



**RIVERDALE CITY PLANNING COMMISSION AGENDA  
CIVIC CENTER - 4600 S. WEBER RIVER DR.  
TUESDAY – MARCH 12, 2023**

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**6:00 p.m. – Planning Commission Work Session Meeting (Conference Room)**

The purpose of the work session is to review maps, plans, paperwork, etc. No motions or decisions will be considered during this session, which is open to the public.

**Planning Commission Work Session Items -Planning Commission Training *to be determined***

**6:30 p.m. – Planning Commission Meeting (Council Chambers)**

**A. Welcome & Roll Call**

**B. Public Comment**

*This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please try to limit your comments to three minutes. No action will be taken during public comment.*

**C. Presentations and Reports**

1. Introduction of Brandon Cooper, new Community Development Director.

**D. Consent Items**

1. [Consideration of Meeting Minutes from:](#)  
February 27, 2024 Work Session  
February 27, 2024 Regular Meeting

**E. Action Items**

1. [Consideration of Site Plan Amendment request for Schneiter’s Riverside Golf Course, located at 5460 South Weber Drive, Riverdale Utah 84405, as requested by Riverside Golf Course and North Shore Excavation.](#)

*Items presented by: Brandon Cooper, Community Development*

**F. Comments**

1. Planning Commission
2. City Staff

**G. Adjournment**

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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 on this 8<sup>th</sup> day of March, 2024 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at <http://www.riverdalecity.com/> and 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html>.

Michelle Marigoni  
Riverdale City Recorder

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday February 27, 2024, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr, Riverdale City, Weber County, Utah.

**Present:** Commissioners: Kent Anderson, Chair  
Amy Ann Spiers, Vice Chair  
Kathy Eskelsen, Commissioner  
Rikard Hermann, Commissioner  
Wanda Ney, Commissioner  
Celeste Noland, Commissioner  
Randy Poulsen, Commissioner

City Employees: Michelle Marigoni, City Recorder

Excused:

Visitors:

**A. Welcome & Roll Call**

The Planning Commission Work Session began at 6:00 p.m. Chair Anderson welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present. Members of the city staff were also present.

**B. Public Comment**

**C. Presentations and Reports**

Michelle Marigoni presented updates on the following:

- The legislative session is in the last week.
- The gravel pit bill has been returned to committee, so it will most likely not be passed this year.
- Ribbon cutting for Bricks & Minifigs rescheduled for Friday 3/1 at 10:00am
- Mayor is working on filling Kathy Eskelsen's commission seat.
- Interviews 2/28 for Community Development Director.

**D. Consent Items**

**1. Consideration of Meeting Minutes from:**

February 13, 2024 Work Session  
February 13, 2024 Regular Meeting

Chair Anderson asked if there were any changes or corrections to the minutes. Kathy Eskelsen's name was left off the work session minutes.

**E. Action Items**

- 1. Consideration of Conditional Use Permit request for Joe's Car Connection located at 5030 Freeway Park Drive, Riverdale Utah 84405, as requested by Joe Gracey.**
  
- 2. Consideration of Conditional Use Permit request for Pipe Dream Design LLC, located at 4042 Pacific Avenue #102, Riverdale Utah 84405, as requested by Jake Mackley.**

**F. Comments**

**G. Adjournment**

As there was no further business to discuss, the Planning Commission Work Session adjourned at 6:30 p.m.

Date Approved:

DRAFT

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, February 27, 2024, at 6:30 p.m., at the Civic Center, 4600 S Weber River Drive., Riverdale City, Weber County, Utah.

**Present:** Commissioners:

- Kent Anderson, Chair
- Amy Ann Spiers, Vice Chair
- Kathy Eskelsen, Commissioner
- Rikard Hermann, Commissioner
- Wanda Ney, Commissioner
- Celeste Noland, Commissioner
- Randy Poulsen, Commissioner

City Employees: Michelle Marigoni, City Recorder

Excused:

Visitors: Joe Gracey  
Jake Mackley

**A. Welcome & Roll Call**

The Planning Commission Meeting began at 6:30 p.m. Chair Anderson welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present. Members of the city staff were also present.

**B. Public Comment**

Commissioner Anderson asked if any members of the public were present with comments. There were none.

**C. Presentations and Reports**

Michelle Marigoni presented updates on the following:

- The gravel pit bill has been returned to committee, so it will most likely not be passed this year.
- Ribbon cutting for Bricks & Minifigs rescheduled for Friday 3/1 at 10:00am.
- Community Development Director interviews are scheduled for 2/28.
- Mayor is working on filling Kathy Eskelsen's commission seat.

**D. Consent Items**

1. Consideration of Meeting Minutes from:

February 13, 2024 Work Session  
February 13, 2024 Regular Meeting

Chair Anderson asked if there were any changes or corrections to the minutes. There were none. Commissioner Eskelsen moved to approve the consent items. Commissioner Ney seconded the motion, and all were in favor.

