

### RIVERDALE CITY PLANNING COMMISSION AGENDA CIVIC CENTER - 4600 S. WEBER RIVER DR. TUESDAY - APRIL 30, 2023

#### 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. <u>Presentations and Reports</u>

#### **D.** Consent Items

1. Consideration of Meeting Minutes from: April 23, 2024 Work Session April 23, 2024 Regular Meeting

#### E. Action Items

- Motion to un-table Site Plan Amendment request for Wasatch Kia Dealership, located at 770 West Riverdale Road, Riverdale Utah 84405, as requested by H&P Investments.
- 2. Consideration of Site Plan Amendment request for Wasatch Kia Dealership, located at 770 West Riverdale Road, Riverdale Utah 84405, as requested by H&P Investments.

Items presented by: Brandon Cooper, Community Development

### F. Comments

- 1. Planning Commission
- 2. City Staff

#### G. 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 on this 29<sup>th</sup> day of April, 2024 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at <a href="http://www.riverdalecity.com/">http://www.riverdalecity.com/</a> and 3) the Public Notice Website: <a href="http://www.utah.gov/pmn/index.html">http://www.utah.gov/pmn/index.html</a>.



Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday April 23, 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 Rikard Hermann, Commissioner Wanda Ney, Commissioner Celeste Noland, Commissioner Randy Poulsen, Commissioner

City Employees: Brandon Cooper, Community Development Director

Michelle Marigoni, City Recorder

Excused: Colleen Henstra, Commissioner

Visitors:

#### A. Welcome & Roll Call

The Planning Commission Work Session began at 6:02 p.m. Chair Anderson welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present, except for Colleen Henstra, who was excused. Members of the city staff were also present.

#### B. Public Comment

#### C. Presentations and Reports

Mr. Cooper reported that Ken Garff has begun their remodel and Chucky Cheese has started theirs. America First has started land work in preparation for their next building, and their first building is in the final inspections stage.

The commission discussed getting information to the public regarding the America First campus, as rumors have been circulating about what is being done.

#### D. Consent Items

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

March 12, 2024 Work Session March 12, 2024 Regular Meeting

Chair Anderson asked if there were any changes or corrections to the minutes. There were none.

#### E. Action Items

 Consideration of Site Plan Amendment request for Wasatch Kia Dealership, located at 770 West Riverdale Road, Riverdale Utah 84405, as requested by H&P Investments.

Mr. Cooper went over the site plan amendment, noting that the original site plan amendment was approved in 2017 and was expired. The applicants resubmitted with some changes, including addressing the sidewalk issue that came up in 2017.

#### F. Comments

Mr. Cooper explained the new formats of the packet items and asked for feedback from commissioners. All agreed that the new formats were helpful and welcomed.

Mr. Cooper gave some examples of possible motions for the type of action item on the agenda to help with the language for the motions. There was some discussion about using the staff report for findings to approve.

The commission discussed, at Mr. Cooper's suggestion, some training ideas for planning commissioners, including the required powers and duties provided by the Utah League of Cities and Towns. Mr. Cooper requested commissioners come up with some training topics they would like to have.

### G. Adjournment

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

Date Approved:





#### Planning Commission Regular Session, April 23, 2024

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, April 23, 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 Rikard Hermann, Commissioner Wanda Ney, Commissioner Celeste Noland, Commissioner Randy Poulsen, Commissioner

City Employees: Brandon Cooper, Community Development Director

Michelle Marigoni, City Recorder

Excused: Colleen Henstra, Commissioner

Visitors:

#### 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. <u>Presentations and Reports</u>

Mr. Cooper reported that Ken Garff has begun their demolition and remodel, and Chucky Cheese has started theirs. America First has started land work in preparation for their next building, and their first building is in the final inspections stage. Ashley Furniture is open, and they have closed the Layton store.

#### D. Consent Items

1. Consideration of Meeting Minutes from:

March 12, 2024 Work Session March12, 2024 Regular Meeting

Chair Anderson asked if there were any changes or corrections to the minutes. Commissioner Hermann moved to approve the consent items. Commissioner Ney seconded the motion, and all were in favor.

#### E. Action Items

1. Consideration of Site Plan Amendment request for Wasatch Kia Dealership, located at 770 West Riverdale Road, Riverdale Utah 84405, as requested by H&P Investments.

Mr. Cooper presented a series of slides which provided a summary of the background of the Wasatch Kia dealership site, mentioning its significant remodel and rebranding in 2017. The discussion highlighted the incomplete improvements from the previous site plan approval and the need for further improvements. These included exterior additions to the building, stormwater management, and sidewalk installation. The presentation outlined the timeline of previous approvals and the current proposal for an amended site plan, focusing on a 3,380 square foot building addition and associated stormwater improvements.

Concerns were raised regarding the drainage system for the wash bay and the adequacy of water management practices. Commissioners discussed the need for a sand and oil separator to handle runoff from the expanded wash bay and questioned whether the original approval's conditions still applied. The presentation clarified that the original plan included a separator, but it was unclear if it carried over to the current proposal.

Commissioners expressed the importance of ensuring compliance with water management regulations and requested further information before making a decision. Options discussed included approving the plan subject to resolving the drainage system issue, tabling the decision for more information, or modifying the proposal to address concerns. The presentation concluded with a recommendation for approval contingent on addressing the drainage system's compliance.

**Motion**: Commissioner Noland moved to table the application by H&P Investments on behalf of Wasatch Kia based on the absence of information necessary to make a decision, which is that information is needed about the water drainage for the wash bay.

Second: Commissioner Ney seconded the motion.

Vote:

Commissioner Hermann: Yes
Commissioner Spiers: Yes
Commissioner Anderson: Yes
Commissioner Poulsen: Yes
Commissioner Ney: Yes
Commissioner Noland: Yes
Commissioner Henstra: Absent

Motion passes unanimously. This item will be tabled until further requested information is received.

#### F. Comments

Commissioner Spiers discussed a request from a resident regarding safety concerns on a local street where kids play. She mentioned Kathy Eskelsen, a previous planning commissioner, had raised the issue of installing a sign indicating that the street is not a through street due to speeding cars. Mr. Cooper noted that he had promised to follow up on this matter with Mr. Douglas, though he hadn't had a chance to do so yet.

There was a brief discussion about the potential closure of the trail due to spring runoff. Mr. Cooper noted there had not been any updates on this issue in staff meetings, indicating that it might not be a concern this year.

Commissioner Ney shared a personal experience regarding the inability to cancel a recycling container despite a change in household size. She expressed frustration at being required to pay for a recycling can that was no longer needed. Commissioner Spiers echoed this sentiment, emphasizing that some residents might not find the recycling program cost-effective, especially if limited materials can be recycled.

Commissioners discussed the quality of recycling cans, noting that many were cracked or had holes. They questioned the effectiveness and cost-benefit of the recycling program, particularly regarding what materials are actually being recycled and whether the city benefits from it.

Mr. Cooper said he would look into the recycling program to understand its terms and whether residents can opt out, as commissioners were concerned that canceling the recycling service seemed to be a challenge despite not needing it anymore.

#### G. Adjournment

As there was no further business to discuss, Commissioner Noland moved to adjourn. This was seconded by Commissioner Poulsen. All were in favor and the Planning Commission meeting adjourned at 7:10 p.m.

Date Approved:

# RIVERDALE CITY PLANNING COMMISSION AGENDA

April 30, 2024

**AGENDA ITEM: E1** 

SUBJECT: Consideration of Site Plan Amendment request for Wasatch Kia

Dealership, located at 770 W Riverdale Road, Riverdale Utah 84405,

as requested by H&P Investments.

**PRESENTER:** Brandon Cooper, Community Development

**INFORMATION:** a. PC Transmittal – Wasatch Front Kia Amend Site Plan

b. Staff Report

**BACK TO AGENDA** 



# **TRANSMITTAL**

**Body:** Planning Commission

**Topic:** Amended Site Plan – Wasatch Kia Dealership

**Department:** Community Development

**Director:** Brandon Cooper

**Staff/Presenter:** Brandon Cooper

**Contact:** bcooper@riverdalecity.com

### **Executive Summary**

On March 26, 2024, Wasatch Front Kia, represented by Kord Cutrubus, applied for an Amended Site Plan approval for the Wasatch Front Kia located at approximately 770 West Riverdale Road in a Regional Commercial (C-3) zone. The proposed project includes a 3,380 sq. ft. building addition on the north side of the main dealership, the construction of a new sidewalk on the north side of the property, and some alterations to the drainage of the site. The property is owned by H&P Investments, LLC. No additional parking lot improvements, or improvements to the existing building, are proposed. A public hearing is not required to consider this Amended Site plan proposal.

This Amended Site Plan review is regulated under Riverdale City Code 10-25 "Development in All Zones" and is affected by City Codes 10-10A "Commercial Zones)", 10-14 "Regulations Applicable to All Zones" and other regulations found in Title 8 "Water and Sewer".

Attached to this transmittal is the formal Staff Report associated with this review and documents related to the original February 21, 2017 approval of this project, with minor modifications found in the current application.

Pursuant to RCC 10-10(A)(5), in considering any site plan for permitted or conditional uses specified in Chapter 10 – Commercial Zones, the Planning Commission shall endeavor to ensure, among other things, the safety and convenience of traffic movement both within the area covered and in relation to access streets, harmonious and beneficial relation among the buildings and uses in the area covered, and satisfactory and harmonious relation between such area and contiguous land and buildings and adjacent neighborhoods. In any commercial zone, the location



# **TRANSMITTAL**

of main and accessory buildings on the site and in relation to one another, the traffic circulation features within the site, the height and bulk of buildings, the provision of off street parking space, the provision of driveways for ingress and egress, and provision of other open space on the site, and the display of signs, shall be in accordance with a site plan or plans or subsequent amendment thereof, approved in any case by the Planning Commission prior to issuance of a building or land use permit. A site plan may also include provisions for landscaping, fences and walls designed to further the purposes of the regulations for commercial zones, and such features shall be provided and maintained as a condition of the establishment and maintenance of any use to which they are appurtenant.

### **Requested Timeline:**

Planning Commission Meeting – April 23, 2023

#### **Potential Actions:**

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**

Based on the findings described in the attached Staff Report, it is recommended that the Planning Commission approve a motion providing a recommendation to City Council for approval

#### **Attachments**

Staff Report February 21, 2017 related approval documents Site Plan



Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, February 21, 2017, at 6:06 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: City Council: Norm Searle, Mayor

> Braden Mitchell, Councilor Brent Ellis, Councilor Gary E. Griffiths, Councilor

Alan Arnold, Councilor-Participated Electronically

Cody Hansen, Councilor

City Employees: Rodger Worthen, City Administrator

Steve Brooks, City Attorney

Shawn Douglas, Public Works Director

Scott Brenkman, Police Chief Jared Sholly, Fire Chief

Rich Taylor, Community Services Director Mike Eggett, Community Development

Jackie Manning, City Recorder

Excused:

Visitors: Teresa Knight Joseph Thompson Leon Poulsen Richard Pfaff

**Troy Cutrubus** Gary Boatright Jr.

Dave Pierson

#### Welcome and Roll Call

Mayor Searle called the meeting to order and welcomed all in attendance, including all Council Members and all members of the public. It was noted Councilor Arnold participated electronically.

#### B. Pledge of Allegiance

Mayor Searle invited Councilor Mitchell to lead the Pledge of Allegiance.

#### C. Moment of Silence

Mayor Searle called for a moment of silence and asked everyone to remember our police officers, fire fighters, U.S. Military service members, and members of the City Council as they make decisions this evening.

#### D. Open Communications

Mayor Searle invited any member of the public with questions or concerns to address the Council and asked that they keep their comments to approximately three minutes.

Alexa Henry, Washington Terrace Resident, and Amanda Mammott, South Ogden City Resident, stated they are Senior Class Officers at Bonneville High School. They thanked the City Council for their prior donations which assists Bonneville High School in throwing a Senior School Party. She asked if the Council would consider donating for this years senior class party. Mayor Searle stated they are planning on donating again. He thanked them for their time.

#### E. Presentations and Reports

#### 1. Mayors Report

Mayor Searle reminded the Council members of the upcoming Strategic Planning Meeting which will take place on Saturday, February 25, 2017, at the Riverdale Senior Center beginning at 8:00 AM. He noted City Staff will also be in attendance. This meeting is open to the public.

#### a. Youth Council Report

Mayor Searle invited the youth council to report. Megan Carey and Wendy Hone, discussed their first activity that occurred at the legislative session. They did a Valentine's themed activity where they provided cards and cookies to elementary students for decorating (in Riverdale and surrounding city schools). The next activity is the annual Easter Egg

#### 2. City Administration Report

Rodger Worthen referred to the department reports as seen in the packet and specifically thanked Stacey Comeau, the Human Resource Director. He discussed her various job responsibilities. He also commended the thoroughness of Cody Cardon, the Business Administrator.

The 2005 staffing authorization plan is still below the amount of allotted employees allowed per the plan. Mr. Worthen commented on the increase in sales tax revenue in comparison to the previous year.

Councilor Hansen liked the new layout of the finance report and felt it was more user friendly. Councilor Hansen asked about Mr. Douglas's efforts in establishing a new well location. Mr. Douglas stated there are two sites being considered, and he is comparing to see which site would be the best fit for the City.

#### F. Consent Items

1. Consideration of Planning Commission Appointment to serve a 4-year term from February 2017 to January 2021.

Mayor Searle stated this appointment will be to replace Michael Roubinet whose term recently expired. Mr. Roubinet did not renew his term because he will be continuing his education. Gary Boatright Junior will be the new Planning Commissioner, pending the Councils approval. Mayor Searle provided a brief introduction for Gary Boatright.

MOTION:

Councilor Ellis made a motion to approve the consent item, appointment of Gary Boatright Jr. as the new Planning Commissioner to serve a 4 year term beginning February 2017 to January 2021. Councilor Mitchell seconded the motion, and all voted in favor of the appointment.

#### G. Action Items

1. Consideration of Resolution 2017-02, Designating Previously Unnamed Ground Located at 4400 South and Parker Drive as the New "Lions Centennial Park".

Rodger Worthen, the City Administrator, summarized the executive summary which explained:

The City recently established via the budget a minor capital improvement project to install improvements to the open area at 4400 South and Parker Drive. Some of these improvements were initiated as part of the pedestrian bridge project; now that spring is approaching the Public Works staff would like to complete the installation of the drinking fountain and a small picnic table. As part of this endeavor the City's Lions Club has offered to assist with the cost of these improvements. Mayor Searle and Councilor Ellis, along with staff, met with the Lions Club to review their ideas for participation consisting of financial assistance and some visible recognition of this donation. During the meeting it was discussed that the areas lacks proper identification; with the help of the Lion Club several ideas were discussed on a potential name of the area. It was agreed and recommended that we should name the area "Lions Centennial Park." This resolution will identify the open space area and acknowledges the support the City has received from the civic club over the 100 years of their presence in Riverdale City.

By naming the park, the City ensures that parks or recreational areas are easily identified and located. In addition the name of this area creates a sense of community and is timeless recognition for the efforts of the City's Lions Club that does not diminish in appropriateness. The staff would like to propose the open space area be named by resolution of the Council "Lions Centennial Park." This name recognizes the significant contributions of the Riverdale Lions Club to our community.

As part of this open space enhancement the Lions Club will place a marker (Engraved Rock) identifying the small park area and recognize their contributions to the City.

Joseph Thompson and Teresa Knight discussed the history of the Riverdale Lion's Club and the various contributions made to the City.

Councilor Mitchell and Councilor Ellis expressed this park would be well received by the residents.

MOTION:

Councilor Ellis made a motion to approve Resolution 2017-02, designating previously unnamed ground located at 4400 South and Parker Drive as the new "Lion's Centennial Park." Councilor Hansen seconded the motion.

Mayor Searle invited discussion regarding the motion. There was not a discussion.

ROLL CALL VOTE: Councilor Hansen, Griffiths, Ellis, Mitchell, and Arnold all voted in favor of Resolution

2017-02. The motion passed unanimously in favor.

Mayor Searle recognized Leon Poulsen who was in attendance. Mr. Poulsen was the prior Riverdale City Mayor, who

served a total of 16 years. Mayor Searle discussed the various service projects performed by the Lion's Club.

## 2. Consideration of approval for the Cutrubus Kia updated Site Plan Amendment, located approximately 770 West Riverdale Road, Riverdale, Utah 84405

Mike Eggett, Community Development, summarized an executive summary in the packet which explained:

H&P Investments, LLC, as represented by Troy Cutrubus, has applied for an update to their Amended Site Plan review of the Wasatch Front Kia located at approximately 770 West Riverdale Road in a Regional Commercial (C-3) zone. This original site has been operating as the Cutrubus Cadillac car dealership and vehicle servicing location. This matter was reviewed by the Planning Commission on February 14, 2016, and the Planning Commission supported a motion to send a favorable recommendation to the City Council for Amended Site Plan approval of the Wasatch Front Kia dealership with the understanding that the applicant resolve all outstanding staff concerns. Since that meeting, the applicant has worked to resolve outstanding staff concerns and issues for this proposed Site Plan Amendment. The property is currently owned by H&P Investments, LLC. A public hearing is not required to consider this Site Plan proposal. Following the presentation and discussion of the proposal, the City Council may make a motion to approve the updated Wasatch Front Kia amended site plan with any requested modifications/amendments, not approve the updated Wasatch Front Kia amended site plan, or table the matter to allow time for the applicant to resolve outstanding concerns.

