RIVERDALE CITY COUNCIL AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – AUGUST 15, 2023

5:30 p.m. – Work Session
No motions or decisions will be considered during this session, which is open to the public.

6:00 p.m. – Council Meeting *(Council Chambers)*

A. **Welcome & Roll Call**
B. **Pledge of Allegiance** – Scott Brenkman
C. **Invocation** – TBA, by invitation

D. **Public Comment**
(This is an opportunity to address the City Council regarding your concerns or ideas. No action will be taken during public comment. Please try to limit your comments to three minutes.)

E. **Presentations and Reports**

1. Mayor's Report
2. Mosquito Abatement presentation – Councilmember Stevens
3. City Administration Report
   a. Department Reports July
   b. August Anniversaries Employee Recognition
   c. Staffing Authorization Plans
   d. Community Development Report

F. **Consent Items**

1. Consideration to approve meeting minutes from:
   August 1, 2023 Council Work Session
   August 1, 2023 Council Meeting

G. **Action Items**

1. a) Motion to un-table and consideration of Ordinance #964 regarding a proposed Final Subdivision and Site Plan request for Coleman Vu Estates PRUD Subdivision located at approximately 5368 South 1050 West, Riverdale, Utah 84405 as requested by Goldcrest Homes LLC.

   b) Motion to un-table and consideration of Resolution #2023-19 regarding a proposed Planned Residential Unit Development (PRUD) Overlay request applied to the Coleman Vu Estates PRUD Subdivision at approximately 5368 South 1050 West, Riverdale, Utah 84405, as requested by Goldcrest Homes LLC.
   Presenter: Mike Eggett, Community Development

2. Consideration to adjourn into a closed session pursuant to UCA 52-4-205 (c), to discuss pending or reasonably imminent litigation.
   Presenter: Steve Brooks, City Administrator/Attorney

H. **Comments**

1. City Council
2. City Staff
3. Mayor

I. Training – Strategic Planning

J. Adjournment

In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 at least 48 hours in advance of the meeting.

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 11th day of August 2023 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at http://www.riverdalecity.com/ 3) the Public Notice Website: http://www.utah.gov/pmn/index.html.

Michelle Marigoni
Riverdale City Recorder

**The City Council meeting on August 15, 2023 is viewable electronically and may be accessed by clicking on the link below. The regular City Council Chambers will be available for in-person participation. The agenda for the meeting is also attached above. **

https://www.youtube.com/channel/UCegcYe-pIXSRZGd5llencvA/videos?view_as=subscriber

Minutes of the **Work Session** of the **Riverdale City Council** held Tuesday August 1, 2023, at 5:30 p.m., at the Civic Center in the Council Chambers, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:	City Council:	Braden Mitchell, Mayor Bart Stevens, Councilmember Steve Hilton, Councilmember (Webex) Anne Hansen, Councilmember (Webex) Karina Merrill, Councilmember (Webex)
	City Employees:	Steve Brooks, City Administrator/Attorney Cody Cardon, Business Administrator Mike Eggett, Community Development Director Scott Brenkman, Police Chief Michelle Marigoni, City Recorder
	Excused:	Alan Arnold, Councilmember
	Visitors:	Chris Hatch

The City Council Work Session meeting began at 5:30 p.m. Mayor Mitchell welcomed all in attendance and noted for the record that Councilmember Stevens was present, and Councilmembers Hilton, Hansen and Merrill were present via Webex. Councilmember Arnold was excused. Members of the city staff were also present.

Public Comment:

Presentations and Reports:

Mayor's Report

City Council Assignment Reports – Councilor Stevens mentioned he would like to do a presentation on Mosquito Abatement at the next meeting. Mayor Mitchell agreed that it would be a good idea and asked Mrs. Marigoni to add it to the agenda.

UMCA Presentation

Consent Items

1. **Consideration to approve meeting minutes from:**
   July 18, 2023 Council Work Session
   July 18, 2023 Council Meeting

Mayor Mitchell asked if there were any changes or corrections to the minutes. There was a change regarding the abandoned water line at Shake Shack. Mrs. Marigoni said she had made the change prior to this meeting.

Action Items

1. **a) Consideration of Ordinance #968 approving a Final Subdivision request for Riverside Flats Subdivision, located at approximately 671 West and 633 West 4400 South, Riverdale, Utah 84405, as requested by Wright Development Group.**

   Mr. Eggett explained this subdivision would shift lines and move four lots into two lots for the 152 apartment units. The lots include the Carey's Cycle and Ken Garff parcels, in addition to the Lesley's parcels. He briefly went over the executive summary and other information included in the packet. Concerns from the city engineer and staff have been resolved.

   Mr. Stevens asked if this development was subject to the new parking ordinance passed. Mr. Eggett informed him that the new code was put in place after the developers had begun the process and would not be applied.

   b) Consideration of Final Site Plan request for Riverside Flats Apartments, located at approximately 671 West 4400 South, Riverdale, Utah 84405, as requested by Wright Development Group.

   Mr. Eggett went over the executive summary for this item and site plan information in the packet.

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2. Consideration to adjourn into a closed session pursuant to UCA 52-4-205 (c), to discuss pending or reasonably imminent litigation.

Mr. Brooks said the closed session will be short and is only for updates regarding legal action.

Comments

1. City Council:

2. City Staff:

Mr. Brooks updated Council regarding the seniors and said he and Mr. Cardon would meet with them to try and answer questions and help them understand more. He spoke about legislative changes regarding gravel pits which change sales tax procedures, and noted there was a $77,000 loss for Riverdale due to this.

A records request was submitted by the seniors with a fee waiver request. Mr. Brooks explained the fee waiver was not approved as it does not qualify as benefitting the public.

Chief Brenkman recently announced his retirement. He will be greatly missed but has been presented with a great opportunity he was not able to pass up.

Mr. Eggett announced the Moderate-Income Housing report was accepted.

3. Mayor:

Mayor Mitchell reminded everyone to make sure their microphones are turned on when speaking. He also asked Mr. Brooks to consider attending Planning Commission meetings as the attorney.

Adjournment

Having no further business to discuss, the Work Session was adjourned at 5:59 p.m.

Date Approved:

DRAFT

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, August 1, 2023, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:	City Council:	Braden Mitchell, Mayor Bart Stevens, Councilmember Steve Hilton, Councilmember (Webex) Anne Hansen, Councilmember (Webex) Karina Merrill, Councilmember (Webex)
	City Employees:	Steve Brooks, City Administrator/Attorney Cody Cardon, Business Administrator Mike Eggett, Community Development Director Scott Brenkman, Police Chief Michelle Marigoni, City Recorder
	Excused:	Alan Arnold, Councilmember
	Visitors:	

A. Welcome & Roll Call

The City Council Work Session meeting began at 5:30 p.m. Mayor Mitchell welcomed all in attendance and noted for the record that Councilmember Stevens was present, and Councilmembers Hilton, Hansen and Merrill were present via Webex. Councilmember Arnold was excused. Members of the city staff were also present.

B. Pledge of Allegiance

Mayor Mitchell invited Karina Merrill to lead the Pledge of Allegiance.

C. Invocation

Mayor Mitchell invited Steve Brooks to offer the invocation.

D. Public Comment

Mayor Mitchell invited public to speak. There was no public comment.

E. Presentations and Reports

1. Mayor's Report

The streetlights are all being replaced with LED lamps, which will pay for themselves within four years.

Mayor Mitchell asked to be notified when police and fire BBQs happen.

The local LDS church is doing a day of service on September 9. Alpine Church and the Riverdale Lyons Club will also participate. Mr. Douglas will find projects they can help with.

2. City Council Assignment Reports

3. Presentation – Utah Municipal Clerks Association (UMCA)

Denise Woods and Alicia Fairborne presented information about the UMCA and other recorders' groups, and recognized City Recorder Michelle Marigoni for attaining her CMC designation.

F. Consent Items

1. Consideration to approve the City Council meeting minutes from July 18, 2023 Work Session and Regular Meeting.

Mayor Mitchell invited any corrections or comments regarding the above referenced meeting minutes.

MOTION: Councilmember Stevens moved to approve the meeting minutes with the previously discussed changes. Councilmember Merrill seconded the motion. There was not any discussion regarding this motion. The motion passed unanimously in favor.

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G. Action Items

1. a) Consideration of Ordinance #968 approving a Final Subdivision request for Riverside Flats Subdivision, located at approximately 671 West and 633 West 4400 South, Riverdale, Utah 84405, as requested by Wright Development Group.

Mr. Eggett explained this subdivision would shift lines and move four lots into two lots for the 152 apartment units. The lots include the Carey's Cycle and Ken Garff parcels, in addition to the Lesley's parcels. He briefly went over the executive summary and other information included in the packet. Concerns from the city engineer and staff have been resolved.

MOTION: Councilor Merrill moved to approve Ordinance 968 approving a Final Subdivision request for Riverside Flats Subdivision, located at approximately 671 West and 633 West 4400 South, Riverdale, Utah 84405, as requested by Wright Development Group.

SECOND: Councilor Hilton

ROLL CALL VOTE:

Councilor Hilton:	Yes
Councilor Hansen:	Yes
Councilor Stevens:	No
Councilor Arnold:	Absent
Councilor Merrill:	Yes

Motion passes with three in favor and one opposed.

b) Consideration of Final Site Plan request for Riverside Flats Apartments, located at approximately 671 West 4400 South, Riverdale, Utah 84405, as requested by Wright Development Group.

Mr. Eggett noted the conditional use approval was reviewed and approved by the Planning Commission on May 23 2023, as well as a favorable recommendation on the site plan request on the same date. He went over the executive summary for this item and site plan information in the packet, noting all staff and engineering concerns had been addressed. A traffic study was also conducted and is available for councilors to view.

Mayor Mitchell spoke about being supportive of the development but had concerns about the cleanup efforts in the old Lesley's park. He informed Logan Johnson about the amount of public concern and complaints he had received and asked that some progress be made quickly. Mr. Johnson reported the partners wanted to have an approved site plan before spending the money on demolition.

Mr. Johnson reported that the bus stop would be moved and landscaped, which could help with parking congestion. Their marketing data shows the proposed amount of parking is adequate. Left turns in and out of the complex will be restricted. Mr. Stevens asked if there were garages, which there are not.

MOTION: Councilor Hilton moved to approve the Final Site Plan request for Riverside Flats Apartments, located at approximately 671 West 4400 South, Riverdale, Utah 84405, as requested by Wright Development Group.

SECOND: Councilor Merrill

ROLL CALL VOTE:

Councilor Stevens:	No
Councilor Arnold:	Absent
Councilor Merrill:	Yes
Councilor Hansen:	Yes
Councilor Hilton:	Yes

Motion passes with three in favor and one opposed.

2. Consideration to adjourn into a closed session pursuant to UCA 52-4-205 (c), to discuss pending or reasonably imminent litigation.

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MOTION:	Councilor Stevens moved to adjourn to a closed session.	
SECOND:	Councilor Merrill	
ROLL CALL VOTE:	Councilor Hansen:	Yes
	Councilor Stevens:	Yes
	Councilor Hilton:	Yes
	Councilor Arnold:	Absent
	Councilor Merrill:	Yes

Motion passes, the closed session began at 6:24 p.m.

In attendance: Mayor Mitchell, Councilor Stevens, Councilor Hilton, Councilor Hansen, Councilor Merrill, Steve Brooks Mike Eggett, Michelle Marigoni.

MOTION:	Councilor Stevens moved to reopen the meeting.	
SECOND:	Councilor Merrill	
ROLL CALL VOTE:	Councilor Arnold:	Absent
	Councilor Merrill:	Yes
	Councilor Hilton:	Yes
	Councilor Hansen:	Yes
	Councilor Stevens:	Yes

Motion passes, the meeting reopened at 6:49 p.m.

H. **Comments**

Mr. Stevens asked if the hedge on 4600 S by the crosswalk could be removed, as it is a safety concern.

Mr. Brooks reported the new Code Enforcement employee has started.

Ms. Hansen recommended encouraging the property owner on 700 West at least start cutting down weeds.

I. Adjournment

MOTION: Having no further business to discuss, Councilmember Merrill moved to adjourn. The motion was seconded by Councilmember Stevens all voted in favor. The meeting was adjourned at 6:55 p.m.

Date Approved:

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RIVERDALE CITY
MONTHLY UTILITY REPORT
FOR MAYOR & CITY COUNCIL
JULY 2023

Water Fund

	Total Gallons Used (in thousands)	Total Billings	Total Customers Billed	Average Gallons used Per Customer (in thousands)	Average Bill Per Customer
Residential	67,457	$ 132,856	2,185	31	$ 60.80
Commercial	46,644	$ 112,010	263	177	$ 425.90

Sewer Fund

	Total Billings	Total Customers Billed	Average Bill Per Customer
Residential	$ 63,951	2,162	$ 29.58
Commercial	$ 53,661	232	$ 231.30

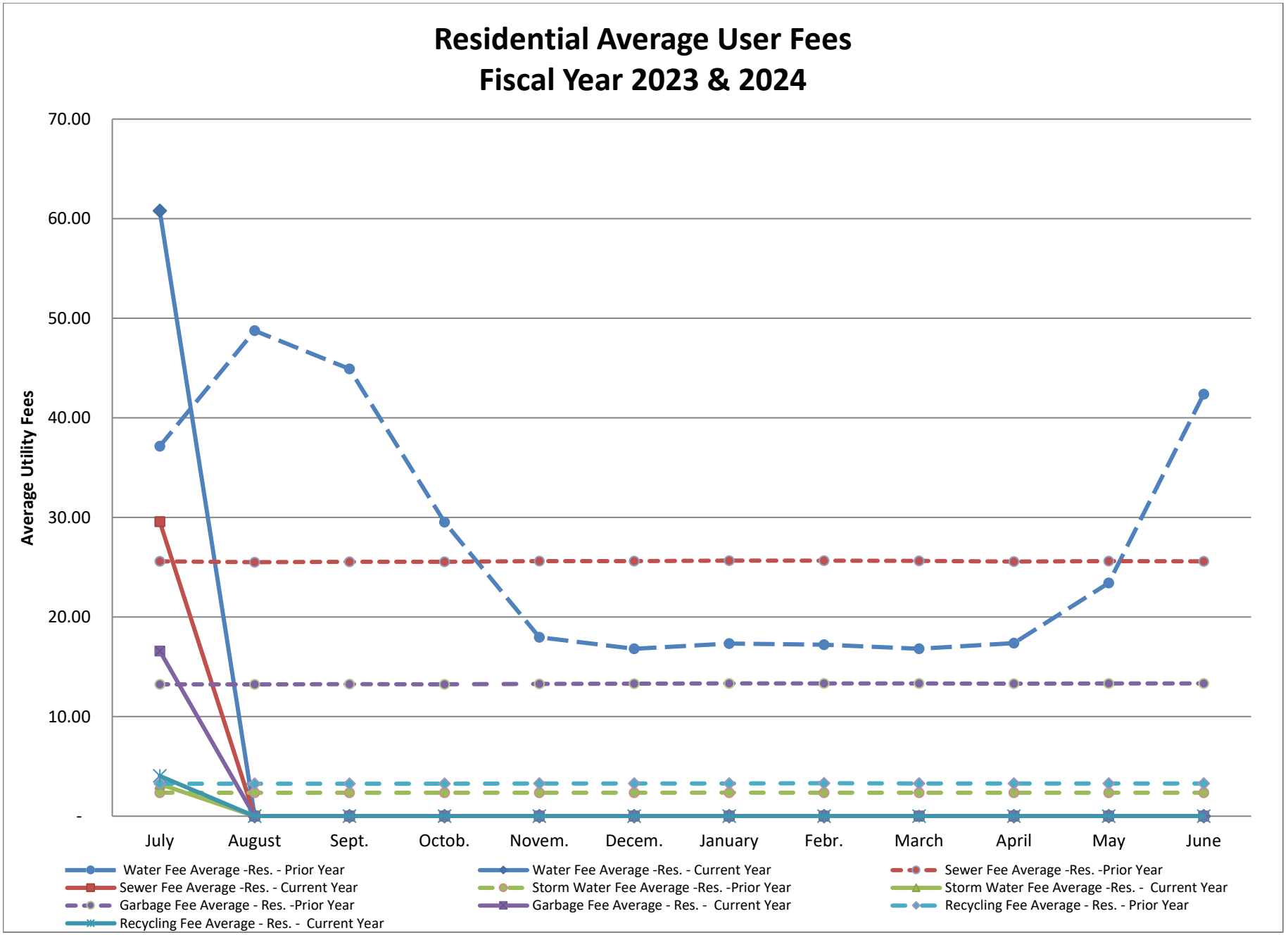
Storm Water Fund

	Total Billings	Total Customers Billed	Average Bill Per Customer
Residential	$ 7,026	2,179	$ 3.22
Commercial	$ 19,533	204	$ 95.75

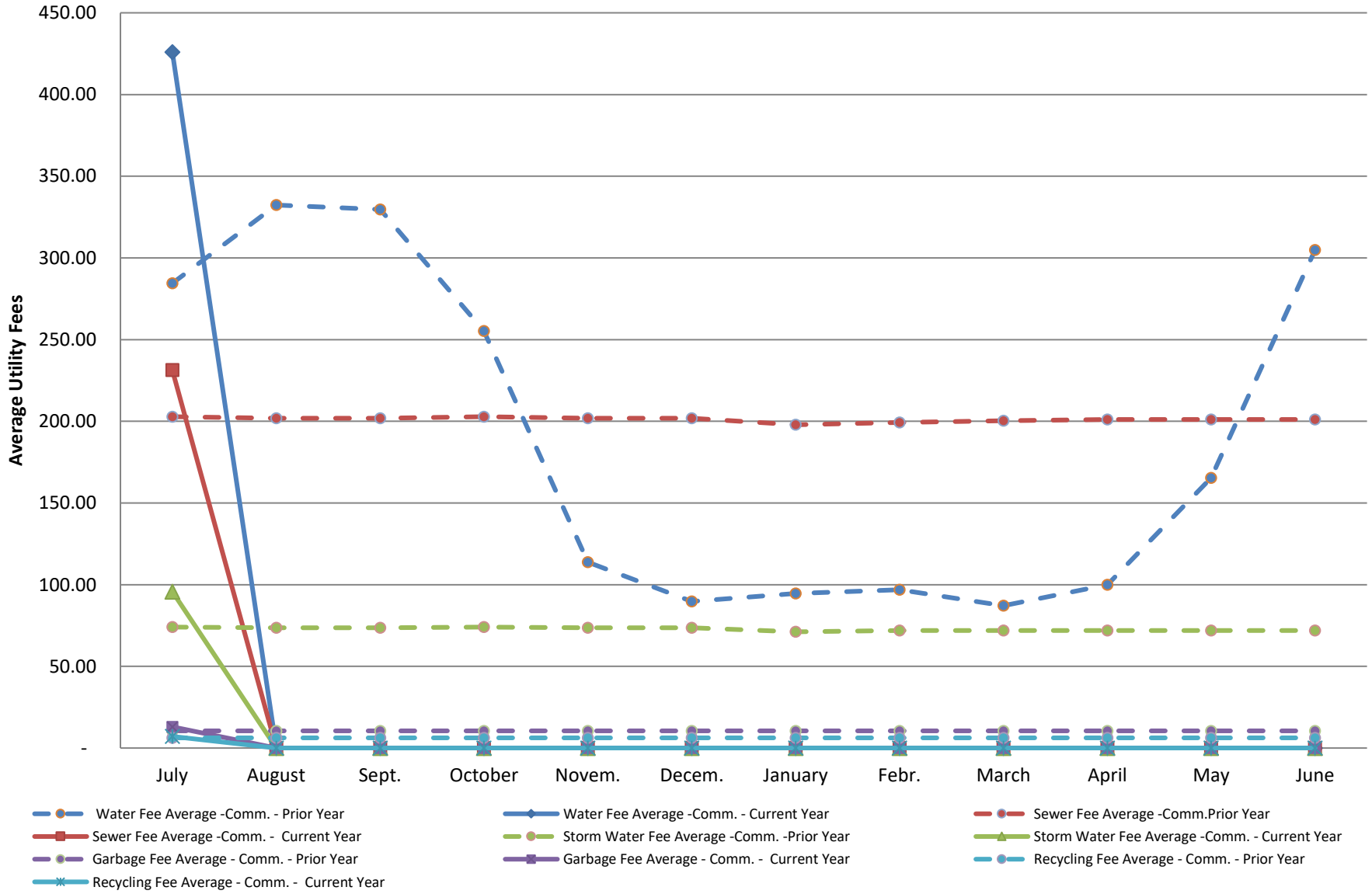
Garbage Fund

	Total Billings	Total Customers Billed	Average Bill Per Customer	
Residential - Garbage	$ 35,652	2,148	$ 16.60	*
Residential - Recycling	$ 7,465	1,846	$ 4.04	
Commercial - Garbage	$ 26	2	$ 12.98	*
Commercial - Recycling	$ 21	3	$ 7.10	

* Some garbage utility customers have more than one garbage can, this is an average of all customers.


Residential Average User Fees
Fiscal Year 2023 & 2024
Average Utility Fees
70.00
60.00
50.00
40.00
30.00
20.00
10.00
-
July
August
Sept.
Octob.
Novem.
Decem.
January
Febr.
March
April
May
June
Water Fee Average -Res. - Prior Year
Water Fee Average -Res. - Current Year
Sewer Fee Average -Res. -Prior Year
Sewer Fee Average -Res. - Current Year
Storm Water Fee Average -Res. -Prior Year
Storm Water Fee Average -Res. - Current Year
Garbage Fee Average - Res. -Prior Year
Garbage Fee Average - Res. - Current Year
Recycling Fee Average - Res. - Prior Year
Recycling Fee Average - Res. - Current Year

Commercial Average User Fees
Fiscal Year 2023 & 2024



Monthly report – July, 2023

Legal Dept., City Attorney, City Admin. – Steve Brooks:

- Resolutions/Ordinances work–
  - Work concerning – Personnel, RDA, Housing, Panera, Purin, Senior Center, Tesla, Leslie's, Bach, Cutrubus, Coleman Vu, GRAMA, development agreements, Code enforcement, Parks, Grand openings, Signs, Water, Shake Shack, Budgets, Evidence, Utilities,
- Legal research/review –
- Legal Department meetings/work –
- Planning commission review/ordin/mtgs/minutes
- Walk-ins/Police reviews/Court/Court screenings/Court filings
- Formal training attended-
- RSAC- Drug Court –
- Legal reviews of minutes/resolutions/ordinances
- Records request reviews

COURT MONTHLY REPORT

673 Total traffic cases — YTD 4864 (Jan. 1, 2023 to December 31, 2023)

4 DUI	352 Moving violations	0 FTA
0 Reckless/DUI red.	232 Non-moving violations	0 Other
84 License violations	1 Parking	

32 Total Misdemeanor cases — YTD 281 (Jan. 1, 2023 to Dec. 31, 2023)

1	Assault	0	Ill. sale Alc.	0 Dom. animal	0 Dom. violence
09	Theft	1	Other liq. viol.	0 Wildlife	12 Other misd./infrac
0	FTA	09	Contr. subst vio	0 Parks/rec.	
0	Public intox	0	Bad checks	0 Planning zon./Fire/Health	

626 Total cases disposed of this month — 626 Total number of cases disposed of for the year (July 1, 2023 to June 30, 2024)

694 Total offenses this month — 694 Total offenses for year (July 1, 2023 to June 30, 2024)

Small Claims — Total number of cases for the year (Jan. 1, 2023 to Dec. 31, 2023) -- Filed=9 Settled/Dismissed=5

5 Cases filed	0 Trials
3 Settled/dismissed	0 Default judgment

# CITATIONS BY AGENCY		**YTD** (July 1, 2023 to June 30, 2023)
Riverdale City	238	238
UHP	273	273

REVENUE/MISC. **YTD** (July 1, 2023 to June 30, 2024)

Total Revenue collected	$111,012.94	$ 111,012.94
Revenue Retained	$ 70,464.77	$ 70.464.77
Warrant Revenue	$ 43,745.35	$ 43,745.00
Issued warrants	96	96
Recalled warrants	128	128

RSAC MONTHY REPORT N/R

11	participants	54	drug tests given	0	walked away/warrants issued
1	orientations	1	in jail/violations	0	ordered to inpatient
1	new participant	4	positive UA's/tests/dilutes	0	other
0	graduates	0	incentive gifts		
0	terminated/quit	0	spice tests given		

Revenue																		Revenue	
2014/2015	$ 73,845.83	$ 64,117.70	$ 56,068.24	$ 57,571.99	$ 47,740.58	$ 72,781.17	$ 57,736.71	$ 61,757.44	$ 65,851.58	$ 56,170.77	$ 57,993.42	$ 59,174.53	$ 730,809.96
2015/2016	$ 55,150.03	$ 52,203.37	$ 51,464.12	$ 58,972.82	$ 56,971.23	$ 53,542.38	$ 50,428.54	$ 67,672.52	$ 66,120.83	$ 70,005.29	$ 61,920.75	$ 67,056.80	$ 711,508.68
2017/2018	$ 61,197.38	$ 61,475.48	$ 52,904.89	$ 53,322.60	$ 52,115.25	$ 44,520.00	$ 54,867.06	$ 58,916.25	$ 66,596.71	$ 61,945.23	$ 61,570.34	$ 66,747.93	$ 696,179.12
2018/2019	$ 60,578.03	$ 68,835.39	$ 56,447.08	$ 59,210.40	$ 50,507.17	$ 46,162.00	$ 49,634.26	$ 58,477.87	$ 66,409.63	$ 58,314.13	$ 50,560.88	$ 46,756.50	$ 671,893.34
2019/2020	$ 38,993.02	$ 48,718.00	$ 51,600.00	$ 50,798.29	$ 45,450.26	$ 49,962.40	$ 55,356.40	$ 57,199.27	$ 58,181.42	$ 42,328.69	$ 45,987.39	$ 45,151.00	$ 589,726.14
2020/2021	$ 41,113.34	$ 48,459.33	$ 43,207.73	$ 53,768.58	$ 49,473.99	$ 50,181.01	$ 54,994.96	$ 49,995.40	$ 74,729.65	$ 56,503.79	$ 49,817.10	$ 55,422.00	$ 627,666.88
2021 / 2022	$ 49,097.22	$ 47,165.00	$ 46,811.00	$ 50,656.11	$ 44,894.00	$ 46,937.83	$ 47,212.00	$ 66,942.94	$ 68,604.76	$ 65,468.88	$ 71,111.00	$ 81,613.89	$ 686,514.63
2022/2023	$ 87,216.04	$ 91,349.35	$ 74,679.73	$ 70,943.88	$ 69,305.32	$ 69,298.22	$ 75,289.28	$ 91,717.73	$ 105,337.63	$ 88,925.97	$ 110,660.54	$ 120,473.74	$ 1,055,197.43
2023/2024	$ 111,012.94												$ 111,012.94

Revenue Retained																		Revenue Retained	
2014/2015	$ 50,223.07	$ 42,703.48	$ 38,095.53	$ 39,526.75	$ 32,268.35	$ 49,659.14	$ 38,925.61	$ 43,182.60	$ 43,585.59	$ 38,151.47	$ 40,694.83	$ 39,699.94	$ 496,716.36
2015/2016	$ 36,546.56	$ 36,246.87	$ 34,609.09	$ 40,399.48	$ 37,131.61	$ 35,982.09	$ 32,437.12	$ 44,792.79	$ 42,489.47	$ 45,238.67	$ 39,849.31	$ 43,978.05	$ 469,701.11
2017/2018	$ 42,930.29	$ 42,695.47	$ 38,252.30	$ 37,084.09	$ 36,257.33	$ 30,390.97	$ 38,825.27	$ 39,595.66	$ 45,592.40	$ 42,155.29	$ 41,300.06	$ 45,234.01	$ 480,313.14
2018/2019	$ 40,499.87	$ 44,412.30	$ 38,794.84	$ 41,425.96	$ 34,772.69	$ 13,290.81	$ 13,884.42	$ 35,949.69	$ 18,336.85	$ 16,799.28	$ 23,644.75	$ 31,167.06	$ 352,978.52
2019/2020	$ 25,184.89	$ 31,964.53	$ 34,379.85	$ 33,607.46	$ 29,687.66	$ 33,891.98	$ 35,949.69	$ 37,157.47	$ 38,759.66	$ 27,441.67	$ 28,919.42	$ 28,730.67	$ 385,674.95
2020/2021	$ 25,534.64	$ 31,142.16	$ 26,395.63	$ 34,003.41	$ 30,199.19	$ 31,822.74	$ 33,762.46	$ 31,453.96	$ 48,025.69	$ 35,880.10	$ 33,640.09	$ 35,197.77	$ 397,057.84
2021 / 2022	$ 33,115.74	$ 29,199.46	$ 29,027.66	$ 30,773.01	$ 28,423.94	$ 29,739.58	$ 28,305.84	$ 39,944.31	$ 41,276.07	$ 39,288.68	$ 38,920.42	$ 47,133.14	$ 415,147.85
2022/2023	$ 50,938.73	$ 53,830.46	$ 36,772.05	$ 42,488.39	$ 40,392.85	$ 40,875.61	$ 44,701.90	$ 54,700.48	$ 63,237.46	$ 55,817.53	$ 66,464.71	$ 73,538.83	$ 623,759.00
2023/2024	$ 70,464.77												$ 70,464.77

Business Administration:

Cody Cardon:

- Routine phone & computer problem resolution throughout the city.
- Routine management issues and resolution.
- Various meetings and training courses attended.
- Working on Monthly Accounting.
- Working on budget accounting.
- Yearend accounting and compliance.

Stacey Comeau:

New Hires: Eric Lofthouse Fire

Promotions:

Terminations:

- Random drug testing for the month
- Processed semimonthly payroll
- Responded to job inquiries
- Updated Staffing Authorization Plan
- Prepared Employee Recognition
- Completed monthly payroll reconciliation
- Conducted exit interview with terminating/retiring employees
- Prepared ACH files for Rent, RDA, and Early Retiree payments
- Notarized various documents
- Responded to requests for RDA loan payoff and verification of employment, both verbally and in writing
- Prepared RDA loan disbursements
- Responded to inquiries on Purchase Assistance Program and RDA Loan Program
- Worked with various personnel to resolve issues and concerns

Chris Stone:

- Created online utility application form.
- Attended and took pictures for Cheddar's Scratch Kitchen.
- Cleaning of the Veterans Memorial.
- Set up council/court room for various meetings and court.
- Order and pick up of custodial supplies.
- Covered for part-time custodial staff off sick or on vacation.
- Various updates to the city website and social media sites.
- Completed the city newsletter for August.
- Completed the employee newsletter for August.

Mayor & City Council Monthly Summary Report
July 2023

Community Development Department:

- Review of sign permit requests and issuance of permits
- Meeting with property owners and developers to discuss project plans and concepts
- Cheddar's Grand Opening and Ribbon Cutting event participation
- Design Review Committee meeting re: Wasatch Front Kia remodel project
- Preapplication Review Meeting re: Old John Paras site development
- Meeting with Natalie Allgood and others re: All access play area ideas
- Meeting with 6S Development Team re: Tesla development finalization efforts
- UDOT Preapplication review meeting attendance re: Ken Garff Honda site
- 5600 South Open House meeting attendance and participation by department member
- Riverdale General Plan reporting updates meetings attendance by department member
- Department heads meetings attendance by department member
- Geographical Information Systems training and work by department member
- 5600 South Community Coordination Team (CCT) monthly meeting attendance by department member
- Moderate Income Housing Plan report guidance discussion with department member
- FEMA Floodplain Training attendance sessions by department member

Community Services

Attended staff meetings
Held monthly departmental staff meeting
Created monthly issue of Riverdale Connections
Held Youth City Council meeting
Took applications and filled vacancies at the Senior Center
Registration for youth programs
Attend City Council meeting
Covered for Miranda at the Senior Center
Old Glory Days and clean up
Attended Senior Board Meeting
Refinished floors at the Community Center

Public Works Monthly Report July 2023

- Continued work with Weber Basin to discuss alternatives for them providing additional water, instead of drilling well.
- Continued Storm Water review to meet new state regulations.
- Continued design work on 1050 W Ritter Dr. Roundabout.
- Completed inspections on Cheddard's
- Continued inspections on AFCU Campus.
- Completed inspections on Fiiz.
- Continued work on flood control.
- Completed reviews on Riverdale Townhomes.
- Continued reviews on Tesla project.

- Continued reviews Riverdale Apartment project.
- Continued inspections on Riverdale Flex 2.
- Continued inspections America First Road Project.
- Continued design work on 2023 waterline project.
- Continued renovations on vacant Senior Center apartments.
- Completed Drinking Water Sanitary Survey
- Continued design work on 2024 street projects.
- Set up, tear down and clean up of Old Glory Days.
- Continued reviews on Coleman Vu.

Fire Department: July 2023
Chief Jared Sholly

146 Calls for Service

Fires

2	**Fire, Other**
4	**Building Fire**
1	**Fire in Motor Home, Camper or Recreational Vehicle**
1	**Grass Fire**

Total: 8

Rescue & Emergency Medical Service Incidents

61	**EMS Calls, Excluding Vehicle Accidents with Injuries**
13	**Motor Vehicle Accidents with Injuries**
7	**Motor Vehicle Accidents without Injuries**
1	**Extrication of Victim from Vehicle**
1	**Extrication Other**

Total: 83

Hazardous Materials

1	**Combustible Flammable Liquid**
1	**Gas Leak**
1	**Power Line Down**

Total: 3

Service Call

1	**Animal Rescue**
3	**Assist Police**

Total: 6

Good Intent Call

2	**Good Intent Other**
40	**Cancelled Enroute**
1	**Wrong Location**
2	**No Incident Found on Arrival**
1	**Smoke Scare**

Total:46

Fire Alarm

3	**False Alarm**
1	**Smoke Detector Activation, No Fire**
1	**Alarm System Sounded Due to Malfunction**
1	**Detector Activation No Fire**

Total: 6

Department Report:

Meetings and Training:

- **Old Glory Days**
  - ***Parade***
  - ***Employee BBQ***
  - ***First Aid Station***
  - ***Fencing and Fall-Out Zone Established***
  - ***Emergency Operation Plan in Place***
  - ***Fireworks and Stagging of Fire Personnel***
  - ***Firework Count Before and After Display***
  - ***Chief Patrol Until Mid-Night***
- ***Chief Patrol July 24th Until Mid-Night***
- **Fire Inspections, Plan Reviews, and Investigations**
  - ***7 Business Inspections***
  - ***6 Plan Reviews***
  - ***1 Investigation***
  - **Pre-Application Meeting Panera**
- **Ogden Regional EMS Case Review**
- **City Council Meeting**
- **Training of UTA Electric Buses**
- **EMS Committee Meeting**
- **Region 1 Homeland Security Meeting**
- **Weber County Heavy Rescue Meeting**
- **City Staff Meeting**
- **Weber County Emergency Management Meeting**
- **Radio Meeting with Dispatch**
- **Weber County Fire Chiefs Meeting**
- **Operational Dispatch Committee Meeting**
- **Fire Sub Meeting with County Chiefs and Dispatch**

Patrol Report July 2023

Assault- A female assaulted her father because he wouldn't let her talk to their mother on the phone while he was talking to her. The female was booked into Archway. The parents were supportive in pursuing charges. The female juvenile will be referred to Juvenile Court for assault.

Order Violation- A female reported her ex violated a protective order while they were discussing child arrangements with each other. No violation was found to have occurred.

Psychiatric Problem- A male contacted dispatch advising he was suicidal. He was contacted at Maverik on 900 W. He was taken to McKay Dee Hospital and involuntarily committed.

Theft / Warrant- A male was taking gift cards from Staples and trying to use them at Ross Dress for Less where he also took some merchandise from. The gift cards were useless due to never being activated by the store. Staples and Ross Dress for Less did not want to pursue charges, but wanted the suspect trespassed from their stores. The suspect was trespassed and then transported to jail on active warrants.

Traffic Accident / DUI- A male blacked out while driving east on 300 W from Riverdale Rd. He ran into the cement retaining wall prior to the curve. He was found to have a .14 BAC. Officers arrested the male for DUI. His vehicle was impounded.

Suspicious Circumstance- Officers were dispatched to a suspicious circumstance at Home Depot. The complainant advised that they were trying to buy a trailer at this business and were meeting the person selling the trailer. The complainant believed that the trailer may be stolen given how the transaction was taking place. Police also had a similar case a couple weeks ago. Police responded and located the suspect vehicle leaving the area. The vehicle fled from police after activating their emergency lights. The pursuit was terminated immediately. Police were able to keep a visual on the suspect vehicle using our Detective's vehicles. The trailer, vehicle and two suspects were later located. Detectives wrote a search warrant on the suspect's Ogden home and recovered a large amount of fraudulent homemade titles and other vehicle sale paperwork. The suspects were booked into jail.

Threatened Suicide- Officers were dispatched to a threatened suicide at a residence. A female juvenile was standing in the kitchen holding a knife to her throat. Officers spent some time speaking with the female and were able to get her to put the knife down. The female however didn't want to be taken to the hospital and was very uncooperative with that process. This case will be referred to DCFS.

Traffic Stop / Warrant- Officers stopped a vehicle pulling into the Motel 6. The passenger was found to have warrants for her arrest. The female provided officers with false information of an actual person. She was arrested and booked into jail.

Family Disturbance- A male and female were seen having an argument while walking at 700 W 4400 S. Nothing criminal was found to have occurred. The male went home, and the female walked to a friend's house nearby.

Pedestrian Contact- Officers observed short term foot traffic at the Motel 6 by a pedestrian. The pedestrian was stopped while using the roadway improperly and identified. The male had two small warrants for his arrest. The male allowed a search of his person and property where nothing was found. The male did have a large amount of cash in his possession with various bills. The male denied conducting any narcotic related transactions at the Motel. The male admitted to having just gotten off a bus from SLC and was responding back to the front runner to get a bus back to SLC.

Welfare Check- Officers were dispatched to a welfare check at the Cherry Creek Apartments. The complainant wished to have his niece and her daughters checked on as he hadn't had contact in a while. They were checked on and found to be in good health. This information was relayed back to the complainant.

Theft- Officers were dispatched to the office at 1050 West 5100 South. It was reported that over the weekend someone forced entry into the deposit box and stole its contents. It's unknown until tomorrow whose rent checks were stolen so more follow up will be conducted. The manager had no suspect information.

Family Fight- Officers were dispatched to a family fight. The fight was between a man and his wife. The male had left prior to our arrival. The wife was on scene with her son. The wife wasn't cooperative with police which led to her slamming the door on police twice. Follow up will be conducted.

Suspicious Circumstance- Officers were dispatched to a suspicious incident where a condom with liquid inside was found in a mailbox. Officers identified the item was a condom and disposed of it.

Motorist Assist- Officers assisted a citizen who had locked themselves out of their car at Denny's.

Family Fight- Officers were dispatched on a family fight. The issue was between a father and his adult son. The father was very upset with the son due to his creative and clear overuse of the "F" word. Nothing physical took place. The son agreed to move out.

Threats- Officers took a report where a daughter was threatening her mother. The case was forwarded to investigations.

Suspicious Vehicle- While checking the area for fireworks, police contacted a male who was sleeping in his car. He advised he was living out of his vehicle and thought it was a quiet neighborhood. He was advised of the camping ordinance and left the area.

Suspicious Circumstance- Officers contacted a male who advised that he was receiving messages from his wife claiming that she was assaulted and raped in Riverdale. The complainant had very little information to provide about the case. Contact has been attempted numerous times to reach out to the victim, but all attempts have been unsuccessful. The case was forwarded to investigations for further follow up.

Keep the Peace- Officers responded to a residence on a keep the peace. The complainant was trying to pick up his son from the mother for his visitation. Court paperwork showed due to it being a holiday, the mother had visitation until the following day. The child remained in the custody of the mother. The father was advised of the condition of his civil custody order and left the area.

Family Disturbance- Officers responded to a 911 call where the complainant stated her husband was emotionally abusive and wouldn't leave the house. The wife then stated officers were not needed and became uncooperative with dispatch and refused to provide any information. Officers have responded to the residence on similar complaints but the female refuses to cooperate. Services were offered on each incident to the female.

Disturbance- Officer Dingman handled a disturbance at Store N Lock Storage where 2 females were causing a disturbance and wanted to speak with the managers who live on site about their storage unit that was put on auction status due to delinquent account. They were advised to call and deal with the business during business hours. They were both trespassed from the property.

Disturbance- Officers contacted a male who was trying to talk his ex-wife to get in the car after having an argument at Wendy's. Officers spoke to both parties and found nothing criminal was found to have occurred. The wife called for a ride to split up for the time being.

Accident with Injury- Officers responded to a motorcycle accident. A motorcycle couldn't navigate the curve near 5900 S Weber Dr while heading towards South Weber, went off the roadway, down the embankment and clipped a power pole before coming to rest at the bottom of the embankment. The driver was going in and out of consciousness upon PD arrival. FD responded and after stabilizing the driver she was pulled out of the embankment on a stretcher. She was transported to the hospital in stable condition.

Family Disturbance- A male and female were involved in an argument in the parking lot of Walmart. Initially witnesses said it appeared the male was hit by the vehicle the female was driving. It was later found this did not occur as there was no evidence to support this. The male advised he tripped while at the passenger door as the female began to drive away. Both advised the incident was verbal. Charges are being screened for disorderly conduct.

Family Disturbance- A father reported his 15yr old son was out of control. The son suffers from behavioral issues. MCOT was contacted and resources were provided to the family. Nothing criminal occurred.

Threats- Officers responded to Verizon on a threats complaint. The complainant reported he was threatened with a gun and that he was going to be shot in the head. The case was forwarded to investigations for follow up.

Assault- Officers responded to Cherry Creek on an assault. The victim was assaulted by a male after the suspect forced his way into the victim's apartment. The suspect was located at his home in North Ogden by Riverdale Detectives and taken into custody.

Theft- Officers responded to Walmart on a theft. A male suspect loaded a cooler with items and fled the store. LP attempted to stop the male but was not able to. The suspect left as a passenger in a gray Toyota SUV with a Wyoming plate. The vehicle and suspect were not located.

Threats- Officers were dispatched to a threats call at the Cherry Creek Apartments. The complainant stated that a male drove by him on the property today and motioned a gun sign with his hand before flipping him off. The complainant suspects that this was due to his recent break up with his girlfriend who is also the suspect's ex-wife.

Vehicle Theft- Officers were dispatched to a vehicle theft at Kia. It was reported that a white 2021 Ford Bronco was stolen from the property either Monday or Tuesday this week. The keys were left in the unlocked vehicle. The vehicle was listed NCIC and an ATL was broadcasted.

Attempted Suicide- Officers were dispatched to a threatened suicide at In and Out Burger. The patient had taken an unknown number of medications in an effort to end his life. The patient was transported to the hospital by Riverdale Fire.

Family Fight- Officers were dispatched to a family fight. The suspect fled on foot prior to our arrival. The investigation revealed that the suspect was intoxicated and upset due to losing his wallet. The suspect pulled out a knife and threatened to kill the kids. The suspect's wife got between the suspect and the kids while calling 911. The suspect got upset and threw the knife at the mother which cut her left leg just above the knee. The suspect left, but was apprehended when he returned to the apartment. The suspect was booked into jail on several DV related crimes. The victims were offered DV resources, and the LAP form was completed.

Fail to Yield- Officers observed a vehicle acting suspicious in the area of a call they were on. Officers attempted a traffic stop on the vehicle due to two traffic violations. The vehicle, which was a black Chrysler 300, fled at a high rate of speed. Officers stopped following the vehicle due to the risk involved. Officers responded to a residence where it was known that a similar vehicle was registered. The suspect was found in the driveway of the home near the vehicle. When confronted, the male yelled at police that he ran because police tried to stop him for no reason. The suspect then attempted to flee back into his home on foot and wouldn't comply with the officers' commands. This resulted in a use of force to take the suspect into custody. The suspect was on Federal Probation and was booked into jail.

Injury Accident- Officers were dispatched to an injury accident at 650 West Riverdale Road. It was reported that a vehicle and a motorcycle were involved in a collision. The vehicle fled the scene of the accident. The motorcyclist was transported with a broken lower leg. A witness to the accident provided a statement that he believed the passenger car intentionally struck the motorcyclist with his car. The motorcyclist was interviewed and advised that he had no idea why any of this had taken place. The suspect and suspect vehicle was located at a home in Layton. A search warrant was drafted to retrieve the car out of the garage of this home. The suspect wished for a lawyer, so no interview was done. The suspect was booked into jail on various charges.

Warrant- Officers were conducting follow up when they observed a suspect from a theft case. The suspect fled on foot and went back into the trailer. Additional units responded they were able to call out to the suspect and he eventually surrendered and was taken into custody. His girlfriend was also taken into custody. They were both wanted on multiple cases and for absconding from AP&P.

Criminal Mischief- Officers handled a criminal mischief case at Walmart. It was reported by the victim that a verbal altercation had taken place in the parking lot before she entered the business. Upon her return from the business, she found a large dent in the driver's side fender of her vehicle. Video surveillance was obtained. It's unknown who the suspect is at this time.

Threatened Suicide- Officers were dispatched to a residence on a threatened suicide. It was reported that 13YO male was threatening suicide and also making comments about killing his care giver. The juvenile was contacted

and ultimately transported to the hospital for a commitment. The juvenile was found to have been living at the residence since both of his parents passed away recently.

Assault- Officers were dispatched to an assault. A male reported that his girlfriend's neighbor assaulted him. The suspect was identified. The victim completed a statement and had a mark on his face/neck consistent with assault. The suspect refused to fill out a statement and denied the assault. The case will be screened with the Riverdale City Prosecutors.

Investigations Report July 2023

Retail Theft- An adult male suspect entered a local business and attempted to push a shopping cart with unpaid merchandise out of the store. The male fled upon being confronted by loss prevention. Detectives were able to identify and speak with the suspect who admitted to the theft. He will be issued a summons for retail theft.

Criminal Mischief- It was reported that four unknown juvenile males caused damage to a local business. The males were captured on video surveillance and were later identified by detectives. The juveniles were located and were issued citations.

Theft by Deception- An adult male pawned stolen items at a local pawn shop. Detectives were able to locate and interview the suspect who admitted to pawning the items. The male will receive a summons for the charge.

Retail Theft/Warrants- Detectives located two individuals wanted for questioning in a retail theft from a local business. It was determined that the two individuals were not involved with the theft but were found to have outstanding warrants for their arrest. They were booked into jail.

Theft- A customer forgot to obtain her cashback from a self-checkout at a local business. Another customer was seen on video surveillance taking the money. Detectives were able to identify and locate the suspect who admitted to taking the money. The suspect was issued a summons for theft.

Fraud- A female suspect used counterfeit cash at a local business. The suspect was ultimately identified and an arrest warrant was issued for her.

Fraud- An unknown male suspect stole the victim's wallet in another jurisdiction and subsequently fraudulently used the victim's credit card at a local business. Detectives were able to identify the suspect and locate him. The suspect confessed and was booked into jail.

Recovered Stolen Vehicle/Forgery- The victim responded to an ad for a trailer that was listed for sale. Upon meeting with the suspect, the victim became suspicious that the trailer was stolen. The suspect left the area and the trailer was verified as stolen. The suspect was later identified and located by detectives. The suspect and two other individuals were involved in stealing trailers, altering their VIN's, and then selling them with fraudulent paperwork. The suspects were charged with multiple crimes.

Theft- An employee at a local business stole multiple items and changed prices to multiple items. The employee was interviewed by detectives and admitted to the crimes. He was issued a summons for theft.

Assault- Officers were dispatched to a local residence on an assault where one male assaulted another and then left the scene. Detectives were able to locate the suspect who admitted to assaulting the victim. The suspect was booked into jail on various charges.

RIVERDALE POLICE DEPARTMENT
CRIME BULLETIN

July 2023
Report #23-7

July Police Calls

- **1700 Calls for Service:**
  - **44 Animal Complaints**
  - **336 Crime Reports Written**
    - **5 Forgery/Fraud**
    - **14 Retail Thefts**
    - **19 Family Offenses**
    - **17 Burglary/Theft Complaints**
    - **3 Stolen Vehicle Complaints**
    - **1 DUI**
    - **3 Damaged Property**
    - **55 Arrests**

The remainder of calls involved Welfare Checks, Disorderly Conduct, Suspicious Activities, Citizen Assists, Lost/Found property, Trespassing, Medical Assists, Warrant Services, etc.

Traffic Patrol and Enforcement

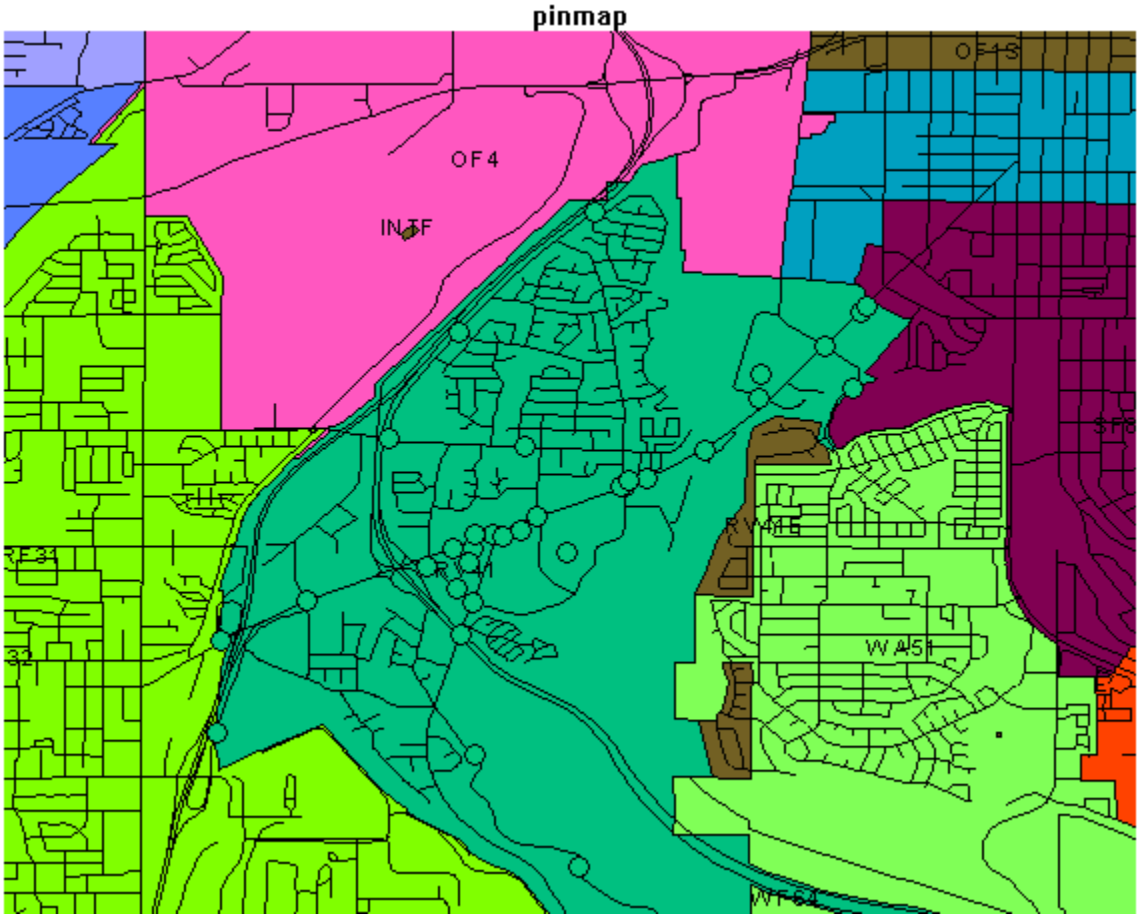
- **620 Traffic Stops resulting in:**
  - **404 Citations**
  - **606 Total Violations**
  - **202 Warnings Issued**

POLICE LINE - DO NOT CROSS POLICE LINE - DO NOT CROSS POLICE LINE - DO NOT CROSS POLICE LINE - DO NOT CROSS POLICE LINE - DO
FOR LAW ENFORCEMENT USE ONLY!

RIVERDALE POLICE DEPARTMENT
CRIME BULLETIN

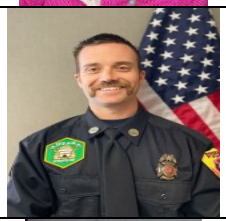
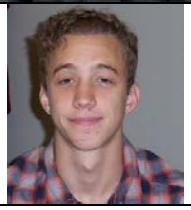
July 2023
Report #23-7

- **43 Traffic Accidents**



- **44 New Cases sent to Investigations.**
- **32 Investigative Cases Closed**

POLICE LINE - DO NOT CROSS POLICE LINE - DO NOT CROSS POLICE LINE - DO NOT CROSS POLICE LINE - DO NOT CROSS POLICE LINE - DO
FOR LAW ENFORCEMENT USE ONLY!

Employee Recognition – August 2023 Anniversaries			
Years	Employee		Department
28		Dean Gallegos	Fire
25		Norman Farrell	Public Works
25		Bart Poll	Public Works
10		Neil Amidan	Business Administration
8		Kathleen Doxey	Police
8		Baylee Cascadden	Community Services
4		Shawn Stanger	Fire
2		Jace Stromberg	Fire

1		Arzy Vernon	Community Services

Staffing Authorization Plan

As of July 31, 2023		
Department	*FTE Authorization*	*FTE Actual*
City Administration	2.00	2.00
Legal Services	4.50	3.50
Building	1.50	1.50
Community Development *	1.00	1.00
Business Administration	7.00	7.00
Community Services	13.50	12.50
Public Works	11.00	11.00
Police	26.00	25.50
Fire	21.50	17.50
Total	88.00	81.50

Staffing Reconciliation – Authorized to Actual		
Department	*FTE Variance*	*Explanation*
City Admin	0.00	
Legal Services	(1.00)	City Administrator/City Attorney
Community Development	(0.50)	Fire Inspector?
Community Services	(1.00)	Recreation Assistants
Business Administration	0.00	
Public Works	0.00	
Police	(0.50)	Code Enforcement
Fire	(4.00)	PT Firefighters
Totals	(7.00)	Staffing under authorization

Actual Full Time Employees	60.00
Actual Part Time Employees	44.00
Seasonal Employees	0.00

* 2 part time FTE can not be converted to 1 full time FTE

* .50 FTE from Fire Inspector/Code Enforcement

COMMUNITY DEVELOPMENT PROJECTS STATUS REPORT

August 11, 2023

OPEN FOR BUSINESS



Cheddar's Scratch Kitchen celebrated their grand opening on July 17th with a ribbon cutting. They are located at 4171 S. Riverdale Road.



FIIZ Drinks opened their doors on July 15th with a ribbon cutting that morning. Their new location is at 4023 S. Riverdale Road.

ONGOING DEVELOPMENTS

Shake Shack has started construction on their new Riverdale location at 4142 S. Riverdale Road.

America First Credit Union has started construction of their new Administrative Operations building at 4624 South 1500 West.

Ashley Furniture will open a store in the old Shopko building at 4060 S. Riverdale Road.

Uptown Cheapskate is working on tenant finish construction of a space in the Crossing at 700 West.

Empowered Body Works is working on tenant finish construction of a space in the Crossing at 700 West.



City Council
Executive Summary

For the Council meeting on: 7-5-2023	Petitioner: Goldcrest Homes Represented by Thatiam Falls and Adam Anderson

Summary of Proposed Action

Goldcrest Homes, as represented by Thatiam Falls and Adam Anderson, have resubmitted documents for the Final Subdivision Site Plan and Plat review and approval for the Coleman Vu Estates PRUD Subdivision proposal as located at approximately 5368 South 1050 West in a Single-Family Residential R-2 zone. Goldcrest Homes have taken over responsibility for this subdivision process from RD Development Group.

This final subdivision submittal was previously recommended for Council approval by the Planning Commission on March 14, 2023, with the understanding that outstanding staff and engineering concerns are resolved. There have been many reviews back and forth with the applicant group and city staff/engineering since that time in an effort to resolve outstanding identified concerns. The proposed subdivision site plan is back again before the City Council for un-tabling and final approval consideration of the submitted plan and plat. A public hearing is not required for review of this proposed subdivision.

A secondary component of this request is the application of the Planned Residential Unit Development (PRUD) to this subdivision request. The main reason for the request of the PRUD to allow for limited variation in setbacks, more specifically the side yard and rear yard setbacks of the proposed lots and building footprints thereupon. On September 13, 2022, there was a public hearing held regarding this PRUD request. No public comments were provided during the public hearing or prior to the public hearing. At the conclusion of the public hearing, the Planning Commission reviewed the request and made a favorable recommendation to the City Council to approve the PRUD request for this project area.

These three items were previously reviewed and discussed by the City Council on May 16, 2023 and again on June 20, 2023. On June 20, 2023, at the conclusion of the brief discussion regarding a proposed un-tabling of these matters, the Council did not take any formal action regarding two of these tabled items until the outstanding identified Council concerns and staff/engineering concerns are resolved. However, the Council did approve the un-tabling and support for the development agreement associated with this project. The applicant group has submitted updated plans and supporting documents, in an effort to resolve previously noted concerns for these remaining two associated items and have requested to come back to City Council for un-tabling consideration of the two remaining action items tied to the Coleman Vu Estates PRUD Subdivision proposal.

Action to be taken in this matter may include:

a. **Subdivision and Site Plan request:** Following discussion in this matter, the Council take action regarding the un-tabling of this item. Thereafter, the Council may make a motion to approve the final site plan and plat, approve with additional requirements and criteria, table the matter to a later date, or not approve the proposed Coleman Vu Estates PRUD subdivision final site plan and plat with the appropriate findings of fact. Should this proposal receive approval from the Council, then the site plan and plat could move on to finalize the plat, prepare escrow/bond required documentation, finalize water servicing needs for the project, and record the plat thereafter.

b. **Planned Residential Unit Development (PRUD) Overlay request:** Following any action regarding the final site plan and plat, the Council may take action to un-table this action item. Thereafter, the Council may make a motion to approve the PRUD overlay request for this subdivision/site plan, approve the PRUD request with additional requirements and criteria, table the matter to a later date, or not approve the proposed PRUD overlay component with appropriate finding of facts for the decision.

Title 10 Ordinance Guidelines (Code Reference)

This Residential Subdivision Site Plan review is regulated under City Code 10-21 "Subdivisions" and is affected by City Codes 10-9C "Single-Family and Single-Family with Rental Unit Residential Zone (R-2)", 10-14 "Regulations Applicable to All Zones", and 10-15 "Parking, Loading Space; Vehicle Traffic and Access".

The petitioner's properties are currently listed in the County Records under the ownership of two different parties as follows: MOVU, LLC and BRENT H & KIMBERLY A COLEMAN FAMILY TRUST. These properties are all part of an existing drive-in theater property that is no longer functioning on site and otherwise undeveloped areas that have been maintained as agricultural properties or otherwise unused land for many years.

Attached with this executive summary is a supplementary document addressing items on the Preliminary Site Plan application and as directed by 10-21 of the City Code. Also attached, following this executive summary, are comments from the contracted City Engineer, Public Works Department, Fire Department, and Police Department. The City Council should discuss these summaries and Planning Commission and/or staff concerns.

Staff encourages the City Council to review this each action item in this matter, including concerns outlined herein, and then discuss with the petitioner concerns associated with each requested action item. Staff would then recommend that the City Council make a motion to optionally approve each action item, or approve each item with additional requirements and criteria, table any of the items to a later date, or not approve each of the action items with the appropriate findings of fact to support the decision.

General Plan Guidance (Section Reference)

The General Plan use for this property is currently set as "Residential Overlay Zone" and "Recreational/Open Space". The General Plan designation of "Residential Overlay Zone" is set to provide a residential area adjacent to the golf course that may create a synergistic relationship between the two uses side-by-side. The proposed requested use is in compliance with this land use designation and is supported in this area by the General Plan language for Area 8 of the Riverdale General Plan. **Per the General Plan language for Area 8, an alternative approach for the future land use of this property is "Residential – Low Density" housing, which this proposed plan matches.**

Legal Comments – City Attorney

_____
Steve Brooks, Attorney

Administrative Comments – City Administrator

_____
Steve Brooks, City Administrator

RIVERDALE CITY
CITY COUNCIL AGENDA
August 15, 2023

AGENDA ITEM: G1a

SUBJECT: **Motion to un-table and consideration of Ordinance #964 regarding a proposed Final Subdivision and Site Plan request for Coleman Vu Estates PRUD Subdivision located at approximately 5368 South 1050 West, Riverdale, Utah 84405 as requested by Goldcrest Homes LLC.**

PRESENTER: Mike Eggett, Community Development Director

INFORMATION:

a. Ordinance #964
b. Coleman Vu PRUD Final Sub Plan CC Review 20230615
c. Dept Staff Reports – CC Coleman Vu Final Sub Plan 20230628
d. Coleman VU Estates – City Eng Review #8 6-29-2023 Approve
e. Coleman Vu PRUD Subdiv Updated App [20220808]
f. Revised LOI
g. Coleman Vu Estates – Eng Cost Est June 20th
h. Letter to City Staff & Council
i. Coleman Vu Estates Signs
j. Variance Request 3-18-2022
k. COLEMAN VU HEIGHTS LANDSCAPE 2023.06.14
l. 2023-05-31_Coleman Vu Updated Drawings
m. Ex-100 – Round-about exhibit

BACK TO AGENDA

ORDINANCE NO. 964

AN ORDINANCE CREATING A SUBDIVISION AND APPROVING A SITE PLAN KNOWN AS THE COLEMAN VU ESTATES PRUD SUBDIVISION, IN THE CITY OF RIVERDALE, WEBER COUNTY, STATE OF UTAH AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, The City of Riverdale (hereinafter "City") has received a request for a PRUD subdivision site, located at approximately 5368 South 1050 West, known as the "Coleman Vu Estates PRUD Subdivision," at the request of Goldcrest Homes, LLC (herein Petitioner), of a certain parcel of land hereinafter described in detail on the attached Exhibits, for a PRUD residential subdivision and development; and

WHEREAS, the petitioner has complied with all the requirements set forth in Utah Code and the Riverdale City Code (Title 10 Chapters 21, 9C, 14, and 15, where required) concerning subdivision creation; and

WHEREAS, the petitioner of the said parcel of land, has received a recommendation of approval for said subdivision from the Riverdale City Planning Commission (March 14, 2023) during a public meeting; and

WHEREAS, the City Council now desires to approve the subdivision and formally recognize and order that said subdivision be recorded with the Weber County Recorder's Office; and

WHEREAS, it is in the best interest of Riverdale City to allow the proposed subdivision and to do so will promote health, safety and the general welfare of the community; and

NOW THEREFORE, BE IT HEREBY ORDAINED AND ENACTED BY THE CITY COUNCIL OF THE CITY OF RIVERDALE:

Section 1. Subdivision Plat. Be it hereby ordained by the Riverdale City Council that the site, located at approximately 5368 South 1050 West, be amended to create the "Coleman Vu Estates PRUD Subdivision," for the proposed location, pursuant to the attached description and maps, as set forth on the attached Exhibit(s).

Section 2. That said subdivision be recognized and recorded in the Office of the Weber County Recorder.

Section 3. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. This ordinance shall take effect immediately upon its adoption and posting.

PASSED, ADOPTED, AND ORDERED POSTED this _____ day of August 2023.

_____
Braden D. Mitchell
Riverdale City Mayor

Attest:

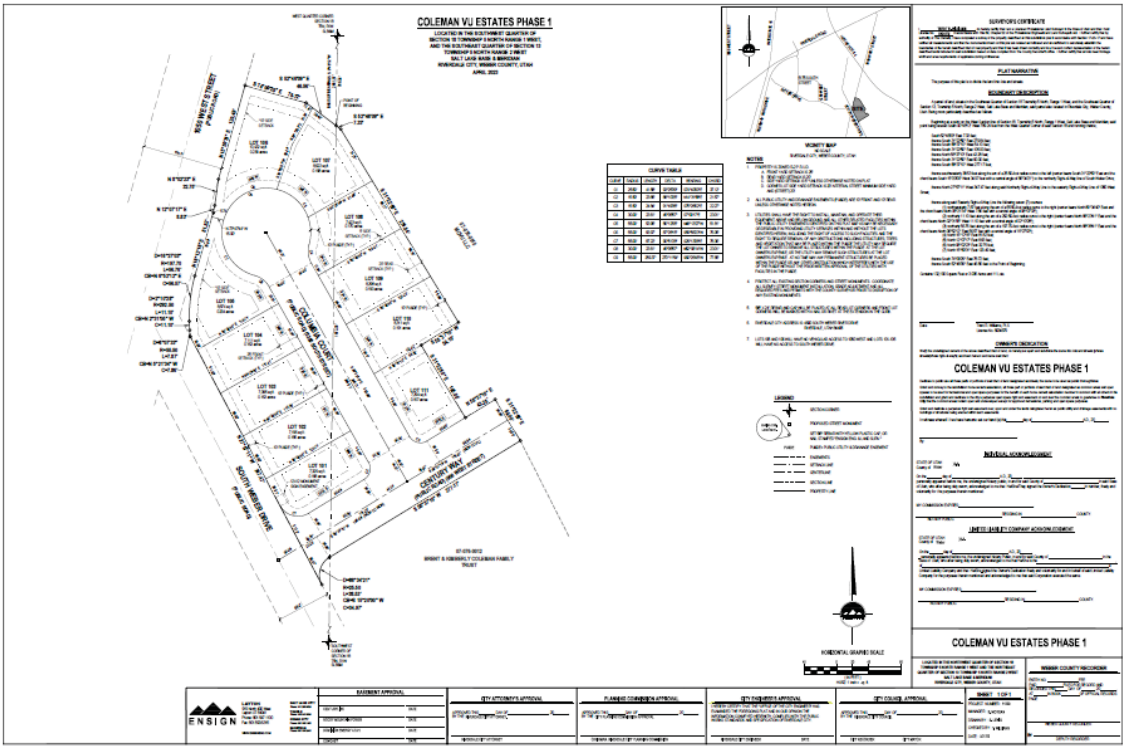
_____
Michelle Marigoni
City Recorder

VOTE:

Alan Arnold	___Yea	___ Nay	___Absent
Bart Stevens	___ Yea	___ Nay	___ Absent
Steve Hilton	___ Yea	___ Nay	___ Absent
Anne Hansen	___ Yea	___ Nay	___ Absent
Karina Merrill	___ Yea	___ Nay	___ Absent

Exhibit A

(Plat)




COLEMAN VU ESTATES PHASE 3
INTERSTATE 84
SEARCHLIGHT DRIVE
UNIVERSAL STREET
PARAMOUNT COVE
LEGEND
COLEMAN VU ESTATES PHASE 3
ENSIGN

Exhibit B

LEGAL DESCRIPTION

Phase 1

A parcel of land, situate in the Southwest Quarter of Section 18 Township 5 North, Range 1 West, and the Southeast Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Riverdale City, Weber County, Utah. Being more particularly described as follows: Beginning at a point on the West Section line of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian, said point being located South 00°48'12" West 789.24 feet from the West Quarter Corner of said Section 18 and running thence; South 52°46'09" East 7.33 feet; thence South 31°22'50" East 279.84 feet; thence South 58°37'10" West 54.10 feet; thence South 31°22'50" East 105.00 feet; thence North 58°37'10" East 43.28 feet; thence South 31°22'50" East 60.00 feet; thence South 58°37'10" West 277.17 feet; thence southwesterly 38.53 feet along the arc of a 25.50-foot radius curve to the left (center bears South 31°22'50" East and the chord bears South 15°20'00" West 34.97 feet with a central angle of 86°34'21") to the northerly Right-of-Way line of South Weber Drive; thence North 27°57'11" West 347.47 feet along said Northerly Right-of-Way Line to the easterly Right-of-Way Line of 1050 West Street; thence along said Easterly Right-of-Way Line the following seven (7) courses: (1) northwesterly 7.87 feet along the arc of a 55.50-foot radius curve to the right (center bears North 80°34'40" East and the chord bears North 05°21'34" West 7.86 feet with a central angle of 08°07'33"); (2) northerly 11.10 feet along the arc of a 292.50-foot radius curve to the right (center bears North 86°23'41" East and the chord bears North 02°31'05" West 11.10 feet with a central angle of 02°10'28"); (3) northerly 56.76 feet along the arc of a 197.70-foot radius curve to the right (center bears North 88°38'41" East and the chord bears North 06°52'12" East 56.57 feet with a central angle of 16°27'03"); (4) North 16°12'16" East 81.82 feet; (5) North 12°07'17" East 8.83 feet; (6) North 08°02'23" East 32.75 feet; (7) North 15°50'31" East 120.49 feet; thence South 74°09'29" East 78.72 feet; thence South 52°46'09" East 46.56 feet to the Point of Beginning. Contains 132,190 Square Feet or 3.035 Acres and 11 Lots

Phase 2

A parcel of land, situate in the Southwest Quarter of Section 18 Township 5 North, Range 1 West, and the Southeast Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Riverdale City, Weber County, Utah. Being more particularly described as follows: Beginning at a point on the West Section line of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian, said point being located South 00°48'12" West 464.51 feet from the West Quarter Corner of said Section 18 and running thence; South 66°27'00" East 41.33 feet; thence South 57°50'03" East 163.09 feet; thence South 41°52'53" East 211.50 feet; thence southwesterly 57.16 feet along the arc of a 205.00-foot radius curve to the right (center bears North 47°39'59" West and the chord bears South 50°19'19" West 56.98 feet with a central angle of 15°58'37"); thence South 58°18'37" West 2.72 feet; thence South 37°11'14" East 104.91 feet; thence North 45°20'54" East 1.51 feet; thence South 51°49'48" East 111.78 feet; thence North 38°10'12" East 51.91 feet; thence South 51°49'48" East 160.00 feet to the westerly boundary line of Schneiter's Riverside Golf Club as described in that Quit-Claim Deed recorded as Entry No. 1271967, in the Office of the Weber County Recorder; thence South 38°10'12" West 454.38 feet along said westerly boundary line; thence North 26°56'18" West 169.34 feet; thence North 31°22'50" West 60.00 feet; thence South 58°37'10" West 43.28 feet; thence North 31°22'50" West 105.00 feet; thence North 58°37'10" East 54.10 feet; thence North 31°22'50" West 279.84 feet; thence North 52°46'09" West 53.89 feet; thence North

74°09'29" West 78.72 feet to the easterly Right-of-Way Line of 1050 West Street; thence North 15°50'31" East 301.75 feet along said easterly Right-of-Way Line; thence South 66°27'00" East 38.16 feet to the Point of Beginning. Contains 246,781 Square Feet or 5.665 Acres and 23 Lots.