**E. Action Items**

1. **Consideration of Conditional Use Permit request for Joe's Car Connection located at 5030 Freeway Park Drive, Riverdale Utah 84405, as requested by Joe Gracey.**

Joe Gracie represented Joe's Car Connection and explained the request for the permit, which involves automobile new or used sales and service, falling within the general plan use for the area. The Planning Commission is the approving body for the permit. There were discussions about the differences between a conditional use permit and a business license, clarifying that the permit is not a green light for immediate business operations. Concerns were raised about property issues such as detention basins, rock walls, and potential soil contamination, which need resolution before proceeding with the site plan and business license. Mr. Gracie addressed some issues, stating that he submitted engineering for the rock wall behind the building and acknowledged the necessity of addressing other concerns. The commission emphasized the need to clarify that the permit does not authorize immediate business operations until all conditions are met.

**Motion:** Commissioner Hermann moved to approve the conditional use permit request for Joe's Car Connection located at 5030 Freeway Park Drive, Riverdale Utah 84405, as requested by Joe Gracey, provided that all staff issues are resolved and with findings that the business type is compatible with the area businesses and will not pose a hazard to the safety of the residents in the area.

**Second:** Commissioner Eskelsen

Vote:

Commissioner Noland:	Yes
Commissioner Poulsen:	Yes
Commissioner Ney:	Yes
Commissioner Hermann:	Yes
Commissioner Spiers:	Yes
Commissioner Anderson:	Yes
Commissioner Eskelsen:	Yes

Motion passes unanimously.

**2. Consideration of Conditional Use Permit request for Pipe Dream Design LLC, located at 4042 Pacific Avenue #102, Riverdale Utah 84405, as requested by Jake Mackley.**

Jake Mackley, representing Pipe Dream Designs LLC, provided information about the business and its operations. Pipe Dream Designs LLC is a custom manufacturing and retail sales business specializing in laser cutting, CNC machining, and 3D printing.

Jake Mackley clarified that the CO2 laser used in the business is contained within a glass tube and does not emit CO2 gases. The business primarily operates with common materials such as wood, metal, and fabric, using the laser for engraving and cutting. Mackley also mentioned the use of 3D printers for designing and engineering purposes, which do not emit harmful substances in significant quantities.

Regarding operations, Mackley explained that the business mainly operates on a pre-order basis, with minimal foot traffic expected for pickups. Waste generation is limited, consisting mainly of packaging and small scraps, with no hazardous materials involved. Mackley confirmed that the business operates independently of its neighbor, Alpha Customs, and is solely engaged in contract work.

Mr. Brooks raised concerns about safety inspections, emphasizing the importance of fire and building inspections before the business can commence operations. Mackley was informed that inspections would be conducted before moving in, and he would need to follow proper protocols to obtain a business license.

Overall, the discussion focused on ensuring compliance with safety regulations and proper procedures before the business could start operating.

**Motion:** Commissioner Spiers moved to approve the conditional use permit request for Pipe Dream Design LLC, located at 4042 Pacific Avenue #102, Riverdale Utah 84405, as requested by Jake Mackley, provided that building and fire codes are complied with.

**Second:** Commissioner Poulsen

Vote:

Commissioner Eskelsen:	Yes
Commissioner Anderson:	Yes
Commissioner Spiers:	Yes
Commissioner Poulsen:	Yes
Commissioner Noland:	Yes
Commissioner Ney:	Yes
Commissioner Hermann:	Yes

Motion passes unanimously.

**F. Comments**

**G. Adjournment**

**Planning Commission Regular Session, February 27, 2024**

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As there was no further business to discuss, Commissioner Eskelsen moved to adjourn. This was seconded by Commissioner Hermann. All were in favor and the Planning Commission meeting adjourned at 7:22 p.m.

Date Approved:

DRAFT

**RIVERDALE CITY  
PLANNING COMMISSION AGENDA  
March 12, 2024**

**AGENDA ITEM: E1**

**SUBJECT:** Consideration of Site Plan Amendment request for Schneider's Riverside Golf Course, located at 5460 South Weber Drive, Riverdale Utah 84405, as requested by Riverside Golf Course and North Shore Excavation.

**PRESENTER:** Brandon Cooper, Community Development

**INFORMATION:**

- a. [PC Exec Summary](#)
- b. [Amended Site Plan Review Sheet](#)
- c. [Dept Staff/Engineer Comments](#)
- d. [Site Plan Amendment Application](#)
- e. [Riverside Site Plan Documents](#)

**[BACK TO AGENDA](#)**



## Planning Commission Executive Summary

For the Commission meeting on: **March 12, 2024**

Applicant: **Riverside Golf Course**  
*Represented by Northshore Excavation*

### Summary of Proposed Action

Northshore Excavation, on behalf of Schneider’s Riverside Golf Course, has filed for a site plan amendment as required by Riverdale City Code, to construct a new parking lot on parcel 07-076-0007, located at 5460 S. Weber Drive. This site is owned by Schneider’s Riverside Golf Club and is located within an O-1 zone, as is the rest of the Golf Course. Per City Code, parking lots accessory to other permitted uses in the zone are allowable. A site plan has been provided to the City and reviewed by City Staff and Engineering and is now being submitted to the Planning Commission for discussion and action.

