RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – AUGUST 13, 2024

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

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

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

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

A. Welcome & Roll Call

B. Public Comment

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

C. Presentations and Reports

Community Development update on new or upcoming businesses and projects.

D. Consent Items

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

E. Action Items

1. Consideration of Ken Garff Parking Lot Site Plan approval extension request for a six-month period to February 1, 2025, for property located at 667 W 4400 S, Riverdale UT, as requested by Wright Development and Garff Properties Riverdale, LLC.

2. Consideration of a Conditional Use Permit request for Ken Garff parking lot located at 667 W 4400 S, Riverdale UT, as requested by Wright Development and Garff Properties Riverdale, LLC.

3. Consideration of forwarding a recommendation to City Council for Final Site Plan for Ken Garff parking lot improvements for property located at 667 W 4400 S, Riverdale UT, as requested by Wright Development and Garff Properties Riverdale, LLC.

4. Consideration of Coleman Vu Estates Subdivision Plat Approval Extension request for a six-month period to February 15, 2025, Coleman Vu Estates PRUD Subdivision located at approximately 5368 S. 1050 W, Riverdale UT, as requested by Goldcrest Homes LLC.

5. a) Discussion regarding proposed amendments to Title 10, Chapter 25: Development in All Zones and various other Title 10 chapters affected by such amendments.

b) Consideration to set a public hearing regarding proposed amendments to Title 10, Chapter 25: Development in All Zones and various other Title 10 chapters affected by such amendments.

6. Consideration to approve proposed amendments to Planning Commission Bylaws and Rules of Ethical Conduct.

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 9th day of August, 2024 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at http://www.riverdalecity.com/ and 3) the Public Notice Website: http://www.utah.gov/pmn/index.html.

Michelle Marigoni
Riverdale City Recorder

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday July 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 Celeste Noland, Commissioner Randy Poulsen, Commissioner Colleen Henstra, Commissioner
	City Employees:	Brandon Cooper, Community Development Director Michelle Marigoni, City Recorder
	Excused:	Wanda Ney, Commissioner
	Visitors:	

A. Welcome & Roll Call

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

B. Public Comment

C. Presentations and Reports

Planning Commission training – Land Use 101

D. Consent Items

1. Consideration of Meeting Minutes from:

May 14, 2024 Work Session
May 14, 2024 Regular Meeting

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

E. Action Items

1. Discussion regarding and review of proposed amendments to Planning Commission Bylaws and Rules of Ethical Conduct.

F. Comments

G. Adjournment

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

Date Approved:

DRAFT

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, July 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 Celeste Noland, Commissioner Randy Poulsen, Commissioner Colleen Henstra, Commissioner
	City Employees:	Brandon Cooper, Community Development Director Michelle Marigoni, City Recorder
	Excused:	Wanda Ney, 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 except for Commissioner Ney, who was excused. Members of the city staff were also present.

B. Public Comment

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

C. Presentations and Reports

- Remodel plans received for Walmart
- Riverdale Townhomes applied for building permit
- AFCU Roundabout is still delayed by utilities
- 4400 South Bridge widening betterment agreement approved with UDOT
- 1050 West roundabout anticipated to be complete along with first phase of Coleman Vu development.

D. Consent Items

1. Consideration of Meeting Minutes from:

   May 14, 2024 Work Session
   May 14, 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 Noland seconded the motion, and all were in favor.

E. Action Items

1. Discussion regarding and review of proposed amendments to Planning Commission Bylaws and Rules of Ethical Conduct.

Mr. Cooper went over the proposed changes to the Planning Commission Bylaws which included:

- Replacement of the Public Officers Ethics Act with the current (2024) version of the state code
- Grammatical corrections and gender-neutral language
- Updates to site plan, zoning and subdivision applications.

Commissioner Noland felt the changes had been adequately addressed. Commissioner Anderson had questions about Title 10 revisions. Mr. Cooper explained the only changes being addressed at the meeting were the process for the Planning Commission and not changing the ordinances at this time.

Commissioner Anderson agreed with the new application processes, eliminating redundancy with preliminary submissions. Mr. Cooper added that streamlining the process for applicants was good customer service.

DRAFT

Commissioner Poulsen inquired about any feedback from items recommended to City Council. Mr. Cooper said there was nothing to report, as all recent recommendations have been approved with no rebuttal.

Commissioners agreed that the proposed timeline for review and changes would be sufficient and that the proposed changes did not need any revision.

F. Comments

Commissioner Anderson noted that the sign has been removed and tenants have been asked to vacate Motel 6. Mr. Cooper reported that it is under new ownership, and that the new owner has improved motels in the past and created low-income housing. City staff has suggested other uses, which the owner has taken into consideration.

The America First site plan application was amended to exclude the hillside, which has been submitted as a separate application. This has delayed the entire project. Concerns over maintenance at the site, including weeds and overgrowth, were discussed. It was anticipated that Code Enforcement and AFCU would not allow that to happen.

The condition of the viaduct over the river/train tracks has been degrading. UDOT is aware.

G. Adjournment

As there was no further business to discuss, Commissioner Hermann moved to adjourn. This was seconded by Commissioner Noland. All were in favor and the Planning Commission meeting adjourned at 7:13 p.m.

Date Approved:

DRAFT

RIVERDALE CITY
PLANNING COMMISSION AGENDA
August 13, 2024

AGENDA ITEMS: E1-E3

SUBJECT: **Consideration of Ken Garff Parking Lot Site Plan approval extension request for a six-month period to February 1, 2025, for property located at 667 W 4400 S, Riverdale UT, as requested by Wright Development and Garff Properties Riverdale, LLC.**

Consideration of a Conditional Use Permit request for Ken Garff parking lot located at 667 W 4400 S, Riverdale UT, as requested by Wright Development and Garff Properties Riverdale, LLC.

Consideration to forward a recommendation to City Council for Final Site Plan for Ken Garff parking lot improvements for property located at 667 W 4400 S, Riverdale UT, as requested by Wright Development and Garff Properties Riverdale, LLC.

PRESENTER: Brandon Cooper, Community Development

INFORMATION:
a. PC Transmittal – Ken Garff Extension, CUP, Site Plan
b. Staff Report – Ken Garff Parking Lot Site Plan

BACK TO AGENDA

TRANSMITTAL

Body:	Planning Commission
Topic:	**Final Plat Extension Request** **Conditional Use Permit** **Site Plan Approval** Ken Garff Parking Lot – 667 W 4400 S
Department:	Community Development
Director:	Brandon Cooper
Staff/Presenter:	Brandon Cooper
Contact:	bcooper@riverdalecity.com

Executive Summary

On June 7, 2024, Wright Development (“**Developer**”), represented by Logan Johnson, applied for a Commercial Site Plan approval for the Garff Parking Lot located at approximately 667 W 4400 S (APN 06-334-0002), in a Regional Commercial (C-3) zone. The parcel size is approximately 1.31-acres and the proposed project consists of a 44,355 square foot parking lot with a 12,779 square foot landscape area. A final subdivision plat was approved on August 1, 2023, creating 2 lots totaling approximately 6.818 acres. Parking lots for passenger vehicles is a conditional use in the C-3 zone.

The Developer is seeking a 6-month extension on the final plat, a conditional use permit for a parking lot in the C-3 zone, as well as final site plan approval for the parking lot improvements.

CONDITIONAL USE:

The purpose and intent of conditional uses is to allow in certain areas compatible integration of uses which are related to the permitted uses of the zone, but which may be suitable and desirable only in certain locations in that zone due to conditions and circumstances peculiar to that location and/or upon certain conditions which make the uses suitable and/or only if such uses are designed, laid out and constructed on the proposed site in a particular manner.

The planning commission shall review a conditional use permit with evidence presented to establish that:

A. A conditional use shall be approved if reasonable conditions are proposed or can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.

B. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

C. The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community; and

D. Such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complementary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs; and

E. The proposed use conforms to the goals, policies and conditions specified in Riverdale City code for such use; and

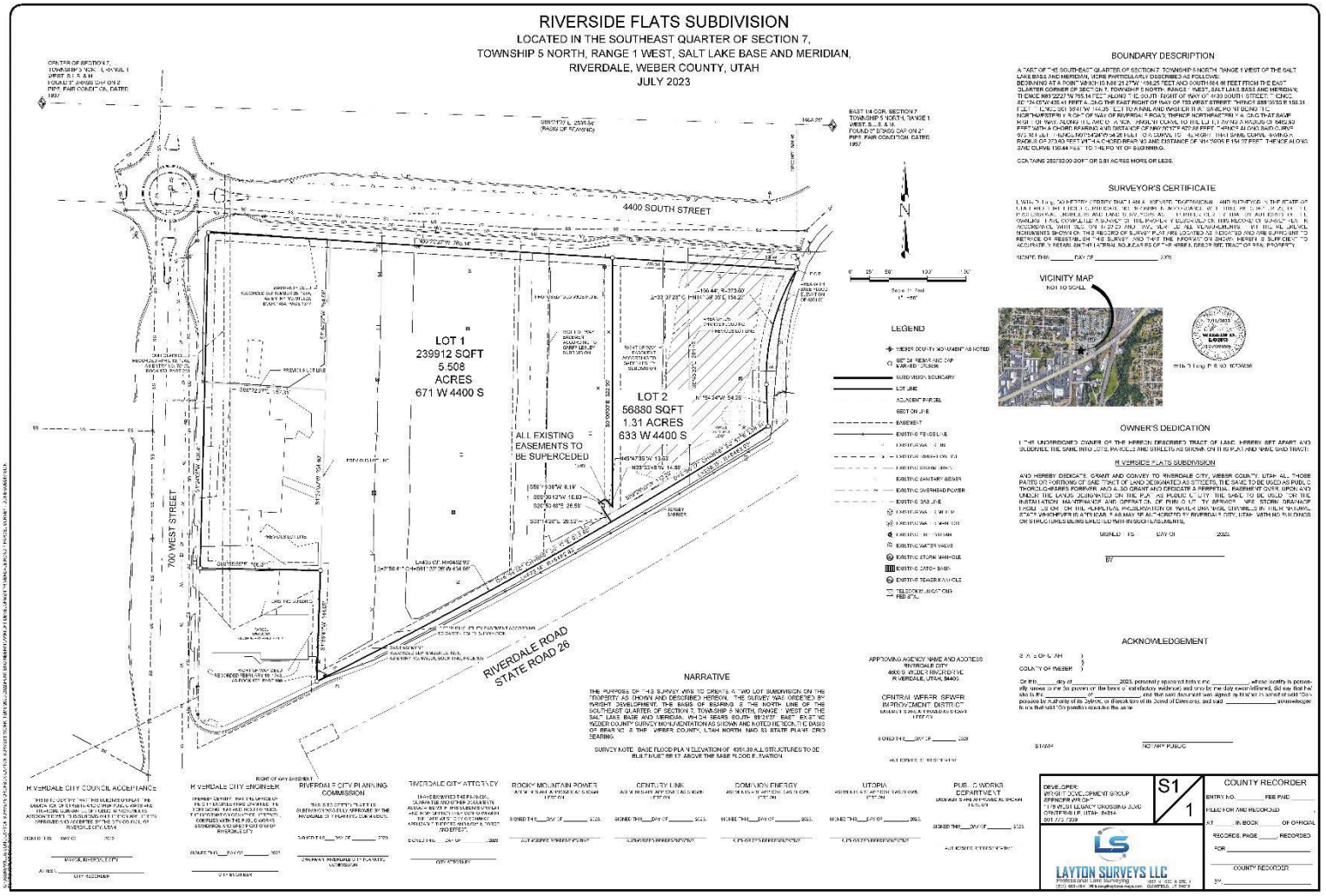
F. That the proposed use conforms to the goals, policies and governing principles and land use of the master plan for the city; and

G. The proposed use will not lead to the deterioration of the environment, or ecology of the general area, nor will it produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally affect, to any appreciable degree, public or private property, including the operation of existing uses thereon, in the immediate vicinity or the community or area as a whole.

PLAT EXTENSION:

On August 1, 2023, the Riverdale City Council granted Final Subdivision plat approval to Wright Development for the Riverside Flats Subdivision project located at 671 W 4400 S (see below).

TRANSMITTAL



Riverdale City Code **10-21-7.D** states that:

1. *The approval of a final subdivision application shall be effective for a period of one year from the date the final subdivision application is approved by the city council, at the end of which time the final subdivision plat shall have been recorded in the office of the Weber County recorder.*

2. If the approved final subdivision plat is not recorded within the one-year period of date of approval, and the planning commission has not extended the approval of a final subdivision plat, the final subdivision approval shall be void and any vested rights thereunder will be lost, whereupon the planning commission may require that a new subdivision plat be submitted and

TRANSMITTAL

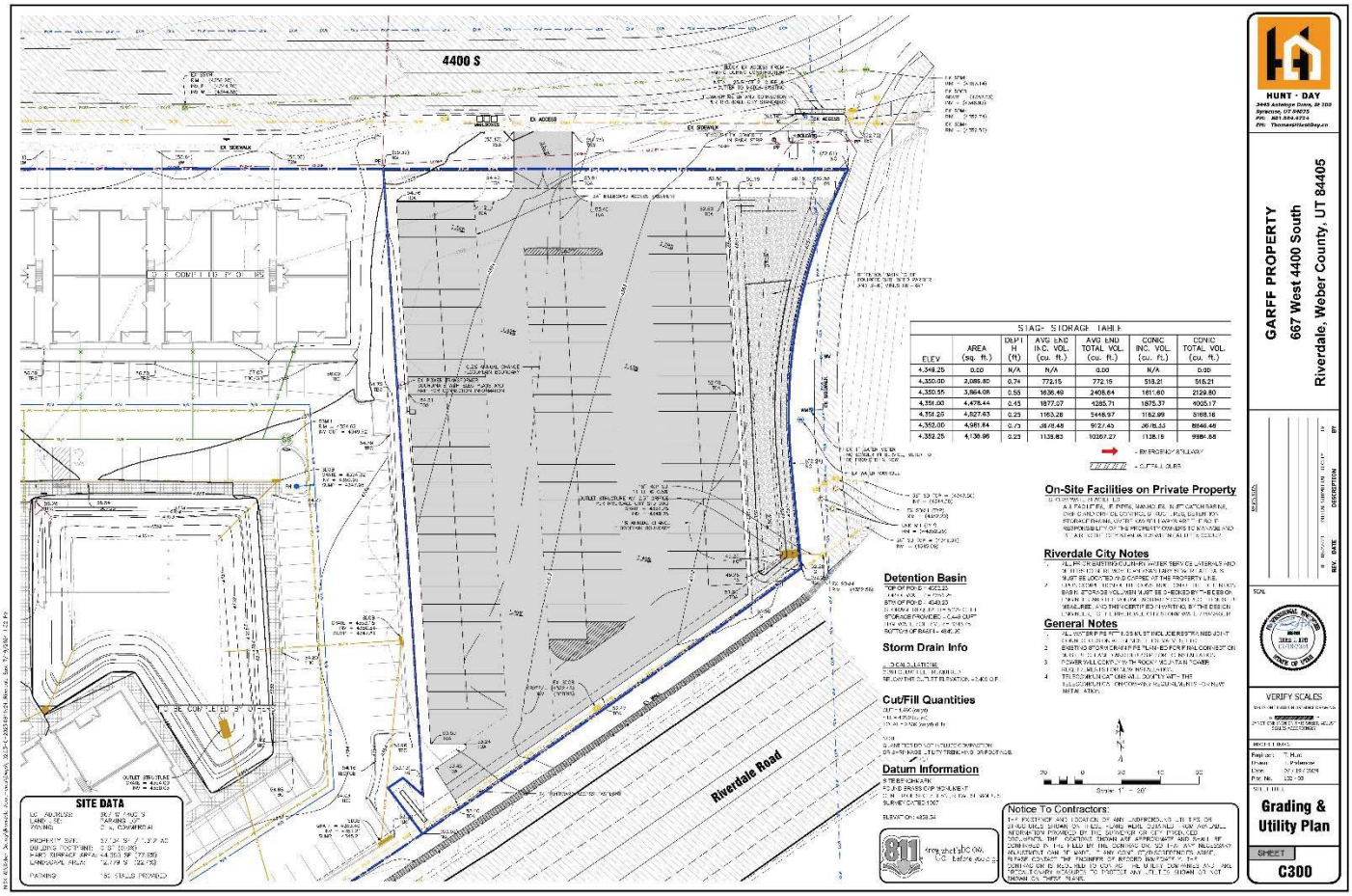
approval obtained pursuant to this section. A written request may be submitted to the planning commission prior to expiration of the final subdivision plat for an extension of up to six (6) months. The planning commission can grant such an extension where good cause can be shown. Once the application has expired, in order to reintroduce the proposed subdivision development, the applicant(s) must submit a new application with all applicable fees.

Wright Development is requesting from the Planning Commission an extension of the August 1, 2023 approval to February 1, 2025 (6-months), due to the following reasons:

- Complications with adjacent landowners on a land swap facilitated by the final plat
- Ensuring needed guarantees derived from the site plan approval
- Coordinating the timing of associated financial guarantees and other expenses with site plan approval

SITE PLAN APPROVAL:

The proposed site plan includes a 44,355 sq. ft. parking lot with a 12,779 sq. ft landscape area. The property is owned by Garff Properties Riverdale, LLC. The proposed use is overflow parking for dealership vehicles. No additional buildings are proposed. A public hearing is not required to consider this Site plan proposal.



Plan

TRANSMITTAL

The Site Plan review process 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*", Chapter 15 "*Parking, Loading Space; Vehicle Traffic and Access*" and other regulations found in **Title 8** "*Water and Sewer*".

Attached to this transmittal is the formal Staff Report associated with the site plan review and documents related to the original August 1, 2023 final subdivision plat approval related to this project.

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:

1. the safety and convenience of traffic movement both within the area covered and in relation to access streets

2. harmonious and beneficial relation among the buildings and uses in the area covered

3. the satisfactory and harmonious relation between such area and contiguous land and buildings and adjacent neighborhoods.

In any commercial zone, the location 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 – August 13, 2024

Potential Actions:

Following the presentation and discussion of the **final plat extension** proposal, the Planning Commission may make:

1) a motion **granting** an extension to February 1, 2025 pursuant to RCC 10-21-7.D
2) a motion **denying** an extension pursuant to RCC 10-21-7.D and requiring that a new plat be submitted for approval
3) a motion to **table** the matter to a later date

Following the presentation and discussion of the **conditional use permit** request, the Planning Commission may make:

1) a motion **granting** the conditional use permit
2) a motion **denying** the conditional use permit
3) a motion to **table** the matter to a later date

Following the presentation and discussion of the **site plan approval** 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

Final Plat Extension: Based on the extension request from Wright Development, it is found that good cause has been shown for the delays in the project. Additionally, there are no proposed changes to the previously approved plat. Staff recommends that the Planning Commission approve the request for an extension subject to RCC 10-21-7.D.

Conditional Use Permit: Based on the review of the site plan, it is recommended that the Planning Commission approve the request for a conditional use permit subject to RCC 10-19.

Site Plan: 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 of the site plan.

Attachments

Developer Extension Request Letter
Riverside Flats Subdivision – Final Plat
August 1, 2023 City Council Meeting Minutes
Staff Report – Site Plan Review
Garff Parking Site Plan

July 17, 2024

Riverdale City

Plat Extension Request – Riverside Flats Subdivision

Dear Riverdale City Officials,

We hereby request a 6-month extension to the Riverside Flats Subdivision approval. This plat was originally approved August 1st, 2023. We have not yet recorded the plat, and respectfully request an additional 6 months on the approval period.

The plat facilitates a land swap with neighboring properties, all within the platted area. We currently have a site plan application under review with the city for the easternmost properties. This application should provide needed guarantees to the parties involved that the future uses will be successful. This is one of the reasons the plat has not yet recorded.

Platting also triggers some bonding and financial guarantees associated with the subdivision that we are not ready to make until all the approvals are in place.

We appreciate your time and consideration.

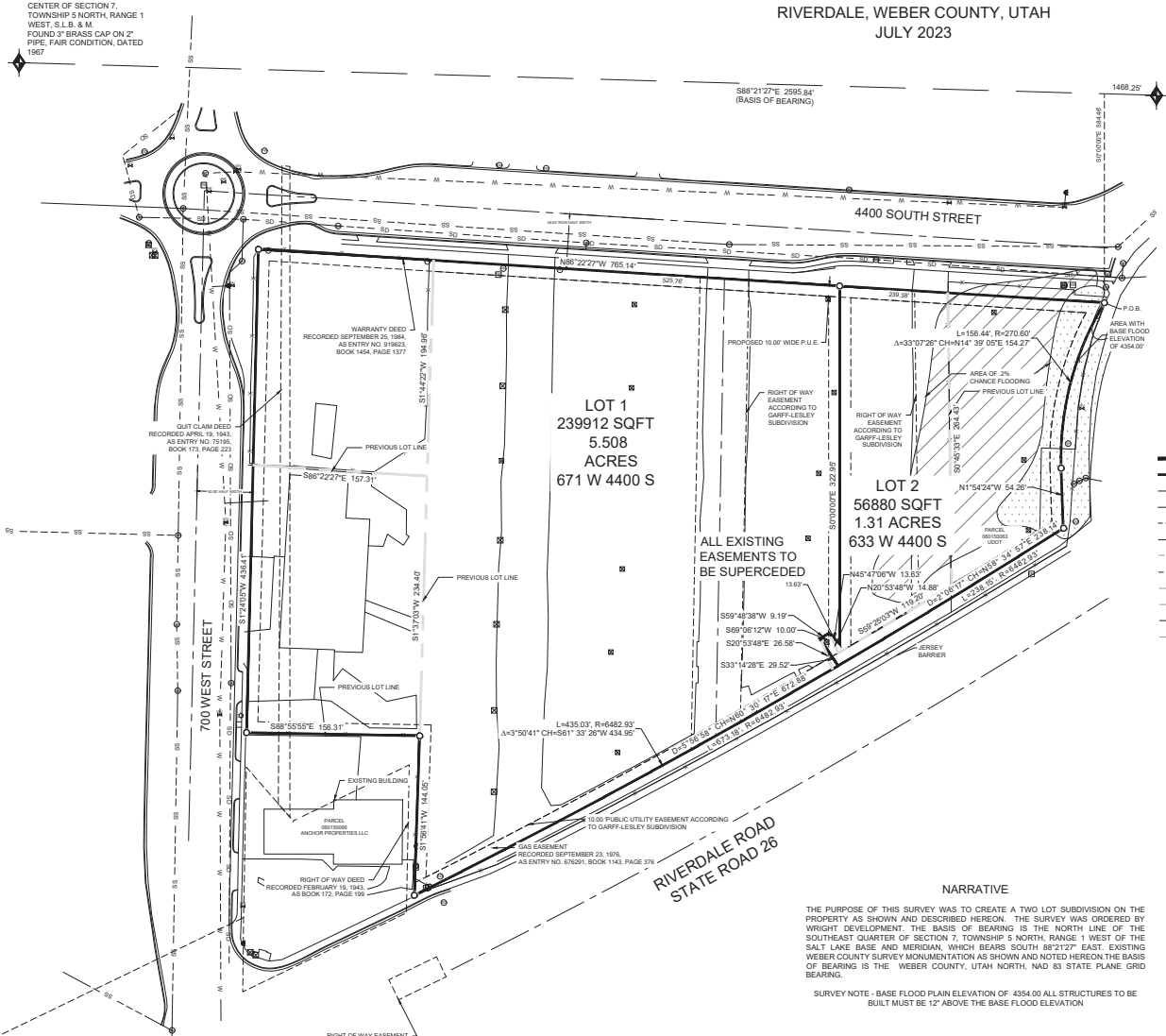
Sincerely,

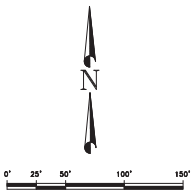
Logan Johnson

Logan Johnson
Wright Development Group

RIVERSIDE FLATS SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7,
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
RIVERDALE, WEBER COUNTY, UTAH
JULY 2023





LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED 10708886
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- TELECOMMUNICATIONS PEDISTAL

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY WRIGHT DEVELOPMENT. THE BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, WHICH BEARS SOUTH 88°21'27" EAST. EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON.THE BASIS OF BEARING IS THE WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

SURVEY NOTE - BASE FLOOD PLAIN ELEVATION OF 4354.00 ALL STRUCTURES TO BE BUILT MUST BE 12" ABOVE THE BASE FLOOD ELEVATION

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS N88°21'27"W 1468.25 FEET AND SOUTH 584.46 FEET FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N86°22'27"W 765.14 FEET ALONG THE SOUTH RIGHT OF WAY OF 4400 SOUTH STREET; THENCE S01°24'05"W 436.41 FEET ALONG THE EAST RIGHT OF WAY OF 700 WEST STREET; THENCE S88°55'55"E 156.31 FEET; THENCE S01°56'41"W 144.05 FEET TO A NAIL AND WASHER THAT SAME POINT BEING THE NORTHWESTERLY RIGHT OF WAY OF RIVERDALE ROAD; THENCE NORTHEASTERLY ALONG THAT SAME RIGHT OF WAY, ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 6482.93 FEET WITH A CHORD BEARING AND DISTANCE OF N60°30'17"E 672.88 FEET, THENCE ALONG SAID CURVE 673.18 FEET; THENCE N01°54'24"W 54.26 FEET TO A CURVE TO THE RIGHT, THAT SAME CURVE HAVING A RADIUS OF 270.60 FEET WITH A CHORD BEARING AND DISTANCE OF N14°39'05"E 154.27 FEET; THENCE ALONG SAID CURVE 156.44 FEET TO THE POINT OF BEGINNING.

CONTAINS 296792.00 SQFT OR 6.81 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, Willis D. Long, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 10708886 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2023.

VICINITY MAP
NOT TO SCALE



LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR
7/1/2023
WILLIS D. LONG
10708886
STATE OF UTAH

Willis D. Long, PLS NO. 10708886

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

RIVERSIDE FLATS SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO RIVERDALE CITY, WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY RIVERDALE CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS,

SIGNED THIS _____DAY OF _____, 2023.

BY: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
: S
COUNTY OF WEBER)

On this_____day of_____2023, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ of _____, and that said document was signed by him/her in behalf of said *Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said _____ acknowledged to me that said *Corporation executed the same.

STAMP

NOTARY PUBLIC

APPROVING AGENCY NAME AND ADDRESS
RIVERDALE CITY
4600 S WEBER RIVER DRIVE
RIVERDALE, UTAH, 84405

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
EASEMENTS ARE APPROVED AS SHOWN HERE ON.

SIGNED THIS___DAY OF _____, 2023.

_____
AUTHORIZED REPRESENTATIVE

RIVERDALE CITY COUNCIL ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF RIVERDALE CITY, UTAH

SIGNED THIS___DAY OF _____, 2023

_____
MAYOR, RIVERDALE CITY

ATTEST: _____
CITY RECORDER

RIVERDALE CITY ENGINEER

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

SIGNED THIS___DAY OF _____, 2023

_____
CITY ENGINEER

RIVERDALE CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE RIVERDALE CITY PLANNING COMMISSION.

SIGNED THIS___DAY OF _____, 2023.

_____
CHAIRMAN, RIVERDALE CITY PLANNING COMMISSION

RIVERDALE CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE FARR WEST CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS___DAY OF _____, 2023.

_____
CITY ATTORNEY

ROCKY MOUNTAIN POWER

EASEMENTS ARE APPROVED AS SHOWN HERE ON.

SIGNED THIS___DAY OF _____, 2023.

_____
AUTHORIZED REPRESENTATIVE

CENTURY LINK

EASEMENTS ARE APPROVED AS SHOWN HERE ON.

SIGNED THIS___DAY OF _____, 2023.

_____
AUTHORIZED REPRESENTATIVE

DOMINION ENERGY

EASEMENTS ARE APPROVED AS SHOWN HERE ON.

SIGNED THIS___DAY OF _____, 2023.

_____
AUTHORIZED REPRESENTATIVE

UTOPIA

EASEMENTS ARE APPROVED AS SHOWN HERE ON.

SIGNED THIS___DAY OF _____, 2023.

_____
AUTHORIZED REPRESENTATIVE

PUBLIC WORKS DEPARTMENT

EASEMENTS ARE APPROVED AS SHOWN HERE ON.

SIGNED THIS___DAY OF _____, 2023.

_____
AUTHORIZED REPRESENTATIVE

DEVELOPER:
WRIGHT DEVELOPMENT GROUP
SPENCER WRIGHT
1178 WEST LEGACY CROSSING BLVD
CENTERVILLE, UTAH, 84014
801-773-7339

S1
1

LAYTON SURVEYS LLC
Professional Land Surveying
1857 N 1000 W STE. 1
(801) 663-1641 Willis.long@laytonsurveys.com CLEARFIELD, UT 84015

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____,

AT _____ IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____ RECORDED

FOR _____

_____
COUNTY RECORDER

BY: _____

C:\USERS\WILLIS.LONG\LAYTON SURVEYS\DROPBOX\LAYTON SURVEYS WORK ITEMS 2020-2023\HUNTER ENGINEERING\WRIGHT DEVELOPMENT\RIVERDALE ROAD 7 PARCEL SURVEY - DONE (SUB)\DIVISION

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

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

A. Welcome & Roll Call

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

B. Pledge of Allegiance

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

C. Invocation

Mayor Mitchell invited Steve Brooks to offer the invocation.

D. Public Comment

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

E. Presentations and Reports

1. Mayor's Report

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

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

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

2. City Council Assignment Reports

3. Presentation – Utah Municipal Clerks Association (UMCA)

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

F. Consent Items

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

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

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

G. Action Items

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

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

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

SECOND: Councilor Hilton

ROLL CALL VOTE:

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

Motion passes with three in favor and one opposed.

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

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

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

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

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

SECOND: Councilor Merrill

ROLL CALL VOTE:

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

Motion passes with three in favor and one opposed.

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

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

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

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

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

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

H. **Comments**

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

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

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

I. Adjournment

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

Date Approved: 8/15/2023

Garff Property
CIVIL CONSTRUCTION SET

APN# 06-334-0001, 06-334-0002
SECTION 7, TOWNSHIP 5 NORTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
RIVERDALE, WEBER COUNTY, UTAH
JULY, 2024

811 Know what's below. Call before you dig

HUNT • DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

GARFF PROPERTY
667 West 4400 South
Riverdale, Weber County, UT 84405

Project Directory

DEVELOPER:
WRIGHT DEVELOPMENT GROUP
SPENCER WRIGHT
1178 WEST LEGACY CROSSING BLVD
CENTERVILLE, UT 84014
PH: (801) 773-7339

SURVEYOR:
LAYTON SURVEYS
WILLIS LONG, PLS
1857 N 1000 W STE. 1,
CLEARFIELD, UT 84015
PH: (801) 663-1641

CIVIL ENGINEER (Project Contact):
HUNT DAY
THOMAS HUNT, PE
3445 ANTELOPE DRIVE
SYRACUSE, UT 84075
PH: (801) 664-4724

LANDSCAPE ARCHITECT:
LAND ARC
ZACH TAYLOR
P.O. BOX 92
125 E. 100 N.
HEBER CITY, UT 84032
PH: (435) 669-4414

PROPERTY OWNER(S):
GARFF PROPERTIES LLC
111 E BROADWAY STE 900
SALT LAKE CITY UT 84111
(801) 257 -3135
H & H 39TH STREET LLC
PO BOX 526412
SALT LAKE CITY UT 84152
(801) 773-7339

LOT ADDRESS:	667 W 4400 S
LAND USE:	PARKING LOT
ZONING:	C-x, COMMERCIAL
PROPERTY SIZE:	57,134 SF / 1.312 AC
BUILDING FOOTPRINT:	0 SF (0.0%)
HARD SURFACE AREA:	43,779 SF (76.6%)
LANDSCAPE AREA:	13,355 SF (23.4%)
PARKING:	150 STALLS PROVIDED



Vicinity Map
SCALE: NOT TO SCALE

Sheet Index

C001 - Cover Sheet
C002 - Notes & Legend
C100 - Existing Conditions
C200 - Site Plan
C300 - Grading & Utility Plan
C600 - Civil Details
C700 - SWPPP Exhibit
C701 - SWPPP Details

Agency/Utility Contacts

PLANNING & ENGINEERING:
Community Development
4600 South Weber River Drive
Riverdale City, Utah 84405
Phone: (801) 394-5541

SEWER / WATER / STORM :
Riverdale Public Works
600 South Weber River Drive
Riverdale City, Utah 84405
Phone: (801) 394-5541

POWER COMPANY:
Pacificorp
Customer Service Line
Phone: (888) 221-7070

TELEPHONE COMPANY:
Century Link
Customer Service Line
Phone: (844) 574-8124

FIRE DEPARTMENT:
Riverdale City Fire
4334 South Parker Drive
Riverdale, Utah 84405
Phone: (801) 394-7481

GAS SERVICE:
Dominion Energy
Customer Service Line
Phone: (866) 366-4357

CABLE TV:
Comcast
Customer Service Line
Phone: (800) 934-6489

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	08-22-23	INITIAL SUBMITTAL TO CITY	TP

SEAL

PROFESSIONAL ENGINEER — STATE OF UTAH — THOMAS L. HUNT — 07/18/2024

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

Engineer:	T. Hunt
Drawn:	T. Pridemore
Date:	07 / 19 / 2024
Proj. No.	102 - 03

SHEET TITLE
Cover Sheet

SHEET
C001

SITE DATA

LOT ADDRESS:	667 W 4400 S
LAND USE:	PARKING LOT
ZONING:	C-x, COMMERCIAL
PROPERTY SIZE:	57,134 SF / 1.312 AC
BUILDING FOOTPRINT:	0 SF (0.0%)
HARD SURFACE AREA:	44,355 SF (77.6%)
LANDSCAPE AREA:	12,779 SF (22.4%)
PARKING:	150 STALLS PROVIDED

Approving Agency

RIVERDALE CITY
4600 SOUTH WEBER DRIVE
RIVERDALE, UTAH 84405

APPROVED DATE

Riverdale City Notes

1. ALL DETERIORATED, DAMAGED, OR MISSING SURFACE IMPROVEMENTS SURROUNDING THE PERIMETER OF THE DEVELOPMENT AND ON-SITE SHALL BE REPLACED OR INSTALLED, I.E. CURB & GUTTER, SIDEWALK, LANDSCAPING PARKING STRIP IMPROVEMENTS, ASPHALT PATCHING, LANDSCAPING REPLACEMENT, SITE LIGHTING, DUMPSTER SCREENING, CONCRETE IMPROVEMENTS, ETC..
2. ALL CONSTRUCTION & MATERIALS ARE TO BE PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS, CURRENT EDITION.

Flood Information

PORTION OF PROPERTY LIES WITHIN BOTH FLOOD ZONE DESIGN "AE"AND FLOOD ZONE DESIGN "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 49057C0436F, DATED JUNE 2, 2015.

AREA DETERMINED TO BE WITHIN THE 1.0% ANNUAL CHANCE FLOODPLAIN.

Datum Information

SITE BENCHMARK:
FOUND BRASS CAP MONUMENT
CENTER OF SEC. 7, T.5N., R.1W., SLB&M, U.S.
SURVEY DATED 1967

ELEVATION: 4353.54'

Geotech Report

DATED:
CMT GEOTECHNICAL LABORATORIES
2796 S. REDWOOD ROAD
WEST VALLEY CITY, UT 84119
PH: (801) 908-5859

Notice To Contractors:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPENCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

PLOT BY: Tom Pridemore PLOT DATE: 7/19/2024 1:49 PM
NICK: N:\Weber County\Riverdale Apartments\Dwgs\102.03-C-2023.08\12x24_Riverdale East

GENERAL NOTES

1.0 COMPLIANCE

1.1 ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.

1.2 ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLOWING:
- INTERNATIONAL BUILDING CODES (IBC)
- INTERNATIONAL PLUMBING CODES
- STATE DRINKING WATER REGULATIONS
- APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS
- ADA ACCESSIBILITY GUIDELINES.

1.3 ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

2.0 PERMITTING AND INSPECTIONS

2.1 PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

2.2 CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.

2.3 ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

3.0 COORDINATION AND VERIFICATION

3.1 ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.

3.2 CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.

3.3 CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO:
- LANDSCAPE PLANS
- SITE ELECTRICAL PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S)
- FIRE PROTECTION
- ARCHITECTURAL SITE PLANS
- ACCESSIBLE ROUTES
- ETC.

3.4 CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

4.0 SAFETY AND PROTECTION

4.1 CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.

4.2 CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.

4.3 CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.

4.4 CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.

4.5 CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.

4.6 IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.

4.7 CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.

4.8 CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.

4.9 CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.

4.10 CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.

4.11 WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.

4.12 CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.

4.13 NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.

4.14 THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

5.0 MATERIALS

5.1 SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR -1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. SEE SPECIFICATION:
- SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
- CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED 1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
- UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
- UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) MIN. SUBGRADE.
- ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN."
- ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT.

5.2 ASPHALT CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 6" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE.
- ASPHALT COMPACTION SHALL BE A MINIMUM 96%.
- SURFACE COARSE SHALL BE 1/2" MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
- AC PAVEMENT TO BE A 1/4" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
- THICKNESS OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

6.0 GRADING & SOILS

6.1 SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.

6.2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.

6.3 ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.

6.4 CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

6.5 SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.

6.6 ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

7.0 UTILITIES

7.1 THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.

7.2 CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES, NOT ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

7.3 CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWER POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.

7.4 CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSIMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.

7.5 CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.

7.6 SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.

7.7 STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.

7.8 ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.

7.9 ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.

7.10 NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.

7.11 ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

8.0 SURVEY CONTROL

8.1 CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEY OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.

8.2 THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.

8.3 CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

9.0 AMERICAN DISABILITIES ACT

9.1 PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
- ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.
- ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
- RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.

9.2 ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.

9.3 THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

10.0 EROSION CONTROL

10.1 THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

10.2 CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

10.3 WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

10.4 THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

10.5 ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION.

11.0 MAINTENANCE

11.1 ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

11.2 THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

11.3 SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

11.4 SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

11.5 ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
- SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
- TRACKING STRAW PERPENDICULAR TO SLOPES
- INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Legend

SW LAT	= PROPOSED SECONDARY WATER LATERAL
LD LAT	= PROPOSED LAND DRAIN LATERAL
W LAT	= PROPOSED WATER LATERAL
SS LAT	= PROPOSED SEWER LATERAL
W/8	= PROPOSED CULINARY WATER LINE
EX.W	= EXISTING CULINARY WATER LINE
SW/8	= PROPOSED SECONDARY WATER LINE
EX.SW	= EXISTING SECONDARY WATER LINE
SS/8	= PROPOSED SANITARY SEWER LINE
EX.SS	= EXISTING SANITARY SEWER LINE
SD/15	= PROPOSED STORM DRAIN LINE
EX.SD	= EXISTING STORM DRAIN LINE
LD/8	= PROPOSED LAND DRAIN LINE
EX.LD	= EXISTING LAND DRAIN LINE
IRR/18	= PROPOSED IRRIGATION LINE
EX.IRR	= EXISTING IRRIGATION LINE
	= FENCE LINE
	= PROPERTY LINE
	= 20' SETBACK
	= EXISTING EASEMENT
	= TOP OF ENBANKMENT
	= PROPOSED FIRE HYDRANT
	= EXISTING FIRE HYDRANT
	= PROPOSED MANHOLE
	= EXISTING MANHOLE
	= PROPOSED SEWER CLEAN-OUT
	= PROPOSED GATE VALVE
	= EXISTING GATE VALVE
	= PLUG & BLOCK
	= AIR VAC ASSEMBLY
	= PROPOSED WATER METER
	= EXISTING WATER METER
	= PROPOSED CATCH BASIN
	= EXISTING CATCH BASIN
	= PLUG W/ 2" BLOW-OFF
	= STREET LIGHT
	= SIGN

BFE	= BASEMENT FLOOR ELEVATION
BLDG	= BUILDING
BOS	= BOTTOM OF STAIRS
BOW	= BOTTOM OF WALL
BP	= BEGINNING POINT
C&G	= CURB & GUTTER
CB	= CATCH BASIN
CF	= CUBIC FEET
CFS	= CUBIC FEET PER SECOND
FF	= FINISH FLOOR
FFE	= FINISH FLOOR ELEVATION
FG	= FINISHED GRADE
FH	= FIRE HYDRANT
FL	= FLOW LINE
GB	= GRADE BREAK
INV	= INVERT
LF	= LINEAR FEET
NG	= NATURAL GRADE
PC	= POINT OF CURVATURE
PP	= POWER/UTILITY POLE
PRC	= POINT OF RETURN CURVATURE
PT	= POINT OF TANGENCY
PUE	= PUBLIC UTILITY EASEMENT
RCP	= REINFORCED CONCRETE PIPE
RIM	= RIM OF MANHOLE

ROW	= RIGHT-OF-WAY
SD	= STORM DRAIN
SS	= SANITARY SEWER
TBC	= TOP BACK OF CURB
TOA	= TOP OF ASPHALT
TOC	= TOP OF CONCRETE
TOFF	= TOP OF FINISHED FLOOR
TOS	= TOP OF STAIRS
TOW	= TOP OF WALL
TSW	= TOP OF SIDEWALK
W	= CULINARY WATER
WM	= WATER METER
	= EXISTING ASPHALT PAVEMENT
	= PROPOSED ASPHALT PAVEMENT
	= PROPOSED CONCRETE
	= PROPOSED GRAVEL
4800	= EXISTING CONTOUR GRADE
4800	= PROPOSED CONTOUR GRADE

HUNT • DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

GARFF PROPERTY
667 West 4400 South
Riverdale, Weber County, UT 84405

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	08-22-23	INITIAL SUBMITTAL TO CITY	TP

SEAL

REGISTERED PROFESSIONAL ENGINEER
THOMAS L HUNT
07/18/2024
STATE OF UTAH

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

Engineer:	T. Hunt
Drawn:	T. Pridemore
Date:	07 / 19 / 2024
Proj. No.	102 - 03

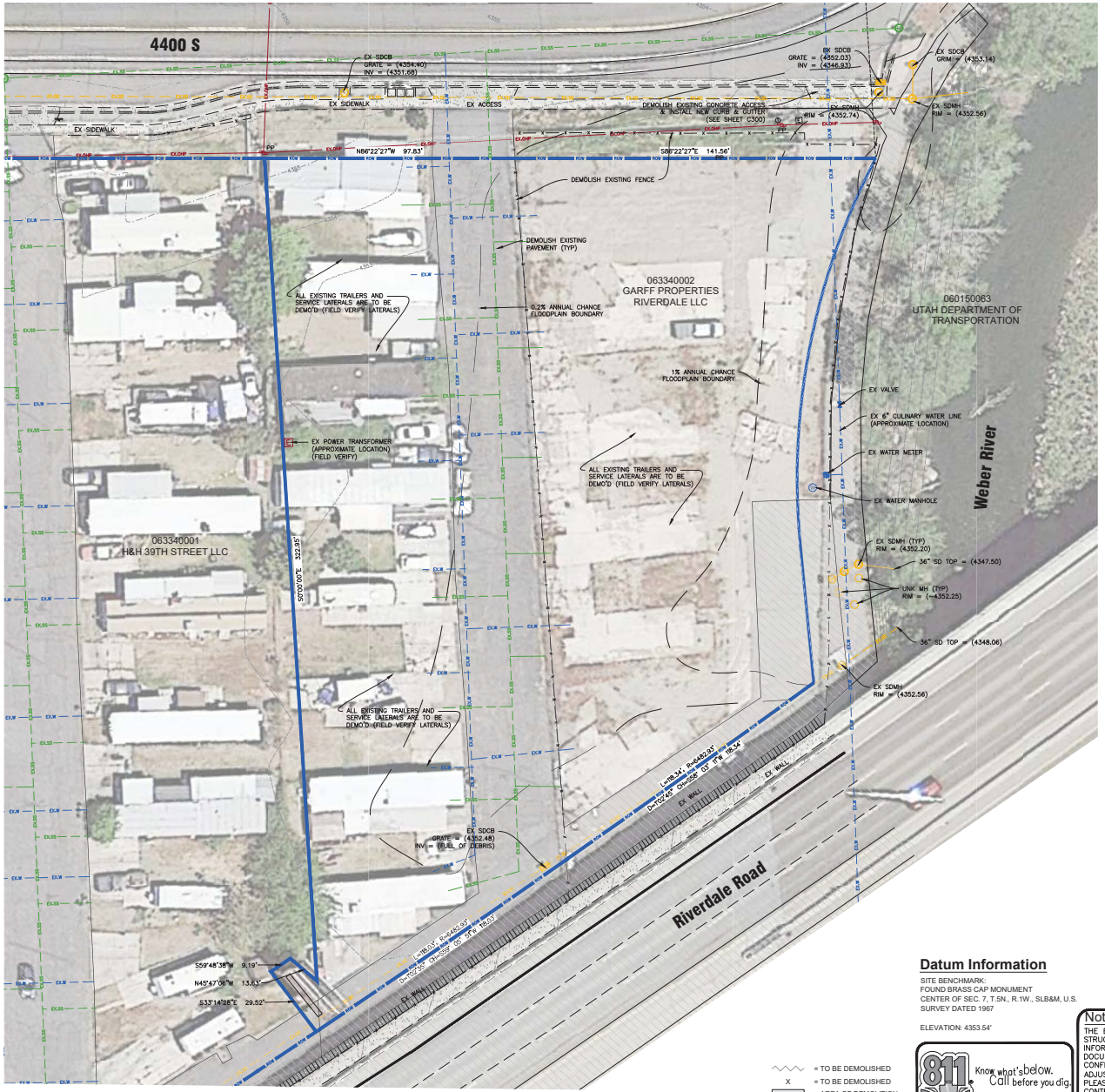
SHEET TITLE

Notes & Legend

SHEET

C002

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Riverdale City Notes

1. ALL PRIOR EXISTING CULINARY WATER SERVICE LATERALS AND METERS TO BE REMOVED AND SANITARY SEWER LATERALS MUST BE LOCATED AND CAPPED AT THE PROPERTY LINE.

General Notes

1. EXISTING STORM DRAIN PIPE PLANNED FOR FINAL CONNECTION MUST BE CLEANED AND DEBRIS REMOVED PRIOR TO INSTALLATION.

Datum Information

SITE BENCHMARK:
FOUND BRASS CAP MONUMENT
CENTER OF SEC. 7, T.5N., R.1W., SLB&M, U.S.
SURVEY DATED 1967

ELEVATION: 4353.54'

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

Notice To Contractors:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPENCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

N

30 0 30 60 90

Scale: 1" = 30'

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SEAL

PROFESSIONAL ENGINEER
THOMAS L HUNT
07/18/2024
STATE OF UTAH

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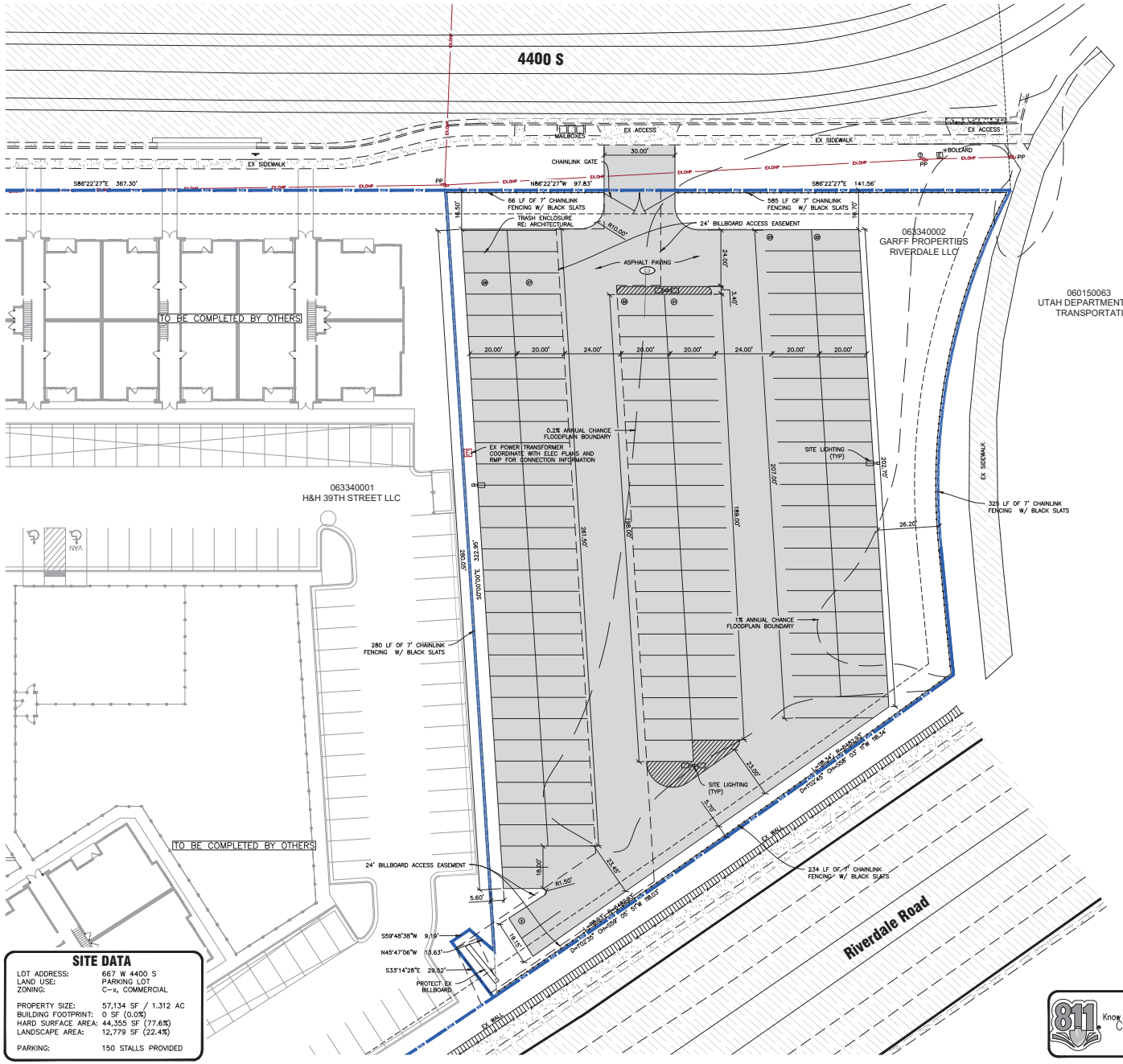
PROJECT INFO.

