RIVERDALE CITY COUNCIL AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – OCTOBER 20, 2026

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

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

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

E. **Presentations and Reports**

1. Mayor's Report
2. Update on the status of Hill AFB's environmental program - Jason Dalpias, Hill AFB Remedial Project Manager
3. City Administration Report
    a. Department Reports September
    b. October Anniversaries Employee Recognition
    c. Staffing Authorization Plans
    d. Community Development Report

F. **Consent Items**

G. **Action Items**

1. Consideration to approve a proposed Site Plan for Bank of America located at 1055 West Riverdale Road
   Presenter: Brandon Cooper
2. Consideration to approve a proposed Site Plan for CarMax located at 671 W 4400 S
   Presenter: Brandon Cooper
3. Discussion: CarMax Temporary Use Agreement
   Presenter: Brandon Cooper
4. Discussion: Riverside Flats Townhome Site Plan
   Presenter: Brandon Cooper
5. Consideration of Resolution #2026-35 approving an Interlocal Agreement with Weber County Elections
   Presenter: Michelle Marigoni

H. **Upcoming Events**

- October 26 – Halloween Activity, Community Center
- November 10 – Lunch with the Mayor
- November 11 – Veteran's Day Ceremony

I. **Comments**

1. City Council
2. City Staff

3. Mayor

J. Adjournment

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

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 16th day of October, 2026 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at http://www.riverdaleutah.gov/ 3) the Public Notice Website: http://www.utah.gov/pmn/index.html.

Michelle Marigoni
Riverdale City Recorder

**The City Council meeting on October 20, 2026 is viewable electronically and may be accessed by clicking on the link below. The regular City Council Chambers will be available for in-person participation. The agenda for the meeting is also attached above. **

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

RIVERDALE CITY
MONTHLY UTILITY REPORT
FOR MAYOR & CITY COUNCIL
SEPTEMBER 2026

Water Fund

	Total Gallons Used (in thousands)	Total Billings	Total Customers Billed	Average Gallons used Per Customer (in thousands)	Average Bill Per Customer
Residential	38,705	$ 136,102	2,239	17	$ 60.79
Commercial	37,241	$ 155,187	265	141	$ 585.61

Sewer Fund

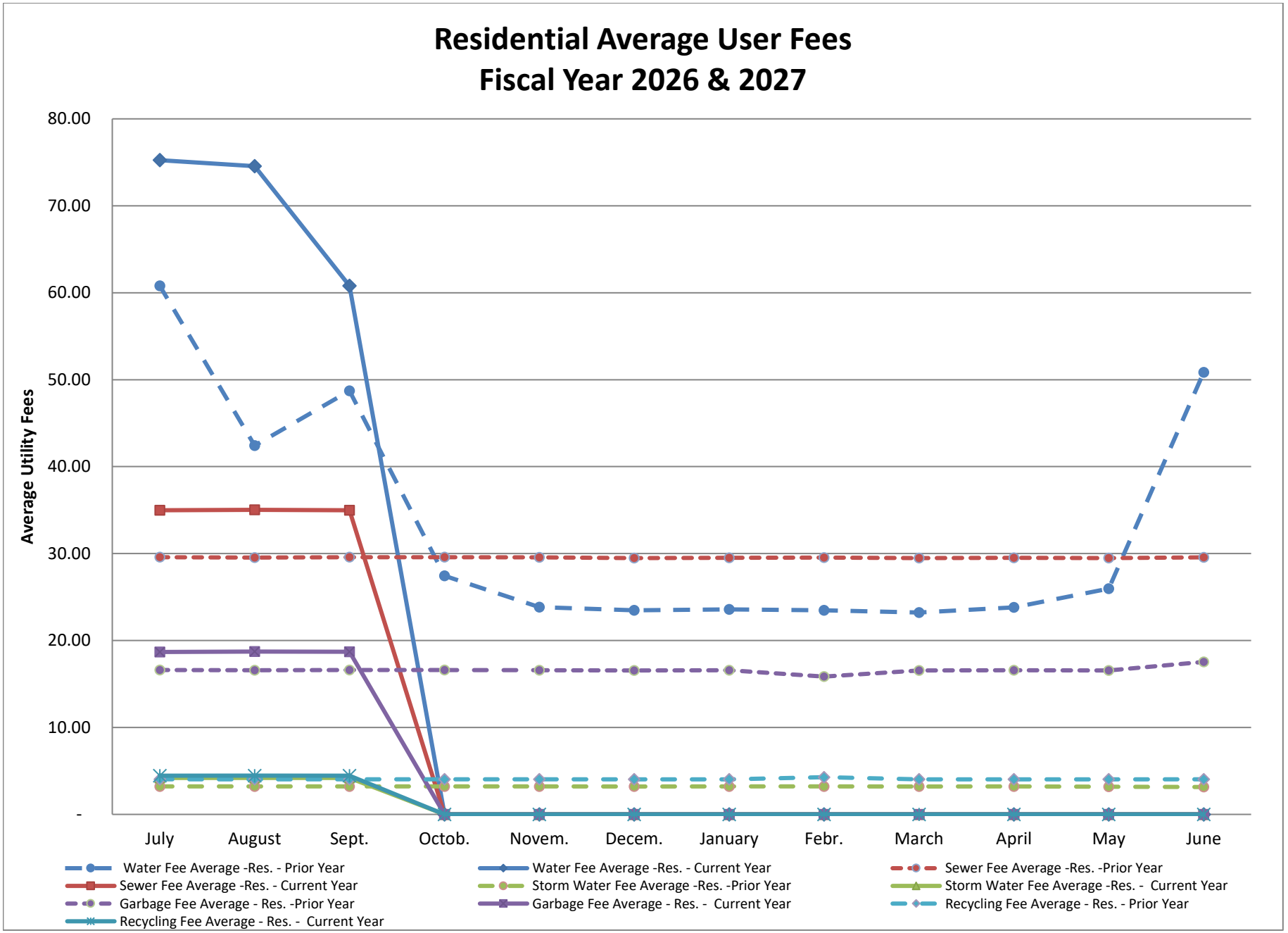
	Total Billings	Total Customers Billed	Average Bill Per Customer
Residential	$ 77,114	2,204	$ 34.99
Commercial	$ 61,722	233	$ 264.90

Storm Water Fund

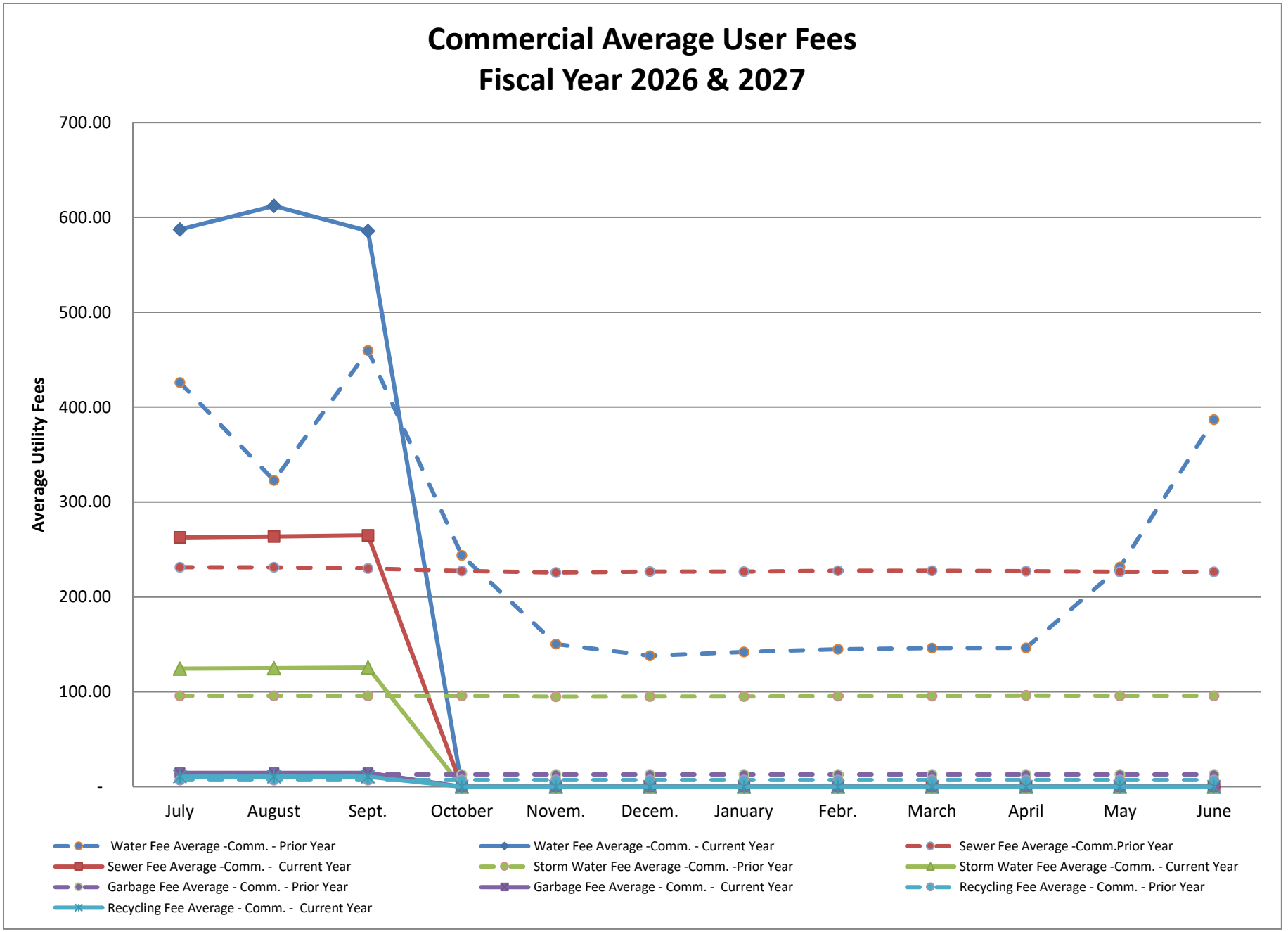
	Total Billings	Total Customers Billed	Average Bill Per Customer
Residential	$ 9,274	2,213	$ 4.19
Commercial	$ 26,124	208	$ 125.60

Garbage Fund

	Total Billings	Total Customers Billed	Average Bill Per Customer	
Residential - Garbage	$ 40,808	2,182	$ 18.70	*
Residential - Recycling	$ 8,268	1,857	$ 4.45	
Commercial - Garbage	$ 29	2	$ 14.65	*
Commercial - Recycling	$ 21	2	$ 10.63	


Residential Average User Fees
Fiscal Year 2026 & 2027
Average Utility Fees
80.00
70.00
60.00
50.00
40.00
30.00
20.00
10.00
-
July
August
Sept.
Octob.
Novem.
Decem.
January
Febr.
March
April
May
June
Water Fee Average -Res. - Prior Year
Water Fee Average -Res. - Current Year
Sewer Fee Average -Res. -Prior Year
Sewer Fee Average -Res. - Current Year
Storm Water Fee Average -Res. -Prior Year
Storm Water Fee Average -Res. - Current Year
Garbage Fee Average - Res. -Prior Year
Garbage Fee Average - Res. - Current Year
Recycling Fee Average - Res. - Prior Year
Recycling Fee Average - Res. - Current Year

Commercial Average User Fees
Fiscal Year 2026 & 2027



Business Administration:

Cody Cardon:

- Routine phone & computer problem resolution throughout the city.
- Routine management issues and resolution.
- Various meetings and training courses attended.
- Working on monthly Accounting.
- Various IT projects.
- West Bench RDA.
- Various meetings and analysis of RDAs.
- October's Newsletter.
- Updating and maintaining City website.
- Interviewing and hiring a replacement for the IT/Digital Media position.
- Fire Department Meetings.
- Working on yearend and audit preparation for FY2026.

Stacey Comeau:

New Hires:	Wyatt Weight	Fire
Promotions:		
Terminations:	Angel Alarcon	Community Services
	Jeff Woody	Building
	Leah Seawright	Community Services
	Angel Mejia-Muniz	Business Administration

- Random drug testing for the month
- Processed semimonthly payroll
- Attended SHRM Work Elevated Conference
- Scheduled flu shot clinic for employees
- Balanced and prepared daily deposit of city funds
- Did background and credit checks on applicants for employment & apartments
- Attended SHRM Northern Utah board/training meetings
- Prepared safety incentive reports
- Responded to job inquiries
- Updated Staffing Authorization Plan
- Prepared Employee Recognition
- Completed monthly payroll reconciliation
- Conducted exit interview with terminating/retiring employees
- Prepared ACH files for Rent, and Early Retiree payments
- Notarized various documents
- Responded to requests for RDA loan payoff and verification of employment, both verbally and in writing
- Worked with various personnel to resolve issues and concerns

Public Works Monthly Report September 2026

- Continued work with Weber Basin to discuss alternatives for them providing additional water, instead of drilling well.
- Continued Storm Water review to meet new state regulations.
- Continued 1050 W Ritter Dr. Roundabout project.
- Continued work on 300 W Street Project.
- Continued inspections on AFCU Campus.
- Continued inspections on America First Road Project.
- Continued 2023 waterline project.
- Continued Coleman Vu Project.
- Continued work on utility capacity evaluations for 1500 W development.
- Continued review and engineering for capital improvement plan for Sanitary Sewer and Water.
- Continued work on drinking water lead and copper rule.
- Continued 4400 S Bridge Project.
- Completed 2025 Street Projects.
- Continued Community Center HVAC Project
- Continued Well Number 2 investigative work.
- Continued State Storm Water Audit with Division of Water Quality.
- Continued 2026 Water Line Replacement Project.
- Continued RiverPark Retail Project.

COMMUNITY SERVICES

Attended staff meetings

Held departmental staff meeting

Created monthly issue of Riverdale Connections.

Covered for Miranda at the Senior Center

Attended City Council

Supervise flag football

Senior Center Partnerships

Met with Youth City Council

Attended URPA Director's Retreat in Vernal

SENIOR CENTER

Monthly Report

FAVORITE PROGRAMS

- Strong Bodies
- Talk with a Cop
- Bingo
- Yoga
- Stained Glass
- Mah Jong

1,616

MEALS SERVED

We served **121** meals on our busiest day

1,313

PEOPLE

attended our programs

557

HOURS

of volunteer service



SENIOR SPOTLIGHT: AMY CUSTODIO

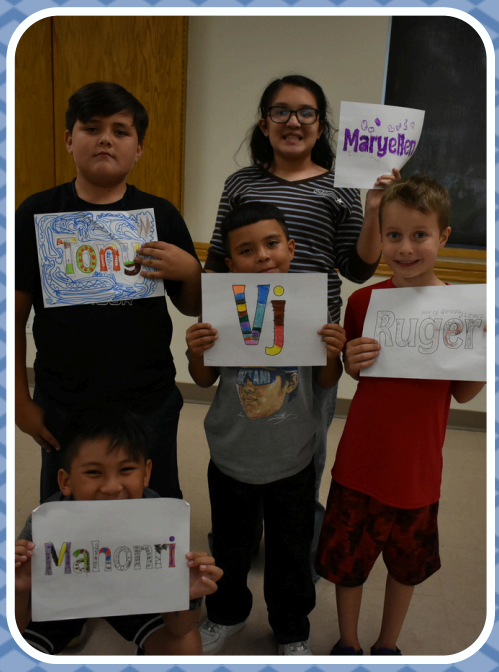
Amy helps us with the Lunch money and Announcments at Lunch. She is a very friendly person and enjoys seeing friends and the meals at the Center. She enjoys reading in her spare time. Her favorite things about the Senior Center is socializing and the excellent food. We are grateful for Amy!



September 2026

COMMUNITY CENTER

Monthly Report



MONTHLY ATTENDANCE

572

PEOPLE

326

PEOPLE

attended our programs

RESERVATIONS

59 this month

Includes 29 meeting room and 30 park pavilion reservations

A FEW PROGRAMS OFFERED

- OPEN PLAY
- FLAG FOOTBALL
- AFTER SCHOOL
- PICKLEBALL
- TUMBLING
- UP WITH KIDS

WE WERE CLOSED ON LABOR DAY. AFTER SCHOOL PROGRAM STARTED AS WELL AS FLAG FOOTBALL. WE HAVE 44 PARTIPANTS FOR FLAG FOOTBALL.



September 2026

Riverdale UTAH

MONTHLY SUMMARY
Mayor & City Council

Community Development Department: SEPTEMBER 2026

- Code Review and list of revisions
  - Draft Code Revisions – Title 10
  - Work group with PC and Consultant
- Development Review/Processing:
    - Fieldstone Homes
    - Alpine Homes
  - Sign Approvals
  - Zoning Confirmation Requests
  - Zone Text Amendment
- Meeting with property owners and developers to discuss project plans and concepts
  - AFCU Team/Dee Hansen
  - DRH/LHM
  - Bach Homes/StringTown Meetings
  - Bank of America
  - Riverdale Flats Project
    - CarMax
    - New Townhomes
- 5600 South Project – CCT Meeting
- 4400 S Bridge Meetings
- Zoning Violation Review
- Building Plan Review/Building Inspections
- Utah League of Cities and Towns
  - Legislative Policy Committee
  - Economic Development Advisory Committee
- RDA Project Area Audit
  - West Bench RDA
    - Project Plan/Budget Amendment
  - West Bench CRA
  - 700 West

- Department heads meetings attendance
- City Council Prep
- Grant Review and Prep
- Building Permits Issued (30 days)
    - Re-Roof: 4
    - Demolition: 0
    - Tenant Finish: 0
    - Plumbing: 1
    - Basement Finish: 1
    - Mechanical/Electrical: 7
    - Sign: 2
    - Solar: 2
    - Remodel/Addition: 1
    - New Construction – Commercial: 0
    - New Construction – Residential: 0
    - Mobile/Manuf Home – 0
    - Fence: 0
    - Deck: 0
    - Pool: 0
    - Cell Tower: 0
    - Retaining Wall: 0
    - Carport: 0
    - Accessory Building: 2
- Building Inspections - 104
- Planning Commission Prep
- Floodplain Mitigation Training and Review
- Geographical Information Systems training and work
- DWCCC Sale (Peacock Ridge)
- Business Retention and Expansion (BRE Program)
    - Introduction to local businesses
        - Shake Shack

Patrol Report September 2026

Weapon Disturbance: A male suspect approached two individuals outside of a local business and produced a knife while threatening to harm them. The suspect then fled on foot but was located by responding officers. He was safely taken into custody and booked into jail on multiple charges.

Warrant Arrest: Officers responded to a local business where a male was reported to be unconscious in the bathroom. The male was brought back to consciousness with the administration of naloxone and was evaluated and released by medical personnel. Officers subsequently discovered that he had outstanding warrants for his arrest and was in possession of drug paraphernalia. He was taken into custody and booked into jail.

Community Policing: Officers hosted BBQs/block parties for citizens within their respective precincts.

DUI: An officer conducted a traffic stop after observing a traffic violation and detected the odor of alcohol coming from the driver. Officers also discovered that the driver was in possession of a firearm and open containers of alcohol. The driver was arrested and booked into jail on several charges.

Psychiatric: Officers responded to a report of a female walking and dancing in the roadway, creating a traffic hazard. Officers determined that the female appeared to be experiencing a medical episode or was potentially under the influence of narcotics. She was transported to the hospital for further evaluation.

Traffic Accident/Assist Other Jurisdiction: Officers responded to another jurisdiction to assist with the investigation of a fatal motorcycle accident.

Retail Theft: Officers responded to a local business regarding a former employee who was suspected of committing multiple retail thefts. The male confessed to the thefts during contact with officers and was charged with several counts of Retail Theft.

Disturbance: Officers were dispatched to a local business regarding a disturbance involving four individuals in a vehicle. Officers made contact with the individuals and determined that several had felony warrants for their arrest. Officers also discovered drug paraphernalia in their possession. The suspects were taken into custody and booked into jail.

Follow-Up: An officer observed two females riding an e-bike and recognized them as suspects from a previous theft. Officers made contact with the suspects, who admitted to their involvement in the theft. Both were taken into custody and booked into jail.

Recovered Stolen Vehicle: Officers located an occupied stolen vehicle near a local business. The vehicle was recovered, and the suspect was safely taken into custody.

Assist Other Jurisdiction: Our K-9 officer and his K-9 partner, Benko, responded to assist another jurisdiction in locating a fugitive who had fled from officers. Benko successfully tracked the fugitive, who was safely taken into custody.

Possession of Narcotics: An officer conducted a traffic stop after observing a traffic violation. Upon contacting the occupants, the officer detected the odor of marijuana coming from inside the vehicle. A passenger was subsequently issued a citation for possession of marijuana.

Littering: Officers responded to an area near a local wooded area following a report of a male dumping construction debris. Officers contacted the male and issued him a citation for littering.

Suspicious Vehicle: An officer observed a suspicious vehicle parked in the parking lot of a local business. Upon making contact with the occupant, officers discovered that she had multiple outstanding warrants for her arrest and was in possession of methamphetamine. She was taken into custody and booked into jail.

Retail Theft: A local business contacted dispatch reporting that a male suspect who was suspected of committing a theft previously was currently inside of the store. Officers arrived and contacted the suspect who was arrested for retail theft and removal of a theft detection device. He was booked into jail.

RIVERDALE POLICE DEPARTMENT
CRIME BULLETIN

October 2026
Report #26-10

September Police Calls

- **1475 Calls for Service:**
  - **49 Animal Complaints**
  - **231 Crime Reports Written**
  - **3 Forgery/Fraud**
  - **24 Retail Thefts**
  - **11 Family Offenses**
  - **16 Child Abuse / DCFS cases**
  - **2 DUI**
  - **44 Arrests**

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

Traffic Patrol and Enforcement

- **490 Traffic Stops resulting in:**
  - **320 Citations**
  - **428 Total Violations**
  - **108 Warnings Issued**

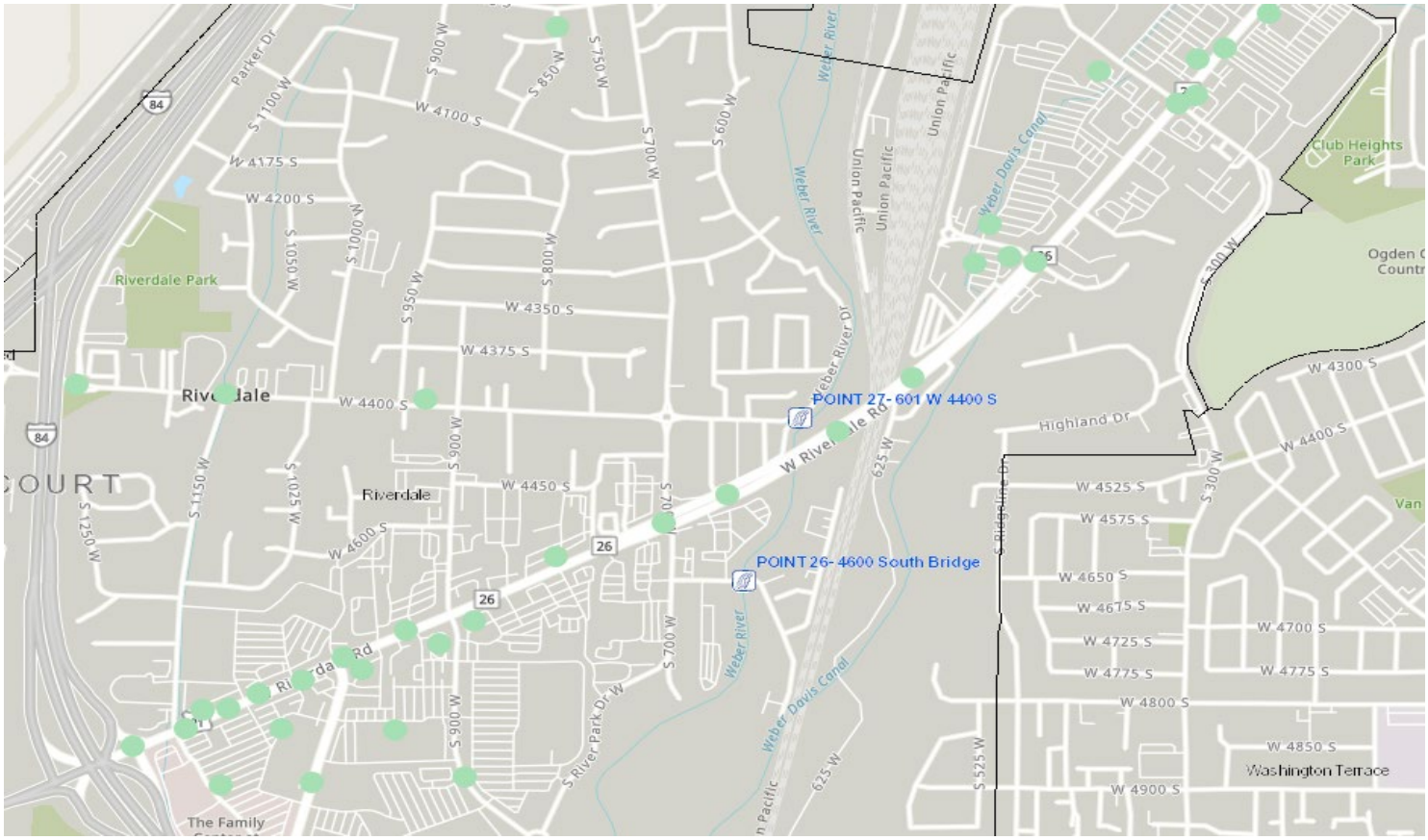
POLICE LINE - DO NOT CROSS POLICE LINE - DO NOT CROSS POLICE LINE - DO NOT CROSS POLICE LINE - DO NOT CROSS POLICE LINE - DO

FOR LAW ENFORCEMENT USE ONLY!

RIVERDALE POLICE DEPARTMENT
CRIME BULLETIN

October 2026
Report #26-10

43 Traffic Accidents



- **30 New Cases sent to Investigations.**
- **38 Investigative Cases Closed**

Code Enforcement

- 1 Closed Cases

POLICE LINE - DO NOT CROSS POLICE LINE - DO NOT CROSS POLICE LINE - DO NOT CROSS POLICE LINE - DO NOT CROSS POLICE LINE - DO

FOR LAW ENFORCEMENT USE ONLY!

INVESTIGATIONS MAJOR INCIDENTS/ARRESTS FOR 09/2026

Sex Offense: Detectives investigated a case where it was reported that an adult male had been meeting up with juvenile females to perform sex acts in exchange for Nicotine, THC and Alcohol. The case was investigated and the suspect was interviewed, where he admitted to the above-mentioned conduct. The male was booked into jail on a long list of charges.

Hit and Run: A hit and Run accident occurred in our city. Detectives were able to locate the other vehicle and interview the driver. The case will be screened with the city prosecutor's office.

Retail Theft: Detectives followed up on a retail theft case from a local business. The suspect was identified and will be summoned through the WCAO.

Theft: Detectives followed up on a theft case that occurred at a local business. An E-Bike was stolen from the business and pawned at a local pawn shop. The bike was recovered for the victim. The suspects were located and interviewed. The suspects admitted to the theft and were booked into jail.

Theft: Detectives followed up on a theft from a local business. The suspect was identified and the case was submitted to the WCAO for the screening of charges.

Theft: Detectives follow up on a series of retail thefts from a local business. The suspect was identified and his whereabouts are unknown. An arrest warrant was requested in those cases.

School Threats: Detectives followed up on a SAFE UT tip about a Tik Tok video referencing shooting at a high school. The juvenile suspect was identified and interviewed. This case required a bunch of follow up to gather the facts of the case. This case was screened with the WCAO and a criminal charge was approved.

Harassment: Detectives followed up on an electronic communications harassment case. Both parties were interviewed the case was sent to the city prosecutor's office for screening.

Detective Panunzio also assisted with investigating the tragic house fire that occurred in our city.

RIVERDALE FIRE DEPARTMENT

MONTHLY REPORT

September 2026

Incident Types :

- 127 Fire related calls for service
- 73 EMS calls
    - 28 transport
    - 45 non-transports

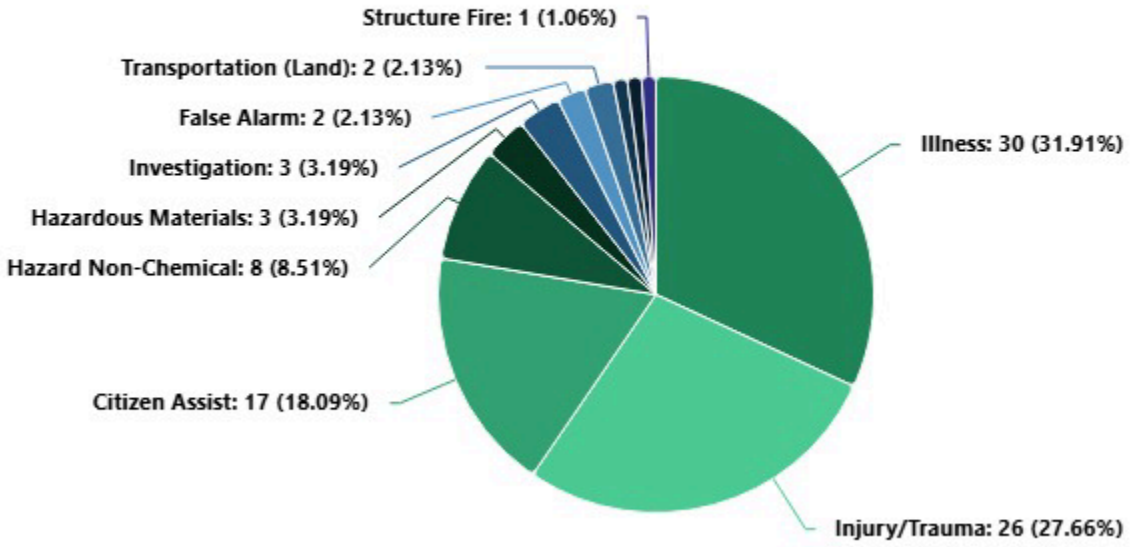
Notable Incidents:

- E41 was dispatched to a structure fire at Riverside Mobile Home Park. E41 arrived and found the furnace had arced causing the spark the homeowner saw. Power was disconnected to the furnace and E41 cleared.
- Citizen came to the station with a disabled electric wheelchair. Personnel loaded the wheelchair onto a trailer and took the citizen back to Lotus Park Care Center.
- Smell of Gas reported at Bravo Arts. E41 found a pilot light out and odor was detected. The pilot light was reignited and hazards were removed.
- Assisted PD with a wash down. A load of manure was spilled; we responded and sprayed off the highway

****THE FOLLOWING CHARTS ARE BASED UPON INCIDENTS THE FIRE TRUCK RESPONDS ON. INCIDENTS WHERE THE AMBULANCE RESPONDS WITHOUT A FIRE APPARATUS ARE TRACKED SEPARATELY. WE ARE WORKING TO CREATE A REPORT THAT WILL COMBINE THE INFORMATION INTO ONE REPORT.**

Incidents by Type

Sep 01, 2026 12:00 AM to Sep 30, 2026 11:59 PM



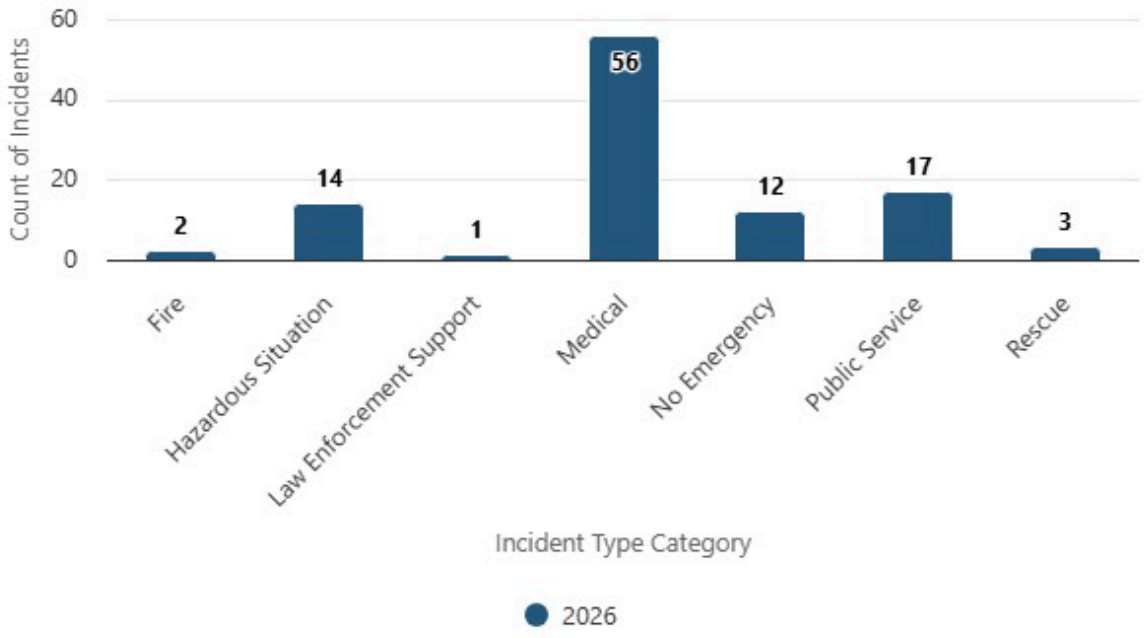
Incidents by City Name (Top 15)

Sep 01, 2026 12:00 AM to Sep 30, 2026 11:59 PM



Incidents by Category and Year

Sep 01, 2026 12:00 AM to Sep 30, 2026 11:59 PM



Incidents by Day and Hour

Sep 01, 2026 12:00 AM to Sep 30, 2026 11:59 PM

Day of Week	0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300
Sunday	0	0	0	1	0	0	0	0	1	1	0	1	1	1	1	2	0	1	1	0	0	0	0	0
Monday	0	0	0	0	0	2	0	1	1	1	0	1	1	4	0	3	2	1	2	0	0	2	1	0
Tuesday	0	1	1	0	0	0	0	1	1	0	2	1	1	0	0	1	1	0	1	1	0	2	0	0
Wednesday	1	0	0	0	0	0	1	1	1	1	1	0	1	1	0	2	1	2	1	1	2	0	0	0
Thursday	0	0	1	0	0	1	0	0	2	0	2	0	0	0	0	0	3	2	0	3	0	1	1	0
Friday	0	2	1	0	0	0	0	0	0	0	1	2	3	3	3	1	2	0	1	3	0	0	1	1
Saturday	0	1	1	0	1	0	0	0	1	0	3	0	1	2	0	0	3	1	1	2	2	1	2	1

Hour of Day

Fire Marshal Report:

- Several follow-up inspections completed
- Noted closed businesses: Metro by T-Mobile, Monarch Dental, Subway
- Continued inspections and follow ups with America First
- Research on Townhome requirements

Other department Updates:

- Held our annual Fire Safety Week Open House
- Filled final open firefighter position
- Participated in several county-wide fire rescue and EMS training courses
- Attended Weber County Fire Chiefs Association meeting
- Attended the Weber Fire Dispatch Operations meeting
- Attended The Emergency Management Meeting
- Attended Region Homeland Security Coalition USAR meeting
- Multiple meetings with Weber Fire District meetings regarding annexation
- Performed station tours and education to the public
- Assisted with 9/11 ceremony at Mission BBQ

Monthly report – September, 2026

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

- Resolutions/Ordinances work–
  - Work concerning – Police audit, Personell, DRC, UDOT project, Fire Annexation; Fire Agreements; Personnel, Contracts, Flock, Storm sewer, Nimms, Redd, Stringtown; Townhomes; Development; Subdivisions; Planning; Code Enforcement; Lawsuit, Motel 6 UDOT; Landuse; Water; GRAMA; Special Events; Legislation; Emergency Preparedness; Car Max, Newsletter, Round about, Ruby River, Senior center water
- Legal research/review –
- Legal Department meetings/work –
- Planning commission review/ordin/mtgs/minutes
- Walk-ins/Police reviews/Court/Court screenings/Court filings
- Formal training attended- Nimms
- Legal reviews of minutes/resolutions/ordinances
- Records request reviews

COURT MONTHLY REPORT

288 Total traffic cases — 2859 YTD (Jan. 1, 2026 to December 31, 2026)

8 DUI	161 Moving violations	0 FTA
0 Reckless/DUI red.	80 Non-moving violations	0 Other
39 License violations	0 Parking	

39 Total Misdemeanor cases — YTD (Jan. 1, 2026 to Dec. 31, 2026)

0 Assault	0 Ill. sale Alc.	0 Dom. animal	3 Dom. violence		
12 Theft	3 Other liq. viol.	0 Wildlife	8 Other misd./infrac		
0 FTA	13 Contr. subst vio	0 Parks/rec.			
0 Public intox	0 Bad checks	0 Planning zon./Fire/Health			

272 Total cases disposed of this month — 566 Total number of cases disposed of for the year (July 1, 2026 to June 30, 2027)

327 Total offenses this month — 640 Total offenses for year (July 1, 2026 to June 30, 2027)

Small Claims — Total number of cases for the year (Jan. 1, 2026 to Dec. 31, 2026) -- Filed=29 Settled/Dismissed=23

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

# CITATIONS BY AGENCY		**YTD** (July 1, 2026 to June 30, 2027)
Riverdale City	143	282
UHP	99	198

REVENUE/MISC. — YTD (July 1, 2026 to June 30, 2027)

Total Revenue collected	$ 61,594.68	$ 119,676.63
Revenue Retained	$ 40,624.20	$ 78,162.26
Warrant Revenue	$ 26,258.03	$ 492,490.34
Issued warrants	46	92
Recalled warrants	71	158

Employee Recognition – October 2026 Anniversaries		
Years	Employee	Department
22	Krystn Hinojosa	Fire
8	John Flynn	Public Works
5	Amy Cummings	Business Administration
5	Nicole Green	Legal
3	Landon Brenkman	Police

Staffing Authorization Plan

As of Sept 30, 2026		
Department	*FTE Authorization*	*FTE Actual*
City Administration	2.00	2.00
Legal Services	4.50	3.50
Community Development	1.00	1.00
Building	1.50	1.50
Business Administration	5.50	4.50
Community Services	13.00	10.50
Public Works	11.00	11.00
Police	26.00	26.00
Fire	17.00	17.00
Total	81.50	77.00

Staffing Reconciliation – Authorized to Actual		
Department	*FTE Variance*	*Explanation*
City Admin	0.00	
Legal Services	(1.00)	City Administrator/City Attorney
Building	0.00	
Community Services	(2.50)	Recreation Assistants/Spec
Business Administration	(1.00)	IT/Digital Media
Public Works	0.00	
Police	0.00	
Fire	0.00	
Totals	(4.50)	Staffing under authorization

Actual Full Time Employees	62.00
Actual Part Time Employees	32.00
Seasonal Employees	0.00

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

Riverdale City
Staffing Authorization Plan

Department: Elected - Mayor & Council

Job Code	Job Title / Incumbent	Election	Term of Office	Authorized	Actual
	Mayor			1.00	
	Braden Mitchell	2015	2022-2025		1.00
					
	Councilor / Mayor Pro Tem			1.00	
	Alan Arnold	2015	2024-2027		1.00
					
	Councilor			4.00	
	Bart Stevens	2017	2022-2025		1.00
	Anne Hansen	2022	2022-2025		1.00
	Michael Richter	2024	2024-2027		1.00
	Kent Anderson	2026	2026-2029		1.00
					
	Total			6.00	6.00

Riverdale City
Staffing Authorization Plan

Department: Planning Commission

Job Code	Job Title / Incumbent	DOA-City	Term Apptm't	Authorized	Actual
	Chairman			1.00	
	Rikard Hermann	12/2018	01/2029		1.00
					
	Vice Chairman			1.00	
	Colleen Henstra	03/2024	01/2030		1.00
					
	Commissioner			5.00	
	Alan Bowthorpe	02/2025	01/2029		1.00
	Laura Hilton	08/2025	01/2028		1.00
	Jason Francis	08/2025	01/2028		1.00
	Cody Hansen	01/2026	01/2027		1.00
	Melissa Carey	01/2026	01/2027		1.00
	    				
	Total			7.00	7.00

Riverdale City
Staffing Authorization Plan

Department: City Administration

Job Code	Job Title / Incumbent	DOH-City	DOH-Position	FTE Authorized	FTE Actual
130/140	City Recorder			1.00	
	Michelle Marigoni	6/17/2021	6/17/2021		1.00
					
125	City Administrator/City Attorney			1.00	
	Steve Brooks	11/1/2004	2/1/2022		1.00
					
	Total			2.00	2.00

Riverdale City
Staffing Authorization Plan

Department: Legal Services

Job Code	Job Title / Incumbent	DOH-City	DOH-Position	FTE Authorized	FTE Actual
1042	Court Clerk III			1.00	
	Nicole Green	10/31/2021	10/31/2021		1.00
					
1040	Court Clerk II			1.50	
	Sonja McCauley	2/12/2024	2/12/2024		1.00
	Cathrine Dorius	7/15/2024	7/15/2024		0.50
	 				
1070	Prosec. Attorney			0.50	
	Teral Tree	1/30/2017	1/30/2017		0.25
	Letitia Toombs	1/30/2017	1/30/2017		0.25
	 				
XXX	Justice Court Judge			0.50	
	Paul Olds	1/22/2020	1/22/2020		0.50
					
	Dept Head			1.00	
	Cody Cardon				0.00
					
	Total			4.50	3.50

Riverdale City
Staffing Authorization Plan

Department: Community Development

Job Code	Job Title / Incumbent	DOH-City	DOH-Position	FTE Authorized	FTE Actual
345/380	Comm Dev Dir/RDA Deputy Director			1.00	
	Brandon Cooper	3/4/2024	3/4/2024		1.00
					
	Total			1.00	1.00

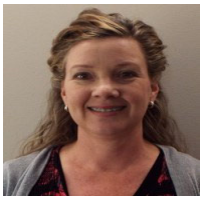
Riverdale City
Staffing Authorization Plan

Department: Building

Job Code	Job Title / Incumbent	DOH-City	DOH-Position	FTE Authorized	FTE Actual
325/310	Building Official			0.00	0.00
305	Building Inspector			1.00	
	Dallas Nalder	3/2/2020	7/1/2026		1.00
					
315	Permit Technician/Administrative Assistant			0.50	
	Laura Tilley	5/6/2026	5/6/2026		0.50
					
345/380	Comm Dev Dir/RDA Deputy Director			0.00	
	Brandon Cooper	3/4/2024	3/4/2024		0.00
					
	Total			1.50	1.50

Riverdale City
Staffing Authorization Plan

Department: Business Administration

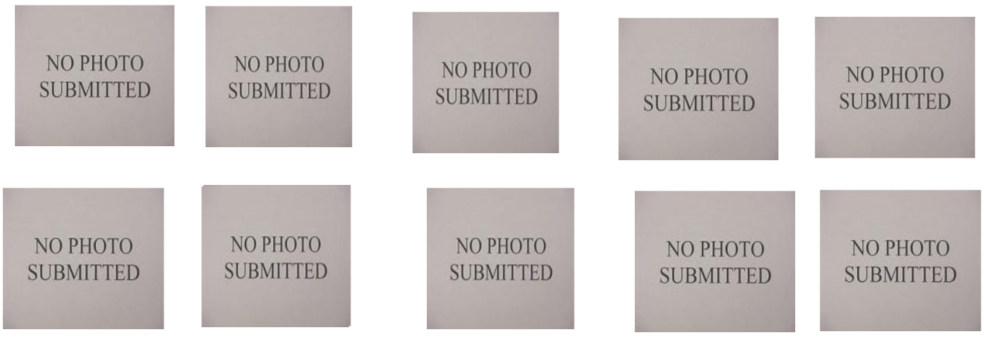
Job Code	Job Title / Incumbent	DOH-City	DOH-Position	FTE Authorized	FTE Actual
760	Civic Center Service Clerk			1.00	
	Cami Jacobsen	9/5/2017	9/5/2017		0.50
	Amy Cummings	10/21/2021	10/21/2021		0.50
	 				
720/200	Acctg. Clerk			0.50	
	Laurie Greenhalgh	5/16/2019	5/16/2019		0.50
					
730	Utility Billing Clerk			1.00	
	Angie Pierce	4/18/2016	4/18/2016		1.00
					
875/920	IT/Digital Media Technician			1.00	
	Open				0.00
					
195/145	HR Manager/Treasurer			1.00	
	Stacey Comeau	1/31/2005	1/31/2005		1.00
					
165/780	Business Adminstrator			1.00	
	Cody Cardon	1/8/2019	1/8/2019		1.00
					

Total		5.50	4.50

Riverdale City
Staffing Authorization Plan

Department: Community Services

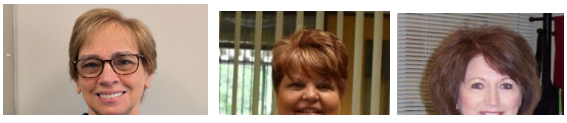
Job Code	Job Title / Incumbent	DOH-City	DOH-Position	FTE Authorized	FTE Actual
XXX	Rec Assistant			6.00	
	Jace Johnson	9/10/2025	9/10/2025		0.50
	Open				0.00
	Ethan LaFollette	11/4/2024	11/4/2024		0.50
	Open				0.00
	Cole Davis	5/28/2026	5/28/2026		0.50
	Open				0.00
	Noah Bingam	12/30/2024	12/30/2024		0.50
	Will Hacker	6/29/2026	6/29/2026		0.50
	Taylie Allen	9/17/2025	9/17/2025		0.50
	Nevaeh Silva	8/20/2025	8/20/2025		0.50
	Evelyn Allen	8/21/2025	8/21/2025		0.50
	Corbin Rigby	1/26/2026	1/26/2026		0.50

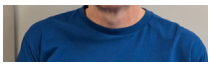


XXX	Group Fitness Instructor			0.50	
	Sherilyn Taylor-Brown	7/27/2017	7/27/2017		0.50



1266	Comm Services Cust Service Clerk			2.50	
	Karen Dille	9/13/1999	9/13/1999		0.50
	Shari Casper	5/23/2022	5/23/2022		0.50
	Betty Wilson	9/2/2014	9/2/2014		0.50
	Halli Fields	8/12/2026	8/12/2026		0.00
	Hannah Muirbrook	8/24/2026	8/24/2026		0.50



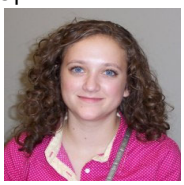








1270	Rec Specialist			1.00	
	Baylee Cascaddan	8/31/2015	10/16/2021		0.50
	Open				0.00




1570	Sr. Center Cook			0.50	
	Anissa Sterner	11/17/2022	11/17/2022		0.50



1424	Sr. Center Kitchen Aide			0.50	
	Julie Morse	5/1/2024	5/1/2024		0.50



225	Seniors Program Specialist			1.00	
	Miranda Rizzi	3/20/2014	7/1/2017		1.00



340	Comm Services Director			1.00	
	Rich Taylor	6/30/2014	6/30/2014		1.00

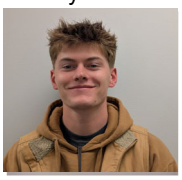
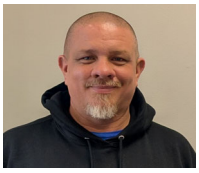
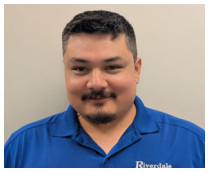
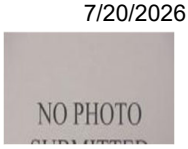


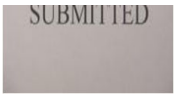
	Rounding				
	Total			13.00	10.50

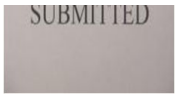

NO PHOTO
SUBMITTED

Riverdale City
Staffing Authorization Plan

Department: Public Works

Job Code	Job Title / Incumbent	DOH-City	DOH-Position	FTE Authorized	FTE Actual
1230	Park Mtnc Specialist I			0.00	
					0.00
1235	Park Mtnc Specialist II			1.00	
	Zachary Henstra	5/24/2022	6/16/2025		
					1.00
1240	Park Mtnc Specialist III			2.00	
	Matthew Guymon	9/1/2017	1/16/2018		1.00
	John Flynn	10/2/2018	10/2/2018		1.00
	 				
2034	Assistant Public Works Director			1.00	
	Norm Farrell	8/17/1998	12/20/2004		1.00
					
1900	Crew Leader			2.00	
	Travis Gibson	5/2/2011	5/2/2011		1.00
	Abraham Torres	5/9/2006	4/16/2025		1.00
	 				
2105	Utility Mtnc Operator I			2.00	
	Gage Bennett	3/2/2020	3/2/2020		1.00
	Hayden Illum	7/20/2026	7/20/2026		1.00
	 				

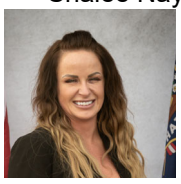

SUBMITTED


SUBMITTED

2110	Utility Mtnc Operator II				0.00	0.00
2115	Utility Mtnc Operator III				0.00	0.00
2115/2030	PW Inspector/Operator III				1.00	
	Travis Dahle	7/18/2017	7/18/2017			1.00
						
2105/2000	Utility Mtnc Operator I/Equipment Mtnc Spec				1.00	
	Brandon Archuleta	9/16/2025	9/16/2025			1.00
						
2025	PW Director				1.00	
	Shawn Douglas		5/20/1991	10/16/2011		1.00
						
	Total				11.00	11.00

Riverdale City
Staffing Authorization Plan

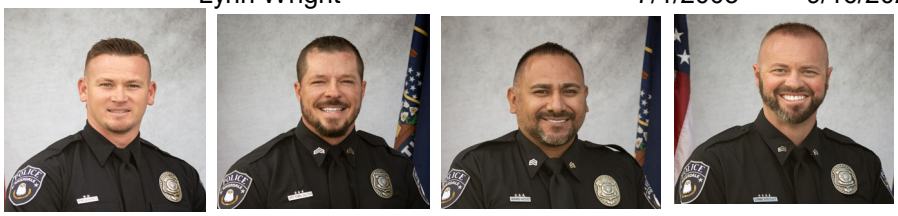
Department: Police

Job Code	Job Title / Incumbent	DOH-City	DOH-Position	FTE Authorized	FTE Actual
XXX	School Crossing Guard			1.50	
	Kathy Doxey	8/10/2015	8/10/2015		0.50
	Misty Cope	7/30/2026	7/30/2026		0.50
	Brenda Green	8/1/2025	8/1/2025		0.50
	  				
330	Code Enforcement			0.50	
	Stephen May	8/8/2023	8/8/2023		0.50
					
1510	Animal Control			1.00	
	Kimberlee Winn	5/31/2020	5/31/2020		1.00
					
2335	Patrol Secretary/Receptionist			1.00	
	Casey Baur	11/30/2022	11/30/2022		1.00
					
2310	Administrative Executive Assistant			1.00	
	Shalee Nay	7/1/2019	6/1/2021		1.00
					
1749	Pol Officer			15.00	
	Dustin Farnsworth	12/31/2023	12/31/2023		1.00

	Noah Shears	2/16/2023	2/16/2023	1.00
	Meg'n Cutler	5/31/2025	5/31/2025	1.00
	Matthew Phillips	6/16/2016	6/16/2016	1.00
	Kaleb Montez	8/21/2025	8/21/2025	1.00
	Robert Lovato	6/30/2016	6/30/2016	1.00
	Luigi Panunzio	5/26/2016	5/26/2016	1.00
	Landon Brenkman	10/16/2023	10/16/2023	1.00
	Jacob Stanger	6/30/2018	6/30/2018	1.00
	Benko	10/6/2021	10/6/2021	0.00
	Jeffrey Edminster	9/30/2021	9/30/2021	1.00
	Eddie List	11/16/2022	11/16/2022	1.00
	Christopher Morreale	12/1/2022	12/1/2022	1.00
	Nathen Zaugg	2/28/2023	2/28/2023	1.00
	Rory Powers	5/16/2023	5/16/2023	1.00
	Parker Ebert	12/16/2025	12/16/2025	1.00



1765	Pol Sgt			4.00	
	Ryne Schofield	7/16/2016	6/1/2025		1.00
	Tyrel Dalton	3/1/2018	5/1/2023		1.00
	Gerardo Vazquez	4/30/2018	12/16/2022		1.00
	Lynn Wright	7/1/2003	9/16/2023		1.00



1745	Asst. Police Chief			1.00	
	Derek Engstrom	11/16/2010	6/1/2025		1.00

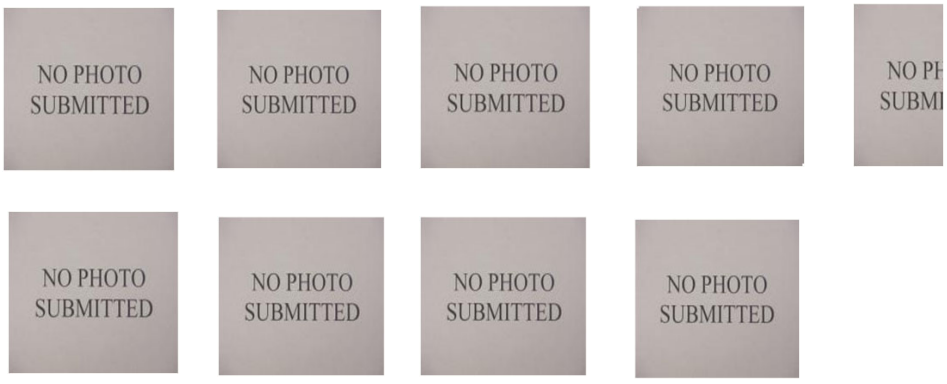


						
1740	Police Chief				1.00	
	Casey Warren		4/16/2004	9/1/2023		1.00
						
	Total				26.00	26.00

Riverdale City
Staffing Authorization Plan

Department: Fire

Job Code	Job Title / Incumbent	DOH-City	DOH-Position	FTE Authorized	FTE Actual
1710	Fire Inspector			0.50	
	Paul Flaig	4/4/1983	12/1/2023		0.50
					
2335	Fire Admin Secretary			0.50	
	Krystn Hinojosa	10/18/2004	10/18/2004		0.50
					
1695	Firefighter/AEMT			9.00	
	Casey Jefferies	2/8/2024	7/15/2024		1.00
	Cordell Watts	9/3/2024	9/3/2024		1.00
	Brock Marden	9/13/2024	9/13/2024		1.00
	Nicholas Candage	1/27/2025	1/27/2025		1.00
	Kolton Read	1/27/2025	1/27/2025		1.00
	Justin Reese	7/22/2025	7/22/2025		1.00
	Ethan Fleming	11/5/2025	11/5/2025		1.00
	Mark Glissmeyer	5/21/2026	5/21/2026		1.00
	Wyatt Weight	9/3/2026	9/3/2026		1.00

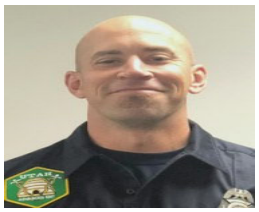


1685	Firefighter Engineer/AEMT			3.00	
	Dean Gallegos	8/21/1995	8/21/1995		1.00
	Marcus Garcia	11/20/2019	8/15/2026		1.00
	Michael Razey	12/6/2022	1/22/2023		1.00





1675	Fire Captain			3.00	
	Nathan Tracy	11/6/2012	8/1/2018		1.00
	Garrett Henry	9/21/2018	3/1/2019		1.00
	Steven Whetton	7/29/2014	6/1/2025		1.00


1680	Fire Chief			1.00	
	Matthew Hennessy	12/5/2005	12/1/2024		1.00



	Rounding			0.00	0.00
	Total			17.00	17.00


HOTO
ITTED

Riverdale
UTAH

COMMUNITY DEVELOPMENT PROJECTS STATUS REPORT

SEPTEMBER 2026

NEW AND ONGOING DEVELOPMENTS

America First Credit Union continues construction of their new Corporate Campus at 4624 South 1500 West

GoldCrest Homes (Alpine/ Fieldstone) continues construction of 68 new single-family homes at the Coleman Vu Estates at 5368 S 1050 W

Slick City Action Park is under construction at 4113 Riverdale Road.

EOS Fitness will be under construction at the old RC Willey building located at 4045 Riverdale Road



The new RiverPark Retail Center is under construction at 4868 S 1050 W, with new retailers coming soon!

The old Goodwood is currently being renovated as First Watch, located at 4237 Riverdale Road

Dave's Hot Chicken is replacing the Krispy Kreme at 4212 W Riverdale Road

The Cabin is currently under construction, replacing the Ruby River at 4286 Riverdale Road

Spirit Halloween Super Store is temporarily open at 4978 S 1050 W.

PinkBox Donuts is planning to open at the old Arbys location at 760 W Riverdale Rd

Riverdale UTAH | **TRANSMITTAL**

Body:	City Council
Topic:	**CarMax Auto Superstores – Final Site Plan Application**
Department:	**Community Development**
Director:	Brandon Cooper
Staff/Presenter:	Brandon Cooper
Contact:	bcooper@riverdaleutah.gov

ITEM TYPE

- ☒ Action Item
- ☐ Public Hearing
- ☐ Discussion Item
- ☐ Information Item
- ☐ Other _____

EXECUTIVE SUMMARY

On June 16, 2026, CarMax Auto Superstores, represented by Kristen Cowan from CenterPoint Integrated Solutions, submitted an application for a commercial Site Plan approval for the CarMax auto dealership located at 671 W 4400 S (parcel no. 06-356-0001) in the newly adopted Commercial (C-3) zone. The applicant seeks to construct a pre-owned auto dealership on approximately 5.5 acres, with the associated buildings, parking, landscaping, and infrastructure. FZD Riverside Flats, LLC is the current owner of the property and has provided owner authorization. A public hearing is not required to consider this site plan proposal.

The City Council is the designated land use authority for final commercial site plan applications. Accordingly, the Planning Commission met on August 25, 2026, and, after review and discussion, approved a Conditional Use Permit and voted to forward a recommendation of approval to the City Council regarding the site plan application.

Site plans are regulated under Riverdale City Code **10-25** "*Development in All Zones*", **10-10A-1** "*Commercial Zones*", **10-14** "*Regulations Applicable to All Zones*", **10-15** "*Parking, Loading Space; Vehicle Traffic and Access*", and is guided by UCA 10-20.

Riverdale City staff, along with the contracted City Engineer, have conducted a Site Plan Review to verify that the application complies with municipal ordinances and applicable standards and specifications. The site plan included in this transmittal has resolved all City comments and, subject to the payment of financial guarantees, transfer of water, SWPPP, and the recording of a long-term storm water maintenance agreement, is ready for final approval and construction.

Riverdale UTAH | TRANSMITTAL

REQUESTED TIMELINE:

Planning Commission Meeting – August 25, 2026
City Council Meeting – October 20, 2026

POTENTIAL ACTIONS:

Following discussion and review, the City Council shall:

- make a motion to **APPROVE WITH CONDITIONS**, the proposed Final Site Plan subject to the conditions found in the Staff Report ;
- make a motion to **APPROVE WITH MODIFICATIONS** the proposed Final Site Plan; or
- make a motion to **DENY**, supported by findings of fact; or
- make a motion to **TABLE** to a future date, with a request for more information

STAFF CONCLUSION

Based on the findings and conditions described in the attached Staff Report, staff concludes that the CarMax Site Plan complies with all applicable City and State codes and ordinances.

Attachments

Staff Report
Final Site Plan
Planning Commission Minutes – Aug 25

CARMAX

THE AUTO SUPERSTORE

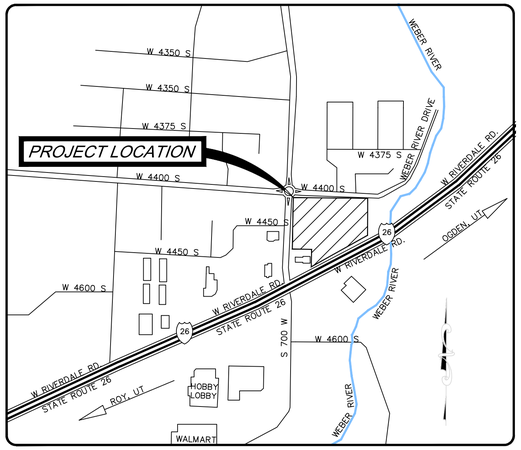
CARMAX Auto Superstores, Inc.

Development Plans

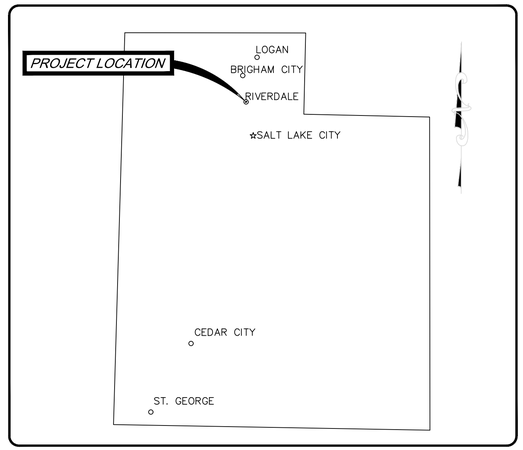
671 W 4400 S
Riverdale, Utah 84405

STORE 6175

VICINITY MAP - SCALE: 1"= 600'



STATE MAP - NOT TO SCALE



REVISION #1

GENERAL NOTES:

1. PARKING SPACE SIZE: REQUIREMENT (PER JURISDICTION) = 9' X 20'
   PROVIDED = 9' X 20'
2. PARCEL I.D. NO. = 063340001
3. SITE ZONING = COMMERCIAL 3 (REGIONAL COMMERCIAL ZONE)
4. SITE ADDRESS = 671 W 4400 S, RIVERDALE, UT.
5. TOTAL SITE ACREAGE = 5.51 ACRES
6. TOTAL DISTURBED ACREAGE = 5.51 ACRES
7. AREA BREAKDOWN:

(CURRENT PLAN CONDITION)		
BUILDING	= 0.18 AC.	= 3.26 %
PAVEMENT/IMPERVIOUS	= 4.07 AC.	= 73.86 %
XERISCAPE/GRASSED AREA	= 0.52 AC.	= 9.45 %
FUTURE EXPANSION	= 0.74 AC.	= 13.43 %
TOTAL	= 5.51 AC.	

8. SITE IS LOCATED WITHIN A FEMA ZONE X AREA OF MINIMAL FLOOD HAZARD. SITE IS ADJACENT TO A SPECIAL FLOOD HAZARD AREA AS PER FEMA FIRM 49057C0436G COMMUNITY NUMBER: 490190.

PROJECT DATA BOX:

BUILDING PROTO DESIGNATION: "XF-1"

AREA		PARKING SPACES		
SALES	4,312 s.f.	CUSTOMER/EMPLOYEE (9' x 20')	63	SPACES
PRESENTATION	784 s.f.	SALES	160	SPACES
RETAIL SERVICES	2,641 s.f.	SALES STAGING	155	SPACES
TOTAL	7,737 s.f.			

SHEET INDEX:

CIVIL SHEET NO.	SHEET NAME	ISSUED FOR DP REVIEW	REVISION #1	REVISION #2
C1.0	NOTES & INFORMATION SHEET	●	●	●
C2.0	ALTA SURVEY DRAWING (1 OF 2)	●	●	●
C2.0.1	ALTA SURVEY DRAWING (2 OF 2)	●	●	●
C2.1	EXISTING CONDITIONS / DEMOLITION PLAN	●	●	●
C3.0	SITE LAYOUT PLAN	●	●	●
C4.0	SITE UTILITY PLAN	●	●	●
C5.0	SITE GRADING PLAN	●	●	●
C6.0	EROSION CONTROL PLAN	●	●	●
C7.0	STORM SEWER PROFILES	●	●	●
C7.1	STORM SEWER PROFILES	●	●	●
C8.0	SANITARY SEWER PROFILES	●	●	●
C10.0	CONSTRUCTION DETAILS (1 OF 15)	●	●	●
C10.1	CONSTRUCTION DETAILS (2 OF 15)	●	●	●
C10.2	CONSTRUCTION DETAILS (3 OF 15)	●	●	●
C10.3	CONSTRUCTION DETAILS (4 OF 15)	●	●	●
C10.4	CONSTRUCTION DETAILS (5 OF 15)	●	●	●
C10.5	CONSTRUCTION DETAILS (6 OF 15)	●	●	●
C10.6	CONSTRUCTION DETAILS (7 OF 15)	●	●	●
C10.7	CONSTRUCTION DETAILS (8 OF 15)	●	●	●
C10.8	CONSTRUCTION DETAILS (9 OF 15)	●	●	●
C10.9	CONSTRUCTION DETAILS (10 OF 15)	●	●	●
C10.10	CONSTRUCTION DETAILS (11 OF 15)	●	●	●
C10.11	CONSTRUCTION DETAILS (12 OF 15)	●	●	●
C10.12	CONSTRUCTION DETAILS (13 OF 15)	●	●	●
C10.13	CONSTRUCTION DETAILS (14 OF 15)	●	●	●
C10.14	CONSTRUCTION DETAILS (15 OF 15)		●	●
C11.0	FIRE TRUCK EXHIBIT	●	●	●
C11.1	CAR CARRIER & GARBAGE TRUCK EXHIBIT	●	●	●
L1	LANDSCAPE PLAN	●	●	●
L2	LANDSCAPE PLAN	●	●	●
L3	LANDSCAPE PLAN	●	●	●
I1	IRRIGATION PLAN	●	●	●
I2	IRRIGATION PLAN	●	●	●
I3	IRRIGATION PLAN	●	●	●

LIST OF CONTACTS

STORM DRAINAGE
RIVERDALE CITY
PUBLIC WORKS DEPARTMENT
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE, UTAH 84405
PHONE: (801) 394-5541
CONTACT - SHAWN DOUGLAS

DOMESTIC WATER
RIVERDALE CITY
PUBLIC WORKS DEPARTMENT
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE, UTAH 84405
PHONE: (801) 394-5541
CONTACT - SHAWN DOUGLAS

SANITARY SEWER
RIVERDALE CITY
PUBLIC WORKS DEPARTMENT
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE, UTAH 84405
PHONE: (801) 394-5541
CONTACT - SHAWN DOUGLAS

POWER
ROCKY MOUNTAIN POWER
1407 W NORTH TEMPLE ST.
SALT LAKE CITY, UT 84116
PHONE: (888) 221-7070
CONTACT - NA

TELEPHONE
CENTURYLINK
2601 INDUSTRIAL DR,
OGDEN, UTAH 84401
PHONE: (801)317-0189
CONTACT: NA

GAS
ENBRIDGE GAS
1140 W 200 S.
SALT LAKE CITY, UTAH
PHONE: (800) 436-7734
CONTACT -
ASHLIN BLONQUIST

CABLE
NA

SOILS ENGINEER
TERRACON
6952 S. HIGH TECH DRIVE,
SUITE B,
MIDVALE, UT 84047
PHONE: (801) 545-8500
CONTACT - MICHAEL SCHILLAGE, E.I.

SITE PLANNING & ZONING
RIVERDALE CITY COMMUNITY
DEVELOPMENT
4600 S. WEBER RIVER DRIVE
RIVERDALE, UTAH
PHONE: (801)-394-5541 EXT. 1215
CONTACT - BRANDON COOPER

FIRE DEPARTMENT
RIVERDALE CITY FIRE DEPARTMENT
4334 PARKER DRIVE
OGDEN, UTAH
PHONE: (801)-394-5541
CONTACT - PAUL FLAIG

PROJECT TEAM

OWNER
CARMAX
12800 TUCKAHOE CREEK PARKWAY
RICHMOND, VA 23238-1115
PHONE: (804) 747-0422
FAX: (804) 935-4595
CONTACT: STEVE HUDAK

OWNERS REPRESENTATIVE
CENTER POINT INTEGRATED SOLUTIONS
1626 COLE BLVD
SUITE 125
LAKEWOOD CO 80401
PHONE: (316) 841-8550
CONTACT: KRISTEN COWAN

ARCHITECT/SITE PLANNER
PIEPER, O'BRIEN, HERR+ W ARCHITECTS
3000 ROYAL BLVD. SOUTH
ALPHARETTA, GEORGIA
PHONE: (770) 569-1706
FAX: (770) 569-1786
CONTACT: DAVID HOWELL

CIVIL ENGINEER
BASIN ENGINEERING & SURVEYING
3501 RIDGELAKE DRIVE
METAIRIE, LA 70002
PHONE: (504)766-0526
CONTACT: WESLEY EUSTIS, P.E.

SURVEYOR
ATWELL, LLC
55 WEST CENTER STREET,
HEBER CITY, UT 84032
PHONE: (866) 850-4200
CONTACT: BRIAN BALLS, P.L.S.

LANDSCAPE ARCHITECT
BERG LANDSCAPE ARCHITECTS, INC.
380 EAST MAIN STREET
SUITE 204
MIDWAY, UT 84049
PHONE: (801) 723-2000
CONTACT: CARL BERG

BASIN Engineering & Surveying

PRELIMINARY
"NOT FOR CONSTRUCTION"
DATE ISSUED: 08/21/26
FIRM: BASIN ENGINEERING & SURVEYING
ENGINEER: Wesley R. Eustis, P.E. P.L.S.
LICENSE NO.: 13111402-2202

NOT RELEASED FOR CONSTRUCTION

LATEST DA/PC	
DRAWN BY:	BASIN, LLC
CHECKED BY:	BASIN, LLC

REVISIONS

REV#	DATE	DESCRIPTION	BY
1	03/27/26	ISSUED FOR DP REVIEW	
	08/03/26	REVISION #1	
2	08/21/26	REVISION #2	

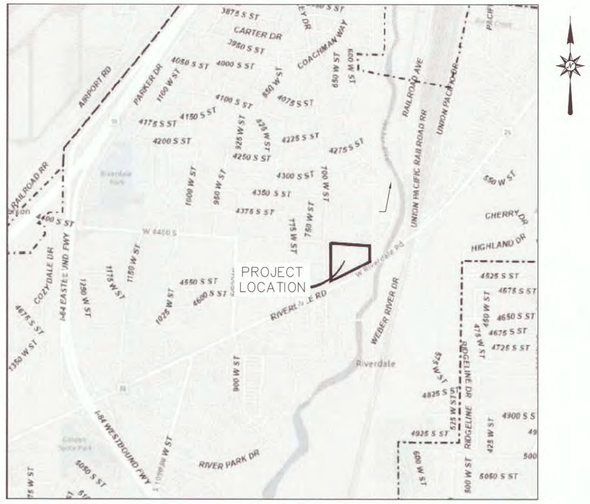
CARMAX
THE AUTO SUPERSTORE
CARMAX THE AUTO SUPERSTORES, INC.
12800 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238
(804) 747-0422

STORE NUMBER 6175
671 W 4400 S
RIVERDALE, UTAH

PROJECT NO.	25-078
DATE	21 AUG 2026
SHEET TITLE	NOTES & INFORMATION SHEET
SHEET NO.	C1.0

ALTA SURVEY DRAWING

ALTA/NSPS LAND TITLE SURVEY
LOCATED IN THE SE1/4 OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SLB&M
CITY OF RIVERDALE, WEBER COUNTY, UTAH



VICINITY MAP
N.T.S.