<b>Total Area:</b>	26,187 sq. ft or .60 acre
<b>Total Asphalt Paving:</b>	20,603 sq. ft = 79%
<b>Total Stamped Concrete Paving:</b>	3,802 sq. ft = 14%
<b>Total Landscape Vegetated Area:</b>	1,782 sq. ft = 7%
<b>New Parking Stalls:</b>	52

Following the presentation and discussion of the proposal, the Planning Commission may make:

- 1) a motion providing a recommendation to City Council for approval
- 2) a motion providing a recommendation to City Council for approval with modifications
- 3) a motion to table the matter to a later date
- 4) a motion not recommending approval with the appropriate findings of fact

**STAFF RECOMMENDATION:** *Motion providing a recommendation to City Council for approval with modifications subject to Staff/Engineering comments*

### Title 10 Ordinance Guidelines (Code Reference)

This Amended Site Plan review is regulated under **City Code 10-25** (Development in All Zones) and is affected by **City Codes 10-7** (Open Space Zone / O-1), **10-14** (Regulations Applicable to All Zones), and **10-15** (Parking, Loading Space; Vehicle Traffic and Access).

For discussion purposes, included are supplementary documents regarding this request which includes:

- 1) the Application for Site Plan Amendment Approval
- 2) comments from Staff reviewers
- 3) Code Review
- 4) proposed site plan

### General Plan Guidance (Section Reference)

The General Plan land use for this site is Open Space. This use is not in any conflict with this General Plan District Land Use.



Legal Comments – City Attorney

\_\_\_\_\_  
Steve Brooks, Attorney

Administrative Comments – City Administrator

\_\_\_\_\_  
Steve Brooks, City Administrator



## Amended Site Plan Review – Schneider’s Riverside Golf Course, 5460 S. Weber Drive

Completed by Brandon Cooper, Community Dev. Director on 03/04/2024, 03/05/2024 & 03/07/2024

**Recommendation:** recommendation to City Council for approval with modifications

Date Plan Submitted to City: <small>(Must be at least two weeks prior to Planning Commission meeting)</small>	February 29, 2024
Date Application Submitted to City:	February 29, 2024
Date Fee Paid:	Paid on March 1, 2024 (see receipt for detail)
<b>Site Plan – Preliminary Requirements</b>	<b>Departmental Review Comments</b>
<b>COVER SHEET</b>	Not Provided
<u>Title Block</u>	
Project name and address	
Property Owner’s name, address, and phone number	
Property Developer’s name, address, and phone number	
Approving agency’s name and address: Utility companies if applicable	
Consulting Engineer’s name, address, and phone number	
Licensed Land Surveyor’s name, address, phone number, signature, and seal	
Date	
Revision block with date and initials	
Sheet number and total sheets	
<u>General</u>	
Street names	
Layouts of lots with lot numbers	
Adjacent tract ownership and tax identification numbers	

Scale (minimum 1"=50' to 1"=10')	
North arrow	
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	
Space for notes	
Contours	
Public areas	
<u>Vicinity Map</u>	
Street names	
Site location	
North arrow	
Scale	
<u>Layout</u>	
Landscaping (location and type with area calculations)	
Location of exterior lighting devices, signs, and outdoor advertising	
Location of underground tanks, dumpsters, etc	
<u>Additional Information</u>	
Benchmark	
Basis of bearings	
Legend	
<b><i>PLAN AND PROFILE SHEETS</i></b>	Site plan and profile sheets provided
<b>Title Block</b>	
Project name and address	Project name and address location shown; address location reflects correct address of 5460 S Weber Drive
Approving Agency's name and address	Not shown
Consulting Engineer's name, address, and phone number	Great Basin Engineering, 5746 South 1475 East, Ogden, Utah 84403 – 801.394.4515
Date	Yes – 03/01/2024
Scale	Yes, 1"=10'
Revision block with date and initials	Revision blocks shown and notes block provided

Sheet number and total sheets	Shown (4 total sheets)
<b><u>General</u></b>	
North arrow	Yes
Street names	Shown – South Weber Drive
Lot numbers	Not shown; one lot shown
Reference to sheets showing adjacent areas	Not applicable
Center line stationing	Not applicable
Existing natural ground	Shown on grading plan and demo plan
<b><u>Signage</u></b>	Not applicable
Height	
Size	
Locations	
Colors	
Lighting	
<b><u>New and Existing Buildings</u></b>	Not applicable
Height and Size	
Location, setbacks, and all dimensions	
Type of construction	
Type of occupancy and proposed uses	
Show handicapped access	
<b><u>New and Existing Landscaping &amp; Percentage</u></b>	Landscaping plan has been provided in compliance with City Code 10-14-12(B)(1), meets minimum requirement of 20% or more landscaping coverage per City Code 10-14-12(B.)(1.)
Number of trees	Existing
Landscape plan showing all planting, hardscaping, berming, and watering	Existing
Xeriscaping alternatives being considered	Stamped Concrete
<b><u>New and Existing Walls and Fences</u></b>	Not applicable
Location, design, and height	
Materials proposed for construction	

<b><u>New and Existing Parking</u></b>	
Location, area, and layout of off-street parking (size of stalls, regular and handicapped)	No offstreet parking. 52 new stalls shown
Location of employees' parking, customer parking, and handicapped parking	Not applicable
Internal circulation pattern	
<b><u>New and Existing Ingress and Egress</u></b>	
Location and size of points of ingress and egress for motor vehicles and internal use	Yes, shown at 22.85'
Circulation pattern	Yes, internal access and circulation shown
<b><u>New and Existing Streets</u></b>	
All access points	Yes, this is shown
Center lines	Not applicable
Right-of-way lines	Not applicable
Face of curb lines	Not applicable
Centerline slope	Not applicable
Signing and striping	No public signs applicable; no public roadway striping applicable; on site striping shown
Light poles	No new onsite proposed light poles and equipment anticipated for this project
<b>Street lights</b>	Not applicable
Street name signs	
Stop signs	
UDOT approval (if required for project)	Not applicable
Sidewalk (4' side with 4" of road base or 6' side with 6" of road base through the approach)	
Planting Strip	
<b><u>New and Existing Storm Drainage</u></b>	
Top of curb elevations	Not applicable
Slope of gutter	Not applicable
Manholes	Shown on C2.0
Invert elevations	Shown on C2.0
Length, size, slope, and type of mains and laterals	Shown on C2.0