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 10-10A "Commercial Zones (C-1, C-2, C-3)", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", 10-16 "Sign Regulations", and other regulations found in Title 8 "Water and Sewer".

The proposed development parcel is located at approximately 770 West in the recent Cutrubus Cadillac dealership location on property currently owned by H&P Investments, LLC. The desired use of this property, as a Kia automobile dealership and servicing facility, would allow this refurbishment project to be developed on this site.

Attached with this executive summary is a document entitled "Amended Site Plan Review – Cutrubus Wasatch Front Kia"; this is a supplementary document addressing items of note or concern as identified on the Amended Site Plan application review. Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police Chief, and contracted City Engineer. The City Council should discuss any concerns raised by these summaries.

In addition to the Amended Site Plan documentation, there is an updated interior building design and layout, a packet of the updated amended site plan drawings (as updated on February 14, 2017), and a Wasatch Front Kia Design Guide packet illustrating required updated styles and design elements for the updates to the Cutrubus Cadillac building and site area.

Signage for the site is regulated per City Code 10-16 (specifically section 8. (B.) for Commercial and Manufacturing Districts); the applicant should be directed to adhere to this Code when contemplating updated or new signage.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Planned Commercial - High" and this proposed project would comply with this land use.

Mr. Worthen discussed various options for the applicant in lieu of placing the sidewalk, such as: sidewalk deferral agreement, escrow bond, or a performance bond. Mr. Worthen described the area as it exists today and noted the area currently has asphalt and there is no connection point to the east or west for the anticipated sidewalk to connect to. The applicant has expressed they would like to wait to install the sidewalk when they develop the western portion of the property.

Troy Cutrubus, representative of H&P Investment, expressed concern regarding the sidewalk installation. He felt to spend money to put in a sidewalk that may be potentially removed for future developments was unreasonable.

There was a discussion regarding the existing asphalt and whether or not it could meet the sidewalk requirement. Steve Brooks, the City Attorney, determined it would not meet the Riverdale City Code. Mr. Brooks felt the performance bond option would meet the ordinance and allow the applicant additional time frame (two years) to install the sidewalk, in lieu of installing the sidewalk immediately.

Mr. Cutrubus stated his family has been in the City for 50 years and discussed the various businesses they owned throughout the city. He asked for reasonability when the Council considers the sidewalk installation. Mr. Brooks discussed the Riverdale Code in relation to consistency and setting a precedent for all developers.

There was a discussion regarding the performance bond agreement in lieu of installing the sidewalk. Councilor Arnold spoke in favor of the performance bond. Councilor Hansen discussed other developers who were compelled to follow the

Riverdale City Code, including Brook Haven, which also has a sidewalk that doesn't lead to a specific destination. Councilor Griffiths felt an escrow bond would allow more time for the applicant. Mr. Cutrubus stated timing and money would be a factor for them.

There was a brief discussion regarding past projects by the Cutrubus family with an emphasis regarding past agreements and the economy at the time of development. Mr. Cutrubus felt this application should stand on its own without regard to past projects.

Mayor Searle discussed all the good the Cutrubus family has done for Riverdale City, and expressed the importance of following the ordinance. Councilor Griffiths asked Mr. Cutrubus if tabling could be an option to allow staff additional time to work with the applicants to arrive at a resolution. Mr. Cutrubus felt a better solution would be to approve the project with the stipulation that the applicant works with City Staff in finding a resolution regarding the sidewalk.

Councilor Ellis expressed the importance of working with applicants, while meeting the requirements of the code. Councilor Mitchell stated he would rather wait until the agreement has been worked out, to ensure the Riverdale Code is being followed. Councilor Hansen echoed Councilor Mitchells comments. Councilor Arnold felt the best approach would be to approve the application tonight with a contingency that the applicant works with staff to resolve the sidewalk issue. Mr. Worthen asked the applicant if tabling this item would impact him. Mr. Cutrubus stated Kord has been working with Kia directly, so he was unsure of the impact. He'd rather have the item approved with the stipulation they work it out with city staff.

Mr. Worthen asked about the option of approving the item and then appointing a member of the Council to approve the final solution. After discussion between staff and Council it was determined that this item was better approved with the body as an entire Council.

> MOTION: Councilor Hansen made a motion to table the discussion until the outstanding issues are

> > resolved. Councilor Mitchell seconded the motion.

Mayor Searle invited discussion regarding the motion and there was none.

CALL THE QUESTION: Councilor Mitchell and Hansen voted in favor of tabling. Councilor Ellis, Griffiths, and

Arnold voted in opposition of tabling. The motion did not pass.

Mayor Searle called for additional discussion or a new motion.

MOTION: Councilor Griffiths made a motion to approve the Cutrubus Kia updated Site Plan

Amendment, located approximately 770 West Riverdale Road, Riverdale, Utah 84405, with the stipulation that the City Administrator or a City Councilor oversee the Escrow Agreement or Performance Bond Agreement for the sidewalk, upon mutual agreement

with the applicant. Councilor Ellis seconded the motion.

Councilor Hansen asked if the motion should include the name of the person overseeing the agreement. There was a discussion regarding who the appropriate person would be to oversee the agreement. Councilor Mitchell and Councilor Hansen expressed they would rather the entire Council be the approving body in reviewing the agreement, versus one appointed member. Mr. Worthen asked for the possibility of conducting a Special Council Meeting as a compromise.

MOTION AMENDMENT: There was a clarification regarding the previous motion. Councilor Griffiths amended the

motion to stipulate that the Mayor oversees the solution to the sidewalk. Councilor Ellis

seconded the amended motion.

There was additional discussion regarding the motion. Councilor Arnold advised against this motion as it did not specifically stipulate an escrow or performance bond agreement. As such, he felt it wouldn't meet the code. Councilor Griffiths clarified the intent of the motion was for the Mayor to oversee the sidewalk resolution which would include an escrow agreement. Councilor Ellis seconded the clarification of the motion. Mayor Searle stated he was unsure how this could be approved without an official agreement already in place. Mr. Worthen stated he liked the idea of letting staff work with the applicant and finding a resolution, and then hold a Special City Council Meeting to present the option to the City Council as a whole. He felt this would address the timing restraints of the applicant, as well as allow the City Council to review the resolution as an entire body.

**ROLL CALL VOTE:** Councilor Ellis, Mitchell, and Hansen voted in opposition. Councilor Arnold and Griffiths

voted in favor. The motion did not pass.

Mayor Searle called for additional discussion or a new motion.

MOTION:

Councilor Hansen made a motion to table the discussion, to allow staff and the applicant time to find a clear resolution to the sidewalk issue, at which point a Special City Council Meeting could be held. Councilor Mitchell seconded the motion.

Mayor Searle invited discussion regarding this motion and there was none.

**ROLL CALL VOTE:** 

 $\label{thm:councilor} \textbf{Councilor Mitchell, Arnold, Hansen, Griffiths and Ellis all voted in favor. The motion}$ 

passed unanimously.

#### H. Discretionary Items

Councilor Mitchell asked the public works director what the best approach for replacing broken recycling cans. Mr. Douglas stated the cans are covered under warranty and encouraged the council and any residents with issues to contact the City.

Councilor Mitchell informed the police chief that there have been some egging vandalism within his neighborhood. Police Chief Brenkman encouraged the Council and City residents to report any occurrences, because without a report there is no record of a crime.

Councilor Mitchell noted the formatting for the fire inspection and code enforcement was off.

Councilor Hansen asked for more information regarding the publication for the rezone request. Mr. Eggett stated the applicant, Doug Clark, is wanting to rezone the area for the purpose of putting a multiple family 4-plex. Mr. Eggett referred to the City Website for additional information.

Councilor Hansen stated he was approached by a resident regarding 4400 South regarding a prior study for a potential cross-walk. Mr. Worthen stated he was unsure of when the study was conducted, but believed it to be approximately 5 years ago. It is not currently an item being reviewed.

There was a discussion regarding cross-walks with an emphasis on criteria to establish a need. There was a discussion regarding the use of LED flashing cross lights as well as the pros and cons of the orange crossing flags. It was determined to discuss cross-walks at the Strategic Planning Meeting. Mr. Douglas re-emphasized the need to establish criteria to determine areas that need cross-walks.

#### I. Adjournment.

MOTION:	motion was seconded by Councilor Ellis; all voted in favor. The meeting was adjourn 7: 38 PM	
Norm Searle, Mayor	Jackie Manning, City Recorder	

Date Approved: March 7, 2017

## **H&P INVESTMENTS CUTRUBUS KIA** RIVERDALE, UTAH, 84405 SITE CONSTRUCTION PLANS - PHASE 1

#### LIST OF CONTACTS DEVELOPER/OWNER GREAT BASIN ENGINEERING, IN 5746 SOUTH 1475 EAST, OGDEN, UTAH 84403 BABCOCK DESIGN GROUP 52 EXCHANGE PL. SALT LAKE CITY, UT 84111 CONTACT: LARRY OLDHAM, A.I.A. 801-531-1144 892 WEST RIVERDALE RE RIVERDALE, UTAH 84405 TEL: 801-337-2257 CONTACT: JIM RUMPSA LANDSCAPE ARCHITECT GEOTECHNICAL ENGINEER DEVELOPER'S ENGINEERING CONTACT: DAVE PIERSON GALLOWAY & COMPANY, INC. 515 S. 700 EAST, SUITE 3F SALT LAKE CITY, UT 84102 MOBILE: 801-549-7563 EMAIL: DAVEPIERSON@GALLOWAYUS.COM TERRACON CONSULTANTS, INC. 14850 PONY EXPRESS RD. STE. 150N BLUFFDALE, UT. 84065 TEL: 801-545-8500 CONTACT: CHARLES MOLTHEN GALLOWAY & COMPANY, INC. 515 S. 700 EAST, SUITE 3F SAIT LAKE CITY, UT 84102 CONTACT: DAVE PIERSON MOBILE: 801.549.7563 EMBILEDAVEPIERSON@EALLOWAYUS.COM ENGINEER: RICH PIGGOTT, P.E. AGENCIES HAVING JURISDICTION COMMUNITY DEVELOPMENT STREETS & ROADS RIVERDALE CITY PUBLIC WORKS 4600 SO. WEBER RIVER DRIVE REVERDALE, UTAH 8405 CONTACT: SHAWN DOUGLAS, DIRECTOR PUBLIC WORKS 4600 SO. WEBER KIVER DRIVE REVERDALE, UTAH 84405 CONTACT: SHAWN DOUGLAS, DIRECTOR PUBLIC WORKS TEL: 801-394-5541 EXT 1217 AAIL: MEGGETT@RIVERDALECITY.COM TEL: 801-394-5541 EXT 1217 ENGINEERING WATER FLECTRIC EC - CIVIL ENGINEERING O 141 SOUTH 1'500 WEST IVERDALE, UT 84405 EL: 801-866-0550 CONTACT: SCOTT NELSON NEVERBIALE, UTAH 84405 CONTACT: SHAWN DOUGLAS, DIRECTOR PUBLIC WORKS TEL: 801-394-5541 EXT 1217 EMAIL: SDOUGLAS@RIVERDALECITY.COM BUILDING DEPARTMENT GAS RIVERDALE CITY 4600 SOUTH WEBER RIVER DR. RIVERDALE, UT 84405 SANITARY SEWER RIVERDALE CITY PUBLIC WORKS 4600 SO. WEBER RIVER DRIVE EL: 801-394-5541 CONTACT: JEFF WOODY, CBO 4600 SU, WEBER RIVER DIRIVE RIVERDALE, UTAN 84405 CONTACT: SHAWN DOUGLAS, DIRECTOR PUBLIC WORKS TEL: 801-394-5541 EXT 1217 EMAIL: SDOUGLAS@RIVERDALECITY.COM TELEPHONE RIVERDALE CITY FIRE DEPI 1334 SOUTH PARKER DRIVE RIVERDALE, UTAH 84405 TRANSPORTATION DEPARTMENT LIDOT REGION 1 166 SOUTHWELL ST. OGDEN, UTAH 84404 CONTACT: KEITH BLADEN TEL: 801-620-1600

#### CAUTION - NOTICE TO CONTRACTOR

ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION.
REPORT ANY DISCREPANCIES TO THE ENGINEE PRIOR TO CONSTRUCTION.

WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, ITS THE CONTRACTORS' RESPONSIBILITY OF RELD VERIFIED THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY EFINER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

BENCHMARK: SOUTH QUARTER CORNER OF SECTION 7 T5N, R1W, SLB&M.

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#### SITE-SPECIFIC / JURISDICTIONAL NOTES:

- REPLACED.

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SITE DATA

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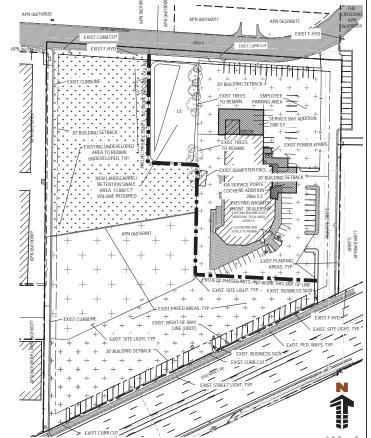
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3.25 ACRES

PROPOSED LIGHT DUTY ASPHALT (LD ACC) RE: SHEET C2.90, DETAIL C.

COVER - SITE PLAN C1.00 C1.01 C1.01 - GENERAL NOTES ALTA SURVEY 1 OF 1 C2.10 GRADING & DRAINAGE PLAN DRAINAGE PLAN C2.30 ##### ####### C4 10 LITILITY PLAN L1.10 LANDSCAPE PLAN IRRIGATION DETAILS





Galloway Planning Architecture Forders

JURISDICTIONAL REVELW DRAFT.
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THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