TITLE COMMITMENT NOTES:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ATWELL, LLC TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENT, RIGHT-OF-WAY AND TITLE OF RECORD, ATWELL, LLC RELIED UPON TITLE COMMITMENT ORDER # NCSUT00391-1, COMMITMENT DATE: DECEMBER 8, 2025

THIS PROPERTY MAY BE SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS, AND RESERVATIONS CONTAINED IN THE FOLLOWING RECORDED INSTRUMENTS:

-INDICATES THE EXCEPTION NUMBER WITHIN SCHEDULE B-2 OF THE ABOVE-MENTIONED TITLE COMMITMENT.

SCHEDULE B PART II EXCEPTIONS 1-11 ARE NOT SURVEY RELATED MATTERS AND INTENTIONALLY NOT LISTED BELOW.

12. THIS EXCEPTION IS INTENTIONALLY OMITTED.

13. RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, RECORDED SEPTEMBER 23, 1976 AS ENTRY NO. 676291 IN BOOK 1143 AT PAGE 376 OF OFFICIAL RECORDS.
(EXACT LOCATION NOT DISCLOSED)
RESPONSE: AFFECTS SURVEYED PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE. RECORD DOCUMENT DESCRIBES AN EIGHT-FOOT (8') RIGHT-OF-WAY & EASEMENT LOCATED WITHIN THE BOUNDS OF THE SURVEYED AREA, EXACT LOCATION OF EASEMENT LOCATION CANNOT BE DETERMINED.

14. ORDINANCE NO. 882. AN ORDINANCE ADOPTING THE 700 WEST COMMUNITY DEVELOPMENT PROJECT AREA PLAN:
RECORDED: AUGUST 31, 2016 ENTRY NO.: 2812643 OF OFFICIAL RECORDS
(AFFECTS PARCELS 1 & 2)
RESPONSE: AFFECTS THE SURVEYED PROPERTY WHICH LIES WITHIN THE BOUNDS DESCRIBED IN SAID RECORD DOCUMENT, NOT PLOTTABLE.

15. EASEMENTS, RESTRICTIONS, NOTES, SETBACKS, AND CONDITIONS AS SHOWN ON THE PLAT OF GARFF-LESLEY SUBDIVISION, RECORDED FEBRUARY 22, 2019 AS ENTRY NO. 2966835 IN BOOK 84 OF PLATS AT PAGE 93 OF OFFICIAL RECORDS.

AS AMENDED BY THAT CERTAIN PLAT OF RIVERSIDE FLATS SUBDIVISION, RECORDED SEPTEMBER 30, 2025 AS ENTRY NO. 3386984 IN BOOK 100 OF PLATS AT PAGE 35 OF OFFICIAL RECORDS.
RESPONSE: AFFECTS THE SURVEYED PROPERTY (SHOWN HEREON).

16. THIS EXCEPTION INTENTIONALLY OMITTED.

17. THIS EXCEPTION INTENTIONALLY OMITTED.

18. NOTICE OF CLAIM OF INTEREST, BY REAGAN OUTDOOR ADVERTISING, CLAIMS AND INTENDS TO HOLD AND CLAIM AN INTEREST AND A RIGHT-OF-FIRST REFUSAL, PURSUANT TO AN UNRECORDED OUTDOOR ADVERTISING LEASE AGREEMENT:
RECORDED: SEPTEMBER 10, 2004
ENTRY NO: 2055776 OF OFFICIAL RECORDS
AMENDMENT TO NOTICE OF CLAIM OF INTEREST, RECORDED MARCH 26, 2014 AS ENTRY NO. 2679697 OF OFFICIAL RECORDS.
RESPONSE: AFFECTS THE SURVEYED PROPERTY, NOT PLOTTABLE.

19. DEED OF TRUST, DATED SEPTEMBER 29, 2021, BY AND AMONG H & H - 39TH STREET LLC, A UTAH LIMITED LIABILITY COMPANY, AS TRUSTOR, IN FAVOR OF FIRST AMERICAN TITLE INSURANCE COMPANY, AS TRUSTEE, FOR THE BENEFIT OF FIRST COMMUNITY BANK UTAH, DIVISION OF GLACIER BANK, AS BENEFICIARY, TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF $2,593,612.00 AND OTHER OBLIGATIONS THERETO, RECORDED ON SEPTEMBER 29, 2021 AS ENTRY NO. 3187368 OF OFFICIAL RECORDS.

NOTE: OTHER PROPERTY NOT INCLUDED HEREIN WAS PARTIALLY RELEASED BY THAT CERTAIN PARTIAL RECONVEYANCE ENTRY NO. 3388284 OF OFFICIAL RECORDS.
RESPONSE: AFFECTS THE SURVEYED PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.

20. DEED OF TRUST, DATED SEPTEMBER 24, 2025, BY AND AMONG FZD RIVERSIDE FLATS LLC, A UTAH LIMITED LIABILITY COMPANY, AS TRUSTOR, IN FAVOR OF STEWART TITLE OF UTAH, INC., AS TRUSTEE, FOR THE BENEFIT OF FIRST COMMUNITY BANK UTAH, DIVISION OF GLACIER BANK, AS BENEFICIARY, TO SECURE A LOAN IN THE PRINCIPAL AMOUNT OF $ 864,275.00 AND OTHER OBLIGATIONS THERETO, RECORDED SEPTEMBER 25, 2025 AS ENTRY NO. 3386436 OF OFFICIAL RECORDS.

NOTE: OTHER PROPERTY NOT INCLUDED HEREIN WAS PARTIALLY RELEASED BY THAT CERTAIN PARTIAL RECONVEYANCE ENTRY NO. 3388285 OF OFFICIAL RECORDS.
RESPONSE: AFFECTS THE SURVEYED PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.

21. AN UNRECORDED PURCHASE AND SALE AGREEMENT, BY AND BETWEEN FZD RIVERSIDE FLATS LLC, A UTAH LIMITED LIABILITY COMPANY, AS SELLER, AND CARMAX AUTO SUPERSTORES, INC., A VIRGINIA CORPORATION, AS PURCHASER, AS DISCLOSED BY THAT CERTAIN MEMORANDUM OF PURCHASE AND SALE AGREEMENT, RECORDED OCTOBER 2, 2025 AS ENTRY NO. 3387449 OF OFFICIAL RECORDS.
RESPONSE: AFFECTS THE SURVEYED PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.

22. THE UTAH STATE CONSTRUCTION REGISTRY MUST BE RESEARCHED TO VERIFY AND, IF NECESSARY, ESTABLISH PRIORITY IN FAVOR OF THE PROPOSED INSURED LENDER. A SEARCH WAS CONDUCTED ON JANUARY 2, 2026 AND DISCLOSED THE FOLLOWING NOTICES:
RESPONSE: NOT A SURVEY MATTER

LEGAL DESCRIPTIONS:
(PER TITLE COMMITMENT NO. NCSUT00391-1, COMMITMENT DATE: DECEMBER 8, 2025)

LOT 1, RIVERSIDE FLATS SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED ON SEPTEMBER 30, 2025 AS ENTRY NO. 3386984 IN BOOK 100 OF PLATS AT PAGE 35 IN THE OFFICE OF THE WEBER COUNTY RECORDER, STATE OF UTAH.

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 88°21'27" EAST ALONG THE ONE-QUARTER SECTION LINE BETWEEN THE 1967 WEBER COUNTY MONUMENT FOR THE CENTER OF SECTION 7 AND THE 1967 WEBER COUNTY MONUMENT FOR THE EAST ONE-QUARTER CORNER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

SURVEYOR'S CERTIFICATE:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5.6(A), 6(B), 8, 11(A), 13, & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPETED ON OCTOBER 13, 2025.

TO: CARMAX AUTO SUPERSTORES, INC., A VIRGINIA CORPORATION.

TO: FZD RIVERSIDE FLATS LLC, A UTAH LIMITED LIABILITY COMPANY

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY.



BRIAN BALLS, PLS
UTAH REG. NO. 334532-2201
bballs@atwell.com
FOR AND ON BEHALF OF ATWELL, LLC

SURVEYOR'S NARRATIVE:
PURPOSE:

AT THE REQUEST OF THE CLIENT, THIS SURVEY WAS PERFORMED FOR THE PURPOSE OF PROVIDING AN ALTA/NSPS LAND TITLE SURVEY IN CONFORMANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS AS ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION FOR WEBER COUNTY PARCEL NO. 06-356-0001 BEING ALL OF LOT 1, RIVERSIDE FLATS SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED ON SEPTEMBER 30, 2025 AS ENTRY NO. 3386984 IN BOOK 100 OF PLATS AT PAGE 35 ON FILE WITH THE WEBER COUNTY RECORDER'S OFFICE.

CONTROLLING ELEMENTS AND CONCLUSIONS:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF CARMAX AUTO SUPERSTORES, INC.
2. THE LAND SURVEYED LIES WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.
3. THE MONUMENTS DEPICTED AS SET ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.
4. A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCSUT00391-1, COMMITMENT DATE: DECEMBER 8, 2025 WAS RELIED UPON FOR ALL INFORMATION REGARDING OWNERSHIP, EASEMENTS OF RECORD, RIGHT-OF-WAY, AND TITLE OF RECORD.
5. THAT CERTAIN RECORDED SUBDIVISION PLAT IDENTIFIED AS RIVERSIDE FLATS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED ON SEPTEMBER 30, 2025 AS ENTRY NO. 3386984 IN BOOK 100 OF PLATS AT PAGE 35 ON FILE WITH THE WEBER COUNTY RECORDER'S OFFICE WAS USED TO CONTROL THIS SURVEY. THIS SURVEY WAS EXECUTED UNDER THE ASSUMPTION THAT THE BASIS OF BEARINGS ESTABLISHED FOR THIS SURVEY CONFORMS TO RECORDED BEARINGS AS PUBLISHED ON SAID RECORDED SUBDIVISION.
6. THIS SURVEY REPRESENTS OPINIONS BASED ON FACTS AND EVIDENCE. AS THE EVIDENCE CHANGES OR IF NEW EVIDENCE IS DISCOVERED OR RECOVERED, THE SURVEYOR RESERVES THE RIGHT TO MODIFY OR ALTER HIS OPINIONS ACCORDINGLY.
7. THIS SURVEY AND ANY INFORMATION PROVIDED HEREON ARE INTENDED NEITHER TO CREATE NOR DESTROY LOT OF RECORD STATUS AND ASSOCIATIVE ENTITLEMENTS. PROPERTY OWNERS AND PROSPECTIVE BUYERS ARE ADVISED TO CONTACT CITY AND COUNTY PLANNING OFFICES FOR INFORMATION AND DIRECTION PERTAINING TO ISSUES OF LOT CONFORMANCE AND REQUIREMENTS FOR DEVELOPMENT.

ALTA/NSPS TABLE "A" ITEMS:
1. SURVEY MONUMENTS FOUND OR SET SHOWN HEREON.
2. ADDRESS OF THE SURVEYED PROPERTY AT APPROXIMATELY 671 WEST 4400 SOUTH, RIVERDALE, UT 84405 AND WAS OBSERVED IN THE FIELD.
3. AS SHOWN ON FEMA MAP #49057C0436F, EFFECTIVE DATE: JUNE 2, 2015, THE SURVEYED AREA LIES WITHIN THE UNSHADED AREA OF ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).
4. GROSS LAND AREA SHOWN HEREON.
5. VERTICAL RELIEF (CONTOURS, SPOT ELEVATIONS, ETC.) WAS ESTABLISHED FROM THE NAVD88 ELEVATION AS ESTABLISHED BY THE WEBER COUNTY SURVEYOR'S OFFICE ON THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SLB&M WITH A PUBLISHED ELEVATION OF 4544.72 FEET.
8. SUBSTANTIAL ABOVE-GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PROPERTIES HAVE BEEN LOCATED AND SHOWN HEREON.

11(A) UTILITY PROVIDERS SERVING ON OR AROUND THE SURVEYED AREA, AS DETERMINED BY THE BLUE STAKES OF UTAH 811 UTILITY CONTACT LOOKUP, WERE REQUESTED AT THE TIME OF THIS SURVEY. OBSERVED EXISTING UTILITIES, AS WELL AS THOSE UTILITIES DISCLOSED ON PLANS REQUESTED BY THE FOLLOWING UTILITY PROVIDERS SHOWN HEREON.
(SEE GENERAL NOTE #2).
-RECEIVED: PACIFICORP, ENBRIDGE GAS, WEBER COUNTY PUBLIC WORKS, LUMEN, UDOT, UTOPIA FIBER
-PENDING: NONE

13. NAMES OF ADJOINING OWNERS SHOWN HEREON.
16. EVIDENCE OF RECENT EARTH MOVING WORK WAS OBSERVED ON THE SUBJECT PROPERTIES DURING THE TIME OF THIS SURVEY AS THE SUBJECT PROPERTIES HAVE BEEN GRADED FOR DEVELOPMENT.
18. ALL PLOTTABLE OFFSITE EASEMENTS SHOWN HEREON.

GENERAL NOTES:
1. THIS DRAWING, ITS DESIGN AND INVENTION THEREOF, EITHER ELECTRONIC OR HARD COPY, IS THE PROPERTY OF ATWELL, LLC AND IS SUBMITTED TO, AND IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED IN THE SURVEYOR'S CERTIFICATE SHOWN HEREON. ONLY SIGNED AND SEALED COPIES AUTHORIZED BY THE SURVEYOR AND SENT FROM ATWELL, LLC, OR CERTIFIED COPIES OBTAINED FROM THE OFFICE OF THE COUNTY SURVEYOR MAY BE USED AS THE OFFICIAL WORK OF THE SURVEYOR.
2. WITH REGARD TO LOCATIONS OF UTILITIES ON OR SERVING THE SURVEYED PROPERTY, INFORMATION FROM SOURCES WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
3. #5 REBAR & CAP (ATWELL) TO BE SET AT ALL BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
4. ANY DIGITAL AERIAL PHOTOGRAPHY SHOWN HEREON WAS OBTAINED BY ATWELL, LLC DURING THE PROCESS OF CONDUCTING THE FIELD WORK FOR THIS SURVEY. THE ORTHOMOSAIC MAP SHOWN HEREON HAS BEEN GEOREFERENCED TO CONTROL POINTS ON THE GROUND.

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT ©2026 ATWELL, LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell.com
50 WEST CENTER STREET
HEBER CITY, UT, 84032

SECTION 7
TOWNSHIP 5N, RANGE 1W, SLB&M
WEBER COUNTY
UTAH

CLIENT: CARMAX AUTO SUPERSTORES, INC.

11213 S JORDAN GATEWAY,
SOUTH JORDAN, UTAH, 84095
ALTA/NSPS LAND TITLE SURVEY

DATE
10/14/2025
REVISIONS
10/31/2025
01/20/2026
07/20/2026

SCALE

DR. TGA	CH. BB
P.M. BRIAN BALLS	
FIELD T. ATWOOD	
JOB 25006283	
SHEET NO. 1 OF 2	

CAD FILE: 25006283_ALTA_REV1.DWG

BASIN Engineering & Surveying

REVISION #1

PRELIMINARY
"NOT FOR CONSTRUCTION"
DATE ISSUED: 08/21/26
FIRM: BASIN ENGINEERING & SURVEYING
ENGINEER: Wesley R. Eustis, P.E. P.L.S.
LICENSE NO.: 13111402-2202

NOT RELEASED FOR CONSTRUCTION

LATEST DA/PC	
DRAWN BY:	BASIN, LLC
CHECKED BY:	BASIN, LLC

REVISIONS

REV#	DATE	DESCRIPTION	BY
1	03/27/26	ISSUED FOR DP REVIEW	
	08/03/26	REVISION #1	
2	08/21/26	REVISION #2	

CARMAX
THE AUTO SUPERSTORE
CARMAX THE AUTO SUPERSTORES, INC.
12800 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238
(804) 747-0422

STORE NUMBER 6175
671 W 4400 S
RIVERDALE, UTAH

PROJECT NO.	25-078
DATE	21 AUG 2026
SHEET TITLE	ALTA SURVEY DRAWING
SHEET NO.	C2.0

ALTA SURVEY DRAWING



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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2026 ATWELL, LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL, LLC

ATWELL
866.850.4200 www.atwell.com
55 WEST CENTER STREET
WEST CITY, UT 84062

SECTION 7
TOWNSHIP 5N, RANGE 1W, SLB&M
WEBER COUNTY
UTAH

CLIENT
CARMAX AUTO SUPERSTORES, INC.
11213 S JORDAN GATEWAY,
SOUTH JORDAN, UTAH, 84095
ALTA/NSPS LAND TITLE SURVEY

DATE
10/14/2025

REVISIONS
10/31/2025
01/20/2026
07/20/2026

SCALE N.T.S

DR. TGA | CH. BMB
P.M. BMB

JOB 25006283
SHEET NO. 2 OF 2

CAD FILE: 25006283_ALTA_REV1.DWG

BASIN Engineering & Surveying

REVISION #1

PRELIMINARY
"NOT FOR CONSTRUCTION"
DATE ISSUED: 08/21/26
FIRM: BASIN ENGINEERING & SURVEYING
ENGINEER: Wesley R. Eustis, P.E. P.L.S.
LICENSE NO.: 13111402-2202

NOT RELEASED FOR CONSTRUCTION

LATEST DA/PC	
DRAWN BY:	BASIN, LLC
CHECKED BY:	BASIN, LLC

REVISIONS

REV#	DATE	DESCRIPTION	BY
1	03/27/26	ISSUED FOR DP REVIEW	
	08/03/26	REVISION #1	
2	08/21/26	REVISION #2	

CARMAX
THE AUTO SUPERSTORE
CARMAX THE AUTO SUPERSTORES, INC.
12300 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238
(804) 747-0422

STORE NUMBER 6175
671 W 4400 S
RIVERDALE, UTAH

PROJECT NO.	25-078
DATE	21 AUG 2026
SHEET TITLE	ALTA SURVEY DRAWING
SHEET NO.	C2.0.1

LEGEND

EXISTING FEATURES

WV	WATER VALVE	x"D"	EXIST. UNDERGROUND DRAINAGE LINE
E	ELECTRIC BOX	T T	EXIST. UNDERGROUND TELEPHONE LINE
	LIGHT POLE	C C	EXIST. UNDERGROUND CABLE LINE
	FIRE HYDRANT	G G	EXIST. UNDERGROUND GAS LINE
	DROP INLET	S S	EXIST. UNDERGROUND SEWER LINE
	CATCH BASIN	FO FO	EXIST. UNDERGROUND FIBER OPTIC LINE
	WATER METER	X X	EXIST. FENCE
	TELEPHONE PAD		LINE NOT TO SCALE
			EXIST. PROPERTY LINE
	COMMUNICATIONS BOX		EXIST. SERVITUDE
	SEWER MANHOLE		
	SIGN	X 4355.00	EXIST. ELEVATION
	POWER POLE	EXIST.	EXISTING
	SEWER MANHOLE		

NEW FEATURES

CONCRETE REMOVAL

CURB AND GUTTER REMOVAL

ASPHALT REMOVAL

NOTES:

1. THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN PLOTTED BASED UPON DATA FURNISHED BY ATWELL, LLC. THE SURFACE FEATURES OF UTILITIES ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHALL BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATIONS PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON. PRIOR TO EXCAVATION AND DIGGING CALL BLUE STAKES UTAH ONE CALL (811 OR 1-800-662-4111).

2. ELEVATIONS SHOWN ARE NAVD88.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION AND SHALL IMMEDIATELY REPORT ANY DAMAGES TO THE UTILITY ENTITIES. ALL REPAIRS OF THE DAMAGED UTILITIES SHALL BE DONE BY THE RESPECTIVE UTILITY ENTITY. ALL REPAIRS SHALL BE DONE AT THE CONTRACTORS EXPENSE.

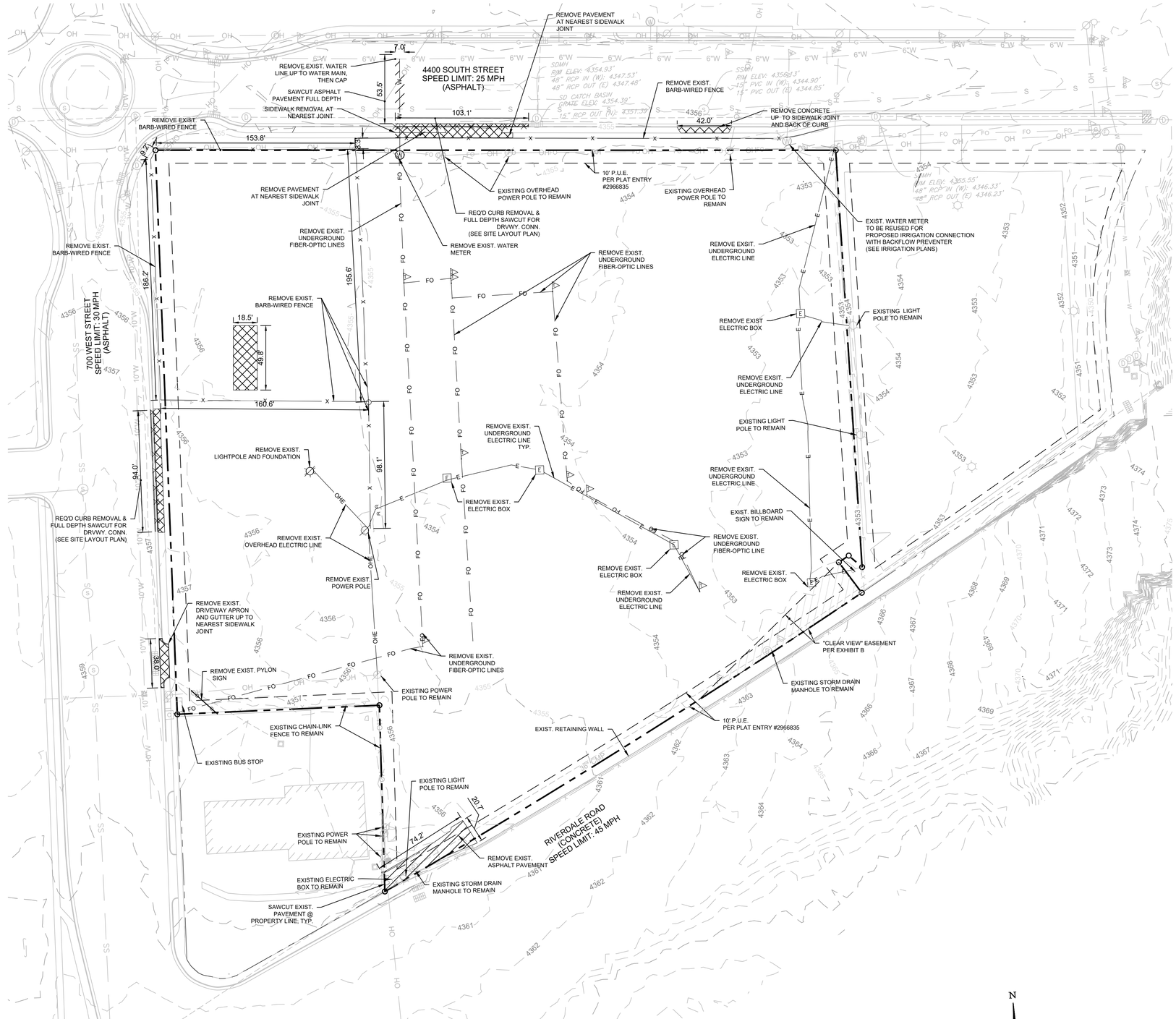
4. ANY WORK IN THE ROADWAY OR ADJACENT TO THE ROADWAY CAUSING AN INTERFERENCE TO VEHICULAR TRAFFIC REQUIRES PRIOR NOTIFICATION TO UDOT AND RIVERDALE CITY AND CONFORMITY TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE CONTRACTOR MUST FURNISH ALL TRAFFIC SIGNS AND/OR BARRICADES AND MAINTAIN THEM DURING CONSTRUCTION ACTIVITY. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING OR HAVING PREPARED A TRAFFIC CONTROL PLAN BY A LICENSED PROFESSIONAL ENGINEER FOR ANY WORK WITHIN THE STREET RIGHT OF WAY.

5. CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITY AGENCIES TO VERIFY THAT UTILITY SERVICES HAVE BEEN TERMINATED OR DISCONNECTED PRIOR TO REMOVAL OF STRUCTURES (BUILDINGS), WATER METERS, GAS METERS, ETC.

6. ESTABLISHING AND MAINTAINING GOOD DRAINAGE WILL BE CRITICAL FOR EARTHWORK AND FOUNDATION CONSTRUCTION AT THIS SITE. POOR DRAINAGE AND/OR WET CONDITIONS AT THE TIME OF CONSTRUCTION CAN BE EXPECTED TO CAUSE DELAYS AND/OR COST OVERRUNS DUE TO ADDITIONAL UNDERCUTTING OR STABILIZATION MEASURES. THE CONTRACTOR SHALL BE PREPARED TO MAKE EVERY REASONABLE EFFORT TO PROVIDE DRY WORKING CONDITIONS (I.E., CUT DRAINAGE DITCHES PRIOR TO EARTHWORK ACTIVITIES; THOROUGHLY "PROCESS," OR DRY THE SUBGRADE SOILS, IF NECESSARY; AND TAKE ADVANTAGE OF DRY WEATHER CONDITIONS; ETC.)

7. FEMA FLOOD INSURANCE RATE MAP NO. 49057C0436G, COMMUNITY NUMBER 490190, DATED NOVEMBER 30, 2023 INDICATES THAT THIS PROPERTY IS LOCATED IN ZONE "X(UNSHADED)", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

8. ALL MISSING, NONFUNCTIONIING AND/OR DAMAGED SURFACE IMPROVEMENTS SHALL BE REPLACED (SIDEWALK, CURB AND GUTTER, FENCING, ETC.).



BASIN
Engineering & Surveying

REVISION #1

PRELIMINARY
"NOT FOR CONSTRUCTION"
DATE ISSUED: 08/21/26
FIRM: BASIN ENGINEERING & SURVEYING
ENGINEER: Wesley R. Eustis, P.E., P.L.S.
LICENSE NO.: 13111402-2202

NOT RELEASED FOR CONSTRUCTION

LATEST DA/PC	
DRAWN BY:	BASIN, LLC
CHECKED BY:	BASIN, LLC

REVISIONS

REV#	DATE	DESCRIPTION	BY
1	03/27/26	ISSUED FOR DP REVIEW	
	08/03/26	REVISION #1	
2	08/21/26	REVISION #2	

CARMAX THE AUTO SUPERSTORE

CARMAX THE AUTO SUPERSTORES, INC
12800 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238
(804) 747-0422

STORE NUMBER 6175
671 W 4400 S
RIVERDALE, UTAH

PROJECT NO.	25-078
DATE	21 AUG 2026
SHEET TITLE	EXISTING CONDITIONS & DEMOLITION PLAN
SHEET NO.	C2.1

LEGEND

EXISTING FEATURES

- LINE NOT TO SCALE
- EXIST. PROPERTY LINE
- EXIST. SERVITUDE
- SANITARY SEWER MANHOLE
- POWER POLE
- LIGHT POLE
- STORM DRAIN MANHOLE
- STORM DRAIN DROP INLET
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- COMMUNICATIONS BOX
- STORM DRAIN CATCH BASIN

NEW FEATURES

- REQ'D DROP INLET
- REQ'D SEWER MANHOLE
- REQ'D GREASE TRAP
- REQ'D BACKFLOW PREVENTER (REFER TO UTILITY PLAN C4.0)
- REQ'D CULINARY WATER METER ENCLOSURE (REFER TO UTILITY PLAN C4.0)
- REQ'D WHEEL STOP
- PARKING COUNT PER AISLE (FOR INFORMATION ONLY)
- REQ'D STORM YARD INLET
- REQ'D STORM DRAIN MANHOLE
- REQ'D LIGHT POLE (SEE UTILITY PLAN)
- REQ'D BOLLARD
- REQ'D ORNAMENTAL FENCE
- REQ'D CHAINLINK FENCE
- REQ'D GUARD RAIL
- REQ'D CURB AND GUTTER
- REQ'D SIDEWALK
- REQ'D LANDSCAPED AREA (SEE LANDSCAPING PLAN)
- REQ'D HEAVY DUTY ASPHALT PAVEMENT
- REQ'D CONCRETE PAVEMENT

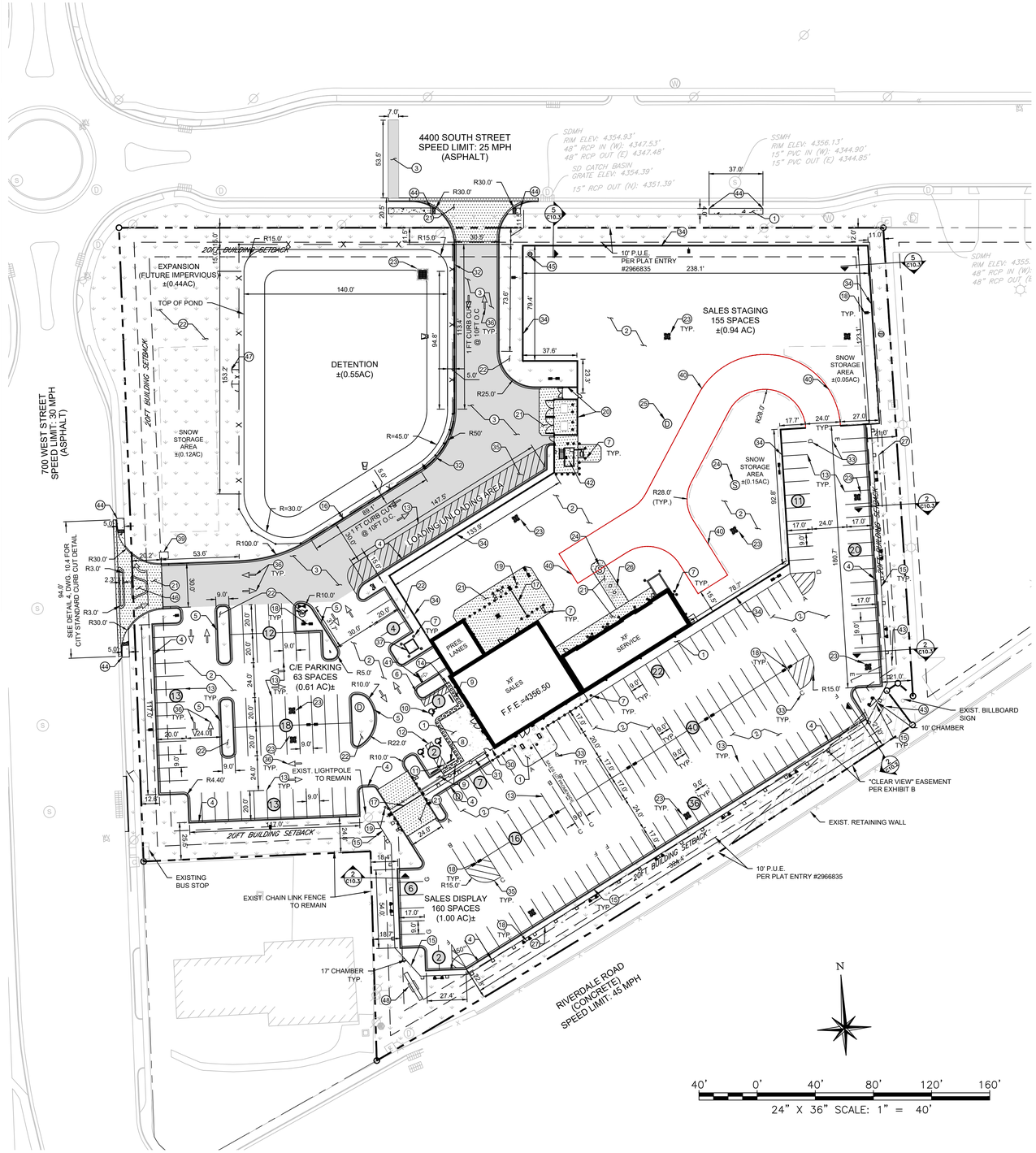
CONSTRUCTION LEGEND

1. REQ'D CONCRETE SIDEWALK (SEE DETAIL 6, DWG. C10.0)
2. REQ'D STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL 1, DWG. C10.0)
3. REQ'D HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL 1, DWG. C10.0)
4. REQ'D 6" CONC. BARRIER CURB AND GUTTER (SEE DETAIL 3, DWG. C10.0)
5. REQ'D MOUNTABLE CURB AND GUTTER (SEE DETAIL 4, DWG. C10.0)
6. REQ'D CURB TRANSITION–SEE GRADING PLAN FOR LENGTH (SEE DETAIL 5, DWG. C10.0)
7. REQ'D SITE BOLLARD (SEE DETAIL 7, DWG. C10.0)
8. REQ'D WHEEL STOP (SEE DETAIL 9, DWG. C10.0)
9. REQ'D HANDICAP SIGN (SEE DETAIL 1, DWG. C10.1)
10. REQ'D HANDICAPPED SYMBOL (SEE DETAIL 3, DWG. C10.1)
11. REQ'D 4" WIDE BLUE STRIPING (TYP. AT HC SPACES)
12. REQ'D 5FT WIDE ADA PATH WITH 4" WIDE BLUE STRIPING AT 45° AT 4' O.C.
13. REQ'D 4" WIDE WHITE STRIPING (TYP. AT ALL NON–HANDICAP SPACES)
14. DETECTABLE WARNING (COLOR: YELLOW) – SEE ARCH. DWGS.
15. REQ'D GUARD RAIL (SEE DETAIL 6, DWG. C10.2)
16. REQ'D 4FT TALL CHAIN LINK FENCE (SEE DETAIL 3, DWG. C10.2)
17. REQ'D SECURITY GATE (SEE ARCH. DWGS.)
18. REQ'D LIGHT POLE & FOUNDATION (SEE STRUCT. & PHOTOMETRIC DWGS.)
19. REQ'D KNOX SWITCH WITH ELECTRONIC OVERRIDE (SEE ARCH. DWGS. FOR DETAIL AND LOCATION)
20. REQ'D TIRE AND/OR DUMPSTER ENCLOSURE (DETAIL 4, DWG. 10.4)
21. REQ'D CONCRETE PAVEMENT (SEE DETAIL 2, DWG. C10.0)
22. REQ'D LANDSCAPED AREA (SEE LANDSCAPING PLAN)
23. REQ'D RECTANGULAR PRECAST DROP INLET (SEE UTILITY PLAN)
24. REQ'D SEWER MANHOLE (SEE UTILITY PLAN)
25. REQ'D DRAINAGE MANHOLE (SEE UTILITY PLAN)
26. REQ'D GREASE TRAP (SEE UTILITY PLAN)
27. REQ'D DRAINAGE SWALE (SEE GRADING PLAN)
28. REQ'D CONCRETE HEADWALL (SEE UTILITY & GRADING PLAN)
29. REQ'D 8"ø D50 RIP RAP
30. REQ'D ORNAMENTAL GATE (SEE DETAIL 2, DWG. C10.2)
31. REQ'D 4FT HIGH ORNAMENTAL PICKET FENCE (SEE DETAIL 1, DWG. C10.2)
32. REQ'D CURB CUT @ 10FT O.C. (SEE DETAIL 10, C10.0)
33. REQ'D SALES LOT IDENTIFIERS (SEE DETAIL 6, C10.1)
34. REQ'D CMU SITE WALL (SEE ARCH. DWGS.)
35. REQ'D 4" WIDE WHITE STRIPING AT 45° AT 4' O.C.
36. REQ'D PAVEMENT MARKINGS (DETAIL 4, DWG. 10.1)
37. REQ'D TRANSFORMER W/ CONCRETE PAD & SITE BOLLARDS (SEE UTILITY PLAN)
38. REQ'D FIRE HYDRANT (SEE UTILITY PLAN)
39. REQ'D CULINARY WATER METER ENCLOSURE (SEE UTILITY PLAN)
40. REQ'D 6" WIDE RED FIRE LANE STRIPING (SEE DETAIL 7, DWG. C10.1)
41. REQ'D DIRECTIONAL SIGNAGE (SEE DETAIL 5, DWG. C10.1)
42. REQ'D FUEL TANK
43. REQ'D YARD STORM DRAIN INLETS (SEE UTILITY PLAN)
44. REQ'D DOWEL INTO EXIST. SIDEWALK–USE HILTI HY–200 EPOXY
45. REQ'D HYDRODYNAMIC SEPARATOR (SEE UTILITY PLAN)
46. REQ'D MOUNTABLE CHANNELIZING ISLAND "PORK CHOP"
47. REQ'D 4' HIGH CHAIN LINK DETENTION GATE (SEE DETAIL 8, DWG. 10.2)
48. REQ'D PYLON SIGN (SEE OWNER'S SIGN PACKAGE)

NOTE: **RC= RIVERDALE CITY**
UDOT = UTAH DEPARTMENT OF TRANSPORTATION

SITE INFORMATION		BUILDING INFORMATION	
TYPE	ACREAGE (AC)	TYPE	SQUARE FEET (SF)
CARMAX DEVELOPED	4.07	SALES	4,312
DETENTION	0.54	REPRESENTATION	784
WETLANDS	0	RETAIL SERVICES	2,641
EASEMENTS	0.46	PRODUCTION	0
BUFFERS	0	CARWASH	0
EXPANSION	0.44	FQC/AUCTION:	0
SURPLUS	0	OTHER	0
TOTAL	5.51	TOTAL:	7,737

NOTE: SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS. ANY BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORIDNAITON PURPOSES ONLY AND SHOULD NOT BE USED TO LAYOUT THE BUILDING OR ITS APPURTENANCES (STAIRS, DOORS, DOCKS, ETC.)



BASIN
Engineering & Surveying

REVISION #1

PRELIMINARY
"NOT FOR CONSTRUCTION"
DATE ISSUED: 08/21/26
FIRM: BASIN ENGINEERING & SURVEYING
ENGINEER: Wesley R. Eustis, P.E. P.L.S.
LICENSE NO.: 13111402-2202

NOT RELEASED FOR CONSTRUCTION

LATEST DA/PC	
DRAWN BY:	BASIN, LLC
CHECKED BY:	BASIN, LLC

REVISIONS

REV#	DATE	DESCRIPTION	BY
1	03/27/26	ISSUED FOR DP REVIEW	
	08/03/26	REVISION #1	
2	08/21/26	REVISION #2	

CARMAX
THE AUTO SUPERSTORE
CARMAX THE AUTO SUPERSTORES, INC.
12800 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238
(804) 747-0422

STORE NUMBER 6175
671 W 4400 S
RIVERDALE, UTAH

PROJECT NO.	25-078
DATE	21 AUG 2026
SHEET TITLE	SITE LAYOUT PLAN
SHEET NO.	C3.0

NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE WORK, VERIFYING ALL MEASUREMENTS AND GRADES AND REPORTING ANY DISCREPANCIES TO THE ENGINEER BEFORE STARTING CONSTRUCTION.
2. ANY WORK IN THE ROADWAY OR ADJACENT TO THE ROADWAY CAUSING AN INTERFERENCE TO VEHICULAR TRAFFIC REQUIRES PRIOR NOTIFICATION TO RIVERDALE CITY AND UDOT AND CONFORMITY TO THE REQUIREMENTS OF THE UTAH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (UMUTCD). THE CONTRACTOR MUST FURNISH ALL TRAFFIC SIGNS AND/OR BARRICADES AND MAINTAIN THEM DURING CONSTRUCTION ACTIVITY.
3. REFER TO BOUNDARY SURVEY FOR EXISTING MONUMENTS TO LAYOUT PROPERTY LINE.
4. GOOD SURFACE DRAINAGE SHOULD BE ESTABLISHED PRIOR TO AND DURING THE EARTHWORK ACTIVITIES. STANDING WATER ON THE SUBGRADE OR IN ANY EXCAVATIONS SHALL BE PROMPTLY DRAINED OR PUMPED OFF. PERFORMING EARTHWORK CONSTRUCTION DURING WET WEATHER CONDITIONS COULD BE VERY CHALLENGING AT THIS SITE.
5. ALL DIMENSIONS SHOWN ARE FROM:
   - FACE OF CURB TO FACE OF CURB
   - FACE OF CURB TO PROPERTY LINE
   - FACE OF CURB TO CENTER OF STRUCTURE (DROP INLET, MANHOLE, ETC.)
   - PROPERTY LINE TO BUILDING FACE
6. ALL CURB RADII SHALL BE 3.5 FEET UNLESS OTHERWISE NOTED ON THIS PLAN.
7. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO RIGHT OF WAY IMPROVEMENTS DURING OR AFTER THE CONSTRUCTION OF ANY NEW STRUCTURE(S) OR DEMOLITION OF ANY EXISTING STRUCTURE(S). ALL WORK WITHIN A SERVITUDE OR RIGHT-OF-WAY MUST CONFORM TO THE RIVERDALE CITY STANDARD SPECIFICATIONS.
8. A QUALIFIED GEOTECHNICAL ENGINEER SHALL BE RETAINED TO PROVIDE SUBGRADE MONITORING AND TESTING DURING CONSTRUCTION.
9. ALL HANDICAP PARKING STALLS SHALL BE 11FT WIDE
10. ALL INTERIOR ISLANDS IN THE CUSTOMER/EMPLOYEE LOTS SHALL BE MOUNTABLE CURB
11. CENTERLINE OF PROMENADE TO ALIGN WITH CENTERLINE OF VESTIBULE
12. ALL MISSING, NONFUNCTIONING AND/OR DAMAGED SURFACE IMPROVEMENTS SHALL BE REPLACED. (SIDEWALK, CURB AND GUTTER, FENCING, ETC.).
13. ALL CONSTRUCTION AND MATERIALS SHALL MEET THE LATEST RIVERDALE CITY STANDARDS.

LEGEND

EXISTING FEATURES

- EXIST. UNDERGROUND WATER LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND GAS LINE
- EXIST. UNDERGROUND SEWER LINE
- EXIST. 10" WATER MAIN LINE
- EXIST. UNDERGROUND FIBER OPTIC LINE
- LINE NOT TO SCALE
- EXIST. PROPERTY LINE
- EXIST. SERVITUDE
- SEWER MANHOLE
- POWER POLE

NEW FEATURES

- REQ'D DROP INLET
- REQ'D DRAINAGE MANHOLE
- REQ'D CLEANOUT
- REQ'D SEWER MANHOLE
- REQ'D GREASE TRAP
- REQ'D CULINARY WATER METER ENCLOSURE
- REQ'D WATER VALVE
- REQ'D 80TH PERCENTILE RETENTION VOLUME
- REQ'D OUTFALL STRUCTURE
- D — REQ'D DRAIN LINE
- W — REQ'D DOMESTIC WATER LINE
- FW — REQ'D FIRE WATER LINE
- S — REQ'D SEWER LINE
- T — REQ'D TELEPHONE LINE
- E — REQ'D UNDERGROUND ELECTRIC LINE
- G — REQ'D GAS LINE

CONSTRUCTION LEGEND

1. SEE MEP DRAWINGS FOR UTILITY LOCATION & CONNECTION TO BUILDING.
2. REQ'D IN-LINE VALVE ISOLATION VALVE
3. REQ'D 2" DOMESTIC SERVICE WATER CONNECTION AND 2" METER/BOX ENCLOSURE
4. REQ'D 2" PE SERVICE TUBING WATERLINE
5. REQ'D C-900 PVC FIRE SERVICE WATERLINE (SEE PLAN FOR SIZE)
6. REQ'D BACKFLOW PREVENTER (SEE NOTE UTILITY 29, THIS DWG.)
7. REQ'D IRRIGATION CONNECTION TO EXIST. WATER METER (SEE IRRIGATION PLANS FOR CONTINUATION)
8. REQ'D TRAFFIC RATED SEWER CLEAN OUT (SEE DETAIL 2, DWG. 10.4)
9. REQ'D TRAFFIC RATED DRAINAGE CLEAN OUT (SEE DETAIL 2, DWG. 10.4)
10. REQ'D ROOF LEADER (SEE DETAIL 1, DWG. 10.4)
11. REQ'D THRUST BLOCK
12. REQ'D UNDERGROUND ELECTRIC CONDUIT.
13. REQ'D CABLE/TELEPHONE CONDUIT
14. REQ'D CORE-DRILLED SEWER CONNECTION WITH FLEXIBLE MANHOLE SLEEVE
15. REQ'D OIL/WATER SEPARATOR (SEE MEP DWGS.)
16. REQ'D PAD MOUNTED TRANSFORMER
17. REQ'D CONCRETE PIPE END TREATMENT (SEE DETAIL DG 8., DWG 10.9)
18. REQ'D LIGHT POLE AND FOUNDATION (SEE STRUCTURAL AND ARCH. DWGS.)
19. REQ'D STORM DRAINAGE MANHOLE (SEE DETAIL 2, DWG. 10.8)
20. REQ'D RECTANGULAR PRECAST DROP INLET (SEE DETAIL 1, DWG. 10.5)
21. REQ'D SANITARY SEWER MANHOLE (SEE DETAIL 2, DWG. 10.7)
22. INSTALL REQ'D SEWER UNDER REQ'D WATER LINE WITH MINIMUM 18" VERTICAL CLEARANCE (SEE SEWER PROFILE DWG. C8.0)
23. REQ'D FIRE HYDRANT (SEE DETAIL 5, DWG. 10.8)
24. REQ'D YARD DRAIN (SEE DETAIL 3, DWG. 10.4)
25. REQ'D 12 IN. MINIMUM CLEARANCE BETWEEN ALL NON WATER/SEWER UTILITY CROSSINGS
26. REQ'D IN-LINE ISOLATION GATE VALVE
27. REQ'D HYRDODYNAMIC SEPARATOR (SEE DETAIL 4, DWG. C10.5)
28. REQ'D PRECAST OUTFALL STRUCTURE (SEE DETAIL 2, DWG. C10.5)
29. REQ'D CONNECTION TO EXIST. STORM DRAINAGE STRUCTURE (SEE DETAIL 3, DWG. C10.5)
29. REQ'D REMOTE FDC

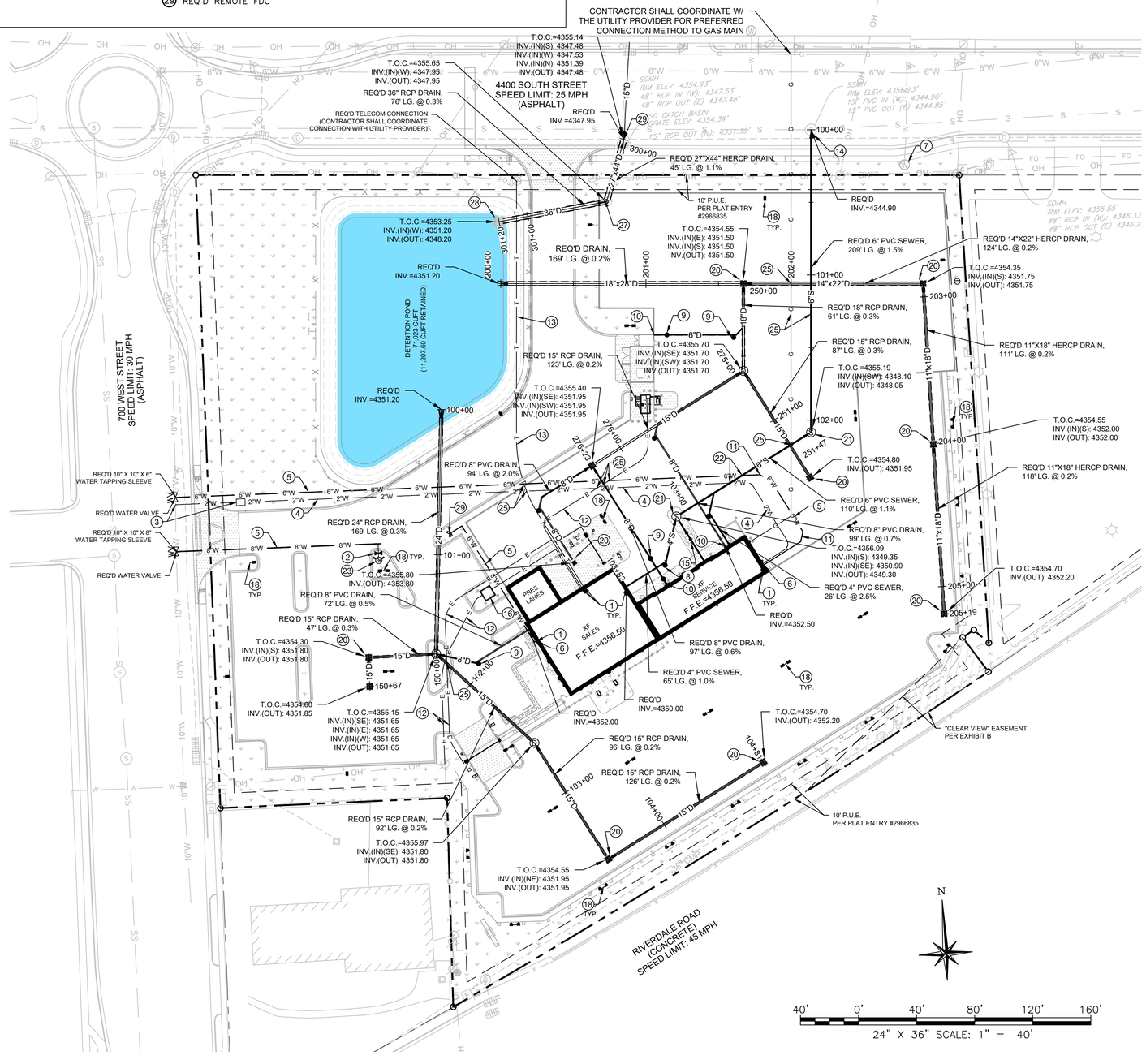
NOTE: RC = RIVERDALE CITY
UDOT = UTAH DEPARTMENT OF TRANSPORTATION

GENERAL NOTES:

1. ALL CONCRETE DRAIN PIPE SHALL BE ASTM C-76 RCP TYPE B.
2. ALL PVC DRAIN PIPE SHALL BE ASTM D-1784 CLASSIFICATION A-2000.
3. ALL ABOVE GROUND PIPES & CONDUITS SHALL BE PROPERLY INSULATED
4. ALL SEWER PIPE SHALL BE PVC SDR OF 26.
5. ALL STRUCTURES AND PIPES SHALL MEET HEAVY DUTY TRAFFIC (HS-20) LOADING AND BE INSTALLED ACCORDINGLY.
6. ALL DROP INLET CASTINGS SHALL BE EAST JORDAN IRON WORKS V-5736-80 (ADA COMPLIANT).
7. ALL DRAINAGE MANHOLE CASTINGS SHALL BE D&L SUPPLY A-1181 30" RING AND COVER.
8. ALL SEWER MANHOLE CASTINGS SHALL BE D&L SUPPLY A-1181 30" RING AND COVER.

UTILITY NOTES:

1. ALL SEWER PIPE FITTINGS SHALL MATCH MATERIAL AND CELL CLASSIFICATIONS OF PIPE.
2. ALL WATER PIPE FITTINGS FOR PVC PIPE SHALL BE DUCTILE IRON.
3. INSTALL ALL BENDS, FITTINGS, AND ADAPTERS FOR SEWER LINES AS SHOWN ON PLAN.
4. CONTRACTOR SHALL CONTACT BLUE STAKES OF UTAH ONE CALL (811 OR 1-800-662-4111) PRIOR TO PERFORMING ANY EXCAVATION WORK. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES.
5. CONTRACTOR MUST FIELD VERIFY ALL EXISTING DRAINAGE & SEWER INVERTS. NOTIFY ENGINEER OF ANY PROBLEMS BEFORE CONSTRUCTION BEGINS.
6. LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY GENERAL CONTRACTOR WITH THE PROPER UTILITY COMPANY PROVIDING SERVICE.
7. GENERAL CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS BEFORE CONNECTING TO ANY EXISTING LINE IN ACCORDANCE WITH LOCAL REQUIREMENTS.
8. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
9. THRUST BLOCKS SHALL BE PROVIDED ON 4" AND LARGER WATER LINES AT ALL BENDS, TEES, AND FIRE HYDRANTS.
10. TERMINATE WATER-SERVICE PIPING AT BUILDING WALL UNTIL BUILDING WATER PIPING SYSTEMS ARE INSTALLED. TERMINATE PIPING WITH VALVE AND CAP, PLUG, OR FLANGE AS REQUIRED FOR PIPING MATERIAL. MAKE CONNECTIONS TO BUILDING WATER PIPING SYSTEMS WHEN THOSE SYSTEMS ARE INSTALLED.
11. RUN FIRE LINE AS SPECIFIED IN PREVIOUS NOTE.
12. ALL FIRE HYDRANTS SHALL BE PROVIDED WITH AN APPROVED GATE VALVE A MAXIMUM OF 5'-0" FROM HYDRANT.
13. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL THE MORE STRINGENT OF OSHA REGULATIONS AND RIVERDALE CITY STANDARDS.
14. REFER TO PLUMBING AND/OR FIRE PROTECTION SHEETS FOR FIRE LINE LEAD-IN LOCATION AND DETAIL.
15. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
16. ALL NECESSARY INSPECTIONS, CERTIFICATIONS AND AS-BUILT SURVEYS REQUIRED BY CODES AND UTILITY COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED SCHEDULED SUBSTANTIAL COMPLETION AND THE FINAL C.O.
17. CONTRACTOR IS TO COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. ALL SEWER TRENCHES SHALL BE IN ACCORDANCE WITH DETAILS ON SHEET C10.6.
20. ALL STORM WATER TRENCHES SHALL BE IN ACCORDANCE WITH DETAILS ON SHEET C10.7.
21. ALL WATER TRENCHES SHALL BE IN ACCORDANCE WITH DETAILS ON SHEET C10.8.
22. ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR TAPPING OF EXISTING WATER MAINS. A RIVERDALE CITY REPRESENTATIVE SHALL OBSERVE THE TAPPING. TAPPING SLEEVES SHALL BE BLOCKED TO PREVENT STRESSES ON THE MAINS DURING TAPPING. TAPPING SLEEVES SHALL BE PRESSURE TESTED PRIOR TO TAPPING OF EXISTING WATER MAINS.
24. WATER METERS SHALL BE INSTALLED BY RIVERDALE CITY APPROVED CONTRACTOR.
25. ALL STORM DRAINAGE AND SANITARY SEWER EXTENSIONS ARE PRIVATE AND NOT MAINTAINED BY THE CITY.
26. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
27. ALL ROOF DRAINS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT THE END.
28. CULINARY WATER BACKFLOW PREVENTER SHALL BE INTERNAL TO THE BUILDING.
29. FIRE SERVICE BACKFLOW PREVENTER AND CHECK VALVE ASSEMBLY SHALL BE INTERNAL TO THE BUILDING.
30. ALL CONSTRUCTION AND MATERIALS SHALL MEET THE LATEST RIVERDALE CITY STANDARDS.



BASIN Engineering & Surveying

REVISION #1

PRELIMINARY
"NOT FOR CONSTRUCTION"
DATE ISSUED: 08/21/26
FIRM: BASIN ENGINEERING & SURVEYING
ENGINEER: Wesley R. Eustis, P.E., P.L.S.
LICENSE NO.: 13111402-2202

NOT RELEASED FOR CONSTRUCTION

LATEST DA/PC	
DRAWN BY:	BASIN, LLC
CHECKED BY:	BASIN, LLC

REVISIONS

REV#	DATE	DESCRIPTION	BY
1	03/27/26	ISSUED FOR DP REVIEW	
	08/03/26	REVISION #1	
2	08/21/26	REVISION #2	

CARMAX THE AUTO SUPERSTORE

CARMAX THE AUTO SUPERSTORES, INC.
12800 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238
(804) 747-0422

STORE NUMBER 6175
671 W 4400 S
RIVERDALE, UTAH

PROJECT NO.	25-078
DATE	21 AUG 2026
SHEET TITLE	SITE UTILITY PLAN
SHEET NO.	C4.0

NOTES:

1. SEE CIVIL SITE PLAN FOR GEOMETRY ASSOCIATED WITH NEW CONSTRUCTION.
2. ELEVATIONS SHOWN ARE NAVD88.
3. CONTRACTOR SHALL LAY OUT THE WORK AND VERIFY ALL DIMENSIONS AND GRADES INDICATED ON THE DRAWINGS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION.
4. THE GRADE IN THE GRASS AND LANDSCAPED AREAS SHALL COME TO THE TOP OF CURB UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
5. CONTRACTOR MUST MAINTAIN ADEQUATE SURFACE DRAINAGE AWAY FROM ALL FOUNDATION AND PAVEMENT AREAS DURING AND AFTER CONSTRUCTION.
6. CONTRACTOR SHALL CONFIRM THAT PAVEMENT AND CURB/GUTTER ARE SLOPED TO DRAIN TO INLETS PRIOR TO PLACEMENT.
7. CONTRACTOR SHALL VERIFY THAT ALL FORM WORK AND SLOPES ON ALL ACCESSIBLE PATHS, ADA AREAS AND SIDEWALKS MEET ADA STANDARDS PRIOR TO POURING CONCRETE. CROSS-SLOPES SHALL NOT EXCEED 2% ON ALL SIDEWALKS, ADA PATHS AND HANDICAP RAMPS. LONGITUDINAL SLOPES SHALL NOT EXCEED 5% ON ALL SIDEWALKS AND ADA PATHS. LONGITUDINAL SLOPES ON ALL ADA RAMPS SHALL NOT EXCEED 8%. ALL ADA RAMPS SHALL HAVE A LANDING AT THE TOP WITH SLOPES NOT TO EXCEED 2%.
8. ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST.
9. SEE UTILITY PLAN FOR STRUCTURE CASTING TYPES.
10. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (HS-20) LOADING AND BE INSTALLED ACCORDINGLY.
11. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
12. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED & INSPECTED AND APPROVED BY LOCAL AUTHORITIES.
13. EARTHEN SLOPES SHALL NOT BE GREATER THAN 3H:1V.
14. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
15. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR OR REPLACE THE EXISTING STRUCTURE AS NECESSARY.
16. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
17. ALL ROOF DRAINS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT THE END.
18. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES FOR ALL GRASSED AND PAVED AREAS.
19. TOPO INFORMATION TAKEN FROM: "ALTA/NSPS LAND TITLE SURVEY LOCATED IN THE SE¼ OF SECTION 7, TOWNSHIP 5 NORT, RANGE 1 WEST, SLB&M CITY OF RIVERDALE, WEBER COUNTY, UTAH" BY ATWELL, LLC."
20. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
21. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY ACCESS ROADS. MAINTAIN POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION AND AVOID PONDING OR RUTTING.
22. SECURITY GATE CONCRETE AREA SHALL HAVE NO CROSS SLOPE AND A MAXIMUM LONGITUDINAL SLOPE OF 2%
23. RETENTION STRUCTURE SHALL BE SURVEYED CONFIRMING SIZE, LOCATION AND DESIGN FOLLOWING CONSTRUCTION.

NOTE: SEE UTILITY PLAN FOR PIPE INVERT ELEVATIONS (TYPICAL).

NOTE: SEE SHEET 2.0 AND 2.0.1 FOR APPROXIMATE LOCATIONS OF EXISTING UTILITIES.

NOTE: MAX CUT OR FILL SLOPES SHALL BE 3H:1V

NOTE: ALL THE ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS. CONTRACTOR SHALL SUBTRACT PAVEMENT SECTION THICKNESS AND FLOOR SLAB SECTION THICKNESS FOR SUBGRADE ELEVATIONS.

NOTE: CONTRACTOR SHALL REFER TO ARCHITECTURAL AND PLUMBING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL VESTIBULES, SIDEWALKS, EXIST PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.

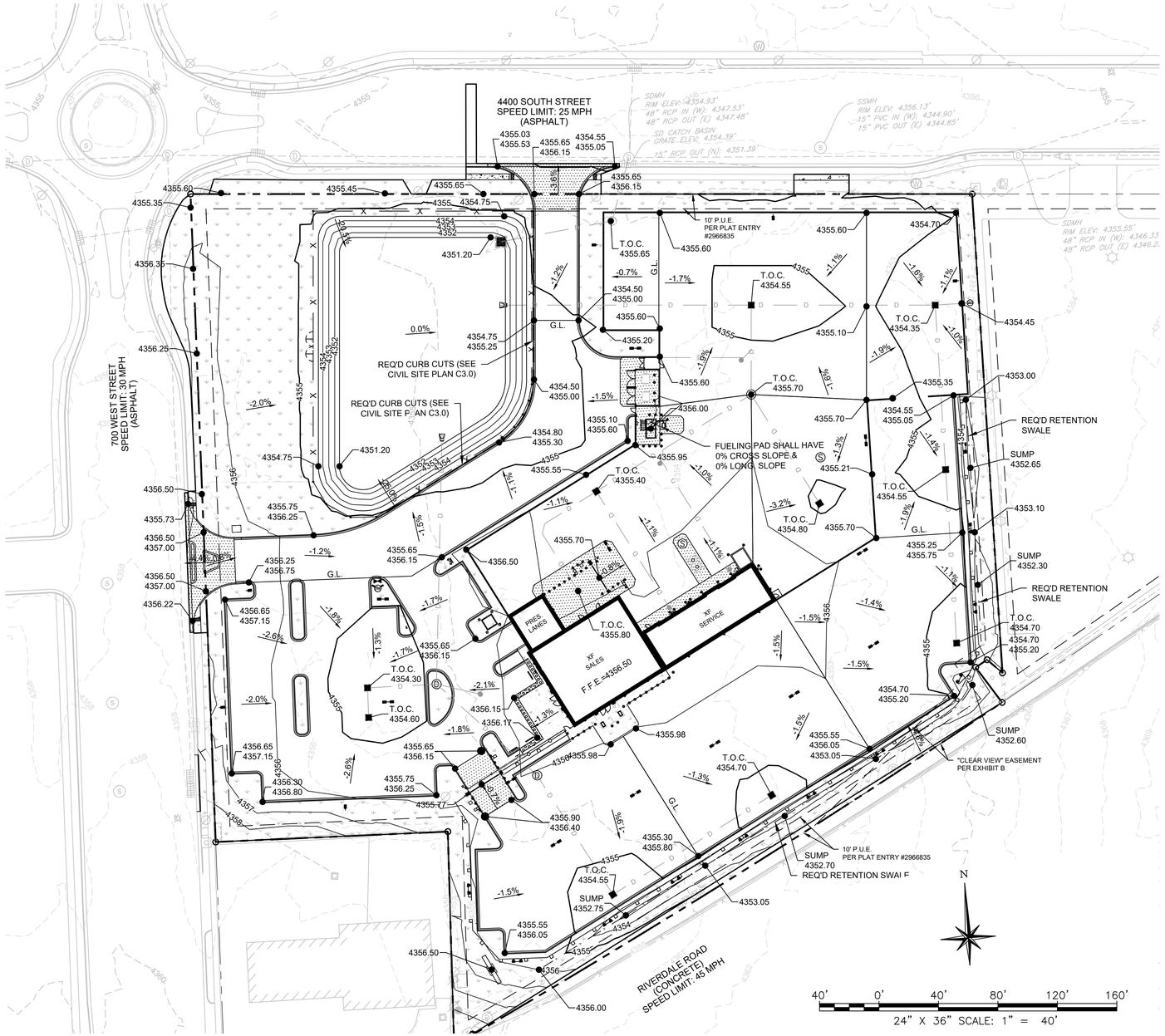
LEGEND

EXISTING FEATURES

- 4350 — EXIST. MAJOR CONTOUR LINE
- 4355 — EXIST. MINOR CONTOUR LINE
- LINE NOT TO SCALE
- EXIST. PROPERTY LINE
- EXIST. SERVITUDE
- 4350.00 EXIST. ELEVATION

NEW FEATURES

- T.O.C. TOP OF CASTING
- REQ'D DITCH
- G.L. GRADE LINE
- DRAINAGE ARROW
- 4356.00 GUTTER ELEVATION
- 4356.50 TOP OF CURB ELEVATION
- T.O.C. 4353.50 TOP OF CASTING ELEVATION
- 4354 NEW MAJOR CONTOUR LINE
- 4355 NEW MINOR CONTOUR LINE



BASIN Engineering & Surveying

REVISION #1

PRELIMINARY
"NOT FOR CONSTRUCTION"
DATE ISSUED: 08/21/26
FIRM: BASIN ENGINEERING & SURVEYING
ENGINEER: Wesley R. Eustis, P.E., P.L.S.
LICENSE NO.: 13111402-2202

NOT RELEASED FOR CONSTRUCTION

LATEST DA/PC	
DRAWN BY:	BASIN, LLC
CHECKED BY:	BASIN, LLC

REVISIONS

REV#	DATE	DESCRIPTION	BY
1	03/27/26	ISSUED FOR DP REVIEW	
	08/03/26	REVISION #1	
2	08/21/26	REVISION #2	

CARMAX
THE AUTO SUPERSTORE
CARMAX THE AUTO SUPERSTORES, INC.
12800 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238
(804) 747-0422

STORE NUMBER 6175
671 W 4400 S
RIVERDALE, UTAH

PROJECT NO.	25-078
DATE	21 AUG 2026
SHEET TITLE	SITE GRADING PLAN
SHEET NO.	C5.0

SAMPLING

The majority of the stormwater from the developed portions of the Carmax Facility Development site will be routed to the _____ on-site detention pond(s), located just (north, south, east or west) of the proposed facility and will out-fall to the (north, south, east or west) where it will continue as sheet flow via the existing drainage paths to the receiving waters. A small amount of the developed portion of the site, storm water will by-pass the detention pond(s) via sheet flow to the (north, south, east or west). Sampling of the outfalls will be utilized for the required site storm water monitoring. The surface water drainage area of the project is approximately _____ acres of land (_____ square miles) and the proposed project area of disturbance is _____ acres of land (see attached USGS map for activity location and receiving waters). Therefore, the required effluent NTU appropriate to the outfall is NTU, based on the guidelines provided in Appendix B of the permit.

Sampling Methods

Samples will be collected in accordance with the methodology outlined in the EPA guidance document named "NPDES Storm Water Sampling Guidance Document - EPA 833-B-92-001," an excerpt of which is included. All samples taken will be "grab samples." The samples collected are for a particular time and represent conditions at that moment.

The samples at this site are anticipated to be collected with an automatic sampler. All samples will be collected from the sampler no later than one business day after they are taken. The sample containers will be large-mouthed plastic jars with a minimum sample size of 100 milliliters. All sampling equipment will be thoroughly cleaned before any samples are taken, and care will be taken during sampling to avoid contamination by not stirring excess bottom debris in the channel or outfall, and by avoiding floating debris in the channel. Sample bottles will be labeled prior to sampling, if taken to a laboratory for testing. All samples will be taken in an area where the water is well mixed.

The samples will be well mixed prior to any transfer to a secondary container. (i.e. turbidity test vial). Samples will be analyzed within 48 hours of collection for turbidity in NTU in accordance with methodology and test procedures described in 40 CFR Part 136/ EPA Method I-3860-85. A sampling narrative is required, which includes (for each sampling location) precise sampling methodology and the analytical method used to collect and analyze the samples. Operation of meters for turbidity analyses will follow manufacture's specifications. Samples taken from the Carmax Facility Development construction site are anticipated to be tested with an on site meter by qualified personnel. As necessary, samples will be submitted to an analytical laboratory for testing.

Monitoring records will be maintained for all sampling events. These records will include at a minimum:

* The facility name and address;
* Name of the analyst;
* Location of sample;
* Sample ID;
* Date and time of measurement;
* Date and time of analysis; and
* Name/model number of the analyzer instrument
* The analytical method used to collect and analyze the samples including quality control/quality assurance procedures. The narrative must include precise sampling methodology for each sampling location.

For all samples sent to a laboratory for analysis, a chain of custody will be implemented. If sampling equipment malfunctions or if vandalism, equipment loss, or other unforeseen circumstances prevent the collection of a sample, the situation will be reported in the sampling report and in the monthly report to (provide the name of the Governing Municipal Agency).

Sampling Frequency

All samples must be collected within 45 minutes of the accumulation of the specified rainfall amount. If discharge from an outfall begins after a minimum accumulation of rainfall, then a sample must be collected within 45 minutes of the first discharge from the outfall after a qualifying event. Sampling after each qualifying event will continue until the (NOT) is submitted with the final sampling data. Qualifying events are defined as:

a). For each area of the site that discharges to a receiving stream, the first rain event that reaches or exceeds 0.5 inch and allows for monitoring during normal business hours* (Monday thru Friday, 8:00 AM to 5:00 PM and Saturday, 8:00 AM to 5:00 PM when construction activity is being conducted by the Primary permittee) that occurs after all clearing and grubbing operations have been completed in the drainage area of the location selected as the representative sampling location; and

b). In addition to (a) above, for each area of the site that discharges to a receiving stream, the first rain event that reaches or exceeds 0.5 inch and allows for monitoring during normal business hours* that occurs either 90 days after the first sampling event or after all mass grading operations have been completed in the drainage area of the location selected as the representative sampling location, whichever comes first;

c). At the time of sampling performed pursuant to (a) and (b) above, if BMPs are found to be properly designed, installed and maintained, no further action is required. If BMPs in any area of the site that discharges to a receiving stream are not properly designed, installed and maintained, corrective action shall be defined and implemented within 2 business days, and turbidity samples shall be taken from discharges from that area of the site for each subsequent rain event that reaches or exceeds 0.5 inch during normal business hours* until the selected turbidity standard is attained, or until post-storm event inspections determine that BMPs are properly designed, installed and maintained; and

d). Existing construction activities, i.e., those that are occurring on or before the effective date of this permit, that have met the sampling required by (a) above shall sample in accordance with (b). Those existing construction activities that have met the sampling required by (b) above shall not be required to conduct additional sampling other than as required by (c) above.

*Note that the Permittee may choose to meet the requirements of (a) and (b) above by collecting turbidity samples from any rain event that reaches or exceeds 0.5 inch and allows for monitoring at any time of the day or week.

After construction is completed and the disturbed land has been stabilized, the final sampling event will take place within 45 minutes of the first storm of at least 0.5 inches or more within a 24-hour period.

If it is determined that BMP's are not properly designed, installed, or maintained in accordance with the permit, qualifying events will be re-defined as any storm greater than 0.5 inches in a 24 hour period. Sampling at this schedule will continue until the first rainfall event after the BMP's are deemed properly designed, installed, and maintained.

Any analysis of additional sampling taken beyond the minimum frequency defined above must be included in the sampling reports sent to (provide the name of the Governing Municipal Agency). Multiple samples taken in the same location may be averaged to comply with the standards outlined in the permit, but no analyzed data may be eliminated from the reporting.

Sampling Narrative
There are _____ proposed monitoring/sampling location shown on the Erosion, Sedimentation & Pollution Control Plan. The following is a narrative describing the proposed monitoring/sampling locations:

Sampling Point #1: Station #1 is located at the outlet pipe of the storm water management Detention Pond #1 that has been designed to attenuate the storm water runoff from the subject site. This location is designated as an out-fall sampling point for discharge from the proposed detention pond. (see the USGS Quadrant Map for activity location and receiving waters). The allowable NTU limit for this sampling station is ____ NTU's.