Phase 3

A parcel of land, situate in the Southwest Quarter of Section 18 Township 5 North, Range 1 West, and the Southeast Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Riverdale City, Weber County, Utah. Being more particularly described as follows: Beginning at a point on the West Section line of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian, said point being on the easterly right-of-way Line of 1050 West Street, said point also being South 00°48'12" West 318.76 feet from the West Quarter Corner of said Section 18 and running thence; North 15°50'31" East 223.44 feet along said easterly right-of-way Line to the southerly boundary line of Utah Military Academy as described in that Special Warranty Deed recorded as Entry No. 3047309, in the Office of the Weber County Recorder; thence along said southerly boundary line the following three (3) courses: (1) South 43°43'36" East 137.44 feet; (2) North 74°48'06" East 119.99 feet; (3) North 54°48'12" East 276.58 feet to the southerly right-of-way line of Interstate-84; thence along said southerly right-of-way line the following three (3) courses: (1) South 35°23'14" East 170.97 feet; (2) South 49°48'12" West 26.52 feet; (3) South 34°31'48" East 429.01 feet; thence South 11°08'48" East 143.42 feet to the westerly boundary line of Schneiter's Riverside Golf Club as described in that Quit-Claim Deed recorded as Entry No. 1271967, in the Office of the Weber County Recorder; thence along said westerly boundary line the following two (2) courses: (1) South 45°10'12" West 159.42 feet; (2) South 38°10'12" West 251.20 feet; thence North 51°49'48" West 160.00 feet; thence South 38°10'12" West 51.91 feet; thence North 51°49'48" West 111.78 feet; thence South 45°20'54" West 1.51 feet; thence North 37°11'14" West 104.91 feet; thence North 58°18'37" East 2.72 feet; thence northeasterly 57.16 feet along the arc of a 205.00-foot radius curve to the left (center bears North 31°41'23" West and the chord bears North 50°19'19" East 56.98 feet with a central angle of 15°58'37"); thence North 41°52'53" West 211.50 feet; thence North 57°50'03" West 163.09 feet; thence North 66°27'00" West 79.50 feet to the easterly right-of-way Line of 1050 West Street; thence North 15°50'31" East 135.64 feet along said easterly right-of-way line to the Point of Beginning. Contains 464,786 Square Feet or 10.670 Acres, 34 Lots and 4 Open Space Parcels

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405
801-394-5541

Final Subdivision Review – Coleman Vu Heights PRUD Subdivision - 5368 South 1050 West

Completed by Mike Eggett, Community Dev. Director on 8/17/2022, 8/18/2022, 3/8/2023, 3/28/2023, 4/12/2023, 5/10/2023, and 6/15/2023

Recommendation: City staff recommends that the City Council examine and review this proposed final subdivision plan and plat. Items of consideration or note have been highlighted in yellow for potential discussion purposes. City staff recommends that the Council act accordingly to approve the final plan and plat, approve the plan and plat with additional comments or concerns to be addressed by the developer, table the request, or not approve the final site plan and plat proposal for the Coleman Vu Estates PRUD Subdivision project.

Date Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting)	August 8, 2022, update on August 18, 2022, March 8, 2023, March 28, 2023, April 4, 2023, May 2, 2023, and June 1, 2023
Date Application Submitted to City:	August 8, 2022
Date Fee Paid:	Paid on August 8 and 15, 2022 (see application and receipts for details)
Subdivision/Site Plan – Preliminary Requirements	**Departmental Review Comments**
COVER SHEET	Provided
Title Block	
Project name and address	Project name shown and address shown
Property Owner's name, address, and phone number	Yes shown - Movu, LLC, 5406 S Weber Drive, Riverdale, Utah 84041, Contact: Brent Coleman, PH: 801-698-3591
Developer's name, address, and phone number	Goldcrest Homes, 9730 South 700 East, Sandy, Utah 84070, Contact: Adam Anderson, 385-200-0040
Approving agency's name and address: Utility companies as applicable	Shown - Riverdale City, 4600 S. Weber River Drive, Riverdale, Utah 84405; Utility company names, address, and phone number not provided as applicable
Consulting Engineer's name, address, and phone number	Ensign Engineering, 45 W. 10000 S., Suite 500, Sandy, Utah 84070, 801-255-0529

Licensed Land Surveyor's name, address, phone number, signature, and seal	Trent R. Williams, Ensign Engineering, 919 North 400 West, Layton, Utah 84041, 801-547-1100, seal and signature not shown at this time
Date	Yes – 5/31/2023
Revision block with date and initials	Revision block shown for use
Sheet number and total sheets	22 total sheets (includes the plat) and other supporting documents
General	
Street names	Shown – Columbia Court (5350 S.), Century Way (900 W.), Motor Vu Drive (5250 S.), Paramount Drive (950 W.), Paramount Cove (5175 S.), Universal Street (1000 W.), Searchlight Drive (5050 S.) (all new roads), 1050 West, and South Weber Drive
Layouts of lots with lot numbers and addresses	68 lots shown, 4 open space/detention parcels; addresses are shown on plat for each lot
Adjacent tract ownership and tax identification numbers	Adjacent property tract ownership names shown with tax ID numbers
Scale (minimum 1"=50' to 1"=10')	Yes, scale is shown as 1" = 40' on plat
North arrow	Yes
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Existing easements shown on plat; existing structures on site shown; existing utility lines shown; unsure of approvals provided to cross, use, relocate
Space for notes	Yes, provided
Contours	Yes, shown on multiple sheets
Public areas	Sidewalks and curb/gutter shown on multiple sheets; open space parcels identified
Vicinity Map	
Street names	Yes
Site location	Yes
North arrow	Yes
Scale	"Not to scale" noted
PLAT SHEET	Note that Lots 105-106, 210-211, 317-318 will have no vehicular access to 1050 West and Lots 101-105 will have no access to South Weber Drive
Title Block	
Project name and address	Project name shown and address shown

Approving Agency's name and address	This is provided: Riverdale City, 4600 S. Weber River Drive, Riverdale, Utah 84405
Consulting Engineer's name, address, and phone number	Ensign Engineering, 45 W. 1000 S., Suite 500, Sandy, Utah 84070, 801-255-0529
Consulting Engineer's stamp, signature, and license expiration date	Engineer's stamp, signature, and license expiration provided
Date	Yes – April 2023
Names of approving agents with titles, stamps, signatures, and license expiration dates	Names of approving utility agents, titles, stamps, signatures, and license expiration shown
Names of approving departments (Attorney, Planning Commission, Mayor, Engineer)	Shown on plat
Layout	
Street Names	Shown – Columbia Court (5350 S.), Century Way (900 W.), Motor Vu Drive (5250 S.), Paramount Drive (950 W.), Paramount Cove (5175 S.), Universal Street (1000 W.), Searchlight Drive (5050 S.) (all new roads), 1050 West, and South Weber Drive
Layouts of lots with lot numbers	68 lots shown, 4 open space/detention parcels; addresses are shown on plat for each lot
Bearings and distances for all property lines and section ties	Shown, defer to City Engineer review
Boundary and Legal description	Shown, defer to City Engineer review
Adjacent tract ownership and tax identification numbers	Tract ownership names and tax ID shown
Scale (minimum 1"=50')	Yes, scale is shown as 1"= 40'
North arrow	Yes
Owner's dedication certificate for subdivision (Notary Acknowledgement)	Yes, shown
Landscaping (location and type with area calculations)	Landscaping plan shown or provided for detention pond areas and open space areas; gravel mulch in basin, park amenities shown as well, plantings shown also; stamped concrete shown in park strips along 1050 West and South Weber Drive; color and style on stamped concrete shown on landscaping plan as noted on note 16 of Site Plan (C-200) page; park irrigation plans provided for the landscaping area
Location of exterior lighting devices, signs, and outdoor advertising	Existing and anticipated exterior lighting devices (streetlights) shown; anticipated subdivision signage locations shown
Location of underground tanks, dumpsters, etc	No underground tanks shown for this site; dumpsters not anticipated for this site

Additional Information	
Benchmark	Shown, defer to City Engineer review
Basis of bearings	Shown, defer to City Engineer review
Legend	Yes, shown
PLAN AND PROFILE SHEETS	Site Plan and Utility Plan sheet provided
Title Block	
Project name and address	Project name shown and address shown
Approving Agency's name and address	This is provided: Riverdale City, 4600 S. Weber River Drive, Riverdale, Utah 84405
Consulting Engineer's name, address, and phone number	Ensign Engineering, 45 W. 1000 S., Suite 500, Sandy, Utah 84070, 801-255-0529
Date	Yes – 5/31/2023
Scale	Yes, scale is shown as 1"= 40'
Revision block with date and initials	Revision block shown for use
Sheet number and total sheets	22 total sheets (includes the plat) and other supporting documents in binder
General	
North arrow	Yes
Street names	Shown – Columbia Court (5350 S.), Century Way (900 W.), Motor Vu Drive (5250 S.), Paramount Drive (950 W.), Paramount Cove (5175 S.), Universal Street (1000 W.), Searchlight Drive (5050 S.) (all new roads), 1050 West, and South Weber Drive
Lot numbers	68 lots shown, 4 open space/detention parcels; addresses are shown on plat for each lot
Reference to sheets showing adjacent areas	Not applicable
Center line stationing	Shown on plans
Existing natural ground	Shown on sheet C-100
Signage	Subdivision signage location shown on corner of Lot 101; may inquire future signage intent
Height	*Dimensions unknown at this time*
Size	*Dimensions unknown at this time*
Locations	Shown on corner of Lot 101
Colors	Refer to provided imagery

Lighting	*Not available*
New and Existing Buildings	
Height and Size (multiple homes)	New building - Height = range of height unknown at this time; Building size = range of size unknown at this time; existing buildings and utility structures on site shown; may inquire for more details about the planned structures
Location, setbacks, and all dimensions	Setbacks will vary based upon homes placed on lots, five (5) foot side yard setback minimum requested and twenty (20) foot rear yard setback minimum requested; building footprints shown on drawings should be set to meet R-2 zoning reqs, with exceptions if PRUD is approved and setbacks slightly modified per approval of PRUD
Type of construction	Building materials and types of construction shown on Home Elevation drawings; see Home Elevations for more regarding colors, material, and proposed style of homes; 40% rock and/or stone req per PRUD application and met on dwg calcs
Type of occupancy and proposed uses	Single family residential uses
Show handicapped access	ADA accessible ramp shown and identified on multiple sheets
New and Existing Landscaping & Percentage	Landscaping plan shown or provided for detention pond areas and open space areas; gravel mulch in basin, park amenities shown as well, plantings shown also; stamped concrete shown in park strips along 1050 West and South Weber Drive; color and style on stamped concrete shown on landscaping plan as noted on note 16 of Site Plan (c-200) page; park irrigation plans provided for the landscaping area
Number of trees	16 trees, 99 shrubs, 106 ornamental grass, other plantings, and mulch locations shown
Landscape plan showing all planting, hardscaping, berming, and watering	Shown on landscaping plan
Xeriscaping alternatives being considered	Yes, shown on landscaping plan
New and Existing Walls and Fences	
Location, design, and height	Existing fences identified on C-0.1; new fences planned for site and shown on site plan around entirety of subdivision per PRUD
Materials proposed for construction	6’ vinyl fence planned for site
New and Existing Ingress and Egress	

Location and size of points of ingress and egress for motor vehicles and internal use	Yes, shown
Circulation pattern	Not shown, may discuss traffic movement but seems intuitive
New and Existing Streets	
All access points	Yes, this is shown
Center lines	Yes, this is shown
Right-of-way lines	Shown and clearly identified as r-o-w on plans
Face of curb lines	Yes, this is shown
Centerline slope	Yes, this is shown
Signing and striping	Signing installation should be coordinated with public works dept and paid for by applicant; roadway striping should be coordinated with public works;
Light poles	Shown at intersections and cul-de-sac ends
Street lights	Proposed site plan street lighting shown
Street name signs	Sign locations shown on plans; signing installation, if any, should be coordinated with public works dept and paid for by applicant;
Stop signs	Sign locations shown on plans; signing installation, if any, should be coordinated with public works dept and paid for by applicant;
UDOT approval (if required for project)	Not applicable to this project
Sidewalk (4' side with 4" of road base or 6' side with 6" of road base through the approach)	Yes, shown and defined on sheet C-600 "Civil Details"; sidewalk standard depth and approach depth meeting standards noted on sheet C-200 "Site Plan" as keynote #2
Planting Strip	Shown
New and Existing Storm Drainage	
Top of curb elevations	Shown, defer to City Engineer
Slope of gutter	Shown, defer to City Engineer
Manholes	Existing and new shown on multiple sheets
Invert elevations	Shown, defer to City Engineer
Length, size, slope, and type of mains and laterals	Shown on multiple sheets, defer to City Engineer
Location of catch basins	Shown on multiple sheets

Ditches, location and ownership	No ditches or waterways of note
Approval to pipe, reroute or use	Other than future City approval, unknown if other approval required; defer to City Engineer
Calculations for retention system	Storm runoff and retention calcs shown on "Storm Drain Detention" document; defer to City Engineer
Method of storm water clean-up	Shown on sheets C-300, C-500, and C-600; defer to Public Works Director
New and Existing Sanitary Sewers	
Manholes	Existing and new shown on multiple sheets
Invert elevations	Shown, defer to City Engineer
Length, size, type, and slope of mains and laterals	Shown on multiple sheets, defer to City Engineer
New and Existing Water Lines	
Length, size, type, and slope of mains and laterals	Shown on multiple sheets, defer to City Engineer
Location, size, and type of water meters, valves, and fire hydrants	Water meter locations shown on sheet C-400: water meter size is 1", type per public works; Location of new and existing valves shown; Existing and new fire hydrants shown
New and Existing Gas Lines	
Size and type	Known existing locations shown; new gas lines size, type, and location installation noted on Utilities Plan (Sheet C-400)
New and Existing Electrical Lines	
Size, location, and type	Existing location shown; new electrical lines size, type, and location installation noted on Utilities Plan (Sheet C-400)
Location of power poles	Sites of proposed power poles not shown, if applicable
New and Existing Telephone Lines	
Location of poles, junction boxes, and manholes	Known existing locations shown; new telephone lines size, type, and location installation noted on Utilities Plan (Sheet C-400)
New and Existing Cable TV Lines	
Location of lines (if applicable)	Known existing locations shown; new cable TV lines size, type, and location installation noted on Utilities Plan (Sheet C-400)
DETAILED DRAWINGS	
Cross section of roadway (minimum 8" road base and 3" asphalt)	Shown on sheet C-600 "Civil Details"; defer to City Engineer

Cross section of curb and gutter (standard 30" high back)	Reference to City Standards cross section noted on sheet C-200 keynote #3; defer to City Engineer
Gutter inlet box with bicycle safe grate	Locations shown on sheet C-300, reference to City Standards requirements for inlet boxes as noted on sheet C-300 keynote #13; defer to City Engineer
Cleanout box	Cleanout boxes upgraded to manholes and reference to City Standards requirements for cleanouts as noted on sheet C-300 keynote #14; defer to City Engineer
Thrust blocking	Reference to City Standards requirements for cleanouts as noted on sheet C-400 keynote #3; defer to City Engineer
Special energy dissipating or drop manholes	May not be applicable; defer to City Engineer
ADDITIONAL INFORMATION	
Soils report	Provided as prepared by CMT Engineering on March 10, 2022
Drainage and runoff calculations	Storm runoff and retention calcs shown on "Storm Drain Detention" document; defer to City Engineer
Water right transfer documentation	Applicant needs to show proof of transfer to Public Works or other water solutions provided; defer to PW Director
Copy of protective covenants, codes, and regulations for development	Proposed PRUD CCR's required for this project have been provided for proposed subdivision
Three large full set of plan drawings (24x36), one full set of plan drawings (11x17 sized), and one digital full set copy of plan drawings	Yes, provided as requested
Building elevation renderings	Yes, these have been provided
Corp of Engineers approval (if required)	Not applicable or required
Zoning compliance	Yes, Single-Family Residential (R-2) meets intended uses for site design
RDA compliance (if applicable)	Not applicable in this matter
Use compliance	Yes, site designed for Single-Family Residential homes at R-2 zoning density, also allows for application of PRUD proposal
Engineering comments and letter of approval recommendation	City Engineer, Public Works, Fire Dept, and Police Dept comments provided
Traffic study	Provided as required and approved by UDOT for access onto 1050 West
All Planning Commission and City Staff conditions for approval have been met	Currently Final Subdivision Plan and Plat submission being reviewed for final approval consideration by City Council

DEPARTMENTAL STAFF REPORTS – 4/20/2023 to 6/28/2023

From: Shawn Douglas
Sent: Wed 6/28/2023 2:14 PM
To: Mike Eggett
Subject: Coleman Vu

Mike,

I have received the Long-Term Stormwater Management Plan for Coleman VU. I have no further comments and would recommend approval. Thanks

Shawn Douglas

Riverdale City Public Works
801-394-5541 ext 1217
Sdouglas@Riverdalecity.com

From: Scott Brenkman
Sent: Wed 6/7/2023 5:01 PM
To: Mike Eggett
Subject: RE: Updated Review Comments needed - Coleman Vu Heights PRUD Subdivision Final

I have no concerns.

Chief Scott Brenkman
Riverdale Police Department
4580 S. Weber River Dr.
Riverdale, UT 84405
(801)394-6616
sbrenkman@riverdalecity.com

From: Jared Sholly
Sent: Thu 4/20/2023 12:20 PM
To: Mike Eggett
Cc: Randy Koger
Subject: RE: Further updated Council review Comments Needed - Coleman Vu Heights PRUD

I don't have anything to change or add.

Jared Sholly
Fire Chief
Riverdale City Fire Department
Office 801-394-7481

Cell 801-628-6562

From: Randy Koger
Sent: Thu 6/15/2023 10:53 AM
To: Mike Eggett
Cc: Jared Sholly
Subject: RE: Updated Review Comments needed - Coleman Vu Heights PRUD Subdivision Final

I have no additional comments.

Comments made during this review are advisory and do not prevent the necessity of conforming with requirements which might have been overlooked in the review process. Ultimate responsibility for compliance rests with the owner.



Fire Marshal/Code Enforcement Officer
Riverdale City
801-436-1241

CIVIL ENGINEERING CONSULTANTS, PLLC.

5141 South 1500 West
Riverdale City, Utah 84405
801-866-0550

29 June 2023

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Coleman VU Estates**
Subj: Three Phase Plat and Improvement Drawings dated *"5/30/2023 For Construction"*

Dear Mike,

Attached for consideration is our engineering review of the "Coleman Vu Estates Phase 1, Phase 2 and Phase 3 and the Improvement Drawings" and the Engineer's Cost estimate. After discussions with the developer, their engineer and the items provided in response to the last review letter, I recommend approval for the Coleman VU Estates.

1. Discussion with UDOT, Dave Algers, will approve the plans with the updated submission of the drawings. The building permit can be held to ensure that the final UDOT approval is completed with the Drainage easement executed.

2. The engineer's estimate has been updated and find it acceptable. The amount of the engineer's estimate is $4,296,295.76 with the escrow amount of 10% being at $429,623.57

We would be happy to meet with the Developer and/or his Engineer to review the above items should they have any questions.

Sincerely,
CEC, Civil Engineering Consultants, PLLC.

R. Todd Freeman

R. Todd Freeman, S.E., P.E.
City Engineer

Cc. Shawn Douglas, Public Works Director
Jeff Woody, Building Official and Inspector

Riverdale City

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405
Acct #10-34-1500

RIVERDALE CITY PLANNING COMMISSION
APPLICATION FOR RESIDENTIAL SUBDIVISION
SITE PLAN APPROVAL

CASE NO: 2022-09 DATE SUBMITTED: 8/8/2022

APPLICANT'S NAME: RD Development - Keaton Morton

ADDRESS: 9730 South 700 East Suite 100 Sandy, Utah 84070

PHONE: 801-856-2478 TAX I.D. NO: 07-076-000, 08-111-0047, & 07-076-0028, 07-076-0001

ADDRESS OF SITE: 5369 South 1050 West

APPLICANT'S INTEREST: PRUD Subdivision

Application is hereby made to the Riverdale City Planning Commission requesting that a residential subdivision consisting of ~~67~~ 68 (number of lots) lots be approved on 19.68 (sq. ft./acreage) of property in the R-2 zone in accordance with the attached site plan.

Signature of Applicant

Signature of Property Owner

I authorize RD Development LLC to act as my representative in all matters relating to this application.

Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - $150 per lot/unit

Fee: $ 10,200 Date paid: 8/8/2022 & 8/15/2022

Planning Commission sets public hearing: Yes ☑ No ☐ Date of Public Hearing: See PRUD Application

Planning Commission scheduled to hear this application for site plan approval on:

Date: Prelim. 8/23/2022; Final 3-14-2023 Decision of Commission: Prelim. Approved; Rec. Council Approve, resolve outstanding Concerns

City Council sets public hearing: Yes ☐ No ☑ Date of Public Hearing: N/A

City Council scheduled to hear this application for site plan approval on:

Date: 5/16/2023; 6/20/2023; 7/5/2023 Decision of Council: Tabled; Remain Tabled;

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405 394-5541

Receipt No: 15.551544 Aug 15, 2022

RD DEVELOPMENT HOLDINGS,LLC

Previous Balance:	.00
MISCELLANEOUS - 5369 S 1050 W	3,400.00
10-34-1500 ZONING & SUB. FEES	
Total:	3,400.00
CHECK Check No: 002005	3,400.00
Total Applied:	3,400.00
Change Tendered:	.00

08/15/2022 1:41 PM

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405 394-5541

Receipt No: 15.551384 Aug 8, 2022

RD DEVELOPMENT HOLDINGS,

Previous Balance:	.00
MISCELLANEOUS - PRUD REQUEST FEE 5369 S 1050 W 10-36-9000 SUNDRY REVENUE	500.00
Total:	500.00

RD DEVELOPMENT HOLDINGS, LLC

Previous Balance:	.00
MISCELLANEOUS - 5369 s 1050 w 10-34-1500 ZONING & SUB. FEES	6,800.00
Total:	6,800.00
CHECK Check No: 002004	7,300.00
Total Applied:	7,300.00
Change Tendered:	.00

08/08/2022 3:37 PM

GOLDCREST
HOMES

OFFICIAL LETTER OF INTENT

This document has been drafted with the purpose of disclosing Goldcrest Homes plans/intentions on how to execute the bonding for the Coleman Vu Estates improvements.

1. Developer will pursue and establish security financing, via a surety bond for this project, matching the amount reflected on the approved Engineer's Cost Estimate document for this project, as directed by applicable Riverdale City Codes.
2. Developer will ensure that security financing be put in place for the guaranteed completion of all amenities in phase 3 of the Coleman Vu Estates project.

Developer Signature — Date: 3-27-23

GERALD D. ANDERSON — Developer Print Name — Date: 3-27-23

Coleman Vu Estates - Engineering Estimate

	Description of Item	Quantity	Unit	Unit Price	Total
	SITE PREPARATION				
	Mobilization				
	Demolition	26,780	SF	$2.73	$73,109.40
	Demolish and remove 26,780 sqft. of buildings				
	Demolition	252,736	SF	$0.47	$118,785.92
	Remove 252,736 sqft. of asphalt				
	Site Grading	102,803	LS	$13.00	$1,336,439.00
	Bring in place and compact 102,803 tons to bring raod and right of ways up to subgrade				
	SEWER				
	Sewer	3,300	LF	$35.94	$118,602.00
	Install 3,300 feet of 8" sewer main				
	Sewer	1	Each	$3,894.00	$3,894.00
	Install SSMH 103				
	Sewer	1	Each	$3,894.00	$3,894.00
	Install SSMH 104				
	Sewer	1	Each	$3,894.00	$3,894.00
	Install SSMH 105				
	Sewer	1	Each	$4,187.00	$4,187.00
	Install SSMH 106				
	Sewer	1	Each	$4,187.00	$4,187.00
	Install SSMH 107				
	Sewer	1	Each	$3,399.00	$3,399.00
	Install SSMH 109				
	Sewer	1	Each	$3,399.00	$3,399.00
	Install SSMH 110				
	Sewer	1	Each	$3,938.00	$3,938.00
	Install SSMH 111				
	Sewer	1	Each	$4,570.00	$4,570.00
	Install SSMH 112				
	Sewer	1	Each	$4,570.00	$4,570.00
	Install SSMH 113				
	Sewer	1	Each	$4,726.00	$4,726.00
	Install SSMH 114				
	Sewer	1	Each	$4,095.00	$4,095.00
	Install SSMH 116				
	Sewer	1	Each	$4,187.00	$4,187.00
	Install SSMH 117				
	Sewer	1	Each	$4,187.00	$4,187.00
	Install SSMH 118				
	Sewer	1	Each	$4,187.00	$4,187.00
	Install SSMH 119				
	Sewer	1	Each	$3,864.00	$3,864.00
	Install SSMH 120				
	Sewer	1	Each	$24,676.00	$24,676.00
	Install SSMH 121				
	Sewer	1	Each	$4,187.00	$4,187.00
	Install SSMH 122				

	Sewer	1	Each	$4,187.00	$4,187.00
	Install SSMH 123				
	Sewer	1	Each	$3,864.00	$3,864.00
	Install SSMH 124				
	Sewer	1	Each	$24,944.00	$24,944.00
	Install SSMH 115				
	Sewer	1	Each	$5,302.00	$5,302.00
	Install SSMH 102				
	Sewer	1	Each	$4,761.00	$4,761.00
	Install SSMH 108				
	Sewer	71	Each	$1,271.00	$90,241.00
	Install (71) 4" sewer Laterals				
	Sewer	1	LS	$2,500.00	$2,500.00
	Testing				
	Irrigation	9	Each	$5,147.00	$46,323.00
	Install (9) 60" manholes				
	CULINARY WATER				
	Water	2	Each	$11,415.00	$22,830.00
	Go into road and tap existing water main for new 8" water main				
	Water	3,834	LF	$39.27	$150,561.18
	Install 3,834 feet of 8" C900 waer main				
	Water	10	Each	$1,001.00	$10,010.00
	Install (10) 8" tees				
	Water	2	Each	$1,001.00	$2,002.00
	Install (2) 10" tees				
	Water	12	Each	$3,127.00	$37,524.00
	Install (12) 8" valves				
	Water	2	Each	$3,327.00	$6,654.00
	Install (2) 10" valves				
	Water	7	Each	$661.00	$4,627.00
	Install (7) 45 degree bends				
	Water	8	Each	$656.00	$5,248.00
	Install (8) 22.5 degree bends				
	Water	4	Each	$661.00	$2,644.00
	Install (4) 11.25 degree bends				
	Water	2	Each	$6,677.00	$13,354.00
	Install 2 end of line hydrants				
	Water	5	Each	$7,152.00	$35,760.00
	Install 5 fire hydrants				
	Water	71	Each	$2,072.00	$147,112.00
	Install (71) 3/4" water laterals				
	Water	35	Each	$250.00	$8,750.00
	Install 35 thrust blocks				
	Water	1	LS	$1,000.00	$1,000.00
	Testing				
	STREETS				
	Concrete	7,450	LF	$5.10	$37,995.00
	Pour 7,450 feet of curb				
	Concrete	37,250	SF	$7.40	$275,650.00
	Pour 37,250 sqft. of sidewalk				
	Concrete	8	Each	$600.00	$4,800.00
	8 ADA Ramps				

	3" Asphalt	143,510	SF	$2.50	$358,775.00
	Pave 143,510 sqft. of 3" thick asphalt				
	Concrete	4	Each	$600.00	$2,400.00
	4 ADA Ramps				
	Concrete	4	LS	$200.00	$800.00
	CBU concrete pad 8" deep by 3'				
	STORM DRAINAGE				
	Storm Drain	1,626	LF	$42.75	$69,511.50
	Install 1,626 ft 15" class 3 RCP				
	Storm Drain	1,060	LF	$48.92	$51,855.20
	Install 1,060 ft 18' class 3 RCP				
	Storm Drain	140	LF	$57.00	$7,980.00
	Install 140 ft 24" class 3 RCP				
	Storm Drain	1	Each	$2,695.00	$2,695.00
	Install SDCB 201				
	Storm Drain	1	Each	$2,695.00	$2,695.00
	Install SDCB 204				
	Storm Drain	1	Each	$2,735.00	$2,735.00
	Install SDCB 205				
	Storm Drain	1	Each	$2,735.00	$2,735.00
	Install SDCB 208				
	Storm Drain	1	Each	$2,755.00	$2,755.00
	Install SDCB 209				
	Storm Drain	1	Each	$2,735.00	$2,735.00
	Install SDCB 211				
	Storm Drain	1	Each	$3,650.00	$3,650.00
	Install SDCB 212				
	Storm Drain	1	Each	$2,735.00	$2,735.00
	Install SDCB 213				
	Storm Drain	1	Each	$2,735.00	$2,735.00
	Install SDCB 218				
	Storm Drain	1	Each	$2,735.00	$2,735.00
	Install SDCB 219				
	Storm Drain	1	Each	$2,735.00	$2,735.00
	Install SDCB 222				
	Storm Drain	1	Each	$2,735.00	$2,735.00
	Install SDCB 226				
	Storm Drain	1	Each	$2,735.00	$2,735.00
	Install SDCB 227				
	Storm Drain	1	Each	$3,771.00	$3,771.00
	Install SDCB 229				
	Storm Drain	1	Each	$4,746.00	$4,746.00
	Install SD COMB 202				
	Storm Drain	1	Each	$6,038.00	$6,038.00
	Install SD COMB 203				
	Storm Drain	1	Each	$5,971.00	$5,971.00
	Install SD COMB 207				
	Storm Drain	1	Each	$4,732.00	$4,732.00
	Install SD COMB 214				
	Storm Drain	1	Each	$7,335.00	$7,335.00
	Install SD COMB 216				
	Storm Drain	1	Each	$6,950.00	$6,950.00
	Install SD COMB 221				
	Storm Drain	1	Each	$8,153.00	$8,153.00

	Install SD COMB 224				
	Storm Drain	1	Each	$6,250.00	$6,250.00
	Install SD COMB 228				
	Storm Drain	1	Each	$3,396.00	$3,396.00
	Install SDCO 206				
	Storm Drain	1	Each	$4,270.00	$4,270.00
	Install SDCO 210				
	Storm Drain	1	Each	$3,892.00	$3,892.00
	Install SDCO 215				
	Storm Drain	1	Each	$5,045.00	$5,045.00
	Install SDCO 217				
	Storm Drain	1	Each	$3,892.00	$3,892.00
	Install SDCO 220				
	Storm Drain	1	Each	$3,892.00	$3,892.00
	Install SDCO 223				
	Storm Drain	1	Each	$4,847.00	$4,847.00
	Install SDCO 225				
	Storm Drain	1	LS	$2,500.00	$2,500.00
	Testing				
	Storm Drain	13	Each	$6,000.00	$78,000.00
	Install (13) Storm Drain Manhole (4' dia.)				
	Storm Drain	1	Each	$7,000.00	$7,000.00
	Install (1) Storm Drain Manhole (5' dia.)				
	Storm Drain	1	LS	$25,000.00	$25,000.00
	Install (1) CDS 2025-5 unit				
	CONSTRUCTION MANAGEMENT/MISC.				
	As Builts Mylar & Disks	1	Each		$0.00
	Construction Staking	1	LS	$5,000.00	$5,000.00
	Testing, Cleaning, Inspections	3	LS	$1,000.00	$3,000.00
	Street Sign	6	Each	$100.00	$600.00
	Traffic Sign	6	Each	$150.00	$900.00
	Subdivision Monument	2	Each	$10,000.00	$20,000.00
	Street Light	10	Each	$2,000.00	$20,000.00
	CBU Mailbox	6	Each	$2,500.00	$15,000.00
	Park Pavilion 14' x 16'	1	LS	$15,000.00	$15,000.00
	Picknick Table 10'	1	LS	$1,600.00	$1,600.00
	Pickleball Court (2)	2	Each	$25,000.00	$50,000.00
	Syringa reticulata(Ivory Silk) Tree	9	Each	$134.00	$1,206.00
	Picea pungens(Colorado Spruce) Tree	7	Each	$99.00	$693.00
	Gaura lindheimeri(Whirling Butterflies) Shrub	18	Each	$20.00	$360.00
	Peroskia atriplicifolia(Russian Sage) Shrub	38	Each	$17.99	$683.62
	Rhus aromatica(Grow Low Sumac) Shrub	43	Each	$17.99	$773.57
	Calamagrostis x acutifolia(Karl Foerster) Ornamental Grass	18	Each	$30.00	$540.00
	Miscanthus sinensis(Gracillimus) Ornamental Grass	37	Each	$15.99	$591.63
	Pennisetum alopecuroides(Dwarf Fountain Grass) Ornamental Grass	51	Each	$29.49	$1,503.99
	Chanshare Imperial Blue Turf	18,246	SF	$0.92	$16,786.32
	Native Grass Mix Revegetation	12,777	SF	$0.03	$383.31
	Decorative Gravel Mulch, Crushed, 1-2"	16,171	SF	$2.50	$40,427.50
	Weed Barrier	33,181	SF	$0.29	$9,622.49
	Cobble Mulch - 3-6"	17,010	SF	$0.50	$8,505.00
	Edging	500	LF	$4.00	$2,000.00
	Landscaping Installation Cost	1	LS	$84,076.43	$84,076.43
	Sidewalk(Open Space concrete walking path)	1,307	LF	$22.00	$28,754.00
	Open Space Irrigation System(Material + Install)	1	LS	$76,984.00	$76,984.00

	Ground Cover - Install 33,181 Sqft of weed barrier	1	LS	$1,519.81	$1,519.81
	Install (1) Fire Hydrant	1	LS	$5,400.00	$5,400.00
	(UDOT) Flow Fill - 200 Cu. Yd. @ $177 per Cu. Yd.	200	CY	$177.00	$35,400.00
	Detention Pond Liner				
	Sq. FT. 40 mil SS HDPE Liner Smooth* @ $ .35 = 13,776.00	39,360	SF	$0.35	$13,776.00
	19.7 ft x 999 ft 19,680 SF/Roll 2 Rolls(Black both sides)				
	Install (1) Freight Allowance on Liner	1	LS	$4,500.00	$4,500.00
	Install (5) Rolls 10oz Non-Woven Fabric	5	Each	$890.00	$4,450.00
	15'x300' 4,500SF/Roll 22,500 SF				
	Install (1) Freight on Fabric Allowance	1	Each	$900.00	$900.00
	Labor Install Liner	1	LS	$15,900.00	$15,900.00
	Approx 30,400 sq. ft.				
	Labor Install Fabric	1	LS	$3,900.00	$3,900.00
	Approx 19,200 sq. ft.				
	Mobilization	1	LS	$1,900.00	$1,900.00

Improvement Completion Assurance	$3,905,668.87
Improvement Warranty	$390,566.89
TOTAL	**$4,296,235.76**

Recording Fees					
Plat (Base)	1	1.00	$60.00	$	60.00
			Subtotal	$	60.00

Total Fees	**$60.00**
Total Bond & Fees	**$4,296,295.76**

Letter to City Staff & Council

In anticipation of meeting with the city council on July 5, 2023, this letter provides verification that all matters regarding Goldcrest's pending application have been satisfied. In particular, the following last items that staff raised after our June 1st submittal have been resolved as follow:

Staff Comment No. 1: Please provide a copy of the UDOT review and/or approval letter (CAP – Conditional Access Permit Letter).

1. We understand that while there has been some interest in re-examining the access permitted by UDOT, this issue was fully studied by UDOT and us during the preliminary plat process. As you know, This is a UDOT owned road and the access points are all managed and controlled by UDOT.

Staff Comment No. 2: Provide the design for the rock wall by IGES for review and inspector to verify prior to wall installation.

2. Design was completed and provided to Todd Freeman. No further comments were received.

Staff Comment No. 3: Ensure that the 100-year overflow path follows the drainage easement as stated in the review comments from Ensign Engineering.

3. A meeting between Todd Freeman and Brent Morgan(Ensign Engineer) was coordinated and after a further review of our 100-year overflow path was conducted and determined compliant. We received no further comments.

Staff Comment No. 4: The stormwater maintenance plan needs to be submitted, reviewed, and approved.

4. The stormwater maintenance plan was submitted. No further comments were received. Goldcrest's general counsel, Jeff Walker, has reached out to Steve Brooks to confirm that this written plan adequately protects the city's right to inspect and assure compliance with local and state laws by the HOA.

Staff Comment No. 5: The engineer's estimate appears to be missing SSMH 121, 122, 123 and 124. SSMH 101 is not found on the plans.

5. This was addressed and resubmitted, no further comments were received.

As demonstrated above, Goldcrest's submittals have complied with all of the city comments. Accordingly, we feel that this is a complete and compliant application. We have and will continue to be available to receive and review any comments. Thank you for your time and consideration.

Best Regards,
Goldcrest Homes


COLEMAN VU
ESTATES


MOTOR VU
PARK

Variance Request Form

ACCESS MANAGEMENT PROGRAM

INTERNAL UDOT USE ONLY			
OLP Application ID No:		**Project Name:**	

Access-related variances are governed by Utah Administrative Code R930-6-9. A variance may be considered for any design standard of this rule that is not applicable or feasible given the proposed physical and operational characteristics of the site. Applicants seeking a variance for these design standards must submit a thoroughly detailed variance request using this form.

The applicant must clearly demonstrate the variance request meets minimum acceptable engineering, operation, and safety standards. The applicant must also clearly demonstrate the variance is not detrimental to the health, welfare, and safety of the public.

INSTRUCTIONS: Complete all fields below and submit with a complete application. Additional sheets may be attached, however a summary of your responses must be included in the spaces provided below. Simply stating "see attached" is considered insufficient information.

PROPERTY OWNER INFORMATION		APPLICANT INFORMATION	
Name:	MOVU LLC	Name:	Brooke Anderson
Mailing Address:		Mailing Address:	9730 South 700 East
City, State, Zip:		City, State, Zip:	Sandy, Utah 84070
Email:		Email:	brookea@and-dev.com
Phone:		Phone:	801-414-8360

PROPOSED ACCESS INFORMATION			
Physical Address:		Parcel Number:	
State Route ID:	SR-60	Milepost Marker:	0.6
Latitude (decimal degrees)	41.1670	Longitude (decimal degrees)	112.0072
Access Width:		Access Use Type:	Residential

PRE-APPLICATION COORDINATION MEETING INFORMATION

Has a pre-application coordination meeting been held with the appropriate Region?

Yes: ☑ Meeting Date: Feburary 1 2022 No: ☐

VARIANCE REQUEST OVERVIEW

Describe why this variance is being requested:

The proposed access along 1050 West (SR 60) is located approximately 370 feet south of 5150 South and 300 feet north of Ritter Drive. There are several single-family driveways within 350 feet of the roadway, and the spacing to Ritter Drive does not meet the requirement, therefore a variance is requested for this access.

VARIANCE JUSTIFICATION (1)

Describe how the applicant has considered all other feasible alternatives to provide reasonable alternative access to the property or development and demonstrate that better alternatives in terms of highway operations are not feasible or do not exist:

The site is bordered by a school to the north, the road network to the west (1050 West), southwest (Weber Drive) and northeast (I-84). It is bordered to the east by vacant land. The site only has access to 1050 West and Weber Drive. The site is planning one access to each roadway. The ideal location for the access on 1050 West would be to align with 5150 South, however this location is not viable due to a major power pole needing to be relocated. The cost of moving the power pole would be substantial and not financially viable to the project and the majority of the land needed for this access is not owned by the property but by another landowner (Utah Military Academy). Therefore an access centered between the roadways aligning with a single family residence was determined as the optimal place for the access.

VARIANCE JUSTIFICATION (2)

Describe how the applicant has considered access through a shared use driveway or access point with an adjacent land use and such a shared use access is not feasible:

Due to the surrounding developments and vacant land, there is no possibility for cross access or shared access.

VARIANCE JUSTIFICATION (3)

Describe how the applicant is voluntarily providing on-site or off-site mitigation efforts that might offset the negative impacts of approving an access that does not meet the provisions of the rule. Examples, may include, but are not limited to: installing acceleration/deceleration or turn lanes, installing raised median barriers, or other devices that physically restrict turning movements, or the consolidation of existing access connections.

The site is removing a single curb cut near the north of the property on 1050 West. The site is aligning the access to an existing driveway on the opposite side of the roadway. The site is utilizing the two way left turn lane as a deceleration lane for the access. There are also wide shoulders that can be utilized for deceleration right turn traffic.

VARIANCE JUSTIFICATION (4)

Describe how the applicant has considered and demonstrated trip reduction strategies that allow the access to properly function without creating a negative impact to the highway:

Due to the nature of the site, there is a no possibility for pass-by or internal trip reductions. Pedestrian, bike and transit reductions are possible for this land use but they are expected to be minimal. No trip reduction strategies were implemented within the TIA.

VARIANCE JUSTIFICATION (5)

Describe the traffic engineering or other studies the applicant has provided to determine the access will not degrade the efficient flow of traffic on the highway in terms of safety, capacity, travel speed, and other functional features of the highway.

The proposed site traffic and access is projected to have minimal impact to the state road relative to degrading the safety and capacity. The access is providing a left turn deceleration lane in the two way left turn lane and right turn deceleration can occur within the shoulder. These mitigations will move decelerating traffic out of the travel lanes decreasing the impact on safety, travel speed and capacity of the roadway.

LIST OF ATTACHED DOCUMENTS

In the spaces provided below please list each document being attached in support of this variance request.

#	Description	#	Description	#	Description
1	Riverdale UDOT Variance Image	5		9	
2		6		10	
3		7		11	
4		8		12	

APPLICANT/OWNER CERTIFICATION AND ACKNOWLEDGEMENT

The applicant and owner declare under the penalty of perjury, and any other applicable state or federal law, that all information provided on this form and submitted attachments are true, factual, and accurate. The applicant and owner also hereby acknowledge any false or misleading information contained herein is grounds for variance denial and/or permit revocation.

Owner Name (Printed):		**Sign Name:**		**Date:**	
Applicant Name (Printed):		**Sign Name:**		**Date:**	

INTERNAL UDOT USE ONLY

Pursuant to Utah Administrative Code R930-6-9(2)(b), the Department shall not approve variances that, in the Department's determination, pose hazards to public mobility, health, safety, and welfare. The Department shall not approve variances for procedural requirements. The department shall review the variance request for consistency with the purposes of this rule.

Pursuant to Utah Administrative Code R930-6-9(2)(d), the Department shall include in its files documentation of reasons for approving or denying a variance request. This form is established, in part, to fulfill this legal requirement.

Pursuant to Utah Administrative Code R930-6-9(2)(e), an approved access or encroachment permit may stipulate conditions and terms for the expiration of the permit when the necessity for the variance no longer exists. It may also require the permittee to improve, modify, eliminate, or correct the condition responsible for the variance when it is evident that the justification for the variance is no longer valid. Such stipulations and requirements shall be stated in the approved permit.

REGION PERMITTING OPERATIONS OFFICE RECOMMENDATION

Basis for recommendation:

RECOMMENDED FOR: **APPROVAL** ☐ **DENIAL** ☐

Name (Printed):		**Sign Name:**		**Date:**	

REGION ENGINEER FINAL DETERMINATION

APPROVED ☐ **DENIED** ☐

Name (Printed):		**Sign Name:**		**Date:**	



STAMPED CONCRETE AREAS
SCALE: 1"=20'-0" NORTH

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGN.LLC.COM

ISSUE DESCRIPTION	DATE
	06/14/2023

#	REV. DESCRIPTION	DATE

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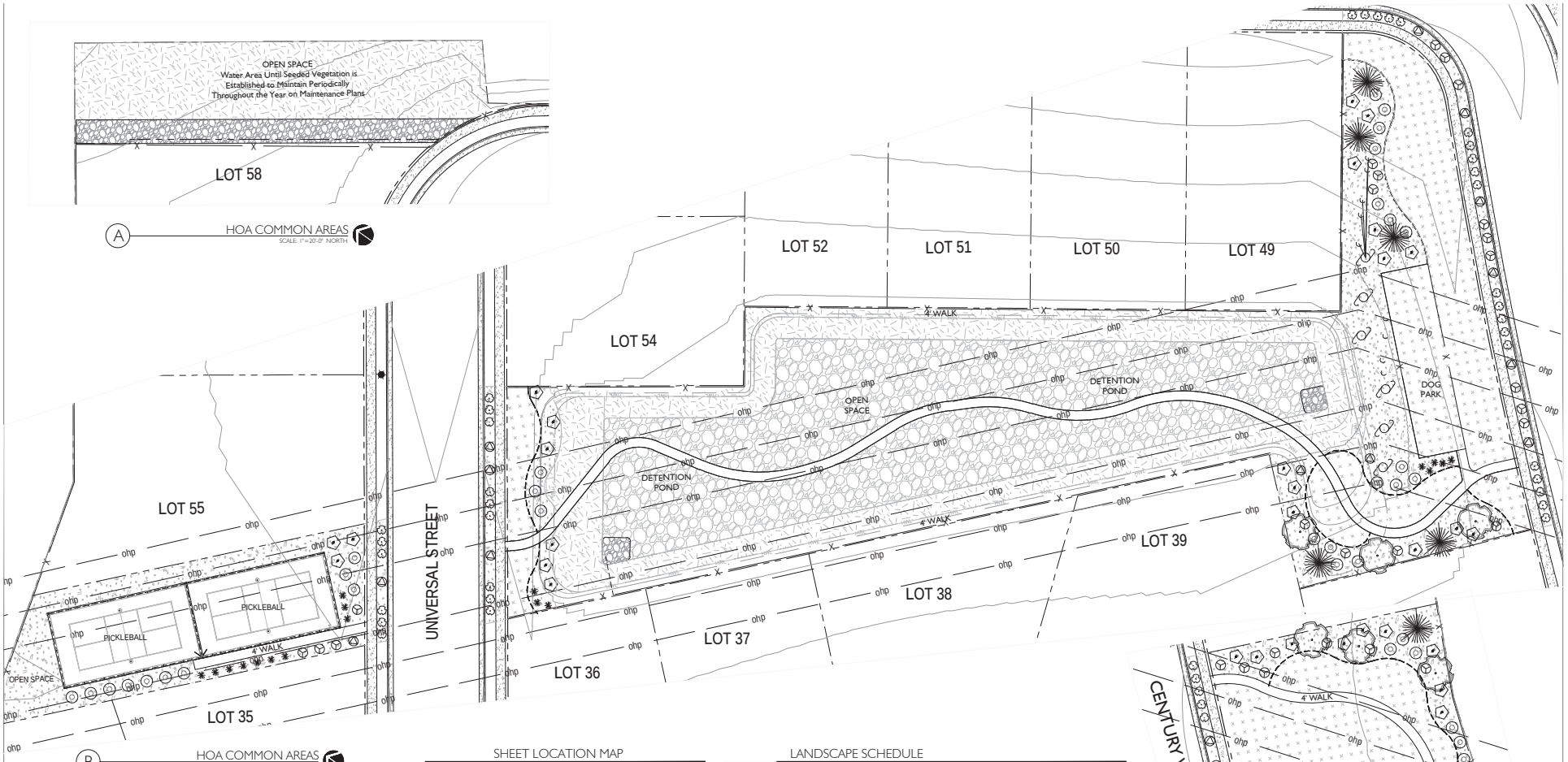
COLEMAN VU ESTATES

5369 SOUTH 1050 WEST
RIVERDALE, UTAH

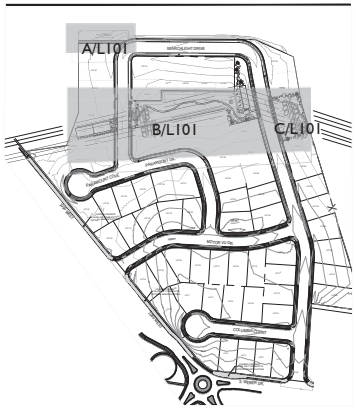
HOA COMMON OPEN SPACE

STAMPED CONC. PLAN

L100



SHEET LOCATION MAP



LANDSCAPE SCHEDULE

Qnty.	Botanical Name	Common Name	Size
	TREES		
9	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree	2" Cal. Min.
7	Picea pungens	Colorado Spruce	6'
	SHRUBS		
18	Gaura lindheimeri 'Whirling Butterflies'	Whirling Butterflies	2 Gal.
38	Perovskia atriplicifolia	Russian Sage	2 Gal.
43	Rhus aromatica 'Gro Low'	Grow Low Sumac	2 Gal.
	ORNAMENTAL GRASS		
18	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
37	Miscanthus sinensis 'Gracillimus'	Maiden Grass	1 Gal.
51	Pennisetum alopecuroides	Dwarf Fountain Grass	1 Gal.
	TURF		
18,246 s.f.	Chanshare Imperial Blue		Sod
	MULCH		
16,171 s.f.	Decorative Gravel Mulch, Crushed, 1 - 2", Over Weed Barrier		3"
17,010 s.f.	Cobble Mulch - 3 - 6"		3"
	EDGING		
	Metal - Steel, 4" x 3/16", 3' Diameter Tree Rings for Turf for Turf Areas		
14,714 s.f.	REVEGETATION		Seed

Name	Variety	Scientific Name	Bulk Lbs.	Bulk %	PLS Lbs.	PLS %	PLS/Acre
Wheatgrass, Crested	Ephram	Agropyron Christantum	4.59	27.03%	4.59	27.03%	4
Wheatgrass, Streambank	Sodar	lanceolatus ssp. Lanceolatus	4.59	27.03%	4.59	27.03%	4
Fescue, Sheep	VNS	Festuca vina var. ovina	1.15	6.76%	1.15	6.76%	1
Lewis Flax	Appar.	Linum Lewwisii	1.15	6.76%	1.15	6.76%	1
Wheatgrass, Western	Barton	Pascopyrum smithii	2.30	13.51%	2.30	13.51%	2
Blugrass, Sandberg	VNS	Poa secunda	0.57	3.38%	0.57	3.38%	0.5
Wheatgrass, Snake River	Secar	Elymus wawawaiensis	2.30	13.51%	2.30	13.51%	2
Alkali sacaton	VNS	Sporobolus airoides	0.34	2.03%	0.34	2.03%	0.3
Total			17.00	100.0%	17.00	100.0%	14.8

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

ISSUE DESCRIPTION	DATE
	06/14/2023

#	REV. DESCRIPTION	DATE

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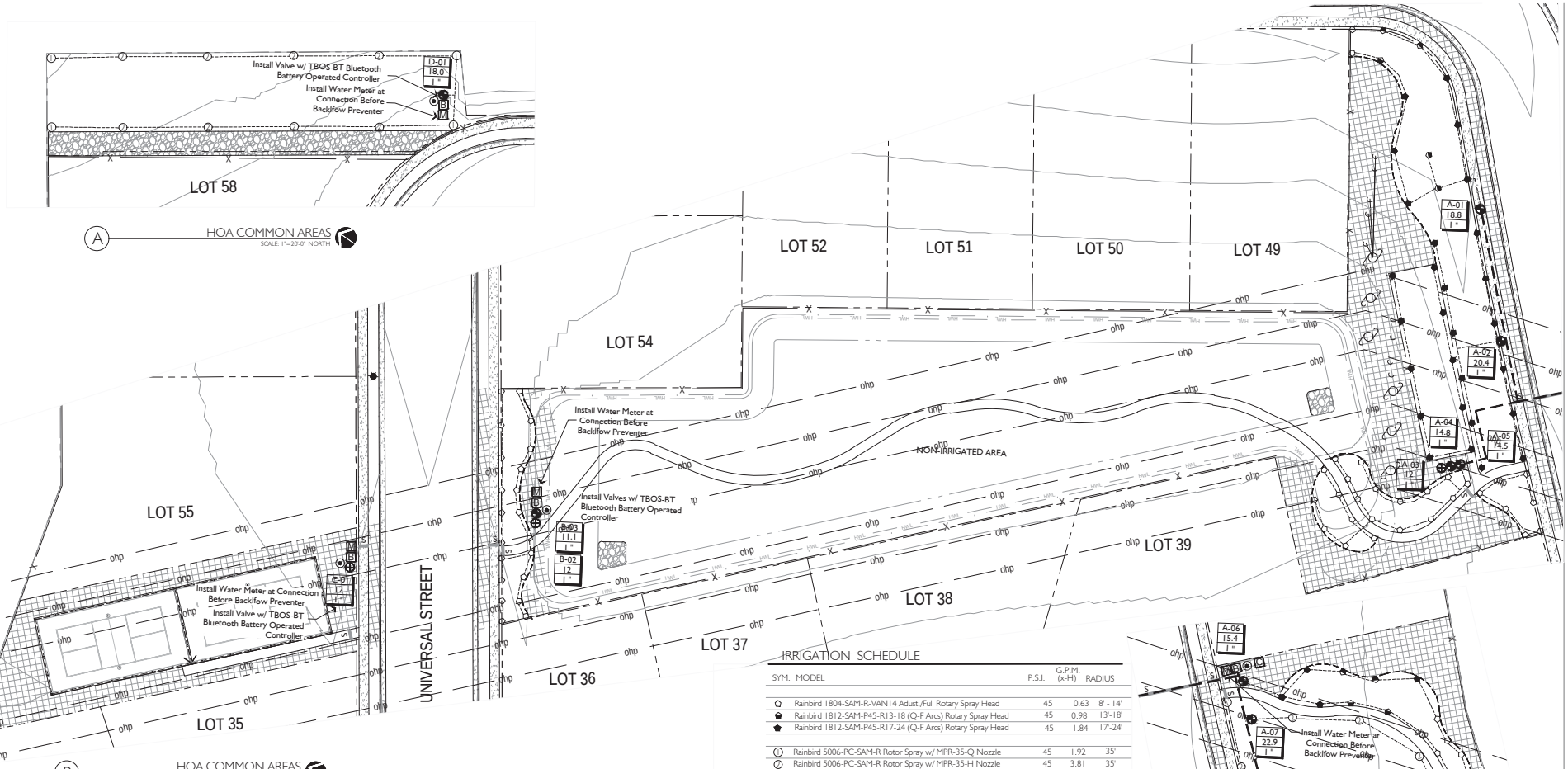
COLEMAN VU ESTATES

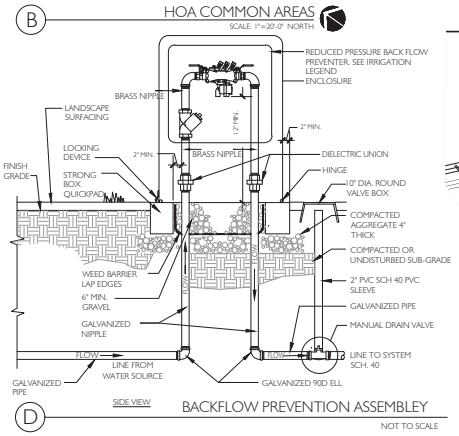
5369 SOUTH 1050 WEST
RIVERDALE, UTAH

HOA COMMON OPEN SPACE

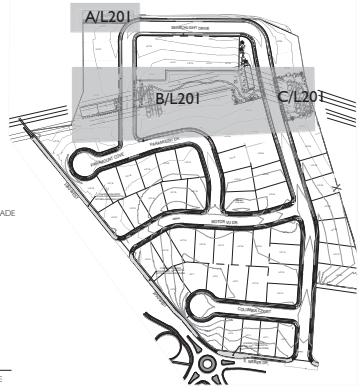
LANDSCAPE PLAN

L101





SHEET LOCATION MAP

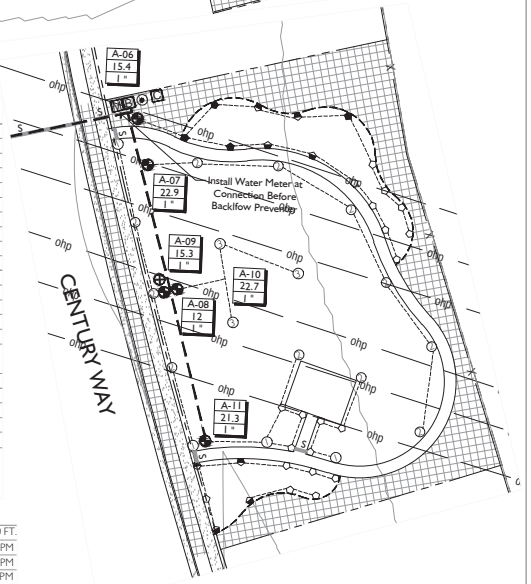


IRRIGATION SCHEDULE

SYM.	MODEL	P.S.I.	G.P.M. (x-H)	RADIUS
	Rainbird 1804-SAM-R-VAN14 Adust./Full Rotary Spray Head	45	0.63	8' - 14'
	Rainbird 1812-SAM-P45-R13-18 (Q-F Arcs) Rotary Spray Head	45	0.98	13'-18'
	Rainbird 1812-SAM-P45-R17-24 (Q-F Arcs) Rotary Spray Head	45	1.84	17'-24'
1	Rainbird 5006-PC-SAM-R Rotor Spray w/ MPR-35-Q Nozzle	45	1.92	35'
2	Rainbird 5006-PC-SAM-R Rotor Spray w/ MPR-35-H Nozzle	45	3.81	35'
3	Rainbird 5006-PC-SAM-R Rotor Spray w/ MPR-35-F Nozzle	45	7.58	35'
	Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub			
	Automatic Control Valve - Rainbird PEB - See Plan for Sizes			
	Drip Control Zone - Rainbird XCZ-100-PRBCOM			
	Quick Coupling Valve Assembly			
M	Water Meter - Install per City Standards			
	Controller (Smart Sense) - Rainbird ESPLXME2, IQPSCMLXM Pro Smart IQ Connection Module LXMM - LXMMPEDPowder Coated Cabinet and Pedestal			
B	Backflow Preventer - 1 1/2"			
	Lateral Pipe - Schedule 40 PVC			
	1 1/2" Sch 40 PVC Mainline			
S	Irrigation Sleeving (See Plan)			
A-01 / 12.0 / 1"	Valve # / GPM / Valve Size			

IRRIGATION PIPE SIZING SCHEDULE

Distance - valve to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM
1-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	18 - 26 GPM	16 - 24 GPM	14 - 22 GPM
2" SCH. 40 PVC PIPE	30 - 50 GPM	30 - 50 GPM	26 - 50 GPM	24 - 45 GPM	22 - 40 GPM



STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRY'S HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

ISSUE DESCRIPTION	DATE
	06/14/2023

#	REV. DESCRIPTION	DATE

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COLEMAN VU ESTATES

5369 SOUTH 1050 WEST
RIVERDALE, UTAH

HOA COMMON OPEN SPACE

IRRIGATION PLAN

L201

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

FOR CONSTRUCTION
DATE PRINTED MAY 31, 2023

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C-100	DEMOLITION PLAN
C-200	SITE PLAN
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PP-0	PLAN AND PROFILE KEY MAP
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PP-6	PLAN AND PROFILE MOTOR VU DRIVE
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PP-9	PLAN AND PROFILE PARAMOUNT DRIVE
C-600	DETAILS

NOTICE TO CONTRACTOR

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

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

CURRENT PROPERTY OWNER:
MOVU, LLC
5406 S. WEBER DRIVE
RIVERDALE, UT 84041
CONTACT:
BRENT COLEMAN
PHONE: 801-698-3591

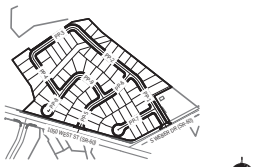
NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

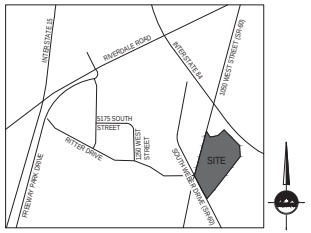
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

KEY MAP



NO SCALE

VICINITY MAP



NO SCALE

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO RIVERDALE CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK ELEVATION = WEST CORNER SECTION 18, T5N, R2W SALT LAKE BASE & MERIDIAN, ELEV. = 4390.40.
4. OWNER INFORMATION: GOLDCREST HOMES, 9730 SOUTH 700 EAST, SANDY, UTAH 84070, ADAM ANDERSON, 385-200-0040.
5. APPROVING AGENCY: RIVERDALE CITY, 4600 SOUTH WEBER RIVER DRIVE, RIVERDALE, UTAH 84405

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
GOLDCREST HOMES
9730 SOUTH 700 EAST
SANDY, UTAH 84070
CONTACT:
ADAM ANDERSON
PHONE: 385-200-0040

COLEMAN VU ESTATES
5368 SOUTH 1050 WEST
RIVERDALE, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/31/23
STATE OF UTAH

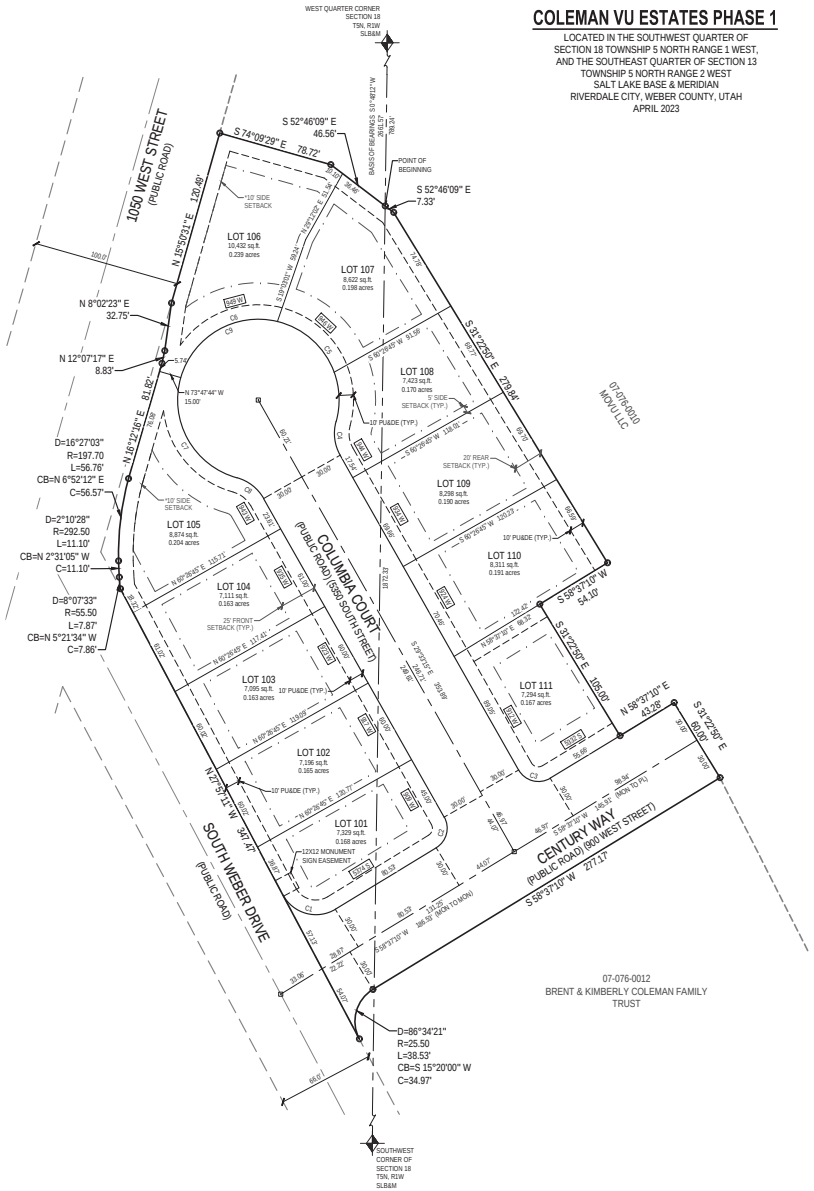
2023-05-30 FOR CONSTRUCTION

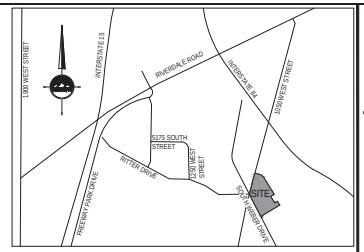
COVER

PROJECT NUMBER: 11330B
PRINT DATE: 5/31/23
DRAWN BY: JWS
CHECKED BY: BAM
PROJECT MANAGER: BAM

COLEMAN VU ESTATES PHASE 1

LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 18 TOWNSHIP 5 NORTH RANGE 1 WEST,
AND THE SOUTHEAST QUARTER OF SECTION 13
TOWNSHIP 5 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
RIVERDALE CITY, WEBER COUNTY, UTAH
APRIL 2023





VICINITY MAP
NO SCALE
RIVERDALE CITY, WEBER COUNTY, UTAH

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	25.50'	41.58'	93°25'39"	S74°40'00"E	37.12'
C2	15.50'	23.85'	88°10'25"	N14°31'58"E	21.57'
C3	15.50'	24.84'	91°49'35"	S75°28'02"E	22.27'
C4	30.00'	23.61'	45°05'57"	S7°00'17"E	23.01'
C5	55.00'	53.95'	56°12'05"	N48°13'27"W	51.81'
C6	55.00'	83.97'	87°28'15"	S59°56'23"W	76.05'
C7	55.00'	87.22'	90°51'28"	S29°13'28"E	78.36'
C8	30.00'	23.61'	45°05'57"	N52°06'14"W	23.01'
C9	55.00'	259.37'	270°11'54"	S60°26'45"W	77.65'

NOTES

1. PROPERTY IS ZONED R-2 P.R.U.D.
   A. FRONT YARD SETBACK IS 25'
   B. REAR YARD SETBACK IS 20'
   C. SIDE YARD SETBACK IS 5' *UNLESS OTHERWISE NOTED ON PLAT*
   D. CORNER LOT SIDE YARD SETBACK IS 20' ARTERIAL STREET MINIMUM SIDE YARD AND (STREET) 20'.
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
3. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PU&DE THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&DE.
4. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS
5. 5/8" X 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT LOT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.
6. RIVERDALE CITY ADDRESS IS: 4600 SOUTH WEBER RIVER DRIVE
   RIVERDALE, UTAH 84405
7. LOTS 105 AND 106 WILL HAVE NO VEHICULAR ACCESS TO 1050 WEST AND LOTS 101-105 WILL HAVE NO ACCESS TO SOUTH WEBER DRIVE.