Engineer:	T. Hunt
Drawn:	T. Pridemore
Date:	07 / 19 / 2024
Proj. No.	102 - 03

SHEET TITLE
Existing Conditions

SHEET
C100

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SITE DATA

LOT ADDRESS:	667 W 4400 S
LAND USE:	PARKING LOT
ZONING:	C-x, COMMERCIAL
PROPERTY SIZE:	57,134 SF / 1.312 AC
BUILDING FOOTPRINT:	0 SF (0.0%)
HARD SURFACE AREA:	44,355 SF (77.6%)
LANDSCAPE AREA:	12,779 SF (22.4%)
PARKING:	150 STALLS PROVIDED

On-Site Facilities on Private Property

- ROADWAY AND SIDEWALK FACILITIES:
  ALL HARD-SURFACING FACILITIES ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.

Riverdale City Notes

1. ALL EXISTING SEWER LATERALS TO BE CAPPED AT THE PROPERTY LINE.
2. ALL CONSTRUCTION & MATERIALS PER RIVERDALE CITY STANDARDS & SPECIFICAITONS.
3. ALL MISSING, NON-FUNCTIONING AND OR DAMAGED SURFACE IMPROVEMENTS SHALL BE INSTALLED OR REPLACED.

Scale: 1" = 20'

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Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

GARFF PROPERTY
667 West 4400 South
Riverdale, Weber County, UT 84405

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	09-22-23	INITIAL SUBMITTAL TO CITY	TP

SEAL

LICENSED PROFESSIONAL ENGINEER
THOMAS L HUNT
07/18/2024
STATE OF UTAH

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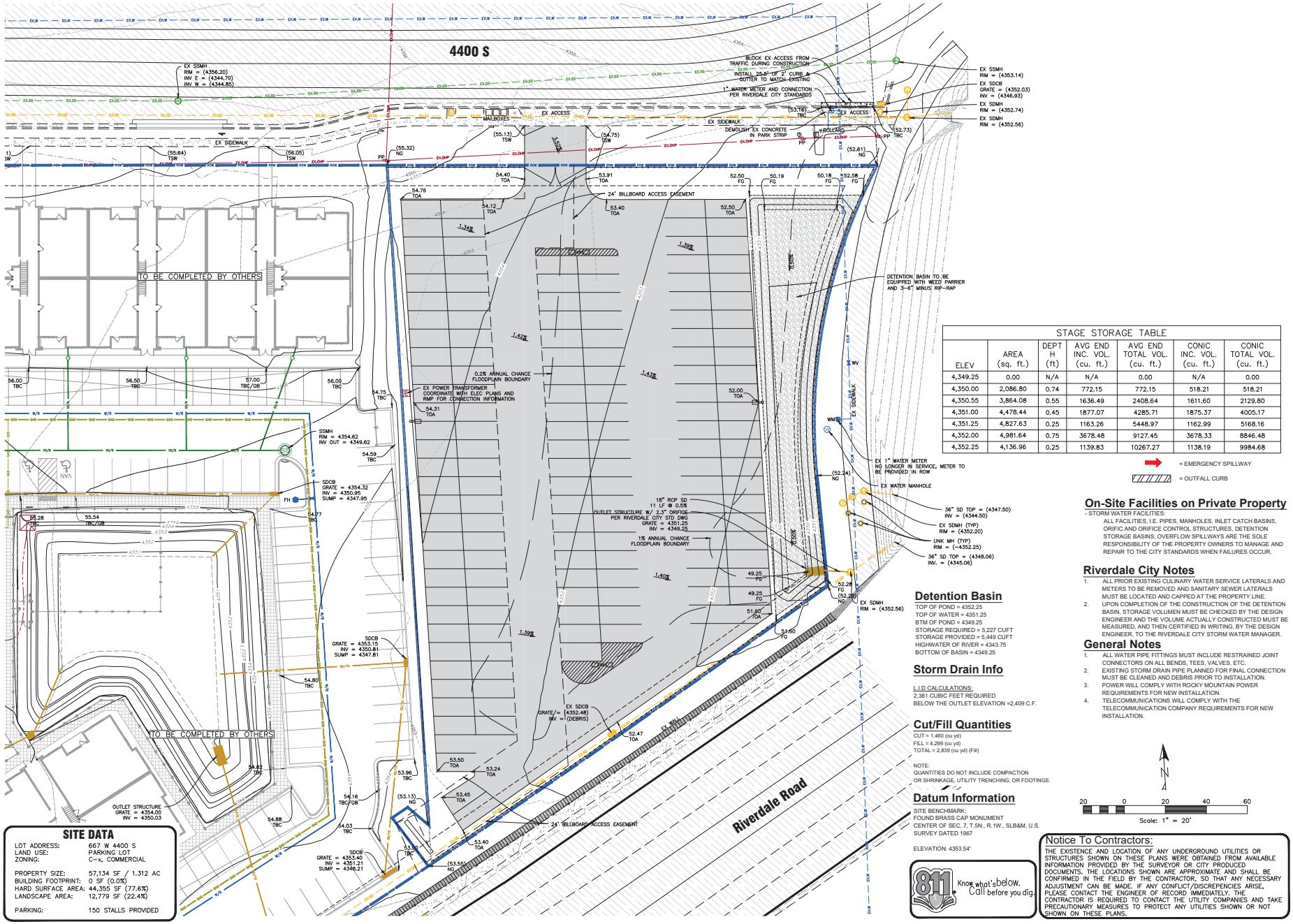
PROJECT INFO.

Engineer:	T. Hunt
Drawn:	T. Pridemore
Date:	07 / 19 / 2024
Proj. No.	102 - 03

SHEET TITLE
Site Plan

SHEET
C200

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SITE DATA

LOT ADDRESS:	667 W 4400 S
LAND USE:	PARKING LOT
ZONING:	C-x, COMMERCIAL
PROPERTY SIZE:	57,134 SF / 1.312 AC
BUILDING FOOTPRINT:	0 SF (0.0%)
HARD SURFACE AREA:	44,355 SF (77.6%)
LANDSCAPE AREA:	12,779 SF (22.4%)
PARKING:	150 STALLS PROVIDED

STAGE STORAGE TABLE

ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
4,349.25	0.00	N/A	N/A	0.00	N/A	0.00
4,350.00	2,086.80	0.74	772.15	772.15	518.21	518.21
4,350.55	3,864.08	0.55	1636.49	2408.64	1611.60	2129.80
4,351.00	4,478.44	0.45	1877.07	4285.71	1875.37	4005.17
4,351.25	4,827.63	0.25	1163.26	5448.97	1162.99	5168.16
4,352.00	4,981.64	0.75	3678.48	9127.45	3678.33	8846.48
4,352.25	4,136.96	0.25	1139.83	10267.27	1138.19	9984.68

= EMERGENCY SPILLWAY

= OUTFALL CURB

Detention Basin

TOP OF POND = 4352.25
TOP OF WATER = 4351.25
BTM OF POND = 4349.25
STORAGE REQUIRED = 5,227 CUFT
STORAGE PROVIDED = 5,449 CUFT
HIGHWATER OF RIVER = 4343.75
BOTTOM OF BASIN = 4349.25

Storm Drain Info

L.I.D CALCULATIONS:
2,381 CUBIC FEET REQUIRED
BELOW THE OUTLET ELEVATION =2,409 C.F.

Cut/Fill Quantities

CUT = 1,460 (cu yd)
FILL = 4,299 (cu yd)
TOTAL = 2,839 (cu yd) (Fill)

NOTE:
QUANTITIES DO NOT INCLUDE COMPACTION OR SHRINKAGE, UTILITY TRENCHING, OR FOOTINGS.

Datum Information

SITE BENCHMARK:
FOUND BRASS CAP MONUMENT
CENTER OF SEC. 7, T.5N., R.1W., SLB&M, U.S. SURVEY DATED 1967

ELEVATION: 4353.54'

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

On-Site Facilities on Private Property

- STORM WATER FACILITIES:
  ALL FACILITIES, I.E. PIPES, MANHOLES, INLET CATCH BASINS, ORIFIC AND ORIFICE CONTROL STRUCTURES, DETENTION STORAGE BASINS, OVERFLOW SPILLWAYS ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.

Riverdale City Notes

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2. UPON COMPLETION OF THE CONSTRUCTION OF THE DETENTION BASIN, STORAGE VOLUMEN MUST BE CHECKED BY THE DESIGN ENGINEER AND THE VOLUME ACTUALLY CONSTRUCTED MUST BE MEASURED, AND THEN CERTIFIED IN WRITING, BY THE DESIGN ENGINEER, TO THE RIVERDALE CITY STORM WATER MANAGER.

General Notes

1. ALL WATER PIPE FITTINGS MUST INCLUDE RESTRAINED JOINT CONNECTORS ON ALL BENDS, TEES, VALVES, ETC.
2. EXISTING STORM DRAIN PIPE PLANNED FOR FINAL CONNECTION MUST BE CLEANED AND DEBRIS PRIOR TO INSTALLATION.
3. POWER WILL COMPLY WITH ROCKY MOUNTAIN POWER REQUIREMENTS FOR NEW INSTALLATION.
4. TELECOMMUNICATIONS WILL COMPLY WITH THE TELECOMMUNICATION COMPANY REQUIREMENTS FOR NEW INSTALLATION.

N

20 0 20 40 60

Scale: 1" = 20'

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GARFF PROPERTY
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Riverdale, Weber County, UT 84405

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	09-22-23	INITIAL SUBMITTAL TO CITY	TP

SEAL

THOMAS L. PRY
LICENSED
07/18/2024

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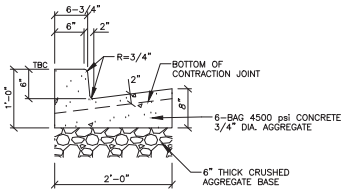
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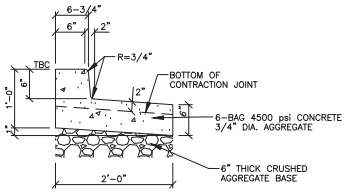
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Grading & Utility Plan

SHEET
C300

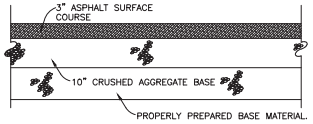
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C1 On-Site Curb & Gutter
Scale: NTS



C2 On-Site Outfall Curb & Gutter
Scale: NTS



C3 Typical On-Site Asphalt Paving
Scale: NTS

Storm Runoff Calculations

Ken Garff Parking
8/21/2023

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Riverdale, UT area taken from the NOAA Atlas 14 database, using a 100-year storm for detention, and a 10 - year storm for pipe conveyance. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.2 cfs/acre.

The calculations are as follows:

Drainage Area:

Total Area =	1.31 acre or	57,134 ft²	
Runoff Coefficients			
Paved Area		44,355	C = 0.9
Landscaped Area		12,779	C = 0.2
Roof		0	C = 0.9
Weighted Runoff Coefficient			C = 0.72

Rainfall Intensities:

10-yr intensity for a 10 minute TOC - Pipe Capacity	2.65	in/hr

LID Retention:

Is the Site Feasible?	Yes	
80th Percentile Rainfall Event	0.5 in	
	0.041666667 ft	
Site Area	57,134 ft²	
Vgoal	2,381 c.f.	

Volume of Run-off for 100-year Storm Event:

C = 0.72
I = See Below in/hr
A = 57134.00 ft²
Q(out) = 0.26 ft³/s (0.2 cfs per acre)

time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	6.86	6.53	1960	79	1881
10	600	5.23	4.98	2988	157	2831
15	900	4.32	4.11	3702	236	3466
30	1800	2.91	2.77	4988	472	4516
60	3600	1.80	1.71	6170	944	5226
120	7200	1.00	0.95	6856	1889	4967
180	10800	0.68	0.65	6993	2833	4160
360	21600	0.38	0.36	7816	5666	2150
720	43200	0.23	0.22	9461	11332	-1871
1440	86400	0.13	0.12	10695	22665	-11969

Orifice Sizing

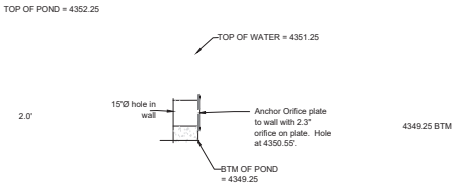
Given:

Q =	0.26	cfs
2g =	64.4	ft/s²
H =	3.50	ft
Cd =	0.62	for circular openings
R =	SQRT(Q/pi/(0.7*(64.4*H)^0.5))	
R =	0.09 feet	
	1.14 inches	
D =	2.27 inches	
A =	4.06 inches ^2	0.0282 ft ^2

SUMMARY:

LID required Retention Volume is	2,381	cubic feet
The required Detention storage volume is	2,846	cubic feet
(difference betweeen 100-year storm and LID retention)		
Orifice size is	2.3	inches

STORMWATER MAINTENANCE CHART / RECORD			



Missing or invalid reference
File: ..\..\.._cad standards\city standards\ut, Riverdale\construction_development_standards.pdf
Sheet: 76

(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARED BY CMT DATED FEBRUARY 6, 2023. GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

HUNT • DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

GARFF PROPERTY
667 West 4400 South
Riverdale, Weber County, UT 84405

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	08-22-23	INITIAL SUBMITTAL TO CITY	TP

SEAL

PROFESSIONAL ENGINEER — THOMAS L HUNT — 07/18/2024 — STATE OF UTAH

VERIFY SCALES
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PROJECT INFO.

Engineer:	T. Hunt
Drawn:	T. Pridemore
Date:	07 / 19 / 2024
Proj. No.	102 - 03

SHEET TITLE
Civil Details

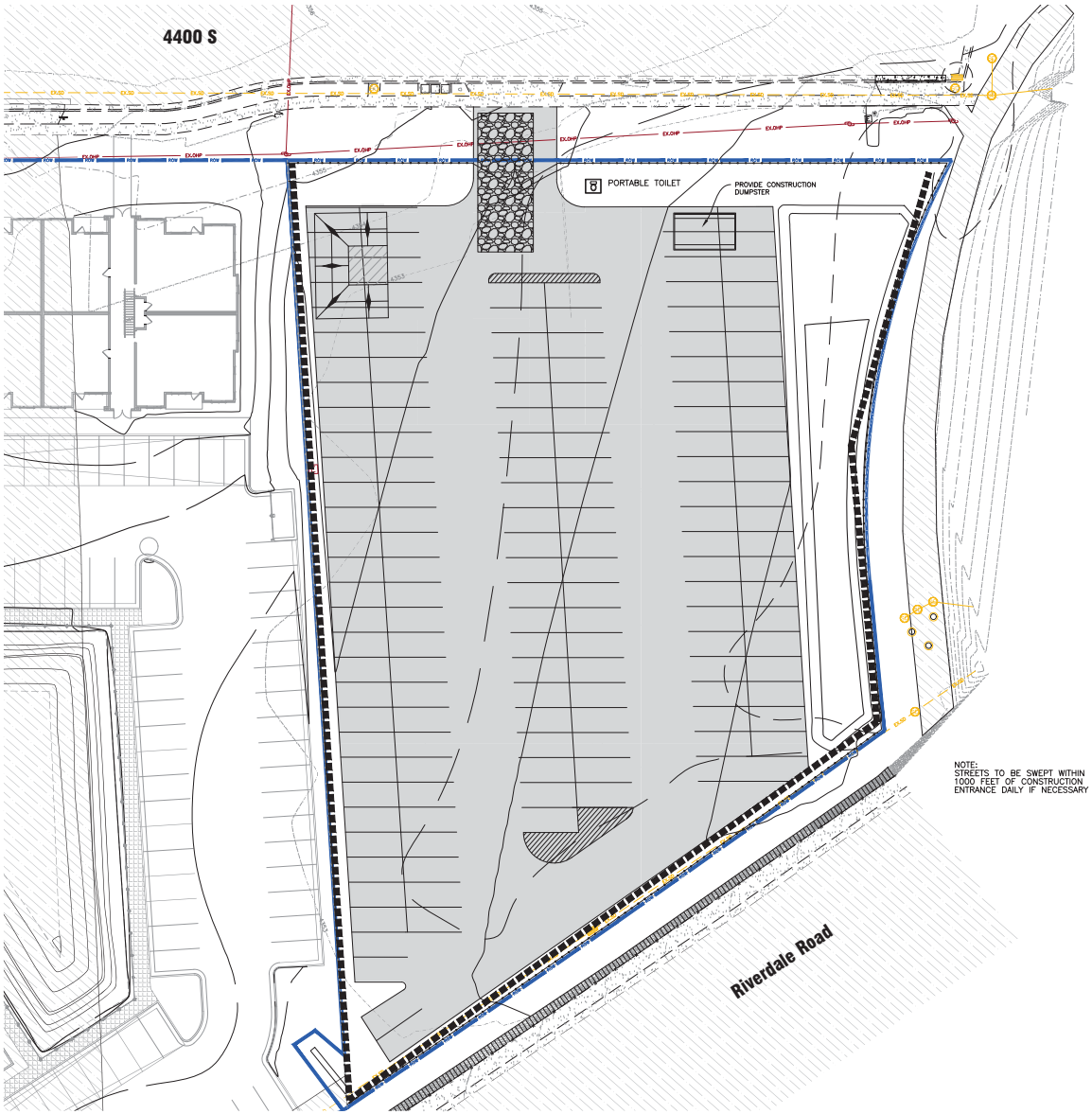
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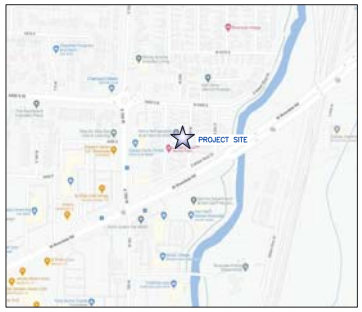
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Garff Property

Storm Water Pollution Prevention Plan

RIVERDALE, WEBER COUNTY, UT
JULY 2024





Vicinity Map
NOT TO SCALE

STORM WATER BMP's

- INLET PROTECTION TYP. (SEE DETAIL)
- SILT FENCE (SEE DETAIL)
- TEMPORARY CONSTRUCTION FENCE
- ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.
- 50'x20' CONSTRUCTION ENTRANCE W/8" CLEAN GRAVEL
- CONCRETE WASH AREA (SEE DETAIL) OR AS SELECTED BY CONTRACTOR
- 12YD ROLL OFF CONSTRUCTION DUMPSTER OR AS SELECTED BY CONTRACTOR

N

40 0 40 80 120
Scale: 1" = 40'

Developer Contact:
WRIGHT DEVELOPMENT GROUP
SPENCER WRIGHT
1178 WEST LEGACY CROSSING BLVD
CENTERVILLE, UT 84014
PH: (801) 773-7339

HUNT • DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
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THOMAS L HUNT
07/18/2024
STATE OF UTAH

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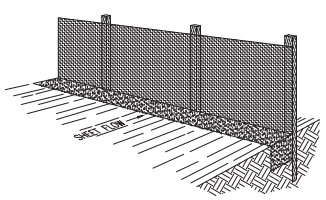
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SWPPP Exhibit

SHEET
C700

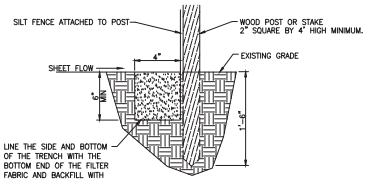
NICK W:\Weber County\Riverdale Apartments\Dwgs\102.03-C-2023.08\1=2A_Riverdale East 7/19/2024 2:33 PM

Notes:

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
2. THE CONTRACTOR SHALL REMOVE LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, FROM THE SITE ON A DAILY BASIS, OR AS A MINIMUM, PRIOR TO ANY ANTICIPATED STORM EVENT; OR OTHERWISE PREVENT SUCH MATERIAL FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
3. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLE WILL ENTER OR EXIT THE SITE. VEHICLE TRACKING CONTROL FACILITIES, SILT FENCE, AND INLET PROTECTION WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY FOR PHASING OF THE WORK, UNTIL ALL WORK IS COMPLETE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING STREETS CLEAN OF DEBRIS FROM TRAFFIC FROM THE SITE. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, THE CONTRACTOR SHALL REMOVE OFF-SITE ACCUMULATIONS OF SEDIMENT IMMEDIATELY TO MINIMIZE OFF SITE IMPACTS. AT NO TIME SHALL SEDIMENT BE WASHED DOWN UNPROTECTED INLETS INTO THE PUBLIC STORM SEWER SYSTEM.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED, AND SHALL REMOVE SEDIMENT FROM SEDIMENT TRAPS OR PONDS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
6. EXCEPT AS PROVIDED IN (A), (B), AND (C) BELOW, THE CONTRACTOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
   (A)WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
   (B)WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE A TO BE INITIATED ON THAT PORTION OF THE SITE.
   (C) IN ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 0-10 INCHES), SEMI-ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 10-20 INCHES), AND AREAS EXPERIENCING DROUGHTS WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED IS PRECLUDED BY SEASONAL ARID CONDITIONS, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
7. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE, EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
8. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED OR SEEDED PER PLAN.
9. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORSEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE LOCAL JURISDICTION MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ANY NECESSARY CHANGES AND POSTING ANY UPDATES TO THE PLANS AND RECORDING CHANGES IN THE STORMWATER POLLUTION PLAN DOCUMENT.
10. THIS PLAN IS ONLY TO BE USED FOR INSTALLATION OF EROSION CONTROL FACILITIES. DO NOT USE THIS PLAN FOR FINISH GRADING OR STORM SEWER CONSTRUCTION.
11. THE CONTRACTOR SHALL AMEND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHENEVER:
   - THERE IS A CHANGE IN DESIGN, CONSTRUCTION OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN;
   - INSPECTIONS OR INVESTIGATIONS BY SITE OPERATORS, LOCAL, STATE, OR FEDERAL OFFICIALS INDICATE THE SWPPP IS PROVING INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANTS FROM SOURCES INDENTIFIED UNDER PART III.D.1 OF THE PERMIT, OR IS OTHERWISE NOT ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY; AND
   - A NEW CONTRACTOR AND/OR SUBCONTRACTOR WILL IMPLEMENT A MEASURE OF THE SWPPP IN ORDER TO IDENTIFY THEIR ROLE AND RESPONSIBILITY FOR THE SWPPP. AMENDMENTS TO THE PLAN MAY BE REVIEWED BY THE EXECUTIVE SECRETARY (OR AUTHORIZED REPRESENTATIVE) IN THE SAME MANNER AS PART III.B.2 OF THE PERMIT.
12. THE CONTRACTOR SHALL KEEP A RECORD OF THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, AND INCLUDE THIS INFORMATION IN THE SWPPP.
13. THE CONTRACTOR SHALL NOTE THAT FLUCTUATIONS OF THE GROUNDWATER TABLE MAY OCCUR DUE TO VARIOUS FACTORS NOT EVIDENT AT THE TIME OF PREPARATION OF THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY DEWATERING PERMITS REQUIRED FOR THE PROJECT.
14. THE PROJECT SITE IN IN FLOOD ZONE "X" WHICH DENOTES AREAS OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD.
15. THERE ARE NO SURFACE WATER FEATURES LOCATED ON THIS SITE.
16. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA. EMPLOYEES BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE CONTRACTOR SHALL CONTAIN AND TREAT ALL LEAKS AND SPILLS FROM ANY EQUIPMENT OR FACILITIES.
17. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE. CONCRETE TRUCK WASHING SHALL BE DONE AT THE LOCATION SHOWN.
18. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.
19. FUGITIVE DUST BLOWING FROM THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
20. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
21. ALL MEASURES PRESENTED IN THE SWPPP SHALL BE INITIATED AS SOON AS PRACTICABLE.
22. IF THE GRAVEL CONSTRUCTION ENTRANCES ARE NOT EFFECTIVE IN REMOVING THE MAJORITY OF DIRT OR MUD FROM THE TIRES OF THE CONSTRUCTION VEHICLES, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER THE PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
23. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
24. IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
25. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
27. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAIN CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
28. THE CONTRACTOR SHALL POST THESE PLANS AND THE SWPPP IN THE JOB TRAILER, LOG ALL CHANGES, AND UPDATE PLANS AND THE SWPPP AS REQUIRED.
29. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) AND CONFORM TO ALL CITY AND STATE REQUIREMENTS FOR EROSION CONTROL AND STORM WATER PROTECTION.
30. IN THE UNLIKELY EVENT THAT A PHASE DOES NOT IMPROVE ACCESS AND/OR AN ACCESS ROAD IS CONSTRUCTED, BEST MANAGEMENT PRACTICES SHALL BE APPLIED IN ANY TEMPORARY OR PERMANENT STRUCTURES OR ACCESS POINTS.
31. THE CONTRACTOR SHALL COMPLETE WEEKLY INSPECTION FORMS FOR THE CITY'S RECORDS, COVERING WEEKLY INSPECTIONS AND MAINTENANCE.
32. EXISTING PERIMETER FENCING TO ACT AS CONSTRUCTION FENCING. IF PERIMETER FENCING IS REMOVED, A CONSTRUCTION SHALL BE INSTALLED UNTIL A NEW FENCE OR WALL IS CONSTRUCTED.



Perspective View

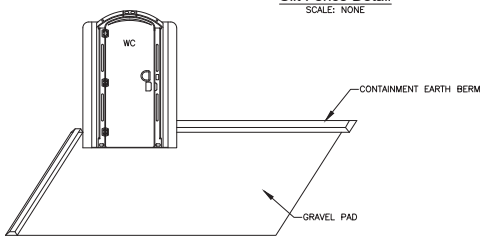


Section

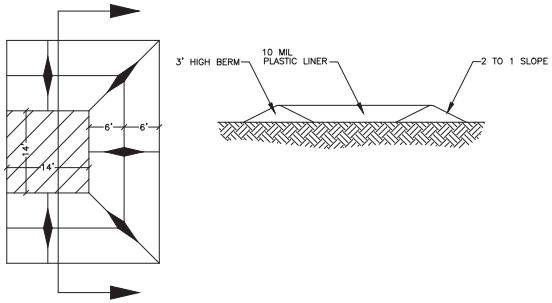
Silt Fence Notes:

1. WHERE POSSIBLE, LAYOUT THE SILT FENCE 5' TO 10' BEYOND THE TOE OF THE SLOPE.
2. ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.
3. WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS.
4. AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPLICE THE SILT FENCE AT A POST WITH A 6" OVERLAP AND SECURELY FASTEN BOTH ENDS TO THE POST.
5. MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN VEGETATED.
6. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA.
7. WHEN PLACING FENCE ON SLOPES STEEPER THAN 2:1 SEE SWPPP REPORT.

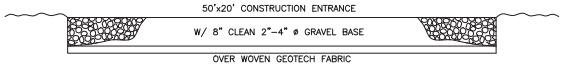
Silt Fence Detail
SCALE: NONE



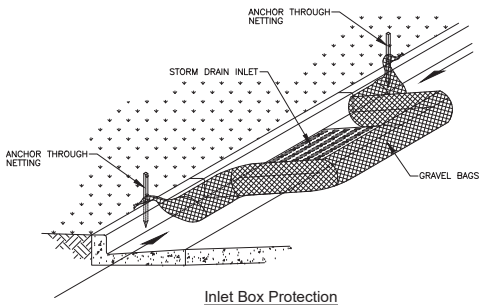
Portable Toilet
SCALE: NONE



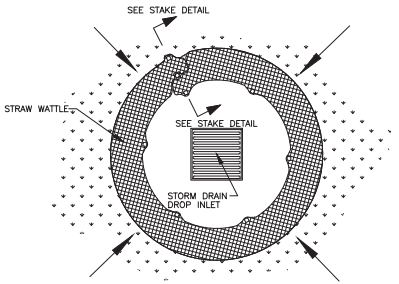
Concrete Washout Area
w/ 10 mil Plastic Liner
SCALE: NONE



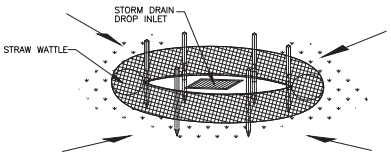
Cross Section 50' x 20' Construction Entrance



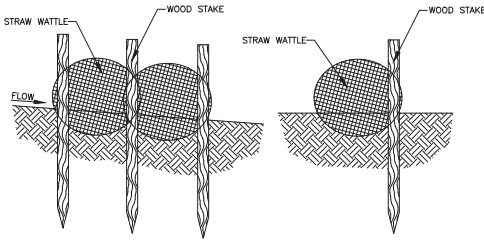
Inlet Box Protection



Plan View



Drop Inlet Protection



HUNT • DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

GARFF PROPERTY
667 West 4400 South
Riverdale, Weber County, UT 84405

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	08-22-23	INITIAL SUBMITTAL TO CITY	TP

SEAL



VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

Engineer:	T. Hunt
Drawn:	T. Pridemore
Date:	07 / 19 / 2024
Proj. No.	102 - 03

SHEET TITLE
SWPPP Notes

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Staff Report

Body:	Planning Commission
Date:	13 August 2024
Requested Action:	Garff Parking Lot 667 W 4400 S, Riverdale, UT 84405 **Site Plan Review and Approval**
Petitioner/Applicant:	Wright Development (on behalf of Garff Properties Riverdale, LLC) 1178 W Legacy Crossing Blvd Suite 100 Centerville, Utah 84014 801.773.7339 logan@wrightdevelopment.com
Department:	Community Development
Director:	Brandon Cooper
Staff/Presenter:	Brandon Cooper
Contact:	bcooper@riverdalecity.com

Description of Request

Wright Development, represented by Logan Johnson, is seeking final site plan approval from the Planning Commission for an overflow parking lot for new vehicles on real estate located at approximately 667 W 4400 S. The parcel is zoned in the Regional Commercial (C-3) zone, which requires a conditional use permit approval for this type of use. The proposed project consists of an approximately 44,355 square foot parking lot with a 12,779 square foot landscape area. No buildings are being proposed.

PROJECT INFORMATION

Background

The applicant seeks approval of a Commercial Site Plan to construct a 44,355 square foot parking lot with 150 stalls and a 12,779 square foot landscape area. This site is a subdivided parcel once part of the Leslie's Mobile Home Park. All structures previously found on the site have been demolished or otherwise removed Below.

Staff Report

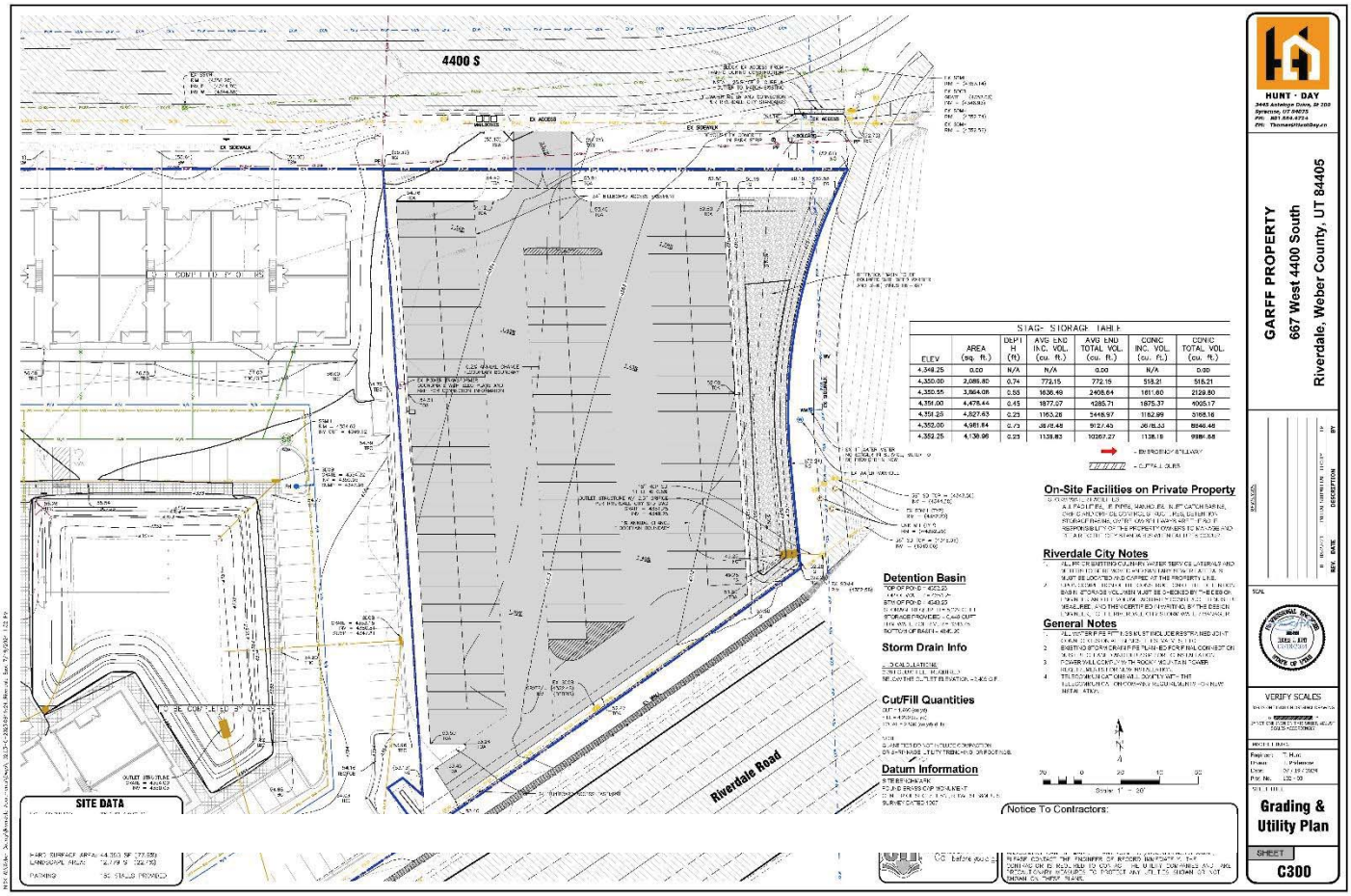
Original Submission: Site Plan Application – June 7, 2024

Planning Commission: August 13, 2024

City Council: To be determined

Plan Review:
Review #1 – June 2024
Review #2 – July/August 2024

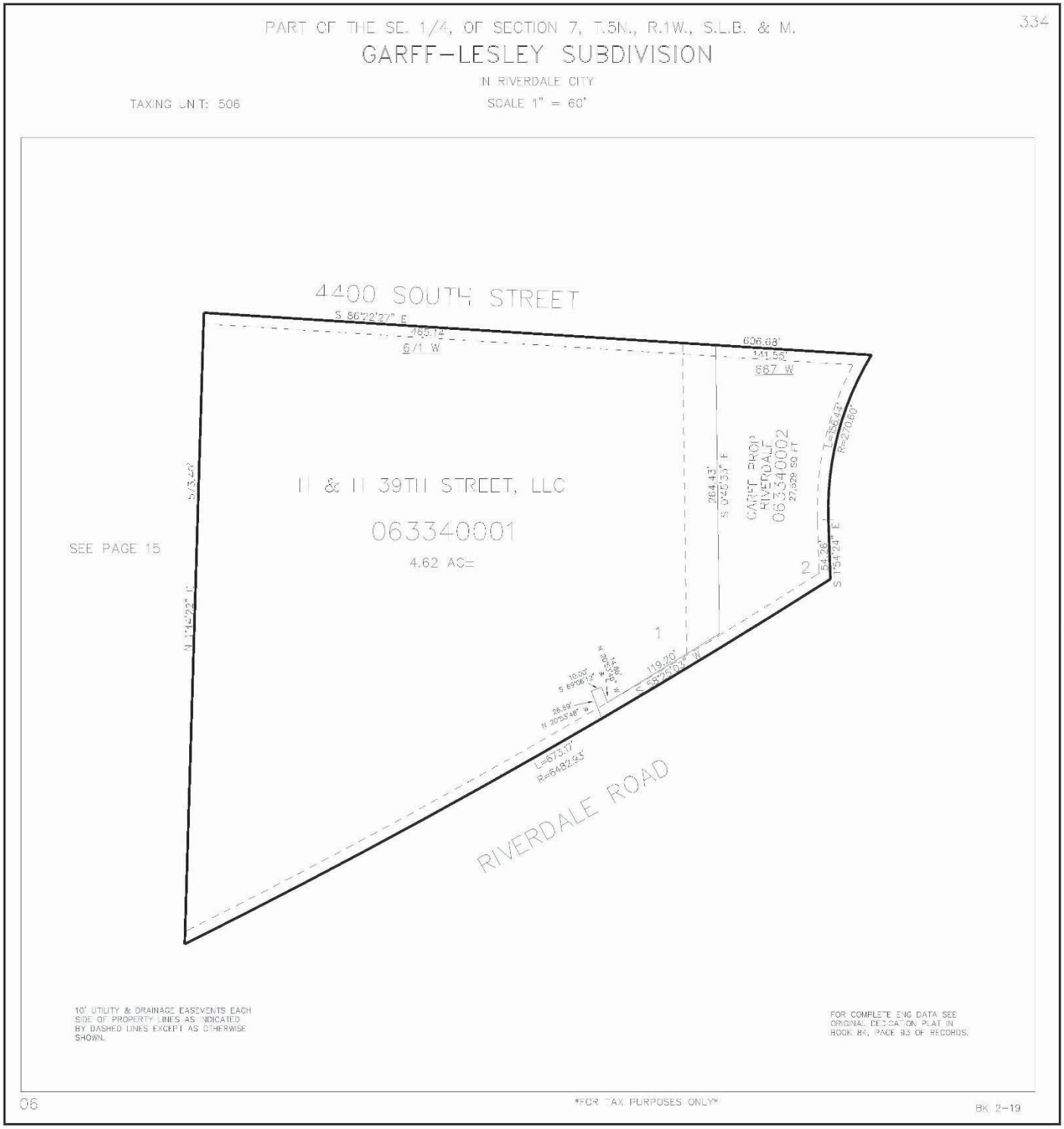
Proposed Site Plan



Existing Conditions



Existing Conditions cont'd



Existing Conditions cont'd









Analysis and Findings

Basis of Review for 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 community 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 site plan proposal comprises a new parking lot on a site once occupied by a mobile home part. The site has been previously rezoned from a residential use to a commercial use to anticipate this proposal. The site plan proposes to connect traffic flow to 4400 S. There are no new buildings being proposed. The site is situated the street in such a way the crams it up against the viaduct retaining wall. The only traffic in and out of the site will be related to the movement of cars between this site and the Ken Garff dealerships in town. It is limited to 150 stalls. The landscape frontage is designed to blend into the future residential frontage to the west. The site will be contained within a 6' chain-link fence and screened using black fence slatting. The proposal satisfies this zoning standard.
   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 in the months of June, July, and August 2024. 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: 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**

Parking, Loading Space, Vehicle Traffic, and Access *(RCC 10-15)*

1. *The purpose of this chapter is to regulate parking and loading spaces, vehicle traffic and access in order to provide orderly and adequate development of these needed amenities, and in so doing, promote the safety and well-being of the citizens of the city. Consequently, there shall be provided at the time of the erection of any main building or at the time any main building is enlarged or increased, minimum off street parking space with adequate provisions for ingress and egress by standard sized automobiles. (1985 Code § 19-4-1)*

   Analysis: Review of Parking Spaces for Non-dwelling buildings, Parking Lot Design and Maintenance

   Finding: General review was conducted by the Riverdale City Community Development Director. REQUIREMENT: *Parking spaces for non-dwelling units are listed in RCC 10-15-3. In the case where the proposed use is not listed, the parking requirements shall be established by the Planning Commission based on a reasonable number of spaces for staff and customers and similar requirements of like businesses.* 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: **Needs input from Planning Commission**

Water and Sewer *(RCC Title 8)*

1. *The purpose of this title is to regulate all things associated with the delivery and use of water and sewer services within the city.*

   Analysis: Review of various chapters within the title, including, but not limited to, Stormwater Management and Regulation Plan, Sewer Use and Service, Private Fire Protection, Transfer of Water Right

   Finding: Based on a water use calculation provided by the applicant, it has been determined that the proposed site will use 2 acre-feet of water per year. The fee for

the applicant to purchase water through the City under its current contract with Weber Basin Water Conservancy is $22,405 per acre foot. This payment is required

prior to the commencement of construction. General review was conducted by the Riverdale City Community Development Director, 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 applicant's site plan proposal of a project consisting of a 44,355 square foot parking lot with 150 parking stalls and a 12,779 square foot landscape area 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 complies with all identified City comments, is determined to be in the best interests of the public, is in harmony with the surrounding area, and complies with associated local code requirements.

Staff recommends **APPROVAL** of the Garff Parking Lot Site Plan

Attachments

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

Garff Property
CIVIL CONSTRUCTION SET

APN# 06-334-0001, 06-334-0002
SECTION 7, TOWNSHIP 5 NORTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
RIVERDALE, WEBER COUNTY, UTAH
JULY, 2024

811 Know what's below. Call before you dig

HUNT • DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

GARFF PROPERTY
667 West 4400 South
Riverdale, Weber County, UT 84405

Project Directory

DEVELOPER:
WRIGHT DEVELOPMENT GROUP
SPENCER WRIGHT
1178 WEST LEGACY CROSSING BLVD
CENTERVILLE, UT 84014
PH: (801) 773-7339

SURVEYOR:
LAYTON SURVEYS
WILLIS LONG, PLS
1857 N 1000 W STE. 1,
CLEARFIELD, UT 84015
PH: (801) 663-1641

CIVIL ENGINEER (Project Contact):
HUNT DAY
THOMAS HUNT, PE
3445 ANTELOPE DRIVE
SYRACUSE, UT 84075
PH: (801) 664-4724

LANDSCAPE ARCHITECT:
LAND ARC
ZACH TAYLOR
P.O. BOX 92
125 E. 100 N.
HEBER CITY, UT 84032
PH: (435) 669-4414

PROPERTY OWNER(S):
GARFF PROPERTIES LLC
111 E BROADWAY STE 900
SALT LAKE CITY UT 84111
(801) 257 -3135
H & H 39TH STREET LLC
PO BOX 526412
SALT LAKE CITY UT 84152
(801) 773-7339

LOT ADDRESS:	667 W 4400 S
LAND USE:	PARKING LOT
ZONING:	C-x, COMMERCIAL
PROPERTY SIZE:	57,134 SF / 1.312 AC
BUILDING FOOTPRINT:	0 SF (0.0%)
HARD SURFACE AREA:	43,779 SF (76.6%)
LANDSCAPE AREA:	13,355 SF (23.4%)
PARKING:	150 STALLS PROVIDED



Vicinity Map
SCALE: NOT TO SCALE

Sheet Index

C001 - Cover Sheet
C002 - Notes & Legend
C100 - Existing Conditions
C200 - Site Plan
C300 - Grading & Utility Plan
C600 - Civil Details
C700 - SWPPP Exhibit
C701 - SWPPP Details

Agency/Utility Contacts

PLANNING & ENGINEERING:
Community Development
4600 South Weber River Drive
Riverdale City, Utah 84405
Phone: (801) 394-5541

SEWER / WATER / STORM :
Riverdale Public Works
600 South Weber River Drive
Riverdale City, Utah 84405
Phone: (801) 394-5541

POWER COMPANY:
Pacificorp
Customer Service Line
Phone: (888) 221-7070

TELEPHONE COMPANY:
Century Link
Customer Service Line
Phone: (844) 574-8124

FIRE DEPARTMENT:
Riverdale City Fire
4334 South Parker Drive
Riverdale, Utah 84405
Phone: (801) 394-7481

GAS SERVICE:
Dominion Energy
Customer Service Line
Phone: (866) 366-4357

CABLE TV:
Comcast
Customer Service Line
Phone: (800) 934-6489

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	08-22-23	INITIAL SUBMITTAL TO CITY	TP

SEAL

PROFESSIONAL ENGINEER — STATE OF UTAH — THOMAS L. HUNT — 07/18/2024

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

Engineer:	T. Hunt
Drawn:	T. Pridemore
Date:	07 / 19 / 2024
Proj. No.	102 - 03

SHEET TITLE
Cover Sheet

SHEET
C001

SITE DATA

LOT ADDRESS:	667 W 4400 S
LAND USE:	PARKING LOT
ZONING:	C-x, COMMERCIAL
PROPERTY SIZE:	57,134 SF / 1.312 AC
BUILDING FOOTPRINT:	0 SF (0.0%)
HARD SURFACE AREA:	44,355 SF (77.6%)
LANDSCAPE AREA:	12,779 SF (22.4%)
PARKING:	150 STALLS PROVIDED

Approving Agency

RIVERDALE CITY
4600 SOUTH WEBER DRIVE
RIVERDALE, UTAH 84405

APPROVED DATE

Riverdale City Notes

1. ALL DETERIORATED, DAMAGED, OR MISSING SURFACE IMPROVEMENTS SURROUNDING THE PERIMETER OF THE DEVELOPMENT AND ON-SITE SHALL BE REPLACED OR INSTALLED, I.E. CURB & GUTTER, SIDEWALK, LANDSCAPING PARKING STRIP IMPROVEMENTS, ASPHALT PATCHING, LANDSCAPING REPLACEMENT, SITE LIGHTING, DUMPSTER SCREENING, CONCRETE IMPROVEMENTS, ETC..
2. ALL CONSTRUCTION & MATERIALS ARE TO BE PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS, CURRENT EDITION.

Flood Information

PORTION OF PROPERTY LIES WITHIN BOTH FLOOD ZONE DESIGN "AE"AND FLOOD ZONE DESIGN "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 49057C0436F, DATED JUNE 2, 2015.

AREA DETERMINED TO BE WITHIN THE 1.0% ANNUAL CHANCE FLOODPLAIN.

Datum Information

SITE BENCHMARK:
FOUND BRASS CAP MONUMENT
CENTER OF SEC. 7, T.5N., R.1W., SLB&M, U.S.
SURVEY DATED 1967

ELEVATION: 4353.54'

Geotech Report

DATED:
CMT GEOTECHNICAL LABORATORIES
2796 S. REDWOOD ROAD
WEST VALLEY CITY, UT 84119
PH: (801) 908-5859

Notice To Contractors:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPENCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

PLOT BY: Tom Pridemore PLOT DATE: 7/19/2024 1:49 PM
NICK: N:\Weber County\Riverdale Apartments\Dwgs\102.03-C-2023.08\12x24_Riverdale East

GENERAL NOTES

1.0 COMPLIANCE

1.1 ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.

1.2 ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLOWING:
- INTERNATIONAL BUILDING CODES (IBC)
- INTERNATIONAL PLUMBING CODES
- STATE DRINKING WATER REGULATIONS
- APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS
- ADA ACCESSIBILITY GUIDELINES.

1.3 ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

2.0 PERMITTING AND INSPECTIONS

2.1 PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

2.2 CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.

2.3 ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

3.0 COORDINATION AND VERIFICATION

3.1 ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.

3.2 CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.

3.3 CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO:
- LANDSCAPE PLANS
- SITE ELECTRICAL PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S)
- FIRE PROTECTION
- ARCHITECTURAL SITE PLANS
- ACCESSIBLE ROUTES
- ETC.

3.4 CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO BUILDING WITH THE APPROPRIATE UTILITY COMPANY. FOR TELEPHONE, CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

4.0 SAFETY AND PROTECTION

4.1 CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.

4.2 CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.

4.3 CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR WORKERS AND PUBLIC.

4.4 CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.

4.5 CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.

4.6 IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.

4.7 CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.

4.8 CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.

4.9 CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.

4.10 CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.

4.11 WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.

4.12 CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.

4.13 NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.

4.14 THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

5.0 MATERIALS

5.1 SITE CONCRETE SHALL BE A MINIMUM 6.5 BAG MIX, 4000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5 + OR -1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. SEE SPECIFICATION:
- SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
- CONCRETE WATERWAYS, CURBWALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED 1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
- UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
- UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) MIN. SUBGRADE.
- ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN."
- ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT.

5.2 ASPHALT CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 6" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE.
- ASPHALT COMPACTION SHALL BE A MINIMUM 96%.
- SURFACE COARSE SHALL BE 1/2" MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
- AC PAVEMENT TO BE A 1/4" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
- THICKNESS OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

6.0 GRADING & SOILS

6.1 SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.

6.2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.

6.3 ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.

6.4 CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

6.5 SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.

6.6 ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

7.0 UTILITIES

7.1 THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.

7.2 CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES, NOT ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

7.3 CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWER POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.

7.4 CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD, PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSIMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.

7.5 CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.

7.6 SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.

7.7 STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.

7.8 ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.

7.9 ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.

7.10 NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.

7.11 ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

8.0 SURVEY CONTROL

8.1 CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEY OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND OR FACILITY AS SHOWN ON THE PLANS.

8.2 THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.

8.3 CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

9.0 AMERICAN DISABILITIES ACT

9.1 PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
- ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.
- ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
- RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.

9.2 ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.

9.3 THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

10.0 EROSION CONTROL

10.1 THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

10.2 CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

10.3 WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

10.4 THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

10.5 ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION.