Sampling Point #2: Station #2 is located at the outlet pipe of the storm water management Detention Pond #2 that has been designed to attenuate the storm water runoff from the subject site. This location is designated as an out-fall sampling point for discharge from the proposed detention pond. (see the USGS Quadrant Map for activity location and receiving waters). The allowable NTU limit for this sampling station is _____ NTU's.

BMP MAINTENANCE (Note: Modify as applicable to the BMP's installed on the subject project)

Permittee Requirements

To maintain the efficiency of the BMPs, maintenance procedures will follow those specified in the (provide the name of the applicable erosion control document mandated by the State in which the project is to be constructed).

Construction Entrance/Exit (Co) - The construction entrance/exit will be inspected each day that construction activity occurs. Efforts must be made to prevent dirt, sediment, or mud flow onto any paved area. Maintenance to the entrance/exit may include top dressing of the road with 1.5 to 3.5-inch stone. Clean out and/or repair of any structures in place to trap sediment. Any material that escapes from the site onto any paved area including public rights-of-way will be immediately removed.

Disturbed Area Stabilization (Ds1, Ds2, Ds3) - Mulch or temporary grassing must be monitored to ensure that a continuous 90% cover is maintained. After seeding of permanent vegetation, the planted area must be monitored to ensure germination of the entire area.

Erosion Control Matting and Blankets (Mb) - All erosion control blankets and matting should be inspected periodically following installation, particularly after rainstorms to check for erosion and undermining. Any dislocation or failure should be repaired immediately. If washouts or breakage occurs, reinstall the material after repairing damage to the slope or ditch. Continue to monitor these areas until they become permanently stabilized.

Silt Fences and haybales (Sd1) - The barriers will be inspected weekly and after each rain event, with repairs or replacement being performed as needed. Additional barriers will be installed on site as needed to trap sediment. Sediment will be removed once it accumulates to one-half the original height of the barrier. The filter fabric will be replaced if it becomes deteriorated to a point where its effectiveness is reduced (approximately every 6 months). Sediment controls will remain until the site is permanently stabilized. Once the site is permanently stabilized, all sediment accumulated behind a barrier must be removed and properly salvaged or disposed of prior to removal of the barrier.

Inlet Sediment Traps (Sd2) - The barriers will be inspected weekly and after each rain event, with repairs or replacement being performed as needed. Additional barriers will be installed on site as needed to trap sediment. Sediment will be removed once it accumulates to one-half the original height of the barrier. The filter fabric will be replaced if it becomes deteriorated to a point where its effectiveness is reduced (approximately every 6 months). Sediment controls will remain until the site is permanently stabilized. Once the site is permanently stabilized, all sediment accumulated behind a barrier must be removed and properly salvaged or disposed of prior to removal of the barrier.

Storm Drain Outlet Protection (St) - Inspect riprap outlet structures weekly and after each rain event to determine if any erosion around or below the riprap has taken place or if stones have been dislodged. Conduct all needed repairs immediately to prevent further damage.

Filter Ring (Fr) - The filter ring must be kept clear of trash and debris. This will require continuous monitoring and maintenance, which includes sediment removal when one-half full. Structures are temporary and should be removed when the land-disturbing project has been stabilized.

Retrofit (Rt) - Repair all damages caused by soil erosion or construction equipment at or before the end of each working day. Sediment shall be removed from the pond when it reaches the specified depth on the silt gauge. Sediment shall not enter adjacent streams or drainage ways during sediment removal or disposal. The sediment shall not be deposited downstream from the embankment, adjacent to stream or floodplain.

REPORTING

All monitoring results will be submitted to the (provide the name of the appropriate Governing Municipal Agency) at the address noted below, by the fifteenth day of the month following the reporting period. Reporting periods are months during which samples are taken in accordance with the GAR 100001 permit. Upon written notification, the (provide the name of the appropriate Governing Municipal Agency) may require the permittee to submit the monitoring results on a more frequent basis. Results for the Carmax Facility Development project, which is located in (City or Town), (State), will be submitted by **return receipt certified mail** (or similar service) to the following address:

(Provide the name and address of the appropriate Governing Municipal Agency)

(phone number)

These monitoring reports will, at minimum, include:

* The date, exact place, and time of sampling;
* The name of the qualified personnel conducting the sampling;
* The date the analyses were performed;
* The time the analyses were initiated;
* The name of the individual conducting the analyses;
* References and written procedures, when available, for the analytical techniques or methods used;
* The results of the analyses, including the bench sheets, instrument readouts, computer disks or tapes, etc. used to determine these results;
* Results which exceed 1000 NTU shall be reported as "exceeds 1000 NTU."

If no qualifying rain event occurs during a month, a monitoring report must be filed detailing such. The monitoring reports will continue to be filed with (provide the name of the Governing Municipal Agency) until the (NOT) is submitted. The (NOT) for the Carmax Facility Development project will be submitted once all construction activities have ceased, final stabilization techniques have been implemented, and the site is in compliance with the permit. The (NOT) will include the following information corresponding to the information previously submitted in the (NOI):

* The permittee's legal name, address, and phone number;
* The site/project name, site location, and GPS location of the site;
* The NPDES permit number for the storm water discharge associated with construction activity identified by the (NOT);
* A copy of the final monitoring report; and
* The name of all receiving waters.
* Certification statement signed by a corporate officer.

DOCUMENT PRESERVATION

The Erosion, Sedimentation and Pollution Control Plan and the Comprehensive Monitoring Program Plan will be retained at the corporate offices of Carmax.

The following record documents should be maintained for a period of at least 3 years after the date of final stabilization including:

* Copy of (NOI), including any backup information and all data used to complete the (NOI)
* Copy of (NOT), including any backup information
* Site plans
* Inspection summaries
* Monitoring reports including all calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation.

The document preservation period for these records will be extended if a written request is received from (provide the name of the Governing Municipal Agency). The Carmax Facility Development project records will be maintained at the corporate offices of Carmax, (i.e., primary permittee) once all construction activities on site have ceased.

The Erosion, Sedimentation and Pollution Control Plan and the Comprehensive Monitoring Program Plan were developed to be a dynamic document. It should represent current site conditions. Documentation may include adding an addendum page to the Plans or making written corrections for small changes. All major changes and amendments to the Erosion, Sedimentation and Pollution Control Plan and the Comprehensive Monitoring Program Plan, such as changing sampling locations, must be certified by a licensed professional.

SITE DESCRIPTION

This Comprehensive Monitoring Plan (CMP) has been prepared to meet the requirements under the General Permit No. GAR 100001 for Authorization to Discharge under the National Pollutant Discharge Elimination System (NPDES), Storm Water Discharges Associated with Construction Activities For Stand Alone Construction Projects, under the State of _____, Environmental Protection Division (EPD). The Carmax Facility Development Site Activities will disturb an area of approximately _____ acres, subsequently, a Notice of Intent (NOI), Erosion, Sedimentation and Pollution Control Plan (ES&PC), Comprehensive Monitoring Plan (CMP), and a Notice of Termination (NOT) are required for the site. The ES&PC Plan and the (CMP) will be kept at the corporate offices of Carmax and will be updated when erosion controls on site are modified to improve erosion and sediment control. The (NOT) will be submitted after Construction and final site stabilization is completed.

Carmax has identified the need to construct the _____ s.f. automobile dealership facility in (City or Town), (State). The proposed project is located on a _____ acre tract of land in (City or Town), (State). Currently, the majority of the site is (give brief description of the existing site conditions, wooded, partially developed, etc...). The surface water body that will be receiving the proposed discharge from this site (is or is not)located on the subject property. The receiving surface water body for storm water runoff from this site is (provide description of receiving waters). Please see the site USDA Quad map for reference.

The project includes construction of the _____ s.f. Sales and Service buildings with the accompanying _____ vehicle parking area, storm water management facilities, and other infrastructure to support the facility. The proposed site is located in a generally _____ area of (City or Town), (State). The site is bound on the north by _____, on the east by _____, on the west by _____ and on the south by _____. The site is comprised of _____ drainage basins, in which _____ basin drains to the (north, south, east or west) as sheet flow and the _____ basin drains to the (north, south, east or west) as sheet flow. The Carmax Facility Development Site construction activities will disturb approximately _____ acres of land. Final stabilization of the construction area is anticipated to occur 12 months after the beginning of construction. For additional information see the Site Map and Anticipated Activity Schedule included on the attached drawings.

Erosion and sedimentation control requirements for this site were explained in the accompanying ES&PC Plan dated _____. The comprehensive monitoring program details the monitoring and reporting steps required under the permit. Storm water from the Carmax Facility Development Site will ultimately be routed from the proposed storm water management conveyance systems into the existing drainage swales which exit the subject property along its (northern, southern, eastern or western) property boundary lines. Outfall sampling will be utilized for the required site storm water monitoring; this is discussed in further detail in Section 9, Sampling. The location of the outfall, streams or other bodies of water, receiving waters, and sampling locations are indicated on the Comprehensive Monitoring Program Plan (CMP1.0).

RAINFALL MONITORING

Rainfall measurements will be measured and recorded daily by automatic rain gauges. The gauges are to be mounted away from any other obstructions and inspected to ensure they are free from obstructions and debris. One gauge is to be utilized for each sampling device and inspected during the rainfall events to record the time the qualifying event occurs. One gauge must be designated as the primary measuring point for the purpose of daily rainfall measurements. If this gauge fails, another gauge may be used until a replacement is installed.

The design of the rainfall gauges requires the adjustment for the rainfall sensor to trigger the automatic sampler (if used as anticipated, please see Section 9 - Sampling). The sensor must be adjusted for the appropriate qualifying event. Sampling shall occur for the following events:

a. For each area of the site that discharges to a receiving stream, the first rain event that reaches of exceeds 0.5 inch and allows for monitoring during normal business hours* (Monday thru Friday, 8:00 AM to 5:00 PM and Saturday 8:00 AM to 5:00 PM when construction activity is being conducted by the Primary permittee) that occurs after all clearing and grubbing operations have been completed in the drainage area of the location selected as the representative sampling location;

b. In addition to (a.) above, for each area of the site that discharges to a receiving stream, the first rain event that reaches or exceeds 0.5 inch and allows for monitoring during normal business hours* that occurs either 90 days after the first sampling event or after all mass grading operations have been completed in the drainage area of the location selected as the representative sampling location, whichever comes first;

c. At the time of sampling performed pursuant to (a.) and (b.) above, if BMPs are found to be properly designed, installed and maintained, no further action is required. If BMPs in any area of the site that discharges to a receiving stream are not properly designed, installed and maintained, corrective action shall be defined and implemented within 2 business days, and turbidity samples shall be taken from discharges from that area of the site of each subsequent rain event that reaches or exceeds 0.5 inch during normal business hours* until the selected turbidity standard is attained, or until post-storm event inspections determine that BMPs are properly designed, installed and maintained; and

d. Existing construction activities, i.e., those that are occurring on or before the effective date of this permit, that have met the sampling required by (a.) above shall sample in accordance with (b.). Those existing construction activities that have met the sampling required by (b.) above shall not be required to conduct additional sampling other than as required by (c.) above.

* Note that the Permittee may choose to meet the requirements of (a.) and (b.) above by collecting turbidity samples from any rain event that reaches of exceeds 0.5 inch and allows for monitoring at any time of the day or week.

INSPECTIONS

Permittee Requirements

1). Each day when any type of construction activity has taken place, qualified personnel (i.e., a person who has successfully completed an erosion and sediment control short course approved by the (provide the name of the Governing Municipal Agency) shall:

* Inspect all areas at the site where petroleum products are stored, used, or handled for spills and leaks from vehicles and equipment.
* Inspect all locations at the site where vehicles enter or exit the site for evidence of off-site sediment tracking.
* Measure rainfall once each twenty-four hour period at the site.

These inspections must be conducted until a Notice of Termination is submitted.

2). Qualified personnel (provided by the primary permittee) shall inspect at least once every seven (7) calendar days and within 24 hours of the end of a storm that is 0.5 inches or greater:

* Disturbed areas of the site that have not undergone final stabilization.
* Areas used for storage of materials that are exposed to precipitation that have not undergone final stabilization.
* Structural control measures.

Erosion and sediment control measures identified in the Plan applicable to the site shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving water(s). For areas of a site that have undergone final stabilization, the permittee must comply with Part IV.D.3.a.(3) of the general permit no. GAR 100001. These inspections must be conducted until a Notice of Termination is submitted.

3). Qualified personnel (provided by the primary permittee) shall inspect at lease once per month (until a Notice of Termination is received by (provide the name of the Governing Municipal Agency)) the areas of the site that have undergone final stabilization. These areas shall be inspected for evidence of, or the potential for, pollutants entering the drainage system and the receiving water(s). Erosion and sediment control measures identified on the Erosion, Sedimentation and Pollution Control Plans (provide appropriate sheet numbers), shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters.

4). Based on the results of each inspection, the site description and the pollution prevention and control measures identified in the Erosion, Sedimentation and Pollution Control Plans (provide appropriate sheet numbers), the Plans shall be revised as appropriate not later than seven (7) calendar days following each inspection. Implementation of such changes shall be made as soon as practical but in no case later than seven (7) calendar days following each inspection.

A report summarizing the scope of each inspection, will, at a minimum, include the name of the qualified personnel making the inspection, the date of the inspection, major observations during the inspection relating to the implementation of the Erosion, Sedimentation and Pollution Control Plan (provide appropriate sheet numbers), and any foreseen revisions to the plan, shall be made and retained at the site or be readily available at a designated alternate location until the entire site or that portion of a construction project that has been phased has undergone final stabilization and a Notice of Termination is submitted to EPD. The reports will also identify any incidents of non-compliance. Where the report does not identify any incidents of non-compliance, the report shall contain a certification that the facility is in compliance with the Erosion, Sedimentation and Pollution Control Plan and this permit. The report shall be signed in accordance with Part V.G. of the GAR 100001 permit. Reports of all inspections will be retained and readily available at the corporate offices of Carmax.

BASIN Engineering & Surveying

REVISION #1

PRELIMINARY
"NOT FOR CONSTRUCTION"
DATE ISSUED: 08/21/26
FIRM: BASIN ENGINEERING & SURVEYING
ENGINEER: Wesley R. Eusts, P.E., P.L.S.
LICENSE NO.: 13111402-2202

NOT RELEASED FOR CONSTRUCTION

LATEST DA/PC	
DRAWN BY:	BASIN, LLC
CHECKED BY:	BASIN, LLC

REVISIONS

REV#	DATE	DESCRIPTION	BY
1	03/27/26	ISSUED FOR DP REVIEW	
	08/03/26	REVISION #1	
2	08/21/26	REVISION #2	

CARMAX THE AUTO SUPERSTORE
CARMAX THE AUTO SUPERSTORES, INC.
12800 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238
(804) 747-0422

STORE NUMBER 6175
671 W 4400 S
RIVERDALE, UTAH

PROJECT NO.	25-078
DATE	21 AUG 2026
SHEET TITLE	CONSTRUCTION DETAILS (15 OF 15)
SHEET NO.	C10.14

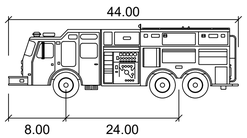
LEGEND

NEW FEATURES

- REQ'D DROP INLET
- REQ'D SEWER MANHOLE
- REQ'D GREASE TRAP
- REQ'D SIDEWALK
- REQ'D LANDSCAPED AREA (SEE LANDSCAPING PLAN)
- REQ'D PERMANENT HEAVY DUTY ASPHALT PAVEMENT
- REQ'D CONCRETE PAVEMENT
- REQ'D ORNAMENTAL FENCE
- REQ'D CHAINLINK FENCE
- REQ'D GUARD RAIL

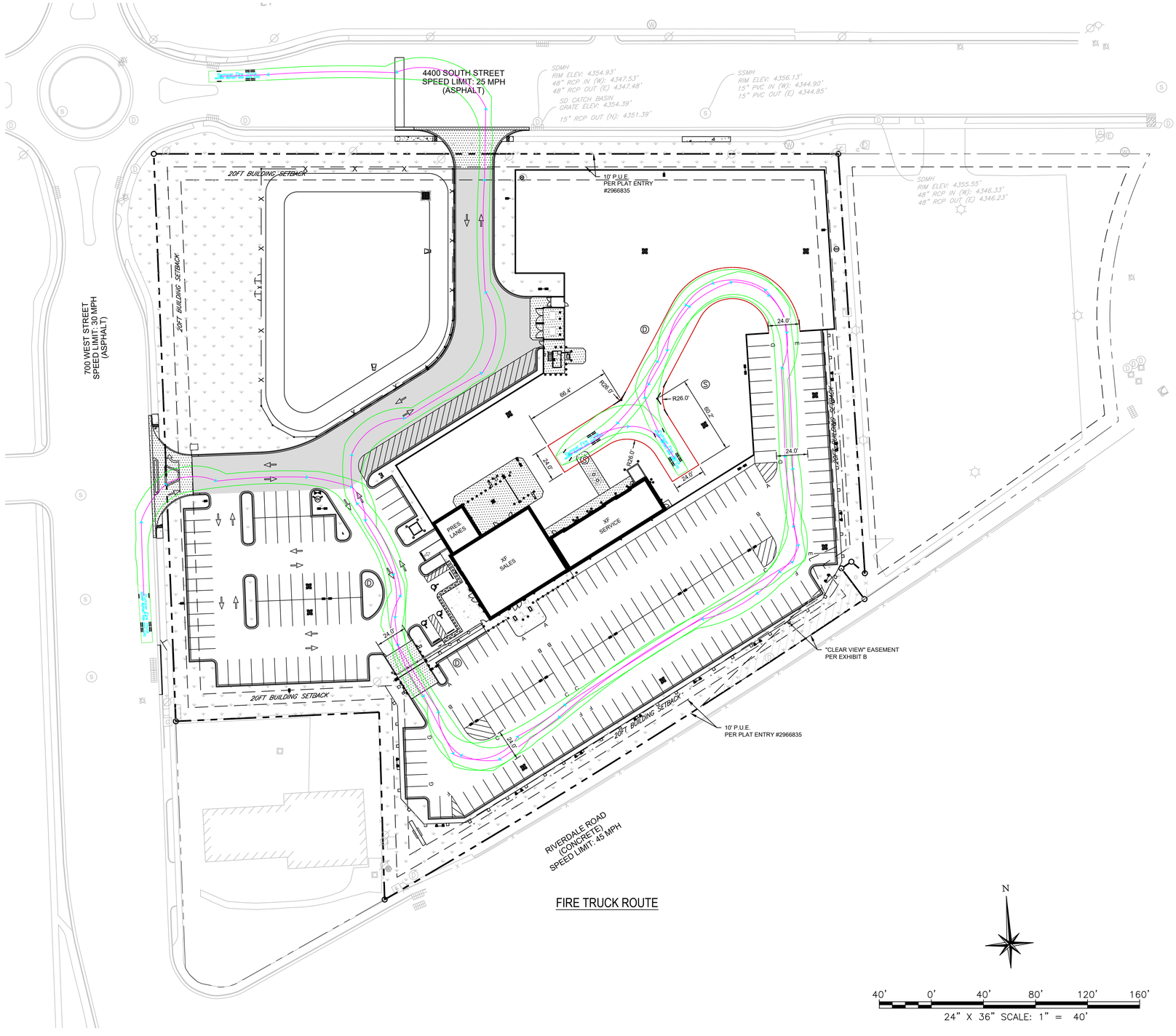
EXISTING FEATURES

- LINE NOT TO SCALE
- EXIST. PROPERTY LINE
- EXIST. SERVITUDE
- SEWER MANHOLE
- POWER POLE



Pumper Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8



BASIN
Engineering & Surveying

REVISION #1

PRELIMINARY
"NOT FOR CONSTRUCTION"

DATE ISSUED: 08/21/26

FIRM: BASIN ENGINEERING & SURVEYING
ENGINEER: Wesley R. Eustis, P.E. P.L.S.
LICENSE NO.: 13111402-2202

NOT RELEASED FOR CONSTRUCTION

LATEST DA/PC	
DRAWN BY:	BASIN, LLC
CHECKED BY:	BASIN, LLC

REVISIONS

REV#	DATE	DESCRIPTION	BY
1	03/27/26	ISSUED FOR DP REVIEW	
	08/03/26	REVISION #1	
2	08/21/26	REVISION #2	

CARMAX
THE AUTO SUPERSTORE

CARMAX THE AUTO SUPERSTORES, INC.
12800 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238
(804) 747-0422

STORE NUMBER 6175
671 W 4400 S
RIVERDALE, UTAH

PROJECT NO.	25-078
DATE	21 AUG 2026
SHEET TITLE	FIRE TRUCK EXHIBIT
SHEET NO.	11.0

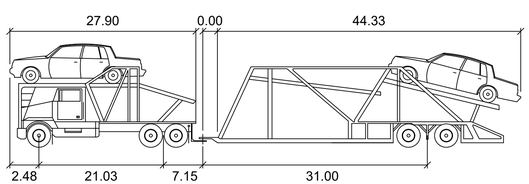
LEGEND

NEW FEATURES

- REQ'D DROP INLET
- REQ'D SEWER MANHOLE
- REQ'D GREASE TRAP
- REQ'D SIDEWALK
- REQ'D LANDSCAPED AREA (SEE LANDSCAPING PLAN)
- REQ'D PERMANENT HEAVY DUTY ASPHALT PAVEMENT
- REQ'D CONCRETE PAVEMENT
- REQ'D ORNAMENTAL FENCE
- REQ'D CHAINLINK FENCE
- REQ'D GUARD RAIL

EXISTING FEATURES

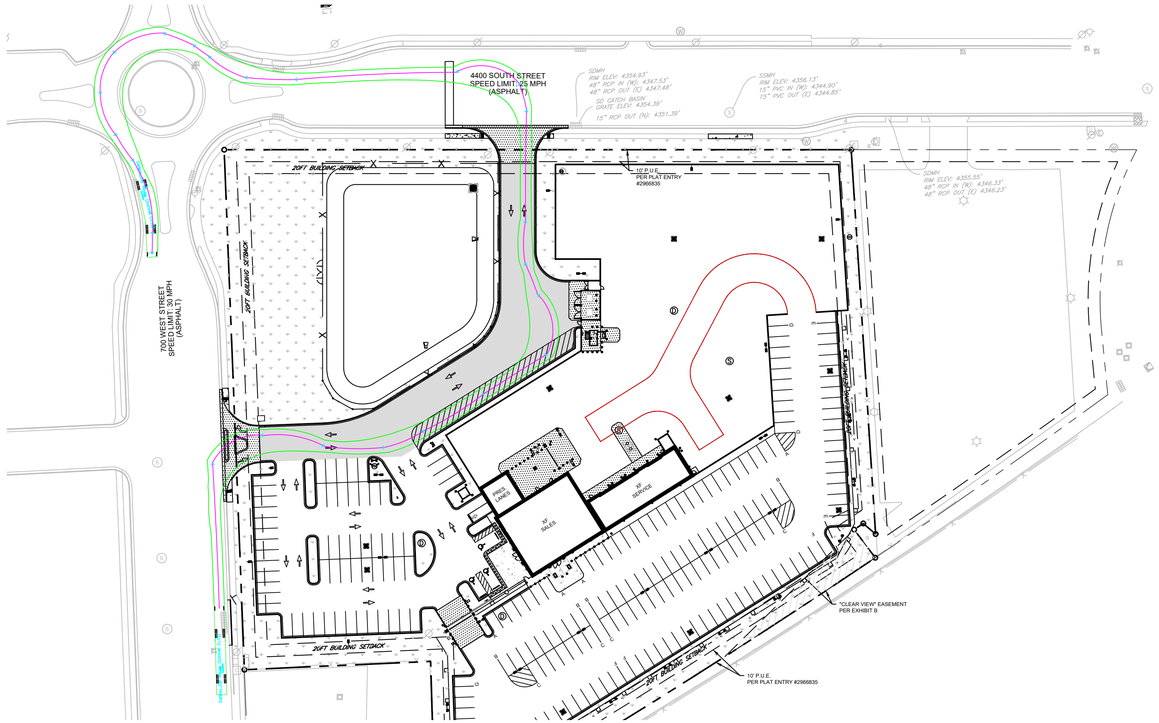
- LINE NOT TO SCALE
- EXIST. PROPERTY LINE
- EXIST. SERVITUDE
- SEWER MANHOLE
- POWER POLE



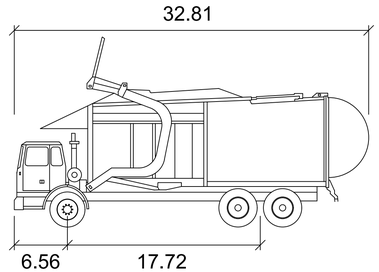
CarMax_Car Hauler (Cottrell C-12)

feet

Tractor Width	: 8.50	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 30.0
Tractor Track	: 8.50	Articulating Angle	: 70.0
Trailer Track	: 8.50		

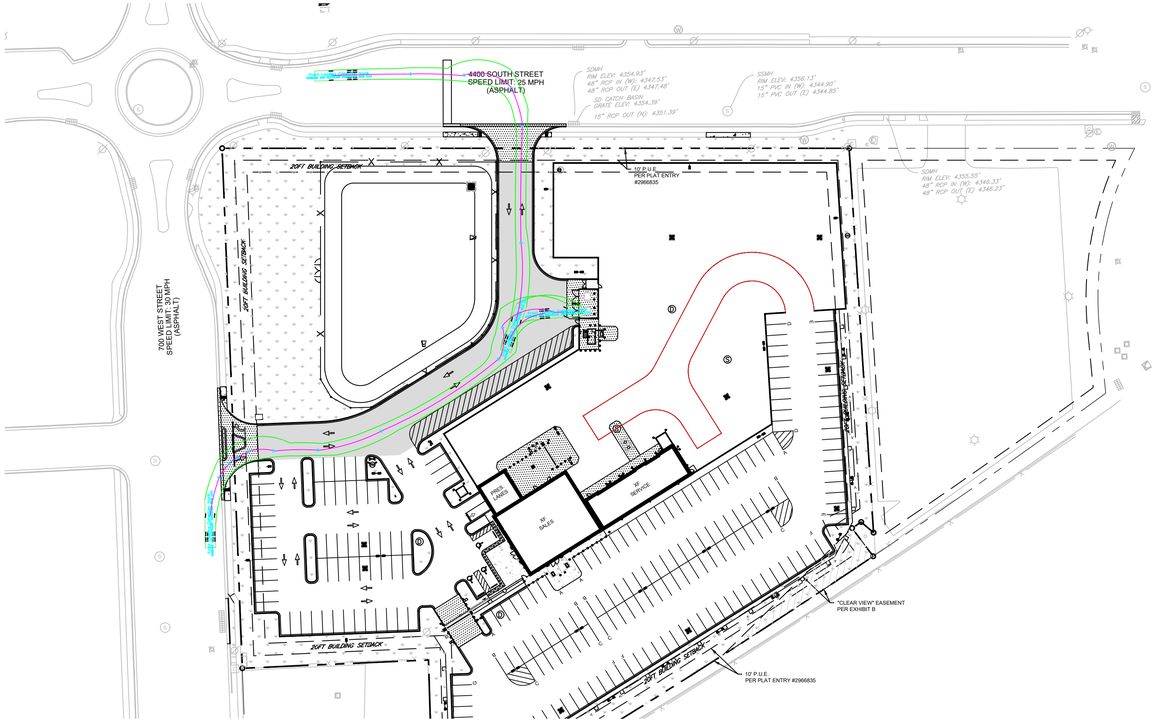


CAR CARRIER ROUTE

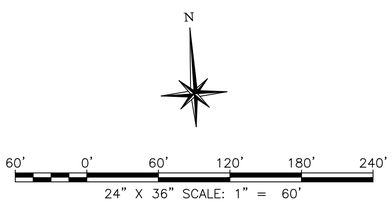


Waste Collection Truck

	feet
Width	: 8.53
Track	: 8.53
Lock to Lock Time	: 6.0
Steering Angle	: 27.7



GARBAGE TRUCK ROUTE



BASIN Engineering & Surveying

REVISION #1

PRELIMINARY
"NOT FOR CONSTRUCTION"

DATE ISSUED: 08/21/26

FIRM: BASIN ENGINEERING & SURVEYING
ENGINEER: Wesley R. Eustis, P.E., P.L.S.
LICENSE NO.: 13111402-2202

NOT RELEASED FOR CONSTRUCTION

LATEST DA/PC

DRAWN BY:	BASIN, LLC
CHECKED BY:	BASIN, LLC

REVISIONS

REV#	DATE	DESCRIPTION	BY
1	03/27/26	ISSUED FOR DP REVIEW	
	08/03/26	REVISION #1	
2	08/21/26	REVISION #2	

CARMAX
THE AUTO SUPERSTORE

CARMAX THE AUTO SUPERSTORES, INC.
12800 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238
(804) 747-0422

STORE NUMBER 6175
671 W 4400 S
RIVERDALE, UTAH

PROJECT NO.	25-078
DATE	21 AUG 2026
SHEET TITLE	CAR CARRIER & GARBAGE EXHIBIT
SHEET NO.	11.1



L1 LANDSCAPE PLAN

0 30 60 90 FEET

NORTH

SCALE: 1" = 30'

LANDSCAPE REQUIREMENTS

TOTAL AREA : 261,360 SQ FT

TYPE	QUANTITIES	REQUIRED	PROPOSED
TURF	NO MORE THAN 15% OF OVERALL PLAN	0 SQ FT	1,532 SQ FT (0.57%)
XERISCAPE	NO LESS THAN 85% OF LOT AREA	52,272 X .85 = 44,431.2 SQ FT	57,272 SQ FT (89%)
LOT AREA	20% OF LOT NEEDS LANDSCAPED	261,360 x .20 = 52,272 SQ FT	92,103 SQ FT (35.2%)
TREES	MINIMUM OF 1 TREE PER 5,000 SQ FT.	261,360 / 5,000 = 52.272	53 TREES
PLANT MATURITY COVERAGE	65-75% COVERAGE AT MATURITY	32,390 PLANT COVERAGE 49,832 DRIP IRRIGATED AREA	65%

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES						
	14	ACER TATARICUM 'GARANN' 15'H X 15'W Z3	HOT WINGS® TATARIAN MAPLE	B&B	2"	
	9	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' 50'H X 30'W Z3	SKYLINE® HONEY LOCUST	B&B	2"	
	11	ZELKOVA SERRATA 50'H X 30'W Z5	JAPANESE ZELKOVA	B&B	2"	
EVERGREEN TREES						
	9	JUNIPERUS SCOPULORUM 30'H X 15'W Z4	ROCKY MOUNTAIN JUNIPER	B&B		10` MIN.
	10	PINUS CEMBROIDES EDULIS 30'H X 20'W Z3	PINYON PINE	B&B		8-10`
SYMBOL	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**		
DECIDUOUS SHRUBS						
	44	AMELANCHIER ALNIFOLIA `STANDING OVATION` TM 15'H X 4'W Z2 ORANGE-RED FALL COLOR	SERVICEBERRY	5 GAL		
	35	PHYSOCARPUS OPULIFOLIUS `DIABLO` 8'H X 8'W WHITE BLOOM MAY TO JUNE	DIABLO NINEBARK	5 GAL		
	52	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' 4'H X 4'W Z3 DEEP BURGUNDY COLOR	LITTLE DEVIL™ DWARF NINEBARK	1 GAL		
	41	PRUNUS X CISTENA 10'H X 8'W Z2 PINK BLOOM SPRING DARK FOLIAGE	PURPLE LEAF SAND CHERRY	5 GAL		
EVERGREEN SHRUBS						
	44	JUNIPERUS HORIZONTALIS `HUGHES` 1.5'H X 6'W Z3	HUGHES JUNIPER	3 GAL		
	29	PICEA ABIES `NIDIFORMIS` 8'H X 12'W Z3	NEST SPRUCE	5 GAL		
ORNAMENTAL GRASSES						
	104	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` 5'H X 3'W Z3	FEATHER REED GRASS	1 GAL		
	62	HELICTOTRICHON SEMPERVIRENS 3'H X 2.5'W Z4	BLUE OAT GRASS	1 GAL		
PERENNIALS						
	67	LAVANDULA ANGUSTIFOLIA `HIDCOTE BLUE` 1.5'H X 3'W Z4 PURPLE BLOOM SUMMER	HIDCOTE BLUE LAVENDER	1 GAL		
	64	PEROVSKIA ATRIPLICIFOLIA `FILIGRAN` 4'H X 3'W Z5 PURPLE BLOOM MAY TO JUNE	RUSSIAN SAGE	1 GAL		
GROUND COVERS						
	22,739 SF	NATIVE GRASS MIX HARD FESCUE, BIG BLUEGRASS, BLUE WILDRYE, SLENDER WHEATGRASS, SHEEP FESCUE, MOUNTAIN BROME	NATIVE GRASS MIX	HYDROSEED		
	1,532 SF	TALL FESCUE	FESCUE BLEND	HYDROSEED		
MULCH						
	51,315 SF	CRUSHED GRANITE	CRUSHED GRANITE W/DEWITTPRO WEED BARRIER	MULCH		
	16,205 SF	LARGE ROCK	LARGE ROCK	MULCH		

berg
380 E Main St. Suite 204
Midway, Ut 84049 ph. (801) 723-2000

ENTITLEMENT
(100%)

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.

CARL N. BERG PLA
SERIAL NO. 7162790
DATE: 21 AUG 2026

NOT RELEASED FOR CONSTRUCTION

LATEST DA/PC

DRAWN BY: MM

CHECKED BY: CNB

REVISIONS

REV#	DATE	DESCRIPTION	BY
	02-02-26	ENTITLEMENT (60%)	
	02-23-26	ENTITLEMENT (90%)	
	07-29-26	ENTITLEMENT (100%)	

CARMAX
THE AUTO SUPERSTORE
CARMAX THE AUTO SUPERSTORES, INC.
12800 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238
(804) 747-0422

STORE NUMBER 6175
671 W 4400 S
RIVERDALE, UTAH

PROJECT NO. 25-078
DATE 21 AUG 2026
SHEET TITLE OVERALL LANDSCAPE PLAN
SHEET NO. L1

4400 SOUTH STREET
SPEED LIMIT: 25 MPH
(ASPHALT)

700 WEST STREET
SPEED LIMIT: 30 MPH
(ASPHALT)

L2 PLANTING PLAN
Scale: 1" = 20'

NORTH

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES		
	ACER TATARICUM 'GARANN' 15'H X 15'W Z3	HOT WINGS® TATARIAN MAPLE
	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' 50'H X 30'W Z3	SKYLINE® HONEY LOCUST
	ZELKOVA SERRATA 50'H X 30'W Z5	JAPANESE ZELKOVA
EVERGREEN TREES		
	JUNIPERUS SCOPULORUM 30'H X 15'W Z4	ROCKY MOUNTAIN JUNIPER
	PINUS CEMBROIDES EDULIS 30'H X 20'W Z3	PINYON PINE
DECIDUOUS SHRUBS		
	AMELANCHIER ALNIFOLIA `STANDING OVATION` TM 15'H X 4'W Z2 ORANGE-RED FALL COLOR	SERVICEBERRY
	PHYSOCARPUS OPULIFOLIUS `DIABLO` 8'H X 8'W WHITE BLOOM MAY TO JUNE	DIABLO NINEBARK
	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' 4'H X 4'W Z3 DEEP BURGUNDY COLOR	LITTLE DEVIL™ DWARF NINEBARK
	PRUNUS X CISTENA 10'H X 8'W Z2 PINK BLOOM SPRING DARK FOLIAGE	PURPLE LEAF SAND CHERRY
EVERGREEN SHRUBS		
	JUNIPERUS HORIZONTALIS `HUGHES` 1.5'H X 6'W Z3	HUGHES JUNIPER
	PICEA ABIES `NIDIFORMIS` 8'H X 12'W Z3	NEST SPRUCE
ORNAMENTAL GRASSES		
	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` 5'H X 3'W Z3	FEATHER REED GRASS
	HELICTOTRICHON SEMPERVIRENS 3'H X 2.5'W Z4	BLUE OAT GRASS
PERENNIALS		
	LAVANDULA ANGUSTIFOLIA `HIDCOTE BLUE` 1.5'H X 3'W Z4 PURPLE BLOOM SUMMER	HIDCOTE BLUE LAVENDER
	PEROVSKIA ATRIPLICIFOLIA `FILIGRAN` 4'H X 3'W Z5 PURPLE BLOOM MAY TO JUNE	RUSSIAN SAGE
GROUND COVERS		
	NATIVE GRASS MIX HARD FESCUE, BIG BLUEGRASS, BLUE WILDRYE, SLENDER WHEATGRASS, SHEEP FESCUE, MOUNTAIN BROME	NATIVE GRASS MIX
	TALL FESCUE	FESCUE BLEND
MULCH		
	CRUSHED GRANITE	CRUSHED GRANITE WIDEWITTPRO WEED BARRIER
	LARGE ROCK	LARGE ROCK

berg
380 E Main St. Suite 204
Midway, Ut 84049 ph. (801) 723-2000

ENTITLEMENT
(100%)

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.

CARL N. BERG PLA
SERIAL NO. 7162790
DATE: 21 AUG 2026

NOT RELEASED FOR CONSTRUCTION

LATEST DA/PC	
DRAWN BY:	MM
CHECKED BY:	CNB

REVISIONS

REV#	DATE	DESCRIPTION	BY
	02-02-26	ENTITLEMENT (60%)	
	02-23-26	ENTITLEMENT (90%)	
	07-29-26	ENTITLEMENT (100%)	

CARMAX
THE AUTO SUPERSTORE
CARMAX, INC. AUTO SUPERSTORES, INC.
12800 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238
(804) 747-0422

STORE NUMBER 6175
671 W 4400 S
RIVERDALE, UTAH

PROJECT NO.	25-078
DATE	21 AUG 2026
SHEET TITLE	LANDSCAPE PLAN (NORTH)
SHEET NO.	L2



L3 PLANTING PLAN
Scale: 1" = 20'

NORTH

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES		
	ACER TATARICUM 'GARANN' 15'H X 15'W Z3	HOT WINGS® TATARIAN MAPLE
	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' 50'H X 30'W Z3	SKYLINE® HONEY LOCUST
	ZELKOVA SERRATA 50'H X 30'W Z5	JAPANESE ZELKOVA
EVERGREEN TREES		
	JUNIPERUS SCOPULORUM 30'H X 15'W Z4	ROCKY MOUNTAIN JUNIPER
	PINUS CEMBROIDES EDULIS 30'H X 20'W Z3	PINYON PINE
DECIDUOUS SHRUBS		
	AMELANCHIER ALNIFOLIA `STANDING OVATION` TM 15'H X 4'W Z2 ORANGE-RED FALL COLOR	SERVICEBERRY
	PHYSOCARPUS OPULIFOLIUS `DIABLO` 8'H X 8'W WHITE BLOOM MAY TO JUNE	DIABLO NINEBARK
	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' 4'H X 4'W Z3 DEEP BURGUNDY COLOR	LITTLE DEVIL™ DWARF NINEBARK
	PRUNUS X CISTENA 10'H X 8'W Z2 PINK BLOOM SPRING DARK FOLIAGE	PURPLE LEAF SAND CHERRY
EVERGREEN SHRUBS		
	JUNIPERUS HORIZONTALIS `HUGHES` 1.5'H X 6'W Z3	HUGHES JUNIPER
	PICEA ABIES `NIDIFORMIS` 8'H X 12'W Z3	NEST SPRUCE
ORNAMENTAL GRASSES		
	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` 5'H X 3'W Z3	FEATHER REED GRASS
	HELICTOTRICHON SEMPERVIRENS 3'H X 2.5'W Z4	BLUE OAT GRASS
PERENNIALS		
	LAVANDULA ANGUSTIFOLIA `HIDCOTE BLUE` 1.5'H X 3'W Z4 PURPLE BLOOM SUMMER	HIDCOTE BLUE LAVENDER
	PEROVSKIA ATRIPLICIFOLIA `FILIGRAN` 4'H X 3'W Z5 PURPLE BLOOM MAY TO JUNE	RUSSIAN SAGE
GROUND COVERS		
	NATIVE GRASS MIX HARD FESCUE, BIG BLUEGRASS, BLUE WILDRYE, SLENDER WHEATGRASS, SHEEP FESCUE, MOUNTAIN BROME	NATIVE GRASS MIX
	TALL FESCUE	FESCUE BLEND
MULCH		
	CRUSHED GRANITE	CRUSHED GRANITE W/DEWITTPRO WEED BARRIER
	LARGE ROCK	LARGE ROCK

berg
380 E Main St. Suite 204
Midway, Ut 84049 ph. (801) 723-2000

ENTITLEMENT
(100%)

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.

CARL N. BERG PLA
SERIAL NO. 7162790
DATE: 21 AUG 2026

NOT RELEASED FOR CONSTRUCTION

LATEST DA/PC

DRAWN BY: MM

CHECKED BY: CNB

REVISIONS

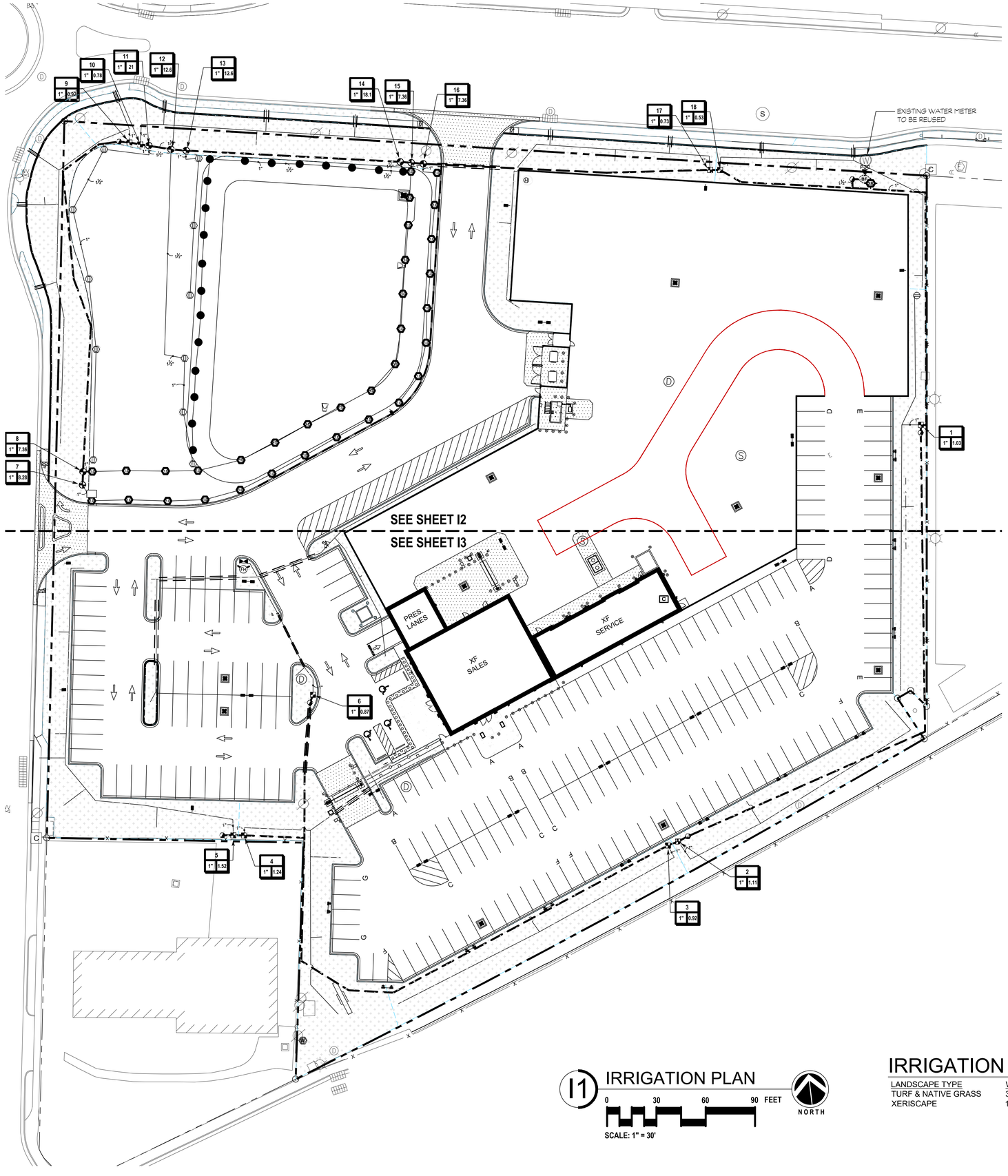
REV#	DATE	DESCRIPTION	BY
	02-02-26	ENTITLEMENT (60%)	
	02-23-26	ENTITLEMENT (90%)	
	07-29-26	ENTITLEMENT (100%)	

CARMAX THE AUTO SUPERSTORES, INC.
12800 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238
(804) 747-0422

CARMAX
THE AUTO SUPERSTORE

STORE NUMBER 6175
671 W 4400 S
RIVERDALE, UTAH

PROJECT NO. 25-078
DATE 21 AUG 2026
SHEET TITLE LANDSCAPE PLAN (SOUTH)
SHEET NO. L3



IRRIGATION SCHEDULE

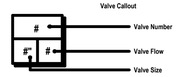
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
18 ADJ 18	RAIN BIRD R-VAN18 1806-P45 TURF ROTARY, 13FT.-18FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.	19	45

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
1.0	RAIN BIRD 5006-PL-PC, FC-SAM-R-NP-SS-LA 1.0 TURF ROTOR, 6" POP-UP. STAINLESS STEEL RISER, ADJUSTABLE AND FULL CIRCLE. WITH LOW ANGLE NOZZLE, IN-STEM PRESSURE REGULATOR, FLOW SHUT-OFF DEVICE, SEAL-A-MATIC CHECK VALVE, AND NON-POTABLE PURPLE CAP.	33	35	0.92	28'
	RAIN BIRD 6504-PC, FC-NP (2) 06 TURF ROTOR, 4IN. POP-UP, PLASTIC RISER, ADJUSTABLE AND FULL CIRCLE. WITH REMOVABLE SEAL-A-MATIC CHECK VALVE, 1IN. FEMALE THREADED INLET. WITH NON-POTABLE PURPLE COVER.	11	30	4.2	43'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-LF-100-PRF 1" LOW FLOW DRIP CONTROL KIT, 1" LOW FLOW VALVE, 3/4" PRESSURE REGULATING RBY FILTER, AND 30PSI PRESSURE REGULATOR. 0.2GPM-5GPM.	10
	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.	49,832 SF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PEB 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	8
	RAIN BIRD 44-NP (2) 1" 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING NON-POTABLE PURPLE RUBBER COVER, AND 2-PIECE BODY.	6
BF	FEBCO 825Y 1-1/4" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESP4ME3 WITH (3) ESP-SM6 22 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1
SB	STRONG BOX SBBC-22SS LOW PROFILE, TUBE AND WIRE CONSTRUCTION SMOOTH TOUCH SURFACE, FRONT ENTRY STAINLESS STEEL BACKFLOW ENCLOSURE. 23.5IN.L, 28IN.H, 17.75IN.W.	1
POC	POINT OF CONNECTION 1"	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"	4,183 LF
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/2"	304.7 LF
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"	1,262 LF
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1 1/2"	448.9 LF
	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	352.4 LF

Valve Callout



CRITICAL ANALYSIS

Generated:	2026-07-29 13:42
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Point of Connection Size:	1"
Flow Available	25.12 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	70 PSI
Pressure Available:	70 PSI
DESIGN ANALYSIS	
Flow Velocity:	5 Ft.sec.
Maximum Station Flow:	21 GPM
Flow Available at POC:	25.12 GPM
Residual Flow Available:	4.12 GPM

Critical Station:	14
Design Pressure:	45 PSI
Friction Loss:	4.17 PSI
Fittings Loss:	0.42 PSI
Elevation Loss:	0 PSI
Loss through Valve:	2.7 PSI
Pressure Req. at Critical Station:	52.3 PSI
Loss for Fittings:	0 PSI
Loss for Main Line:	2.8 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	8.8 PSI
Critical Station Pressure at POC:	63.9 PSI
Pressure Available:	70 PSI
Residual Pressure Available:	6.12 PSI

I1 IRRIGATION PLAN

0 30 60 90 FEET

NORTH

SCALE: 1" = 30'

IRRIGATION REQUIREMENTS

LANDSCAPE TYPE	WATER USE FACTOR	IRRIGABLE ACRES (AC)	PROPOSED WATER DEMAND (AC FT/IRR AC)
TURF & NATIVE GRASS	3.2 AC-FT/IRR-AC	0.5571 AC	3.2 X 0.5571 = 1.7827
XERISCAPE	1.43 AC-FT/ IRR.-AC	1.1780 AC	1.43 X 1.1780 = 1.6845
			TOTAL WATER DEMAND = 3.4672

berg
380 E Main St, Suite 204
Midway, UT 84049 ph. (801) 723-2000

ENTITLEMENT (100%)

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.

CARL N. BERG PLA
SERIAL NO. 7162790
DATE: 21 AUG 2026

NOT RELEASED FOR CONSTRUCTION

LATEST DA/PC	
DRAWN BY:	MM
CHECKED BY:	CNB

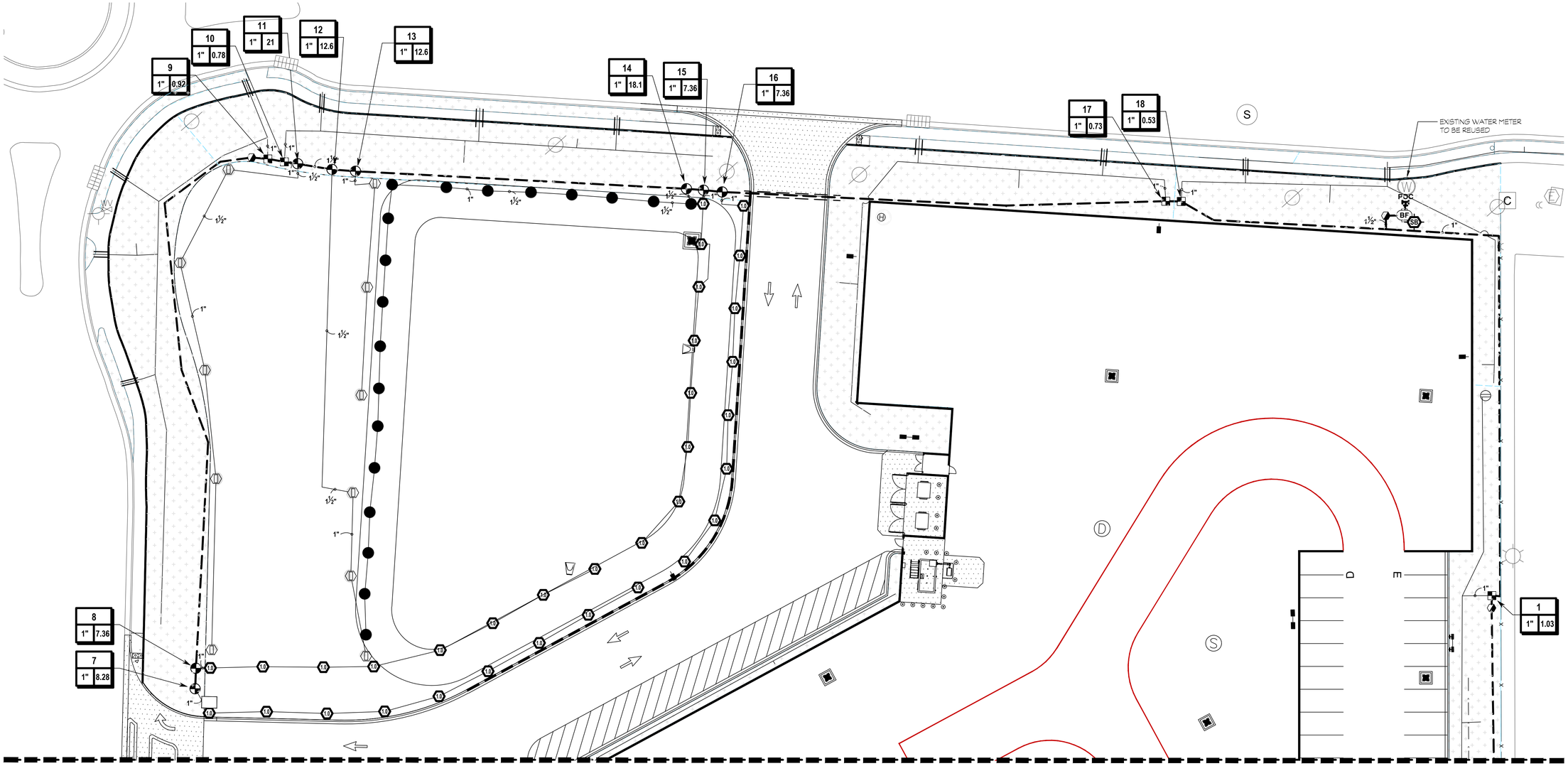
REVISIONS

REV#	DATE	DESCRIPTION	BY
	02-02-26	ENTITLEMENT (60%)	
	02-23-26	ENTITLEMENT (90%)	
	07-29-26	ENTITLEMENT (100%)	

CARMAX
THE AUTO SUPERSTORE
CARMAX THE AUTO SUPERSTORES, INC.
12800 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238
(804) 747-0422

STORE NUMBER 6175
671 W 4400 S
RIVERDALE, UTAH

PROJECT NO.	25-078
DATE	21 AUG 2026
SHEET TITLE	OVERALL IRRIGATION PLAN
SHEET NO.	I1



I2 IRRIGATION PLAN
Scale: 1" = 20'

NORTH

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
180 90 45	RAIN BIRD R-VAN18 1806-P45 TURF ROTARY, 13FT.-18FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.

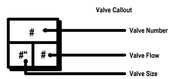
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
10	RAIN BIRD 5006-PL-PC, FC-SAM-R-NP-SS-LA 1.0 TURF ROTOR, 6" POP-UP. STAINLESS STEEL RISER, ADJUSTABLE AND FULL CIRCLE, WITH LOW ANGLE NOZZLE, IN-STEM PRESSURE REGULATOR, FLOW SHUT-OFF DEVICE, SEAL-A-MATIC CHECK VALVE, AND NON-POTABLE PURPLE CAP.
06	RAIN BIRD 6504-PC, FC-NP (2) 06 TURF ROTOR, 4IN. POP-UP, PLASTIC RISER, ADJUSTABLE AND FULL CIRCLE. WITH REMOVABLE SEAL-A-MATIC CHECK VALVE, 1IN. FEMALE THREADED INLET. WITH NON-POTABLE PURPLE COVER.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XCZ-LF-100-PRF 1" LOW FLOW DRIP CONTROL KIT, 1" LOW FLOW VALVE, 3/4" PRESSURE REGULATING RBY FILTER, AND 30PSI PRESSURE REGULATOR. 0.2GPM-5GPM.
	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.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PEB 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
	RAIN BIRD 44-NP (2) 1" 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING NON-POTABLE PURPLE RUBBER COVER, AND 2-PIECE BODY.

BF	FEBCO 825Y 1-1/4" REDUCED PRESSURE BACKFLOW PREVENTER
C	RAIN BIRD ESP4ME3 WITH (3) ESP-SM6 22 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.
SB	STRONG BOX SBBC-22SS LOW PROFILE, TUBE AND WIRE CONSTRUCTION SMOOTH TOUCH SURFACE, FRONT ENTRY STAINLESS STEEL BACKFLOW ENCLOSURE. 23.5IN.L, 28IN.H, 17.75IN.W.
POC	POINT OF CONNECTION 1"
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/2"
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1 1/2"
	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.

Valve Callout



berg
380 E Main St, Suite 204
Midway, UT 84049 ph. (801) 723-2000

ENTITLEMENT
(100%)

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.

CARL N. BERG PLA
SERIAL NO. 7162790
DATE: 21 AUG 2026

NOT RELEASED FOR CONSTRUCTION

LATEST DA/PC	
DRAWN BY:	MM
CHECKED BY:	CNB

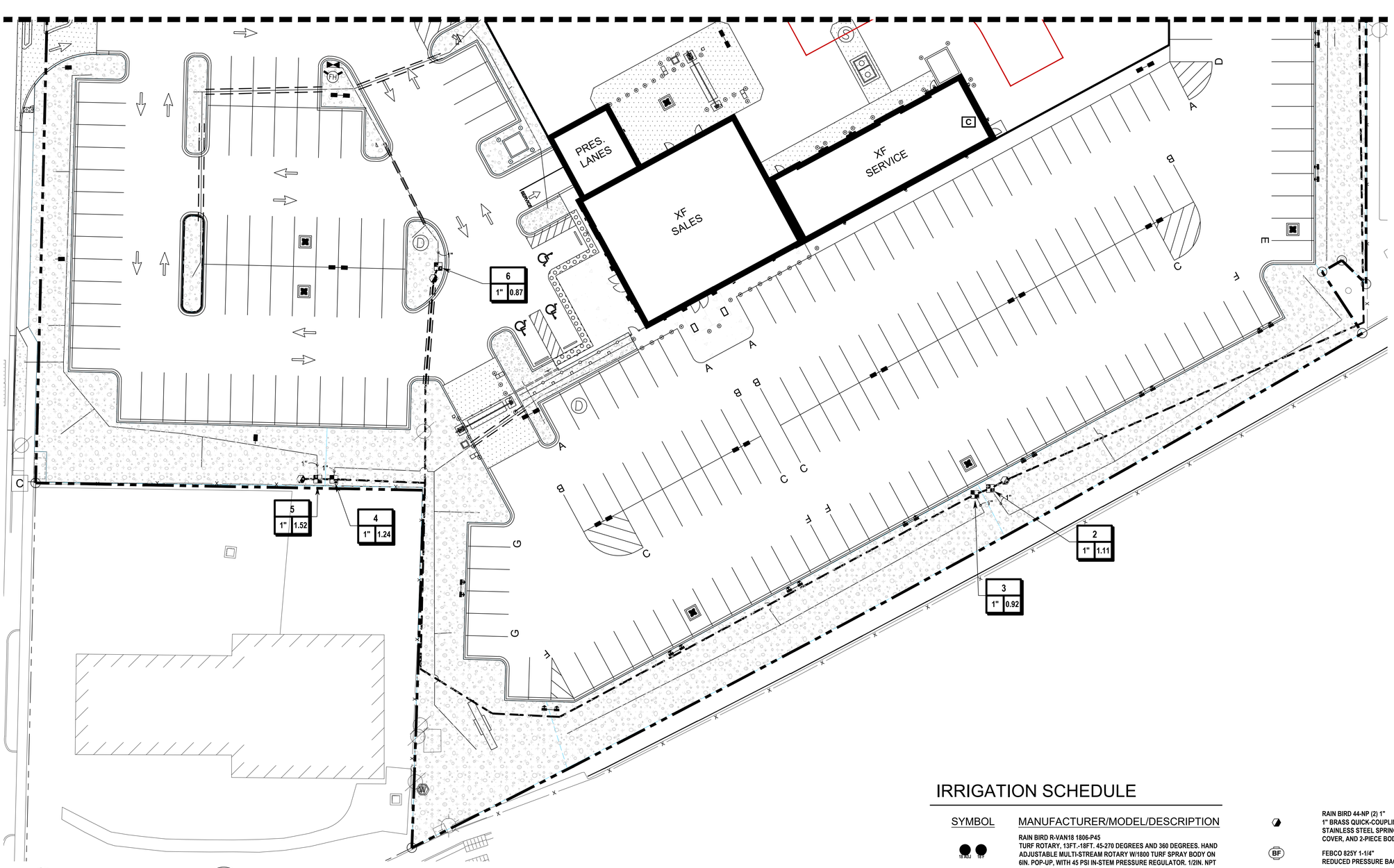
REVISIONS

REV#	DATE	DESCRIPTION	BY
	02-02-26	ENTITLEMENT (60%)	
	02-23-26	ENTITLEMENT (90%)	
	07-29-26	ENTITLEMENT (100%)	

CARMAX
THE AUTO SUPERSTORE
CARMAX THE AUTO SUPERSTORES, INC.
12800 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238
(804) 747-0422

STORE NUMBER 6175
671 W 4400 S
RIVERDALE, UTAH

PROJECT NO.	25-078
DATE	21 AUG 2026
SHEET TITLE	IRRIGATION PLAN (NORTH)
SHEET NO.	I2



I3 IRRIGATION PLAN
Scale: 1" = 20'

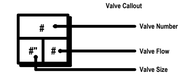
NORTH

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
18 ADJ 18 F	RAIN BIRD R-VAN18 1806-P45 TURF ROTARY, 13FT.-18FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
10	RAIN BIRD 5006-PL-PC, FC-SAM-R-NP-SS-LA 1.0 TURF ROTOR, 6" POP-UP, STAINLESS STEEL RISER, ADJUSTABLE AND FULL CIRCLE. WITH LOW ANGLE NOZZLE, IN-STEM PRESSURE REGULATOR, FLOW SHUT-OFF DEVICE, SEAL-A-MATIC CHECK VALVE, AND NON-POTABLE PURPLE CAP.
	RAIN BIRD 6504-PC, FC-NP (2) 06 TURF ROTOR, 4IN. POP-UP, PLASTIC RISER, ADJUSTABLE AND FULL CIRCLE. WITH REMOVABLE SEAL-A-MATIC CHECK VALVE, 1IN. FEMALE THREADED INLET. WITH NON-POTABLE PURPLE COVER.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XCZ-LF-100-PRF 1" LOW FLOW DRIP CONTROL KIT, 1" LOW FLOW VALVE, 3/4" PRESSURE REGULATING RBY FILTER, AND 30PSI PRESSURE REGULATOR. 0.2GPM-5GPM.
	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.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PEB 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.

	RAIN BIRD 44-NP (2) 1" 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING NON-POTABLE PURPLE RUBBER COVER, AND 2-PIECE BODY.
BF	FEBCO 825Y 1-1/4" REDUCED PRESSURE BACKFLOW PREVENTER
C	RAIN BIRD ESP4ME3 WITH (3) ESP-SM6 22 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.
SB	STRONG BOX SBBC-22SS LOW PROFILE, TUBE AND WIRE CONSTRUCTION SMOOTH TOUCH SURFACE, FRONT ENTRY STAINLESS STEEL BACKFLOW ENCLOSURE. 23.5IN.L, 28IN.H, 17.75IN.W.
POC	POINT OF CONNECTION 1"
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/2"
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1 1/2"
	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.

Valve Callout



berg
380 E Main St, Suite 204
Midway, Ut 84049 ph. (801) 723-2000

ENTITLEMENT
(100%)

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.

CARL N. BERG PLA
SERIAL NO. 7162790
DATE: 21 AUG 2026

NOT RELEASED FOR CONSTRUCTION

LATEST DA/PC	
DRAWN BY:	MM
CHECKED BY:	CNB

REVISIONS

REV#	DATE	DESCRIPTION	BY
	02-02-26	ENTITLEMENT (60%)	
	02-23-26	ENTITLEMENT (90%)	
	07-29-26	ENTITLEMENT (100%)	

CARMAX THE AUTO SUPERSTORES, INC.
12300 TUCKAHOE CREEK PARKWAY RICHMOND, VA 23238
(804) 747-0422

CARMAX THE AUTO SUPERSTORE

STORE NUMBER 6175
671 W 4400 S
RIVERDALE, UTAH

PROJECT NO.	25-078
DATE	21 AUG 2026
SHEET TITLE	IRRIGATION PLAN (SOUTH)
SHEET NO.	I3

Staff Report

Body:	Planning Commission
Date:	25 August 2026
Requested Action:	CarMax Auto Superstores 671 W 4400 S, Riverdale UT 84405 **Final Site Plan**
Petitioner/Applicant:	CarMax Auto Superstores, Inc 12800 Tuckahoe Creek Parkway Richmond, VA 23238 **Engineer:** Basin Engineering **Consultant**: Centerpoint Integrated Solutions
Department:	Community Development
Director:	Brandon Cooper
Staff/Presenter:	Brandon Cooper
Contact:	bcooper@riverdaleutah.gov

DESCRIPTION OF REQUEST

On June 16, 2026, CarMax Auto Superstores, represented by Kristen Cowan from CenterPoint Integrated Solutions, submitted an application for a commercial Site Plan approval for the CarMax auto dealership located at 671 W 4400 S (parcel no. 06-356-0001) in the newly adopted Commercial (C-3) zone. The applicant seeks to construct a pre-owned auto dealership on approximately 5.5 acres, with the associated buildings, parking, landscaping, and infrastructure. FZD Riverside Flats, LLC is the current owner of the property and has provided owner authorization. A public hearing is not required to consider this site plan proposal.

The City Council is the designated land use authority for final commercial site plan applications. Accordingly, the Planning Commission shall forward a recommendation to the City Council regarding both the subdivision and site plan application

PROJECT INFORMATION

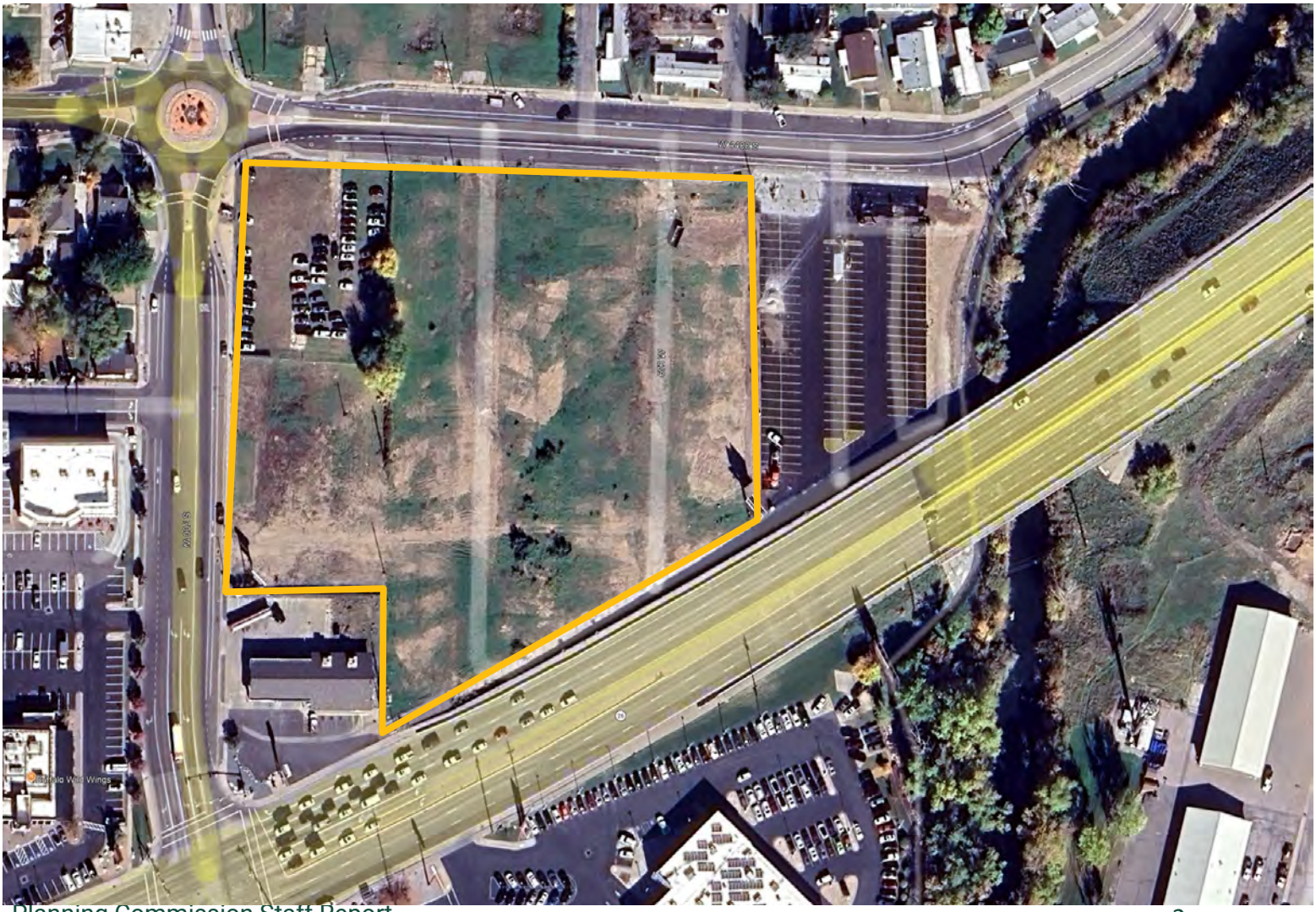
CarMax Auto Superstores, Inc. is proposing development of a new CarMax retail automobile dealership at 671 W. 4400 S. The property is located generally between 700 West, 4400 South, and Riverdale Road. The site was previously considered by the Planning Commission as part of CarMax's General Plan amendment and rezoning request. The applicant's earlier materials

identified the property as being surrounded by a mixture of commercial and residential zoning, with established C-3 commercial uses located to the west, east, and across Riverdale Road. The applicant previously requested that the property be rezoned from R-4 to C-3 to accommodate the proposed commercial use. The current site plan has been reviewed under the C-3 Commercial zone, consistent with that prior land use action.