LEGEND

- SECTION CORNER
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE = PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- SETBACK LINE
- CENTERLINE
- SECTION LINE
- PROPERTY LINE

HORIZONTAL GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 8034679, in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that by authority of The Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements and that the monuments shown on this plat are located as indicated and are sufficient to accurately establish the boundaries of the herein described tract of real property and that it has been drawn correctly and is a true and correct representation of the herein described lands included in said subdivision based on data compiled from The County Recorder's office. I further certify that all lots meet frontage width and area requirements of applicable zoning ordinances.

PLAT NARRATIVE

The purpose of this plat is to divide the land into lots and streets.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southwest Quarter of Section 18 Township 5 North, Range 1 West, and the Southeast Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Riverdale City, Weber County, Utah. Being more particularly described as follows:

Beginning at a point on the West Section line of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian, said point being located South 00°48'12" West 789.24 feet from the West Quarter Corner of said Section 18 and running thence;

South 52°46'09" East 7.33 feet;
thence South 31°22'50" East 279.84 feet;
thence South 58°37'10" West 54.10 feet;
thence South 31°22'50" East 105.00 feet;
thence North 58°37'10" East 43.26 feet;
thence South 31°22'50" East 60.00 feet;
thence South 58°37'10" West 277.17 feet;

thence southwesterly 38.53 feet along the arc of a 25.50-foot radius curve to the left (center bears South 31°22'50" East and the chord bears South 15°20'00" West 34.97 feet with a central angle of 86°34'21") to the northerly Right-of-Way line of South Weber Drive;

thence North 27°57'11" West 347.47 feet along said Northerly Right-of-Way Line to the easterly Right-of-Way Line of 1050 West Street;

thence along said Easterly Right-of-Way Line the following seven (7) courses:
(1) northwesterly 7.87 feet along the arc of a 55.50-foot radius curve to the right (center bears North 80°34'40" East and the chord bears North 05°21'34" West 7.86 feet with a central angle of 08°07'33");
(2) northerly 11.10 feet along the arc of a 292.50-foot radius curve to the right (center bears North 86°23'41" East and the chord bears North 02°31'05" West 11.10 feet with a central angle of 02°10'28");
(3) northerly 56.76 feet along the arc of a 197.70-foot radius curve to the right (center bears North 88°38'41" East and the chord bears North 06°52'12" East 56.57 feet with a central angle of 16°27'03");
(4) North 16°12'16" East 81.82 feet;
(5) North 12°07'17" East 8.83 feet;
(6) North 08°02'23" East 32.75 feet;
(7) North 15°50'31" East 120.49 feet;

thence South 74°09'29" East 78.72 feet;
thence South 52°46'09" East 46.56 feet to the Point of Beginning.

Contains 132,190 Square Feet or 3.035 Acres and 11 Lots.

Date

Trent R. Williams, PLS
License No. 8034679

OWNER'S DEDICATION

We(I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-way's) as shown hereon and name said tract:

COLEMAN VU ESTATES PHASE 1

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Grant and convey to the subdivision home owners association, all those part or portions of said tract of land designated as common areas and open spaces to be used for recreational and open space purposes for the benefit of each home owners association member in common with all others in the subdivision and grant and dedicate to the city a perpetual open space right and easement on and over the common areas to guarantee to Riverdale City that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated heron as public utility and drainage easements with no buildings or structures being erected within such easements.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____, A.D., 20_____.

By:

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH)
County of Weber) S.S.

On the _____ day of _____, A.D., 20_____, personally appeared before me, the undersigned Notary public, in and for said County of _____, in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of Weber) S.S.

On the _____ day of _____, A.D., 20_____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____, a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

COLEMAN VU ESTATES PHASE 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 18
TOWNSHIP 5 NORTH RANGE 1 WEST AND THE NORTHEAST
QUARTER OF SECTION 13 TOWNSHIP 5 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
RIVERDALE CITY, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE _____
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20_____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

WEBER COUNTY RECORDER

BY _____
DEPUTY RECORDER

SHEET 1 OF 1
PROJECT NUMBER : 11330
MANAGER : B. MORGAN
DRAWN BY : S. LEWIS
CHECKED BY : T. WILLIAMS
DATE : 5/1/23

ENSIGN
LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNENG.COM
SALT LAKE CITY Phone: 801.255.0529
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

EASEMENT APPROVAL

CENTURYLINK	DATE
ROCKY MOUNTAIN POWER	DATE
DOMINION ENERGY UTAH	DATE
COMCAST	DATE

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____
BY THE RIVERDALE CITY ATTORNEY.

RIVERDALE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____
BY THE CITY PLANNING COMMISSION APPROVAL

CHAIRMAN, RIVERDALE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

I HEREBY CERTIFY THAT THE "OFFICE OF THE CITY ENGINEER" HAS EXAMINED THE FOREGOING PLAT AND IN OUR OPINION THE INFORMATION CONVEYED HEREWITH, COMPLIES WITH THE PUBLIC WORKS STANDARDS AND SPECIFICATION OF RIVERDALE CITY.

RIVERDALE CITY ENGINEER DATE

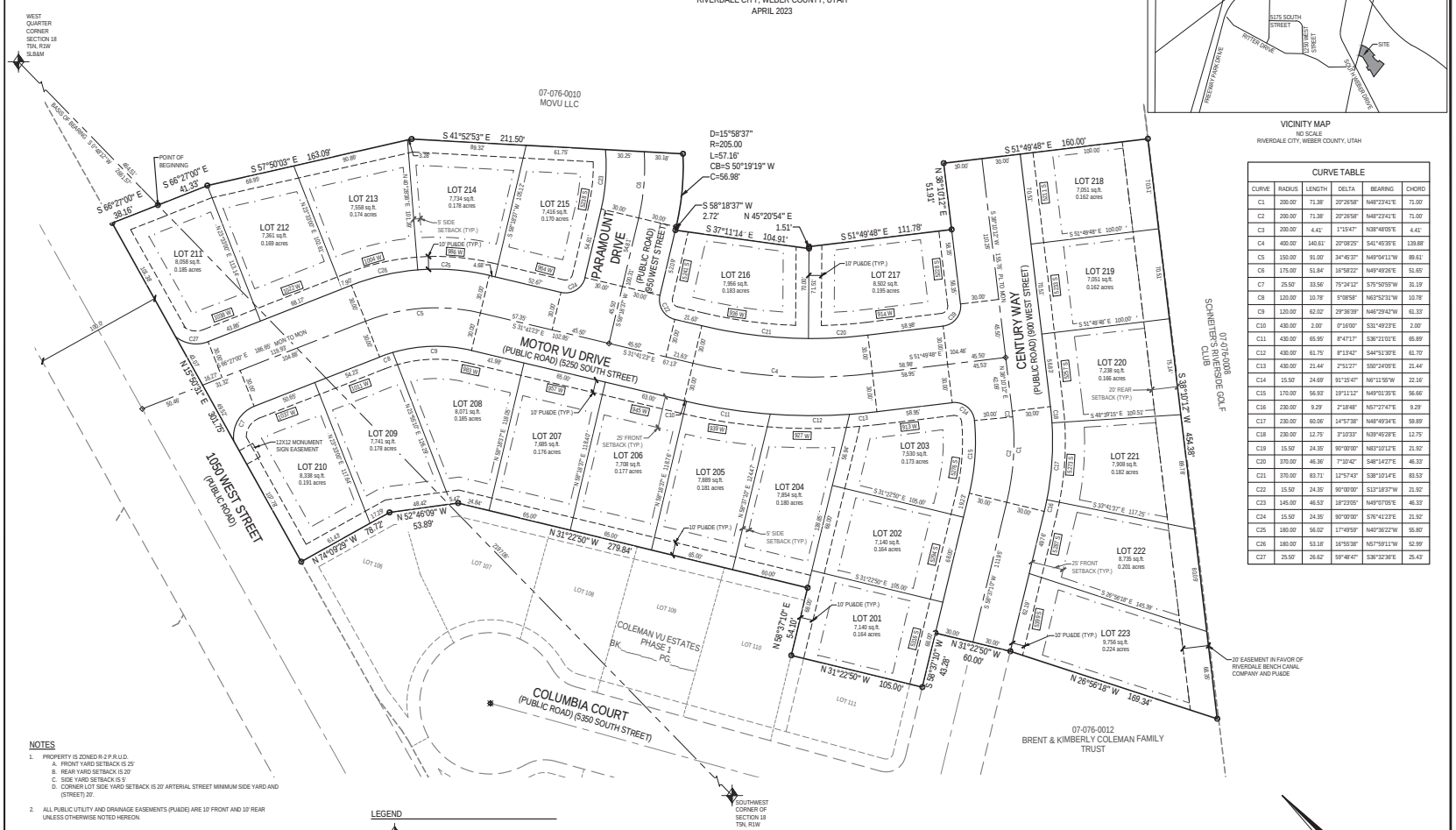
CITY COUNCIL APPROVAL

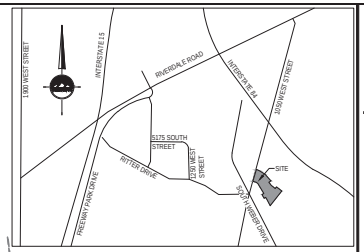
APPROVED THIS _____ DAY OF _____, 20_____
BY THE RIVERDALE CITY COUNCIL

CITY RECORDER CITY MAYOR

COLEMAN VU ESTATES PHASE 2

LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 18 TOWNSHIP 5 NORTH RANGE 1 WEST,
AND THE SOUTHEAST QUARTER OF SECTION 13
TOWNSHIP 5 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
RIVERDALE CITY, WEBER COUNTY, UTAH
APRIL 2023





VICINITY MAP
NO SCALE
RIVERDALE CITY, WEBER COUNTY, UTAH

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	200.00'	71.38'	20°26'58"	N48°23'41"E	71.00'
C2	200.00'	71.38'	20°26'58"	N48°23'41"E	71.00'
C3	200.00'	4.41'	1°15'47"	N38°48'05"E	4.41'
C4	400.00'	140.61'	20°08'25"	S41°45'35"E	139.88'
C5	150.00'	91.00'	34°45'37"	N49°04'11"W	89.61'
C6	175.00'	51.84'	16°58'22"	N49°49'26"E	51.65'
C7	25.50'	33.56'	75°24'12"	S75°50'55"W	31.19'
C8	120.00'	10.78'	5°08'58"	N63°52'31"W	10.78'
C9	120.00'	62.02'	29°36'39"	N46°29'42"W	61.33'
C10	430.00'	2.00'	0°16'00"	S31°49'23"E	2.00'
C11	430.00'	65.95'	8°47'17"	S36°21'01"E	65.89'
C12	430.00'	61.75'	8°13'42"	S44°51'30"E	61.70'
C13	430.00'	21.44'	2°51'27"	S50°24'03"E	21.44'
C14	15.50'	24.69'	91°15'47"	N6°11'55"W	22.16'
C15	170.00'	56.93'	19°11'12"	N49°01'35"E	56.66'
C16	230.00'	9.29'	2°18'48"	N57°27'47"E	9.29'
C17	230.00'	60.06'	14°57'38"	N48°49'34"E	59.89'
C18	230.00'	12.75'	3°10'33"	N39°45'28"E	12.75'
C19	15.50'	24.35'	90°00'00"	N83°10'12"E	21.92'
C20	370.00'	46.36'	7°10'42"	S48°14'27"E	46.33'
C21	370.00'	83.71'	12°57'43"	S38°10'14"E	83.53'
C22	15.50'	24.35'	90°00'00"	S13°18'37"W	21.92'
C23	145.00'	46.53'	18°23'05"	N49°07'05"E	46.33'
C24	15.50'	24.35'	90°00'00"	S76°41'23"E	21.92'
C25	180.00'	56.02'	17°49'59"	N40°36'22"W	55.80'
C26	180.00'	53.18'	16°55'38"	N57°59'11"W	52.99'
C27	25.50'	26.62'	59°48'47"	S36°32'36"E	25.43'

NOTES

1. PROPERTY IS ZONED R-2 P.R.U.D.
   A. FRONT YARD SETBACK IS 25'
   B. REAR YARD SETBACK IS 20'
   C. SIDE YARD SETBACK IS 5'
   D. CORNER LOT SIDE YARD SETBACK IS 20' ARTERIAL STREET MINIMUM SIDE YARD AND (STREET) 20'.
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
3. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PU&DE THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&DE.
4. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS
5. 5/8" X 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT LOT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.
6. RIVERDALE CITY ADDRESS IS: 4600 SOUTH WEBER RIVER DRIVE
   RIVERDALE, UTAH 84405
7. LOTS 210 AND 211 WILL HAVE NO VEHICULAR ACCESS TO 1050 WEST.

LEGEND

- SECTION CORNER
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE: PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- SETBACK LINE
- CENTERLINE
- SECTION LINE
- PROPERTY LINE

HORIZONTAL GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
HORZ. 1 inch = 40 ft.

SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 8034679, in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that by authority of The Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements and that the monuments shown on this plat are located as indicated and are sufficient to accurately establish the boundaries of the herein described tract of real property and that it has been drawn correctly and is a true and correct representation of the herein described lands included in said subdivision based on data compiled from The County Recorder's office. I further certify that all lots meet frontage width and area requirements of applicable zoning ordinances.

PLAT NARRATIVE

The purpose of this plat is to divide the land into lots and streets.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southwest Quarter of Section 18 Township 5 North, Range 1 West, and the Southeast Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Riverdale City, Weber County, Utah. Being more particularly described as follows:

Beginning at a point on the West Section line of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian, said point being located South 00°48'12" West 464.51 feet from the West Quarter Corner of said Section 18 and running thence;

South 66°27'00" East 41.33 feet;
thence South 57°50'03" East 163.09 feet;
thence South 41°52'53" East 211.50 feet;

thence southwesterly 57.16 feet along the arc of a 205.00-foot radius curve to the right (center bears North 47°39'59" West and the chord bears South 50°19'19" West 56.98 feet with a central angle of 15°58'37");

thence South 58°18'37" West 2.72 feet;
thence South 37°11'14" East 104.91 feet;
thence North 45°20'54" East 1.51 feet;
thence South 51°49'48" East 111.78 feet;
thence North 38°10'12" East 51.91 feet;
thence South 51°49'48" East 160.00 feet to the westerly boundary line of Schneiter's Riverside Golf Club as described in that Quit-Claim Deed recorded as Entry No. 1271967, in the Office of the Weber County Recorder;
thence South 38°10'12" West 454.38 feet along said westerly boundary line;
thence North 26°56'18" West 169.34 feet;
thence North 31°22'50" West 60.00 feet;
thence South 58°37'10" West 43.28 feet;
thence North 31°22'50" West 105.00 feet;
thence North 58°37'10" East 5.10 feet;
thence North 31°22'50" West 279.84 feet;
thence North 74°09'29" West 76.72 feet to the easterly Right-of-Way Line of 1050 West Street;
thence North 15°50'31" East 301.75 feet along said easterly Right-of-Way Line;
thence South 66°27'00" East 38.16 feet to the Point of Beginning.

Contains 246,781 Square Feet or 5.665 Acres and 23 Lots.

Date

Trent R. Williams, PLS
License No. 8034679

OWNER'S DEDICATION

We(I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-way's) as shown hereon and name said tract:

COLEMAN VU ESTATES PHASE 2

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Grant and convey to the subdivision home owners association, all those part or portions of said tract of land designated as common areas and open spaces to be used for recreational and open space purposes for the benefit of each home owners association member in common with all others in the subdivision and grant and dedicate to the city a perpetual open space right and easement on and over the common areas to guarantee to Riverdale City that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated heron as public utility and drainage easements with no buildings or structures being erected within such easements.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20_____.

By:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of Weber) S.S.

On the _____ day of _____ A.D., 20_____
personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

COLEMAN VU ESTATES PHASE 2

LOCATED IN THE NORTHWEST QUARTER OF SECTION 18 TOWNSHIP 5 NORTH RANGE 1 WEST AND THE NORTHEAST QUARTER OF SECTION 13 TOWNSHIP 5 NORTH RANGE 2 WEST SALT LAKE BASE & MERIDIAN
RIVERDALE CITY, WEBER COUNTY, UTAH

ENSIGN

LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

EASEMENT APPROVAL	
CENTURYLINK	DATE
ROCKY MOUNTAIN POWER	DATE
DOMINION ENERGY UTAH	DATE
COMCAST	DATE

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____ 20_____
BY THE RIVERDALE CITY ATTORNEY.

RIVERDALE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ 20_____
BY THE CITY PLANNING COMMISSION APPROVAL

CHAIRMAN, RIVERDALE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

I HEREBY CERTIFY THAT THE "OFFICE OF THE CITY ENGINEER" HAS EXAMINED THE FOREGOING PLAT AND IN OUR OPINION THE INFORMATION CONVEYED HEREWITH, COMPLIES WITH THE PUBLIC WORKS STANDARDS AND SPECIFICATION OF RIVERDALE CITY.

RIVERDALE CITY ENGINEER DATE

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____ 20_____
BY THE RIVERDALE CITY COUNCIL

CITY RECORDER CITY MAYOR

SHEET 1 OF 1

PROJECT NUMBER : 11330
MANAGER : B. MORGAN
DRAWN BY : S. LEWIS
CHECKED BY : T. WILLIAMS
DATE : 5/1/23

WEBER COUNTY RECORDER

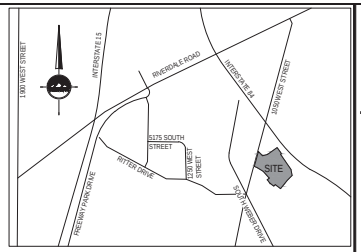
ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____ 20_____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

WEBER COUNTY RECORDER

BY _____
DEPUTY RECORDER

COLEMAN VU ESTATES PHASE 3

LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 18 TOWNSHIP 5 NORTH RANGE 1 WEST,
AND THE SOUTHEAST QUARTER OF SECTION 13
TOWNSHIP 5 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
RIVERDALE CITY, WEBER COUNTY, UTAH
APRIL 2023



VICINITY MAP
NO SCALE
RIVERDALE CITY, WEBER COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 8034679, in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that by authority of The Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements and that the monuments shown on this plat are located as indicated and are sufficient to accurately establish the boundaries of the herein described tract of real property and that it has been drawn correctly and is a true and correct representation of the herein described lands included in said subdivision based on data compiled from The County Recorder's office. I further certify that all lots meet frontage width and area requirements of applicable zoning ordinances.

PLAT NARRATIVE

The purpose of this plat is to divide the land into lots and streets.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southwest Quarter of Section 18 Township 5 North, Range 1 West, and the Southeast Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Riverdale City, Weber County, Utah. Being more particularly described as follows:

Beginning at a point on the West Section line of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian, said point being on the easterly right-of-way Line of 1050 West Street, said point also being South 00°48'12" West 318.76 feet from the West Quarter Corner of said Section 18 and running thence;

North 15°50'31" East 223.44 feet along said easterly right-of-way Line to the southerly boundary line of Utah Military Academy as described in that Special Warranty Deed recorded as Entry No. 3047309, in the Office of the Weber County Recorder;

thence along said southerly boundary line the following three (3) courses:

(1) South 43°43'36" East 137.44 feet;
(2) North 74°48'06" East 119.99 feet;
(3) North 54°48'12" East 276.58 feet to the southerly right-of-way line of Interstate-84;

thence along said southerly right-of-way line the following three (3) courses:

(1) South 35°23'14" East 170.97 feet;
(2) South 49°48'12" West 26.52 feet;
(3) South 34°31'48" East 429.01 feet;

thence South 11°08'48" East 143.42 feet to the westerly boundary line of Schneiter's Riverside Golf Club as described in that Quit-Claim Deed recorded as Entry No. 1271967, in the Office of the Weber County Recorder;

thence along said westerly boundary line the following two (2) courses:

(1) South 45°10'12" West 159.42 feet;
(2) South 38°10'12" West 251.20 feet;

thence North 51°49'48" West 160.00 feet;
thence South 38°10'12" West 51.91 feet;
thence North 51°49'48" West 111.78 feet;
thence South 45°20'54" West 1.51 feet;
thence North 37°11'14" West 104.91 feet;
thence North 58°18'37" East 2.72 feet;

thence northeasterly 57.16 feet along the arc of a 205.00-foot radius curve to the left (center bears North 31°41'23" West and the chord bears North 50°19'19" East 56.98 feet with a central angle of 15°58'37");

thence North 41°52'53" West 211.50 feet;
thence North 57°50'03" West 163.09 feet;
thence North 66°27'08" West 79.50 feet to the easterly right-of-way Line of 1050 West Street;
thence North 15°50'31" East 135.64 feet along said easterly right-of-way line to the Point of Beginning.

Contains 464,786 Square Feet or 10.670 Acres, 34 Lots and 4 Open Space Parcels.

Date

Trent R. Williams, PLS
License No. 8034679

OWNER'S DEDICATION

We(I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-way's) as shown hereon and name said tract:

COLEMAN VU ESTATES PHASE 3

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Grant and convey to the subdivision home owners association, all those part or portions of said tract of land designated as common areas and open spaces to be used for recreational and open space purposes for the benefit of each home owners association member in common with all others in the subdivision and grant and dedicate to the city a perpetual open space right and easement on and over the common areas to guarantee to Riverdale City that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated heron as public utility and drainage easements with no buildings or structures being erected within such easements.

In witness whereof I / we have hereunto set our hand (s) this _____day of _____A.D., 20_____.

By:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of Weber)S.S.

On the ____day of _____A.D., 20_____
personally appeared before me, the undersigned Notary Public, in and for said County of _____in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES:_____

_____ RESIDING IN_____ COUNTY.
NOTARY PUBLIC

NOTES

1. PROPERTY IS ZONED R-2 P.R.U.D.
   A. FRONT YARD SETBACK IS 25'
   B. REAR YARD SETBACK IS 20'
   C. SIDE YARD SETBACK IS 5' *UNLESS OTHERWISE NOTED
   D. CORNER LOT SIDE YARD SETBACK IS 20' ARTERIAL STREET MINIMUM SIDE YARD AND (STREET) 20'.
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
3. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PU&DE THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&DE.
4. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS
5. 5/8" X 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT LOT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.
6. RIVERDALE CITY ADDRESS IS: 4600 SOUTH WEBER RIVER DRIVE
   RIVERDALE, UTAH 84405
7. LOTS 317 AND 318 WILL HAVE NO VEHICULAR ACCESS TO 1050 WEST

IRRIGATION EASEMENT

Beginning at a point on the Easterly Right-of-Way line of 1050 West Street, said point being located South 00°48'21" West 242.32 feet along the Section Line and East 20.62 feet from the West Quarter Corner of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian, and running

thence North 15°50'31" East 20.25 feet along said Easterly Right-of-Way Line;
thence South 65°08'49" East 74.49 feet;
thence North 39°12'10" East 80.11 feet;
thence South 43°43'36" East 15.28 feet;
thence North 74°48'06" East 119.99 feet;
thence North 54°48'12" East 256.53 feet;
thence South 48°29'34" East 70.37 feet;
thence South 34°52'48" East 102.93 feet;
thence South 49°48'12" West 20.09 feet;
thence North 34°52'48" West 102.40 feet;
thence North 48°29'34" West 60.84 feet;
thence South 55°30'10" West 129.17 feet;
thence South 58°50'39" West 99.70 feet;
thence South 70°31'03" West 135.78 feet;
thence South 39°12'10" West 77.55 feet;
thence Northwesterly 39.06 feet along the arc of a 55.00 foot radius curve to the left (center bears South 35°25'13" West and the chord bears North 74°55'37" West 38.25 feet with a central angle of 40°41'40");
thence North 65°08'49" West 50.81 feet to the point of beginning.

Contains 9,212 Square Feet or 0.211 Acres

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	2000.00'	244.35'	7°00'00"	S41°40'12"W	244.19'
C2	65.00'	90.42'	79°42'00"	N5°19'12"E	83.30'
C3	45.00'	71.21'	90°40'00"	N79°51'48"W	64.01'
C4	380.00'	44.58'	6°43'18"	N50°33'35"W	44.55'
C5	65.00'	96.85'	85°22'08"	N4°30'52"W	88.13'
C6	175.00'	9.67'	3°10'03"	N38°45'13"E	9.67'
C7	1970.00'	4.20'	0°07'19"	S38°13'52"W	4.20'
C8	1970.00'	158.06'	4°35'50"	S40°35'26"W	158.02'
C9	1970.00'	75.00'	2°10'53"	S43°58'48"W	75.00'
C10	1970.00'	3.41'	0°05'58"	S45°07'13"W	3.41'
C11	95.00'	132.15'	79°42'00"	N5°19'12"E	121.75'
C12	75.00'	53.27'	40°41'55"	N54°52'45"W	52.16'
C13	75.00'	65.41'	49°58'05"	S79°47'15"W	63.35'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C14	15.50'	19.28'	71°16'34"	S89°33'31"E	18.06'
C15	30.00'	8.85'	16°54'40"	S45°27'54"E	8.82'
C16	30.00'	19.40'	37°03'26"	S18°28'51"E	19.07'
C17	55.00'	62.45'	65°03'23"	N32°28'50"W	59.15'
C18	55.00'	95.18'	99°08'58"	S65°25'00"W	83.74'
C19	55.00'	93.41'	97°18'43"	S32°48'51"E	82.58'
C20	55.00'	6.73'	7°00'39"	S84°58'32"E	6.73'
C21	30.00'	18.10'	34°33'37"	N71°12'02"W	17.82'
C22	350.00'	20.35'	3°19'55"	N52°15'16"W	20.35'
C23	350.00'	20.71'	3°23'23"	N48°53'37"W	20.70'
C24	35.00'	52.15'	85°22'08"	N4°30'52"W	47.46'
C25	145.00'	4.44'	1°45'20"	N39°02'52"E	4.44'
C26	205.00'	62.11'	17°21'35"	N49°37'50"E	61.87'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C27	205.00'	9.95'	2°46'50"	N39°33'37"E	9.95'
C28	95.00'	39.42'	23°46'27"	N26°16'59"E	39.14'
C29	95.00'	55.42'	33°25'21"	N2°18'55"W	54.63'
C30	95.00'	46.71'	28°10'20"	N33°06'46"W	46.24'
C31	410.00'	48.10'	6°43'18"	N50°33'35"W	48.07'
C32	15.50'	29.41'	108°43'26"	S0°26'29"W	25.19'
C33	15.00'	23.74'	90°40'00"	N79°51'48"W	21.34'
C34	35.00'	48.69'	79°42'00"	N5°19'12"E	44.85'
C35	2030.00'	141.33'	3°59'20"	S45°10'32"W	141.30'
C36	2030.00'	73.86'	2°05'05"	S40°08'20"W	73.85'
C37	2030.00'	32.82'	0°55'35"	S38°38'00"W	32.82'
C38	65.00'	76.27'	67°13'59"	S83°09'25"W	71.97'
C39	55.00'	257.77'	268°31'42"	S45°47'00"W	78.77'

LEGEND

- SECTION CORNER
- PROPOSED STREET MONUMENT (ENSIGN ENG. LAND SURV.)
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE — PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT
- DRAINAGE EASEMENT
- EASEMENTS
- SETBACK LINE
- CENTERLINE
- SECTION LINE
- PROPERTY LINE

COLEMAN VU ESTATES PHASE 3

LOCATED IN THE NORTHWEST QUARTER OF SECTION 18
TOWNSHIP 5 NORTH RANGE 1 WEST AND THE NORTHEAST
QUARTER OF SECTION 13 TOWNSHIP 5 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
RIVERDALE CIT, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____ 20_____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

WEBER COUNTY RECORDER

BY _____
DEPUTY RECORDER

ENSIGN

LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.255.0529
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

EASEMENT APPROVAL

CENTURYLINK _____ DATE

ROCKY MOUNTAIN POWER _____ DATE

DOMINION ENERGY UTAH _____ DATE

COMCAST _____ DATE

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____ 20_____
BY THE RIVERDALE CITY ATTORNEY.

RIVERDALE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ 20_____
BY THE CITY PLANNING COMMISSION APPROVAL

CHAIRMAN, RIVERDALE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

I HEREBY CERTIFY THAT THE "OFFICE OF THE CITY ENGINEER" HAS EXAMINED THE FOREGOING PLAT AND IN OUR OPINION THE INFORMATION CONVEYED HEREWITH, COMPLIES WITH THE PUBLIC WORKS STANDARDS AND SPECIFICATION OF RIVERDALE CITY.

RIVERDALE CITY ENGINEER DATE

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____ 20_____
BY THE RIVERDALE CITY COUNCIL

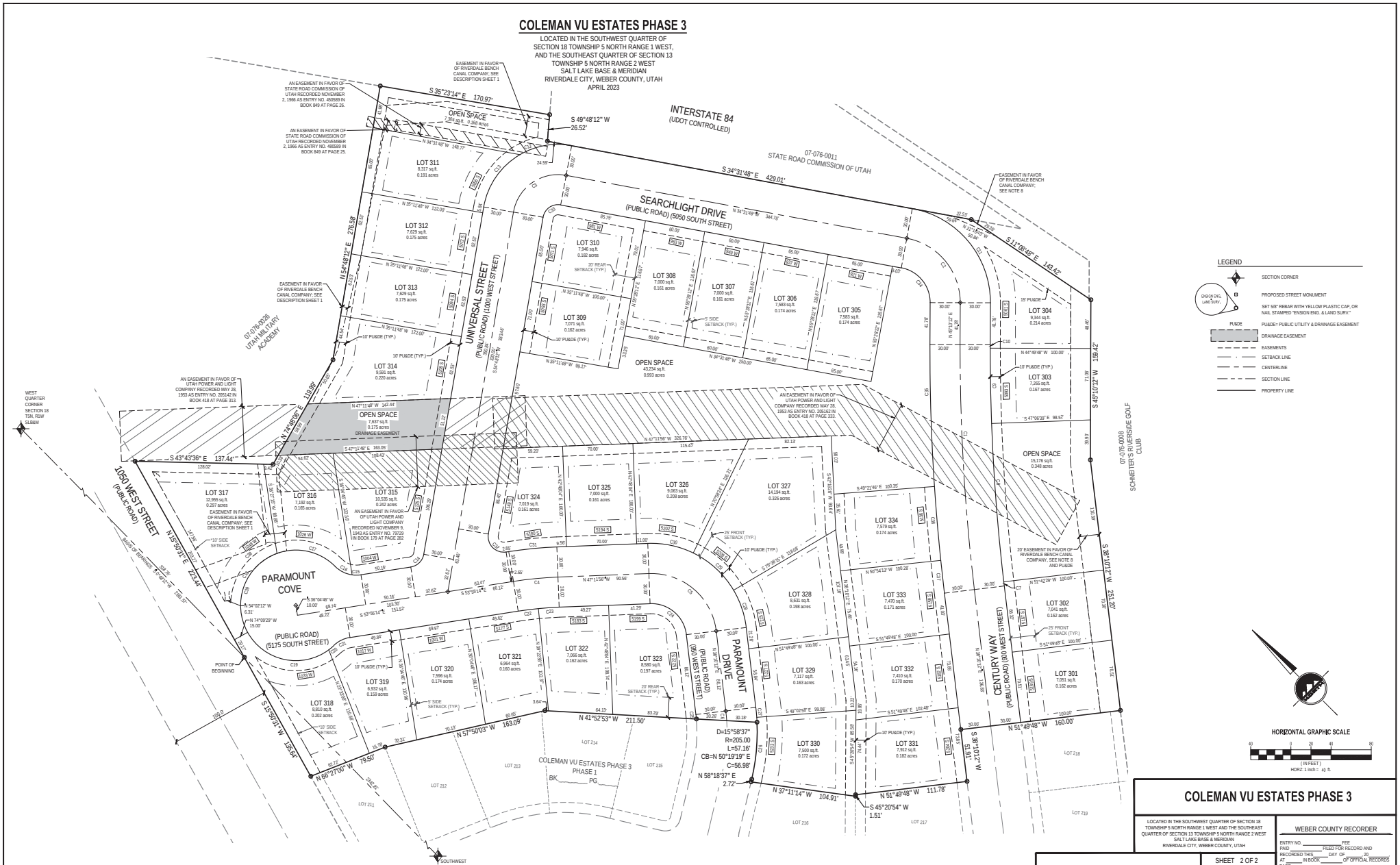
CITY RECORDER CITY MAYOR

SHEET 1 OF 2

PROJECT NUMBER : 11330
MANAGER : B. MORGAN
DRAWN BY : S. LEWIS
CHECKED BY : T. WILLIAMS
DATE : 5/1/23

COLEMAN VU ESTATES PHASE 3

LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 18 TOWNSHIP 5 NORTH RANGE 1 WEST,
AND THE SOUTHEAST QUARTER OF SECTION 13
TOWNSHIP 5 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
RIVERDALE CITY, WEBER COUNTY, UTAH
APRIL 2023



COLEMAN VU ESTATES PHASE 3

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18 TOWNSHIP 5 NORTH RANGE 1 WEST AND THE SOUTHEAST QUARTER OF SECTION 13 TOWNSHIP 5 NORTH RANGE 2 WEST SALT LAKE BASE & MERIDIAN RIVERDALE CITY, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE _____
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20__
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

WEBER COUNTY RECORDER

BY _____
DEPUTY RECORDER

ENSIGN

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SHEET 2 OF 2

PROJECT NUMBER : 11330
MANAGER : B. MORGAN
DRAWN BY : S. LEWIS
CHECKED BY : T. WILLIAMS
DATE : 5/31/23

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, RIVERDALE CITY, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO RIVERDALE CITY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
11. 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 HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
12. ALL DIMENSIONS, GRADES, AND UTILITY 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. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
    - 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
    - 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
    - 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
    - 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
    - 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REQUIRED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE RIVERDALE CITY PRIOR TO THE PLACEMENT.
31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 33 05 20 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL RIVERDALE CITY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER RIVERDALE CITY'S MINIMUM SEPARATION STANDARDS.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE RIVERDALE CITY FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE RIVERDALE CITY.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' 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 HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM RIVERDALE CITY.
16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

UDOT NOTES

1. ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.
3. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
4. OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
5. OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS – COUNTY SURVEYOR TO BE NOTIFIED – COORDINATION WITH CERTAIN STATE AGENCIES).

LEGEND

SECTION CORNER	EXISTING EDGE OF ASPHALT
EXISTING MONUMENT	PROPOSED EDGE OF ASPHALT
PROPOSED MONUMENT	EXISTING STRIPING
EXISTING REBAR AND CAP	PROPOSED STRIPING
SET ENSIGN REBAR AND CAP	EXISTING FENCE
EXISTING WATER METER	PROPOSED FENCE
PROPOSED WATER METER	EXISTING FLOW LINE
EXISTING WATER MANHOLE	PROPOSED FLOW LINE
PROPOSED WATER MANHOLE	GRADE BREAK
EXISTING WATER BOX	EXISTING STORM DRAIN LINE
EXISTING WATER VALVE	PROPOSED STORM DRAIN LINE
PROPOSED WATER VALVE	ROOF DRAIN LINE
EXISTING FIRE HYDRANT	CATCHMENTS
PROPOSED FIRE HYDRANT	HIGHWATER LINE
PROPOSED FIRE DEPARTMENT CONNECTION	EXISTING SANITARY SEWER
EXISTING SECONDARY WATER VALVE	PROPOSED SANITARY SEWER LINE
PROPOSED SECONDARY WATER VALVE	PROPOSED SAN. SWR. SERVICE LINE
EXISTING IRRIGATION BOX	EXISTING LAND DRAIN LINE
EXISTING IRRIGATION VALVE	PROPOSED LAND DRAIN LINE
PROPOSED IRRIGATION VALVE	PROPOSED LAND DRAIN SERVICE LINE
EXISTING SANITARY SEWER MANHOLE	EXISTING CULINARY WATER LINE
PROPOSED SANITARY SEWER MANHOLE	PROPOSED CULINARY WATER LINE
EXISTING SANITARY CLEAN OUT	PROPOSED CULINARY WATER SERVICE LINE
EXISTING STORM DRAIN CLEAN OUT BOX	EXISTING SECONDARY WATER LINE
PROPOSED STORM DRAIN CLEAN OUT BOX	PROPOSED SECONDARY WATER LINE
EXISTING STORM DRAIN INLET BOX	PROPOSED SEC. WATER SERVICE LINE
EXISTING STORM DRAIN CATCH BASIN	EXISTING IRRIGATION LINE
PROPOSED STORM DRAIN CATCH BASIN	PROPOSED IRRIGATION LINE
EXISTING STORM DRAIN COMBO BOX	EXISTING OVERHEAD POWER LINE
PROPOSED STORM DRAIN COMBO BOX	EXISTING ELECTRICAL LINE
EXISTING STORM DRAIN CLEAN OUT	EXISTING GAS LINE
EXISTING STORM DRAIN CULVERT	EXISTING TELEPHONE LINE
PROPOSED STORM DRAIN CULVERT	ACC



GENERAL NOTES

1. ALL WORK TO COMPLY WITH RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
7. ALL EXISTING SEWER SERVICES TO BE CAPPED AT THE PROPERTY LINE PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
8. ALL EXISTING WATER SERVICES TO BE CAPPED AT THE MAIN PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).
2. SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
3. REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
4. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
5. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE SIDEWALK.
6. REMOVE EXISTING LANDSCAPING IN THIS AREA.
7. REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
8. REMOVE AND PROPERLY DISPOSE OF EXISTING SIGN.
9. REMOVE AND RELOCATE EXISTING "NO PARKING" SIGN.
10. REMOVE AND RELOCATE EXISTING ROADWAY SIGN.
11. REMOVE AND PROPERLY DISPOSE OF EXISTING LIGHT POLES.
12. REMOVE AND PROPERLY DISPOSE OF EXISTING STRUCTURES, CONCRETE SLABS, STAIRS, ETC., INCLUDING ALL ELECTRICAL APPURTENANCES, IN THIS AREA WHETHER OR NOT IDENTIFIED ON PLANS. CONTRACTOR TO FILL IN ALL HOLES CREATED DURING DEMOLITION WITH STRUCTURAL FILL TO PROPER SUBGRADE ELEVATION.
13. REMOVE AND RELOCATE EXISTING SHED PER PROPERTY OWNERS DIRECTIONS.
14. REMOVE AND RELOCATE EXISTING POWER POLES, GUY WIRES, AND OVERHEAD POWER LINES. COORDINATE WITH LOCAL POWER COMPANY.
15. REMOVE AND PROPERLY DISPOSE OF EXISTING TREES.
16. REMOVE AND PROPERLY DISPOSE OF EXISTING IRRIGATION BOX.
17. REMOVE AND PROPERLY DISPOSE OF EXISTING ELECTRICAL BOX.
18. REMOVE AND PROPERLY DISPOSE OF EXISTING CONCRETE DRIVE APPROACH.
19. REMOVE AND PROPERLY DISPOSE OF EXISTING CONCRETE WATERWAY.
20. REMOVE AND PROPERLY DISPOSE OF EXISTING POWER POLES, GUY WIRES, AND OVERHEAD POWER LINES. COORDINATE WITH LOCAL POWER COMPANY.
21. REMOVE AND PROPERLY DISPOSE OF EXISTING CONCRETE WALL.
22. EXISTING IRRIGATION DITCH TO BE FILLED IN AFTER BEING REPLACED WITH PIPE AS PART OF PHASE 2 CONSTRUCTION. SEE UTILITY PLAN FOR PIPING INFORMATION.
23. EXISTING EASEMENT.
24. REMOVE AND PROPERLY DISPOSE OF EXISTING IRRIGATION PIPE AND ASSOCIATED STRUCTURES WHEN REPLACING WITH NEW PIPE AS PART OF PHASE 2 CONSTRUCTION. SEE UTILITY PLAN FOR PIPING INFORMATION.
25. REMOVE AND PROPERLY DISPOSE OF EXISTING CONCRETE HEADWALL AND SPILLWAY WITH INSTALLATION OF PROPOSED CLEANOUT AS PART OF PHASE 2 CONSTRUCTION. SEE UTILITY PLAN FOR PIPING INFORMATION.
26. CONTRACTOR TO FIELD LOCATE EXISTING SANITARY SEWER LATERAL. ABANDON AND CAP LATERAL AT PROPERTY LINE PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
27. CONTRACTOR TO FIELD LOCATE EXISTING CULINARY WATER LATERAL. ABANDON AND CAP LATERAL AT MAIN PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
28. REMOVE AND PROPERLY DISPOSE OF EXISTING SANITARY SEWER MANHOLE AND PIPE PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS. REMOVE AND REPLACE EXISTING PIPE TO LOCATION OF ADJACENT PROPOSED SANITARY SEWER MANHOLE. SEE UTILITY PLAN FOR DESIGN INFORMATION.
29. REMOVE EXISTING FENCE WITH CONSTRUCTION OF CANAL PIPING. REPLACE EXISTING FENCE MATERIALS ONCE PIPING HAS BEEN INSTALLED.
30. REMOVE AND PROPERLY DISPOSE OF EXISTING SANITARY SEWER MANHOLE.

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)

HORZ. 1 inch = 60 ft.

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BENCHMARK

WEST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

ELEV = 4390.40'

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
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LAYTON
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TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
GOLDCREST HOMES
9730 SOUTH 700 EAST
SANDY, UTAH 84070

CONTACT:
ADAM ANDERSON
PHONE: 385-202-0040

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

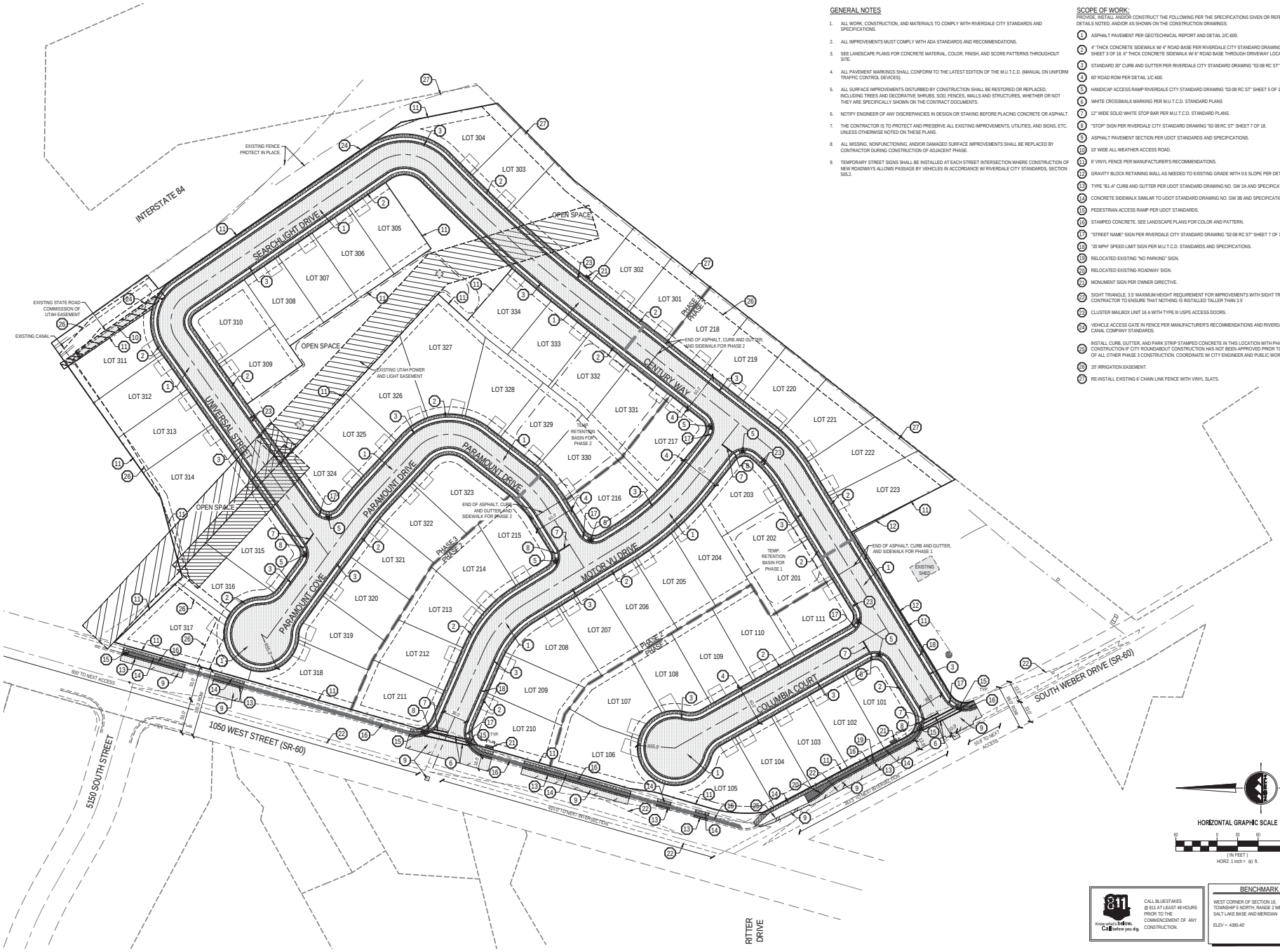
LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/31/23
STATE OF UTAH

2023-05-30 FOR CONSTRUCTION

DEMOLITION PLAN

PROJECT NUMBER	PRINT DATE
11330B	5/31/23
DRAWN BY	CHECKED BY
JWS	BAM
PROJECT MANAGER	
BAM	

C-100



GENERAL NOTES

1. ALL WORK, CONSTRUCTION, AND MATERIALS TO COMPLY WITH RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
8. ALL MISSING, NONFUNCTIONING, AND/OR DAMAGED SURFACE IMPROVEMENTS SHALL BE REPLACED BY CONTRACTOR DURING CONSTRUCTION OF ADJACENT PHASE.
9. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHERE CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES IN ACCORDANCE W/ RIVERDALE CITY STANDARDS, SECTION 505.2.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 2/C-600.
2. 4" THICK CONCRETE SIDEWALK W/ 4" ROAD BASE PER RIVERDALE CITY STANDARD DRAWING "02-08 RC ST" SHEET 3 OF 18. 6" THICK CONCRETE SIDEWALK W/ 6" ROAD BASE THROUGH DRIVEWAY LOCATIONS.
3. STANDARD 30" CURB AND GUTTER PER RIVERDALE CITY STANDARD DRAWING "02-08 RC ST" SHEET 3 OF 18.
4. 60' ROAD ROW PER DETAIL 1/C-600.
5. HANDICAP ACCESS RAMP RIVERDALE CITY STANDARD DRAWING "02-08 RC ST" SHEET 5 OF 18.
6. WHITE CROSSWALK MARKING PER M.U.T.C.D. STANDARD PLANS
7. 12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
8. "STOP" SIGN PER RIVERDALE CITY STANDARD DRAWING "02-08 RC ST" SHEET 7 OF 18.
9. ASPHALT PAVEMENT SECTION PER UDOT STANDARDS AND SPECIFICATIONS.
10. 10' WIDE ALL-WEATHER ACCESS ROAD.
11. 6' VINYL FENCE PER MANUFACTURER'S RECOMMENDATIONS.
12. GRAVITY BLOCK RETAINING WALL AS NEEDED TO EXISTING GRADE WITH 0.5 SLOPE PER DETAIL 1/C-601.
13. TYPE "B1-A" CURB AND GUTTER PER UDOT STANDARD DRAWING NO. GW 2A AND SPECIFICATIONS.
14. CONCRETE SIDEWALK SIMILAR TO UDOT STANDARD DRAWING NO. GW 3B AND SPECIFICATIONS.
15. PEDESTRIAN ACCESS RAMP PER UDOT STANDARDS.
16. STAMPED CONCRETE. SEE LANDSCAPE PLANS FOR COLOR AND PATTERN.
17. "STREET NAME" SIGN PER RIVERDALE CITY STANDARD DRAWING "02-08 RC ST" SHEET 7 OF 18.
18. "20 MPH" SPEED LIMIT SIGN PER M.U.T.C.D. STANDARDS AND SPECIFICATIONS.
19. RELOCATED EXISTING "NO PARKING" SIGN.
20. RELOCATED EXISTING ROADWAY SIGN.
21. MONUMENT SIGN PER OWNER DIRECTIVE.
22. SIGHT TRIANGLE. 3.5' MAXIMUM HEIGHT REQUIREMENT FOR IMPROVEMENTS WITH SIGHT TRIANGLES. CONTRACTOR TO ENSURE THAT NOTHING IS INSTALLED TALLER THAN 3.5'
23. CLUSTER MAILBOX UNIT 16 A WITH TYPE III USPS ACCESS DOORS.
24. VEHICLE ACCESS GATE IN FENCE PER MANUFACTURER'S RECOMMENDATIONS AND RIVERDALE BENCH CANAL COMPANY STANDARDS.
25. INSTALL CURB, GUTTER, AND PARK STRIP STAMPED CONCRETE IN THIS LOCATION WITH PHASE 3 CONSTRUCTION IF CITY ROUNDABOUT CONSTRUCTION HAS NOT BEEN APPROVED PRIOR TO COMPLETION OF ALL OTHER PHASE 3 CONSTRUCTION. COORDINATE W/ CITY ENGINEER AND PUBLIC WORKS DIRECTOR.
26. 20' IRRIGATION EASEMENT.
27. RE-INSTALL EXISTING 6' CHAIN LINK FENCE WITH VINYL SLATS.

811 Know what's below. Call before you dig.

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BENCHMARK

WEST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

ELEV = 4390.40'

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5368 SOUTH 1050 WEST
RIVERDALE, UTAH

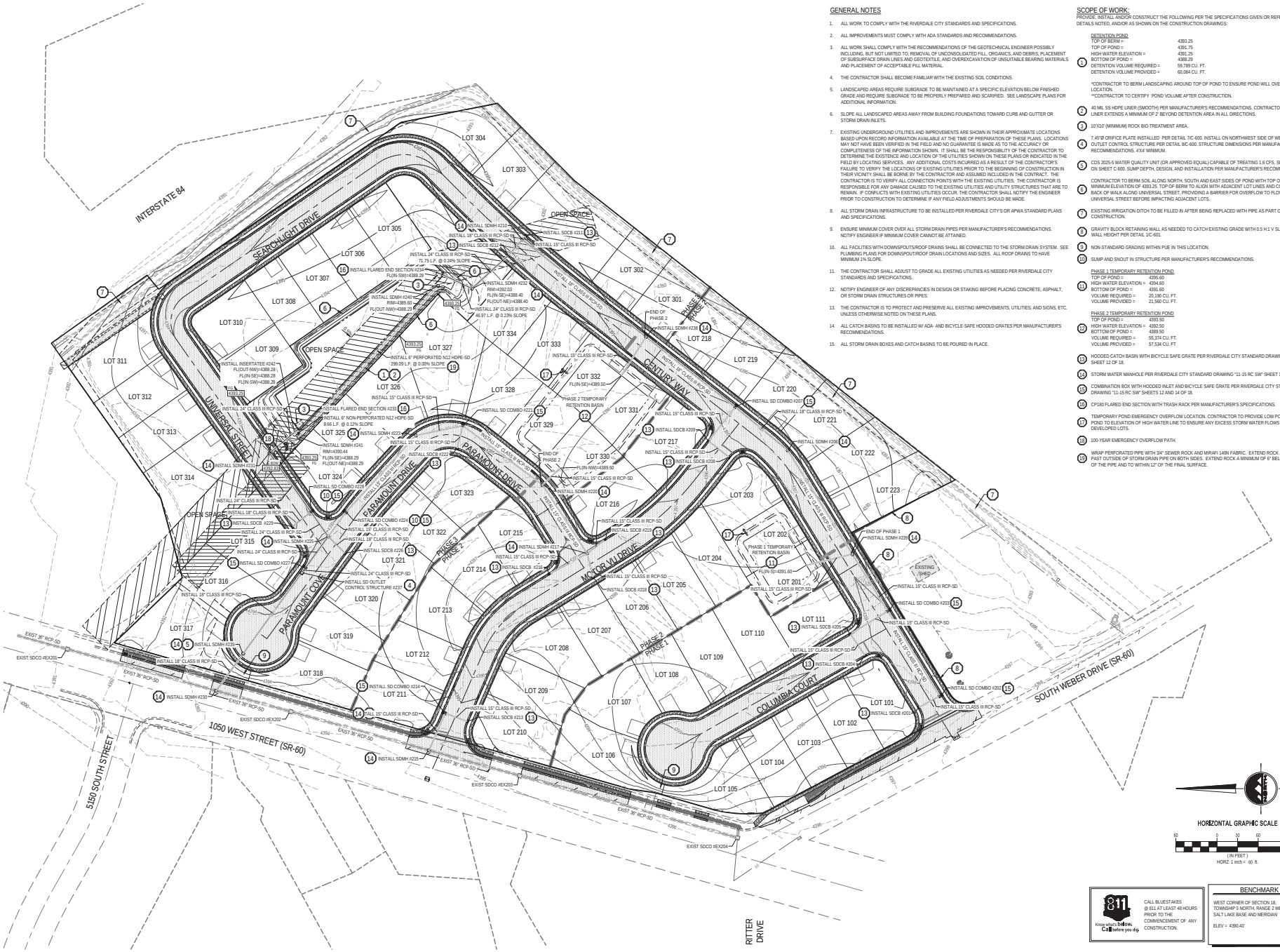
LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/31/23
STATE OF UTAH

2023-05-30 FOR CONSTRUCTION

SITE PLAN

PROJECT NUMBER: 11330B
PRINT DATE: 5/31/23
DRAWN BY: JWS
CHECKED BY: BAM
PROJECT MANAGER: BAM

C-200



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
7. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
8. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER RIVERDALE CITY'S OR APWA STANDARD PLANS AND SPECIFICATIONS.
9. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
10. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
11. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
12. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
13. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
14. ALL CATCH BASINS TO BE INSTALLED W/ ADA- AND BICYCLE-SAFE HOODED GRATES PER MANUFACTURER'S RECOMMENDATIONS.
15. ALL STORM DRAIN BOXES AND CATCH BASINS TO BE POURED IN PLACE.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. DETENTION POND
   TOP OF BERM = 4393.25
   TOP OF POND = 4391.75
   HIGH WATER ELEVATION = 4391.25
   BOTTOM OF POND = 4388.29
   DETENTION VOLUME REQUIRED = 59,789 CU. FT.
   DETENTION VOLUME PROVIDED = 60,084 CU. FT.

   *CONTRACTOR TO BERM LANDSCAPING AROUND TOP OF POND TO ENSURE POND WILL OVERFLOW IN NOTED LOCATION.
   **CONTRACTOR TO CERTIFY POND VOLUME AFTER CONSTRUCTION.
2. 40 MIL SS HDPE LINER (SMOOTH) PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO ENSURE LINER EXTENDS A MINIMUM OF 2' BEYOND DETENTION AREA IN ALL DIRECTIONS.
3. 10'X10' (MINIMUM) ROCK BIO-TREATMENT AREA.
4. 7.45"Ø ORIFICE PLATE INSTALLED PER DETAIL 7/C-600. INSTALL ON NORTHWEST SIDE OF WEIR WALL OF THE OUTLET CONTROL STRUCTURE PER DETAIL 8/C-600. STRUCTURE DIMENSIONS PER MANUFACTURER'S RECOMMENDATIONS. 4'X4' MINIMUM.
5. CDS 2025-5 WATER QUALITY UNIT (OR APPROVED EQUAL) CAPABLE OF TREATING 1.6 CFS, SIMILAR TO DETAIL ON SHEET C-600. SUMP DEPTH, DESIGN, AND INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS.
6. CONTRACTOR TO BERM SOIL ALONG NORTH, SOUTH AND EAST SIDES OF POND WITH TOP OF BERM AT A MINIMUM ELEVATION OF 4393.25. TOP OF BERM TO ALIGN WITH ADJACENT LOT LINES AND CONTINUE TO BACK OF WALK ALONG UNIVERSAL STREET. PROVIDING A BARRIER FOR OVERFLOW TO FLOW OVER-LAND TO UNIVERSAL STREET BEFORE IMPACTING ADJACENT LOTS.
7. EXISTING IRRIGATION DITCH TO BE FILLED IN AFTER BEING REPLACED WITH PIPE AS PART OF PHASE 2 CONSTRUCTION.
8. GRAVITY BLOCK RETAINING WALL AS NEEDED TO CATCH EXISTING GRADE WITH 0.5 H:1 V SLOPE. 8' MAXIMUM WALL HEIGHT PER DETAIL 1/C-601.
9. NON-STANDARD GRADING WITHIN PUE IN THIS LOCATION.
10. SUMP AND SNOUT IN STRUCTURE PER MANUFACTURER'S RECOMMENDATIONS.
11. PHASE 1 TEMPORARY RETENTION POND
    TOP OF POND = 4395.60
    HIGH WATER ELEVATION = 4394.60
    BOTTOM OF POND = 4391.60
    VOLUME REQUIRED = 20,186 CU. FT.
    VOLUME PROVIDED = 21,560 CU. FT.
12. PHASE 2 TEMPORARY RETENTION POND
    TOP OF POND = 4393.50
    HIGH WATER ELEVATION = 4392.50
    BOTTOM OF POND = 4389.50
    VOLUME REQUIRED = 55,374 CU. FT.
    VOLUME PROVIDED = 57,534 CU. FT
13. HOODED CATCH BASIN WITH BICYCLE SAFE GRATE PER RIVERDALE CITY STANDARD DRAWING "11-15 RC SW" SHEET 12 OF 18.
14. STORM WATER MANHOLE PER RIVERDALE CITY STANDARD DRAWING "11-15 RC SW" SHEET 11 OF 18.
15. COMBINATION BOX WITH HOODED INLET AND BICYCLE SAFE GRATE PER RIVERDALE CITY STANDARD DRAWING "11-15 RC SW" SHEETS 12 AND 14 OF 18.
16. CP180 FLARED END SECTION WITH TRASH RACK PER MANUFACTURER'S SPECIFICATIONS.
17. TEMPORARY POND EMERGENCY OVERFLOW LOCATION. CONTRACTOR TO PROVIDE LOW POINT IN TOP OF POND TO ELEVATION OF HIGH WATER LINE TO ENSURE ANY EXCESS STORM WATER FLOWS AWAY FROM DEVELOPED LOTS.
18. 100-YEAR EMERGENCY OVERFLOW PATH.
19. WRAP PERFORATED PIPE WITH 3/4" SEWER ROCK AND MIRAFI 140N FABRIC. EXTEND ROCK A MINIMUM OF 6" PAST OUTSIDE OF STORM DRAIN PIPE ON BOTH SIDES. EXTEND ROCK A MINIMUM OF 6" BELOW THE BOTTOM OF THE PIPE AND TO WITHIN 12" OF THE FINAL SURFACE.

HORIZONTAL GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
HORZ: 1 inch = 60 ft.

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BENCHMARK

WEST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

ELEV = 4390.40'

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COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

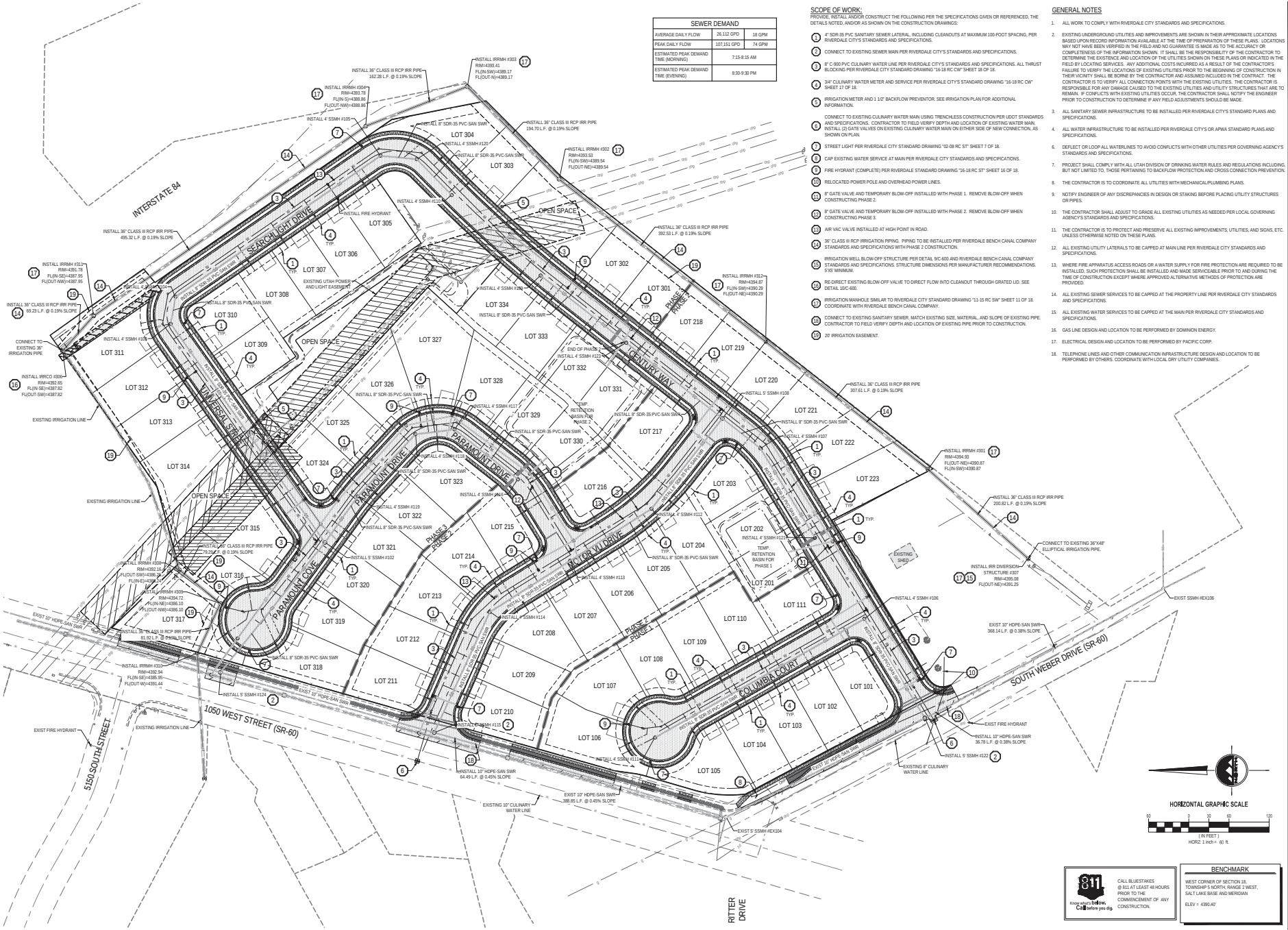
LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/31/23
STATE OF UTAH

2023-05-30 FOR CONSTRUCTION

GRADING AND DRAINAGE PLAN

PROJECT NUMBER: 11330B
PRINT DATE: 5/31/23
DRAWN BY: JWS
CHECKED BY: BAM
PROJECT MANAGER: BAM

C-300



SEWER DEMAND		
AVERAGE DAILY FLOW	26,112 GPD	18 GPM
PEAK DAILY FLOW	107,151 GPD	74 GPM
ESTIMATED PEAK DEMAND TIME (MORNING)	7:15-8:15 AM	
ESTIMATED PEAK DEMAND TIME (EVENING)	8:30-9:30 PM	

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 4" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING, PER RIVERDALE CITY'S STANDARDS AND SPECIFICATIONS.
2. CONNECT TO EXISTING SEWER MAIN PER RIVERDALE CITY'S STANDARDS AND SPECIFICATIONS.
3. 8" C-900 PVC CULINARY WATER LINE PER RIVERDALE CITY'S STANDARDS AND SPECIFICATIONS. ALL THRUST BLOCKING PER RIVERDALE CITY STANDARD DRAWING "16-18 RC CW" SHEET 18 OF 18.
4. 5/4" CULINARY WATER METER AND SERVICE PER RIVERDALE CITY'S STANDARD DRAWING "16-18 RC CW" SHEET 17 OF 18.
5. IRRIGATION METER AND 1 1/2" BACKFLOW PREVENTOR. SEE IRRIGATION PLAN FOR ADDITIONAL INFORMATION.
6. CONNECT TO EXISTING CULINARY WATER MAIN USING TRENCHLESS CONSTRUCTION PER UDOT STANDARDS AND SPECIFICATIONS. CONTRACTOR TO FIELD VERIFY DEPTH AND LOCATION OF EXISTING WATER MAIN. INSTALL (2) GATE VALVES ON EXISTING CULINARY WATER MAIN ON EITHER SIDE OF NEW CONNECTION, AS SHOWN ON PLAN.
7. STREET LIGHT PER RIVERDALE CITY STANDARD DRAWING "02-08 RC ST" SHEET 7 OF 18.
8. CAP EXISTING WATER SERVICE AT MAIN PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
9. FIRE HYDRANT (COMPLETE) PER RIVERDALE STANDARD DRAWING "16-18 RC ST" SHEET 16 OF 18.
10. RELOCATED POWER POLE AND OVERHEAD POWER LINES.
11. 8" GATE VALVE AND TEMPORARY BLOW-OFF INSTALLED WITH PHASE 1. REMOVE BLOW-OFF WHEN CONSTRUCTING PHASE 2.
12. 8" GATE VALVE AND TEMPORARY BLOW-OFF INSTALLED WITH PHASE 2. REMOVE BLOW-OFF WHEN CONSTRUCTING PHASE 3.
13. AIR VAC VALVE INSTALLED AT HIGH POINT IN ROAD.
14. 36" CLASS III RCP IRRIGATION PIPING. PIPING TO BE INSTALLED PER RIVERDALE BENCH CANAL COMPANY STANDARDS AND SPECIFICATIONS WITH PHASE 2 CONSTRUCTION.
15. IRRIGATION WELL BLOW-OFF STRUCTURE PER DETAIL 9/C-600 AND RIVERDALE BENCH CANAL COMPANY STANDARDS AND SPECIFICATIONS. STRUCTURE DIMENSIONS PER MANUFACTURER RECOMMENDATIONS. 5'X5' MINIMUM.
16. RE-DIRECT EXISTING BLOW-OFF VALVE TO DIRECT FLOW INTO CLEANOUT THROUGH GRATED LID. SEE DETAIL 10/C-600.
17. IRRIGATION MANHOLE SIMILAR TO RIVERDALE CITY STANDARD DRAWING "11-15 RC SW" SHEET 11 OF 18. COORDINATE WITH RIVERDALE BENCH CANAL COMPANY.
18. CONNECT TO EXISTING SANITARY SEWER. MATCH EXISTING SIZE, MATERIAL, AND SLOPE OF EXISTING PIPE. CONTRACTOR TO FIELD VERIFY DEPTH AND LOCATION OF EXISTING PIPE PRIOR TO CONSTRUCTION.
19. 20' IRRIGATION EASEMENT.