11.0 MAINTENANCE

11.1 ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

11.2 THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

11.3 SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

11.4 SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

11.5 ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
- SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
- TRACKING STRAW PERPENDICULAR TO SLOPES
- INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Legend

SW LAT	= PROPOSED SECONDARY WATER LATERAL
LD LAT	= PROPOSED LAND DRAIN LATERAL
W LAT	= PROPOSED WATER LATERAL
SS LAT	= PROPOSED SEWER LATERAL
W/8	= PROPOSED CULINARY WATER LINE
EX.W	= EXISTING CULINARY WATER LINE
SW/8	= PROPOSED SECONDARY WATER LINE
EX.SW	= EXISTING SECONDARY WATER LINE
SS/8	= PROPOSED SANITARY SEWER LINE
EX.SS	= EXISTING SANITARY SEWER LINE
SD/15	= PROPOSED STORM DRAIN LINE
EX.SD	= EXISTING STORM DRAIN LINE
LD/8	= PROPOSED LAND DRAIN LINE
EX.LD	= EXISTING LAND DRAIN LINE
IRR/18	= PROPOSED IRRIGATION LINE
EX.IRR	= EXISTING IRRIGATION LINE
	= FENCE LINE
	= PROPERTY LINE
	= 20' SETBACK
	= EXISTING EASEMENT
	= TOP OF ENBANKMENT
	= PROPOSED FIRE HYDRANT
	= EXISTING FIRE HYDRANT
	= PROPOSED MANHOLE
	= EXISTING MANHOLE
	= PROPOSED SEWER CLEAN-OUT
	= PROPOSED GATE VALVE
	= EXISTING GATE VALVE
	= PLUG & BLOCK
	= AIR VAC ASSEMBLY
	= PROPOSED WATER METER
	= EXISTING WATER METER
	= PROPOSED CATCH BASIN
	= EXISTING CATCH BASIN
	= PLUG W/ 2" BLOW-OFF
	= STREET LIGHT
	= SIGN

BFE	= BASEMENT FLOOR ELEVATION
BLDG	= BUILDING
BOS	= BOTTOM OF STAIRS
BOW	= BOTTOM OF WALL
BP	= BEGINNING POINT
C&G	= CURB & GUTTER
CB	= CATCH BASIN
CF	= CUBIC FEET
CFS	= CUBIC FEET PER SECOND
FF	= FINISH FLOOR
FFE	= FINISH FLOOR ELEVATION
FG	= FINISHED GRADE
FH	= FIRE HYDRANT
FL	= FLOW LINE
GB	= GRADE BREAK
INV	= INVERT
LF	= LINEAR FEET
NG	= NATURAL GRADE
PC	= POINT OF CURVATURE
PP	= POWER/UTILITY POLE
PRC	= POINT OF RETURN CURVATURE
PT	= POINT OF TANGENCY
PUE	= PUBLIC UTILITY EASEMENT
RCP	= REINFORCED CONCRETE PIPE
RIM	= RIM OF MANHOLE

ROW	= RIGHT-OF-WAY
SD	= STORM DRAIN
SS	= SANITARY SEWER
TBC	= TOP BACK OF CURB
TOA	= TOP OF ASPHALT
TOC	= TOP OF CONCRETE
TOFF	= TOP OF FINISHED FLOOR
TOS	= TOP OF STAIRS
TOW	= TOP OF WALL
TSW	= TOP OF SIDEWALK
W	= CULINARY WATER
WM	= WATER METER
	= EXISTING ASPHALT PAVEMENT
	= PROPOSED ASPHALT PAVEMENT
	= PROPOSED CONCRETE
	= PROPOSED GRAVEL
4800	= EXISTING CONTOUR GRADE
4800	= PROPOSED CONTOUR GRADE

HUNT • DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

GARFF PROPERTY
667 West 4400 South
Riverdale, Weber County, UT 84405

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	08-22-23	INITIAL SUBMITTAL TO CITY	TP

SEAL

REGISTERED PROFESSIONAL ENGINEER
THOMAS L HUNT
07/18/2024
STATE OF UTAH

VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT INFO.

Engineer:	T. Hunt
Drawn:	T. Pridemore
Date:	07 / 19 / 2024
Proj. No.	102 - 03

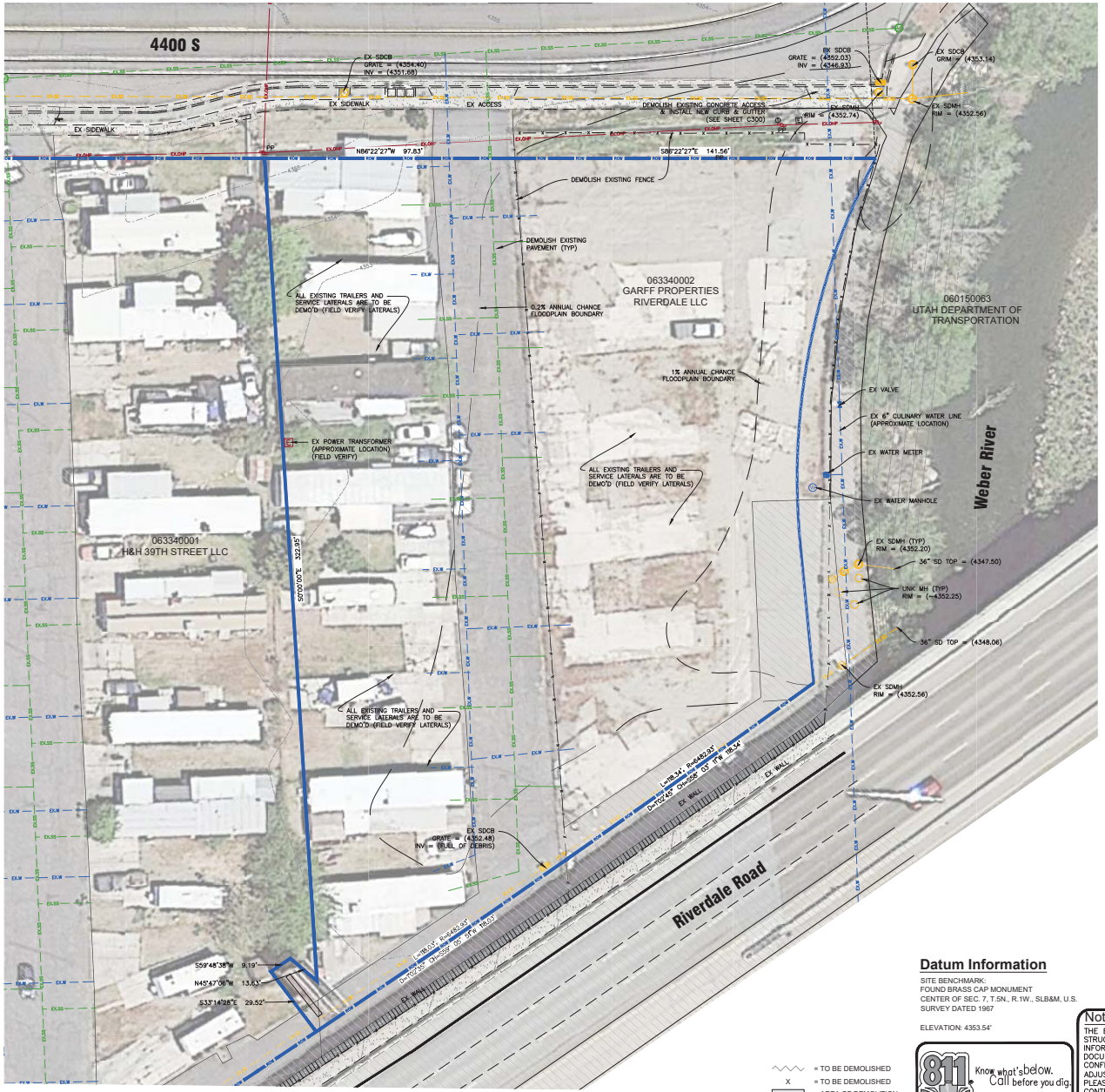
SHEET TITLE

Notes & Legend

SHEET

C002

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Riverdale City Notes

1. ALL PRIOR EXISTING CULINARY WATER SERVICE LATERALS AND METERS TO BE REMOVED AND SANITARY SEWER LATERALS MUST BE LOCATED AND CAPPED AT THE PROPERTY LINE.

General Notes

1. EXISTING STORM DRAIN PIPE PLANNED FOR FINAL CONNECTION MUST BE CLEANED AND DEBRIS REMOVED PRIOR TO INSTALLATION.

Datum Information

SITE BENCHMARK:
FOUND BRASS CAP MONUMENT
CENTER OF SEC. 7, T.5N., R.1W., SLB&M, U.S.
SURVEY DATED 1967

ELEVATION: 4353.54'

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

Notice To Contractors:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPENCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

N

30 0 30 60 90

Scale: 1" = 30'

HUNT • DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

GARFF PROPERTY
667 West 4400 South
Riverdale, Weber County, UT 84405

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	08-22-23	INITIAL SUBMITTAL TO CITY	TP

SEAL

PROFESSIONAL ENGINEER
THOMAS L HUNT
07/18/2024
STATE OF UTAH

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

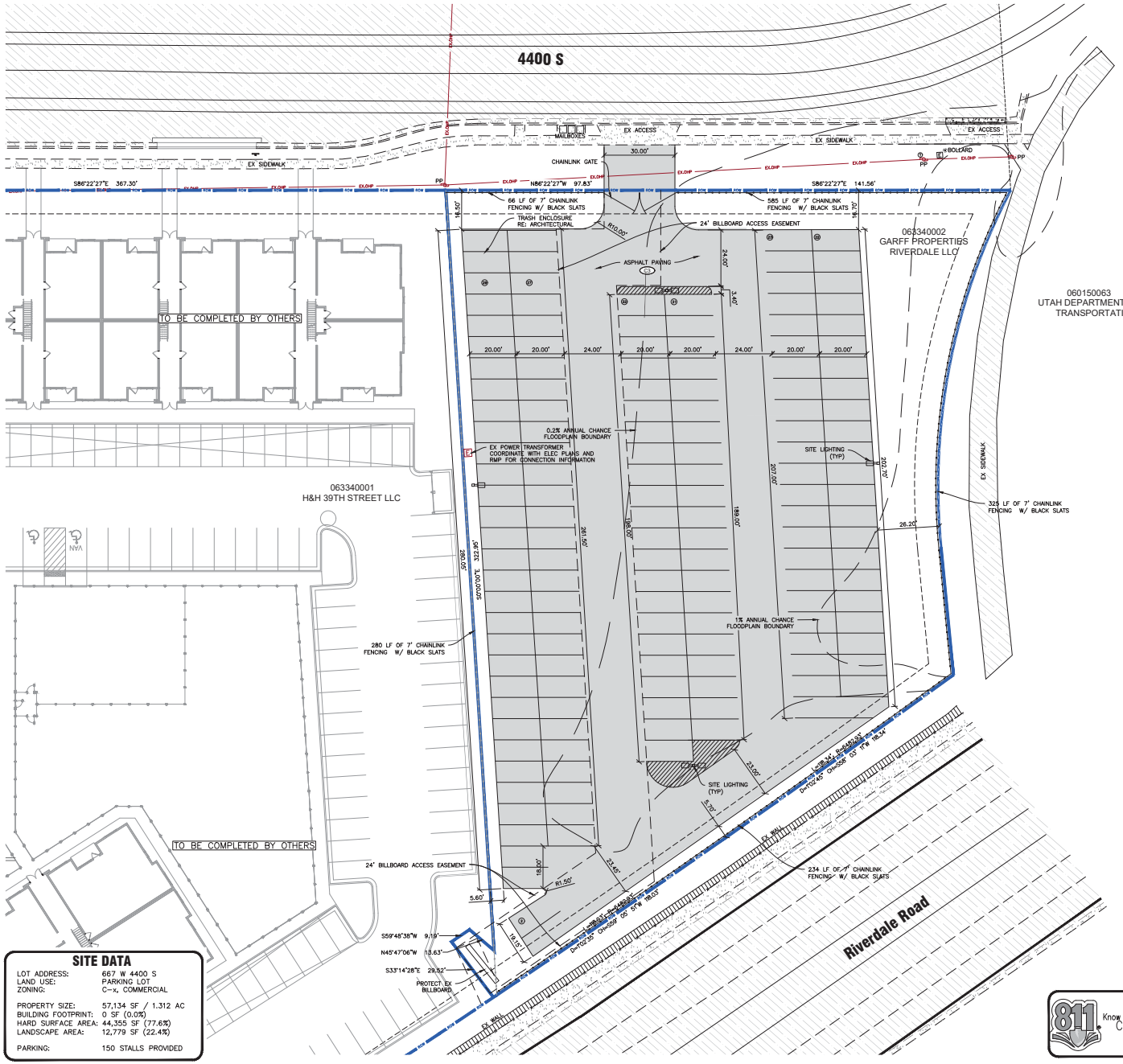
PROJECT INFO.

Engineer:	T. Hunt
Drawn:	T. Pridemore
Date:	07 / 19 / 2024
Proj. No.	102 - 03

SHEET TITLE
Existing Conditions

SHEET
C100

NICK W:\Weber County\Riverdale Apartments\Dwgs\102.03-C-2023.DB1 1=24_Riverdale East 7/19/2024 1:50 PM



SITE DATA

LOT ADDRESS:	667 W 4400 S
LAND USE:	PARKING LOT
ZONING:	C-x, COMMERCIAL
PROPERTY SIZE:	57,134 SF / 1.312 AC
BUILDING FOOTPRINT:	0 SF (0.0%)
HARD SURFACE AREA:	44,355 SF (77.6%)
LANDSCAPE AREA:	12,779 SF (22.4%)
PARKING:	150 STALLS PROVIDED

On-Site Facilities on Private Property

- ROADWAY AND SIDEWALK FACILITIES:
  ALL HARD-SURFACING FACILITIES ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.

Riverdale City Notes

1. ALL EXISTING SEWER LATERALS TO BE CAPPED AT THE PROPERTY LINE.
2. ALL CONSTRUCTION & MATERIALS PER RIVERDALE CITY STANDARDS & SPECIFICAITONS.
3. ALL MISSING, NON-FUNCTIONING AND OR DAMAGED SURFACE IMPROVEMENTS SHALL BE INSTALLED OR REPLACED.

Scale: 1" = 20'

Notice To Contractors:
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPENCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

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

HUNT • DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

GARFF PROPERTY
667 West 4400 South
Riverdale, Weber County, UT 84405

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	09-22-23	INITIAL SUBMITTAL TO CITY	TP

SEAL

LICENSED PROFESSIONAL ENGINEER
THOMAS L HUNT
07/18/2024
STATE OF UTAH

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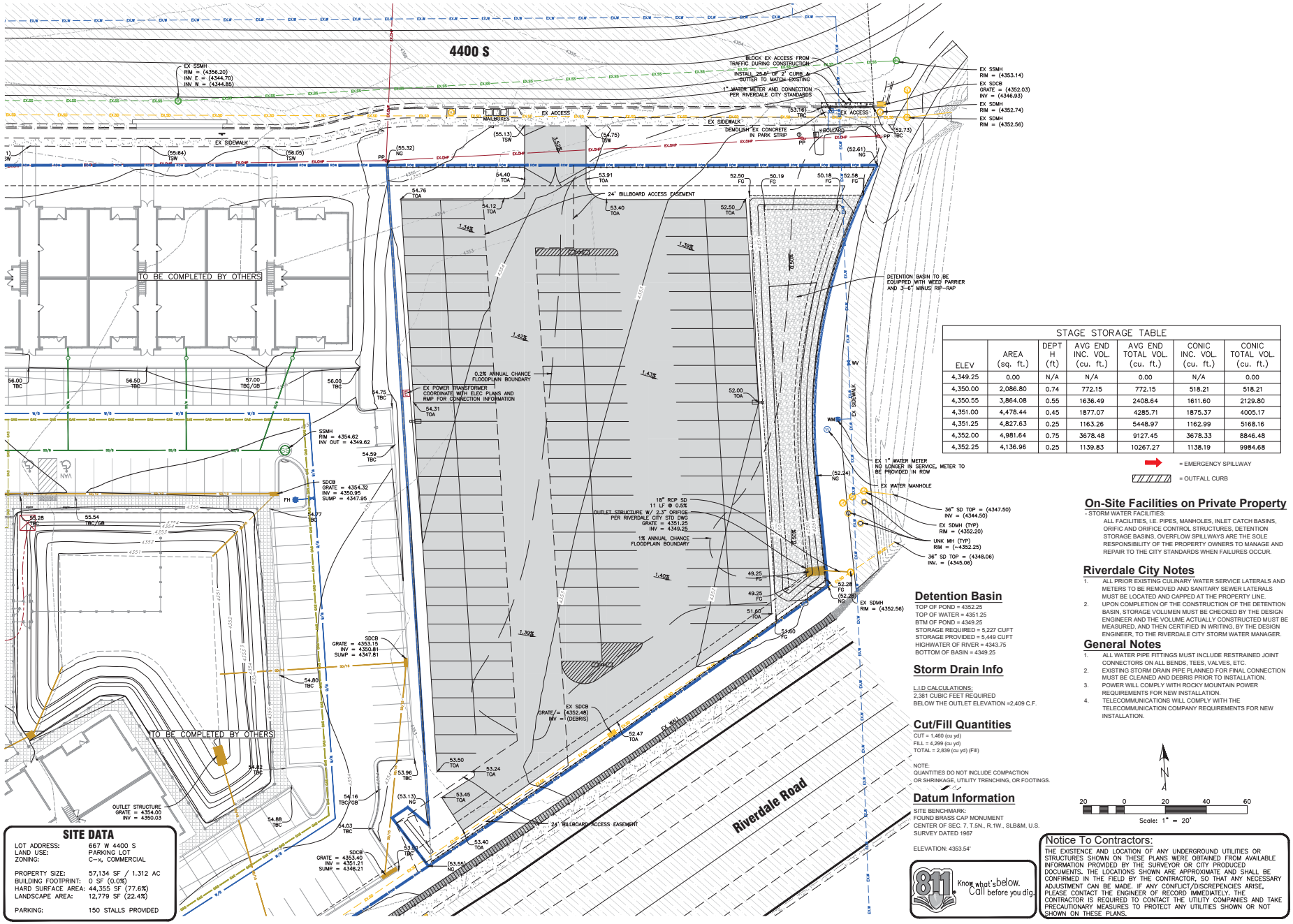
PROJECT INFO.

Engineer:	T. Hunt
Drawn:	T. Pridemore
Date:	07 / 19 / 2024
Proj. No.	102 - 03

SHEET TITLE
Site Plan

SHEET
C200

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SITE DATA

LOT ADDRESS:	667 W 4400 S
LAND USE:	PARKING LOT
ZONING:	C-x, COMMERCIAL
PROPERTY SIZE:	57,134 SF / 1.312 AC
BUILDING FOOTPRINT:	0 SF (0.0%)
HARD SURFACE AREA:	44,355 SF (77.6%)
LANDSCAPE AREA:	12,779 SF (22.4%)
PARKING:	150 STALLS PROVIDED

STAGE STORAGE TABLE

ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
4,349.25	0.00	N/A	N/A	0.00	N/A	0.00
4,350.00	2,086.80	0.74	772.15	772.15	518.21	518.21
4,350.55	3,864.08	0.55	1636.49	2408.64	1611.60	2129.80
4,351.00	4,478.44	0.45	1877.07	4285.71	1875.37	4005.17
4,351.25	4,827.63	0.25	1163.26	5448.97	1162.99	5168.16
4,352.00	4,981.64	0.75	3678.48	9127.45	3678.33	8846.48
4,352.25	4,136.96	0.25	1139.83	10267.27	1138.19	9984.68

= EMERGENCY SPILLWAY

= OUTFALL CURB

Detention Basin

TOP OF POND = 4352.25
TOP OF WATER = 4351.25
BTM OF POND = 4349.25
STORAGE REQUIRED = 5,227 CUFT
STORAGE PROVIDED = 5,449 CUFT
HIGHWATER OF RIVER = 4343.75
BOTTOM OF BASIN = 4349.25

Storm Drain Info

L.I.D CALCULATIONS:
2,381 CUBIC FEET REQUIRED
BELOW THE OUTLET ELEVATION =2,409 C.F.

Cut/Fill Quantities

CUT = 1,460 (cu yd)
FILL = 4,299 (cu yd)
TOTAL = 2,839 (cu yd) (Fill)

NOTE:
QUANTITIES DO NOT INCLUDE COMPACTION OR SHRINKAGE, UTILITY TRENCHING, OR FOOTINGS.

Datum Information

SITE BENCHMARK:
FOUND BRASS CAP MONUMENT
CENTER OF SEC. 7, T.5N., R.1W., SLB&M, U.S. SURVEY DATED 1967

ELEVATION: 4353.54'

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

On-Site Facilities on Private Property

- STORM WATER FACILITIES:
  ALL FACILITIES, I.E. PIPES, MANHOLES, INLET CATCH BASINS, ORIFIC AND ORIFICE CONTROL STRUCTURES, DETENTION STORAGE BASINS, OVERFLOW SPILLWAYS ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.

Riverdale City Notes

1. ALL PRIOR EXISTING CULINARY WATER SERVICE LATERALS AND METERS TO BE REMOVED AND SANITARY SEWER LATERALS MUST BE LOCATED AND CAPPED AT THE PROPERTY LINE.
2. UPON COMPLETION OF THE CONSTRUCTION OF THE DETENTION BASIN, STORAGE VOLUMEN MUST BE CHECKED BY THE DESIGN ENGINEER AND THE VOLUME ACTUALLY CONSTRUCTED MUST BE MEASURED, AND THEN CERTIFIED IN WRITING, BY THE DESIGN ENGINEER, TO THE RIVERDALE CITY STORM WATER MANAGER.

General Notes

1. ALL WATER PIPE FITTINGS MUST INCLUDE RESTRAINED JOINT CONNECTORS ON ALL BENDS, TEES, VALVES, ETC.
2. EXISTING STORM DRAIN PIPE PLANNED FOR FINAL CONNECTION MUST BE CLEANED AND DEBRIS PRIOR TO INSTALLATION.
3. POWER WILL COMPLY WITH ROCKY MOUNTAIN POWER REQUIREMENTS FOR NEW INSTALLATION.
4. TELECOMMUNICATIONS WILL COMPLY WITH THE TELECOMMUNICATION COMPANY REQUIREMENTS FOR NEW INSTALLATION.

N

20 0 20 40 60

Scale: 1" = 20'

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Riverdale, Weber County, UT 84405

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0	09-22-23	INITIAL SUBMITTAL TO CITY	TP

SEAL

THOMAS L. PRY
LICENSED
07/18/2024

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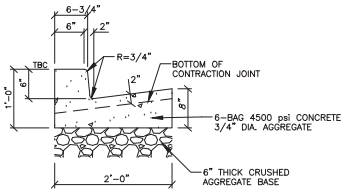
PROJECT INFO.

Engineer:	T. Hunt
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Date:	07 / 19 / 2024
Proj. No.	102 - 03

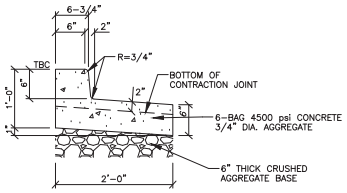
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Grading & Utility Plan

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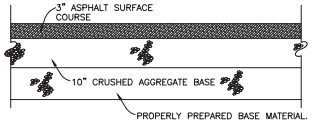
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C1 On-Site Curb & Gutter
Scale: NTS



C2 On-Site Outfall Curb & Gutter
Scale: NTS



C3 Typical On-Site Asphalt Paving
Scale: NTS

Storm Runoff Calculations

Ken Garff Parking
8/21/2023

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Riverdale, UT area taken from the NOAA Atlas 14 database, using a 100-year storm for detention, and a 10 - year storm for pipe conveyance. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.2 cfs/acre.

The calculations are as follows:

Drainage Area:

Total Area =	1.31 acre or	57,134 ft²	
Runoff Coefficients			
Paved Area		44,355	C = 0.9
Landscaped Area		12,779	C = 0.2
Roof		0	C = 0.9
Weighted Runoff Coefficient			C = 0.72

Rainfall Intensities:

10-yr intensity for a 10 minute TOC - Pipe Capacity	2.65	in/hr

LID Retention:

Is the Site Feasible?	Yes	
80th Percentile Rainfall Event	0.5 in	
	0.041666667 ft	
Site Area	57,134 ft²	
Vgoal	2,381 c.f.	

Volume of Run-off for 100-year Storm Event:

C = 0.72
I = See Below in/hr
A = 57134.00 ft²
Q(out) = 0.26 ft³/s (0.2 cfs per acre)

time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	6.86	6.53	1960	79	1881
10	600	5.23	4.98	2988	157	2831
15	900	4.32	4.11	3702	236	3466
30	1800	2.91	2.77	4988	472	4516
60	3600	1.80	1.71	6170	944	5226
120	7200	1.00	0.95	6856	1889	4967
180	10800	0.68	0.65	6993	2833	4160
360	21600	0.38	0.36	7816	5666	2150
720	43200	0.23	0.22	9461	11332	-1871
1440	86400	0.13	0.12	10695	22665	-11969

Orifice Sizing

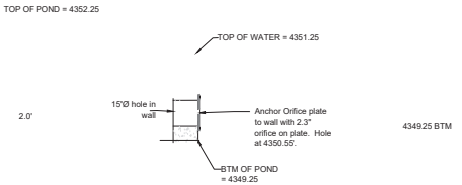
Given:

Q =	0.26	cfs
2g =	64.4	ft/s²
H =	3.50	ft
Cd =	0.62	for circular openings
R =	SQRT(Q/pi/(0.7*(64.4*H)^0.5))	
R =	0.09 feet	
	1.14 inches	
D =	2.27 inches	
A =	4.06 inches ^2	0.0282 ft ^2

SUMMARY:

LID required Retention Volume is	2,381	cubic feet
The required Detention storage volume is	2,846	cubic feet
(difference betweeen 100-year storm and LID retention)		
Orifice size is	2.3	inches

STORMWATER MAINTENANCE CHART / RECORD			



Missing or invalid reference
File: ..\..\.._cad standards\city standards\ut, Riverdale\construction_development_standards.pdf
Sheet: 76

(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARED BY CMT DATED FEBRUARY 6, 2023. GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

HUNT • DAY
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EM: Thomas@HuntDay.co

GARFF PROPERTY
667 West 4400 South
Riverdale, Weber County, UT 84405

REVISIONS

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0	08-22-23	INITIAL SUBMITTAL TO CITY	TP

SEAL

PROFESSIONAL ENGINEER — THOMAS L HUNT — 07/18/2024 — STATE OF UTAH

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PROJECT INFO.

Engineer:	T. Hunt
Drawn:	T. Pridemore
Date:	07 / 19 / 2024
Proj. No.	102 - 03

SHEET TITLE
Civil Details

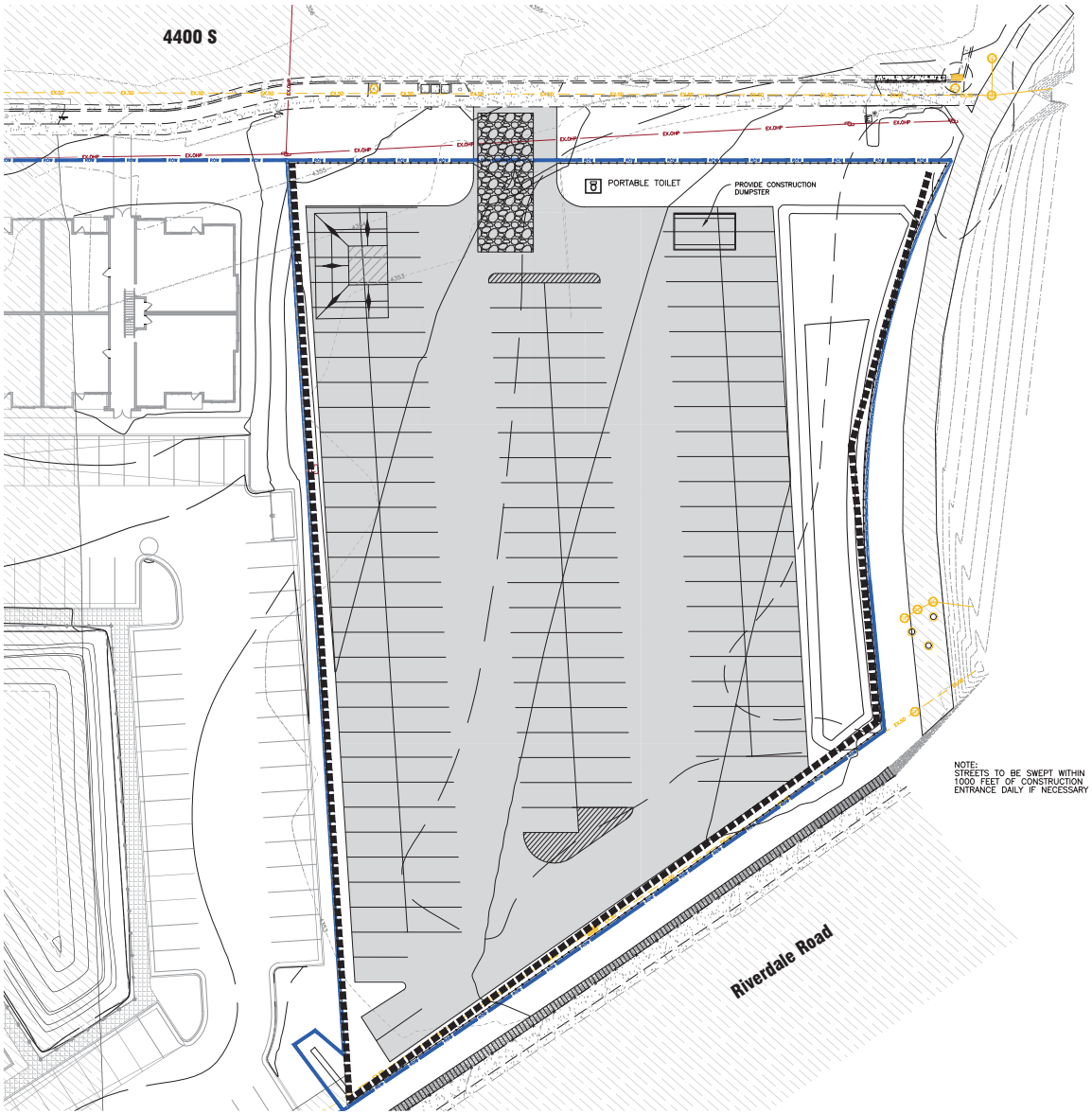
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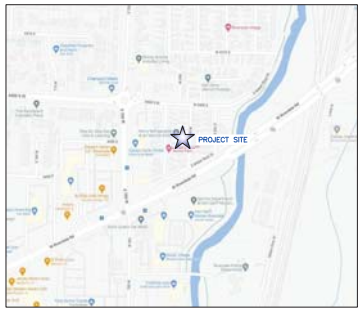
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Garff Property

Storm Water Pollution Prevention Plan

RIVERDALE, WEBER COUNTY, UT
JULY 2024





Vicinity Map
NOT TO SCALE

STORM WATER BMP's

- INLET PROTECTION TYP. (SEE DETAIL)
- SILT FENCE (SEE DETAIL)
- TEMPORARY CONSTRUCTION FENCE
- ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.
- 50'x20' CONSTRUCTION ENTRANCE W/8" CLEAN GRAVEL
- CONCRETE WASH AREA (SEE DETAIL) OR AS SELECTED BY CONTRACTOR
- 12YD ROLL OFF CONSTRUCTION DUMPSTER OR AS SELECTED BY CONTRACTOR

N

40 0 40 80 120
Scale: 1" = 40'

Developer Contact:
WRIGHT DEVELOPMENT GROUP
SPENCER WRIGHT
1178 WEST LEGACY CROSSING BLVD
CENTERVILLE, UT 84014
PH: (801) 773-7339

HUNT • DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
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GARFF PROPERTY
667 West 4400 South
Riverdale, Weber County, UT 84405

REVISIONS

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SEAL
PROFESSIONAL ENGINEER
THOMAS L HUNT
07/18/2024
STATE OF UTAH

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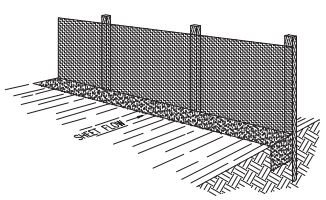
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SWPPP Exhibit

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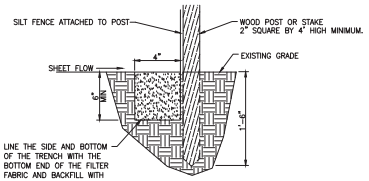
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Notes:

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
2. THE CONTRACTOR SHALL REMOVE LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, FROM THE SITE ON A DAILY BASIS, OR AS A MINIMUM, PRIOR TO ANY ANTICIPATED STORM EVENT; OR OTHERWISE PREVENT SUCH MATERIAL FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
3. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLE WILL ENTER OR EXIT THE SITE. VEHICLE TRACKING CONTROL FACILITIES, SILT FENCE, AND INLET PROTECTION WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY FOR PHASING OF THE WORK, UNTIL ALL WORK IS COMPLETE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING STREETS CLEAN OF DEBRIS FROM TRAFFIC FROM THE SITE. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, THE CONTRACTOR SHALL REMOVE OFF-SITE ACCUMULATIONS OF SEDIMENT IMMEDIATELY TO MINIMIZE OFF SITE IMPACTS. AT NO TIME SHALL SEDIMENT BE WASHED DOWN UNPROTECTED INLETS INTO THE PUBLIC STORM SEWER SYSTEM.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED, AND SHALL REMOVE SEDIMENT FROM SEDIMENT TRAPS OR PONDS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
6. EXCEPT AS PROVIDED IN (A), (B), AND (C) BELOW, THE CONTRACTOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
   (A)WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
   (B)WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE A TO BE INITIATED ON THAT PORTION OF THE SITE.
   (C) IN ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 0-10 INCHES), SEMI-ARID AREAS (AREAS WITH AN AVERAGE ANNUAL RAINFALL OF 10-20 INCHES), AND AREAS EXPERIENCING DROUGHTS WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED IS PRECLUDED BY SEASONAL ARID CONDITIONS, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
7. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE, EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
8. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED OR SEEDED PER PLAN.
9. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORSEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE LOCAL JURISDICTION MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ANY NECESSARY CHANGES AND POSTING ANY UPDATES TO THE PLANS AND RECORDING CHANGES IN THE STORMWATER POLLUTION PLAN DOCUMENT.
10. THIS PLAN IS ONLY TO BE USED FOR INSTALLATION OF EROSION CONTROL FACILITIES. DO NOT USE THIS PLAN FOR FINISH GRADING OR STORM SEWER CONSTRUCTION.
11. THE CONTRACTOR SHALL AMEND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHENEVER:
   - THERE IS A CHANGE IN DESIGN, CONSTRUCTION OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN;
   - INSPECTIONS OR INVESTIGATIONS BY SITE OPERATORS, LOCAL, STATE, OR FEDERAL OFFICIALS INDICATE THE SWPPP IS PROVING INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANTS FROM SOURCES INDENTIFIED UNDER PART III.D.1 OF THE PERMIT, OR IS OTHERWISE NOT ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY; AND
   - A NEW CONTRACTOR AND/OR SUBCONTRACTOR WILL IMPLEMENT A MEASURE OF THE SWPPP IN ORDER TO IDENTIFY THEIR ROLE AND RESPONSIBILITY FOR THE SWPPP. AMENDMENTS TO THE PLAN MAY BE REVIEWED BY THE EXECUTIVE SECRETARY (OR AUTHORIZED REPRESENTATIVE) IN THE SAME MANNER AS PART III.B.2 OF THE PERMIT.
12. THE CONTRACTOR SHALL KEEP A RECORD OF THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, AND INCLUDE THIS INFORMATION IN THE SWPPP.
13. THE CONTRACTOR SHALL NOTE THAT FLUCTUATIONS OF THE GROUNDWATER TABLE MAY OCCUR DUE TO VARIOUS FACTORS NOT EVIDENT AT THE TIME OF PREPARATION OF THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY DEWATERING PERMITS REQUIRED FOR THE PROJECT.
14. THE PROJECT SITE IN IN FLOOD ZONE "X" WHICH DENOTES AREAS OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD.
15. THERE ARE NO SURFACE WATER FEATURES LOCATED ON THIS SITE.
16. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA. EMPLOYEES BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE CONTRACTOR SHALL CONTAIN AND TREAT ALL LEAKS AND SPILLS FROM ANY EQUIPMENT OR FACILITIES.
17. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE. CONCRETE TRUCK WASHING SHALL BE DONE AT THE LOCATION SHOWN.
18. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.
19. FUGITIVE DUST BLOWING FROM THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
20. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
21. ALL MEASURES PRESENTED IN THE SWPPP SHALL BE INITIATED AS SOON AS PRACTICABLE.
22. IF THE GRAVEL CONSTRUCTION ENTRANCES ARE NOT EFFECTIVE IN REMOVING THE MAJORITY OF DIRT OR MUD FROM THE TIRES OF THE CONSTRUCTION VEHICLES, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER THE PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
23. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
24. IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
25. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
27. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAIN CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
28. THE CONTRACTOR SHALL POST THESE PLANS AND THE SWPPP IN THE JOB TRAILER, LOG ALL CHANGES, AND UPDATE PLANS AND THE SWPPP AS REQUIRED.
29. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) AND CONFORM TO ALL CITY AND STATE REQUIREMENTS FOR EROSION CONTROL AND STORM WATER PROTECTION.
30. IN THE UNLIKELY EVENT THAT A PHASE DOES NOT IMPROVE ACCESS AND/OR AN ACCESS ROAD IS CONSTRUCTED, BEST MANAGEMENT PRACTICES SHALL BE APPLIED IN ANY TEMPORARY OR PERMANENT STRUCTURES OR ACCESS POINTS.
31. THE CONTRACTOR SHALL COMPLETE WEEKLY INSPECTION FORMS FOR THE CITY'S RECORDS, COVERING WEEKLY INSPECTIONS AND MAINTENANCE.
32. EXISTING PERIMETER FENCING TO ACT AS CONSTRUCTION FENCING. IF PERIMETER FENCING IS REMOVED, A CONSTRUCTION SHALL BE INSTALLED UNTIL A NEW FENCE OR WALL IS CONSTRUCTED.



Perspective View

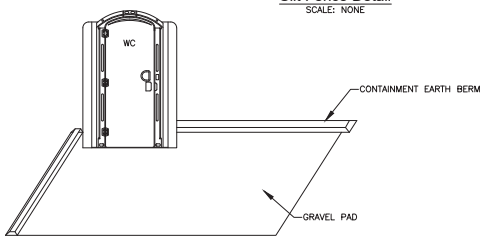


Section

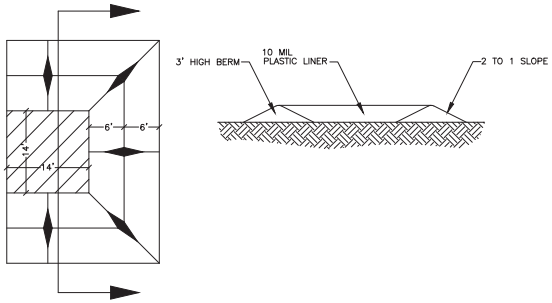
Silt Fence Notes:

1. WHERE POSSIBLE, LAYOUT THE SILT FENCE 5' TO 10' BEYOND THE TOE OF THE SLOPE.
2. ALIGN THE FENCE ALONG THE CONTOUR AS CLOSE AS POSSIBLE.
3. WHEN EXCAVATING THE TRENCH, USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSIONS.
4. AVOID USING JOINTS ALONG THE FENCE AS MUCH AS POSSIBLE. IF A JOINT IS NECESSARY, SPLICE THE SILT FENCE AT A POST WITH A 6" OVERLAP AND SECURELY FASTEN BOTH ENDS TO THE POST.
5. MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN VEGETATED.
6. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA.
7. WHEN PLACING FENCE ON SLOPES STEEPER THAN 2:1 SEE SWPPP REPORT.

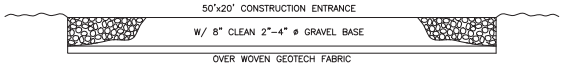
Silt Fence Detail
SCALE: NONE



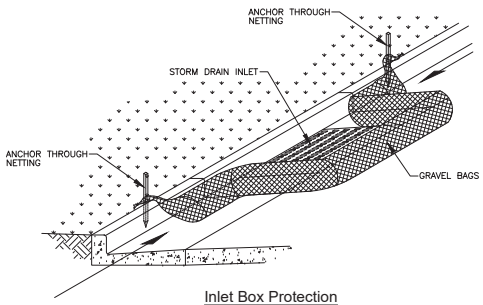
Portable Toilet
SCALE: NONE



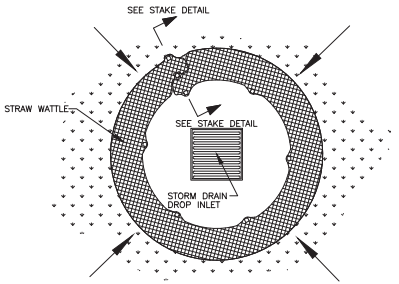
Concrete Washout Area
w/ 10 mil Plastic Liner
SCALE: NONE



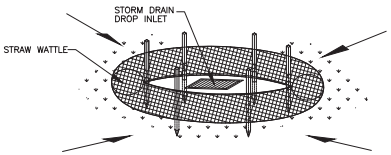
Cross Section 50' x 20' Construction Entrance



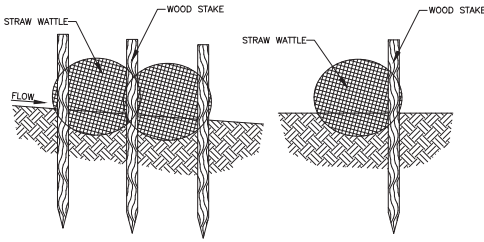
Inlet Box Protection



Plan View



Drop Inlet Protection



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3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

GARFF PROPERTY
667 West 4400 South
Riverdale, Weber County, UT 84405

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	08-22-23	INITIAL SUBMITTAL TO CITY	TP

SEAL



VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

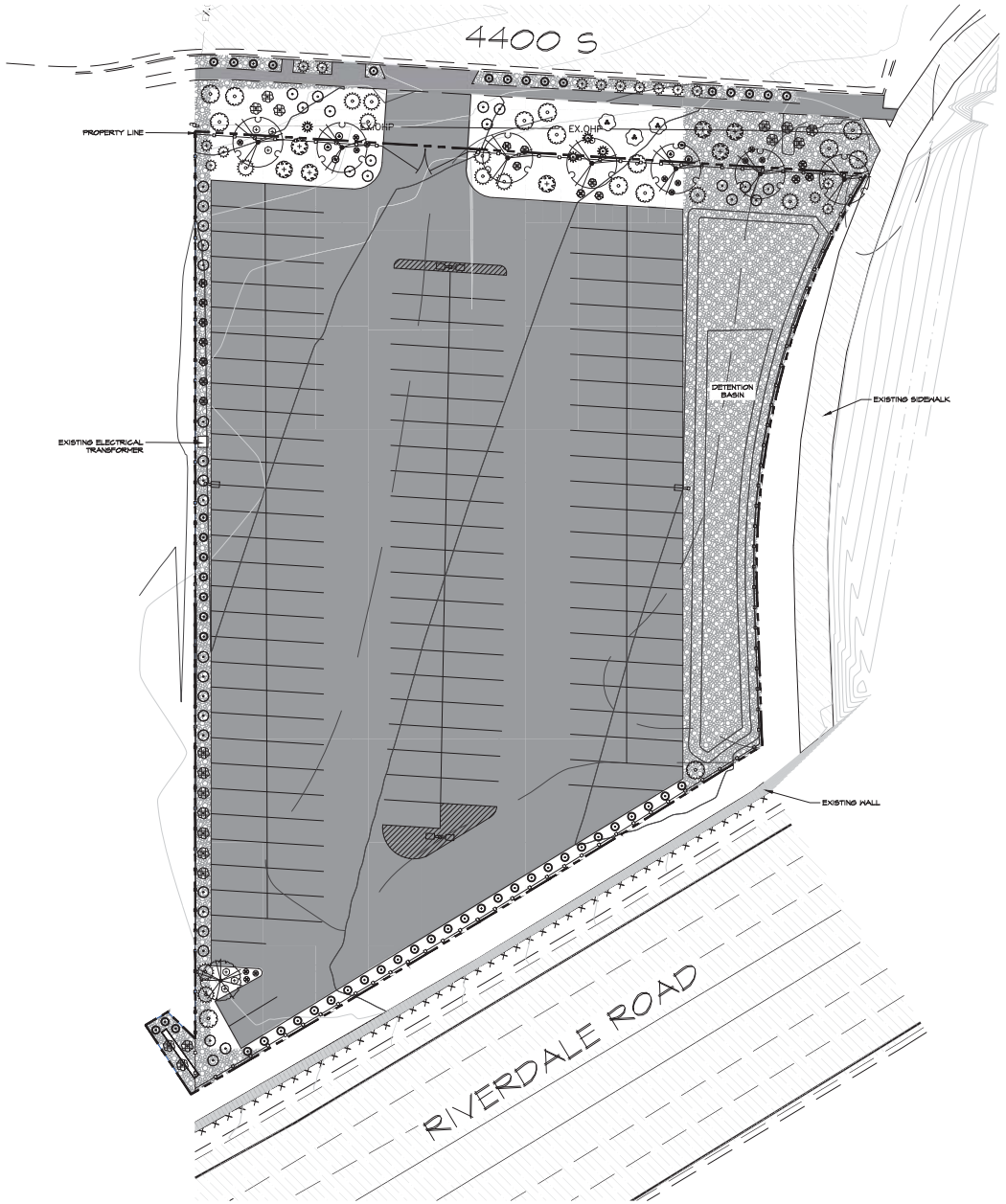
PROJECT INFO.

Engineer:	T. Hunt
Drawn:	T. Pridemore
Date:	07 / 19 / 2024
Proj. No.	102 - 03

SHEET TITLE
SWPPP Notes

SHEET
C701

NICK W:\Weber County\Riverdale Apartments\Dwgs\102.03-C-2023.08\1x24_Riverdale East 7/19/2024 2:34 PM



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
TREES			
	PRUNUS VIRGINIANA 'CANADA RED' / CANADA RED CHOKECHERRY	2" CAL.	7
	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER PEAR	2" CAL.	1
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
SHRUBS			
	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	5 GAL	5
	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	4
	JUNIPERUS HORIZONTALIS 'BLUE RUG' / BLUE RUG JUNIPER	5 GAL	11
	PHYSOCARPUS OPULIFOLIUS 'SMNPOBLR' TM / GINGER WINE NINEBARK	5 GAL	7
	POTENTILLA FRUTICOSA / BUSH CINQUEFOIL	5 GAL	16
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	14
	SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIREA	5 GAL	56
	WEIGELA FLORIDA 'MINUET' / MINUET WEIGELA	5 GAL	18
	YUCCA RECURVIFOLIA / WEEPING YUCCA	5 GAL	15
GRASSES			
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	52
	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	1 GAL	6
ANNUALS/PERENNIALS			
	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL	6
	SALVIA X SYLVESTRIS 'MAY NIGHT' / MAY NIGHT SALVIA	1 GAL	15
ROCK MULCH			

1"-1.5" ROCK MULCH- PERMA BARK, OR SIMILAR, 3" THICK MINIMUM. DEWITT PRO-5 5 OZ. WOVEN WEED BARRIER OR SIMILAR TO BE INSTALLED UNDER ALL ROCK MULCH IN PLANTER AREAS.

0 20 40 60 feet

SCALE: 1" = 20' ON A 24 X 36 SHEET

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SEAL

ZACHARY TAYLOR
#11997347-5301
LICENSED LANDSCAPE ARCHITECT
STATE OF UTAH

7/24/2024

PROJECT

GARFF PROPERTY
667 W 4400 S, RIVERDALE, UT

ISSUE DRAWING LOG

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TITLE

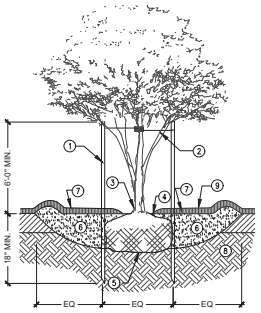
LANDSCAPE PLAN

SHEET NO.

L100

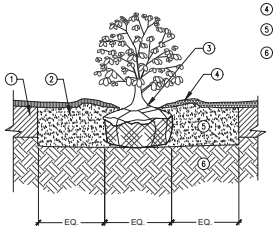
DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, PREPARED BY LANDARC, LLC AND LANDARC LLC'S CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THIS INCLUDES DOCUMENTS IN ELECTRONIC FORM. LANDARC, LLC AND ITS CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. THE INSTRUMENTS OF SERVICE SHALL NOT BE USED BY THE OWNER FOR FUTURE ADDITIONS OR ALTERATIONS TO THIS PROJECT OR FOR OTHER PROJECTS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF LANDARC, LLC. ANY UNAUTHORIZED USE OF THE INSTRUMENTS OF SERVICE SHALL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY TO LANDARC, LLC AND LANDARC LLC'S CONSULTANTS. © 2024 LANDARC, LLC.

NOTES:
1. INSTALL TREE PLUMB
2. FOR ALL FALL PLANTING, WRAP TRUNK TO LOWEST BRANCH. REMOVE THE FOLLOWING SPRING.