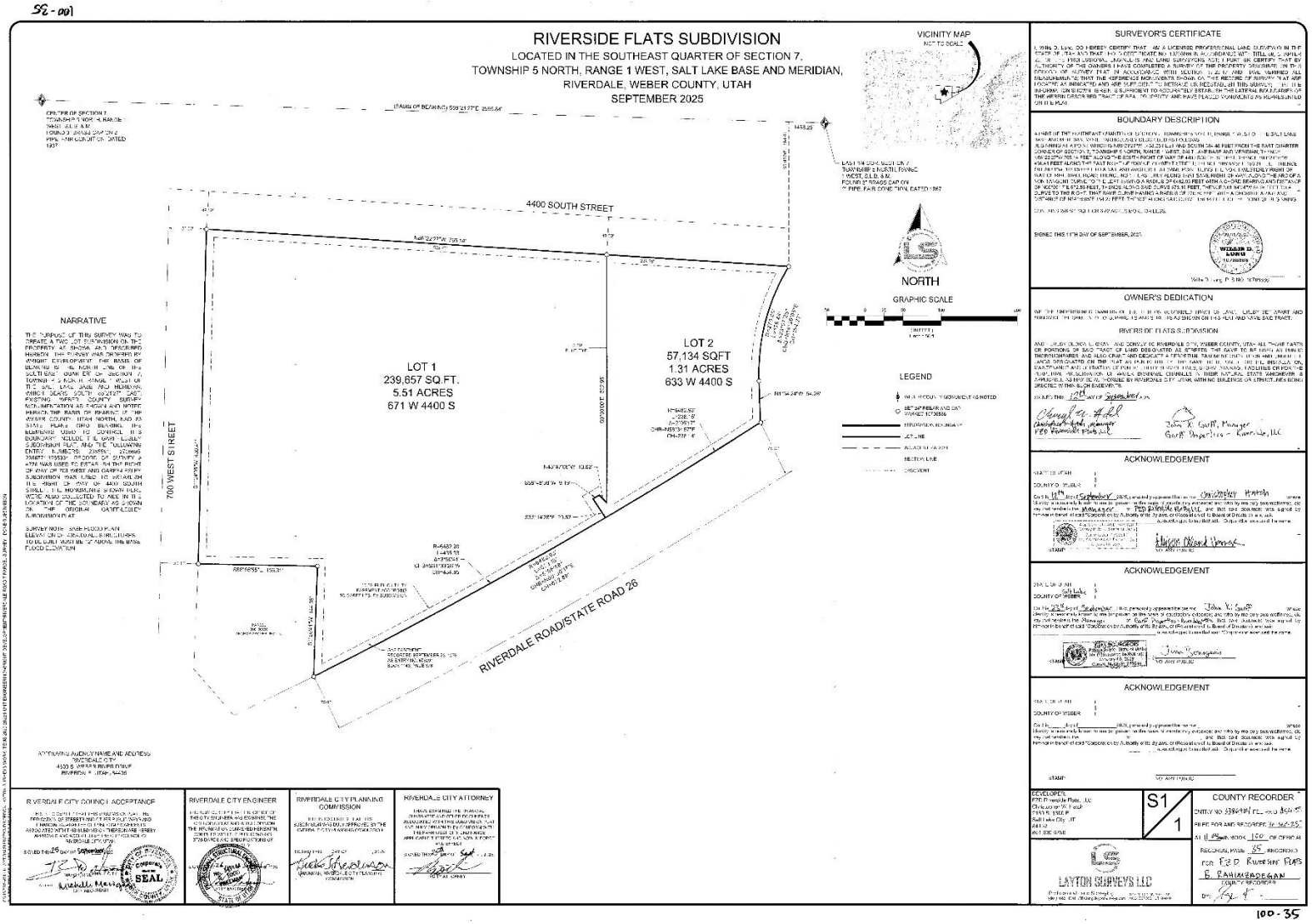
The original application was filed on June 16, 2026. The final civil plans submitted for review are dated August 3, 2026, prepared by Basin Engineering & Surveying.

The architectural elements of the site and buildings were reviewed and approved by the Design Review Committee on May 27, 2026.

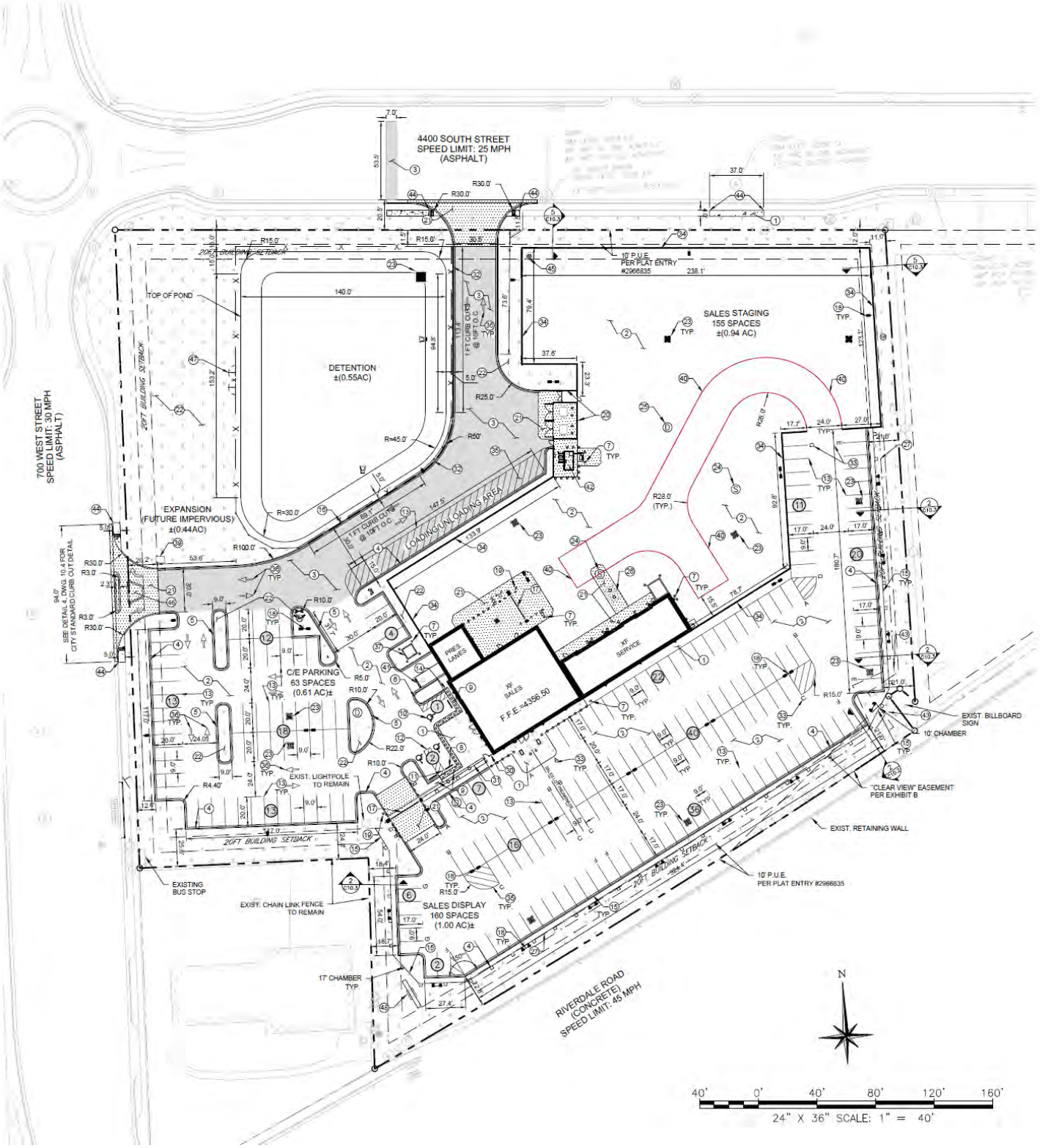
Existing Conditions Aerial



Subdivision Plat



Proposed Site Plan



ANALYSIS AND FINDINGS

The proposed development consists of a CarMax retail automobile dealership and related site improvements. The building program includes approximately 7,737 square feet divided among sales, presentation, and retail service functions. The plans provide separate areas for customer/employee parking, vehicle sales display, and sales staging. The site plan specifically identifies 160 sales display spaces, 63 customer/employee spaces, and 155 sales staging spaces. It also identifies approximately 0.55 acre devoted to detention and approximately 0.44 acre reserved for potential future impervious expansion.

The development plans include new water, sanitary sewer, storm drain, electrical, gas, and telecommunications infrastructure necessary to serve the site.

The plans specifically note that all construction and materials are required to meet the latest Riverdale City standards. Because the project includes public improvements and work affecting the public right-of-way, the Owner will be required to execute a Financial Guarantee Escrow Agreement prior to final approval and construction, to guarantee satisfactory installation and completion of required public improvements.

Commercial Zones – C-3 *(RCC 10-10A)*

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

Analysis: Review of Site Development Standards, Uses, building setbacks, screening, parking, landscaping, signs, and lighting, traffic movement, harmonious and beneficial relations among buildings, height and bulk of buildings, and the harmonious relations between adjacent neighborhoods.

Finding: Staff conducted an initial review of the proposed site plan and provided a corrections report to the applicant on July 9th, 2026. The applicant made final corrections and submitted final revisions on August 21st, 2026. The proposal satisfies the standards identified above and is compliant with City Code. 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 subdivision and site plan, proper submission and compliance to plan standards checklist, review and action by Planning Commission.

Finding: This application was received on June 16, 2026 . All City comments have been satisfied by the applicant and are reflected in the attached final 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 Residential Landscape Requirements.

Finding: Riverdale City staff, along with the contracted City Engineer, reviewed the petitioner's site plan land use application to verify that the application complies with municipal ordinances and applicable standards and specifications. Comments were provided to the applicant's design team and revisions were made to the petition. All City comments have been satisfied by the applicant and are reflected in the attached final subdivision plat and site plan presented for consideration. Staff determination: **Complies**

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

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 Space for Non-dwelling Buildings, Computation of Parking Requirements, Parking Lot Design & Maintenance, Off-Street Truck Loading Space, and Vehicular Traffic to Commercial or Manufacturing Zones.

Finding: Riverdale City staff, along with the contracted City Engineer, reviewed the petitioner's site plan land use application to verify that the application complies with municipal ordinances and applicable standards and specifications. Comments were provided to the applicant's design team and revisions were made to the application. All City comments have been satisfied by the applicant and are reflected in the attached final site plan presented for consideration. Staff determination: **Complies**

CONCLUSION

The proposed CarMax use is consistent with the site's C-3 zoning and with the surrounding commercial character along the Riverdale Road corridor.

The proposed site layout accommodates the operational needs of the dealership while providing defined customer parking, vehicle display and staging areas, internal circulation, appropriate landscaping, utilities, stormwater facilities, and access to the surrounding roadway system.

Staff finds that any remaining issues are principally technical and administrative in nature and can be satisfactorily addressed through the conditions recommended below. Subject to completion of those conditions and continued compliance with applicable Riverdale City ordinances, engineering standards, and other regulatory requirements, staff finds the CarMax site plan appropriate for approval.

Staff recommends that the Planning Commission forward a **RECOMMENDATION OF APPROVAL** to the City Council for the CarMax site plan, subject to the following conditions:

1. The approval and recording of a long-term storm water management plan
2. The execution of a Financial Guarantee Escrow Agreement to guarantee satisfactory installation and completion of public improvements
3. The execution and recording of a Public Water Supply Agreement purchasing the appropriate amount of water to meet the requirements of the City
4. The attendance of a pre-construction meeting prior to any site work and conformity with future code compliant requirements (SWPPP, permits, site coordination, testing, etc)

Attachments

Application
Final Plat
Proposed Site Plan
Correction Report(s)
Design Review Committee Packet

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

Receipt No: 15.000573104 Jun 16, 2026

CARMAX

Previous Balance:	.00
MISCELLANEOUS - SITE PLAN REVIEW 671 S 4400 S 10-34-1500 ZONING & SUB. FEES	2,400.00
Total:	2,400.00
CHECK Check No: 9000756578	2,400.00
Total Applied:	2,400.00
Change Tendered:	.00

06/16/2026 2:44 PM

CENTERPOINT
INTEGRATED SOLUTIONS

1626 Cole Blvd, Suite 125
Lakewood, CO 80401
T 303.670.4111
CenterPoint-IS.com

Memorandum

To: Cheri Hancock, CarMax

From: Vanessa Cantu, CenterPoint

Cc: Steve Hudak, CarMax
Greg Toler, CenterPoint

Date: June 10, 2026

Re: **CarMax #6175 – Salt Lake (Riverdale), UT- Site Plan Application Fee**

I would like to request the following check as they relate to the Riverdale City Site Plan Application fee:

1. A check in the amount of **$2,400** made payable to **Riverdale City** for the application fee associated with the CarMax rezone application for 671 W. 4400 S Riverdale, UT 8440.

   Address: Riverdale City
   4600 South Weber River Drive
   Riverdale City, Utah 84405

   Attn: Brandon Cooper

The check should be delivered to Riverdale City at the address below for submittal. Please advise CenterPoint when the check is sent so we can verify receipt.

Riverdale City
Attn: Brandon Cooper
4600 South Weber River Drive
Riverdale City, Utah 84405

Riverdale City

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

APPLICATION FOR COMMERCIAL OR MANUFACTURING SITE PLAN REVIEW

CASE NO: _____ DATE SUBMITTED: _____

PROJECT NAME: CarMax- Riverdale, UT

PROPERTY OWNER'S NAME: FZD Riverside Flats LLC

PROPERTY OWNER'S ADDRESS: 3515 W 2200 N St Plain City, UT 84404

PROPERTY OWNER'S PHONE: (801)455-8005 EMAIL ADDRESS: chriswhatch@gmail.com

PROJECT CONTACT: Kristen Cowan on behalf of Carmax Auto Superstores, Inc.

PHONE: (316)841-8550 EMAIL ADDRESS: kcowan@centerpoint-is.com

ADDRESS OF SITE: 671 W. 4400 S Riverdale, UT 84405

PARCEL #(S): 063560001

PROPOSED LAND USE: Retail automobile dealership (used vehicles) with associated vehicle display, parking, and support functions

CURRENT ZONING: C-3 PROJECT SIZE (SQ. FT / ACRES): 5.5 Acres

ARCHITECT/ENGINEER NAME: POH+W Architects PHONE: (412)805-4865

Signature of Applicant

Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - $400 per acre or portion of *Project is 6 Acres

Fee: $ _____ Date paid: _____

Planning Commission set public hearing: Yes ☐ No ☐ **Date of Public Hearing**: _____

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

Date: _____ Decision of Commission: _____

City Council set public hearing: Yes ☐ No ☐ **Date of Public Hearing**: _____

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

Date: _____ Decision of Council: _____

Riverdale City

4600 So. Weber River Drive
Riverdale, Utah 84405

PLAN CORRECTIONS REPORT – SUBDIVISION/ SITE PLAN REVIEW #2

CASE NO: _____ DATE ISSUED: **AUGUST 14, 2026**

PROJECT NAME: **CARMAX AUTO SUPERSTORES**

PROJECT ADDRESS: **671 WEST 4400 SOUTH, RIVERDALE, UTAH**

PARCEL(S): **06-334-0001**

APPLICATION DATE: **JUNE 16, 2026**

DESCRIPTION: **SITE PLAN – AUTOMOTIVE DEALERSHIP**

ARCHITECT: **PEIPER, OBRIEN, HERR** Phone: **770.569.1706**

ENGINEER: **BASIN ENGINEERING** Phone: **504.766.0526**

OWNER: **FZD RIVERSIDE FLATS, LLC** Phone: **801.918.5128**

REVIEW PROCESS	STATUS	REVIEWER
Public Works	Requires Resubmittal	Shawn Douglas – sdouglas@riverdaleutah.gov
Engineering	Requires Resubmittal	Todd Freeman – toddf@cec-engineers.com
Community Development	Requires Resubmittal	Brandon Cooper – bcooper@riverdaleutah.gov
Fire	Approved	Paul Flaig – pflaig@riverdaleutah.gov

PUBLIC WORKS

DATE	COMMENTS	CORRECTIVE ACTION	STATUS
08/14/2026	**Storm Water**	Provide a drainage system operation and maintenance plan with BMPS. Plan must be approved and recorded with plat.	Not Resolved
		Orifice size, location and plan detail, free board on detention/retention structure, free board on structure, and emergency overflow. The details need to be per Riverdale City Standards and Specifications.	Not Resolved
		~~Add hydraulic separator or BMP's to treat storm water before water inters underground retention/detention system.~~	Resolved
		~~Provide proposed flows (gpm/gpd)~~	Resolved
		Storm water prevention plan for construction site including BMP's. Verify that there will be no runoff to the North or East that will require silt fence. All storm water inspections will need to completed on Compliance Go.	Not Resolved
		Notice of intent filed with State for SWPPP.	Not Resolved
		~~Note to survey and certify retention structure size and design after construction.~~	Resolved

DATE	COMMENTS	CORRECTIVE ACTION	STATUS
		~~Retention pond landscape materials need to be shown. Preference is for large stone in the bottom and contrasting materials on the slope. Needs to be landscaped to be aesthetically pleasing.~~	Resolved
		~~The location of the storm water connection needs to be shown and detail included.~~	Resolved
08/14/2026	**Water**	~~Water meter and water line need to be the same size.~~	Resolved
		~~Irrigation controller needs to be and EPA WaterSense smart clock.~~	Resolved
		~~Provide water usage peak demands.~~	Resolved
		~~Provide what water shares will be used to meet water requirements.~~	Resolved
		~~How is car wash water recycled?~~	Resolved
		Provide water valve on the tee at the 6" and 8" water connections	Not Resolved
		Concerns about using bluegrass on the slope of the pond.	Comment
08/14/2026	**Streets**	~~A design for the pork chop at the entrance on 700 W needs to be provided. What is shown has proven not to work in the past. The sidewalk needs to continue though the pork chop.~~	Resolved
08/14/2026	**Sewer**	~~Provide proposed sewer flows daily and peak. Including peak demand time.~~	Resolved
		~~A will serve letter from Central Weber Sewer Improvement District needs to be provided~~	Resolved
08/14/2026	**General Notes**	~~Note requiring all construction and materials shall meet Riverdale City standards.~~	Resolved
		~~Note requiring all missing, nonfunctioning, and or damaged surface improvements shall be replaced. (sidewalk, curb and gutter, fencing, etc.). Include detail in plans based on current Riverdale City Standards and Specifications~~	Resolved

ENGINEERING

DATE	COMMENTS	CORRECTIVE ACTION	STATUS
08/14/2026	**C3.0 Site Plan**	See redlined notes on attached plan set	Not Resolved
		Show how the fuel tank will provide secondary containment for spills.	Not Resolved
		Provide a designated snow storage area that is sized between 10-15% of the paved area that will be plowed.	Not Resolved

	C4.0 Utility	Provide the top-of-grate elevation for the basin outlet. The detail and the plans currently cross-reference each other without showing the actual elevation.	Not Resolved
		When the river flows at full capacity, the water level reaches the top of the outlet pipe into the river. Given your proposed inverts, there is a risk of backwater flooding into your basin. Please address this issue.	Not Resolved
		It appears the 36" storm water pipe will bore through the concrete bench in the manhole. Please address this.	Not Resolved
	C2.01Grading	The Water Quality Management section on page 7 of the Drainage Calculations report states that the 80th-percentile water quality volume will percolate in 47.33 hrs. Please provide calculations showing how this was determined.	Not Resolved
		Provide calculations for the orifice size design. My calculation show an orifice with a 6"diameter and 1.74 feet of head would provide a flow of 1.29 cfs which is too much over the 1.1 cfs allowed for the site. Please reduce the orifice size.	Not Resolved
	C5.1 Grading	Specify what erosion control measures or stabilization will be used on the basin slope at the curb cut locations.	Not Resolved
	C10.5 Details	Detail 2 – Typically, an aluminum orifice plat is bolted to the upstream side of the concrete structure over the opening to ensure an accurate orifice diameter and flow rate. Please update the detail.	Not Resolved
		Detail C1 - Provide the top-of-grate elevation for the basin outlet. The detail and the plans currently cross-reference each other without showing the actual elevation.	Not Resolved

COMMUNITY DEVELOPMENT

DATE	COMMENTS	CORRECTIVE ACTION	STATUS
07/07/2026	**Site Plan**		
		~~Change Detail 3 – C10.2 to show black vinyl coated fence with vision slats to match Detail 4.~~ Removal of vision slats is OK, black vinyl coated chain link is required.	Resolved
		~~Will there be a gate within the fence around the detention pond?~~	Comment
		~~Please show dumpster enclosure detail with site plan as well as architectural plan~~	Resolved
		~~A Development Agreement will need to accompany the site plan approval. Maintenance for landscaped areas within the ROW can be addressed in the DA.~~	Aknowledged
		~~Please provide the number of employees working at the store on any given day~~	Resolved

		~~Is the existing pylon sign going to be used? I was under the impression that it was to be removed and replaced~~	Comment
		~~Please add shrubs and grasses in park strip along 700 W and 4400 S. Obtain 65-75% coverage at maturity.~~	Resolved

FIRE

DATE	COMMENTS	CORRECTIVE ACTION	STATUS
08/14/2026			
	Access/Lane	~~The Hammer head turn around will be at the end of the dead-end fire lanes. If dead-end is 150 feet or greater road width and turnaround provisions will be provided. What is the surroundings of the proposed Fire Lane?~~	Resolved
	Fire Lane	~~The Fire lane will be 26 feet wide excluding shoulders.~~	Resolved
	Fire Access	~~The security gate access on the West side will also be 26 feet wide excluding shoulders, not 20 feet wide. Will need a bigger gate.~~	Resolved
		~~The parking lot on the south side will need to be 26 feet wide excluding shoulders, not 20 feet wide as shown between each set of parking spaces.~~	Resolved
		~~All areas for vehicle travel (Parking Lots) will need to support FD apparatus. FD needs emergency access around the entire complex.~~	Resolved
	Fire Hydrants	~~Add Fire hydrant inside the complex on the South side~~	Resolved

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, August 25, 2026, at 6:00 p.m., at the Civic Center, 4600 S Weber River Drive., Riverdale City, Weber County, Utah.

Present:	Commissioners:	Rikard Hermann, Chair Colleen Henstra, Vice Chair Alan Bowthorpe, Commissioner Jason Francis, Commissioner Cody Hansen, Commissioner Melissa Carey, Commissioner
	City Employees:	Brandon Cooper, Community Development Director Michelle Marigoni, City Recorder
	Excused:	Laura Hilton, Commissioner
	Visitors:	Brad Lauth Steve Hudak

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:000 p.m. Commissioner Hermann welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present, except for Commissioner Hilton, who was excused. Members of the city staff were also present.

B. Public Comment

Commissioner Hermann opened the floor for public comments. There was no public comment.

C. Presentations and Reports

1. Community Development Update

Mr. Cooper presented the Community Development Update. He reported that EOS Fitness is currently under construction at the former RC Willey building, performing exterior core and shell work. They are scheduled to review exterior elevations with the Development Review Committee on August 26, 2026, and are getting close to applying for their interior building permit. Two additional tenants are anticipated to occupy the building alongside EOS. The Riverpark Retail project is in the framing stage, with Beans and Brews and Tropical Smoothie planned for the site. Construction is expected to wrap up around the end of the year or beginning of 2027, with the businesses anticipated to open in the spring of 2027.

America First Credit Union is making substantial progress, with ongoing water management and the construction of retaining walls. For the Ruby River building, there is no news regarding an interior construction permit, although exterior staining is currently underway. Additionally, Krispy Kreme is officially closed, and Dave's Hot Chicken is moving in, having secured all necessary permits to begin building renovations. First Watch has also obtained its permits and is moving forward with renovations in the former Goodwood space.

Consent Items

1. Consideration of Meeting Minutes from:

   May 26, 2026 Work Session & Regular Meeting

MOTION: Commissioner Bowthorpe moved to approve the consent items. Commissioner Henstra seconded and all voted in favor.

D. Action Items

1. Consideration to set a public hearing for recommendation on a legislative decision to amend Riverdale City Code Title 10 Chapter 9B, Section 2: Permitted Use for Residential Zones R-1-10, R-1-8, R-1-6, and R-1-4.5.

Mr. Cooper explained that cluster subdivisions are currently allowed in these zones. He reminded the Commission of the temporary ordinance enacted six months ago to temporarily prohibit them while the code was reviewed. He explained that the recently passed Planned Development Ordinance now provides a new method for planned developments with substantial flexibility, making cluster subdivisions redundant and unnecessary. The proposed amendment would remove cluster subdivisions from all R-1 zones. He noted that tonight's action is solely to set the public hearing where public comments will be taken.

MOTION: Commissioner Bowthorpe moved to set a public hearing for September 8, 2026. Commissioner Hansen seconded and all voted in favor.

2. Consideration to approve a Conditional Use Permit for CarMax Auto Superstores located at 671 West 4400 South.

Mr. Cooper introduced Brad Lauth and Steve Hudak, representing CarMax, explaining that a new or used auto dealership is a conditional use in the recently rezoned C-3 Regional Commercial zone. To mitigate potential detrimental effects, CarMax designed an internal circulation pattern on the 5.5-acre site with access off 4400 South and a right-in/right-out off 700 West to keep all vehicle loading and unloading on-site. To address visual impacts, the service bays (oriented northwest) and fueling tanks near 700 West will be fully screened from public view by split-face CMU block walls that match the building design.

Commissioner Francis raised concerns regarding the 700 West roundabout turning radius for large trucks, noting that car haulers and low-boys frequently strike the main curb, damaging landscaping and sprinklers. He suggested a real-world test because of clearance and turning issues, rather than relying solely on computer software. Mr. Cooper noted the roundabout's radius was designed to accommodate 53-foot trailers using a mountable curb and concrete apron, but agreed to coordinate with public works and the applicant to investigate further. Mr. Lauth stated that computer simulations with CarMax's 43-foot haulers showed the design works on plan, but acknowledged real-world challenges and agreed to review additional traffic scenarios.

Commissioner Henstra inquired about water retention, recalling past issues on the site. Mr. Cooper clarified that, as a standard site plan requirement, the property is engineered to retain all on-site stormwater from hard surfaces in a dedicated retention basin in the corner of the parcel.

Staff recommended approval of the Conditional Use Permit subject to the conditions that all truck loading/unloading remains on-site and the approved screening elements remain in place.

MOTION: Commissioner Hansen moved to approve a Conditional Use Permit for CarMax Auto Superstores located at 671 West 4400 South.

SECOND: Commissioner Francis

Commissioner Bowthorpe: Yes
Commissioner Hilton: Absent
Commissioner Francis: Yes
Commissioner Carey: Yes
Commissioner Hansen: Yes
Commissioner Hermann: Yes
Commissioner Henstra: Yes

Motion passed unanimously (6 in favor, 1 absent).

3. Consideration to forward a recommendation to City Council regarding a Final Site Plan Application for CarMax Auto Superstores, located at 671 West 4400 South.

Mr. Cooper presented the site plan details for the 5.5-acre property, noting its transition from residential back to commercial under the C-3 Regional Commercial zone. He explained that CarMax fits this regional-scale zone, with the only other regional location being in Draper. Staff reviewed objective standards including lot configuration, layout, street alignment, and traffic connections at 700 West and 4400 South. Parking reviews showed ample stalls for employees and customers; the city does not regulate vehicle storage or showcase parking.

Utility capacities were reviewed, and a water purchase agreement was negotiated with the city to fulfill Riverdale's self-provided water requirement, to be executed prior to City Council action. Fire Marshall access concerns regarding gated staging and showcase areas were fully resolved. The proposed 7,700-square-foot building—comprising a service bay, sales office, and sales lanes—is typical for dealerships and was approved by the Development Review Committee for durable, high-quality materials compatible with the area.

A landscaped green space of just under an acre in the corner of the parcel will hold the stormwater retention basin. Mr. Cooper noted this layout was a compromise, balancing staff's preference for corner building presence with the applicant's need for visibility from the viaduct. The rest of the site will feature low-maintenance xeriscaping extending to the curb, with minimal interior landscaping to allow vehicle movement. Outstanding items include stormwater plan revisions, the water purchase agreement, and a financial improvement guarantee, all required before City Council action.

In response to Commissioner Henstra's request for details on the perimeter walls and gating, Mr. Lauth explained the property is divided into three functional areas. The customer parking lot off 700 West remains open and public. The sales display lot along Riverdale Road will be secured with a guardrail and high-security swing-arm gate, closed to public vehicles but walkable for customers. The staging yard behind the building will be enclosed by an earth-toned, six-foot split-face CMU masonry wall matching the building. The corner of 700 West and 4400 South will feature native landscaping, with a four-foot chain-link fence around the retention basin.

Commissioner Hansen asked about the employee count and estimated construction timeline. Mr. Lauth noted the site would typically have 20 to 25 employees on-site and that construction is expected to begin approximately 270 days post-approval, following closing on the property in the coming months and subsequent permitting. Regarding the 700 West roundabout concerns, Mr. Cooper confirmed the discussion was officially recorded and would be presented to the City Council, negating the need for a formal site plan condition.

MOTION: Commissioner Henstra moved to forward a recommendation to approve to City Council regarding a Final Site Plan Application for CarMax Auto Superstores, located at 671 West 4400 South, subject to the conditions that the water purchase agreement is executed, the financial improvement guarantee is in place, and the long-term storm water management plan is finalized prior to City Council action.

SECOND: Commissioner Francis

Commissioner Carey:	Yes
Commissioner Hermann:	Yes
Commissioner Hansen:	Yes
Commissioner Francis	Yes
Commissioner Hilton	Absent
Commissioner Henstra:	Yes
Commissioner Bowthorpe:	Yes

Motion passed unanimously (6 in favor, 1 absent).

Comments

1. Planning Commission
2. City Staff

E. Adjournment

As there was no further business to discuss, Commissioner Henstra moved to adjourn. Commissioner Francis seconded the motion. All were in favor and the Planning Commission meeting adjourned at 6:40 p.m.

Date Approved: 9/8/2026

Riverdale UTAH

TRANSMITTAL

Body:	City Council
Topic:	**CarMax Auto Superstores – Temporary Use Agreement for Parking**
Department:	**Community Development**
Director:	Brandon Cooper
Staff/Presenter:	Brandon Cooper
Contact:	bcooper@riverdaleutah.gov

ITEM TYPE

- ☐ Action Item
- ☐ Public Hearing
- ☒ Discussion Item
- ☐ Information Item
- ☐ Other _____

EXECUTIVE SUMMARY

CarMax Auto Superstores requests approval of the attached Temporary Use Agreement for outdoor storage of up to 400 inventory vehicles at 671 West 4400 South, parcel 06-356-0001, in the C-3 zone. The proposed term is November 1, 2026, through June 30, 2027 (8-months). CarMax must acquire the Property before signing. The request is separate from the permanent dealership site plan being presented to the Council and would permit temporary storage before the permanent development is completed.

The temporary gravel storage arrangement is contrary to the City's ordinary paved and improved commercial-site requirements. Staff is presenting it as a request for an express, site-specific development agreement exception, not as a finding that the temporary operation satisfies the normal permanent development standards. Approval of the dealership site plan alone does not authorize this interim configuration and should be considered as a separate proposal and application.

The proposed public safeguards in the Agreement include gravel bedding, six-foot chain-link fencing with privacy slats facing public roads, onsite loading, preservation of existing drainage, dust and mud controls, insurance, prompt correction requirements, and City suspension, termination, and cost-recovery remedies. The agreement does not excuse any state or federal permit actually required by the work performed.

REQUESTED TIMELINE:

City Council Meeting – October 20, 2026

Riverdale UTAH | TRANSMITTAL

APPLICABLE CITY REQUIREMENTS

The primary requested departure from City code is the temporary gravel surfacing in place of permanent hard surfacing (*RCC 10-15-5(B))* and stormwater management (*RCC 8-5*). Other concerns include the tracking of mud/dirt onto the public road and the lack of onsite personnel to address issues.

RCC 10-10A-3(B) requires uses to avoid objectionable odor, dust, smoke, and noise. *RCC 10-15-6* requires adequate onsite loading. These protections are retained in the Agreement.

STATE AUTHORITY AND REQUIRED APPROVAL PROCESS

Utah Code §10-20-508(1) authorizes municipal development agreements for land use objectives. Section *10-20-508(2)(a)(iii)* expressly permits an agreement to authorize otherwise prohibited use or development only when approved through the land use regulation process in *§10-20-502*, including Planning Commission review and recommendation and a public hearing.
The Council therefore has a legislative path to approve specific exceptions; however, it does not have an unrestricted administrative power to disregard its ordinances.

STAFF CONCLUSION

Staff remains concerned about allowing vehicle storage before the required permanent site improvements are completed, particularly the potential for dust, mud tracking, drainage impacts, and ongoing enforcement. Although the proposed term and operating safeguards found in the Agreement help address these concerns, the temporary gravel operation does not meet the City's ordinary permanent site standards. If the Council elects to authorize the temporary use, a properly adopted temporary use agreement is an appropriate mechanism to expressly authorize the identified code departures, establish enforceable operating conditions, and preserve public safety and environmental obligations.

Attachments

Temporary Use Agreement

TEMPORARY USE AGREEMENT

This Temporary Use Agreement (this "**Agreement**") is made on the _____ day of _____, 2026, by and between **CARMAX AUTO SUPERSTORES, INC.,** a Virginia corporation ("**CarMax**") and **RIVERDALE CITY**, a Utah municipal corporation ("**City**"). CarMax and City are sometimes individually referred to herein as a "**Party**" and sometimes collectively as the "**Parties**".

WHEREAS, CarMax is the purchaser of the real property identified as "Lot 1" on Exhibit A and having an address of 671 West 4400 South, Riverdale, Weber County, Utah (the "**Property**"); and

WHEREAS, CarMax has filed for, and received approval of, a site plan known as the CarMax Auto Dealership (the "**Project**") and is desirous of developing the Project on the Property; and

WHEREAS, CarMax requests temporary outdoor staging and storage of approximately 325 dealership inventory vehicles before the Project is constructed and authorized to operate; and

WHEREAS, the City desires to permit CarMax to use the Property for such purposes, while protecting residents, adjoining property, public streets, drainage facilities, and emergency access; and

WHEREAS, the Parties desire to enter into this Temporary Use Agreement to set forth the duties, obligations and benefits of the Parties related to vehicle storage only; the Project remains subject to its separate approvals.

NOW, THEREFORE, the City, in consideration of the covenants contained in this Agreement, grants temporary use to CarMax for the sole purpose of staging and storage of not more than 400 dealership inventory vehicles.

1) **Nature and Scope of Authorization.** The City grants CarMax limited, conditional land use authorization to store vehicles within the storage area shown on the approved temporary storage plan in Exhibit B - Storage Plan (the "**Storage Area**"). The City does not own or lease the Property and grants no possessory or ownership interest, easement, or right to occupy the Property. This Agreement is not a lease or a license of City-owned land. CarMax retains responsibility as owner and operator. This Agreement becomes effective only after City Council approval, completion of any other legally required approval procedures, and execution by both Parties. No provision independently waives an ordinance.

   Except for an expressly and lawfully approved temporary departure, CarMax shall comply with applicable laws, permits, and City requirements, including parking and access, nuisance, stormwater, fire, building, and public-way requirements. This Agreement does not amend, extend, or waive conditions or expiration dates of the

For Discussion

permanent dealership approvals and does not authorize dealership construction or operation. It creates no entitlement to continued temporary storage after expiration.

2) **Ownership and Conditions Before Use**. CarMax shall acquire fee title before the execution of this Agreement and provide the City a recorded deed or current title evidence identifying the owner and all parcels. The contracting entity of this Agreement must be the record owner. If another CarMax entity takes title, the Parties shall revise this Agreement before execution to identify that entity and the operating entity and their respective obligations; affiliation alone does not establish ownership or bind the owner.

   Before any inventory vehicle enters the Storage Area, CarMax shall: (a) complete Exhibit C – Operating Contacts; (b) obtain approval of the Storage Area from the Community Development Director, City Engineer, and Fire Department within their respective authority; (c) install all required gravel, fencing, access, and dust-control improvements; (d) provide required insurance certificates and endorsements; and (e) receive the Community Development Director's written authorization to commence storage after City inspection. Partial installation does not authorize partial operation unless the City approves a compliant phased plan in writing.

3) **Term and Expiration.** The authorized term begins on November 1st, 2026 ("**Commencement Date**") and expires at 11:59 pm on June 30th, 2027 ("**Expiration Date**"). Storage cannot begin before the written authorization required by Section 2. Delayed installation, delayed commencement, weather, dealership construction delays, or temporary suspension do not extend the Expiration Date. Authorization ends at the earlier of the Expiration Date, termination under this Agreement, or lawful commencement of permanent dealership operations on the Property. CarMax shall remove all vehicles stored under this Agreement by that date unless their continued presence is independently authorized under the Project approvals. There is no automatic renewal or month-to-month extension. An extension requires a written amendment approved by City Council, executed by both parties before expiration, and processed through any additional legally required approvals.

4) **Authorized Vehicles and Activities.** CarMax may store no more than 400 inventory vehicles at any time, or the lower capacity established by the approved temporary storage plan. The vehicle limit does not authorize encroachment into public roads, setbacks, drainage areas, or emergency access. CarMax shall maintain a daily inventory count and provide it to the City upon request.

   Only passenger cars, sport utility vehicles, and light trucks held for CarMax's dealership inventory may be stored. Vehicles shall be intact, capable of being safely moved, and free of active fluid leaks. Storage of salvage vehicles, wrecked or dismantled vehicles, loose parts, commercial equipment, waste, or hazardous materials is prohibited. A vehicle that develops a leak or other unsafe condition shall be isolated, contained, and promptly removed for offsite correction.
   The authorized use includes delivery, retrieval, security, inspection, and movement necessary for storage. It excludes public sales, customer visits, test drives from the

For Discussion

Property, auctions, repair, detailing, washing, routine fueling, battery charging, and use as a construction-material or debris staging yard. Emergency actions necessary to safely remove a vehicle or address an immediate hazard are allowed. Other activities require separate lawful approval. CarMax is responsible for compliance by its employees, carriers, contractors, and other persons acting on its behalf.

5) **Site Stabilization.** All vehicle storage, maneuvering, loading, and travel areas shall have clean, compacted gravel or crushed aggregate bedding over a properly prepared subgrade. The design shall accommodate inventory vehicles, loaded carriers, and required emergency apparatus without rutting, exposed soil, excessive dust, or mud. No inventory vehicle may be parked on bare dirt or outside the approved stabilized areas.

   CarMax shall maintain the aggregate depth and usable surface throughout the term, promptly filling ruts and potholes and replacing displaced material. The entrance shall include a stabilized track-out control area. Gravel bedding is a condition of this temporary arrangement and does not establish compliance with permanent paving requirements.

6) **Screening and Security**. Before storage begins, CarMax shall install a continuous, securely anchored chain-link fence around the Storage Area and maintain it throughout the term of this Agreement. The fence shall be six feet high unless approved sight-distance conditions require a different height. Privacy slats shall be installed along all portions of the fence facing a public road. Fence materials, gates, and setbacks shall be shown in Exhibit B and approved by the City Engineer. Razor wire, electrified fencing, and barbed wire are prohibited under this Agreement.

   Gates shall be secured when the site is unattended. CarMax shall maintain emergency gate access acceptable to the Fire Department and protect hydrants, utilities, sidewalks, and sight triangles. CarMax alone is responsible for theft prevention, security, and protection of vehicles. The City undertakes no custodial or security duty. CarMax shall provide a local representative and an alternate reachable 24 hours a day as listed in Exhibit C.

7) **Drainage, Erosion, and Environmental Protection**. CarMax shall preserve the existing grades and drainage patterns and keep drainage paths and facilities clear. Vehicles, aggregate, and fencing shall not obstruct runoff or cause new or increased offsite flooding, erosion, sediment, or pollutant impacts attributable to the temporary use. CarMax shall inspect for drainage problems after significant rain or snowmelt and promptly correct problems caused by its activities.

   This Agreement does not independently require a construction stormwater permit or a stormwater pollution prevention plan (SWPPP) for storage that does not trigger those requirements. Permit applicability depends on the actual preparation and operation, including any clearing, excavation, aggregate placement, fence installation, and relationship to the larger development. CarMax shall obtain any permit or SWPPP

For Discussion

required by applicable law before conducting the activity that triggers it. This Agreement grants no exemption from state, federal, or applicable City requirements.

Before undertaking clearing, grading, excavation, drainage alterations, new access construction, or work in a public right-of-way, if any, CarMax shall notify the City and obtain the approvals legally required for that work. The City shall identify any additional City permit or required technical information in writing, together with the applicable requirement or specific safety or drainage concern. Any requested technical review shall be limited to the activity or concern involved. No separate engineering approval of a grading and drainage plan is required merely to commence the unchanged-grade storage described in this Agreement.

CarMax shall promptly contain fluid leaks, remove leaking vehicles for offsite correction, and clean up attributable spills at its expense. Spill supplies shall be available onsite. Releases threatening public facilities or adjoining property shall be reported immediately to the City and other agencies as required by law. No contaminated runoff or wash water may be discharged to a storm drain or neighboring property.

8) **Dust, Mud, Debris, and Neighborhood Protection**. CarMax shall use water or another City Engineer-approved suppressant as needed to prevent visible dust from crossing the Property boundary or impairing visibility. Suppressants shall be suitable for the site and drainage system; waste oil and hazardous substances are prohibited. Disturbed areas outside the Storage Area shall be stabilized. Vehicle speed on the Property shall not exceed five miles per hour.

   CarMax shall prevent mud, sediment, gravel, and debris from being tracked onto streets or sidewalks. Deposits shall be removed immediately when hazardous and otherwise as soon as discovered, no later than the same day. Cleaning shall use sweeping, collection, or another approved method that does not flush material into storm drains. If controls fail, the activity causing the impact shall stop until effective controls are restored. CarMax shall suspend affected vehicle movements during wind, rain, thaw, or other conditions when reasonable controls cannot prevent offsite impacts.

   CarMax shall inspect the site and adjoining affected public frontage each operating day, keep them free of litter and refuse, maintain weeds and vegetation, prevent pest harborage, and safely manage snow and ice. Waste shall be kept in secured containers and removed at least weekly or more often as needed. Lighting, if any, shall be shielded and directed downward without glare onto residences, traffic, or adjoining property. No temporary advertising, loudspeakers, or generators are authorized except separately approved safety or utility equipment.

9) **Access, Loading, and Operating Hours.** Access shall use only the points and routes approved in Exhibit B. Carriers shall queue, load, unload, and turn entirely onsite; no backing into a public street or unloading within a public right-of-way is authorized. CarMax shall maintain safe sight distance, employee parking, and unobstructed

For Discussion

emergency lanes. No inventory, employee, or carrier parking may spill onto public streets or neighboring property. Street closures, traffic control, or work in a public way require separate permits.

Routine deliveries, loading, retrieval, and vehicle movements are limited to 8:00 a.m. through 7:00 p.m., Monday through Saturday, with no routine activity on Sundays. Passive storage and quiet security monitoring may continue at all times. Exceptions require advance written City approval consistent with applicable law; emergency response is not restricted. Vehicle engines shall run only as reasonably necessary for safe movement or loading, and amplified sound, unnecessary horn use, and avoidable idling are prohibited. Legally required safety alarms shall remain functional.

10) **Inspection, Complaints and Correction**. CarMax consents to reasonable City entry to inspect compliance and to perform authorized corrective work under Section 12. The City shall provide reasonable advance notice when practicable; notice is not required for emergencies or inspections of observable conditions during operating hours. Entry remains subject to applicable law. CarMax shall provide gate access and make compliance records available. The City has no obligation to conduct continuous inspections.

    CarMax shall acknowledge City-referred complaints within one business day and keep a log of complaints, inspections, incidents, and corrective actions. CarMax's on-call representative shall respond to urgent City calls within one hour. CarMax shall immediately stop an activity creating an imminent safety threat, spill, flooding, blocked emergency access, hazardous track-out, or uncontrolled offsite dust, take immediate protective measures, and begin correction without delay.

    For other violations, CarMax shall begin corrective action within 24 hours after discovering the violation or receiving City notice, whichever occurs first, and complete correction within 48 hours. If completion reasonably requires additional time, CarMax shall submit within the first 24 hours a written schedule and effective interim safeguards for City approval. Additional time is effective only upon written approval and does not permit continuation of the offending activity.

11) **Suspension, Termination and Cost Recovery**. The Community Development Director or an official otherwise authorized by law may issue a written order suspending affected activities when a material violation creates an immediate threat to health, safety, property, or drainage, or when required insurance lapses. The order shall state its factual basis, scope, and steps for reinstatement. An oral emergency direction shall be confirmed in writing within one business day. Unaffected activities may continue only if safe and compliant. Reinstatement requires City confirmation that the conditions supporting suspension have been corrected.

    For a material breach not timely cured under Section 11, the City may terminate this temporary authorization by written notice stating the breach and effective date. Three substantiated occurrences of the same material violation within any 60-day period are grounds for termination even if individually corrected. Except for an emergency

For Discussion

suspension, CarMax shall have five business days after a proposed termination notice to submit a response and request review by the City Council; a timely request stays final contractual termination until the Council acts, but does not stay a lawful safety order. Any statutory or ordinance appeal rights remain available.

After the applicable cure period, or sooner where emergency action is lawfully permitted, the City may undertake reasonable work necessary to address the violation. CarMax shall reimburse documented, reasonable direct costs of attributable cleanup, emergency measures, and repair within 30 days after an itemized invoice. CarMax may dispute an item in writing within 15 days and shall pay undisputed amounts when due. The City may seek injunctive relief, damages, or other lawful enforcement. This Agreement does not authorize summary seizure, sale, or towing of vehicles, City repossession of the Property, an automatic property lien, or denial of unrelated permits. Vehicle removal or other coercive action must follow applicable law.

12) **Expiration, Cleanup, and Transition.** CarMax shall plan removal so all vehicles stored under this temporary authorization are removed by the Expiration Date. If early termination requires removal, CarMax shall remove them within ten calendar days after termination, or sooner where a lawful emergency order requires. After termination, only safe outbound removal, security, and required corrective work may continue; no additional inventory may enter.

    Within 15 calendar days after expiration or termination, CarMax shall remove temporary equipment, debris, and improvements not retained under an approved transition plan; repair damage caused by the temporary operation; remediate attributable contamination; and stabilize disturbed ground. Restoration need not recreate the original vacant surface where gravel, drainage, or fencing is safely retained for approved Project construction. CarMax shall obtain City approval of the stabilization or construction transition plan before the Expiration Date. Required drainage and erosion controls shall remain until replaced by functioning approved improvements. The City may inspect closeout. Cleanup, repair, reimbursement, and indemnity obligations survive expiration.

13) **Cost, Utilities, and Damage**. No separate fee is charged for this temporary authorization. CarMax bears all preparation, operation, inspection-related compliance, maintenance, removal, and restoration costs and all applicable adopted permit and review fees. Any utility connection, hydrant use, metering, backflow protection, or discharge requires the appropriate approval. CarMax shall obtain water lawfully and pay associated charges. No public hydrant connection is authorized by this Agreement.

    CarMax shall document pre-use conditions with dated photographs and repair damage to public streets, sidewalks, curbs, utilities, drainage facilities, or neighboring property caused by its temporary activities or persons acting on its behalf. Damage to third-party property shall be addressed with the affected owner and applicable law. Ordinary wear of CarMax's own gravel area does not excuse maintenance. The City has no maintenance obligation for the Property.

For Discussion

14) **Insurance and Indemnifcation.** Before any authorized site work or storage begins, CarMax shall provide evidence of: (a) occurrence-form commercial general liability insurance of at least $2,000,000 per occurrence and $4,000,000 aggregate, including contractual liability; (b) automobile liability of at least $2,000,000 per accident for owned, hired, and non-owned vehicles; and (c) statutory workers' compensation and employers' liability of at least $1,000,000 per accident, disease policy limit, and disease employee limit. Primary and umbrella coverage may satisfy these limits. Insurance shall continue through removal and closeout activities.

Riverdale City and its officers, officials, employees, and agents shall be additional insureds on the commercial general liability and automobile liability policies for covered liability arising from CarMax's operations, with coverage primary and noncontributory to City insurance. CarMax shall provide certificates and actual additional-insured and primary/noncontributory endorsements; certificates alone do not amend coverage. Insurers shall be authorized in Utah or otherwise lawfully eligible and acceptable to the City. CarMax shall disclose deductibles and self-insured retentions and remain responsible for them. Self-insurance substitution requires the City's written approval.

CarMax shall provide at least 30 days' advance notice of cancellation or material reduction when within its control and otherwise notify the City immediately upon learning of it. Required insurer notice shall be obtained where available. Replacement coverage shall avoid a lapse. Contractors shall maintain insurance appropriate to their work, and CarMax shall provide evidence upon request. Insurance limits do not limit contractual liability; CarMax is responsible for insuring its own inventory.

To the fullest extent permitted by law, CarMax shall defend, indemnify, and hold harmless the City and its officers, officials, employees, and agents against third-party claims, damages, liabilities, judgments, and reasonable defense costs arising from CarMax's temporary use, site work, breach, or acts or omissions of persons acting on its behalf. This obligation applies only to the extent attributable to CarMax or those persons and excludes the extent caused by an indemnified party's negligence or willful misconduct. Defense arrangements and settlement shall protect the City's right to independent representation where a conflict exists; no settlement may impose an admission or nonmonetary obligation on the City without its consent. Nothing waives governmental immunity or creates rights in third parties.

15) **Transfer, Notices, and Administration.** CarMax may not assign this Agreement or transfer the temporary authorization without City Council's prior written approval and any required successor assumption. A sale of the Property ends the authorization unless the City first approves continuation in writing. CarMax shall give at least 30 days' advance notice of an anticipated ownership transfer. Carriers and contractors may act for CarMax but acquire no independent rights. CarMax remains liable for obligations incurred before any approved transfer.
Formal notices shall be addressed to the contacts below and delivered personally, by certified mail, or by nationally recognized overnight courier, with an email copy

For Discussion

when an email is listed. Notice is effective upon actual delivery or documented refusal. Email alone is effective for formal notice only upon acknowledgment of receipt. Operational directions and emergency notices may be delivered to the Exhibit C contacts by telephone, text, or email, with written confirmation for suspension or termination as provided above. A party may update its contact information by written notice.

CARMAX:
CarMax Auto Superstores, Inc
12800 Tuckahoe Creek Parkway
Richmond, Virginia 20238

CITY:
Riverdale City
4600 S. Weber River Drive
Michelle Marigoni, Recorder
Riverdale, Utah 84405

The Community Development Director administers this Agreement and coordinates engineering, fire, and public works review. Staff may approve compliant implementation details but cannot extend the term, increase capacity, expand the authorized use, waive material conditions, or authorize a code departure. Those changes require a written amendment approved through the applicable process.

16) **General Provisions**. Utah law governs. Any court action shall be brought in a court of competent jurisdiction in Weber County, Utah, or the appropriate federal court. The prevailing party in an action to enforce this Agreement may recover reasonable attorneys' fees and costs as allowed by law. Remedies are cumulative, and failure to enforce once is not a waiver.

This Agreement and its completed exhibits constitute the Parties' entire agreement concerning temporary inventory storage. Amendments must be in writing and signed by authorized representatives after required approval. If an exhibit conflicts with the body, the body controls; applicable law controls over both. If an essential authorization is determined unlawful, storage shall cease unless lawfully reauthorized. Other severable provisions remain effective to the extent lawful.

The parties are independent and create no partnership, agency, or joint venture. Each signer represents authority to bind the identified party. Counterparts and legally valid electronic signatures are permitted. The City retains its legislative and police powers. No City duty to protect CarMax's inventory or guarantee access, business performance, or permanent development timing is created.

SIGNATURES ON FOLLOWING PAGE

For Discussion

IN WITNESS WHEREOF, the Parties hereto execute the foregoing instrument as of the day and year first above written.

RIVERDALE CITY

By: _____
Braden Mitchell, Mayor

ATTEST:

_____
City Recorder

CARMAX SUPERSTORES, INC

By: _____
Printed Name: _____
Its: _____

For Discussion

EXHIBIT A

to Temporary Use Agreement

The Property

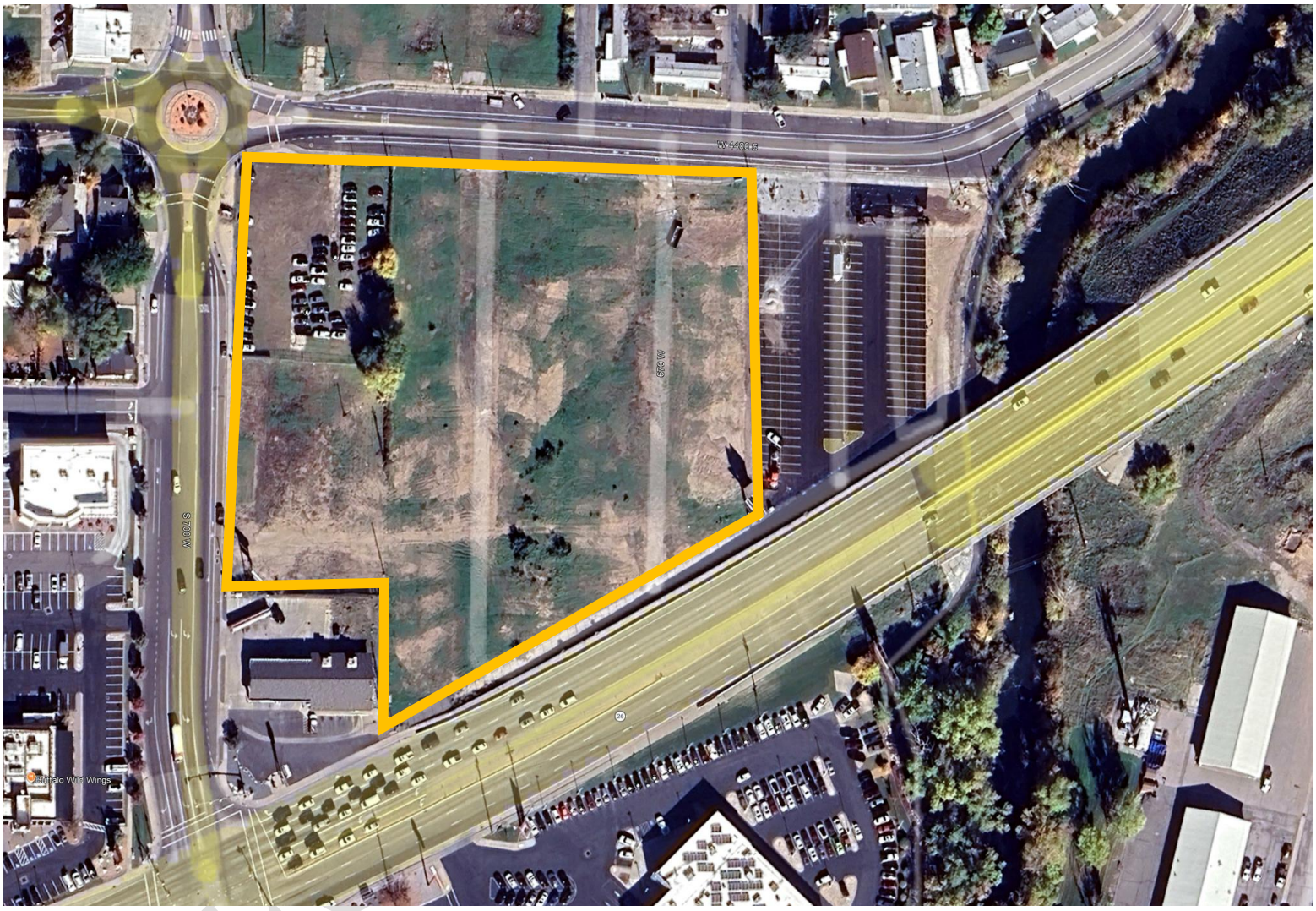


EXHIBIT B

to Temporary Use Agreement

The Storage Plan

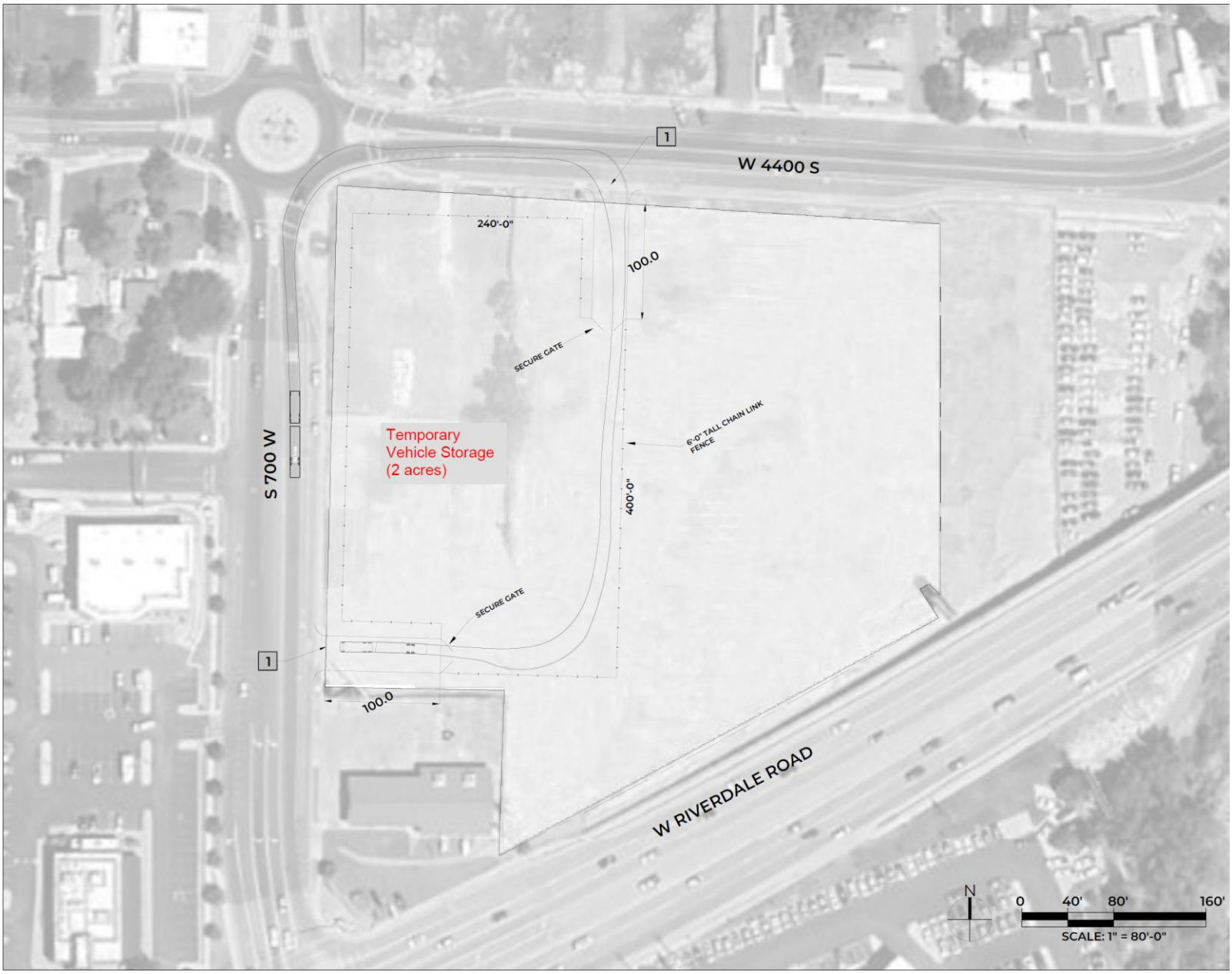


EXHIBIT C

to Temporary Use Agreement

Operating Contacts

CarMax shall complete the contacts before execution and keep them current throughout the term. The City shall complete the commencement authorization after verifying the required conditions.

Primary local representative: _____
Title and employer: _____
24 hour telephone: _____
Email: _____

Alternate local representative: _____
24 hour telephone: _____
Email: _____

City operational contact and telephone: _____
City after hours contact and telephone: _____
For an immediate threat to life or safety call 911.

Commencement Date: _____
Expiration Date: _____
Maximum approved inventory capacity: _____

City confirms receipt of ownership evidence, completed exhibits and required insurance; installation of required improvements; completion of applicable permit and agency reviews; and satisfactory pre-use inspection.

Storage is authorized to commence no earlier than: _____

By _____ Date _____
Community Development Director or authorized designee

For Discussion

Riverdale UTAH

TRANSMITTAL

Body:	City Council
Topic:	**Riverside Flats Planned Development Site Plan**
Department:	**Community Development**
Director:	Brandon Cooper
Staff/Presenter:	Brandon Cooper
Contact:	bcooper@riverdaleutah.gov

ITEM TYPE

- ☐ Action Item
- ☐ Public Hearing
- ☒ Discussion Item
- ☐ Information Item
- ☐ Other _____

EXECUTIVE SUMMARY

FZD Riverside Flats, LLC, represented by Brent Malili of Forza Commercial, proposes a 26-unit townhome subdivision and site plan at approximately 690 West 4400 South, east of 700 West and north of 4400 South. The proposal includes six (6) three-story buildings, individual townhome lots, shared private access, landscaped common areas, and a roadway dedication along 4400 South. It is zoned R-5 – Multiple Family Residential.

The submitted plat, titled Riverside Flats Townhomes P.D., contains 55,092 square feet, or 1.26 acres, including 26 lots, common area, and road dedication. The civil plans identify four (4) four-unit buildings and two (2) five-unit buildings, comprising seventeen (17) two-bedroom units and nine (9) three-bedroom units. Each unit is shown with a two-car garage.

This application falls under Riverdale City Code Title 10, Chapter 22, Planned Development. The development will be governed by a development agreement approved by the City Council establishing the approved development plan, project-specific standards, conditions, and obligations.

REQUESTED TIMELINE

Planning Commission Meeting – October 13, 2026 - TABLED
City Council Meeting – October 20, 2026 – DISCUSSION ONLY
Planning Commission PUBLIC HEARING – October 27, 2026
City Council Meeting – November 3, 2026

PLAN REVIEW

The application is being processed under **Riverdale City Code Title 10, Chapter 22**, Planned Development. A development agreement approved by the City Council will govern implementation of the approved site plan, including project-specific standards, conditions of approval, required improvements, and ongoing obligations. The proposal is also subject to applicable provisions of **Chapter 21 Subdivisions**, **Chapter 25 Development in All Zones**, **Chapter 14 Regulations Applicable to All Zones**, **Chapter 15 Parking and Access**, **Chapter 28**

Residential Landscaping, and the underlying zone of R-5, except as lawfully modified through the Planned Development approval.

Planned Development/Zoning Considerations. The City Council is the designated land use authority for final site plan applications. Accordingly, the Planning Commission met on October 13, 2026, and, after review and discussion, voted to **table** action on both the subdivision approval and the recommendation on the site plan application to allow for more discussion regarding the regulation of Section 10-22 and the details of the proposed CC&R's and the required development agreement.

Additionally, although the approximately 1.26-acre site is smaller than the three-acre minimum for residential Planned Developments under Section 10-22(2)(c)1, subsection (2)(c)3 expressly authorizes the Planning Commission, acting as the Administrative Land Use Authority, to waive the minimum acreage requirement for sites demonstrating exceptional urban design, connectivity, or redevelopment merit. Staff recommended this waiver based on:

- The project's conversion of a vacant lot into housing within an established developed area;
- Its reduction from the previously approved 45 apartments to 26 townhomes, representing 19 fewer units and an approximately 42 percent reduction in unit count;
- And its coordinated site design incorporating individual garages, shared internal circulation, pedestrian connections, landscaped common areas, recreational amenities, and perimeter screening.

These features support the finding of exceptional redevelopment merit by providing a productive use of an underutilized property, expanding housing options, and improving compatibility with surrounding development. The approved site plan, project-specific standards, and ongoing maintenance obligations will be secured through a development agreement approved by the City Council. The acreage waiver addresses minimum site area only; the project must also be located within an eligible underlying zone under subsection (2)(b).

Access and circulation. The civil site plan shows primary access from 4400 S and a gated emergency connection to 700 W, a fire-truck hammerhead turnaround, and no-parking areas along 4400 S.

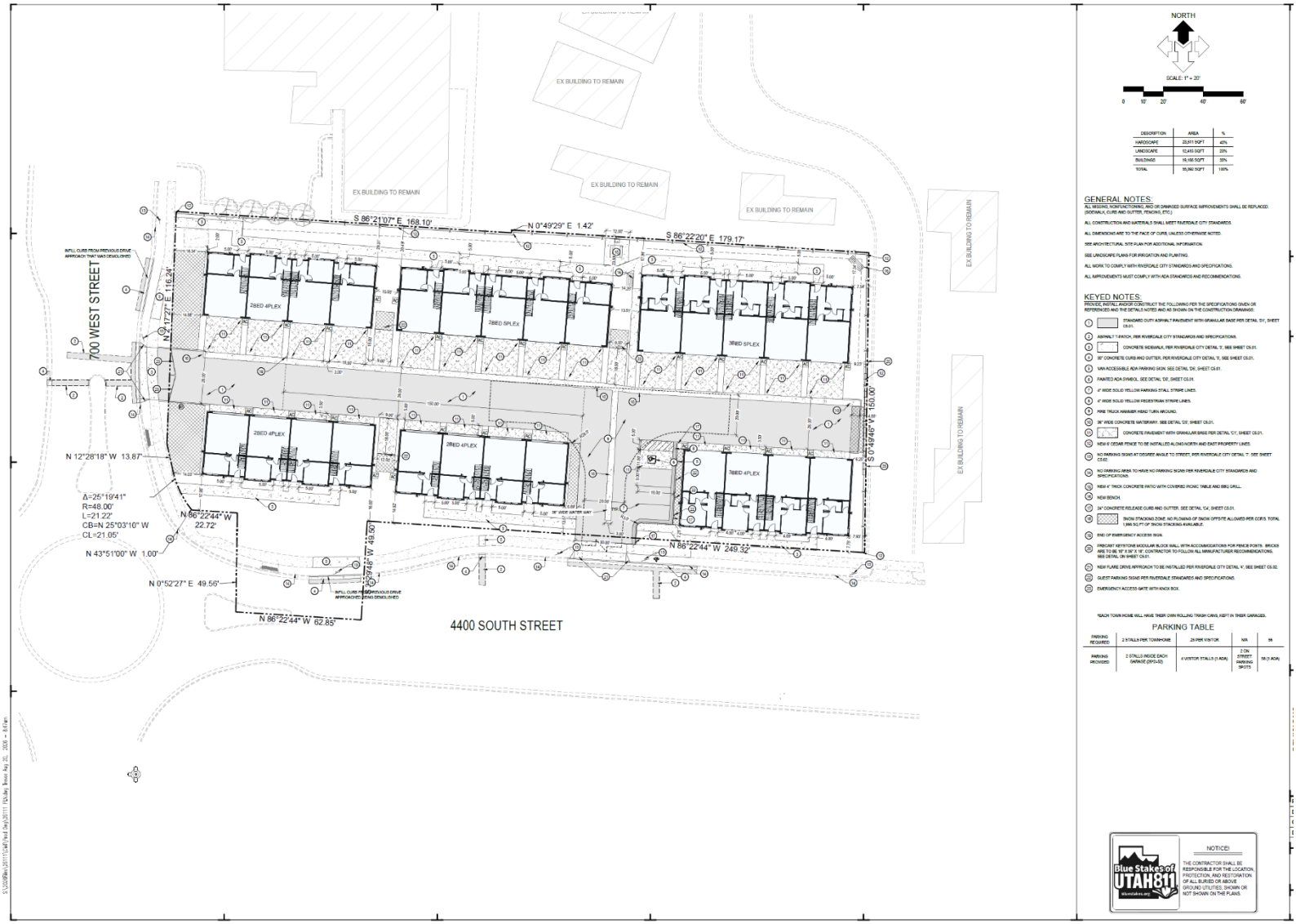
Parking. Sheet *C1.01* lists fifty-two (52) garage spaces, seven (7) visitor spaces including one accessible space, for fifty-nine (59) spaces overall. Riverdale City code *10-15-2(A)* requires two (2) parking spaces per dwelling. The proposed project exceeds that requirement by adding 7 visitor stalls and providing 18'x18' driveways on fourteen (14) of the twenty-six (26) units.

Landscaping and amenities. The plans show perimeter planting, lawn, shrubs, ornamental grasses, trees, irrigation, a gazebo or covered picnic area, barbecue facilities, benches, and

cedar fencing along the north and east boundaries. The landscape plan lists 6,512 square feet of lawn and 4,742 square feet of hardscape within its stated open-space area.

Drainage and utilities. The civil plans show underground stormwater chambers, water-quality treatment, an outlet-control structure, individual water services, and sanitary sewer improvements. The chamber system lists a design volume of 4,756 cubic feet. Final engineering review is required to resolve minor outstanding storm drain comments.

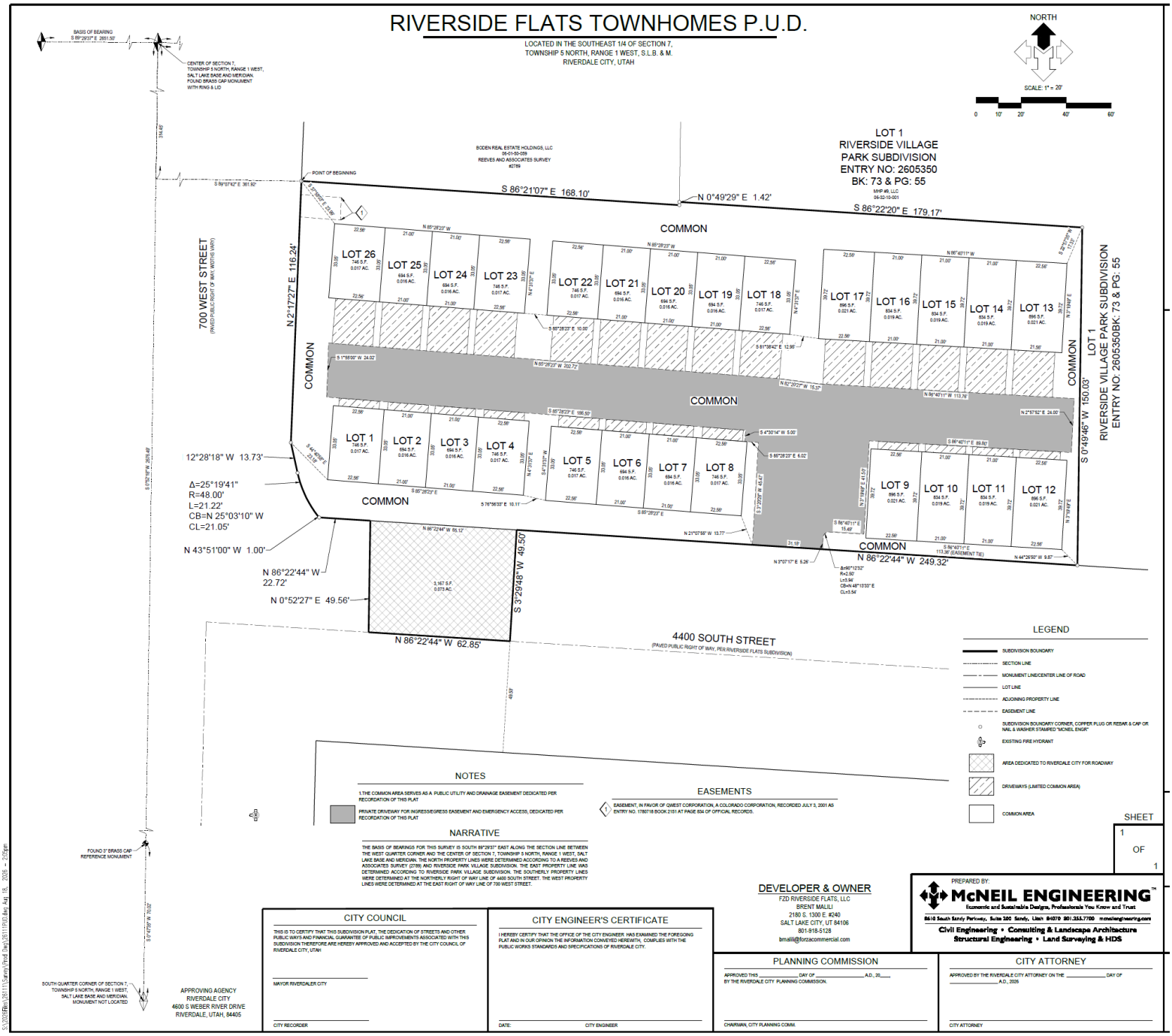
PROPOSED SITE PLAN



Riverdale UTAH

TRANSMITTAL

PROPOSED SUBDIVISION (for reference only)



Riverdale UTAH

TRANSMITTAL

POTENTIAL ACTIONS

Discussion item only – no action

STAFF CONCLUSION

DISCUSSION ITEM ONLY. Staff **intends to resubmit** the Planned Development site plan and development agreement once staff and the applicant resolve all outstanding items on the CC&Rs and development agreement and coordinate the required public water transfer and financial guarantee agreements, based on feedback from the Council. This additional coordination will ensure the documents address the proposed acquisition of the property by a third party that will assume responsibility as developer.