Location of catch basins	Shown on C2.0
Ditches, location and ownership	Shown on C1.0
Approval to pipe, reroute or use	
Calculations for retention system	Updated drainage report needed
Method of storm water clean-up	Updated storm water clean-up methods needed
<b><u>New and Existing Sanitary Sewers</u></b>	Not applicable
Manholes	
Invert elevations	
Length, size, type, and slope of mains and laterals	
<b><u>New and Existing Water Lines</u></b>	Not applicable
Length, size, type, and slope of mains and laterals	
Location, size, and type of water meters, valves, and fire hydrants	
<b><u>New and Existing Gas Lines</u></b>	Not applicable
Size and type	
<b><u>New and Existing Electrical Lines</u></b>	Not applicable
Size, location, and type	
Location of power poles	
<b><u>New and Existing Telephone Lines</u></b>	
Location of poles, junction boxes, and manholes	
<b><u>New and Existing Cable TV Lines</u></b>	Not applicable
Location of lines (if applicable)	
<b><i>DETAILED DRAWINGS</i></b>	
Cross section of roadway (minimum 8" road base and 3" asphalt)	Refer to sheet C3.0 for pavement cross section
Cross section of curb and gutter (standard 30" high back)	Not applicable
Gutter inlet box with bicycle safe grate	Not applicable
Cleanout box	Shown on C3.0
Thrust blocking	Not applicable
Special energy dissipating or drop manholes	Not applicable

<b>ADDITIONAL INFORMATION</b>	
Soils report	Not applicable
Drainage and runoff calculations	Updated drainage report needs to be provided;
Water right transfer documentation	Not applicable
Copy of protective covenants, codes, and regulations for development	Not applicable
Three (3) total 11" X 17" copies of plan drawings, one large full set of plan drawings, and one digital full set copy of plan drawings	Need 11" x 17" and digital set
Building elevation renderings	Not applicable
Corp of Engineers approval (if required)	Not applicable
Zoning compliance	Yes, Retail Commercial Park Overlay (RCP) Zone meets intended uses for amended site design
RDA compliance (if applicable)	No applicable RDA regulations for this project area
Use compliance	Yes, this use complies with the zoning for this RCP zoned area
Engineering comments and letter of approval recommendation	Engineering comments, along with Public Works, Police Department, Fire Department provided
Traffic study	Not currently required
All Planning Commission and City Staff conditions for approval have been met	<u>Currently Amended Submission approval consideration being reviewed by City Council</u>



## DEPARTMENTAL STAFF COMMENTS

### SCHNEITER'S RIVERSIDE GOLF COURSE

**DEPARTMENT:** Public Works

**REVIEWER:** Shawn Douglas

**SENT:** February 27, 2024

1. Location of water meter needs to meet current standards. Move to landscape area
  2. Storm water system needs to meet current standards (oil water separator). Record storm water management plan
  3. Obtain a land disturbance permit and erosion control plan
- 

**DEPARTMENT:** Engineering

**REVIEWER:** Todd Freeman

**SENT:** March 7, 2024

See Attachment

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7 March 2024

Riverdale City  
4600 South Weber River Drive  
Riverdale, Utah 84405

Attn: Brandon Cooper, Community Development Director/RDA Deputy Executive Director  
Proj: **Schneider's Parking Addition**  
Subj: Site Plan Improvement Drawings - Review #1

Dear Brandon,

The following items will need to be considered and addressed prior to receiving recommended approval from our office.

**General Note:**

***Please request the Developer or his Engineer submit a response letter with their re-submittal of drawings answering all Engineering review comments contained herein.***

1. An **electronic copy** of the improvement drawings and details must be submitted to the Public Work Department for record keeping upon design completion and prior to approval of the final drawings from our office.
2. The site data area appears to be incorrect. The parcel on the county website has the parcel at 0.77 acres. Storm water calculations will need to be adjusted.
3. The existing water meter is shown to be relocated behind and out of the concrete. Does that meter need to be abandoned as well as the water service to the home to be demolished?
4. The drawings show the sewer stub in the middle of the parking lot. That sewer service should be terminated at the sewer main.
5. The other utility companies need to be notified and have the services disconnected (power, gas, telephone, etc.)

6. The plans show the parking lot grading into a new storm water box that connects to an existing storm water system. It appears the storm water system discharges to one of the ponds on the golf course. Does the pond have capacity for additional volume?
7. Does the pond have a discharge that is connected to an existing storm water system that is either owned by Riverdale , UDOT and/or flow into the Weber River? If so, the water will need to be treated prior to discharging into the storm water system or Weber River.
8. Does the pond have an overflow that connects to an existing storm water system owned by Riverdale City, UDOT and/or flow into the Weber River? If so, the water will need to be treated prior to discharging into the storm water system.