1. 2" DIA. (ROUND) FIR POSTS, 2 PER TREE. ALL POSTS SHALL BE PLUMB AND HAVE SAME HEIGHT ABOVE FINISH GRADE.
2. GALVANIZED WIRE CABLE LOOPED THROUGH 1" GROMMETED NYLON WEBBING AROUND TRUNK. SECURE BY TWISTING UNTIL TAUT
3. TOP OF ROOTBALL SHALL BE 1"-2" ABOVE FINISHED GRADE
4. ROOT FLARE SHALL BE EXPOSED; MULCH SHOULD NOT BE WITHIN 4" OF TREE TRUNK
5. PLACE BALL ON UNDISTURBED SUBSOIL. CUT WIRE BASKET AND REMOVE AND DISCARD BURLAP OR OTHER SOD WRAPPING MATERIALS FOR TOP 1/3 OF ROOTBALL
6. EXCAVATE HOLE TO DIAMETER 3X WIDER THAN ROOTBALL. BACKFILL WITH PLANTING SOIL MIX
7. GROUNDCOVER AS SHOWN IN LANDSCAPE PLAN
8. UNDISTURBED SUBGRADE
9. 5' DIA. DEPRESSED WATERING BASIN TO BE FREE FROM ROCK AND DEBRIS

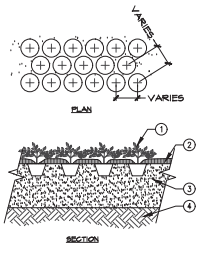
1 DECIDUOUS TREE WITH STAKING
NTS



1. PLANTING SOIL MIX
2. GROUNDCOVER AS SHOWN IN LANDSCAPE PLAN
3. SET ROOT FLARE 2" HIGHER THAN FINISH GRADE TO ALLOW FOR SETTLING
4. BERM TO FORM DEPRESSED WATERING BASIN
5. PLANTING SOIL MIX
6. UNDISTURBED SUBGRADE

NOTES:
1. PLACE BALL ON UNDISTURBED SUBGRADE. REMOVE AND DISCARD WRAPPING MATERIAL EXCEPT UNDER BALL.
2. SETTLE PLANT BY FILLING PLANTING PIT WITH WATER USING HOSE OR BUCKET.
3. MULCH SHOULD NOT BE WITHIN 4" OF TRUNK.
4. REMOVE WATERING BASIN PRIOR TO END OF MAINTAINANCE PERIOD.

2 SHRUB
NTS



1. GROUNDCOVER/PERENNIALS (SEE NOTE)
2. 3-4" MIN. BARK MULCH OR GRAVEL. PER PLAN
3. PLANTING SOIL MIX
4. UNDISTURBED SUBGRADE

NOTE:
1. SEE PLANTING LEGEND FOR SPACING

3 GROUNDCOVER / PERENNIAL
NTS

PLANTING NOTES

1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK, AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH (1-800-662-4111), AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND STAKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE PREPARED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

3. IF PROVIDED, REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.

4. ANY ALTERATIONS TO THESE ACTUAL PLANTING PLANS DURING CONSTRUCTION SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT AND RECORDED ON 'AS BUILT' DRAWINGS.

5. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC.

6. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.

7. QUANTITIES INDICATED IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES, AND SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING DESIGN SHOWN ON THE PLANS, REGARDLESS OF QUANTITIES INDICATED IN THE PLANT SCHEDULE.

8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

9. TURF AREAS SHALL RECEIVE 6" OF PLANTING SOIL MIX, AND ALL PLANT BEDS SHALL RECEIVE 12" OF PLANTING SOIL MIX AS SPECIFIED. BACKFILL ALL PLANTING PITS WITH PLANTING SOIL MIX.

10. ANY GROUND COVER AREAS SHALL RECEIVE 1-1/2" OF FINE TEXTURED SOIL AID/SOIL PEP.

11. PRUNE ANY TREES NEXT TO SIDEWALKS TO A MINIMUM HEIGHT OF 7' FOR A CLEAR WALKING PATH.

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7/24/2024

PROJECT

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667 W 4400 S, RIVERDALE, UT

ISSUE DRAWING LOG

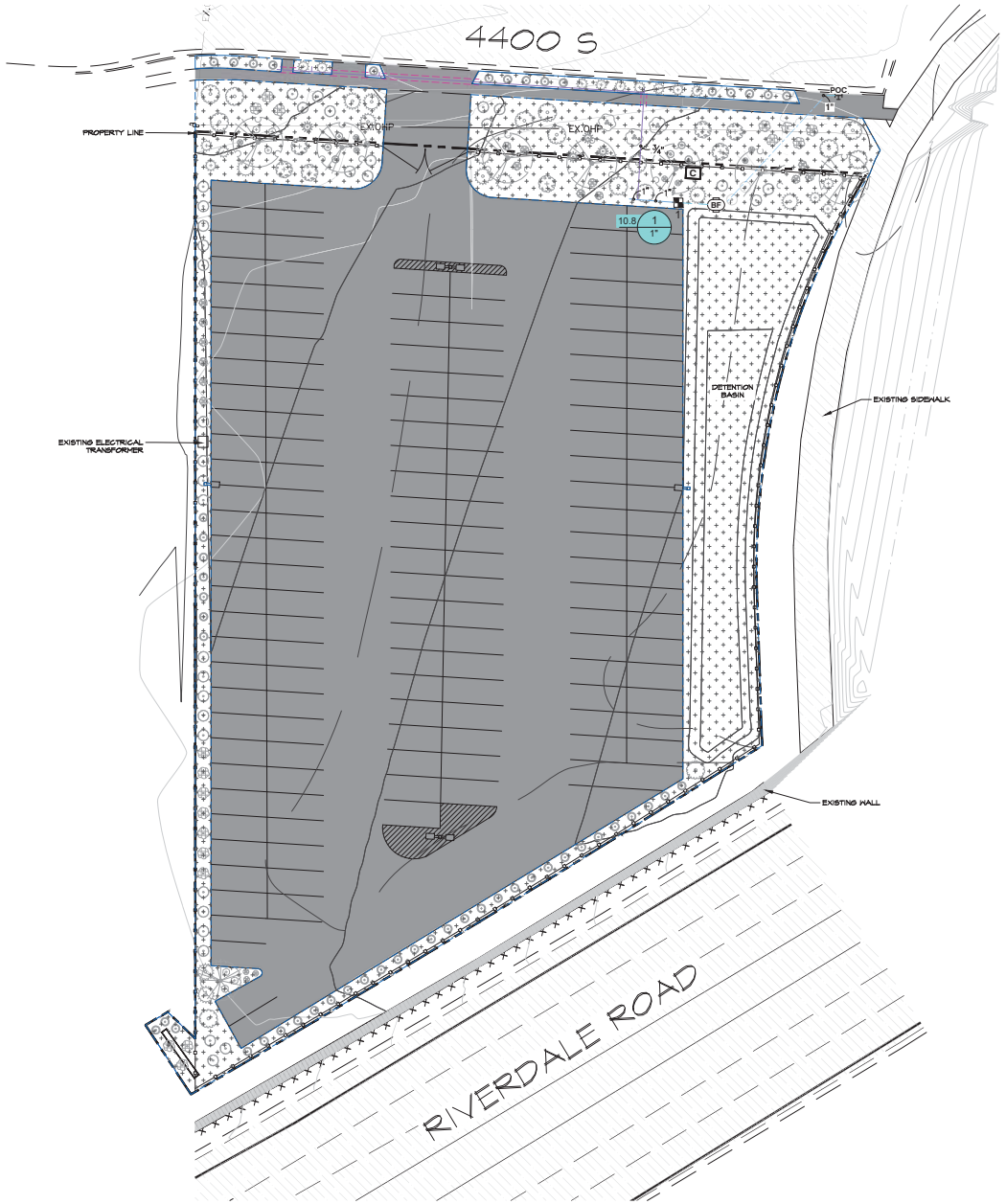
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TITLE

DETAILS & NOTES

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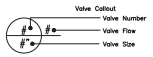
L101



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-100-PRF MEDIUM FLOW DRIP CONTROL KIT, 1" DV VALVE, 1" PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3GPM - 15GPM.	1
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 2.0 GPH emitters (2 assigned to each 5 gal plant) 2.0 GPH emitters (1 assigned to each 1 gal plant)	18,89 S.F. 248 77

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
BF	WILKINS 575 RPZ 1" REDUCED PRESSURE PRINCIPLE ASSEMBLY. SIZES 1/2", 3/4", 1", 1-1/4", 1-1/2", 2".	1
C	RAIN BIRD TM2-4-AUS 4 STATION 230V AUS MODEL. SUITABLE FOR INDOOR OR OUTDOOR INSTALLATIONS FACTORY-INSTALLED OUTDOOR-RATED POWER CORD. LNK WIFI READY	1
POC 1"	POINT OF CONNECTION 1 1/2" CONNECT TO EXISTING WATER STUB	1
———	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	190.9 L.F.
— — — —	IRRIGATION MAINLINE: PVC SCHEDULE 40	178.2 L.F.
========	PIPE SLEEVE: PVC SCHEDULE 40	58.0 L.F.



CRITICAL ANALYSIS

Generated:	2024-07-24 18:13
P.O.C. NUMBER: 01	
Water Source Information:	CONNECT TO EXISTING WATER STUB
FLOW AVAILABLE	
Point of Connection Size:	1 1/2"
Flow Available	31.06 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	60 PSI
Pressure Available:	60 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	10.82 GPM
Flow Available at POC:	31.06 GPM
Residual Flow Available:	20.24 GPM
Design Pressure:	20 PSI
Friction Loss:	0.51 PSI
Fittings Loss:	0 PSI
Elevation Loss:	0 PSI
Loss through Valve:	11.8 PSI
Pressure Req. at Critical Station:	32.5 PSI
Loss for Fittings:	0 PSI
Loss for Main Line:	5.33 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	14 PSI
Critical Station Pressure at POC:	51.7 PSI
Pressure Available:	60 PSI
Residual Pressure Available:	8.34 PSI

0 20 40 60 feet

SCALE: 1" = 20' ON A 24 X 36 SHEET

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SEAL

ZACHARY TAYLOR
#11997347-5301
STATE OF UTAH
7/24/2024

PROJECT

GARFF PROPERTY
667 W 4400 S, RIVERDALE, UT

ISSUE DRAWING LOG

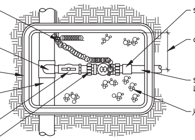
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IRRIGATION PLAN

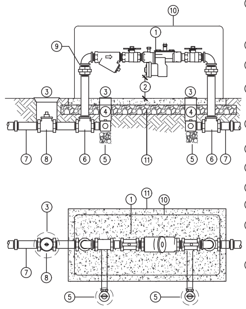
SHEET NO.

L102



1 VALVE ASSEMBLY

NTS



1. REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER ASSEMBLY (SEE IRRIGATION SCHEDULE)
2. 12" ABOVE FINISH GRADE
3. VALVE MARKERS
4. 2" SCHEDULE 40 PVC WITH 2-1/2" SCHEDULE 40 PVC ADJUSTABLE SLEEVE
5. DRAIN VALVES & SUMPS- SEE DRAIN VALVE DETAIL.
6. TEE
7. GALVANIZED NIPPLE 2'-0" LONG TO MAIN LINE
8. MAIN LINE ISOLATION VALVE
9. SET UNIONS ABOVE GRADE
10. STAINLESS STEEL ABOVE GROUND ENCLOSURE. SIZED TO MEET CITY AND LOCAL CODES.
11. 5" THICK REINFORCED FIBER CONCRETE PAD OVER 6" COMPACTED AGGREGATE BASE. SIZE PAD ACCORDING TO ABOVE GROUND ENCLOSURE RECOMMENDATION.

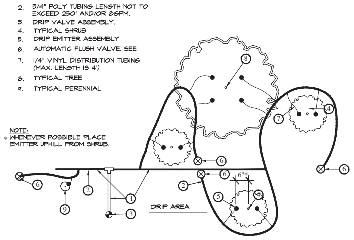
2 BACKFLOW PREVENTER ASSEMBLY

NTS

LEGEND

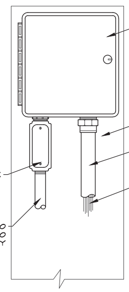
1. SCH. 40 PVC. LATERAL
2. 3/4" POLY TUBING LENGTH NOT TO EXCEED 250' AND/OR 8GPM.
3. DRIP VALVE ASSEMBLY.
4. TYPICAL SHRUB
5. DRIP EMITTER ASSEMBLY
6. AUTOMATIC FLUSH VALVE. SEE
7. 1/4" VINYL DISTRIBUTION TUBING (MAX. LENGTH IS 4')
8. TYPICAL TREE
9. TYPICAL PERENNIAL

NOTE:
* WHENEVER POSSIBLE PLACE EMITTER UPHILL FROM SHRUB.



3 TYPICAL DRIP EMITTER LAYOUT

NTS

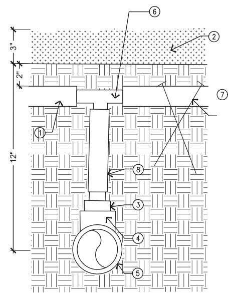


NOTE:

- BOTTOM OF CONTROLLER TO BE 48" MIN. ABOVE FINISH GRADE
- CONTROLLER TO MEET EPA'S WATERSENSE CRITERIA

4 IRRIGATION CONTROLLER-PEDESTAL MOUNT

NTS



1. DRIP TUBING
2. MULCH, AS SPECIFIED
3. THREADED MALE DRIP TUBING ADAPTER
4. SCH 40 PVC TEE
5. SCH 40 PVC PIPE. SIZE AS NOTED ON THE PLANS.
6. COMPATIBLE DRIP TUBING FITTING
7. 2 WIRE STAKES 2' O.C. MAX. ANGLED AND CROSSED ALL TUBING
8. BLANK TUBING

NOTES:
DRIP TUBING SHALL NOT BE PLACED ON THE SURFACE. IT SHALL BE PLACED 2" BELOW GRADE AS DETAILED. NO EXCEPTIONS.

5 DRIP TUBING CONNECTION

NTS

IRRIGATION NOTES

THE WATER SOURCE FOR THIS PROJECT IS PRESSURIZED IRRIGATION WATER. CONTRACTOR TO MAKE CONNECTIONS TO P.O.C'S AS SHOWN IN THE PLAN.

CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS WORKING ON SITE TO ENSURE PROPER INSTALLATION OF THE IRRIGATION SYSTEM IN RELATION TO SITE INFRASTRUCTURE.

UTILITIES DAMAGED DURING IRRIGATION SYSTEM INSTALLATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SATISFACTION AT THE INSTALLER'S EXPENSE. TAKE ALL NECESSARY PRECAUTION NOT TO DAMAGE OR DESTROY ANY EXISTING BURIED UTILITIES.

PIPE ROUTING ON THE PLAN IS DIAGRAMMATIC ONLY FOR CLARITY AND SHALL BE INTERPRETED AS SUCH. CONTRACTOR TO FIELD VERIFY DIMENSIONS PRIOR TO TRENCHING. THE LOCATION OF HEADS, VALVES, LINES AND SO FORTH ON THE DRAWINGS IS APPROXIMATE, AND THE ACTUAL PLACEMENT OF THESE ELEMENTS MAY NEED TO VARY SLIGHTLY IN THE FIELD FOR COVERAGE AND DISTRIBUTION UNIFORMITY.

THIS IRRIGATION SYSTEM HAS BEEN DESIGNED AT 60 PSI STATIC PRESSURE. BEFORE PERFORMING ANY IRRIGATION WORK, THE CONTRACTOR SHALL PERFORM A PRESSURE TEST ON THE SYSTEM. IF THE PRESSURE TEST REVEALS A LOWER STATIC PRESSURE THAN 60 PSI, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

MINIMUM COVERAGE IS INTENDED TO BE 100% OF THE TURF AREAS AS SHOWN ON THE LANDSCAPE PLAN. MODIFY THE EQUIPMENT LOCATIONS AS REQUIRED TO PREVENT INTERFERING WITH TREES OR UTILITIES TO ACHIEVE COMPLETE AND EVEN COVERAGE WITHOUT INCREASING FEEDER LINE RUNS TO THE EXTENT POSSIBLE.

NO HEAD SPACING SHALL EVER EXCEED THE MANUFACTURER'S RECOMMENDED MAXIMUM SPACING. HEAD PLACEMENT SHALL BE EQUALLY SPACED BETWEEN TWO FIXED EDGES OF AN IRRIGATED AREA AS SHOWN ON THE PLAN.

CONTROL VALVE BOXES SHALL BE PLACED ADJACENT TO HARDSCAPE AREAS (CURBING/SIDEWALKS) WHERE POSSIBLE, TO ALLOW FOR ACCESS WITHOUT BEING SPRAYED.

SET HEAD HEIGHT ADJACENT TO PAVING OR CURBS 1/4" BELOW THE EDGE OF THE PAVEMENT SURFACE. MINIMIZE OVER SPRAY BY USING THE ADJUSTMENT SCREWS OR FEATURES IN EACH HEAD OR NOZZLE AS NEEDED.

PIPES SHALL BE PLACED PARALLEL TO WALKS AND DRIVES IN THE ADJACENT PLANTING AREAS, RATHER THAN UNDER THE PAVEMENT. ANY RE-ROUTING OF PIPE WHICH IMPACTS FLOW RATES, PRESSURE LOSS, OR VOLUMES MAY RESULT IN A NEED FOR RE-CALCULATION OF FRICTION LOSSES, AND PIPE SIZING BY THE CONTRACTOR, AND SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT.

REGULATE PRESSURE AT INDIVIDUAL CIRCUITS WITH PRESSURE REGULATING FEATURES ON EACH VALVE FOR OPTIMAL PRESSURE IF PRESSURE COMPENSATING FEATURES ARE NOT A PART OF THE SPRINKLER HEAD.

IMPROPERLY COMPACTED TRENCHES WHICH SETTLE AND CAUSE DAMAGE TO SOD OR OTHER PLANT MATERIALS WILL BE PROMPTLY REPAIRED BY THE INSTALLER. IF OTHERS ARE REQUIRED TO REPAIR DAMAGES, THE COST TO DO SO WILL BE BACK CHARGED TO THE INSTALLER.

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, PREPARED BY LANDARC, LLC AND LANDARC LLC'S CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THIS INCLUDES DOCUMENTS IN ELECTRONIC FORM. LANDARC, LLC AND ITS CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. THE INSTRUMENTS OF SERVICE SHALL NOT BE USED BY THE OWNER FOR FUTURE ADDITIONS OR ALTERATIONS TO THIS PROJECT OR FOR OTHER PROJECTS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF LANDARC, LLC. ANY UNAUTHORIZED USE OF THE INSTRUMENTS OF SERVICE SHALL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY TO LANDARC, LLC AND LANDARC LLC'S CONSULTANTS. © 2024 LANDARC, LLC.

LANDARC
P.O. BOX 92
125 E. 100 N.
HEBER CITY, UT 84032
utlandarc@gmail.com
435.669.4414

SEAL

LICENSED LANDSCAPE ARCHITECT
ZACHARY TAYLOR
#11997347-5301
STATE OF UTAH

7/24/2024

PROJECT

GARFF PROPERTY
667 W 4400 S, RIVERDALE, UT

ISSUE DRAWING LOG

TITLE

DETAILS & NOTES

SHEET NO.

L103

Riverdale City

4600 So. Weber River Drive
Riverdale, Utah 84405

PLAN CORRECTIONS REPORT – SITE PLAN REVIEW #2

CASE NO: _____ DATE ISSUED: **August 2, 2024**

PROJECT NAME: **Garff Lot Site Plan**

PROJECT ADDRESS: **667 W 4400 S, RIVERDALE, UTAH (1.31 ACRES)**

PARCEL(S): **06-334-0002**

APPLICATION DATE: **May 28, 2024**

DESCRIPTION: **SITE PLAN – Offsite parking lot for Ken Garff Dealerships**

ARCHITECT: **LAND ARC (LANDSCAPE)** Phone: **435.669.4414**

ENGINEER: **HUNT DAY – T. HUNT** Phone: **801.664.4724**

OWNER: **GARFF PROPERTIES, LLC** Phone: **801.257.3135**

REVIEW PROCESS	STATUS	REVIEWER
Public Works	Requires Resubmittal	Shawn Douglas – sdouglas@riverdalecity.com
Engineering	Approved w/Conditions	Todd Freeman – toddf@cec-engineers.com
Community Development	Requires Resubmittal	Brandon Cooper – bcooper@riverdalecity.com
Fire	Approved	Jared Sholley – jsholley@riverdalecity.com

PUBLIC WORKS

DATE	COMMENTS	CORRECTIVE ACTION	STATUS
07/2/2024	Storm Water	Drainage system operation and maintenance plan approved and recorded with plat	Resolved
		The proposed connection is on a UDOT storm drain. A letter of approval from UDOT will be required	Resolved
		Storm water prevention plan for construction site including BMP's. All storm water inspections will need to be completed on Compliance Go.	Resolved
		Provide a garbage container YOU SHOW A CONSTRUCTION DUMPSTER ON C700 FOR SWPPP, AND YOU HAVE ADDED A NEW NOTE ON C200 SHOWING A TRASH ENCLOSURE. PLEASE PROVIDE AN ARCHITECTURAL DETAIL OF THE PERMANENT ENCLOSURE SHOWING DIMENSIONS AND MATERIALS	Not Resolved
		The existing east entrance will need to be blocked during construction	Resolved
		Notice of intent filed with state	Resolved
		Retention/Detention structure materials need to be shown. Weed	Resolved

		control barrier and large cobble type material should be considered	

DATE	COMMENTS	CORRECTIVE ACTION	STATUS
07/02/2024	Streets	Remove existing east approach. Replace curb/gutter/sidewalk	Resolved
06/10/2024	Culinary Water	Water meters need to be installed in the park strip or an approved location	Resolved
		Meter box design as per Riverdale City standards	Resolved
		Water meter line size and type of materials needs to be included	Resolved
		Backflow preventor location, type, and size	Resolved
		Provide irrigation/sprinkler system plan. Irrigation controller needs to be a smart controller CONTROLLER SHOWS AS AN AUSTRIALIAN 230 V UNIT – IS THIS CORRECT?	Not Resolved
		Provide water usage peak demands PLEASE SHOW DEMAND CALCULATION AS GALLONS PER DAY OR MONTH OR YEAR	Not Resolved
		Provide what water shares will be used to meet water requirements WATER SHARES WILL NEED TO BE PURCHASED OR TRANSFERRED TO THE CITY AT TIME OF CITY COUNCIL APPROVAL. THESE SHARES ARE EXPRESSED IN ACRE-FEET AND ARE A DERIVED FROM YOUR PEAK WATER DEMAND CALCULATIONS	Not Resolved

ENGINEERING

DATE	COMMENTS	CORRECTIVE ACTION	STATUS
06/10/2024	General Notes	Update all drawings to be current year and current month	Resolved
		On sheet C200 of the site plan, there is a call out for curb and gutter on the east side of the parking lot. Will curb and gutter be placed around the entire parking lot?	Resolved
		Where is the water meter going to be located and what size?	Resolved
		On sheet C600 Civil Details, the storm water calculations are using a different area for paving and landscaping than shown on other sheets. Please update accordingly and adjust storm water calculations	Resolved
		The overflow spillway appears to be at the location of the outfall box. As the water discharges, is there material or a path to control the overflow? The overflow appears that it will cross UDOT property and across the asphalt trail – if so, need approval from UDOT PLEASE RESOLVE AT OR BEFORE THE PRE-CONSTRUCTION MEETING PRIOR TO ANY WORK BEING DONE ON THE SITE	Not Resolved
		Sheet C700, SWPPP Exhibit, refers to Riverdale Apartments. Please update	Resolved

COMMUNITY DEVELOPMENT

DATE	COMMENTS	CORRECTIVE ACTION	STATUS
06/10/2024	General Notes	Parking lots for passenger automobiles is a conditional use in the C-3 zone. This will require Planning Commission and City Council approval WE WILL DO THIS WITH THE SITE PLAN	Not Resolved
		Please pay site plan review fee of $800	Resolved
		Show how landscape frontage relates to frontage of adjacent property to the west by indicating future design INCLUDED IMAGE IS HARD TO READ. PLEASE PROVIDE FULL SHEET FOR REVIEW	Not Resolved
		Show lot/parcel identification number for site and adjacent properties on sheets C100 and C200	Resolved
		Show electrical transformer in landscaped area on sheet L100 to indicate impact to layout, etc	Resolved
		Please provide soils report as indicated in General Notes 6.1	Resolved
		Sheet C200 shows the installation of new 8’ chain-link fencing with slates on the north side and east side. Maximum height is limited to 7’. Does this fence run the entire perimeter of the property? If so, please indicate. Please provide specification and color for slat material	Resolved
		Any fence over 6’, up to a maximum fence height of 7’, must have engineering provided by the installation contractor or supplier WE WILL NEED THE ENGINEERING AT OR BEFORE THE PRE-CONSTRUCTION MEETING PRIOR TO ANY WORK BEING DONE ON THE SITE	Not Resolved
		Please show in plans access easement to billboard sign PLEASE HAVE THIS WORKED OUT PRIOR TO PRE-CONSTRUCTION OR ANY WORK ON THE SITE	Not Resolved

FIRE

DATE	COMMENTS	CORRECTIVE ACTION	STATUS

RIVERDALE CITY
PLANNING COMMISSION AGENDA
August 13, 2024

AGENDA ITEM: E4

SUBJECT: **Consideration of Coleman Vu Estates Subdivision Plat Approval Extension request for a six-month period to February 15, 2025, Coleman Vu Estates PRUD Subdivision located at approximately 5368 S. 1050 W, Riverdale UT, as requested by Goldcrest Homes LLC.**

PRESENTER: Brandon Cooper, Community Development

INFORMATION: a. PC Transmittal – Coleman Vu

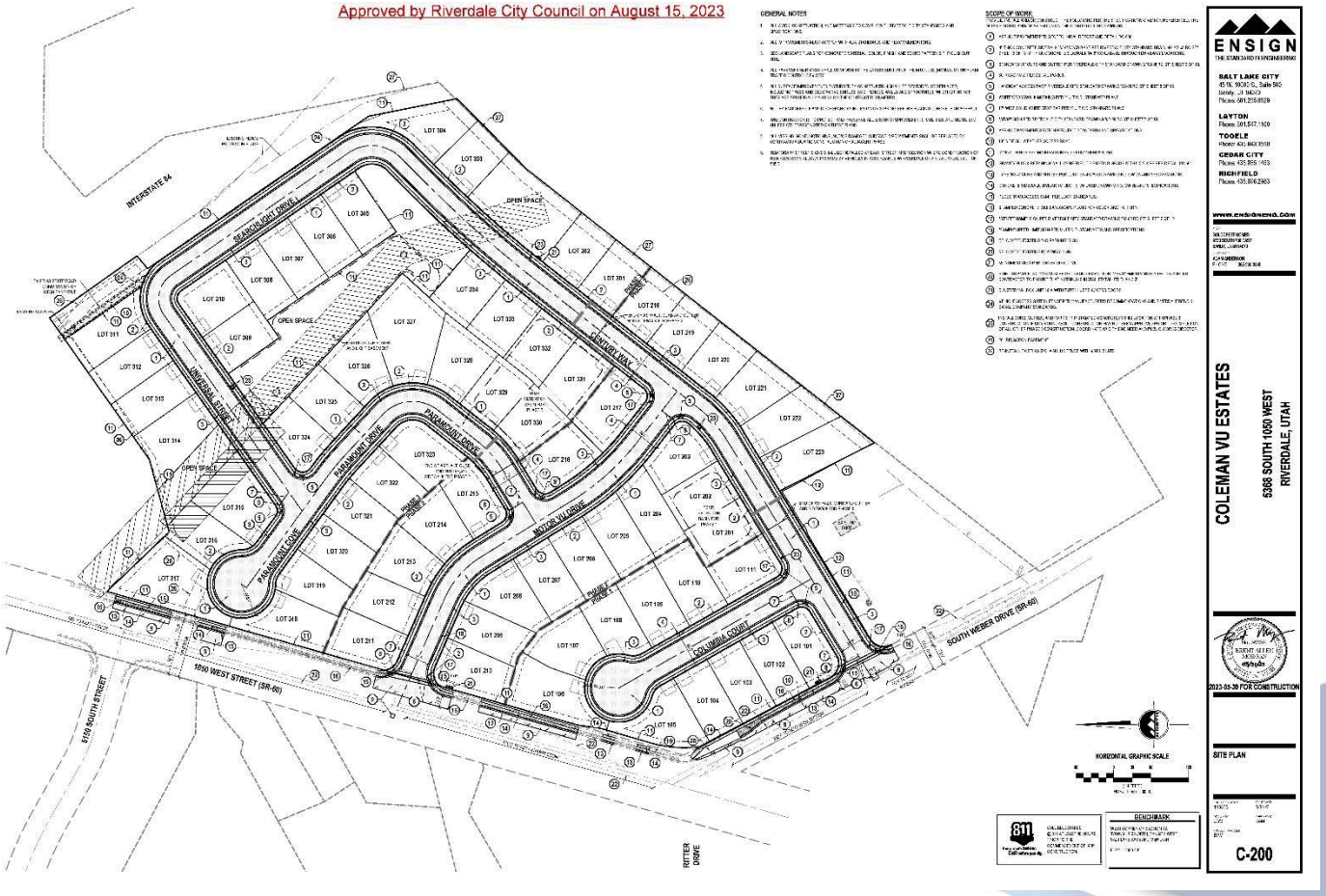
BACK TO AGENDA

TRANSMITTAL

Body:	Planning Commission
Topic:	Coleman Vu Estates – 5368 S. 1050 W.
	Subdivision Plat Approval Extension Request
Department:	Community Development
Director:	Brandon Cooper
Staff/Presenter:	Brandon Cooper
Contact:	bcooper@riverdalecity.com

Executive Summary

On August 15, 2023, the Riverdale City Council granted Final Subdivision plat approval to Goldcrest Homes for the Coleman Vu Estate project located at 5368 S 1050 W (see below).



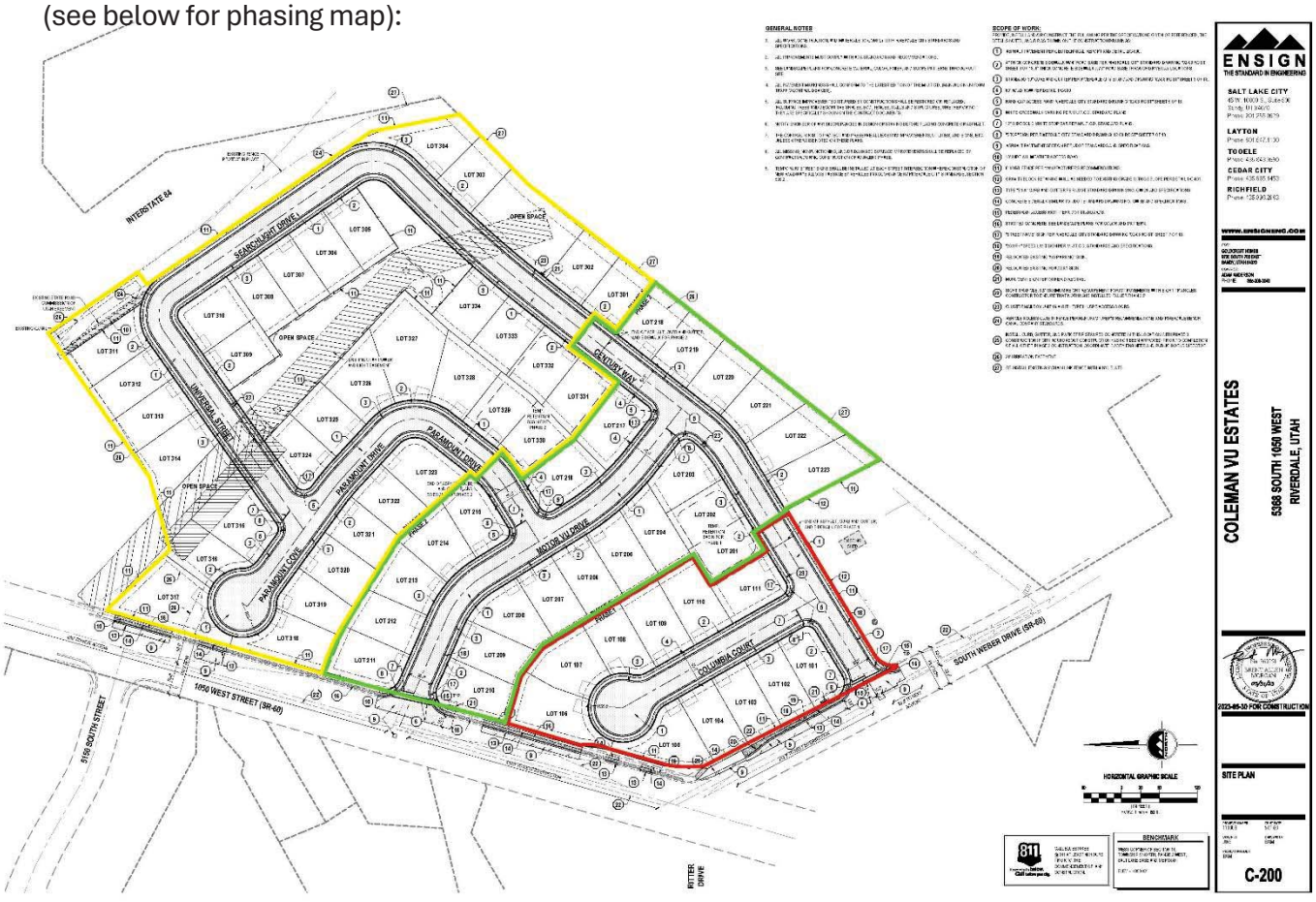
TRANSMITTAL

Riverdale City Code **10-21-7.D** states that:

1. *The approval of a final subdivision application shall be effective for a period of one year from the date the final subdivision application is approved by the city council, at the end of which time the final subdivision plat shall have been recorded in the office of the Weber County recorder.*

2. If the approved final subdivision plat is not recorded within the one year period of date of approval, and the planning commission has not extended the approval of a final subdivision plat, the final subdivision approval shall be void and any vested rights thereunder will be lost, whereupon the planning commission may require that a new subdivision plat be submitted and approval obtained pursuant to this section. A written request may be submitted to the planning commission prior to expiration of the final subdivision plat for an extension of up to six (6) months. The planning commission can grant such an extension where good cause can be shown. Once the application has expired, in order to reintroduce the proposed subdivision development, the applicant(s) must submit a new application with all applicable fees. (Ord. 881, 7-20-2016)

Goldcrest Homes has elected to construct the subdivision in phases, as per the original approval (see below for phasing map):



Plan

Construction on phases 1 and 2 commenced in **July 2024** (outlined in red and green). Completion of phase 1 and 2 improvements is scheduled to be completed by **October 2024,** wherein the developer would record the phase 1 plat and seek building permits for new home construction. Construction on phase 3 (outlined in yellow) improvements is scheduled to commence in Spring 2025 with completion anticipated by Fall 2025.

Goldcrest Homes is requesting from the Planning Commission an extension of the August 15, 2023 approval to February 15, 2025 (6-months), due to the following reasons:

- Enormous increase in interest rates for financing and construction loans as well as additional financing requirements
- Significant cost increases to basic construction materials, causing the project to undergo additional cost analysis
- Minor design changes to create a more aesthetically pleasing project, while also reducing construction costs
- Reduction in available liquidity for capital investors to participate in the Project
- Contract negotiations and extensions related to the Development Agreement and Water Dedication

Notwithstanding this request, because the project is being developed in phases and the final subdivision plat approval was given for all phases at once, it is anticipated that the developer would seek an additional extension of the final plat for phase 3.

Requested Timeline:

Planning Commission Meeting – August 13, 2024

Potential Actions:

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

1) a motion **granting** an extension to February 15, 2025 pursuant to RCC 10-21-7.D
2) a motion **denying** an extension pursuant to RCC 10-21-7.D and requiring that a new plat be submitted for approval
3) a motion to **table** the matter to a later date

Staff Recommendation

Based on the extension request from Goldcrest Homes, it is found that good cause has been shown for the delays in the project. Additionally, there are no major proposed changes to the previously approved plat. Staff recommends that the Planning Commission approve the request for an extension subject to RCC 10-21-7.D.

Attachments

Developer Request Email
City Council Minutes – August 15, 2023
Approved Final Plat
Phasing Plan

Entitlement Extension Inquiry - Coleman Vu Estates Phases 1, 2, & 3

TF

Thatiam Falls <thatiam@goldcresthomes.com>
To Brandon Cooper

Reply | Reply All | Forward

Wed 7/10/2024 4:21 PM

Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Good afternoon Brandon,

I hope this email finds you well. As discussed on our phone call this afternoon, I believe our entitlements on our plats for phases 1, 2, & 3 are getting close to expiring. Seeing that this is the case I'd like to request on behalf of Goldcrest Homes an entitlement extension for our plats for phases 1, 2, & 3 for our Coleman Vu Estates subdivision. I do believe that the extension will be for 6 months, which we believe will be adequate time to complete the horizontal improvements on phases 1 & 2 of the subidvision, and we can repeat this process as needed until we complete the horizontal improvements for phase 3 of the subdivision.

Please let me know if there are any following steps that we'll need to take for our extension. We're very excited for this development to continue forward and I'll be sure to keep you updated as large milestones are met.

Thank you again for your assistance in this matter and for helping us get our development to this point.

Best regards,
Thatiam Falls

--

Thatiam Falls
Land Acquisitions & Development
Phone | 801.712.5654 | Thatiam@goldcresthomes.com
9730 South 700 East Suite #100
Sandy, UT 84070
www.goldcresthomes.com

The linked image cannot be displayed. The file may have been moved, renamed, or deleted. Verify that the link points to the correct file and location.

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, August 15, 2023, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:	City Council:	Braden Mitchell, Mayor Alan Arnold, Councilmember Bart Stevens, Councilmember Steve Hilton, Councilmember Anne Hansen, Councilmember Karina Merrill, Councilmember
	City Employees:	Steve Brooks, City Administrator/Attorney Scott Brenkman, Police Chief Michelle Marigoni, City Recorder
	Visitors:	Becky Taylor

A. Welcome & Roll Call

The City Council meeting began at 6:00 p.m. Mayor Mitchell called the meeting to order and welcomed all in attendance, including all Council Members and all members of the public.

B. Pledge of Allegiance

Mayor Mitchell invited Chief Brenkman to lead the Pledge of Allegiance.

C. Invocation

Mayor Mitchell invited Anne Hansen to offer the invocation.

D. Public Comment

Mayor Mitchell 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, noting no action will be taken during public comment.

Becky Taylor, a lifetime resident of Riverdale, had expressed frustration to Mayor Mitchell about the general appearance of the city. She wanted to do something to help the city, as throughout the years it had gotten worse. She spoke about code enforcement. She wanted to launch a city beautification initiative, with a clear definition of what it should look like with timelines, etc. and advertised in schools, churches, and the newsletter. She challenged councilmembers to go through the neighborhoods and see how bad it is. There are people who would be willing to improve their lots but may not be able to, so other residents could help. The cleanup starting could inspire others to clean up their yards.

E. Presentations and Reports

1. Mayor's Report

There will be a monthly meeting about the Three Gates Trail, which will follow the old rail line. The state has a large budget for the project.

The sewer board went through truth in taxation and will raise rates. It should only cause an increase of approximately one dollar per month.

Mayor Mitchell has been speaking to residents about a farmer's market. He has spoken to Rich Taylor at the Community Center, and it will most likely be handled through the special event process.

2. Mosquito Abatement presentation – Councilmember Stevens

3. City Administration Report

a. Department Reports July
b. August Anniversaries Employee Recognition
- Dean Gallegos 28 years
- Norm Farrell 25 years
- Bart Poll 25 years
- Neil Amidan 10 years

c. Staffing Authorization Plans
d. Community Development Report

There were no new updates on the road closure at 1500 West.

F. Consent Items

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

Mayor Mitchell invited any corrections or comments regarding the above referenced meeting minutes. There were none.

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

G. Action Items

Item 2, closed session, was moved to the beginning of the meeting. Items 1a and 1b were addressed after the closed session.

Present for closed session: Mayor Mitchell, Steve Brooks, Councilors Arnold, Stevens, Hilton, Hansen and Merrill, Michelle Marigoni.

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

MOTION: Councilor Arnold moved to adjourn to a closed session.
SECOND: Councilor Merrill

Unanimous in favor. Closed session began at 6:52 pm.

MOTION: Councilor Merrill moved to adjourn the closed session and reopen the meeting.
SECOND: Councilor Hilton

Unanimous in favor. Council meeting reopened at 7:18 pm

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

Mr. Brooks noted there was some further information received.

MOTION: Councilor Merrill moved to un-table Ordinance #964 regarding a proposed Final Subdivision and Site Plan request for Coleman Vu Estates PRUD Subdivision located at approximately 5368 South 1050 West, as requested by Goldcrest Homes LLC.
SECOND: Councilor Hilton

ROLL CALL VOTE:	Councilor Hilton:	Yes
	Councilor Hansen:	Yes
	Councilor Stevens:	No
	Councilor Arnold:	No
	Councilor Merrill:	Yes

Motion passes 3 to 2, item un-tabled.

Mr. Brooks noted there was a small amount of further information received, including a traffic study for 1050 West. There may be an option for a subdivision amendment at a later date, however UDOT is not changing their stance on the accesses. UDOT did not allow three access points as requested by the developer. The proposed access near Utah Military Academy was removed by UDOT.

Chief Brenkman and Shawn Douglas both observed the area at different times and are comfortable with the access points from public safety and public works stances. Mr. Brooks said from a legal standpoint, a decision needs to be made. Mr. Brooks asked Council to make a serious consideration and provide findings.

Councilor Merrill asked if the observation was done during school or if it was in the summer, as the concerns were aimed at school traffic. Mr. Brooks said it was not during school, but the traffic study took this into consideration. She also

asked for clarification on the locations of the roads. The power poles would need to be moved for another option to be feasible.

Councilor Arnold said UDOT was responsible for the no left-hand turn situation throughout Layton, which was not successful. He said the developers would lose three lots to move the access but are unwilling to give up any profits.

Mayor Mitchell reiterated that their hands are tied, and hoped the developers would continue to negotiate with UDOT in good faith and do all they could to provide the best product.

Councilor Arnold said there could be a road near the power poles if they really wanted to do it.

MOTION: Councilor Merrill moved to approve Ordinance #964 regarding a proposed Final Subdivision and Site Plan request for Coleman Vu Estates PRUD Subdivision located at approximately 5368 South 1050 West, as requested by Goldcrest Homes LLC.
SECOND: Councilor Hilton

Councilor Hansen said she didn't think the Council was incorrect in tabling this item previously. Tabling an item to make sure the residents are safe and that it's in the best interest of the city is the proper thing to do. The information needed to move forward is available.

ROLL CALL VOTE:	Councilor Merrill:	Yes
	Councilor Arnold:	Yes
	Councilor Hansen:	Yes
	Councilor Hilton:	Yes
	Councilor Stevens:	Yes

Motion passes unanimously.

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

This item was discussed before item 1a. Mr. Brooks briefly described the PRUD request.

MOTION: Councilor Merrill moved to un-table Resolution #2023-19 regarding a proposed Planned Residential Unit Development (PRUD) Overlay request applied to the Coleman Vu Estates PRUD Subdivision at approximately 5368 South 1050 West, Riverdale Utah 84405, as requested by Goldcrest Homes LLC.
SECOND: Councilor Hansen

Mr. Arnold noted there is pending litigation on this matter, which notes specific council members. He suggested there may not be a quorum of members who are not under pressure to pass the item and that it should not be discussed.

ROLL CALL VOTE:	Councilor Merrill:	Yes
	Councilor Arnold:	No
	Councilor Stevens:	No
	Councilor Hansen:	Yes
	Councilor Hilton:	Yes

Motion passes 3 to 2, item un-tabled.

MOTION: Councilor Hilton moved to approve Resolution #2023-19 regarding a proposed Planned Residential Unit Development (PRUD) Overlay request applied to the Coleman Vu Estates PRUD Subdivision at approximately 5368 South 1050 West, Riverdale Utah 84405, as requested by Goldcrest Homes LLC.
SECOND: Councilor Hansen

ROLL CALL VOTE:	Councilor Stevens:	Yes
	Councilor Arnold:	Abstained
	Councilor Merrill:	Yes
	Councilor Hansen:	Yes

Councilor Hilton: Yes

Motion passes 4 in favor with 1 abstained.

H. Comments

City Staff:

Mr. Brooks updated Council on the Lesley's lot. There was some mowing done, but their mower belt broke. They had a track hoe in there and disconnected the water. The transformer needs to be moved before the power can be taken out.

- The flag on 700 West and 4400 South and another damaged flag have been replaced.
- A couple of seniors came to look at the financial records for the senior center.
- The hedge was trimmed at 4600 South.
- The resident who spoke about the code being outdated on gun laws has been working with the city on updates.
- Sept 9th day of service, October 30th city clean up.
- Tesla is tentatively planning to begin construction on September 5th.
- Interviews for Police Chief August 16th.

Mayor:

- Mayor Mitchell praised Mr. Brooks for addressing minor issues consistently as they come up.
- The street lights have been being replaced at a rapid rate.

I. Training- Strategic Planning

There was not time for this item.

J. Adjournment

MOTION: Having no further business to discuss, Councilmember Hilton moved to adjourn. The motion was seconded by Councilmember Hansen all voted in favor. The meeting was adjourned at 7:52 p.m.

Date Approved: 9/5/2023

Approved by Riverdale City Council on August 15, 2023

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

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

FOR CONSTRUCTION
DATE PRINTED MAY 31, 2023

INDEX OF DRAWINGS

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2-2	PHASE 3 SUBDIVISION PLAT
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C-100	DEMOLITION PLAN
C-200	SITE PLAN
C-300	GRADING AND DRAINAGE PLAN
C-400	UTILITY PLAN
C-500	EROSION CONTROL PLAN
PP-0	PLAN AND PROFILE KEY MAP
PP-1	PLAN AND PROFILE CENTURY WAY
PP-2	PLAN AND PROFILE CENTURY WAY
PP-3	PLAN AND PROFILE CENTURY WAY / SEARCHLIGHT DRIVE
PP-4	PLAN AND PROFILE UNIVERSAL STREET
PP-5	PLAN AND PROFILE MOTOR VU DRIVE
PP-6	PLAN AND PROFILE MOTOR VU DRIVE
PP-7	PLAN AND PROFILE COLUMBIA COURT
PP-8	PLAN AND PROFILE PARAMOUNT COVE / PARAMOUNT DRIVE
PP-9	PLAN AND PROFILE PARAMOUNT DRIVE
C-600	DETAILS

NOTICE TO CONTRACTOR

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

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

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

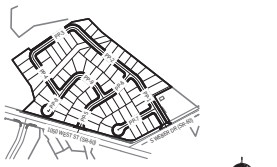
NOTICE TO DEVELOPER/ CONTRACTOR

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

UTILITY DISCLAIMER

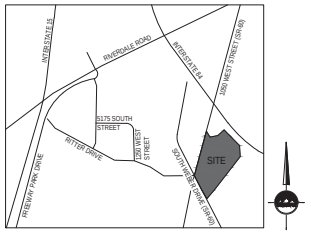
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE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

KEY MAP



NO SCALE

VICINITY MAP



NO SCALE

GENERAL NOTES

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

ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

COLEMAN VU ESTATES
5368 SOUTH 1050 WEST
RIVERDALE, UTAH

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

2023-05-30 FOR CONSTRUCTION

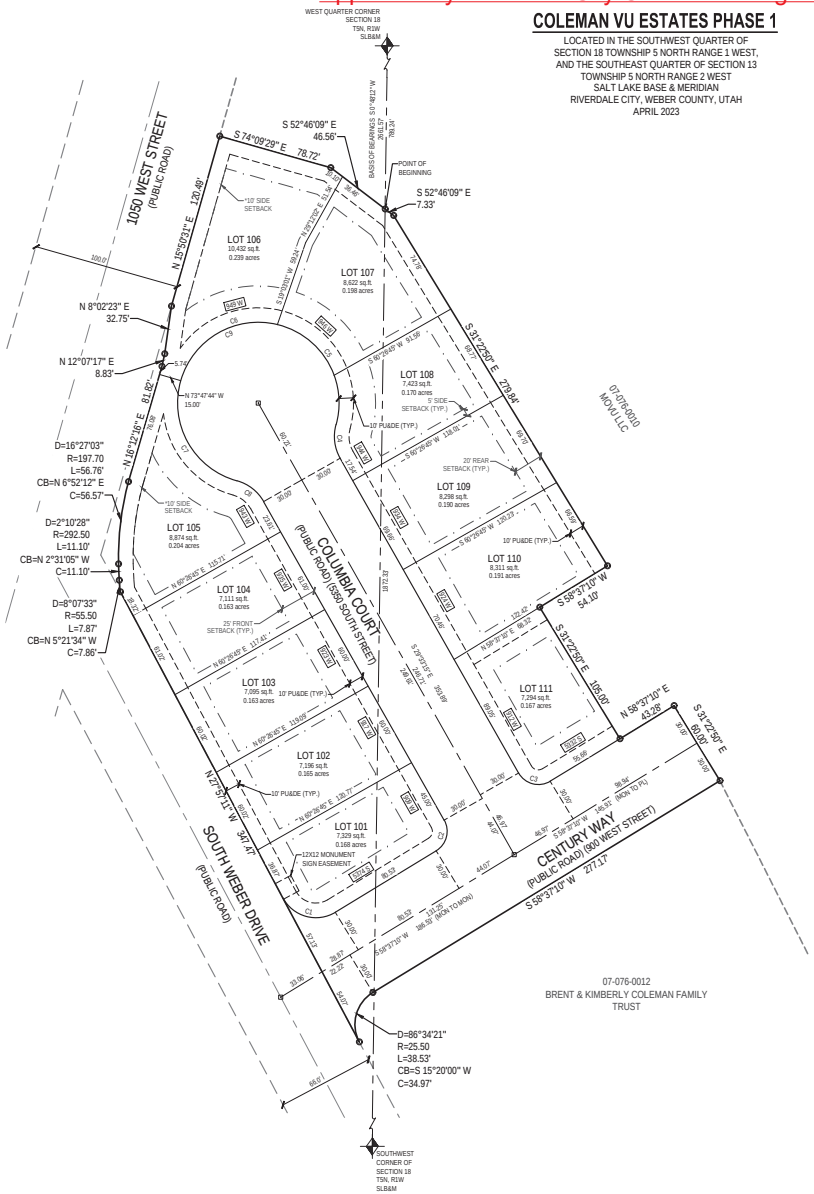
COVER

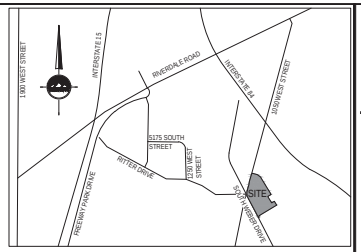
PROJECT NUMBER	PRINT DATE
11330B	5/31/23
DRAWN BY	CHECKED BY
JWS	BAM
PROJECT MANAGER	
BAM	

Approved by Riverdale City Council on August 15, 2023

COLEMAN VU ESTATES PHASE 1

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





VICINITY MAP
NO SCALE
RIVERDALE CITY, WEBER COUNTY, UTAH

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

NOTES

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

LEGEND

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

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

SURVEYOR'S CERTIFICATE

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

PLAT NARRATIVE

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

BOUNDARY DESCRIPTION

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

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

South 52°46'09" East 7.33 feet;
thence South 31°22'59" East 279.84 feet;
thence South 58°37'10" West 54.10 feet;
thence South 31°22'59" East 105.00 feet;
thence North 58°37'10" East 43.26 feet;
thence South 31°22'59" East 60.00 feet;
thence South 58°37'10" West 277.17 feet;

thence southwesterly 38.53 feet along the arc of a 25.50-foot radius curve to the left (center bears South 31°22'59" East and the chord bears South 15°20'00" West 34.97 feet with a central angle of 86°34'21") to the northerly Right-of-Way line of South Weber Drive;

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

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

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

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

Date

Trent R. Williams, PLS
License No. 8034679

OWNER'S DEDICATION

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

COLEMAN VU ESTATES PHASE 1

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

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

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

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

By:

INDIVIDUAL ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

COLEMAN VU ESTATES PHASE 1

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

WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER

BY _____
DEPUTY RECORDER

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

ENSIGN
LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNENG.COM

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

EASEMENT APPROVAL

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

CITY ATTORNEY'S APPROVAL

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

RIVERDALE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

CHAIRMAN, RIVERDALE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

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

RIVERDALE CITY ENGINEER DATE

CITY COUNCIL APPROVAL

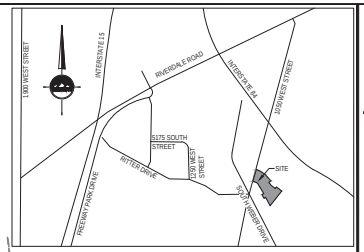
APPROVED THIS _____ DAY OF _____, 20_____
BY THE RIVERDALE CITY COUNCIL

CITY RECORDER CITY MAYOR

Approved by Riverdale City Council on August 15, 2023

COLEMAN VU ESTATES PHASE 2

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



VICINITY MAP
NO SCALE
RIVERDALE CITY, WEBER COUNTY, UTAH

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

SURVEYOR'S CERTIFICATE

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

PLAT NARRATIVE

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

BOUNDARY DESCRIPTION

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

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

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

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

thence South 58°18'37" West 2.72 feet;
thence South 37°11'14" East 104.91 feet;
thence North 45°20'54" East 1.51 feet;
thence South 51°49'48" East 111.78 feet;
thence North 38°10'12" East 51.91 feet;
thence South 51°49'48" East 160.00 feet to the westerly boundary line of Schneiter's Riverside Golf Club as described in that Quit-Claim Deed recorded as Entry No. 1271967, in the Office of the Weber County Recorder;
thence South 38°10'12" West 454.38 feet along said westerly boundary line;
thence North 26°56'18" West 169.34 feet;
thence North 31°22'50" West 60.00 feet;
thence North 58°37'10" East 43.28 feet;
thence North 31°22'50" West 105.00 feet;
thence North 58°37'10" East 5.10 feet;
thence North 31°22'50" West 279.84 feet;
thence North 74°09'29" West 76.72 feet;
thence North 52°46'09" West 53.89 feet;
thence North 15°50'31" East 301.79 feet along said easterly Right-of-Way Line of 1050 West Street;
thence South 66°27'00" East 38.16 feet to the Point of Beginning.