Attachments

Staff Report
Final Site Plan
Draft Development Agreement
Draft CC&R's
Planning Commission Minutes – 10.13.2026

Staff Report

Body:	Planning Commission
Date:	13 October 2026
Requested Action:	Riverside Flats Townhomes P.D. 690 West 4400 South, Riverdale, Utah **Preliminary Subdivision Plat & Final Site Plan (Planned Development)**
Petitioner/Applicant:	FZD Riverside Flats, LLC 2180 South 1300 East, Suite 240 Salt Lake City, Utah 84106 **Engineer:** McNeil Engineering
Department:	Community Development
Director:	Brandon Cooper
Staff/Presenter:	Brandon Cooper
Contact:	bcooper@riverdaleutah.gov

DESCRIPTION OF REQUEST

FZD Riverside Flats, LLC, represented by Brent Malili of Forza Commercial, proposes a 26-unit townhome subdivision and site plan at approximately 690 West 4400 South, east of 700 West and north of 4400 South. The proposal includes six (6) three-story buildings, individual townhome lots, shared private access, landscaped common areas, and a roadway dedication along 4400 South. It is zoned R-5 – Multiple Family Residential.

The submitted plat, titled Riverside Flats Townhomes P.D., contains 55,092 square feet, or 1.26 acres, including 26 lots, common area, and road dedication. The civil plans identify four (4) four-unit buildings and two (2) five-unit buildings, comprising seventeen (17) two-bedroom units and nine (9) three-bedroom units. Each unit is shown with a two-car garage.

This application falls under Riverdale City Code Title 10, Chapter 22, Planned Development. The development will be governed by a development agreement approved by the City Council establishing the approved development plan, project-specific standards, conditions, and obligations. The Planning Commission is therefore asked to review the site plan and draft development agreement and forward a recommendation to the City Council.

The Planning Commission is the designated land use authority for preliminary subdivision plat applications, with final plat approval delegated to staff. Accordingly, the Planning Commission shall take final action regarding both the preliminary subdivision application.

PROJECT INFORMATION

Subdivision: The plat contains 55,092 square feet, or approximately 1.26 acres, and creates 26 townhome lots. The remaining land is shown as common area, private driveway and ingress/egress area, public utility and drainage easements, and an area dedicated to Riverdale City for roadway purposes. The development fronts 4400 South and 700 West.

Site Plan: The site plan depicts six townhome buildings containing 26 units: three buildings north of the internal drive and three buildings south of it. The plan provides a 26-foot-wide internal access drive, an emergency access gate with Knox Box at 700 West, pedestrian connections, common landscaped and amenity areas, stormwater facilities, and utility improvements.

Parking: Each unit includes a two-car garage. The plan also identifies seven visitor stalls including an ADA-accessible stalls, for a total of 59 parking spaces. 18’ x 18’ driveways are included with each northern unit, which could allow additional guest parking for those units.

Landscape/Open Space: The submitted landscape plan identifies approximately 12,511 square feet of landscape area and includes trees, shrubs, ornamental grasses, turf, boulders, fencing, irrigation, and a common outdoor amenity area.

Development Agreement: Pursuant to *Riverdale Code Title 10 Chapter 22*, this application will be governed by a development agreement reviewed and approved by the City Council.

Covenants, Conditions, and Restrictions (CC&R’s):
The Riverside Flats Townhomes project will be governed by recorded Covenants, Conditions, and Restrictions (“**CC&Rs**”) and administered by the Riverside Flats homeowner’s association. Each property owner will automatically become a member of the association and will receive title to an individual lot and dwelling together with an undivided interest in the project’s common areas.

The CC&Rs assign the association responsibility for operating, maintaining, repairing, and insuring the common areas, private roadway, walkways, driveways, landscaping, private water, sewer, and storm drain improvements, building exteriors, roofs, and other shared facilities.

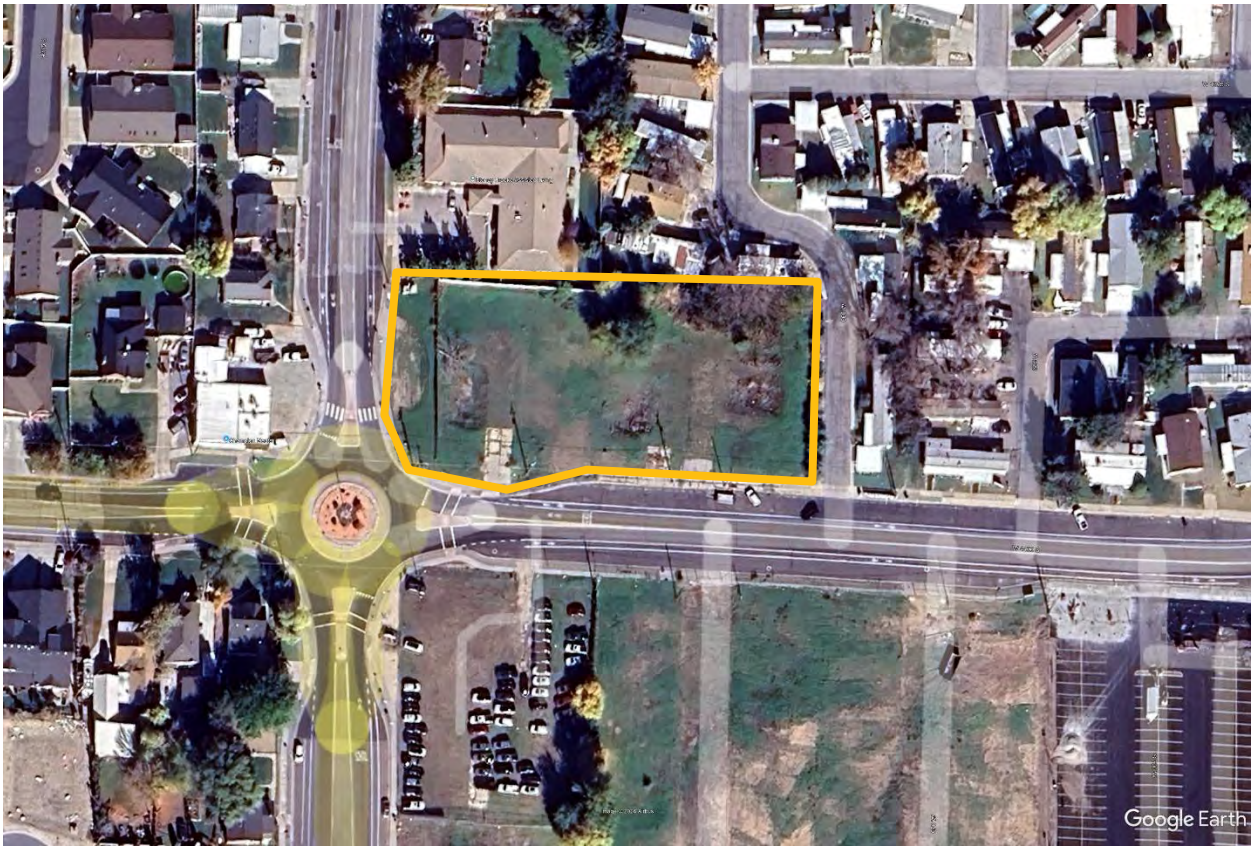
These expenses will be funded through regular, extraordinary, and special assessments levied against the individual units. Individual owners generally remain responsible for dwelling

interiors, doors, windows, individual mechanical equipment, and damage attributable to the owner, tenants, guests, or pets.

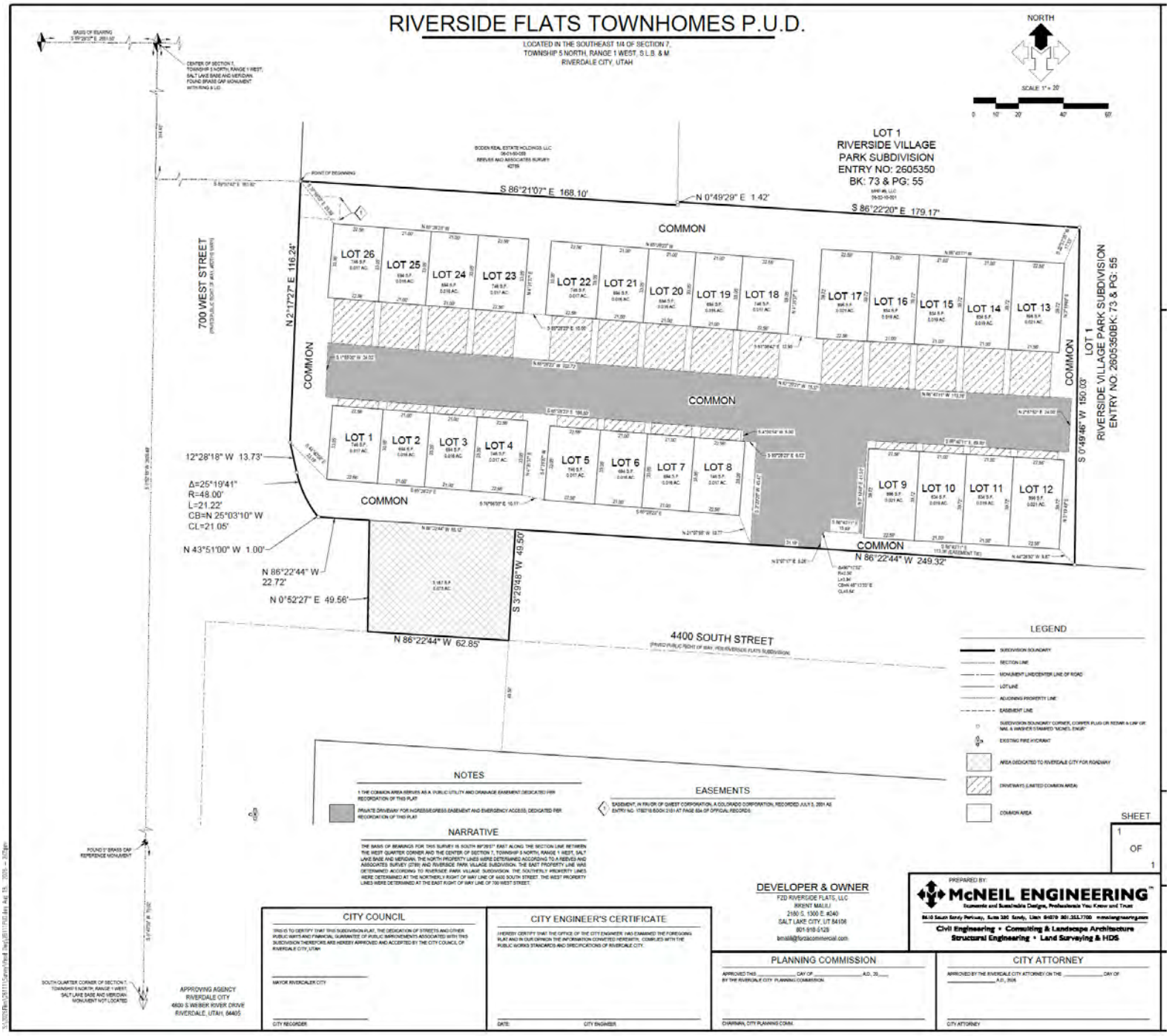
The CC&Rs also establish residential-use and property-maintenance requirements, including a minimum six-month lease term, parking and recreational-vehicle restrictions, architectural and fencing controls, limitations on outdoor storage, pet regulations, insurance requirements, and enforcement authority for the association. The CC&Rs are private restrictions and do not replace or supersede Riverdale City ordinances, approvals, or enforcement authority.

Before recordation, the CC&Rs should be revised to correspond with the final 26-unit plat and development agreement. The current submittal is in draft form and contains incomplete declarant information and internal inconsistencies, among other things. Final corrected CC&Rs should be reviewed and approved by the City Council and recorded concurrently with the final plat.

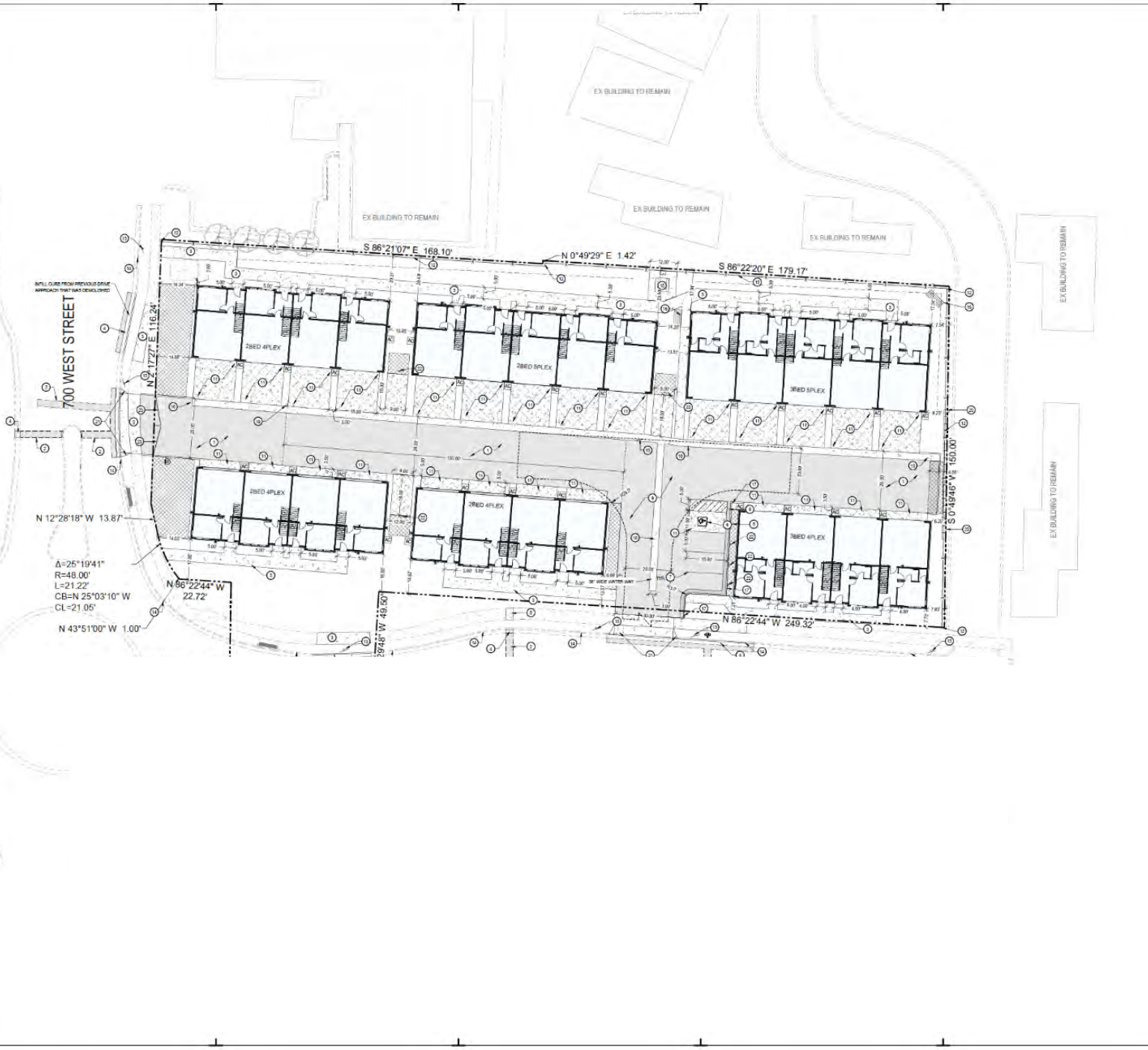
Existing Conditions Aerial



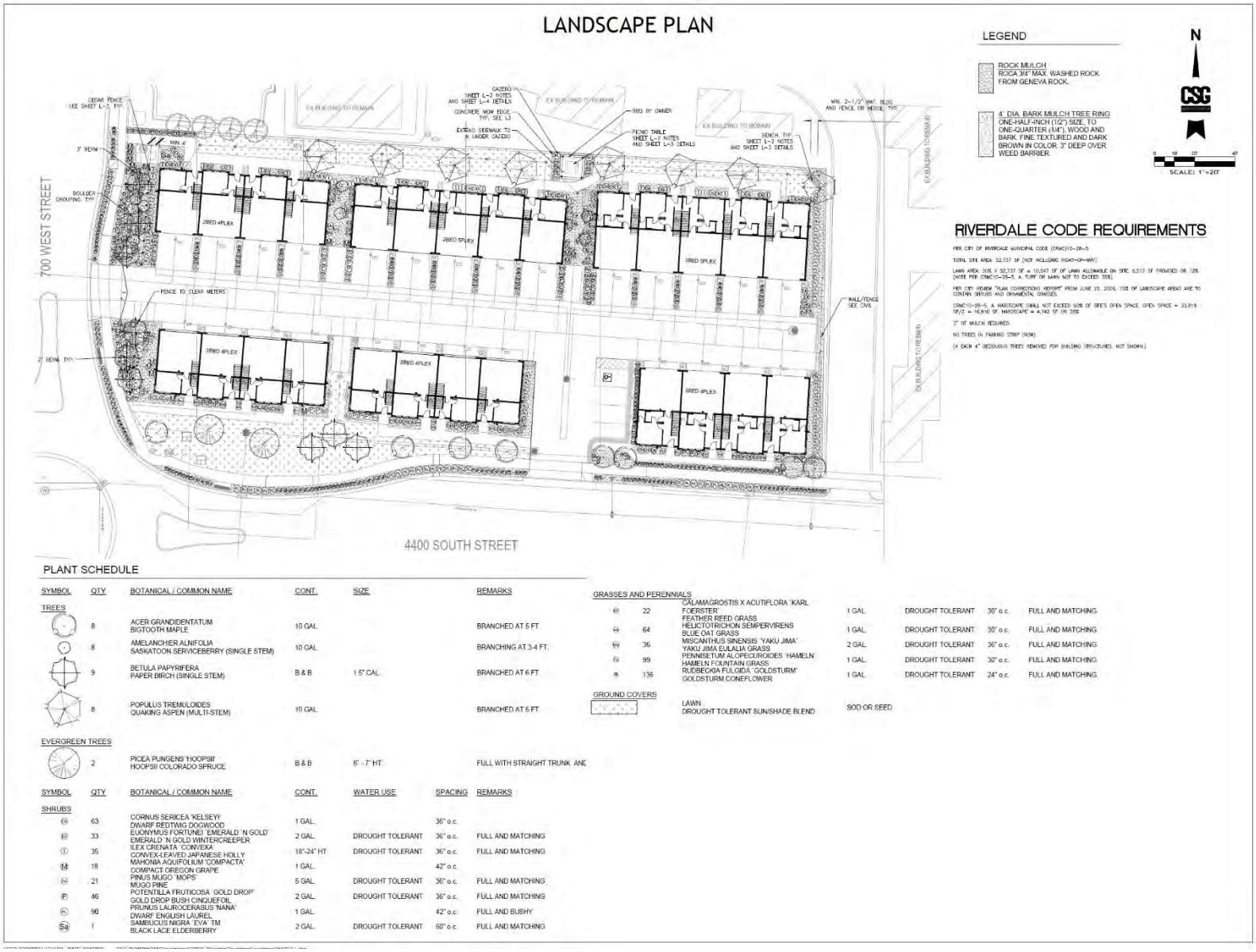
Preliminary Subdivision Plat



Proposed Site Plan



Proposed Landscape Plan



SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	REMARKS
TREES					
	8	ACER GRANDIDENTATUM BIGTOOTH MAPLE	10 GAL.		BRANCHED AT 5 FT.
	8	AMELANCHIER ALNIFOLIA SASKATOON SERVICEBERRY (SINGLE STEM)	10 GAL.		BRANCHING AT 3-4 FT.
	9	BETULA PAPYRIFERA PAPER BIRCH (SINGLE STEM)	B & B	1.5" CAL.	BRANCHED AT 6 FT.
	8	POPULUS TREMULOIDES QUAKING ASPEN (MULTI-STEM)	10 GAL.		BRANCHED AT 5 FT.
EVERGREEN TREES					
	2	PICEA PUNGENS 'HOOPSII' HOOPSII COLORADO SPRUCE	B & B	6' - 7' HT.	FULL WITH STRAIGHT TRUNK, AND

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	WATER USE	SPACING	REMARKS
SHRUBS						
CS	63	CORNUS SERICEA 'KELSEYI' DWARF REDTWIG DOGWOOD	1 GAL.		36" o.c.	
EF	33	EUONYMUS FORTUNEI 'EMERALD 'N GOLD' EMERALD 'N GOLD WINTERCREEPER	2 GAL.	DROUGHT TOLERANT	36" o.c.	FULL AND MATCHING
IC	35	ILEX CRENATA 'CONVEXA' CONVEX-LEAVED JAPANESE HOLLY	18"-24" HT.	DROUGHT TOLERANT	36" o.c.	FULL AND MATCHING
M	18	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	1 GAL.		42" o.c.	
PM	21	PINUS MUGO 'MOPS' MUGO PINE	5 GAL.	DROUGHT TOLERANT	36" o.c.	FULL AND MATCHING
P	46	POTENTILLA FRUTICOSA 'GOLD DROP' GOLD DROP BUSH CINQUEFOIL	2 GAL.	DROUGHT TOLERANT	36" o.c.	FULL AND MATCHING
PL	90	PRUNUS LAUROCERASUS 'NANA' DWARF ENGLISH LAUREL	1 GAL.		42" o.c.	FULL AND BUSHY
Sa	1	SAMBUCUS NIGRA 'EVA' TM BLACK LACE ELDERBERRY	2 GAL.	DROUGHT TOLERANT	60" o.c.	FULL AND MATCHING

GRASSES AND PERENNIALS					
	22	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL.	DROUGHT TOLERANT	30" o.c. FULL AND MATCHING
	64	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	1 GAL.	DROUGHT TOLERANT	30" o.c. FULL AND MATCHING
	36	MISCANTHUS SINENSIS 'YAKU JIMA' YAKU JIMA EULALIA GRASS	2 GAL.	DROUGHT TOLERANT	36" o.c. FULL AND MATCHING
	99	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	1 GAL.	DROUGHT TOLERANT	30" o.c. FULL AND MATCHING
	136	RUDBECKIA FULGIDA 'GOLDSTURM' GOLDSTURM CONEFLOWER	1 GAL.	DROUGHT TOLERANT	24" o.c. FULL AND MATCHING
GROUND COVERS					
		LAWN DROUGHT TOLERANT SUN/SHADE BLEND	SOD OR SEED		

ANALYSIS AND FINDINGS

The application is being processed under **Riverdale City Code Title 10, Chapter 22**, Planned Development. A development agreement approved by the City Council will govern implementation of the approved site plan, including project-specific standards, conditions of approval, required improvements, and ongoing obligations. The proposal is also subject to applicable provisions of **Chapter 21 Subdivisions**, **Chapter 25 Development in All Zones**, **Chapter 14 Regulations Applicable to All Zones**, **Chapter 15 Parking and Access**, **Chapter 28 Residential Landscaping**, and the underlying zone of R-5, except as lawfully modified through the Planned Development approval.

The development plans include new water, sanitary sewer, storm drain, electrical, gas, and telecommunications infrastructure necessary to serve the site. The plans specifically note that all construction and materials are required to meet the latest Riverdale City standards. Because the project includes public improvements and work affecting the public right-of-way, the Owner will be required to execute a Financial Guarantee Escrow Agreement prior to final approval and construction, to guarantee satisfactory installation and completion of required public improvements.

Residential Zones – R-5 *(RCC 10-9F)*

The purpose of the R-5 zone classification is to permit development of high density residential areas with their associated necessary public services and activities.

> **Analysis:** Review of Permitted Uses, Site Development Standards, Uses, building setbacks, screening, parking, landscaping, signs, and lighting, traffic movement, harmonious and beneficial relations among buildings, height and bulk of buildings, and the harmonious relations between adjacent neighborhoods.
>
> **Finding:** Staff conducted an initial review of the proposed site plan and provided a corrections report to the applicant on June 22, 2026. The applicant made final corrections and submitted final revisions on August 28th , 2026. The proposal satisfies the standards identified above and is compliant with City Code. 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 subdivision and site plan, proper submission and compliance to plan standards checklist, review and action by Planning Commission.

Finding: This application was received on March 20, 2026 . All City comments have been satisfied by the applicant and are reflected in the attached final 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 Residential Landscape Requirements.

Finding: Riverdale City staff, along with the contracted City Engineer, reviewed the petitioner's site plan land use application to verify that the application complies with municipal ordinances and applicable standards and specifications. Comments were provided to the applicant's design team and revisions were made to the petition. All City comments have been satisfied by the applicant and are reflected in the attached final subdivision plat and site plan presented for consideration. Staff determination: **Complies**

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

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 Space for Dwellings, Computation of Parking Requirements, Parking Lot Design & Maintenance, Off-Street Truck Loading Space, and Vehicular Traffic to Commercial or Manufacturing Zones.

Finding: Riverdale City staff, along with the contracted City Engineer, reviewed the petitioner's site plan land use application to verify that the application complies with municipal ordinances and applicable standards and specifications. Comments were provided to the applicant's design team and revisions were made to the application. All City comments have been satisfied by the applicant and are reflected in the attached final site plan presented for consideration. Staff determination: **Complies**

CONCLUSION

The proposed townhome use is consistent with the site's R-5 zoning only when subject to the Planned Development designation.

Staff finds that any remaining issues are principally technical and administrative in nature and can be satisfactorily addressed through the conditions recommended below. Subject to completion of those conditions and continued compliance with applicable Riverdale City ordinances, engineering standards, and other regulatory requirements, Staff recommends that the Planning Commission **APPROVE** the preliminary subdivision plat and forward a **RECOMMENDATION OF APPROVAL** to the City Council for the Riverside Flats Townhomes site plan and development agreement, subject to the following conditions:

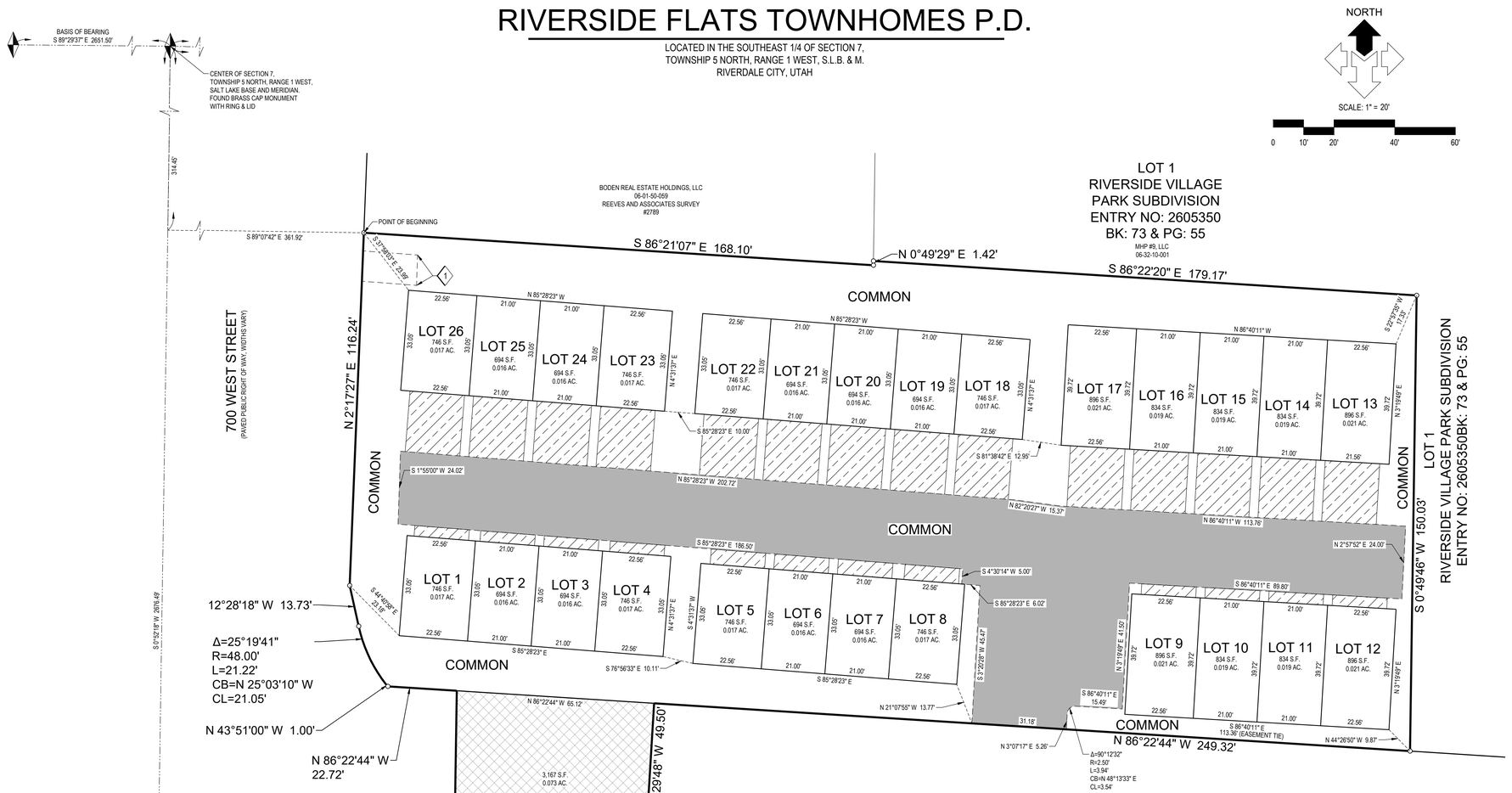
1. The approval and recording of a long-term storm water management plan
2. The execution of a Financial Guarantee Escrow Agreement to guarantee satisfactory installation and completion of public improvements
3. The execution and recording of a Public Water Supply Agreement purchasing the appropriate amount of water to meet the requirements of the City
4. The approval, execution, and recording of the proposed Development Agreement
5. The approval, execution, and recording of the proposed project CC&R's
6. The attendance of a pre-construction meeting prior to any site work and conformity with future code compliant requirements (SWPPP, permits, site coordination, testing, etc)

Attachments

Application
Prelim Plat
Proposed Site Plan
Architectural Elevations
DRAFT Development Agreement
DRAFT CC&R's

RIVERSIDE FLATS TOWNHOMES P.D.

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 7,
TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. & M.
RIVERDALE CITY, UTAH



NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- MONUMENT LINE/CENTER LINE OF ROAD
- LOT LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- SUBDIVISION BOUNDARY CORNER, COPPER PLUG OR REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
- EXISTING FIRE HYDRANT
- AREA DEDICATED TO RIVERDALE CITY FOR ROADWAY
- DRIVEWAYS (LIMITED COMMON AREA)
- COMMON AREA

NOTES

1. THE COMMON AREA SERVES AS A PUBLIC UTILITY AND DRAINAGE EASEMENT DEDICATED PER RECORDATION OF THIS PLAT

PRIVATE DRIVEWAY FOR INGRESS/EGRESS EASEMENT AND EMERGENCY ACCESS, DEDICATED PER RECORDATION OF THIS PLAT

EASEMENTS

1 EASEMENT, IN FAVOR OF QWEST CORPORATION, A COLORADO CORPORATION, RECORDED JULY 3, 2001 AS ENTRY NO. 1780718 BOOK 2151 AT PAGE 834 OF OFFICIAL RECORDS.

NARRATIVE

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 89°29'37" EAST ALONG THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE CENTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE NORTH PROPERTY LINES WERE DETERMINED ACCORDING TO A REEVES AND ASSOCIATES SURVEY (2789) AND RIVERSIDE PARK VILLAGE SUBDIVISION. THE EAST PROPERTY LINE WAS DETERMINED ACCORDING TO RIVERSIDE PARK VILLAGE SUBDIVISION. THE SOUTHERLY PROPERTY LINES WERE DETERMINED AT THE NORTHERLY RIGHT OF WAY LINE OF 4400 SOUTH STREET. THE WEST PROPERTY LINES WERE DETERMINED AT THE EAST RIGHT OF WAY LINE OF 700 WEST STREET.

SURVEYOR'S CERTIFICATE

I, DAVID B DRAPER DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO..6861599 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYOR'S ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENT AS REPRESENTED ONT HIS PLAT, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOW AS:

RIVERSIDE FLATS TOWNHOMES P.D.

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

SUBDIVISION DESCRIPTION

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 700 WEST STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE BODEN REAL ESTATE HOLDINGS SURVEY, AS ESTABLISHED ACCORDING TO THAT CERTAIN RECORD OF SURVEY PREPARED BY REEVES AND ASSOCIATES ON FILE WITH THE WEBER COUNTY SURVEYOR AS #2789, SAID POINT BEING SOUTH 0°52'18" WEST 314.45 FEET ALONG THE SECTION AND SOUTH 89°07'42" EAST 361.92 FEET FROM THE WEBER COUNTY MONUMENT MARKING THE CENTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE EASTERLY AND NORTHERLY ALONG THE SOUTHERLY AND EASTERLY LINE OF SAID PARCEL AND SAID REEVES SURVEY THE FOLLOWING TWO COURSES: 1) SOUTH 86°21'07" EAST 168.10 FEET, 2) NORTH 0°49'29" EAST 1.42 FEET TO A POINT ON A SOUTHERLY LINE OF RIVERSIDE VILLAGE PARK SUBDIVISION, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER AS ENTRY NO. 2605350; THENCE ALONG SAID SOUTHERLY LINE AND A WESTERLY LINE OF SAID SUBDIVISION THE FOLLOWING TWO COURSES: 1) SOUTH 86°22'20" EAST 179.17 FEET, 2) SOUTH 0°49'46" WEST 150.03 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 4400 SOUTH STREET; THENCE NORTH 86°22'44" WEST 249.32 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 3°29'48" WEST 49.50 FEET TO THE CENTER LINE OF SAID 4400 SOUTH STREET; THENCE NORTH 86°22'44" WEST 62.85 FEET ALONG SAID CENTER LINE; THENCE NORTH 0°52'27" EAST 49.56 FEET TO SAID NORTHERLY RIGHT OF WAY LINE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE AND SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE COURSES: 1) NORTH 86°22'44" WEST 22.72 FEET, 2) NORTH 43°51'00" WEST 1.00 FEET TO A POINT ON THE ARC OF A 48.00 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT, 3) NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°19'41", A DISTANCE OF 21.22 FEET, CHORD BEARS NORTH 25°03'10" WEST 21.05 FEET, 4) NORTH 12°28'18" WEST 13.73 FEET, 5) NORTH 2°17'27" EAST 116.24 FEET TO THE POINT OF BEGINNING.

CONTAINS 55,092 S.F. OR 1.265 ACRES (26 LOTS, COMMON AREA AND ROAD DEDICATION)

PROFESSIONAL LAND SURVEYOR
DAVID B. DRAPER
No. 6861599
10/12/26
STATE OF UTAH

DAVID B DRAPER,
L.S. LICENSE NO.6861599

OWNER'S DEDICATION

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

RIVERSIDE FLATS TOWNHOMES P.D.

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

IN WITNESS WHEREOF I (WE) HAVE HEREUNTO SET OUR HAND(S) THIS _____ DAY OF _____ A.D., 20____

ITS:

KMM - PERMIAN, LLC

BY: _____ (PRINT NAME)

_____ (TITLE)

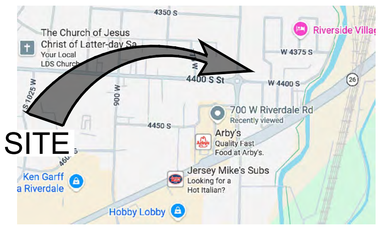
_____ (SIGNATURE)

HOG BG WI, LLC

BY: _____ (PRINT NAME)

ITS: _____ (TITLE)

BY: _____ (SIGNATURE)



VICINITY MAP

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

ON THIS ____ DAY OF _____, IN THE YEAR 20 _____ BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ THE _____ OF _____ LLC, A _____ LIMITED LIABILITY COMPANY PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION REGARDING THE _____ SUBDIVISION AND WAS SIGNED BY HIMMER ON BEHALF OF SAID _____ LLC, A _____ LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

SHEET 1 OF 1

DEVELOPER & OWNER

FZD RIVERSIDE FLATS, LLC
BRENT MALILI
2180 S. 1300 E. #240
SALT LAKE CITY, UT 84106
801-918-5128
bmalili@forzacommercial.com

PREPARED BY:
McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

CITY COUNCIL

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 THEREFORE ARE HEREBY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF RIVERDALE CITY, UTAH

_____
MAYOR RIVERDALER CITY

_____
CITY RECORDER

CITY ENGINEER'S CERTIFICATE

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.

DATE: _____ CITY ENGINEER

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

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D., 20____,
BY THE RIVERDALE CITY PLANNING COMMISSION.

_____
CHAIRMAN, CITY PLANNING COMM.

CITY ATTORNEY

APPROVED BY THE RIVERDALE CITY ATTORNEY ON THE _____ DAY OF _____ A.D., 2026

_____
CITY ATTORNEY

WEBER COUNTY RECORDER

ENTRY NO. _____.

STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

_____ FEE $

_____ WEBER COUNTY RECORDER

RIVERSIDE FLATS TOWNHOMES P.D.

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 7,
TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. & M.
RIVERDALE CITY, UTAH

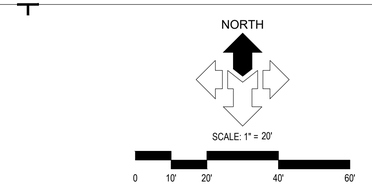
S:\2026\Files\26111\Survey\Prod Dwg\26111P01.dwg Oct 12, 2026 - 2:01pm

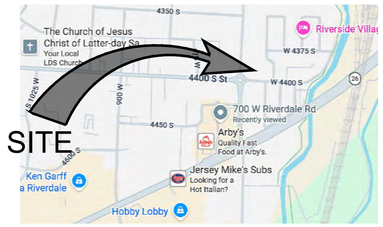
RIVERSIDE FLATS
CONSTRUCTION PLANS

690 WEST 4400 SOUTH
RIVERDALE, UT 84405

PROJECT SECTION
SOUTHEAST QUARTER OF SECTION 7, T5N, R1W, SALT LAKE BASE AND MERIDIAN







VICINITY MAP
SCALE: N.T.S.

DRAWING INDEX

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C0.10	DEMOLITION PLAN
C1.01	CIVIL SITE PLAN
C2.01	GRADING AND DRAINAGE PLAN
C2.10	EROSION CONTROL PLAN
C4.01	SITE UTILITY PLAN
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS
C5.03	CIVIL DETAILS
C5.04	EROSION DETAILS

ALL WORK AND MATERIALS FOR WATER MUST CONFORM TO RIVERDALE CITY STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER MUST CONFORM TO RIVERDALE CITY STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS MUST CONFORM TO RIVERDALE CITY STANDARDS AND SPECIFICATIONS

DEVELOPER & OWNER
FZD RIVERSIDE FLATS, LLC
BRENT MALILI
2180 S. 1300 E. #240
SALT LAKE CITY, UT 84106
801-918-5128
bmalili@forzacommercial.com

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

S:\2026Files\26111\Civil\Prod Dwg\26111 PLN.dwg Trevor Aug 20, 2026 - 8:47pm

GENERAL NOTES

1.1 COMPLIANCE

1. ALL WORK TO CONFORM TO RIVERDALE CITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

1.2 PERMITTING AND INSPECTIONS

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

1.3 COORDINATION & VERIFICATION

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 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.
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. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, SITE ELECTRICAL SITE LIGHTING PLANS AND ELECTRICAL SERVICE TO THE BUILDING(S), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDING(S), INCLUDING FIRE PROTECTION, ARCHITECTURAL SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC., NOT SHOWN ON CIVIL PLANS.
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.

1.4 SAFETY AND PROTECTION

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
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. 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.
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.
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.
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.
8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
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.
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.
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.
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.
14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE 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.

1.5 MATERIALS

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
   A. 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.
   B. 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.
   C. UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
   D. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (90%) SUBGRADE.
   E. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
   F. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
2. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER 8" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS, AND DETAIL 'D1' SHEET C5.01
   A. ASPHALT COMPACTION SHALL BE A MINIMUM 96% (MARSHALL DESIGN).
   B. SURFACE COARSE SHALL BE ½ " MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
   C. AC PAVEMENT TO BE A ¼" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
   D. THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

1.6 GRADING / SOILS

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 ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
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.
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.
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.
5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

1.7 UTILITIES

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.
2. CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
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 LOWEST 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.
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 ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
7. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
8. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
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.
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 OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

1.8 SURVEY CONTROL

1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR 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.
2. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
3. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

1.9 AMERICAN DISABILITIES ACT

1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
   *ROUTES SHALL HAVE A 2.08% (1:48) 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.
2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.08% (1:48) MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
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.

GENERAL NOTES: CONTINUED

LEGEND

NEW	EXISTING	
		MONUMENT LINE
		CENTER LINE
		SUBJECT PROPERTY LINE
		ADJACENT PROPERTY LINE
		EASEMENT LINE
		DITCH FLOWLINE
X	X	FENCE LINE
ATMS	atms	ATMS CABLE
TV	tv	CABLE TV LINE
C	c	COMMUNICATIONS LINE
FO	fo	FIBER-OPTIC CABLE
F	f	FIRE LINE
IRR	irr	IRRIGATION LINE
G	g	NATURAL GAS LINE
OHC	ohc	OVERHEAD COMMUNICATIONS
OHP	ohp	OVERHEAD POWER LINE
OHT	oht	OVERHEAD TELEPHONE LINE
OHTV	ohtv	OVERHEAD TELEVISION LINE
P	p	POWER LINE
P/C	p/c	POWER/COMMUNICATIONS LINE
P/T	p/t	POWER/TELEPHONE LINE
P/T/C	p/t/c	POWER/TELE/COMM LINE
RD	rd	ROOF DRAIN LINE
SW	sw	SECONDARY WATER LINE
S	s	SANITARY SEWER LINE
ST	st	STEAM LINE
SD	sd	STORM DRAIN LINE
T	t	TELEPHONE LINE
T/C	t/c	TELEPHONE/COMM LINE
UD	ud	UNDERDRAIN
UGC	ugc	UNDERGROUND COMMUNICATIONS
UGP	ugp	UNDERGROUND POWER LINE
UGT	ugt	UNDERGROUND TELEPHONE LINE
UGTV	ugtv	UNDERGROUND TELEVISION
W	w	WATER LINE
72		CONTOUR LINE
		CURB & GUTTER (STD)
		CURB & GUTTER (OUTFALL)

NEW	EXISTING	
		SECTION CORNER (FOUND)
		SECTION CORNER (NOT FOUND)
		STREET MONUMENT
		BRASS CAP MONUMENT
		POWER POLE
		UTILITY POLE
GUY	GUY	GUY ANCHOR
TRANS	TRANS	POWER TRANSFORMER
		TRAFFIC SIGNAL CABINET
		LIGHT POLE
TR	TR	TELEPHONE RISER
T	T	TELEPHONE MANHOLE
		TRAFFIC SIGNAL BOX
W	W	WATER MANHOLE
		WATER VALVE
WM	WM	WATER METER
		FIRE HYDRANT
S	S	SANITARY SEWER MANHOLE
SSCO	SSCO	SANITARY SEWER CLEANOUT
SD	SD	STORM DRAIN MANHOLE
		STORM DRAIN CURB INLET
		STORM DRAIN CATCH BASIN
SD	SD	STORM DRAIN CLEANOUT
		STORM DRAIN COMBO BOX
MB	MB	MAILBOX
		SIGN
		FLOW DIRECTION
44.00 TOC	*44.00 EX TOC*	SPOT ELEVATION
		CONIFEROUS TREE
		DECIDUOUS TREE

ABBREVIATIONS

AC	ACRE	DIP	DUCTILE IRON PIPE	GM	GAS METER	PCC	POINT OF COMPOUND CURVE
ADA	AMERICANS WITH DISABILITIES ACT	DTREE	DECIDUOUS TREE	GMH	GAS MANHOLE	PI	POINT OF INTERSECTION
ATMS	ADVANCED TRAFFIC MGMT. SYSTEM	DYL	DOUBLE YELLOW LINE	GUY	GUY WIRE	PM	PARKING METER
B&C	BAR & CAP	E	EAST	GV	GAS VALVE	PP	POWER POLE
BC	BUILDING CORNER	EB	ELECTRIC BOX	HDPE	HIGH DENSITY POLYETHYLENE	PRC	POINT OF REVERSE CURVE
BFG	BOTTOM FINISH GRADE	EGL	ENERGY GRADE LINE	HG	HEADGATE	PRK	PARKING STRIPE
BLUE	BLUE STAKED ELECTRIC	ELEV	ELEVATION	HGL	HYDRAULIC GRADE LINE	POC	POINT OF CONNECTION
BLUFO	BLUE STAKED FIBER OPTIC	EM	ELECTRIC METER	HP	HIGH POINT	PT	POINT OF TANGENCY
BLUG	BLUE STAKED NATURAL GAS	EMH	ELECTRIC MANHOLE	HW	HEADWALL or HIGH WATER	PWR	POWER
BLUIRR	BLUE STAKED IRRIGATION	EOA	EDGE OF ASPHALT	HWY	HIGHWAY	PVC	POLYVINYL CHLORIDE PIPE
BLUSD	BLUE STAKED STORM DRAIN	EOC	EDGE OF CONCRETE	ICO	IRRIGATION CLEANOUT	R	RANGE
BLUSS	BLUE STAKED SANITARY SEWER	EOG	EDGE OF GRAVEL	ICV	IRRIGATION CONTROL VALVE	RCP	REINFORCED CONCRETE PIPE
BLUT	BLUE STAKED TELEPHONE	EOL	EDGE OF LAWN	IE	INVERT ELEVATION	RD	ROOF DRAIN
BLUW	BLUE STAKED WATER	EX or EXIST	EXISTING	IRR	IRRIGATION	REV	REVISION
BM	BENCHMARK	F	FIRE	LF	LINEAR FEET	ROW	RIGHT-OF-WAY
BOF	BOTTOM OF FOOTING	FC	FOUNDATION CORNER	LIP	LIP OF GUTTER	RR	RAILROAD
BOB	BOTTOM OF BOX	FD	FOUND or FOUNDATION DRAIN	LP	LOW POINT or LIGHT POLE	S	SOUTH
BOL	BOLLARD	FDC	FIRE DEPT. CONNECTION	MAX	MAXIMUM	SAD	SEE ARCHITECTURAL DRAWINGS
BOT	BOTTOM	FDMN	FOUND MONUMENT	MIN	MINIMUM	SD	STORM DRAIN
BOV	BLOW-OFF VALVE	FDSC	FOUND SECTION CORNER	MON	MONUMENT	SDCB	STORM DRAIN CATCH BASIN
BOW	BACK OF WALK	FFE	FINISHED FLOOR ELEVATION	MP	METAL PIPE	SDCO	STORM DRAIN CLEOUNOUT BOX
BW	FINISH GRADE AT BOTTOM OF WALL	FG	FINISHED GRADE	MW	MONITORING WELL	SDMH	STORM DRAIN MANHOLE
℄	CENTERLINE	FH	FIRE HYDRANT	N	NORTH	SEC	SECTION
CATV	CABLE TELEVISION	FL	FLOW LINE	NG	NATURAL GROUND	SPECS	SPECIFICATIONS
CBR	CONCRETE BARRIER	FNC	FENCE	NGRET	NG AT RETAINING WALL	SLB&M	SALT LAKE BASE & MERIDIAN
CC	CURB CUT	FNCCL	CHAIN LINK FENCE	NR	NAIL & RIBBON	SQ	SQUARE
COL	COLUMN	FNCIRN	IRON FENCE	NW	NAIL & WASHER	SQFT	SQUARE FEET
COMM	COMMUNICATIONS	FNCVYL	VINYL FENCE	NTS	NOT TO SCALE	SQYD	SQUARE YARD
CONC	CONCRETE	FNCWD	WOOD FENCE	OG	ORIGINAL GROUND	SS	SANITARY SEWER
CONST	CONSTRUCTION	FNCWR	WIRE FENCE	OH	OVERHANG	SSCO	SANITARY SEWER CLEANOUT
CMP	CORRUGATED METAL PIPE	FO	FIBER OPTIC	OHC	OVERHEAD COMMUNICATIONS	SSMH	SANITARY SEWER MANHOLE
CP	CONTROL POINT	FOW	FRONT OF WALK	OHP	OVERHEAD POWER	ST	STEAM
CTREE	CONIFEROUS TREE	FT	FEET	OHT	OVERHEAD TELEPHONE	STA	STATION
CUFT	CUBIC FOOT	G	NATURAL GAS	OHTV	OVERHEAD TELEVISION	STD	STANDARD
CUYD	CUBIC YARD	GAR	GARAGE	ℙ	PROPERTY LINE	STM	STORM
DEL	DELINEATOR	GB	GRADE BREAK	PB	POWER BOX	SYL	SOLID YELLOW LINE
DIA or Ø	DIAMETER	GL	GROUND LIGHT	PC	POINT OF CURVATURE	SWL	SOLID WHITE LINE
						T	TOWNSHIP
						TBC	TOP BACK OF CURB
						TELE	TELEPHONE
						TFC	TOP FACE OF CURB
						TFG	TOP FINISH GRADE
						TL	TREE LINE
						TMH	TELEPHONE MANHOLE
						TOA	TOP OF ASPHALT
						TOC	TOP OF CONCRETE
						TOF	TOP OF FOOTING
						TOG	TOP OF GRATE
						TOE	TOE OF SLOPE
						TOP	TOP OF SLOPE or TOP OF PIPE
						TOW	TOP OF WALL
						TR	TELEPHONE RISER
						TV	TELEVISION
						TW	FINISH GRADE AT TOP OF WALL
						TRANS	TRANSFORMER
						TSP	TRAFFIC SIGNAL POLE
						TSB	TRAFFIC SIGNAL BOX
						UD	UNDERDRAIN
						UGC	UNDERGROUND COMMUNICATIONS
						UGP	UNDERGROUND POWER
						UGT	UNDERGROUND TELEPHONE
						UGTV	UNDERGROUND TELEVISION
						U.N.O.	UNLESS NOTED OTHERWISE
						UP	UTILITY POLE
						VCP	VITRIFIED CLAY PIPE
						VP	VERTICAL PIPE
						W	WEST or WATER
						WM	WATER METER
						WMH	WATER MANHOLE
						WS	WATER SURFACE
						WTR	WATER
						WV	WATER VALVE
						WW	WATERWAY

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
REG. NO. 375473-2202
ROBERT J. POIRIER
8-19-2026
STATE OF UTAH

RIVERSIDE FLATS

690 WEST 4400 SOUTH
RIVERDALE, UTAH
SOUTHEAST QUARTER OF SECTION 7, T5N, R1W, SALT LAKE BASE AND MERIDIAN

REVISIONS

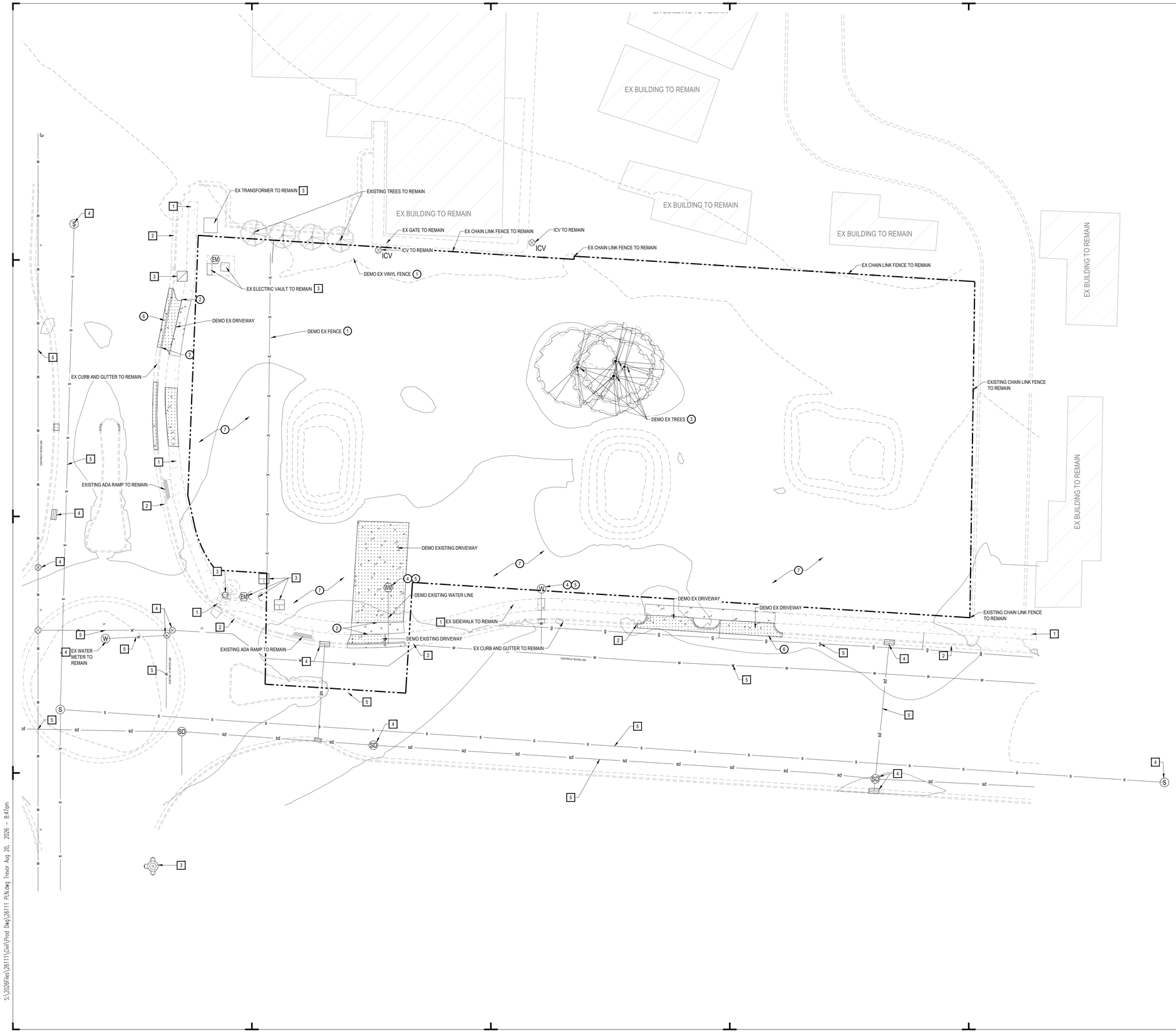
REV	DATE	DESCRIPTION
4	08/04/2026	CITY COMMENTS

PROJECT NO:	26111
DRAWN BY:	TJO
CHECKED BY:	RJP
DATE:	8/20/2026

GENERAL NOTES, LEGEND AND ABBREVIATIONS

C0.01

S:\2026Files\26111\Civil\Prod Dwg\26111 PLN.dwg Trevor Aug 20, 2026 - 8:47am



S:\2026Files\26111\Civil\Prod Dwg\26111 PLN.dwg Trevor Aug 20, 2026 - 8:47am

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

ALL PRIOR EXISTING CULINARY WATER LINES SERVICE LATERALS AND SANITARY SEWER LATERALS MUST BE LOCATED AND DISCONNECTED AT THE MAINLINE CONNECTIONS.

IF ANY IRRIGATION DITCHES EXIST, THEY SHALL BE VERIFIED BY THE DITCH MASTER THAT THEY CAN BE REMOVED IF THEY ARE INTERCONNECTED.

ALL WORK TO COMPLY WITH RIVERDALE CITY STANDARDS AND SPECIFICATIONS.

COORDINATE WITH GOVERNING AGENCY PRIOR TO DEMOLITION OF ANY PUBLIC UTILITY.

UTILITY TYPE	PROVIDER
WATER	RIVERDALE CITY
STORM	RIVERDALE CITY
COMMUNICATIONS	COMCAST
COMMUNICATIONS	CENTURY LINK
COMMUNICATIONS	INTEGRA
SANITARY SEWER	CENTRAL WEBER SEWER I.D.
NATURAL GAS	ENBRIDGE GAS
POWER	ROCKY MOUNTAIN POWER

KEYED NOTES:

DEMOLISH AND/OR REMOVE THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

EXISTING CONCRETE FLATWORK TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.

1. EXISTING SITE FEATURES (FENCES, GATES, BOLLARDS, GRAVEL DRIVEWAYS, IRRIGATION GATES, CONCRETE DITCHES, WHEEL STOPS, LANDSCAPING, GROUND LIGHTING, IRRIGATION, MOWSTRIPS, ETC.) TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
2. SAWCUT EXISTING CONCRETE.
3. EXISTING TREE(S) TO BE REMOVED AND PROPERLY DISPOSED OF.
4. EXISTING WATER SERVICE TO BE KILLED AT MAIN, PER GOVERNING BODY STANDARDS AND SPECIFICATIONS.
5. CONTRACTOR TO REMOVE EXISTING WATER METER EQUIPMENT AND COORDINATE THE RETURN TO GOVERNING BODY. EXISTING WATER METER VAULT AND ASSOCIATED WATER SERVICE LINE TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
6. EXISTING CONCRETE CURB AND GUTTER AND/OR CURB WALL TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
7. ANY SEWER LATERALS FOUND DURING CONSTRUCTION SHALL BE CAPPED AT THE MAIN PER RIVERDALE CITY STANDARDS.

[1] PRESERVE AND PROTECT EXISTING CONCRETE FLATWORK. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING CONCRETE FLATWORK FROM DAMAGE DURING CONSTRUCTION.

[2] PRESERVE AND PROTECT EXISTING CONCRETE CURB AND GUTTER AND/OR CURB WALL. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING CONCRETE CURB AND GUTTER AND/OR CURB WALL FROM DAMAGE DURING CONSTRUCTION.

[3] PRESERVE AND PROTECT EXISTING ABOVE-GROUND UTILITY STRUCTURE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FROM DAMAGE DURING CONSTRUCTION.

[4] PRESERVE AND PROTECT EXISTING UNDERGROUND UTILITY STRUCTURE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FROM DAMAGE DURING CONSTRUCTION.

[5] PRESERVE AND PROTECT EXISTING UNDERGROUND UTILITY LINE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FROM DAMAGE DURING CONSTRUCTION.

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
REG. NO. 375473-2202
ROBERT J. POIRIER
8-19-2026
STATE OF UTAH

RIVERSIDE FLATS

690 WEST 4400 SOUTH
RIVERDALE, UTAH
SOUTHEAST QUARTER OF SECTION 7, T5N, R1W, SALT LAKE BASE AND MERIDIAN

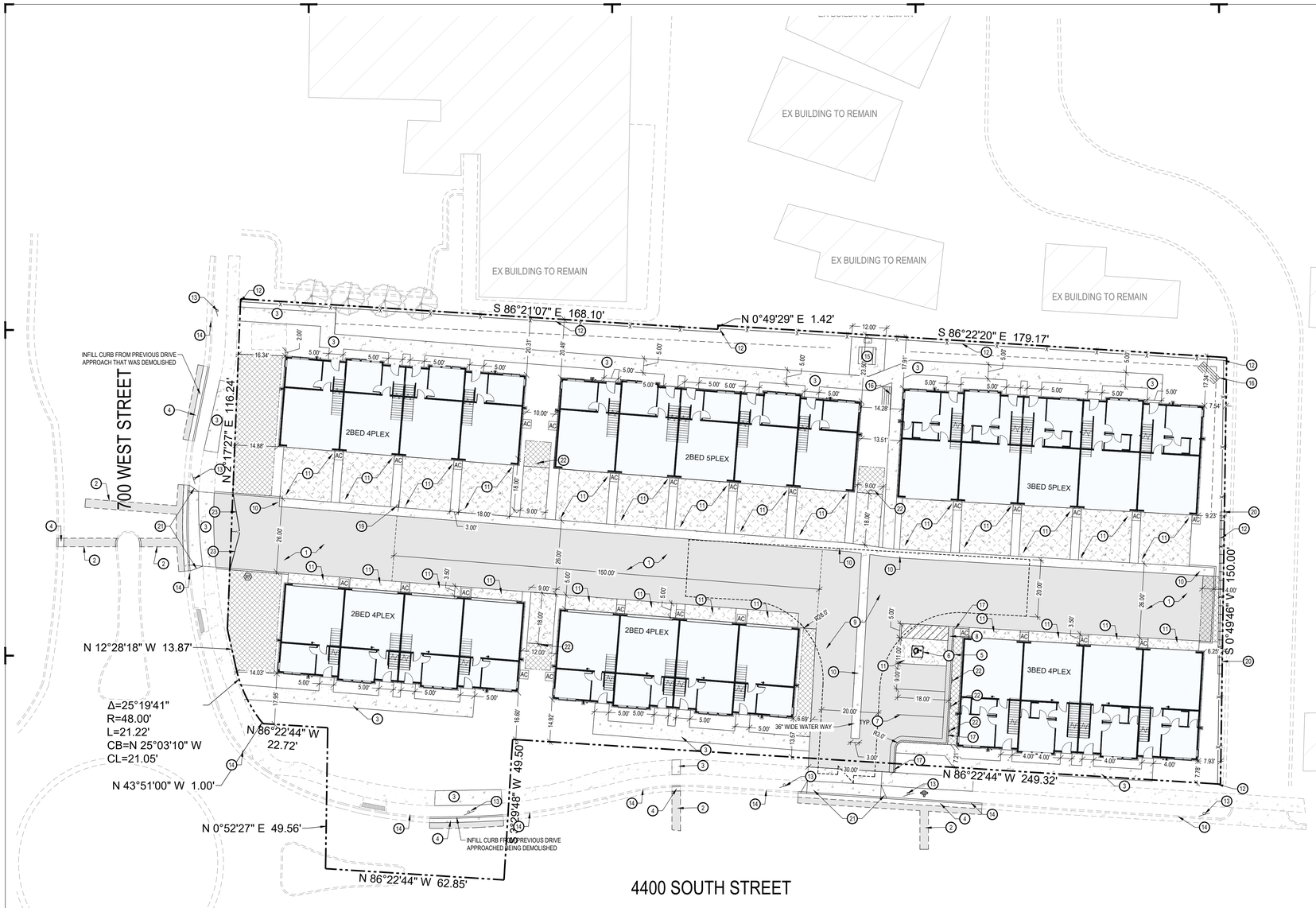
REVISIONS

REV	DATE	DESCRIPTION
4	08/04/2026	CITY COMMENTS

PROJECT NO:	26111
DRAWN BY:	TJO
CHECKED BY:	RJP
DATE:	8/20/2026

DEMOLITION PLAN

C0.10



NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

DESCRIPTION	AREA	%
HARDSCAPE	23,511 SQFT	43%
LANDSCAPE	12,415 SQFT	23%
BUILDINGS	19,166 SQFT	35%
TOTAL	55,092 SQFT	100%

GENERAL NOTES:

ALL MISSING, NONFUNCTIONING, AND OR DAMAGED SURFACE IMPROVEMENTS SHALL BE REPLACED. (SIDEWALK, CURB AND GUTTER, FENCING, ETC.)

ALL CONSTRUCTION AND MATERIALS SHALL MEET RIVERDALE CITY STANDARDS.

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.

ALL WORK TO COMPLY WITH RIVERDALE CITY STANDARDS AND SPECIFICATIONS.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

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

1. STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
2. ASPHALT T-PATCH, PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
3. CONCRETE SIDEWALK, PER RIVERDALE CITY DETAIL '3', SEE SHEET C5.01.
4. 30" CONCRETE CURB AND GUTTER. PER RIVERDALE CITY DETAIL '3', SEE SHEET C5.01.
5. VAN ACCESSIBLE ADA PARKING SIGN. SEE DETAIL 'D6', SHEET C5.01.
6. PAINTED ADA SYMBOL. SEE DETAIL 'D5', SHEET C5.01.
7. 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
8. 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
9. FIRE TRUCK HAMMER HEAD TURN AROUND.
10. 36" WIDE CONCRETE WATERWAY. SEE DETAIL 'D3', SHEET C5.01.
11. CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01.
12. NEW 6' CEDAR FENCE TO BE INSTALLED ALONG NORTH AND EAST PROPERTY LINES.
13. NO PARKING SIGNS AT DEGREE ANGLE TO STREET, PER RIVERDALE CITY DETAIL '7'. SEE SHEET C5.02.
14. NO PARKING AREA TO HAVE NO PARKING SIGNS PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
15. NEW 4" THICK CONCRETE PATIO WITH COVERED PICNIC TABLE AND BBQ GRILL.
16. NEW BENCH.
17. 24" CONCRETE RELEASE CURB AND GUTTER. SEE DETAIL 'C4', SHEET C5.01.
18. SNOW STACKING ZONE. NO PLOWING OF SNOW OFFSITE ALLOWED PER CCR'S. TOTAL 1,996 SQ FT OF SNOW STACKING AVAILABLE.
19. END OF EMERGENCY ACCESS SIGN.
20. PRECAST KEYSTONE MODULAR BLOCK WALL WITH ACCOMMODATIONS FOR FENCE POSTS. BRICKS ARE TO BE 18" X 36" X 18". CONTRACTOR TO FOLLOW ALL MANUFACTURER RECOMMENDATIONS. SEE DETAIL ON SHEET C5.01.
21. NEW FLARE DRIVE APPROACH TO BE INSTALLED PER RIVERDALE CITY DETAIL '4', SEE SHEET C5.02.
22. GUEST PARKING SIGNS PER RIVERDALE STANDARDS AND SPECIFICATIONS.
23. EMERGENCY ACCESS GATE WITH KNOX BOX.

*EACH TOWN HOME WILL HAVE THEIR OWN ROLLING TRASH CANS, KEPT IN THEIR GARAGES.

PARKING TABLE

PARKING REQUIRED	2 STALLS PER TOWNHOME	.25 PER VISITOR	N/A	56
PARKING PROVIDED	2 STALLS INSIDE EACH GARAGE (26'2=52)	4 VISITOR STALLS (1 ADA)	2 ON STREET PARKING SPOTS	58 (1 ADA)

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
NO. 375473-2202
ROBERT J. POIRIER
8-19-2026
STATE OF UTAH

RIVERSIDE FLATS

690 WEST 4400 SOUTH
RIVERDALE, UTAH
SOUTHEAST QUARTER OF SECTION 7, T5N, R1W, SALT LAKE BASE AND MERIDIAN

REVISIONS

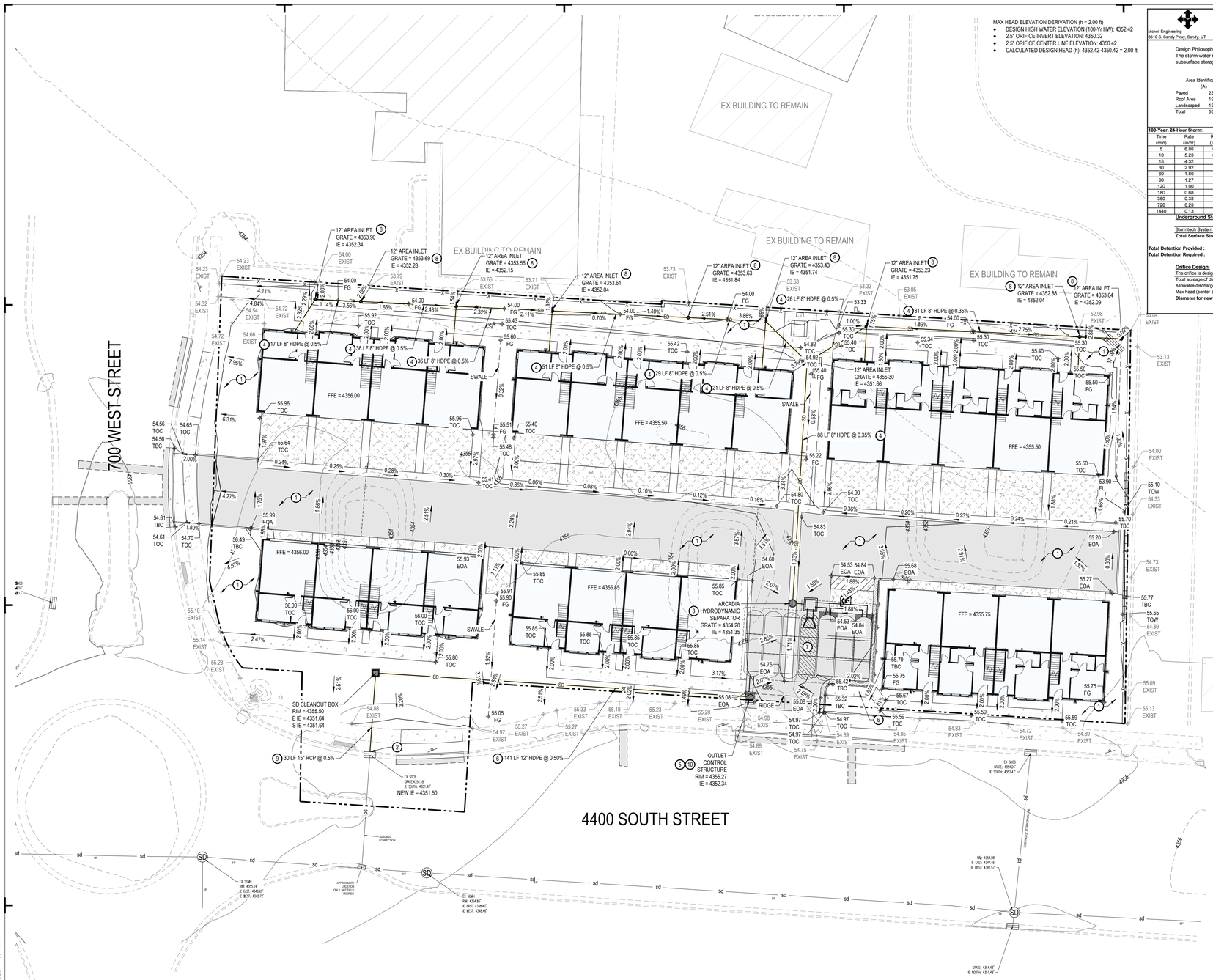
REV	DATE	DESCRIPTION
4	08/04/2026	CITY COMMENTS

PROJECT NO: 26111
DRAWN BY: TJO
CHECKED BY: RJP
DATE: 8/20/2026

CIVIL SITE PLAN

C1.01

S:\2026Files\26111\Civil\Prod Dwg\26111 PLN.dwg Trevor Aug 20, 2026 - 8:47am



MAX HEAD ELEVATION DERIVATION (h = 2.00 ft)

- DESIGN HIGH WATER ELEVATION (100-Yr HW): 4352.42
- 2.5" ORIFICE INVERT ELEVATION: 4350.32
- 2.5" ORIFICE CENTER LINE ELEVATION: 4350.42
- CALCULATED DESIGN HEAD (h): 4352.42-4350.42 = 2.00 ft

Monel Engineering
8610 S. Sandy Pkwy, Sandy, UT

STORM RUNOFF CALCULATION SHEET
Project No. 26111

Title :
Scope : Site Drainage Design
Detention Facilities
Engineer : RJP Check: XXX
Authority: Rev. No. 1

Design Philosophy:
The storm water runoff from the project site will be detained on-site via surface and subsurface storage.