H & P INVES CUTRUBUS SITE PLAN

RIVERDALE ROAD E UTAH 84405

A 1040-46 CITY-SUBMITTAL 61
B 1040-46 CITY-SUBMITTAL 62
C 1140-46 CITY-SUBMITTAL 62

1 02-14-17 SUBMIL SI; CITY COUNCIL DRP

COVER - SITE PLAN

C1.00

#### GENERAL NOTES

- ALL MATERIALS, WORKMINSHIP, AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED SPECIFICATIONS SET FORTH IN THE RIVERDALE CITY PUBLIC
  WORKS REGULATIONS AND SPECIFICATIONS AND APPLICABLE COUNTY, STATE AND FEEDAL REGULATIONS (INCLUDING AND GUIDELINES), WHERE THERS IS
  CONFLICT BETWEEN THESE PLANS AND THE REGISTE VANOURS, DESCRIPTION SPECIFICATIONS, OR ANY APPLICABLE STANDAMES, THE HERSE COUNTYSTANDARD
  SHALL ARRY: ALL WORK WITHIN PUBLIC R.O. W. OR LISCHMINTS SHALL BE RESPICTED AND APPROVED BY THE RIVERSHALE PRIBLE WORKS REPECTOR AND/ORD AND APPLICATION OF THE RESIDENCE PRIBLE WORKS REPECTOR AND/ORD AND APPLICATION OF THE RESIDENCE PRIBLE WORKS REPECTOR AND/ORD AND APPLICATION OF THE RESIDENCE PRIBLE WORKS REPECTOR AND/ORD AND APPLICATION OF THE RESIDENCE PRIBLE WORKS REPECTOR AND/ORD AND APPLICATION OF THE RESIDENCE PRIBLE WORKS REPECTOR AND/ORD AND APPLICATION OF THE RESIDENCE PRIBLE WORKS REPECTOR AND/ORD AND APPLICATION OF THE RESIDENCE PRIBLE WORKS REPECTOR AND/ORD AND APPLICATION OF THE RESIDENCE PRIBLE WORKS REPECTOR AND/ORD AND APPLICATION OF THE RESIDENCE PRIBLE WORKS REPECTOR AND/ORD AND APPLICATION OF THE RESIDENCE PRIBLE WORKS REPECTOR AND/ORD AND APPLICATION OF THE RESIDENCE PRIBLE WORKS REPECTOR AND/ORD AND APPLICATION OF THE RESIDENCE PRIBLE WORKS REPECTOR AND/ORD AND APPLICATION OF THE RESIDENCE PRIBLE WORKS REPECTOR AND/ORD AND APPLICATION OF THE RESIDENCE PRIBLE WORKS REPECTOR AND/ORD AND APPLICATION OF THE RESIDENCE PRIBLE WORKS REPECTOR AND/ORD AND APPLICATION OF THE RESIDENCE PRIBLE WORKS REPECTOR AND APPLICATION OF THE RESIDENCE PRIBLE WORKS REPECTOR AND APPLICATION OF THE RESIDENCE PRIBLE WORKS REPECTOR AND APPLICATION OF THE RESIDENCE PRIBLE PRIBLE WORKS REPECTOR AND APPLICATION OF THE RESIDENCE PRIBLE PRIBLE WORKS REPECTOR AND APPLICATION OF THE RESIDENCE PRIBLE PRIBLE WORKS REPECTOR AND APPLICATION OF THE RESIDENCE PRIBLE PRI
- ALL CONTACT RELATING TO THESE DOCUMENTS (CIVIL, SWPPP AND LANDSCAPING) SHALL BE ADDRESSED TO THE OWNER'S ENGINEER OF RECORD: DAVE PIERSON, GALLOWAY, PHONE 801-549-7563 EMAIL: davepierson@gallowayus.com
- DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE OWNERS ENGINEER OF RECORD FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS. NO ELECTRONIC (CAD) FILES WILL BE SHAREE WITH ANY BIDDER, BUT WILL BE SENT TO THE GENERAL CONTRACTOR AWARDED THE PROJECT AFTER SIGNING THE OWNERS CIVIL ENGINEER OF RECORD'S FILE
- SHARKE LICECOMENT THE SECOND HINKE EED HOUTER FROM THE DISERT HE GRAND HOW AND THE SECOND HOUTER FROM THE DISERT HE GRAND HOUTER HOUTER HOUTER FROM THE DISERT HE SHARKE HOUTER HE HAVE HE HAVE HOUTER VFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
- INCOMPANIES OF A SECOND CONTROL OF THE PROPERTY OF THE PROPERY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE JURISDICTIONAL STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON SITE AT ALL TIMES.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE
- I IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES WHICE COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE OWNER'S CIVIL ENGINEER OF
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE RIVERDALE PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC
- 10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN OF
- SS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPI THE CONTINUES SHALL BE RESPONSIBLE FOR EXCEPTING FROM LEGISLATION FOR EXCEPTING FROM THE STEE AND THE STEE AND THE STEE AND THE STEEL TO RECORD THE STEEL TO RECORD THE STEEL TO RECORD THE STEEL AND THE STEEL TO RECORD THE STEEL THE STEE
- 13. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER
- AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
- 14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTOR'S SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY IS SUBJECT TO THE JURISDICTION OF THE RIVERDALE AND/OR UTAH DOT ENGINEE DETAILS AND SPECIFICATIONS
- 16. THE CONTRACTOR SHALL SUBMIT A PHASING PLAN FOR ALL WORK IN ALL PUBLIC ROADS AND R.O.W.'S TO THE RIVERDALE PUBLIC WORKS AND JORUTAH DOT BEFORE BEGINNING ANY WORK ON THESE STREETS ROADS OR INGININA'S CONTRACTOR WAS NO TO THE STREET, BEFORE PRICE WORKS AND KRUIN HO TO HANDING PLAY WORK ON THESE STREETS ROADS OR INGININA'S CONTRACTOR SHALL BEEN WORKS ONLY STREET HE APPROPRIENT LEARNWAPPENS HE HANDING PLAY AND A PRE-CONSTRUCTION MEETING IS HELD BETWEEN THE AGENCIES). THE OWNERS ENGINEER OF RECORD, THE OWNERS CONSTRUCTION MANGERAR AND THE CONTRACTOR.
- ALL STRUCTURES OF A SOURCE MASSIERS SHALL BE INSTALLED, AT THE LIMITS OF CONSTRUCTION, PROIRT TO ANY OTHER GROUND DISTURBING ACTIVITY ALL ERODING CONTROL MASSIERS SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNIT
- 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL,
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOWING ECUPMENT, CONSTRUCTION COMPRISED AND ANY OTHER ASSOCIATED EQUIRMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 AM. AND 16:00 P.M. EVERYOAV UNLESS OTHERWISE APPROVED BY THE REVERLAGE AND UTHAT DOT
- 20. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL TEMPORARY POWER AND WATER TO THE SITE, PAYING ALL FEES EXCLUDING TAP FEES AND SYSTEM
- I GENERAL, LIMITS OF SITE WORK ARE TO 5 FEET OF BUILDING FOOTPRINT. SOME UTILITIES WILL BE ENCASED WITHIN THE BUILDING SIDEWALKS, AND SHALL BE ONSIDERED SITEWORK AS OCCURS
- 22. CONTRACTOR SHALL REFER TO GEOTECHNICAL INVESTIGATION PREPARED BY TERRACON CONSULTANTS, PROJECT NO. 61165062 DATED APRIL 04, 2016.

#### SITE PLAN GENERAL NOTES

- ALL CONTACT RELATING TO THESE DOCUMENTS SHALL BE ADDRESSED TO THE DEVELOPER'S ENGINEER OF RECORD POINT OF CONTACT: DAVE PIERSON, GALLOWAY, PHONE: 801-549-7563, EMAIL: davepierson@gallowayus.com.
- ALL SITE PLAN MEASURES ARE SUBJECT TO GENERAL NOTES ON THIS SHEET.
- 3 FEATURES REMOVED DURING MASS/DEMOLITION GRADING ARE NOT SHOWN.
- ALL STRIPING AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE MUTCD (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES) AS PUBLISHED
- 5 ALL CONSTRUCTION SHALL CONFORM TO PUBLIC WORKS STANDARDS AND TECHNICAL SPECIFICATIONS FOR FOR OTHERS ADOPTED BY THE UTAH DO
- 6 ALL DETERIORATED DAMAGED OR MISSING SURFACE IMPROVEMENTS SURROLINDING THE PERIMETER OF THE PROJECT SHALL BE REPLACED OR INSTALLED

#### ADA NOTES

- ALL HANDICAP PARKING STALLS SHALL BE PAINTED AND SIGNED IN STRICT ACCORDANCE WITH CURRENT ADA STANDARDS AND LOCAL REGULATIONS. 2 ALL HANDICAP RAMPS AND ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH CURRENT ADA STANDARDS AND LOCAL REGULATIONS
- 3 THE FOLLOWING CRITERIA SHALL APPLY TO ALL CONSTRUCTION WITHIN THE LIMITS OF THIS PROJECT
- (A) THE MAXIMUM CROSS SLOPE OF ANY SIDEWALK, PEDESTRIAN ACCESS OR STORE FRONT SHALL NOT EXCEED 2.0 PERCENT. THE SLOPE SHALL BE MEASURED
- PERPONIOULAR TO THE DIRECTION OF TRAVEL.

  (B) THE GRADES WITHIN HANDLARP PARKING STALLS SHALL NOT EXCEED 2.0 PERCENT MEASURED IN ANY DIRECTION. HANDICARP PARKING STALLS SHALL HAVE AN ACCESSIBLE ROUTE, AS NOTED BELOW, TO THE BUILDING CHIRTY AS SHOWN ON THE DROWNINGS.

  (C) ACCESSIBLE ROUTES SHALL HAVE ANAMANI LOGHTOOTHAY AS CHOP OF 5.0 PERCENT. ACCESSIBLE ROUTES EXCEEDING 5.0 PERCENT SHALL BE CONSTRUCTED WITH BURNEY AND HANDLARS AND
- 4 ALL SITE DIRECTIONAL SIGNS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 7-FEET AS MEASURED FROM THE GROUND TO THE BOTTOM OF THE LOWEST SIGN
- ALL ACCESSIBLE ROUTES THAT CROSS A VEHICULAR DRIVE SHALL CONTAIN A DETECTIBLE WARNING IN STRICT ACCORDANCE WITH CURRENT ADA STANDARDS AND LOCAL REGULATIONS WHETHER OR NOT A RAMP IS NEEDED.
- 6 THE MAXIMUM VERTICAL GRADE DIFFERENTIAL BETWEEN SURFACES ALONG AN ACCESSIBLE ROUTE SHALL BE A MAXIMUM OF WHICH.
- THE CONTROL TO SHALL HAVE ALL CONCENT FORMS THAT ARE NOT OF ANY DESCRIPTION DECESSABLE BOUTE. STORE FROM LANGES, PARKED SPACE OF ANY DESCRIPTION DECESSABLE FROM THE STORE FROM THE STORE

#### GRADING PLAN GENERAL NOTES

- CONTOURS SHOWN ARE FOR FINISHED PAVING. SIDEWALK, SLAB, OR GROUND, ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBIL DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED WITH SEEDING, SODDING MULCHING ETC NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSC
- PLAN AND SWPPP DOCUMENTS
- FOUND THE OVERLOT GRADING PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE AN UNIDENTIFIED SOLS SITUATION IS PRESENT. BE EDURING THE OVERLOT GRADING PROCESS TO THE OFFICE OF THE OFFICE OFFIC
- UNLESS OTHERWISE SHOWN, NO PROPOSED SLOPE SHALL EXCEED THREE (3) HORIZONTAL TO ONE (1) VERTICAL. ALL SLOPED AREAS MUST BE PROTECTED FROM
- IF STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS ARE STOCKPILED ON THE SITE. TOPSOIL MAY BE PLACED TO A HEIGHT OF FIVE FEET SILT FENCE SHALL BE PLACED AROUND THE BASE OF THE STOCKPILE AND THE STOCKPILE SHALL BE SEEDED WITH NATIVE SEED MD, COVERED WITH PLASTI SHEETING OR EROSION CONTROL BLANKETS IMMEDIATELY AFTER STRIPPING OPERATIONS ARE COMPLETE.
- ON SITE MATERIALS SUITABLE FOR FILL BENEATH DRIVES AND PARKING AREAS BEYOND 5' OF THE BUILDING SHALL BE COMPACTED IN ACCORDANCE WITH GUIDELINES PRESENTED IN THE GEOTECHNICAL (SOILS) REPORT PROVIDED BY TERRACON CONSULTANTS, PROJECT NO. 61165052 DATED APRIL 04, 2016.
- SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE OWNERS ENGINEER OF SPOT ELEVATIONS THAT DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES OR DO NOT ALLOW FOR ADEQUATE DRAINAGE. SPOT ELEVATIX SPECIAL PROFILE SESSIES SHALL BE SEED FOR SETTING SELEVATIONS OF CURB, GUTTER, AND UTILIZED.
- SOME ELEVATIONS MAY BE EXPRESSED WITH THE FIRST TWO NUMBERS TRUNCATED. ADD 4300 TO THESE ELEVATIONS.
- BENCHMARK VERIFICATION: CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARK(S), BYRUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROWDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
- 10 ALL UTILITIES (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT. ALL EARTH MOVING AND PLACEMENT OPERATIONS SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS IDENTIFIED IN THE SOILS REPORT. THE CONTRACTOR SHALL HAVE A SIGNED AND SEALED COPY OF THE GEOTECHNICAL (SOILS) REPORT ON THE SITE AT ALL TIMES.
- THE CONTOURS SHOWN IN THE DETENTION/RETENTION POND AREA REPRESENT FINAL GRADE. THE TOP 6 INCHES OF MATERIAL IN THE DETENTION/RETENTION POND AND BERN AREAS SHALL BE FINISH GRADED WITH MATERIALS AS SPECIFIED IN THE PROJECT DOCUMENTS.
- GRADES WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE: HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSTITUE DRAININGE IN ALL PARKMENT AREAS AND ALONG ALL CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER ENROMMED MIST SEE REVOLUTED AN THE CONTRACTORS SOPENSE.
- SPOT ELEVATIONS REPRESENT FLOW LINE OF CURB OR TOP OF FINISHED PAVEMENT UNLESS OTHERWISE NOTED.
- 15 THE CONTRACTOR IS DESCRISED FOR DROWNING HIS OWN ESTIMATE OF EARTHMORY CHARITIES
- 16 ALL LANDSCAPED ISLANDS SHALL HAVE A CROWN OF CLEAN NATIVE SOILS PRIOR TO LANDSCAPING. REFER TO LANDSCAPE PLAN FOR SPECIFICATIONS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER PLACEMENT COMPLETED WITHOUT THE APPROVAL OF THE OWNERS ENGINEER. 19 THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS
- 20 PRE CAST STRUCTURES MEETING STANDARDS SPECIFIED IN THE PROJECT DOCUMENTS, OR PER LOCAL CODES, WHICHEVER IS MORE STRINGENT, MAY BE USED AT
- 21 EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS
- 22 EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
- 23 PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
- 24 IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- 26 CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

- 29 CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME
- 30 CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION 31 SITE WORK SHALL MEET OR EXCEED PROJECT SITEWORK PLANS AND SPECIFICATIONS.
- 32 ALL SITE CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 4500 PSI. REFER TO GEOTECHNICAL REPORT.

#### UTILITY GENERAL NOTES

- 1 ALL INSTALLATION AND MATERIALS SHALL, AT A MINIMUM, CONFORM TO RIVERDALE CITY, AND/OR GOVERNING UTILITY AGENCY STANDARDS, SPECIFICATIONS, PLANS
- THE CONTRACTOR SHALL ORTAIN A PERMIT FOR LITH ITY CONSTRUCTION AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
- THE CONTROCTOR IS SECRIFICALLY QUITIDATED THAT THE CONTROL MADOR ELEVATION OF ENTER OF WITH IT. BY A SHAWN ON THESE PLAYES BASED ON RECORDS OF THE WIGHDS CHITTY COMPANIES, AND WERE PROSEDED. WERE ASSEMBLIATS TAKEN IT THE FEBRUL THE RITHORISM IS NOT THE BEBLEON OF SERVING EXCEPT OF THE WIGHDS CHITTY COMPANIES. AT LEAST 48 HOURS EFFORE ANY DECIMATION TO RECORD EXCEPT EACH THE CONTRACTOR MADE TO ALL THAT WE ADMINISTRATION OF THE WIGHT SERVING AND THE SERVING AND THE PROPOSED OF THE WIGHT SERVING AND THE WIGH SERVING AND THE PROPOSED OF THE WIGHT SERVING AND THE WIGH SERVING AND THE PROPOSED OF THE WIGHT SERVING AND THE WIGHT SERV IMPROVEMENTS SHOWN ON THE PLANS
- UNDERGROUND UTILITIES SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE JURISDICTION HAVING AUTHORITY BEFORE BACKFILLING
- CONTRACTOR SHALL NOTIFY THE RIVERDALE CITY ENGINEERING AND INSPECTIONS 72 HOURS REFORE CONNECTING TO ANY EXISTING HTH ITY
- ALL FILL MATERIAL IS TO BE IN PLACE AND PROPERLY COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
- IF LOCAL JURISDICTION SPECIFICALLY APPROVES USE OF DUCTILE OR GRAY IRON PIPING MATERIALS, THEY SHALL BE MANUFACTURED IN ACCORDANCE WITH THI FOLLOWING MINIMUM AWAY STANDARDS: C-105 PRESSURE CLASS 350. ALL DUCTILE IRON PIPE, VALVES, FITTINGS AND APPURTENANCES SHALL BE SEAL COATED WITH POLY WING. ALL FITTINGS SHALL BE 250 PSI MINIMUM REPSISIVE RATING.
- MAIN FOR THIS PRECEST CONFORMING TO ASTIM C-198 MIDDOR REVERDALE CITY PUBLIC WORKS OR OTHER OFFICIALLY ADOPTED SPECIFICATIONS, CONCRETE BASES SHALL BE POURED IN PLACE, OR PRECAST AS THE GOVERNING SPECIFICATION ALLOWS.
- 12 ALL UTILITY PIPES SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH THE DETAIL DRAWINGS AND SITE WORK SPECIFICATIONS, AND RIVERDALE CITY PUBLIC WORKS AND J OR GOVERNING UTILITY AGENCY STANDARDS AND SPECIFICATIONS.
- 13 TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS. ANY EXISTING MANHOLES IN UNPAVED AREAS SHALL BE 6 INCHES ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
- 14 ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 4000 PSI.
- 15 SITE WORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL IMPROVEMENTS TO WITHIN 5 FT. OF PROPOSED BUILDING UNLESS SPECIFIED OTHERWISE. SITE WORK CONTRACTOR SHALL COORDINATE WITH BUILDING CONTRACTOR ON ALL UTILITY BUILDING ENTRINCE LOCATIONS.
- 16 IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES EXISTING AND PROPOSED). THE SANITARY LINE SHALL BE ENCASED IN A POLY-WINDAPPED STEEL CASING. ALLOWABLE PIPE PRODUCTS ARE PVC SDR 25 OR SDR 35 PIPE WITH MECHANICAL JOINTS AT LEAST 10 FT BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS AS REQUIRED TO PROVIDE A MINIMUM OF 18 INCHES CLEARANCE MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI A21.11
- 17 DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
- 18 CONTRACTOR SHALL VERIFY UTILITY LOCATIONS PRIOR TO SUBSURFACE WORK FOR LIGHT POLES (BORING ETC.) AND SIMILAR STRUCTURES.
- 20 THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL SUB-CONTRACTORS HAVE INSTALLED UTILITIES IN ACCORDANCE WITH THE SPECIFICATIONS AND DESIGN (LINE GRADE, NO SAGS, ETC.) PRIOR TO SCHEDULING CLOSE-OUT MEETINGS WITH THE CITY.
- 21 ALL LITELITIES SHALL BE PREJESTED PRIOR TO THE CITY WITNESSING THE TEST TO ENSURE THAT SAID LITELITIES WILL PASS DURING CITY WITNESS OF TESTING

#### WATER GENERAL NOTES

- ALL INSTITULATION AND MATERIAL SHALL CONFORM TO RIVERDALE CITY SPECIFICATIONS OR OTHER OFFICIALLY ADOPTED STANDARDS AND SPECIFICATIONS.