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

Date

Trent R. Williams, PLS
License No. 8034679

OWNER'S DEDICATION

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

COLEMAN VU ESTATES PHASE 2

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

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

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

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

By:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Weber } S.S.

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

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

NOTES

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

LEGEND

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

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

ENSIGN
LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
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TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

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

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

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

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

CITY COUNCIL APPROVAL
APPROVED THIS _____ DAY OF _____ 20_____
BY THE RIVERDALE CITY COUNCIL
CITY RECORDER CITY MAYOR

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

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

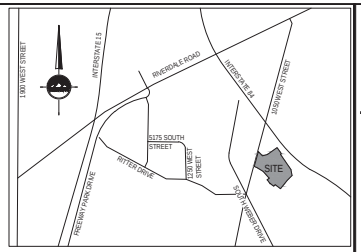
COLEMAN VU ESTATES PHASE 2

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

Approved by Riverdale City Council on August 15, 2023

COLEMAN VU ESTATES PHASE 3

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



VICINITY MAP
NO SCALE
RIVERDALE CITY, WEBER COUNTY, UTAH

SURVEYOR'S CERTIFICATE

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

PLAT NARRATIVE

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

BOUNDARY DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NOTES

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

IRRIGATION EASEMENT

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

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

Contains 9,212 Square Feet or 0.211 Acres

LEGEND

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

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

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

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

Date

Trent R. Williams, PLS
License No. 8034679

OWNER'S DEDICATION

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

COLEMAN VU ESTATES PHASE 3

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

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

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

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

By:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

COLEMAN VU ESTATES PHASE 3

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

WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER

BY _____
DEPUTY RECORDER

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919 North 400 West
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Phone: 435.896.2983

WWW.ENSIGNENG.COM

EASEMENT APPROVAL

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

CITY ATTORNEY'S APPROVAL

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

RIVERDALE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

CHAIRMAN, RIVERDALE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

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

RIVERDALE CITY ENGINEER DATE

CITY COUNCIL APPROVAL

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

CITY RECORDER CITY MAYOR

SHEET 1 OF 2

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

Approved by Riverdale City Council on August 15, 2023

COLEMAN VU ESTATES PHASE 3

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



COLEMAN VU ESTATES PHASE 3

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

WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER

BY _____
DEPUTY RECORDER

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LAYTON
919 North 400 West
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Fax: 801.593.6315

WWW.ENSIGNENG.COM

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

SHEET 2 OF 2

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

Approved by Riverdale City Council on August 15, 2023

GENERAL NOTES

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

UTILITY NOTES

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

TRAFFIC CONTROL AND SAFETY NOTES

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

DEMOLITION NOTES

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

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM RIVERDALE CITY.
16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

UDOT NOTES

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

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION	EXIST	EXISTING	NO	NUMBER	SAN SWR	SANITARY SEWER
AR	ACCESSIBLE ROUTE	FF	FINISH FLOOR	OC	ON CENTER	SD	STORM DRAIN
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	FG	FINISH GRADE	OCEW	ON CENTER EACH WAY	SEC	SECONDARY
AWWA	AMERICAN WATER WORKS ASSOCIATION	FH	FIRE HYDRANT	OHP	OVERHEAD POWER	SS	SANITARY SEWER
BOS	BOTTOM OF STEP	FL	FLOW LINE OR FLANGE	PC	POINT OF CURVATURE OR PRESSURE CLASS	STA	STATION
BVC	BEGIN VERTICAL CURVE	GB	GRADE BREAK	PCC	POINT OF COMPOUND CURVATURE	SW	SIDEWALK
C	CURVE	GF	GARAGE FLOOR	PI	POINT OF INTERSECTION	SWL	SECONDARY WATER LINE
CB	CATCH BASIN	GV	GATE VALVE	PIP	PLASTIC IRRIGATION PIPE	TBC	TOP BACK OF CURB
CF	CURB FACE OR CUBIC FEET	HC	HANDICAP	PIV	POST INDICATOR VALVE	TOG	TOP OF GRATE
CO	CLEAN OUT	HP	HIGH POINT	PL	PROPERTY LINE	TOA	TOP OF ASPHALT
COMM	COMMUNICATION	IRR	IRRIGATION	PRC	POINT OF REVERSE CURVATURE	TOC	TOP OF CONCRETE
CONC	CONCRETE	K	RATE OF VERTICAL CURVATURE	PRO	PROPOSED	TOF	TOP OF FOUNDATION
CONT	CONTINUOUS	LD	LAND DRAIN	PT	POINT OF TANGENCY	TOW	TOP OF WALL
DIA	DIAMETER	LF	LINEAR FEET	PVC	POINT OF VERTICAL CURVATURE	TOS	TOP OF STEP
DIP	DUCTILE IRON PIPE	LP	LOW POINT	PVI	POINT OF VERTICAL INTERSECTION	TYP	TYPICAL
ELEC	ELECTRICAL	MH	MANHOLE	PVT	POINT OF VERTICAL TANGENCY	VC	VERTICAL CURVE
ELEV	ELEVATION	MIN	MINIMUM	R	RADIUS	WIV	WALL INDICATOR VALVE
EOA	EDGE OF ASPHALT	MJ	MECHANICAL JOINT	RD	ROOF DRAIN	WL	WATER LINE
EVC	END OF VERTICAL CURVE	NG	NATURAL GROUND	ROW	RIGHT OF WAY		
EW	EACH WAY	NIC	NOT IN CONTRACT	S	SLOPE		

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

SECTION CORNER	EXISTING EDGE OF ASPHALT
EXISTING MONUMENT	PROPOSED EDGE OF ASPHALT
PROPOSED MONUMENT	EXISTING STRIPING
EXISTING REBAR AND CAP	PROPOSED STRIPING
SET ENSIGN REBAR AND CAP	EXISTING FENCE
EXISTING WATER METER	PROPOSED FENCE
PROPOSED WATER METER	EXISTING FLOW LINE
EXISTING WATER MANHOLE	PROPOSED FLOW LINE
PROPOSED WATER MANHOLE	GRADE BREAK
EXISTING WATER BOX	EXISTING STORM DRAIN LINE
EXISTING WATER VALVE	PROPOSED STORM DRAIN LINE
PROPOSED WATER VALVE	ROOF DRAIN LINE
EXISTING FIRE HYDRANT	CATCHMENTS
PROPOSED FIRE HYDRANT	HIGHWATER LINE
PROPOSED FIRE DEPARTMENT CONNECTION	EXISTING SANITARY SEWER
EXISTING SECONDARY WATER VALVE	PROPOSED SANITARY SEWER LINE
PROPOSED SECONDARY WATER VALVE	PROPOSED SAN. SWR. SERVICE LINE
EXISTING IRRIGATION BOX	EXISTING LAND DRAIN LINE
EXISTING IRRIGATION VALVE	PROPOSED LAND DRAIN LINE
PROPOSED IRRIGATION VALVE	PROPOSED LAND DRAIN SERVICE LINE
EXISTING SANITARY SEWER MANHOLE	EXISTING CULINARY WATER LINE
PROPOSED SANITARY SEWER MANHOLE	PROPOSED CULINARY WATER LINE
EXISTING SANITARY CLEAN OUT	PROPOSED CULINARY WATER SERVICE LINE
EXISTING STORM DRAIN CLEAN OUT BOX	EXISTING SECONDARY WATER LINE
PROPOSED STORM DRAIN CLEAN OUT BOX	PROPOSED SECONDARY WATER LINE
EXISTING STORM DRAIN INLET BOX	PROPOSED SEC. WATER SERVICE LINE
EXISTING STORM DRAIN CATCH BASIN	EXISTING IRRIGATION LINE
PROPOSED STORM DRAIN CATCH BASIN	PROPOSED IRRIGATION LINE
EXISTING STORM DRAIN COMBO BOX	EXISTING OVERHEAD POWER LINE
PROPOSED STORM DRAIN COMBO BOX	EXISTING ELECTRICAL LINE
EXISTING STORM DRAIN CLEAN OUT	EXISTING GAS LINE
EXISTING STORM DRAIN CULVERT	EXISTING TELEPHONE LINE
PROPOSED STORM DRAIN CULVERT	ACCESSIBLE ROUTE
TEMPORARY SAG INLET PROTECTION	SAW CUT LINE
TEMPORARY IN-LINE INLET PROTECTION	STRAW WATTLE
ROOF DRAIN	TEMPORARY BERM
EXISTING ELECTRICAL MANHOLE	TEMPORARY SILT FENCE
EXISTING ELECTRICAL BOX	LIMITS OF DISTURBANCE
EXISTING TRANSFORMER	EXISTING WALL
EXISTING UTILITY POLE	PROPOSED WALL
EXISTING LIGHT	EXISTING CONTOURS
PROPOSED LIGHT	PROPOSED CONTOURS
EXISTING GAS METER	BUILDABLE AREA WITHIN SETBACKS
EXISTING GAS MANHOLE	PUBLIC DRAINAGE EASEMENT
EXISTING GAS VALVE	EXISTING ASPHALT TO BE REMOVED
EXISTING TELEPHONE MANHOLE	PROPOSED ASPHALT
EXISTING TELEPHONE BOX	EXISTING CURB AND GUTTER
EXISTING TRAFFIC SIGNAL BOX	PROPOSED CURB AND GUTTER
EXISTING CABLE BOX	PROPOSED REVERSE PAN CURB AND GUTTER
EXISTING BOLLARD	TRANSITION TO REVERSE PAN CURB
PROPOSED BOLLARD	CONCRETE TO BE REMOVED
EXISTING SIGN	EXISTING CONCRETE
PROPOSED SIGN	PROPOSED CONCRETE
EXISTING SPOT ELEVATION	BUILDING TO BE REMOVED
PROPOSED SPOT ELEVATION	EXISTING BUILDING
EXISTING FLOW DIRECTION	PROPOSED BUILDING
EXISTING TREE	
DENSE VEGETATION	

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

ENSIGN
THE STANDARD IN ENGINEERING

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CONTACT:
ADAM ANDERSON
PHONE: 385-200-0040

COLEMAN VU ESTATES
5368 SOUTH 1050 WEST
RIVERDALE, UTAH

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

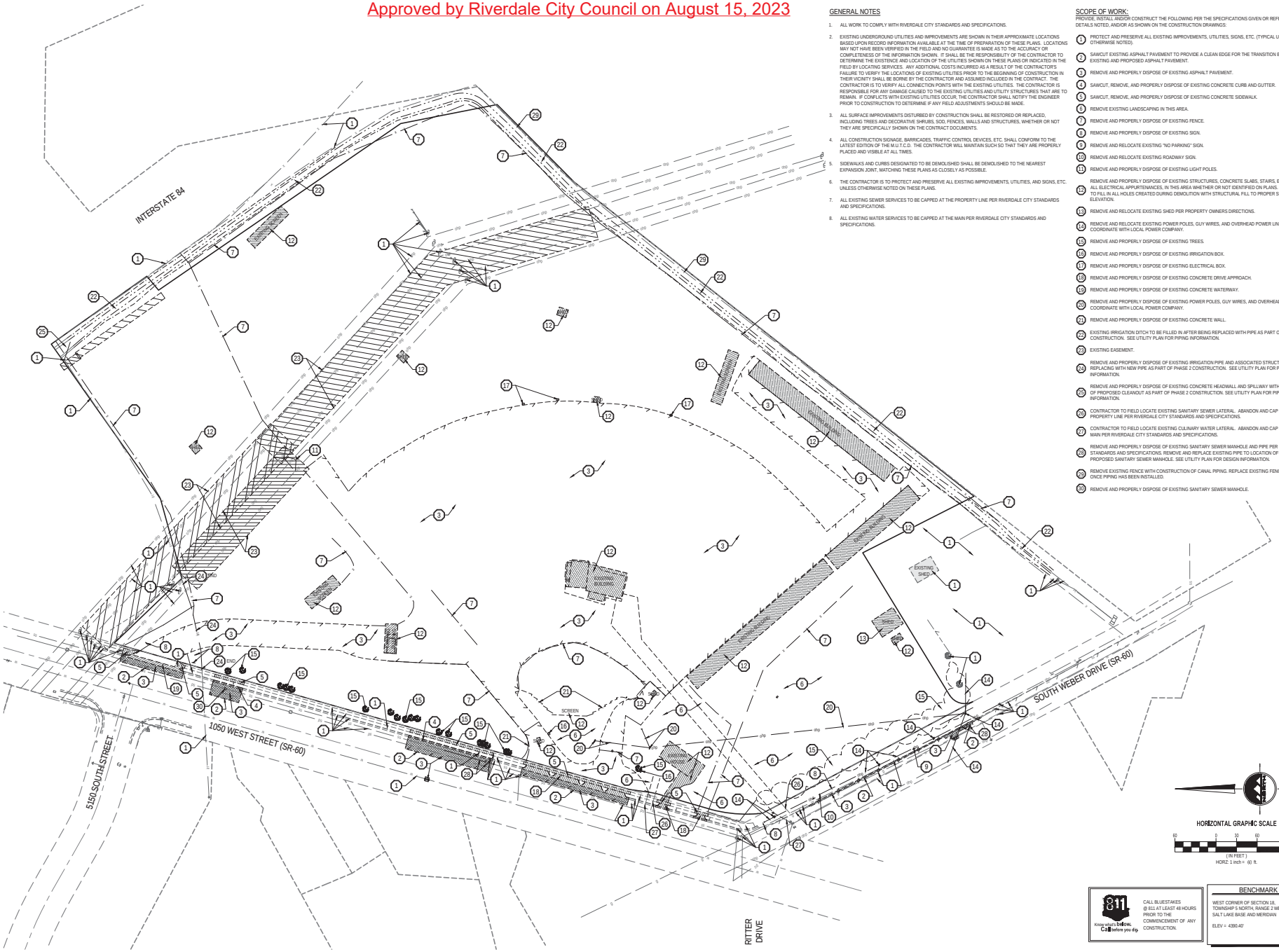
2023-05-30 FOR CONSTRUCTION

GENERAL NOTES

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

C-001

Approved by Riverdale City Council on August 15, 2023



GENERAL NOTES

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

SCOPE OF WORK:

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

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

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)

HORZ: 1 inch = 60 ft.

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

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

BENCHMARK

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

ELEV = 4390.40'

ENSIGN
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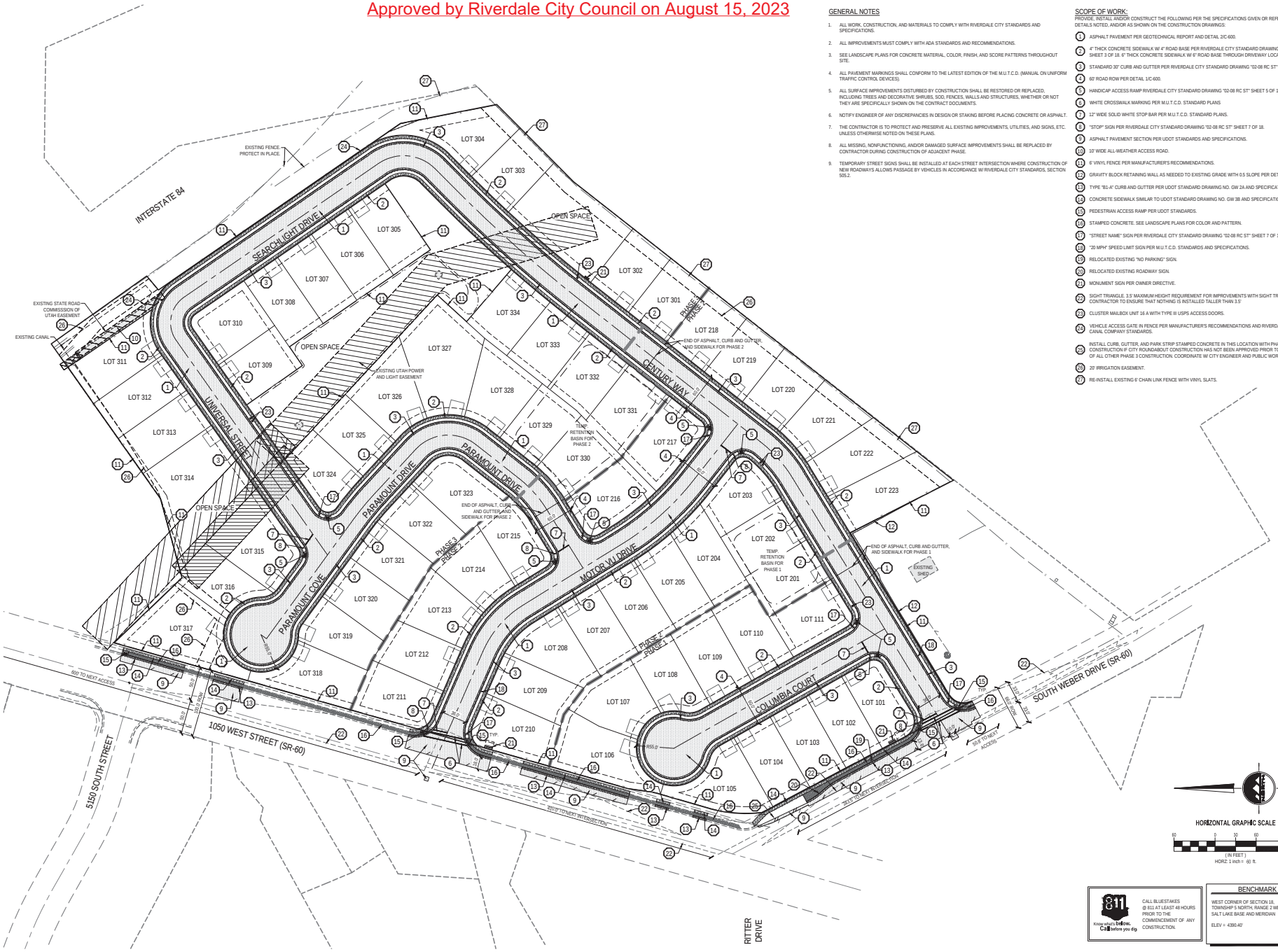
2023-05-30 FOR CONSTRUCTION

DEMOLITION PLAN

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

C-100

Approved by Riverdale City Council on August 15, 2023



GENERAL NOTES

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

SCOPE OF WORK:

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

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

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

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BENCHMARK

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

ELEV = 4390.40'

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LICENSED PROFESSIONAL ENGINEER
No. 362051
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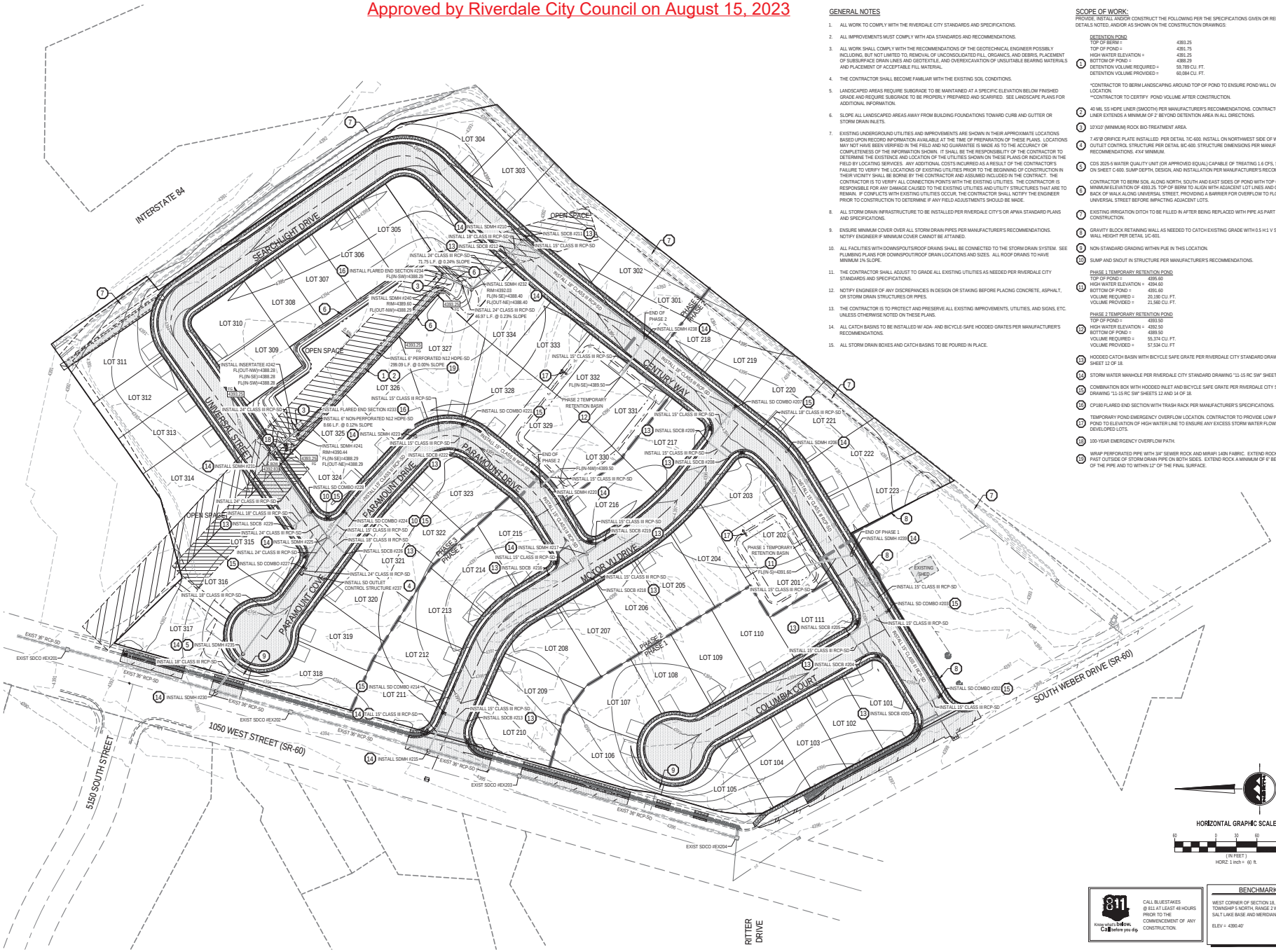
2023-05-30 FOR CONSTRUCTION

SITE PLAN

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

C-200

Approved by Riverdale City Council on August 15, 2023



GENERAL NOTES

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

SCOPE OF WORK:

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

1. DETENTION POND
   TOP OF BERM = 4393.25
   TOP OF POND = 4391.75
   HIGH WATER ELEVATION = 4391.25
   BOTTOM OF POND = 4388.29
   DETENTION VOLUME REQUIRED = 59,789 CU. FT.
   DETENTION VOLUME PROVIDED = 60,084 CU. FT.
   *CONTRACTOR TO BERM LANDSCAPING AROUND TOP OF POND TO ENSURE POND WILL OVERFLOW IN NOTED LOCATION.
   **CONTRACTOR TO CERTIFY POND VOLUME AFTER CONSTRUCTION.
2. 40 MIL SS HDPE LINER (SMOOTH) PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO ENSURE LINER EXTENDS A MINIMUM OF 2' BEYOND DETENTION AREA IN ALL DIRECTIONS.
3. 10'X10' (MINIMUM) ROCK BIO-TREATMENT AREA.
4. 7.45"Ø ORIFICE PLATE INSTALLED PER DETAIL 7/C-600. INSTALL ON NORTHWEST SIDE OF WEIR WALL OF THE OUTLET CONTROL STRUCTURE PER DETAIL 8/C-600. STRUCTURE DIMENSIONS PER MANUFACTURER'S RECOMMENDATIONS. 4'X4' MINIMUM.
5. CDS 2025-5 WATER QUALITY UNIT (OR APPROVED EQUAL) CAPABLE OF TREATING 1.6 CFS, SIMILAR TO DETAIL ON SHEET C-600. SUMP DEPTH, DESIGN, AND INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS.
6. CONTRACTOR TO BERM SOIL ALONG NORTH, SOUTH AND EAST SIDES OF POND WITH TOP OF BERM AT A MINIMUM ELEVATION OF 4393.25. TOP OF BERM TO ALIGN WITH ADJACENT LOT LINES AND CONTINUE TO BACK OF WALK ALONG UNIVERSAL STREET. PROVIDING A BARRIER FOR OVERFLOW TO FLOW OVER-LAND TO UNIVERSAL STREET BEFORE IMPACTING ADJACENT LOTS.
7. EXISTING IRRIGATION DITCH TO BE FILLED IN AFTER BEING REPLACED WITH PIPE AS PART OF PHASE 2 CONSTRUCTION.
8. GRAVITY BLOCK RETAINING WALL AS NEEDED TO CATCH EXISTING GRADE WITH 0.5 H:1 V SLOPE. 8' MAXIMUM WALL HEIGHT PER DETAIL 1/C-601.
9. NON-STANDARD GRADING WITHIN PUE IN THIS LOCATION.
10. SUMP AND SNOUT IN STRUCTURE PER MANUFACTURER'S RECOMMENDATIONS.
11. PHASE 1 TEMPORARY RETENTION POND
    TOP OF POND = 4395.60
    HIGH WATER ELEVATION = 4394.60
    BOTTOM OF POND = 4391.60
    VOLUME REQUIRED = 20,186 CU. FT.
    VOLUME PROVIDED = 21,560 CU. FT.
12. PHASE 2 TEMPORARY RETENTION POND
    TOP OF POND = 4393.50
    HIGH WATER ELEVATION = 4392.50
    BOTTOM OF POND = 4389.50
    VOLUME REQUIRED = 55,374 CU. FT.
    VOLUME PROVIDED = 57,534 CU. FT
13. HOODED CATCH BASIN WITH BICYCLE SAFE GRATE PER RIVERDALE CITY STANDARD DRAWING "11-15 RC SW" SHEET 12 OF 18.
14. STORM WATER MANHOLE PER RIVERDALE CITY STANDARD DRAWING "11-15 RC SW" SHEET 11 OF 18.
15. COMBINATION BOX WITH HOODED INLET AND BICYCLE SAFE GRATE PER RIVERDALE CITY STANDARD DRAWING "11-15 RC SW" SHEETS 12 AND 14 OF 18.
16. CP180 FLARED END SECTION WITH TRASH RACK PER MANUFACTURER'S SPECIFICATIONS.
17. TEMPORARY POND EMERGENCY OVERFLOW LOCATION. CONTRACTOR TO PROVIDE LOW POINT IN TOP OF POND TO ELEVATION OF HIGH WATER LINE TO ENSURE ANY EXCESS STORM WATER FLOWS AWAY FROM DEVELOPED LOTS.
18. 100-YEAR EMERGENCY OVERFLOW PATH.
19. WRAP PERFORATED PIPE WITH 3/4" SEWER ROCK AND MIRAFI 140N FABRIC. EXTEND ROCK A MINIMUM OF 6" PAST OUTSIDE OF STORM DRAIN PIPE ON BOTH SIDES. EXTEND ROCK A MINIMUM OF 6" BELOW THE BOTTOM OF THE PIPE AND TO WITHIN 12" OF THE FINAL SURFACE.

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

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BENCHMARK
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05/31/23
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2023-05-30 FOR CONSTRUCTION

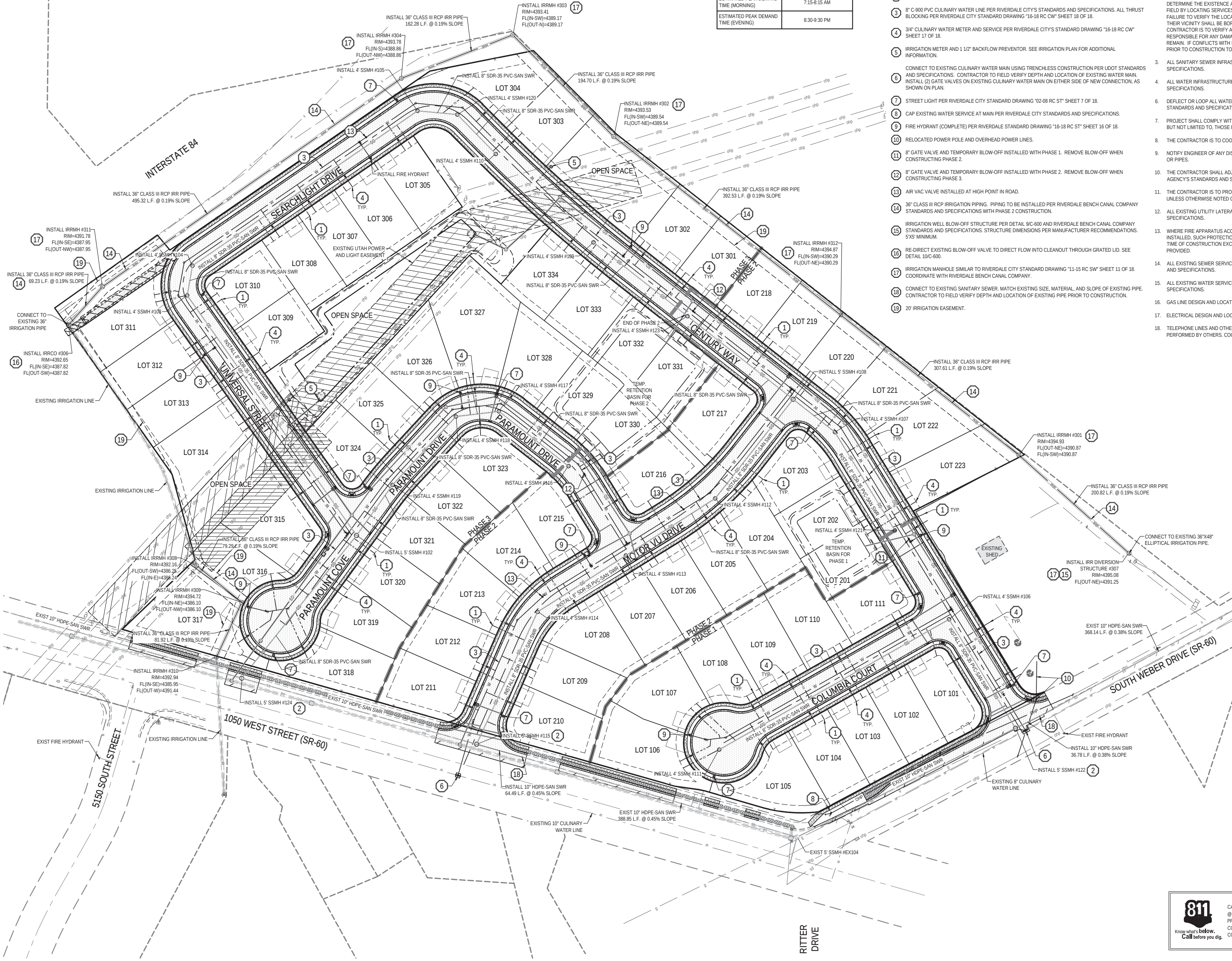
GRADING AND DRAINAGE PLAN

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

C-300

Approved by Riverdale City Council on August 15, 2023

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



SCOPE OF WORK:

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

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

GENERAL NOTES

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

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
HORZ: 1 inch = 60 ft.

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

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

BENCHMARK

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

ELEV = 4390.40'

ENSIGN
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COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

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

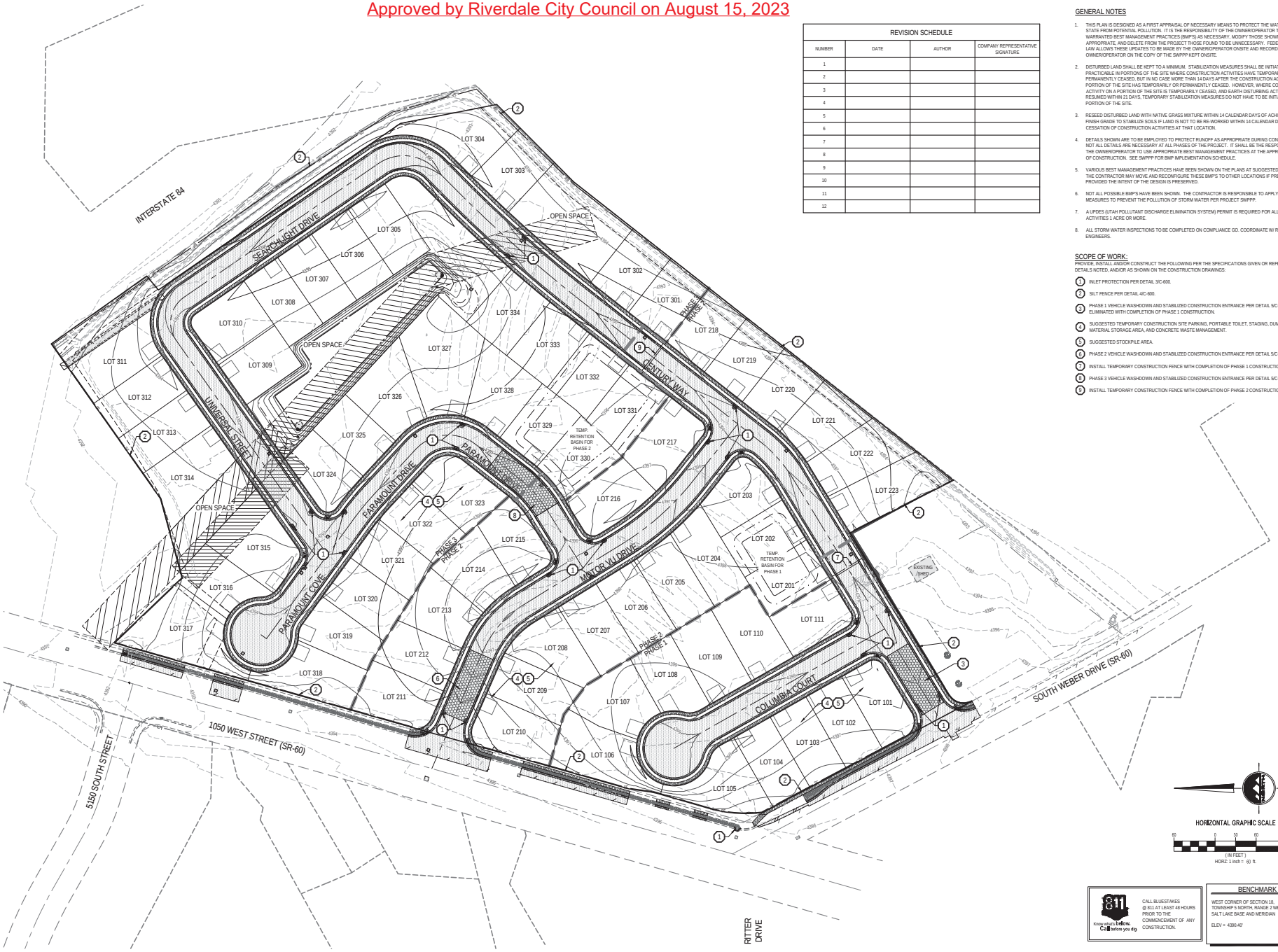
2023-05-30 FOR CONSTRUCTION

UTILITY PLAN

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

C-400

Approved by Riverdale City Council on August 15, 2023



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

GENERAL NOTES

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

SCOPE OF WORK:

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

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

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)

HORZ: 1 inch = 60 ft.

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

BENCHMARK

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

ELEV = 4390.40'

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COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

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

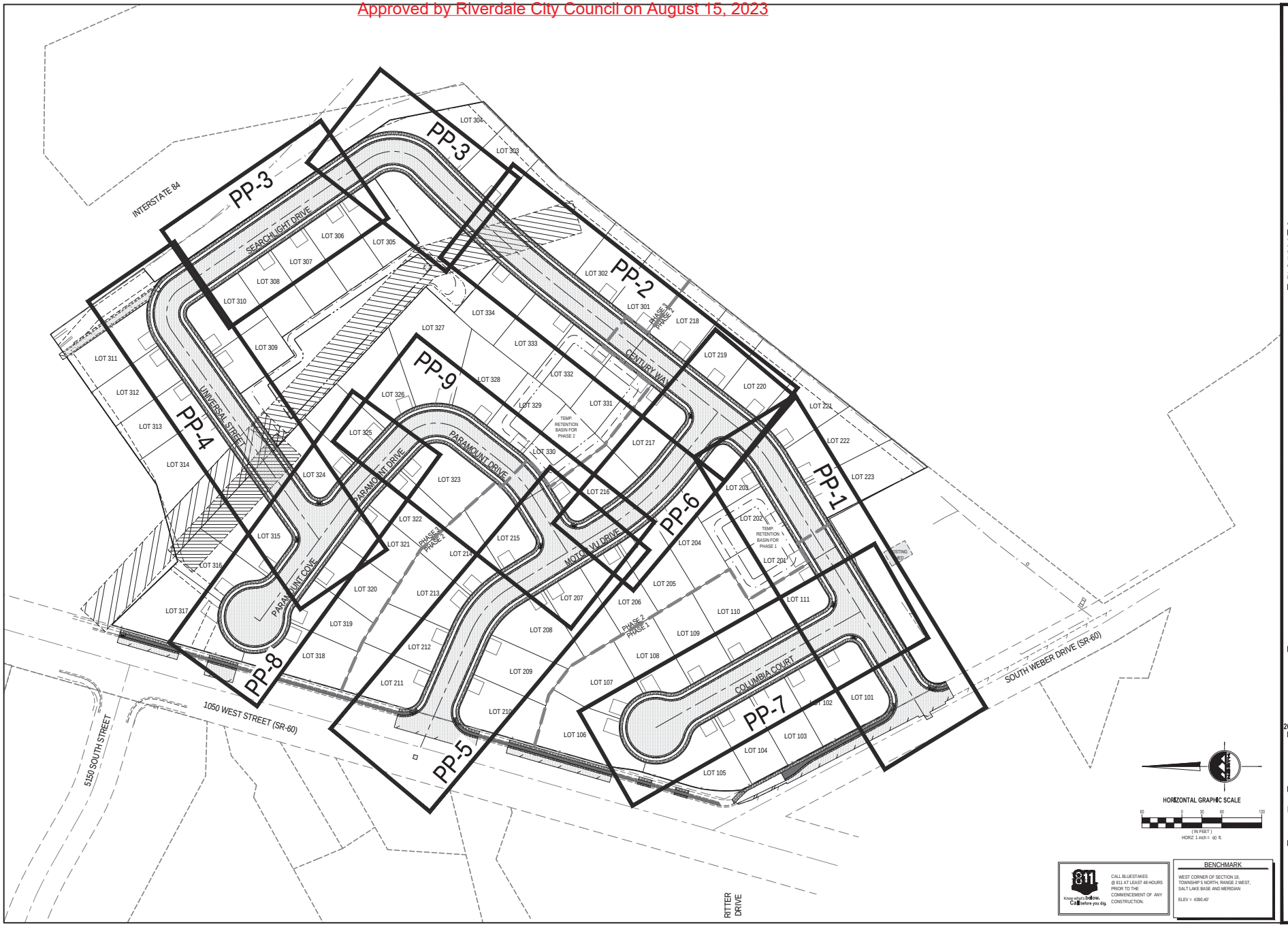
2023-05-30 FOR CONSTRUCTION

EROSION CONTROL PLAN

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

C-500

Approved by Riverdale City Council on August 15, 2023



HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)

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

2023-05-30 FOR CONSTRUCTION

PLAN AND PROFILE KEY MAP

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

PP-0

Approved by Riverdale City Council on August 15, 2023

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ELEV = 4390.40'

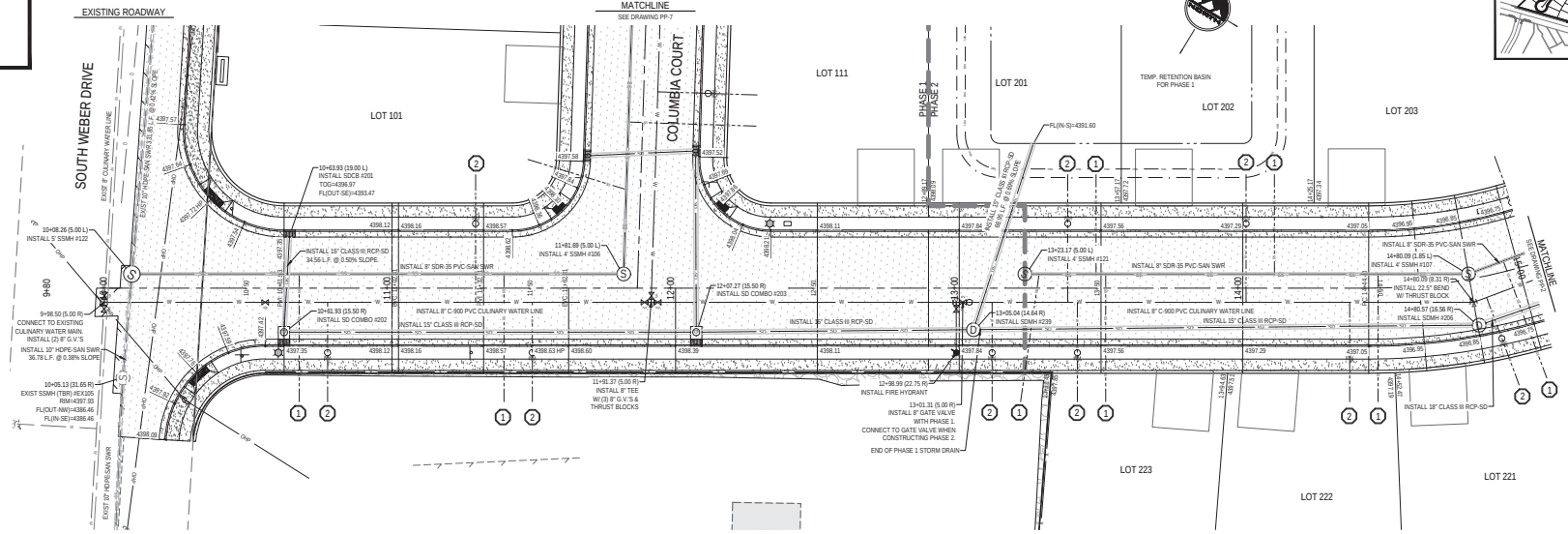
SCOPE OF WORK:

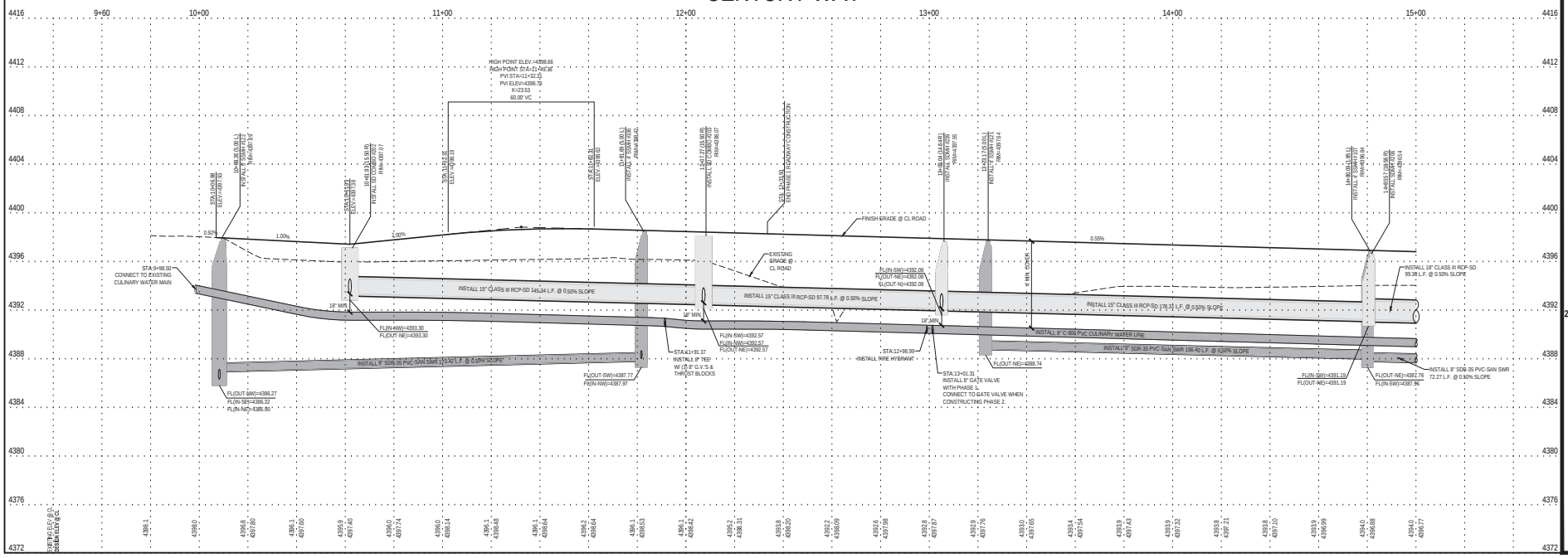
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 4" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING, PER RIVERDALE CITY'S STANDARDS AND SPECIFICATIONS.
2. 1" CULINARY WATER METER AND SERVICE PER RIVERDALE CITY'S STANDARDS AND SPECIFICATIONS.
3. SUMP AND SNOUT IN STRUCTURE PER MANUFACTURER'S RECOMMENDATIONS.

HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.