GENERAL NOTES

1. ALL WORK TO COMPLY WITH RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER RIVERDALE CITY'S STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER RIVERDALE CITY'S OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
12. ALL EXISTING UTILITY LATERALS TO BE CAPPED AT MAIN LINE PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
13. WHERE FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION ARE REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION EXCEPT WHERE APPROVED ALTERNATIVE METHODS OF PROTECTION ARE PROVIDED.
14. ALL EXISTING SEWER SERVICES TO BE CAPPED AT THE PROPERTY LINE PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
15. ALL EXISTING WATER SERVICES TO BE CAPPED AT THE MAIN PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
16. GAS LINE DESIGN AND LOCATION TO BE PERFORMED BY DOMINION ENERGY.
17. ELECTRICAL DESIGN AND LOCATION TO BE PERFORMED BY PACIFIC CORP.
18. TELEPHONE LINES AND OTHER COMMUNICATION INFRASTRUCTURE DESIGN AND LOCATION TO BE PERFORMED BY OTHERS. COORDINATE WITH LOCAL DRY UTILITY COMPANIES.

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

WEST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

ELEV = 4390.40'

ENSIGN
THE STANDARD IN ENGINEERING

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LAYTON
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TOOELE
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CEDAR CITY
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RICHFIELD
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CONTACT:
ADAM ANDERSON
PHONE: 385-202-0040

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

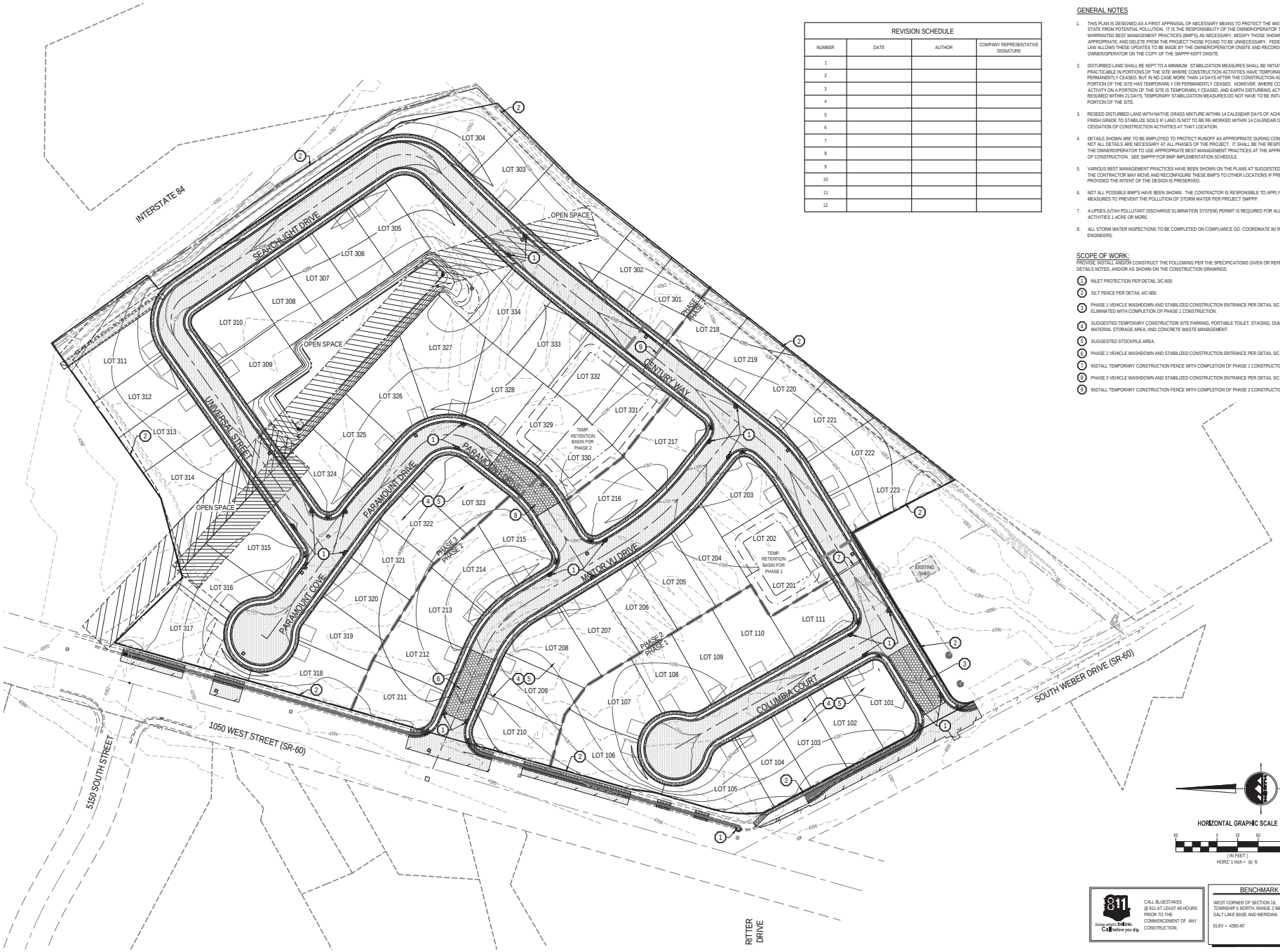
LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/31/23
STATE OF UTAH

2023-05-30 FOR CONSTRUCTION

UTILITY PLAN

PROJECT NUMBER	PRINT DATE
11330B	5/31/23
DRAWN BY	CHECKED BY
JWS	BAM
PROJECT MANAGER	
BAM	

C-400



REVISION SCHEDULE			
NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

GENERAL NOTES

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.
8. ALL STORM WATER INSPECTIONS TO BE COMPLETED ON COMPLIANCE GO. COORDINATE WI RIVERDALE CITY ENGINEERS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INLET PROTECTION PER DETAIL 3/C-600.
2. SILT FENCE PER DETAIL 4/C-600.
3. PHASE 1 VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 5/C-600. TO BE ELIMINATED WITH COMPLETION OF PHASE 1 CONSTRUCTION.
4. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, PORTABLE TOILET, STAGING, DUMPSTER, MATERIAL STORAGE AREA, AND CONCRETE WASTE MANAGEMENT.
5. SUGGESTED STOCKPILE AREA.
6. PHASE 2 VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 5/C-600.
7. INSTALL TEMPORARY CONSTRUCTION FENCE WITH COMPLETION OF PHASE 1 CONSTRUCTION.
8. PHASE 3 VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 5/C-600.
9. INSTALL TEMPORARY CONSTRUCTION FENCE WITH COMPLETION OF PHASE 2 CONSTRUCTION.

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)

HORZ: 1 inch = 60 ft.

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

WEST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

ELEV = 4390.40'

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CONTACT:
ADAM ANDERSON
PHONE: 385-202-0340

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

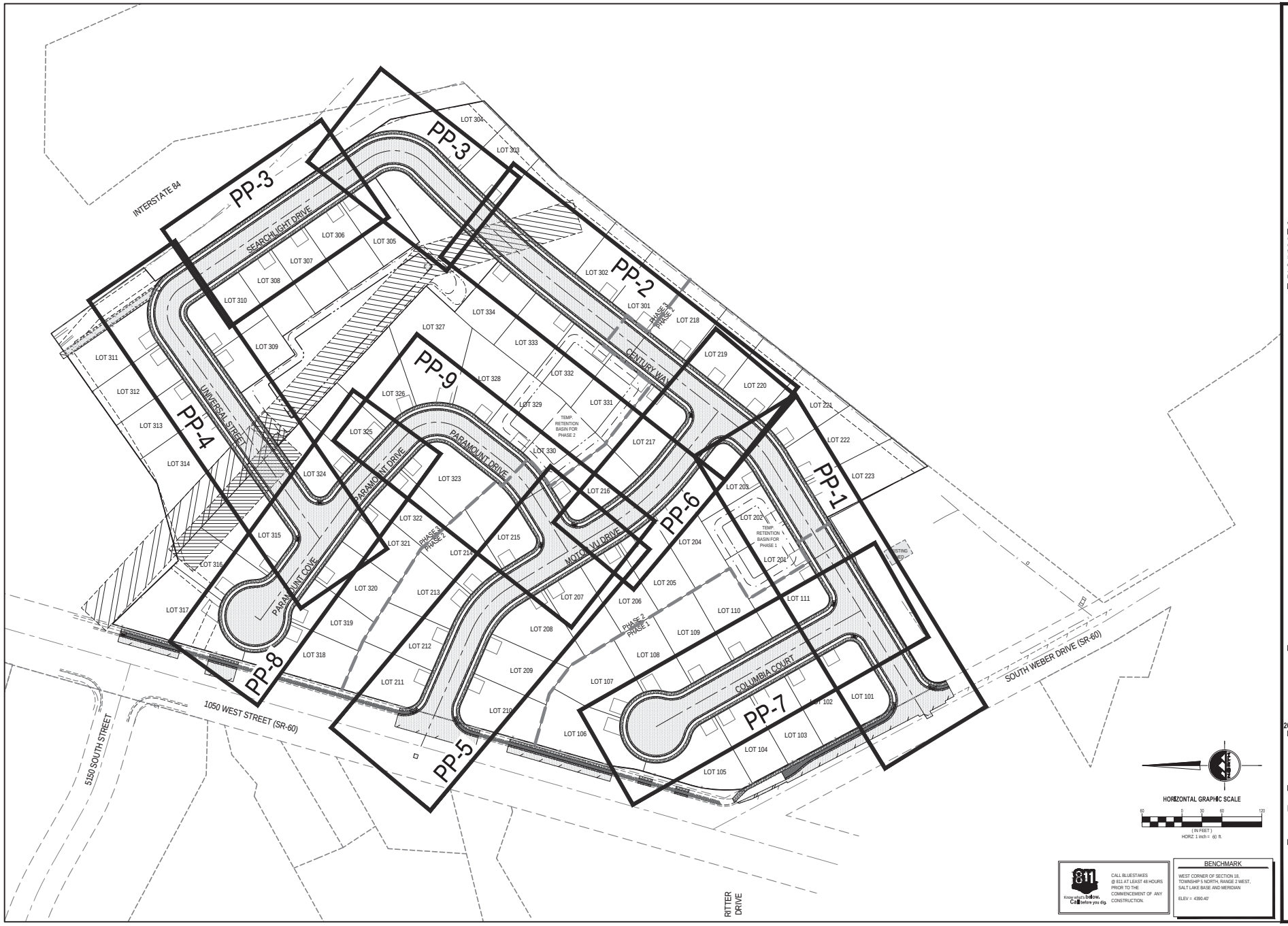
LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/31/23
STATE OF UTAH

2023-05-30 FOR CONSTRUCTION

EROSION CONTROL PLAN

PROJECT NUMBER	PRINT DATE
11330B	5/31/23
DRAWN BY	CHECKED BY
JWS	BAM
PROJECT MANAGER	
BAM	

C-500



HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)

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BENCHMARK

WEST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

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5368 SOUTH 1050 WEST
RIVERDALE, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/31/23
STATE OF UTAH

2023-05-30 FOR CONSTRUCTION

PLAN AND PROFILE KEY MAP

PROJECT NUMBER	PRINT DATE
11330B	5/31/23
DRAWN BY	CHECKED BY
JWS	BAM
PROJECT MANAGER	
BAM	

PP-0

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

Know what's below. Call before you dig.

BENCHMARK

WEST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

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SCOPE OF WORK:

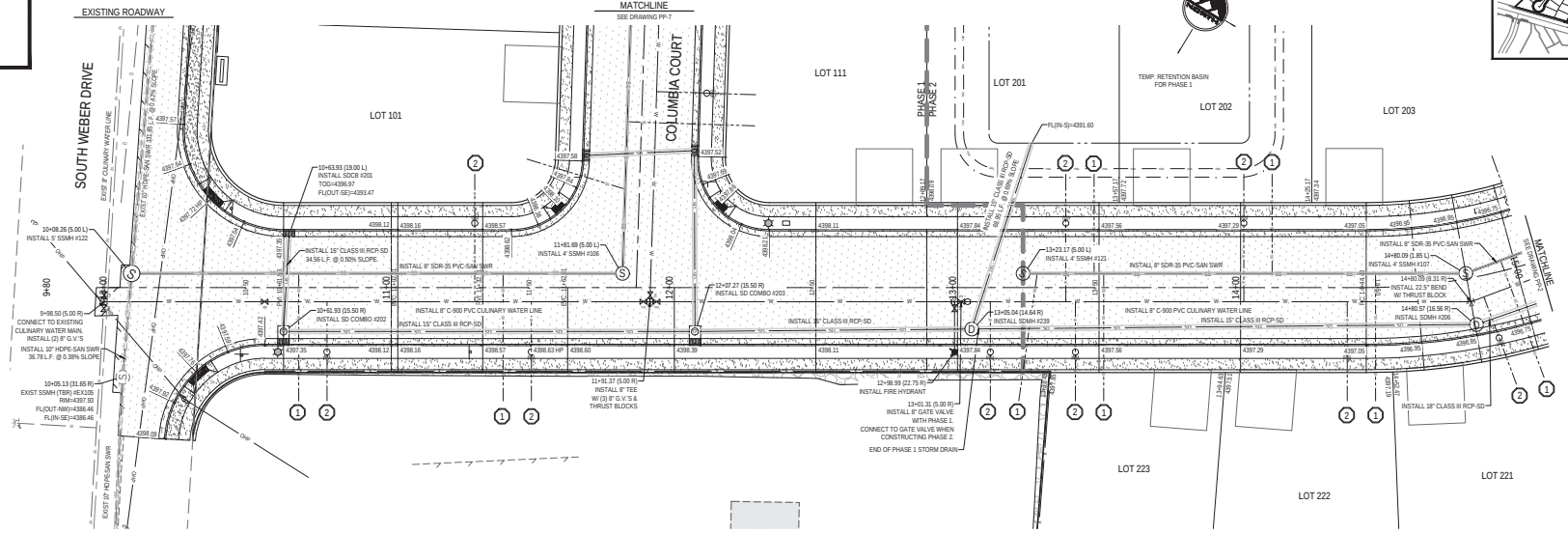
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2. 1" CULINARY WATER METER AND SERVICE PER RIVERDALE CITY'S STANDARDS AND SPECIFICATIONS.
3. SUMP AND SNOUT IN STRUCTURE PER MANUFACTURER'S RECOMMENDATIONS.

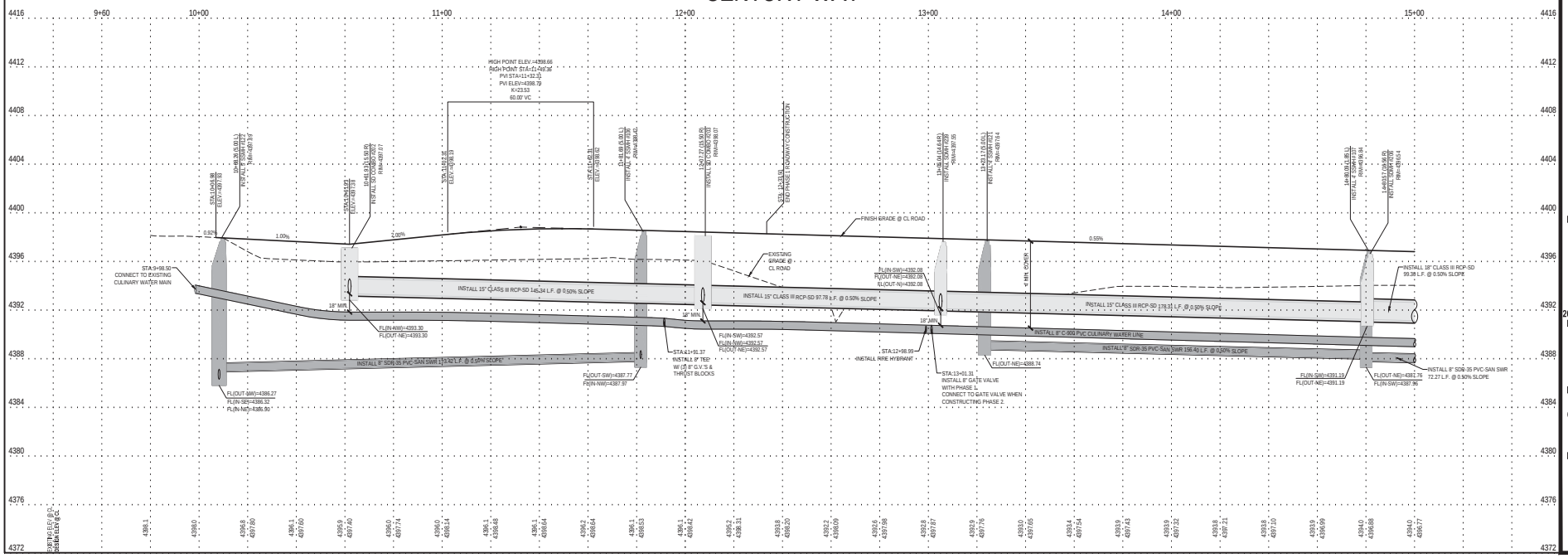
HORIZONTAL GRAPHIC SCALE

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.

KEY MAP
NOT TO SCALE



CENTURY WAY



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COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/31/23
STATE OF UTAH

2023-05-30 FOR CONSTRUCTION

PLAN AND PROFILE
CENTURY WAY

PROJECT NUMBER	PRINT DATE
11330B	5/31/23
DRAWN BY	CHECKED BY
JWS	BAM
PROJECT MANAGER	
BAM	

PP-1

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CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

WEST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

ELEV = 4390.40'

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

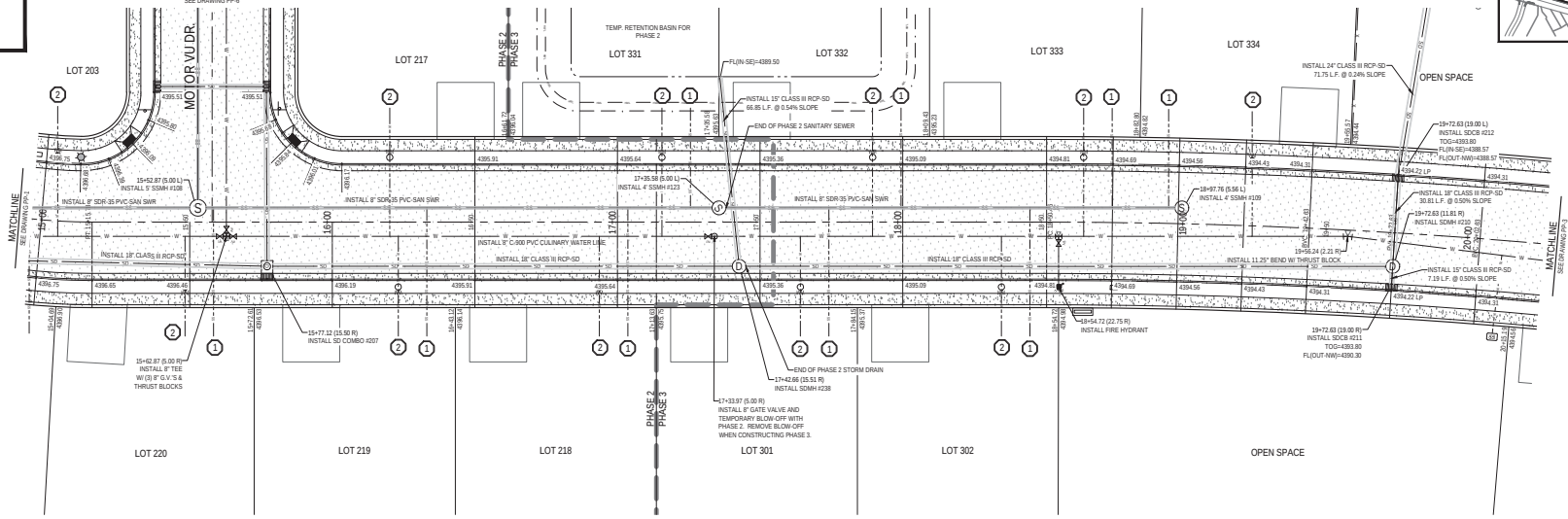
1. 4" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING, PER RIVERDALE CITY'S STANDARDS AND SPECIFICATIONS.
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HORIZONTAL GRAPHIC SCALE

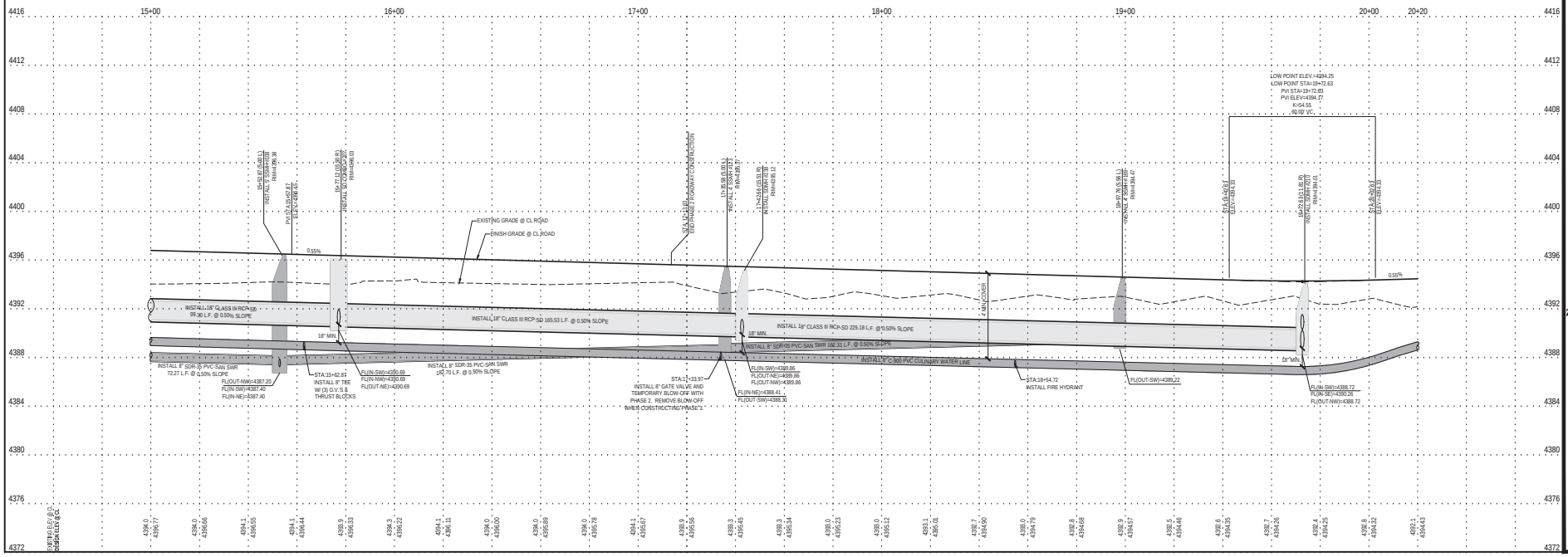
20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.

KEY MAP
NOT TO SCALE



CENTURY WAY



ENSIGN
THE STANDARD IN ENGINEERING

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COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/31/23
STATE OF UTAH

2023-05-30 FOR CONSTRUCTION

PLAN AND PROFILE
CENTURY WAY

PROJECT NUMBER: 11330B
PRINT DATE: 5/31/23
DRAWN BY: JWS
CHECKED BY: BAM
PROJECT MANAGER: BAM

PP-2

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CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

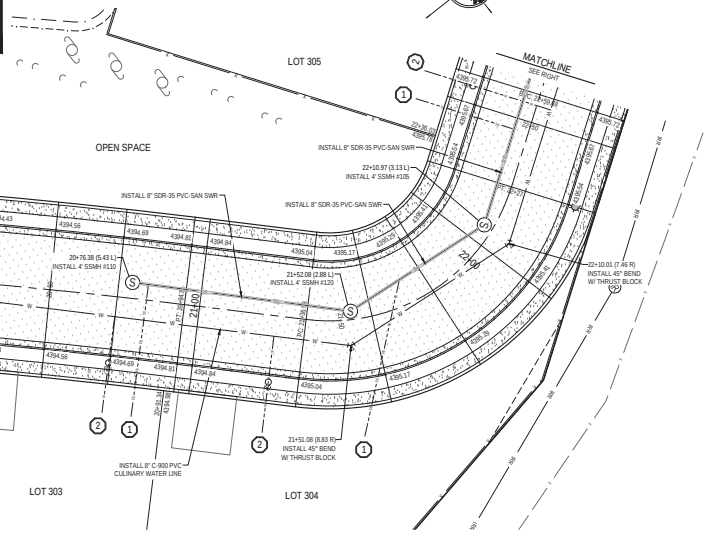
WEST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

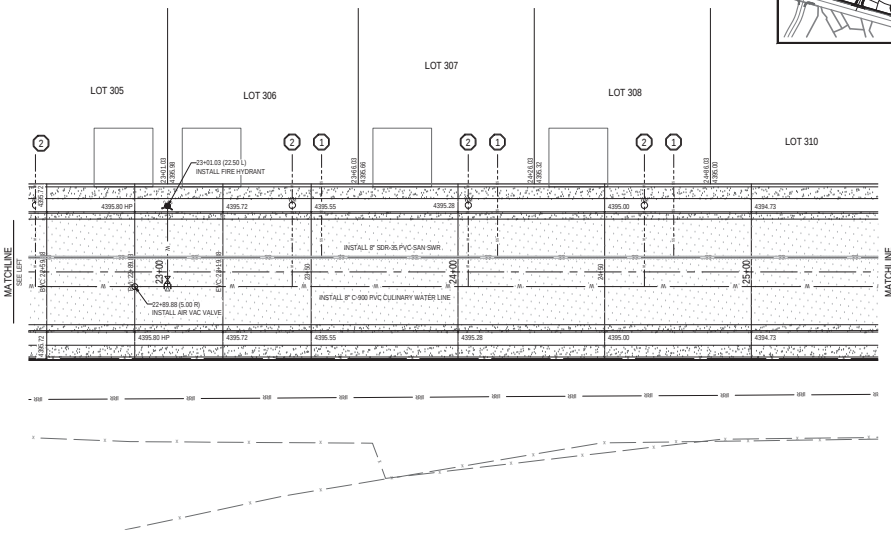
ELEV = 4390.40'

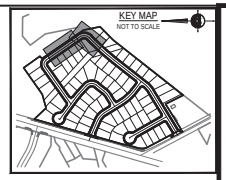
SCOPE OF WORK:

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HORIZONTAL GRAPHIC SCALE

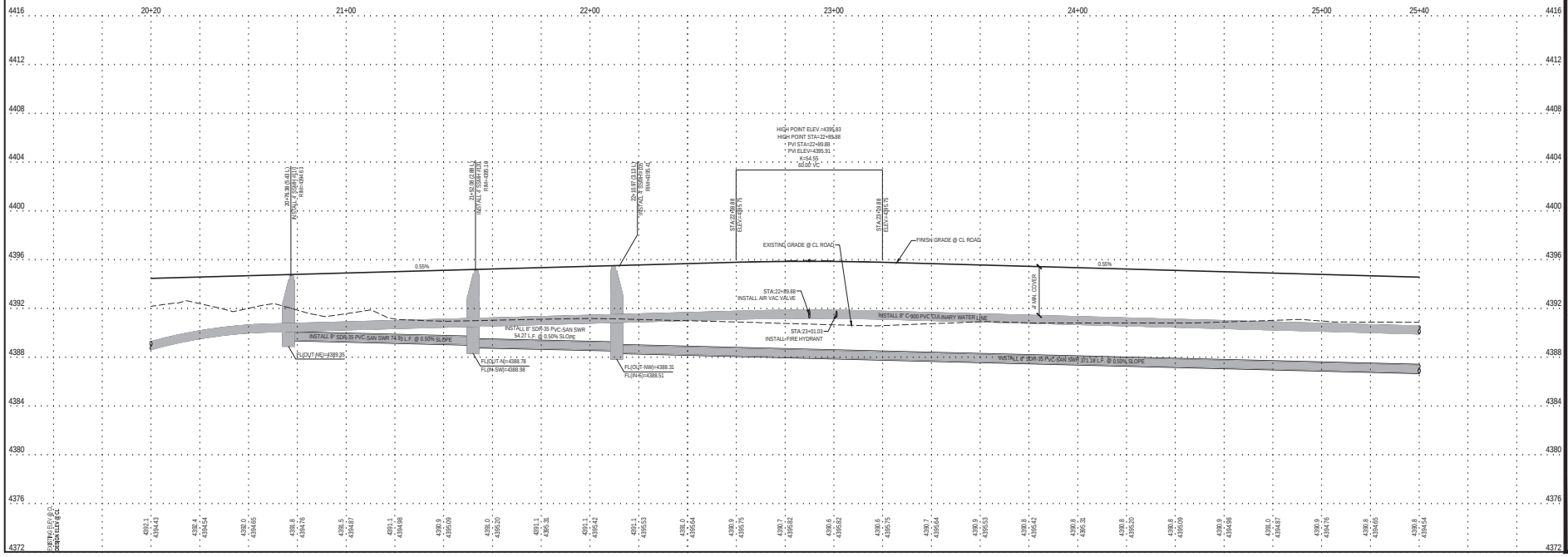
20 0 10 20 40

(IN FEET)

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CENTURY WAY / SEARCHLIGHT DRIVE



ENSIGN

THE STANDARD IN ENGINEERING

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COLEMAN VU ESTATES

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RIVERDALE, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/31/23
STATE OF UTAH

2023-05-30 FOR CONSTRUCTION

PLAN AND PROFILE
CENTURY WAY /
SEARCHLIGHT DRIVE

PROJECT NUMBER	PRINT DATE
11330B	5/31/23
DRAWN BY	CHECKED BY
JWS	BAM
PROJECT MANAGER	
BAM	

PP-3

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

WEST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

ELEV = 4390.40'

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

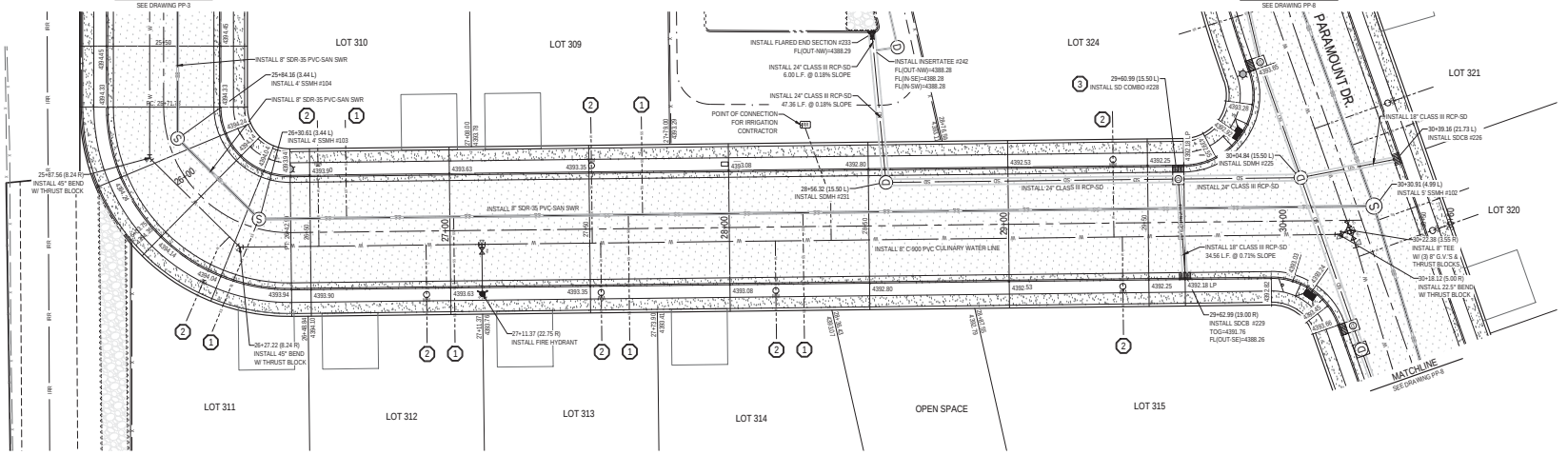
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3. SUMP AND SNOUT IN STRUCTURE PER MANUFACTURER'S RECOMMENDATIONS.

HORIZONTAL GRAPHIC SCALE

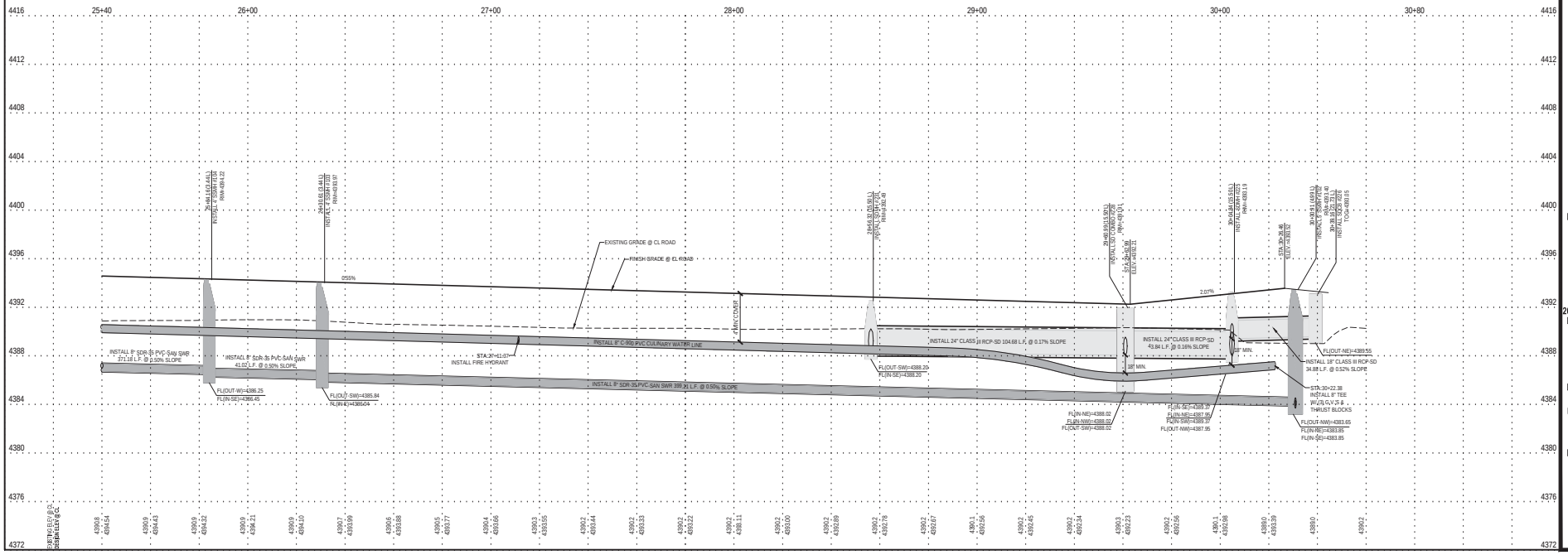
20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.

KEY MAP
NOT TO SCALE



UNIVERSAL STREET



ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
GOLDCREST HOMES
9730 SOUTH 700 EAST
SANDY, UTAH 84070
CONTACT:
ADAM ANDERSON
PHONE: 385-200-2040

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

LICENSED PROFESSIONAL ENGINEER
BRENT ALLEN MORGAN
No. 362051
05/31/23
STATE OF UTAH

2023-05-30 FOR CONSTRUCTION

PLAN AND PROFILE UNIVERSAL STREET

PROJECT NUMBER	PRINT DATE
11330B	5/31/23
DRAWN BY	CHECKED BY
JWS	BAM
PROJECT MANAGER	
BAM	

PP-4

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

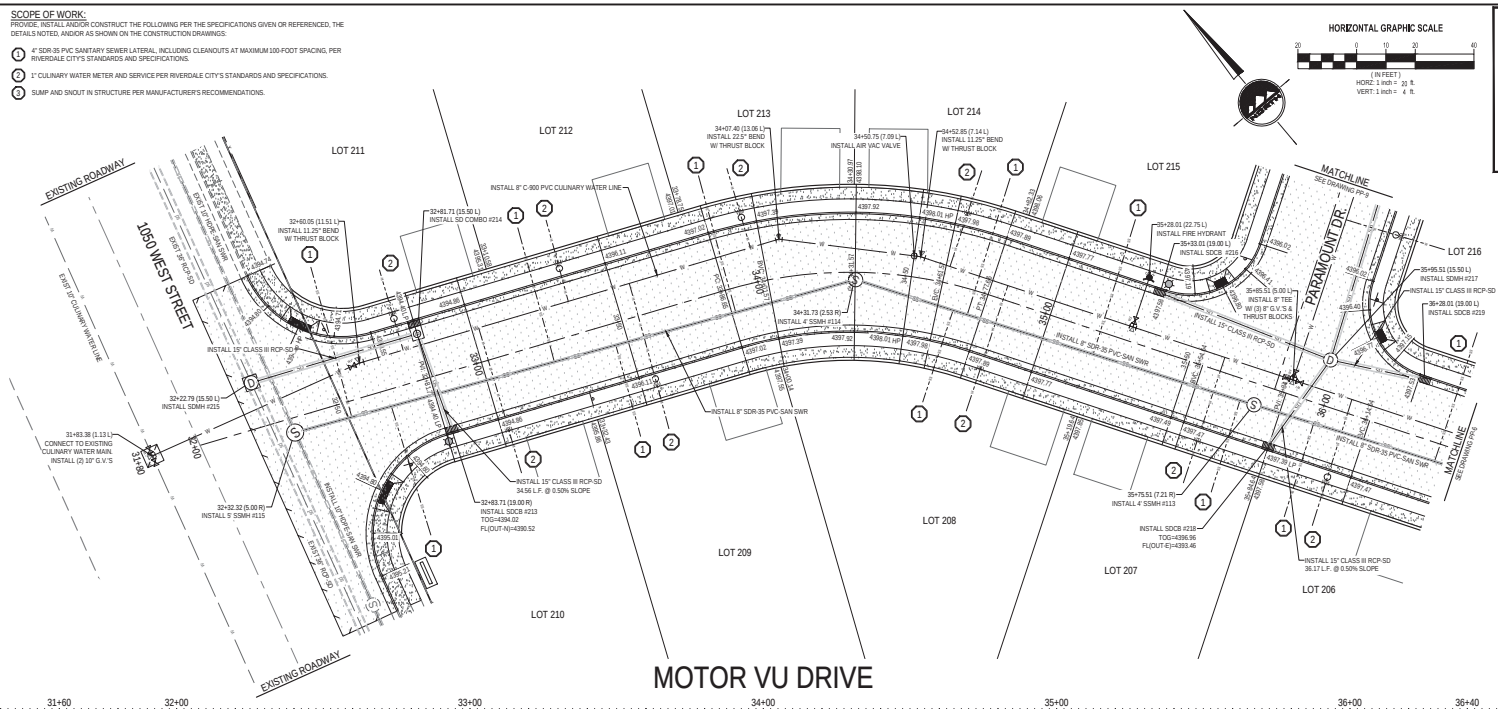
WEST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

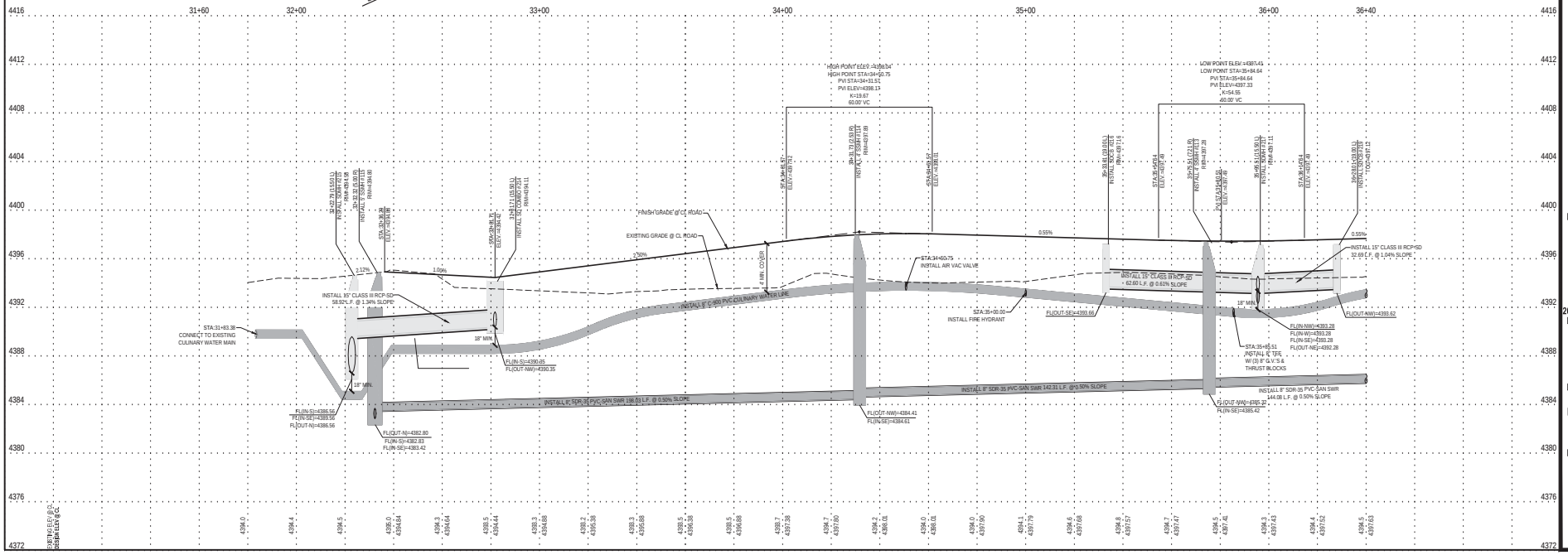
ELEV = 4390.40'

SCOPE OF WORK:

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No. 362051
BRENT ALLEN MORGAN
05/31/23
STATE OF UTAH

2023-05-30 FOR CONSTRUCTION

PLAN AND PROFILE MOTOR VU DRIVE

PROJECT NUMBER	PRINT DATE
11330B	5/31/23
DRAWN BY	CHECKED BY
JWS	BAM
PROJECT MANAGER	
BAM	

PP-5

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BENCHMARK

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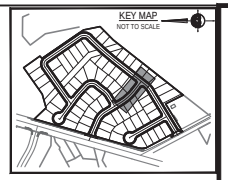
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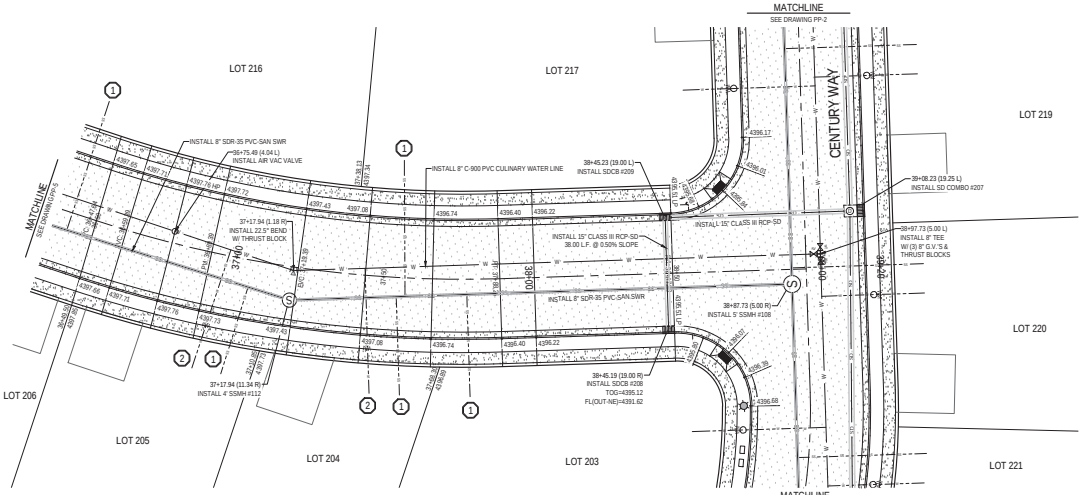
HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

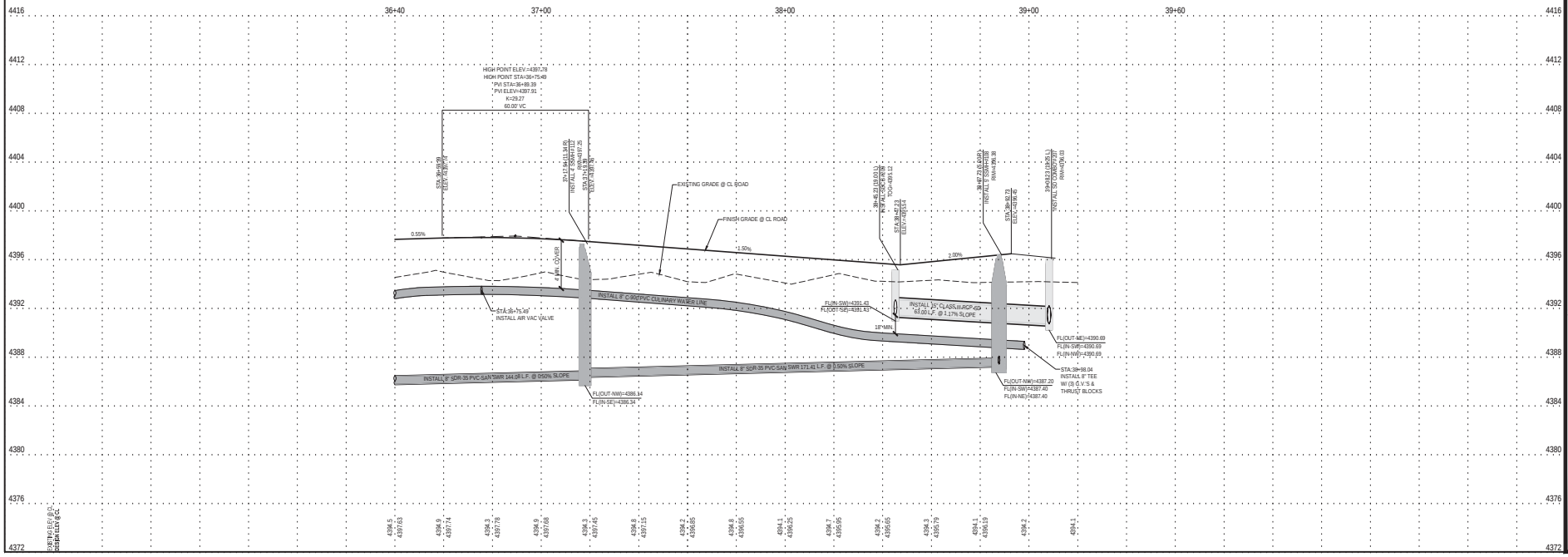
(IN FEET)
HORZ: 1 inch = 20 ft.
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KEY MAP
NOT TO SCALE





MOTOR VU DRIVE



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No. 362051
BRENT ALLEN MORGAN
05/31/23
STATE OF UTAH

2023-05-30 FOR CONSTRUCTION

PLAN AND PROFILE
MOTOR VU DRIVE

PROJECT NUMBER: 11330B
PRINT DATE: 5/31/23
DRAWN BY: JWS
CHECKED BY: BAM
PROJECT MANAGER: BAM

PP-6

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BENCHMARK

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HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

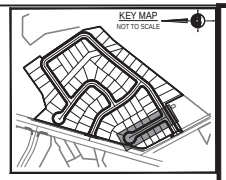
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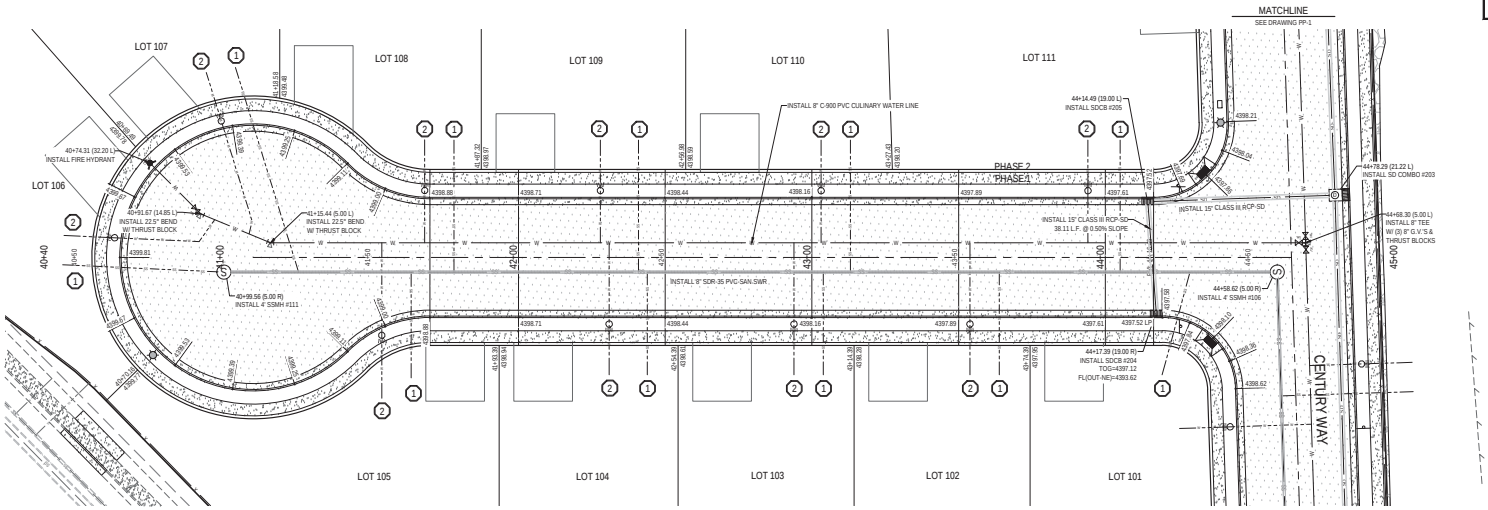
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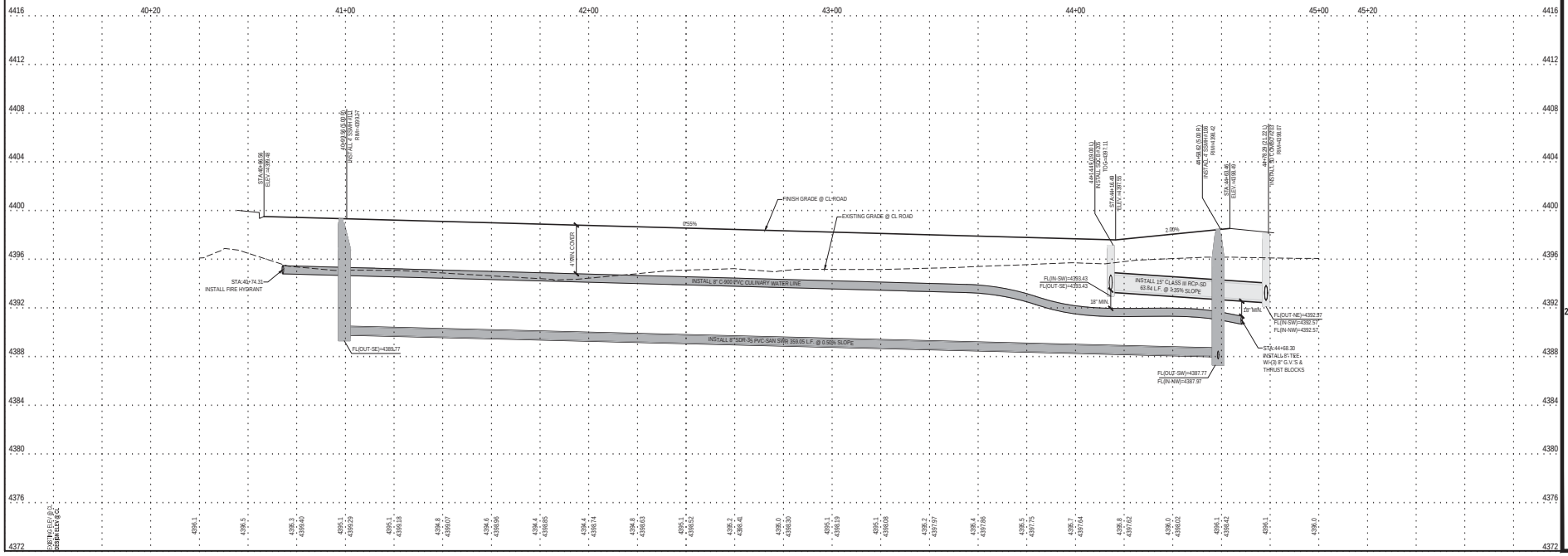
KEY MAP

NOT TO SCALE





COLUMBIA COURT



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05/31/23
STATE OF UTAH

2023-05-30 FOR CONSTRUCTION

PLAN AND PROFILE
COLUMBIA COURT

PROJECT NUMBER	PRINT DATE
11330B	5/31/23
DRAWN BY	CHECKED BY
JWS	BAM
PROJECT MANAGER	
BAM	

PP-7

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BENCHMARK

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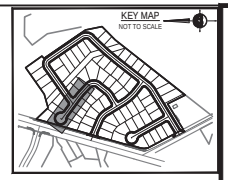
HORIZONTAL GRAPHIC SCALE

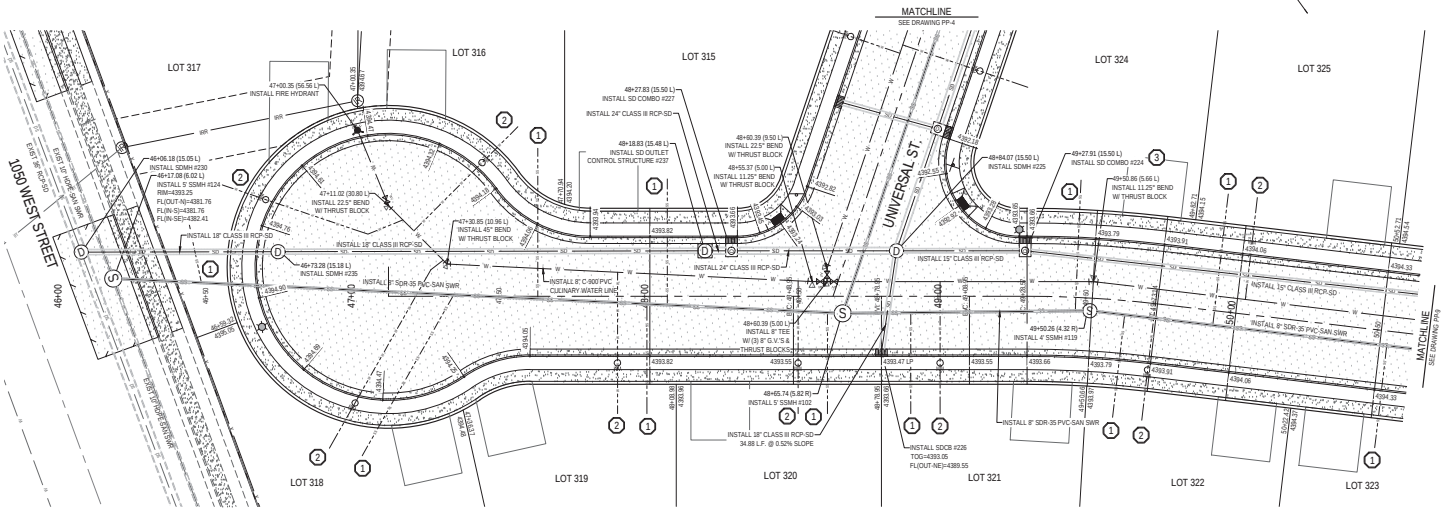
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(IN FEET)

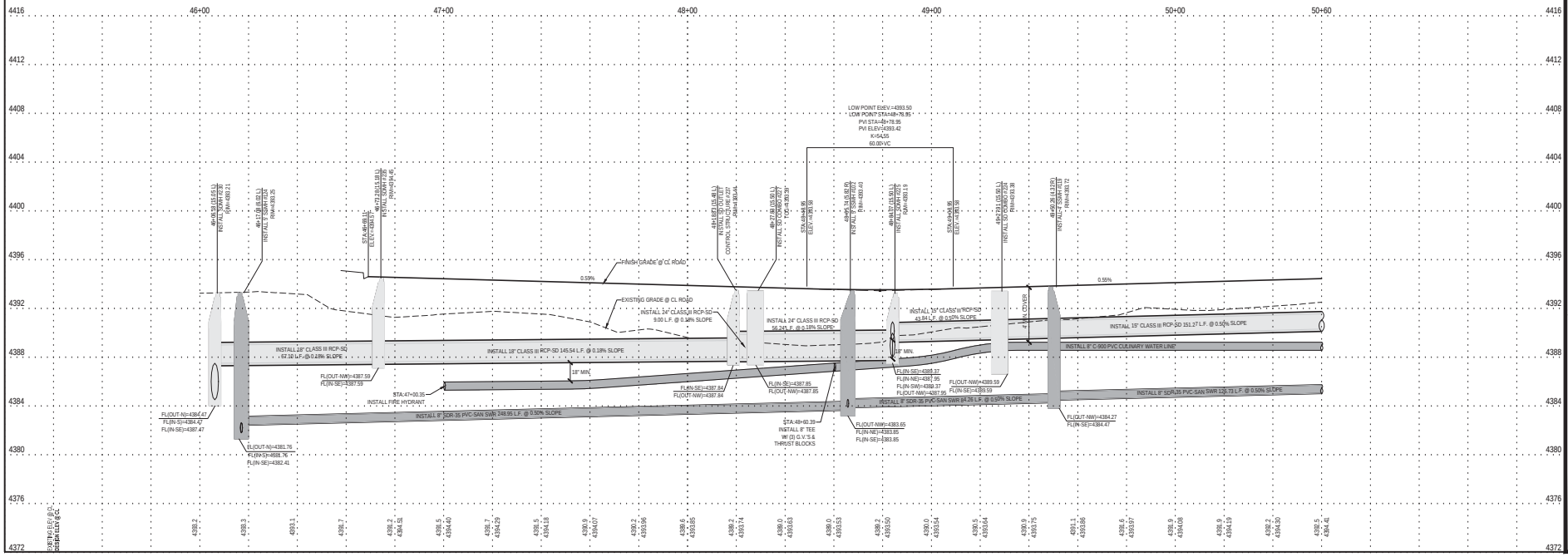
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KEY MAP
NOT TO SCALE





PARAMOUNT COVE / PARAMOUNT DRIVE



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THE STANDARD IN ENGINEERING

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5368 SOUTH 1050 WEST
RIVERDALE, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/31/23
STATE OF UTAH

2023-05-30 FOR CONSTRUCTION

PLAN AND PROFILE PARAMOUNT COVE / PARAMOUNT DRIVE

PROJECT NUMBER	PRINT DATE
11330B	5/31/23
DRAWN BY	CHECKED BY
JWS	BAM
PROJECT MANAGER	
BAM	

PP-8

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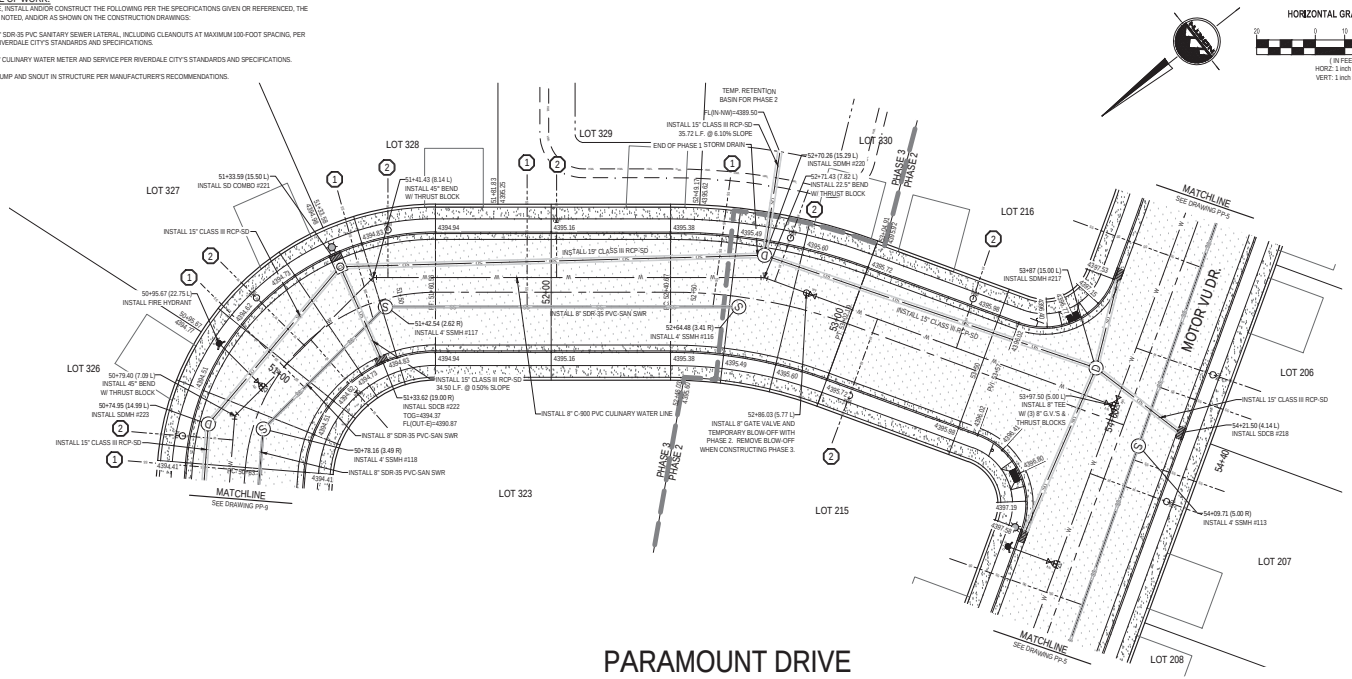
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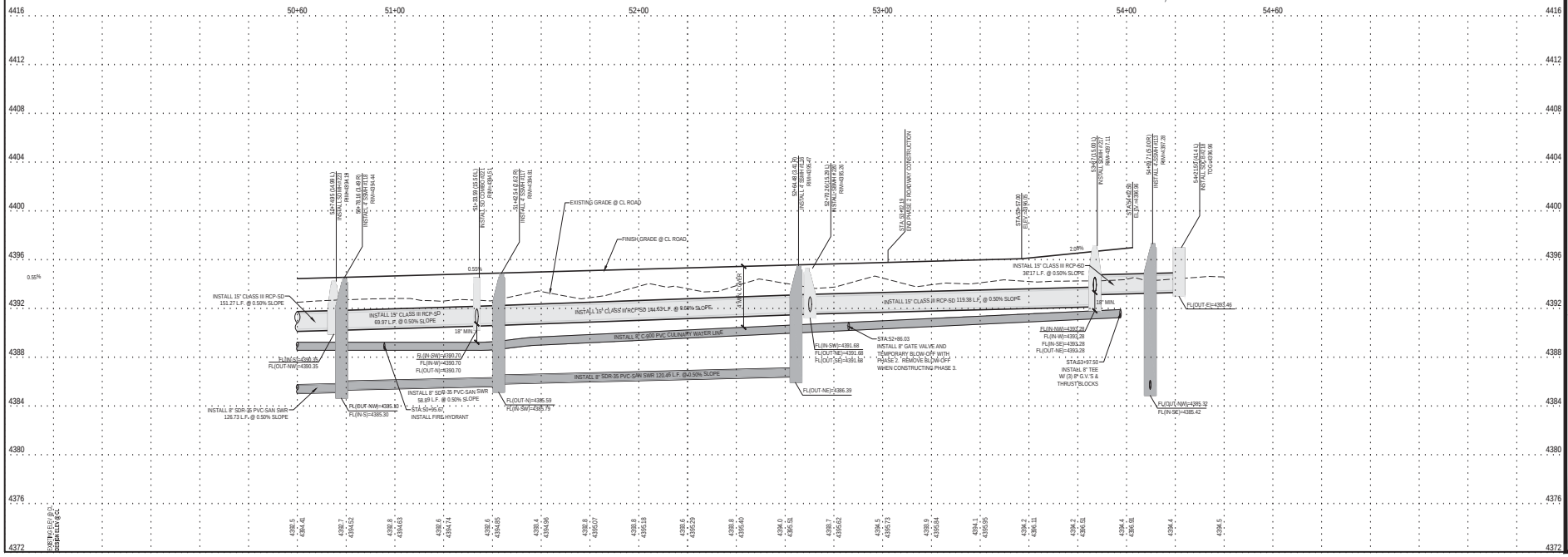
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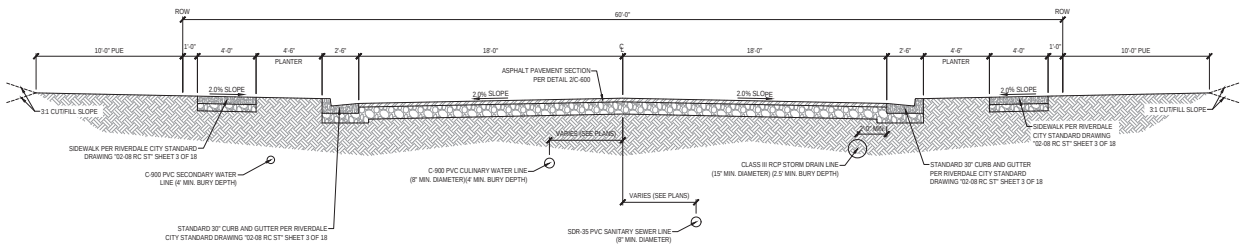
LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/31/23
STATE OF UTAH

2023-05-30 FOR CONSTRUCTION

PLAN AND PROFILE PARAMOUNT DRIVE

PROJECT NUMBER	PRINT DATE
11330B	5/31/23
DRAWN BY	CHECKED BY
JWS	BAM
PROJECT MANAGER	
BAM	

PP-9

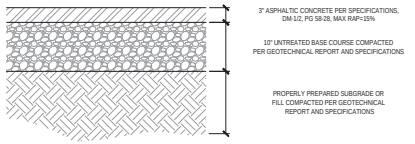


1 TYPICAL ROAD CROSS SECTION (60' ROW)

SCALE: NONE

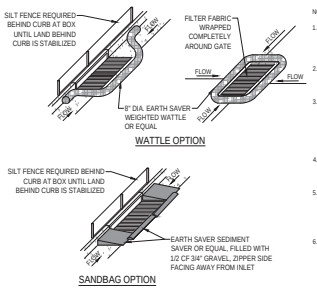
ASPHALT NOTES

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



2 STANDARD ASPHALT SECTION

SCALE: NONE

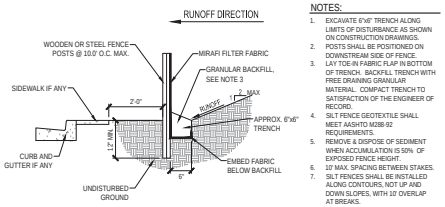


NOTES:

1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT. TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

3 SAG INLET PROTECTION

SCALE: NONE

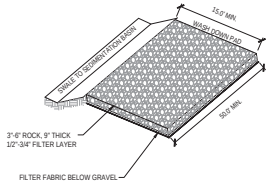


NOTES:

1. EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

4 TEMPORARY SILT FENCE

SCALE: NONE

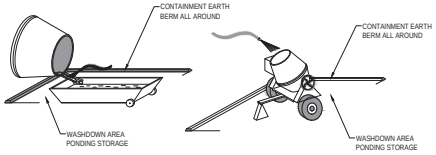


NOTE:

1. PLACE SIGN ADJACENT TO ENTRANCE " CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

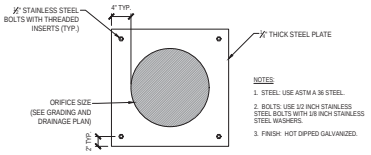
5 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



6 CONCRETE WASTE MANAGEMENT

SCALE: NONE

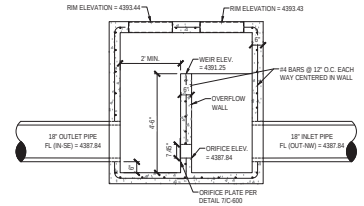


NOTES:

1. STEEL: USE ASTM A 36 STEEL.
2. BOLTS: USE 1/2 INCH STAINLESS STEEL BOLTS WITH 1/8 INCH STAINLESS STEEL WASHERS.
3. FINISH: HOT DIPPED GALVANIZED.