  WATER SERVICE LINES DOWNSTEERA OF METERS 1" AND SMALLER SHALL BET THE COOPER.2" AND LARGER MAY BE THE K. COOPERS OR PICE. THE COOPER SERVICE LINES ADOMESTICATION LINES IN OPERATION FOR THE COOPER.2" AND LARGER MAY BE THE COOPERS OR PICE. THE COOPERS OF THE CO WITH WATER DISINFECTION SPECIFICATIONS OF THE GOVERNING JURISDICTION.
- ALL WATER LINES SHALL BE MECHANICALLY RESTRAINED AT ALL POINTS OF CONNECTION, FITTINGS, VALVES AND APPURTENANCES PER JOINT RESTRAINT DETAIL IN THE PLANS AND SPECIFICATION
- THE CONTRACTOR SHALL OBTAIN A PERMIT FOR UTILITY CONSTRUCTION AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. IF PLANS CHANGE THE DEVELOPER SHALL SUBMIT A NEW SET OF PLANS.
- MECHANICAL JOINT RESTRAINTS SHALL BE USED AT ALL POINTS OF CONNECTION, BENDS, FITTINGS, VALVES AND APPURTENANCES
- PROVIDE NO LESS THAN 6 FEET OF COVER FROM TOP OF PIPE IN PERVIOUS AREAS AND 5 FEET OF COVER TO BOTTOM OF PAVED AREAS
- BACK FLOW PREVENTERS FOR FIRE AND DOMESTIC WATER TO BE PLACED INSIDE BUILDING WHEN NOT PROVIDED AS PART OF PUBLIC WORKS MAIN TAP AND METER VALUE. COORDINATE WITH RIVERDALE CITY PUBLIC WORKS AND ARCHITECTURAL PLANS.
- ALL WATER LINES AT SEWER CROSSINGS SHALL HAVE AN IB-INCH VERTICAL SEPARATION FROM THE SEWER PIPE. IF THIS IS NOT PROVIDED, THE WATERLINE SHALL BE INSTALLED WITH 20 LF. OF CASING CENTERED OVER THE SEWER PIPE.
- A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET FOR STORM AND SANITARY SEWERS SHALL BE MAINTAINED BETWEEN THE WATERLINE AND OTHER UTILITIES RUNNING PARALLEL TO THE DESIGNED MAINLINES.
- LINEESS OTHERWISE SPECIFIED ALL WATERLINES SHALL BE AWAYA COO PVC CLASS 150 DR 18.
- WATERLINES SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GOVERNING JURISDICTION
- CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR ALL CONNECTIONS TO BUILDING SERVICES AND VERIFY LOCATIONS AS SHOWN PRIOR TO
- PIPE MATERIAL SUBSTITUTIONS WILL REQUIRE PRIOR APPROVAL OF OWNERS CIVIL ENGINEERING CONSULTANT (ENGINEER OF RECORD), AND SHALL CONFORM TO RIVERMAL CITY STANDARDS AND SPECIFICATIONS. LEAGHIS OF WATER PIPES ARE: THE HORIZONTAL DISTANCES FROM CONTRENIE TO CONTRENIE OF HITTINGSBED. THE REFORE LICENTES WORNOW ARE APPROXIMATE AND COULD VARY ON DETO VERTICAL ALIGNMENTS AND OTHER LICENTIAL.
- CONTRACTOR SHALL LOCATE EXISTING VALVES PRIOR TO CONNECTION WITH THE EXISTING SYSTEM. BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION
- FROM THE RIVERDALE CITY PUBLIC WORKS DIRECTOR. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES, AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING
- DEVELOPER IS RESPONSIBLE FOR INSTALLING METER PITS AND YOKES.
- ABANDONED AND UNUSED SERVICES SHALL BE REMOVED AND CAPPED AT MAIN UNLESS NOTED OTHERWISE
- ALL WATER METER PITS SHALL BE LOCATED ON OPPOSITE LOT SIDE OF DRY UTILITY TRANSFORMERS AND PEDESTALS. THIS IS A CUSTOMERICONSUMER SAFETY

#### STORM DRAIN PLAN GENERAL NOTES.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
  (A) GOTAMING ALL REQUIRED PREMITS FROM THE CITY OR REQULATORY AUTHORITIES AT THE CONTRACTOR'S COST INCLIDING PERMITS REQUIRED FOR WORK
  WITHIN THE PRIEDE. REGING OF WAY.

  (B) RESTORATION OF ANY EXISTING PREPAYMENTS INCLIDING (BUT NOT LIMITED TO) FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINLER SYSTEMS, ETC. IF YOU
  BEACH IT, YOU ARE RESPONSIBLE TO REPAYMENT.
- BREAK 11, YOU ARE RESPONSIBLE TO REPAIR 11. (C) VERIFICATION AND PROTECTION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION.
- D) PROVIDING AS-BUILT DRAWINGS TO THE CITY AND OWNERS ENGINEER E) ALL PERMITTING, DEVELOPMENT, LOCATION, CONNECTION, AND INSPECTION. F) SCHEDULING ALL REQUIRED INSPECTIONS.
- ALL STORM DRAIN CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE PROJECT DOCUMENTS AND/OR RIVERDALE CITY AND/OR UTAH DOT STANDARDS. SPECIFICATIONS, AND PLANS, WHICHEVER IS MORE STRINGENT.
- COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE ENGINEER PRIOR TO FINAL
- ACLESTANCE.

  ON SITE STORM DOWN PIPING MAY RUBBER CASKETED RCP, AUS OR HOPE PIPE IT THE PIPE SYSTEM OR SEGMENT STRING DESCRIPTOR SHOWS YX NICH-STILL OR SECOND IF FOR HISTANCE, THE STRING DESCRIPTOR SHOWS YX NICH-STILL OR SECOND IF FOR HISTANCE, THE STRING DESCRIPTOR SHOWS YX NICH-STILL OR SECOND IF FOR HISTANCE, THE STRING DESCRIPTOR SHOWS THE STRING DESCRIPTOR AND STRING DESCRIPTOR SHOWS THE SHOW AND STRING DESCRIPTOR SHOWS THE SHOWS THE
- ALL STORM DRAIN PIPES ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT ALL STORM DRAIN INLETS IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE BICYCLE SAFE, TRAFFIC BEARING LIDS. MANHOLES IN UNPAVED AREAS SHALL BE 6' ABOVE MINIMUM FINISH GRADE. ALL STORM DRAIN LIDS SHALL BE LIBELED "STORM DRAIN".
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM DRAIN STRUCTURES. PIPES AND ALL UTILITIES PRIOR TO STORM DRAINS SHALL BE BEDDED IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND/OR THE RIVERDALE CITY AND/OR UTAH DOT STANDARDS, SPECIFICATIONS

- AND PLANS WHICHEVER IS MORE STRINGENT SANITARY SEWER GENERAL NOTES SEE SHEET CO.00 FOR GENERAL PROJECT NOTES
- ALL SANIFARY SENGENCE CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE PROJECT DOCUMENTS ANDOR THE RIVERDALE CITY ANDOR UTAH DOT OR OTHER OFFICIALLY ADDRESS TAMORDS AND SPECIFICATIONS, WINCHEVER IS DIGES STRINGENT.

  ALL CRAINITY SANIFARY SWERF ROUSES IN AMMERTER OR LESS CALL DEPS SIZES SIRRIGED MORE THAN 12 FEET, SHALL MEET SER 26 PIC RECURREMENTS. 10-15 INCH DAMETER PRE SHALL MEET ALL SRIP SEY OF MINIMAR ROUGHENETS. SEVER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM AND OR RIVERDALE CITY ANDORS (VIT) OF STRANGENS AND SECRECIATIONS.
- DISTANCES FOR SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. THEREFORE, DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
- RIM FLEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL FLEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.
- ALL SANITARY SEWER MAIN TESTING SHALL BE ACCORDANCE WITH THE THE RIVERDALE CITY, WEBER COUNTY SANITATION DEPARTMENT OR OTHER OFFICIALLY ADDRIVED STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL PROVIDED TO THE OWNERS CIVIL ENGINEERING CONSULTANT, THE OWNER, AND THE COVERINGS AND AUTHORIST PROPERT OF THE START OF THE WEBSONLY SERVICE.
- COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE RIVERDALE DEPARTMENT OF PUBLIC
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LIN
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
  (A) OBTAINING ALL REQUIRED PERMITS FROM THE CITY OR OTHER REGULATORY AUTHORITIES AT THE CONTRACTOR'S COST INCLUDING PERMITS REQUIRED FOR
- (A) DB FANNING ALL RELIGIESED PERMIT 3 YOUNG THE CETT OR OTHER REGULATION FAUTHORISTICS AT THE CONTINUAL TO MORK WITHIN THE PUBLIC RIGHT FOR HAZIN. (B) RESTORATION OF ANY EXISTING IMPROVEMENTS INCLIDING (BUT NOT LIMITED TO) FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEMS, ETC. (C) VERRICATION AND PROTECTION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION.
- D) PROVIDE AS BUILT DRAWINGS TO RIVERDALE CITY ENGINEER AND OWNERS (E) ALL PERMITTING, DEVELOPMENT, LOCATION, CONNECTION, AND INSPECTION. NERS CIVIL ENGINEERING CONSULTANT (ENGINEER OF RECORD). F) VERIFYING ALL STANDARD DETAILS CONFORM TO THE CURRENT RIVERDALE STANDARDS AND SPECIFICATIONS.
  G) OBTAINING AND UNDERSTANDING ALL CITY, COUNTY, AND STATE STANDARDS AND SPECIFICATIONS PERTAINING TO THE CONSTRUCTION OF SANITARY SEWER
- INFROVENIENTS. (N) REFERENCE ARCHITECTURAL PLANS FOR ALL CONNECTIONS TO BUILDING SERVICES AND VERIEY LOCATIONS AS SHOWN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS NECESSARY FOR CONSTRUCTION OR INSTALLATION OF ALL PROPOSED IMPROVEMENTS SHOWN. THE CONTRACTOR SHALL POTHOLE THE EXISTING SEWER MAIN AND PROVIDE AN AS-BUILT ELEVATION OF THE MAIN TO THE ENGINEER OF RECORD PRIOR TO ANY
- SANITARY SEWER PIPES SHALL BE BEDDED IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND/OR RIVERDALE CITY STANDARDS, WHCHEVER IS MOST STRINGENT.

Galloway

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PROFESSIONAL WHEN ITERATIVE
REVIEW PROCESS HAS CONCLUD AND PLANS ARE READY TO RECIEVE FINAL APPROVALS OF THE AFFECTING JURISDICTION.

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF SHOULDWAY, AND MAY NOT BE DUPLICAT! SISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE SECURICE CONVENIENTS AND. NFRINGEMENTS WILL BE ENFORCED AND

H & P INVESTMENTS CUTRUBUS KIA SITE PLAN AMENDMENT

RIVERDALE ROAD E UTAH 84405

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C 1146-19 CTY SUBSTLAS; CTY CO 1 69-14-17 BUILD SECTIVOUS CIL. DRP

GENERAL NOTES

OCT 2016

#### Narrativa

this site, as well as Title Purposes,

ments found for the South Quarter Corner and the Southwest Corner of Section 7 was assigned the bearing of S 89°09'48" East as the Basis of Bearings.

Property Corners were set as depicted on this Survey.

#### Title Information

This survey was completed using Commitment for Title insurance Issued by Stewart Title insurance Agency of Utah, Inc., under File No. 01459–14489 2nd Amendment dated December 09, 2015 @ 8:00 A.M.

The following survey related items are listed from Schedule B - Section 2 of the title report.

EXCEPTION NO 1-13, 22-23: Not Survey Related Matters

EXCEPTION NO 14: Subject to a 14 fool Right-af-Way as reserved in that certain Warranty Deed Recorded August 25, 1911 in Book off, Page 278 of Official Records.

EXCEPTION NO 15 (PLOTTED, AFFECTS RIVERDALE ROAD): Possible irrigation dilthes along the State Highway as permission was granted in Dwest to State Moad Commission of Units, Recorded April 17, 1944, as Entry No. 82805, in Book 192, Page 5, of Official Records, for relocate outlies the Right-re-Vivey, all irrigation dilches existing which her little at said Right-re-Vivey.

EXCEPTION NO 16 (PLOTTED, AFFECTS THE EAST SIDE OF PARCEL 1): Subject to dillches and/or pipellines for irrigation water as stated in that certain Warranty Deed Recorded October 21, 1987 as Entry No. 1028475, in Book 1528, Page 577 (re-Recorded October 22, 1987 as Entry No. 1028471, in Book 1528, Page 577).

Agreement, upon the ferms and conditions therein provided, Recorded March 2, 1985, as Entry No. 1039492, in Book 1335, Page 327, of Official Records.

EXCEPTION NO 17 (PLOTTED, AFFECTS THE EAST SIDE OF PARCEL 1): A Right-of-Way and easement for electrical transmission and incidently purposes as evented in factor of Ulbb Pawer Light Company Recorded August 8, 1989 as Entry No. 1095654, in Block 1565, Page 1725, of Critical Records (Crimatic ratio in Interval)

EXCEPTION NO 18 (NOT PLOTTED, NO DOCUMENTS FOR EXCEPTION WERE PROVIDED AT THE TIME OF SURVEY): Rights-of-Way for canals, 4450 South and the existing (private) road running North/South.

EXCEPTION NO 19 (NOT PLOTTED, NO DOCUMENTS FOR EXCEPTION WERE PROVIDED AT THE TIME OF SURVEY): Easements and Rights-of-Way of record or enforceable in law and equity for any existing roads, streets, alleys, ditches, pipelines, power, telephone, sewer, gas or water lines now existing over, under or ocrass subject property.

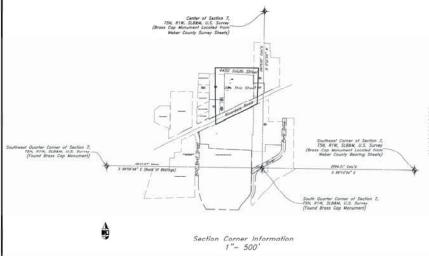
EXCEPTION NO 20 (NOT PLOTTED, NO DOCUMENTS FOR EXCEPTION WERE PROVIDED AT THE TIME OF SURVEY): Legal description contained herein contains gaps and/or overlaps as disclosed by mathematical comparison of adjoining property

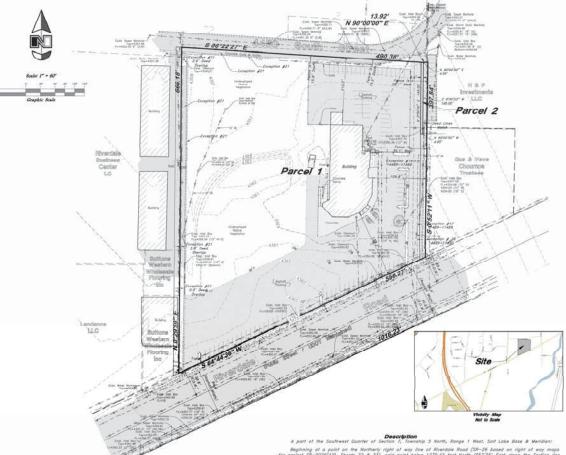
EXCEPTION NO 21 (PLOTTED): Matters disclosed by ALTA Survey dated August 25, 2015 by Great Basin Engineering Inc., which among other things include the following: Deed description overlaps, existing utility lines, and existing improvement encroachments (vositivity) and existing improvement encroachments

- shown are from observed evidence on the site and records available at the time of the survey, and confirmed with revided by utility companies at the time the survey was completed.
- No information was available from Riverdale City regarding proposed changes in Street Right-of-Way. No observed evidence of its or sidewalk construction or repairs.

Properly in Incode in Zone "S" (this Enating and Zone If (Enating); Anne determined to be valided of the 0.2% annual chance flood plane" (No Shading), and "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with arrange depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood" occording

- Effective Date of June 2, 2015.





LEGEND

Top of Asphalication of Asphalication of Asphalication (I) of Gutter Service Pole Fore Pole Fore Hydron Telephone Pol Fore Hydron of Disparational Pole Service of Disparational Perce Drain Manhole Spect Elevation (Collose

199.00

C.M.P. R.C.P. CONC. RWALL SMH WY CB DV RC SM' GAS GUS RCDG NG RC

CAP DETAIL

A 3/5"# repar 24" long with plastic cap (see detail above) was set at

Guy Mire Building Corner Natural Ground Fire Hydrant Worse Valve Light Pole

Fower Pale w/goz

in peri or me accument Guarter of Section (, Comming S North, earlier is rest, Solf Libe Base & Meridiation Beginning of a point on the Northerly right of any rings for project 37-0026(4), Sheets 22 & 23), sold point being 1270-42 feet North 0732/55" East along the Section like is sold Northerly right of any rings, and 180,38 feet South 644-45" West along sold Northerly right of any like, and 180,38 feet South 644-45" West along sold Northerly right of any like rings in the South Courter corner of sold Section to the true point of beginning and running; thence South 644-45" was sold to sold Northerly right of any line; thence North 07275'55" (and 640-55), thence South 644-45" was sold to sold the sold to sold

Containing 266,865.79 square feet or 6.1264 acres, more or less.