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, S.E, PE.  
*City Engineer*

Cc.     Shawn Douglas,     Riverdale City Public Works Director  
       Norm Farrel,       Riverdale City Assistant Public Works Director  
       Jeff Woody,         Riverdale City Building Official



# Riverdale City

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

## RIVERDALE CITY PLANNING COMMISSION APPLICATION FOR COMMERCIAL OR MANUFACTURING SITE PLAN AMENDMENT APPROVAL

CASE NO: \_\_\_\_\_ DATE SUBMITTED: 2/29/24

APPLICANT'S NAME: Riverside Golf Course

BUSINESS ADDRESS: 5460 South Weber Dr., Ogden, 84405

BUSINESS PHONE: 801 399 4636

ADDRESS OF SITE: 5462 South Weber Dr., Ogden, UT 84405

APPLICANT'S INTEREST: Parking lot

Application is hereby made to the Riverdale City Planning Commission requesting that the following permitted use, be approved on ~~26184~~ 26184 sq. ft. of property in the A1 zone in (sq. ft./acreage)

accordance with the attached site plan.

Ernie Schmeiter  
Signature of Applicant

Ernie Schmeiter  
Signature of Property Owner

I authorize North Shore to act as my representative in all matters relating to this application.

Ernie Schmeiter  
Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - \$400 per acre or portion of

Fee: \$ 400.00

Date paid: 3.01.2024

TRANS #: 214265192

Planning Commission set public hearing: Yes  No  Date of Public Hearing: \_\_\_\_\_

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

Date: 3.12.24 Decision of Commission: \_\_\_\_\_

City Council set public hearing: Yes  No  Date of Public Hearing: \_\_\_\_\_

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

Date: \_\_\_\_\_ Decision of Council: \_\_\_\_\_



Riverdale City  
4600 South Weber River Drive  
Riverdale, UT 84405  
(801) 394-5541

XBP Confirmation Number: 166993876

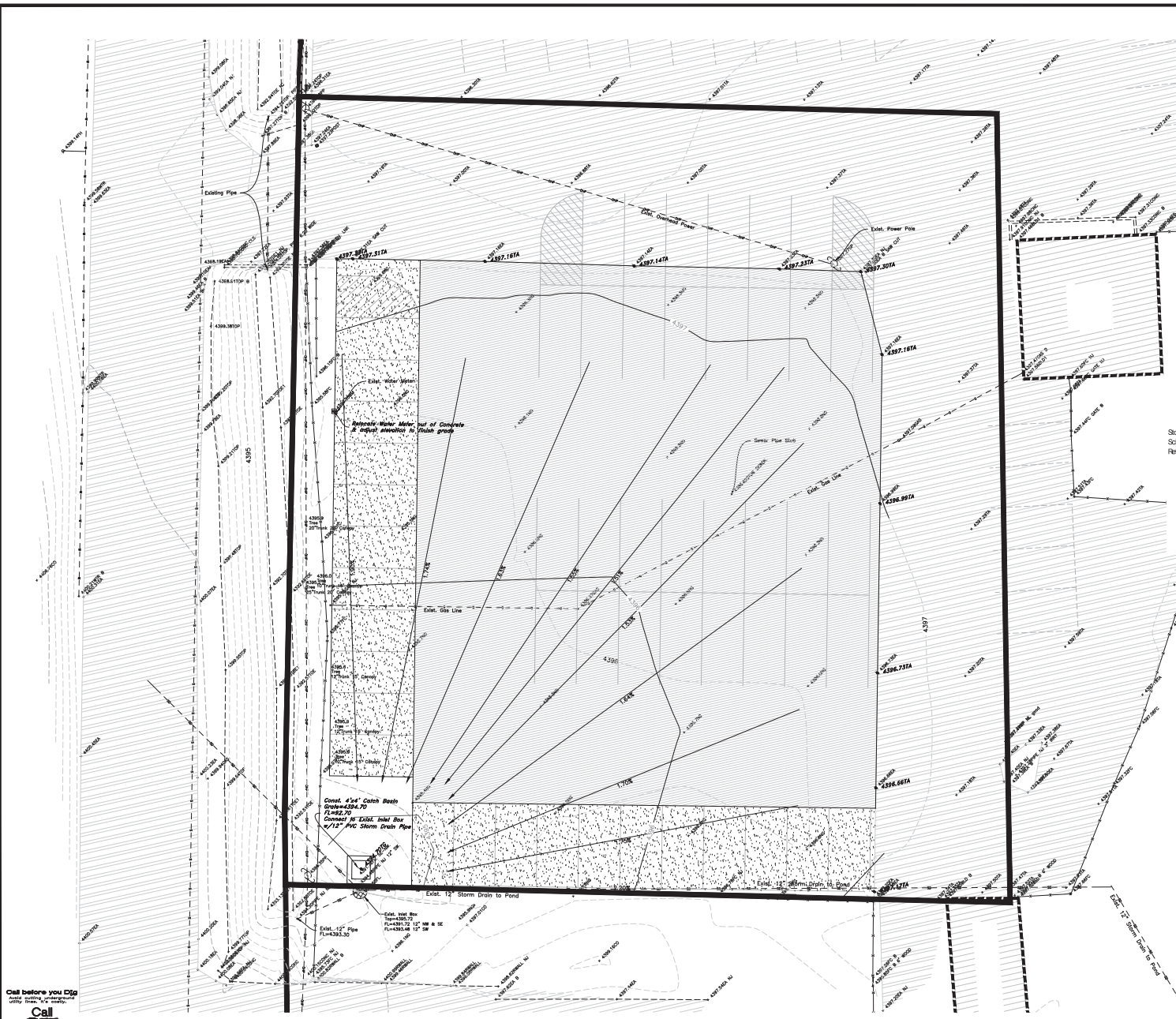
▶ Transaction detail for payment to Riverdale City.		Date: 03/01/2024 - 1:59:20 PM MT	
Transaction Number: 214265192 Visa — XXXX-XXXX-XXXX-3252 Status: Successful			
Account #	Item	Quantity	Item Amount
10341500	PlanDev Review 10341500	1	\$400.00