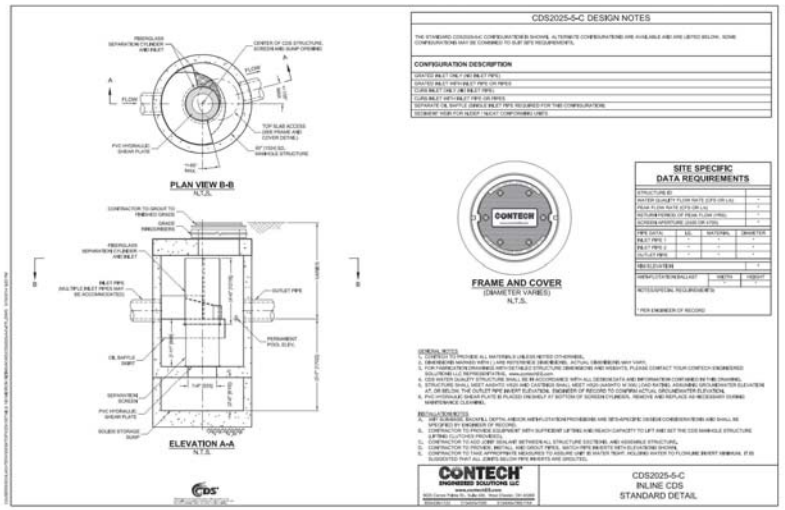
7 ORIFICE PLATE

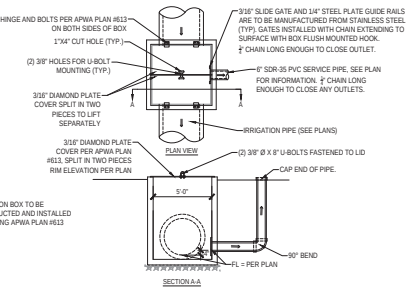
SCALE: NONE



8 OUTLET CONTROL STRUCTURE

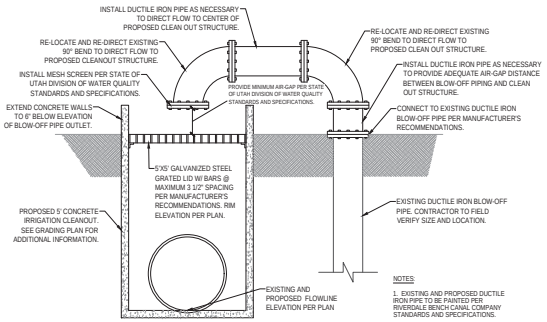
SCALE: NONE





9 IRRIGATION DIVERSION BOX

SCALE: NONE



NOTES:

1. EXISTING AND PROPOSED DUCTILE IRON PIPE TO BE PAINTED PER RIVERDALE BENCH CANAL COMPANY STANDARDS AND SPECIFICATIONS.

10 WELL BLOW-OFF REDIRECTION

SCALE: NONE

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
GOLDCREST HOMES
9730 SOUTH 700 EAST
SANDY, UTAH 84070
CONTACT:
ADAM ANDERSON
PHONE: 385-200-0040

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

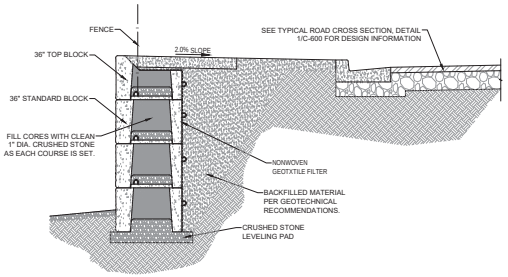
LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/31/23
STATE OF UTAH

2023-05-30 FOR CONSTRUCTION

DETAILS

PROJECT NUMBER 11330B
PRINT DATE 5/31/23
DRAWN BY JWS
CHECKED BY BAM
PROJECT MANAGER BAM

C-600



1 GRAVITY BLOCK RETAINING WALL SECTION

SCALE: NONE

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

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FOR:
GOLDCREST HOMES
9730 SOUTH 700 EAST
SANDY, UTAH 84070

CONTACT:
ADAM ANDERSON
PHONE: 385-200-4040

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

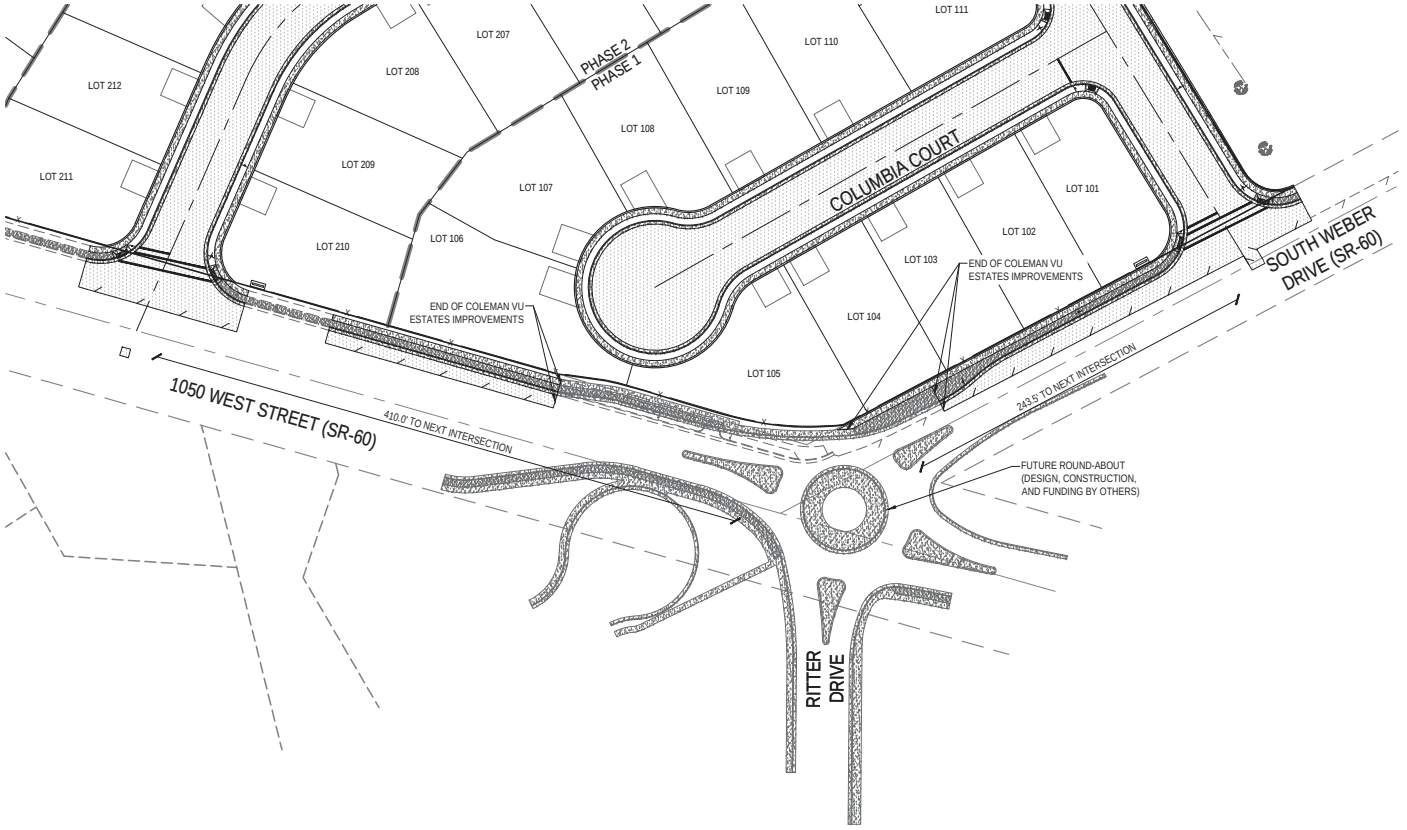
LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/31/23
STATE OF UTAH

2023-05-30 FOR CONSTRUCTION

DETAILS

PROJECT NUMBER: 11330B
PRINT DATE: 5/31/23
DRAWN BY: JWS
CHECKED BY: BAM
PROJECT MANAGER: BAM

C-601



HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

HORZ: 1 inch = 40 ft.

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

WEST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

ELEV = 4390.40'

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

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Phone: 435.865.1453

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WWW.ENSIGNENG.COM

JOB:
GOLDCREST HOMES
9730 SOUTH 700 EAST
SANDY, UTAH 84070

CONTACT:
ADAM ANDERSON
PHONE: 385-200-0040

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

2023-02-28 FOR REVIEW

ROUND-ABOUT EXHIBIT

PROJECT NUMBER	PRINT DATE
11330B	2/27/23
DRAWN BY	CHECKED BY
JWS	BAM
PROJECT MANAGER	
TJM	

EX-100

RIVERDALE CITY
CITY COUNCIL AGENDA
August 15, 2023

AGENDA ITEM: G1b

SUBJECT: **Motion to un-table and consideration of Resolution #2023-19 regarding a proposed Planned Residential Unit Development (PRUD) Overlay request applied to the Coleman Vu Estates PRUD Subdivision at approximately 5368 South 1050 West, Riverdale, Utah 84405, as requested by Goldcrest Homes LLC.**

PRESENTER: Mike Eggett, Community Development Director

INFORMATION:

a. Resolution #2023-19
b. Coleman Vu Heights PRUD CC Cond Use Rev – 20230615
c. Coleman Vu PRUD Req Updates App [20220808]
d. GCH Financial Statement
e. Balance Sheet – Coleman Vu Estates HOA
f. Revised LOI
g. Motor Vu Hard Surface Calcs
h. Motor Vu Ext Arch Bldg Concepts
i. Draft CCR
j. Coleman Vu Estates Signs
k. COLEMAN VU HEIGHTS LANDSCAPE 2023.06.14
l. 2023-05-31 Coleman VU Estates Updated Dwgs
m. Notice of Public Hearing 9-13-2022 PRUD
n. PRUD Standard Ex Publish Proof 20220902

BACK TO AGENDA

RESOLUTION NO. 2023-19

A RESOLUTION OF RIVERDALE CITY APPROVING A CONDITIONAL USE PERMIT FOR A PLANNED RESIDENTIAL UNIT DEVELOPMENT OVERLAY, TO BE APPLIED TO THE COLEMAN VU ESTATES PRUD SUBDIVISION, LOCATED AT APPROXIMATELY 5368 SOUTH 1050 WEST IN THE CITY OF RIVERDALE.

WHEREAS an application was submitted by Goldcrest Homes, LLC, (herein Applicant), for consideration of a Conditional Use Permit to allow for a Planned Residential Unit Development at the subdivision located at approximately 5368 South 1050 West; and

WHEREAS the application is for property legally described in the attached documentation; and

WHEREAS after due notice, the Riverdale City Planning Commission held a public hearing regarding the conditional use permit application in accordance with state law and city ordinance at which time oral and written testimony was presented by the applicant, its agents, residents, and other interested persons; and

WHEREAS at the conclusion of the public hearing the Riverdale City Planning Commission voted to recommend that the City Council approve the conditional use permit; and

WHEREAS the City Council at its regular Council meeting on July 5, 2023, received the application and supporting materials, staff reports and all other information constituting the record of this application, along with the Planning Commission's recommendation; and

WHEREAS the City Council, upon further deliberation, voted to approve the conditional use permit as outlined herein.

NOWTHEREFORE BE IT RESOLVED by the City Council of the City of Riverdale, Utah, that it adopts and memorializes the following findings regarding the subject application for a conditional use permit:

Findings

1. Under Title 10 Chapter 22 of the Riverdale City Code, a Planned Residential Unit Development request is a conditional use master planned overlay request where "the regulations of the underlying zone … may be negotiated and modified to allow flexibility and initiative in site and building design and location, in accordance with an approved PRUD plan and the requirements of this chapter.

2. That the Applicant has submitted a Planned Residential Unit Development Application as a conditional use permit request to establish a PRUD master plan overlay on R-2 zoned property located at approximately 5368 South 1050 West.

3. That all state and local requirements have been followed and that the Planning Commission unanimously supported a recommendation to City Council for approval of the Conditional Use request

for a PRUD master plan overlay to be applied to Coleman Vu Estates PRUD Subdivision proposed development.

4. That by approving this PRUD, the Council finds that it would be in the best interest of the City and will promote the health, safety and general welfare of the citizens and Riverdale City as was further discussed in the City Council meeting.

RESOLVED AND ADOPTED by the City Council of Riverdale City, Utah, on the ___ day of August, 2023.

_____
Braden D. Mitchell
Mayor, Riverdale City

Attest:

_____
Michelle Marigoni
City Recorder

VOTE:

Alan Arnold	___Yea	___ Nay	___Absent
Bart Stevens	___ Yea	___ Nay	___ Absent
Steve Hilton	___ Yea	___ Nay	___ Absent
Anne Hansen	___ Yea	___ Nay	___ Absent
Karina Merrill	___ Yea	___ Nay	___ Absent

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405
801-394-5541

Planned Residential Unit Development Requirements Review – Coleman Vu Heights PRUD Subdivision Approximately 5368 South 1050 West

Completed by Mike Eggett, Community Dev. Director on 9/8/2022, 3/30/2023, and 6/15/2023

Recommendation: City staff recommends that the City Council examine and review items associated with this PRUD requirements review and then take consideration to approve, approve with modifications, table this matte to a later date, or not approve the PRUD conditional use overlay for Coleman Vu Heights PRUD. Items of concern have been highlighted in yellow; underlined items have been identified for potential discussion purposes.

Planned Residential Unit Development Requirements per RCC 10-22	Departmental Review Comments
Time limit for completion of development	Approximately 2.8 years or 2 units per month
Description of property	19.68 acres of land located at approx. 5368 South 1050 West
Amenities in project area	HOA maintained open space/park areas, pickle ball courts, dog park, picnic table and pavilion, and similar anticipated project enhancements
Proposed density for project area	About 3.5 units per acre
Construction requirements	Refer to proposed subdivision drawings, proposed residential structure photographs, and accompanying staff reports
Provide a completed geotechnical and soils report	Completed by CMT Engineering Laboratories and submitted
Traffic study, as required by city engineer and public works director when scope, location and density of development or other deem necessary	Submitted as prepared by A-Trans Transportation Engineering; also UDOT variance submitted
Sensitive land study (wetlands)	Land not delineated as wetlands by Army Corp of Engineers. No sensitive lands or wetlands identified by CMT.
Setbacks of dwellings within PRUD	Refer to proposed subdivision drawings; side yard setback intent is for 5 foot minimum setbacks and rear yard setback intent is for 20 foot minimum setbacks

Minimum of fifty percent (50%) of development shall be open green space/landscaping and subject to defined landscape plan	More than 50% of development will be open green space/landscaping; a landscape plan is also provided in applicant's submission
Fencing/screening of development	Exterior vinyl fencing of subdivision anticipated as well as potential internal fencing between lots
Usable open green space	Identified on the proposed subdivision drawings
Parking – minimum of two exterior parking spaces required; visitor parking may be evaluated	Refer to subdivision plat provided by applicant; no additional guest parking areas; may discuss if concerns exist
Square footage (lots and homes)	Identified on proposed subdivision drawings and building design drawings
Parking area, enclosed or open	Dwelling units will have mostly two-car garages for parking and driveways; curbside parking will be available
Exterior coverings – minimum 40% brick or rock, painting of exterior building element prohibited	Refer to building design photos and descriptions, all home designs must meet 40% brick or rock requirement in order to qualify for PRUD status; typical elevations showing 40% plus have been provided showing this will be met by home designs
Provide information and identify why this property is suitable for a PRUD development	Refer to statement sheet provided by applicant
Provide ability to financially carry out proposed project in time limit established	A financial fund letter/statement has been provided for this project at this time, per City Code 10-22-4(N.)(1.-4.)
Provide escrow/bond for all city improvements	Engineer's cost estimate has been provided and letter of intent regarding financial security (escrow/bond) to be provided to the City for public improvements and landscaping/open space enhancement areas has been provided; City Engineer comments regarding Engineer's Cost Estimate proposal approval provided
Provide independent finance person or company who will be responsible for association dues assessed for maintenance and improvements to common areas	This is outlined in the Draft CCR document; however, may be good to recommend a third-party entity administer assessment for dues within the established HOA;
All PRUD's will be licensed yearly by city with PRUD balance sheet and income statement provided with yearly application	HOA financial prospectus regarding annual expenses for HOA have been provided for this project; if concerns exist may discuss requirement to submit updated info annually
Phasing scheduling and timing for all features, dedications, and improvements in project	A phasing plan has been provided and clearly defined in the subdivision submittal; letter of performance further outlines the project will be completed in approx. 39 months

Other conditions, terms, restrictions, and requirements as stipulated during review or following public hearing process	No additional conditions, terms, restrictions, and requirements to note at this time; public hearing was also held for the project and no comments were provided by public or additional direction from PC outside of what PRUD codes require
Site development standards and sign regulations shall be determined by approval of site plan	Refer to proposed subdivision sign locations and signage drawings as provided
Open space preservation, maintenance, and ownership function	Refer to "Landscaping Plan" sheet provided to review these items; anticipate that properties will be maintained by HOA per CC&R's
Subdivision regulations (as found in Chapter 21 of this title) is to be applied to development	Chapter 21 of Title 10 was used in designed the proposed subdivision drawings
Area shall be adaptable to unit type development and not contain physical barrier that could impair unit cohesiveness	This requirement is being followed within the proposed subdivision design drawings; also building renderings evidence connectivity of elevation design between units
Accessory amenity uses, ownership, operational characteristics and physical design are to city's satisfaction and developer to ensure necessary maintenance of amenity	The amenity provided in proposed development is HOA owned open green space areas; anticipate that properties will be maintained by the HOA per CC&R's
No changes or alterations to approved development plans or uses made without approval of community development director or, upon direction from director, approval by Planning Commission and Council	This is understood by applicant of the proposed PRUD development
A public hearing is required to receive public input regarding the property use as a PRUD with a Planning Commission recommendation forwarded to City Council following public hearing	A public hearing for this project was held on September 13, 2022, and following the public hearing the Planning Commission provided a recommendation for favorable approval of the PRUD application with the understanding that outstanding subdivision issues be resolved before advancing to Council
Compliance with zone regulations and other provisions of title 10 in requiring adequate standards shall be observed	This is understood by applicant of the proposed PRUD development

Riverdale City

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405
Acct # 10-36-9000

PLANNED RESIDENTIAL UNIT DEVELOPMENT APPLICATION

Date Submitted: 8/8/2022

Applicant's Name: RD Development- Keaton Morton

Applicant's Address: 9710 South 700 East Suite 205 Sandy, Utah 84070

Phone Number(s): 801-856-2478

Builder's Name: Goldcrest Homes

Builder's Address: 9730 South 700 East Suite 100 Sandy, Utah 84070

Phone Number(s): 5408 S Weber Dr.

Property Owner: Movu LLC

Owner's Address: 5406 S Weber Drive

Phone Number(s):

Address of Site: 5369 South 1050 West

Zone: R-2 Adjacent zone(s): A-1, O-1, R-1-8, R-1-6 Acreage: 19.68

Type of Association: Condominium: Homeowner: ✓

Number of Dwellings: ~~67~~ 68 Square Footage:

Stories: 2 Number of Buildings: ~~67~~ 68

Type of Construction: Residential

Off-Street Parking: Covered: ✓ Open: ✓

Set back on periphery: Width of internal road(s): 60'

Type of external lighting (other than dwellings): Standard Street Lights

Type of screening or fencing on perimeter: 6' Vinyl Fence

Date work starts: NA Building Permit No.: NA

Approximate Completion Date: NA

Answer the following questions with specifics on a separate sheet. This information will be forwarded to the Planning Commission members for review.

A. Why should the PRUD application be granted?
B. How is the proposed PRUD in harmony with the City General Plan for this area?
C. If the proposed PRUD is not in harmony, what conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?
D. How is the PRUD in the public interest as well as the applicant's desire?

Signature of Applicant

Signature of the Property Owner

I authorize RD Development to act as my representative in all matters relating to this application.

Signature of the Property Owner

PRUD Request Fee - $500

Date Paid: 8/8/2022

Riverdale City

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405

APPLICATION REQUIREMENTS AND PROCEDURE FOR PRUD REQUEST

1. The applicant shall submit to the Community Development Department the following:

   a. A completed **PLANNED RESIDENTIAL UNIT DEVELOPMENT (PRUD) APPLICATION** formally requesting a PRUD and stating the reasons for the request

   b. A **PROPERTY PLAT MAP** of the area of the requested PRUD, Plats are available at the Weber County Recorder's Office.

   c. A **LEGAL DESCRIPTION** of the subject property

   d. A **PRUD REQUEST FEE** as established by resolution of the Riverdale City Council.

2. The Planning staff requires at least ten (10) working days for review of the proposed PRUD.

3. The Planning staff shall schedule a public hearing for the Planning Commission to consider the PRUD request. The public hearing requires a 15-day notification period to all property owners within 500 feet of the proposed PRUD area. It is recommended that the applicant / property owner be present at the public hearing.

4. The Planning Commission may make a recommendation the night of the public hearing; however, the Planning Commission has up to thirty (30) days to make their final recommendation.

5. The Planning Commission, subject to the requirements of the PRUD Chapter, may recommend approval or denial, or approval with conditions, of the proposed PRUD development to the City Council.

6. The City Council, after holding a public meeting, may approve or disapprove the application for a planned residential unit development (PRUD). In approving an application, the City Council may attach such conditions including a limitation of time during which the permit remains valid, as it may deem necessary to secure the purposes of the PRUD chapter. Approval of the city council, together with any conditions imposed, constitutes approval of the proposed development as a "permitted use" in the zone in which it is proposed. The decision of the City Council is final.

The Planning Commission schedules public hearing:

Date: 9/13/2022 Decision: Recommend Council Approval PRUD

City Council scheduled to consider this application:

Date: 5/16/2023; 6/20/2023; 7/5/2023 Decision: Tabled; Remain Tabled;

Riverdale Site Plan PRUD Application

1

A. **Why should the PRUD application be granted?**
   - The development includes a major power line corridor. The development has no powerlines going over the top of the homes and instead has been used for community open space. The open space will allow for families to gather and use the open space as an amenity.

B. **How is the proposed PRUD in harmony with the City General Plan for this area?**
   - The city has this area designated as single family residential with 8,000 sq ft lots which would allow for up to about 78 lots. The proposed PRUD has a total of 68 single family lots which falls significantly under the allotted lot number.

C. **If the proposed PRUD is not in harmony, what conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?**
   - None the proposed PRUD is in harmony with the General Plan.

D. **How is the PRUD in the public interest as well as the applicants desire?**
   - Providing more community open space provides an amenity for the public to use. This PRUD application allows for more open space for the entire community benefiting not just the subdivision but the whole community.
   -

2. The project build out is projected to be approximately 2.8 years or 2 units per month.

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405 394-5541

Receipt No: 15.551384 Aug 8, 2022

RD DEVELOPMENT HOLDINGS,

Previous Balance:	.00
MISCELLANEOUS - PRUD REQUEST FEE 5369 S 1050 W 10-36-9000 SUNDRY REVENUE	500.00
Total:	500.00

RD DEVELOPMENT HOLDINGS, LLC

Previous Balance:	.00
MISCELLANEOUS - 5369 s 1050 w 10-34-1500 ZONING & SUB. FEES	6,800.00
Total:	6,800.00
CHECK Check No: 002004	7,300.00
Total Applied:	7,300.00
Change Tendered:	.00

Duplicate Copy

08/08/2022 3:39 PM

GOLDCREST HOMES

9730 South 700 East
Suite 100
Sandy, Utah 84070
www.goldcresthomes.com

March 28, 2023

Riverdale City
4600 Weber River Dr
Ogden, UT 84405

REFERENCE: Goldcrest Homes Financial Statement

To whom it may concern,

As a private company, Goldcrest Homes respectfully declines to disclose its balance sheet. However, we would like to assure all stakeholders that the company has a healthy Real Estate Owned asset list which surpasses the costs of the Coleman Vu Estates project. We will also be posting all necessary improvement assurances to complete the project in accordance with state and municipal codes.

Goldcrest Homes has the financial capacity to complete the improvements and home construction on the Coleman Vu Estates project in 39 months. We remain committed to completing the project on time and within budget while maintaining the highest quality standards.

We look forward to a continued relationship and extend an invitation to reach out to our team for any additional information you feel helpful in your evaluation and consideration. For financial and organizational documents, the point of contact is Mallory Fife, Controller at (801) 410-1731 or mallory@goldcresthomes.com or myself at (385) 222-0839 or adam@and-dev.com

Thank you for your time and consideration.

Sincerely,

Adam G. Anderson
Director, Acquisitions & Development
Goldcrest Homes

03/28/23

GOLDCREST HOMES

Coleman Vu Estates

Balance Sheet:

This document has been drafted with the sole purpose of providing a balance sheet and projected annual income statement and breakdown for the future HOA for the Coleman Vu Estates subdivision.

Annual Income Statement	
HOA Monthly Fee:	$125.00
Total Homes:	68
Projected Annual Budget:	$102,000.00

Annual Balance Sheet	
Water	$ 3,000.00
Electricity	$ 3,000.00
Lawn Care(Houses)	$ 65,280.00
Lawn Care(Open Space)	$ 6,000.00
10% Reserve Maintenance	$ 10,200.00
2% Contingency Funds	$ 2,040.00
Capital Reserves	$ 12,480.00
Total Annual Expenses	$102,000.00

GOLDCREST
HOMES

OFFICIAL LETTER OF INTENT

This document has been drafted with the purpose of disclosing Goldcrest Homes plans/intentions on how to execute the bonding for the Coleman Vu Estates improvements.

1. Developer will pursue and establish security financing, via a surety bond for this project, matching the amount reflected on the approved Engineer's Cost Estimate document for this project, as directed by applicable Riverdale City Codes.
2. Developer will ensure that security financing be put in place for the guaranteed completion of all amenities in phase 3 of the Coleman Vu Estates project.

Developer Signature — Date: 3-27-23

GERALD D. ANDERSON — Developer Print Name — Date: 3-27-23

MATERIAL TAKE OFF:

OVERALL EXTERIOR SF - 778 SF
OPENINGS - 251 SF -
TOTAL CALCULATED WALL SPACE - 527 SF

HARD SURFACE - 359 SF
REMAINING - 168 SF

HARD SURFACE PERCENTAGE - 359/527 = **68.12%**



1 FRONT ELEVATION_MATERIAL SF
3/8" = 1'-0"

CONSTRUCTION DOCUMENTS

ATTENTION:
THESE PLANS, DRAWINGS AND DESIGNS ARE THE PROPERTY OF GOLDCREST HOMES, LLC. ALL REPRODUCTIONS, IN WHOLE OR IN PART, MUST BE REPRODUCED OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF GOLDCREST HOMES, LLC. UNDER PENALTY OF PROSECUTION. THESE PRINTS ARE RELEASED FOR ONE TIME USE FOR CONSTRUCTION OF THE SITE DESCRIBED AS:

LOT # 185 SUBDIVISION: ENGLAND RIDGE
CITY: SANDY DATE: MAR 04, 2023

GOLDCREST HOMES
9730 SOUTH 700 EAST STE. 100
SANDY, UT 84070 (385) 200-0040

LOT 185 ENGLAND RIDGE

ENGLAND RIDGE

REVISIONS	
DATE:	ITEM:

RELEASE DATE:	MAR 04, 2023
ENGINEER OF RECORD:	TRAVIS SHIELDS
SHEET TITLE:	FRONT ELEVATION

SHEET NO: A4

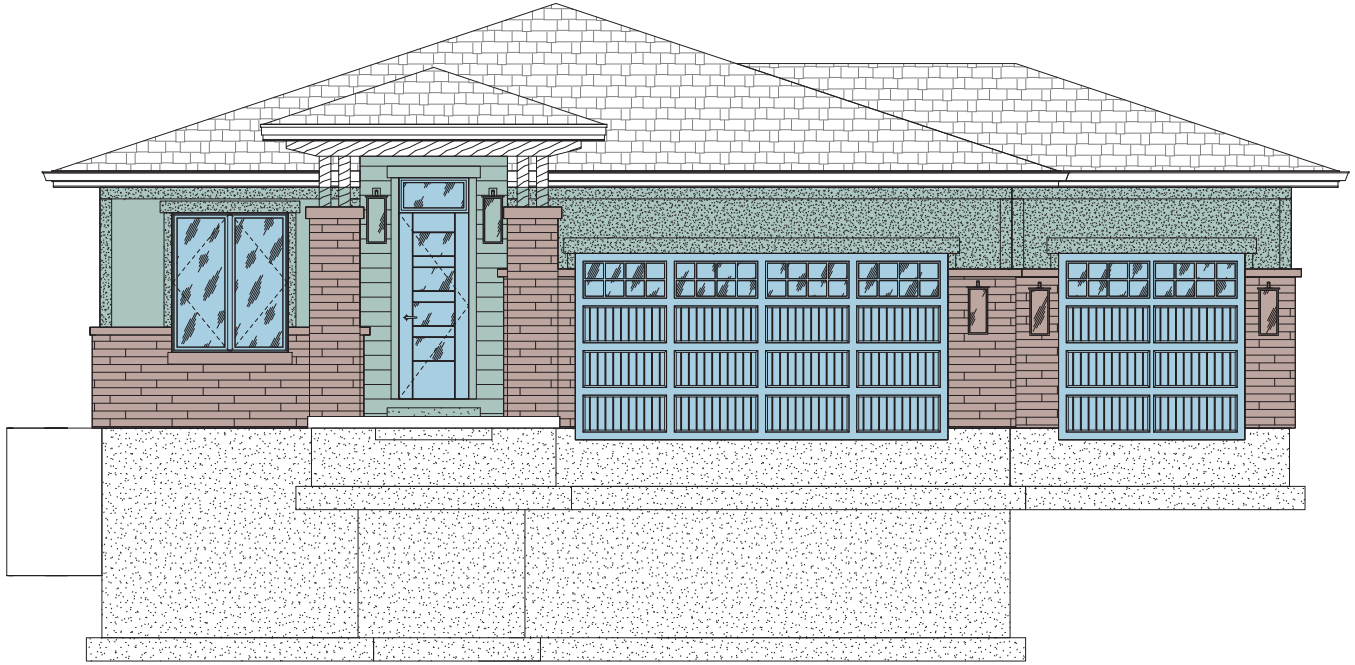
3/3/2023 11:53:25 AM

MATERIAL TAKE OFF:

OVERALL EXTERIOR SF - 546 SF
OPENINGS - 250 SF
TOTAL CALCULATED WALL SPACE - 296 SF

HARD SURFACE - 129 SF
REMAINING - 167 SF

HARD SURFACE PERCENTAGE - 129/296 = **43.58%**



1 FRONT ELEVATION - COLORED
3/8" = 1'-0"

CONSTRUCTION DOCUMENTS

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UNDER PENALTY OF PROSECUTION. THESE PRINTS
ARE RELEASED FOR ONE TIME USE FOR
CONSTRUCTION ON THE SITE
DESCRIBED AS:

LOT # 185 SUBDIVISION ENGLAND RIDGE
CITY: SANDY DATE: JAN 03, 2023

GOLDCREST HOMES
9730 SOUTH 700 EAST STE. 100
SANDY, UT 84070 (385) 200-0040

LOT 185 ENGLAND RIDGE

ENGLAND RIDGE

REVISIONS	
DATE:	ITEM:

RELEASE DATE:	MAR 06, 2023
ENGINEER OF RECORD:	TRAVIS SHIELDS
SHEET TITLE:	FRONT ELEVATION
SHEET NO:	A4

3/3/2023 12:15:53 PM











DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS
FOR
--- SUBDIVISION.
A PLANNED UNIT DEVELOPMENT

This DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION FOR --- SUBDIVISION. ("Declaration") is promulgated by the Coleman VU Heights LLC. ("Declarant") and becomes effective when recorded with the Weber County Recorder's Office.

RECITALS

A. --- Subdivision. is a planned unit development located in Riverdale, Weber County, Utah;

B. The Declarant intends to sell to various purchasers the fee title to the individual Lots contained in the Project, subject to the following covenants, conditions, restrictions, easements and limitations herein set forth which are hereby declared to be for the benefit of the whole tract and all of the Project described herein and the owners thereof, their successors and assigns;

C. All Owners, guests, invitees, agents, and residents shall abide by the provisions of this Declaration;

D. These covenants, conditions, restrictions, easements, and limitations shall run with the land described in Exhibit "A" and shall be binding on and burden all parties having or acquiring any right, title, or interest to the land or any part thereof and shall create servient tenements on the land. The covenants, conditions, restrictions, easements, and limitations shall also benefit all parties having or acquiring any right, title, or interest to the land and shall create dominant tenements on the land;

E. The Association shall be incorporated as a Utah nonprofit corporation, and shall be entitled to the rights, obligations, and benefits of the Revised Nonprofit Corporation Act (Utah Code Ann. 16-6a-101, *et. seq.*) as amended from time to time.

F. The Association shall be subject to the Utah Community Association Act (Utah Code 57-8a-101, *et. seq.*) and shall be entitled to the rights, obligations, and benefits if this act as may be amended from time to time.

NOW THEREFORE, for the benefit of the Project and the Owners thereof, the following

covenants, conditions, restrictions and easements shall apply to and be binding on the Project:

I. DEFINITIONS

1.1. Act shall mean and refer to the Utah Community Association Act, codified beginning at Section 57-8a-101, Utah Code Annotated, as the same may be amended from time to time.

1.2. Annexable Property shall mean all real property described in Exhibit "B" of this Declaration, as amended.

1.3. Declaration shall mean and refer to this Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for --- Subdivision.

1.4. Assessments shall mean any charge imposed or levied by the Association against Owners including but not limited to annual assessments corresponding with the Common Expenses as well as special assessments, individual assessments, late fees, and fines, all as provided in this Declaration.

1.5. Architectural Review Committee or AR Committee shall mean and refer to the Board or, if so appointed by the Board, a committee having architectural control powers as further described in Article X.

1.6. Association shall mean and refer to the --- Subdivision., a Utah non-profit corporation.

1.7. Board or Board of Directors shall mean and refer to the Board of Directors of the Association as duly elected in accordance with the terms and conditions of the Articles of Incorporation and Bylaws of the Association. The Board is the governing body if the Association.

1.8. Bylaws shall mean and refer to the Bylaws of the Association as the same may be amended from time to time.

1.9. Committee or Architectural Review Committee shall mean and refer to the Board or, if so appointed by the Board, a committee having architectural control powers as further described in Article X.

1.10. Common Areas shall mean and refer to the entire Property that is not included within the Lots, which is owned by the Association for the common use and enjoyment of the Owners. Common Areas are described on the Plat, including but not limited to the playground and picnic area, outdoor lighting, fences, landscaping, sidewalks, parking areas, and driveways, together with all improvements thereon and all easements appurtenant thereto including but not limited to private utility lines, landscape easements and personal property owned by the Association when the context so requires, all of which are not included within the dimensions of any Living Unit or the exteriors of the Living Unit.

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1.11. Common Expenses shall mean (a) all sums lawfully assessed against Owners; (b) expenses of administration, maintenance, management, operation, repair and replacement of the Common Areas which are maintained by the Association; (c) expenses allocated by the Association among the Owners; (d) expenses agreed upon as common expenses by the Association or its Board of Directors; (e) expenses declared common expenses by the Declaration; and (f) other miscellaneous charges incurred by the Association or the Board pursuant to the Act, this Declaration, the Bylaws, or the Rules.

1.12. Development or Project shall at any point in time mean, refer to, and consist of the Subdivision then in existence.

1.13. Director shall mean and refer to an individual member of the Board of Directors.

1.14. Governing Documents or Project Documents shall mean and refer to the Declaration, Articles of Incorporation, Bylaws, plat maps, and any rules, regulations, policies, resolutions adopted by the Board.

1.15. Living Unit shall mean and refer to a structure which is designed and intended for use and occupancy of a single residence, or less than all of the residences, together with all improvements located on or with respect to the Lot concerned which are used in connection with such residence.

1.16. Lot shall mean and refer to each of the individual lots within the --- project, as shown on the Plat, with the exception of the Common Areas.

1.17. Manager shall mean a person, persons, or entity, if any, selected by the Board to manage the affairs of the Association and Property.

1.18. Member shall mean and refer to a Lot Owner.

1.19. Mortgage shall mean any and refer to a mortgage, deed of trust, or trust deed or the act of encumbering any Lot or any property by a mortgage, trust deed, or deed of trust.

1.20. Mortgagee shall mean and refer to any person or entity named as a mortgagee of a mortgage or beneficiary under or holder of a deed of trust.

1.21. Occupant shall mean and refer to any Person, other than an Owner, living, dwelling, or staying in a Living Unit. This includes, but is not limited to, all lessees, tenants, and the family members, agents, and representatives living, dwelling, or staying in a Living Unit.

1.22. Owner or Lot Owner shall mean and refer to the record owner, whether one or more Persons, of a fee simple title to any Lot which is a part of the Property, including contract sellers, but excluding those having an interest merely as security for the performance of an obligation.

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1.23. Person shall mean and refer to a natural individual, corporation, business entity, estate, partnership, trustee, association, joint venture, government, governmental subdivision, or agency or other legal entity capable of holding title to real property.

1.24. Plat shall mean and refer to the official subdivision plats of --- Subdivision, filed and recorded in the official records of the Weber County Recorder's Office.

1.25. Property shall mean and refer to all of the real property, which is covered by a Plat.

1.26. Restrictions shall mean the covenants, conditions, assessments, easements, liens, and restrictions set forth in this Declaration.

1.27. Rules shall mean and refer to the rules, resolutions, regulations, policies, etc. adopted by the Board.

1.28. Subdivision shall mean and refer to the entire residential development and/or planned residential unit development, which is created and covered by a Plat.

II. PROPERTY DESCRIPTION

2.1. Submission. The Property, which is and shall be held, transferred, sold, conveyed, and occupied subject to the provisions of this Declaration, consists of the real property situated in Weber County, State of Utah described as follows:

SEE THE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

2.2. Name. The Project, as submitted to the provisions of this Declaration, shall be known as Coleman Vu Heights, a planned unit development.

2.3 Description of Lots. The Projects consists of 67 Lots, each of which includes a Living Unit and other improvements authorized on the Plat. All improvements have been and shall continue to be constructed in a style and of materials architecturally compatible with the other improvements on the Project. The Lots, their locations, and approximate dimensions are indicated on the respective Plats.

2.4 Common Areas. The Common Areas of the Project shall be and are outdoor lighting, fences, landscaping, sidewalks, parking areas, roads, and driveways, not included within the dimensions of any Lot, and any and all other Common Areas designated as such on the Plat, and any other future interests in Common Areas pursuant to the terms of this Declaration. A Lot Owner shall be entitled to the use and enjoyment of the Common Areas within the Project.

III. MEMBERSHIP AND VOTING RIGHTS

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3.1. Membership. Every Owner shall be a Member of the Association. Membership in the Association shall be mandatory, shall be appurtenant to the Lot in which the Owner has the necessary interest, and shall not be separated from the Lot to which it appertains. Membership in the Association shall not be transferred, pledged, or alienated in any way, except upon the transfer of ownership of the Unit to which it is appurtenant, and then only to the new Owner. Any attempt to make a prohibited transfer is void. In the event the Owner of any Unit should fail or refuse to transfer the membership registered in his name to the purchaser of their Unit, the Association shall have the right to record the transfer upon its books and thereupon the old membership outstanding in the name of the seller shall be null and void.

3.2. Voting Rights. The Association shall initially have the following two classes of votes:

(a) Class A. Class A Members shall be all Owners other than the Declarant until the Class B membership ceases. Class A Members shall be entitled to one vote for each Lot in which the interest required for membership in the Association is held. In no event, however, shall more than one Class A vote exist with respect to any Lot.

(b) Class B. The Class B Member shall be the Declarant. The Class B Member shall be entitled to 2 votes for every Lot owned by Declarant plus 2 votes for every class A vote. The Class B Membership shall automatically cease and be converted to a Class A membership upon the sale of the last lot.

After turnover, Owners shall be entitled to one (1) vote for each Lot in which the interest required for membership in the Association is held. Voting is limited to one (1) vote per Lot. There is a total of Sixty Seven (67) votes in the Association.

3.3. Multiple Ownership Interests. In the event there is more than one Owner of a particular Lot, the vote relating to such Lot shall be exercised as such Owners may determine among themselves. A vote cast by any of such Owners, whether in person or by proxy or by written ballot, shall be conclusively presumed to be the vote attributable to the Lot concerned unless an objection is immediately made by another Owner of the same Lot. In the event such an objection is made or if there are conflict votes from the same Lot, the vote involved shall not be counted for any purpose other than to determine whether a quorum exists.

3.4. Record of Ownership / Reinvestment Fee. Every Owner shall promptly cause to be duly filed of record the conveyance document (or in the case of contract buyer, a copy of the sales contract) to him of his Lot. Each Owner shall file a copy of such conveyance documents (or contract) with the secretary of the Association, with a reinvestment fee of .5% of the purchase price of the Lot, who shall maintain a record of ownership of the Lots. Any Owner who mortgages his Lot or any interest therein by a mortgagee which has priority over the lien of any assessment provided herein shall notify the secretary of the Association of the name and address of the Mortgagee and also of the release of such Mortgage; and the secretary of the Association shall maintain all such information in the records of ownership. Any cost incurred by the Association in obtaining the information about an Owner as specified herein which is not furnished by such

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Owner shall nevertheless be at the expense of such Owner and shall be reimbursed to the Association as an "Individual Assessment" in accordance with the provisions of Section 5.6.

3.5 Proxies. An Owner may give his proxy, either specific or general, to another Owner, a third person, or to a contract purchaser or his Lot to vote on all matters coming before the Association for vote provided the same is in writing, authenticated by witnesses or a notary public, and is presented to those Association officers conducting such vote.

IV. PROPERTY RIGHTS IN COMMON AREAS

4.1. Easement of Enjoyment. Each Member shall have a right and easement of use and enjoyment in and to the Common Areas. Such right and easement shall be appurtenant to and shall pass with title to each Lot and in no event shall be separated therefrom. Any Member may delegate the right and easement of use and enjoyment described herein to any family member, tenant, lessee, or contract purchaser who resides on such Member's Lot.

4.2. Title to Common Areas. The Declarant has conveyed title to the Association on various Common Areas.

4.3. Limitation on Easement. A Member's right and easement for the use and enjoyment of the Common Areas shall be subject to the following:

(a) The right of the Association to impose reasonable limitations on the number of guests per Member who at any given time are permitted to use the Common Areas;

(b) The right of the Association to charge reasonable admission and other fees for the use of the recreational facilities situation upon the Common Areas.

(c) The right of Weber County and any other governmental or quasi-governmental body having jurisdiction over the Property to access and rights of ingress and egress over and across any street, parking area, walkway, or open area contained within the Property for purposes of providing police and fire protection, transporting school children, and providing any other governmental or municipal service;

(d) The right of the Association to suspend voting rights and right to use the Common Areas by an Owner for any period during which any Assessments against his Lot remain unpaid, and for a period not to exceed sixty (60) days for any infraction of the Rule;

(e) The right of the Association to dedicate or transfer all or any part of the Common Areas, and any sewer, water and storm drain lines to any public agency or authority for such purposes and subject to such conditions as may be agreed to by the Association. Any such dedication or transfer must, however, be assented to by two-thirds (2/3) of the Lot Owners.

4.4. Delegation of Use. Any Owner may delegate his right of use and enjoyment to the Common Areas to family members, tenants, or contract purchasers who reside on the Property.

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The rights and privileges of such delegee or assignee shall be subject to suspension in the same manner and to the same degree as those of an Owner, as described in Article IV, Section 4.3 above.

4.5. Compliance with Covenants and Restrictions and Rules and Regulations. Each Owner and Owners' guests shall comply with the covenants and restrictions imposed by this Declaration on the use and enjoyment of the Common Area. Further, each Owner and Owners' guests shall fully and faithfully comply with the rules, regulations and restrictions applicable to sue of the Common Area, as such rules, regulations and restrictions are from time to time adopted by the Association for the safety, care, maintenance, good order and cleanliness of the Common Area.

V. ASSESSMENTS

5.1. Covenant to Pay Assessments. Each Owner of any Lot by the acceptance of a deed therefore, whether or not it be so expressed in the deed, hereby covenant and agree with each other and with the Association to pay to the Association all Assessments, including by illustration but not limitation all Annual, Special, or Individual Assessments described below, and other fees, charges, levies, and fines as provided in the Governing Documents.

5.2. Purpose of Assessments. Assessments levied by the Association shall be used exclusively for the purpose of promoting the health, safety, and welfare of residents of the Property, including but not limited to the appearance and aesthetics of the Project. The use made by the Association of funds obtained from Assessments may include, but is not limited to, payment of the cost of taxes and insurance on the Common Areas; maintenance, repair and improvement of the Common Areas; establishing and funding a reserve to cover major repair or replacement of improvements within the Common Areas; and any expenses necessary or desirable to enable the Association to perform or fulfill its obligations, functions or purposes under this Declaration, the Bylaws, or its Articles of Incorporation.

5.3. Declarant's Covenant for Assessments. Anything to the contrary notwithstanding, the Declarant shall not be obligated to pay Assessments on any Lots owned by it until such time as: (1) the physical structures are substantially completed; (2) certificates of permanent occupancy are issued and the Living Units are sold; or (3) Declarant elects in writing to pay the Assessments, whichever first occurs.

5.4. Basis for Assessments. The total annual Assessments against all Lots shall be based upon advance estimates of cash requirements by the Board to provide for the payment of each Owner's share of the Common Expenses and all estimated expenses growing out of or connected with the maintenance and operation of the Common Areas, among other things, is expenses of management; grounds maintenance; taxes and special assessments levied by governmental authorities; premiums for all insurance which the Association is required or permitted to maintain; common lighting and heating; water charges; trash collection; sewer service charges; repairs and maintenance; legal and accounting fees; any deficit remaining from a previous period; the creation of a reasonable contingency reserve, surplus and/or sinking fund; and any other expenses and liabilities which may by incurred by the Board for the benefit of the Owners under or by reason of this Declaration.

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5.5. Annual Assessments. Annual Assessments shall be made on a calendar year basis. The Board shall give written notice of each Annual Assessment not less than thirty (30) days nor more than sixty (60) days prior to the beginning of the next calendar year. Each Annual Assessment shall be due and payable in monthly installments on the first day of each and every month and no separate notices of such monthly installment shall be required. At least fifteen (15) days prior to the effective date of any change in the amount of the Annual Assessment, the Association shall give each Owner written notice of the amount.

5.6. Special Assessments. In addition to the Annual Assessments, the Board may levy in any calendar year a Special Assessment up to One-thousand dollars ($1,000), payable over such a period as the Board may determine for the purpose of defraying, in whole or in part any expense or expenses not reasonably capable of being fully paid with funds generated by Annual Assessments; the cost of any construction, reconstruction, or unexpected repair or replacement of the Property or Common Areas; or for any other expense incurred or to be incurred as provided in this Declaration. Additional Special Assessments over One-thousand dollars ($1,000) in a calendar year may be levied if assented to by a majority of the Members present in person or by proxy at a meeting duly called for such purpose. Notice in writing of the amount of any Special Assessments and the time for their payment shall be given as soon as is reasonably possible to the Owners. Payment shall be due on the dates and in the manner provided in the notice.

5.7. Individual Assessments. In addition to Annual and Special Assessments authorized pursuant to Sections 5.5 and 5.6 above, the Board may levy at any time Individual Assessments: (a) on each Lot specifically benefited by any improvements to adjacent roads, sidewalks, planting areas or other portions of the Common Areas made on the written request of the Owner of the Lot to be charged; (b) on each Lot the Owner or Occupant of which shall cause any damage to the Common Areas necessitating repairs; and (c) on each Lot as to which the Association shall incur any expense for maintenance or repair work performed or enforcement action taken pursuant to the provisions of the Governing Documents to bring a Lot and/or its Living Unit into compliance. The aggregate amount of any such Individual Assessments shall be determined by the cost of such improvements, repairs, maintenance, or enforcement action, including all overhead and administrative costs and attorney's fees, and shall be allocated among the affected Lots according to the special benefit or cause of damage or maintenance or repair work or enforcement action, as the case may be. Individual Assessments may be levied in advance of the performance of the work. If a special benefit arises from any improvement which is part of the general maintenance obligations of the Association, it shall not give rise to an Individual Assessment against the Lot(s) benefited, unless such work was necessitated by the Lot Owner's or Occupants' negligence.

5.8. Uniform Rate of Assessment. Except for Individual Assessments provided in Section 5.7 above, Annual and Special Assessments shall be fixed at a uniform rate for all Lots. Notwithstanding the above language.

5.9. Personal Obligation and Lien. All Assessments, together with any interest, late fees, collection costs, and attorneys' fees if collection efforts become necessary shall be, constitute, and remain: (a) a charge and continuing lien upon the Lot with respect to which such Assessment is made; and (b) the personal obligation of the person who is the Owner of such Lot at the time the

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Assessment falls due. No Owner may exempt himself or his Lot from liability for payment of Assessments by waiver of his rights concerning the Common Areas or by abandonment of his Lot. In a voluntary conveyance of a Lot, the grantee shall be jointly and severally liable with the grantor for all such unpaid Assessments, late payment fees, interest, and costs of collection, including reasonable attorneys' fees, which shall be a charge on the Lot at the time of the conveyance, without prejudice to the grantee's right to recover from the grantor the amounts paid by the grantee therefore. Owner is required to pay the Assessments regardless if all improvements have not yet be installed.

5.10. Certificate Regarding Payment. Upon the request of any Owner, prospective purchaser, mortgagee, or encumbrancer of a Lot, the Association shall issue a certificate stating whether or not all Assessments respecting such Lot are current and, if not, the amount of the delinquency. Such certificate shall be conclusive in favor of all persons who in good faith rely thereon. The Association may charge the requesting Owner, prospective purchaser, mortgagee, or encumbrancer of a Lot a reasonable fee of up to twenty-five dollars ($25) or an amount greater if so provided in the Act.

5.11. Default in Payment of Assessment; Enforcement of Lien. Assessments not paid within thirty (30) days of the due date thereof shall be deemed delinquent and subject to interest at the rate of eighteen percent (18%) per annum. In addition to the interest charge, a late fee may be imposed by the Board in an amount established through Rules. If an Assessment or other charge levied under this Declaration becomes delinquent, the Association may exercise any or all of the following remedies:

(a) The Association may suspend such Owners voting rights.

(b) The Association shall have a lien against each Lot for any Assessment levied against the Lot and any fines or other charges imposed under this Declaration or the Bylaws against the Owner of the Lot from the date on which the Assessment, fine, or charge is due. At any time any Assessment (of any type provided for by this Declaration or the Bylaws) or installment thereof is delinquent, the Association, by and through its Board or any Manager, may file a notice of lien in the deed records of Weber County, Utah against the Lot in respect to which the delinquency pertains. Once filed, such lien shall accumulate all future Assessments or installments, interest, late fees, penalties, fines, attorneys' fees, and other appropriate costs properly chargeable to an Owner by the Association, until such amounts are fully paid. Said lien may be foreclosed at any time as allowed by law. The lien of the Association shall be superior to all other liens and encumbrances except a lien or encumbrance recorded before the Original Declaration was recorded; a first or second security interest on the Lot secured by a mortgage or trust deed that is recorded before the Association's notice of lien; or a lien for real estate taxes or other governmental assessments against the Lot. The Association through its duly authorized agents, may bid on the Lot at any foreclosure sale, and may acquire and hold, lease, mortgage, and convey the Lot.

(c) The Association may bring an action to recover a money judgment for unpaid Assessments, fines, and charges under this Declaration against the Lot Owner without foreclosing or waiving the lien described in paragraph (b) above. Recovery on any such action, however, shall operate to satisfy the lien, or the portion thereof, for which recovery is made.

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(d) If the delinquent Owner is leasing his Lot or any portion thereof, the Board may, at its option, so long as such default shall continue, demand and receive from any tenant of the Owner the rent due or becoming due and the payment of such rent to the Board shall discharge such tenant for rent due, and shall discharge the Owner for such Assessments to the extent of the amount so paid.

(e) The Association may terminate utilities paid out of the Common Expense and the right to use the Common Areas.

(f) The Association shall have any other remedy available to it by law or in equity.

5.12. Reserve Account. The Association shall establish a reserve account to fund long-term maintenance of other areas required to be maintained by the Association; insurance; all other Common Expenses; and the administration, management, operation, and reserves of the Association. If the Board fails to adopt an annual budget, the last adopted budget shall continue in effect. The Board shall follow any statutory requirement to conduct a reserve analysis and use such reserve analysis in making budget decision for the funding of a Reserve Account.

5.13. Reimbursement of Tax Collection by County Authorized. It is recognized that under the Declaration the Association will own the Common Areas and that it will be obligated to pay property taxes to Weber County, to the extent taxes are required on such Common Areas. It is further recognized that each Owner of a Lot as a Member of the Association will be required to reimburse the Association for his pro rata share of such taxes paid. Notwithstanding anything to the contrary contained in the Declaration, Weber County shall be authorized to collect such pro rata share of taxes directly from each Owner by inclusion and said share with the tax levied on each Lot.

VI. DUTIES AND POWERS OF THE ASSOCIATION

6.1. General Powers and Obligations. The Association shall have, exercise and perform all of the following powers, duties, and obligations:

(a) The powers, duties, and obligations granted to the Association by this Declaration, its Bylaws, and the Articles of Incorporation;

(b) The powers and obligations of a nonprofit corporation pursuant to the general nonprofit corporation laws of the State of Utah;

(c) The powers, duties, and obligations of a homeowners association pursuant to the Utah Community Association Act, or any successor thereto;

(d) The powers, duties, and obligations not reserved specifically to the Lot Owners; and

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(e) Any additional or different powers, duties, and obligations necessary or desirable for the purpose of carrying out the functions of the Association pursuant to this Declaration or otherwise promoting the general benefit of the Owners within the Project.

The powers and obligations of the Association may from time to time be amended, repealed, enlarged, or restricted by changes in this Declaration made in accordance with the provisions herein, accompanied by any necessary changes in the Articles of Incorporation or Bylaws of the Association made in accordance with such instruments and with the nonprofit corporation laws of the State of Utah.

6.2. Specific Powers and Duties. The powers and duties of the Association shall include, without limitation, the following:

(a) Maintenance and Services. The Association shall provide maintenance and services for the Project as provided in Article VII and other provisions of this Declaration.

(b) Insurance. The Association shall obtain and maintain in force policies of insurance as provided in this Declaration or the Bylaws of the Association. The Association shall have no obligation to obtain or maintain any insurance covering the personal and real property of any Owner(s), and each Owner shall be responsible for obtaining and maintaining such personal and real property insurance.

(c) Rulemaking. The Association, through its Board of Directors, shall make, establish, promulgate, amend, and repeal Rules governing the conduct of persons and the operation and use of the Property as it may deem necessary or appropriate in order to assure a clean, aesthetically pleasing, peaceful, and orderly use and enjoyment of the Property.

(d) Assessments. The Association shall adopt budgets and impose and collect Assessments as provided in Article V of this Declaration.

(e) Enforcement. The Association shall perform such acts, whether or not expressly authorized by this Declaration, as may be reasonably necessary to enforce the provisions of the Governing Documents of the Association.

(f) Title to Common Areas. The Association shall hold title to all Common Areas conveyed to it by its developer and pay all real property taxes and assessments levied upon any portion of the Common Areas, unless paid by the Owners, provided that the Association shall have the right to contest or compromise any such taxes or assessments.

(g) Employment of Agents, Advisers, and Contractors. The Association, through its Board, may employ the services of any person or corporation as managers, hire employees to manage, conduct, and perform the business, obligations, and duties of the Association, employ professional counsel and obtain advice from such persons or firms or corporations such as, but not limited to, community association managers, landscape architects, accountants, recreational experts, architects, planners, lawyers, reserve study specialists, or what is convenient for the management, maintenance, and operation of the Property. Any agreement with a Manager shall

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not exceed a term of two (2) years, renewable by agreement of the parties for a successive two (2) year term, and shall be terminable by the Association upon no more than sixty (60) advanced notice.

(h) Litigation. The Board may instigate litigation to enforce the provisions of this Declaration or any other Common Law or statutory right which the Association is granted. The Association shall not commence any litigation without prior approval of the majority of the Members, if the litigation shall exceed the cost of five thousand dollars ($5,000.00) either in attorney fee expenses or in costs (including any expert reports).

6.3. Liability. A member of the Board or an officer of the Association shall not be liable to the Association or any Member thereof for any damage, loss, or prejudice suffered or claimed on account of any action or failure to act in the performance of his or her duties, except for intentional or willful bad acts or acts of recklessness. In the event any Board member or any officer of the Association is made a party to any proceeding because the individual is or was a director or officer of the Association, the Association shall indemnify such individual against liability and expenses incurred to the maximum extent permitted by law, except where the Board member or officer is found by a court of law to have acted recklessly, willfully, or intentionally in carrying out his/her duties.

6.4. Board of Directors. Except where a matter or vote is specifically reserved to the Owners, the Board of Directors shall act in all instances on behalf of the Association.

6.5. Proceedings. The Association, acting through the Board, shall have the power and the duty to reasonably defend the Association (and, in connection therewith, to raise counterclaims) in any pending or potential lawsuit, arbitration, mediation or governmental proceeding (collectively hereinafter referred to as a "Proceeding"). The Association, acting through the Board, shall have the power, but not the duty, to reasonably institute, prosecute, maintain and/or intervene in a Proceeding, in its own name, but only on matters affecting or pertaining to this Declaration as to which the Association is a proper party in interest, and any exercise of such power shall be subject to full compliance with the following provisions:

(a) Any Proceeding commenced by the Association: (1) to enforce the payment of an assessment or an assessment lien or other lien against an Owner as provided for in this Declaration, or (2) to otherwise enforce compliance with the Declaration, Bylaws, or Rules and Regulations of the Association, or to obtain other relief from, any Owner who has violated any provision thereof, or (3) against a supplier, vendor, contractor or provider of services, pursuant to a contract or purchase order with the Association, and in the ordinary course of business, or (4) for money damages wherein the total amount in controversy for all matters arising in connection with the action is not likely to exceed Ten Thousand Dollars ($10,000.00) in the aggregate, shall be referred to herein as an "Operational Proceeding". The Board from time to time may cause an Operational Proceeding to be reasonably commenced and prosecuted, without the need for further authorization.

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(b) Any and all pending or potential Proceedings other than Operational Proceedings shall be referred to herein as "Non-Operational Controversy" or "Non-Operational Controversies". To protect the Association and the Owners from being subjected to potentially costly or prolonged Non-Operational Controversies without full disclosure, analysis and consent; to protect the Board and individual members of the Board or its appointed officers and agents from any charges of negligence, breach of fiduciary duty, conflict of interest or acting in excess of their authority or in a manner not in the best interests of the Association and the Owners; and to ensure voluntary and well-informed consent and clear and express authorization by the Owners, strict compliance with all of the following provisions of this Section shall be mandatory with regard to any and all Non-Operational Controversies commenced, instituted or maintained by the Board:

1. The Board shall first endeavor to resolve any Non-Operational Controversy by good faith negotiations with the adverse party or parties. The good faith negotiations shall include a written notice that shall include an explanation of the nature of the claim, a specific breakdown and calculation of any alleged damages, a specific description of the claim along with any supporting evidence upon which the claim is based, photographs of any alleged condition, if applicable, and one hundred eighty (180) days to cure or resolve the claim. In the event that such good faith negotiations fail to reasonably resolve the Non-Operational Controversy, the Board shall endeavor in good faith to resolve such Non-Operational Controversy by mediation, provided that the Board shall not incur liability for or spend more than Five Thousand Dollars ($5,000.00) in connection therewith (provided that, if more than said sum is reasonably required in connection with such mediation, then the Board shall be required first to reasonably seek approval of two-thirds (2/3) of the voting power of the Members for such additional amount for mediation before proceeding to either arbitration or litigation). In the event that the adverse party or parties refuse mediation, or if such good faith mediation still fails to reasonably resolve the Non-Operational Controversy, the Board shall not be authorized to commence, institute or maintain any arbitration or litigation of such Non-Operational Controversy until the Board has fully complied with the following procedures:

a. The Board shall first investigate the legal merit, feasibility and expense of prosecuting the Non-Operational Controversy, by obtaining the written opinion of a licensed Utah attorney, expressly stating that such attorney has reviewed the underlying facts and data in sufficient, verifiable detail to render the opinion, and expressly opining that the Association has a substantial likelihood of prevailing on the merits with regard to the Non-Operational Controversy, without substantial likelihood of incurring any material liability with respect to any counterclaim which may be asserted against the Association. The Board shall be authorized to spend up to an aggregate of Five Thousand Dollars ($5,000.00) to obtain such legal opinion, including all amounts paid to said attorney therefor, and all amounts paid to any consultants, contractors and/or experts preparing or processing reports and/or information in connection therewith. The Board may increase said $5,000.00 limit, with the express consent of two-thirds (2/3) of all of the Members of the Association, at a special meeting called for such purpose.

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b. Said attorney opinion letter shall also contain the attorney's best good faith estimate of the aggregate maximum "not-to-exceed" amount of legal fees and costs, including, without limitation, court costs, costs of investigation and all further reports or studies, costs of court reporters and transcripts, and costs of expert witnesses and forensic specialists (all collectively, "Quoted Litigation Costs") which are reasonably expected to be incurred for prosecution to completion (including appeal) of the Non-Operational Controversy. Said opinion letter shall also include a draft of any proposed fee agreement with such attorney. If the attorney's proposed fee arrangement is contingent, the Board shall nevertheless obtain the Quoted Litigation Costs with respect to all costs other than legal fees, and shall also obtain a written draft of the attorney's proposed contingent fee agreement. (Such written legal opinion, including the Quoted Litigation Costs, and also including any proposed fee agreement, contingent or non-contingent, are collectively referred to herein as the "Attorney Letter").

c. Upon receipt and review of the Attorney Letter, if two-thirds (2/3) or more of the Board affirmatively vote to proceed with the institution or prosecution of, and/or intervention in, the Non-Operational Controversy, the Board thereupon shall duly notice and call a special meeting of the Members. The written notice to each Member of the Association shall include a copy of the Attorney Letter, including the Quoted Litigation Costs and any proposed fee agreement, contingent or non-contingent, together with a written report ("Special Assessment Report") prepared by the Board: (1) itemizing the amount necessary to be assessed to each Member ("Special Litigation Assessment"), on a monthly basis, to fund the Quoted Litigation Costs, and (2) Specifying the probable duration and aggregate amount of such Special Litigation Assessment. At said special meeting, following review of the Attorney Letter, Quoted Litigation Costs and the Special Assessment Report, and full and frank discussion thereof, including balancing the desirability of instituting, prosecuting and/or intervening in the Non-Operational Controversy against the desirability of accepting any settlement proposals from the adversary party or parties, the Board shall call for a vote of the Members, whereupon: (a) if less than two-thirds (2/3) of the total voting power of the Association votes in favor of pursuing such Non-Operational Controversy and levying the Special Litigation Assessment, then the Non-Operational Controversy shall not be pursued further, but (b) if two-thirds (2/3) of the total voting power of the Association affirmatively vote in favor of pursuing such Non-Operational Controversy, and in favor of levying a Special Litigation Assessment on the Members in the amounts and for the duration set forth in the Special Assessment Report, then the Board shall be authorized to proceed to institute, prosecute and/or intervene in the Non-Operational Controversy. In such event, the Board shall engage the attorney who gave the opinion and quote set forth in the Attorney Letter, which engagement shall be expressly subject to the Attorney Letter. The terms of such engagement shall require that said attorney shall be responsible for all attorneys' fees and costs and expenses whatsoever in

excess of one hundred twenty percent (120%) of the Quoted Litigation Costs, and that said attorney shall provide, and the Board shall distribute to the Members, not less frequently than quarterly, a written update of the progress and current status of, and the attorney's considered prognosis for, the Non-Operational Controversy, including any offers of settlement and/or settlement prospects, together with an itemized summary of attorneys' fees and costs incurred to date in connection therewith.

d. In the event of any bona fide settlement offer from the adverse party or parties in the Non-Operational Controversy, if the Association's attorney advises the Board that acceptance of the settlement offer would be reasonable under the circumstances, or would be in the best interests of the Association, or that said attorney no longer believes that the Association is assured of a substantial likelihood of prevailing on the merits without prospect of material liability on any counterclaim, then the Board shall have the authority to accept such settlement offer. In all other cases, the Board shall submit any settlement offer to the Owners, who shall have the right to accept any such settlement offer upon a majority vote of all of the Members of the Association.

(c) In no event shall any Association working capital fund be used as the source of funds to institute, prosecute, maintain and/or intervene in any Proceeding (including, but not limited to, any Non-Operational Controversy).