KEY MAP
NOT TO SCALE





ENSIGN
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RIVERDALE, UTAH

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

2023-05-30 FOR CONSTRUCTION

PLAN AND PROFILE CENTURY WAY

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

PP-1

Approved by Riverdale City Council on August 15, 2023

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BENCHMARK

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

ELEV = 4390.40'

SCOPE OF WORK:

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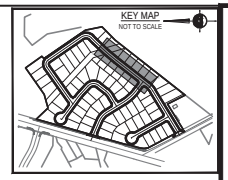
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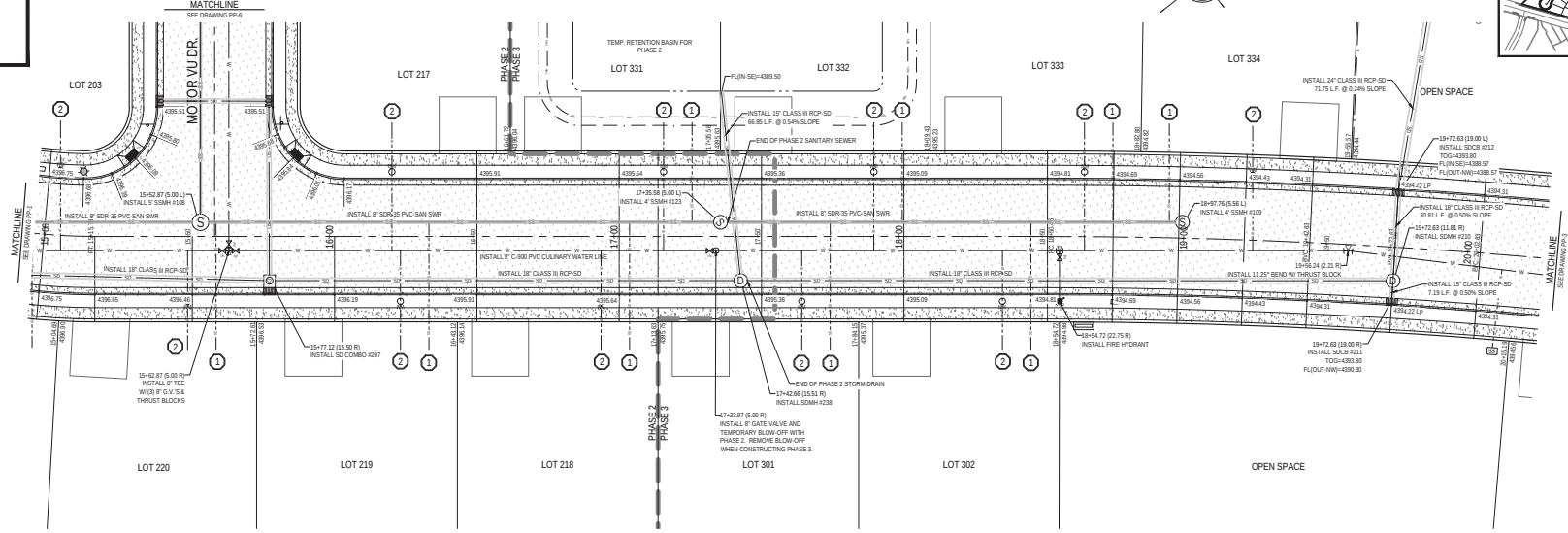
HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

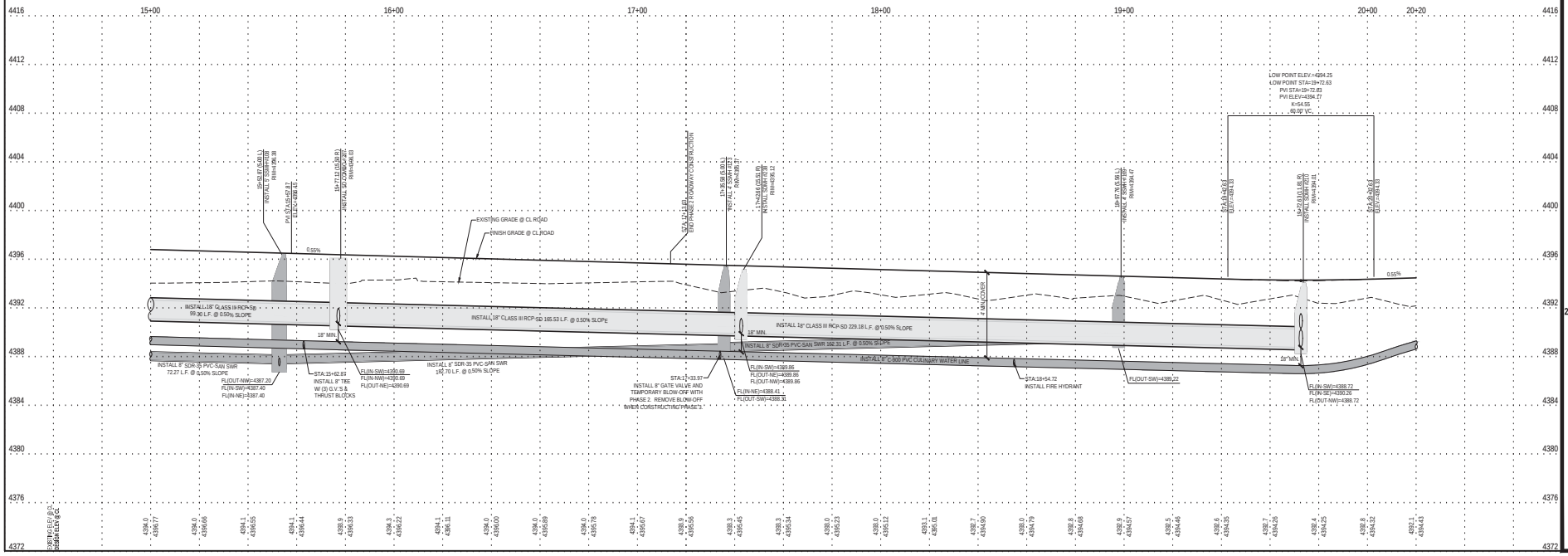
(IN FEET)
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.

KEY MAP
NOT TO SCALE





CENTURY WAY



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

2023-05-30 FOR CONSTRUCTION

PLAN AND PROFILE
CENTURY WAY

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

PP-2

Approved by Riverdale City Council on August 15, 2023

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BENCHMARK

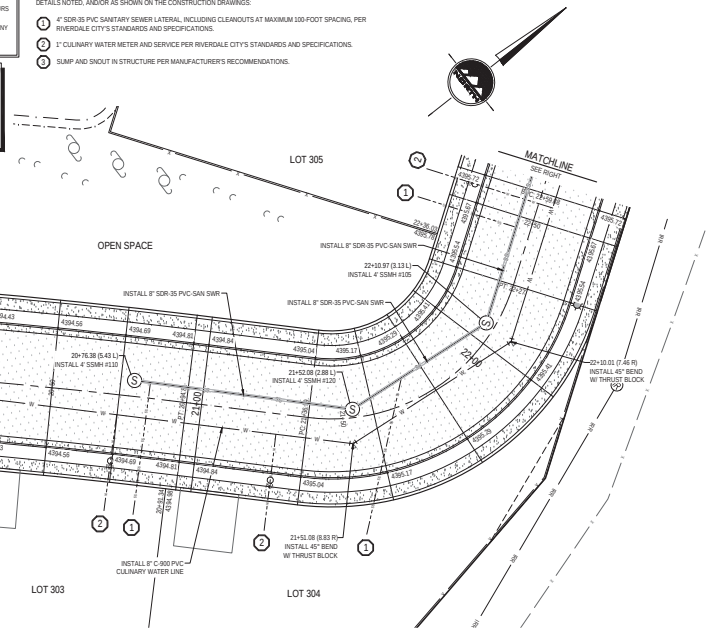
WEST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

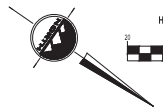
ELEV = 4390.40'

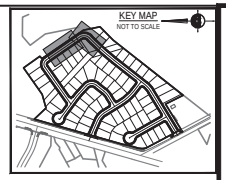
SCOPE OF WORK:

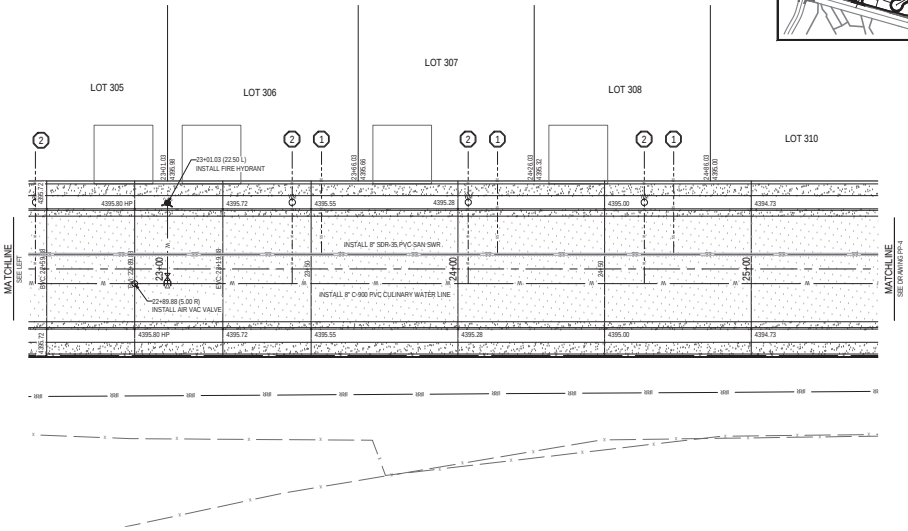
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2. 1" CULINARY WATER METER AND SERVICE PER RIVERDALE CITY'S STANDARDS AND SPECIFICATIONS.
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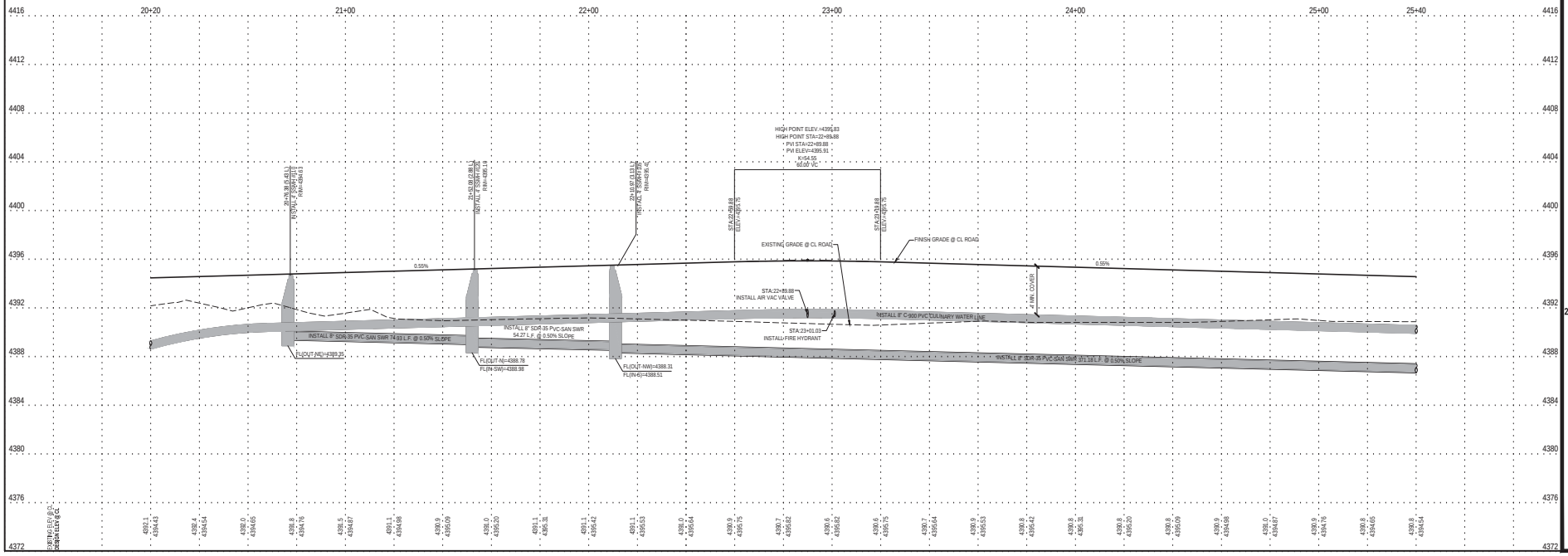








CENTURY WAY / SEARCHLIGHT DRIVE



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COLEMAN VU ESTATES

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RIVERDALE, UTAH

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

2023-05-30 FOR CONSTRUCTION

PLAN AND PROFILE
CENTURY WAY /
SEARCHLIGHT DRIVE

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

PP-3

Approved by Riverdale City Council on August 15, 2023

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

BENCHMARK

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

ELEV = 4390.40'

SCOPE OF WORK:

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

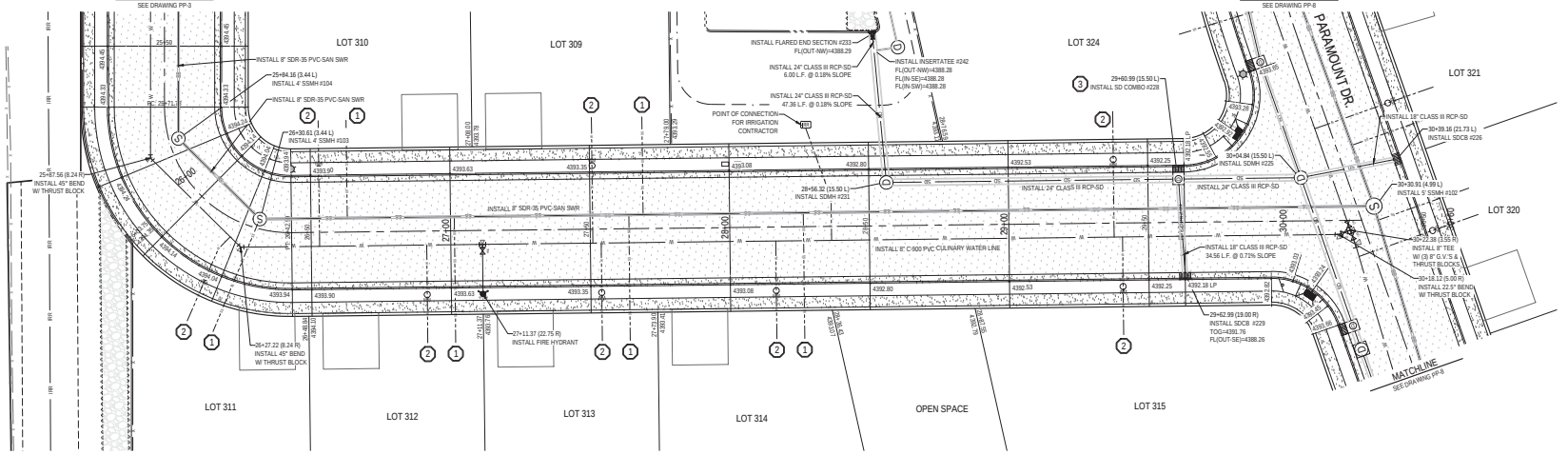
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2. 1" CULINARY WATER METER AND SERVICE PER RIVERDALE CITY'S STANDARDS AND SPECIFICATIONS.
3. SUMP AND SNOUT IN STRUCTURE PER MANUFACTURER'S RECOMMENDATIONS.

HORIZONTAL GRAPHIC SCALE

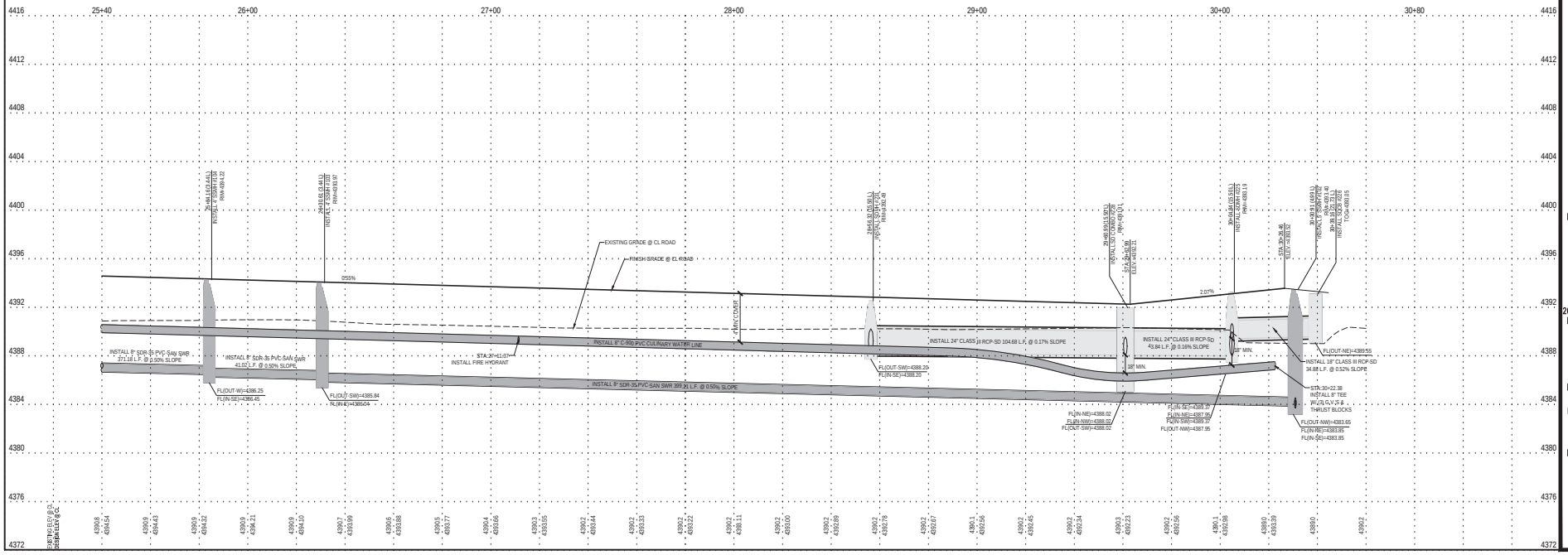
20 0 10 20 40

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

KEY MAP
NOT TO SCALE



UNIVERSAL STREET



ENSIGN
THE STANDARD IN ENGINEERING

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

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

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

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

2023-05-30 FOR CONSTRUCTION

PLAN AND PROFILE UNIVERSAL STREET

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

PP-4

Approved by Riverdale City Council on August 15, 2023

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

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

BENCHMARK

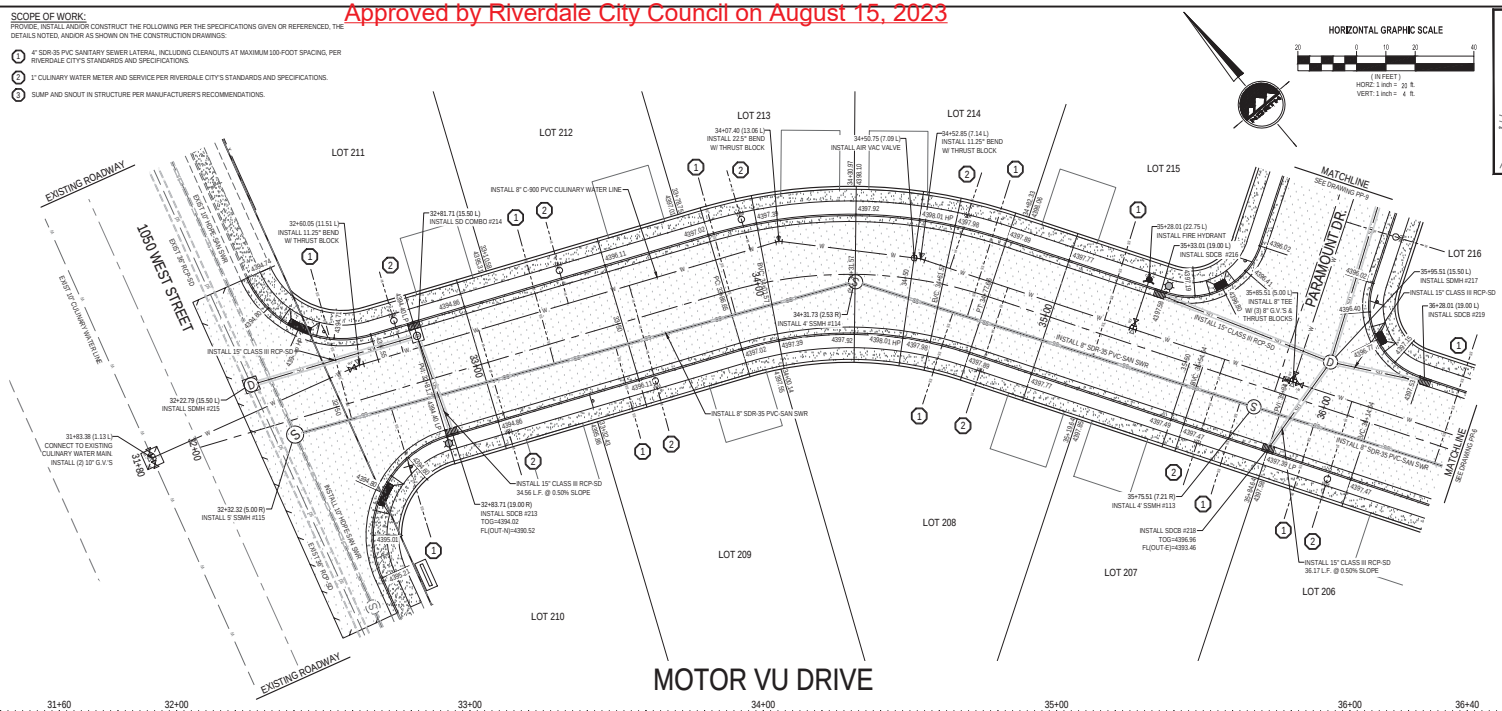
WEST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

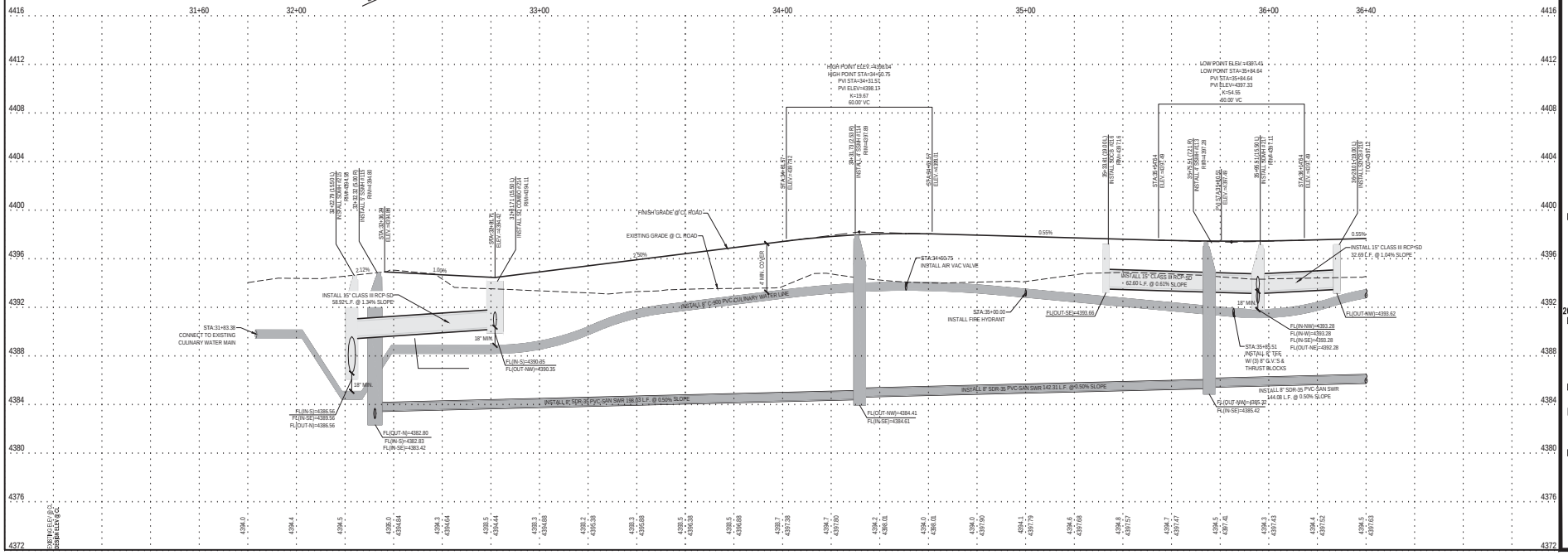
ELEV = 4390.40'

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ADAM ANDERSON
PHONE: 385-202-0040

COLEMAN VU ESTATES

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

2023-05-30 FOR CONSTRUCTION

PLAN AND PROFILE MOTOR VU DRIVE

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

PP-5

Approved by Riverdale City Council on August 15, 2023

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BENCHMARK

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

ELEV = 4390.40'

SCOPE OF WORK:

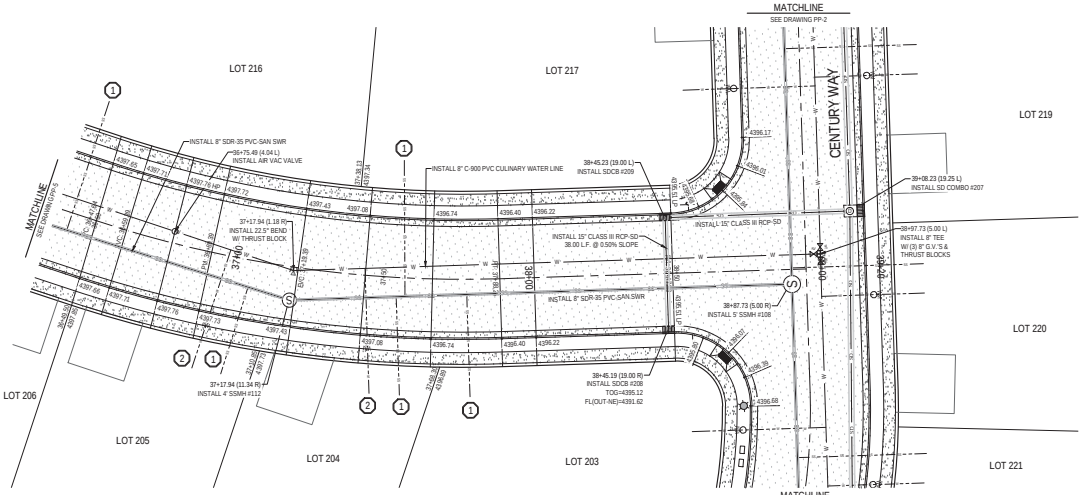
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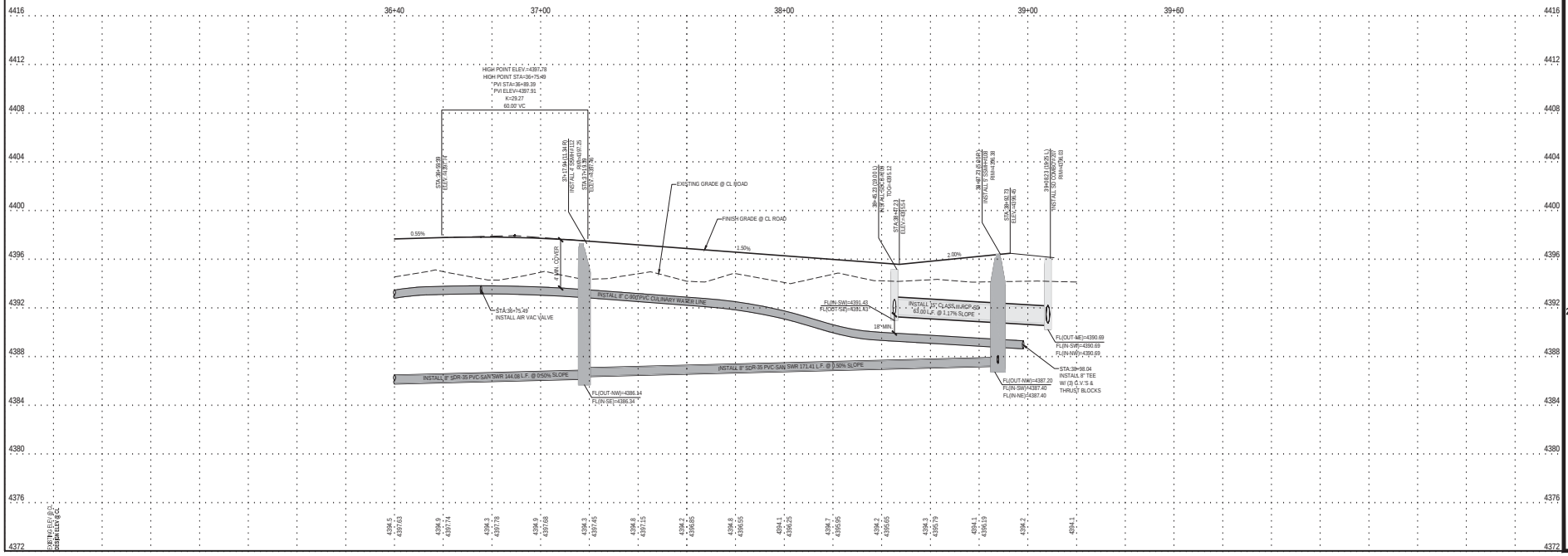
HORIZONTAL GRAPHIC SCALE

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

KEY MAP
NOT TO SCALE



MOTOR VU DRIVE



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COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
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BRENT ALLEN MORGAN
05/31/23
STATE OF UTAH

2023-05-30 FOR CONSTRUCTION

PLAN AND PROFILE
MOTOR VU DRIVE

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

PP-6

Approved by Riverdale City Council on August 15, 2023

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HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

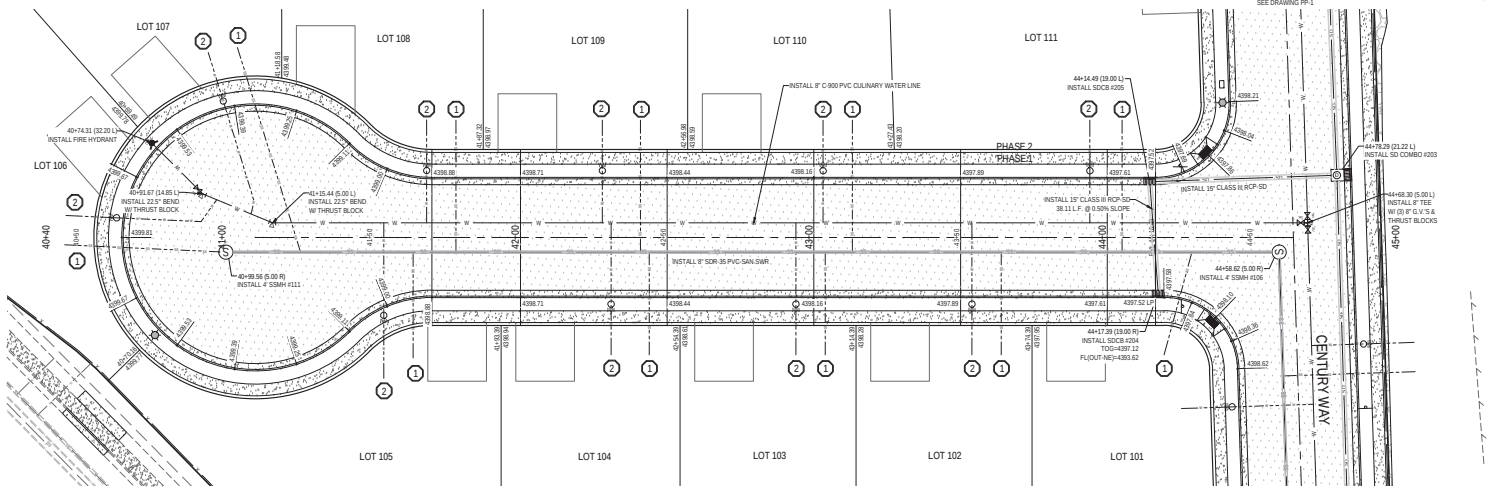
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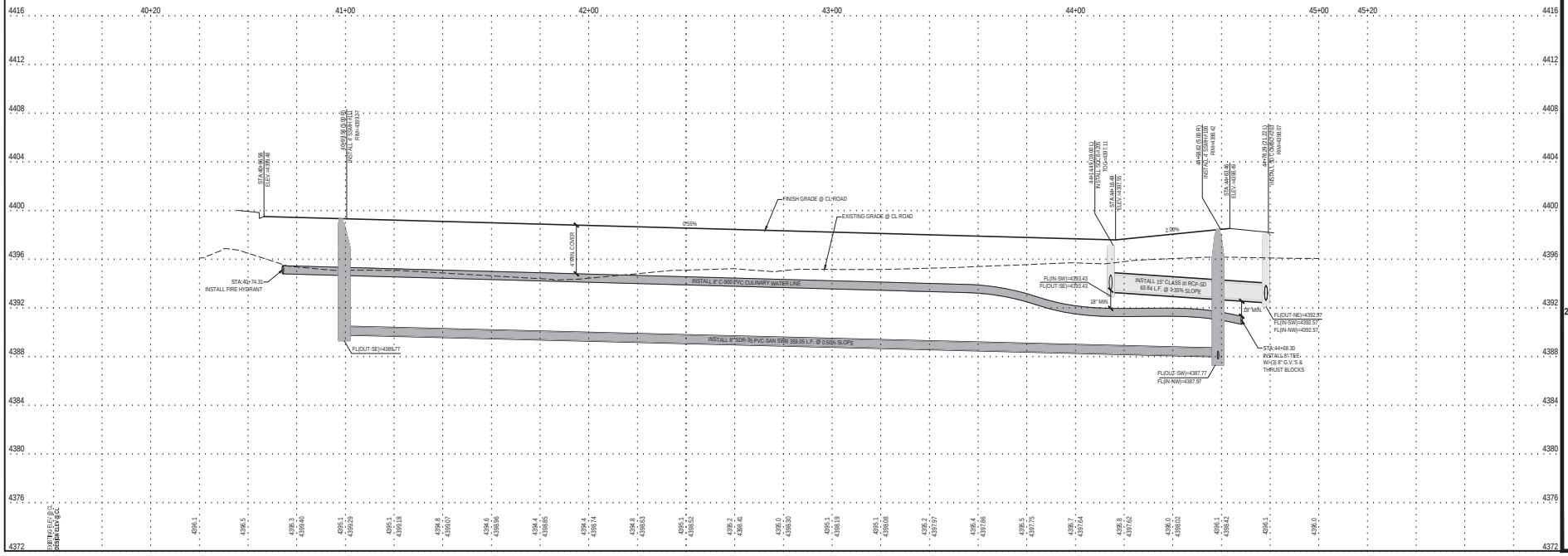
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KEY MAP

NOT TO SCALE



COLUMBIA COURT



ENSIGN
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COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

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

2023-05-30 FOR CONSTRUCTION

PLAN AND PROFILE COLUMBIA COURT

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

PP-7

Approved by Riverdale City Council on August 15, 2023

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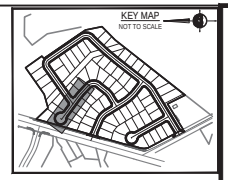
HORIZONTAL GRAPHIC SCALE

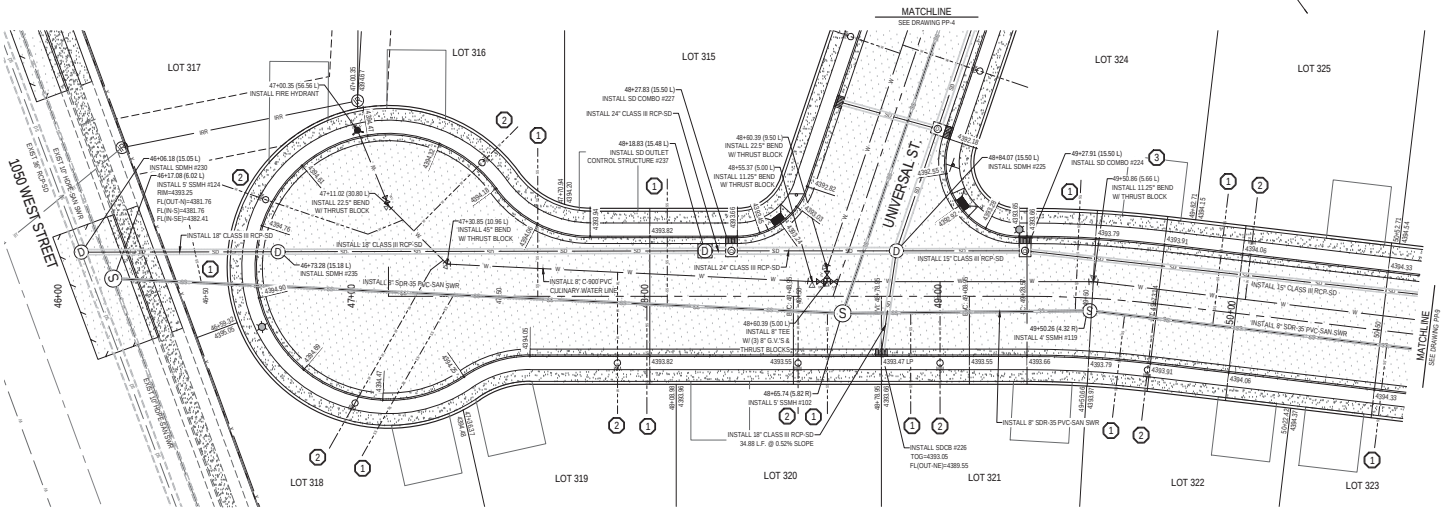
20 0 10 20 40

(IN FEET)

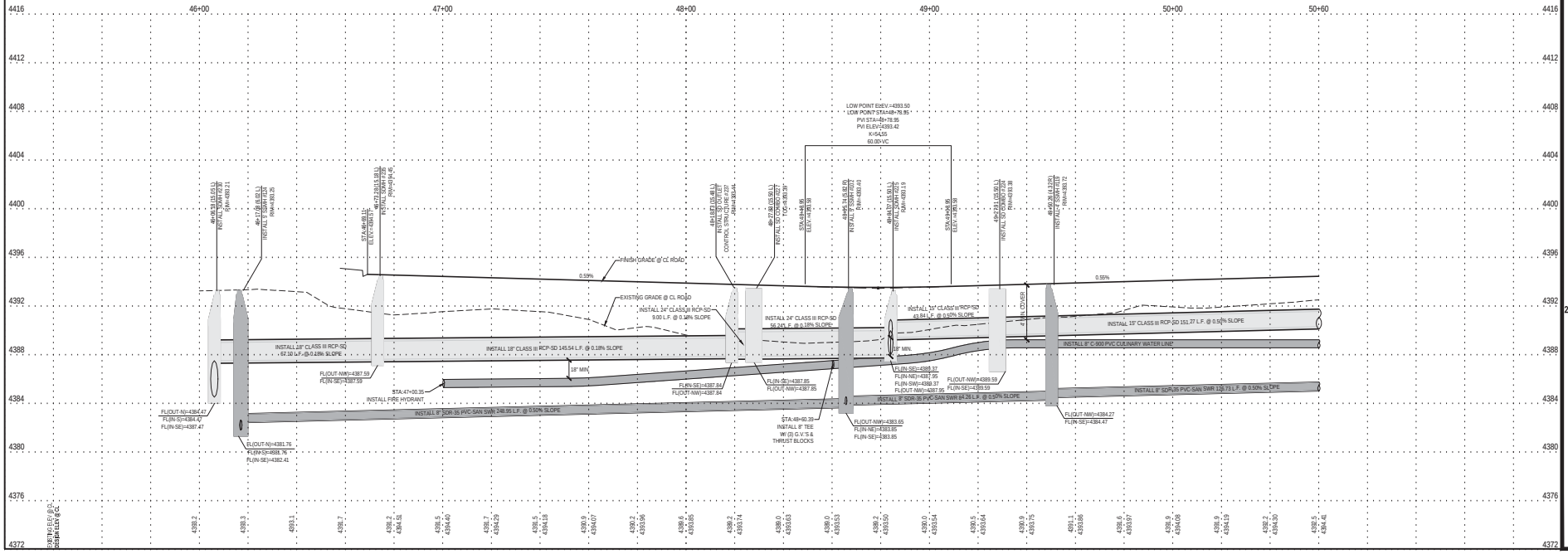
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KEY MAP
NOT TO SCALE





PARAMOUNT COVE / PARAMOUNT DRIVE



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COLEMAN VU ESTATES

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

2023-05-30 FOR CONSTRUCTION

PLAN AND PROFILE PARAMOUNT COVE / PARAMOUNT DRIVE

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

PP-8

Approved by Riverdale City Council on August 15, 2023

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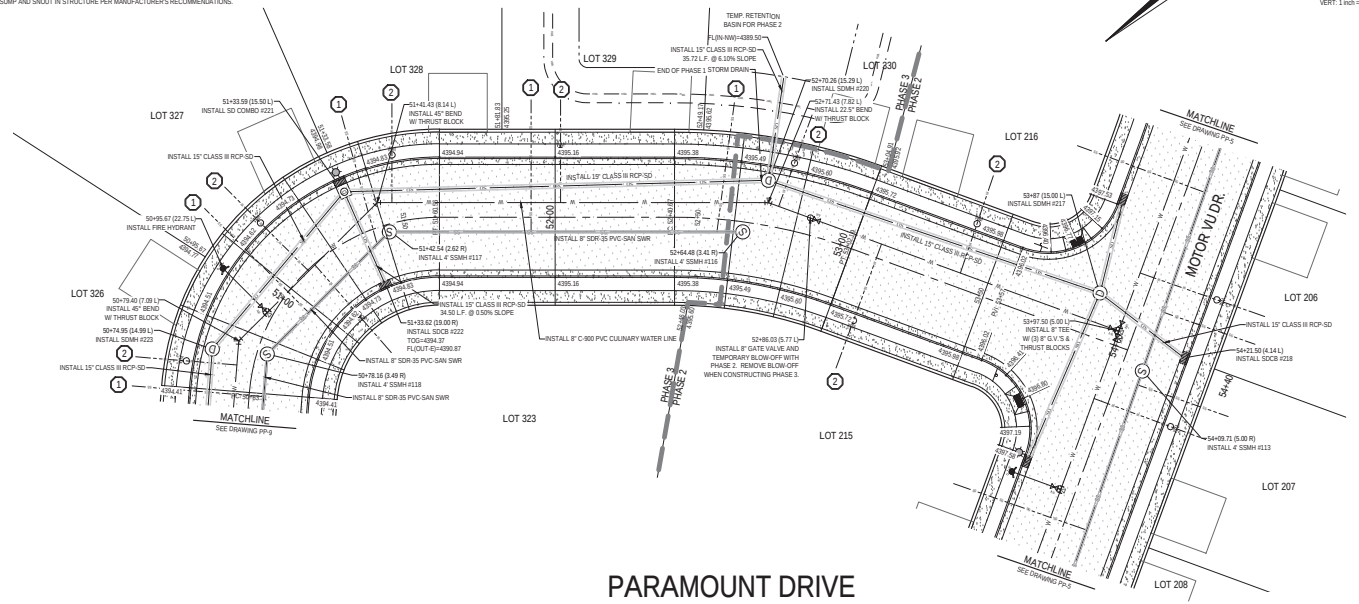
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HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

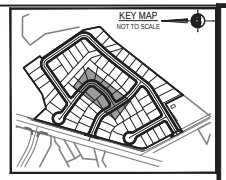
(IN FEET)

HORZ: 1 inch = 20 ft.

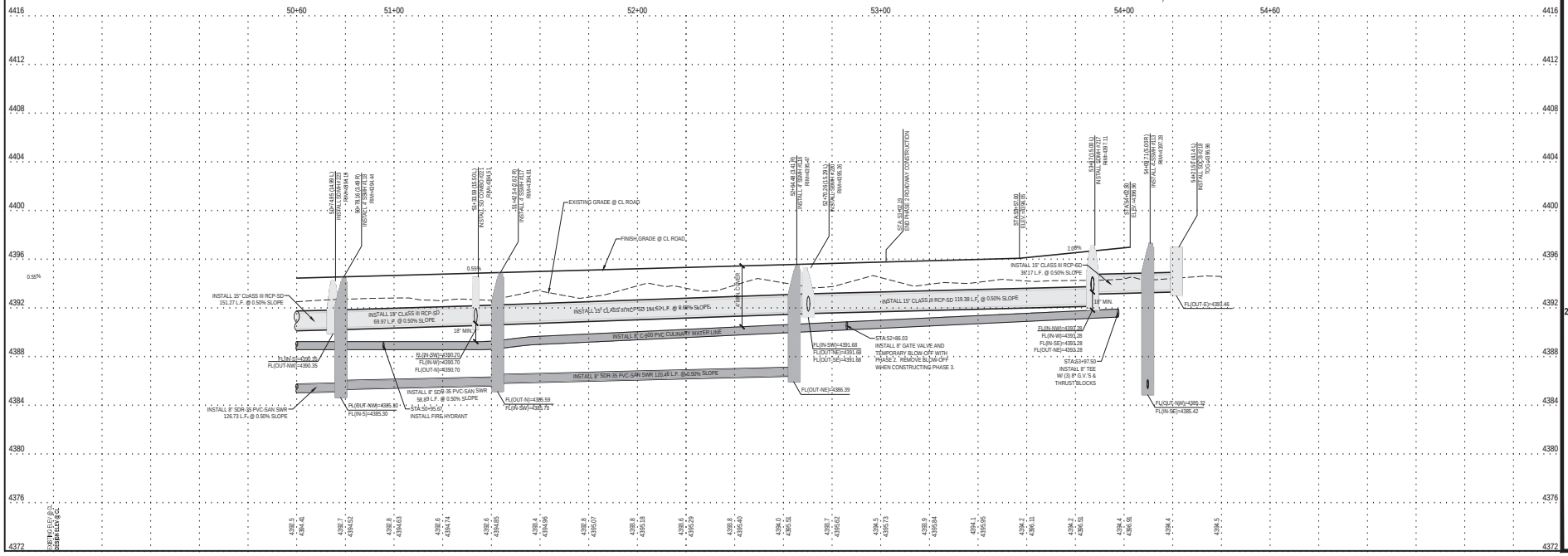
VERT: 1 inch = 4 ft.

KEY MAP

NOT TO SCALE



PARAMOUNT DRIVE



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5368 SOUTH 1050 WEST
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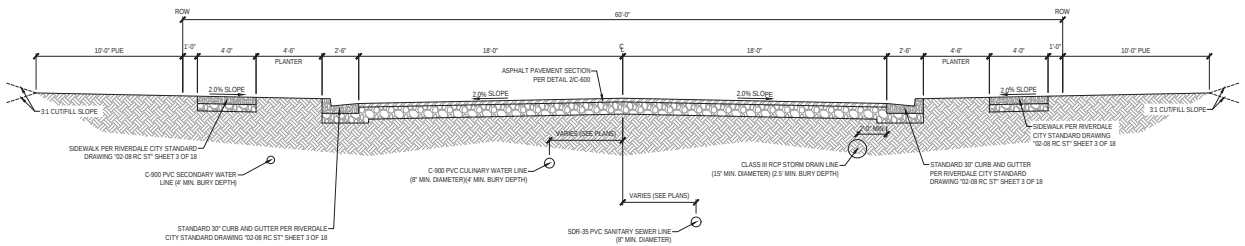
2023-05-30 FOR CONSTRUCTION

PLAN AND PROFILE PARAMOUNT DRIVE

PROJECT NUMBER	PRINT DATE
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DRAWN BY	CHECKED BY
JWS	BAM
PROJECT MANAGER	
BAM	

PP-9

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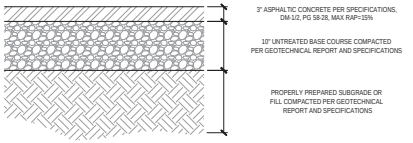


1 TYPICAL ROAD CROSS SECTION (60' ROW)

SCALE: NONE

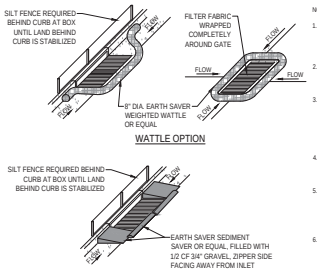
ASPHALT NOTES

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



2 STANDARD ASPHALT SECTION

SCALE: NONE

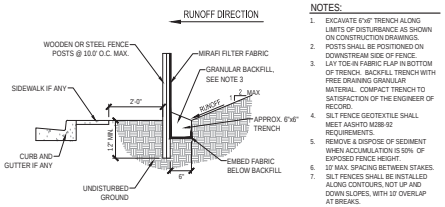


NOTES:

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

3 SAG INLET PROTECTION

SCALE: NONE

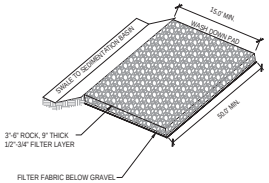


NOTES:

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

4 TEMPORARY SILT FENCE

SCALE: NONE

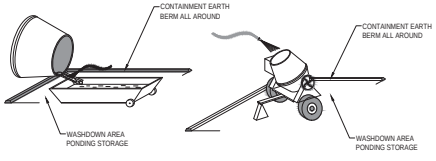


NOTE:

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

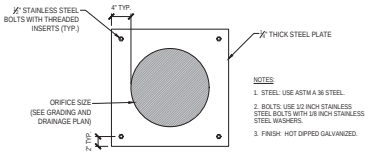
5 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



6 CONCRETE WASTE MANAGEMENT

SCALE: NONE

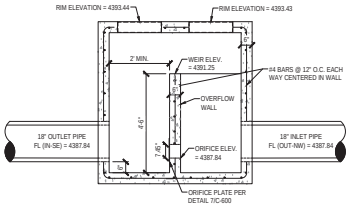


NOTES:

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

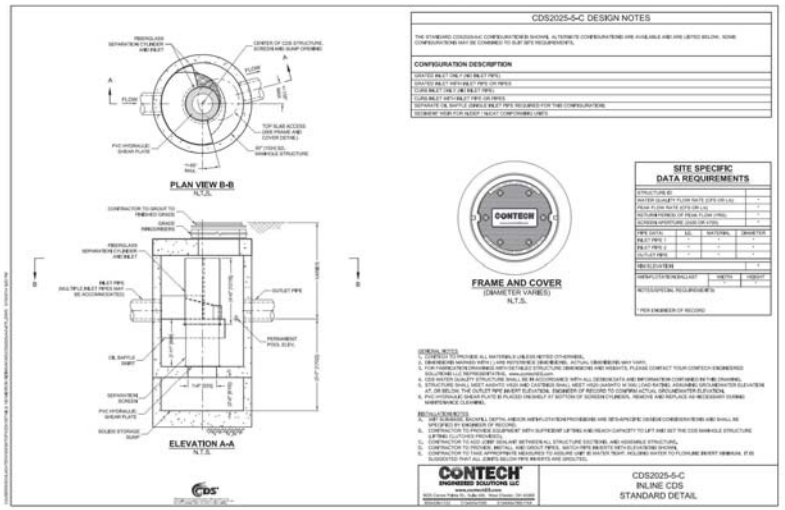
7 ORIFICE PLATE

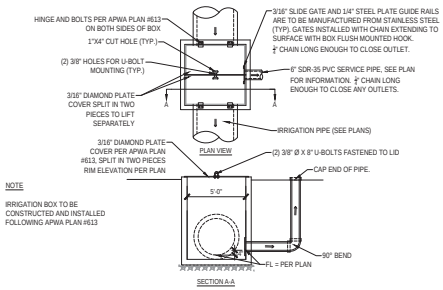
SCALE: NONE



8 OUTLET CONTROL STRUCTURE

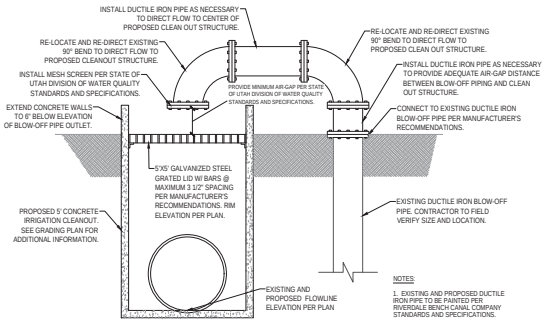
SCALE: NONE





9 IRRIGATION DIVERSION BOX

SCALE: NONE



NOTES:

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

10 WELL BLOW-OFF REDIRECTION

SCALE: NONE

ENSIGN
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COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

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

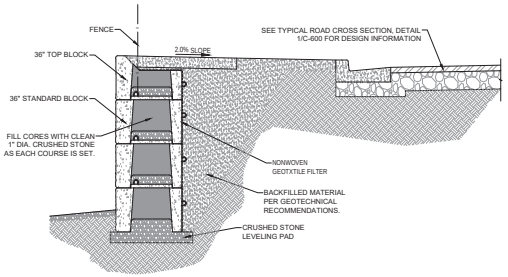
2023-05-30 FOR CONSTRUCTION

DETAILS

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

C-600

Approved by Riverdale City Council on August 15, 2023



1 GRAVITY BLOCK RETAINING WALL SECTION

SCALE: NONE

ENSIGN
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RIVERDALE, UTAH

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BRENT ALLEN MORGAN
05/31/23
STATE OF UTAH

2023-05-30 FOR CONSTRUCTION

DETAILS

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

C-601



GENERAL NOTES

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

SCOPE OF WORK:

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

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

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

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

BENCHMARK

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

ELEV = 4390.40'

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

2023-05-30 FOR CONSTRUCTION

SITE PLAN

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

C-200

RIVERDALE CITY
PLANNING COMMISSION AGENDA
August 13, 2024

AGENDA ITEM: E5

SUBJECT: **a) Discussion regarding proposed amendments to Title 10, Chapter 25: Development in All Zones and various other Title 10 chapters affected by such amendments.**

b) Consideration to set a public hearing regarding proposed amendments to Title 10, Chapter 25: Development in All Zones and various other Title 10 chapters affected by such amendments.