**TOTAL: \$400.00**

**Billing Information**  
BRENT MARCHANT KENLEY  
84405

Transaction taken by: Admin acummings





### Legend

(Note: All items may not appear on drawing)

- San Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exlet Hydrant
- Fire Hydrant
- Fire Department Connection
- Post Indicator Valve
- Exlet Water Valve
- Water Valve
- Sanitary Sewer
- Utility Meter
- Gas Line
- Water Line
- Storm Drain
- Relinquish Line
- Secondary Waterline
- Power Line
- Light Pole
- Power pole w/ guy
- Light Pole
- Fence
- Boundary of ditch
- Overhead Power Line
- Compacted Material Pipe
- Unfinished Concrete Pipe
- Asbestos Pipe
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flavestone
- Finish Floor
- Top of sand
- Top of concrete
- Top of concrete
- Height of ground
- Finish Grade
- Minimum Elevation
- Fire Department Connection
- Final Elevation
- Finish Grade
- Storm Drain
- Ridge Line
- Offset of Floor
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- New Concrete with Snow Mill
- Demo's Road Base
- Split Curb & Gutter
- Demo Tree
- Tree To Remain in Place

Storm Water Calculations  
 Schneller's Riverside Golf Course Parking Addition  
 Retention Requirements (Based on 100yr-24hr Storm Event)

$$V = C \cdot I \cdot A$$

$$A_{\text{permeous}} = 1782 \text{ sf}$$

$$A_{\text{impermeous}} = 24625 \text{ sf}$$

$$C = 0.85 \text{ unitless}$$

$$I = 0.125 \text{ in/hr}$$

$$A = 0.001 \text{ ac}$$

$$I = 86400 \text{ s}$$

$$V = 5688 \text{ cf}$$

- #### GENERAL GRADING NOTES:
- All work shall be in accordance with the City Public Works Standard.
  - Cut slopes shall be no steeper than 2 horizontal to 1 vertical.
  - Fill slopes shall be no steeper than 2 horizontal to 1 vertical.
  - This shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the geotechnical engineer.
  - Areas to receive fill shall be properly prepared and approved by the City Inspector and geotechnical Engineer prior to placing fill.
  - Fill shall be benched into competent material as per specifications and geotechnical report.
  - All trench backfills shall be tested and certified by the site geotechnical engineer per the grading code.
  - A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
  - The final composition report and certification from the geotechnical engineer shall contain the type of field testing performed. Each test shall be identified with the method of opening the surface, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the density of the maximum density curves used by the field technician.
  - Just shall be controlled by watering.
  - The location and protection of all utilities is the responsibility of the permittee.
  - Approve protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
  - All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Clearing is to be done to the satisfaction of the City Engineer.
  - The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
  - The contractor shall provide shoring in accordance with OSHA requirements for trench shoring.
  - Aggregate base shall be compacted per the geotechnical report prepared for the project.
  - Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown herein.
  - As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not necessarily reflect existing topographic conditions.
  - Erosion Control: Protect all inlet boxes, catch basins, etc. with straw bales or other approved method to retain the storm water during construction. Protect surrounding properties and streets from site runoff with sandbags and earth berms.

- #### CURB AND GUTTER CONSTRUCTION NOTES:
- Open face gutter shall be constructed where drainage is directed away from curb.
  - Open face gutter locations are indicated by shading and notes on site and grading plan.
  - It is the responsibility of the surveyor to adjust top of curb grades at the time construction starting.
  - Refer to the typical details for a standard and open face curb and gutter for dimensions.
  - Transitions between open face and standard curb and gutter are to be smooth. Hand form these areas if necessary.

#### ADA NOTES:

Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). Accessible routes must have a minimum clear width of 36". If grades on plans do not meet the requirement notify Consultants immediately.

The Client, Contractor, and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of the ADA and/or FMAA.

**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS**

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions, including the accuracy of all information of all surveys, and shall be responsible for persons and property that this requirement shall apply continuously and shall not be limited to normal working hours and that the contractor shall be responsible for the safety of the worker and the engineer business from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.