(d) Any post-turnover litigation involving the Association (as Plaintiff) and the Declarant shall strictly comply with each of the provisions of this Section 6.5. The parties hereby covenant, stipulate, and agree that in the event the Association fails to satisfy the prerequisites set forth herein, the Association will indemnify, defend, hold harmless, and exculpate Declarant to the fullest extent permissible by law, and Declarant shall be entitled to recover any and all attorneys fees and costs expended as a result of enforcing this provision 6.5., which fees and costs may include, without limitation, pre-litigation attorneys fees, costs incurred in connection with investigation of potential claims, including expert and consultant fees, testing fees, contractor fees, and insurance deductibles. The parties further covenant, stipulate, and agree that failure to comply with section 6.5 herein will result in damages to Declarant including, without limitation, reputational harm, and may result in damages to Declarant including lost revenues, and loss of business and sales opportunities.

(e) Any provision in this Declaration notwithstanding: (1) other than as set forth in this Section 6.5, the Association shall have no power whatsoever to institute, prosecute, maintain or intervene in any Proceeding, (2) any institution, prosecution or maintenance of, or intervention in, a Proceeding by the Board without first strictly complying with, and thereafter continuing to comply with, each of the provisions of this Section 6.5, shall be unauthorized and *ultra vires* (i.e., an unauthorized and unlawful act, beyond the scope of authority of the corporation or of the person(s) undertaking such act) as to the Association, and shall subject any member of the Board who voted or acted in any manner to violate or avoid the provisions and/or

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requirements of this Section 6.5 to personal liability to the Association for all costs and liabilities incurred by reason of the unauthorized institution, prosecution or maintenance of, or intervention in, the Proceeding; and (3) this Section 6.5 may not be amended or deleted at any time without the express prior written approval of both: (a) Members representing not less than sixty-seven percent (67%) of the total voting power of the Association, and (b) not less than seventy-five percent (75%) of the total voting power of the Board; and any purported amendment or deletion of this Section 6.5 or any portion hereof, without both of such express prior written approvals shall be void.

VII. MAINTENANCE

7.1. Maintenance. The Association will provide maintenance for the Common Area as follows: trees, shrubs, grass, walks, fencing, streets and other exterior improvements. The Association will provide snow removal from the streets, sidewalkswith in the common area.The Association will provided maintenance on all amenities in the Common Areas, including but not limited to play ground and patio areas.

7.2. Services. The Association shall provide or contract for such services as the Board of Directors may reasonably deem to be of benefit to the Property, including, without limitation, garbage/trash removal services for all Living Units.

7.3. Owner Responsibility. Each Owner shall keep his Lot, fencing, and Living Unit in a clean, uncluttered, attractive condition, well maintained, and in good working order, including without limitation, interior walls, ceilings, floors, and permanent fixtures and appurtenances thereto, paint, repair, replace, and care for roofs, gutters, downspouts, exterior building surfaces, doors, windows, trees, shrubs, grass, walks, driveways, fencing, and other exterior improvements. Each Owner shall be responsible for all snow removal and landscaping maintenance within his lot, as well snow removal for sidewalk directly adjacent to his lot.

7.4. Owner Maintenance Neglect. The Association shall have the power and authority at any time and from time to time and without liability to any Owner for trespass, damage, or otherwise, to enter upon any Lot for the purpose of maintaining and repairing such Lot or any improvement thereon (including a Living Unit) if for any reason the Owner fails to maintain and repair such Lot or improvement, or for the purpose of removing any improvement constructed, reconstructed, refinished, altered or maintained upon such Lot in violation of this Declaration or any Rules of the Association. The Association shall also have the power and authority from time to time in its own name, on its own behalf, or in the name and behalf of any Owner or Owners who consent thereto, to commence and maintain actions and suits to restrain and enjoy any breach or threatened breach of this Declaration or any Rules promulgated by the Board, or to enforce by mandatory injunction or otherwise all of the provisions of this Declaration and such Rules.

7.5. Maintenance Caused by Owner Negligence. In the event that the need for maintenance or repair of Common Areas as specified herein is caused through the willful or negligent acts of an Owner, or through the willful or negligent acts of the family, guests, tenants, or invitees of an Owner, the Board may cause such repairs to be made by the Association and the cost of such maintenance or repair work shall be added to and become an Individual Assessment (as set forth in Section 5.5) to which such Lot is subject.

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VIII. INSURANCE

8.1. Insurance. The Board of Directors shall obtain insurance as required in this Declaration, the Act, or other applicable laws. The Association may obtain insurance that provides more or additional coverage than the insurance required in this Declaration. Different policies may be obtained from different insurance carriers and standalone policies may be purchased instead of or in addition to embedded, included coverage, or endorsements to other policies. Insurance premiums shall be a Common Expense.

8.2. Property Insurance.

(a) Hazard Insurance. The Association shall maintain a blanket policy of property insurance covering the Common Area. The Association may maintain broader coverage if afforded by the insurance contract.

1) The blanket policy shall exclude land and other items not normally and reasonably covered by such policies. The blanket policy shall be an "all in" or "all inclusive" insurance as those terms are used in the insurance industry and shall include insurance for any fixture, improvement, or betterment installed in Common Areas or otherwise permanently part of or affixed to Common Areas.

2) At a minimum, the blanket policy shall afford protection against loss or damage by: (1) fire, windstorm, hail, riot, aircraft, vehicles, vandalism, smoke, and theft; and (2) all perils normally covered by "special form" property coverage.

3) The blanket policy shall be in an amount not less than one hundred percent (100%) of current replacement cost of all property covered by such policy at the time the insurance is purchased and at each renewal date. The actual replacement cost of the property shall be determined by using methods generally accepted in the insurance industry.

4) The blanket policy shall include either of the following endorsements to assure full insurable value replacement cost coverage: (1) a Guaranteed Replacement Cost Endorsement under which the insurer agrees to replace the insurable property regardless of the cost; and (2) a Replacement Cost Endorsement under which the insurer agrees to pay up to one hundred percent (100%) of the Project's insurable replacement cost but not more. If the policy includes a coinsurance clause, it must include an Agreed Amount Endorsement which must waive or eliminate the requirement for coinsurance.

5) The Association shall keep an amount equal to the Association's property insurance policy deductible or $10,000, whichever is less, in an operations savings account. This requirement shall not apply to any earthquake or flood insurance deductible.

6) If a loss occurs that is covered by a property insurance policy in the name of the Association and another property insurance policy in the name of an Owner, then the Association's policy provides primary coverage and the Owner is responsible for the Association's policy deductible.

7) If, in the exercise of its business judgment, the Board determines that a claim is

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likely not to exceed the Association's property insurance policy deductible: (a) the Owner's policy is considered the policy for primary coverage to the amount of the Association's policy deductible; (b) an Owner who does not have a policy to cover the Association's property insurance policy deductible is responsible for the loss to the amount of the Association's policy deductible; and (c) the Association need not tender the claim to the Association's insurer.

8) The Association shall provide notice to each Owner of the Owner's obligation for the Association's policy deductible and of any change in the amount of the deductible.

9) The Association shall have no obligation to obtain or maintain any insurance covering Owners' personal and real property, and each Owner shall be responsible for obtaining and maintaining such personal and real property insurance.

8.3. Comprehensive General Liability (CGL) Insurance. The Association shall obtain CGL insurance insuring the Association, the agents and employees of the Association, and the Owners, against liability incident to the use, ownership or maintenance of the Common Area or membership in the Association. The coverage limits under such policy shall not be less than Two Million Dollars ($2,000,000.00) covering all claims for death of or injury to any one person or property damage in any single occurrence. Such insurance shall contain a Severability of Internet Endorsement or equivalent coverage which should preclude the insurer from denying the claim of an Owner because of the negligence acts of the Association or another Owner.

8.4. Director's and Officer's Insurance. The Association shall obtain Directors' and Officers' liability insurance protecting the Board of Directors, the officers, and the Association against claims of wrongful acts, mismanagement, failure to maintain adequate reserves, failure to maintain books and records, failure to enforce the Project's Documents, and breach of contract (if available). This policy shall: (1) include coverage for volunteers and employees, (2) include coverage for monetary and non-monetary claims, (3) provide for the coverage of claims made under any fair housing act or similar statute or that are based on any form of discrimination or civil rights claims, and (4) provide coverage for defamation. In the discretion of the Board of Directors, the policy may also include coverage for any manager and any employees of the manager and may provide that such coverage is secondary to any other policy that covers the manager or any employees of the manager.

8.5. Insurance Coverage for Theft and Embezzlement of Association Funds. The Association shall obtain insurance covering the theft or embezzlement of funds that shall: (1) provide coverage for an amount of not less than the sum of three (3) months' regular assessments in addition to the prior calendar year's highest monthly balance on all operating and reserve funds, and (2) provide coverage for theft or embezzlement of funds by: (a) Officers and Board of Directors members of the Association, (b) employees and volunteers of the Association, (c) any manager of the Association, (c) officers, directors, and employees of any manager of the Association, and (d) coverage for acts.

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8.6. Worker's Compensation Insurance. The Board of Directors shall purchase and maintain in effect workers' compensation insurance for all employees of the Association to the extent that such insurance is required by law and as the Board of Directors deems appropriate.

8.7. Certificates. Any insurer that has issued an insurance policy to the Association shall issue a certificate of insurance to the Association and upon written request, to any Owner or Mortgagee.

8.8. Named Insured. The named insured under any policy of insurance shall be the Association. Each Owner shall also be an insured under all property and CGL insurance policies.

8.9. Association has the Right to Negotiate All Claims and Losses and Receive Proceeds. Insurance proceeds for a loss under the Association's property insurance policy are payable to an Insurance Trustee if one is designated, or to the Association, and shall not be payable to a holder of a security interest. An Insurance Trustee, if any is appointed, or the Association shall hold any insurance proceeds in trust for the Association, Owners, and lien holders. Insurance proceeds shall be disbursed first for the repair or restoration of the damaged property, if the property is to be repaired and restored as provided for in this Declaration. After any repair or restoration is complete and if the damaged property has been completely repaired or restored, any remaining proceeds shall be paid to the Association. If the property is not to be repaired or restored, then any remaining proceeds after such action as is necessary related to the property has been paid for, shall be distributed to the Owners and lien holders, as their interests remain with regard to the Living Units. Each Owner hereby appoints the Association, or any Insurance Trustee, as attorney-in-fact for the purpose of negotiating all losses related thereto, including the collection, receipt of, and appropriate disposition of all insurance proceeds; the execution of releases of liability; and the execution of all documents and the performance of all other acts necessary to administer such insurance and any claim. This power-of-attorney is coupled with an interest, shall be irrevocable, and shall be binding on any heirs, personal representatives, successors, or assigns of the Owner.

8.10. Insurance Trustee. In the discretion of the Board of Directors or upon written request executed by Owners holding at least 50% of the Allocated Interest, the Board of Directors shall hire and appoint an insurance trustee ("Insurance Trustee"), with whom the Association shall enter into an insurance trust agreement, for the purpose of exercising such rights under this paragraph as the Owners or Board of Directors (as the case may be) shall require.

8.11. Owner Act Cannot Void Coverage Under Any Policy. Unless an Owner is acting within the scope of the Owner's authority on behalf of the Association and under direct authorization of the Association, an Owner's act or omission may not void an insurance policy or be a condition to recovery under a policy.

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8.12. Waiver of Subrogation against Owners and Association. All property and CGL policies must contain a waiver of subrogation by the insurer as to any claims against the Association and the Owners and their respective agents and employees.

8.13. Annual Insurance Report. Not later than sixty (60) days prior to the beginning of each fiscal year, Board of Directors may obtain a written report by a reputable insurance broker, agent, or consultant (who may be the insurance provider/agent/broker used by the Association) setting forth the existing insurance obtained pursuant to the Declaration and stating whether in the opinion of such broker or consultant, the insurance complies with the requirements of the Declaration and the Act. Such report may also set forth recommendations regarding current policy provisions and for additional insurance reasonably required for the protection of the Owners and Lenders in light of the insurance then available and the prevailing practice with respect to other similar condominium projects. The Board of Directors shall be protected in relying on the written report furnished pursuant to this Subsection provided reasonable care and prudence were exercised in selecting such insurance broker, agent, or consultant. The most recent annual insurance report shall be made available to all Lenders and Owners upon request.

8.14. Applicable Law. This Declaration is specifically subjecting the Association to the insurance requirements required by U.C.A. §57-8a-401 through §57-8a-407, and any amendments thereto and thereafter enacted by law. It is the intent of this provision that any future changes to the insurance laws applicable to Home Owners Associations shall apply to this Association.

IX. USE RESTRICTIONS

9.1. Use of Common Areas. The Common Areas shall be used only in a manner consistent with their community nature and with the use restrictions applicable to Lots and Living Units.

9.2. Use of Lots and Living Units. All Lots are intended to be improved with Living Units and are restricted to such use. Except as may be approved to the contrary, each Living Unit shall be used only as a single-family residence. No gainful occupation, profession, trade, or other nonresidential use shall be conducted on any Lot or Living Unit without the prior written consent of the Board and applicable governmental entities. However, the Board shall not approve commercial activities otherwise prohibited by this Section unless the Board determines that only normal residential activities would be observable outside of the Living Unit and that the activities would not be in violation of applicable local ordinances. No Lot or Living Unit shall be used, occupied, or altered in violation of law, so as to jeopardize the support of any other Living Unit, so as to create a nuisance or interfere with the rights of any Owner, or in any way which would result in an increase in the cost of any insurance covering the Common Areas.

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9.3 Offensive or Unlawful Activities. No noxious or offensive activities shall be carried on upon any Lot, Living Unit, or Common Area, nor shall anything be done or placed on any Lot or Common Area which interferes with or jeopardizes the quiet enjoyment of other Lots, Living Units, or the Common Areas, or which is a source of annoyance to residents. No unlawful use shall be made of a Lot or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. No use shall be made of any Living Unit which shall cause the improvements within the Development or any part thereof to be uninsurable against loss by fire or other perils included in insurance contracts, or cause such insurance to be canceled or suspected, or cause any company issuing such insurance to refuse renewal thereof.

9.4. Recreational Vehicles. No boats, trailers, motorhomes, large trucks, commercial vehicles, or the like belonging to Owners or other residents of the Property shall be parked within the Development, not to exceed forty-eight (48) hours. No motor vehicle of any kind shall be repaired, constructed, or reconstructed upon any Lot, Private Street or other Common Areas, except for emergency repairs to vehicles. Any motor recreational vehicle must be kept in an enclosed garage or in a back yard concealed from view from the street by a privacy fence.

9.5. Pets. No animals shall be kept in the Project except household pets. Such pets may not be kept or bred for any commercial purpose and shall have such care and restraint so as not to be obnoxious or offensive on account of noise, odor, or unsanitary conditions. No savage or dangerous animals shall be kept. No more than one household pet may be kept in any Unit without the written permission of the Association. No pets shall be permitted to run loose upon the Common Areas.

9.6, Machinery and Equipment. No machinery or equipment of any kind shall be placed, used, operated, or maintained on or adjacent to any Lot except such machinery or equipment as is usual and customary in connection with the use, maintenance, or construction of a Living Unit or appurtenant structures.

9.7. Nuisances. No rubbish or debris of any kind shall be placed upon or adjacent to any Lots, so as to render such Lot or portion thereof unsanitary, unsightly, offensive, or detrimental to other Owners. No Living Unit or Lot shall be used in such manner as to obstruct or interfere with the enjoyment of Occupants of other Living Units or Lots. Without any of the foregoing, no exterior speakers, horns, whistles, bells, or other sound devices (except security devices used exclusively for security purposes) shall be located or placed on Lots or in Living Units. Smoking in Common Areas is considered a nuisance and is expressly prohibited.

9.8. Signs. No signs whatsoever (including, without limitation, political signs) shall be erected or maintained on any Lot, except such signs as may be required by legal proceedings, or a "For Sale" or "For Rent" sign, to the extent permitted, and in conformance with the Rules and Regulations promulgated by the Board.

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9.9. Trash Containers and Collection. All garbage and trash shall be placed and kept in covered containers of a type and style which shall be approved by the Board. Insofar as possible, such containers shall be maintained as not to be visible from the street view except to make them available for collection and then only for the shortest time necessary to effect such collection. The Association shall provide garbage cans and waste removal services.

9.10. Smoke and Carbon Monoxide Detectors. Each Living Unit shall have an operable carbon monoxide detector and smoke detectors as required by building code. The Board may, but is not required to, enter a Living Unit to ensure that it is in compliance with this Section. Smoking is prohibited in common areas

9.11. Omitted

9.12. Parking. No parking is allowed on roadways or streets within the Project boundaries. This prohibition on parking on roadways and streets is for all vehicles, including but not limited to, automobiles, trucks, buses, tractors, camping vehicles, boats, bus trailers, snowmobiles, mobile homes, two, three or four whelled motor vehicles, or other wheeled vehicles, shall be permitted to be parked on any private street. Furthermore, the Board of Directors is authorized to adopt and implement reasonable rules and regulations pertaining to parking within the Project boundaries. The Board of Directors may hire at their discretion a third party parking enforcement company to enforce any rules and regulations.

9.13. Renting of Living Units. Notwithstanding anything to the contrary contained in this Declaration, the leasing or renting of any Living Unit within the Project shall be governed by this Section. An Owner may "rent" his/her Living Unit subject to the limitations and requirements of this Section. For purposes of this Section only, the term "rent" in any grammatical form includes lease, sublet, or otherwise permit or allow others to reside therein for legal consideration payable to the Owner or to others at the Owner's request or direction, or allow others to reside therein alone for charitable purposes without the owner in residence. A Living Unit may not be rented except by written agreement that requires the tenants to abide by the Governing Documents and specifically provides that a violation of any provision of the Governing Documents is a breach under the rental agreement. A copy of the rental agreement shall be provided to the Board upon request. The Board may adopt by resolution, Rules that establish the contents or exact form of rental agreements, and any other Rules deemed necessary by the Board to implement this Section. Pursuant to Rules adopted under this Section, if the Board determines that a tenant has violated a provision of the Governing Documents, after notice and an opportunity for a hearing as provided by the Act, the Board may assess fines against the Owner and/or require an Owner to terminate a rental agreement.

9.14. No Patio / Deck Storage. No observable outdoor storage of any kind shall be permitted on patios, front yards, porches, etc., except for patio furniture and portable barbecue grills in good condition which may be maintained on patios. Said patio furniture shall conform with standards set by the Architectural Committee.

X. ARCHITECTURAL CONTROLS

10.1. Architectural Control Committee. The Board may appoint a three (3) member

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Architectural Control Committee, the function of which shall be to insure that all improvements and landscaping within the Property harmonize with existing surroundings and structures (herein the "Committee"). The Committee need not be composed of Owners. If such a Committee is not appointed, the Board shall perform the duties required of the Committee. The City may require that building permit applications show evidence that the architectural control committee has approved each building plan. No person, firm or entity shall change, modify or amend any of the conditions of a recorded declaration of building use restrictions for a planned development without first obtaining City approval. No change shall be approved which would be contrary to the requirements of this Chapter or an approved planned development plan

10.2. Architectural Controls. Notwithstanding any other provision to the contrary, no Owner shall make structural alterations or modifications to his Unit or to any of the Common Areas or Limited Common Areas, including but not limited to, the erection of antennas, aerials, awnings, the placement of any reflective or other materials in the windows of his Unit or other exterior attachments and signs or other advertising devices without the written approval of the Association. The Association shall not approve any alterations, decorations or modifications which would jeopardize or impair the soundness, safety or appearance of the Project. No exterior changes whatsoever shall be commenced, erected, maintained, made or done without the prior written approval of the Board of Directors. The Board of Directors or Committee may designate the design, color, style, model and manufacturer of any exterior improvement or alteration that is acceptable to the Board of Directors. Such designations shall be for the purpose of achieving uniformity of appearance and preservation of property values. No interior structural changes whatsoever shall be commenced, erected, maintained, made or done without the prior written approval of the Board of Directors or Committee. By way of illustration, but not of limitation, the following are considered interior structural changes: moving, removing, adding, or altering walls, doorways, windows, skylights, venting, and the like. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

10.3. Liability for Damages. The Committee shall not be held liable for damages by reason of any action, inaction, approval, or disapproval by it made pursuant to this Article X.

XI. ENFORCEMENT

The Association or any Owner shall have the right to enforce, by proceedings at law or in equity, each provision of this Declaration, including the right to prevent any violation of such, and the right to recover damages and other sums for such violation(s). The Association or any Owner shall also have the right to enforce by proceedings at law or in equity the provisions of the Bylaws and the Rules and any respective amendments thereto. The prevailing party in any action for the enforcement of any provisions of the Governing Documents (including but not limited to litigation and the appeal thereof) shall be entitled to collect court costs and reasonable attorneys' fees. Notwithstanding the provisions of this Section, this Section shall not apply to any Non-Operational Controversy, as parties to any Non-Operational Controversy shall bear their own attorney fees and costs.

XII. DECLARANT RIGHTS

12.1. Administrative Control of Association. Declarant shall assume full administrative control of the Association through an appointed interim Board, which shall serve until the turnover Meeting. The Turnover Meeting shall be held at the Declarant's option and sole discretion but shall not be held later than three (3) years from the date that the last Lot to be developed upon the Property is sold. Declarant may elect to relinquish control of the Association at an earlier time by written notice to Owners and the Turnover Meeting shall be held within ninety (90) days of such notice.

12.2. Other Rights. In addition to any other rights under the Governing Documents, as long as Declarant owns at least one (1) Lot within the Project, Declarant:

(a) Sales Office. Shall have the right to maintain a sales office and model on one or more of the Lots which Declarant owns. Declarant and prospective purchasers and their agents shall have the right to use and occupy the sales office and models during reasonable hours any day of the week.

(b) "For Sale Signs." May maintain a reasonable number of "For Sale" signs, the size of which may be determined by Declarant, at reasonable locations on the Project, including without limitation, the Common Area.

(c) Declarant Exemption. Unless specifically and expressly bound by a provision of the Governing Documents, Declarant shall be exempt from the provisions of the Governing Documents.

12.3. Easements Reserved to Declarant.

(a) The reservation to Declarant, its successors and assigns, of non-exclusive easements and rights of way over those strips or parcels of land designated or to be designated on the Plat as "Public Utility Easement," or otherwise designated as an easement area over any road or Common Area on the Project, and over those strips of land running along the front, rear, side and other Lot lines of each Lot shown on the Plat.

(b) An easement for the installation, construction, maintenance, reconstruction and repair of public and private utilities to serve the Project and the Lots therein, including but not limited to the mains, conduits, lines, meters and other facilities for water, storm sewer, sanitary sewer, gas, electric, telephone, cable television, and other public or private services or utilities deemed by Declarant necessary or advisable to provide service to any Lot, or in the area or on the area in which the same is located.

(c) Easement granting the privilege of entering upon the Common Areas for such purposes and making openings and excavations thereon, which openings and excavations shall be restored in a reasonable period of time, and for such alterations of the contour of the land as may be necessary or desirable to affect such purposes.

(d) The reservation to the Declarant and its successors and assigns, of a non-exclusive easement and right-of-way in, through, over and across the Common Area for the purpose of the storage of building supplies and materials, and for all other purposes reasonably related to the completion of construction and development of the Project and the provision of

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utility services, and related services and facilities

(e) The Declarant reserves unto itself and its successors and assigns, the right to dedicate all of said roads, streets, alleys, rights of way or easements, including easements in the areas designated as "open space" and storm water management reservation, to public use all as shown on the Plat. No road, street, avenue, alley, right of way or easement shall be laid out or constructed through or across any Lot or Lots in the Project except as set forth in this Declaration, or as laid down and shown on the Plat, without the prior written approval of the Board.

(f) Declarant further reserves unto itself and its successors and assigns, the right at or after the time of grading of any street or any part thereof for any purpose, to enter upon any abutting Lot and grade a portion of such Lot adjacent to such street, provided such grading does not materially interfere with the use or occupancy of any structure built on such Lot, but Declarant shall not be under any obligation or duty to do such grading or to maintain any slope.

XIII. RIGHTS OF FIRST MORTGAGEE

Notwithstanding anything contrary contained herein, the following provisions apply:

13.1. Rights of First Refusal. Any "right of first refusal" which may be granted herein shall not impair the rights of the first Mortgagee of a Lot to: (1) foreclose or take title to a Lot pursuant to the remedies provided in the Mortgage; (b) accept a deed (or assignment) in lieu of foreclosure in the event of default by a mortgagor; or (c) sell or lease a Lot acquired by a Mortgagee.

13.2. Title in Mortgagee. Any first Mortgagee who obtains title to a Lot pursuant to the remedies provided in the Mortgage or foreclosure of the Mortgage will not be liable for such Lot's Assessments or charges which accrue prior to the acquisition of title of such Lot by the Mortgagee. However, such first Mortgagee shall be responsible for Assessments or charges levied while it holds title to the Lot.

13.3. Notice of Default by Lot Owner. In the event an Owner neglects for a period of sixty (60) days or more to cure any failure on his part to perform his obligations under this Declaration or other Governing Documents, the Association, upon written request from the Mortgagee, shall give written notice of such fact to the Mortgagee covering such Owner's Lot.

13.4. Abandonment, Termination, Etc. Unless all of the holders of first Mortgages on the individual Lots have given their prior written approval, neither the Association nor the Owners acting as a group shall be entitled by act, omission or otherwise to abandon or terminate the Project.

13.5. No Priority. No provision herein is intended, nor shall it be construed, to give any Lot Owner, or any other party, priority over any rights of the first Mortgagee of a Lot pursuant to its Mortgage in the case of a distribution to such Lot Owner of insurance proceeds or condemnation awards for losses to or a taking of Common Areas.

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XIV. RIGHT OF ENTRY

The Association acting through the Board or its duly authorized agent shall have the right at all times upon reasonable notice of at least 48 hours to enter upon or into any Lot or Living Unit, without trespass, and regardless of whether or not the Lot Owner or Occupant thereof is present at the time, to abate any infractions, to fulfill its responsibilities, to exercise its rights, to make repairs or correct any violation of any of the Declaration or Rules, and in connection therewith shall have the further right to assess all costs incurred against the Owner, such Assessment to be secured by a lien provided in Article V. Notice shall not be necessary in case of an emergency originating in or threatening such Living Unit or any other part of the Project, including the sound or sight of running water in a Living Unit, the smell or sight of smoke in a Living Unit, abnormal or excessive noises; and foul smell. Owners shall also maintain up-to-date emergency contact information records with the Association, including any local representative an Owner may have. Owners shall be responsible for any costs incurred by the Association as a result of entering a Living Unit under this Section and shall indemnify and hold harmless the Association for all damages related to such entry, except for such damages resulting from recklessness or bad faith.

XV. MISCELLANEOUS

15.1. Notices. Any notice required or permitted to be given to any Owner or Member according to the provisions of this Declaration shall be deemed to have been properly furnished if personally delivered, emailed, or if mailed, postage prepaid, to the person who appears as a Member or Owner, at the latest email or mailing address for such person appearing in the records of the Association at the time of mailing. If no mailing address has been provided, the Lot owned by said Owner shall be used for notice purposes.

15.2. Amendment. Except as otherwise provided herein, this Declaration and/or the Plat may be amended only upon the affirmative vote of at least sixty-seven percent (67%) of the Lot Owners. Amendments to the Declaration shall be proposed by either a majority of the Board or by at least thirty percent (30%) of the Lot Owners. The proposed amendment must be reduced to writing and must be included in the notice of any meeting at which action is to be taken thereon. Any amendment(s) shall be effective upon recordation in the office of the recorder of Weber County, State of Utah. In such instrument the Board and/or president of the Association shall certify that the vote required by this Section for amendment has occurred. If a Lot is owned by more than one Owner, the signature of any one Owner shall be sufficient to constitute approval for that Lot under this Section. If a Lot is owned by an entity or trust, the signature of any one officer, trustee, or agent of the entity shall be sufficient to constitute approval for that Lot under this Section. No acknowledgment of any signature shall be required.

(a) Declarant's Right to Amend. Notwithstanding anything in this Declaration, so long as the Declarant owns any Lot within the Association, the Declarant shall have the unilateral right to amend the Declaration.

15.3. Consent in Lieu of Voting. In any case in which this Declaration requires authorization or approval of a transaction the assent or affirmative vote of a stated percentage of the votes present or represented at a meeting, such requirement may be fully satisfied by obtaining, with or without a meeting, consents in writing to such transaction from Members entitled to cast at least the stated percentage of all membership votes outstanding in the Association. The following

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additional provisions shall govern any application of this Section 15.3:

(a) All necessary consents must be obtained prior to the expiration of ninety (90) days after the first consent is given by any Member.

(b) The total number of votes required for authorization or approval under this Section 15.3 shall be determined as of the date on which the last consent is signed.

(c) Except as provided in the following sentence, any change in ownership of a Lot which occurs after consent has been obtained from the Owner thereof shall not be considered or taken into account for any purpose.

15.4. Dissolution. Subject to the restrictions set forth in Article XIII of this Declaration pertaining to Mortgagee protection, the Association may be dissolved by the affirmative assent in writing from 90% of the Lot Owners. Upon dissolution of the Association, all of its agency or authority to be used for purposes similar to those provided for in the Articles of Incorporation or this Declaration. In the event such dedication or transfer is not made or is not accepted, the Association's assets shall be transferred to a nonprofit corporation, trust, or other entity to be used for such similar purposes, and each Owner shall continue to be obligated to make assessment payments for the maintenance and upkeep of the Common Areas, common access roadways, curbs, gutters, and sidewalks on a pro rata basis which conforms substantially with the assessments procedure, terms and conditions set forth in Article V of this Declaration.

15.5. Interpretation and Severability. The captions which precede the Articles and Sections of this Declaration are for convenience only and shall in no way affect the manner in which any provision hereof is constructed. Whenever the context so requires, the singular shall include the plural, the plural shall include the singular, the whole shall include any party thereof, and any gender shall include the other gender. The invalidity or unenforceability of any portion of this Declaration shall not affect the validity or enforceability of the remainder hereof.

15.6. Covenants to Run with Land. This Declaration and all provisions hereof shall constitute covenants to run with the land or equitable servitudes, as the case may be, and shall be binding upon and shall inure to the benefit of the Association and all parties who hereafter acquire any interest in a Lot or in the Common Areas shall be subject to the terms of this Declaration and the provisions of any Rules, agreements, instruments, and determinations contemplated by this Declaration; and failure to comply with any of the foregoing shall be grounds for an action by the Association or an aggrieved Owner for the recovery of damages, or for injunctive relief, or both. By acquiring any interest in a Lot or in the Common Areas, the party acquiring such interest consents to, and agrees to be bound by, each and every provision of this Declaration.

15.7. No Waiver. Failure by the Association or by any Owner to enforce any Restriction or provision herein contained, or contained in the Bylaws or the Rules, in any certain instance or on any particular occasion shall not be deemed a waiver of such right of enforcement as to any such future breach of the same or any other Restriction or provision.

15.8. Security. The Association shall in no way be considered an insurer or guarantor of security within or relating to the Property, including any Common Area in which the Association may have an obligation to maintain, and the Association shall not be held liable for any loss or damage by reason of any failure to provide adequate security or any ineffectiveness of security measures

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undertaken. Owner or Occupant agree by purchasing a Lot in this Association that Association, and the Board, are not insurers of the safety or well-being of Owners or Occupants or of their personal property, and that each Owner or Occupant assumes all risks for loss or damage to persons, the Lots, the Common Areas, and to the contents of improvements located thereon to the extent not insured by the Association. EACH OWNER AND OCCUPANT UNDERSTANDS AND ACKNOWLEDGES THAT THE ASSOCIATION AND THE BOARD HAVE NOT MADE ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND AND THAT EACH OWNER OR OCCUPANT HAS NOT RELIED UPON ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, RELATIVE TO THE SECURITY OF THE TOWNHOME PROJECT.

15.9. Effective Date. The Declaration and any amendment hereof shall take effect upon its being filed for record in the office of the County Recorder of Weber County, Utah.

XVI EXPANSION OF THE COMMUNITY

16.1 Expansion by Declarant. From time to time, the Declarant may submit to the terms of this Declaration all or any portion of the Annexable Property by recording a Supplement describing the additional property to be submitted. The Declarant may record such a Supplement without the consent of any Person except the owner of such property, if not the Declarant.

(a) The Declarant's right to expand the Community under this Section expires when all property described in Exhibit "B" has been submitted to this Declaration or 30 years after this Declaration is recorded, whichever is earlier. Until then, the Declarant may transfer or assign this right to a Declarant Affiliate or any Person who is the developer of at least a portion of the real property described in Exhibit "A" or Exhibit "B". Any such transfer shall be described in a recorded instrument executed by the Declarant.

(b) Nothing in this Declaration shall require the Declarant or any successor to submit additional property to this Declaration or to develop any of the property described in Exhibit "B" in any manner whatsoever.

16.2 Expansion by the Association. If approved by the Association in writing, the Association also may submit additional property to this Declaration by recording a Supplement describing the additional property. Any Supplement which the Association records must be approved by the Owners of more than 50% of the total votes in the Association at a meeting duly called for such purpose and by the owner of the property to be submitted. In addition, during the Development and Sale Period, the Declarant's consent is required. The Association's President and Secretary, the owner of the property, and the Declarant, if the Declarant's consent is required, shall sign the Supplement.

16.3 Additional Covenants and Easements. Any Supplement that the Declarant records may impose additional covenants and easements on the property described in such Supplement, such as covenants obligating the Association to maintain and insure such property and authorizing the Association to recover its costs through Special Assessments. Such provisions may be included in a Supplement submitting new property to this Declaration or may be set forth in a separate Supplement applicable to property previously submitted to this Declaration. If someone other than the Declarant owns the property, then the Supplement must

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be signed by such owner evidencing such owner's consent. Any Supplement may add to, create exceptions to, or otherwise modify the terms of this Declaration as it applies to the property described in the Supplement, in order to reflect the different character and intended use of such property.

16.4 Effect of Filing a Supplement. A Supplement shall be effective upon recording unless otherwise specified in the Supplement. On the effective date of the Supplement, any additional property made subject to this Declaration shall be assigned voting rights in the Association and assessment liability in accordance with the provisions of this Declaration. Notwithstanding anything to the contrary herein, the Association must give its prior written approval to any Supplement that is adopted by the Association. If a Supplement is not approved, in advance and in writing, by the Association, then said Supplement shall be deemed void and of no force and effect.

16.5 Unit Conversions. In the event that any development or building now or hereafter constructed within the Community is used or operated for non-residential purposes, such as retail, office, or other commercial uses, and such development is later converted or operated for residential purposes, the owner of such property may submit such property to the provisions of this Declaration by recording a Supplement describing the property and specifically submitting it to the terms of this Declaration. Such Supplement Declaration shall not require the consent of the Association, but shall require the signature of an officer of the Association acknowledging it. In addition, the Declarant's prior written consent shall be necessary so long as the Declarant or a Declarant Affiliate owns any property described in Exhibit "A"

16.6 Withdrawal. Notwithstanding any other provisions of this Declaration, Declarant reserves the right to amend this Declaration so long as it has the right to expand/annex additional property pursuant to this Article, for the purpose of removing property then owned by the Declarant or its assignees from coverage of this Declaration, to the extent originally included in error or as a result of any changes in Declarant's plans for the Property, provided such withdrawal is not unequivocally contrary to the overall scheme of development for the Property.

16.7 No Obligation to Expand. Nothing herein shall constitute a representation, warranty or covenant that Declarant, any successors or assigns of Declarant, or any other Person will subject any additional property to the provisions of this Declaration, nor shall Declarant, any successors or assigns of Declarant, or any other person be obligated so to do, and Declarant may, by recorded instrument executed by Declarant, waive their rights so to do, in whole or in part, at any time or from time to time.

16.8 FHA/VA Approval. In the event that, and for so long as, the FHA or the VA is insuring or guaranteeing loans or has agreed to insure or guarantee loans on any portion of the Annexable Property with respect to the initial sale by Declarant or builder to the initial purchaser of any Residence, then a condition precedent to any annexation of any property other than the Annexable Property shall be written confirmation by the FHA or the VA that the annexation is in accordance with the development plan submitted to and approved by the FHA or the VA; provided, however, that such written confirmation shall not be a condition precedent if at such time the FHA or the VA has ceased to regularly require or issue such written confirmations.

16.9 City Approval. The project has been approved by Riverdale City as a Planned

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Development Overlay and is subject to all terms and conditions of approval, including Ordinance No. 2018-20, as amended, and applicable subdivision approvals.

16.10 Transfer of Land. Written notice to all association members and to the City shall be provided no less than 60 days prior to any proposed transfer of any common area land or facility, or the assumption of maintenance for common area land or facility. No such transfer shall be effective unless approved by the City, which approval shall not be unreasonably withheld so long as it is consistent with the provisions of this Chapter and applicable law.

16.11 Restrictions concerning common open space and/or facilities shall run with the land and not for a period of years.

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[Certification on Next Page]

CERTIFICATION

IN WITNESS WHEREOF, the Declarant has caused this Declaration to be executed by its duly authorized president and secretary.

IN WITNESS WHEREOF, this amendment is hereby executed this ___ day of_____ in 2019.

Coleman VU Heights LLC

By _____
Its: Manager

State of Utah)
ss.
County of _____)

On the _____day of _____20___, personally appeared before me _____ who by me being duly sworn, did say that he is the president of the Coleman VU Heights LLC, and that the foregoing instrument is signed and executed by authority of the consent of its members.

Notary Public _____

Residing in _____

My commission expires:

DRAFT

EXHIBIT A

LEGAL DESCRIPTION

DRAFT


COLEMAN VU
ESTATES


MOTOR VU
PARK



STAMPED CONCRETE AREAS
SCALE: 1"=20'-0" NORTH

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGN.LLC.COM

ISSUE DESCRIPTION	DATE
	06/14/2023

#	REV. DESCRIPTION	DATE

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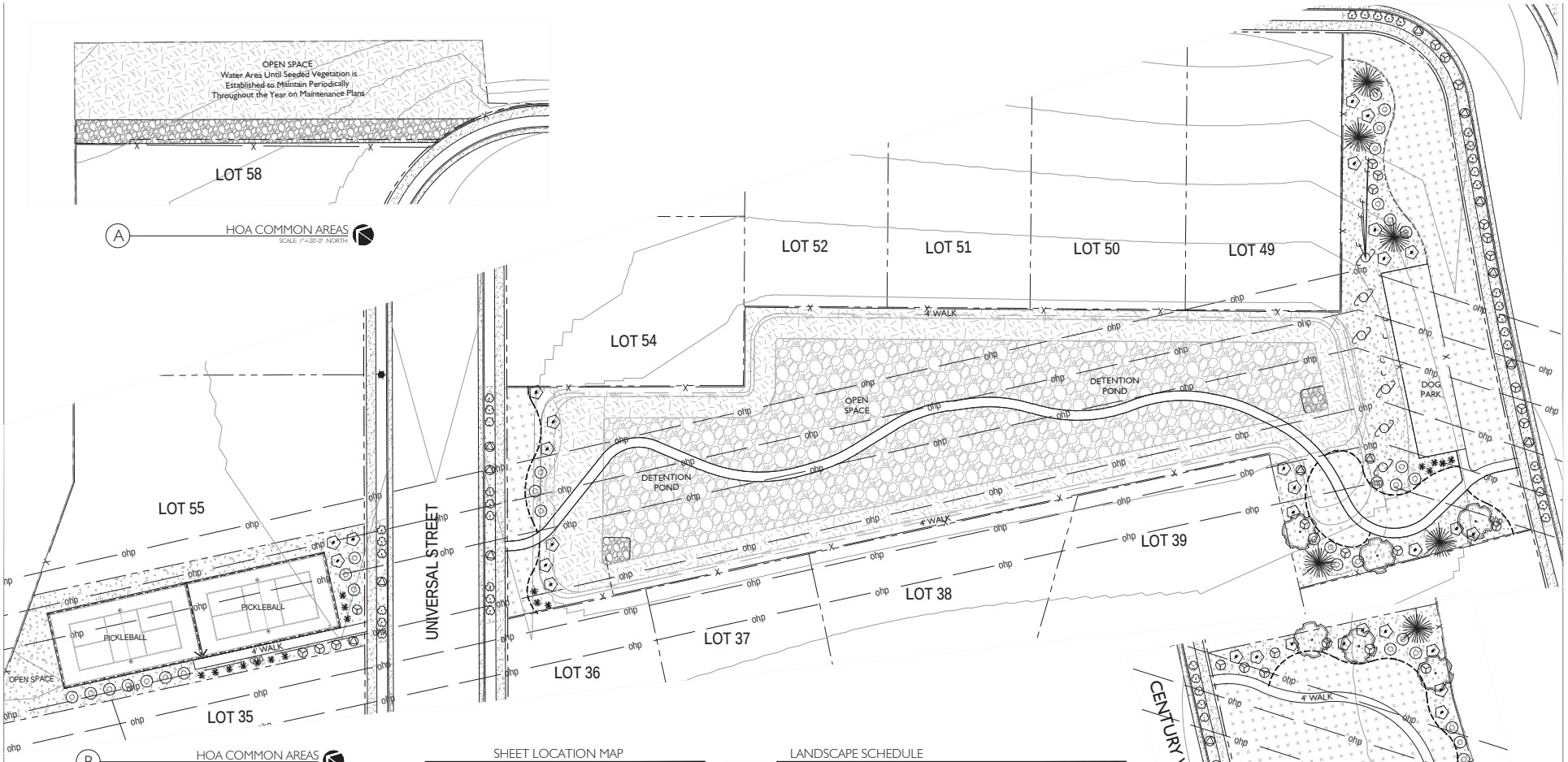
COLEMAN VU ESTATES

5369 SOUTH 1050 WEST
RIVERDALE, UTAH

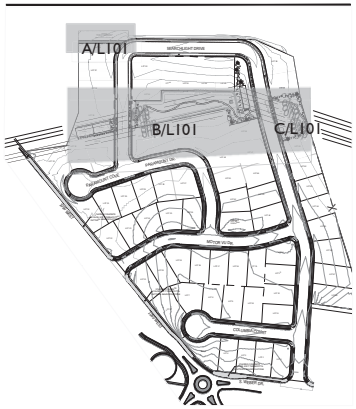
HOA COMMON OPEN SPACE

STAMPED CONC. PLAN

L100



SHEET LOCATION MAP



LANDSCAPE SCHEDULE

Qnty.	Botanical Name	Common Name	Size
	TREES		
9	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree	2" Cal. Min.
7	Picea pungens	Colorado Spruce	6'
	SHRUBS		
18	Gaura lindheimeri 'Whirling Butterflies'	Whirling Butterflies	2 Gal.
38	Perovskia atriplicifolia	Russian Sage	2 Gal.
43	Rhus aromatica 'Gro Low'	Grow Low Sumac	2 Gal.
	ORNAMENTAL GRASS		
18	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
37	Miscanthus sinensis 'Gracillimus'	Maiden Grass	1 Gal.
51	Pennisetum alopecuroides	Dwarf Fountain Grass	1 Gal.
	TURF		
18,246 s.f.	Chanshare Imperial Blue		Sod
	MULCH		
16,171 s.f.	Decorative Gravel Mulch, Crushed, 1 - 2", Over Weed Barrier		3"
17,010 s.f.	Cobble Mulch - 3 - 6"		3"
	EDGING		
	Metal - Steel, 4" x 3/16", 3' Diameter Tree Rings for Turf for Turf Areas		
14,714 s.f.	REVEGETATION		Seed

Name	Variety	Scientific Name	Bulk Lbs.	Bulk %	PLS Lbs.	PLS %	PLS/Acre
Wheatgrass, Crested	Ephram	Agropyron Christantum	4.59	27.03%	4.59	27.03%	4
Wheatgrass, Streambank	Sodar	lanceolatus ssp. Lanceolatus	4.59	27.03%	4.59	27.03%	4
Fescue, Sheep	VNS	Festuca vina var. ovina	1.15	6.76%	1.15	6.76%	1
Lewis Flax	Appar.	Linum Lewwisii	1.15	6.76%	1.15	6.76%	1
Wheatgrass, Western	Barton	Pascopyrum smithii	2.30	13.51%	2.30	13.51%	2
Blugrass, Sandberg	VNS	Poa secunda	0.57	3.38%	0.57	3.38%	0.5
Wheatgrass, Snake River	Secar	Elymus wawawaiensis	2.30	13.51%	2.30	13.51%	2
Alkali sacaton	VNS	Sporobolus airoides	0.34	2.03%	0.34	2.03%	0.3
Total			17.00	100.0%	17.00	100.0%	14.8

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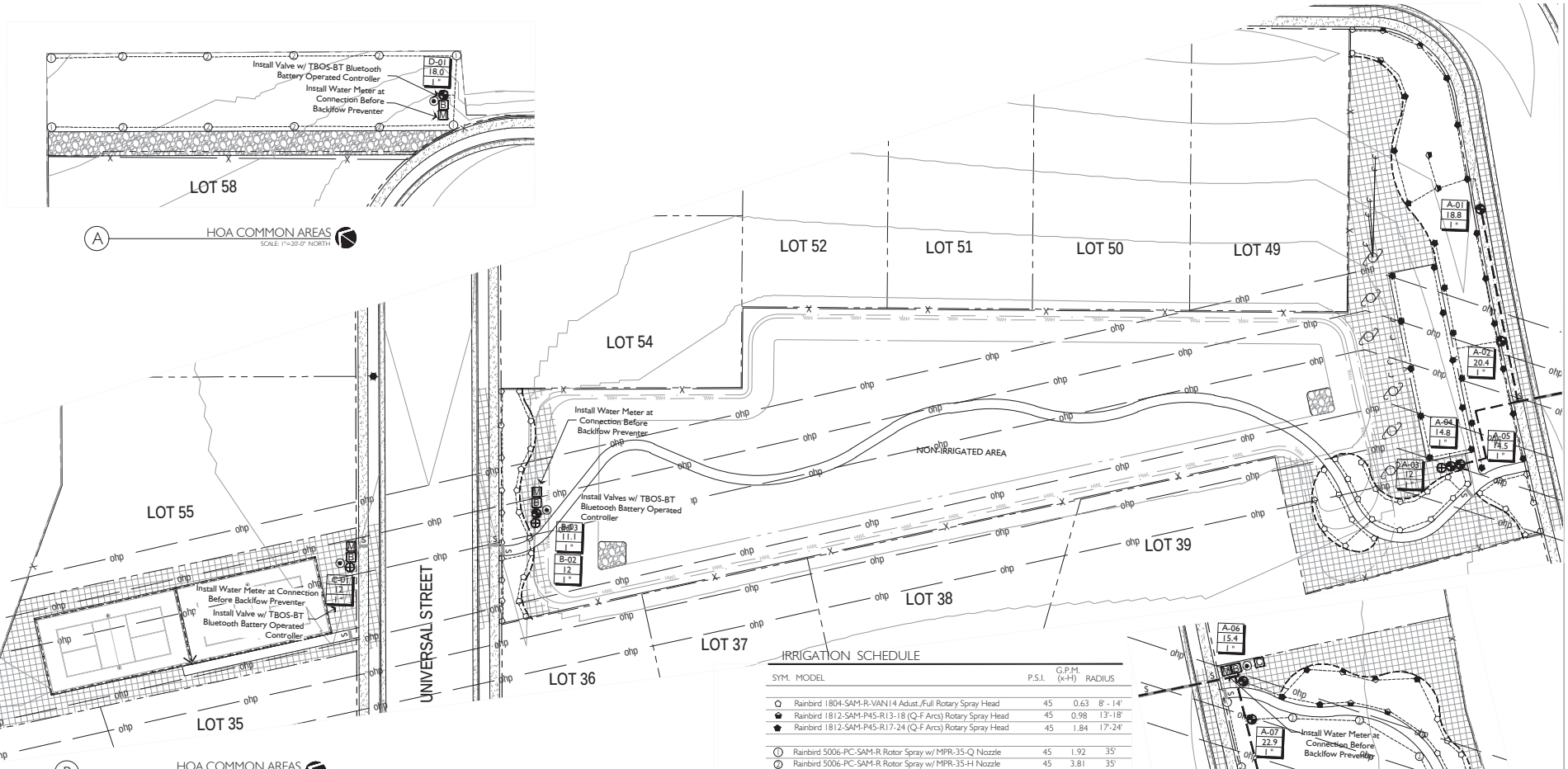
COLEMAN VU ESTATES

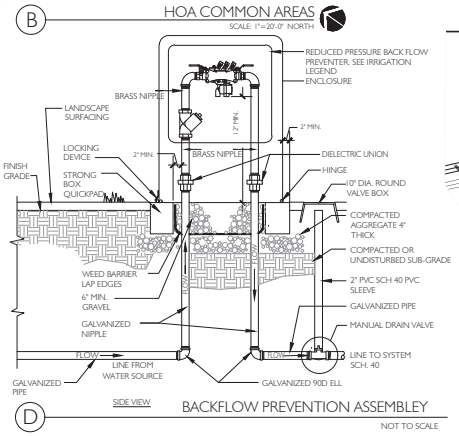
5369 SOUTH 1050 WEST
RIVERDALE, UTAH

HOA COMMON OPEN SPACE

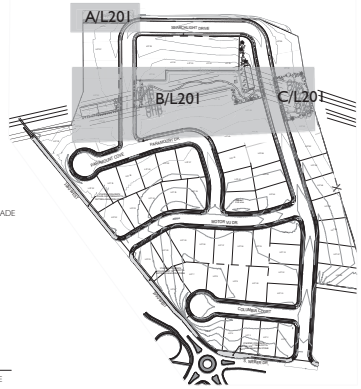
LANDSCAPE PLAN

L101





SHEET LOCATION MAP

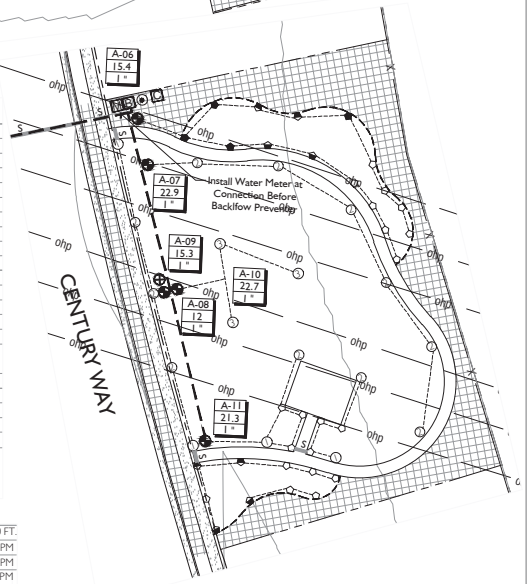


IRRIGATION SCHEDULE

SYM.	MODEL	P.S.I.	G.P.M. (x-H)	RADIUS
	Rainbird 1804-SAM-R-VAN14 Adust./Full Rotary Spray Head	45	0.63	8' - 14'
	Rainbird 1812-SAM-P45-R13-18 (Q-F Arcs) Rotary Spray Head	45	0.98	13'-18'
	Rainbird 1812-SAM-P45-R17-24 (Q-F Arcs) Rotary Spray Head	45	1.84	17'-24'
1	Rainbird 5006-PC-SAM-R Rotor Spray w/ MPR-35-Q Nozzle	45	1.92	35'
2	Rainbird 5006-PC-SAM-R Rotor Spray w/ MPR-35-H Nozzle	45	3.81	35'
3	Rainbird 5006-PC-SAM-R Rotor Spray w/ MPR-35-F Nozzle	45	7.58	35'
	Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub			
	Automatic Control Valve - Rainbird PEB - See Plan for Sizes			
	Drip Control Zone - Rainbird XCZ-100-PRBCOM			
	Quick Coupling Valve Assembly			
M	Water Meter - Install per City Standards			
	Controller (Smart Sense) - Rainbird ESPLXME2, IQPSCMLXM Pro Smart IQ Connection Module LXMM - LXMMPEDPowder Coated Cabinet and Pedestal			
B	Backflow Preventer - 1 1/2"			
	Lateral Pipe - Schedule 40 PVC			
	1 1/2" Sch 40 PVC Mainline			
S	Irrigation Sleeving (See Plan)			
A-01 / 12.0 / 1"	Valve # / GPM / Valve Size			

IRRIGATION PIPE SIZING SCHEDULE

Distance - valve to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM
1-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	18 - 26 GPM	16 - 24 GPM	14 - 22 GPM
2" SCH. 40 PVC PIPE	30 - 50 GPM	30 - 50 GPM	26 - 50 GPM	24 - 45 GPM	22 - 40 GPM



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COLEMAN VU ESTATES

5369 SOUTH 1050 WEST
RIVERDALE, UTAH

HOA COMMON OPEN SPACE

IRRIGATION PLAN

L201

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

FOR CONSTRUCTION
DATE PRINTED MAY 31, 2023

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PP-6	PLAN AND PROFILE MOTOR VU DRIVE
PP-7	PLAN AND PROFILE COLUMBIA COURT
PP-8	PLAN AND PROFILE PARAMOUNT COVE / PARAMOUNT DRIVE
PP-9	PLAN AND PROFILE PARAMOUNT DRIVE
C-600	DETAILS

NOTICE TO CONTRACTOR

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

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

CURRENT PROPERTY OWNER:
MOVU, LLC
5406 S. WEBER DRIVE
RIVERDALE, UT 84041
CONTACT:
BRENT COLEMAN
PHONE: 801-698-3591

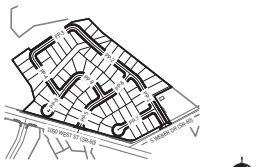
NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

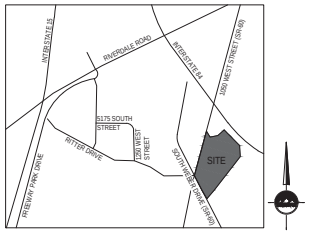
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

KEY MAP



NO SCALE

VICINITY MAP



NO SCALE

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO RIVERDALE CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK ELEVATION = WEST CORNER SECTION 18, T5N, R2W SALT LAKE BASE & MERIDIAN, ELEV. = 4390.40.
4. OWNER INFORMATION: GOLDCREST HOMES, 9730 SOUTH 700 EAST, SANDY, UTAH 84070, ADAM ANDERSON, 385-200-0040.
5. APPROVING AGENCY: RIVERDALE CITY, 4600 SOUTH WEBER RIVER DRIVE, RIVERDALE, UTAH 84405

ENSIGN
THE STANDARD IN ENGINEERING

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45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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FOR:
GOLDCREST HOMES
9730 SOUTH 700 EAST
SANDY, UTAH 84070
CONTACT:
ADAM ANDERSON
PHONE: 385-200-0040

COLEMAN VU ESTATES
5368 SOUTH 1050 WEST
RIVERDALE, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/31/23
STATE OF UTAH

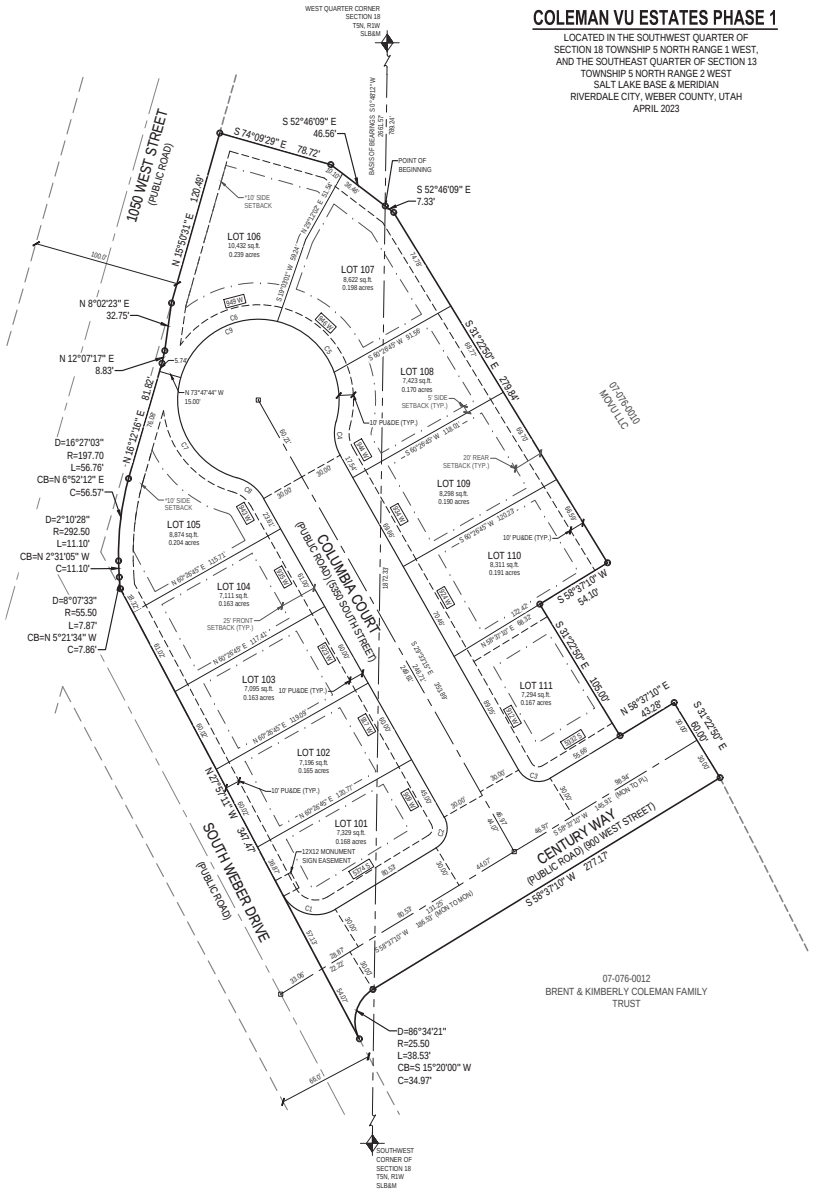
2023-05-30 FOR CONSTRUCTION

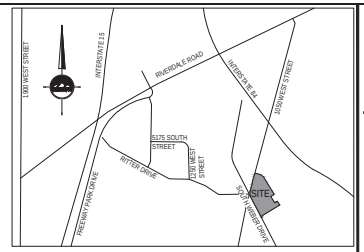
COVER

PROJECT NUMBER: 11330B
PRINT DATE: 5/31/23
DRAWN BY: JWS
CHECKED BY: BAM
PROJECT MANAGER: BAM

COLEMAN VU ESTATES PHASE 1

LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 18 TOWNSHIP 5 NORTH RANGE 1 WEST,
AND THE SOUTHEAST QUARTER OF SECTION 13
TOWNSHIP 5 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
RIVERDALE CITY, WEBER COUNTY, UTAH
APRIL 2023





VICINITY MAP
NO SCALE
RIVERDALE CITY, WEBER COUNTY, UTAH

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	25.50'	41.58'	93°25'39"	S74°40'00"E	37.12'
C2	15.50'	23.85'	88°10'25"	N14°31'58"E	21.57'
C3	15.50'	24.84'	91°49'35"	S75°28'02"E	22.27'
C4	30.00'	23.61'	45°05'57"	S7°00'17"E	23.01'
C5	55.00'	53.95'	56°12'05"	N48°13'27"W	51.81'
C6	55.00'	83.97'	87°28'15"	S59°56'23"W	76.05'
C7	55.00'	87.22'	90°51'28"	S29°13'28"E	78.36'
C8	30.00'	23.61'	45°05'57"	N52°06'14"W	23.01'
C9	55.00'	259.37'	270°11'54"	S60°26'45"W	77.65'

NOTES

1. PROPERTY IS ZONED R-2 P.R.U.D.
   A. FRONT YARD SETBACK IS 25'
   B. REAR YARD SETBACK IS 20'
   C. SIDE YARD SETBACK IS 5' *UNLESS OTHERWISE NOTED ON PLAT*
   D. CORNER LOT SIDE YARD SETBACK IS 20' ARTERIAL STREET MINIMUM SIDE YARD AND (STREET) 20'.
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
3. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PU&DE THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&DE.
4. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS
5. 5/8" X 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT LOT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.
6. RIVERDALE CITY ADDRESS IS: 4600 SOUTH WEBER RIVER DRIVE
   RIVERDALE, UTAH 84405
7. LOTS 105 AND 106 WILL HAVE NO VEHICULAR ACCESS TO 1050 WEST AND LOTS 101-105 WILL HAVE NO ACCESS TO SOUTH WEBER DRIVE.

LEGEND

- SECTION CORNER
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE = PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- SETBACK LINE
- CENTERLINE
- SECTION LINE
- PROPERTY LINE

HORIZONTAL GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 8034679, in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that by authority of The Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements and that the monuments shown on this plat are located as indicated and are sufficient to accurately establish the boundaries of the herein described tract of real property and that it has been drawn correctly and is a true and correct representation of the herein described lands included in said subdivision based on data compiled from The County Recorder's office. I further certify that all lots meet frontage width and area requirements of applicable zoning ordinances.

PLAT NARRATIVE

The purpose of this plat is to divide the land into lots and streets.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southwest Quarter of Section 18 Township 5 North, Range 1 West, and the Southeast Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Riverdale City, Weber County, Utah. Being more particularly described as follows:

Beginning at a point on the West Section line of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian, said point being located South 00°48'12" West 789.24 feet from the West Quarter Corner of said Section 18 and running thence;

South 52°46'09" East 7.33 feet;
thence South 31°22'50" East 279.84 feet;
thence South 58°37'10" West 54.10 feet;
thence South 31°22'50" East 105.00 feet;
thence North 58°37'10" East 43.26 feet;
thence South 31°22'50" East 60.00 feet;
thence South 58°37'10" West 277.17 feet;

thence southwesterly 38.53 feet along the arc of a 25.50-foot radius curve to the left (center bears South 31°22'50" East and the chord bears South 15°20'00" West 34.97 feet with a central angle of 86°34'21") to the northerly Right-of-Way line of South Weber Drive;

thence North 27°57'11" West 347.47 feet along said Northerly Right-of-Way Line to the easterly Right-of-Way Line of 1050 West Street;

thence along said Easterly Right-of-Way Line the following seven (7) courses:
(1) northwesterly 7.87 feet along the arc of a 55.50-foot radius curve to the right (center bears North 80°34'40" East and the chord bears North 05°21'34" West 7.86 feet with a central angle of 08°07'33");
(2) northerly 11.10 feet along the arc of a 292.50-foot radius curve to the right (center bears North 86°23'41" East and the chord bears North 02°31'05" West 11.10 feet with a central angle of 02°10'28");
(3) northerly 56.76 feet along the arc of a 197.70-foot radius curve to the right (center bears North 88°38'41" East and the chord bears North 06°52'12" East 56.57 feet with a central angle of 16°27'03");
(4) North 16°12'16" East 81.82 feet;
(5) North 12°07'17" East 8.83 feet;
(6) North 08°02'23" East 32.75 feet;
(7) North 15°50'31" East 120.49 feet;

thence South 74°09'29" East 78.72 feet;
thence South 52°46'09" East 46.56 feet to the Point of Beginning.

Contains 132,190 Square Feet or 3.035 Acres and 11 Lots.

Date

Trent R. Williams, PLS
License No. 8034679

OWNER'S DEDICATION

We(I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-way's) as shown hereon and name said tract:

COLEMAN VU ESTATES PHASE 1

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Grant and convey to the subdivision home owners association, all those part or portions of said tract of land designated as common areas and open spaces to be used for recreational and open space purposes for the benefit of each home owners association member in common with all others in the subdivision and grant and dedicate to the city a perpetual open space right and easement on and over the common areas to guarantee to Riverdale City that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated heron as public utility and drainage easements with no buildings or structures being erected within such easements.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____, A.D., 20_____.

By:

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH)
County of Weber) S.S.

On the _____ day of _____, A.D., 20_____, personally appeared before me, the undersigned Notary public, in and for said County of _____, in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of Weber) S.S.

On the _____ day of _____, A.D., 20_____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____, a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

COLEMAN VU ESTATES PHASE 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 18
TOWNSHIP 5 NORTH RANGE 1 WEST AND THE NORTHEAST
QUARTER OF SECTION 13 TOWNSHIP 5 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
RIVERDALE CITY, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE _____
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20_____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

WEBER COUNTY RECORDER

BY _____
DEPUTY RECORDER

SHEET 1 OF 1
PROJECT NUMBER : 11330
MANAGER : B. MORGAN
DRAWN BY : S. LEWIS
CHECKED BY : T. WILLIAMS
DATE : 5/1/23

ENSIGN
LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNENG.COM
SALT LAKE CITY Phone: 801.255.0529
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

EASEMENT APPROVAL

CENTURYLINK	DATE
ROCKY MOUNTAIN POWER	DATE
DOMINION ENERGY UTAH	DATE
COMCAST	DATE

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____
BY THE RIVERDALE CITY ATTORNEY.

RIVERDALE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____
BY THE CITY PLANNING COMMISSION APPROVAL

CHAIRMAN, RIVERDALE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

I HEREBY CERTIFY THAT THE "OFFICE OF THE CITY ENGINEER" HAS EXAMINED THE FOREGOING PLAT AND IN OUR OPINION THE INFORMATION CONVEYED HEREWITH, COMPLIES WITH THE PUBLIC WORKS STANDARDS AND SPECIFICATION OF RIVERDALE CITY.