#### Certification

To H & P Investments and Stewart Title Insurance Agency of Ulah, Inc.:

This is to certify that this map or plot and the survey on which it is based were made in occardance with "Minimum Standard Detail Requirements for ALIA/ACM Land Tille Surveys," jointly established and adopted by ALIA, and MSPS in 2025, and includes thems 1, 3, 4, 7 (4), 8, 1/1), 1, 1, 4 and 6 of Tools & Theorem. Pursuant of Accuracy Standards on adopted by ALIA, MSPS, and in effect on the date of this certification, undersigned further Accuracy Standards on adopted by ALIA, MSPS, and in effect on the date of this certification, undersigned further that the standard of the standard of the standard of the standard of the service of the standard accuracy of MSPS, server were exceeded the "ALIA" and "AL

Date of Survey: October 25, 2016 Fieldwork Completed: October 5, 2016



Andy Hubbard Wan PLS No. 6242920

13 Jan. 2016

Riverdale Survey

Cutrubus

TA/ACSM 1

AL

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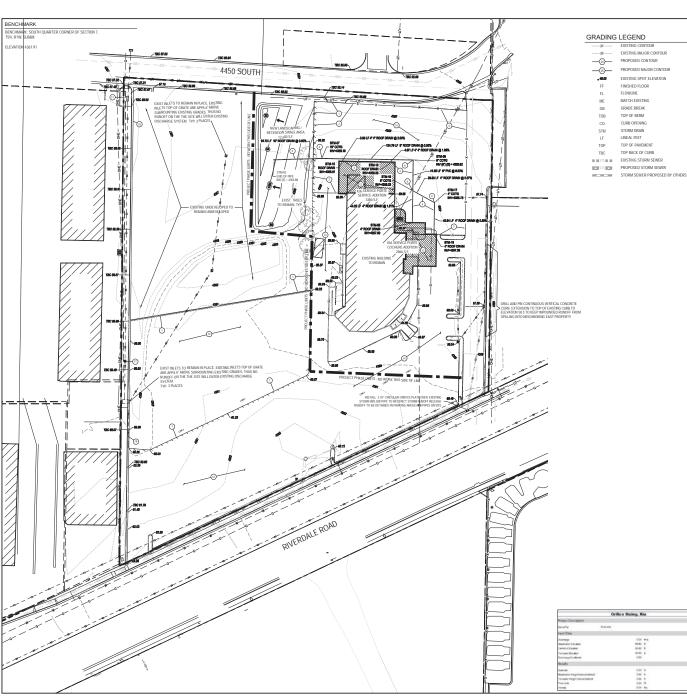
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#### GRADING AND DRAINAGE NOTES

EXISTING MAJOR CONTOUR

PROPOSED MAJOR CONTOUR

EXISTING SPOT ELEVATION

FINISHED FLOOR

FLOWLINE

GRADE BREAK

TOP OF BERM

CURB OPENING

LINEAL FEET

TOP OF PAVEMENT

TOP BACK OF CURB

150 mg 600 f 600 f 100 f

- EDGE OF EXISTING ASPHALT
- EXISTING FENCING
- NOT USED
- FURNISH AND INSTALL STORM DRAIN LINE (PRIVATE). RE: SHEET C2.90, DETAIL D.
- FURNISH AND INSTALL FLARED END SECTION WITH TRASH GRATE. RE: SHEET C2.90, DETAIL E.
- FURNISH AND INSTALL STORM CLEANOUT TO GRADE. RE: SHEET C2.90, DETAIL G.
- NOT USED
- NOT USED
- NOT USED 10 NOT USED
- not used
- PROPOSED BUILDING ADDITION. RE: ARCHITECTURAL PLANS
- ® NOT USED
- EXISTING ASPHALT TO REMAIN
- ® NOT USED
- NOT USED
- EXISTING IRRIGATION BOX.
- EXISTING CURB AND GUTTER TO REMAIN. REMOVE AND REPLACE MAY DAMAGED SECTIONS.
- NOT USED
- NOT USED

#### SITE SPECIFIC / JURISDICTIONAL NOTES:

- . ALL MISSING, NON-FUNCTIONING, OR DAMAGED SURFACE IMPROVEMENTS SHALL BE REPLACED.
- ALL WATER, STORM DRAIN AND SANITARY SEWER STRUCTURES NOT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSIDERED PRIVATE.
- CAP ALL EXISTING, NON-REUSED WATER, SEWER, ELECTRIC AND GAS SERVICES AT PROPERTY LINES.
- DEVELOPER SHALL BE RESPONSIBLE TO PROVIDE RETENTION/DETENTION PONDS AND SUBSURFACE DRAWN BASIN'S SURVEY TO CITY ENGINEER UPON COMPLETION OF PONDS/BASIN'S CERTIFYING VOLUME IS PROVIDED PER APPROVED PLANS.
- ALL SPOT GRADES ARE TO THE FLOWLINE OF THE CURB AND GUTTER OR TO THE TOP OF PAVEMENT UNLESS NOTED OTHERWISE.

#### CAUTION - NOTICE TO CONTRACTOR

AUTION - NOTICE TO CONTRACTOR
ALL UILITUT COATIONS SHOWN ARE BASED ON
MASS PROVIDED BY THE APPROPRIATE UTILITY
COMPANY AND IELEO SURFICE VIDENCE AT
THE TIME OF SURVEY AND IS TO BE CONSIDERED
AN APPROXIMATE LOCATION ONLY. ITS THE
CONTRACTORS RESPONSIBILITY TO FIELD
VERSY THE PELLO COATION ONLY. ITS THE
PUBLIC OR PROVINE. WHETHER SHOWN ON IN
PUBLIC OR PROVINE. WHETHER SHOWN ON IN
PUBLIC OR PROVINE. WHETHER SHOWN ON IN REPORT ANY DISCREPANCIES TO THE ENGINE PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBLENT TO FIELD VERSET THE HORZONITAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY ETHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

#### SOIL PREPARATION NOTE

GEOTECHNICAL ENGINEER: - TERRACON PROJECT No: - 61165062 - DATED: APRIL, 4, 2016

THE CONTRACTOR MUST FULLY REVIEW THESE REPORTS PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTION INFORMATION CONTRIBUED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SIDE PREPARATION AT SITE STRUCTURES.



Galloway Planip, Architectur. Engineering Trolley Comers Bulding 515 South 700 East, Suite 3F Sail Lake City UT 44102 303, 770 8584 0 www.gallowyUS com

IURISDICTIONAL REVEIW DRAFT JURISDICTIONAL REVEIW DRAFT. PLANS WILL RECEIVE ELECTRONIC STAMP OF LICENSED PROFESSIONAL WHEN ITERATIVE REVIEW PROCESS HAS CONCLUDED AND PLANS ARE READY TO RECIEVE FINAL APPROVALS OF THE AFFECTING JURISDICTION.

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWINY, AND MAY NOT BE DUPLICATED DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. COPYRIGHTS AND INFINIGEMENTS WILL BE ENFORCED AND PROSECUTED.

H & P INVESTMENTS CUTRUBUS KIA SITE PLAN AMENDMENT 770 WEST RIVERDALE ROAD RIVERDALE UTAH 84405

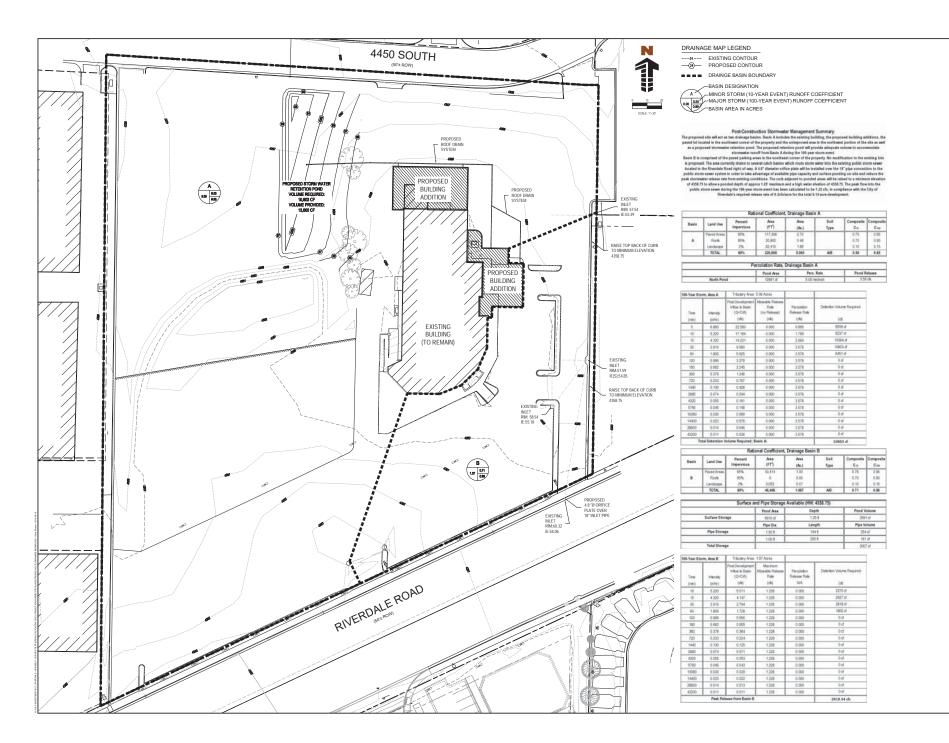
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OCT 2016

GRADING AND DRAINAGE PLAN

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Galloway Planip, Architectur. Engineering Trolley Comers Bulding 515 South 700 East, Suite 3F Sait Lake City UT 44102 303, 770 8584 0 www.gallowyUS com

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H & P INVESTMENTS CUTRUBUS KIA SITE PLAN AMENDMENT

770 WEST RIVERDALE ROAD RIVERDALE UTAH 84405

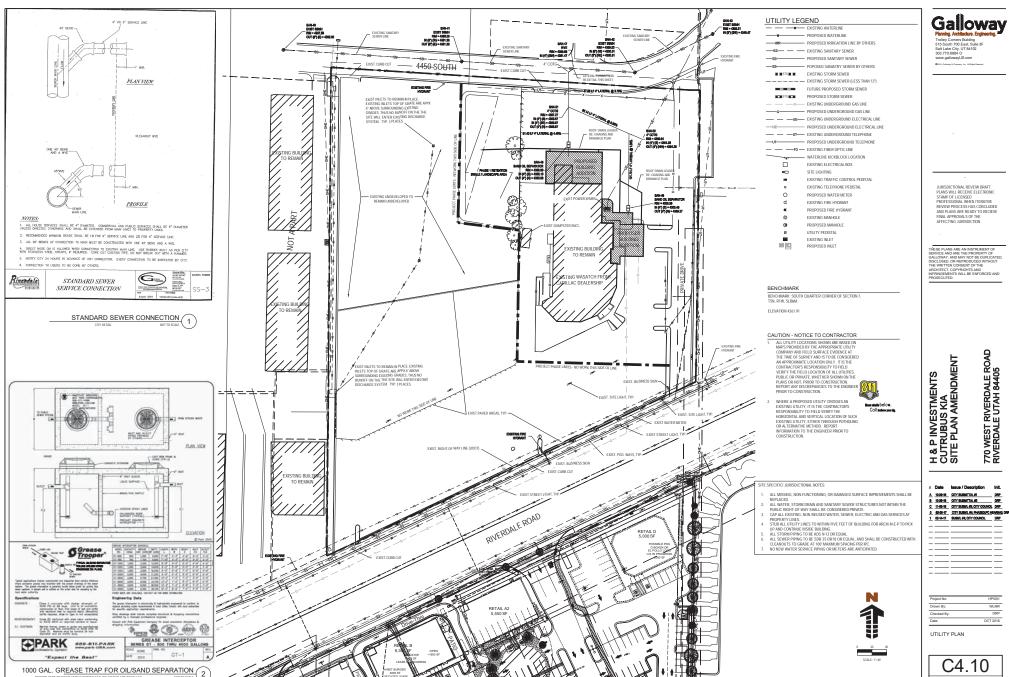
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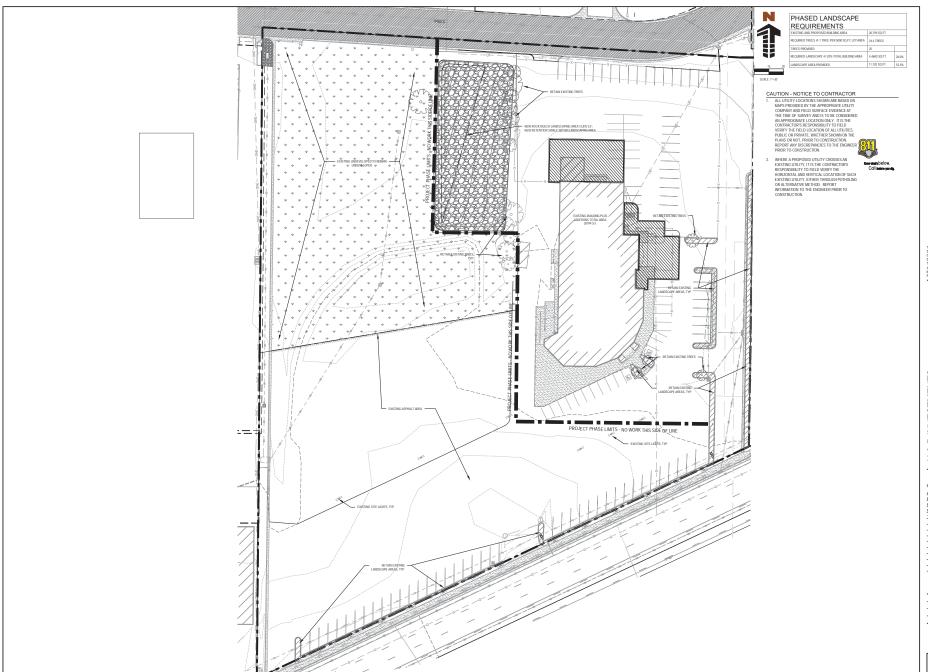
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H & P INVESTMENTS CUTRUBUS KIA SITE PLAN AMENDMENT

770 WEST RIVERDALE ROAD RIVERDALE UTAH 84405

Drawn By: WLMR OCT 2016

LANDSCAPE PLAN

L1.10



Minutes of the Special Meeting of the Riverdale City Council held Tuesday, February 25, 2017, at 12:30 PM, at the Senior Center, 4433 South 900 West, Riverdale City, Weber County, Utah.

Present: City Council: Norm Searle, Mayor

Braden Mitchell, Councilor Brent Ellis, Councilor Gary E. Griffiths, Councilor Alan Arnold, Councilor Cody Hansen, Councilor

City Employees: Rodger Worthen, City Administrator

Steve Brooks, City Attorney

Shawn Douglas, Public Works Director

Scott Brenkman, Police Chief Jared Sholly, Fire Chief

Cody Cardon, Business Administrator, Rich Taylor, Community Services Mike Eggett, Community Development

Jackie Manning, City Recorder

Visitors: Kord Cutrubus, H&P Investments

#### A. Welcome and Roll Call

Mayor Searle called the meeting to order and welcomed all in attendance, including all members of the City Council, members of the City Staff, and Kord Cutrubus.

#### B. Action Items

1. (Item tabled from February 21, 2017) Consideration of approval for the Site Plan Amendment for the Cutrubus Kia Dealership, located approximately 770 West Riverdale Road, Riverdale, Utah 84405.

Mayor Searle called for a motion to untable this item.

**MOTION:** Councilor Ellis made a motion to untable the action item for the site plan amendment for

the Cutrubus Kia Dealership, located approximately 770 West Riverdale Road, Riverdale, Utah 84405. Councilor Arnold seconded the motion. All Councilors voted in favor of

untabling the action item.

Mike Eggett, Community Development, summarized the executive summary which explained:

H&P Investments, LLC, as represented by Kord Cutrubus, has applied for an update to their Amended Site Plan review of the Wasatch Front Kia located at approximately 770 West Riverdale Road in a Regional Commercial (C-3) zone. This original site has been operating as the Cutrubus Cadillac car dealership and vehicle servicing location. This matter was reviewed by the City Council on February 21, 2017 (wherein the item was tabled to allow the applicant time to resolve outstanding right-of-way/sidewalk improvement requirements) and the Planning Commission on February 14, 2016, (wherein the Planning Commission supported a motion to send a favorable recommendation to the City Council for Amended Site Plan approval of the Wasatch Front Kia dealership with the understanding that the applicant resolve all outstanding staff concerns).