**PRELIMINARY NOT FOR CONSTRUCTION**

DATE: \_\_\_\_\_

REV: \_\_\_\_\_

**GREAT BASIN ENGINEERING**

1216 EAST BORDEN U.P.H. RD. #400  
 MAIN RD 1139A-4515 S.W. B.L.G. (801) 921-0222 FAX (801) 992-7544  
 WWW.GRETBASINENGINEERING.COM

**Grading / Drainage / Utility Plan**

**Schneller's Riverside Golf Course**

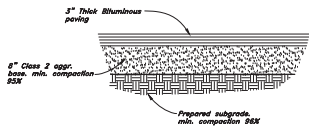
4460 South Weiser Drive Utah  
 Bluffman UT 84301, 2N, 12W, S24E, U.S. Survey  
 A part of Section 10, 2N, 12W, S24E, U.S. Survey

**1 March, 2024**

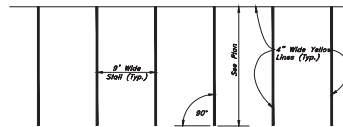
SHEET NO.

**C2.0**

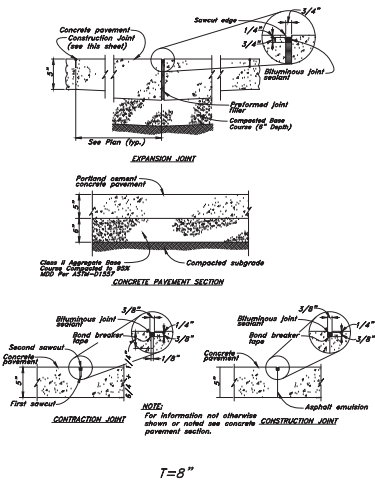
24N000



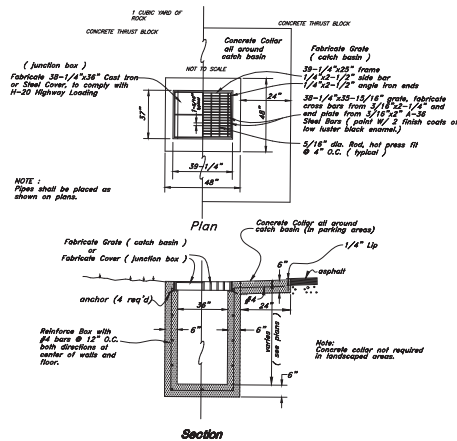
**1 Typical Bituminous Pavement Section**  
Parking Areas  
Not to Scale



**3 Typical Parking Lot Striping Plan**  
Not to Scale



**2 Portland Cement Concrete Pavement**  
Stamped Parking Areas  
Not to Scale



**4 TYPICAL LARGE CATCH BASIN 4' x 4'**  
Not to Scale

Call before you dig  
811



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**GREAT BASIN ENGINEERING**

1147 S. EAST ST. SALT LAKE CITY, UT 84143  
 MAIN (801) 392-7544 FAX (801) 392-7544  
 WWW.GREATBASINENGINEERING.COM

**Detail Sheet**

**Schneller's Riverside Golf Course**

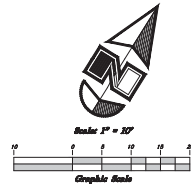
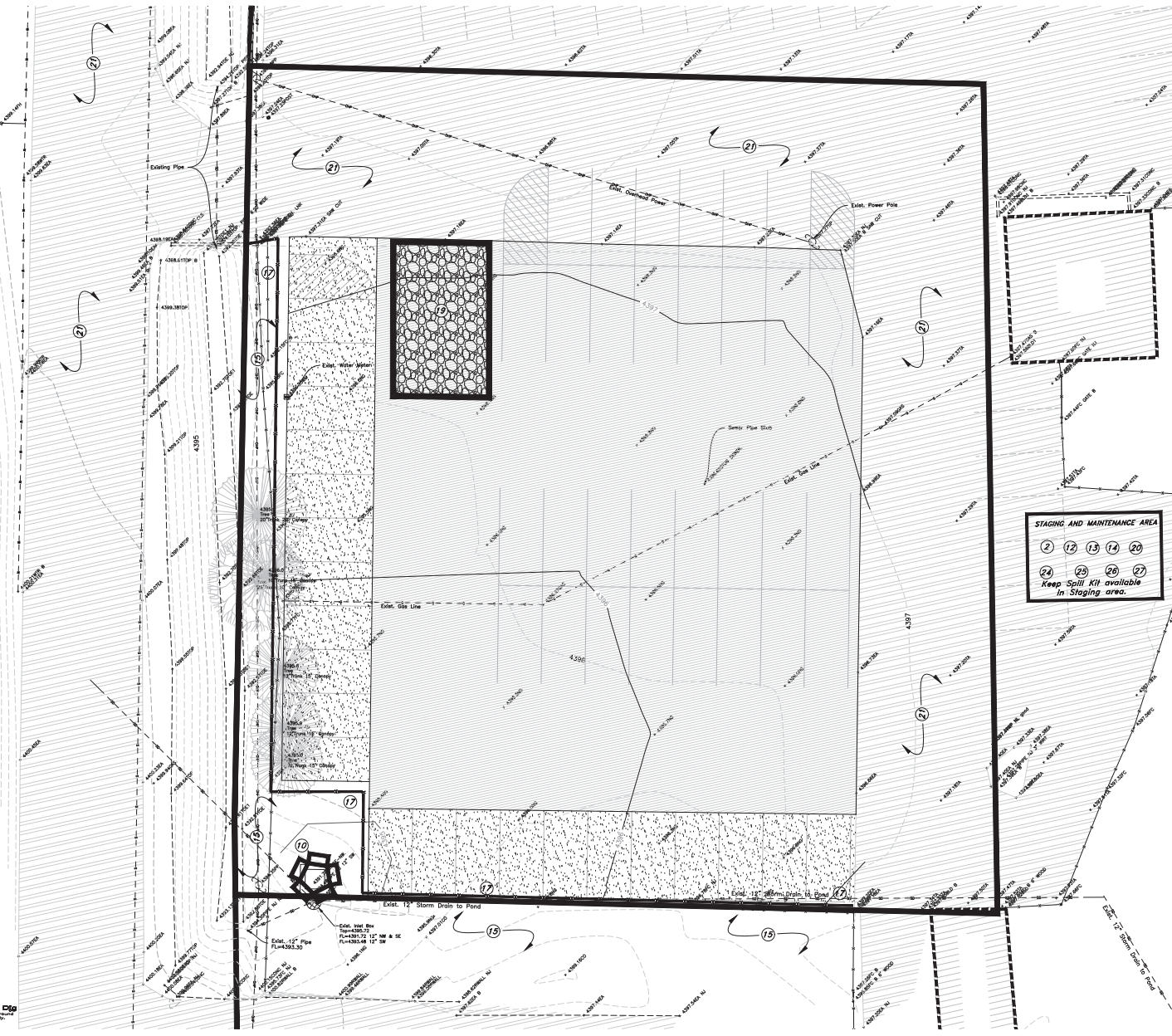
5460 South Weiser Drive Utah  
 Bluffton, UT 84301, 20K, SLEK4, U.S. Survey  
 A part of Section 181