PRESENTER: Brandon Cooper, Community Development

INFORMATION:

a. Chapter 25 Proposed Amendments
b. Chapter 1: General Plan Compliance Proposed Amendments
c. Chapter 10: Commercial Zones Proposed Amendments
d. Chapter 11: Manufacturing Zone Proposed Amendments
e. Chapter 13: OP Zone Proposed Amendments
f. Chapter 13H-8: MFROZ Proposed Amendments

BACK TO AGENDA

CHAPTER 25
DEVELOPMENT IN ALL ZONES

SECTION:

10-25-1: General Provisions

10-25-2: Definitions

10-25-3: Scope Of Chapter

10-25-4: ~~Preapplication Sketch Plan~~ Site Plan Review

10-25-5: Preliminary Plan Required

10-25-6: Design Standards

10-25-7: Improvements

10-25-1: GENERAL PROVISIONS:

A. Purpose And Intent: 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.

B. Public Interest: 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 when requested to do so by the planning commission.

C. Appeal For Variance: In cases where the planning commission denies approval because unusual topographic or other exceptional conditions exist, an appeal for a variance may be made to the board of adjustment. An appeal may allege that there was an error in an order, requirement, decision or determination made by the land use authority in the administration or interpretation of any land use ordinance. (Ord. 701, 5-6-2008)

10-25-2: DEFINITIONS:

The following words and phrases used in this chapter shall have the respective meanings hereinafter set forth, unless a different meaning clearly appears from the context:

CITY: City of Riverdale, Utah.

CITY COUNCIL: The city council of the city of Riverdale, Utah.

CITY ENGINEER: The city engineer of the city of Riverdale, Utah, acting in the capacity of providing reviews only for conformance of submitted plans with this and other sections of the city's ordinances.

COMMERCIAL DEVELOPMENT: Area for location of various types of commercial activity, that is, commerce or trade as listed in chapter 10, article A of this title, which are compatible and complementary to surrounding land uses.

COUNTY: Weber County, Utah.

CUL-DE-SAC: A minor dead end street provided with a turnaround.

FINAL ACCEPTANCE BY THE CITY: Approval of the site plan by the city council.

MANUFACTURING DEVELOPMENT: Area that will accommodate the need for making goods or wares by manual labor or by machinery on a large scale as listed in chapter 11, article A of this title, and uses where the environmental impact upon the community may be substantial and where development standards will be implemented to preserve the general welfare of the community.

MASTER STREET PLAN: A plan, labeled "master street plan of the city of Riverdale" including maps or reports or both, which has been approved by the city council as required by law or such plan as it may be amended from time to time and so certified to the city council.

OFFICIAL MAP: Any map adopted by the city council under provisions of Utah Code Annotated section 10-9a-407.

PARTITION OR DIVISION OF AGRICULTURAL LAND: A bona fide "partition or division of agricultural land" for agricultural purposes shall mean the division of a parcel of land into three (3) or more lots or parcels, none of which lots or parcels are smaller than five (5) acres in area; and provided, that no dedication of any street or road is required to serve any such lots or parcels of agricultural land for the purpose of building development.

PERSON: Any individual, corporation, partnership, firm or association of individuals however styled or designated.

PLANNING COMMISSION: The city planning commission of Riverdale, Utah.

RESIDENTIAL DEVELOPMENT: Area that will accommodate the need for various dwelling groups such as single-family, planned residential unit development and apartments that are situated in areas that will not be adversely impacted by other unrelated uses.

STREET: A thoroughfare which has been dedicated or abandoned to the public and accepted by proper public authority or a thoroughfare not less than twenty six feet (26') wide which has been made public by right of use and which affords the principal access to abutting property.

STREET, COLLECTOR: A street, existing or proposed, which serves or is intended to serve as the principal trafficway between large and separated areas or districts and which is the main access to the major street system.

STREET, MAJOR: A street, existing or proposed, which serves or is intended to serve as a major trafficway and is designated on the master street plan as a controlled access

highway, major street, parkway or other equivalent term to identify those streets comprising the basic structure of the street plan.

STREET, MINOR: A street, existing or proposed, which is supplementary to a collector or major street and of limited continuity, which serves or is intended to serve the local needs of a neighborhood.

ZONING ORDINANCE: The uniform zoning ordinance, which is this title. (Ord. 701, 5-6-2008)

10-25-3: SCOPE OF CHAPTER:

Tracts of land which are located in the city and which are intended for any proposed land use shall be developed in compliance with this chapter. No person shall offer for recording in the office of the county recorder any deed conveying any land development, or any interest therein, unless such development has been created pursuant to and in accordance with the provisions of this chapter. (Ord. 701, 5-6-2008)

10-25-4: ~~PREAPPLICATION SKETCH PLAN~~SITE PLAN REVIEW:

A. ~~Required~~Purpose: This section sets forth procedures for considering and approving a site plan. Such procedures are intended to provide for orderly, harmonious, safe and functionally efficient development consistent with the priorities, values, and guidelines found in various elements of the Riverdale City General Plan and this title. ~~Each person who proposes to develop land for any use within the city shall confer with the community development director before preparing any plats, charts or plans in order to become familiar with the city development requirements and existing master plans for the territory in which the proposed development lies and to discuss the proposed plan of development of the tract.~~

B. Authority: The planning commission is authorized to review and make a recommendation to the city council for final approval. The City Council is authorized to give final approval for all site plans.

C. Initiation~~Information Form~~: A property owner may request approval of a site plan as provided in this section. An agent of a property owner shall provide an affidavit of authorization. ~~A development information form to be supplied to the developer by the community development director shall be filled out and submitted to the planning commission prior to submission of the preliminary plat. (Ord. 701, 5-6-2008)~~

1. A site plan shall be required for any of the following uses unless expressly exempted from such requirement by another provision of this title:

a. Any multi-family residential development

b. Any single-family subdivision development

c. Any public or civic use

d. Any commercial development

e. Any industrial development

2. When a site plan approval is required, no building permit for the construction of any building, structure, or other improvement to the site shall be issued prior to approval of the required plan. No clearing, grubbing, grading, drainage work, parking lot construction or other site improvement shall be undertaken prior to site plan approval.

D. Procedure: An application for site plan approval shall be considered and processed as provided in this subsection:

1. A complete application shall be submitted to the community development director in a form established by the Director along with any fee established by the City's schedule of fees.

2. Pre-submittal Meeting: Before submitting a conceptual site plan or filing an application for approval of a site plan, the applicant is encouraged to confer with the Community Development Director regarding the general proposal. Such action does not require formal application fees, or filing of a site plan and is not to be construed as an application for formal approval. No representation made by the Community Development Director, the other city departments during such conference shall be binding upon the city with respect to an application subsequently submitted.

3. A conceptual site plan shall be drawn to scale and shall show a realistic layout reflecting how property reasonably could be developed considering existing and envisioned conditions on the subject property and adjoining property, and the development standards of the zone in which the property is located.

a. A conceptual site plan application shall include at least the following information:

1) The name, address and telephone number of the applicant and the applicant's agent, if any;

2) Legal description of the property

3) Lot or parcel dimensions, square footage, and orientation;

4) Location, topography, and layout of proposed lots;

5) Location, height, and setbacks of existing and proposed buildings on the subject property and immediately adjoining property.

6) Proposed use of the buildings and site;

7) Location and height of existing and proposed walls and fences;

8) Height, shape and preliminary elevations of proposed buildings;

9) Location, arrangement and layout of landscaping and open space;

10) Location, name and width of existing and proposed streets and sidewalks;

11) Traffic and pedestrian circulation patterns, including proposed access to the property;

12) Location, number, access points, and design of carports, garages and other off-street parking spaces and loading areas;

13) Location, number, type and size of signs;

14) Preliminary utility plans, including water, sewer or septic tank, and storm drainage plans, including availability of utilities;

15) Proposed reservations for parks, playgrounds, school, and other public facility sites, if any;

16) Relationship of the property to adjoining properties and uses;

17) Tables showing the number of acres in the proposed development and a land use summary; and

18) A development schedule indicating the approximate date when construction or its stages can be expected to begin and be completed.

b. A conceptual site plan is not intended to permit actual development of property pursuant to such plan but shall be prepared merely to represent how the property could be developed. Approval of a conceptual site plan authorizes the applicant to prepare a preliminary site plan. Submittal, review, and approval of an application for a conceptual site plan shall not create any vested rights to development.

3. A site plan application shall include at least the following information:

a. The names, address and telephone number of the applicant and the applicant's agent, if any;

b. The uses for which site plan approval is requested;

c. A set of development plans showing the information required in subsections (D) to (H) of this subsection. The information required by each subsection shall be shown on separate sheets. Plans shall be drawn at a scale no smaller than one (1) inch equals one hundred (100) feet on twenty-four (24) by thirty- six (36) inch sheets. Except for the landscaping plan, the plans shall be prepared, stamped and signed by a professional engineer licensed by the state of Utah. One (1) set of plans, fit on a twenty-four (24) by thirty- six (36) inch paper, shall be provided.

d. Site plan showing the following:

1) All infrastructure and development facilities related to the project located within two hundred fifty (250) feet of the site boundary;

2) Layout, dimensions, and names of existing and future road rights-of-way;

3) Project name, North arrow, and tie to a section monument;

4) The boundary lines of the project site with bearings and distances

5) Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas;

6) Location, dimensions, and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment;

7) Location of man-made features including irrigation facilities, bridges, railroad tracks, and buildings;

8) A tabulation table, showing total gross acreage, square footage of street rights of way, square footage of building footprint, square footage of total building floor area, square footage of landscaping, number of parking spaces, and if any, the number and type of dwellings, and the percentage devoted to each dwelling type and overall dwelling unit density; and

9) Identification of property, if any, not proposed for development.

e. Grading and drainage plan showing the following:

1) North arrow and scale

2) Topography contours at two (2) foot intervals

3) Areas of substantial earth moving with an erosion control plan;

4) Location of existing water courses, canals, ditches, springs, wells, culverts, and storm drains, and proposed method of dealing with all irrigation and waste water;

5) Location of any designated flood plain and/or wetland boundaries;

6) Direction of storm water flows, catch basins, inlets, outlets, waterways, culverts, detention basins, orifice plates, outlets to off-site facilities, and off- site drainage facilities when necessary based on adopted County requirement.

7) Drainage and runoff calculations

f. Utility plan showing the following:

1) North arrow and scale

2) All existing and proposed utilities including, but not limited to, sewer, culinary water, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communications lines, cable television lines, and street lights;

3) Minimum fire flow required by the building code for the proposed structures, and fire flow calculations at all hydrant locations;

4) Location and dimensions of all utility easements; and

5) A letter from sewer and water providers, addressing the feasibility and their requirements to serve the project.

g. Building elevations for all buildings showing the following:

1) Accurate front, rear, and side elevations drawn to scale;

2) Exterior surfacing materials and colors, including roofing material and color;

3) Outdoor lighting, furnishings and architectural accents; and

4) Location and dimensions of signs proposed to be attached to the building or structure.

h. Soil and geologic reports. The required details of such reports and plans may vary depending on the severity of the unusual conditions, but in any event such plans and reports shall be reviewed and approved by the City prior to final approval of a development project.

i. Any necessary agreements with adjacent property owners regarding storm drainage or other pertinent matters.

j. Evidence of compliance with applicable federal, state, and local laws and regulations, if requested by the Community Development Director.

k. A traffic impact analysis, if requested by the City Engineer or the Planning Commission.

l. Warranty deed and preliminary title report or other document showing the applicant has control of the property.

m. Parcel map(s) from the County Recorder's office showing the subject property and all property located within four hundred (400) feet thereof.

4. After the application is determined to be complete, the Community Development Director shall schedule a public meeting before the Planning Commission.

5. A staff report evaluating the application shall be prepared by the Community Development Director.

6. The Planning Commission shall give notice of a public meeting and after due consideration shall make a favorable recommendation for approval, make a favorable recommendation for approval with conditions, or deny the application pursuant to the conforming of the site plan to approval standards.

7. After the Planning Commission makes a decision, the Community Development Director shall give the applicant written notice of the decision. The Director shall then forward the recommendation from the planning commission to the city council for final

approval. Prior to the issuance of any building permit, the applicant shall provide the City a copy of the approved site plan which includes any required corrections or revisions. Once in final, approval form, a site plan shall be marked "Approved" by the City and shall be used as the basis for inspecting development and construction on the property subject to the site plan.

8. A record of all site plan approvals shall be maintained in the office of the Community Development Department.

F. Standards for Approval. The following standards shall apply to the approval of a site plan.

1. A final site plan shall conform to its associated conceptual site plan.

The entire site shall be developed at one time unless a final phased development plan is approved by the city council. A phased development plan shall show:

a. The planned development of the entire site; and

b. The timing, schedule, and sequencing of improvements to be completed with each phase, particularly amenities, open space, and public improvements.

3. A site plan shall conform to applicable standards set forth in this title and other applicable provisions of the Riverdale City ordinances. Conditions may be imposed as necessary to achieve compliance with applicable code requirements.

4. In order to ensure that the development will be constructed to completion in an acceptable manner, the applicant may be required to enter into an agreement with the city and provide a satisfactory bond or letter of credit for a public improvement assurance, as otherwise required in the title. The agreement and bond or letter of credit shall assure timely construction and installation of improvements required by an approved site plan.

~~10-25-5: PRELIMINARY PLAN REQUIRED:~~

~~A. Submission: Each person who proposes to develop land in the city shall prepare a preliminary plan of such development and shall submit eight (8) prints thereof to the planning commission and show compliance with the requirements of the site plan standards checklist which shall be obtained from the community development director. Preliminary plans must be received by the community development director seven (7) days prior to the scheduled planning commission meeting in order to allow sufficient review time.~~

~~B. Planning Commission Action: The planning commission may approve or reject the preliminary plan, or grant approval on conditions stated. Approval of the preliminary plan~~

~~by the planning commission shall not constitute final acceptance of the development by the planning commission. One copy of the approved preliminary plan, signed by the chairman of the planning commission, shall be retained in the office of the planning commission. One signed copy shall be given to the developer. Receipt of this signed copy shall be authorization for the developer to proceed with the preparation of plans and specifications and with the preparation of the final plan. Prior to the construction of any improvements or the submission of any bond, the developer shall furnish to the city engineer all plans, information and data necessary for review of said improvements for conformance with this chapter. These plans shall be reviewed by the city engineer and shall be accepted if he determines them to be in accordance with the requirements of this chapter. No construction of buildings or additions shall begin until after a favorable recommendation of the final plan by the planning commission and approval by the city council. Amendments to the site plan shall be favorably recommended by the planning commission and approved by the city council.~~

~~C. Time Limit Of Preliminary Site Plan Approval: Approval of the preliminary site plan by the planning commission shall be valid for a maximum period of one year, unless, upon application of the developer, the planning commission grants an extension. After compliance with the requirements of the planning commission, city engineer, fire marshal, police chief, public works director and community development director, a final site plan shall be prepared and submitted to the planning commission for recommendation to the city council for final approval. The final site plan shall be in conformance with city ordinances and design standards and if applicable, a development agreement.~~

~~D~~G. Expiration Of Final Site Plan Approval; Extension Of Final Site Plan Approval:

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

2. A written request may be submitted to the planning commission prior to expiration of the final site plan approval for an extension of up to six (6) months. The planning commission can grant such an extension where good cause can be shown. (Ord. 881, 7-20-2016)

10-25-6: DESIGN STANDARDS:

A. Street Arrangement: The arrangement of streets in new developments shall make provision for the continuation of the existing streets in adjoining areas (or their proper protection where adjoining land is not developed) insofar as such may be deemed

necessary by the planning commission for public requirements. The street arrangement shall be such as to cause no unnecessary hardship to owners of adjoining property when they plat their own land and seek to provide for convenient access to it.

B. Minor Streets: Minor streets shall approach the major or collector streets at an angle of not less than eighty degrees (80°).

C. Major And Collector Streets: Major and collector streets shall conform to the width designated on the master street plan wherever a development falls in an area for which a master street plan has been adopted. For territory where such street plan has not been completed at the time the development preliminary plan is submitted to the planning commission, major or collector streets shall be provided as required by the planning commission with minimum widths of one hundred feet (100') for major streets and sixty six feet (66') for collector streets.

D. Minor Residential Streets: Minor residential streets shall have a minimum width of sixty feet (60'), except that cul-de-sacs (dead end streets) or loop streets serving not more than ten (10) lots may have a minimum width of fifty feet (50').

E. Alleys: Alleys shall have a minimum width of twenty feet (20'). Alleys may be required in the rear of business lots, but will not be accepted in residential blocks except under unusual conditions where such alleys are considered necessary by the planning commission.

F. Cul-De-Sacs: Cul-de-sacs (dead end streets) shall be used only where unusual conditions exist which make other designs undesirable. Each cul-de-sac must be terminated by a turnaround not less than one hundred feet (100') in diameter. If surface water drainage is into the turnaround due to the grade of the street, necessary catch basins and drainage easements shall be provided.

G. Easements: Easements for drainage through the property may be required by the city engineer, and easements of not less than ten feet (10') in width shall be provided where required for utilities or other purposes.

H. Service Roads: Service roads paralleling major streets shall be required unless the planning commission approved double frontage lots which may back onto major highways or collector streets as designated on the master street plan. Where lots back onto a major highway or collector street, a buffer planting strip of trees or shrubs shall be provided in a width of a minimum of ten feet (10').

I. Blocks: Blocks between streets shall not exceed one thousand six hundred feet (1,600') in length. A dedicated walkway through the block may be required where access is necessary to a point designated by the planning commission. Such walkway shall be a minimum of four feet (4') in width, but may be required to be wider where determined necessary by the planning commission. The developer shall surface the full width of the walkway with a concrete surface. (Ord. 701, 5-6-2008)

10-25-7: IMPROVEMENTS:

A. Time Of Construction: The improvements listed in this section shall be installed prior to final inspection and issuance of a certificate of occupancy except as provided in subsection B of this section. No improvements shall be installed until their design and specifications are reviewed by the city engineer for conformance with this chapter. Water and sewer mains and laterals and fire hydrants shall be installed prior to the installation of road base, curbs, gutters, sidewalks and the surfacing of streets.

B. Performance Bonds:

1. In lieu of actual completion of the improvements listed in this section and before final approval by the city council, the developer may 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. Improvements shall include part or all of the following: streets, curbs, gutters, sidewalks, water supply systems, fire hydrants, sewer systems, surface water disposal systems, protection from hazards of canals and ditches, safety fences, landscaping, monuments, street signs, or other improvements required by the city council and planning commission.

2. The developer shall be responsible for the satisfactory performance of improvements dedicated to the city for a period of one year after inspection and final acceptance by the city. These improvements include, but are not limited to: streets, curbs, gutters, sidewalks, water main lines, fire hydrants, sewer mains and manholes, storm sewer mains and catch boxes, monuments, and street signs which are in a dedicated easement and are controlled solely by the city.

3. Prior to the final plat being presented to the city council for approval, the subdivider/developer (or an individual with legal authority acting on behalf of the subdivider/developer) shall, at the discretion of the city, satisfy one of the following improvement performance requirements:

a. Escrow Deposit: Enter into a developer's agreement with the city and furnish satisfactory proof of an escrow deposit in favor of the city in an amount equal to the cost of the improvements required for the subdivision, plus ten percent (10%) of said costs, with said amounts to be released pursuant to the terms and conditions of the developer's agreement.

b. Performance Bond: Enter into a developer's agreement with the city and furnish to the city a developer's performance bond in an amount equal to the cost of the improvements required for the subdivision, plus ten percent (10%) of said costs, with said bond to be released pursuant to the terms and conditions of the developer's agreement.

C. Standards: Standards for design, construction, specifications and inspection of street improvements, curbs and gutters, sidewalks and drainage facilities shall be prepared by the city engineer, standards of design and procedure by the planning commission, standards for water distribution and sewage disposal facilities by the state board of health and city

engineer, and similar standards for fire hydrants by the city engineer and fire department. Such standards and rules and regulations, and any amendments thereto, before becoming effective, shall be adopted or amended by the city council as a part of this chapter after recommendation by the planning commission and shall be available to the public.

D. Streets On Property Of Other Public Agencies Or Utility Companies: Where it is proposed that streets be constructed on property controlled by a public agency or utility company, approval for the location, improvement and maintenance of such streets shall be obtained from the public agency or utility company by the developer and entered on the final site plan in a form approved by the city attorney.

E. Street Improvements: All streets shall be constructed by the developer in accordance with the standards and rules and regulations of the city.

F. Curbs, Gutters And Sidewalks: Curbs, gutters and sidewalks shall be installed on existing and proposed streets by the developer in all developments.

G. Water Supply: A culinary water supply must be approved by the public works director and the city engineer. The developer shall install water mains and service lines or laterals from such mains to each structure within the development prior to the installation of road base, surfacing, curbs, gutters and sidewalks.

H. Fire Hydrants: Fire hydrants shall be installed by the developer at locations determined by the city engineer and fire department in all developments in accordance with the standards, rules and regulations of the city.

I. Sewage Disposal: Whether by individual disposal system or by public disposal facilities, sewage disposal shall be provided and reviewed by the city engineer and approved by the public works director and sewer district. The developer shall connect with such sanitary sewer and provide sewer mains and extend laterals from the main sewer line to each building prior to the installation of the road base, surfacing, curbs, gutters and sidewalks.

J. Surface Water: The developer shall provide adequate methods of conveyance and disposal of stormwater and surface water at his expense, the plans for which shall be prepared by a licensed engineer not in the employ of the city and which shall be approved by the planning commission after recommendation by the city engineer. If easements are required across abutting property to permit drainage of the development, it shall be the responsibility of the developer to acquire such easements.

K. Ditches And Canals: Open ditches or canals shall not be allowed in or adjoining a development. It shall be a developer's responsibility to work with the irrigation, drainage or ditch companies and arrange for the covering, realigning or elimination of open ditches or canals. In cases where canals or ditches cross public roads or proposed public roads, specifications and grades for pipe or culvert must be reviewed by the city engineer for conformance with the city utility standards and accepted by the affected canal company as adequate as to capacity.

L. Fences: The developer shall install a fence in conformance with all applicable standards, rules and regulations of the city, along all nonaccess streets, open reservoirs, bodies of water or railroad rights of way. (Ord. 701, 5-6-2008; amd. Ord. 815, 9-25-2012; Ord. 854, 5-6-2014; Ord. 871, 9-1-2015; Ord. 926, 10-20-2020)

10-1-3: GENERAL PLAN COMPLIANCE:

A. Required: No application for new development shall be allowed or permitted until a ~~conceptual~~ site plan for such development shall have been prepared by the petitioner and reviewed and approved by the planning commission which addresses in detail how the proposed development meets and/or satisfies the development guidelines of the city's general plan, including narrative sections and the land use planning map, and any RDA project area plan development requirements, if applicable. ~~Any such conceptual plan may be submitted concurrently with a preliminary site plan at the discretion of the petitioner.~~

B. Petition For Amendment: In the event the petitioner for a development and/or subdivision cannot meet and/or satisfy the guidelines of the city's general plan and/or the requirements of an RDA project area plan, the party presenting the ~~conceptual~~ site plan may petition the planning commission for its determination to recommend an amendment to such plan(s). Should the planning commission determine that an amendment to such plan(s) is warranted, the statutory requirements for pursuing such an amendment shall be followed by the planning commission, city council and/or RDA board of directors.

C. Consideration For Amendments: Amendments to the general plan and/or the requirements of an RDA project area plan, pursuant to this section, may be considered upon a showing of undue hardship and/or adverse extenuating circumstances.

D. Land Use Master Plan Map: The land use master plan map should appropriately reflect use types that exist or have been amended through the public process in this section. (Ord. 793, 10-4-2011)

CHAPTER 10
COMMERCIAL ZONES

ARTICLE A. COMMERCIAL ZONES (C-1, C-2, C-3)

10-10A-5: SITE PLAN APPROVAL REQUIRED:

~~In considering any site plan as regulated by this title for permitted or conditional uses specified in this chapter, 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 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.~~ Site plan review and approval for permitted uses in this chapter are regulated by chapter 25 of this title. Conditional uses are regulated by chapter 19 of this title. (Ord. 803, 4-4-2012)

CHAPTER 11
MANUFACTURING ZONES

ARTICLE A. MANUFACTURING ZONES (M-1, M-2)

10-11A-4: SITE PLAN APPROVAL REQUIRED:

~~In considering any site plan as regulated by this title for permitted or conditional uses specified in this article, 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 manufacturing zone, the location 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 the 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 manufacturing 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~~. Site plan review and approval for permitted uses in this chapter are regulated by chapter 25 of this title. Conditional uses are regulated by chapter 19 of this title. (Ord. 658, 4-18-2006)

10-13C-29: SITE PLAN; DEVELOPMENT APPROVAL PROCEDURES:

A. Site plan review and approval for permitted uses in this chapter are regulated by chapter 25 of this title. ~~Application Presentations: Site plan or zoning applications shall be presented in the following order with no two (2) presentations receiving approval on or at the same planning commission meeting:~~

~~1. Conceptual Approval:~~

~~a. A black and white master site plan is required. Said black and white master site plan shall include a layout of the entire development, building footprints, and black and white sketch drawings of landscape and hardscape.~~

~~b. The conceptual master site plan shall be submitted to the planning commission outlining the concept of the overall development. The planning commission shall forward the conceptual master site plan with recommendations to the city council for its consideration.~~

~~2. Preliminary Approval: This process is required for each phase of the development. A colorized preliminary phase overlay site plan shall be required and shall include the following:~~

~~a. A complete and accurate legal description of the real property which is the subject of the development. If the developer is not the property owner, he shall also provide written proof that he has sufficient legal claim to the property, each parcel therein, to proceed with development plans. Such proof may be in the form of options, deeds or contracts on which the developer shall be entitled to black out confidential information such as the amount of consideration paid or periodic payment amounts.~~

~~b. Phased overlay property must be held in single ownership or control during development to provide for full supervision and control of said development, and to ensure conformance with these provisions and all conditions imposed upon the preliminary and final development plans. Proof of individual ownership, partnerships, corporations and development agreements approved by the city, shall satisfy these requirements.~~

~~c. A preliminary subdivision plat, if the site is being divided, or a record of survey plat for condominium ownership. The size of each lot shall be noted on the subdivision plat.~~

~~d. A preliminary utility plan showing the manner in which adequate sewage disposal and water are to be provided to the site, including the point from which said services are to be extended.~~

~~e. A preliminary grading and drainage plan, including drainage detention basins.~~

~~f. A preliminary landscaping plan showing typical landscaping (including type, size, number and location of plant materials) for the following areas: entrances to the~~

development, perimeter buffers, open space easement and common areas, and streetscape landscaping.

g. Parks, common open spaces and other public or private recreation facilities and improvements proposed within the development.

h. Proposed circulation pattern including private driveways, public and private streets and pedestrian paths.

i. A draft declaration of covenants, conditions and restrictions.

j. Topographic maps of the entire site, including contour intervals no greater than two feet (2').

k. A traffic circulation study for both internal and external traffic flow associated with the phase overlay plan.

l. A market study establishing demand in terms of floor space requirements and number of employees.

m. Any other special study deemed necessary by the planning commission to enable them to assess the merits of the request and its impacts on the community.

n. If applicable, a phasing plan including a construction timetable for all phases.

o. Failure to submit phase overlay plans within two (2) years of the approval of the master conceptual plan shall be sufficient cause for the planning commission to initiate a review of the phase overlay plan, at the discretion of the planning commission, to consider action to reverse or modify prior approvals.

p. The planning commission may hold a public hearing on the proposed preliminary plan.

q. All preliminary approved plans shall run with the land. A new owner of the lot may apply to the planning commission for plan revision. However, revision application must establish to the satisfaction of the planning commission that the revision furthers the goals and objectives of the OP zone ordinance. (1985 Code § 19-35-28)

r. Proposed parking lot design showing regular and handicapped parking stall dimensions, stall to building square foot ratio and parking lot screening.

s. Location, size, height and type of all signage. (1985 Code § 19-35-28; amd. 2001 Code)

3. Final Approval: Final phase overlay site plan approval shall be required, and shall reflect all items approved at the preliminary plan stage and shall be approved by the planning commission and city council before any plats are recorded or building permits are issued.

~~B. Hearing Procedure: Any person may appear in person, by agent or attorney, at any meeting of the planning commission. The order of procedure in the hearing of each application shall be as follows:~~

~~1. Presentation by the planning staff of the application, including recommendation. Presentation shall include the reading of pertinent written comments or reports concerning the application.~~

~~2. Presentation by applicant or applicant's agent. Presentation time may be limited by the planning commission prior to or during applicant's presentation.~~

~~3. Witnesses in favor of application.~~

~~4. Witnesses against application.~~

~~5. Rebuttals by invitation of the chair. (1985 Code § 19-35-28)~~

~~C. Decisions; Findings: Decisions of the planning commission shall be final at the end of the meeting at which the matter was decided. The site plan then must be considered by the city council. Findings necessary to grant approval for the site plan are:~~

~~1. The proposed use and development of land conforms to the provisions of this article and recommendations of the city planner, community development director and city engineer. (Ord. 854, 5-6-2014)~~

~~2. The development is otherwise not detrimental to the public health, safety, general welfare, or to adjacent property, or to the orderly development of the city.~~

~~3. Approval of a traffic impact analysis (TA) for the proposed development, to be completed by a competent transportation engineer at the developer's expense. Said TA shall, at a minimum, address the suitability of the proposed parking, street access, driveway, and on site traffic circulation systems and the impact on the adjacent street system.~~

~~4. Demonstration that adverse impacts on neighboring residential properties have been reasonably mitigated.~~

~~5. Demonstration that adverse impacts on the environment have been reasonably mitigated. (1985 Code § 19-35-28)~~

10-13H-8: REVIEW AND ACTION PROCESS:

~~Following the review, discussion and acceptance of the conceptual plan for the development of a new MFROZ the petitioner shall prepare a preliminary site plan.~~ Following the approval of the ~~preliminary~~ final site plan with planning commission conditions and possible amendments the petitioner and city will create the development agreement followed by the planning commission setting a public hearing allowing for comments regarding the final site plan, development agreement and the assignment of the MFROZ to the property. The planning commission shall then make a recommendation to the city council regarding the amendment to the zoning map to the proposed MFROZ, the final site plan and the development agreement. The council shall then accept or reject the amendment to the zoning map and accept, modify or reject the final site plan and development agreement. (Ord. 797, 1-17-2012)

RIVERDALE CITY
PLANNING COMMISSION AGENDA
August 13, 2024

AGENDA ITEM: E6

SUBJECT: **Consideration to approve proposed amendments to Planning Commission Bylaws and Rules of Ethical Conduct.**

PRESENTER: Brandon Cooper, Community Development

INFORMATION:
a. Bylaws and Rules of Ethical Conduct (clean)
b. Bylaws and Rules of Ethical Conduct (with changes)

BACK TO AGENDA

RIVERDALE CITY PLANNING COMMISSION
BYLAWS AND RULES OF ETHICAL CONDUCT
AS AMENDED July 2024

Riverdale City Planning Commission shall be governed by the provisions of all applicable State Statutes, City Ordinances, and these Bylaws and Rules of Conduct.

I. MEMBERS.

A. Chair and Vice Chair. Every two years the Planning Commission shall elect a Chair and Vice Chair who may be elected to succeed themselves during the first regularly scheduled meeting in January. The Chair and the Vice Chair shall be elected from the voting members of the Planning Commission by a majority of the total membership. The Chair, or in their absence or incapacity, the Vice Chair, shall preside over all meetings and hearings of the Planning Commission and shall execute all official documents and letters of the Planning Commission. In the event that both the Chair and Vice Chair are absent from the meeting, and a quorum is present, the senior remaining member of the Commission shall act as the Interim Chair.

B. Secretary. The City Council may appoint the Secretary of the Planning Commission upon recommendation of the Planning Commission.

C. Staff. The Planning Commission may recommend to the City Council the appointment of a Director of Planning and other staff as may become necessary from time to time.

D. Voting.

1. The Chair, or Vice Chair in the absence of the Chair, shall vote on all questions before the Commission.

2. An affirmative vote of not less than (4) voting members present at the meeting shall decide all matters under consideration by the Planning Commission, unless otherwise provided for in these rules. Voting shall be by voice vote and shall be recorded by “yes” or “no”. The number of abstentions and the names of members voting either "yes" or " no" or abstaining shall be recorded on the request of any member.

E. Parliamentary Procedure. Parliamentary procedure in Commission meetings shall be governed by Robert's Rules of Order, as revised.

F. Record of Meetings. The Secretary of the Commission shall keep an accurate record of the proceedings and perform other duties as the Commission may determine.

G. Membership on Board of Adjustment. One member, but not more than one, of the Planning Commission shall be a member of the Board of Adjustment.

II. MEETINGS

A. Quorum. Four (4) members shall constitute a quorum for the transaction of business and the taking of official action; any matter considered by the Planning Commission must be passed by a majority vote of the quorum members present at a Planning Commission meeting who are in favor of the motion.

B. Time of Meeting.

1. Regular meeting shall be held on the second and fourth Tuesday of each month at 6:30 p.m. in the Riverdale City Hall. Work meeting shall begin at 6:00 p.m. on those days. The

date of a regular meeting may be changed by a majority of the total membership of the Planning Commission provided at least one week's notice is given each member of the new date for a regular meeting.

2. Special meetings may be ordered by the Chair or a majority of the members of the Planning Commission. The order shall be entered in the minutes of the Planning Commission. The order shall provide at least five (5) hours notice of the special meetings, and shall be served upon each Planning Commission member.

C. Meetings Open to the Public. All regular, special, or workshop meetings of the Planning Commission shall be open to the public.

D. Executive Sessions. Closed meetings may be held upon the affirmative vote of two-thirds of the members of the Planning Commission present at a public meeting for which adequate notice has been given provided a quorum is present. The reason for the closed meeting and vote to hold such closed meeting shall be entered in the minutes of the public meeting. The reasons for such closed meeting shall be limited to those reasons as set forth in the Utah Open Meetings Act, Utah Code Annotated §52-4-5.

E. Meeting Agenda. The Chair and staff shall review items proposed for the Planning Commission meeting agenda to determine whether all requirements necessary for Planning Commission consideration have been complied with.

1. Items for Planning Commission consideration for the agenda shall be received no later than Monday at 5:00 p.m. one week prior to the regularly scheduled Planning Commission meeting.

2. The agenda for regularly scheduled Planning Commission meetings should be posted, circumstances permitting, no later than Friday at 5:00 p.m.

3. The deadline for submission of site plans and other items for Planning Commission consideration shall be submitted no later than Monday, seven (7) working days, prior to the regularly scheduled Planning Commission meeting to allow sufficient time for staff to review.

III. CONSIDERATION OF APPLICATIONS.

A. Application Presentations. Site plan and zoning applications shall be presented in the following order:

1. Conceptually – no formal site plan. or zoning application submitted to Planning Commission. Staff review only.

2. Final approval – final site plan or zoning application submitted to Planning Commission after meeting all City standards and requirements.

Subdivision applications shall be presented in the following order with no two presentations receiving approval on at the same Planning Commission:

1. Conceptually – no formal site plan submitted to Planning Commission – Staff review only

2. Preliminary Approval – preliminary plat required

3. Final approval – final plat submitted to Planning Commission after meeting all City standards and requirements

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B. **Hearing Procedure.** Any person may appear in person, by agent or attorney at any meeting of the Planning Commission. The order of procedure in the hearing of each application shall be as follows:

1. Presentation by the Planning Staff of the application, including recommendation. Presentation shall include the reading of pertinent written comments or reports concerning the application.

2. Presentation by applicant or applicant's agent.

a. Presentation time may be limited by the Planning Commission prior to or during applicant's presentation.

3. Public Hearing, if applicable.

4. Rebuttals by invitation of the Chair.

C. **Decisions.** Decisions of the Planning Commission shall be final at the end of the meeting at which the matter is decided.

D. **Reconsideration of Applications.** An application for a conditional use permit, which has been denied by the Planning Commission, may be reconsidered by the Commission if an applicant presents new evidence, which the Commission determines is sufficient to merit reconsideration of the application. A request for reconsideration shall be made in writing and filed with the Planning Commission Secretary within ten (10) days from the date of the original decision. If a request for reconsideration is granted by the Planning Commission, the application shall be reconsidered in the same manner that an original application is considered.

IV. MISCELLANEOUS BYLAWS APPLICABLE TO PLANNING COMMISSION MEETINGS.

A. At each Planning Commission Meeting, there will be provided a large zoning map of Riverdale City, a large white board, and a large screen to provide all in attendance the opportunity to adequately view the site plans, etc. being presented. Also, a copy of site plans and other relevant documents will be included in the meeting packet.

B. The Chair of the Planning Commission will remind the presenter of the agenda item to speak clearly into the microphone on an as needed basis.

V. RULES OF ETHICAL CONDUCT FOR A PLANNING COMMISSION MEMBER.

A. **Preamble.** Ethical practice has special relevance to all people who are charged with responsibilities in public service. Planners, whose decisions and actions have long-range consequences, must strictly adhere to ethical principles.

Planning Commission members are subject to the Municipal Officers and Employees Disclosure Requirements, Utah Code Annotated (1953), Sections 10-3-1302 through 10-3-1314.

B. **Conflict of Interest.**

1. A Planning Commissioner to whom some private benefits may come as a result of a Planning Commission action may not be a participant in the action.

The following provisions apply:

a. Mere membership itself in a group or organization which has an action before the Planning Commission shall not be considered a conflict of interest unless a reasonable person would conclude that such membership in itself would prevent an objective consideration of the matter.

b. A Planning Commissioner experiencing an apparent conflict of interest shall declare their interests to the Planning Commission publicly and shall file the statement required by Paragraph 3 of this Section.

i. Concerning Ordinance 10-3-1304 – Conflict of Interest, if there is a conflict of interest, the person(s) with the conflict shall state said conflict and recuse themselves from the discussion. The other Planning Commission members will then discuss the issue.

c. A conflict of interest may exist under these rules, although a Planning Commissioner may not believe he/she has an actual conflict; therefore, a Planning Commissioner who has any question as to whether a conflict of interest exists under these rules shall raise the matter with the other Planning Commissioners and file the statement required by Paragraph 3 of this Section.

d. No Planning Official shall engage in any transaction in which he/she has a conflict of interest, direct or indirect, with the agency or jurisdiction that he/she serves unless the transaction is disclosed publicly and he/she files the statement required by Paragraph 3 of this Section.

2. No Planning Commission shall use or attempt to use their official position to secure special privileges for themselves or others.

3. No Planning Commissioner may receive or agree to receive compensation for assisting any person or business entity in any transaction involving the City of Riverdale unless he/she files with the Mayor a sworn statement giving the information required by the Section, and discloses in open meeting to the members of the Planning Commission, immediately prior to the discussion, the information required by Subsection b.

a. The statement required to be filed by this Section shall be filed ten (10) days prior to the date of any agreement between the Planning Commissioner and the person or business entity being assisted or ten (10) days prior to the receipt of compensation by the business entity. The statement is public information and shall be available for examination by the public.

b. The statement and disclosure shall contain the following information:

i. The name and address of the Planning Commissioner; and

ii. The name and address of the person or business entity being or to be assisted or in which the Planning Commission has a substantial interest; and

iii. A brief description of the transaction as to which service is rendered or is to be rendered and of the nature of the service performed or to be performed.

4. Every Planning Commissioner who is an officer, director, agent, or employee or the owner of a substantial interest in any business entity which is subject to the regulation of the City of Riverdale shall disclose the position held and the nature and value of his interest upon first

becoming appointed or elected, and again during January of each year if the officer's position in the business entity has changed or if the value of his interest in the entity has increased since the last disclosure. The disclosure shall be made in a sworn statement filed with the Mayor. The Mayor shall report the substance of all such disclosure statements to the City Council or may provide to the City Council copies of the disclosure statement within thirty (30) days after the statement is received by him. This Section does not apply to instances where the value of the interest does not exceed $2,000.00 and life insurance policies and annuities shall not be considered in determining the value of any such interest.

5. Every Planning Commissioner who is an officer, director, agent, employee, or owner of a substantial interest in any business entity which does or anticipates doing business with the City of Riverdale shall publicly disclose to the Planning Commission immediately prior to any discussion by the Planning Commission of matters relating to such business entity, the nature of their interest in that business entity. The disclosure statement shall be entered in the minutes of the meeting.

6. Any personal interest or investment by any Planning Commissioner which creates a conflict between the official's personal interests and his public duties shall be disclosed in open meetings to the Mayor and City Council in the manner required by Paragraph 4 of this Section.

C. Gifts and Favors.

1. As used in this Section, "economic benefit tantamount to a gift" includes:

a. A loan at an interest rate that is substantially lower than the commercial rate then currently prevalent for similar loans; and

b. Compensation received for private services rendered at a rate substantially exceeding the fair market value of the services.

2. An elected or appointed officer or municipal employee may not:

a. Disclose or improperly use private, controlled, or protected information acquired by reason of his official position or in the course of official duties in order to further substantially the officer's or employee's personal economic interest or to secure special privileges or exemptions for themselves or others;

b. Use or attempt to use their official position to:

i. further substantially the officer's or employee's personal economic interest; or

ii. secure special privileges for themselves or others;

c. Knowingly receive, accept, take, seek, or solicit, directly or indirectly, for themselves or others, a gift of substantial value, or a substantial economic benefit tantamount to a gift that:

i. tends improperly to influence a reasonable person in the person's position to depart from the faithful and impartial discharge of the person's public duties; or

ii. the person knows or that a reasonable person in that position should know under the circumstances if primarily for the purpose of rewarding the person for official action taken.

3. Subsection (2)(c) does not apply to:

a. An occasional non-pecuniary gift having a value of less than $50 (fifty dollars);

b. An award publicly presented in recognition of public services;

c. Any bona fide loan made in the ordinary course of business; or

d. A political campaign contribution.

D. Treatment of Information. It is important to discriminate between planning information that belongs to the public and planning information that does not.

1. Reports and official records of a public planning agency must be open on an equal basis to all inquiries. Planning advice shall not be furnished to some, unless it is available to all.

2. No Planning Commissioner shall disclose confidential information acquired by reason of his official position or use such information to secure special privileges or exemptions for themselves or others. Private affairs become public affairs when an official action, such as a change of zone classification or approval of a plat, is requested with respect to them. Only then is a disclosure of relevant information proper.

3. Information contained in studies that are in progress in a planning agency shall not be divulged except in accordance with established agency policies on the release of its studies. A public planning agency is not required to release incomplete studies or data not yet reviewed and approved by the Planning Commission.

4. Private meetings between a Planning Commissioner and applicants, their agents, or other interested parties are prohibited. Political information on any application received by a Planning Commissioner whether by mail, telephone, or other method of communication shall be made part of the public record.

E. Political Activity. Membership in a political party and contributions to its finances or activities are matter of individual decision that are neither required of nor prohibited to Planning Commissioners.

1. The extent of participation in political activities shall be governed by professional judgment, as well as limited by applicable civil service laws or regulations.

2. The powers of Planning Commissioners must not be exercised nor their duties performed, in any way that will create special advantages for a political party. The position of a Planning commissioner shall not be used to obtain contribution or support for a political party and shall not be used to obtain political favors.

3. Political debate of a community's planning program and the consideration of planning in a party's platform are proper.

4. Planning officials must give all political parties equal access to information.

C. **Attendance.** The Mayor and City Council may remove any appointed officer from office for cause under Riverdale Municipal Ordinance Code (1985) Sections 2-2-1 and 19-28-3. The missing of more than 25% (twenty-five percent) of the Planning Commission meetings during any six-month period by a Planning Commissioner will constitute cause for removal upon recommendation of the Planning Commission Chairperson to the Mayor and City Council. The missing of more than 25% (twenty-five percent) of the Planning Commission meetings during any six-month period by a Planning Commissioner will constitute cause for removal at the discretion of the Mayor and City Council.

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Part 13
Municipal Officers' and Employees' Ethics Act

10-3-1301 Short title.

This part is known as the "Municipal Officers' and Employees' Ethics Act."

Amended by Chapter 147, 1989 General Session

10-3-1302 Purpose.

The purposes of this part are to establish standards of conduct for municipal officers and employees and to require these persons to disclose actual or potential conflicts of interest between their public duties and their personal interests.

Amended by Chapter 438, 2024 General Session

10-3-1303 Definitions.

As used in this part:

(1)

(a) "Appointed officer" means an individual appointed to:

(i) a statutory office or position; or

(ii) a position of employment with a city or with a community reinvestment agency under Title 17C, Limited Purpose Local Government Entities - Community Reinvestment Agency Act.

(b) "Appointed officer" includes an individual serving on a special, regular, or full-time committee, agency, or board, regardless of whether the individual is compensated for the individual's services.

(c) "Appointed officer" does not include an elected officer.

(2) "Assist" means to act, or offer or agree to act, in such a way as to help, represent, aid, advise, furnish information to, or otherwise provide assistance to a person or business entity, believing that such action is of help, aid, advice, or assistance to such person or business entity and with the intent to assist such person or business entity.

(3) "Business entity" means a sole proprietorship, partnership, association, joint venture, corporation, firm, trust, foundation, or other organization or entity used in carrying on a business.

(4) "Compensation" means anything of economic value, however designated, which is paid, loaned, granted, given, donated, or transferred to a person or business entity by anyone other than the governmental employer for or in consideration of personal services, materials, property, or any other thing whatsoever.

(5) "Elected officer" means:

(a) an individual elected or appointed to fill a vacancy in the office of mayor, commissioner, or council member; or

(b) an individual who is considered to be elected to the office of mayor, commissioner, or council member by a municipal legislative body in accordance with Section 20A-1-206.

(6) "Improper disclosure" means the disclosure of private, controlled, or protected information to a person who does not have both the right and the need to receive the information.

(7) "Municipal employee" means an individual who is employed on a full or part-time basis by a municipality or by a community reinvestment agency under Title 17C, Limited Purpose Local Government Entities - Community Reinvestment Agency Act.

(8) "Officer" means an appointed officer or an elected officer.

(9) "Private, controlled, or protected information" means information classified as private, controlled, or protected under Title 63G, Chapter 2, Government Records Access and

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Management Act, or another applicable provision of law.
(10) "Substantial interest" means the ownership, either legally or equitably, by an individual, the individual's spouse, or the individual's minor children, of at least 10% of the outstanding shares of a corporation or 10% interest in any other business entity.

Amended by Chapter 443, 2024 General Session

10-3-1303.5 Statutory construction.

The definition of appointed officer in Section 10-3-1303 does not have the effect of making an appointed individual or employee an officer of the municipality.

Enacted by Chapter 443, 2024 General Session

10-3-1304 Use of office for personal benefit prohibited.