RIVERDALE CITY ENGINEER DATE

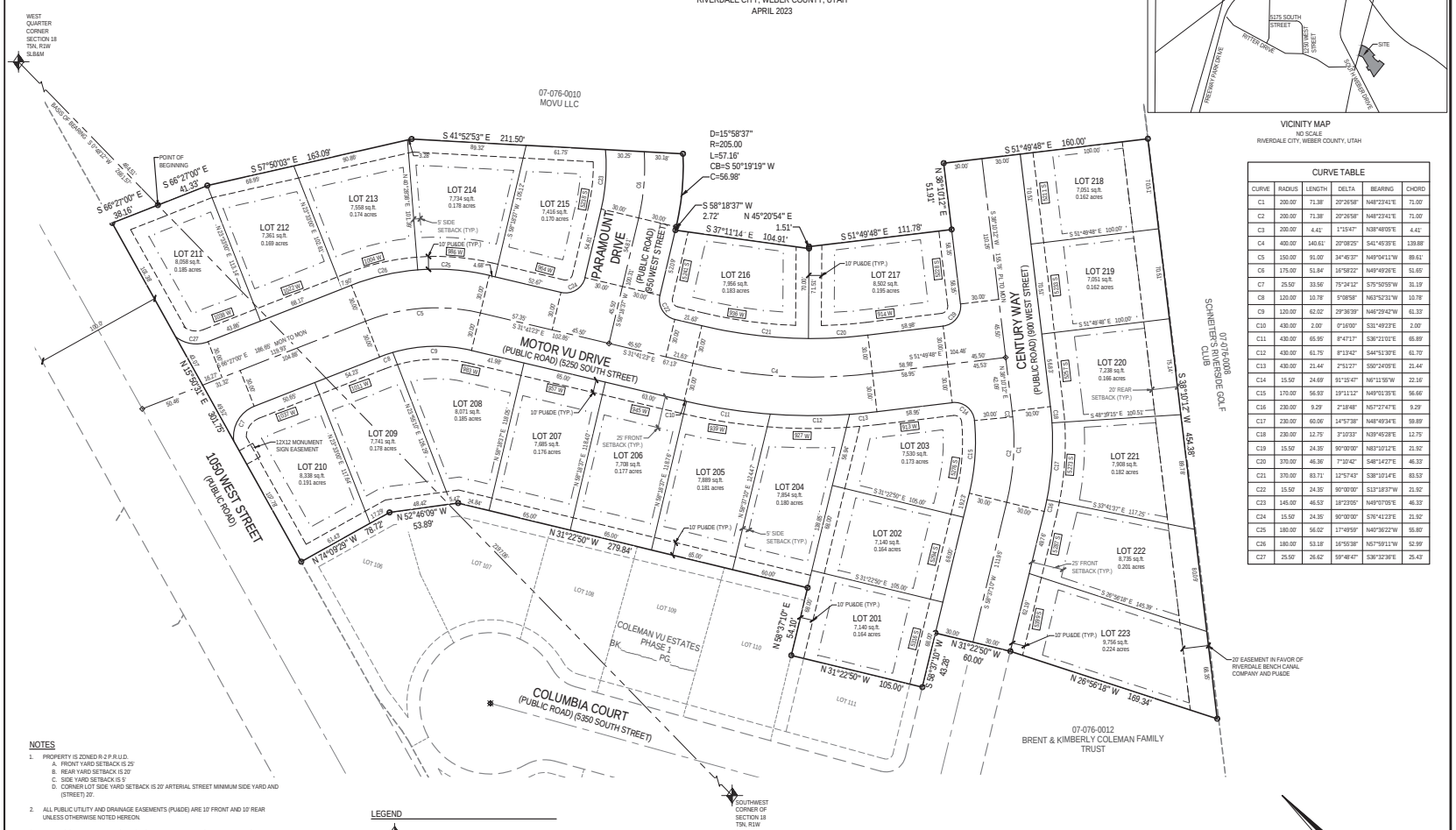
CITY COUNCIL APPROVAL

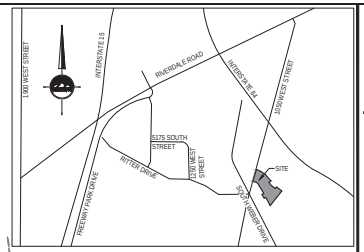
APPROVED THIS _____ DAY OF _____, 20_____
BY THE RIVERDALE CITY COUNCIL

CITY RECORDER CITY MAYOR

COLEMAN VU ESTATES PHASE 2

LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 18 TOWNSHIP 5 NORTH RANGE 1 WEST,
AND THE SOUTHEAST QUARTER OF SECTION 13
TOWNSHIP 5 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
RIVERDALE CITY, WEBER COUNTY, UTAH
APRIL 2023





VICINITY MAP
NO SCALE
RIVERDALE CITY, WEBER COUNTY, UTAH

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	200.00'	71.38'	20°26'58"	N48°23'41"E	71.00'
C2	200.00'	71.38'	20°26'58"	N48°23'41"E	71.00'
C3	200.00'	4.41'	1°15'47"	N38°48'05"E	4.41'
C4	400.00'	140.61'	20°08'25"	S41°45'35"E	139.88'
C5	150.00'	91.00'	34°45'37"	N49°04'11"W	89.61'
C6	175.00'	51.84'	16°58'22"	N49°49'26"E	51.65'
C7	25.50'	33.56'	75°24'12"	S75°50'55"W	31.19'
C8	120.00'	10.78'	5°08'58"	N63°52'31"W	10.78'
C9	120.00'	62.02'	29°36'39"	N46°29'42"W	61.33'
C10	430.00'	2.00'	0°16'00"	S31°49'23"E	2.00'
C11	430.00'	65.95'	8°47'17"	S36°21'01"E	65.89'
C12	430.00'	61.75'	8°13'42"	S44°51'30"E	61.70'
C13	430.00'	21.44'	2°51'27"	S50°24'03"E	21.44'
C14	15.50'	24.69'	91°15'47"	N6°11'55"W	22.16'
C15	170.00'	56.93'	19°11'12"	N49°01'35"E	56.66'
C16	230.00'	9.29'	2°18'48"	N57°27'47"E	9.29'
C17	230.00'	60.06'	14°57'38"	N48°49'34"E	59.89'
C18	230.00'	12.75'	3°10'33"	N39°45'28"E	12.75'
C19	15.50'	24.35'	90°00'00"	N83°10'12"E	21.92'
C20	370.00'	46.36'	7°10'42"	S48°14'27"E	46.33'
C21	370.00'	83.71'	12°57'43"	S38°10'14"E	83.53'
C22	15.50'	24.35'	90°00'00"	S13°18'37"W	21.92'
C23	145.00'	46.53'	18°23'05"	N49°07'05"E	46.33'
C24	15.50'	24.35'	90°00'00"	S76°41'23"E	21.92'
C25	180.00'	56.02'	17°49'59"	N40°36'22"W	55.80'
C26	180.00'	53.18'	16°55'38"	N57°59'11"W	52.99'
C27	25.50'	26.62'	59°48'47"	S36°32'36"E	25.43'

NOTES

1. PROPERTY IS ZONED R-2 P.R.U.D.
   A. FRONT YARD SETBACK IS 25'
   B. REAR YARD SETBACK IS 20'
   C. SIDE YARD SETBACK IS 5'
   D. CORNER LOT SIDE YARD SETBACK IS 20' ARTERIAL STREET MINIMUM SIDE YARD AND (STREET) 20'.
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
3. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PU&DE THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&DE.
4. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS
5. 5/8" X 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT LOT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.
6. RIVERDALE CITY ADDRESS IS: 4600 SOUTH WEBER RIVER DRIVE
   RIVERDALE, UTAH 84405
7. LOTS 210 AND 211 WILL HAVE NO VEHICULAR ACCESS TO 1050 WEST.

LEGEND

- SECTION CORNER
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE: PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- SETBACK LINE
- CENTERLINE
- SECTION LINE
- PROPERTY LINE

HORIZONTAL GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
HORZ. 1 inch = 40 ft.

SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 8034679, in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that by authority of The Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements and that the monuments shown on this plat are located as indicated and are sufficient to accurately establish the boundaries of the herein described tract of real property and that it has been drawn correctly and is a true and correct representation of the herein described lands included in said subdivision based on data compiled from The County Recorder's office. I further certify that all lots meet frontage width and area requirements of applicable zoning ordinances.

PLAT NARRATIVE

The purpose of this plat is to divide the land into lots and streets.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southwest Quarter of Section 18 Township 5 North, Range 1 West, and the Southeast Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Riverdale City, Weber County, Utah. Being more particularly described as follows:

Beginning at a point on the West Section line of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian, said point being located South 00°48'12" West 464.51 feet from the West Quarter Corner of said Section 18 and running thence;

South 66°27'00" East 41.33 feet;
thence South 57°50'03" East 163.09 feet;
thence South 41°52'53" East 211.50 feet;

thence southwesterly 57.16 feet along the arc of a 205.00-foot radius curve to the right (center bears North 47°39'59" West and the chord bears South 50°19'19" West 56.98 feet with a central angle of 15°58'37");

thence South 58°18'37" West 2.72 feet;
thence South 37°11'14" East 104.91 feet;
thence North 45°20'54" East 1.51 feet;
thence South 51°49'48" East 111.78 feet;
thence North 38°10'12" East 51.91 feet;
thence South 51°49'48" East 160.00 feet to the westerly boundary line of Schneiter's Riverside Golf Club as described in that Quit-Claim Deed recorded as Entry No. 1271967, in the Office of the Weber County Recorder;
thence South 38°10'12" West 454.38 feet along said westerly boundary line;
thence North 26°56'18" West 169.34 feet;
thence North 31°22'50" West 60.00 feet;
thence South 58°37'10" West 43.28 feet;
thence North 31°22'50" West 105.00 feet;
thence North 58°37'10" East 5.10 feet;
thence North 31°22'50" West 279.84 feet;
thence North 74°09'29" West 76.72 feet to the easterly Right-of-Way Line of 1050 West Street;
thence North 15°50'31" East 301.75 feet along said easterly Right-of-Way Line;
thence South 66°27'00" East 38.16 feet to the Point of Beginning.

Contains 246,781 Square Feet or 5.665 Acres and 23 Lots.

Date

Trent R. Williams, PLS
License No. 8034679

OWNER'S DEDICATION

We(I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-way's) as shown hereon and name said tract:

COLEMAN VU ESTATES PHASE 2

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Grant and convey to the subdivision home owners association, all those part or portions of said tract of land designated as common areas and open spaces to be used for recreational and open space purposes for the benefit of each home owners association member in common with all others in the subdivision and grant and dedicate to the city a perpetual open space right and easement on and over the common areas to guarantee to Riverdale City that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated heron as public utility and drainage easements with no buildings or structures being erected within such easements.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20_____.

By:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of Weber) S.S.

On the _____ day of _____ A.D., 20_____
personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

COLEMAN VU ESTATES PHASE 2

LOCATED IN THE NORTHWEST QUARTER OF SECTION 18 TOWNSHIP 5 NORTH RANGE 1 WEST AND THE NORTHEAST QUARTER OF SECTION 13 TOWNSHIP 5 NORTH RANGE 2 WEST SALT LAKE BASE & MERIDIAN
RIVERDALE CITY, WEBER COUNTY, UTAH

ENSIGN

LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

EASEMENT APPROVAL	
CENTURYLINK	DATE
ROCKY MOUNTAIN POWER	DATE
DOMINION ENERGY UTAH	DATE
COMCAST	DATE

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____ 20_____
BY THE RIVERDALE CITY ATTORNEY.

RIVERDALE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ 20_____
BY THE CITY PLANNING COMMISSION APPROVAL

CHAIRMAN, RIVERDALE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

I HEREBY CERTIFY THAT THE "OFFICE OF THE CITY ENGINEER" HAS EXAMINED THE FOREGOING PLAT AND IN OUR OPINION THE INFORMATION CONVEYED HEREWITH, COMPLIES WITH THE PUBLIC WORKS STANDARDS AND SPECIFICATION OF RIVERDALE CITY.

RIVERDALE CITY ENGINEER DATE

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____ 20_____
BY THE RIVERDALE CITY COUNCIL

CITY RECORDER CITY MAYOR

SHEET 1 OF 1

PROJECT NUMBER : 11330
MANAGER : B. MORGAN
DRAWN BY : S. LEWIS
CHECKED BY : T. WILLIAMS
DATE : 5/1/23

WEBER COUNTY RECORDER

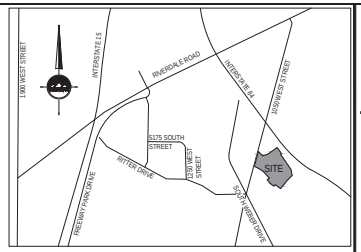
ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____ 20_____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

WEBER COUNTY RECORDER

BY _____
DEPUTY RECORDER

COLEMAN VU ESTATES PHASE 3

LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 18 TOWNSHIP 5 NORTH RANGE 1 WEST,
AND THE SOUTHEAST QUARTER OF SECTION 13
TOWNSHIP 5 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
RIVERDALE CITY, WEBER COUNTY, UTAH
APRIL 2023



VICINITY MAP
NO SCALE
RIVERDALE CITY, WEBER COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 8034679, in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that by authority of The Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements and that the monuments shown on this plat are located as indicated and are sufficient to accurately establish the boundaries of the herein described tract of real property and that it has been drawn correctly and is a true and correct representation of the herein described lands included in said subdivision based on data compiled from The County Recorder's office. I further certify that all lots meet frontage width and area requirements of applicable zoning ordinances.

PLAT NARRATIVE

The purpose of this plat is to divide the land into lots and streets.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southwest Quarter of Section 18 Township 5 North, Range 1 West, and the Southeast Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Riverdale City, Weber County, Utah. Being more particularly described as follows:

Beginning at a point on the West Section line of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian, said point being on the easterly right-of-way Line of 1050 West Street, said point also being South 00°48'12" West 318.76 feet from the West Quarter Corner of said Section 18 and running thence;

North 15°50'31" East 223.44 feet along said easterly right-of-way Line to the southerly boundary line of Utah Military Academy as described in that Special Warranty Deed recorded as Entry No. 3047309, in the Office of the Weber County Recorder;

thence along said southerly boundary line the following three (3) courses:

(1) South 43°43'36" East 137.44 feet;
(2) North 74°48'06" East 119.99 feet;
(3) North 54°48'12" East 276.58 feet to the southerly right-of-way line of Interstate-84;

thence along said southerly right-of-way line the following three (3) courses:

(1) South 35°23'14" East 170.97 feet;
(2) South 49°48'12" West 26.52 feet;
(3) South 34°31'48" East 429.01 feet;

thence South 11°08'48" East 143.42 feet to the westerly boundary line of Schneiter's Riverside Golf Club as described in that Quit-Claim Deed recorded as Entry No. 1271967, in the Office of the Weber County Recorder;

thence along said westerly boundary line the following two (2) courses:

(1) South 45°10'12" West 159.42 feet;
(2) South 38°10'12" West 251.20 feet;

thence North 51°49'48" West 160.00 feet;
thence South 38°10'12" West 51.91 feet;
thence North 51°49'48" West 111.78 feet;
thence South 45°20'54" West 1.51 feet;
thence North 37°11'14" West 104.91 feet;
thence North 58°18'37" East 2.72 feet;

thence northeasterly 57.16 feet along the arc of a 205.00-foot radius curve to the left (center bears North 31°41'23" West and the chord bears North 50°19'19" East 56.98 feet with a central angle of 15°58'37");

thence North 41°52'53" West 211.50 feet;
thence North 57°50'03" West 163.09 feet;
thence North 66°27'08" West 79.50 feet to the easterly right-of-way Line of 1050 West Street;
thence North 15°50'31" East 135.64 feet along said easterly right-of-way line to the Point of Beginning.

Contains 464,786 Square Feet or 10.670 Acres, 34 Lots and 4 Open Space Parcels.

Date

Trent R. Williams, PLS
License No. 8034679

OWNER'S DEDICATION

We(I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-way's) as shown hereon and name said tract:

COLEMAN VU ESTATES PHASE 3

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Grant and convey to the subdivision home owners association, all those part or portions of said tract of land designated as common areas and open spaces to be used for recreational and open space purposes for the benefit of each home owners association member in common with all others in the subdivision and grant and dedicate to the city a perpetual open space right and easement on and over the common areas to guarantee to Riverdale City that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated heron as public utility and drainage easements with no buildings or structures being erected within such easements.

In witness whereof I / we have hereunto set our hand (s) this _____day of _____A.D., 20_____.

By:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of Weber)S.S.

On the ____day of _____A.D., 20_____
personally appeared before me, the undersigned Notary Public, in and for said County of _____in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES:_____

_____ RESIDING IN_____ COUNTY.
NOTARY PUBLIC

NOTES

1. PROPERTY IS ZONED R-2 P.R.U.D.
   A. FRONT YARD SETBACK IS 25'
   B. REAR YARD SETBACK IS 20'
   C. SIDE YARD SETBACK IS 5' *UNLESS OTHERWISE NOTED
   D. CORNER LOT SIDE YARD SETBACK IS 20' ARTERIAL STREET MINIMUM SIDE YARD AND (STREET) 20'.
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
3. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PU&DE THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&DE.
4. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS
5. 5/8" X 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT LOT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.
6. RIVERDALE CITY ADDRESS IS: 4600 SOUTH WEBER RIVER DRIVE
   RIVERDALE, UTAH 84405
7. LOTS 317 AND 318 WILL HAVE NO VEHICULAR ACCESS TO 1050 WEST

IRRIGATION EASEMENT

Beginning at a point on the Easterly Right-of-Way line of 1050 West Street, said point being located South 00°48'21" West 242.32 feet along the Section Line and East 20.62 feet from the West Quarter Corner of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian, and running

thence North 15°50'31" East 20.25 feet along said Easterly Right-of-Way Line;
thence South 65°08'49" East 74.49 feet;
thence North 39°12'10" East 80.11 feet;
thence South 43°43'36" East 15.28 feet;
thence North 74°48'06" East 119.99 feet;
thence North 54°48'12" East 256.53 feet;
thence South 48°29'34" East 70.37 feet;
thence South 34°52'48" East 102.93 feet;
thence South 49°48'12" West 20.09 feet;
thence North 34°52'48" West 102.40 feet;
thence North 48°29'34" West 60.84 feet;
thence South 55°30'10" West 129.17 feet;
thence South 58°50'39" West 99.70 feet;
thence South 70°31'03" West 135.78 feet;
thence South 39°12'10" West 77.55 feet;
thence Northwesterly 39.06 feet along the arc of a 55.00 foot radius curve to the left (center bears South 35°25'13" West and the chord bears North 74°55'37" West 38.25 feet with a central angle of 40°41'40");
thence North 65°08'49" West 50.81 feet to the point of beginning.

Contains 9,212 Square Feet or 0.211 Acres

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	2000.00'	244.35'	7°00'00"	S41°40'12"W	244.19'
C2	65.00'	90.42'	79°42'00"	N5°19'12"E	83.30'
C3	45.00'	71.21'	90°40'00"	N79°51'48"W	64.01'
C4	380.00'	44.58'	6°43'18"	N50°33'35"W	44.55'
C5	65.00'	96.85'	85°22'08"	N4°30'52"W	88.13'
C6	175.00'	9.67'	3°10'03"	N38°45'13"E	9.67'
C7	1970.00'	4.20'	0°07'19"	S38°13'52"W	4.20'
C8	1970.00'	158.06'	4°35'50"	S40°35'26"W	158.02'
C9	1970.00'	75.00'	2°10'53"	S43°58'48"W	75.00'
C10	1970.00'	3.41'	0°05'58"	S45°07'13"W	3.41'
C11	95.00'	132.15'	79°42'00"	N5°19'12"E	121.75'
C12	75.00'	53.27'	40°41'55"	N54°52'45"W	52.16'
C13	75.00'	65.41'	49°58'05"	S79°47'15"W	63.35'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C14	15.50'	19.28'	71°16'34"	S89°33'31"E	18.06'
C15	30.00'	8.85'	16°54'40"	S45°27'54"E	8.82'
C16	30.00'	19.40'	37°03'26"	S18°28'51"E	19.07'
C17	55.00'	62.45'	65°03'23"	N32°28'50"W	59.15'
C18	55.00'	95.18'	99°08'58"	S65°25'00"W	83.74'
C19	55.00'	93.41'	97°18'43"	S32°48'51"E	82.58'
C20	55.00'	6.73'	7°00'39"	S84°58'32"E	6.73'
C21	30.00'	18.10'	34°33'37"	N71°12'02"W	17.82'
C22	350.00'	20.35'	3°19'55"	N52°15'16"W	20.35'
C23	350.00'	20.71'	3°23'23"	N48°53'37"W	20.70'
C24	35.00'	52.15'	85°22'08"	N4°30'52"W	47.46'
C25	145.00'	4.44'	1°45'20"	N39°02'52"E	4.44'
C26	205.00'	62.11'	17°21'35"	N49°37'50"E	61.87'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C27	205.00'	9.95'	2°46'50"	N39°33'37"E	9.95'
C28	95.00'	39.42'	23°46'27"	N26°16'59"E	39.14'
C29	95.00'	55.42'	33°25'21"	N2°18'55"W	54.63'
C30	95.00'	46.71'	28°10'20"	N33°06'46"W	46.24'
C31	410.00'	48.10'	6°43'18"	N50°33'35"W	48.07'
C32	15.50'	29.41'	108°43'26"	S0°26'29"W	25.19'
C33	15.00'	23.74'	90°40'00"	N79°51'48"W	21.34'
C34	35.00'	48.69'	79°42'00"	N5°19'12"E	44.85'
C35	2030.00'	141.33'	3°59'20"	S45°10'32"W	141.30'
C36	2030.00'	73.86'	2°05'05"	S40°08'20"W	73.85'
C37	2030.00'	32.82'	0°55'35"	S38°38'00"W	32.82'
C38	65.00'	76.27'	67°13'59"	S83°09'25"W	71.97'
C39	55.00'	257.77'	268°31'42"	S45°47'00"W	78.77'

LEGEND

- SECTION CORNER
- PROPOSED STREET MONUMENT (ENSIGN ENG. LAND SURV.)
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE — PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT
- DRAINAGE EASEMENT
- EASEMENTS
- SETBACK LINE
- CENTERLINE
- SECTION LINE
- PROPERTY LINE

COLEMAN VU ESTATES PHASE 3

LOCATED IN THE NORTHWEST QUARTER OF SECTION 18
TOWNSHIP 5 NORTH RANGE 1 WEST AND THE NORTHEAST
QUARTER OF SECTION 13 TOWNSHIP 5 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
RIVERDALE CIT, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____ 20_____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

WEBER COUNTY RECORDER

BY _____
DEPUTY RECORDER

ENSIGN

LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.255.0529
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

EASEMENT APPROVAL

CENTURYLINK _____ DATE

ROCKY MOUNTAIN POWER _____ DATE

DOMINION ENERGY UTAH _____ DATE

COMCAST _____ DATE

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____ 20_____
BY THE RIVERDALE CITY ATTORNEY.

RIVERDALE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ 20_____
BY THE CITY PLANNING COMMISSION APPROVAL

CHAIRMAN, RIVERDALE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

I HEREBY CERTIFY THAT THE "OFFICE OF THE CITY ENGINEER" HAS EXAMINED THE FOREGOING PLAT AND IN OUR OPINION THE INFORMATION CONVEYED HEREWITH, COMPLIES WITH THE PUBLIC WORKS STANDARDS AND SPECIFICATION OF RIVERDALE CITY.

RIVERDALE CITY ENGINEER DATE

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____ 20_____
BY THE RIVERDALE CITY COUNCIL

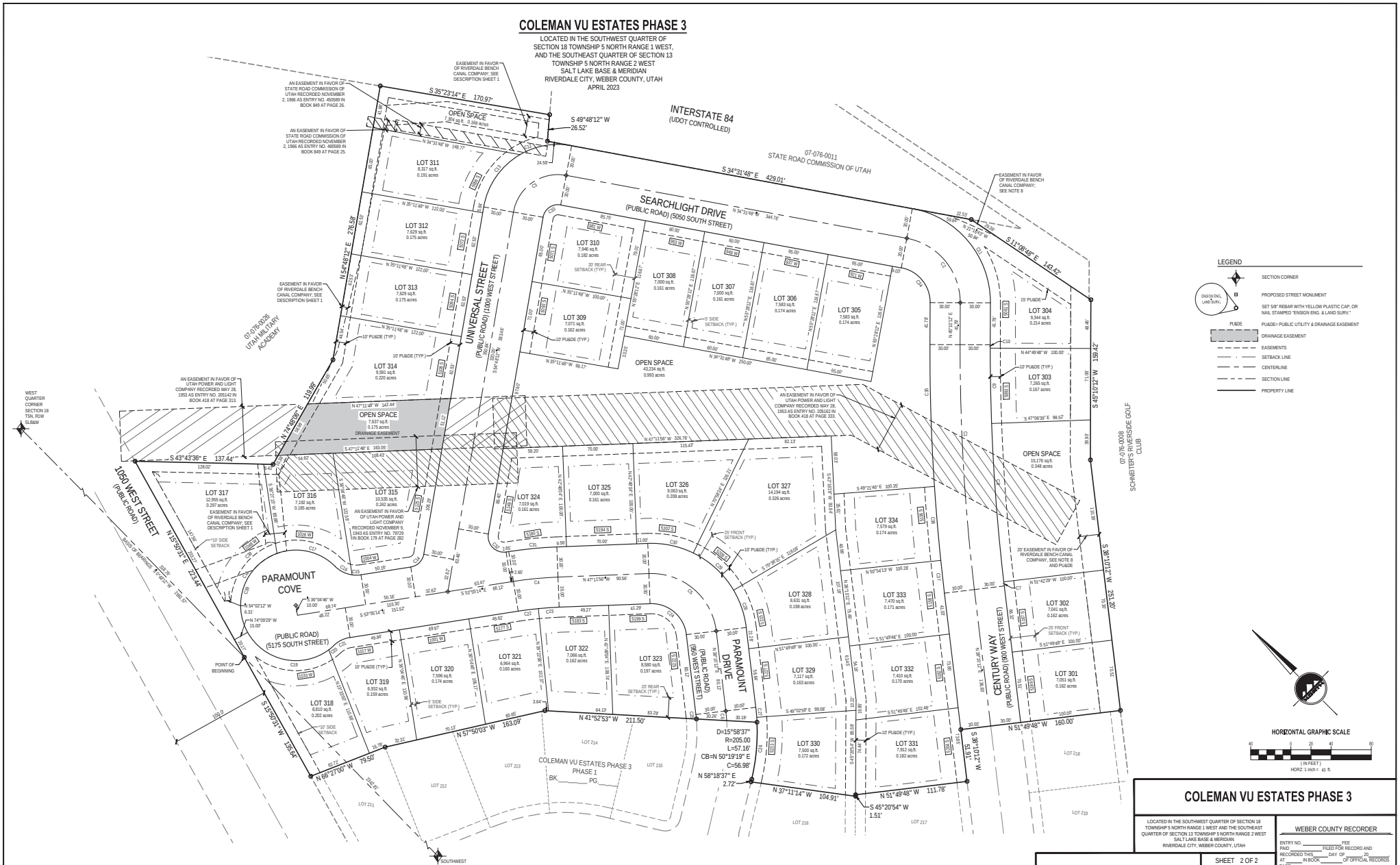
CITY RECORDER CITY MAYOR

SHEET 1 OF 2

PROJECT NUMBER : 11330
MANAGER : B. MORGAN
DRAWN BY : S. LEWIS
CHECKED BY : T. WILLIAMS
DATE : 5/1/23

COLEMAN VU ESTATES PHASE 3

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18 TOWNSHIP 5 NORTH RANGE 1 WEST, AND THE SOUTHEAST QUARTER OF SECTION 13 TOWNSHIP 5 NORTH RANGE 2 WEST SALT LAKE BASE & MERIDIAN RIVERDALE CITY, WEBER COUNTY, UTAH APRIL 2023



LEGEND

- SECTION CORNER
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PUADE = PUBLIC UTILITY & DRAINAGE EASEMENT
- DRAINAGE EASEMENT
- EASEMENTS
- SETBACK LINE
- CENTERLINE
- SECTION LINE
- PROPERTY LINE

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

HORZ: 1 inch = 40 ft.

COLEMAN VU ESTATES PHASE 3

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18 TOWNSHIP 5 NORTH RANGE 1 WEST AND THE SOUTHEAST QUARTER OF SECTION 13 TOWNSHIP 5 NORTH RANGE 2 WEST SALT LAKE BASE & MERIDIAN RIVERDALE CITY, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

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WEBER COUNTY RECORDER

BY _____
DEPUTY RECORDER

ENSIGN

LAYTON
919 North 400 West
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WWW.ENSIGNENG.COM

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Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

SHEET 2 OF 2

PROJECT NUMBER : 11330
MANAGER : B. MORGAN
DRAWN BY : S. LEWIS
CHECKED BY : T. WILLIAMS
DATE : 5/31/23

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, RIVERDALE CITY, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO RIVERDALE CITY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
11. 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 HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
12. ALL DIMENSIONS, GRADES, AND UTILITY 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. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
    - 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
    - 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
    - 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
    - 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
    - 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REQUIRED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE RIVERDALE CITY PRIOR TO THE PLACEMENT.
31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 33 05 20 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL RIVERDALE CITY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER RIVERDALE CITY'S MINIMUM SEPARATION STANDARDS.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE RIVERDALE CITY FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE RIVERDALE CITY.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' 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 HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM RIVERDALE CITY.
16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

UDOT NOTES

1. ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.
3. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
4. OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
5. OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS – COUNTY SURVEYOR TO BE NOTIFIED – COORDINATION WITH CERTAIN STATE AGENCIES).

LEGEND

SECTION CORNER	EXISTING EDGE OF ASPHALT
EXISTING MONUMENT	PROPOSED EDGE OF ASPHALT
PROPOSED MONUMENT	EXISTING STRIPING
EXISTING REBAR AND CAP	PROPOSED STRIPING
SET ENSIGN REBAR AND CAP	EXISTING FENCE
EXISTING WATER METER	PROPOSED FENCE
PROPOSED WATER METER	EXISTING FLOW LINE
EXISTING WATER MANHOLE	PROPOSED FLOW LINE
PROPOSED WATER MANHOLE	GRADE BREAK
EXISTING WATER BOX	EXISTING STORM DRAIN LINE
EXISTING WATER VALVE	PROPOSED STORM DRAIN LINE
PROPOSED WATER VALVE	ROOF DRAIN LINE
EXISTING FIRE HYDRANT	CATCHMENTS
PROPOSED FIRE HYDRANT	HIGHWATER LINE
PROPOSED FIRE DEPARTMENT CONNECTION	EXISTING SANITARY SEWER
EXISTING SECONDARY WATER VALVE	PROPOSED SANITARY SEWER LINE
PROPOSED SECONDARY WATER VALVE	PROPOSED SAN. SWR. SERVICE LINE
EXISTING IRRIGATION BOX	EXISTING LAND DRAIN LINE
EXISTING IRRIGATION VALVE	PROPOSED LAND DRAIN LINE
PROPOSED IRRIGATION VALVE	PROPOSED LAND DRAIN SERVICE LINE
EXISTING SANITARY SEWER MANHOLE	EXISTING CULINARY WATER LINE
PROPOSED SANITARY SEWER MANHOLE	PROPOSED CULINARY WATER LINE
EXISTING SANITARY CLEAN OUT	PROPOSED CULINARY WATER SERVICE LINE
EXISTING STORM DRAIN CLEAN OUT BOX	EXISTING SECONDARY WATER LINE
PROPOSED STORM DRAIN CLEAN OUT BOX	PROPOSED SECONDARY WATER LINE
EXISTING STORM DRAIN INLET BOX	PROPOSED SEC. WATER SERVICE LINE
EXISTING STORM DRAIN CATCH BASIN	EXISTING IRRIGATION LINE
PROPOSED STORM DRAIN CATCH BASIN	PROPOSED IRRIGATION LINE
EXISTING STORM DRAIN COMBO BOX	EXISTING OVERHEAD POWER LINE
PROPOSED STORM DRAIN COMBO BOX	EXISTING ELECTRICAL LINE
EXISTING STORM DRAIN CLEAN OUT	EXISTING GAS LINE
EXISTING STORM DRAIN CULVERT	EXISTING TELEPHONE LINE
PROPOSED STORM DRAIN CULVERT	ACC



GENERAL NOTES

1. ALL WORK TO COMPLY WITH RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
7. ALL EXISTING SEWER SERVICES TO BE CAPPED AT THE PROPERTY LINE PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
8. ALL EXISTING WATER SERVICES TO BE CAPPED AT THE MAIN PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).
2. SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
3. REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
4. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
5. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE SIDEWALK.
6. REMOVE EXISTING LANDSCAPING IN THIS AREA.
7. REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
8. REMOVE AND PROPERLY DISPOSE OF EXISTING SIGN.
9. REMOVE AND RELOCATE EXISTING "NO PARKING" SIGN.
10. REMOVE AND RELOCATE EXISTING ROADWAY SIGN.
11. REMOVE AND PROPERLY DISPOSE OF EXISTING LIGHT POLES.
12. REMOVE AND PROPERLY DISPOSE OF EXISTING STRUCTURES, CONCRETE SLABS, STAIRS, ETC., INCLUDING ALL ELECTRICAL APPURTENANCES, IN THIS AREA WHETHER OR NOT IDENTIFIED ON PLANS. CONTRACTOR TO FILL IN ALL HOLES CREATED DURING DEMOLITION WITH STRUCTURAL FILL TO PROPER SUBGRADE ELEVATION.
13. REMOVE AND RELOCATE EXISTING SHED PER PROPERTY OWNERS DIRECTIONS.
14. REMOVE AND RELOCATE EXISTING POWER POLES, GUY WIRES, AND OVERHEAD POWER LINES. COORDINATE WITH LOCAL POWER COMPANY.
15. REMOVE AND PROPERLY DISPOSE OF EXISTING TREES.
16. REMOVE AND PROPERLY DISPOSE OF EXISTING IRRIGATION BOX.
17. REMOVE AND PROPERLY DISPOSE OF EXISTING ELECTRICAL BOX.
18. REMOVE AND PROPERLY DISPOSE OF EXISTING CONCRETE DRIVE APPROACH.
19. REMOVE AND PROPERLY DISPOSE OF EXISTING CONCRETE WATERWAY.
20. REMOVE AND PROPERLY DISPOSE OF EXISTING POWER POLES, GUY WIRES, AND OVERHEAD POWER LINES. COORDINATE WITH LOCAL POWER COMPANY.
21. REMOVE AND PROPERLY DISPOSE OF EXISTING CONCRETE WALL.
22. EXISTING IRRIGATION DITCH TO BE FILLED IN AFTER BEING REPLACED WITH PIPE AS PART OF PHASE 2 CONSTRUCTION. SEE UTILITY PLAN FOR PIPING INFORMATION.
23. EXISTING EASEMENT.
24. REMOVE AND PROPERLY DISPOSE OF EXISTING IRRIGATION PIPE AND ASSOCIATED STRUCTURES WHEN REPLACING WITH NEW PIPE AS PART OF PHASE 2 CONSTRUCTION. SEE UTILITY PLAN FOR PIPING INFORMATION.
25. REMOVE AND PROPERLY DISPOSE OF EXISTING CONCRETE HEADWALL AND SPILLWAY WITH INSTALLATION OF PROPOSED CLEANOUT AS PART OF PHASE 2 CONSTRUCTION. SEE UTILITY PLAN FOR PIPING INFORMATION.
26. CONTRACTOR TO FIELD LOCATE EXISTING SANITARY SEWER LATERAL. ABANDON AND CAP LATERAL AT PROPERTY LINE PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
27. CONTRACTOR TO FIELD LOCATE EXISTING CULINARY WATER LATERAL. ABANDON AND CAP LATERAL AT MAIN PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
28. REMOVE AND PROPERLY DISPOSE OF EXISTING SANITARY SEWER MANHOLE AND PIPE PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS. REMOVE AND REPLACE EXISTING PIPE TO LOCATION OF ADJACENT PROPOSED SANITARY SEWER MANHOLE. SEE UTILITY PLAN FOR DESIGN INFORMATION.
29. REMOVE EXISTING FENCE WITH CONSTRUCTION OF CANAL PIPING. REPLACE EXISTING FENCE MATERIALS ONCE PIPING HAS BEEN INSTALLED.
30. REMOVE AND PROPERLY DISPOSE OF EXISTING SANITARY SEWER MANHOLE.

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)

HORZ. 1 inch = 60 ft.

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

WEST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

ELEV = 4390.40'

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THE STANDARD IN ENGINEERING

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5368 SOUTH 1050 WEST
RIVERDALE, UTAH

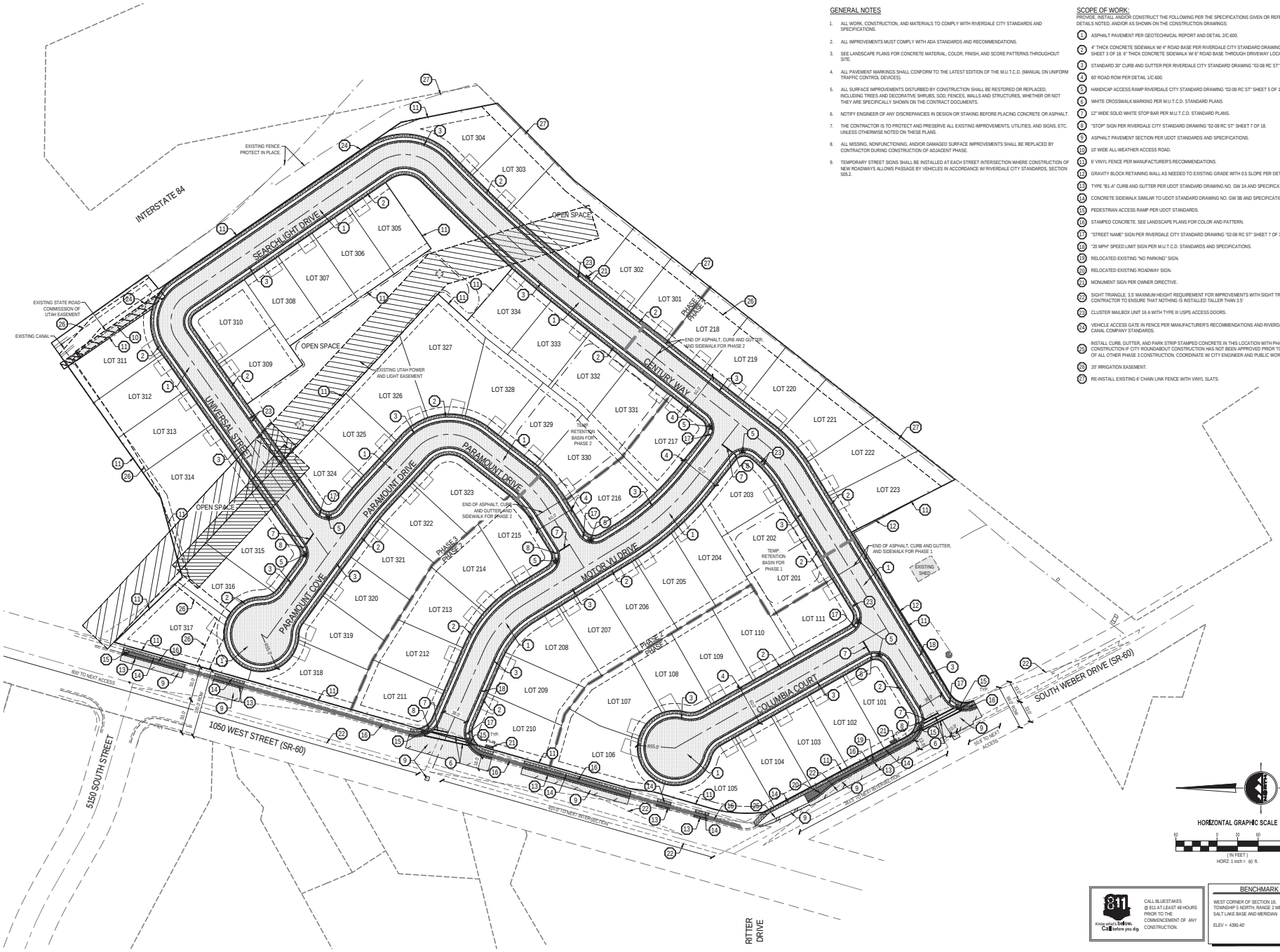
LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/31/23
STATE OF UTAH

2023-05-30 FOR CONSTRUCTION

DEMOLITION PLAN

PROJECT NUMBER	PRINT DATE
11330B	5/31/23
DRAWN BY	CHECKED BY
JWS	BAM
PROJECT MANAGER	
BAM	

C-100



GENERAL NOTES

1. ALL WORK, CONSTRUCTION, AND MATERIALS TO COMPLY WITH RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
8. ALL MISSING, NONFUNCTIONING, AND/OR DAMAGED SURFACE IMPROVEMENTS SHALL BE REPLACED BY CONTRACTOR DURING CONSTRUCTION OF ADJACENT PHASE.
9. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHERE CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES IN ACCORDANCE W/ RIVERDALE CITY STANDARDS, SECTION 505.2.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 2/C-600.
2. 4" THICK CONCRETE SIDEWALK W/ 4" ROAD BASE PER RIVERDALE CITY STANDARD DRAWING "02-08 RC ST" SHEET 3 OF 18. 6" THICK CONCRETE SIDEWALK W/ 6" ROAD BASE THROUGH DRIVEWAY LOCATIONS.
3. STANDARD 30" CURB AND GUTTER PER RIVERDALE CITY STANDARD DRAWING "02-08 RC ST" SHEET 3 OF 18.
4. 60' ROAD ROW PER DETAIL 1/C-600.
5. HANDICAP ACCESS RAMP RIVERDALE CITY STANDARD DRAWING "02-08 RC ST" SHEET 5 OF 18.
6. WHITE CROSSWALK MARKING PER M.U.T.C.D. STANDARD PLANS
7. 12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
8. "STOP" SIGN PER RIVERDALE CITY STANDARD DRAWING "02-08 RC ST" SHEET 7 OF 18.
9. ASPHALT PAVEMENT SECTION PER UDOT STANDARDS AND SPECIFICATIONS.
10. 10' WIDE ALL-WEATHER ACCESS ROAD.
11. 6' VINYL FENCE PER MANUFACTURER'S RECOMMENDATIONS.
12. GRAVITY BLOCK RETAINING WALL AS NEEDED TO EXISTING GRADE WITH 0.5 SLOPE PER DETAIL 1/C-601.
13. TYPE "B1-A" CURB AND GUTTER PER UDOT STANDARD DRAWING NO. GW 2A AND SPECIFICATIONS.
14. CONCRETE SIDEWALK SIMILAR TO UDOT STANDARD DRAWING NO. GW 3B AND SPECIFICATIONS.
15. PEDESTRIAN ACCESS RAMP PER UDOT STANDARDS.
16. STAMPED CONCRETE. SEE LANDSCAPE PLANS FOR COLOR AND PATTERN.
17. "STREET NAME" SIGN PER RIVERDALE CITY STANDARD DRAWING "02-08 RC ST" SHEET 7 OF 18.
18. "20 MPH" SPEED LIMIT SIGN PER M.U.T.C.D. STANDARDS AND SPECIFICATIONS.
19. RELOCATED EXISTING "NO PARKING" SIGN.
20. RELOCATED EXISTING ROADWAY SIGN.
21. MONUMENT SIGN PER OWNER DIRECTIVE.
22. SIGHT TRIANGLE. 3.5' MAXIMUM HEIGHT REQUIREMENT FOR IMPROVEMENTS WITH SIGHT TRIANGLES. CONTRACTOR TO ENSURE THAT NOTHING IS INSTALLED TALLER THAN 3.5'
23. CLUSTER MAILBOX UNIT 16 A WITH TYPE III USPS ACCESS DOORS.
24. VEHICLE ACCESS GATE IN FENCE PER MANUFACTURER'S RECOMMENDATIONS AND RIVERDALE BENCH CANAL COMPANY STANDARDS.
25. INSTALL CURB, GUTTER, AND PARK STRIP STAMPED CONCRETE IN THIS LOCATION WITH PHASE 3 CONSTRUCTION IF CITY ROUNDABOUT CONSTRUCTION HAS NOT BEEN APPROVED PRIOR TO COMPLETION OF ALL OTHER PHASE 3 CONSTRUCTION. COORDINATE W/ CITY ENGINEER AND PUBLIC WORKS DIRECTOR.
26. 20' IRRIGATION EASEMENT.
27. RE-INSTALL EXISTING 6' CHAIN LINK FENCE WITH VINYL SLATS.

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

WEST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

ELEV = 4390.40'

ENSIGN
THE STANDARD IN ENGINEERING

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LAYTON
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CEDAR CITY
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SANDY, UTAH 84070

CONTACT:
ADAM ANDERSON
PHONE: 385-202-0040

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

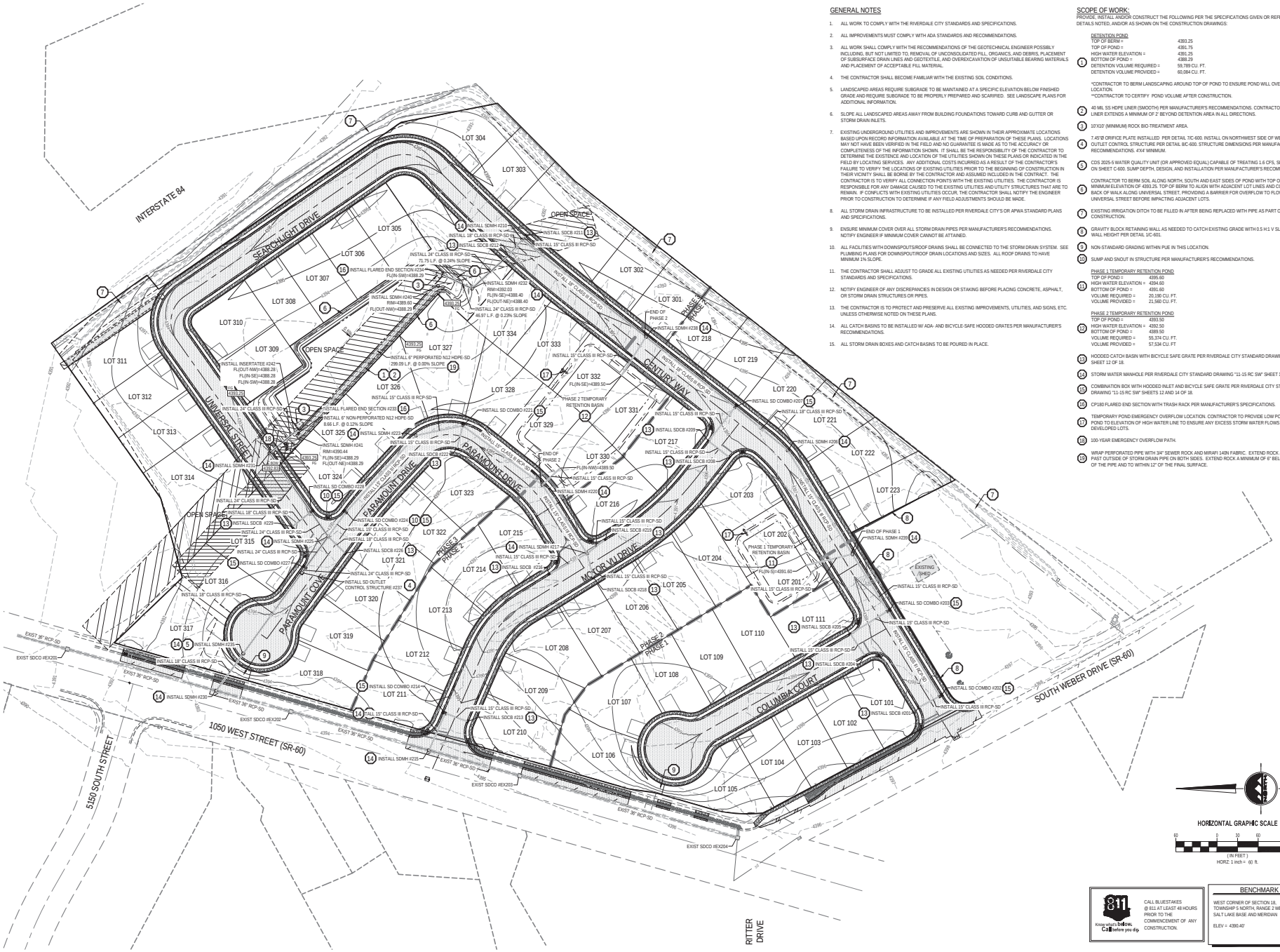
LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/31/23
STATE OF UTAH

2023-05-30 FOR CONSTRUCTION

SITE PLAN

PROJECT NUMBER: 11330B
PRINT DATE: 5/31/23
DRAWN BY: JWS
CHECKED BY: BAM
PROJECT MANAGER: BAM

C-200



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
7. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
8. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER RIVERDALE CITY'S OR APWA STANDARD PLANS AND SPECIFICATIONS.
9. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
10. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
11. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
12. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
13. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
14. ALL CATCH BASINS TO BE INSTALLED W/ ADA- AND BICYCLE-SAFE HOODED GRATES PER MANUFACTURER'S RECOMMENDATIONS.
15. ALL STORM DRAIN BOXES AND CATCH BASINS TO BE POURED IN PLACE.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. DETENTION POND
   TOP OF BERM = 4393.25
   TOP OF POND = 4391.75
   HIGH WATER ELEVATION = 4391.25
   BOTTOM OF POND = 4388.29
   DETENTION VOLUME REQUIRED = 59,789 CU. FT.
   DETENTION VOLUME PROVIDED = 60,084 CU. FT.

   *CONTRACTOR TO BERM LANDSCAPING AROUND TOP OF POND TO ENSURE POND WILL OVERFLOW IN NOTED LOCATION.
   **CONTRACTOR TO CERTIFY POND VOLUME AFTER CONSTRUCTION.
2. 40 MIL SS HDPE LINER (SMOOTH) PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO ENSURE LINER EXTENDS A MINIMUM OF 2' BEYOND DETENTION AREA IN ALL DIRECTIONS.
3. 10'X10' (MINIMUM) ROCK BIO-TREATMENT AREA.
4. 7.45"Ø ORIFICE PLATE INSTALLED PER DETAIL 7/C-600. INSTALL ON NORTHWEST SIDE OF WEIR WALL OF THE OUTLET CONTROL STRUCTURE PER DETAIL 8/C-600. STRUCTURE DIMENSIONS PER MANUFACTURER'S RECOMMENDATIONS. 4'X4' MINIMUM.
5. CDS 2025-5 WATER QUALITY UNIT (OR APPROVED EQUAL) CAPABLE OF TREATING 1.6 CFS, SIMILAR TO DETAIL ON SHEET C-600. SUMP DEPTH, DESIGN, AND INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS.
6. CONTRACTOR TO BERM SOIL ALONG NORTH, SOUTH AND EAST SIDES OF POND WITH TOP OF BERM AT A MINIMUM ELEVATION OF 4393.25. TOP OF BERM TO ALIGN WITH ADJACENT LOT LINES AND CONTINUE TO BACK OF WALK ALONG UNIVERSAL STREET. PROVIDING A BARRIER FOR OVERFLOW TO FLOW OVER-LAND TO UNIVERSAL STREET BEFORE IMPACTING ADJACENT LOTS.
7. EXISTING IRRIGATION DITCH TO BE FILLED IN AFTER BEING REPLACED WITH PIPE AS PART OF PHASE 2 CONSTRUCTION.
8. GRAVITY BLOCK RETAINING WALL AS NEEDED TO CATCH EXISTING GRADE WITH 0.5 H:1 V SLOPE. 8' MAXIMUM WALL HEIGHT PER DETAIL 1/C-601.
9. NON-STANDARD GRADING WITHIN PUE IN THIS LOCATION.
10. SUMP AND SNOUT IN STRUCTURE PER MANUFACTURER'S RECOMMENDATIONS.
11. PHASE 1 TEMPORARY RETENTION POND
    TOP OF POND = 4395.60
    HIGH WATER ELEVATION = 4394.60
    BOTTOM OF POND = 4391.60
    VOLUME REQUIRED = 20,186 CU. FT.
    VOLUME PROVIDED = 21,560 CU. FT.
12. PHASE 2 TEMPORARY RETENTION POND
    TOP OF POND = 4393.50
    HIGH WATER ELEVATION = 4392.50
    BOTTOM OF POND = 4389.50
    VOLUME REQUIRED = 55,374 CU. FT.
    VOLUME PROVIDED = 57,534 CU. FT
13. HOODED CATCH BASIN WITH BICYCLE SAFE GRATE PER RIVERDALE CITY STANDARD DRAWING "11-15 RC SW" SHEET 12 OF 18.
14. STORM WATER MANHOLE PER RIVERDALE CITY STANDARD DRAWING "11-15 RC SW" SHEET 11 OF 18.
15. COMBINATION BOX WITH HOODED INLET AND BICYCLE SAFE GRATE PER RIVERDALE CITY STANDARD DRAWING "11-15 RC SW" SHEETS 12 AND 14 OF 18.
16. CP180 FLARED END SECTION WITH TRASH RACK PER MANUFACTURER'S SPECIFICATIONS.
17. TEMPORARY POND EMERGENCY OVERFLOW LOCATION. CONTRACTOR TO PROVIDE LOW POINT IN TOP OF POND TO ELEVATION OF HIGH WATER LINE TO ENSURE ANY EXCESS STORM WATER FLOWS AWAY FROM DEVELOPED LOTS.
18. 100-YEAR EMERGENCY OVERFLOW PATH.
19. WRAP PERFORATED PIPE WITH 3/4" SEWER ROCK AND MIRAFI 140N FABRIC. EXTEND ROCK A MINIMUM OF 6" PAST OUTSIDE OF STORM DRAIN PIPE ON BOTH SIDES. EXTEND ROCK A MINIMUM OF 6" BELOW THE BOTTOM OF THE PIPE AND TO WITHIN 12" OF THE FINAL SURFACE.

HORIZONTAL GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
HORZ: 1 inch = 60 ft.

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BENCHMARK

WEST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

ELEV = 4390.40'

ENSIGN
THE STANDARD IN ENGINEERING

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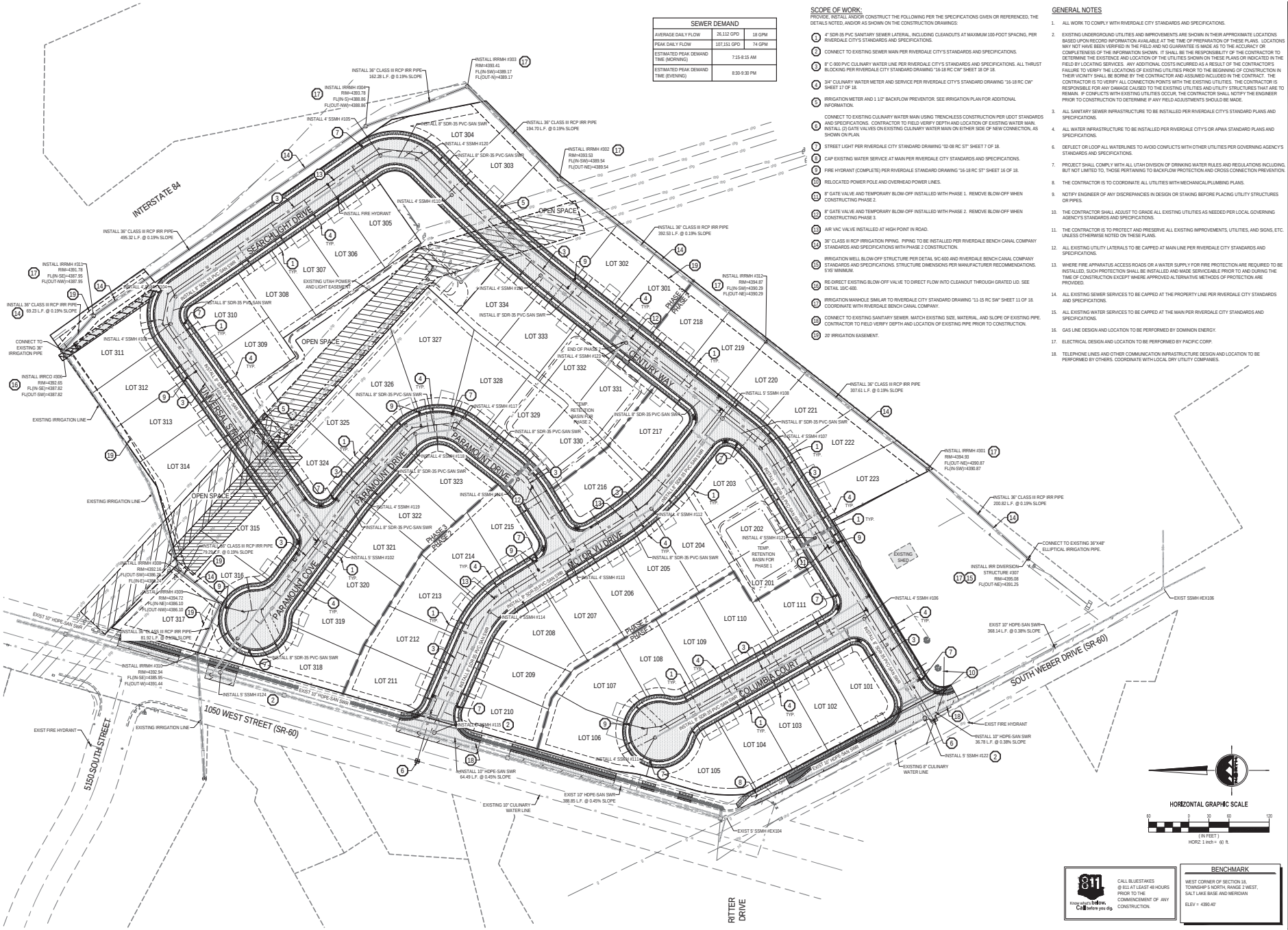
LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/31/23
STATE OF UTAH

2023-05-30 FOR CONSTRUCTION

GRADING AND DRAINAGE PLAN

PROJECT NUMBER: 11330B
PRINT DATE: 5/31/23
DRAWN BY: JWS
CHECKED BY: BAM
PROJECT MANAGER: BAM

C-300



SEWER DEMAND		
AVERAGE DAILY FLOW	26,112 GPD	18 GPM
PEAK DAILY FLOW	107,151 GPD	74 GPM
ESTIMATED PEAK DEMAND TIME (MORNING)	7:15-8:15 AM	
ESTIMATED PEAK DEMAND TIME (EVENING)	8:30-9:30 PM	

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 4" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING, PER RIVERDALE CITY'S STANDARDS AND SPECIFICATIONS.
2. CONNECT TO EXISTING SEWER MAIN PER RIVERDALE CITY'S STANDARDS AND SPECIFICATIONS.
3. 8" C-900 PVC CULINARY WATER LINE PER RIVERDALE CITY'S STANDARDS AND SPECIFICATIONS. ALL THRUST BLOCKING PER RIVERDALE CITY STANDARD DRAWING "16-18 RC CW" SHEET 18 OF 18.
4. 5/4" CULINARY WATER METER AND SERVICE PER RIVERDALE CITY'S STANDARD DRAWING "16-18 RC CW" SHEET 17 OF 18.
5. IRRIGATION METER AND 1 1/2" BACKFLOW PREVENTOR. SEE IRRIGATION PLAN FOR ADDITIONAL INFORMATION.
6. CONNECT TO EXISTING CULINARY WATER MAIN USING TRENCHLESS CONSTRUCTION PER UDOT STANDARDS AND SPECIFICATIONS. CONTRACTOR TO FIELD VERIFY DEPTH AND LOCATION OF EXISTING WATER MAIN. INSTALL (2) GATE VALVES ON EXISTING CULINARY WATER MAIN ON EITHER SIDE OF NEW CONNECTION, AS SHOWN ON PLAN.
7. STREET LIGHT PER RIVERDALE CITY STANDARD DRAWING "02-08 RC ST" SHEET 7 OF 18.
8. CAP EXISTING WATER SERVICE AT MAIN PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
9. FIRE HYDRANT (COMPLETE) PER RIVERDALE STANDARD DRAWING "16-18 RC ST" SHEET 16 OF 18.
10. RELOCATED POWER POLE AND OVERHEAD POWER LINES.
11. 8" GATE VALVE AND TEMPORARY BLOW-OFF INSTALLED WITH PHASE 1. REMOVE BLOW-OFF WHEN CONSTRUCTING PHASE 2.
12. 8" GATE VALVE AND TEMPORARY BLOW-OFF INSTALLED WITH PHASE 2. REMOVE BLOW-OFF WHEN CONSTRUCTING PHASE 3.
13. AIR VAC VALVE INSTALLED AT HIGH POINT IN ROAD.
14. 36" CLASS III RCP IRRIGATION PIPING. PIPING TO BE INSTALLED PER RIVERDALE BENCH CANAL COMPANY STANDARDS AND SPECIFICATIONS WITH PHASE 2 CONSTRUCTION.
15. IRRIGATION WELL BLOW-OFF STRUCTURE PER DETAIL 9/C-600 AND RIVERDALE BENCH CANAL COMPANY STANDARDS AND SPECIFICATIONS. STRUCTURE DIMENSIONS PER MANUFACTURER RECOMMENDATIONS. 5'X5' MINIMUM.
16. RE-DIRECT EXISTING BLOW-OFF VALVE TO DIRECT FLOW INTO CLEANOUT THROUGH GRATED LID. SEE DETAIL 10/C-600.
17. IRRIGATION MANHOLE SIMILAR TO RIVERDALE CITY STANDARD DRAWING "11-15 RC SW" SHEET 11 OF 18. COORDINATE WITH RIVERDALE BENCH CANAL COMPANY.
18. CONNECT TO EXISTING SANITARY SEWER. MATCH EXISTING SIZE, MATERIAL, AND SLOPE OF EXISTING PIPE. CONTRACTOR TO FIELD VERIFY DEPTH AND LOCATION OF EXISTING PIPE PRIOR TO CONSTRUCTION.
19. 20' IRRIGATION EASEMENT.

GENERAL NOTES

1. ALL WORK TO COMPLY WITH RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER RIVERDALE CITY'S STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER RIVERDALE CITY'S OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
12. ALL EXISTING UTILITY LATERALS TO BE CAPPED AT MAIN LINE PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
13. WHERE FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION ARE REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION EXCEPT WHERE APPROVED ALTERNATIVE METHODS OF PROTECTION ARE PROVIDED.
14. ALL EXISTING SEWER SERVICES TO BE CAPPED AT THE PROPERTY LINE PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
15. ALL EXISTING WATER SERVICES TO BE CAPPED AT THE MAIN PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
16. GAS LINE DESIGN AND LOCATION TO BE PERFORMED BY DOMINION ENERGY.
17. ELECTRICAL DESIGN AND LOCATION TO BE PERFORMED BY PACIFIC CORP.
18. TELEPHONE LINES AND OTHER COMMUNICATION INFRASTRUCTURE DESIGN AND LOCATION TO BE PERFORMED BY OTHERS. COORDINATE WITH LOCAL DRY UTILITY COMPANIES.

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BENCHMARK

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ELEV = 4390.40'

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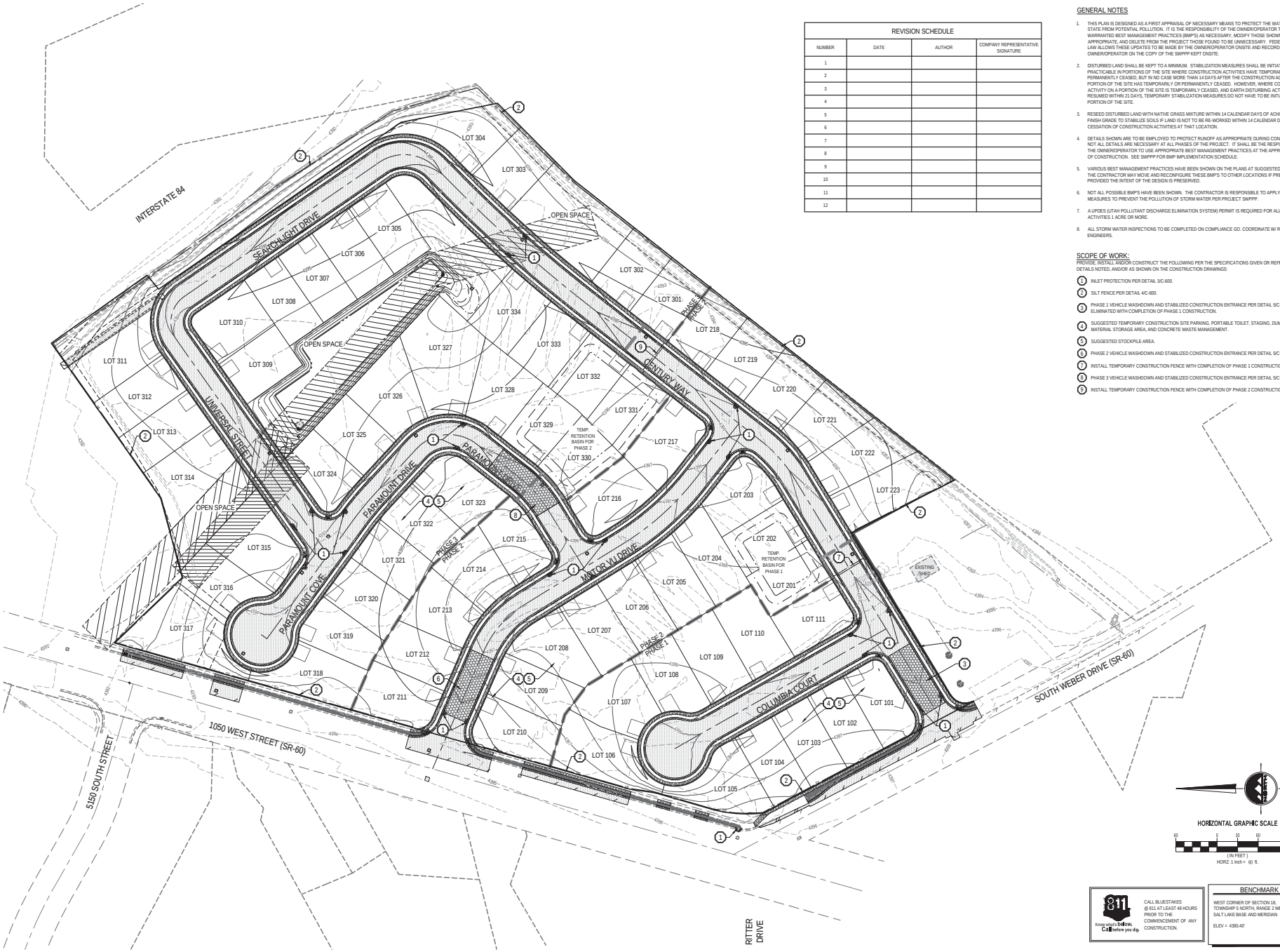
LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/31/23
STATE OF UTAH

2023-05-30 FOR CONSTRUCTION

UTILITY PLAN

PROJECT NUMBER	PRINT DATE
11330B	5/31/23
DRAWN BY	CHECKED BY
JWS	BAM
PROJECT MANAGER	
BAM	

C-400



REVISION SCHEDULE			
NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

GENERAL NOTES

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.
8. ALL STORM WATER INSPECTIONS TO BE COMPLETED ON COMPLIANCE GO. COORDINATE WI RIVERDALE CITY ENGINEERS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INLET PROTECTION PER DETAIL 3/C-600.
2. SILT FENCE PER DETAIL 4/C-600.
3. PHASE 1 VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 5/C-600. TO BE ELIMINATED WITH COMPLETION OF PHASE 1 CONSTRUCTION.
4. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, PORTABLE TOILET, STAGING, DUMPSTER, MATERIAL STORAGE AREA, AND CONCRETE WASTE MANAGEMENT.
5. SUGGESTED STOCKPILE AREA.
6. PHASE 2 VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 5/C-600.
7. INSTALL TEMPORARY CONSTRUCTION FENCE WITH COMPLETION OF PHASE 1 CONSTRUCTION.
8. PHASE 3 VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 5/C-600.
9. INSTALL TEMPORARY CONSTRUCTION FENCE WITH COMPLETION OF PHASE 2 CONSTRUCTION.

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)

HORZ: 1 inch = 60 ft.