Since the February 21, 2017 meeting, the applicant has reached out to city staff requesting an opportunity to participate in a special meeting. The applicant has stated that they are making efforts to be in compliance with City Code 10-25-7(B.)(1.) and plan to "deposit with the city a surety or cash bond to ensure the actual construction of said improvements within a period of two (2) years after final approval by the city council in a manner satisfactory to and in an amount specified by the council". The applicant has stated that they may request up to a three (3) year period of time to install the improvements, at the council's discretion for the project. The applicant further has represented that they would plan to have the sidewalk bond document available for review by the City Council during the meeting. The applicant intends to improve the sidewalk sooner than later, but desired to utilize this section of the City Code to benefit their efforts.

All other packet information provided for this Site Plan Amendment request is the same as previously presented to the City Council during the February 21, 2017 meeting.

Following the presentation and discussion of the proposal, the City Council may make a motion to approve the updated Wasatch Front Kia amended site plan proposal, approve the update to the proposed amended site plan with any requested modifications/amendments, not approve the updated Wasatch Front Kia amended site plan, or tabling the matter to allow time for the applicant to resolve outstanding concerns.

This Amended Site Plan review is regulated under City Code 10-25 "Development in All Zones", and is affected by City Codes 10-10A "Commercial Zones (C-1, C-2, C-3)", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", 10-16 "Sign Regulations", and other regulations found in Title 8 "Water and Sewer".

The desired use of this property, as a Kia automobile dealership and servicing facility, would allow this refurbishment project to be developed on this site.

Attached with this executive summary is a document entitled "Amended Site Plan Review"; this is a supplementary document addressing items of note or concern as identified on the Amended Site Plan application review. Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police Chief, and contracted City Engineer. The City Council should discuss any concerns raised by these summaries.

In addition to the Amended Site Plan documentation, there is an updated interior building design and layout, a packet of the updated amended site plan drawings (as updated on February 14, 2017), and a Wasatch Front Kia Design Guide packet illustrating required updated styles and design elements for the updates to the Cutrubus Cadillac building and site area.

Signage for the site is regulated per City Code 10-16 (specifically section 8.(B.) for Commercial and Manufacturing Districts); the applicant should be directed to adhere to this Code when contemplating updated or new signage.

General Plan Guidance (Section Reference)
The General Plan use for this area is currently set as "Planned Commercial - High" and this proposed project would comply with this land use.

Mr. Eggett dispersed information from the applicant pertaining to the anticipated escrow bond agreement.

Councilor Mitchell asked City Attorney, Steve Brooks, if the three year bond request would meet the City Code. Mr. Brooks clarified the code only allows a two year time frame for the bond agreement. Kord Cutrubus, representative of H&P Investment, stated the three years would allow the applicant time to get the entire lot developed and address the sidewalk at that time. He further explained there is existing asphalt in the area and asked for consideration of that in lieu of the sidewalk.

There was a discussion regarding the bond amount, and Mr. Cutrubus clarified it would be in the amount of five thousand dollars.

There was a discussion regarding the existing asphalt with an emphasis on whether or not it qualified as sidewalk. It was determined that ADA (American Disability Act) standards set the requirement for what is and is not sidewalk, and asphalt would not meet that requirement. Mr. Brooks discussed the code, and explained the two year bond agreement allows for compromise in lieu of immediately installing a sidewalk. He further clarified the two year begins from date of approval, which could be February 25, 2017 if it were approved today. Mr. Cutrubus felt the code should be amended to include what qualifies as sidewalk for clarification for future applicants.

MOTION:

Councilor Hansen moved to approve the Site Plan Amendment for the Cutrubus Kia Dealership, located approximately 770 West Riverdale Road, Riverdale, Utah 84405, with the condition that the two year bond agreement be met, per the Riverdale City Code [10-25-7 (F)]. Councilor Arnold seconded the motion.

Jackie Manning, City Recorder

Mayor Searle invited discussion regarding the motion. There was not a discussion.

**CALL QUESTION:** The motion passed unanimously in favor of the site plan amendment.

#### C. Discretionary Items

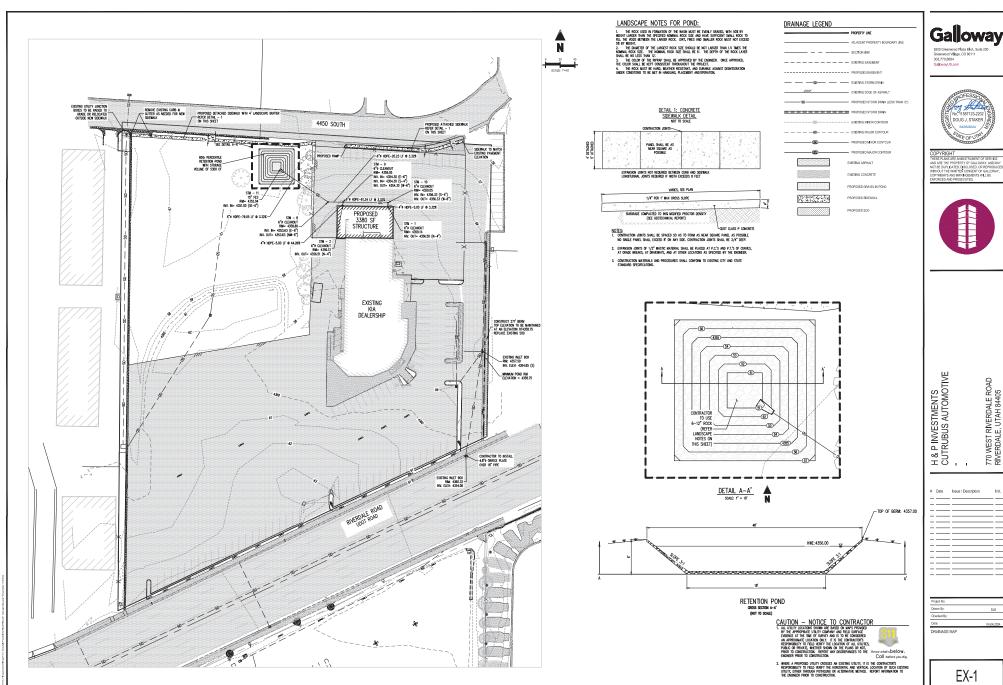
Councilor Arnold asked City Staff to review the City Code [10-25-7 (F)] for possible amendments to allow more exceptions to work with applicants, pertaining to the sidewalk installations; possibly an option for extensions regarding the existing two year time limit.

#### D. Adjournment.

MOTION:	Having no further business to discuss, Councilor Mitchell made a motion to adjourn. The motion was seconded by Councilor Hansen; all voted in favor. The meeting was adjourned at 12:51 PM.

Date Approved: March 21, 2017

Norm Searle, Mayor



Galloway





**Body:** Planning Commission

**Date:** 23 April 2024

**Requested Action:** Wasatch Front Kia

770 W Riverdale Rd, Ogden, UT 84405

Amended Site Plan - Re-submission and re-review

**Petitioner/Applicant:** Kord Cutrubus

892 W Riverdale Road Riverdale, Utah 84405

801.430.2101

kord@cutrubus.com

**Department:** Community Development

**Director:** Brandon Cooper

**Staff/Presenter:** Brandon Cooper

Contact: <u>bcooper@riverdalecity.com</u>

### **Description of Request**

On March 26, 2024, Wasatch Front Kia, represented by Kord Cutrubus, applied for an Amended Site Plan approval for the Wasatch Front Kia located at approximately 770 West Riverdale Road in a Regional Commercial (C-3) zone. The proposed project includes a 3,380 sq. ft. building addition on the north side of the main dealership, the construction of a new sidewalk on the north side, and some alterations to the drainage of the site. The property is owned by H&P Investments, LLC. No additional parking lot improvements, or improvements to the existing building, are proposed. A public hearing is not required to consider this Amended Site plan proposal.

#### **PROJECT INFORMATION**

### **Background**

The applicant seeks approval of an Amended Site Plan to construct a 3,380 sq. ft. building addition to the north side of the Wasatch Front Kia dealership. This addition will provide increased capacity to the dealership's service capabilities.



The original submission for this project was received in October 2016 and accompanied a larger Kia dealer brand update and refurbishing. The City performed 4 separate reviews of the project. This update included a new interior building layout, exterior improvements, building addition on the north side, and new signage. The original submission also included the construction of a a building addition on the east side of the dealership. which is no longer being considered in this new application and review. The Riverdale City Planning Commission considered this original application on February 14, 2016 and made a recommendation of approval to the City Council. The Riverdale City Council subsequently considered the application and recommendation on February 21, 2017. Based on some discussion regarding the installation of a sidewalk section on the north side of the site, the Council tabled any action to a future date. The Council un-tabled the matter in a Special Council Meeting held on February 25, 2017, wherein the applicant had made some modifications to the original site plan and the Council approved such modified site plan subject to the applicant providing a two-year bond agreement in lieu of installing the sidewalk on the north side. Below is a summary:

Original Submission: Amended Site Plan – October 2016

Planning Commission: Feb 14, 2016

Result: Recommended Approval to City Council

City Council: Feb 21, 2017

Result: Tabled

**Special Council Meeting:** Feb 25, 2017 (updated site plan)

Result: Approved subject to 2-year bond for the sidewalk

#### **Plan Review:**

Review #1 – October 20, 2016

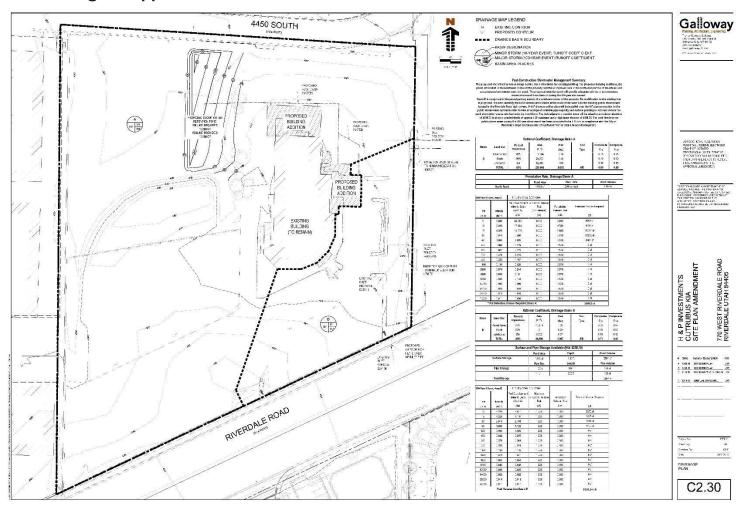
Review #2 - November 2, 2016

Review #3 – January 30, 2017

Review #4- February 16, 2017



### **Original Approved Site Plan**



Although the brand updates and interior remodel of the dealership were ultimately constructed, the construction of the two new approved additions, the deferred sidewalk described in the bond agreement, and the associated site improvements were never started.

Pursuant to Riverdale City Code 10-25-5(D)(1), "Failure to obtain a building permit within one year of the final site plan approval by the city council, of any site plan, shall terminate and cancel the prior site plan approval given, and any vested rights thereunder will be lost, where upon the planning commission may require that a new site plan be submitted and approval obtained pursuant to this section. Once the application has expired, in order to reintroduce the proposed

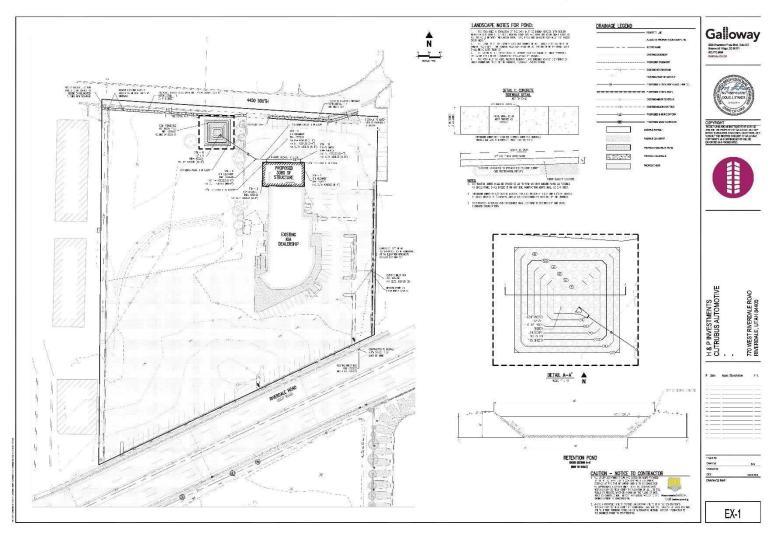


# Riverdale City Staff Report

site plan development, the owner or developer must submit a new application with all applicable fees.

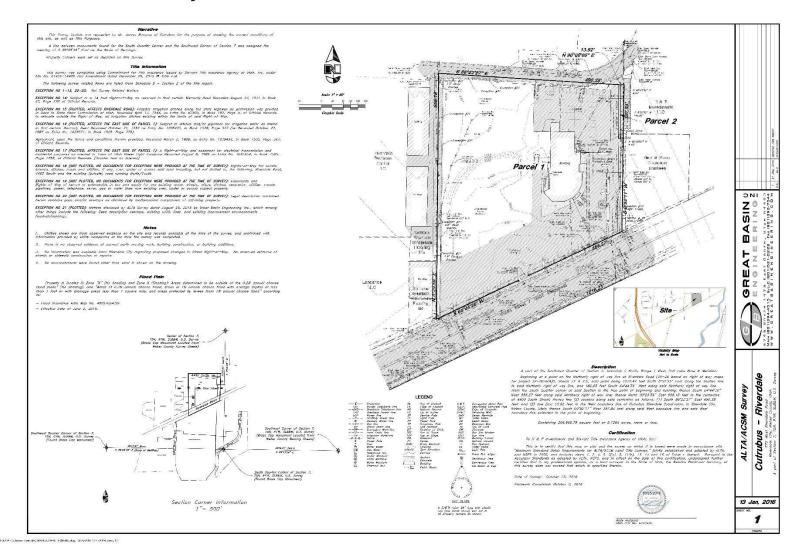
The applicant is now ready to construct the building addition on the north side, along with the associated site improvements – including the sidewalk, but is required to submit a new application for review and receive new approvals of the updated site plan.

## Amended Site Plan Submitted for Consideration on March 26, 2024





### **Kia Alta Survey**



## **Analysis and Findings**

Basis of Review for Amended Site Plans (RCC 10-25-1)

The underlying purpose and intent of a site plan review and approval is to promote the health, safety, convenience, and general welfare of the inhabitants of the City in the matter of all proposed land developments, to encourage the healthful growth of the city and related matters affected by such developments. Any proposed development and its use shall be in the best



interests of the public and shall be in harmony with the surrounding area and the developer shall present evidence to this effect.

### Commercial Zones - C-3 (RCC 10-10(A))

1. The purpose of the C-3 regional commercial zone is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of the city. It is also to separate into three (3) zones, uses based upon type of activity which are compatible and complementary, as well as intensity of land utilization and accessory use needs. (Ord. 860, 9-2-2014).

**Analysis:** Review of Site Development Standards, Special Regulations, Permitted Uses, traffic movement, harmonious and beneficial relations among buildings, height and bulk of buildings, and the harmonious relations between adjacent neighborhoods.

**Finding:** The Wasatch Kia dealership is currently operating as a Conditional Use within the C-3 zone. The proposal is largely comprised of a building addition on the north side of the existing structure. The proposal satisfies this zoning standard based on the above analysis. Staff determination: **Complies** 

### Development in All Zones (RCC 10-25)

1. The underlying purpose and intent of this chapter is to promote the health, safety, convenience and general welfare of the inhabitants of the city in the matter of all proposed land developments, to encourage the healthful growth of the city and related matters affected by such developments.

**Analysis:** Review of Preliminary Plan, proper submission and compliance to site plan standards checklist, review and action by Planning Commission, and review of Design Standards.

**Finding:** This application was received on March 26, 2024 and is associated with the approved site plan from February 21, 2017. Although that original site plan approval has now expired, information from the original site plan and the updated submission was used to determine compliance with RCC 10-25. General review was conducted by the Riverdale City Community Development Director, Public Works Director, and



the City's consulting engineer Civil Engineering Consultants (CEC). Comments were provided to the applicant's design team and revisions were made to the site plan. All City comments have been satisfied by the applicant and are reflected in the attached site plan presented for consideration. Staff determination: **Complies** 

### Regulations Applicable to All Zones (RCC 10-14)

1. The requirements of this title as to minimum site development standards shall not be construed to prevent a use as permitted in a respective zone of any parcel of land in the event such parcel was held in separate ownership prior to the effective date hereof. Each such parcel to be developed must have not less than sixteen feet (16') of frontage on a street, or as approved by the board of adjustment, and the density of development may not exceed that permitted by area requirements in the respective zone. (1985 Code § 19-3-2). The regulations hereinafter set forth in this chapter qualify or supplement, as the case may be, the zone regulations contained elsewhere in this title. (1985 Code § 19-3-1)

**Analysis:** Review of Main Building Regulations, Yard Regulations, Height Regulations, and Non-Residential Landscape Requirements.