Area Identification	(A)		Runoff Coefficient (C)		(C*A)
Paved	23,511 sf	(0.54 ac)	0.90	=	21,160 sf
Roof Area	19,166 sf	(0.44 ac)	0.85	=	16,291 sf
Landscaped	12,415 sf	(0.29 ac)	0.15	=	1,862 sf
Total	55,092 sf	(1.26 ac)	0.71 (ave)		39,313 sf

Allowable Discharge Rate = 0.20 cfs/ac
Allowable Peak Discharge = 0.25 cfs

100-Year, 24-Hour Storm: Time (min)	Rate (in/hr)	Rainfall (inches)	Q in (cfs)	Addt'l Q in (cfs)	Total Q in (cfs)	Q out (cfs)	Storage (cf)
5	6.86	0.572	8.25	0.00	8.25	0.25	1,798
10	5.23	0.871	4.76	0.00	4.76	0.25	2,702
15	4.32	1.08	3.93	0.00	3.93	0.25	3,311
30	2.92	1.46	2.66	0.00	2.66	0.25	4,328
60	1.80	1.80	1.64	0.00	1.64	0.25	**4,986**
90	1.27	1.90	1.03	0.00	1.03	0.24	4,266
120	1.00	2.00	0.91	0.00	0.91	0.25	4,731
180	0.68	2.05	0.62	0.00	0.62	0.25	3,984
360	0.38	2.27	0.34	0.00	0.34	0.25	1,973
720	0.23	2.81	0.21	0.00	0.21	0.21	0
1440	0.13	3.12	0.12	0.00	0.12	0.12	0

Underground Storage Provided:

	Volume (cu. ft.)
Stormtech System	4756 cf
Total Surface Storage	**4756 cf**

Total Detention Provided : 4,756 cf
Total Detention Required : 4,986 cf

Orifice Design:
The orifice is designed upon the following data:

Total acreage of development:	1.26 acres
Allowable discharge:	0.25 cfs (0.20 cfs/ac)
Max head (center orifice to hw):	2.00 ft
Diameter for new orifice:	**2.6 inch**

$$Q = C_d A_o \sqrt{2gh}$$

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

ALL CONSTRUCTION AND MATERIALS SHALL MEET RIVERDALE CITY STANDARDS.
SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. 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. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.10 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

ALL ELEVATIONS SHOWN AT TOP AND BOTTOM OF WALL(S), IF ANY, ARE ELEVATIONS AT FINISH GRADE, UNLESS OTHERWISE NOTED.

KEYED NOTES:

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

1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
2. CORE-CONNECT NEW STORM DRAIN LINE TO EXISTING STORM DRAIN STRUCTURE.
3. ARCADIA HYDRODYNAMIC SEPARATOR WITH GRATE (NJDEP CERTIFIED WITH 50% TOTAL SUSPENDED SOLIDS TSS REMOVAL RATE) PER ADS DETAIL ON SHEET C5.03.
   RIM = 4354.28' IN IE = 4351.35' OUT IE = 4351.35'
4. 8" DIAMETER HDPE STORM DRAIN LINE. SEE RIVERDALE CITY DETAIL 12 FOR TRENCHING DETAIL, ON SHEET C5.03.
5. INSTALL 2.3" DIA. ORIFICE RESTRICTOR OVER OUTLET PIPE. SEE DETAIL 'C3', SHEET C5.01.
6. 12" DIAMETER HDPE STORM DRAIN LINE. ALL TRENCHING PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
7. STORMTECH MC-3500 CHAMBER SYSTEM PER ADS STANDARDS AND SPECIFICATIONS SEE DETAILS ON SHEET C5.03 CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH ADS PRIOR TO INSTALL AND HAVE ADS CERTIFY CHAMBER INSTALLATION PRIOR TO GRAVEL BACKFILL OVER THE CHAMBERS.
   TOP OF GRAVEL: 4353.50
   TOP OF CHAMBERS: 4352.50
   BOTTOM OF CHAMBERS: 4348.75
   BOTTOM OF GRAVEL: 4348.00
   DESIGN VOLUME: 4,756 CF
8. STORM DRAIN AREA INLET BOX WITH HEAVY DUTY BICYCLE SAFE GRATE. SEE DETAIL 'A6', SHEET C5.02.
9. 15" DIAMETER HDPE STORM DRAIN LINE. ALL TRENCHING PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
10. OUT LET CONTROL STRUCTURE W/ORIFICE PER DETAIL 'A5' ON SHEET C5.03.

*UPON CONSTRUCTION COMPLETION THE DETENTION BASIN STORAGE VOLUME 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.

*DESIGN INTENT NOTE (LID / WATER QUALITY):
UNDERGROUND CHAMBER SYSTEM IS DESIGNED FOR LOW IMPACT DEVELOPMENT (LID) COMPLIANCE. THE LOWER PORTION OF THE CHAMBER SYSTEM PROVIDES DEDICATED STORAGE/RETENTION VOLUME FOR THE 80TH PERCENTILE STORM EVENT (WATER QUALITY VOLUME - WQV) TO PROMOTE ON-SITE INFILTRATION AND TREATMENT PRIOR TO OVERFLOW OR DISCHARGE.

LOW IMPACT DEVELOPMENT (LID) / 80TH PERCENTILE RETENTION COMPLIANCE

- P80 PRECIPITATION DEPTH: 0.50 in.
- TOTAL SITE AREA: 55,092 sq. ft. (1.265 ac.)
- IMPERVIOUS FRACTION (I): 77.5% (42,677 sq. ft. PAVED/ROOF)
- VOLUMETRIC RUNOFF COEFF. (Rv):0.748
- REQUIRED 80TH PERCENTILE RETENTION VOLUME(Vw):1,718 cu. ft.
- 18" x 18" TOP MANIFOLD / ORIFICE INVERT ELEVATION: 4350.42
- VOLUME PROVIDED BELOW OUTLET ELEVATION: 2,360 cu. ft. (ø 1,718 cu. ft. - PASSES)
- GEOTECHNICAL INFILTRATION RATE (k): 0.50 in/hr (FIELD TEST I-1 @ 60 min/in WITH 2x SAFETY FACTOR APPLIED)
- SUBGRADE BED FOOTPRINT: 1,475 sq. ft.
- CALCULATED DRAWDOWN TIME: 27.9 HOURS (≤ 48 HOURS MAX - PASSES)
- INFILTRATION & DRAWDOWN NOTE: WATER STORED BELOW ELEVATION 4350.42 IS RETAINED FOR WATER QUALITY TREATMENT AND PERCOLATES INTO NATIVE SUBGRADE SOIL AT A DESIGN RATE OF 0.50 IN/HR. THE RETAINED VOLUME (Vw) FULLY EVACUATES VIA BOTTOM INFILTRATION IN 27.9 HOURS, SATISFYING THE < 48-HOUR MUNICIPAL DRAWDOWN REQUIREMENT.

COMMON GRADING ABBREVIATIONS:

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

- BFE	BASEMENT FLOOR ELEVATION
- BW	FINISH GRADE AT BOTTOM OF WALL
- EX or EXIST	EXISTING
- EOA	EDGE OF ASPHALT
- EOC	EDGE OF CONCRETE
- FFE	FINISH FLOOR ELEVATION
- FG	FINISH GRADE
- FL	FLOW LINE
- GB	GRADE BREAK
- HP	HIGH POINT
- LP	LOW POINT
- NG	NATURAL GROUND
- SDCB	STORM DRAIN CATCH BASIN
- SDCO	STORM DRAIN CLEANOUT BOX
- SDDB	STORM DRAIN DRAIN BASIN
- SDMH	STORM DRAIN MANHOLE
- TBC	TOP BACK OF CURB
- TOA	TOP OF ASPHALT
- TOC	TOP OF CONCRETE
- TOG	TOP OF GRATE
- TOW	TOP OF WALL
- TW	FINISH GRADE AT TOP OF WALL
- WW	WATERWAY

Blue Stakes of UTAH 811 Bluestakes.org

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
NO. 375473-2202
ROBERT J. POIRIER
8-19-2026
STATE OF UTAH

RIVERSIDE FLATS

690 WEST 4400 SOUTH
RIVERDALE, UTAH
SOUTHEAST QUARTER OF SECTION 7, T5N, R1W, SALT LAKE BASE AND MERIDIAN

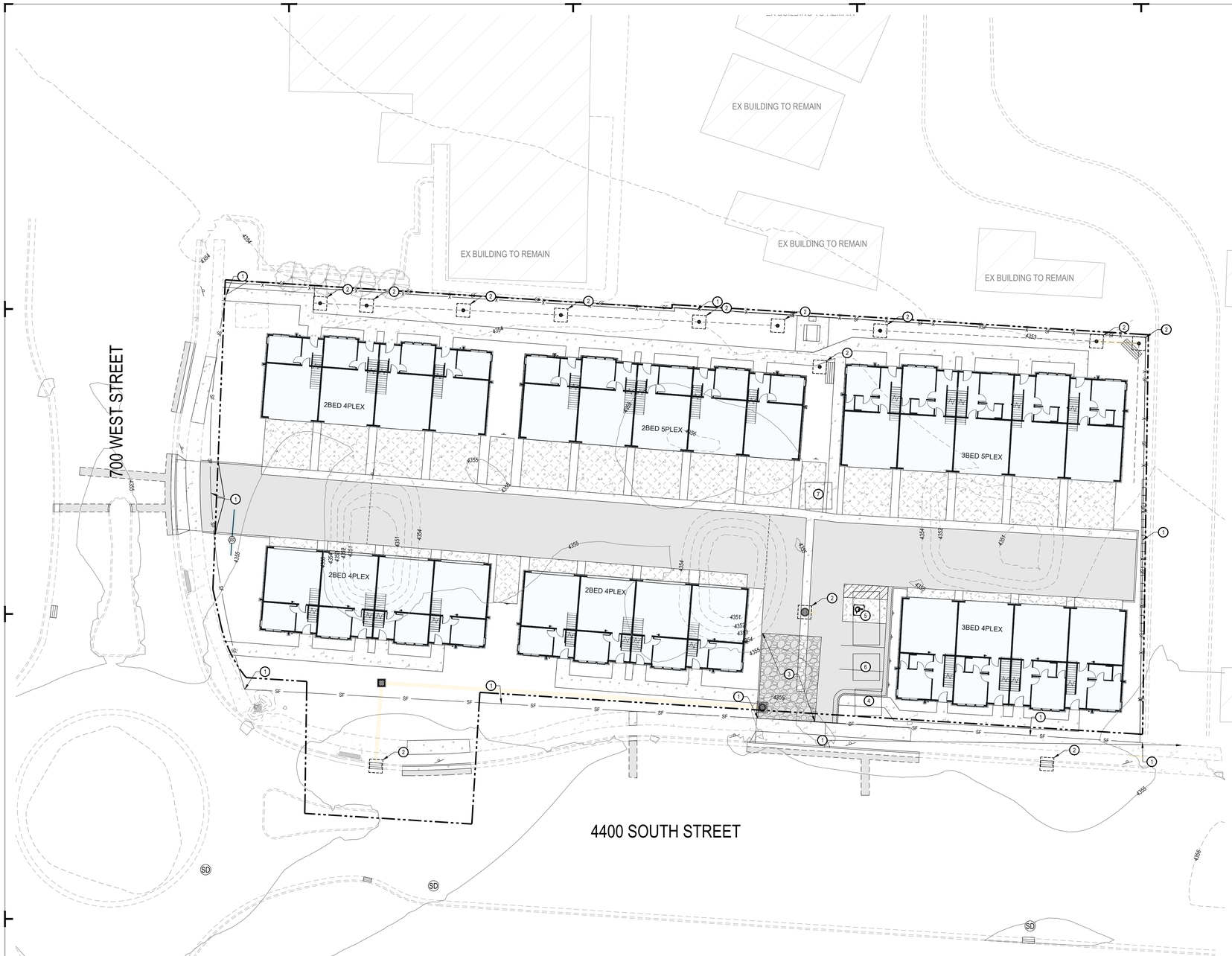
REVISIONS REV	DATE	DESCRIPTION
4	08/04/2026	CITY COMMENTS

PROJECT NO:	26111
DRAWN BY:	TJO
CHECKED BY:	RJP
DATE:	8/20/2026

GRADING AND DRAINAGE PLAN

C2.01

S:\2026Files\26111\Civil\Prod Dwg\26111 PLN.dwg Trevor Aug 20, 2026 - 8:47am



NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS REFERRED TO ON THIS SHEET SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.

WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT "OPEN" FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.

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

MAINTENANCE:

THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY. DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD, ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.

SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.

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

KEYED NOTES:

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

1. SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'C3', SHEET C5.04.
2. INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL 'A1', SHEET C5.04.
3. TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL 'C1', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
4. CONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1' HIGH BERM. LINE AREA WITH PLASTIC. DISCARD WASTE IN DUMPSTER WHEN FULL AND LEGALLY DISPOSE OF. SEE DETAIL 'A3', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
5. CONSTRUCTION DUMPSTER, CHECK LEVEL DAILY, LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
6. PORTABLE CONSTRUCTION TOILET. TOILET TO BE PROPERLY SECURED TO PREVENT TIPPING. BUILD 6" BERM AROUND TOILET TO CONTAIN ANY SPILLS OR LEAKAGE. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. SEE DETAIL 'C5', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.
7. MATERIAL STORAGE AND STOCK PILE AREA. SEE DETAIL 'A5', SHEET C5.04. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
REG. NO. 375473-2202
ROBERT J. POIRIER
8-19-2026
STATE OF UTAH

RIVERSIDE FLATS

690 WEST 4400 SOUTH
RIVERDALE, UTAH

SOUTHEAST QUARTER OF SECTION 7, T5N, R1W, SALT LAKE BASE AND MERIDIAN

REVISIONS

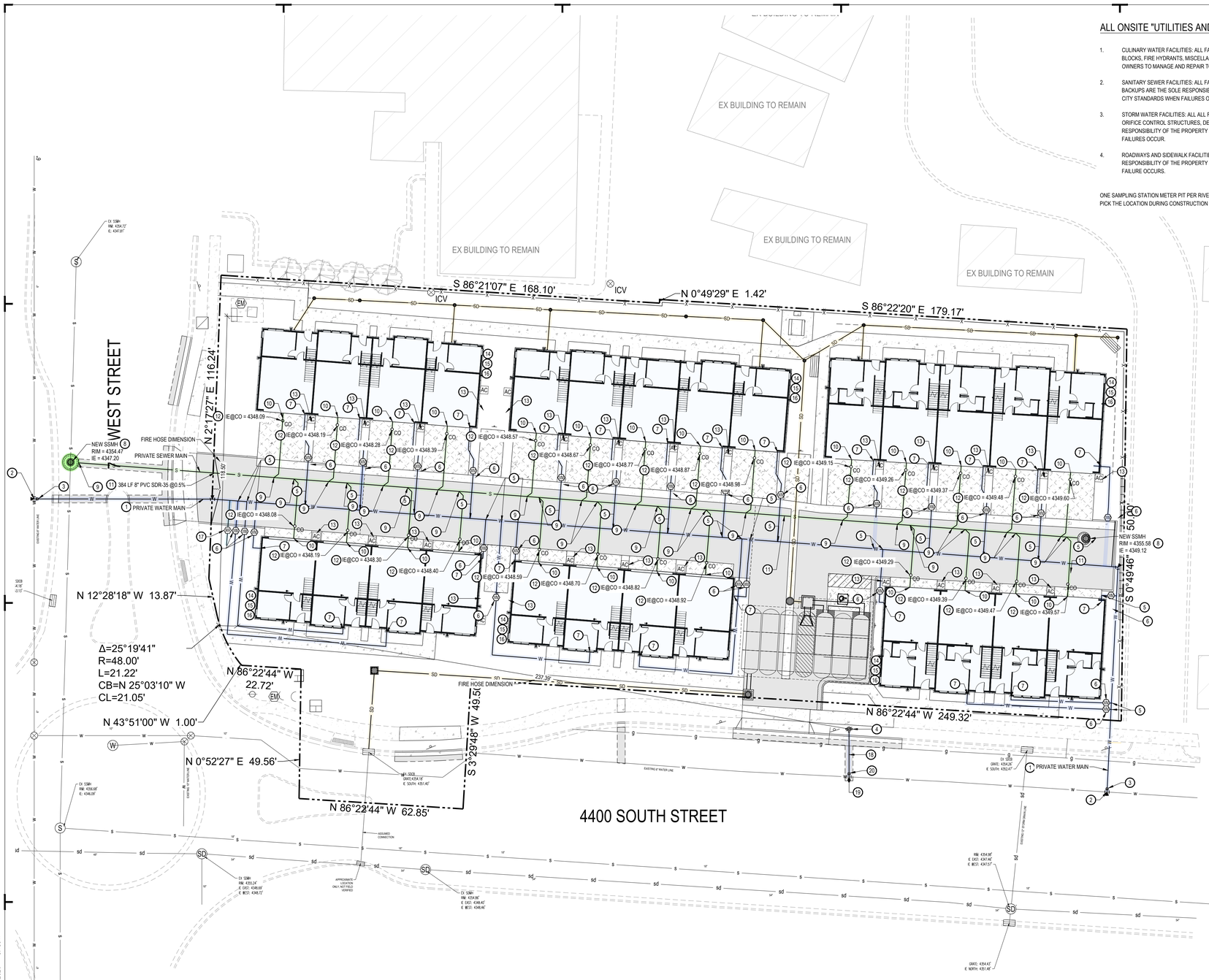
REV	DATE	DESCRIPTION

PROJECT NO:	26111
DRAWN BY:	TJO
CHECKED BY:	RJP
DATE:	8/20/2026

EROSION CONTROL PLAN

C2.10

S:\2026Files\26111\Civil\Prod Dwg\26111 PLN.dwg Trevor Aug 20, 2026 - 8:47am



ALL ONSITE "UTILITIES AND FACILITIES" - ON PRIVATE PROPERTY:

1. CULINARY WATER FACILITIES: ALL FACILITIES I.E., PIPES, SERVICE LATERALS, VALVES, BENDS, THRUST BLOCKS, FIRE HYDRANTS, MISCELLANEOUS FITTINGS ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.
2. SANITARY SEWER FACILITIES: ALL FACILITIES I.E., PIPES, MANHOLES, LATERALS, PIPELINE CLEANING, SEWER BACKUPS ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.
3. STORM WATER FACILITIES: ALL ALL FACILITIES I.E., PIPES, MANHOLES, INLET CATCH BASINS, ORIFICE 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.
4. ROADWAYS AND SIDEWALK FACILITIES: ALL HARD-SURFACING FACILITIES I.E., ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURE OCCURS.

ONE SAMPLING STATION METER PIT PER RIVERDALE CITY STANDARDS WILL BE REQUIRED AND RIVERDALE CITY WILL PICK THE LOCATION DURING CONSTRUCTION INSTALLATION.

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL SITE UTILITIES WITH PLUMBING DRAWINGS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH RIVERDALE CITY STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH RIVERDALE CITY STANDARDS & SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW COMMUNICATION / DATA FACILITIES TO BUILDING WITH UTILITY PROVIDER.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW NATURAL GAS FACILITIES TO BUILDING WITH DOMINION ENERGY AND MECHANICAL PLANS.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

UTILITY PROVIDERS:
- WATER: RIVERDALE CITY
- SEWER: RIVERDALE CITY
- NATURAL GAS: ENBRIDGE GAS
- ELECTRICAL POWER: ROCKY MOUNTAIN POWER
- TELEPHONE: CENTURY LINK

KEYED NOTES:

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

1. 8" BLUE PVC C-900 DR-18 PRIVATE WATER LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING. PER RIVERDALE CITY DETAIL 21 ON SHEET C5.02. PRIVATELY MAINTAINED FROM GATE VALVE TO GATE VALVE.
2. CONNECT NEW PRIVATE 8" PVC C-900 DR-18 WATER LINE TO EXISTING 8" WATER MAIN, PER RIVERDALE CITY DETAIL 20 ON SHEET C5.02. PRIVATELY MAINTAINED FROM MANHOLE TO MANHOLE.
3. 8" GATE VALVE WITH VALVE BOX. PER RIVERDALE CITY DETAIL 20 ON SHEET C5.02.
4. FIRE HYDRANT ASSEMBLY COMPLETE, PER RIVERDALE CITY DETAIL 19, SEE SHEET C5.02.
5. CONNECT NEW PRIVATE 1" TYPE 'K' COPPER WATER SERVICE LINE TO 8" WATER MAIN, PER RIVERDALE CITY DETAIL 20 ON SHEET C5.02.
6. 3/4" WATER SERVICE METER SET, PER RIVERDALE CITY DETAIL 20, SEE SHEET C5.02.
7. 3/4" POLLY PIPE PRIVATE WATER SERVICE LINE, PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
8. 5' DIAMETER PRIVATE SANITARY SEWER MANHOLE, PER RIVERDALE CITY DETAIL 10 ON SHEET C5.01.
9. CONNECT NEW PRIVATE SANITARY SEWER LINE TO NEW SANITARY SEWER MAN HOLE, PER RIVERDALE CITY DETAIL 11 ON SHEET C5.02.
10. 4" PVC SDR-35 PRIVATE SANITARY SEWER LATERAL, INCLUDING ALL FITTINGS. CLEANOUTS AT 50-FOOT MAXIMUM SPACING. PER RIVERDALE CITY DETAIL 11 ON SHEET C5.02..
11. 8" PVC SDR-35 PRIVATE SANITARY SEWER MAIN, INCLUDING ALL FITTINGS. PER RIVERDALE CITY DETAIL 11 ON SHEET C5.02.
12. SANITARY SEWER CLEANOUT, PER RIVERDALE CITY DETAIL 11 ON SHEET C5.02.
13. AIR CONDITIONING UNITS, SEE ELECTRICAL PLANS FOR DETAILS.
14. APPROXIMATE LOCATION OF NEW UNDERGROUND POWER SERVICE LINE. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION BY ROCKY MOUNTAIN POWER WITH OTHER CONSTRUCTION.
15. APPROXIMATE LOCATION OF NEW NATURAL GAS FACILITIES. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION BY ENBRIDGE GAS WITH OTHER CONSTRUCTION.
16. APPROXIMATE LOCATION OF NEW UNDERGROUND TELEPHONE LINE. CONTRACTOR TO COORDINATE DESIGN AND INSTALLATION BY CENTURY LINE WITH OTHER CONSTRUCTION.
17. NEW 3/4"IRRIGATION METER SEE METER DETAIL SHEET C5.02. FOR BACKFLOW PREVENTION AND STOP/WASTE SEE LANDSCAPE PLANS FOR DETAILS.
18. 6" BLUE PVC C-900 DR-18 PRIVATE WATER LINE, INCLUDING ALL FITTINGS AND THRUST BLOCKING. PER RIVERDALE CITY DETAIL 21 ON SHEET C5.02.
19. CONNECT NEW 6" PVC C-900 DR-18 WATER LINE TO EXISTING 8" WATER MAIN, PER RIVERDALE CITY DETAIL 20 ON SHEET C5.02.
20. 6" GATE VALVE WITH VALVE BOX. PER RIVERDALE CITY DETAIL 20 ON SHEET C5.02.

WATER USAGE TABLE

	PEAK	ANNUAL
CULINARY WATER	36 GPM	3,796,000
SANITARY SEWER	36 GPM	3,796,000
LANDSCAPE WATER	25 GPM	2,636,111

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
NO. 375473-2202
ROBERT J. POIRIER
8-19-2026
STATE OF UTAH

RIVERSIDE FLATS

690 WEST 4400 SOUTH
RIVERDALE, UTAH

SOUTHEAST QUARTER OF SECTION 7, T5N, R1W, SALT LAKE BASE AND MERIDIAN

REVISIONS

REV	DATE	DESCRIPTION
A	08/04/2026	CITY COMMENTS

PROJECT NO:	26111
DRAWN BY:	TJO
CHECKED BY:	RJP
DATE:	8/20/2026

SITE UTILITY PLAN

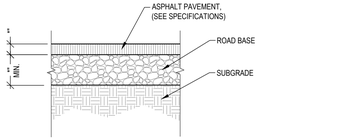
C4.01

Blue Stakes of UTAH 811 Bluestakes.org

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

S:\2026Files\26111\Civil\Prod Dwg\26111 PLN.dwg Trevor Aug 20, 2026 - 8:48am

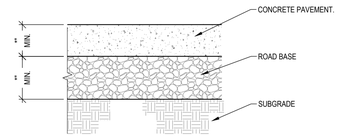


	PARKING AREAS (STANDARD DUTY)	ROADWAY AREAS (HEAVY DUTY)
ASPHALT	3"	4"
BASE COURSE	8"	8"

NOTE:
REFER TO SOILS REPORT FOR PROJECT SECTION SOILS REPORT OVERIDES. THE GREATER OR MORE STRINGENT REQUIREMENT BETWEEN THE CITY STANDARDS AND THE GEOTECHNICAL SOILS REPORT SHALL BE CONSTRUCTED.

ASPHALTIC PAVEMENT SECTION — D1

SCALE: N.T.S.

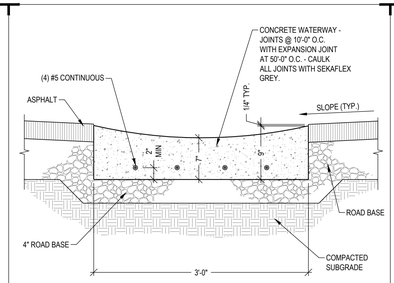


	STANDARD	HEAVY
CONCRETE	6"	""
ROAD BASE	6"	""

NOTE:
REFER TO SOILS REPORT FOR PROJECT SECTION SOILS REPORT OVERIDES.

CONCRETE PAVEMENT SECTION — C1

SCALE: N.T.S.



NOTE:
ASPHALT TO BE 1/4" HIGHER THAN LIP OF CONCRETE

36" CONCRETE WATERWAY — D3

SCALE: N.T.S.

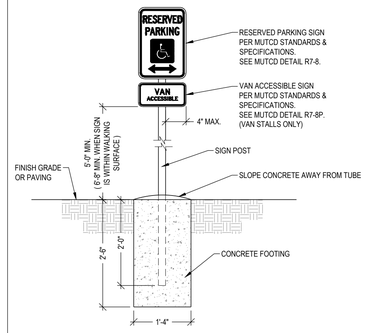


PAINTED EMBLEM ON ASPHALT PAVING TYP. AT ALL ADA PARKING STALLS PER CITY REQUIREMENTS. (2 COATS)

NOTE:
SEE SPECIFICATIONS FOR PAINT TYPE AND COLOR. (2 COATS)

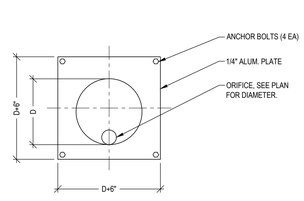
PAINTED ADA SYMBOL — D5

SCALE: N.T.S.



ADA PARKING SIGN — D6

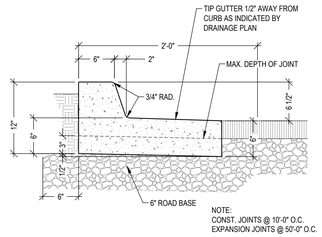
SCALE: N.T.S.



SEE PLAN FOR DIAMETER AND INVERT ELEVATION.

ORIFICE RESTRICTOR — C3

SCALE: N.T.S.

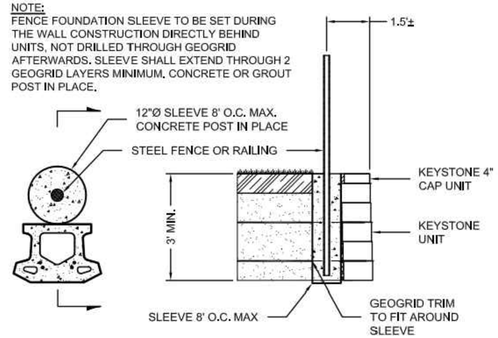


NOTE:
CONST. JOINTS @ 10'-0" O.C.
EXPANSION JOINTS @ 50'-0" O.C.

24" RELEASE CURB & GUTTER — C4

SCALE: N.T.S.

NOTE:
FENCE FOUNDATION SLEEVE TO BE SET DURING THE WALL CONSTRUCTION DIRECTLY BEHIND UNITS, NOT DRILLED THROUGH GEOGRID AFTERWARDS. SLEEVE SHALL EXTEND THROUGH 2 GEOGRID LAYERS MINIMUM. CONCRETE OR GROUT POST IN PLACE.



FENCE SECTION & PLAN DETAIL

NOT TO SCALE

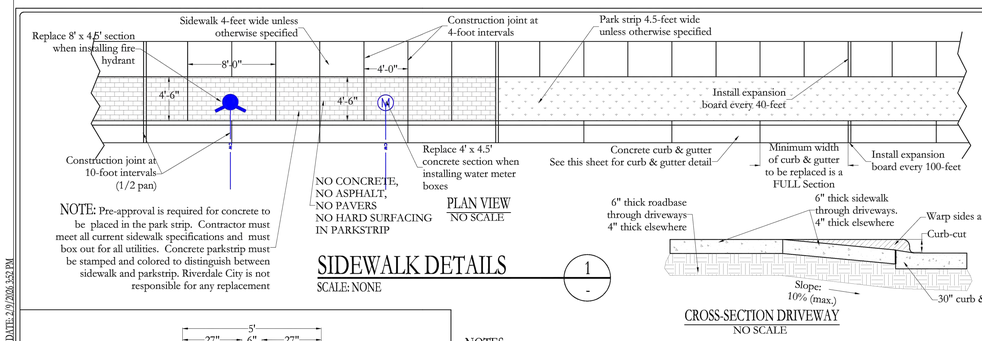
McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcnellengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER — No. 375473-2202 — ROBERT J. POIRIER — 8-19-2026 — STATE OF UTAH

RIVERSIDE FLATS

690 WEST 4400 SOUTH
RIVERDALE, UTAH

SOUTHEAST QUARTER OF SECTION 7, T5N, R1W, SALT LAKE BASE AND MERIDIAN



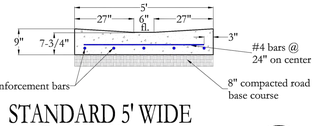
NOTE: Pre-approval is required for concrete to be placed in the park strip. Contractor must meet all current sidewalk specifications and must box out for all utilities. Concrete parkstrip must be stamped and colored to distinguish between sidewalk and parkstrip. Riverdale City is not responsible for any replacement

PLAN VIEW
NO SCALE

CROSS-SECTION DRIVEWAY
NO SCALE

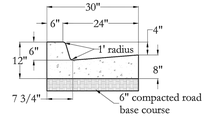
SIDEWALK DETAILS — 1 / -

SCALE: NONE



STANDARD 5' WIDE WATERWAY — 2 / -

SCALE: NONE



NOTE:
Contractor to provide expansion joints at a spacing not to exceed 100 feet and where new concrete materials abut existing ramps, curb and gutter, and other concrete, or as directed by the Engineer.

STANDARD 30" CURB & GUTTER — 3 / -

SCALE: NONE

NOTES:

1. A minimum 6-inch depth of roadbase or crushed gravel (1" minus) material shall be placed to grade & compacted to 95% of maximum dry density under driveway, waterway, and curb & gutter prior to placement of concrete.

2. A minimum 4-inch depth of roadbase material shall be placed to grade and compacted to 95% of maximum dry density under sidewalk prior to placement of concrete.

3. Where construction is adjacent to State Highway Frontage, State Highway Department requirements shall govern.

4. Concrete for sidewalks, curb & gutters, driveway approaches and waterways shall be 3/4-inch maximum aggregate with a minimum compressive strength of 4,000 PSI at 28 days.

5. Expansion joints shall be constructed by placing an approved material, (typically bituminous impregnated fiberboard), the full depth of the concrete. Expansion material **shall be installed prior to the placement of the concrete** and set flush with the finish level of the sidewalk. **Concrete shall not be installed below the expansion joint.**

6. Construction joint is made by inserting 1/8-inch Steel plate into the concrete; finish with 1/2-inch radius edging tool or other method approve by Engineer.

7. Slope sidewalk to roadway at 2% grade.

8. Locate all inlet grates 2-feet minimum away from the pedestrian crosswalk, with all drainage intercepted before it gets to the pedestrian crosswalk area.

9. Minimum temperature for placement of concrete without protection is 40°F. (See Technical Specifications)

10. Below 40° F, all concrete to be protected for 10 days. (Portable heater may be required, as directed - See Technical Specifications)

11. All roadbase shall meet UDOT standards and specifications. Recycled concrete will NOT be permitted to use as a roadbase substitute.

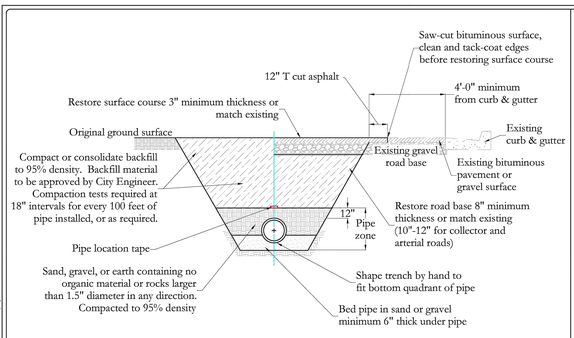
CIVIL ENGINEERING CONSULTANTS, P.L.L.C.
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

NO.	DATE	BY	REVISIONS

DATE: DECEMBER 2025
DRAWN: JEO/KSM
CHECKED: RTF

PROJECT (LOCATION): CONSTRUCTION & DEVELOPMENT STANDARDS RIVERDALE CITY, UTAH
TITLE: SIDEWALK, WATERWAY, CURB & GUTTER DETAILS

CLIENT: RIVERDALE CITY
PROJECT NUMBER: RC.00002
FILE: ~02-09 rc ST stds.dwg
SHEET: 3 of 22



NOTES:

1. The contractor shall be responsible for meeting all current OSHA and UOSH requirements for trench safety.

2. Contractor shall locate all underground utilities before laying pipe within 200' of said utilities which may be exposed, damaged or crossed as shown on the drawings or as "blue staked" the contractor will make arrangements with the utility company to move the utility if necessary or obtain permission from the project engineer to modify grade of pipeline in order to go around utilities.

3. The contractor shall determine the actual location of existing service connections and utilities and take the necessary steps to avoid them. Contractor is responsible for any damage occurring during construction.

4. All sewer lines to be installed at a minimum 10' distance from any water lines and installed with a minimum of 4' cover to the top of the pipe.

5. All sanitary sewer pipelines shall be air & displacement tested along with a video tape recording of the pipelines interior, per the requirements of "Section 6, Paragraph G" of the "Technical Specifications".

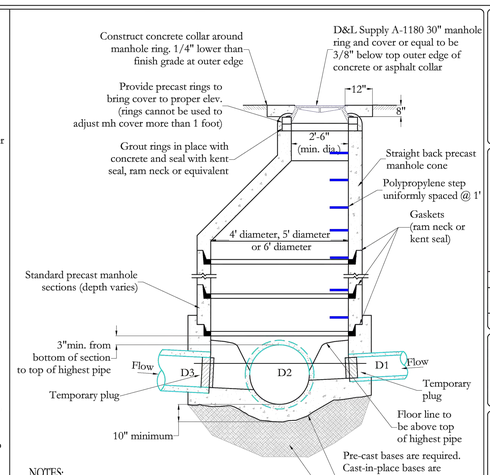
6. All Sanitary Sewer pipelines shall be re-video recorded/taped for displacement failures just prior to the expiration of the 1-year warrantee period. Should the pipeline be displaced horizontally or vertically the Public Works Director and/ or the City Engineer shall determine the extent of the required repairs. It shall be the Contractors full responsibility to immediately make all required repairs and all costs associated with the repairs shall be paid by the Contractor.

7. With all private construction, the Contractor must submit to Riverdale City Public Works the "As Constructed" Plans, copies of the video recording of the pipe line testing and all the collection pipes (storm & sewer) must be cleaned.

8. All abandoned lines 6" and larger are to be flow filled with lean concrete. Manhole to be removed shall be removed to within the 24" above the abandoned pipe.

STANDARD SEWER TRENCH CROSS-SECTION — 1 / -

SCALE: NONE



NOTES:

1. If grade allows, inverts of D1 & D3 shall be required to match top of D2.

2. After all grading around manhole has been completed and final surfacing is in place, remove debris and temporary plugs or plywood from inside of manholes.

3. If manhole is to be poured in place, follow same pattern as shown except use 10" minimum wall thickness.

4. Manholes deeper than 20 feet shall have an 18" thick concrete base.

5. Cone and wall sections shall conform with ASTM C-478 standard.

6. Abandoned manholes are to be removed to within the 24" of top of abandoned pipe

STANDARD SANITARY SEWER MANHOLE — 2 / -

SCALE: NONE

CIVIL ENGINEERING CONSULTANTS, P.L.L.C.
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

NO.	DATE	BY	REVISIONS

DATE: DECEMBER 2025
DRAWN: JEO/KSM
CHECKED: RTF

PROJECT (LOCATION): CONSTRUCTION & DEVELOPMENT STANDARDS RIVERDALE CITY, UTAH
TITLE: SANITARY SEWER TRENCH & MANHOLE DETAILS

CLIENT: RIVERDALE CITY
PROJECT NUMBER: RC.00002
FILE: ~10-11 rc SS stds.dwg
SHEET: 10 of 22

REV	DATE	DESCRIPTION
4	08/04/2026	CITY COMMENTS

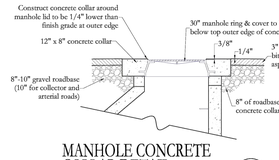
REVISIONS

PROJECT NO: 26111
DRAWN BY: TJO
CHECKED BY: RJP
DATE: 8/20/2026

CIVIL DETAILS

C5.01

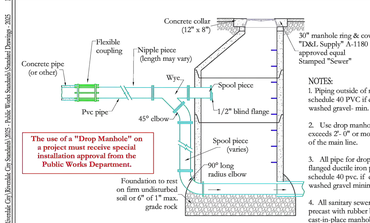
DATE: 2/9/2026 3:53 PM
LOCATION: C:\Users\Tyler\Documents\Projects\26111 Civil Work Files\26111 Riverside Flats Townhomes_Aug 20, 2026.rvt



MANHOLE CONCRETE COLLAR DETAIL

SCALE: NONE

1

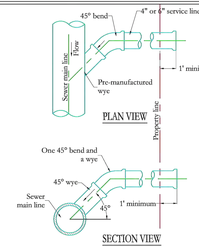


STANDARD SANITARY SEWER DROP MANHOLE

SCALE: NONE

2

NOTES:
1. Piping outside of manhole may be schedule 40 PVC if encased in 3/4" washed gravel- min. 6" cover.
2. Use drop manhole only when drop exceeds 2'- 0" or more above the flow line of the main line.
3. All pipe for drop manhole to be flanged ductile iron pipe or alternate schedule 40 pvc. if encased in 3/4" washed gravel minimum.
4. All sanitary sewer manholes shall be precast with rubber boot seal. Any cast-in-place manholes must be approved by Riverdale City prior to installation.



NOTES:
1. All house services shall be 4" diameter. Commercial and public services shall be 6" diameter unless directed otherwise and shall be extended from main lines to property lines. The lateral from the main to the residential/commercial is owned and maintained by the property owner.
2. All sanitary sewer laterals shall not be connected to a manhole unless pre-approved by Riverdale City.
3. Recommended minimum grade shall be 1% for 6" service line and 2% for 4" service line.
4. Contractor shall use a "Inserta Tee" for an existing connection and a "WYE" for a new connection.
5. All 90° bends at connection to main must be constructed with one 45° bend and a wye.
6. Direct nose on is allowed when connecting to existing main line. use rubber boot as per city with stainless steel straps, if required. Core cut existing pipe, do not break out with a hammer.
7. Notify city 24 hours in advance of any connection. Every connection to be inspected by City.

STANDARD SANITARY SEWER CONNECTION

SCALE: NONE

3

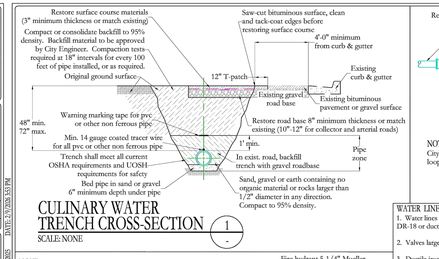
CIVIL ENGINEERING CONSULTANTS, PLLC
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

NO.	DATE	BY	REVISIONS

DATE: DECEMBER 2025
DRAWN: JEO/KSM
CHECKED: RTF

PROJECT LOCATION: CONSTRUCTION & DEVELOPMENT STANDARDS RIVERDALE CITY, UTAH
TITLE: SANITARY SEWER CONCRETE COLLAR, DROP MANHOLE & CONNECTION DETAILS

CLIENT: RIVERDALE CITY
PROJECT NUMBER: RC.00002
FILE: 09-10 rc SS mlh.dwg
SHEET: 11 of 22

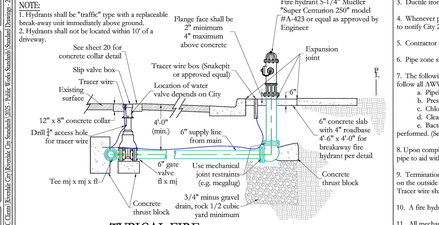


CULINARY WATER TRENCH CROSS-SECTION

SCALE: NONE

1

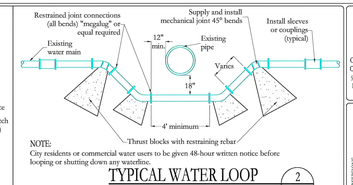
NOTE:
1. Hydrants shall be "traffic" type with a replaceable break-away unit immediately above ground.
2. Hydrants shall not be located within 10' of a driveway.



TYPICAL FIRE HYDRANT CONNECTION

SCALE: NONE

3



NOTE:
City residents or commercial water users to be given 48-hour written notice before looping or shutting down any waterline.

TYPICAL WATER LOOP

SCALE: NONE

2

WATER LINE PIPING AND MISCELLANEOUS NOTES:
1. Water lines 12 inches and larger shall be ductile iron class-51. Water lines 10 inches and smaller shall be pvc C-900 DR-18 or ductile iron Class-51. All waterlines shall be a minimum of 8-inches in diameter.
2. Valves larger than 12-inches shall be butterfly valves. Concrete collars required around all valve boxes.
3. Ductile iron pipe and fittings shall be wrapped with polyethylene and have cathodic protection where required.
4. Whenever possible "hot tap" connections required. Hot tap valve to be supported during connection. Contractor to notify City 24-hours in advance of making connection.
5. Contractor shall contact property owners 48-hours in advance with written notice for shutting off water
6. Pipe zone shall be backfilled with sand or material as approved by project engineer.
7. The following tests must be passed before the waterline is connected for service. All disinfection and testing shall follow all AWWA specifications and standards (see the Technical Specification discharge of waste water).
   a. Pipeline inspection - alignment, grade, class of pipe, & brass wedges installation
   b. Pressure Test - Must keep a minimum of 200 PSI for 2-hours
   c. Chlorination Test - Must keep a minimum of 30 PPM for 24-hours.
   d. Clear Water Test
   e. Bacteria Test - 2 tests are required. The 2nd test must be taken 24-hours after the 1st test is performed. (See Technical Specifications for additional detail information)
8. Upon completion of a new waterline a sampling tap valve shall be installed on the blow-off pipe at the ends of the pipe to aid with the water sampling and tests that are required in Item 9 above.
9. Terminations for tracer wire for pvc piping is to be located at the surface of valve boxes. The wire is to be brought on the outside of the bottom section of the water valve box and brought inside through the top section of the box. Tracer wire shall be extended to the ground surface adjacent fire hydrants into the snake pits with extra wire.
10. A fire hydrant (for pipeline flushing) shall be installed at the end of all cul-de-sac's & dead-end streets.
11. All mechanical joint restraint (e.g. megalug) connections, flange fittings and all other fittings using connection bolts must be furnished and installed with bluebolts.
12. All abandoned lines 6" and larger are to be flow filled with lean concrete. Abandoned water valves are shall have top removed, valve shut and be filled with concrete. Manhole to be removed shall be removed to within the 24" above the abandoned pipe.

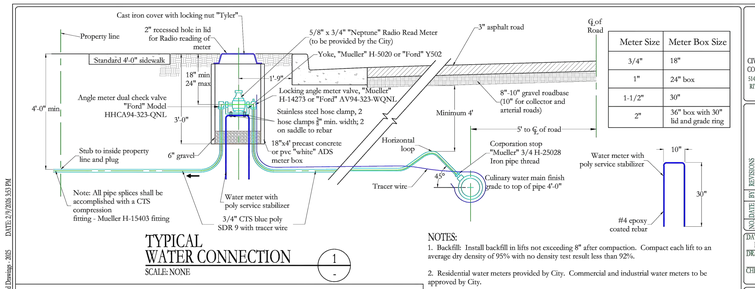
CIVIL ENGINEERING CONSULTANTS, PLLC
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

NO.	DATE	BY	REVISIONS

DATE: DECEMBER 2025
DRAWN: JEO/KSM
CHECKED: RTF

PROJECT LOCATION: CONSTRUCTION & DEVELOPMENT STANDARDS RIVERDALE CITY, UTAH
TITLE: CULINARY WATER TRENCH, FIRE HYDRANT & WATER LOOP DETAILS

CLIENT: RIVERDALE CITY
PROJECT NUMBER: RC.00002
FILE: ~19-21 rc CW mlh.dwg
SHEET: 19 of 22



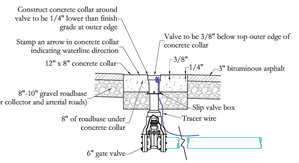
Meter Size	Meter Box Size
3/4"	18"
1"	24" box
1-1/2"	30"
2"	36" box with 30" lid and grade ring

TYPICAL WATER CONNECTION

SCALE: NONE

1

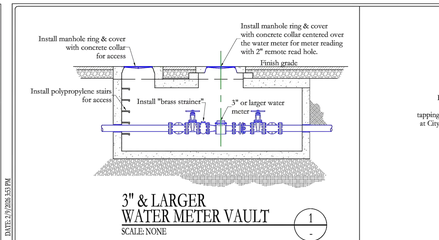
NOTES:
1. Backfill: Install backfill in lifts not exceeding 8" after compaction. Compact each lift to an average dry density of 95% with no density test result less than 92%.
2. Residential water meters provided by City. Commercial and industrial water meters to be approved by City.
3. Pipe: 3/4" CTS blue poly SDR 9 with tracer wire.
4. Placement: All meters are to be centered in the park strip and must be placed near midpoint of the lot. Meters must not be located in a driveway, or in a sidewalk, and must be 24" away from driveway approaches.
5. Property owner is responsible for service line from property side of meter.
6. Taps to PVC C900 require brass double strap saddle. Direct taps not allowed to PVC. Direct taps to ductile iron are allowed.
7. Back flow prevention devices are required.
8. 1-1/2" and 2" meters require a meter setter Mueller H1423 with Mueller H15428 fittings or approved equal.
9. All meters over 1" are required to have a bypass.
10. Water meter size shall be the same size as the supply line into site.
11. Any standards and specifications not shown shall follow all APWA specifications.
12. All mechanical joint restraint (e.g. megalug) connections, flange fittings and all other fittings using connection bolts must be furnished and installed with blue bolts.
13. No splices are allowed on tracer wire; continuous from fire hydrant to fire hydrant; fire hydrant shall have one line in and one line out. Locating wire to be installed on poly service.



GATE VALVE CONCRETE COLLAR

SCALE: NONE

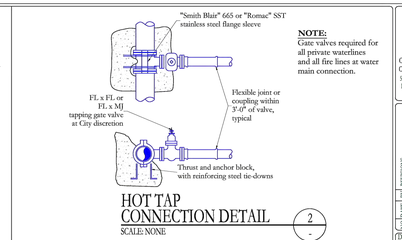
2



3" & LARGER WATER METER VAULT

SCALE: NONE

1



NOTE:
Gate valves required for all private waterlines and all fire lines at water main connection.

HOT TAP CONNECTION DETAIL

SCALE: NONE

2



All utility trenching within road right-of-ways which are 60' wide or wider shall have flowable backfill material

Safe bearing loads	
Soil type	Safe bearing load lb./ft²
Sand	1000
Sand & gravel	1500
Sand & gravel cemented with clay	2000
Shale	5000

Thrust block area against trench wall (square feet) = Thrust on fitting / Safe bearing load of soil

All trenching for service connections shall have 100% roadbase backfill material above the pipe zone within any road right-of-way

Thrust on fittings in pounds @ 1 pound per square inch of water pressure *				
Pipe size	Tees	90° bends	45° bends	22.5° bends
8"	65.8	93	50.4	25.5
10"	107.5	152	82.4	41.7
12"	153.1	216.4	117.2	59.4

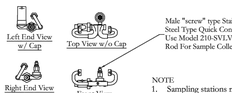
* multiply thrust by maximum water pressure

CONCRETE THRUST BLOCK DETAILS*

SCALE: NONE

3

*All bolts on pipe fittings to be kept clear of concrete. Mega-lugs or One-lok to be used with thrust blocks



NOTE
1. Sampling stations required in new developments and as specified by public works.

SAMPLING STATION

SCALE: NONE

4

GENERAL NOTES
1. Bolt & nut accessories shall be in accordance with ANSI/AWWA C111/A21.11 having a fluoropolymer coating that is VOC compliant, resin-bolded and thermally cured. (i.e. "Blue Bolts" or equal)
2. All valves are required to include SCADA system and electronically controlled

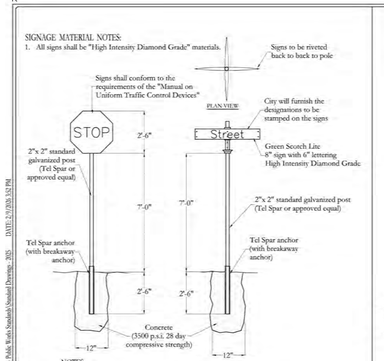
CIVIL ENGINEERING CONSULTANTS, PLLC
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

NO.	DATE	BY	REVISIONS

DATE: DECEMBER 2025
DRAWN: JEO/KSM
CHECKED: RTF

PROJECT LOCATION: CONSTRUCTION & DEVELOPMENT STANDARDS RIVERDALE CITY, UTAH
TITLE: CULINARY WATER VALVE THRUST BLOCK, HOT TAP CONNECTION & SAMPLING STATION DETAILS

CLIENT: RIVERDALE CITY
PROJECT NUMBER: RC.00002
FILE: ~19-21 rc CW mlh.dwg
SHEET: 21 of 22

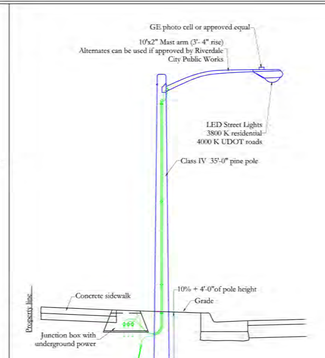


NOTES:
1. Secure Riverdale City's approval of sign format and installation.
2. Install the edge of the sign 2-feet from the vertical extension of the back of curb as near as possible to the approach curb point of curvature. Signs should not overhang sidewalk or curb & gutter
3. All street signs (Stop, Speed, etc.) shall be 7-feet minimum from ground to the bottom of the sign.
4. Placement of all street signs to be approved by Riverdale City.

STREET AND REGULATORY STANDARD DETAILS

SCALE: NONE

1



NOTE:
1. All materials and electrical connections must meet the requirements of Rocky Mountain Power's electrical standards
2. Street light poles shall be located at roadway intersections (near fire hydrants where possible) and at other required locations per City Engineer

Optional pole design may be submitted. Approval will be required by City prior to installation.

STREET LIGHT POLE DETAIL

SCALE: NONE

2

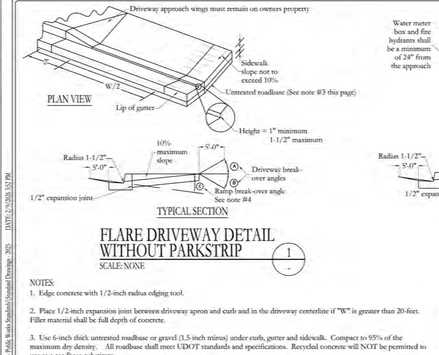
CIVIL ENGINEERING CONSULTANTS, PLLC
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

NO.	DATE	BY	REVISIONS

DATE: DECEMBER 2025
DRAWN: JEO/KSM
CHECKED: RTF

PROJECT LOCATION: CONSTRUCTION & DEVELOPMENT STANDARDS RIVERDALE CITY, UTAH
TITLE: STREET SIGNS & LIGHT DETAILS

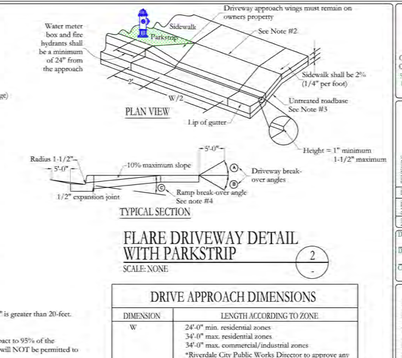
CLIENT: RIVERDALE CITY
PROJECT NUMBER: RC.00002
FILE: ~19-21 rc ST mlh.dwg
SHEET: 7 of 22



FLARE DRIVEWAY DETAIL WITHOUT PARKSTRIP

SCALE: NONE:

1



FLARE DRIVEWAY DETAIL WITH PARKSTRIP

SCALE: NONE:

2

NOTES:
1. Edge concrete with 1/2-inch radius edging tool.
2. Place 1/2-inch expansion joint between driveway apron and curb and in the driveway centerline if "W" is greater than 20-feet. Filler material shall be full depth of concrete.
3. Use 6-inch thick untreated roadbase or gravel (1.5-inch minus) under curb, gutter and sidewalk. Compact to 95% of the maximum dry density. All roadbase shall meet UDOT standards and specifications. Recycled concrete will NOT be permitted to use as a roadbase substitute.
4. Difference in slope of driveway ramp and the slope of a line between the gutter and a point on the roadway 5-feet from the front edge of the gutter shall not exceed 15%. Reduce driveway ramp slope, not gutter slope, where required.
5. All concrete slabs with a length/width ratio greater than 2:1 shall have conteraction joints installed as required to stay within the 2:1 ratio.
6. Front edge of sidewalk to be set at an elevation of 2% higher than the top of back of curb.
7. Installation of the sidewalk adjacent to the back of curb REQUIRES SPECIAL APPROVAL FROM THE PUBLIC WORKS DIRECTOR PRIOR TO INSTALLATION. The sidewalk shall be a minimum of 5-feet wide unless otherwise specified with the special approval. With a parkstrip, the sidewalk must be a minimum of 4-feet wide unless otherwise specified.
8. Minimum of 12-feet between driveways in residential and commercial zones is required.
9. Angle cut toward the flowline of the curb.

DRIVE APPROACH DIMENSIONS	
DIMENSION	LENGTH ACCORDING TO ZONE
W	24'-0" min. residential zones 34'-0" max. residential zones 34'-0" max. commercial/industrial zones *Riverdale City Public Works Director to approve any driveway approaches needing wider widths.
T	0'-6" Residential zones: 0'-8" Commercial/industrial zones

TABLE OF DIMENSIONS		
DIMENSION	ZONE:	
A	≤ 12 % ≤ 6 %	Residential zone Commercial/industrial zones
B	≤ 13 % ≤ 6 %	Residential zone Commercial/industrial zones
C	≤ 13 % ≤ 6 %	Residential zone Commercial/industrial zones

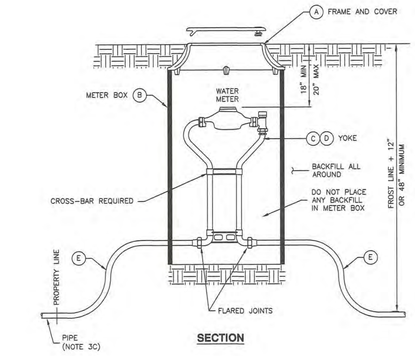
CIVIL ENGINEERING CONSULTANTS, PLLC
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

NO.	DATE	BY	REVISIONS

DATE: DECEMBER 2025
DRAWN: JEO/KSM
CHECKED: RTF

PROJECT LOCATION: CONSTRUCTION & DEVELOPMENT STANDARDS RIVERDALE CITY, UTAH
TITLE: DRIVEWAY APPROACH DETAILS

CLIENT: RIVERDALE CITY
PROJECT NUMBER: RC.00002
FILE: ~19-21 rc ST mlh.dwg
SHEET: 4 of 22



SECTION

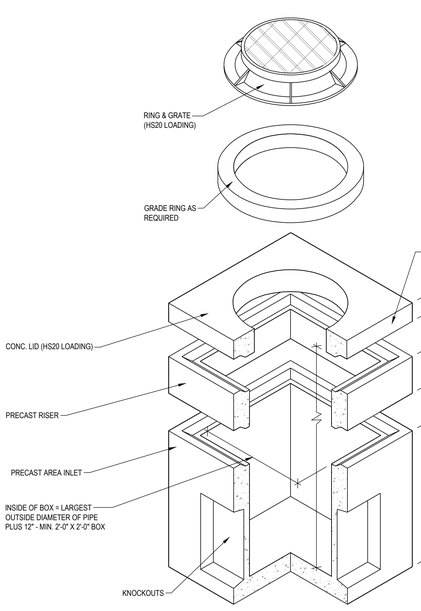
LEGEND			
No.	*	ITEM	DESCRIPTION
A		FRAME AND COVER	CAST IRON COVER
B		METER BOX (18" TO 21" DIAMETER) (30" TO 36" DEEP)	CORRUGATED PE, PVC, CMP OR MATERIAL ACCEPTABLE TO AGENCY
C		3/4" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
D		1" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
E		COPPER PIPE	TYPE K (SOFT)

* FURNISHED BY UTILITY AGENCY

APWA Utah Chapter

3/4" and 1" meter

Plan 521 August 2001



NOTES:
1. AREA INLETS SHALL BE DESIGNED TO MEET ASTM C858 WITH AASHTO HS-20 LOADING.
2. OPTIONAL GRATING OR COVER MATERIAL MAY BE CAST IN AS REQUIRED.
3. OPENINGS TO BE SIZED AND LOCATED AS REQUIRED.
4. DURACRETE, OR EQUAL.
5. CONNECTING PIPES TO BE GROUTED SMOOTH ON BOTH SIDES OF BOX OPENING.
6. PIPE CONNECTIONS TO BE SEALED WATERTIGHT.
7. IF DEPTH OF BOX IS OVER 3 1/2', MIN. 3'-0" X 3'-0" BOX IS TO BE USED.

AREA INLET

SCALE: N.T.S.

A6

GUEST PARKING

R-55L 12x18

NO PARKING ANY TIME

R-55L 12x18

NO PARKING ANY TIME

R-55LR 12x18

NO PARKING ANY TIME

R-55R 12x18

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER NO. 375473-2202 ROBERT J. POIRIER 8-19-2026 STATE OF UTAH

RIVERSIDE FLATS

690 WEST 4400 SOUTH
RIVERDALE, UTAH

SOUTHEAST QUARTER OF SECTION 7, T5N, R1W, SALT LAKE BASE AND MERIDIAN

REVISIONS		
REV	DATE	DESCRIPTION
A	08/04/2026	CITY COMMENTS

PROJECT NO: 26111
DRAWN BY: TJO
CHECKED BY: RJP
DATE: 8/20/2026

CIVIL DETAILS

C5.02

S:\2026Files\26111\Civil\Prod Dwg\26111 PLN.dwg Trevor Aug 20, 2026 - 8:46pm

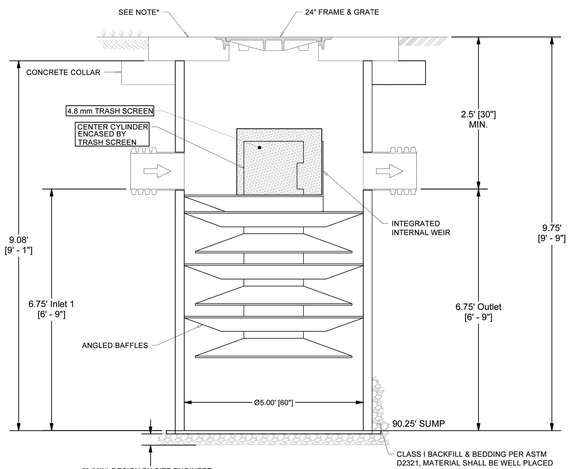
ARCADIA AR5

1

NJDEP MAXIMUM TREATMENT RATE					2.63 CFS
BYPASS RATE	2.5 CFS	RIM ELEVATION ±			100.00'
	DIAMETER	ANGLE	TYPE	INVERT	
INLET 1	12"	270°	HDPE	97.00'	
INLET 2	-	-	-	-	
INLET 3	-	-	-	-	
OUTLET	12"	0°	HDPE	97.00	
SUMP ELEVATION				90.25'	

ATTENTION:
THIS TREATMENT UNIT WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON GROUNDWATER LEVELS. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE GROUNDWATER LEVEL RELATIVE TO THE BURIED DEPTH OF THE UNIT. IF THE GROUNDWATER DEPTH ABOVE THE BOTTOM OF THE SUMP EXCEEDS ONE-THIRD THE DEPTH OF THE UNIT, CONTACT ADS FOR SOLUTIONS. SEE TECHNICAL NOTE 5.22 FOR GUIDANCE.

*CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS.



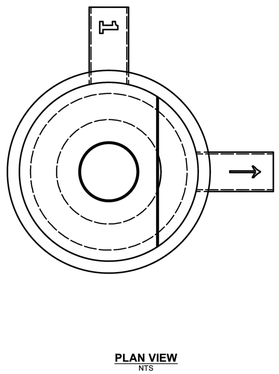
PROFILE VIEW
NTS

PRODUCT SPECIFICATIONS

- THE STORMWATER TREATMENT UNIT SHALL BE AN INLINE UNIT CAPABLE OF CONVEYING 100% OF THE DESIGN PEAK FLOW. IF PEAK FLOW RATES EXCEED MAXIMUM HYDRAULIC RATE, THE UNIT SHALL BE INSTALLED OFFLINE.
- THE ARCADIA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 80% OF THE SUSPENDED SOLIDS ON AN ANNUAL AGGREGATE REMOVAL BASIS. SAID REMOVAL SHALL BE BASED ON FULL-SCALE THIRD PARTY VERIFIED TESTING USING OK-110 MEDIA GRADATION OR EQUIVALENT AND 300 MG/L INFLUENT CONCENTRATION. FULL SCALE TESTING SHALL HAVE INCLUDED SEDIMENT CAPTURE BASED ON ACTUAL TOTAL MASS COLLECTED BY THE STORMWATER TREATMENT UNIT.

-OR -

THE ARCADIA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS USING A MEDIA MIX WITH D50=75 MICRON AND 200 MG/L INFLUENT CONCENTRATION PER CURRENT NJDEP/NJCAT HDS PROTOCOL.



PLAN VIEW
NTS

NOTES:

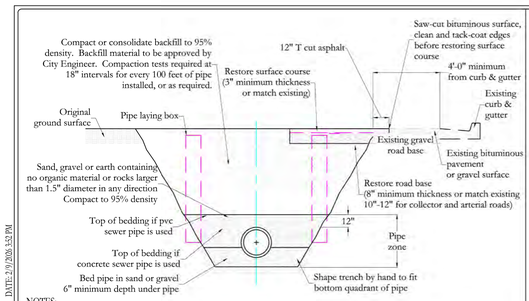
- ENGINEER / CONTRACTOR TO CONFIRM PIPE MATERIALS AND APPLICABLE ADAPTERS.
- CONTRACTOR IS RESPONSIBLE FOR MATERIAL AND LABOR TO BRING CASTINGS TO FINISHED GRADE.
- CONTRACTOR TO MEASURE HEIGHT OF STRUCTURE TO ENSURE THAT DEPTH OF EXCAVATION IS CORRECT.
- UNIT SHALL CONFORM TO HS20-44 LOAD RATINGS.

Riverdale Town Homes
Riverdale, UT
DATE: Jul 30, 2026 | DRAWN: TJO | CHECKED: - | DRAWING #:26111

DATE	DWN	CHK	DESCRIPTION

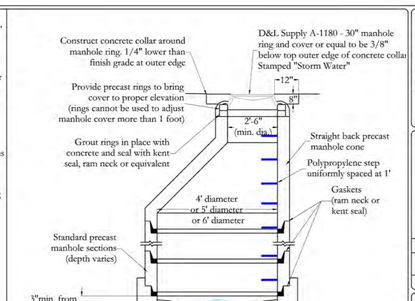
ARCADIA
Stormwater Separator
4640 TRUEMAN BLVD
HILLIARD, OH 43026
ADS
THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS/STORMTECH UNDER THE DIRECTION OF THE PROJECT'S ENGINEER OF RECORD FOR OTHER PROJECT PERSPECTIVES. THIS DRAWING IS NOT INTENDED FOR USE IN CONSTRUCTION WITHOUT THE EXPRESS PRIOR APPROVAL OF ADS. THE ENGINEER OF RECORD FOR THE PROJECT IS RESPONSIBLE FOR REVIEWING THIS DRAWING AND ANY OTHER PROJECT SPECIFIC DRAWINGS PREPARED BY ADS FOR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.
SHEET 1 OF 1

LOCATION: Z:\CEC Clients\Riverdale City\Riverdale City Standards\2025 - Public Works Standards\Standard Drawings - 2025 DATE: 7/31/2026 3:52 PM



NOTES:
1. The contractor shall be responsible for meeting all current OSHA and UOSH requirements for trench safety.
2. Contractor shall locate all underground utilities before laying pipe within 200' of said utilities which may be exposed, damaged or crossed as shown on the drawings or as "blue staked" the contractor will make arrangements with the utility company to move the utility if necessary or obtain permission from the project engineer to modify grade of pipeline in order to go around utilities.
3. All storm water pipes to be installed in roadway or under curb and gutter with approval by the City Engineer.
4. Minimum pipe size for storm water pipe is 15" diameter and must be concrete.
5. Minimum depth of storm water pipe shall be 24" cover over top of pipe bell for standard backfill material, or as approved by City Engineer.
6. For all new construction, a storm water/oil/grit/debris separator is required. Sizing of the separation unit to be determined by the Design Engineer and stamped Engineering Calculations must be submitted for review.
7. Upon completion of the project storm drainage system the installed pipe, manholes, junction boxes, inlet boxes and all storm water facilities must be cleaned in the presence of the Public Works Storm Water Manager. A video of the completed work is required upon completion of cleaning and should be given to Riverdale City.
8. All Storm Water pipelines shall be air & displacement tested along with a video recording of the pipelines interior, per the requirements of "Section 6, Paragraph G" of the "Technical Specifications".
9. All Storm Water pipelines shall be re-video recorded/taped for displacement failures just prior to the expiration of the 1-year warrantee period. Should the pipeline be displaced horizontally or vertically the Public Works Director and/or the City Engineer shall determine the extent of the required repairs. It shall be the Contractors full responsibility to immediately make all required repairs and all costs associated with the repairs shall be paid by the Contractor.
10. All abandoned lines 6" and larger are to be flow filled with lean concrete. Manhole to be removed shall be removed to within the 24" above the abandoned pipe.