(1) As used in this section, "economic benefit tantamount to a gift" includes:
  (a) a loan at an interest rate that is substantially lower than the commercial rate then currently prevalent for similar loans; or
  (b) compensation received for a private service rendered at a rate substantially exceeding the fair market value of the service.
(2) Except as provided in Subsection (4), it is an offense for an officer or municipal employee to:
  (a) disclose or improperly use private, controlled, or protected information acquired by reason of the officer's or municipal employee's official position or in the course of official duties in order to further substantially the officer's or municipal employee's personal economic interest or to secure special privileges or exemptions for the officer or municipal employee or for others;
  (b) use or attempt to use the officer's or municipal employee's official position to:
    (i) further substantially the officer's or municipal employee's personal economic interest; or
    (ii) secure special privileges for the officer or municipal employee or for others; or
  (c) knowingly receive, accept, take, seek, or solicit, directly or indirectly, for the officer or municipal employee or for another, a gift of substantial value or a substantial economic benefit tantamount to a gift that:
    (i) would tend improperly to influence a reasonable person in the person's position to depart from the faithful and impartial discharge of the person's public duties; or
    (ii) the person knows or that a reasonable person in that position should know under the circumstances is primarily for the purpose of rewarding the person for official action taken.
(3) Subsection (2)(c) does not apply to:
  (a) an occasional nonpecuniary gift having a value of less than $50;
  (b) an award publicly presented in recognition of public services;
  (c) any bona fide loan made in the ordinary course of business; or
  (d) a political campaign contribution.
(4) This section does not apply to an officer or municipal employee who engages in conduct that constitutes a violation of this section to the extent that the officer or municipal employee is chargeable, for the same conduct, under Section 76-8-105.

Amended by Chapter 443, 2024 General Session

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10-3-1305 Compensation for assistance in transaction involving municipality -- Public disclosure and filing required.

(1) As used in this section, "municipal body" means any public board, commission, committee, or other public group organized to make public policy decisions or to advise persons who make public policy decisions.

(2) Except as provided in Subsection (9), it is an offense for an officer who is a member of a municipal body to receive or agree to receive compensation for assisting a person or business entity in a transaction involving the municipality of which the officer is elected or appointed unless the officer:

(a) files with the mayor a sworn statement disclosing the information described in Subsection (8);

(b) discloses the information described in Subsection (8) in an open meeting to the members of the municipal body of which the officer is a member immediately before the discussion; and

(c) for an officer who is an elected officer, files the sworn statement described in Subsection (2)(a) with the city recorder or town clerk.

(3) It is an offense for an appointed officer who is not a member of a municipal body or a municipal employee to receive or agree to receive compensation for assisting a person or business entity in a transaction involving the municipality by which the appointed officer or municipal employee is employed unless the appointed officer or employee:

(a) files with the mayor a sworn statement disclosing the information described in Subsection (8); and

(b) discloses the information described in Subsection (8) to:

(i) the appointed officer's or municipal employee's immediate supervisor; and

(ii) any other municipal officer or employee who may rely on the appointed officer's or municipal employee's representations in evaluating or approving the transaction.

(4)

(a) An officer or municipal employee shall file the sworn statement described in Subsection (2)(a) or (3)(a), as applicable, on or before the earlier of:

(i) 10 days before the date on which the officer or municipal employee and the person or business entity being assisted enter into an agreement; or

(ii) 10 days before the date on which the officer or municipal employee receives compensation.

(5) In accordance with Subsection (2)(c), an elected officer shall file the sworn statement with the city recorder or town clerk on or before the earlier of the deadlines described in Subsections (4)(a)(i) and (ii).

(6) A municipal recorder or town clerk who receives a sworn statement described in Subsection (2)(a) shall:

(a) post a copy of the sworn statement on the municipality's website; and

(b) ensure that the sworn statement remains posted on the municipality's website until the elected officer leaves office.

(7) The sworn statements described in this section are public information and shall be available for examination by the public.

(8) The sworn statement and public disclosure described in Subsections (2) and (3) shall contain:

(a) the name and address of the officer or municipal employee;

(b) the name and address of the person or business entity being or to be assisted or in which the officer or municipal employee has a substantial interest; and

(c) a brief description of the transaction as to which service is rendered or is to be rendered and of the nature of the service performed or to be performed.

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(9) This section does not apply to an officer who is a member of a municipal body and who engages in conduct that constitutes a violation of this section to the extent that the officer is chargeable, for the same conduct, under Section 76-8-105.

Amended by Chapter 443, 2024 General Session

10-3-1306 Interest in business entity regulated by municipality -- Disclosure statement required.

(1) An officer under this part, or a municipal employee, who is an officer, director, agent, or employee or the owner of a substantial interest in a business entity that is subject to the regulation of the municipality in which the officer or municipal employee is elected, appointed, or employed, shall disclose the position held and the nature and value of the officer's or employee's interest:
  (a) upon first becoming appointed, elected, or employed by the municipality; and
  (b) when the officer's or municipal employee's position in the business entity changes significantly or when the value of the officer's or municipal employee's interest in the entity significantly increases above the officer's or municipal employee's most recent disclosure.
(2) An officer or municipal employee shall make the disclosure described in Subsection (1) in a sworn statement filed with:
  (a) the mayor; and
  (b) for an officer who is an elected officer, the city recorder or town clerk.
(3) The mayor shall:
  (a) report the substance of the sworn statement described in Subsection (2) to the members of the governing body; or
  (b) provide a copy of the sworn statement to the members of the governing body no later than 30 days after the date on which the mayor receives the statement.
(4) The municipal recorder or town clerk who receives the sworn statement described in Subsection (2) shall:
  (a) post a copy of the sworn statement on the municipality's website; and
  (b) ensure that the sworn statement remains posted on the municipality's website until the elected officer leaves office.
(5)
  (a) This section does not apply to an instance where the value of the interest does not exceed $ $5,000.
  (b) A life insurance policy or an annuity may not be considered in determining the value of the interest.

Amended by Chapter 443, 2024 General Session

10-3-1307 Interest in business entity doing business with municipality -- Disclosure.

(1) An officer under this part, or municipal employee, who is an officer, director, agent, employee, or owner of a substantial interest in a business entity that does or anticipates doing business with the municipality in which the officer or municipal employee is appointed, elected, or employed, shall:
  (a) publicly disclose the conflict of interest to the members of the body of which the officer is a member or by which the municipal employee is employed, immediately before any discussion by the municipal body concerning matters relating to the business entity, the nature of the officer's or municipal employee's interest in the business entity; and

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(b) for an officer who is an elected officer, file a sworn statement describing the conflict of interest with the city recorder or town clerk.

(2) The public disclosure described in Subsection (1)(a) shall be entered in the minutes of the meeting.

(3) A city recorder or town clerk who receives the sworn statement described in Subsection (1)(b) shall:

(a) post a copy of the sworn statement on the municipality's website; and

(b) ensure that the sworn statement remains posted on the municipality's website until the elected officer leaves office.

(4) Disclosure by a municipal employee under this section is satisfied if the municipal employee makes the disclosure in the manner described in Section 10-3-1305 or Section 10-3-1306.

Amended by Chapter 443, 2024 General Session

10-3-1308 Investment creating conflict of interest with duties -- Disclosure.

An officer or municipal employee who has a personal interest or investment that creates a conflict between the officer's or municipal employee's personal interests and the officer's or municipal employee's public duties shall disclose the conflict in the manner described in Section 10-3-1306.

Amended by Chapter 443, 2024 General Session

10-3-1309 Inducing officer or employee to violate part prohibited.

It is a class A misdemeanor for any person to induce or seek to induce an officer or a municipal employee to violate any of the provisions of this part.

Amended by Chapter 443, 2024 General Session

10-3-1310 Penalties for violation -- Dismissal from employment or removal from office.

In addition to any penalty contained in any other provision of law, any person who knowingly and intentionally violates this part, with the exception of Sections 10-3-1306, 10-3-1307, 10-3-1308, and 10-3-1309, shall be dismissed from employment or removed from office and is guilty of:

(1) a felony of the second degree if the total value of the compensation, conflict of interest, or assistance exceeds $1,000;

(2) a felony of the third degree if:

(a) the total value of the compensation, conflict of interest, or assistance is more than $250 but not more than $1,000; or

(b) the elected or appointed officer or municipal employee has been twice before convicted of violation of this chapter and the value of the conflict of interest, compensation, or assistance was $250 or less;

(3) a class A misdemeanor if the value of the compensation or assistance was more than $100 but does not exceed $250; or

(4) a class B misdemeanor if the value of the compensation or assistance was $100 or less.

Amended by Chapter 147, 1989 General Session

10-3-1311 Municipal ethics commission -- Complaints charging violations.

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(1) A municipality may establish by ordinance an ethics commission to review a complaint against an officer or a municipal employee subject to this part for a violation of a provision of this part.
(2)
(a) A person filing a complaint for a violation of this part shall file the complaint:
(i) with the municipal ethics commission, if a municipality has established a municipal ethics commission in accordance with Subsection (1); or
(ii) with the Political Subdivisions Ethics Review Commission in accordance with Title 63A, Chapter 15, Political Subdivisions Ethics Review Commission, if the municipality has not established a municipal ethics commission.
(b) A municipality that receives a complaint described in Subsection (2)(a) may:
(i) accept the complaint if the municipality has established a municipal ethics commission in accordance with Subsection (1); or
(ii) forward the complaint to the Political Subdivisions Ethics Review Commission established in Section 63A-15-201:
(A) regardless of whether the municipality has established a municipal ethics commission; or
(B) if the municipality has not established a municipal ethics commission.
(3) If the alleged ethics complaint is against a person who is a member of the municipal ethics commission, the complaint shall be filed with or forwarded to the Political Subdivisions Ethics Review Commission.

Amended by Chapter 443, 2024 General Session

10-3-1312 Violation of disclosure requirements -- Penalties -- Rescission of prohibited transaction.

If a transaction is entered into in connection with a violation of Section 10-3-1305, 10-3-1306, 10-3-1307, or 10-3-1308, the municipality:
(1) shall dismiss or remove the officer or municipal employee who knowingly and intentionally violates this part from employment or office; and
(2) may rescind or void a contract or subcontract entered into pursuant to that transaction without returning any part of the consideration received by the municipality.

Amended by Chapter 443, 2024 General Session

10-3-1313 Annual conflict of interest disclosure -- City recorder or town clerk -- Posting of written disclosure statement -- Penalties.

(1) In addition to any other disclosure obligation described in this part, an elected officer shall, no sooner than January 1 and no later than January 31

of each year during which the elected officer holds the office of mayor, commissioner, or council member:

(a) prepare a written conflict of interest disclosure statement that contains a response to each item of information described in Subsection 20A-11-1604(6); and

(b) submit the written disclosure statement to the city recorder or town clerk. (2)

(a) No later than 10 business days after the day on which the elected officer submits the written disclosure statement described in Subsection (1) to the city recorder or town clerk, the city recorder or town clerk shall:

(i) post an electronic copy of the written disclosure statement on the municipality's website; and

(ii) provide the lieutenant governor with a link to the electronic posting described in Subsection (2)(a)(i).

(b) The city recorder or town clerk shall ensure that the elected officer's written disclosure statement remains posted on the municipality's website until the elected officer leaves office.

(3) A city recorder or town clerk shall take the action described in Subsection (4) if:

(a) an elected officer fails to timely submit the written disclosure statement described in Subsection (1); or

(b) a submitted written disclosure statement does not comply with the requirements of Subsection 20A-11-1604(6).

(4) If a circumstance described in Subsection (3) occurs, the city recorder or town clerk shall, within five days after the day on which the city recorder or town clerk determines that a violation occurred, notify the elected officer of the violation and direct the elected officer to submit an amended written disclosure statement correcting the problem.

(5)

(a) It is unlawful for an elected officer to fail to submit or amend a written disclosure statement within seven days after the day on which the elected officer receives the notice described in Subsection (4).

(b) An elected officer who violates Subsection (5)(a) is guilty of a class B misdemeanor.

(c) The city recorder or town clerk shall report a violation of Subsection (5)(a) to the attorney general.

(d) In addition to the criminal penalty described in Subsection (5)(b), the city recorder or town clerk shall impose a civil fine of $100 against an elected officer who violates Subsection (5) (a).

(6) The city recorder or town clerk shall deposit a fine collected under this section into the municipality's general fund as a dedicated credit to pay for the costs of administering this section.

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Enacted by Chapter 443, 2024 General Session

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RIVERDALE CITY PLANNING COMMISSION
BYLAWS AND RULES OF ETHICAL CONDUCT
AS AMENDED July 18, 2024

Riverdale City Planning Commission shall be governed by the provisions of all applicable State Statutes, City Ordinances, and these Bylaws and Rules of Conduct.

I. MEMBERS.

A. Chair and Vice Chair. Every two years the Planning Commission shall elect a Chair and Vice Chair who may be elected to succeed themselves during the first regularly scheduled meeting in January. The Chair and the Vice Chair shall be elected from the voting members of the Planning Commission by a majority of the total membership. The Chair, or in ~~his/her~~ their absence or incapacity, the Vice Chair, shall preside over all meetings and hearings of the Planning Commission and shall execute all official documents and letters of the Planning Commission. In the event that both the Chair and Vice Chair are absent from the meeting, and a quorum is present, the senior remaining member of the Commission shall act as the Interim Chair.

B. Secretary. The City Council may appoint the Secretary of the Planning Commission upon recommendation of the Planning Commission.

C. Staff. The Planning Commission may recommend to the City Council the appointment of a Director of Planning and other staff as may become necessary from time to time.

D. Voting.

1. The Chair, or Vice Chair in the absence of the Chair, shall vote on all questions before the Commission.

2. An affirmative vote of not less than (4) voting members present at the meeting shall decide all matters under consideration by the Planning Commission, unless otherwise provided for in these rules. Voting shall be by voice vote and shall be recorded by "~~yeas~~" and "~~nays~~" “yes” or “no”. The number of abstentions and the names of members voting either "~~yea~~ yes" or "~~nay~~ no" or abstaining shall be recorded on the request of any member.

E. Parliamentary Procedure. Parliamentary procedure in Commission meetings shall be governed by Robert's Rules of Order, as revised.

F. Record of Meetings. The Secretary of the Commission shall keep an accurate record of the proceedings and perform other duties as the Commission may determine.

G. Membership on Board of Adjustment. One member, but not more than one, of the Planning Commission shall be a member of the Board of Adjustment.

II. MEETINGS

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A. Quorum. Four (4) members shall constitute a quorum for the transaction of business and the taking of official action; any matter considered by the Planning Commission must be passed by a majority vote of the quorum members present at a Planning Commission meeting who are in favor of the motion.

B. Time of Meeting.

1. Regular meeting shall be held on the second and fourth Tuesday of each month at 6:30 p.m. in the Riverdale City Hall. Work~~shop~~ meeting shall begin at 6:00 p.m. on those days. The date of a regular meeting may be changed by a majority of the total membership of the Planning Commission provided at least one week's notice is given each member of the new date for a regular meeting.

2. Special meetings may be ordered by the Chair or a majority of the members of the Planning Commission. The order shall be entered in the minutes of the Planning Commission. The order shall provide at least five (5) hours notice of the special meetings, and shall be served upon each Planning Commission member.

C. Meetings Open to the Public. All regular, special, or workshop meetings of the Planning Commission shall be open to the public.

D. Executive Sessions. Closed meetings may be held upon the affirmative vote of two-thirds of the members of the Planning Commission present at a public meeting for which adequate notice has been given provided a quorum is present. The reason for the closed meeting and vote to hold such closed meeting shall be entered in the minutes of the public meeting. The reasons for such closed meeting shall be limited to those reasons as set forth in the Utah Open Meetings Act, Utah Code Annotated §52-4-5.

E. Meeting Agenda. The Chair and staff shall review items proposed for the Planning Commission meeting agenda to determine whether all requirements necessary for Planning Commission consideration have been complied with.

1. Items for Planning Commission consideration for the agenda shall be received no later than Monday at 5:00 p.m. one week prior to the regularly scheduled Planning Commission meeting.

2. The agenda for regularly scheduled Planning Commission meetings should be posted, circumstances permitting, no later than Friday at ~~10:00 a.m.~~ 5:00 p.m.

3. The deadline for submission of site plans and other items for Planning Commission consideration shall be submitted no later than Monday, seven (7) working days, prior to the regularly scheduled Planning Commission meeting to allow sufficient time for staff to review.

III. CONSIDERATION OF APPLICATIONS.

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A. **Application Presentations.** Site plan and zoning applications shall be presented in the following order: ~~with no two presentations receiving approval on at the same Planning Commission:~~

1. Conceptually – no formal site plan ~~required.~~ or zoning application submitted to Planning Commission. Staff review only.

2. ~~Preliminary approval – preliminary site plan required.~~

3. Final approval – final site plan or zoning application submitted to Planning Commission after meeting all City standards and requirements ~~required~~.

Subdivision applications shall be presented in the following order with no two presentations receiving approval on at the same Planning Commission:

1. Conceptually – no formal site plan submitted to Planning Commission – Staff review only

2. Preliminary Approval – preliminary plat required

3. Final approval – final plat submitted to Planning Commission after meeting all City standards and requirements

B. **Hearing Procedure.** Any person may appear in person, by agent or attorney at any meeting of the Planning Commission. The order of procedure in the hearing of each application shall be as follows:

1. Presentation by the Planning Staff of the application, including recommendation. Presentation shall include the reading of pertinent written comments or reports concerning the application.

2. Presentation by applicant or applicant's agent.

a. Presentation time may be limited by the Planning Commission prior to or during applicant's presentation.

3. ~~Witnesses in favor of application.~~ Public Hearing, if applicable.

4. ~~Witnesses against application.~~

5. Rebuttals by invitation of the Chair.

C. **Decisions.** Decisions of the Planning Commission shall be final at the end of the meeting at which the matter is decided.

D. **Reconsideration of Applications.** An application for a conditional use permit, which has been denied by the Planning Commission, may be reconsidered by the Commission if an applicant presents new evidence, which the Commission determines is sufficient to merit reconsideration of the application. A request for reconsideration shall be made in

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writing and filed with the Planning Commission Secretary within ten (10) days from the date of the original decision. If a request for reconsideration is granted by the Planning Commission, the application shall be reconsidered in the same manner that an original application is considered.

IV. MISCELLANEOUS BYLAWS APPLICABLE TO PLANNING COMMISSION MEETINGS.

A. At each Planning Commission Meeting, there will be provided a large zoning map of Riverdale City, a large white board ~~or chalk board~~, and ~~an overhead projector~~ a large screen to provide all in attendance the opportunity to adequately view the site plans, etc. being presented. Also, ~~a smaller copy of site plans, etc. will be provided for each member of the Planning Commission and staff~~ a copy of site plans and other relevant documents will be included in the meeting packet.

B. The Chair of the Planning Commission will remind the presenter of the agenda item to speak clearly into the microphone on an as needed basis.

V. RULES OF ETHICAL CONDUCT FOR A PLANNING COMMISSION MEMBER.

A. Preamble. Ethical practice has special relevance to all people who are charged with responsibilities in public service. Planners, whose decisions and actions have long-range consequences, must strictly adhere to ethical principles.

Planning Commission members are subject to the Municipal Officers and Employees Disclosure Requirements, Utah Code Annotated (1953), Sections 10-3-1302 through 10-3-~~1312~~ 1314.

B. Conflict of Interest.

1. A Planning Commissioner to whom some private benefits may come as a result of a Planning Commission action may not be a participant in the action.

The following provisions apply:

a. Mere membership itself in a group or organization which has an action before the Planning Commission shall not be considered a conflict of interest unless a reasonable person would conclude that such membership in itself would prevent an objective consideration of the matter.

b. A Planning Commissioner experiencing an apparent conflict of interest shall declare ~~his/her~~ their interests to the Planning Commission publicly and shall file the ~~state~~ statement required by Paragraph 3 of this Section.

i. Concerning Ordinance ~~19-3-1304~~ 10-3-1304 – Conflict of Interest, if there is a conflict of interest, the person(s) with the conflict shall state said conflict and ~~leave the room~~ recuse themselves from the

discussion. The other Planning Commission members will then discuss the issue.

c. A conflict of interest may exist under these rules, although a Planning Commissioner may not believe he/she has an actual conflict; therefore, a Planning Commissioner who has any question as to whether a conflict of interest exists under these rules shall raise the matter with the other Planning Commissioners and file the statement required by Paragraph 3 of this Section.

d. No Planning Official shall engage in any transaction in which he/she has a conflict of interest, direct or indirect, with the agency or jurisdiction that he/she serves unless the transaction is disclosed publicly and he/she files the statement required by Paragraph 3 of this Section.

2. No Planning Commission shall use or attempt to use ~~his/her~~ their official position to secure special privileges for ~~him/herself~~ themselves or others.

3. No Planning Commissioner may receive or agree to receive compensation for assisting any person or business entity in any transaction involving the City of Riverdale unless he/she files with the Mayor a sworn statement giving the information required by the Section, and discloses in open meeting to the members of the Planning Commission, immediately prior to the discussion, the information required by Subsection b.

a. The statement required to be filed by this Section shall be filed ten (10) days prior to the date of any agreement between the Planning Commissioner and the person or business entity being assisted or ten (10) days prior to the receipt of compensation by the business entity. The statement is public information and shall be available for examination by the public.

b. The statement and disclosure shall contain the following information:

i. The name and address of the Planning Commissioner; and

ii. The name and address of the person or business entity being or to be assisted or in which the Planning Commission has a substantial interest; and

iii. A brief description of the transaction as to which service is rendered or is to be rendered and of the nature of the service performed or to be performed.

4. Every Planning Commissioner who is an officer, director, agent, or employee or the owner of a substantial interest in any business entity which is subject to the regulation of the City of Riverdale shall disclose the position held and the nature and value of his interest upon first becoming appointed or elected, and again

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during January of each year if the officer's position in the business entity has changed or if the value of his interest in the entity has increased since the last disclosure. The disclosure shall be made in a sworn statement filed with the Mayor. The Mayor shall report the substance of all such disclosure statements to the City Council or may provide to the City Council copies of the disclosure statement within thirty (30) days after the statement is received by him. This Section does not apply to instances where the value of the interest does not exceed $2,000.00 and life insurance policies and annuities shall not be considered in determining the value of any such interest.

5. Every Planning Commissioner who is an officer, director, agent, employee, or owner of a substantial interest in any business entity which does or anticipates doing business with the City of Riverdale shall publicly disclose to the Planning Commission immediately prior to any discussion by the Planning Commission of matters relating to such business entity, the nature of ~~his/her~~ their interest in that business entity. The disclosure statement shall be entered in the minutes of the meeting.

6. Any personal interest or investment by any Planning Commissioner which creates a conflict between the official's personal interests and his public duties shall be disclosed in open meetings to the Mayor and City Council in the manner required by Paragraph 4 of this Section.

C. Gifts and Favors.

1. As used in this Section, "economic benefit tantamount to a gift" includes:

a. A loan at an interest rate that is substantially lower than the commercial rate then currently prevalent for similar loans; and

b. Compensation received for private services rendered at a rate substantially exceeding the fair market value of the services.

2. An elected or appointed officer or municipal employee may not:

a. Disclose or improperly use private, controlled, or protected information acquired by reason of his official position or in the course of official duties in order to further substantially the officer's or employee's personal economic interest or to secure special privileges or exemptions for ~~himself/herself~~ themselves or others;

b. Use or attempt to use ~~his/her~~ their official position to:

i. further substantially the officer's or employee's personal economic interest; or

ii. secure special privileges for ~~himself/herself~~ themselves or others;

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c. Knowingly receive, accept, take, seek, or solicit, directly or indirectly, for ~~himself/herself or another~~ themselves or others, a gift of substantial value, or a substantial economic benefit tantamount to a gift that:

i. tends improperly to influence a reasonable person in the person's position to depart from the faithful and impartial discharge of the person's public duties; or

ii. the person knows or that a reasonable person in that position should know under the circumstances if primarily for the purpose of rewarding the person for official action taken.

3. Subsection (2)(c) does not apply to:

a. An occasional non-pecuniary gift having a value of less than $50 (fifty dollars);

b. An award publicly presented in recognition of public services;

c. Any bona fide loan made in the ordinary course of business; or

d. A political campaign contribution.

D. Treatment of Information. It is important to discriminate between planning information that belongs to the public and planning information that does not.

1. Reports and official records of a public planning agency must be open on an equal basis to all inquiries. Planning advice shall not be furnished to some, unless it is available to all.

2. No Planning Commissioner shall disclose confidential information acquired by reason of his official position or use such information to secure special privileges or exemptions for ~~himself/herself~~ themselves or others. Private affairs become public affairs when an official action, such as a change of zone classification or approval of a plat, is requested with respect to them. Only then is a disclosure of relevant information proper.

3. Information contained in studies that are in progress in a planning agency shall not be divulged except in accordance with established agency policies on the release of its studies. A public planning agency is not required to release incomplete studies or data not yet reviewed and approved by the Planning Commission.

4. Private meetings between a Planning Commissioner and applicants, their agents, or other interested parties are prohibited. Political information on any application received by a Planning Commissioner whether by mail, telephone, or other method of communication shall be made part of the public record.

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E. Political Activity. Membership in a political party and contributions to its finances or activities are matter of individual decision that are neither required of nor prohibited to Planning Commissioners.

1. The extent of participation in political activities shall be governed by professional judgment, as well as limited by applicable civil service laws or regulations.

2. The powers of Planning Commissioners must not be exercised nor their duties performed, in any way that will create special advantages for a political party. The position of a Planning commissioner shall not be used to obtain contribution or support for a political party and shall not be used to obtain political favors.

3. Political debate of a community's planning program and the consideration of planning in a party's platform are proper.

4. Planning officials must give all political parties equal access to information.

C. **Attendance.** The Mayor and City Council may remove any appointed officer from office for cause under Riverdale Municipal Ordinance Code (1985) Sections 2-2-1 and 19-28-3. The missing of more than 25% (twenty-five percent) of the Planning Commission meetings during any six-month period by a Planning Commissioner will constitute cause for ~~his/her~~ removal upon recommendation of the Planning Commission Chairperson to the Mayor and City Council. The missing of more than 25% (twenty-five percent) of the Planning Commission meetings during any six-month period by a Planning ~~Commission~~ Commissioner will constitute cause for ~~his/her~~ removal at the discretion of the Mayor and City Council.

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Utah Code Annotated (1953), Sections 10-3-1302 through 10-3-1312.

MUNICIPAL OFFICERS' AND EMPLOYEES' ETHICS ACT

10-3-1302. Purpose. The purposes of this part are to establish standards of conduct for municipal officers and employees and to require these persons to disclose actual or potential conflicts of interest between their public duties and their personal interests.

10-3-1303. Definitions.

As used in this part:

(1) "Appointed officer" means any person appointed to any statutory office or position or any other person appointed to any position of employment with a city or with a redevelopment agency under Title 17B, Chapter 4, Redevelopment Agencies Act. Appointed officers include, but are not limited to, persons serving on special, regular, or full-time committees, agencies, or boards whether or not such persons are compensated for their services. The use of the word "officer" in this part is not intended to make appointed persons or employees "officers" of the municipality.

(2) "Assist" means to act, or offer or agree to act, in such a way as to help, represent, aid, advise, furnish information to, or otherwise provide assistance to a person or business entity, believing that such action is of help, aid, advice, or assistance to such person or business entity and with the intent to assist such person or business entity.

(3) "Business entity" means a sole proprietorship, partnership, association, joint venture, corporation, firm, trust, foundation, or other organization or entity used in carrying on a business.

(4) "Compensation" means anything of economic value, however designated, which is paid, loaned, granted, given, donated, or transferred to any person or business entity by anyone other than the governmental employer for or in consideration of personal services, materials, property, or any other thing whatsoever.

(5) "Elected officer" means any person elected or appointed to the office of mayor, commissioner, or council member.

(6) "Improper disclosure" means disclosure of private, controlled, or protected information to any person who does not have both the right and the need to receive the information.

(7) "Municipal employee" means a person who is not an elected or appointed officer who is employed on a full or part-time basis by a municipality or by a redevelopment agency under Title 17B, Chapter 4, Redevelopment Agencies Act.

(8) "Private, controlled, or protected information" means information classified as private, controlled, or protected under Title 63, Chapter 2, Government Records Access and Management Act or other applicable provision of law.

(9) "Substantial interest" means the ownership, either legally or equitably, by an individual, his spouse, or his minor children, of at least 10% of the outstanding shares of a corporation or 10% interest in any other business entity.

10-3-1304. Use of office for personal benefit prohibited.

(1) As used in this section, "economic benefit tantamount to a gift" includes:

(a) a loan at an interest rate that is substantially lower than the commercial rate then currently prevalent for similar loans; and

(b) compensation received for private services rendered at a rate substantially exceeding the fair market value of the services.

(2) It is an offense for an elected or appointed officer or municipal employee, under circumstances not amounting to a violation of Section **63-56-72** or **76-8-105**, to:

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(a) disclose or improperly use private, controlled, or protected information acquired by reason of his official position or in the course of official duties in order to further substantially the officer's or employee's personal economic interest or to secure special privileges or exemptions for himself or others;

(b) use or attempt to use his official position to:

(i) further substantially the officer's or employee's personal economic interest; or

(ii) secure special privileges for himself or others; or

(c) knowingly receive, accept, take, seek, or solicit, directly or indirectly, for himself or another a gift of substantial value or a substantial economic benefit tantamount to a gift that:

(i) would tend improperly to influence a reasonable person in the person's position to depart from the faithful and impartial discharge of the person's public duties; or

(ii) the person knows or that a reasonable person in that position should know under the circumstances is primarily for the purpose of rewarding the person for official action taken.

(3) Subsection (2)(c) does not apply to:

(a) an occasional nonpecuniary gift having a value of less than $50;

(b) an award publicly presented in recognition of public services;

(c) any bona fide loan made in the ordinary course of business; or

(d) a political campaign contribution.

10-3-1305. Compensation for assistance in transaction involving municipality -- Public disclosure and filing required.

(1) As used in this section, "municipal body" means any public board, commission, committee, or other public group organized to make public policy decisions or to advise persons who make public policy decisions.

(2) It is an offense for an elected officer, or appointed officer, who is a member of a public body, under circumstances not amounting to a violation of Section **63-56-72** or **76-8-105**, to receive or agree to receive compensation for assisting any person or business entity in any transaction involving the municipality in which he is an officer unless he:

(a) files with the mayor a sworn statement giving the information required by this section; and

(b) discloses the information required by Subsection (5) in an open meeting to the members of the body of which he is a member immediately before the discussion.

(3) It is an offense for an appointed officer who is not a member of a public body or a municipal employee to receive or agree to receive compensation for assisting any person or business entity in any transaction involving the municipality by which he is employed unless the officer or employee:

(a) files with the mayor a sworn statement giving the information required by this section; and

(b) discloses the information required by Subsection (5) to:

(i) his immediate supervisor; and

(ii) any other municipal officer or employee who may rely upon the employee's representations in evaluating or approving the transaction.

(4) (a) The officer or employee shall file the statement required to be filed by this section ten days before the date of any agreement between the elected or appointed officer or municipal employee and the person or business entity being assisted or ten days before the receipt of compensation by the officer or employee, whichever is earlier.

(b) The statement is public information and shall be available for examination by the public.

(5) The statement and disclosure shall contain:

(a) the name and address of the officer or municipal employee;

(b) the name and address of the person or business entity being or to be assisted or in which the appointed or elected official or municipal employee has a substantial interest; and

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(c) a brief description of the transaction as to which service is rendered or is to be rendered and of the nature of the service performed or to be performed.

10-3-1306. Interest in business entity regulated by municipality -- Disclosure statement required. (1) Every appointed or elected officer or municipal employee who is an officer, director, agent, or employee or the owner of a substantial interest in any business entity which is subject to the regulation of the municipality in which he is an elected or appointed officer or municipal employee shall disclose the position held and the nature and value of his interest upon first becoming appointed, elected, or employed by the municipality, and again at any time thereafter if the elected or appointed officer's or municipal employee's position in the business entity has changed significantly or if the value of his interest in the entity has increased significantly since the last disclosure.

(2) The disclosure shall be made in a sworn statement filed with the mayor. The mayor shall report the substance of all such disclosure statements to the members of the governing body, or may provide to the members of the governing body copies of the disclosure statement within 30 days after the statement is received by him.

(3) This section does not apply to instances where the value of the interest does not exceed $2,000. Life insurance policies and annuities shall not be considered in determining the value of any such interest.

10-3-1307. Interest in business entity doing business with municipality -- Disclosure. (1) Every appointed or elected officer or municipal employee who is an officer, director, agent, employee, or owner of a substantial interest in any business entity which does or anticipates doing business with the municipality in which he is an appointed or elected officer or municipal employee, shall publicly disclose to the members of the body of which he is a member or by which he is employed immediately prior to any discussion by such body concerning matters relating to such business entity, the nature of his interest in that business entity.

(2) The disclosure statement shall be entered in the minutes of the meeting.

(3) Disclosure by a municipal employee under this section is satisfied if the employee makes the disclosure in the manner required by Sections **10-3-1305** and **10-3-1306**.

10-3-1308. Investment creating conflict of interest with duties -- Disclosure. Any personal interest or investment by a municipal employee or by any elected or appointed official of a municipality which creates a conflict between the employee's or official's personal interests and his public duties shall be disclosed in open meeting to the members of the body in the manner required by Section **10-3-1306**.

10-3-1309. Inducing officer or employee to violate part prohibited. It is a class A misdemeanor for any person to induce or seek to induce any appointed or elected officer or municipal employee to violate any of the provisions of this part.

10-3-1310. Penalties for violation -- Dismissal from employment or removal from office. In addition to any penalty contained in any other provision of law, any person who knowingly and intentionally violates this part, with the exception of Sections **10-3-1306**, **10-3-1307**, **10-3-1308**, and **10-3-1309**, shall be dismissed from employment or removed from office and is guilty of:

(1) a felony of the second degree if the total value of the compensation, conflict of interest, or assistance exceeds $1,000;

(2) a felony of the third degree if:

(a) the total value of the compensation, conflict of interest, or assistance is more than $250 but not

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more than $1,000; or

(b) the elected or appointed officer or municipal employee has been twice before convicted of violation of this chapter and the value of the conflict of interest, compensation, or assistance was $250 or less;

(3) a class A misdemeanor if the value of the compensation or assistance was more than $100 but does not exceed $250; or

(4) a class B misdemeanor if the value of the compensation or assistance was $100 or less.

10-3-1311. Complaints charging violations -- Procedure. (1) Any complaint against a person who is under the merit system, charging that person with a violation of this part, shall be filed and processed in accordance with the provisions of the merit system.

(2) If the person charged with the violation is not under any merit system, then the complaint shall be filed with the mayor or city manager. The mayor or city manager shall investigate the complaint and shall give the person an opportunity to be heard. A written report of the findings and the recommendation of the mayor or city manager shall be filed with the governing body. If the governing body finds that the person has violated this part, it may dismiss, suspend, or take such other appropriate action with respect to the person.

10-3-1312. Violation of disclosure requirements -- Penalties -- Rescission of prohibited transaction.

If any transaction is entered into in connection with a violation of Section **10-3-1305**, **10-3-1306**, **10-3-1307**, or **10-3-1308**, the municipality:

(1) shall dismiss or remove the appointed or elected officer or municipal employee who knowingly and intentionally violates this part from employment or office; and

(2) may rescind or void any contract or subcontract entered into pursuant to that transaction without returning any part of the consideration received by the municipality.

Updated 2-3-2004

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Part 13
Municipal Officers' and Employees' Ethics Act

10-3-1301 Short title.

This part is known as the "Municipal Officers' and Employees' Ethics

Act." Amended by Chapter 147, 1989 General Session

10-3-1302 Purpose.

The purposes of this part are to establish standards of conduct for municipal officers and employees and to require these persons to disclose actual or potential conflicts of interest

between their public duties and their personal interests.

Amended by Chapter 438, 2024 General Session

10-3-1303 Definitions.

As used in this part:

(1)

(a) "Appointed officer" means an individual appointed to:

(i) a statutory office or position; or

(ii) a position of employment with a city or with a community reinvestment agency under Title 17C, Limited Purpose Local Government Entities - Community Reinvestment Agency Act.

(b) "Appointed officer" includes an individual serving on a special, regular, or full-time committee, agency, or board, regardless of whether the individual is compensated for the individual's services.

(c) "Appointed officer" does not include an elected officer.

(2) "Assist" means to act, or offer or agree to act, in such a way as to help, represent, aid, advise, furnish information to, or otherwise provide assistance to a person or business entity, believing that such action is of help, aid, advice, or assistance to such person or business entity and with the intent to assist such person or business entity.

(3) "Business entity" means a sole proprietorship, partnership, association, joint venture, corporation, firm, trust, foundation, or other organization or entity used in carrying on a business.

(4) "Compensation" means anything of economic value, however designated, which is paid, loaned, granted, given, donated, or transferred to a person or business entity by anyone other than the governmental employer for or in consideration of personal services, materials, property, or any other thing whatsoever.

(5) "Elected officer" means:

(a) an individual elected or appointed to fill a vacancy in the office of mayor, commissioner, or council member; or

(b) an individual who is considered to be elected to the office of mayor, commissioner, or council member by a municipal legislative body in accordance with Section 20A-1-206.

(6) "Improper disclosure" means the disclosure of private, controlled, or protected information to a person who does not have both the right and the need to receive the information.

(7) "Municipal employee" means an individual who is employed on a full or part-time basis by a municipality or by a community reinvestment agency under Title 17C, Limited Purpose Local Government Entities - Community Reinvestment Agency Act.

(8) "Officer" means an appointed officer or an elected officer.
(9) "Private, controlled, or protected information" means information classified as private, controlled, or protected under Title 63G, Chapter 2, Government Records Access and Management Act, or another applicable provision of law.
(10) "Substantial interest" means the ownership, either legally or equitably, by an individual, the individual's spouse, or the individual's minor children, of at least 10% of the outstanding shares of a corporation or 10% interest in any other business entity.

Amended by Chapter 443, 2024 General Session

10-3-1303.5 Statutory construction.

The definition of appointed officer in Section 10-3-1303 does not have the effect of making an appointed individual or employee an officer of the municipality.

Enacted by Chapter 443, 2024 General Session

10-3-1304 Use of office for personal benefit prohibited.

(1) As used in this section, "economic benefit tantamount to a gift" includes:
(a) a loan at an interest rate that is substantially lower than the commercial rate then currently prevalent for similar loans; or
(b) compensation received for a private service rendered at a rate substantially exceeding the fair market value of the service.
(2) Except as provided in Subsection (4), it is an offense for an officer or municipal employee to:
(a) disclose or improperly use private, controlled, or protected information acquired by reason of the officer's or municipal employee's official position or in the course of official duties in order to further substantially the officer's or municipal employee's personal economic interest or to secure special privileges or exemptions for the officer or municipal employee or for others;
(b) use or attempt to use the officer's or municipal employee's official position to:
(i) further substantially the officer's or municipal employee's personal economic interest; or
(ii) secure special privileges for the officer or municipal employee or for others; or
(c) knowingly receive, accept, take, seek, or solicit, directly or indirectly, for the officer or municipal employee or for another, a gift of substantial value or a substantial economic benefit tantamount to a gift that:
(i) would tend improperly to influence a reasonable person in the person's position to depart from the faithful and impartial discharge of the person's public duties; or
(ii) the person knows or that a reasonable person in that position should know under the circumstances is primarily for the purpose of rewarding the person for official action taken.
(3) Subsection (2)(c) does not apply to:
(a) an occasional nonpecuniary gift having a value of less than $50;
(b) an award publicly presented in recognition of public services;
(c) any bona fide loan made in the ordinary course of business; or
(d) a political campaign contribution.
(4) This section does not apply to an officer or municipal employee who engages in conduct that constitutes a violation of this section to the extent that the officer or municipal employee is chargeable, for the same conduct, under Section 76-8-105.

Amended by Chapter 443, 2024 General Session

10-3-1305 Compensation for assistance in transaction involving municipality -- Public disclosure and filing required.

(1) As used in this section, "municipal body" means any public board, commission, committee, or other public group organized to make public policy decisions or to advise persons who make public policy decisions.

(2) Except as provided in Subsection (9), it is an offense for an officer who is a member of a municipal body to receive or agree to receive compensation for assisting a person or business entity in a transaction involving the municipality of which the officer is elected or appointed unless the officer:

(a) files with the mayor a sworn statement disclosing the information described in Subsection (8);

(b) discloses the information described in Subsection (8) in an open meeting to the members of the municipal body of which the officer is a member immediately before the discussion; and

(c) for an officer who is an elected officer, files the sworn statement described in Subsection (2)(a) with the city recorder or town clerk.

(3) It is an offense for an appointed officer who is not a member of a municipal body or a municipal employee to receive or agree to receive compensation for assisting a person or business entity in a transaction involving the municipality by which the appointed officer or municipal employee is employed unless the appointed officer or employee:

(a) files with the mayor a sworn statement disclosing the information described in Subsection (8); and

(b) discloses the information described in Subsection (8) to:

(i) the appointed officer's or municipal employee's immediate supervisor; and

(ii) any other municipal officer or employee who may rely on the appointed officer's or municipal employee's representations in evaluating or approving the transaction.

(4)

(a) An officer or municipal employee shall file the sworn statement described in Subsection (2)(a) or (3)(a), as applicable, on or before the earlier of:

(i) 10 days before the date on which the officer or municipal employee and the person or business entity being assisted enter into an agreement; or

(ii) 10 days before the date on which the officer or municipal employee receives compensation.

(5) In accordance with Subsection (2)(c), an elected officer shall file the sworn statement with the city recorder or town clerk on or before the earlier of the deadlines described in Subsections (4)(a)(i) and (ii).

(6) A municipal recorder or town clerk who receives a sworn statement described in Subsection (2)(a) shall:

(a) post a copy of the sworn statement on the municipality's website; and

(b) ensure that the sworn statement remains posted on the municipality's website until the elected officer leaves office.

(7) The sworn statements described in this section are public information and shall be available for examination by the public.

(8) The sworn statement and public disclosure described in Subsections (2) and (3) shall contain:

(a) the name and address of the officer or municipal employee;

(b) the name and address of the person or business entity being or to be assisted or in which the officer or municipal employee has a substantial interest; and

(c) a brief description of the transaction as to which service is rendered or is to be rendered and of the nature of the service performed or to be performed.

(9) This section does not apply to an officer who is a member of a municipal body and who engages in conduct that constitutes a violation of this section to the extent that the officer is chargeable, for the same conduct, under Section 76-8-105.

Amended by Chapter 443, 2024 General Session

10-3-1306 Interest in business entity regulated by municipality -- Disclosure statement required.

(1) An officer under this part, or a municipal employee, who is an officer, director, agent, or employee or the owner of a substantial interest in a business entity that is subject to the regulation of the municipality in which the officer or municipal employee is elected, appointed, or employed, shall disclose the position held and the nature and value of the officer's or employee's interest:

(a) upon first becoming appointed, elected, or employed by the municipality; and

(b) when the officer's or municipal employee's position in the business entity changes significantly or when the value of the officer's or municipal employee's interest in the entity significantly increases above the officer's or municipal employee's most recent disclosure.

(2) An officer or municipal employee shall make the disclosure described in Subsection (1) in a sworn statement filed with:

(a) the mayor; and

(b) for an officer who is an elected officer, the city recorder or town clerk.

(3) The mayor shall:

(a) report the substance of the sworn statement described in Subsection (2) to the members of the governing body; or

(b) provide a copy of the sworn statement to the members of the governing body no later than 30 days after the date on which the mayor receives the statement.

(4) The municipal recorder or town clerk who receives the sworn statement described in Subsection (2) shall:

(a) post a copy of the sworn statement on the municipality's website; and

(b) ensure that the sworn statement remains posted on the municipality's website until the elected officer leaves office.

(5)

(a) This section does not apply to an instance where the value of the interest does not exceed $ $5,000.

(b) A life insurance policy or an annuity may not be considered in determining the value of the interest.

Amended by Chapter 443, 2024 General Session

10-3-1307 Interest in business entity doing business with municipality -- Disclosure.

(1) An officer under this part, or municipal employee, who is an officer, director, agent, employee, or owner of a substantial interest in a business entity that does or anticipates doing business with the municipality in which the officer or municipal employee is appointed, elected, or employed, shall:

(a) publicly disclose the conflict of interest to the members of the body of which the officer is a member or by which the municipal employee is employed, immediately before any discussion by the municipal body concerning matters relating to the business entity, the nature of the officer's or municipal employee's interest in the business entity; and

(b) for an officer who is an elected officer, file a sworn statement describing the conflict of interest with the city recorder or town clerk.

(2) The public disclosure described in Subsection (1)(a) shall be entered in the minutes of the meeting.

(3) A city recorder or town clerk who receives the sworn statement described in Subsection (1)(b) shall:

(a) post a copy of the sworn statement on the municipality's website; and

(b) ensure that the sworn statement remains posted on the municipality's website until the elected officer leaves office.

(4) Disclosure by a municipal employee under this section is satisfied if the municipal employee makes the disclosure in the manner described in Section 10-3-1305 or Section 10-3-1306.

Amended by Chapter 443, 2024 General Session

10-3-1308 Investment creating conflict of interest with duties -- Disclosure.

An officer or municipal employee who has a personal interest or investment that creates a conflict between the officer's or municipal employee's personal interests and the officer's or municipal employee's public duties shall disclose the conflict in the manner described in Section 10-3-1306.

Amended by Chapter 443, 2024 General Session

10-3-1309 Inducing officer or employee to violate part prohibited.

It is a class A misdemeanor for any person to induce or seek to induce an officer or a municipal employee to violate any of the provisions of this part.

Amended by Chapter 443, 2024 General Session

10-3-1310 Penalties for violation -- Dismissal from employment or removal from office.

In addition to any penalty contained in any other provision of law, any person who knowingly and intentionally violates this part, with the exception of Sections 10-3-1306, 10-3-1307, 10-3-1308, and 10-3-1309, shall be dismissed from employment or removed from office and is guilty of:

(1) a felony of the second degree if the total value of the compensation, conflict of interest, or assistance exceeds $1,000;

(2) a felony of the third degree if:

(a) the total value of the compensation, conflict of interest, or assistance is more than $250 but not more than $1,000; or

(b) the elected or appointed officer or municipal employee has been twice before convicted of violation of this chapter and the value of the conflict of interest, compensation, or assistance was $250 or less;

(3) a class A misdemeanor if the value of the compensation or assistance was more than $100 but does not exceed $250; or

(4) a class B misdemeanor if the value of the compensation or assistance was $100 or less.

Amended by Chapter 147, 1989 General Session

10-3-1311 Municipal ethics commission -- Complaints charging violations.

(1) A municipality may establish by ordinance an ethics commission to review a complaint against an officer or a municipal employee subject to this part for a violation of a provision of this part.
(2)
(a) A person filing a complaint for a violation of this part shall file the complaint:
(i) with the municipal ethics commission, if a municipality has established a municipal ethics commission in accordance with Subsection (1); or
(ii) with the Political Subdivisions Ethics Review Commission in accordance with Title 63A, Chapter 15, Political Subdivisions Ethics Review Commission, if the municipality has not established a municipal ethics commission.
(b) A municipality that receives a complaint described in Subsection (2)(a) may:
(i) accept the complaint if the municipality has established a municipal ethics commission in accordance with Subsection (1); or
(ii) forward the complaint to the Political Subdivisions Ethics Review Commission established in Section 63A-15-201:
(A) regardless of whether the municipality has established a municipal ethics commission; or
(B) if the municipality has not established a municipal ethics commission.
(3) If the alleged ethics complaint is against a person who is a member of the municipal ethics commission, the complaint shall be filed with or forwarded to the Political Subdivisions Ethics Review Commission.

Amended by Chapter 443, 2024 General Session

10-3-1312 Violation of disclosure requirements -- Penalties -- Rescission of prohibited transaction.

If a transaction is entered into in connection with a violation of Section 10-3-1305, 10-3-1306, 10-3-1307, or 10-3-1308, the municipality:
(1) shall dismiss or remove the officer or municipal employee who knowingly and intentionally violates this part from employment or office; and
(2) may rescind or void a contract or subcontract entered into pursuant to that transaction without returning any part of the consideration received by the municipality.

Amended by Chapter 443, 2024 General Session

10-3-1313 Annual conflict of interest disclosure -- City recorder or town clerk -- Posting of written disclosure statement -- Penalties.

(1) In addition to any other disclosure obligation described in this part, an elected officer shall, no sooner than January 1 and no later than January 31 of each year during which the elected officer holds the office of mayor, commissioner, or council member:
(a) prepare a written conflict of interest disclosure statement that contains a response to each item of information described in Subsection 20A-11-1604(6); and
(b) submit the written disclosure statement to the city recorder or town clerk.
(2)
(a) No later than 10 business days after the day on which the elected officer submits the written disclosure statement described in Subsection (1) to the city recorder or town clerk, the city recorder or town clerk shall:
(i) post an electronic copy of the written disclosure statement on the municipality's website; and
(ii) provide the lieutenant governor with a link to the electronic posting described in Subsection (2)(a)(i).

(b) The city recorder or town clerk shall ensure that the elected officer's written disclosure statement remains posted on the municipality's website until the elected officer leaves office.

(3) A city recorder or town clerk shall take the action described in Subsection (4) if:

(a) an elected officer fails to timely submit the written disclosure statement described in Subsection (1); or

(b) a submitted written disclosure statement does not comply with the requirements of Subsection 20A-11-1604(6).

(4) If a circumstance described in Subsection (3) occurs, the city recorder or town clerk shall, within five days after the day on which the city recorder or town clerk determines that a violation occurred, notify the elected officer of the violation and direct the elected officer to submit an amended written disclosure statement correcting the problem.

(5)

(a) It is unlawful for an elected officer to fail to submit or amend a written disclosure statement within seven days after the day on which the elected officer receives the notice described in Subsection (4).

(b) An elected officer who violates Subsection (5)(a) is guilty of a class B misdemeanor.

(c) The city recorder or town clerk shall report a violation of Subsection (5)(a) to the attorney general.

(d) In addition to the criminal penalty described in Subsection (5)(b), the city recorder or town clerk shall impose a civil fine of $100 against an elected officer who violates Subsection (5) (a).

(6) The city recorder or town clerk shall deposit a fine collected under this section into the municipality's general fund as a dedicated credit to pay for the costs of administering this section.

Enacted by Chapter 443, 2024 General Session