL GRASSES				
B.C. JUN 17	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	2 GAL.	6' O.C.
S.M. GR. 64	MISCANTHUS SINENSIS 'GRACILLIMUS'	SLENDER MAIDEN GRASS	1 GAL.	6' O.C.
TURF				
141,000 S.F.	Bluegrass Mix			Seed
	Name	Variety	Percent	
	Kentucky Bluegrass	Bluestar	18%	
	Kentucky Bluegrass	Marquis	19%	
	Kentucky Bluegrass	Newport	17%	
	Kentucky Bluegrass	Touchdown	17%	
	Perennial Ryegrass	APM	16%	
	Perennial Ryegrass	Accent	13%	
	Apply @ 220 Lbs. /Ac			
MOWSTRIP				
	METAL - 1/4" X 4" X MIN. 10'. INTEGRATED STAKE ATTACHMENTS			
MULCH				
	6,400 S.F. GRAVEL, CRUSHED, 1 1/2". EARTH TONE COLOR - ALL PLANTERS			

LANDSCAPE GENERAL NOTES

- All alterations to these drawings during construction shall be approved by the Project Representative and recorded on "as Built" drawings by the Contractor.
- All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
- All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
- The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Landscape Architect.
- The Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Landscape Architect.
- Stake location of all proposed planting for approval by the Landscape Architect prior to commencement of planting.
- All turf areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
- Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. topsoil shall meet the following mechanical analysis:
Sand (0.05 - 2.0 mm Dia.) 20 - 70%
Clay (0.002 - 0.05 mm Dia.) 20 - 70%
The max. retained on a #10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:
pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones 3/4" or larger. Soluble salts <2 dS/m or mmho/cm and sodium absorption ration (sar) <6.
- All tree rings and plant beds to receive mulch as specified in the Landscape Schedule.
- Prune trees in accordance with current horticultural practices.
- All landscape areas to be watered by pop-up spray heads, rotors or drip irrigation. pop-up spray heads, rotors and drip irrigation to be placed on separate irrigation zones.
- All shrubs, groundcover and perennial plants to be watered on zones separate from turf.



MATLINE SHEET A/L101
MATLINE SHEET A/L102



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