STORM WATER TRENCH CROSS-SECTION 1
SCALE: NONE



NOTES:
1. If grade allows, inverts of D1 & D3 shall be required to match top of D2.
2. After all grading around manhole has been completed and final surfacing is in place, remove debris and temporary plugs or plywood from inside of manholes.
3. If manhole is to be poured in place, follow same pattern as shown except use 10" min wall thickness.
4. Manholes deeper than 20 feet shall have an 18" thick concrete base.
5. Cone and wall sections shall conform with ASTM C-478 standard.
6. Abandoned manholes are to be removed to within the 24" of top of abandoned pipe

STANDARD STORM WATER MANHOLE 2
SCALE: NONE

CIVIL ENGINEERING CONSULTANTS, PLLC
3141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0530

NO.	DATE	BY	REVISIONS

DATE: DECEMBER 2025
DRAWN: JEO/KSM
CHECKED: RTF

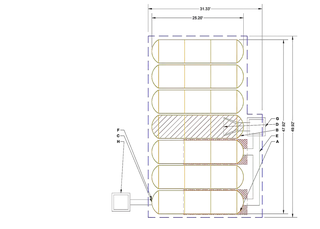
PROJECT: CONSTRUCTION & DEVELOPMENT STANDARDS
RIVERDALE CITY, UTAH
TITLE: STORM WATER TRENCH & MANHOLE DETAILS

CLIENT: RIVERDALE CITY
PROJECT NUMBER: RC.0002
FILE: =12.0 in SW trnh-dwg
SHEET: 12 of 22

McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
NO. 375473-2202
ROBERT J. POIRIER
8-19-2026
STATE OF UTAH

PROPOSED LAYOUT	PROPOSED ELEVATIONS		*INVERT ABOVE BASE OF CHAMBER.				
A	MINIMUM ALLOWABLE DEPTH OF SITE ELEMENT (SEE NOTE 4)	4355.50	PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
B	MINIMUM ALLOWABLE GRADE COMPLETED CHAMBER	4355.50	PRECAST END CAP	A	12" TOP RED CROSS END CAP, PART# MC3500EPP12T / TYP OF ALL 12" TOP CONNECTIONS		
C	MINIMUM ALLOWABLE GRADE COMPLETED SITE PAVEMENT	4355.50		B	12" BOTTOM PRE-CORED END CAP, PART# MC3500EPP12BC / TYP OF ALL 12" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS		
D	MINIMUM ALLOWABLE GRADE TOP OF CHAMBER	4355.50	PRECAST END CAP	C	12" PRE-CORED END CAP, PART# MC3500EPP12B / TYP OF ALL 12" BOTTOM CONNECTIONS		
	MINIMUM ALLOWABLE GRADE TOP OF SITE ELEMENT	4355.50	PRECAST END CAP	D	INSPECTION PORT, PART# MC3500EPP12IP / TYP OF ALL 12" INSPECTION PORTS		
4700	TOP OF MC-3500 CHAMBER	4352.83	CLAMP	1	INSTALL CLAMP ON 24" ADS ECCENTRIC PIPE / PART# SCPJ24P	90.25'	
	TOP OF STONE (INCLUDES CROWN)	4352.83	CLAMP	2	INSTALL CLAMP ON 12" ADS PIPE / PART# SCPJ12	97.00'	
4700	STORAGE VOLUME (INCLUDES FOUNDATION STONE)	4352.83	CONNECTION	3	12" BOTTOM CONNECTION	1.00'	
1823	SYSTEM PERIMETER (ft)	4352.83	STRUCTURE	4	DESIGN BY ENGINEER / PROVIDED BY OTHERS		
	BOTTOM OF MC-3500 CHAMBER	4346.00	CONCRETE STRUCTURE	5	BOLT DESIGN BY ENGINEER / PROVIDED BY OTHERS		3.7 CFS O.O.T.
	BOTTOM OF STONE	4346.00	CONCRETE STRUCTURE				



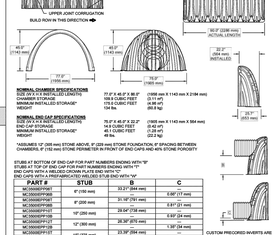
ISOLATOR ROW PLUS (SEE DETAIL)
PLACE MINIMUM 17.58' OF ADSPLUS100 WOVEN GEOTEXTILE OVER BEDDING MATERIAL AND UNDER CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS
SEC LIMITS

NOTES
1. THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
2. **NOT FOR CONSTRUCTION** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

SPACE INTENTIONALLY LEFT BLANK

SPACE INTENTIONALLY LEFT BLANK

MC-3500 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS	
SIZE (W x H x INSTALLED LENGTH)	77.9" X 45.0" X 99.0" (1995 mm X 1143 mm X 2184 mm)
END CAP STORAGE	19.9 CUBIC FEET (0.11 m³)
MINIMUM INSTALLED STORAGE*	119.0 CUBIC FEET (4.96 m³)
WEIGHT	134 lbs (59.9 kg)

NOMINAL END CAP SPECIFICATIONS	
SIZE (W x H x INSTALLED LENGTH)	76.9" X 45.0" X 22.2" (1955 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.5 CUBIC FEET (0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET (1.28 m³)
WEIGHT	49 lbs (22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 9" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED PULL-IN END WITH "W"

PART #	STUB	B	C
MC3500EPP06T	6" (150 mm)	23.23" (644 mm)	—
MC3500EPP06B		—	0.69" (17 mm)
MC3500EPP08T	8" (200 mm)	21.16" (781 mm)	—
MC3500EPP08B		—	0.81" (21 mm)
MC3500EPP10T	10" (250 mm)	20.04" (718 mm)	—
MC3500EPP10B		—	0.93" (24 mm)
MC3500EPP12T	12" (300 mm)	20.38" (676 mm)	—
MC3500EPP12B		—	1.39" (34 mm)
MC3500EPP15T	15" (375 mm)	23.39" (594 mm)	—
MC3500EPP15B		—	1.82" (34 mm)
MC3500EPP18TC	18" (450 mm)	20.65" (509 mm)	—
MC3500EPP18TW			
MC3500EPP18BC		—	1.77" (45 mm)
MC3500EPP18BW			
MC3500EPP24TC	24" (600 mm)	14.49" (368 mm)	—
MC3500EPP24TW			
MC3500EPP24BC		—	2.06" (52 mm)
MC3500EPP24BW			
MC3500EPP30T	30" (750 mm)	—	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST - INVERT/ORED MANIFOLDS INCLUDE 6" (150 mm) THROUGH 24" (600 mm) SIZES AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM CORED END CAPS CAN BE SPECIFIED. SAW CUT END CAP OUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 12" (300 mm). THE INVERT LOCATION IN COLUMN "B" ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- INSPECTION PORTS (IF PRESENT)
- A.1 REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
- A.2 REMOVE/OPEN GRATE ON CATCH BASIN OR MANHOLE
- A.3 USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- A.4 LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- A.5 IF SEDIMENT IS AT, OR ABOVE, 3" (75 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

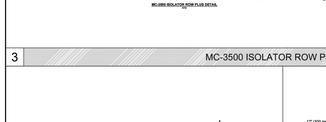
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- B.1 REMOVE COVER FROM DOWNSTREAM MANHOLE AT UPSTREAM END OF ISOLATOR ROW PLUS
- B.2 USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
- B.3 IF SEDIMENT IS AT, OR ABOVE, 3" (75 mm) PROCEED TO CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- B.4 FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
- B.5 IF SEDIMENT IS AT, OR ABOVE, 3" (75 mm) PROCEED TO STEP 3. IF NOT, PROCEED TO STEP 5.

STEP 3) CLEAN OUT ISOLATOR ROW PLUS USING THE VACTOR MANIFOLD
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 KL) OR MORE IS PREFERRED
- B. FOR ISOLATOR ROW PLUS WITH 6" (150 mm) DIAMETER PERFORATED WATER SUPPLY PIPE:
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 4) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 5) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



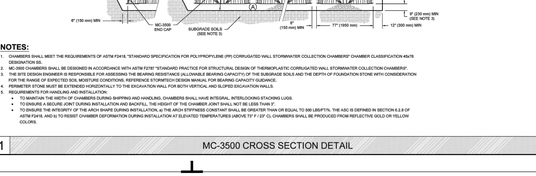
MC-3500 ISOLATOR ROW PLUS DETAIL

3 MC-3500 ISOLATOR ROW PLUS DETAIL

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE.	AASHTO: M145*, A-1, A-2-4, A-3 OR AASHTO: M43* 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, & 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL-GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE*	AASHTO: M43* 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE*	AASHTO: M43* 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.**

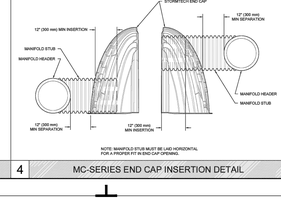
PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR AN STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 AASHTO M43 STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. GEOTEXTILES AND FOUNDATION STONE MAY BE CONTAMINATED BY SEDIMENTS DURING CONSTRUCTION. A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR ADDITIONAL INFORMATION.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.30 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 450TS DESIGNATION SS.
2. CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 9".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 590 LB/(F)/IN. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

SPACE INTENTIONALLY LEFT BLANK

MC-SERIES END CAP INSERTION DETAIL
NTS



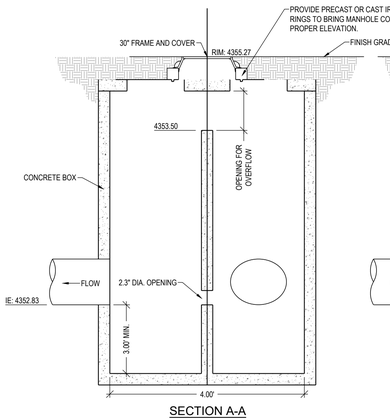
NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

4 MC-SERIES END CAP INSERTION DETAIL

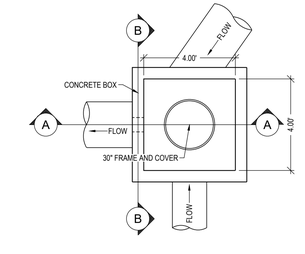
1 MC-3500 CROSS SECTION DETAIL

StormTech® Chamber System
WWW.ADSPIPE.COM
ADS
THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS/STORMTECH UNDER THE DIRECTION OF THE PROJECT'S ENGINEER OF RECORD FOR OTHER PROJECT PERSPECTIVES. THIS DRAWING IS NOT INTENDED FOR USE IN CONSTRUCTION WITHOUT THE EXPRESS PRIOR APPROVAL OF ADS. THE ENGINEER OF RECORD FOR THE PROJECT IS RESPONSIBLE FOR REVIEWING THIS DRAWING AND ANY OTHER PROJECT SPECIFIC DRAWINGS PREPARED BY ADS FOR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.
SHEET 1 OF 1

RIVERDALE TOWNHOMES COPY
RIVERDALE, UT, USA
DATE: 7/31/2026 | PROJECT #: | DRAWN: TO | CHECKED: N/A | REV: | NOT TO SCALE



SECTION A-A
SECTION B-B



OUTLET CONTROL STRUCTURE A5
SCALE: N.T.S.

REVISIONS			
REV	DATE	DESCRIPTION	
A	08/04/2026	CITY COMMENTS	

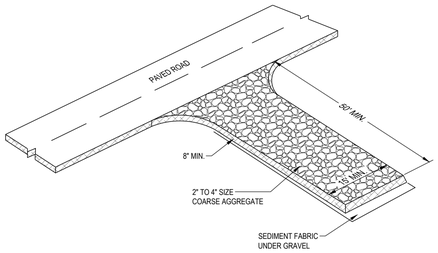
PROJECT NO: 26111
DRAWN BY: TJO
CHECKED BY: RJP
DATE: 8/20/2026

CIVIL DETAILS

C5.03

RIVERSIDE FLATS
690 WEST 4400 SOUTH
RIVERDALE, UTAH
SOUTHEAST QUARTER OF SECTION 7, T5N, R1W, SALT LAKE BASE AND MERIDIAN

S:\2026Files\26111\Civil\Prod Dwg\26111 PLN.dwg Trevor Aug 20, 2026 - 8:49am



DESCRIPTION:
A STABILIZED PAD OF CRUSHED STONE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE SITE FROM OR TO PAVED SURFACE.

APPLICATIONS:
AT ANY POINT OF INGRESS OR EGRESS AT A CONSTRUCTION SITE WHERE ADJACENT TRAVELED WAY IS PAVED. GENERALLY APPLIES TO SITES OVER 2 ACRES UNLESS SPECIAL CONDITIONS EXIST.

INSTALLATION/APPLICATION CRITERIA:
- CLEAR GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.
- COMPACT SUB GRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS.
- PLACE COARSE AGGREGATE, 1 TO 2-1/2 INCHES IN SIZE, TO A MINIMUM DEPTH OF 8 INCHES.

LIMITATIONS:
- REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
- SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:
- INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
- INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
- REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
- EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ※ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ■ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

STABILIZED CONSTRUCTION ENTRANCE C1
SCALE: N.T.S.

FILTERSOCK SPECIFICATION:

FILTREXX FILTERSOCK INSTALLATION AND MAINTENANCE

1.0 DESCRIPTION:
THIS WORK SHALL CONSIST OF FURNISHING, INSTALLING, MAINTAINING AND DISPERSING (IF NEEDED) A WATER PERMEABLE COMPOST FILTER SOCK (FILTREXX FILTERSOCK) TO CONTAIN SOIL EROSION AND SEDIMENT BY REMOVING SOIL PARTICLES FROM WATER MOVING OFF SITE INTO ADJACENT WATERWAYS OR STORM WATER DRAINAGE SYSTEMS. FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION FOR OPERATIONAL STORM DRAINAGE SYSTEMS.

2.0 COMPOST PRODUCTS USED TO FILL FILTREXX FILTERSOCKS
1. COMPOST: COMPOST USED FOR FILTREXX FILTERSOCKS SHALL BE WEED FREE AND DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER. THE COMPOST SHALL BE PRODUCED USING AN AEROBIC COMPOSTING PROCESS MEETING CFR 503 REGULATIONS, INCLUDING TIME AND TEMPERATURE DATA INDICATING EFFECTIVE WEED SEED, PATHOGEN AND INSECT LARVAE KILL. THE COMPOST SHALL BE FREE OF ANY REFUSE, CONTAMINANTS OR OTHER MATERIALS TOXIC TO PLANT GROWTH. NON-COMPOSTED PRODUCTS WILL NOT BE ACCEPTED. TEST METHODS FOR THE ITEMS BELOW SHOULD FOLLOW USCC TMECC GUIDELINES FOR LABORATORY PROCEDURES:
   A. PH - 5.0-8.0 IN ACCORDANCE WITH TMECC 04.11-A, "ELECTROMETRIC PH DETERMINATIONS FOR COMPOST"
   B. PARTICLE SIZE - 99% PASSING A 1" SIEVE, 90% PASSING A 1/2" SIEVE AND A MINIMUM OF 70% GREATER THAN THE 3/8" SIEVE. A TOTAL OF 98 % SHALL NOT EXCEED 3 INCHES IN LENGTH, IN ACCORDANCE WITH TMECC 02.02-B, "SAMPLE SIEVING FOR AGGREGATE SIZE CLASSIFICATION"
   C. MOISTURE CONTENT OF LESS THAN 60% IN ACCORDANCE WITH STANDARDIZED TEST METHODS FOR MOISTURE DETERMINATION.
   D. MATERIAL SHALL BE RELATIVELY FREE (<1% BY DRY WEIGHT) OF INERT OR FOREIGN MAN MADE MATERIALS.
   E. A SAMPLE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO BEING USED AND MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

3.0 CONSTRUCTION AND INSTALLATION OF FILTREXX FILTERSOCKS:
1. FILTREXX FILTERSOCKS WILL BE USED AS A FORM OF INLET PROTECTION ON CONSTRUCTION SITES WHICH REQUIRE PROTECTION AGAINST SEDIMENT LADEN WATER AFTER STORM DRAINS BECOME OPERATIONAL
2. FILTREXX FILTERSOCKS WILL BE PLACED AT LOCATIONS INDICATED ON PLANS AS DIRECTED BY THE ENGINEER. FILTERSOCKS SHOULD BE INSTALLED IN A PATTERN THAT ALLOWS COMPLETE PROTECTION OF THE INLET AREA
3. INSTALLATION OF FILTREXX FILTERSOCKS WILL ENSURE A MINIMAL OVERLAP OF AT LEAST ONE FOOT ON EITHER SIDE OF THE OPENING BEING PROTECTED. THE FILTERSOCKS WILL BE ANCHORED TO THE SOIL BEHIND THE CURB USING STAPLES, STAKES OR OTHER DEVICES CAPABLE OF HOLDING THE FILTERSOCK IN PLACE.
4. STANDARD SIZES OF FILTERSOCKS FOR INLET PROTECTION WILL BE 8" DIAMETER PRODUCTS. IN SEVERE FLOW SITUATIONS, LARGER FILTERSOCKS MAY BE RECOMMENDED BY THE ENGINEER.
5. FILTERSOCKS SHALL BE CONSTRUCTED OF A WOVEN MATERIAL AND FILLED WITH A COMPOST PRODUCT THAT PASSES THE CRITERIA LISTED IN SECTION 2.
6. IF THE FILTERSOCKS BECOME CLOGGED WITH DEBRIS AND SEDIMENT, THEY SHALL BE MAINTAINED SO AS TO ASSURE A PROPER DRAINAGE AND WATER FLOW INTO THE STORM DRAIN. IN SEVERE STORM EVENTS, OVERFLOW OF THE FILTERSOCK MAY BE ACCEPTABLE IN ORDER TO KEEP THE AREA FROM FLOODING.
7. THE FILTERSOCKS SHALL BE POSITIONED SO AS TO PROVIDE COMPLETE PHYSICAL BARRIER TO THE DRAIN ITSELF, ALLOWING SEDIMENT TO COLLECT ON THE OUTSIDE OF THE FILTERSOCKS. SEE BELOW SCHEMATIC FOR FILTREXX FILTERSOCK INSTALLATION.
8. FOR AREAS WHERE FILTERSOCKS ARE TO BE LEFT AS A PERMANENT PART OF THE LANDSCAPE, FILTERSOCKS MAY BE SEEDED DURING TIME OF MANUFACTURE TO CREATE A LIVING SOCK. FOR SEEDING OPTIONS, THE ENGINEER MAY SIMPLY REPLACE ALL LANGUAGE ABOVE WITH "LIVING FILTREXX FILTERSOCKS"

4.0 MAINTENANCE:
1. THE CONTRACTOR SHALL MAINTAIN FILTREXX FILTERSOCKS IN A FUNCTIONAL CONDITION AT ALL TIMES AND IT SHALL BE ROUTINELY INSPECTED.
2. WHERE THE FILTERSOCK REQUIRES REPAIR, IT WILL BE ROUTINELY REPAIRED.
3. THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE OF THE FILTERSOCK WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE FILTERSOCK, OR AS DIRECTED BY THE ENGINEER.
4. THE FILTREXX FILTERSOCK WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER. THE NETTING MATERIAL WILL BE DISPOSED OF IN NORMAL TRASH CONTAINERS OR REMOVED BY THE CONTRACTOR.
5. REGULAR MAINTENANCE INCLUDES LIFTING THE FILTREXX FILTERSOCKS AND CLEANING UNDER THEM AS SEDIMENT COLLECTS.

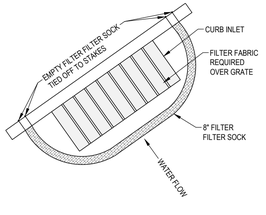
5.0 METHOD OF MEASUREMENT:
BID ITEMS SHALL SHOW MEASUREMENT AS 'FILTREXX FILTERSOCK' PER LINEAR FOOT, INSTALLED OR PER INLET, AS SPECIFIED BY THE ENGINEER.

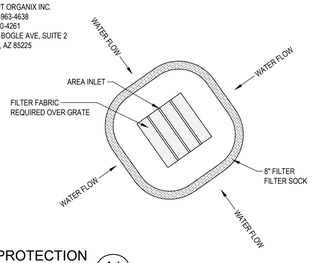
6.0 PERFORMANCE:
1. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A WORKING EROSION CONTROL SYSTEM AND MAY, WITH APPROVAL OF THE ENGINEER, WORK OUTSIDE THE MINIMUM CONSTRUCTION REQUIREMENTS AS NEEDED.
2. WHERE THE FILTERSOCK DETERIORATES OR FAILS, IT WILL BE REPAIRED OR REPLACED WITH A MORE EFFECTIVE ALTERNATIVE.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

7.0 APPLICATION GUIDELINES:
1. FILTREXX FILTERSOCKS SHALL EITHER BE MADE ON SITE OR DELIVERED TO THE JOBSITE USING A 3 MIL TUBULAR HDPE KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST PASSING THE ABOVE SPECIFICATIONS FOR COMPOST PRODUCTS AS OUTLINED IN 2.0.
2. FILTREXX FILTERSOCKS NETTING MATERIALS ARE AVAILABLE ONLY FROM FILTREXX INTERNATIONAL, LLC AND ARE THE ONLY CERTIFIED MESH MATERIALS ACCEPTED IN CREATING FILTREXX PRODUCTS ON SITE OR AS DELIVERED TO THE JOB SITE. STANDARD FILTREXX COLOR CODING SYSTEMS INCLUDE YELLOW AND BLACK STRIPED MESH NETTING WITH 3/8" MESH OPENINGS FOR INLET PROTECTION. OTHER COLORS ARE ONLY ACCEPTABLE AS APPROVED BY BOTH THE ENGINEER AND FILTREXX INTERNATIONAL, LLC.
3. CONTRACTOR IS REQUIRED TO BE A CERTIFIED FILTREXX INSTALLER AS DETERMINED BY FILTREXX INTERNATIONAL, LLC (440-926-8041 OR VISIT WEBSITE AT FILTREXX.COM). CERTIFICATION SHALL BE CONSIDERED CURRENT IF APPROPRIATE IDENTIFICATION IS SHOWN DURING TIME OF BID OR AT TIME OF APPLICATION.

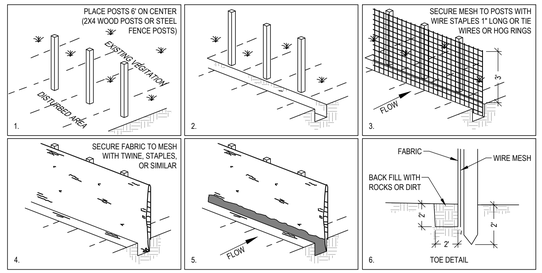
8.0 AVAILABLE VENDORS FILTREXX FILTERSOCKS MAY BE PURCHASED FROM THE FOLLOWING CERTIFIED FILTREXX INSTALLERS:

WINDSWEPT ORGANIX INC.
WORK: 480-963-4638
FAX: 408-940-4261
850 SOUTH BOGLE AVE, SUITE 2
CHANDLER, AZ 85225





SEDIMENT BARRIER / FILTER SOCK PROTECTION A1
SCALE: N.T.S. © REPLENISH



DESCRIPTION:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF ENTRENCHED FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS.

APPLICATIONS:
- PERIMETER CONTROL: PLACE BARRIER AT DOWNGRADE LIMITS OF DISTURBANCE.
- SEDIMENT BARRIER: PLACE BARRIER AT TOE OF SLOPE OR SOIL STOCKPILE.
- PROTECTION OF EXISTING WATERWAYS: PLACE BARRIER AT TOP OF STREAM BANK
- INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS

INSTALLATION/APPLICATION CRITERIA:
- PLACE POSTS 6 FEET APART ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS
- SECURE WIRE MESH (14 GAGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY 1 INCH LONG WIRE STAPLES, TIE WIRES OR HOG RINGS.
- CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
- BACKFILL OVER FILTER FABRIC TO ANCHOR.

LIMITATIONS:
- RECOMMENDED MAXIMUM DRAINAGE AREA OF 0.5 ACRE PER 100 FEET OF FENCE.
- RECOMMENDED MAXIMUM UPGRADIENT SLOPE LENGTH OF 150 FEET.
- RECOMMENDED MAXIMUM UPHILL GRADE OF 2:1 (50%).
- RECOMMENDED MAXIMUM FLOW RATE OF 0.5 CFS.
- PONDING SHOULD NOT BE ALLOWED BEHIND FENCE.

MAINTENANCE:
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.
- REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
- REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- □ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- ※ CONTROL SITE PERIMETER
- ※ CONTROL INTERNAL EROSION

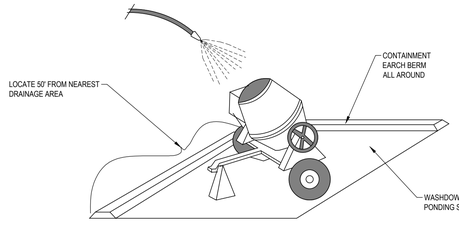
TARGETED POLLUTANTS
- ■ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- □ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

SILT FENCE C3
SCALE: N.T.S.



DESCRIPTION:
PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFF-SITE, PERFORMING ON-SITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

APPLICATIONS:
- THIS TECHNIQUE IS APPLICABLE TO ALL TYPES OF SITES.

INSTALLATION/APPLICATION CRITERIA:
- STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS.
- AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
- PERFORM WASHOUT OF CONCRETE TRUCKS OFF-SITE OR IN DESIGNATED AREAS ONLY.
- DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
- DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED AREAS.
- WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER WITHIN A BERMED OR LEVEL AREA (SEE EARTH BERM BARRIER INFORMATION SHEET.)
- TRAIN EMPLOYEES AND SUBCONTRACTORS IN PROPER CONCRETE WASTE MANAGEMENT.

LIMITATIONS:
- OFF-SITE WASHOUT OF CONCRETE WASTES MAY NOT ALWAYS BE POSSIBLE.

MAINTENANCE:
- INSPECT SUBCONTRACTORS T ENSURE THAT CONCRETE WASTES ARE BEING PROPERLY MANAGED.
- IF USING A TEMPORARY PIT, DISPOSE HARDENED CONCRETE ON A REGULAR BASIS.

OBJECTIVES
- □ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

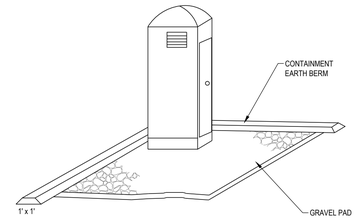
TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ※ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- □ CAPITAL COSTS
- □ O & M COSTS
- ※ MAINTENANCE
- ※ TRAINING

■ HIGH ※ MEDIUM □ LOW

CONCRETE WASTE MANAGEMENT A3
SCALE: N.T.S.



DESCRIPTION:
TEMPORARY ON-SITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

APPLICATIONS:
- ALL SITES WITH NO PERMANENT SANITARY FACILITIES OR WHERE PERMANENT FACILITY IS TO FAR FROM ACTIVITIES.

INSTALLATION/APPLICATION CRITERIA:
- LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE.
- PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON-SITE PERSONNEL.
- CONSTRUCT EARTH BERM PERIMETER (SEE EARTH BERM BARRIER INFORMATION SHEET), CONTROL FOR SPILL/PROTECTION LEAK.

LIMITATIONS:
- NO LIMITATIONS

MAINTENANCE:
- PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION.
- REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.
- ALL WASTE SHOULD BE DEPOSITED IN SANITARY SEWER SYSTEM FOR TREATMENT WITH APPROPRIATE AGENCY APPROVAL.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

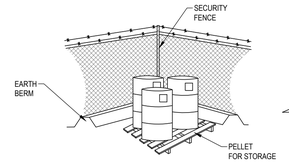
TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- □ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ■ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

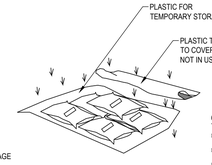
IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- □ TRAINING

■ HIGH ※ MEDIUM □ LOW

PORTABLE TOILETS C5
SCALE: N.T.S.



- CONTROLLED STORAGE LOCATION
- BERMED PERIMETER IMPOUNDMENT
- STORAGE OFF GROUND
- COVER WHEN NOT IN USE



DESCRIPTION:
CONTROLLED STORAGE OF ON-SITE MATERIALS.

APPLICATIONS:
- STORAGE OF HAZARDOUS, TOXIC, AND ALL CHEMICAL SUBSTANCES.
- ANY CONSTRUCTION SITE WITH OUTSIDE STORAGE OF MATERIALS.

INSTALLATION/APPLICATION CRITERIA:
- DESIGNATE A SECURED AREA WITH LIMITED ACCESS AS THE STORAGE LOCATION. ENSURE NO WATERWAYS OR DRAINAGE PATHS ARE NEARBY
- CONSTRUCT COMPACTED EARTHEN BERM (SEE EARTH BERM BARRIER INFORMATION SHEET), OR SIMILAR PERIMETER CONTAINMENT AROUND STORAGE LOCATION FOR IMPOUNDMENT IN THE CASE OF SPILLS.
- ENSURE ALL ON-SITE PERSONNEL UTILIZE DESIGNATED STORAGE AREA. DO NOT STORE EXCESSIVE AMOUNTS OF MATERIAL THAT WILL NOT BE UTILIZED ON SITE.
- FOR ACTIVE USE OF MATERIAL AWAY FROM THE STORAGE AREA ENSURE MATERIALS ARE NOT SET DIRECTLY ON THE GROUND AND ARE COVERED WHEN NOT IN USE. PROTECT STORM DRAINAGE DURING USE.

LIMITATIONS:
- DOES NOT PREVENT CONTAMINATION DUE TO MISHANDLING OF PRODUCTS.
- SPILL PREVENTION AND RESPONSE PLAN STILL REQUIRED.
- ONLY EFFECTIVE IF MATERIALS ARE ACTIVELY STORED IN CONTROLLED LOCATION.

MAINTENANCE:
- INSPECT DAILY AND REPAIR ANY DAMAGE TO PERIMETER IMPOUNDMENT OR SECURITY FENCING.
- CHECK MATERIALS ARE BEING CORRECTLY STORED (I.E. STANDING UPRIGHT, IN LABELED CONTAINERS, TIGHTLY CAPPED) AND THAT NO MATERIALS ARE BEING STORED AWAY FROM THE DESIGNATED LOCATION.

OBJECTIVES
- ※ HOUSEKEEPING PRACTICES
- ※ CONTAIN WASTE
- □ MINIMIZE DISTURBED AREA
- □ STABILIZE DISTURBED AREA
- □ PROTECT SLOPES/CHANNELS
- □ CONTROL SITE PERIMETER
- □ CONTROL INTERNAL EROSION

TARGETED POLLUTANTS
- □ SEDIMENT
- □ NUTRIENTS
- ■ TOXIC MATERIALS
- □ OIL & GREASE
- □ FLOATABLE MATERIALS
- ※ OTHER WASTE

- ■ HIGH IMPACT
- ※ MEDIUM IMPACT
- □ LOW OR UNKNOWN IMPACT

IMPLEMENTATION REQUIREMENTS
- ※ CAPITAL COSTS
- ※ O & M COSTS
- ※ MAINTENANCE
- ■ TRAINING

■ HIGH ※ MEDIUM □ LOW

MATERIALS STORAGE A5
SCALE: N.T.S.

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER
NO. 375473-2202
ROBERT J. POIRIER
8-19-2026
STATE OF UTAH

RIVERSIDE FLATS
690 WEST 4400 SOUTH
RIVERDALE, UTAH
SOUTHEAST QUARTER OF SECTION 7, T5N, R1W, SALT LAKE BASE AND MERIDIAN

REVISIONS

REV	DATE	DESCRIPTION

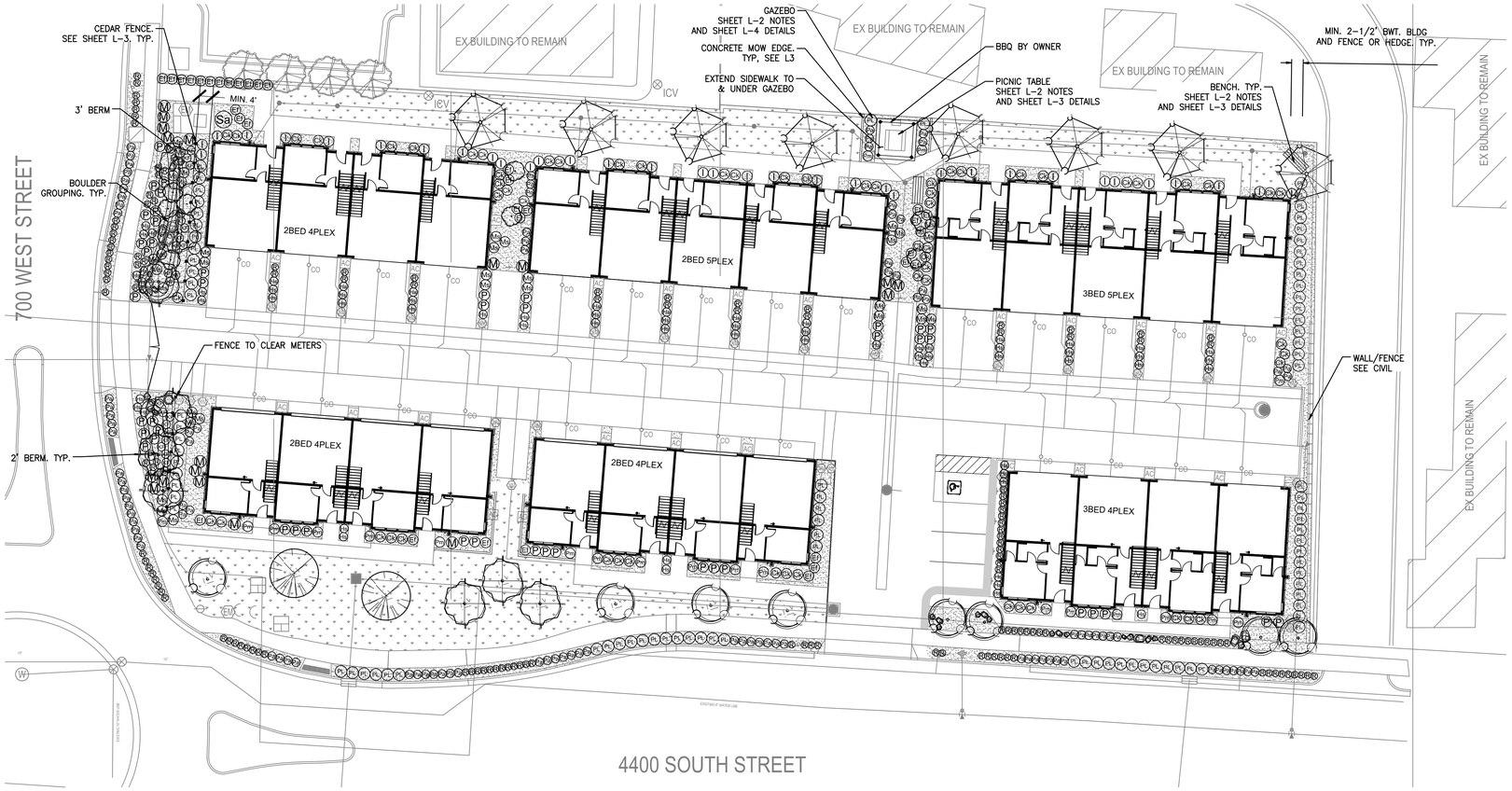
PROJECT NO: 26111
DRAWN BY: TJO
CHECKED BY: RJP
DATE: 8/20/2026

EROSION DETAILS

C5.04

S:\2026Files\26111\Civil\Prod Dwg\26111 PLN.dwg Trevor Aug 20, 2026 - 8:48am

LANDSCAPE PLAN



LEGEND

ROCK MULCH
ROCA 3/4" MAX. WASHED ROCK FROM GENEVA ROCK.

4" DIA. BARK MULCH TREE RING
ONE-HALF-INCH (1/2") SIZE, TO ONE-QUARTER (1/4"), WOOD AND BARK. FINE TEXTURED AND DARK BROWN IN COLOR. 3" DEEP OVER WEED BARRIER.

N

0 10' 20' 40'
SCALE: 1"=20'

RIVERDALE CODE REQUIREMENTS

PER CITY OF RIVERDALE MUNICIPAL CODE (CRMC)10-28-5:

TOTAL SITE AREA: 52,737 SF (NOT INCLUDING RIGHT-OF-WAY)

LAWN AREA: 20% X 52,737 SF = 10,547 SF OF LAWN ALLOWABLE ON SITE. 6,512 SF PROVIDED OR 12%. (NOTE PER CRMC10-28-5, A. TURF OR LAWN NOT TO EXCEED 35%)

PER CITY REVIEW "PLAN CORRECTIONS REPORT" FROM JUNE 22, 2026, 75% OF LANDSCAPE AREAS ARE TO CONTAIN SHRUBS AND ORNAMENTAL GRASSES.

CRMC10-28-5, A. HARDSCAPE SHALL NOT EXCEED 50% OF SITE'S OPEN SPACE. OPEN SPACE = 33,819 SF/2 = 16,910 SF. HARDSCAPE = 4,742 SF OR 28%

3" OF MULCH REQUIRED.

NO TREES IN PARKING STRIP (ROW).

(4 EACH 4" DECIDUOUS TREES REMOVED FOR BUILDING STRUCTURES. NOT SHOWN.)

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	REMARKS
TREES					
	8	ACER GRANDIDENTATUM BIGTOOTH MAPLE	10 GAL.		BRANCHED AT 5 FT.
	8	AMELANCHIER ALNIFOLIA SASKATOON SERVICEBERRY (SINGLE STEM)	10 GAL.		BRANCHING AT 3-4 FT;
	9	BETULA PAPYRIFERA PAPER BIRCH (SINGLE STEM)	B & B	1.5" CAL.	BRANCHED AT 6 FT.
	8	POPULUS TREMULOIDES QUAKING ASPEN (MULTI-STEM)	10 GAL.		BRANCHED AT 5 FT.
EVERGREEN TREES					
	2	PICEA PUNGENS 'HOOPSII' HOOPSII COLORADO SPRUCE	B & B	6` - 7` HT.	FULL WITH STRAIGHT TRUNK AND

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	WATER USE	SPACING	REMARKS
SHRUBS						
Cs	63	CORNUS SERICEA 'KELSEYI' DWARF REDTWIG DOGWOOD	1 GAL.		36" o.c.	
Ef	33	EUONYMUS FORTUNEI `EMERALD `N GOLD` EMERALD `N GOLD WINTERCREEPER	2 GAL.	DROUGHT TOLERANT	36" o.c.	FULL AND MATCHING
I	35	ILEX CRENATA `CONVEXA` CONVEX-LEAVED JAPANESE HOLLY	18"-24" HT	DROUGHT TOLERANT	36" o.c.	FULL AND MATCHING
M	18	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	1 GAL.		42" o.c.	
Pm	21	PINUS MUGO `MOPS` MUGO PINE	5 GAL.	DROUGHT TOLERANT	36" o.c.	FULL AND MATCHING
P	46	POTENTILLA FRUTICOSA `GOLD DROP` GOLD DROP BUSH CINQUEFOIL	2 GAL.	DROUGHT TOLERANT	36" o.c.	FULL AND MATCHING
PL	90	PRUNUS LAUROCERASUS 'NANA' DWARF ENGLISH LAUREL	1 GAL.		42" o.c.	FULL AND BUSHY
Sa	1	SAMBUCUS NIGRA `EVA` TM BLACK LACE ELDERBERRY	2 GAL.	DROUGHT TOLERANT	60" o.c.	FULL AND MATCHING

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	WATER USE	SPACING	REMARKS
GRASSES AND PERENNIALS						
Kf	22	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` FEATHER REED GRASS	1 GAL.	DROUGHT TOLERANT	30" o.c.	FULL AND MATCHING
Hs	64	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	1 GAL.	DROUGHT TOLERANT	30" o.c.	FULL AND MATCHING
Ms	36	MISCANTHUS SINENSIS `YAKU JIMA` YAKU JIMA EULALIA GRASS	2 GAL.	DROUGHT TOLERANT	36" o.c.	FULL AND MATCHING
Hy	99	PENNISETUM ALOPECUROIDES `HAMELN` HAMELN FOUNTAIN GRASS	1 GAL.	DROUGHT TOLERANT	30" o.c.	FULL AND MATCHING
R	136	RUDBECKIA FULGIDA `GOLDSTURM` GOLDSTURM CONEFLOWER	1 GAL.	DROUGHT TOLERANT	24" o.c.	FULL AND MATCHING
GROUND COVERS						
		LAWN DROUGHT TOLERANT SUN/SHADE BLEND	SOD OR SEED			

CORE STATES GROUP

18215 72nd Avenue South
Kent, WA 98032
855.CSG.1999

www.core-states.com

State of Utah
JEFFREY MARLEY
No. 8824-5301
Licensed Landscape Architect
Not for Construction

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

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

RIVERDALE TOWNHOME PROJECT
NWC 4400 S ST AND S 700 W
OGDEN, UT 84405

FORZA COMMERCIAL
2180 S. 1300 E., STE 240
SALT LAKE CITY, UT 84106

REV	DATE	COMMENT	BY
1	07/01/26	CITY REVIEW COMMENTS	TCL
4	08/04/26	CITY REVIEW COMMENTS	TCL
5	08/24/26	CITY REVIEW COMMENTS	TCL

Drawn: TCL
Reviewed: JVM
Sheet Date: 08/24/2026
Proj. Number: 24182

LANDSCAPE PLAN

L-1

LANDSCAPE NOTES AND DETAILS

LANDSCAPE PLANTING NOTES AND MATERIALS

SCOPE OF WORK

FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND RELATED ITEMS NECESSARY TO ACCOMPLISH TOPSOIL, TREATMENT AND PREPARATION OF SOIL, FINISH GRADING, PLACEMENT OF SPECIFIED PLANT MATERIALS, FERTILIZER, STAKING, MULCH, CLEAN–UP, DEBRIS REMOVAL, AND 30–DAY MAINTENANCE.

QUALIFICATIONS:
LANDSCAPE CONTRACTOR TO BE SKILLED AND KNOWLEDGEABLE IN THE FIELD OF WORK AND HAVE A MINIMUM OF FIVE (5) YEAR'S EXPERIENCE INSTALLING SIMILAR WORK. CONTRACTOR TO BE LICENSED TO PERFORM THE WORK SPECIFIED WITHIN THE PRESIDING JURISDICTION.

JOB CONDITIONS:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SITE AND REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNER'S REPRESENTATIVES. ALL PLANT MATERIAL AND FINISH GRADES ARE SUBJECT TO APPROVAL BY THE OWNER.

PROTECTION:
SAVE AND PROTECT ALL EXISTING PLANTINGS SHOWN TO REMAIN. DO NOT PLANT UNTIL OTHER CONSTRUCTION OPERATIONS WHICH CONFLICT HAVE BEEN COMPLETED. IF AN IRRIGATION SYSTEM IS TO BE INSTALLED DO NOT PLANT UNTIL THE SYSTEM HAS BEEN INSTALLED, TESTED, AND APPROVED BY THE OWNER. HANDLE PLANTS WITH CARE – DO NOT DAMAGE OR BREAK ROOT SYSTEM, BARK, OR BRANCHES. REPAIR AND/OR REPLACE ITEMS DAMAGED AS A RESULT OF WORK, OR WORK NOT IN COMPLIANCE WITH PLANS AND SPECIFICATIONS, AS DIRECTED BY OWNER AT NO ADDITIONAL COST TO THE OWNER.

REPAIR OF EXISTING PLANTINGS:
DURING THE COURSE OF WORK, REPAIR ALL EXISTING PLANTING AREAS BY PRUNING DEAD GROWTH, RE–ESTABLISHING FINISH GRADE AND RE–MULCHING TO SPECIFIED DEPTH.

GUARANTEE:
GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE JOB BY OWNER.

30–DAY MAINTENANCE:
CONTRACTOR TO PROVIDE OWNER WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO PROVIDE LANDSCAPE AND IRRIGATION MAINTENANCE FOR 30 DAYS FOLLOWING STORE OPENING. WORK TO INCLUDE MAINTENANCE AS DESCRIBED BELOW, IN PLANTING AND IRRIGATION MAINTENANCE.

SUBMITTALS:
SUBMIT THE FOLLOWING TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE START OF ANY WORK:

A) DOCUMENTATION THAT ALL PLANT MATERIAL HAS BEEN ORDERED.
B) TOPSOIL ANALYSIS AND RECOMMENDED AMENDMENTS.
C) TREE STAKING AND GUYING MATERIALS.
D) PLANTING SCHEDULE INCLUDING DATES AND TIMES.

MATERIALS:

PLANT MATERIALS:
PLANT MATERIALS TO BE GRADE NO. 1, SIZED IN ACCORDANCE WITH (AAN) AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1–2004). PRUNE PLANTS RECEIVED FROM THE NURSERY ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. "B & B" INDICATES BALLED AND BURLAPPED; "CONT." INDICATES CONTAINER; "BR" INDICATES BARE ROOT; "CAL" INDICATES CALIPER AT 6" ABOVE SOIL LINE; "GAL" INDICATES GALLON.

A) SPECIFIED PLANT CANOPY SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE CONTAINER OR BALL SIZE AND ESTABLISHES MINIMUM PLANT CONDITION TO BE PROVIDED.
B) QUALITY:
   PLANT MATERIAL TO COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION, PLANTS TO BE FULLY LIVE, VIGOROUS, WELL FORMED, WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS. ROOT BALLS OF PLANTS TO BE SOLID AND FIRMLY HELD TOGETHER, SECURELY CONTAINED AND PROTECTED FROM INJURY AND DESICCATION. PLANTS DETERMINED BY LANDSCAPE ARCHITECT TO HAVE BEEN DAMAGED; HAVE DEFORMITIES OF STEM, BRANCHES, OR ROOTS; LACK SYMMETRY, HAVE MULTIPLE LEADERS OR "V" CROTCHES LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET SIZE OR ANSI STANDARDS WILL BE REJECTED. PLANT MATERIAL TO BE FROM A SINGLE NURSERY SOURCE FOR EACH SPECIFIED SPECIES/HYBRID. NURSERY SOURCES TO BE THOSE LOCATED IN THE SAME REGION AS THE JOB SITE.
C) SUBSTITUTION:
   NO SUBSTITUTION OF PLANT MATERIAL, SPECIES OR VARIETY, WILL BE PERMITTED UNLESS WRITTEN EVIDENCE IS SUBMITTED TO THE OWNER FROM TWO QUALIFIED PLANT BROKERAGE OFFICES. SUBSTITUTIONS WHICH ARE PERMITTED TO BE IN WRITING FROM THE OWNER AND LANDSCAPE ARCHITECT. THE SPECIFIED SIZE, SPECIES AND NEAREST VARIETY, AS APPROVED, TO BE FURNISHED. SUBSTITUTIONS MAY REQUIRE SUBMITTAL TO REVISED LANDSCAPE PLAN TO CITY FOR APPROVAL.
D) LABEL AT LEAST ONE (1) TREE, SHRUB, AND GROUNDCOVER OF EACH VARIETY WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAMES.
E) DELIVER PLANT MATERIAL AFTER PREPARATION OF PLANTING AREAS HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX (6) HOURS AFTER DELIVERY, SET MATERIAL IN SHADE, PROTECT FOR WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOT BALLS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

SOIL PREPARATION:
TOPSOIL, AMENDMENT, AND BACKFILL, ARE GENERAL REQUIREMENTS FOR ALL LANDSCAPE AREAS, UNLESS NOTED OTHERWISE ON THE PLANS. SOIL AMENDMENTS AND FERTILIZER NOTED BELOW ARE TO BE USED FOR BID PRICE BASIS ONLY. SPECIFIC AMENDMENTS AND FERTILIZERS WILL BE MADE AFTER SOIL SAMPLES ARE LABORATORY TESTED BY THE CONTRACTOR. PROVIDE CHANGE ORDER FOR ADDITIONAL OR REDUCTION OF MATERIALS REQUIRED OR NOT REQUIRED BY THE SOILS REPORT.

SOIL FERTILITY AND AGRICULTURAL SUITABILITY ANALYSIS:
AFTER ROUGH GRADING AND PRIOR TO SOIL PREPARATION, CONTRACTOR TO OBTAIN TWO REPRESENTATIVE SOIL SAMPLES, FROM LOCATIONS AS DIRECTED BY THE LANDSCAPE ARCHITECT, TO A SOIL TESTING LABORATORY. SUBMIT RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW. TESTS TO INCLUDE FERTILITY AND SUITABILITY ANALYSIS WITH WRITTEN RECOMMENDATIONS FOR SOIL AMENDMENT, FERTILIZER, CONDITIONERS, APPLICATION RATES, AND POST–CONSTRUCTION MAINTENANCE PROGRAM. TESTS TO BE CONTRACTED WITH AND PAID FOR BY THE CONTRACTOR.

A) TOPSOIL:
   CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL TOPSOIL AND FOR DETERMINING THE VOLUME OF TOPSOIL REQUIRED PER THE INFORMATION ON PLANS AND NOTED HERE–IN. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY WEED CONTROL RESULTING FROM CONTAMINATED OFF SITE SOURCES.
B) TOPSOIL TO CONSIST OF 1/3 BY VOLUME SANDY LOAM, 1/3 BY VOLUME COMPOSTED GARDEN MULCH, AND 1/3 BY VOLUME COARSE WASHED SAND OR EQUIVALENT.
C) TOPSOIL PREPARATION AND INSTALLATION:
   1. VERIFY SUBGRADES TO –9 INCHES IN LANDSCAPE AREAS OR AS INDICATED ON PLANS. THIS ACCOMMODATES, TOPSOIL, AMENDMENTS, AND MULCH. 6" IMPORTED TOPSOIL FOR LANDSCAPE BEDS.
   2. ERADICATE ANY SURFACE VEGETATION ROOTED IN THE SUB–GRADE PRIOR TO SUB–GRADE PREPARATION.
   3. REMOVE SOIL LUMPS, ROCK, VEGETATION AND/OR DEBRIS LARGER THAN 2 INCHES FROM ALL SUB–GRADE PRIOR TO PLACEMENT OF SPECIFIED TOPSOIL.
   4. REMOVE ANY ASPHALT EXTENDING BEYOND 6 INCHES FROM CURBS INTO ADJACENT LANDSCAPE AREAS.

D) TOPSOIL PLACEMENT:
   1. PROVIDE A TOTAL FINISH COURSE OF 6 INCHES OF TOPSOIL FOR LANDSCAPE AREAS.
   2. PLACE ADDITIONAL TOPSOIL AND SOIL MIX AS REQUIRED TO MEET FINISH ELEVATIONS.

NON–ORGANIC MULCH (TOPDRESSING):
3/4" MAX. WASHED ROCK (ROCA SO. WEBER). LOCALLY APPROPRIATE SOURCE FROM GENEVA ROCK OR APPROVED EQUAL. HTTPS://GENEVAROCK.COM. PLACE IN ALL LANDSCAPE AREAS EXCEPT FOR BARKED TREE RINGS.

ORGANIC MULCH (TOPDRESSING):
ONE–HALF–INCH (1/2") SIZE, TO ONE–QUARTER (1/4"), WOOD AND BARK. FINE TEXTURED AND DARK BROWN IN COLOR. LOCALLY APPROPRIATE SOURCE MATERIALS. PLACE IN A 4' DIAMETER RING AROUND ALL TREES IN LAWN AREAS, AS SHOWN ON PLANS.

BOULDERS:
ROCK BOULDERS FROM HTTPS://GENEVAROCK.COM OR APPROVED EQUAL.

BENCHES:
2 EACH #11–80PL–S–2 SURFACED MOUNT BENCH BY DUMOR HTTPS://DUMOR.COM. COLORS SELECTED BY OWNER.

TABLE:
1 EACH #75–60D–S–2 SURFACED MOUNT PICNIC TABLE BY DUMOR HTTPS://DUMOR.COM. COLORS SELECTED BY OWNER.

GAZEBO:
1 EACH #SQR12–45460 BY POLIGON HTTPS://WWW.POLIGON.COM OR APPROVED EQUAL. COLORS SELECTED BY OWNER.

FENCING:
SEE DETAIL ON SHEET L–3.

MOW CURB:
SEE DETAIL ON SHEET L–3.

STAKES:
2–INCH DIAMETER BY 8–FOOT MINIMUM LODGEPOLE PINE STAKES.

GUY MATERIAL:
1–INCH WIDE POLYETHYLENE CHAIN LOCK TYPE TIES; OR, 3/8" DIAMETER RUBBER. NO WIRE.

EXECUTION:

CONTAMINANTS:
VERIFY THAT ALL SOIL CONTAMINANTS (E.G., PAINT, SEALANTS, SOLVENTS, OILS, GREASES, CONCRETE/ASPHALT SPOILS, ETC.) HAVE BEEN SATISFACTORY REMOVED FROM ALL PLANTING AREAS. DO NOT BEGIN WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

FINISH GRADES:
FINE GRADE AND REMOVE ROCKS, DEBRIS, AND FOREIGN OBJECTS OVER 2 INCHES DIAMETER FROM TOP SURFACE OF PREPARED LANDSCAPE AREAS. FINISH ELEVATIONS TO BE DEFINED AS 3 INCHES BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL PLANTING BED AREAS AND 1–INCH BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL LAWN AREAS. FINISH GRADE REFER TO GRADES PRIOR TO INSTALLATION OF MULCH OR LAWN. ALL FINISH GRADES TO BE SMOOTH EVEN GRADES, LIGHTLY COMPACTED, AS SHOWN ON THE PLAN AND DETAILED. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. SITE CIVIL DRAWINGS IDENTIFY FINAL ELEVATIONS. MOISTEN PREPARED AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.

TREES AND SHRUBS:
ARRANGE TREES AND SHRUBS ON SITE IN PROPOSED LOCATIONS PER DRAWINGS. EXCAVATE PIT, PLANT AND STAKE OR GUY, AS CALLED OUT AND DETAILED. ALL TREES, SHRUBS, AND SUPPORTS TO STAND VERTICAL. BACKFILL SHALL BE PIT SPOILS. SETTLE BACKFILL USING WATER ONLY. NO MECHANICAL COMPACTION.

GROUNDCOVERS:
EXCAVATE PITS TO A MINIMUM OF 3 INCHES BELOW, AND TWICE THE ROOT BALL DIAMETER. WATER THOROUGHLY AND TAKE CARE TO ENSURE THAT ROOT CROWN IS AT PROPER GRADE, AS DETAILED.

NON–ORGANIC MULCH:
MULCH ALL LANDSCAPE AREAS EXCEPT FOR BARKED TREE RINGS. APPLY SUFFICIENT QUANTITY TO PROVIDE A 3–INCH DEPTH. SPREAD THROUGHOUT AREAS SHOWN ON THE LANDSCAPE PLANS; 100% COVERAGE; STAPLE WEED BARRIER FABRIC TO SUB–GRADE PER MANUFACTURERS RECOMMENDATIONS.

ORGANIC MULCH
MULCH ALL TREE RINGS IN LAWN, AS SHOWN ON PLAN. APPLY SUFFICIENT QUANTITY TO PROVIDE A 3–INCH DEPTH. SPREAD THROUGHOUT AREAS SHOWN ON THE LANDSCAPE PLANS; 100% COVERAGE; STAPLE WEED BARRIER FABRIC TO SUB–GRADE PER MANUFACTURERS RECOMMENDATIONS.

BENCHES:
INSTALL PER MANUFACTURE'S SPECIFICATION ON A CONCRETE SLAB. PROVIDE ALL MATERIALS NECESSARY FOR COMPLETE INSTALLATION.

TABLE:
INSTALL PER MANUFACTURE'S SPECIFICATION ON A CONCRETE SLAB. PROVIDE ALL MATERIALS NECESSARY FOR COMPLETE INSTALLATION.

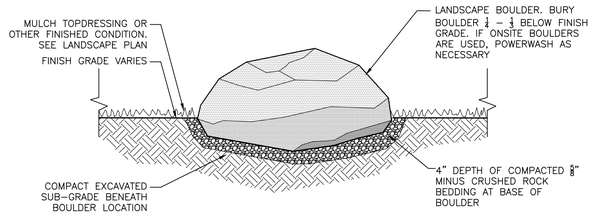
GAZEBO:
LOCATION OF GAZEBO IS APPROXIMATE AND IT MAY BE NECESSARY TO RELOCATE PENDING FILED INVESTIGATION. CONTRACTOR TO DESIGN–BUILD FOOTING/POST OR REQUIRED ATTACHMENT TO SUBGRADE. DO NOT SURFACE MOUNT TO CONCRETE PAD UNLESS THICKEN AS NEEDED. ALL OTHER INSTALLATION PER MANUFACTURE'S SPECIFICATION. PROVIDE ALL MATERIALS NECESSARY FOR COMPLETE INSTALLATION.

FENCING:
SEE DETAIL ON SHEET L–3.

MOW CURB:
SEE DETAIL ON SHEET L–3.

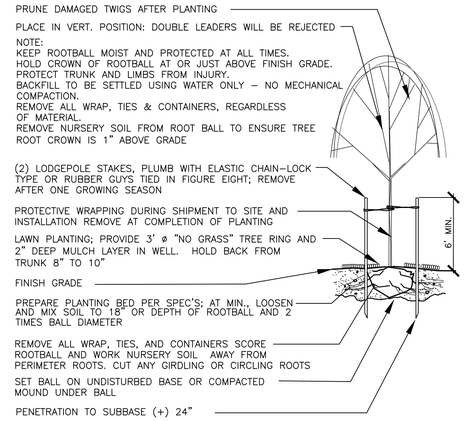
CLEANUP AND PROTECTION:
DURING LANDSCAPE WORK, KEEP ALL PAVEMENT CLEAN AND WORK AREAS IN AN ORDERLY CONDITION. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIOD. TREAT, REPAIR, OR REPLACE DAMAGE LANDSCAPE WORK AS DIRECTED BY THE OWNER.

PLANTING MAINTENANCE:
PROVIDE FULL MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE INSTALLERS. CONTRACTOR TO MAINTAIN PLANTINGS THROUGH COMPLETED INSTALLATION, AND UNTIL ACCEPTANCE OF LANDSCAPE INSTALLATION. PLANTING MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, TIGHTENING AND REPAIRING OF TREE GUYS, RESETTING PLANTS TO PROPER GRADES OR POSITION, RE–ESTABLISHING SETTLED GRADES; AND MOWING LAWNS WEEKLY AFTER LAWN ESTABLISHMENT. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION. INCLUDED IS REPLACEMENT OF DEAD PLANTS AND PLANTS SHOWING LOSS OF 40 PERCENT OR MORE OF CANOPY.



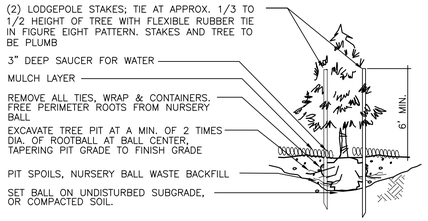
BOULDER IN LANDSCAPE DETAIL

NOT TO SCALE



DECIDUOUS TREE PLANTING/STAKING DETAIL

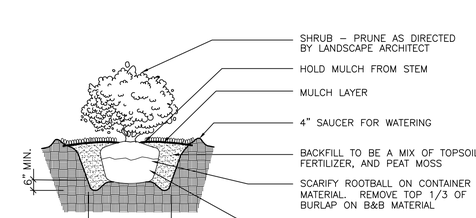
NOT TO SCALE



NOTE: LIGHT FERTILIZER OVER PLANTING BED AFTER BACKFILL ONLY; NO FERTILIZER IN PLANTING PIT. WORK PERIMETER ROOTS FREE OF NURSERY BALL, BALL AND PIT TO BE COARSELY SCARIFIED. REMOVE NURSERY SOIL FROM ROOT BALL TO ENSURE TREE ROOT CROWN IS 1" ABOVE GRADE. CUT ANY CIRCLING OR GIRDLING ROOTS.

EVERGREEN TREE PLANTING/STAKING DETAIL

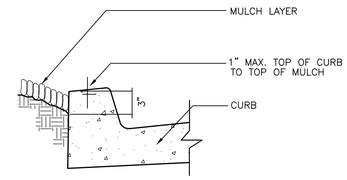
NOT TO SCALE



NOTE:
APPLY ADDITIONAL 4 OZ. 8–32–16 FERTILIZER INTO TOP 2" OF PLANTING MIX.
PLANT SHRUB HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL. ROUGHEN ALL SURFACES OF PIT.
CUT AND REMOVE BURLAP FROM ROOT BALL

SHRUB PLANTING DETAIL

NOT TO SCALE



MULCH AT CURB DETAIL

NOT TO SCALE



BOULDERS FROM GENEVA ROCK



ROCK MULCH FROM GENEVA ROCK

CORE STATES GROUP

18215 72nd Avenue South
Kent, WA 98032
855.CSG.1999

www.core-states.com

State of Utah – Not for Construction – JEFFERY M. HARLEY – No. 2004-5301 – Licensed Landscape Architect

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

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

RIVERDALE TOWNHOME PROJECT
NWC 4400 S ST AND S 700 W
OGDEN, UT 84405

FORZA COMMERCIAL
2180 S. 1300 E., STE 240
SALT LAKE CITY, UT 84106

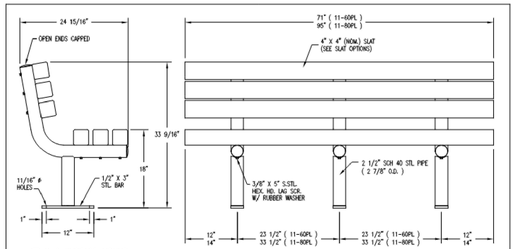
REV	DATE	COMMENT	BY
1	07/01/26	CITY REVIEW COMMENTS	TCL
4	08/04/26	CITY REVIEW COMMENTS	TCL
5	08/24/26	CITY REVIEW COMMENTS	TCL

Drawn: TCL
Reviewed: JVM
Sheet Date: 08/24/2026
Proj. Number: 24182

LANDSCAPE NOTES AND DETAILS

L-2

LANDSCAPE DETAILS

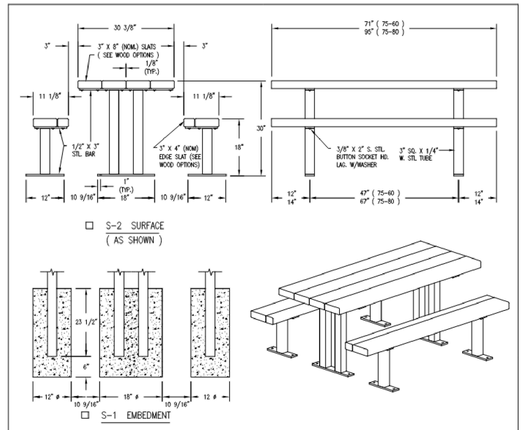


NOTES
1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR S-2 AND S-4 OPTIONS.

DuMor, inc. P.O. Box 142 Mifflintown, PA 17059-0142	SCALE : NONE DATE DRAWN :3/22/94 DRAWN BY : AH DATE REV. : 10/25/11 REV. BY : RDH	TITLE : BENCH REV. D DRAWING NUMBER 11 SERIES PL	SHEET 1 OF 2



Plastic Bench 11-60PL

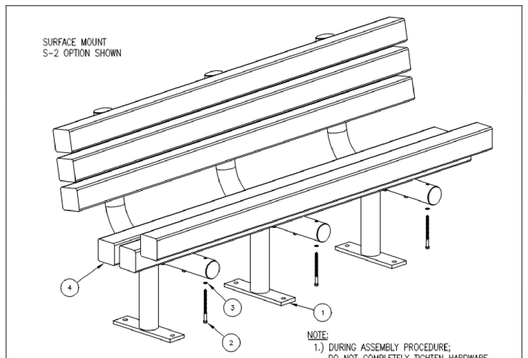


NOTES
1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR OPTIONS S-2 AND S-4.

DuMor, inc.	PICNIC TABLE	DATE DRAWN : 03/22/94 DRAWN BY : AH DATE REV. : 11/09/11 REV. BY : RDH REV. F DRAWING NUMBER 75 SERIES	SHEET 1 OF 2



Table 75



NOTE:
1.) DURING ASSEMBLY PROCEDURE; DO NOT COMPLETELY TIGHTEN HARDWARE.
2.) THE ACTUAL PARTS WILL NOT BE NUMBERED: NUMBERS ONLY APPLY TO DRAWING.
3.) SEE SPEC. SHEET 1 FOR MOUNTING OPTIONS.

STEP 1:
USE 3 - PC. SUPPORT POST (1)
18 - PCS. 3/8" X 5" SS. HEX HD. LAG SCR. (2)
18 - PCS. 3/8" ID. X 5/8" OD. RUBBER WASHER (3)
6 - PC. 4" X 4" X 71" PLASTIC SLAT (4)
ATTACH ONE PLASTIC SLAT (4) TO THREE SUPPORT POSTS (1) USING HARDWARE (2 & 3). TIGHTEN TO SNUG FIT. REPEAT UNTIL ALL PLASTIC SLATS ARE ATTACHED TO SUPPORT POSTS.

STEP 2:
UPON COMPLETION OF BENCH ASSEMBLY SQUARE ALL COMPONENTS THEN TIGHTEN ALL HARDWARE.

STEP 3:
ANCHOR ACCORDING TO SUPPORT OPTION USED.

ITEM	QTY	PART NO	DESCRIPTION
1	3	0-56-00-02/5-2	SUPPORT POST FOR SURFACE MOUNT
2	18	1-13-019	3/8" X 5" SS HEX HD LAG SCR
3	18	1-22-018	3/8" ID X 5/8" OD RUBBER WASHER
4	6	0-11-60PL-02	4" X 4" X 71" PLASTIC SLAT

DuMor, inc. P.O. Box 142 Mifflintown, PA 17059-0142	SCALE : NONE DATE DRAWN : 3/22/94 DRAWN BY : AH DATE REV. : 10/25/11 REV. BY : RDH	TITLE : BENCH REV. D DRAWING NUMBER 11 SERIES PL	SHEET 2 OF 2

NOTES:
1.) DURING ASSEMBLY PROCEDURE; DO NOT COMPLETELY TIGHTEN HARDWARE.
2.) THE ACTUAL PARTS WILL NOT BE NUMBERED. NUMBERS ONLY APPLY TO DRAWING.
3.) UPON COMPLETION OF ASSEMBLY SQUARE ALL COMPONENTS THEN TIGHTEN ALL HARDWARE.
4.) MOUNT AND ANCHOR AS SPECIFIED.

TOOLS REQ'D
3/4" WRENCH
1/4" ALLEN WRENCH
1/2" MASONRY DRILL BIT
DRILL

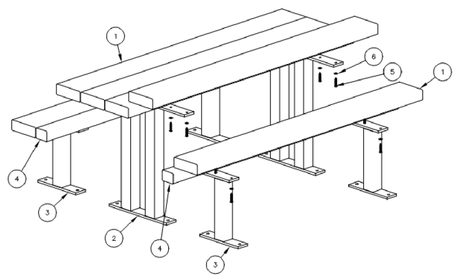
PARTS LIST FOR S-2

ITEM	QTY	PART NO	DESCRIPTION
1	6	0-36-60-01	3" X 8" X 71" SLAT, WOOD
2	2	0-75-00-03/5-2	TABLE SUPPORT FOR SURFACE MOUNT
3	4	0-75-00-04/5-2	SEAT SUPPORT FOR SURFACE MOUNT
4	2	0-88-80-02	3" X 4" X 71" WOOD WITH SLAT
5	28	1-13-016	3/8" X 2" SS BTN SKT HD LAG SCR
6	28	1-22-024	3/8" SS FLAT WASHER

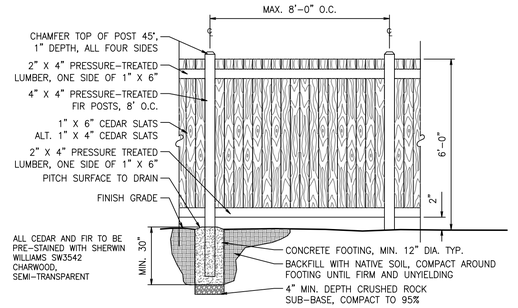
KITS PROVIDED FOR S-2

ITEM	QTY	PART NO	DESCRIPTION
7	3	K-ABC0860-4	1/2" X 3 3/4" SS ANCHOR KIT (4PC)
8	1	K-BLD632-30	3/8" LAG HARDWARE KIT (30PC)

① ATTACH SLATS TO SUPPORTS.

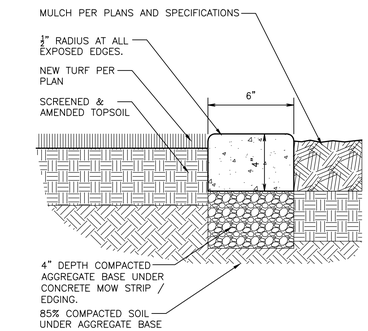


DuMor, inc.	ASSEMBLY INSTRUCTIONS	DATE DRAWN : 3/22/94 DRAWN BY : AH DATE REV. : 11/09/11 REV. BY : RDH REV. F DRAWING NUMBER 75 SERIES	SHEET 2 OF 2



6' HT. SOLID BOARD WOOD FENCE

NOT TO SCALE



CAST-IN-PLACE CONCRETE MOW CURB DETAIL

NOT TO SCALE

CORE STATES GROUP

18215 72nd Avenue South
Kent, WA 98032
855.CSG.1999

www.core-states.com

State of Utah — Not for Construction — JEFFERY M. HARLEY — No. 2966-5301 — Licensed Landscape Architect

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

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

RIVERDALE TOWNHOME PROJECT
NWC 4400 S ST AND S 700 W
OGDEN, UT 84405

FORZA COMMERCIAL
2180 S. 1300 E., STE 240
SALT LAKE CITY, UT 84106

REV	DATE	COMMENT	BY
1	07/01/26	CITY REVIEW COMMENTS	TCL
4	08/04/26	CITY REVIEW COMMENTS	TCL
5	08/24/26	CITY REVIEW COMMENTS	TCL

Drawn: TCL
Reviewed: JVM
Sheet Date: 08/24/2026
Proj. Number: 24182

LANDSCAPE DETAILS

L-3

LANDSCAPE DETAILS

poligon®

PROJECT:

LOCATION:

BUILDING TYPE: SQR-12

ROOF TYPE: MULTI-RIB

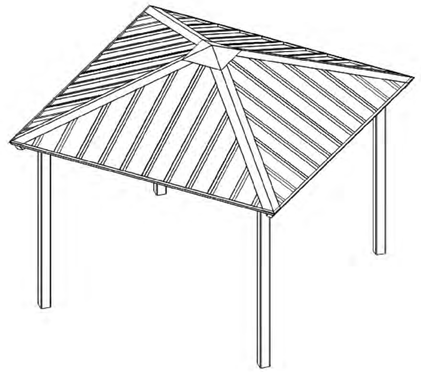
BUILDING NUMBER:

ORDER NUMBER:

QUOTE NUMBER:

DRAWING LIST:

SHEET NUMBER	DRAWING DESCRIPTION
CS	COVER SHEET
1	ARCHITECTURAL ELEVATIONS
2	STRUCTURAL FRAMING PLAN
3	COLUMN LAYOUT



CERTIFICATES:
MIAMI DADE COUNTY CERTIFICATE OF COMPETENCY NO. 21 0819.13
PCI (POWDER COATING INSTITUTE) 4000 CERTIFIED

FABRICATOR APPROVALS:
CITY OF PHOENIX, AZ APPROVED FABRICATOR #C08-20'0
CITY OF LOS ANGELES, CA APPROVED FABRICATOR #FB01596
CITY OF RIVERSIDE, CA APPROVED FABRICATOR #SF 000042
CITY OF HOUSTON, TX APPROVED FABRICATOR #470
CLARK COUNTY, NV APPROVED FABRICATOR #264
STATE OF UTAH APPROVED FABRICATOR 02008-14
AISC APPROVED FABRICATOR C-00016751

MATERIALS:

DESCRIPTION	ASTM DESIGNATION
TUBE STEEL	A500 (GRADE B)
SCHEDULE PIPE	A53 (GRADE B)
RMT PIPE	A519
LIGHT GAGE COLD FORMED STRUCTURAL STEEL PLATE	A1003 (GRADE 50)
ROOF PANELS (STEEL)	A36
	A653

GENERAL NOTES:
UNLESS NOTED OTHERWISE, THIS STRUCTURE WAS DESIGNED TO ONLY SUPPORT WHAT IS SHOWN ON THESE DRAWINGS. THE MANUFACTURER MUST BE CONTACTED IF ANYTHING ELSE IS TO BE ATTACHED TO THIS STRUCTURE (WALLS, COLUMN WRAPS, RAILINGS, ETC.) SO THE DESIGN OF THIS STRUCTURE CAN BE REVIEWED AND POSSIBLY REVISED.

UNLESS NOTED OTHERWISE, THIS STRUCTURE WAS DESIGNED ASSUMING A 20' SEPARATION BETWEEN ANY ADJACENT STRUCTURE WITH AN EAVE HEIGHT EQUAL TO OR GREATER THAN THE EAVE HEIGHT OF THIS STRUCTURE. IF THAT SEPARATION DOES NOT EXIST, THE MANUFACTURER MUST BE CONTACTED SO THE DESIGN OF THIS STRUCTURE CAN BE REVIEWED AND POSSIBLY REVISED.

STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) SPECIFICATION MANUAL.

ALL WELDING IS PERFORMED BY AMERICAN WELDING SOCIETY (AWS) CERTIFIED WELDERS AND CONFORMS TO THE LATEST EDITION OF AWS D1.1 OR D1.3 AS REQUIRED.

PARTS SHOWN MAY BE UPGRADED DUE TO STANDARDIZED FABRICATION. REFER TO THE SHIPPING BILL OF MATERIALS FOR POSSIBLE SUBSTITUTIONS.

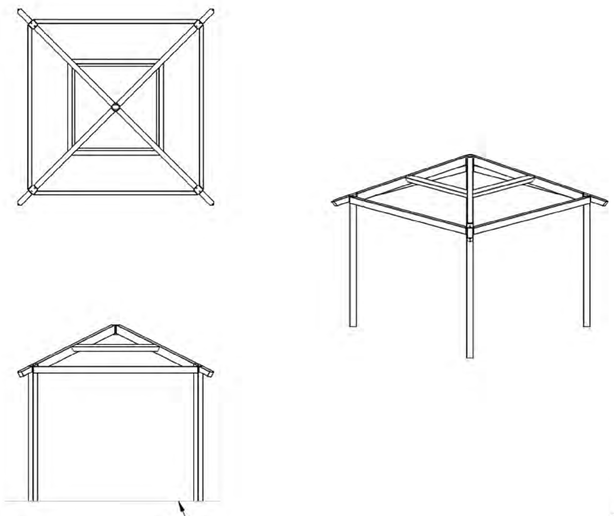
FOR PROPER FIELD INSTALLATION OF THE BUILDING IT IS RECOMMENDED THAT THE PRIMARY FRAME INSTALLER AND THE ROOF INSTALLER HAVE A MINIMUM FIVE (5) YEARS DOCUMENTED EXPERIENCE INSTALLING THIS TYPE OF PRODUCT.