**Finding:** This application was received on March 26, 2024 and is associated with the approved site plan from February 21, 2017. Although that original site plan approval has now expired, information from the original site plan and the updated submission was used to determine compliance with RCC 10-14. General review was conducted by the Riverdale City Community Development Director and the City's consulting engineer Civil Engineering Consultants (CEC). Comments were provided to the applicant's design team and revisions were made to the site plan. All City comments have been satisfied by the applicant and are reflected in the attached site plan presented for consideration. Staff determination: **Complies** 

### Stormwater Management & Regulation (RCC 5)

The purpose of this chapter is to protect the health, safety and welfare of the city and its
inhabitants by improving the city's storm sewer system, managing and controlling
stormwater runoff, protecting property, preventing polluted waters from entering the city's
water supply and other receiving waters, and establishing a viable and fair method of



financing the construction, operation and maintenance of the storm sewer system. (Ord. 829, 12-18-2012):

**Analysis:** Review of Article B – Storm Drainage and other regulations found in Title 8 – Water and Sewer

**Finding:** This application was received on March 26, 2024 and is associated with the approved site plan from February 21, 2017. Although that original site plan approval has now expired, information from the original site plan and the updated submission was used to determine compliance with RCC 5. General review was conducted by the Riverdale City Public Works Director and the City's consulting engineer Civil Engineering Consultants (CEC). Comments were provided to the applicant's design team and revisions were made to the site plan. All City comments have been satisfied by the applicant and are reflected in the attached site plan presented for consideration. Staff determination: **Complies** 

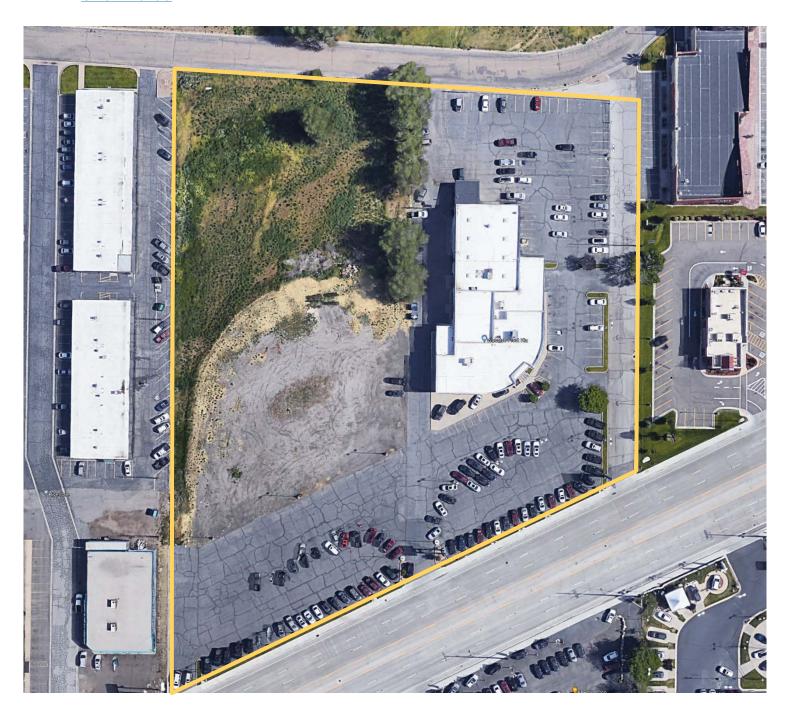
#### CONCLUSION

The applicants site plan proposal of an additional 3,380 sq. ft building on the north side of the existing Wasatch Kia dealership, including all associated site improvements and the north side sidewalk, has been determined to promote the health, safety, convenience, and general welfare of the inhabitants of the City in a manner that encourages the healthful growth of the city. The proposed development and its use is determined to be in the best interests of the public and is in harmony with the surrounding area and complies with associated local code requirements.

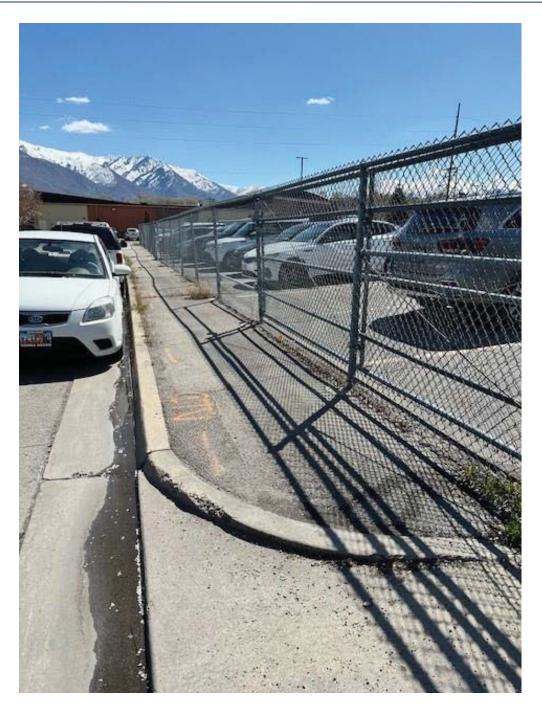
Staff recommends **APPROVAL** of the Wasatch Front Kia Amended Site Plan application dated March 26, 2024.



### **Site Photos**







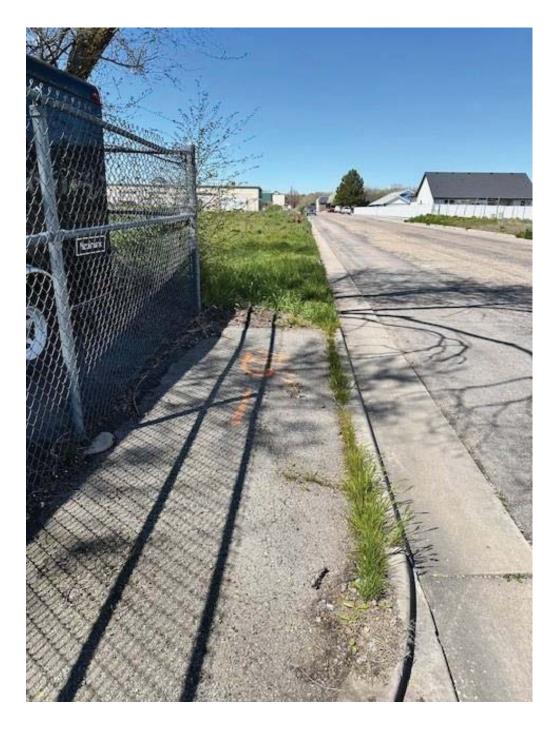
Area of new sidewalk – looking east along 4450 S





Area of new sidewalk – looking west along 4450 S





Area of new sidewalk – looking west along 4450 S





Retention Pond area - along 4450 S



# **Staff Report**



Existing structure to be demolished and replaced with larger addition





# **Staff Report**

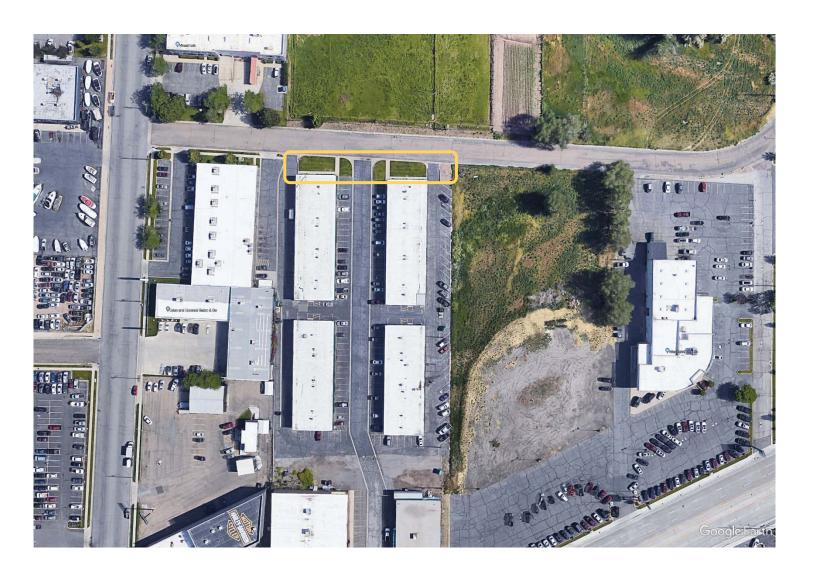


Area along east side to be raised/bermed





# **Staff Report**



City to add sidewalk here – not on applicant's property but needed to connect

#### **Attachments**

Staff Comments
Engineer Letter
Proposed Site Plan
Drainage Conformance Letter
Stormwater Maintenance Plan



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

17 April 2024

Riverdale City 4600 South Weber River Drive Riverdale, Utah 84405

Attn: Brandon Cooper, Community Development Director/RDA Deputy Executive Director

Proj: **H & P Investments – Cutrubus KIA Site Plan**Subj: Site Plan Improvement Drawings - Approval

Dear Brandon,

I have completed my review of the recently submitted drawings and calculations from the Developer's Design Engineer. In my opinion the drawings and calculations now reflect the Standards of Riverdale City.

I herewith recommend approval of the drawings and calculations submitted.

Should you have any questions feel free to contact me at my office.

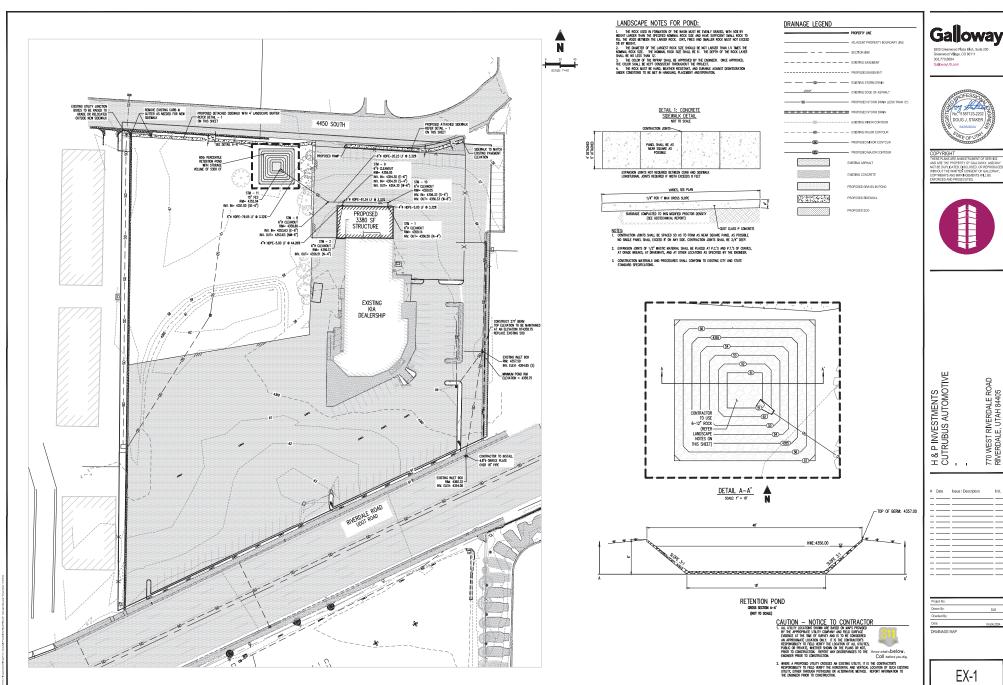
Sincerely,

CEC, Civil Engineering Consultants, PLLC.

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

City Engineer

Cc. Steve Brooks, City Administrator Shawn Douglas, Public Works Director Jeff Woody, Building Official



Galloway





# DRAINAGE CONFORMANCE LETTER

H & P Investments – Cutrubus Automotive Team

770 W Riverdale Road, Ogden, UT - 84405

PREPARED FOR:
H & P Investments
Cutrubus Automotive Team
770 W Riverdale Rd,
Ogden, UT 84405

PREPARED BY:
Doug Staker, PE #11587123-2202
Galloway & Company, Inc.
172 N. East Promontory, Suite 274
Farmington, UT 84025

DATE: June 14, 2023

# **TABLE OF CONTENTS**

I. Introduction	3
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Overall Basin Description	
III. Proposed Drainage System	4
Design Criteria	4
Granato Method	4
IV. Conclusions	4
Compliance with Standards	4
V. References	4
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#### Appendices:

- A. Master Development Drainage Map
- B. Hydrologic Computations

## I. Introduction

#### Location



### **Proposed Development**

The proposed site improvements consist of a canopy on existing building on site. This drainage conformance letter is to demonstrate that the new proposed developments on site are in compliance with the Low Impact Development (LID) standards as required by the state of Utah.

## II. Historic Drainage

#### **Overall Basin Description**

Existing within the project limits is a developed auto dealership with its associated landscape, parking lots and drive aisle areas. To the west of the building is undeveloped land with native shrubs and grasses. Storm water from the site under the existing conditions currently sheet flows un-detained to existing inlet boxes located on the east end of the site.

## III. Proposed Drainage System

#### **Design Criteria**

As part of the 'Low Impact Development' (LID) standards required by the state of Utah and Riverdale, the 80<sup>th</sup> percentile storm volume will be retained on site. The pond is sized as per calculations using the Granato method.

The required retention volume has been calculated using the Granato method described below. The required retention volume has been calculated to be **5171** cf, and the volume available in the proposed retention pond is **5300** cf.

#### **Granato Method**

This runoff coefficient is calculated based on a two-line regression model of the runoff coefficient developed by the United States Geological Survey (USGS). This method of developing the runoff coefficient was developed to assist DOTs and contractors to estimate long-term volume reduction for highway projects and has been adopted for use by UDOT. Additional information relating to this runoff coefficient and its applicability can be found in NCHRP Report 792.

#### IV. Conclusions

#### Compliance with Standards

The proposed storm drainage system has been designed to maintain the original design of the existing drainage system while bringing the site into compliance with Utah state and Riverdale City standards. The design shows that the runoff from the proposed site improvements will be safely conveyed and discharged to the proposed retention pond with no adverse effects to the original design or to the downstream Riverdale City storm water system.

#### V. References

1. A Guide to Low Impact Development within Utah - Dec 2018

# VI. Appendices

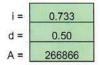
- A. Drainage Map
- B. Hydrologic Computations

# Appendix A Drainage Map

## APPENDIX B

## **Hydrologic Computations**

The parameters for the site considered are as follows:



 $R_v = 0.225i + 0.05$ ; when i < 0.55 $R_v = 1.14i - 0.371$ ; when  $i \ge 0.55$ 

#### 80th Percentile Volume

$$V_{goal} = R_v dA$$

#### Where:

 $V_{\text{goal}}$  = 80th percentile volume, cf  $R_{\text{v}}$  = Volumetric runoff coefficient, unitless d = 80th percentile storm depth, ft (0.50 for Riverdale, UT) A = Project area, sf

Using the parameters and formulae shown above, the required volume is estimated to be **5171** cf and the volume available in the proposed retention pond is **5300** cf.

# Stormwater Maintenance Plan

for:

Cutrubus KIA Phase 1 770 West Riverdale Rd. Riverdale, Utah, 84405

#### CONTENTS

SECTION 1: PURPOSE AND RESPONSIBLITY

SECTION 2: POLLUTANT SOURCES

SECTION 3: DESCRIPTION OF SITE SYSTEMS, OPERATIONS AND POLLUTION CONTROLS

**SECTION 4: TRAINING** 

SECTION 5: RECORDKEEPING SECTION 6 APPENDICES

## **SECTION 1: PURPOSE AND RESPONSIBILTY**

As required by the Clean Water Act and associated local regulations, including Riverdale City's Municipal Separate Storm Sewer System (MS4) Permit, Riverdale City properties are required to build and maintain systems to minimize litter and contaminates in stormwater runoff that discharges to waters of the State.

The purpose of this Stormwater Maintenance Plan (SMP) is to manage facility maintenance operations within the Cutrubus KIA Phase 1 site in order to minimize pollutants in both stormwater and non-stormwater runoff which ultimately drains to the Weber River. This SMP is also designed to minimize litter and debris blowing off of the site. This SMP describes the systems, operations and the minimum standard operating procedures (SOPs) necessary to accomplish these purposes. Any other activities or site operations at this facility that might contaminate water entering the City's stormwater system must be prohibited unless SOPs are written to manage those activities or operations, and this SMP is amended to include those SOPs.

### **SECTION 2: POLLUTANT SOURCES**

Pollutant Sources	Sediment	Nutrients	Heavy Metals	pH (acids and bases)	Pesticides & Herbicides	Oil & Grease	Bacteria & Viruses	Trash, Debris, Solids	Other toxic Chemicals	Notes
Parking and other Paved Areas and Pavement Maintenance Operations	J	J	J	1	J	J	J	J	J	
Landscaping Maintenance Operations	1	1			J		J			
Stormwater System and Maintenance Operations	J	J	J	1	J	J	J	J	J	

# SECTION 3: DESCRIPTION OF SYSTEMS, OPERATIONS AND POLLUTION CONTROLS

This section defines how the storm water system at this Cutrubus KIA Phase 1 site has been designed to control the pollutant sources listed in Section 2, and how this system will be maintained in the future; thereby limiting any adverse impacts on the surrounding environment. This description is limited to those systems and operations exposed to the elements, and do not apply to any indoor operations. The proposed site construction drawings are included in Appendix A. The Standard Operating Procedures (SOP's) for the following outdoor system maintenance and stormwater pollution prevention operations are included in Appendix B. The facility manager and maintenance team will use good judgment and conduct all indoor and outdoor operations in an environmentally responsible manner.