1 March, 2024

SHEET NO.

**C3.0**

24900



**SELECTED BMPs**

1. Utilize BMP CMC Catch Basin Cleaning
2. Utilize BMP CMM Concrete Waste Management
3. Utilize BMP CS Construction Sequencing
4. Utilize BMP CDF Customer/Operator Device Maintenance
5. Utilize BMP DE Decontaminating Operations
6. Utilize BMP DS Dust Control
7. Utilize BMP ET Employee Training
8. Utilize BMP HMR Hazardous Waste Management
9. Control BMP HIC Hepar Dumping Controls
10. Control BMP HP Hazard Prevention (Cover Bags or Spill Bags are the recommended choices)
11. Utilize BMP IS Inlet Protection
12. Utilize BMP MS Material Storage
13. Control BMP MS Portable Cleaning
14. Control BMP PT Portable Toilet
15. Utilize BMP PV Preservation of Existing Vegetation
16. Control BMP SP Sealing and Planting
17. Control BMP ST Site Fence and/or GSI Gravel Bag Berm
18. Utilize BMP SCU Spill Clean-Up
19. Control BMP SCE Stabilize Construction Entrance
20. Control BMP SM Spillage Management
21. Utilize BMP SS Street Sweeping
22. Utilize BMP SDF Storm Drain Flushing
23. Utilize BMP UOF Used Oil Recycling
24. Utilize BMP VEC Vehicle and Equipment Cleaning
25. Utilize BMP VEF Vehicle and Equipment Fueling
26. Utilize BMP VEM Vehicle and Equipment Maintenance & Repair
27. Utilize BMP WHD Waste Handling and Disposal

**NOTES:**

This sheet constitutes only one part of the Sediment and Erosion Control Plan (SECP). There are a total of 24 sheets which make up the entire SECP for this project. These sheets may be included in the improvement drawing plan set, but only as a courtesy. These sheets are most importantly included in the Storm Water Pollution Prevention Plan (SWPPP) for this project. They are located in Appendix A of the SWPPP.

Also note that although the BMP details for the BMPs listed in the SECP may also be included in the improvement drawing plan set as a courtesy, they are most importantly included Appendix H of the SWPPP.

Neither the SECP nor the combination of the SECP along with the BMP details constitutes a SWPPP. Those are only appendices to the SWPPP. The SWPPP for this project was developed using the State Template. A copy of the SWPPP needs to be available while the WQI is active in accordance with Section 7.4.1 (Page 33) of the Utah Construction General Permit (UPDES Permit No. UTRC00000).

**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS**  
 The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall protect, improve, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

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**GREAT BASIN ENGINEERING**  
 571 W. 1475 E. EAST BORDEN, UTAH 84409  
 MAIN (801)392-0222, FAX (801)392-0544  
 WWW.GREATBASINENGINEERING.COM

**Sediment & Erosion Control Plan**  
**Schneller's Riverside Golf Course**  
 5460 South Weiser Drive, Utah  
 Bluffton, CO, R/W, S/E, S/W, S, Survey  
 A part of Section 191, 201, 211, 221, 231, 241, 251, 261, 271, 281, 291, 301, 311, 321, 331, 341, 351, 361, 371, 381, 391, 401, 411, 421, 431, 441, 451, 461, 471, 481, 491, 501, 511, 521, 531, 541, 551, 561, 571, 581, 591, 601, 611, 621, 631, 641, 651, 661, 671, 681, 691, 701, 711, 721, 731, 741, 751, 761, 771, 781, 791, 801, 811, 821, 831, 841, 851, 861, 871, 881, 891, 901, 911, 921, 931, 941, 951, 961, 971, 981, 991, 1001

**1 March, 2024**  
**SECP**  
 SHEET NO. 24