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

WEST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

ELEV = 4390.40'

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
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Sandy, UT 84070
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LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
GOLDCREST HOMES
9730 SOUTH 700 EAST
SANDY, UTAH 84070

CONTACT:
ADAM ANDERSON
PHONE: 385-202-0340

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

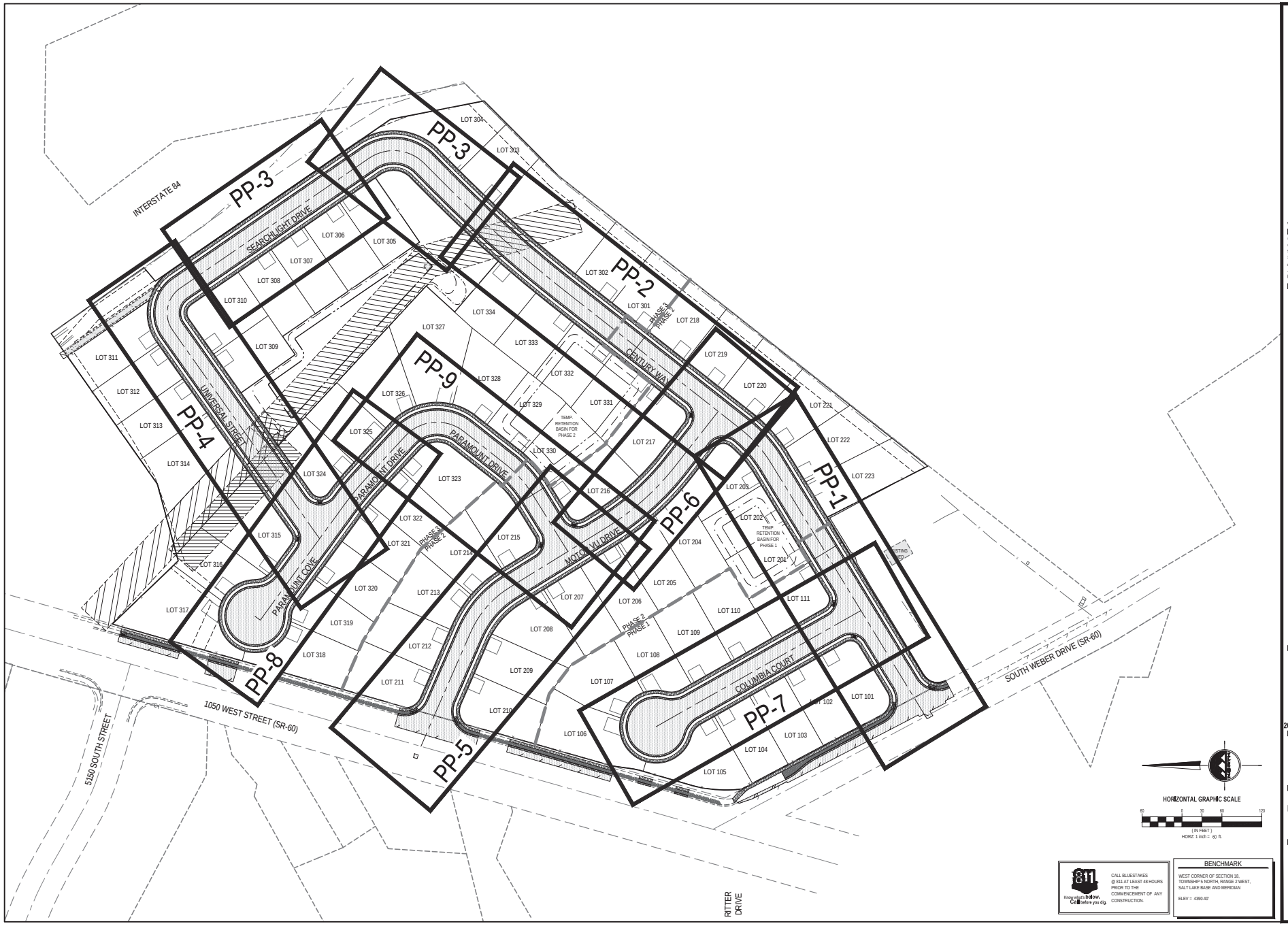
LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/31/23
STATE OF UTAH

2023-05-30 FOR CONSTRUCTION

EROSION CONTROL PLAN

PROJECT NUMBER	PRINT DATE
11330B	5/31/23
DRAWN BY	CHECKED BY
JWS	BAM
PROJECT MANAGER	
BAM	

C-500



HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)

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BENCHMARK

WEST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

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SANDY, UTAH 84070

CONTACT:
ADAM ANDERSON
PHONE: 385-202-0040

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/31/23
STATE OF UTAH

2023-05-30 FOR CONSTRUCTION

PLAN AND PROFILE KEY MAP

PROJECT NUMBER	PRINT DATE
11330B	5/31/23
DRAWN BY	CHECKED BY
JWS	BAM
PROJECT MANAGER	
BAM	

PP-0

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

Know what's below. Call before you dig.

BENCHMARK

WEST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

ELEV = 4390.40'

SCOPE OF WORK:

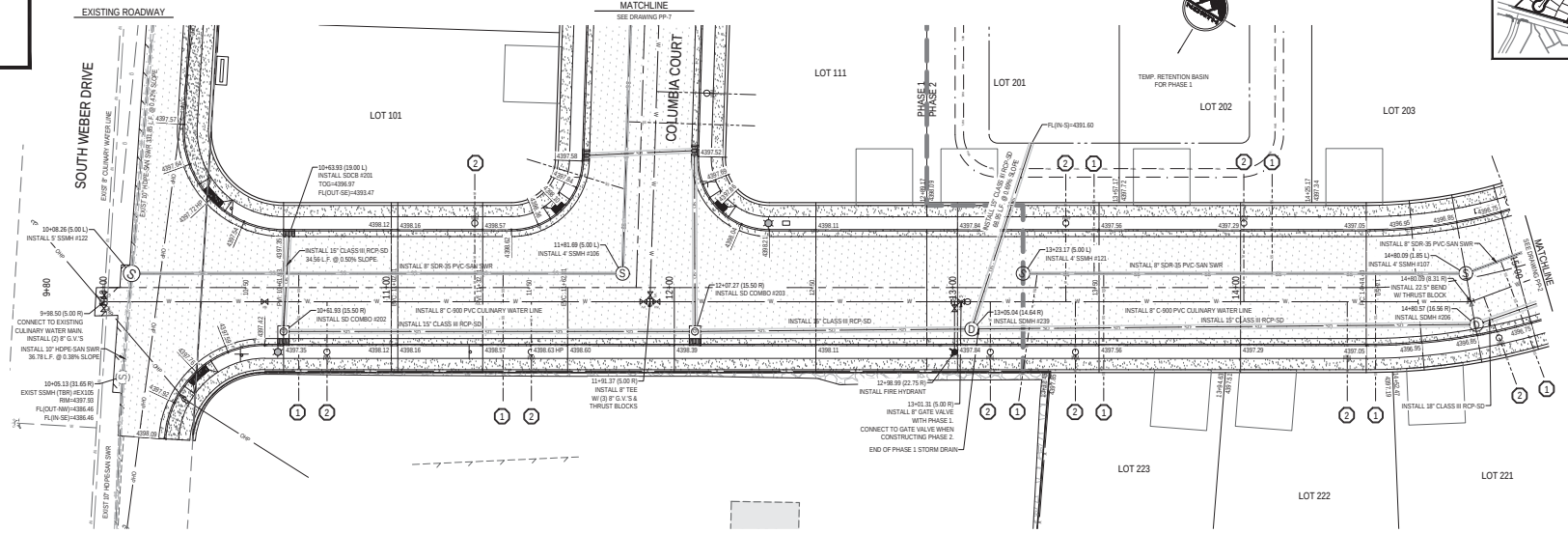
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2. 1" CULINARY WATER METER AND SERVICE PER RIVERDALE CITY'S STANDARDS AND SPECIFICATIONS.
3. SUMP AND SNOUT IN STRUCTURE PER MANUFACTURER'S RECOMMENDATIONS.

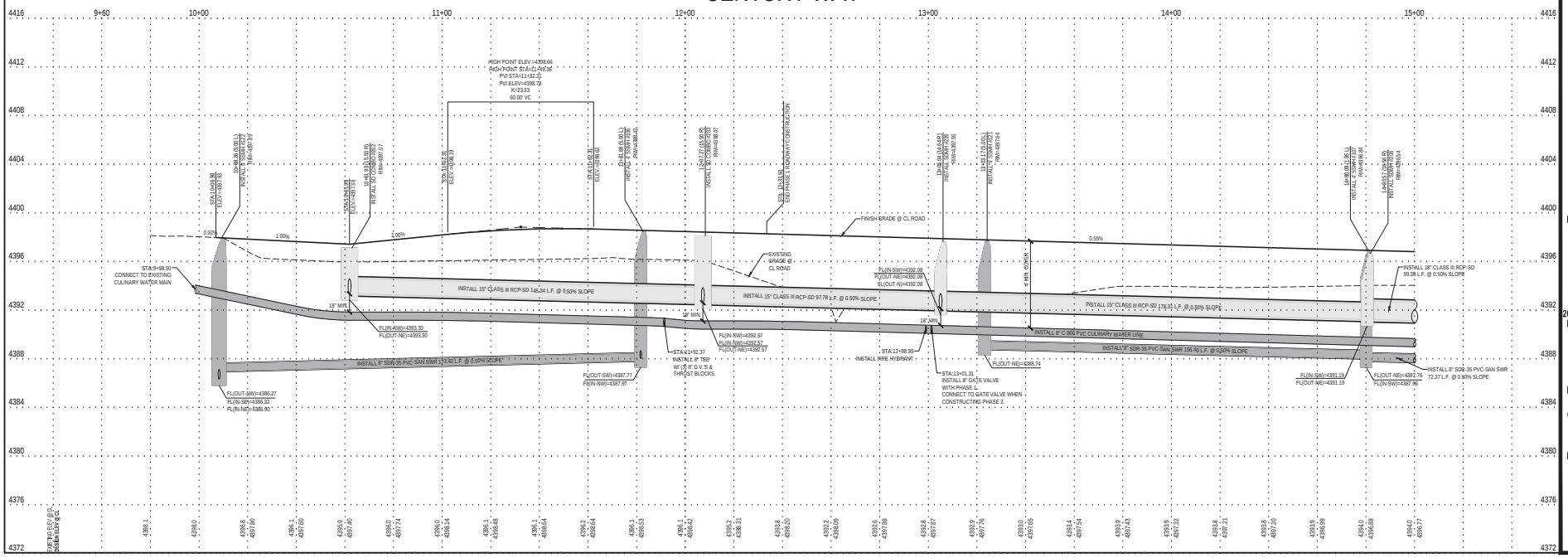
HORIZONTAL GRAPHIC SCALE

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.

KEY MAP
NOT TO SCALE



CENTURY WAY



ENSIGN
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SANDY, UTAH 84070
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PHONE: 385-200-0040

COLEMAN VU ESTATES

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RIVERDALE, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/31/23
STATE OF UTAH

2023-05-30 FOR CONSTRUCTION

PLAN AND PROFILE
CENTURY WAY

PROJECT NUMBER	PRINT DATE
11330B	5/31/23
DRAWN BY	CHECKED BY
JWS	BAM
PROJECT MANAGER	
BAM	

PP-1

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

WEST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

ELEV = 4390.40'

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

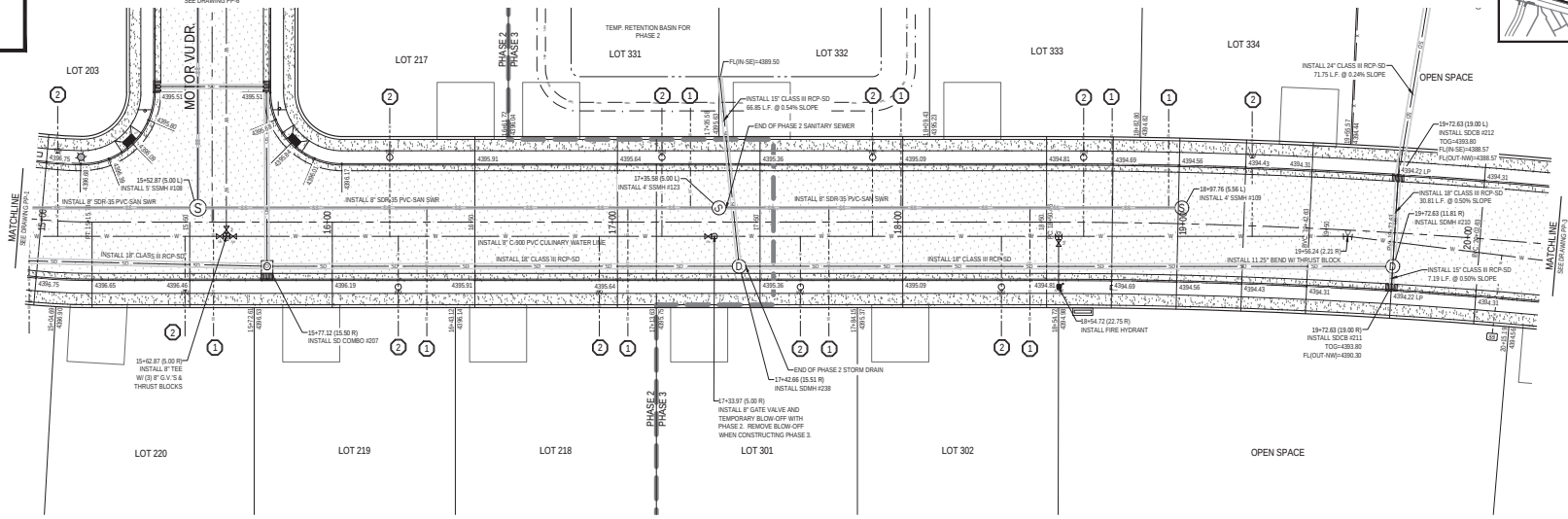
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HORIZONTAL GRAPHIC SCALE

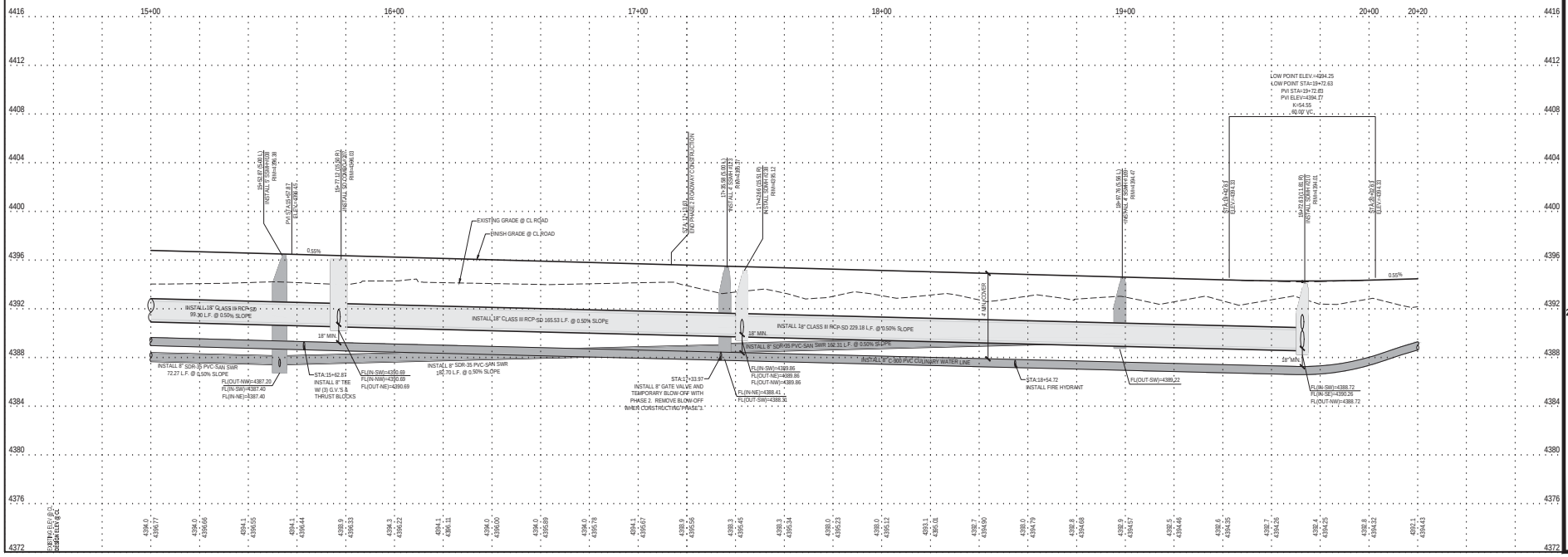
20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.

KEY MAP
NOT TO SCALE



CENTURY WAY



ENSIGN
THE STANDARD IN ENGINEERING

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LAYTON
Phone: 801.547.1100

TOOELE
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CEDAR CITY
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RICHFIELD
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SANDY, UTAH 84070
CONTACT:
ADAM ANDERSON
PHONE: 385-202-0040

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/31/23
STATE OF UTAH

2023-05-30 FOR CONSTRUCTION

PLAN AND PROFILE
CENTURY WAY

PROJECT NUMBER: 11330B
PRINT DATE: 5/31/23
DRAWN BY: JWS
CHECKED BY: BAM
PROJECT MANAGER: BAM

PP-2

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

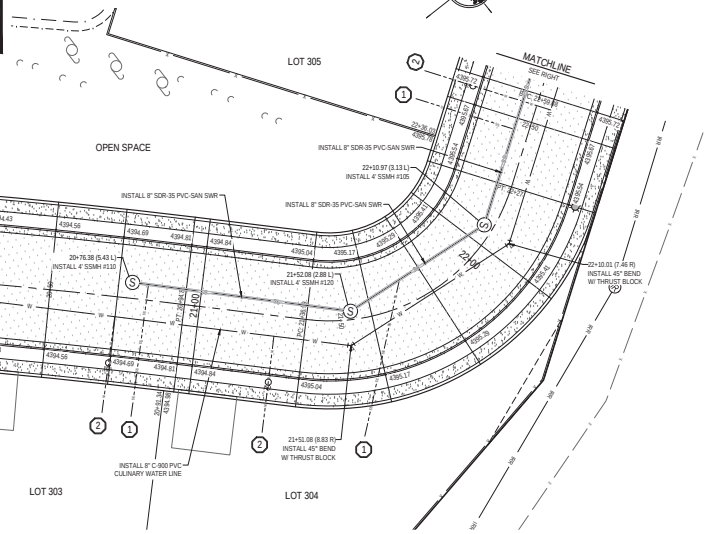
WEST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

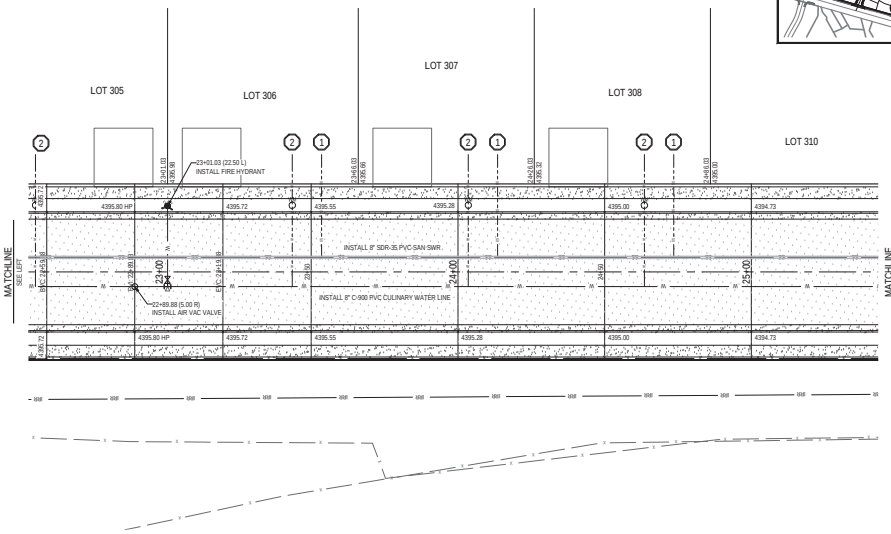
ELEV = 4390.40'

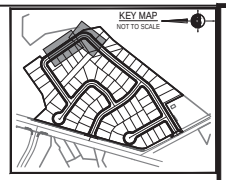
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HORIZONTAL GRAPHIC SCALE

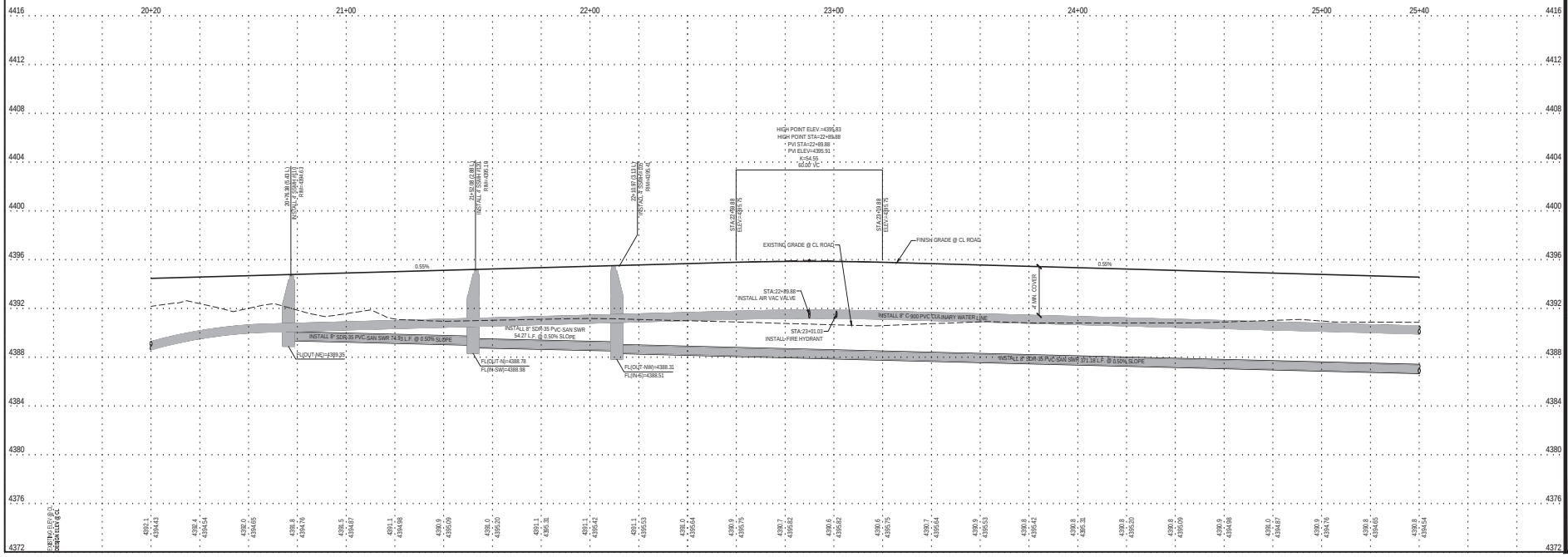
20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft.

VERT: 1 inch = 4 ft.

CENTURY WAY / SEARCHLIGHT DRIVE



ENSIGN

THE STANDARD IN ENGINEERING

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RIVERDALE, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/31/23
STATE OF UTAH

2023-05-30 FOR CONSTRUCTION

PLAN AND PROFILE
CENTURY WAY /
SEARCHLIGHT DRIVE

PROJECT NUMBER	PRINT DATE
11330B	5/31/23
DRAWN BY	CHECKED BY
JWS	BAM
PROJECT MANAGER	
BAM	

PP-3

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

WEST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

ELEV = 4390.40'

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

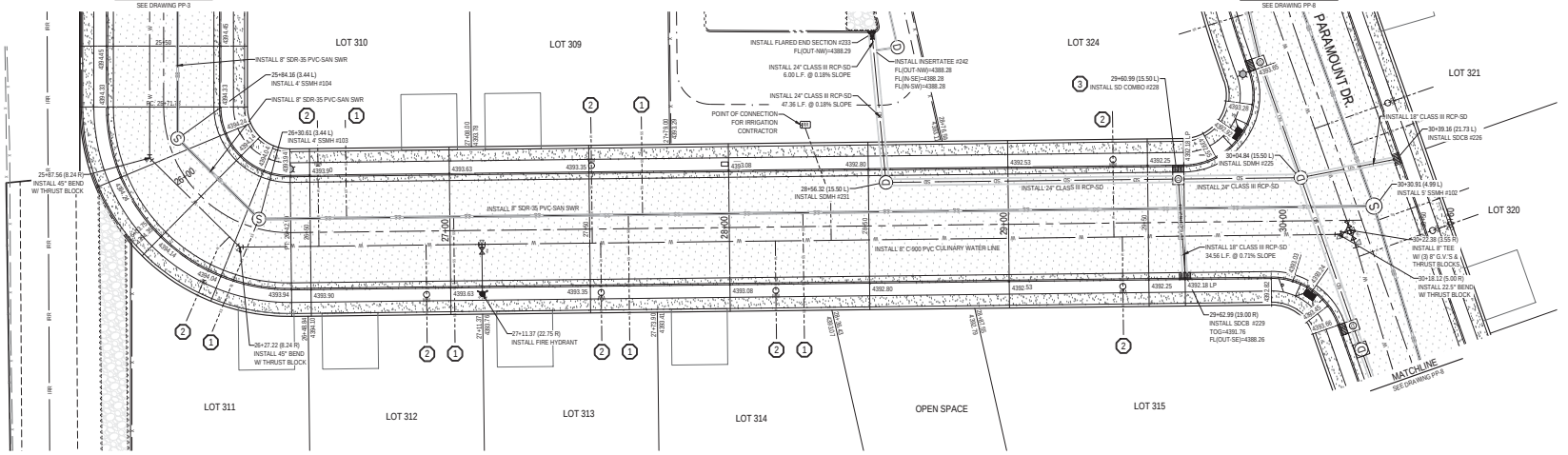
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HORIZONTAL GRAPHIC SCALE

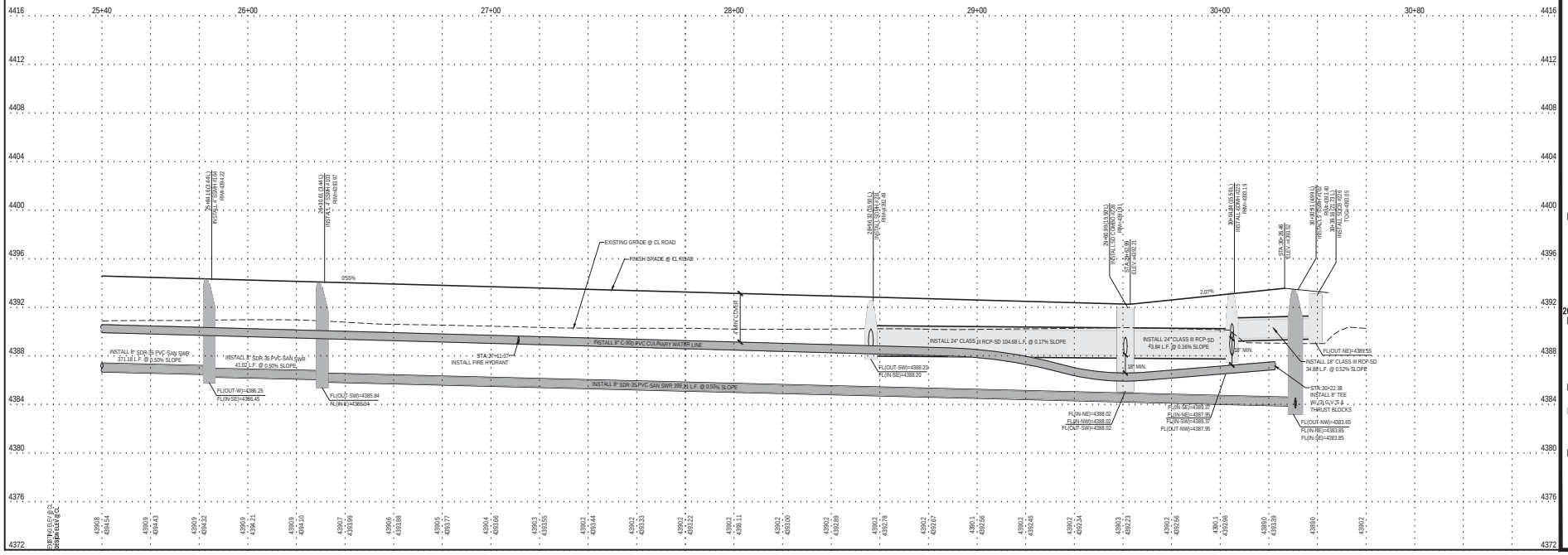
20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.

KEY MAP
NOT TO SCALE



UNIVERSAL STREET



ENSIGN
THE STANDARD IN ENGINEERING

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LAYTON
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Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

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FOR:
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SANDY, UTAH 84070
CONTACT:
ADAM ANDERSON
PHONE: 385-200-2040

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

LICENSED PROFESSIONAL ENGINEER
BRENT ALLEN MORGAN
No. 362051
05/31/23
STATE OF UTAH

2023-05-30 FOR CONSTRUCTION

PLAN AND PROFILE UNIVERSAL STREET

PROJECT NUMBER	PRINT DATE
11330B	5/31/23
DRAWN BY	CHECKED BY
JWS	BAM
PROJECT MANAGER	
BAM	

PP-4

811 Know what's below. Call before you dig.

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BENCHMARK

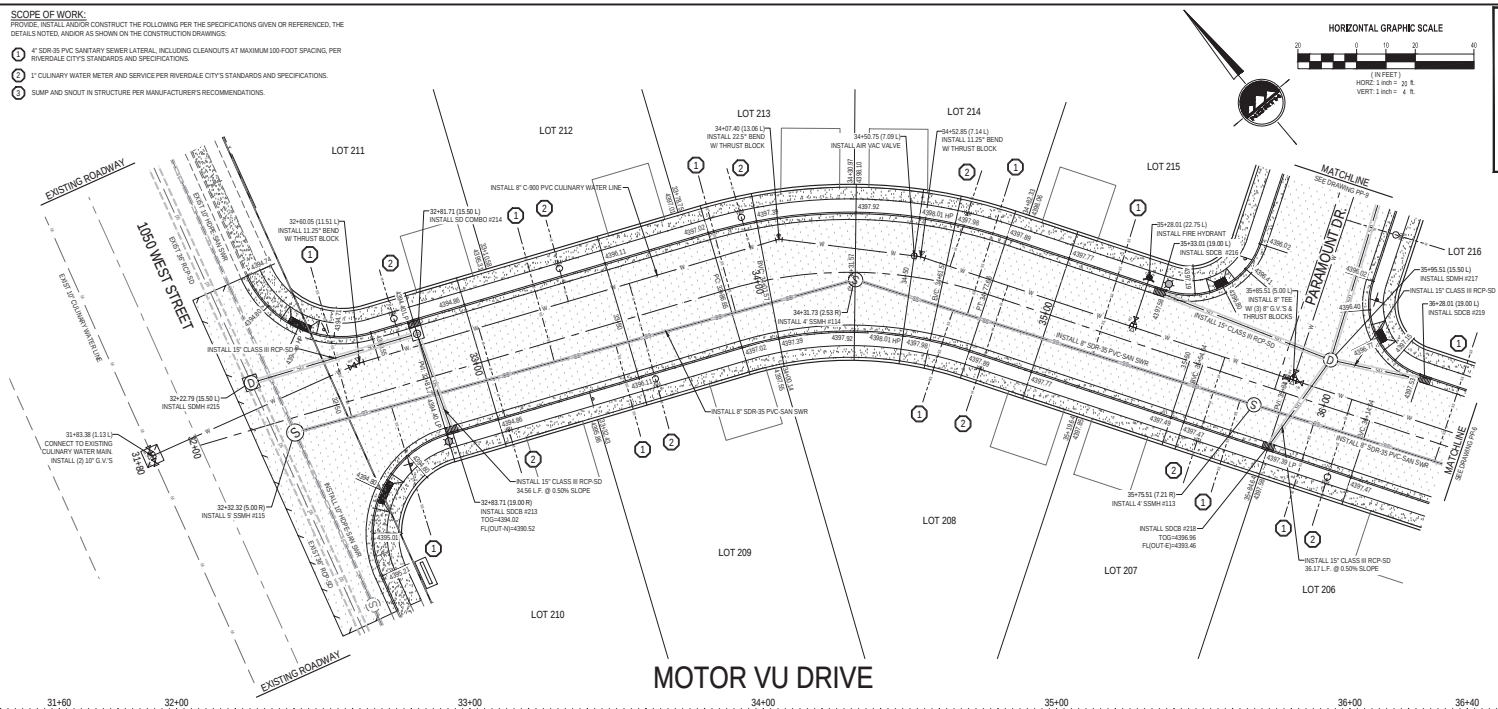
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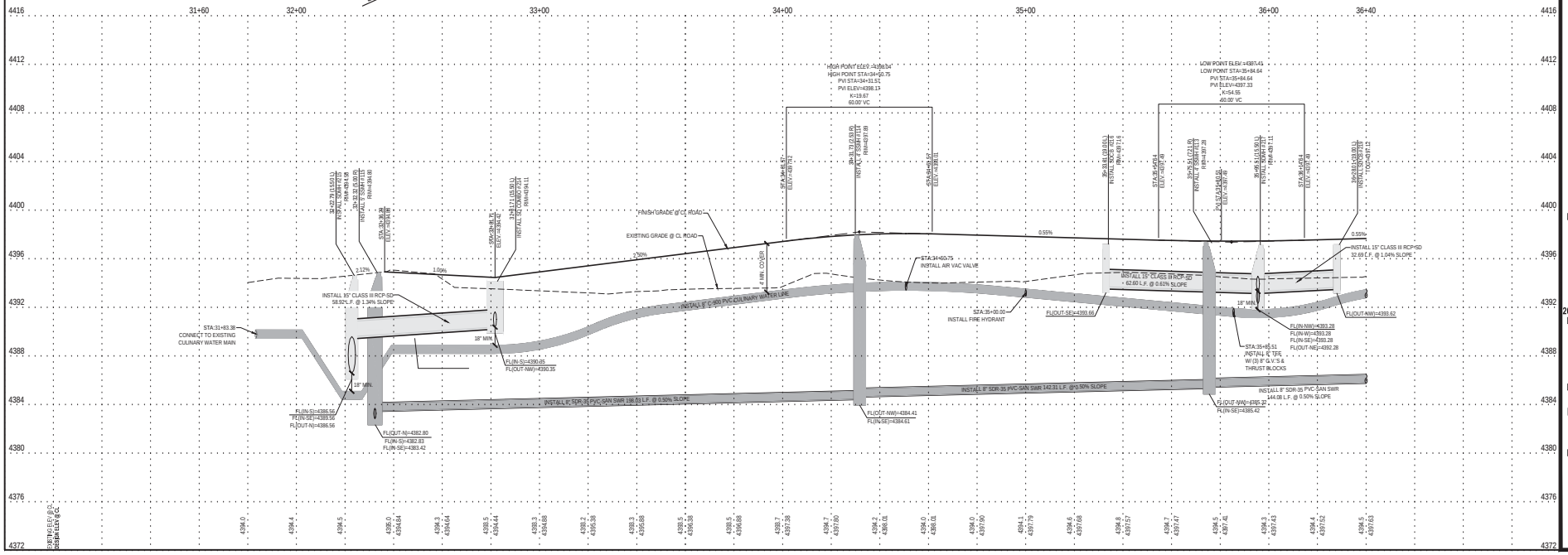
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COLEMAN VU ESTATES

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RIVERDALE, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/31/23
STATE OF UTAH

2023-05-30 FOR CONSTRUCTION

PLAN AND PROFILE MOTOR VU DRIVE

PROJECT NUMBER	PRINT DATE
11330B	5/31/23
DRAWN BY	CHECKED BY
JWS	BAM
PROJECT MANAGER	
BAM	

PP-5

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BENCHMARK

WEST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

ELEV = 4390.40'

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

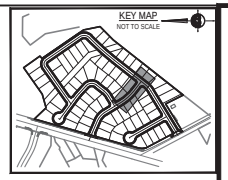
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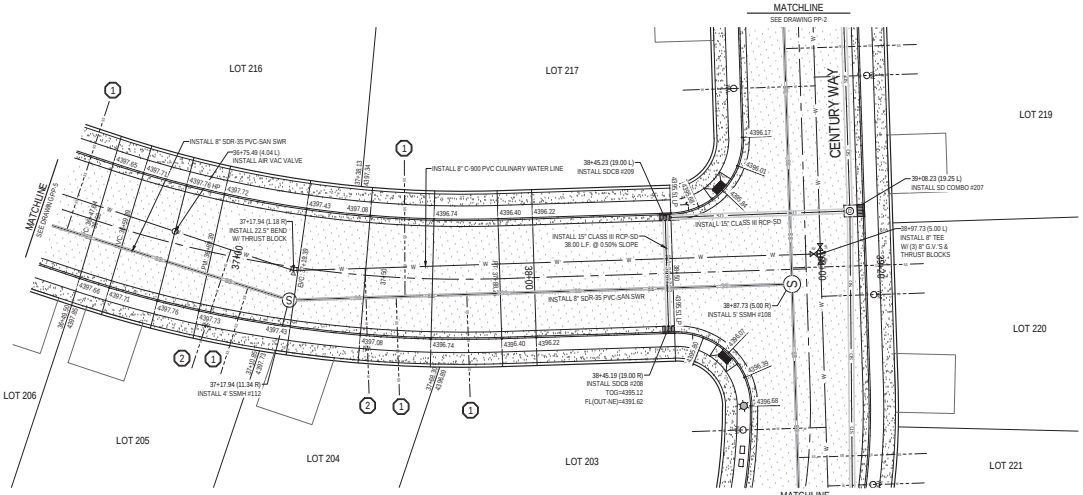
HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

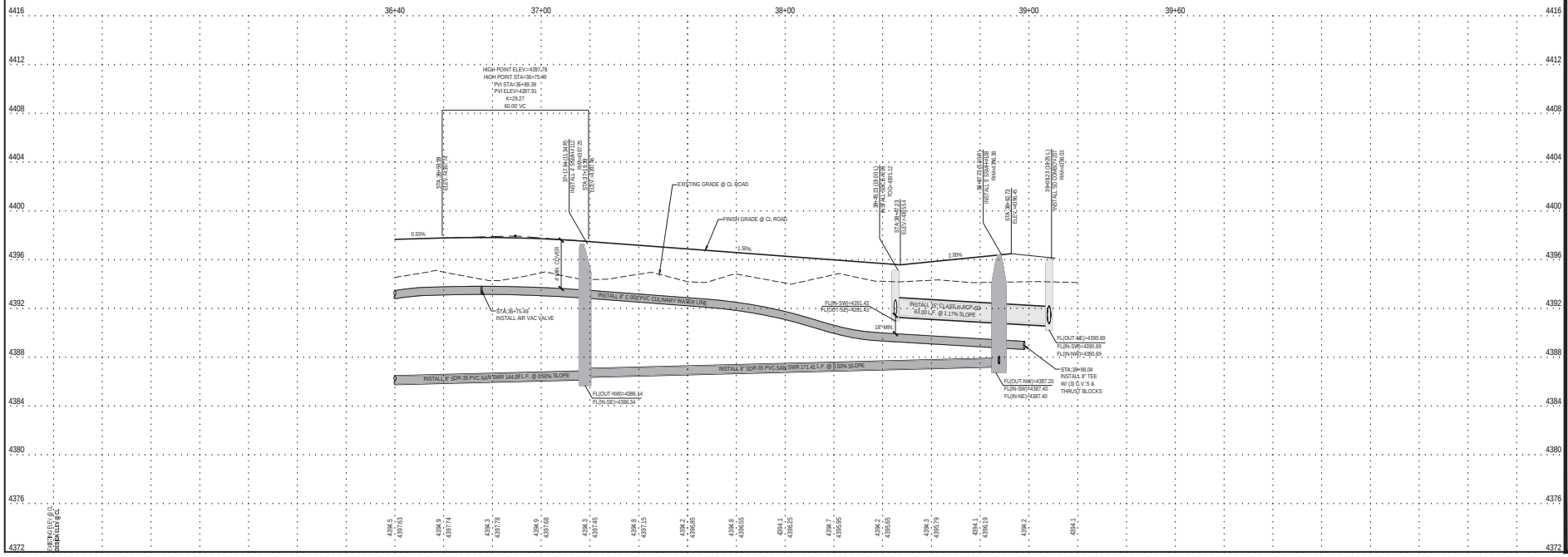
(IN FEET)
HORZ: 1 inch = 20 ft.
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KEY MAP
NOT TO SCALE





MOTOR VU DRIVE



ENSIGN
THE STANDARD IN ENGINEERING

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FOR:
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SANDY, UTAH 84070
CONTACT:
ADAM ANDERSON
PHONE: 385-202-0040

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/31/23
STATE OF UTAH

2023-05-30 FOR CONSTRUCTION

PLAN AND PROFILE
MOTOR VU DRIVE

PROJECT NUMBER: 11330B
PRINT DATE: 5/31/23
DRAWN BY: JWS
CHECKED BY: BAM
PROJECT MANAGER: BAM

PP-6

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

WEST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

ELEV = 4390.40'

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 4" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING, PER RIVERDALE CITY'S STANDARDS AND SPECIFICATIONS.
2. 1" CULINARY WATER METER AND SERVICE PER RIVERDALE CITY'S STANDARDS AND SPECIFICATIONS.
3. SUMP AND SNOUT IN STRUCTURE PER MANUFACTURER'S RECOMMENDATIONS.

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

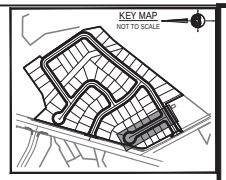
(IN FEET)

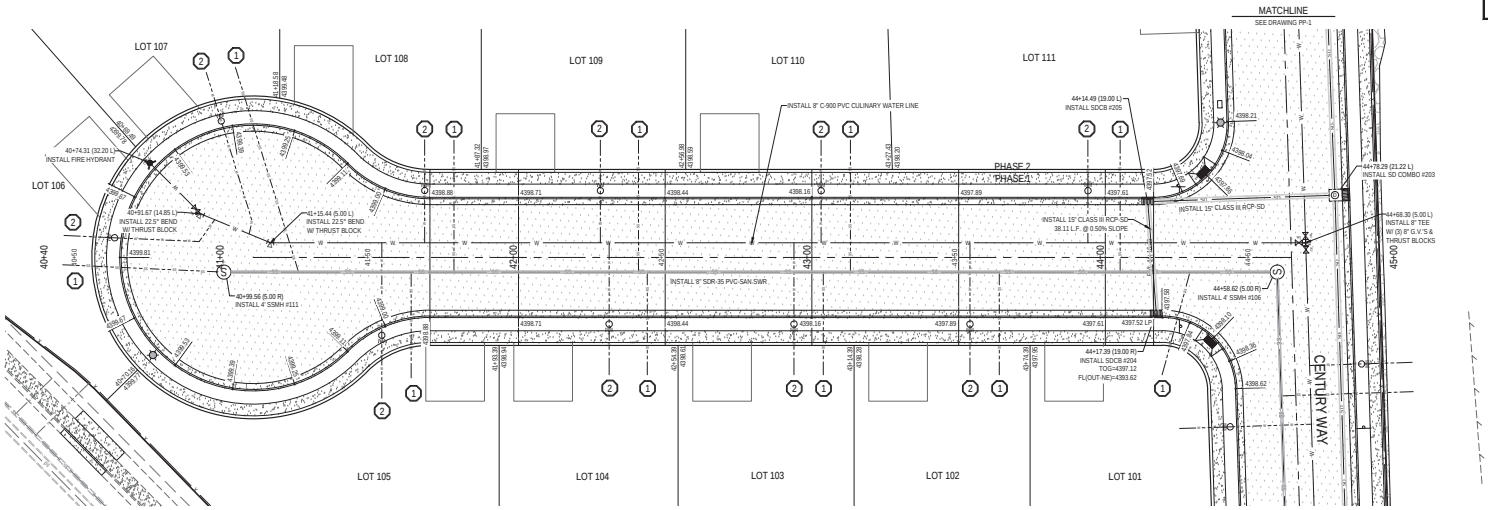
HORZ: 1 inch = 20 ft.

VERT: 1 inch = 4 ft.

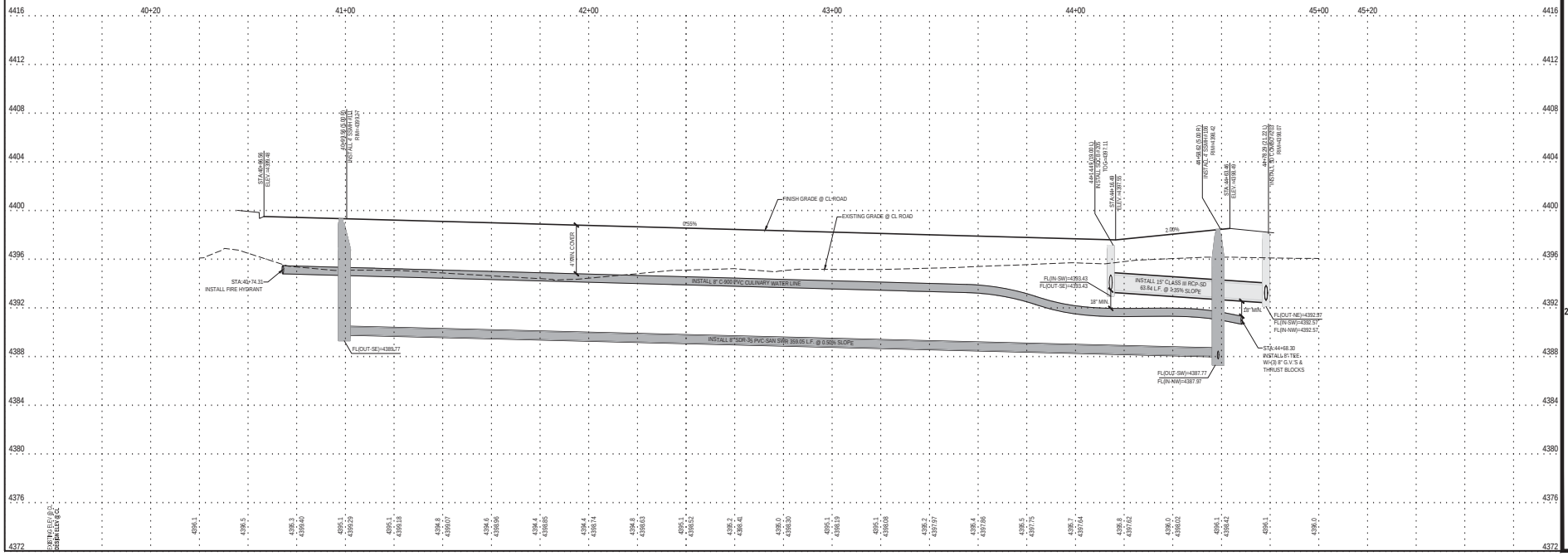
KEY MAP

NOT TO SCALE





COLUMBIA COURT



ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
GOLDCREST HOMES
9730 SOUTH 700 EAST
SANDY, UTAH 84070

CONTACT:
ADAM ANDERSON
PHONE: 385-202-0040

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 362051
BRENT ALLEN MORGAN
05/31/23
STATE OF UTAH

2023-05-30 FOR CONSTRUCTION

PLAN AND PROFILE
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PROJECT MANAGER	
BAM	

PP-7

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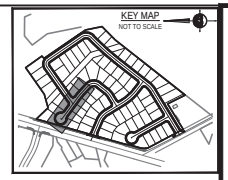
HORIZONTAL GRAPHIC SCALE

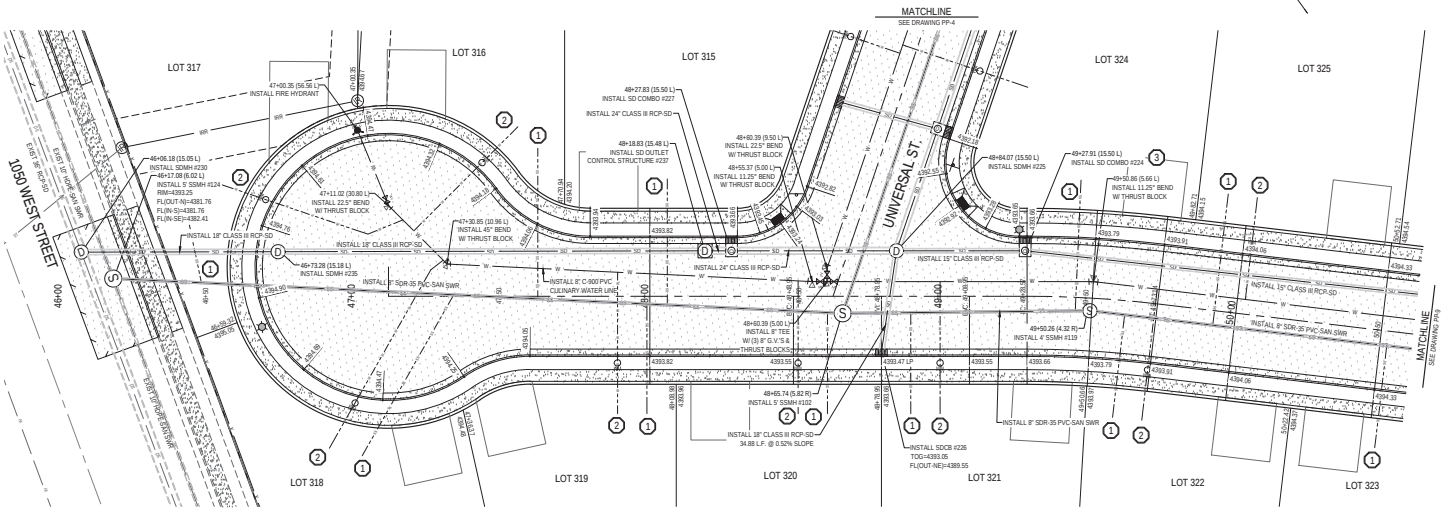
20 0 10 20 40

(IN FEET)

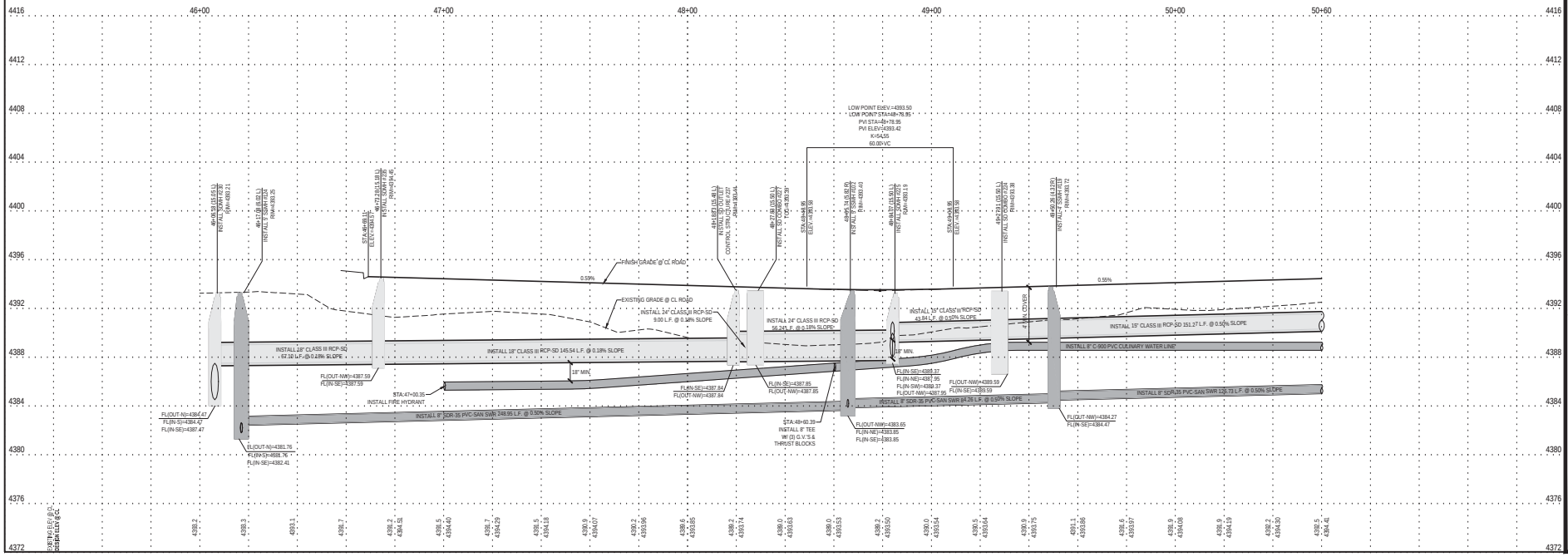
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KEY MAP
NOT TO SCALE





PARAMOUNT COVE / PARAMOUNT DRIVE



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05/31/23
STATE OF UTAH

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PLAN AND PROFILE PARAMOUNT COVE / PARAMOUNT DRIVE

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PROJECT MANAGER	
BAM	

PP-8

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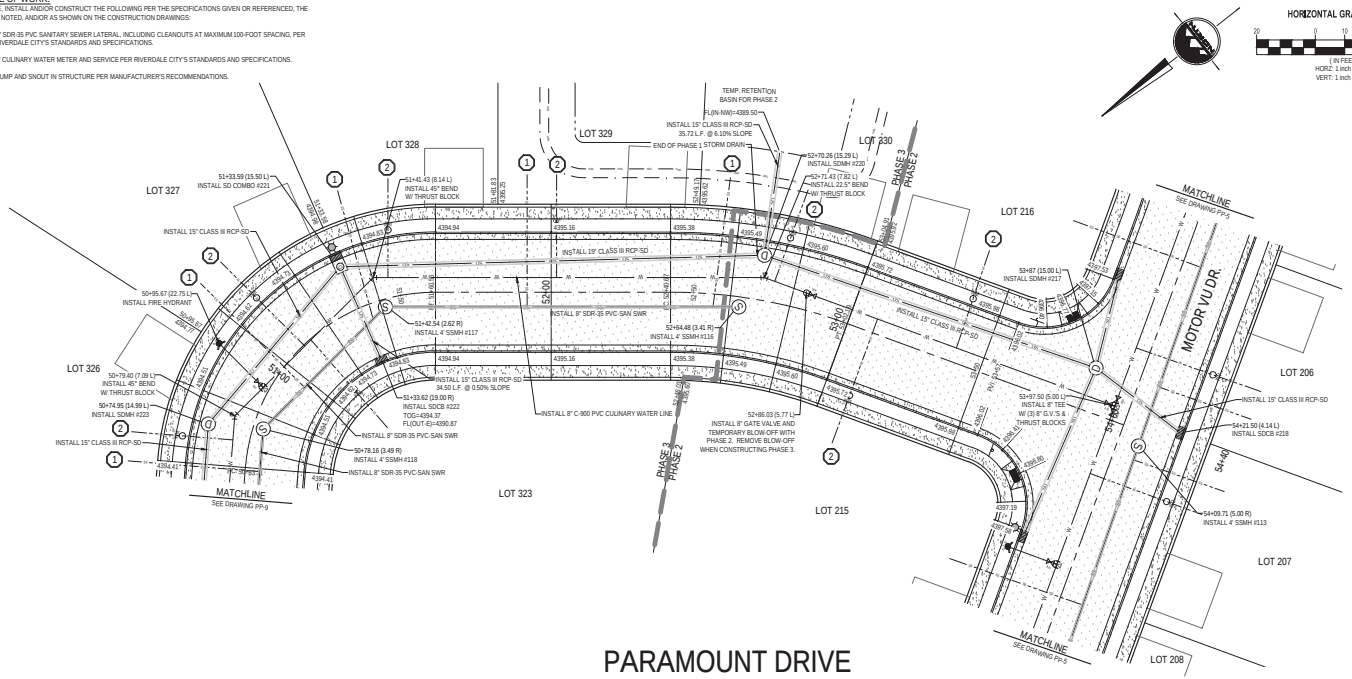
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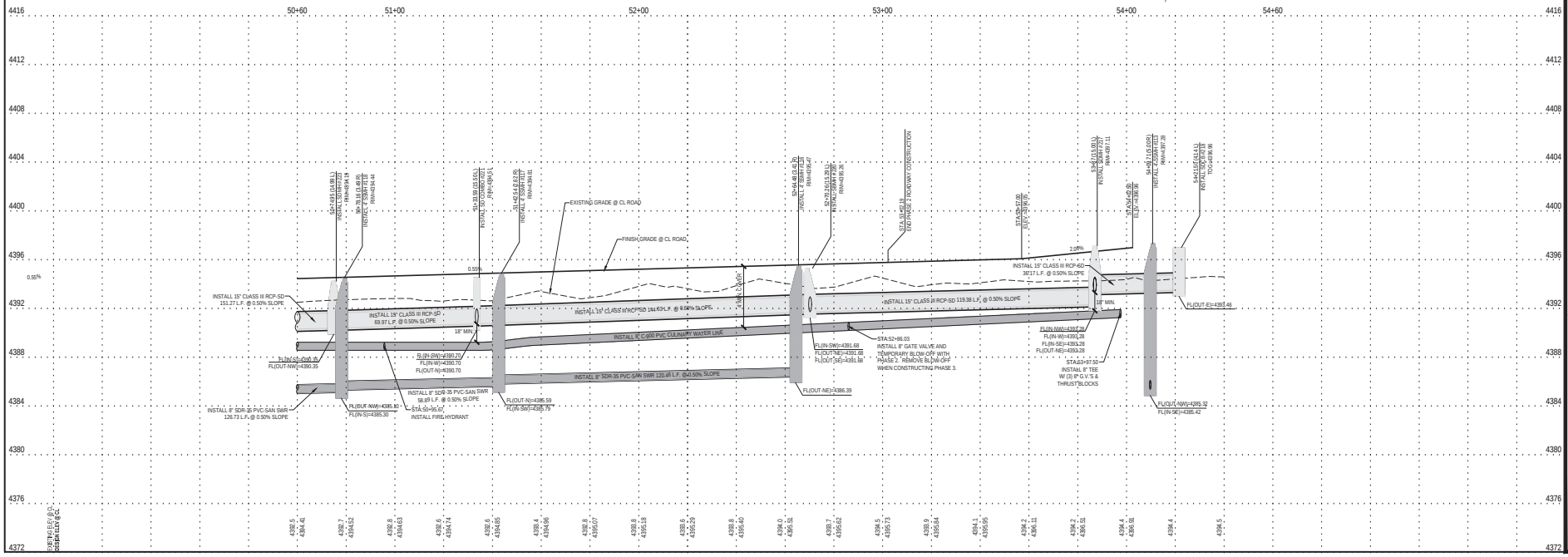
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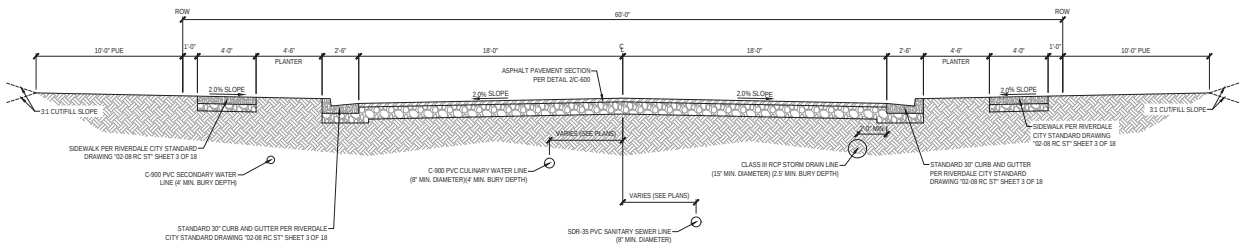
LICENSED PROFESSIONAL ENGINEER
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BRENT ALLEN MORGAN
05/31/23
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2023-05-30 FOR CONSTRUCTION

PLAN AND PROFILE PARAMOUNT DRIVE

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JWS	BAM
PROJECT MANAGER	
BAM	

PP-9

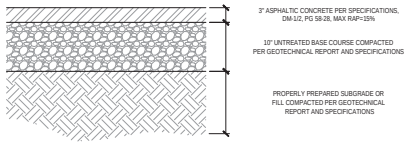


1 TYPICAL ROAD CROSS SECTION (60' ROW)

SCALE: NONE

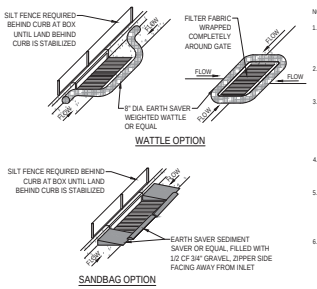
ASPHALT NOTES

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



2 STANDARD ASPHALT SECTION

SCALE: NONE

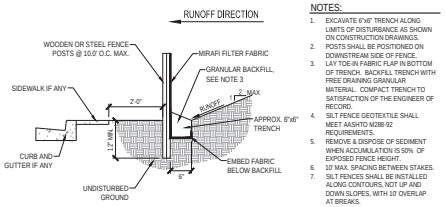


NOTES:

1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT. TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

3 SAG INLET PROTECTION

SCALE: NONE

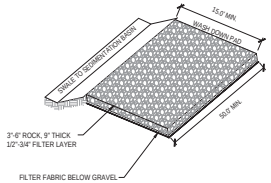


NOTES:

1. EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

4 TEMPORARY SILT FENCE

SCALE: NONE

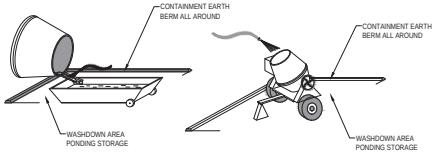


NOTE:

1. PLACE SIGN ADJACENT TO ENTRANCE " CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

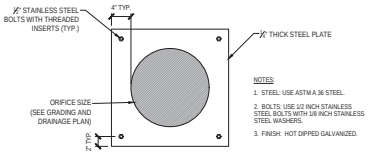
5 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



6 CONCRETE WASTE MANAGEMENT

SCALE: NONE

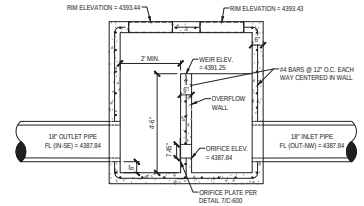


NOTES:

1. STEEL: USE ASTM A 36 STEEL.
2. BOLTS: USE 1/2 INCH STAINLESS STEEL BOLTS WITH 1/8 INCH STAINLESS STEEL WASHERS.
3. FINISH: HOT DIPPED GALVANIZED.

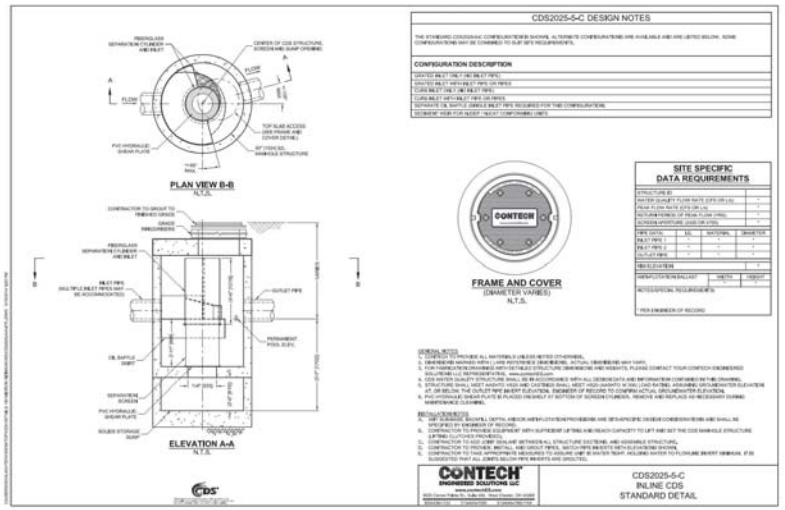
7 ORIFICE PLATE

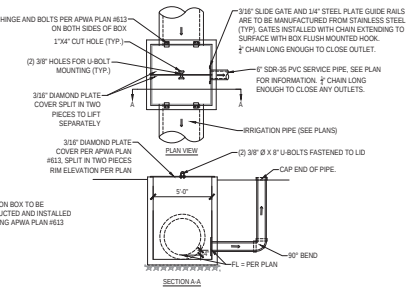
SCALE: NONE



8 OUTLET CONTROL STRUCTURE

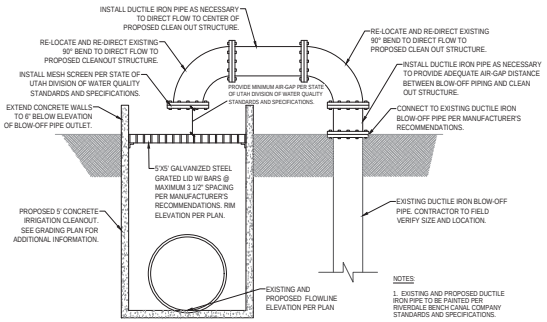
SCALE: NONE





9 IRRIGATION DIVERSION BOX

SCALE: NONE



NOTES:

1. EXISTING AND PROPOSED DUCTILE IRON PIPE TO BE PAINTED PER RIVERDALE BENCH CANAL COMPANY STANDARDS AND SPECIFICATIONS.

10 WELL BLOW-OFF REDIRECTION

SCALE: NONE

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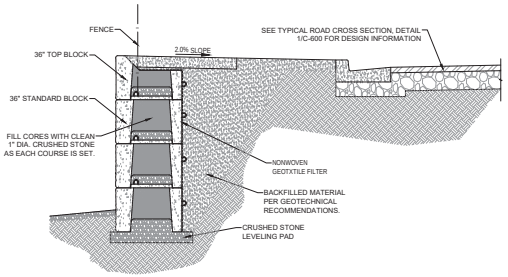
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STATE OF UTAH

2023-05-30 FOR CONSTRUCTION

DETAILS

PROJECT NUMBER 11330B
PRINT DATE 5/31/23
DRAWN BY JWS
CHECKED BY BAM
PROJECT MANAGER BAM

C-600



1 GRAVITY BLOCK RETAINING WALL SECTION

SCALE: NONE

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PHONE: 385-200-4040

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C-601

RIVERDALE CITY
PLANNING COMMISSION
PUBLIC HEARING NOTICE

Riverdale City gives notice that on Tuesday, September 13, 2022, at 6:30 p.m., at the Riverdale City Civic Center, 4600 South Weber River Drive, Riverdale, Utah, the Planning Commission will hold a public hearing to receive and consider public comments regarding the following:

Planned Residential Unit Development (PRUD) request at 5368 South 1050 West, Riverdale, Utah 84405 as part of the Coleman Vu Heights PRUD Subdivision as requested by RD Development Group.

The public is invited to review and inspect all information available concerning such proposal(s) at the Riverdale City Offices during the regular office hours, 8:00 a.m. to 5:00 p.m. Monday through Friday. The public or any interested parties may present written or oral testimony to the Riverdale City Planning Commission concerning the proposed action at the aforementioned time and place.

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 2nd day of September, 2022 at the following locations: 1) Riverdale City Hall Noticing Board 2) Riverdale City website at http://www.riverdalecity.com/ 3) the Public Notice Website: http://www.utah.gov/pmn/index.html .

This notice is scheduled to be published in the Standard Examiner on Saturday, September 3, 2022.

Michelle Marigoni
Riverdale City Recorder

Column

OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Standard-Examiner** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(801) 625-4302**.

Notice ID: o186t1ShJ5vvXYExBrX0 | **Proof Updated: Sep. 02, 2022 at 03:02pm MDT**
Notice Name: Public Hearing 9/13/22 Coleman PRUD | Publisher ID: UC0090

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Michelle Marigoni mmarigoni@riverdalecity.com (801) 394-5541	Standard-Examiner

Columns Wide: 1 **Ad Class:** Legals

09/03/2022: Custom Notice	115.13

Subtotal	$115.13
Tax %	0.00
Processing Fee	$11.51
Total	**$126.64**

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