## Parking and Other Paved Areas and associated Maintenance Operations

The site, outside of the building footprint, primarily includes asphalt & concrete paving and concrete sidewalks (hereafter referred to as 'hardscape' areas). Storm run-off from within the project site drains across these hardscape areas and into storm water inlets located throughout the parking lot. Proper maintenance of these surfaces will ensure that the pollutants listed in Section 2, including sediments, trash, oil and grease, will not enter the ground water system. Maintenance includes regular sweeping, pavement washing when necessary. Maintenance also includes regular inspection and cleanout of the inlet

grates. In addition to this maintenance, all employees are to be strictly prohibited from dumping of any kind into the onsite inlets. The Sweeping and Pavement Washing SOP's are to be followed to manage storm water pollutant associated with the all of the hardscape areas on the site.

### **Landscape Maintenance Operations**

Landscaped areas on site will require regular maintenance. The landscaping will primarily consists of rock mulch, shrubbery, trees, native seed and turf. During the landscaping maintenance operations, organic materials, herbicides, pesticides, and fertilizers, can be left behind or improperly applied. These pollutants will be carried by runoff if they are not picked up as part of the regular maintenance operation. The Landscaping Maintenance SOP (see Section 3, this report) is used to manage the pollutants associated with this operation.

### Stormwater System and Maintenance Operations

The stormwater system consists of simple gravity sheet-flow / infall retention basin which collects runoff from the hardscape and landscape areas, and an inlet structure culminating the roof drain storm pipe system. The Retention/Wet Basin includes water quality capture volume (WQCV). The basin manages runoff for a 100-year storm event. The basin WQCV, facilitates infiltration and evaporation, captures low flow pollutants, and recharges groundwater. The WQCV helps to preserve some of the predevelopment hydrology of this property and provides primary treatment, trapping some of the pollutants contained within site runoff. The stormwater system must be maintained regularly to remove the accumulated pollutants before they will be flushed through the system during high-flow events. Effort must be made to reduce pollutants that collect in the WOCV of the basin to minimize the contamination of the soils and avoid increased maintenance costs in the future. No stormwater runoff will leave the site. Overflow from this basin will flow to the existing grass upland pasturine property owned by the same property owner surrounding the basin, as it has historically been. The Stormwater System Maintenance of this site is incorporated into the Stormwater System Maintenance SOP (see Section 3, this report) schedule.

## Snow Removal and De-Icing Operations

Snow removal maintenance includes several different measures on this site. The parking lot will be plowed with a truck mounted with a front end plow. Sidewalks will be either shoveled by an associate or will be plowed by use of an ATV, or similar sized gas vehicle. The front entry way to the buildings will be shoveled by an associate and salt or a similar de-icer will be put down as necessary to avoid ice formation. De-icing measures will be minimal and should not cause any detriment to the environment.

## General Site Up Keep

The building owner will be responsible to clean up after all operations as defined by the SOPs. However, loose debris will collect from outside and inside sources from normal use and by causes that cannot be practically controlled. General up keep is the responsibility of the Site Manager, and shall occur daily. The Site Manager shall also insure that all yard and landscaping upkeep is performed as necessary and all yard waste is disposed of responsibly.

#### **SECTION 4: TRAINING**

The building owner will be responsible for ensuring that both leases and property management employees on site know and understand the SOPs that are necessary for effective protection of all possible pollution prevention requirements. .

#### SECTION 5: RECORDKEEPING

This SMP includes an inspection element that is required to show performance but also to collect the information necessary to warrant updates and improvements. An inspection log for this site will be posted in the Stormwater Pollution Prevention Plan that will be kept on site. The site inspection record is kept at the site for a minimum of 5 years.

## **SECTION 6: APPENDICES**

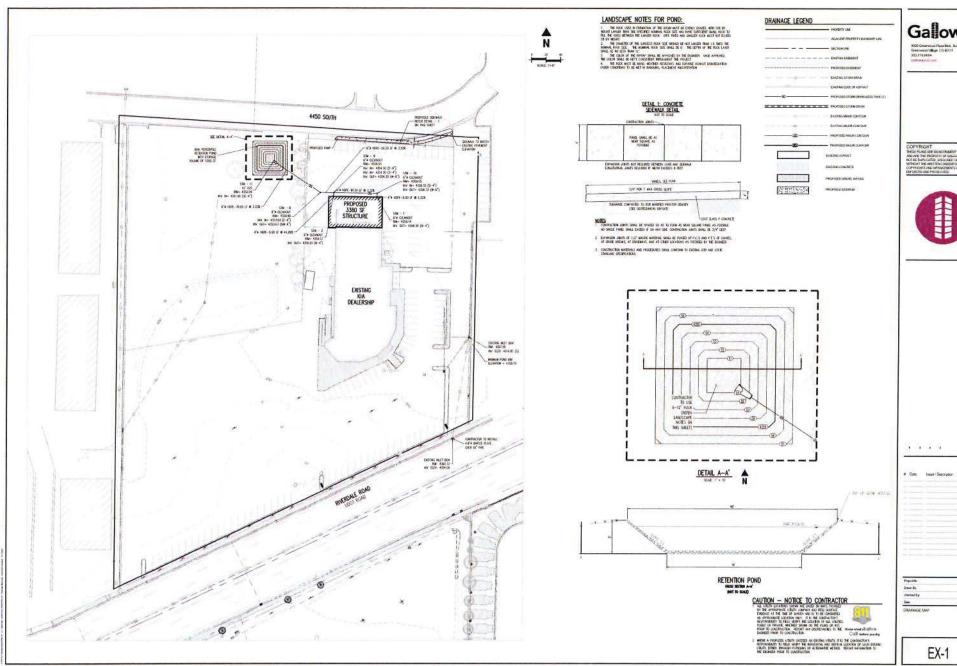
Appendix A- Site Drawings and Details

Appendix B- SOPs

Appendix C- Inspection Log & Form Appendix D- Site Evaluations Form

# **APPENDIX A**

# SITE DRAWINGS AND DETAILS



Galloway

500 Generous Place Set, Sub 200
Generous Okga (CB 6611
2027/2026)
Subject of CB 6611



# APPENDIX B

SITE OPERATING PROCEDURES (SOPs)

	Stormwater Systems Maintenance			
Cutrubus KIA Phase 1	SOP #03			
	Issue Date:	Sept. 11, 2023		
Riverdale, Utah	Approval Date			

## **Standard Operating Procedure**

#### 1. Purpose

This SOP is intended outline maintenance of the site storm water system in order to facilitate its ability to limit transference of pollutants into the surrounding water systems. This SOP is not intended to cover all necessary procedure actions, and is allowed to be changed in good judgment when it is necessary for the proper and effective containment of pollutants. Changes in the routine shall result in an amendment to this SOP.

#### 2. Procedure

- 1. All stormwater ponds, ditches, swales, pipes, inlets, catch basins, manholes, flumes, pond inflow and outfall structures (including oil skimmers), discharge pipes and all other components of the stormwater management system should be inspected as identified in the approved maintenance schedule. Inspection report should be completed and a copy filed in the Stormwater Maintenance and Inspections Reports binder, and a copy submitted, attached to your invoice to the Environmental Manager.
- Remove trash, litter, and debris from inlets, outlets, culverts, pipes, banks, water, catch basins, pond or swale beds, trash racks, skimmers and all other components of the stormwater system.
- **3.** Remove any sediment or silt that may inhibit flow. Make minor repairs as needed. If major repairs are needed Contractor should report damage or failure to the Environmental Manager.
- 4. Mow or weed-eat banks and pond, ditch or swale bottom to maintain vegetative growth not to exceed 12 inches in height. Clippings may not be left on banks or in bed. Herbicide is not to be used to control growth of vegetation on banks or pond bottom except at inlet and outlet structures and to control exotic or nuisance vegetation.
- 5. Ensure that banks, slopes and pond bottom are vegetated with approved grasses. Bare spots, if they exist, should be sodded or reseeded using approved seed mixture as specified by design plan or approved local D.O.T. mixture with fertilizers and soil amendments. Newly seeded areas should be covered with erosion control fabric. Mulch or straw should not be used.
- 6. Erosion in vegetated areas should be repaired immediately by filling with soil, compacting new soil and sodding or seeding using approved seed mixture as specified by design plan or approved local D.O.T. mixture with fertilizers and soil amendments. Newly seeded areas should be covered with erosion control fabric. Mulch or straw should not be used.
- 7. Erosion at inlets or outlets should be repaired by back filling to grade, installation of erosion mat and granite rip rap of at least 6 inches in diameter or as specified by design plan or local regulation. Rip rap should only be used to dissipate flow of water, and must never be installed without erosion mat.

= 12 axa	Stormwater Systems Maintenance			
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- 8. Inspect all applicable inlets, outfalls, trash racks, structures, piping, oil skimmers, hydrodynamic separators, catch basins and curb inlets. Remove trash, debris, accumulated silt and sediment that may obstruct flow. Make minor repairs as needed. If major repairs are needed Contractor should report damage or failure to the Environmental Manager. Minor repairs are defined as repairs that can be made during a regular maintenance event.
  - a) Catch basins and curb inlets sumps and truck well drains must be cleaned by vacuum truck as needed or as required by local regulation and site conditions. Debris removed from catch basins must be disposed of in accordance with Federal, State and local regulations at an approved disposal facility. If an insert or filter media is used in the catch basin, consult the manufacturer for maintenance specifications and provide maintenance according to manufacturer's recommendations.
- 9. Detention/Wet Pond: In general maintenance of Retention Ponds shall occur on a monthly basis during the growing season and shall include the following activities:
  - a) Remove sediment and debris from orifice and trash rack on overflow structure. If "draw down" from the orifice does not occur in 2-5 days following a rain event, there may be a clog in the system. The source of the clogging should be located and removed.
  - b) Nuisance aquatic vegetation such as woody vegetation cattail, duckweed, algae and other invasive or nuisance growth must be removed and controlled. Growth over 24 inches tall must be manually cut. Approved aquatic herbicide may be used after manual removal has been done. All cut and dead vegetation must be removed from ponds and banks.
  - c) Maintain, rather than remove, wetland or littoral zone vegetation that was planted or naturally recruited at water's edge. Do not cut, remove, mow, use herbicide or stock grass carp in the wetland or littoral zone without prior approval from the jurisdictional agency.
- 10. Ditches and Swales: In general, maintenance of Ditches and Swales should occur on a monthly basis during the growing season and shall include the following activities:
  - a) Most ditches and swales should not retain water; however, some ditches and swales are designed to store run-off for short periods of time utilizing ditch blocks or raised inlets. These structures should not be removed or altered.
  - **b)** Remove excess accumulation of sediment annually or as needed to maintain original contours and grading.
  - c) Remove trash, sediment, and debris from check dams as needed.
- 11. Avoid Erosion or Siltation to Areas Beyond the Permitted Project Area:

  During any repair or maintenance activity, Contractor must utilize Best Management Practices to avoid causing erosion or siltation to areas beyond the permitted project area. Contractor is required to sweep all areas of the parking lot and streets where "track out" has occurred as a result of maintenance or repair work conducted by the contractor.

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12. Verification of State/Local Maintenance Requirements: Contractors performing work or repairs are responsible for verifying State and Local maintenance requirements. If State or Local requirements differ from the Scope of Work contained in this agreement, the Contractor should notify the Environmental Manager by e-mail and provide the Environmental Manager with a copy of the requirements. It is necessary to contact local jurisdictional agencies to obtain copies of operations and maintenance permits, as-built drawings, and to determine if additional restrictions, instructions and conditions apply. When possible, the building owner will provide contractors with these documents or information.

#### 3. Training

Employees responsible for the maintenance and inspections noted above are to be instructed on the intent and importance of this facility's Stormwater Maintenance Plan, and given all necessary equipment safety and operational training prior to carrying out the SOP.

#### 4. Documentation.

Trash facility inspection and maintenance records are to be kept on site. Both documents are to be the responsibility of the Building Manager and will be made available to the City of Riverdale representative upon request. A copy of the any pretreatment device or structure Operations or Maintenance Guide is to remain attached to this SOP for reference and should be strictly adhered to when maintaining the on-site hydrodynamic separator.

0 ( ) (0) (0)	Sweeping and Pavement Washing			
Cutrubus KIA Phase 1	SOP #01			
	Issue Date:	Sept. 11, 2023		
Riverdale, Utah	Approval Date			

## Standard Operating Procedure

#### 1. Purpose

This SOP is intended to limit the control the pollutants associated with the maintenance of all asphalt and concrete (hardscape) areas on this site. This SOP is not intended to cover all necessary procedure actions, and is allowed to be changed in good judgment when it is necessary for the proper and effective containment of pollutants. Changes in the routine shall result in an amendment to this SOP.

#### 2. Procedure

- Schedule regular sweeping for all hardscape areas of this site
- When necessary, pollutants that may leach off the pavement and into the stormwater should be remove via washing. The area containing the pollutant shall be sealed off using absorbent materials & barriers to block the spread of liquids, and washed. Wash water shall be removed via a shop vac or similar, and under no circumstances be allowed to enter the storm drain system.
- Inspect gutters regularly for debris build up and clear away
- Inspect storm inlet grates regularly and clear of any trash or debris
- Dispose of all trash and debris gathered in the operations above in a responsible and secure manner via on site trash facilities.

#### 3. Training

Employees responsible for the maintenance and inspections noted above are to be instructed on the intent and importance of this facility's Stormwater Maintenance Plan, and given all necessary equipment safety and operational training prior to carrying out the SOP.

#### 4. Documentation.

Sweeping schedule and inspection maintenance records are to be kept on site. Both documents are to be the responsibility of the Building Manager and will be made available to the City of Riverdale representative upon request.

Cutrubus KIA Phase 1	Landscaping Maintenance			
	SOP #02			
	Issue Date:	Sept. 11, 2023		
Riverdale, Utah	Approval Date			

## **Standard Operating Procedure**

#### 1. Purpose

This SOP is intended to limit the control the pollutants associated with the maintenance landscape areas on this site. This SOP is not intended to cover all necessary procedure actions, and is allowed to be changed in good judgment when it is necessary for the proper and effective containment of pollutants. Changes in the routine shall result in an amendment to this SOP.

#### 2. Procedure

- Remove paper, debris and trash from all landscaped areas and rake leaves and dispose of prior to mowing.
- After mowing, trimming & pulling, collect all green waste and take off site for disposal or dispose in onsite trash facilities securely.
- Ensure all correct procedures for use of fertilizers and other potential pollutants are followed,
- Clean up spills promptly, with DRY methods (rags, absorbents) if possible.
   Clean up is not complete until the absorbent used is disposed of properly.
   Have spill clean up materials available and ready to go in case of a spill.
- Dispose of all trash and debris gathered in the operations above in a responsible and secure manner via on site trash facilities.
- Only stormwater is allowed in the storm drain. Do not allow leaves, dirt, grass clippings, or chemicals to be disposed of into the drains.

#### 3. Training

Employees responsible for the maintenance and inspections noted above are to be instructed on the intent and importance of this facility's Stormwater Maintenance Plan, and given all necessary equipment safety and operational training prior to carrying out the SOP.

#### 4. Documentation.

Lawn maintenance schedule and inspection maintenance records are to be kept on site. Both documents are to be the responsibility of the Building Manager and will be made available to the City of Riverdale representative upon request.

# **APPENDIX C**

# **INSPECTION LOG & FORM**

# **SMP INSPECTION FORM**

Date of Inspection	Time	Duration
Description of Areas Inspected		
		1
Incidents noted? Yes No	(if yes please describe below)	
Action Taken (Note SOP's by # & an	ny additional work required)	
Parties involved (include name of su	menvisor incidents were reporte	and to):
Tarties involved (include flame of su	pervisor incidents were reporte	su to).

# **SMP INSPECTION LOG**

## Cutrubus KIA Phase 1 Riverdale, UT 770 West Riverdale Rd.

Inspection Date	Parties Involved	Duration of Inspection	Incident Noted (Y/N)
			6
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# **APPENDIX D**

# SITE EVALUATION FORM

# UPDES STORM WATER EVALUATION FORM FOR POST CONSTRUCTION COMPLIANCE

Building ID:			Dat	e of Evaluation		
Address:						
Items Inspected	Che	cked	Maintenance		Inspector	Observations and Remarks
	Yes	No	Req'd	Not Req'd		
1.Dumping Evidence						
2.Spill Evidence						
3.General Site Exposure						
4.Other Pollution Sources						
5.General Maintenance Status						
Inlets					i i	
Conveyance Systems						
Manholes						
Structural Devices						
Stormwater Storage						
Parking						
Waste Collection						
Landscaping						
6.Other Site SOP Items						
accepted to the second						
Notes:						
102000 CI (						
Cutrubus Inspector/Supervisor:						
Signature				Title		Date