FOR PROPER FIELD INSTALLATION OF THE BUILDING IT IS RECOMMENDED THAT ELECTRIC WIRING, IF REQUIRED, BE RUN THROUGH THE STRUCTURAL MEMBERS BEFORE THE BUILDING IS ERECTED.

STOP!!
NOT FOR CONSTRUCTION
USE FOR PRELIMINARY PLANNING AND ESTIMATING ONLY

poligon® by PORTER CORP
WWW.POLIGON.COM
PHONE: (616) 399-1963
FIELD SERVICE: (616) 355-0200

REVISIONS:	A
SCALE:	1:32
DRAWN BY:	CHRIS_ISOC
ISSUED:	12/26/2023
ZONE:	
MODEL:	SQR-12
PROJECT LOCATION:	
REVISION:	COVER SHEET
SHEET	CS



STOP!!
NOT FOR CONSTRUCTION
USE FOR PRELIMINARY PLANNING AND ESTIMATING ONLY

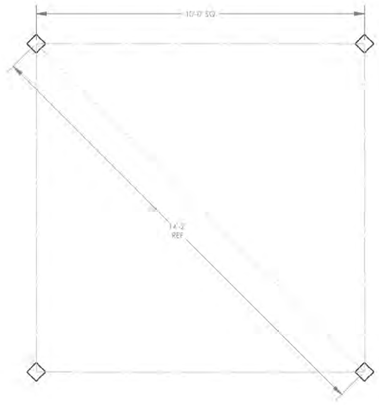
DRAWING:	STRUCTURAL FRAMING PLAN
SCALE:	1:48
REV LEVEL:	A

poligon® (616)399-1963 www.poligon.com by PORTERCORP
COPYRIGHT 2014. PATENTED OR PATENTS PENDING. PORTERCORP 4240 N. 136th AVE HOLLAND, MI 49424

SHEET 2

BASEPLATE NOTES:

1. POLIGON ENGINEERING WILL DETERMINE REQUIRED BASEPLATE DESIGN AFTER ENGINEERING PACKAGE IS ORDERED.
2. CUSTOMER MAY SUGGEST PREFERRED BASEPLATE DESIGN.



STOP!!
NOT FOR CONSTRUCTION
USE FOR PRELIMINARY PLANNING AND ESTIMATING ONLY

DRAWING:	COLUMN LAYOUT
SCALE:	1:24
REV LEVEL:	A

poligon® (616)399-1963 www.poligon.com by PORTERCORP
COPYRIGHT 2014. PATENTED OR PATENTS PENDING. PORTERCORP 4240 N. 136th AVE HOLLAND, MI 49424

SHEET 3

poligon®



FRAME COLOR: SURREY BEIGE
ROOF COLOR: EVERGREEN
COLORS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FOR OTHER COLOR SELECTIONS, PLEASE SUBMIT AN E1 DRAWING REQUEST.

SQR-12

CORE STATES GROUP

18215 72nd Avenue South
Kent, WA 98032
855.CSG.1999

www.core-states.com

State of Utah — Not for Construction — JEFFERY M. HARLEY — No. 2[illegible]-5301 — Licensed Landscape Architect

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

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

RIVERDALE TOWNHOME PROJECT
NWC 4400 S ST AND S 700 W
OGDEN, UT 84405

FORZA COMMERCIAL
2180 S. 1300 E., STE 240
SALT LAKE CITY, UT 84106

REV	DATE	COMMENT	BY
1	07/01/26	CITY REVIEW COMMENTS	TCL
4	08/04/26	CITY REVIEW COMMENTS	TCL
5	08/24/26	CITY REVIEW COMMENTS	TCL

Drawn: TCL
Reviewed: JVM
Sheet Date: 08/24/2026
Proj. Number: 24182

LANDSCAPE DETAILS

L-4

IRRIGATION PLAN AND DETAILS

N

CSG

0 10' 20' 40'

SCALE: 1"=20'

FROST DEPTH AND PIPE BURIAL:
THE FROST DEPTH IN RIVERDALE IS AN AVERAGE OF 30" DEEP DEPENDING ON SEVERAL FACTORS INCLUDING LOCAL CLIMATE AND SOIL CONDITIONS. THE BACKFLOW DEVICE NEEDS TO HAVE ALL WATER REMOVED PRIOR TO FREEZING EACH YEAR. TO WINTERIZE THE BACKFLOW DEVICE, BLOW OUT REMAINING WATER IN THE LATERALS PRIOR TO FIRST FREEZE. OPEN TEST COCKS AND BALL VALVES IN BACKFLOW DEVICE. ITEMS TO REMAIN OPEN UNTIL AFTER LAST FROST.



IRRIGATION SCHEDULE

DESCRIPTION

ROOT WATERING SYSTEM:

RAINBIRD RWS-B-C-1402 36" ROOT ZONE WATERING SYSTEM
2 EMITTERS PER TREE. SEE DETAIL THIS SET

MIN. PSI	EMITTER SPACING	EMITTER GPM.
20	AS SHOWN ON PLAN	.50

DRIP IRRIGATION:

HUNTER LANDSCAPE DRIPLINE COMPONENTS

HDL-06-12-250-CV SUB-SURFACE DRIPLINE TUBING 0.6 GPH PRESSURE COMPENSATING EMITTERS WITH CHECK VALVE AT 12" ON-CENTER SPACING - ALL TUBING SHALL BE INSTALLED ON GRADE W/ 9" WIRE STAKES FOUR (4) FEET ON-CENTER; VERIFY THE LAYOUT AND 18" ON-CENTER SPACING IN THE FIELD PRIOR TO STARTING WORK. INSTALL ALL COMPONENTS PER MANUF. SPECIFICATIONS.

USE HUNTER PLD-LOC FITTINGS FOR CONNECTION BETWEEN PVC LATERAL LINES AND INLINE DRIP TUBING

SPRINKLER HEADS:
HUNTER MP ROTATOR WITH PRO-SPRAY POP-UP BODY AND CV DRAIN CHECK VALVE, 4" LAWN, 6" SHRUB

SYMBOL	NOZZLE	PSI	GPM	RADIUS
	HUNTER-6Q and 6H H, Q SERIES	30	0.98, 0.51	6'
	HUNTER-1000 8-15 F, TH, TT, H, Q SERIES	35	0.65, 0.48, 0.37, 0.32, 0.16	8'
	HUNTER-1000 8-15 F, TH, TT, H, Q SERIES	35	0.65, 0.48, 0.37, 0.32, 0.16	10'
	HUNTER-1000 8-15 F, TH, TT, H, Q SERIES	35	0.65, 0.48, 0.37, 0.32, 0.16	12'
	HUNTER-2000 13-21 F, TQ, TT, H, Q SERIES	30	1.29, 0.95, 0.74, 0.63, 0.33	15'
	HUNTER ESS15, SS530 SERIES	35	1.41, 0.65	5'x30' 5'x15'
	HUNTER-3000 22-30 F, TQ, TT, H, Q SERIES	35	2.88, 2.19, 1.68, 1.44, 0.69	0.43 22'

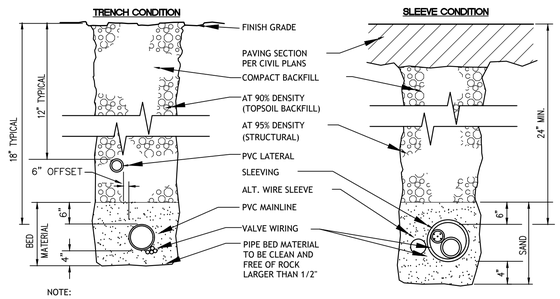
ADDT'L EQUIPMENT:

- HUNTER ICV SERIES ELECTRIC REMOTE CONTROL VALVE WITH (1) STATION ICD-100 DECODER AND ACCU-SYNC ADJUSTABLE PRESSURE REGULATING DIAL. VALVE SIZE PER MANUFACTURER'S RECOMMENDATIONS TO MINIMIZE PRESSURE LOSS. MAXIMUM 2 VALVES PER VALVE BOX
- VALVE FOR TREE BUBBLER IRRIGATION, RAINBIRD XCZ-100-PRF 1" MEDIUM FLOW ELECTRIC REMOTE CONTROL VALVE. INSTALL IN CARSON TRUST BLACK COLORED FOR TREE, SHRUB, AND GROUND COVER VALVES
- DRIP IRRIGATION: ICZ-101/151-XL REMOTE CONTROL DRIP ZONE KIT WITH FILTER AND PRESSURE REGULATOR MAXIMUM 2 VALVES PER BOX
- HUNTER SOLAR SYNC WIRE RAIN SENSOR COMBO
- RAINBIRD EFB-CP 1" MASTER VALVE (NORMALLY CLOSED) AND FS100B 1" FLOW SENSOR. SEE DETAIL THIS SET. WIRE FLOW SENSOR BACK TO CONTROLLER WITH PE-39 DATA CABLE (ON CONTROLLER, SET UP MASTER VALVE WATER-WINDOW DURING DAYTIME HOURS SO MAINLINE IS PRESSURIZED FOR USE OF QUICK COUPLERS
- HUNTER PRO-C CONTROLLER; PROVIDE GROUND AND BATTERIES PER MANUFACTURER'S SPECIFICATIONS
- P.O.C. WILKINS 950 XLT- 1-1/2" DOUBLE CHECK VALVE (STATE APPROVED); TEST AND CERTIFICATION BY LICENSED BACKFLOW TESTER
  WILKINS 850 - BALL VALVE, SIZE TO MATCH PIPE
  CARSON INDUSTRIES #1730 (TWO AT P.O.C.) GRADE LEVEL VAULT WITH BOLT LOCK LID
- PLASTIC BALL VALVE, MATCH LINE SIZE, IN VALVE BOX
- HUNTER HQ-33DLRC 3/4" QUICK COUPLING VALVE, IN VALVE BOX, PROVIDE TWO KEYS AND SWIVELS
- MAINLINE - SCH 40 PVC (18" COVER); SIZE PER PLAN, 1-1/2" SIZE MINIMUM
- LATERAL - SCH 40 PVC (12" COVER); SIZE PER PLAN, 3/4" SIZE MINIMUM (NOT SHOWN. FOR INFORMATIONAL PURPOSES ONLY.)
- SLEEVE - SCH 40 PVC; 24" MINIMUM COVER AT VEHICLE CROSSINGS AND 18" MINIMUM COVER IN LANDSCAPE AREAS, 6" SIZE WHERE IRRIGATION MAINLINE TRAVELS THROUGH PIPE. 4" SIZE WHERE ONLY LATERALS TRAVEL THROUGH PIPE

IRRIGATION SHOWN DIAGRAMMATICALLY FOR PLAN CLARITY. COMMON TRENCH AND PLACE EQUIPMENT IN LANDSCAPE; MANIFOLD GROUPED VALVES IN ADJACENT SHRUB AREAS WHERE FEASIBLE.

SCH 40 PIPE SIZING CHART

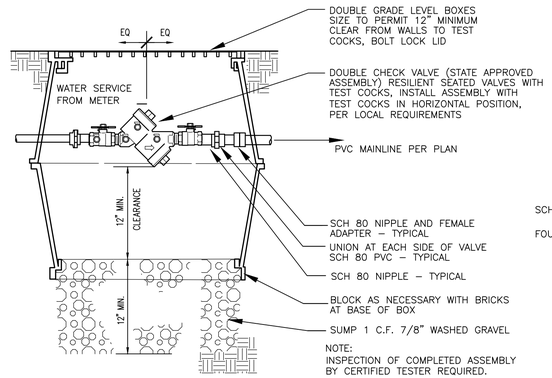
PIPE SIZE	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	
FLOW GPM	1-8	8.1-13	13.1-23	23.1-32	32.1-53	53.1-74	GPM (MAX.)



NOTE:
SLEEVING MATERIAL SHALL BE PVC SCH. 40
DIMENSIONS ARE MIN. CLEARANCES.
ALL IRRIGATION SLEEVING TRENCH BACKFILL MATERIAL SHALL BE CLASS "B" OR BETTER (MAX. OF 10% PASSING NO.40 SCREEN) AND BE COMPACTED TO MIN. 95% OPTIMUM DENSITY PER ASTM D-1557-70 (MODIFIED PROCTOR)

SLEEVE/TRENCHING DETAIL

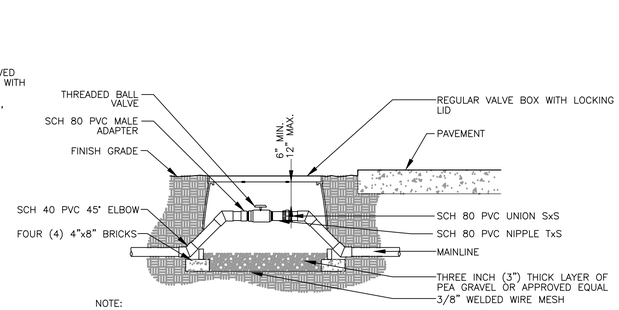
NOT TO SCALE



NOTE:
INSPECTION OF COMPLETED ASSEMBLY BY CERTIFIED TESTER REQUIRED.

CHECK VALVE ASSEMBLY DETAIL

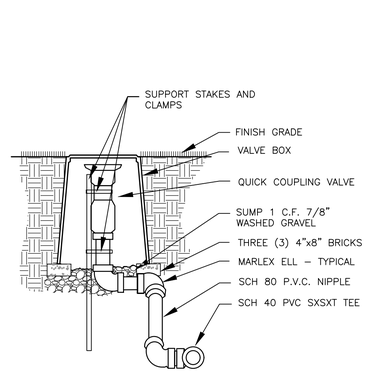
NOT TO SCALE



NOTE:
1. LOCATE VALVE BOXES IN PLANTING AREAS.
2. WRAP VALVE BOX WITH A MINIMUM OF 3 MIL THICK PLASTIC AND SECURE IT USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL THREADED CONNECTIONS TO BE MADE USING TEFLON TAPE.
4. ALL CHANGES IN ELEVATION SHALL BE MADE USING SCH 40 PVC 45° ELBOWS.

BALL VALVE DETAIL

NOT TO SCALE



QUICK COUPLING VALVE DETAIL

NOT TO SCALE

CORE STATES GROUP

18215 72nd Avenue South
Kent, WA 98032
855.CSG.1999

www.core-states.com

State of Utah – For Construction – JEFFREY M HARLEY – No. 9044-5301 – Licensed Landscape Architect

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

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

RIVERDALE TOWNHOME PROJECT
NWC 4400 S ST AND S 700 W
OGDEN, UT 84405

FORZA COMMERCIAL
2180 S. 1300 E., STE 240
SALT LAKE CITY, UT 84106

REV	DATE	COMMENT	BY
1	07/01/26	CITY REVIEW COMMENTS	TCL
4	08/04/26	CITY REVIEW COMMENTS	TCL
5	08/24/26	CITY REVIEW COMMENTS	TCL

Drawn: TCL
Reviewed: JVM
Sheet Date: 08/24/2026
Proj. Number: 24182

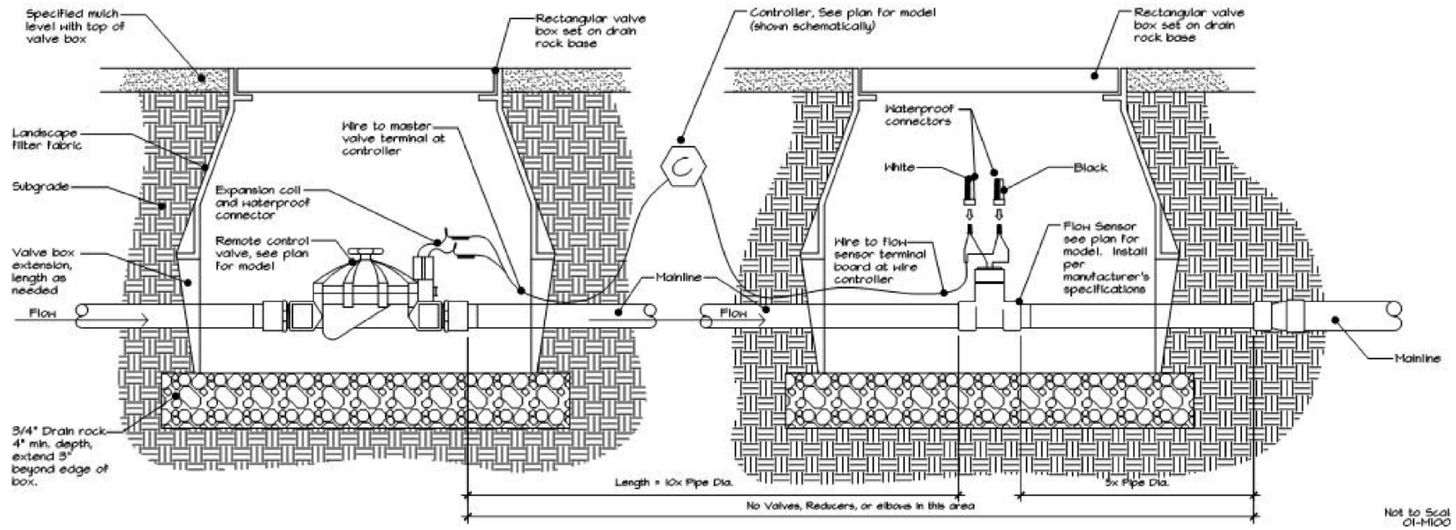
IRRIGATION PLAN AND DETAILS

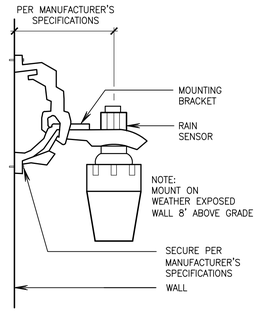
L-5

IRRIGATION NOTES AND DETAILS

LANDSCAPE IRRIGATION NOTES

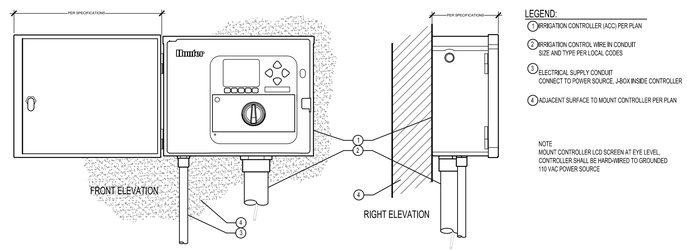
1. GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR TO COORDINATE:
   - A) INSTALLATION OF 110V ELECTRICAL SERVICE FROM ELECTRICAL SOURCE TO AUTOMATIC CONTROLLER, INCLUDING WIRE HOOK-UP INTO MOUNTED CONTROLLER. IRRIGATION CONTRACTOR WILL MOUNT CONTROLLER PER DESIGN AND COORDINATE WITH GENERAL CONTRACTOR.
   - B) INSTALLATION OF IRRIGATION/SERVICE METER AND STUB TO IRRIGATION POINT OF CONNECTION, PER UTILITY PLAN(S), UNLESS AN EXISTING METER IS USED. PROVIDE STANDARD THREADED STUB-OUT WITH THREADED CAP ON DISCHARGE SIDE OF METER. STUB-OUT TO BE INSTALLED APPROXIMATELY 18 INCHES BELOW FINISH GRADE.
   - C) VERIFICATION OF STATIC WATER PRESSURE AT POINT-OF-CONNECTION (P.O.C.) CONTRACTOR SHALL NOTIFY OWNER AND BARGHAUSEN CONSULTING ENGINEERS, INC., OF ANY VARIATION IN STATIC PRESSURE OVER 5 PSI GREATER/LESS THAN DESIGN PRESSURE.
   - D) INSTALLATION OF SLEEVING.
2. PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, AND SERVICES NECESSARY TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM AS INDICATED ON THE DRAWINGS AND/OR NOTES. PROVIDE A ONE (1) YEAR WARRANTY/GUARANTEE FROM FINAL ACCEPTANCE AGAINST ALL DEFECTS IN MATERIALS, EQUIPMENT, AND WORKMANSHIP.
3. COORDINATE IRRIGATION INSTALLATION WITH GENERAL CONTRACTOR, ELECTRICAL CONTRACTOR, LANDSCAPE CONTRACTOR, OWNER, ARCHITECT, AND LANDSCAPE ARCHITECT.
4. **LANDSCAPE CONTRACTOR TO TEST AVAILABLE WATER PRESSURE PRIOR TO BEGINNING ANY WORK. PROVIDE LANDSCAPE ARCHITECT WITH WRITTEN PSI RESULTS.**
5. ALL WORK PER LOCAL CODE. INSTALLATION PER MANUFACTURER'S WRITTEN SPECIFICATIONS.
6. CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS, FEES, AND REQUIRED CITY INSPECTIONS.
7. SUBMITTALS:
   - A) SUBMIT EACH ITEM LISTED BELOW FOR LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL,
   - B) PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED,
   - C) CONTROL WIRING PATH DIAGRAM,
   - D) "AS-BUILT" DRAWINGS.
   - E) OPERATION AND MAINTENANCE MANUALS.
8. PROVIDE AND KEEP UP TO DATE A COMPLETE "AS-BUILT" RECORD SET OF PRINTS WHICH ARE TO BE CORRECTED DAILY AND SHOW EVERY CHANGE FROM THE ORIGINAL DRAWINGS AND NOTES AND EXACT "AS-BUILT" LOCATIONS, SIZES AND KIND OF EQUIPMENT. THIS SET OF DRAWINGS. ARE TO BE KEPT ON SITE AND ARE TO BE USED ONLY AS THE RECORD SET. ALL WORK IS TO BE NEAT AND LEGIBLE ANNOTATIONS THEREON DAILY AS THE WORK PROCEEDS, SHOWING WORK AS ACTUALLY INSTALLED.
   DIMENSION FORM TWO (2) PERMANENT POINTS OF REFERENCE, BUILDING CORNERS, WALKS, OR ROAD INTERSECTIONS, ETC., THE LOCATION OF THE FOLLOWING:
   - A) CONNECTION TO WATER LINES (P.O.C.),
   - B) CONNECTIONS TO ELECTRICAL POWER,
   - C) GATE VALVE, QUICK COUPLERS, AND REMOTE CONTROL VALVE,
   - D) ROUTING OF MAINLINE (DIMENSION MAXIMUM 100' ALONG ROUTING),
   - E) ROUTING OF CONTROL WIRING,
   - F) OTHER RELATED EQUIPMENT AS DIRECTED BY THE LANDSCAPE ARCHITECT.
9. PREPARE AND PROVIDE PRIOR TO COMPLETION OF CONSTRUCTION, A THREE RING BINDER CONTAINING THE FOLLOWING INFORMATION:
   - A) INDEX SHEET STATING CONTRACTOR'S ADDRESS, TELEPHONE NUMBER, FAX, E-MAIL AND A, LIST OF EQUIPMENT WITH NAME AND ADDRESS OF LOCAL MANUFACTURER'S REPRESENTATIVES,
   - B) CATALOG AND PARTS SHEETS ON EVERY MATERIAL AND EQUIPMENT INSTALLED UNDER THIS, CONTRACT,
   - C) GUARANTEE STATEMENT,
   - D) COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS ON ALL MAJOR EQUIPMENT.
   - E) CONSTRUCTION DETAILS FROM THE PROJECT,
   - F) COMPLETE TROUBLE-SHOOTING GUIDE TO COMMON IRRIGATION PROBLEMS,
   - G) WINTERIZATION AND SPRING START-UP PROCEDURES,
   - H) CHART OF APPROXIMATE WATERING TIMES FOR SPRING, SUMMER, AND FALL,
   - I) A COPY OF THE "AS-BUILT" DRAWINGS AND CONTROLLER CHART.
10. ALL VALVES TO BE PLACED IN "CARSON" GRADE LEVEL BOXES WITH BOLT-LOCK LIDS (OR APPROVED EQUIVALENT). SET BOXES 2 INCHES HIGHER THAN FINISH GRADE IN MULCH AREAS AND FLUSH WITH FINISH GRADE IN LAWN AREAS. JUMBO BOX FOR CHECK VALVE, 10" ROUND BOX FOR GATE/QUICK COUPLER/WIRE SPLICES, AND 12" STANDARD FOR CONTROL VALVES. PROVIDE BOX EXTENSIONS AS REQUIRED.
11. MAINLINE PIPE TO BE BURIED 18 INCHES, LATERALS 12 INCHES, AND SLEEVES 24" INCHES BELOW FINISH GRADE. NO ROCK OR DEBRIS TO BE BACKFILLED OVER PIPE.
12. HEAD AND LINE POSITIONING IS DIAGRAMMATIC ON PLAN. ADJUST IN FIELD AS NECESSARY FOR 100 PERCENT COVERAGE. VALVES TO BE POSITIONED ADJACENT TO PAVEMENT/CURBS, IN SHRUB BEDS WHERE POSSIBLE.
13. FAMILIARIZE OWNERS FACILITY OPERATOR WITH IRRIGATION SYSTEM FUNCTION, CONTROLLER PROGRAMMING, SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS.
14. SPRINKLERS ON RISERS WILL NOT BE ALLOWED UNLESS NOTED ON PLANS.
15. RADIUS REDUCTION TO BE MADE BY USE OF PRESSURE ADJUSTMENT, SCREENS, AND/OR ALTERNATE NOZZLES. IN-NOZZLE ADJUSTMENT IS LIMITED TO 10 PERCENT FOR SPRAY HEADS AND PER MANUFACTURER'S LIMITS FOR OTHER SPRINKLERS. SPRINKLER SPACING NOT EXCEED 60% OF THE DIAMETER OF THE PUBLISHED DATA.
16. ALL CONTROL WIRE SPLICES TO BE MADE AT VALVE BOXES WITH WATER TIGHT ELECTRICAL SPLICES, 3M, SCOTT'S LOCK SEAL TACK 3576-78, OR EQUIVALENT.
17. EACH VALVE BOX TO CONTAIN A MINIMUM OF TWO (2) SPARE ORANGE CONTROL WIRES FOR JACKETED WIRE. ROUTE SPARE WIRES FROM THE CONTROLLER TO THE LAST VALVE OF EACH MAINLINE BRANCH. COMMON WIRE TO BE WHITE. SINGLE STRAND WIRE TO BE A MINIMUM OF 14 GAUGE.
18. ALL ELECTRICAL EQUIPMENT TO BE U.L. TESTED AND APPROVED, AND BEAR THE U.L. LABEL.
19. CROSS CONNECTION PROTECTION INSPECTION REQUIRED. THE BACKFLOW DEVICE TO BE TESTED UPON THE ORIGINAL INSTALLATION. THE TESTING TO BE PERFORMED BY A PERSON HOLDING A CURRENT CERTIFICATE AS A BACKFLOW TESTER. THE TEST REPORT TO BE SUBMITTED TO THE LOCAL WATER DISTRICT, OR PURVEYOR, AND OWNER WITH A COPY TO BARGHAUSEN CONSULTING ENGINEERS, INC. CONTRACTOR TO INCLUDE TESTING IN THE SCOPE OF WORK. OWNER IS RESPONSIBLE FOR ANNUAL INSPECTIONS AFTER THE INITIAL INSPECTION.
20. CONTRACTOR TO PROVIDE SYSTEM WINTERIZATION/SPRING SERVICE WHEN INSTALLATION HAS BEEN COMPLETED WITHIN 90 DAYS OF NOVEMBER 1 FOR WINTERIZATION, OR MAY 15 FOR SPRING SERVICE. SERVICE TO BE PERFORMED AS NEAR AS PRACTICAL TO THE ABOVE DATES, OR AS FREEZE/PRECIPITATION CONDITIONS DETERMINE SERVICE NEED.
21. IRRIGATION SCHEDULING:
    THE IRRIGATION CONTROLLER CONTAINS A WATER BUDGET FEATURE. PERIODIC (WEEKLY) ADJUSTMENT OF THE WATER SCHEDULE IS INTENDED TO BE MADE VIA BUDGET ADJUSTMENT. RE-ADJUST WATERING DAYS AT 100 PERCENT BUDGET WHEN ADJUSTMENT EXCEEDS 30%. SET CONTROLLER FOR HIGHEST ETo WATER SCHEDULE, BASED ON PUBLISHED LOCAL EVAPOTRANSPIRATION DATA. SYSTEM HAS BEEN DESIGNED FOR 50 TO 80 PERCENT DISTRIBUTION UNIFORMITY. LAWN ZONES SHOULD BE SCHEDULED FOR 100 PERCENT REPLACEMENT FACTOR ON A TYPICAL MINIMUM 3-DAY CYCLE. SHRUB ZONES SHOULD BE PROGRAMMED AT 40 TO 70 PERCENT OF THE MONTHLY LAWN WATER REQUIREMENT ON A ONCE PER WEEK CYCLE. ALL WATERING IN EXCESS OF THE LOCAL ETo ("FIELD RECHARGE") TO BE COMPLETED DURING THE CONSTRUCTION PHASE WHILE THE CONTRACTOR IS ON THE JOB SITE. OVER WATERING OF LANDSCAPE DUE TO CONTROLLER SCHEDULING TO BE GROUNDS FOR CONTRACTOR TO REPAIR ANY RESULTANT DAMAGES AT CONTRACTOR'S OWN EXPENSE.
22. SUBSTITUTION OF IRRIGATION MATERIAL/EQUIPMENT TO BE MADE ONLY UPON WRITTEN APPROVAL OF OWNER'S REPRESENTATIVE.
23. ALL ZONES TO PASS A MINIMUM DISTRIBUTION UNIFORMITY OF 62 PERCENT, AS TESTED THROUGH AN IRRIGATION ASSOCIATION CERTIFIED WATER AUDIT.
24. CLEANUP AND PROTECTION: DURING IRRIGATION WORK, KEEP ALL PAVEMENT CLEAN AND WORK AREAS IN AN ORDERLY CONDITION. PROTECT IRRIGATION WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE AND IRRIGATION OPERATIONS AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIOD. TREAT, REPAIR, OR REPLACE DAMAGE LANDSCAPE AND IRRIGATION WORK AS DIRECTED BY THE OWNER.





RAIN SENSOR DETAIL

NOT TO SCALE



IRRIGATION CONTROLLER, WALL MOUNT

NOT TO SCALE

CORE STATES GROUP

18215 72nd Avenue South
Kent, WA 98032
855.CSG.1999

www.core-states.com

State of Utah — Licensed Landscape Architect — JEFFREY M HARLEY — No. 280424-5301 — Not for Construction

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

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

RIVERDALE TOWNHOME PROJECT
NWC 4400 S ST AND S 700 W
OGDEN, UT 84405

FORZA COMMERCIAL
2180 S. 1300 E., STE 240
SALT LAKE CITY, UT 84106

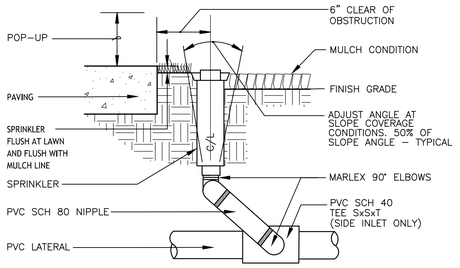
REV	DATE	COMMENT	BY
1	07/01/26	CITY REVIEW COMMENTS	TCL
4	08/04/26	CITY REVIEW COMMENTS	TCL
5	08/24/26	CITY REVIEW COMMENTS	TCL

Drawn: TCL
Reviewed: JVM
Sheet Date: 08/24/2026
Proj. Number: 24182

IRRIGATION NOTES AND DETAILS

L-6

IRRIGATION DETAILS

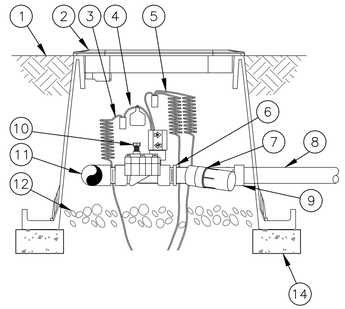


NOTE:
MANUFACTURER'S LIMITS PREVAIL FOR INSTALLATION AND ADJUSTMENTS.

PROVIDE SWING JOINT RISERS AT WALKS AND CURBS. 24" FLEXIBLE RISERS ACCEPTABLE ELSEWHERE.

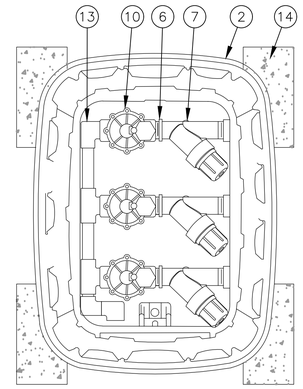
POP-UP RISER ASSEMBLY

NOT TO SCALE



SIDE VIEW

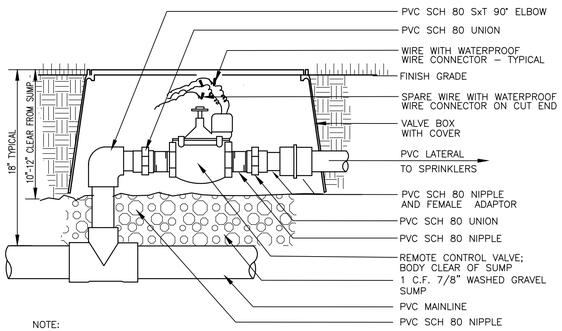
1. FINISH GRADE
2. STANDARD VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. 1" X ¾" REDUCING COUPLING (INCLUDED IN XCZ-LF-100-PRF KIT)
7. PRESSURE REGULATING FILTER: RAIN BIRD PRF-100-RBY (INCLUDED IN XCZ-LF-100-PRF KIT)
8. LATERAL PIPE
9. PVC SCH 40 FEMALE ADAPTOR OR REDUCER
10. REMOTE CONTROL VALVE: RAIN BIRD LFV-100 (INCLUDED IN XCZ-LF-100-PRF KIT)
11. PVC SCH 40 TEE OR ELL TO MANIFOLD
12. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
13. MANIFOLD PIPE AND FITTINGS
14. MINIMUM FOUR (4) 4"x8" BRICKS



TOP VIEW

DRIP IRRIGATION VALVE

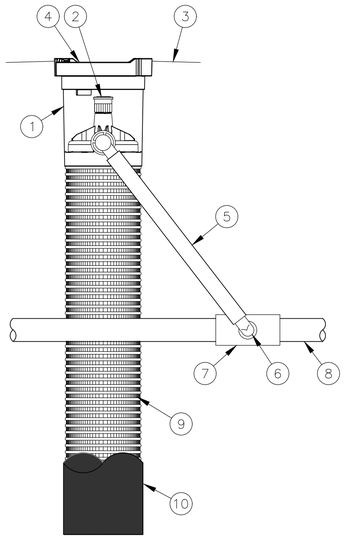
NOT TO SCALE



NOTE:
ONE VALVE PER BOX.
PROVIDE EXTRA COILS (18") OF EACH WIRE IN VALVE BOX.
COMPACT SOIL AROUND VALVE BOX.
USE TEFLON OR FLOWABLE SEALANT IN ALL THREADED FITTINGS, PER MANUFACTURES SPEC'S.

REMOTE CONTROL VALVE ASSEMBLY

NOT TO SCALE



1. ROOT WATERING SYSTEM: RAIN BIRD RWS-B-C-1402 (INCLUDES RETAINER, 36"(91,4 CM) TUBE, 0.5 GPM (1,9 L/M) BUBBLER & INTEGRATED CHECK VALVE, 4"(10,2 CM) GRATE, VERSATILE SWING ASSEMBLY WITH 1/2"(1,3 CM) M NPT INLET)
2. BUBBLER: RAIN BIRD 1402 0.5 GPM (1,9 L/M) (INCLUDED)
3. FINISH GRADE/TOP OF MULCH
4. 4" (10,2 CM) LOCKING GRATE (INCLUDED)
5. 12" (30,5 CM) SWING ASSEMBLY (INCLUDED)
6. 1/2" (1,3 CM) MALE NPT INLET (INCLUDED)
7. PVC SCH 40 TEE OR EL
8. PVC OR POLYETHYLENE LATERAL PIPE
9. 4" (10,2 CM) WIDE X 36" (91,4 CM) LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
10. OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS

NOTES:
1. 4" (10,2 CM) GRATE IS ALSO AVAILABLE IN PURPLE (RWS-GRATE-P).
2. INSTALL PRODUCT SO THAT THE GRATE IS EVEN WITH FINISH GRADE OR TOP OF MULCH.
3. OPTIONAL SAND SOCK (RWS-SOCK) IS 34" (86,4 CM) IN LENGTH TO COVER MESH BASKET AREA.
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1,9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

ROOT WATER SYSTEM DETAIL

NOT TO SCALE

CORE STATES GROUP

18215 72nd Avenue South
Kent, WA 98032
855.CSG.1999

www.core-states.com

State of Utah — Not for Construction — JEFFREY M MARLEY — No. 280424-5301 — Licensed Landscape Architect

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

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

RIVERDALE TOWNHOME PROJECT
NWC 4400 S ST AND S 700 W
OGDEN, UT 84405

FORZA COMMERCIAL
2180 S. 1300 E., STE 240
SALT LAKE CITY, UT 84106

REV	DATE	COMMENT	BY
1	07/01/26	CITY REVIEW COMMENTS	TCL
4	08/04/26	CITY REVIEW COMMENTS	TCL
5	08/24/26	CITY REVIEW COMMENTS	TCL

Drawn: TCL
Reviewed: JVM
Sheet Date: 08/24/2026
Proj. Number: 24182

IRRIGATION DETAILS

L-7

When Recorded, Return to:
Riverdale City
Community Development Office
4600 S. Weber River Drive
Riverdale, Utah 84405

Affecting Tax Parcels: 060150070

DEVELOPMENT AGREEMENT FOR A PLANNED DEVELOPMENT (PD) PROJECT

Affecting Tax Parcel(s): 060150070

THIS DEVELOPMENT AGREEMENT FOR A PLANNED RESIDENTIAL UNIT DEVELOPMENT (PRUD) PROJECT, hereinafter referred to as "the **Agreement**," entered into this _____day of 20___, between **RIVERDALE CITY**, a municipal corporation organized and existing under the laws of the State of Utah and Weber County, Utah (the "**City**"), and **KMM PERMIAN, LLC**, a Utah limited liability company, including its successors or assigns (the "**Developer**"), individually a "**Party**" or collectively the "**Parties**".

RECITALS

WHEREAS, Developer represents that it is currently the owner of the property located at 670 W, 4400 S, Riverdale, Weber County, Utah (the "**Property**"), as more generally described and attached hereto and incorporated herein by this reference as Exhibit A – The Property, and

WHEREAS, Developer has presented to the City a subdivision plat and site plan for development of a 26-unit for-sale townhome Project for the Property (collectively the "**Project**"), attached hereto and incorporated herein by this reference as Exhibit B – The Project, which provides for development of the Property in a manner consistent with the Riverdale City General Plan and City Code; and

WHEREAS, the Property is governed under the R-5 – Multiple Family Residential zone; and

WHEREAS, the Property contains approximately 1.26 acres and is eligible for consideration of a Planned Development ("**PD**") designation under *Riverdale City Code Chapter 10-22*, as amended by Ordinance No. 1014, effective October 6, 2026; and the Planning Commission, acting as the Administrative Land Use Authority, approved a waiver of the three-acre minimum residential PD site area on October 13, 2026, upon finding that the Project demonstrates exceptional redevelopment merit, and the City Council adopted Ordinance No. _____, effective October 20, 2026, applying the PD designation to the Property, and approved this Agreement on October 20, 2026, subject to the approved Project plans and conditions of approval;

WHEREAS, the City is willing to grant approval of the Project with a Planned Development ("**PD**") overlay pursuant to City Code §10-22, et. seq., upon approval of a final Project plat and site plan, and to authorize the development of the Project in conformance with this Agreement, the City Code, and applicable Utah law.

WHEREAS, the purpose of this Agreement is to define the development standards, conditions and improvements, and other terms and conditions pursuant to which the Project and site

plan proposed by Developer is to be developed within the City.

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

TERMS AND CONDITIONS

1. GENERAL DESCRIPTION.

A. Area Description of Project. The Property upon which the Project shall be developed is located at approximately 670 W 4400 S, Riverdale, Utah, and consists of approximately 1.26 acres, as shown in Exhibit A. The Property is further described as parcel nos. 060150070.

B. Project Description. The Project proposed by Developer is a common open space Project containing private drives and infrastructure, except as otherwise defined herein, which will consist of 26 residential townhome lots.

2. VESTED RIGHTS AND RESERVED LEGISLATIVE POWERS

A. City's Vested Laws. The development of the Property shall be governed by the ordinances, standards, codes, regulations, and policies of the City in effect on the Effective Date of this Agreement (collectively, the "**Vested Laws**"), including, without limitation, all provisions of the City's zoning ordinance, Project ordinance, design guidelines, and engineering standards applicable to the zoning district established by this Agreement. For purposes of this Agreement, Vested Laws means the City's duly adopted land use regulations and applicable development standards in effect on the Effective Date that govern the approved Project's permitted uses, residential density, lot dimensions, setbacks, building height, parking, open space, landscaping, architectural design, and required infrastructure improvements. The Vested Laws include applicable provisions of Riverdale City Code Title 10, Chapter 22, and the City's adopted engineering standards applicable to the Project, except as expressly modified through the approved PD overlay ordinance, this Agreement, and the approved Project plans incorporated herein. General administrative policies, fee schedules, and requirements governing ongoing operation, maintenance, and utility service are not included in the Vested Laws merely because they exist on the Effective Date. Nothing in this Agreement waives any statutory vested right established before the Effective Date unless the waiver is expressly identified in this Agreement and agreed to by Developer.

B. Approved Development Rights. Subject to this Agreement, the approved Project plans, applicable conditions of approval, and Utah law, Developer may develop and construct the approved Project during the term of this Agreement in accordance with the Vested Laws and the development standards expressly established herein. These rights are specific to the approved Project and do not authorize additional units, different uses, material changes to the approved plans, or development that fails to satisfy applicable approval conditions. Developer shall proceed with reasonable diligence as required by Utah Code Ann. § 10-20-902. This Agreement does not replace any required subdivision, site plan, building, engineering, or other permit or approval.

C. Express Modifications and Approval. Any departure from otherwise applicable land use regulations authorized by this Agreement shall be expressly identified in this Agreement

DRAFT

or its incorporated exhibits. To the extent this Agreement permits a use or development otherwise prohibited by applicable land use regulations, approval shall comply with Utah Code Ann. §§ 10-20-508(2)(a)(iii) and 10-20-502, including applicable notice, public hearing, and Planning Commission review and recommendation requirements. The expressly approved departures shall apply only to the Property and Project. Matters not specifically addressed by this Agreement remain subject to applicable law and land use regulations.

D. Subsequently Adopted Requirements. Except as expressly provided in this Agreement or permitted by applicable Utah law, subsequently adopted City land use regulations shall not alter the vested development standards governing the approved Project during the term of this Agreement. Applicable state and federal laws, and building, fire, and other construction codes, shall apply according to their legally prescribed effective dates and applicability requirements. Requirements governing ongoing property maintenance, nuisance abatement, utility service, and public health and safety shall apply to the extent authorized by law. City fees shall be governed by the Fees and Exactions section of this Agreement and applicable law. Administrative procedures may be updated as permitted by law, but procedural changes shall not be used to impose substantive development requirements inconsistent with protected vested rights. Developer may elect in writing to comply with a subsequently adopted development standard, subject to any necessary amendment or approval.

E. Reserved Legislative Powers. Nothing in this Agreement limits the City's authority to enact land use regulations or take actions authorized by Utah Code Ann. § 10-8-84, as reserved by Utah Code Ann. § 10-20-508(2)(a)(i). The application of subsequently adopted regulations or other governmental actions to the Project shall remain subject to Developer's protected vested rights and the exceptions recognized by Utah Code Ann. § 10-20-902 and applicable Utah common law, including the compelling, countervailing public interest exception. Any reliance on that exception shall be supported by findings and procedures required by applicable law. The City shall provide any notice and opportunity to be heard required by law. This Agreement does not restrict lawful emergency action or establish additional prerequisites to the exercise of authority that the City cannot lawfully limit by contract.

3. DEVELOPMENT OF THE PROJECT

A. Approved Maximum Residential Units. The maximum residential units in the Project shall be twenty-six (26) attached residential dwelling units ("**RDU**"), commonly known as townhomes, with a development density of 20.63 units per acre. Additional allowed uses include usable privately owned open space, recreation facilities, such as a pavilion or barbeque area, or other uses which provide a service only for the residents of the Project.

B. Developer's Election to Proceed. Developer is not obligated to commence construction of the Project. However, Developer's election to delay, discontinue, or omit construction shall not relieve Developer of obligations incurred through subdivision plat recordation, commencement of development activity, sale of a lot or dwelling, or implementation of an approval. Developer shall complete the Project by the applicable completion deadlines, including facilities necessary to serve completed or occupied portions of the Project. Any proposal to omit an approved improvement or amenity shall require approval through the applicable amendment procedures. If work is discontinued, Developer shall secure and stabilize the site, maintain safe access and drainage, and correct conditions requiring action under applicable law.

DRAFT

C. Order of Development. The Project shall be developed as a single phase unless a different phasing plan is approved through the applicable land use and Agreement amendment procedures. Before subdivision plat recordation or commencement of development activity, Developer shall obtain all required approvals and complete or secure required improvements as authorized by Utah law and the Approved Site Plans. Building permits may be issued when applicable land use approvals, building and fire code requirements, and lawful completion-assurance requirements have been satisfied. Before occupancy of any dwelling, the dwelling shall have operational utility services, approved emergency access, and all other improvements required for its safe and lawful occupancy. Required common amenities shall be completed before the first certificate of occupancy unless their deferral is expressly approved and secured in accordance with Riverdale Code Chapter 10-22 and applicable law. Remaining improvements shall be completed by the deadlines established in the Approved Site Plan, this Agreement, and the Financial Guarantee Agreement. No permit or certificate shall be withheld solely for incomplete improvements where withholding is prohibited by Utah law.

D. Maintenance of Open Space. All open space shall be privately owned and maintained by an entity other than the City and shall be maintained consistent with City standards as updated from time-to-time in the City's Future Laws. For purposes of this Section 3.D, "an entity other than the City" may include, but need not be, a master homeowners association, a neighborhood homeowners association, or other private entity or corporation.

E. Issuance of Permits. Developer shall have the sole responsibility for obtaining and/or seeing that all necessary permits are obtained and shall make application for such permits directly to the Riverdale City Community Development Department and other appropriate departments and agencies. Developer shall timely submit and, prior to the date scheduled for construction, obtain building permit(s), and engineering permits as required, and thereafter diligently prosecute such work as is authorized in such permits. Failure to timely file and to diligently pursue the issuance of all permits shall be a breach of this Agreement and grounds for termination of this Agreement at the option of the City and the exercise of the remedies contained herein.

F. Term. This Agreement shall become effective upon execution by both Parties or the approval of the City Council, whichever occurs later. The contractual right to undertake new development under this Agreement shall continue for two (2) years from the Effective Date unless extended through a written amendment approved by the City Council. This term does not extend the expiration date of any separate land use approval or permit. Completion of public improvements alone shall not terminate this Agreement. Expiration shall not extinguish accrued obligations, outstanding completion requirements, warranty obligations, or enforcement rights, nor shall it independently revoke a valid approval or permit or eliminate rights protected by Utah law.

G. Continuing Obligations. The use restrictions, density limits, approved architectural and site requirements, open-space protections, easements, HOA obligations, maintenance requirements, and reserve-funding obligations established by this Agreement shall survive expiration and bind the Property and applicable successors as provided in the recorded instruments and Utah law. Developer's outstanding construction, correction, warranty, and financial obligations shall continue until fulfilled or expressly released in writing by the City through applicable procedures. The separate Financial Guarantee Agreement, Public Water Supply Agreement, and long-term stormwater maintenance agreement shall remain effective according to their respective terms. Transfer of ownership shall not release Developer from an

accrued obligation unless the City expressly approves that release in writing.

H. Homeowner's Association/CC&R's. Developer shall, prior to the recordation of the final subdivision plat, establish a Homeowners Association ("**HOA**") to own, manage, and maintain all common areas, private roads, landscaping, open space, utilities, and amenities within the Project in accordance with this Agreement and applicable City ordinances. The HOA shall be organized as a nonprofit corporation under the laws of the State of Utah and shall be registered with the State of Utah and Riverdale City prior to recordation of the final plat.

The HOA's Covenants, Conditions, and Restrictions ("**CC&Rs**"), and any bylaws or governing documents, shall be subject to review and written approval by the City Attorney and the Community Development Director prior to recordation, to ensure compliance with the City's requirements, maintenance standards, and the provisions of this Agreement. The CC&Rs shall provide that the HOA is responsible for the perpetual maintenance of all common areas and private improvements and that such maintenance shall be performed by an independent qualified contractor or property maintenance company, that membership in the HOA is mandatory for all property owners, and that the HOA shall have the power to assess and collect dues sufficient to meet its obligations.

Developer shall file proof of registration of the HOA with the State of Utah and Riverdale City within thirty (30) days of incorporation and shall maintain such registration in good standing with annual renewals thereafter. The HOA shall not be dissolved or materially altered without the prior written consent of the City. The City shall have the right to review the HOA's annual registration status and governing documents to ensure continued Compliance with this Agreement and applicable law.

I. Maintenance Reserves and Private Infrastructure. Before conveyance of any lot or dwelling unit to a purchaser, Developer shall establish and fund separate HOA reserve accounts for private streets and privately owned water, sanitary sewer, and storm drainage facilities serving the Project. Initial funding amounts and continuing contribution schedules shall be based on a reserve study prepared by a qualified professional or an engineer's estimate acceptable to the City Engineer and Public Works Director, identifying the facilities, their condition and anticipated useful lives, projected maintenance and replacement costs, and the funding necessary to meet those obligations. Developer shall submit the study or estimate and provide evidence of the required initial deposits to the City before the first conveyance. The CC&Rs shall require the HOA to maintain the reserves, collect assessments sufficient to fund the approved contribution schedules, review reserve adequacy annually, and update the study or estimate at least every three years. Reserve funds shall be used only for the maintenance, repair, and replacement of the facilities for which they were established. Developer shall convey the common facilities to the HOA, clearly identify ownership and maintenance responsibilities in the recorded plat and CC&Rs, provide required utility and emergency-access easements, and execute and record a City-approved long-term stormwater maintenance agreement. The HOA shall maintain a current contract with a qualified contractor for emergency repairs to private streets and utility systems connected to City infrastructure and provide a copy to the City annually. Before each initial or subsequent sale, the seller shall provide the purchaser with a City-approved written disclosure identifying the privately maintained facilities and the purchaser's responsibility for assessments and replacement costs and obtain the purchaser's written acknowledgment. The HOA shall perform applicable backflow-device and private fire-hydrant inspections and testing and maintain the required records. These obligations shall survive completion of construction and expiration of this Agreement and shall not transfer ownership or maintenance responsibility to the City.

4. DEVELOPMENT STANDARDS AND GUIDELINES

A. Adoption of Development Standards. The City hereby adopts, as the development standards and guidelines for the Project (the "**Development Standards**"), the following in addition to all other applicable portions of the City Code and the adopted *Construction and Development Standards - Technical Specifications and Drawings* (2026):

a. *Approved Site Plan.* The approved site plan (the "**Approved Site Plan**") for the Project, attached hereto and incorporated herein by this reference as Exhibit C – The Approved Site Plan, has been formally submitted and has received approval by the City and includes the following parameters: (a) Open Space (as defined herein) – approximately 12,415 square feet; (b) lot size – between 694 square feet and 896 square feet; and (c) a final subdivision plat depicting the lot sizes and overall Project layout of the Site Plan as shown in Exhibit C.

b. *Streets*. All streets, drives, and access ways within the Project that are not expressly dedicated to the City shall be deemed private streets and shall remain the property and maintenance responsibility of the Developer or HOA in perpetuity. Developer shall clearly identify all private streets on the final Project plat, and such designation shall be recorded with the plat and referenced in the HOA's CC&Rs.

The HOA shall be responsible for all maintenance, repair, resurfacing, snow removal, lighting, signage, and drainage associated with the private streets, in accordance with City standards. The City shall have no obligation to maintain, repair, or reconstruct any private street within the Project. The HOA shall grant the City, its agents, and emergency service providers a perpetual non-exclusive easement for ingress, egress, and the provision of municipal and emergency services.

Except as provided for herein, the Developer shall construct all private streets to City design and structural standards to ensure adequate public safety access and long-term durability. Privately owned streets, drives, and access ways shall have a minimum width of 26', measured from face of curb to face of curb. No private street shall be gated or restricted in a manner that limits emergency or municipal access without prior written approval of the City. The HOA shall not amend or dissolve the private-street maintenance obligations without prior written consent of the City.

c. *Setbacks*. The following requirements for the Project shall apply in lieu of standard requirements of the R-5 zoning district:

(i) Minimum Lot Width: 21 feet
(ii) Minimum Front Yard Setback: 7 feet
(iii) Minimum Side Yard Setback: 6 feet (between buildings)
(iv) Minimum Rear Yard Setback: 17 feet
(v) Maximum Building Height: 33 feet
(vi) Open Space Requirement: At least 20 percent of lot area

d. *Landscape Plan/Maintenance*. Developer shall install all public and private landscaping, irrigation systems, and open-space improvements shown on the approved Site Plan prior to issuance of any certificate of occupancy for the Project, unless otherwise approved in writing by the City. All landscaped areas, open spaces, park strips, and common areas shall be owned, operated, and maintained by the HOA in accordance with the approved plans and City standards.

The HOA shall maintain all landscaped areas in a healthy and orderly condition, including mowing, irrigation, tree replacement, weed control, and repair of irrigation systems. Landscaping may

be irrigated using secondary or pressurized irrigation water where culinary water is unavailable and shall comply with the City's water conservation and landscape design standards. Failure to maintain landscaping or irrigation systems shall constitute a default under this Agreement and may result in City enforcement action, including correction and cost recovery as authorized by ordinance.

e. *Screening.* Developer shall provide screening, buffering, and fencing consistent with the approved Site Plan to protect adjacent residential and nonresidential uses. Screening shall include a combination of decorative fencing consisting of vinyl, iron, or wood, walls, landscaping, and berming sufficient to soften visual impacts, reduce noise, and maintain neighborhood compatibility. All refuse containers, utility meters, loading areas, mechanical equipment, and parking areas visible from public streets or adjoining properties shall be screened from public view using materials and heights approved by the City. Fences or walls shall not exceed maximum heights allowed by City Code and shall maintain required sight-distance triangles. The HOA shall maintain all required screening and fencing in good repair and appearance. Any modification to screening materials or layout shall require prior written approval by the City's Community Development Director.

f. *Parking.* Developer shall provide fifty-nine (59) approved off-street parking spaces, consisting of two (2) spaces assigned to each of the twenty-six (26) dwelling units and seven (7) common guest spaces, as shown on the approved Site Plan. Assigned and guest spaces shall satisfy applicable dimensions, access, proximity, accessibility, and other requirements of the Approved Site Plan. Guest spaces shall remain available for guest parking and shall not be assigned exclusively to individual units. The HOA shall maintain common parking areas, pavement, striping, signs, lighting, and snow removal and shall enforce restrictions against parking in fire lanes, access aisles, sidewalks, landscaped areas, and other undesignated common areas. Required parking spaces shall remain available for parking and shall not be converted to another use without required City approval. Parking on public streets shall be governed by applicable City traffic and parking regulations. Changes to parking counts, assignments, locations, or access shall follow the applicable amendment procedures.

g. *Project Enhancements/Amenities*. The Project shall include project enhancements and resident amenities designed to promote quality of life, aesthetic value, and community character consistent with the City's General Plan and PD standards. Developer shall install and complete all amenities as shown on the Site Plan within the first phase of development and prior to the issuance of the final certificate of occupancy for the last building in the Project, unless otherwise approved in writing by the City. Amenities shall include, at a minimum, usable open space, pedestrian pathways, landscaped gathering areas, and recreational features such as pavilions, barbeque areas, or similar facilities as approved by the City. All enhancements and amenities shall be constructed to commercial-grade standards and maintained by the HOA in perpetuity. The HOA shall ensure that all common areas and amenities are kept in good repair, safe condition, and available for use by residents of the Project. The HOA shall not remove, replace, or materially alter any amenity without prior written approval from the City's Community Development Director. Failure to maintain amenities or open space shall constitute a default under this Agreement and may result in City enforcement, correction, and cost recovery pursuant to applicable law.

h. *Architectural Design Standards*. All townhome buildings within the Project shall be constructed in accordance with the approved architectural plans and elevations on file with the City and shall reflect a cohesive architectural theme that complements the surrounding neighborhood and enhances community character. Townhome design shall include a variety of rooflines, façade articulation, and exterior materials to avoid repetition and provide visual interest. Acceptable primary exterior finishes include brick, stone, fiber cement siding, composite siding, architectural metal,

hardwood accents (posts and columns), or other high-quality materials approved by the City. Secondary finishes included stucco or EIFS. Vinyl siding and corrugated metal are prohibited.

Each building shall incorporate distinct architectural detailing, such as window trim, front porches or stoops, and covered entries. Preferred architectural styles include industrial modern, prairie, craftsman, Victorian, and farmhouse design elements. Roof colors and materials shall be consistent throughout the project, but pitches may vary. All visible façades shall receive equivalent architectural treatment. Garages shall be accessed in the rear of the building where possible and recessed or integrated to reduce visual dominance along streetscapes.

Architectural design standards shall be binding on all successors in ownership, and no material modification of the approved architectural plans shall occur without prior written approval by the City's Community Development Director or designee.

i. *Improvement Plan.* As part of the subdivision plat or Site Plan, Developer shall prepare and submit to the City a detailed Improvement Plan for review and approval by the City Engineer, Public Works Director, and Community Development Director and the City's adopted public improvement standards ("**Improvement Plan**"). The Improvement Plan shall include, at a minimum, the design, location, and specifications for all public and private improvements required to serve the Projects, including streets, drive aisles, curb and gutter, sidewalks, storm drainage, culinary and secondary water systems, sanitary sewer, street lighting, traffic control devices, and any other infrastructure elements necessary to provide adequate access and public safety. All improvements shall be designed and constructed in accordance with the City's engineering standards, the approved construction drawings, and the conditions of Project and Site Plan approval. Developer shall be responsible for coordinating utility installation and avoiding conflicts with existing facilities.

Before authorization for subdivision plat recordation, Developer shall obtain approval of the final Improvement Plan and satisfy applicable completion or completion-assurance requirements, as set forth herein. Permit issuance, occupancy, and completion deadlines shall be governed by the Order of Development subsection of this Agreement and applicable Utah law.

Developer shall correct deficiencies identified through City inspections and shall warrant completed improvements for the applicable improvement warranty period established by Utah law. Required completion assurance, warranty security, inspections, acceptance, and releases shall comply with Utah Code Ann. §§ 10-20-807 and 10-20-905 and the separately executed Financial Guarantee Agreement. Completion assurance shall secure unfinished or unaccepted work; warranty security shall secure correction of defects following acceptance. Security shall be reduced or released as required by applicable law, and the same obligation shall not be secured twice. Any additional security required for privately owned utilities under Chapter 10-22 shall be separately identified in the approved security schedule, including its purpose, amount, duration, and release conditions, and shall be required only to the extent authorized by Utah law. Acceptance or inspection of privately owned improvements shall not constitute acceptance of ownership or maintenance responsibility by the City. HOA maintenance reserves are separate from Developer's completion assurance and warranty security and shall remain available for their intended purposes.

j. *Improvement Completion Assurance.* Prior to the issuance of any building permit or commencement of construction activities, Developer shall provide to the City an improvement completion assurance ("**Assurance**") to ensure the satisfactory completion of all required public and site improvements identified in the approved Improvement Plans, including but not limited to streets, curbs, gutters, sidewalks, storm drainage, utilities, landscaping, lighting, and other improvements required under this Agreement or City ordinances.

DRAFT

(i) Form of Guarantee: The Assurance shall be in a form acceptable to the City and consistent with Utah Code Ann. §10-20-807, and may consist of one or more of the following:

a. A performance bond issued by a surety authorized to do business in Utah;

b. An irrevocable letter of credit from a financial institution acceptable to the City;

c. An escrow agreement with a federally insured financial institution; or

d. Completion of all required public landscaping improvements or infrastructure improvements prior to any vertical development activity or the recordation of the Project plat

(ii) The City shall not require an Assurance for infrastructure improvements that are private and not essential or required to meet the building code, fire code, flood or storm water management provisions, street and access requirements, or other essential necessary public safety improvements in the City's Vested Laws.

5. FEES AND EXACTIONS

A. Fees. Developer shall pay lawful application, review, permit, inspection, impact, connection, and service fees applicable to the Project. Each fee shall be assessed under applicable Utah law, the legally applicable adopted fee schedule, and any express fee provision of this Agreement. Inclusion of development standards in the Vested Laws does not independently freeze fee amounts. Fees shall become due at the stage prescribed by the applicable law or fee schedule, rather than becoming due for the entire Project upon issuance of its first building permit. Water-related obligations governed by the Public Water Supply Agreement, described below, shall be administered under that agreement. The City may withhold a permit, inspection, service connection, or certificate for unpaid fees only to the extent authorized by law. Penalties and interest shall apply only where lawfully authorized.

B. Water Exaction. Developer and the City shall execute a separate Public Water Supply Agreement for the Project, which shall be recorded against the Property in the Office of the Weber County Recorder. That agreement is incorporated herein by reference solely with respect to the water-supply and water-transfer matters it governs. The Parties' obligations concerning required water, applicable credits, conveyance, payment, and performance deadlines shall be governed by the Public Water Supply Agreement, without duplication in this Agreement. In the event of an inconsistency concerning those matters, the Public Water Supply Agreement shall control, subject to applicable law. Compliance with that agreement is an obligation under this Agreement, and expiration of this Agreement shall not terminate or modify the Public Water Supply Agreement. Upon recordation, its recording information shall be maintained in the City's Project file.

6. SUCCESSORS AND ASSIGNS

A. Assignability and Transfers. Assignment of Developer's development rights or performance obligations shall require prior written City Council consent, which shall not be unreasonably withheld, conditioned, or delayed, and a written assumption by the assignee of the

DRAFT

applicable obligations. A transfer to a related entity or joint venture shall remain subject to these requirements if it transfers development rights or responsibility for performance. Sale of an individual completed dwelling or approved residential lot, and financing secured by the Property, shall not alone constitute an assignment requiring Council consent; however, applicable recorded restrictions and maintenance obligations shall remain binding. Before transferring common property or maintenance responsibility to the HOA, Developer shall obtain the HOA's written assumption of its obligations through a recorded declaration, joinder, or other City-approved instrument. No assignment or transfer shall release Developer from accrued obligations or obligations not expressly assumed and released by the City in writing.

B. Other Transactions. Any Party's transfer of all or any part of the Property to any entity "related" to such Party (as defined by regulations of the Internal Revenue Service), any Party's entry into a joint venture for the development of all or any part of the Property, the selling or conveying of lots in the Project or any Party's pledging of part or all of the Property as security for financing shall also not be deemed to be an "assignment" subject to the above referenced approval by the Council unless specifically designated as such by such assigning Party.

7. DEFAULT

A. Default and Cure. A Party claiming a material default shall give written notice identifying the obligation breached, the facts supporting the claim, and the corrective action required. The defaulting Party shall have thirty (30) calendar days after receipt to cure. If cure reasonably requires additional time, the defaulting Party shall commence corrective action within that period and diligently complete it under a reasonable written schedule approved by the nondefaulting Party. This cure procedure shall not extend a separately established completion deadline without written approval, alter the notice or draw requirements of a separate security instrument, or restrict emergency action or enforcement authorized by law.

B. Dispute Resolution. Upon either Party's timely written request, the Parties shall meet within twenty-one (21) calendar days to attempt resolution. If unresolved, they shall submit the dispute to nonbinding mediation before pursuing contractual remedies. Unless expressly agreed in writing, discussions or mediation shall not stay performance obligations, suspend lawful enforcement, or toll statutory appeal or filing deadlines. Either Party may seek immediate judicial relief where necessary to preserve rights or prevent injury

8. PROVISIONS

A. Recordation. This Agreement shall be recorded with the Weber County Recorder's Office in the chains of title for the Property.

B. Notices. All Notices, filings, consents, approvals, and other communication provided for herein or given in connection herewith shall be validly given, filed, made, delivered or served if in writing and delivered personally, electronically, or sent by registered or certified U.S. Postal Service mail, return receipt requested, postage prepaid to the addresses listed below each Party's signature below or to such other addresses as either Party may from time to time designate in writing and deliver in like manner ("**Notice**"). Any such change of address shall be given at least ten days before the date on which the change is to become effective.

C. Authority and Ownership. Each Party represents that it has authority to execute this Agreement and that its signatory is authorized to bind it. Developer shall provide evidence of its legal existence, signing authority, and ownership or authority to develop the Property acceptable to the City

DRAFT

Attorney. Each record owner whose interest is subject to this Agreement shall execute the Agreement or a City-approved consent or joinder. Developer shall obtain any additional consent, joinder, or subordination reasonably necessary to make the agreed restrictions, easements, and obligations effective against the interests intended to be bound. No representation in this Agreement shall substitute for execution by a person whose consent is legally required.

D. Entire Agreement. This Agreement, together with the Exhibits attached hereto, documents referenced herein, and all regulatory approvals given by City for the Property contain the entire Agreement of the Parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties, inducements, or understandings between the Parties which are not contained in such Agreements, regulatory approvals, and related conditions.

E. Amendments and Administrative Implementation. An amendment to this Agreement shall require a written instrument executed by the affected Parties or their authorized successors, approved by the City Council, and recorded against the Property. Any amendment authorizing development otherwise prohibited by applicable land use regulations shall follow the procedures required by Utah Code Ann. §§ 10-20-508 and 10-20-502. Changes to an approved subdivision plat, Site Plan, architectural plan, or phasing plan shall also obtain the approvals required by Chapter 10-22, other applicable City ordinances, and Utah law. Staff may approve implementation details or minor plan corrections only where expressly authorized by the governing ordinances and only when the change does not alter an obligation of this Agreement or an approved condition. Staff approval shall not waive required improvements, reduce required reserves or security, increase approved density, or substitute for approval by the designated land use authority. Where a proposed change affects both this Agreement and an approved plan, both approval procedures shall be completed.

F. Severability. If any of the provisions of this Agreement are declared void or unenforceable, such provision shall be severed from this Agreement. This Agreement shall otherwise remain in full force and effect provided the fundamental purpose of this Agreement and Developer's ability to complete the development of the Project as set forth herein is not defeated by such severance.

G. Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of this Agreement. The Parties shall agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Weber County, Utah. The Parties hereby expressly waive any right to object to such choice of law or venue.

H. Remedies. If any Party breaches any provision of this Agreement, the non-defaulting Party shall be entitled to all remedies available both at law and in equity.

I. Attorney's Fees and Costs. If any Party brings legal action either because of a breach of this Agreement or to enforce a provision of this Agreement, the prevailing Party shall be entitled to reasonable attorney's fees and court costs.

J. Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective heirs, legal representatives, successors in interest and assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property.

SIGNATURES ON FOLLOWING PA

DRAFT

IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly executed, on and as of the day and year first written above.

CITY: Riverdale City,
a Utah Municipal Corporation

By: _____
Braden Mitchell, Mayor

ATTEST:

_____
City Recorder

Mail Notices to:
Riverdale City
Attn: Brandon Cooper
4600 S. Weber River Driv
Riverdale, Utah 84405
bcooper@riverdaleutah.gov
801.394.5541

DRAFT

DEVELOPER: KMM PERMIAN, LLC
a Utah limited liability company

By: _____

Its: _____

Mail Notices to:
PO BOX 17397
Holladay ut 84117

STATE OF UTAH)
:SS
COUNTY OF WEBER)

On this _____ day of _____, 2026, personally appeared before me, _____, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that he is the _____, a Utah limited liability company, and that the foregoing document was signed by him in behalf of said _____, and that said _____executed the same.

_____

Notary Public

STATE OF UTAH)
:SS
COUNTY OF WEBER)

DRAFT

Exhibit A

The Property

DRAFT

Exhibit B

The Project

DRAFT

Exhibit C

The Site Plan

DRAFT

When recorded, mail to:

_____
_____
_____
_____

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS

FOR

RIVERSIDE FLATS~~RDALE~~ TOWNHOMES

A PLANNED ~~RESIDENTIAL UNIT~~ DEVELOPMENT

THIS DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS (the "**Declaration**") is made on this _____ day of _____, 2026, by _____**, LLC**, a Utah limited liability company, ("**Declarant**"), with reference to the following facts:

A. Declarant is the owner of a certain tract of land located in Weber County, State of Utah, which property is more particularly described as follows:

See attached Exhibit "A"

For purposes of development and marketing, the above-described property is intended to be known as "Riverdale Townhomes". In this Declaration, the term "**Property**" shall refer to Property set forth on Exhibit "A" consisting of 26 Lots and Common Area as identified in Exhibit "B", (the "**Plat Map**").

B. Declarant intends to improve the Property by construction thereon of certain residential improvements and common facilities, and to establish thereon a Planned ~~Residential Unit~~ Development, to be managed, operated, and maintained by an incorporated Association of Owners, for the benefit of the Property as a whole.

C. The development of the Property shall be hereinafter refers to the "**Project**". The Owner of each of the Units shall receive fee title to their individual Lot and the residential dwelling thereon, together with all rights associated with membership in RIVERDALE TOWNHOMES OWNERS ASSOCIATION, INC. (the "**Association**").

DRAFT

D. Declarant intends by this document to impose upon the Property mutually beneficial restrictions under a general plan of improvement for the benefit of all of said Units and the Owners thereof.

E. Declarant hereby declares that the Property shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold, and improved, subject to the following declarations, limitations, covenants, conditions, restrictions, and easements, all of which are for the purpose of enhancing and protecting the value and attractiveness of the Property, and the Project, and every part thereof, in accordance with the plan for the improvement, sale, and operation of the Property as a planned unit development. All of the limitations, covenants, conditions, restrictions, and easements shall constitute covenants and encumbrances which shall run with the land and shall be perpetually binding upon Declarant and its successors-in-interest and assigns, and all parties having or acquiring any right, title, or interest in or to any part of the Property or the Project.

Article I.
DEFINITIONS

Section 1.01 Unless otherwise expressly provided, the following words and phrases, when used in this Declaration and in the Project Documents, shall have the following meanings:

(a) **Articles**: the Articles of Incorporation of the Association, as amended from time to time.

(b) **Assessment**: that portion of the cost of maintaining, improving, repairing, operating, and managing the Property which is to be paid by the Unit Owners as determined by the Association under this Declaration. Assessments may be designated as Regular Assessments, Extraordinary Assessments, or Special Assessments, as those terms are more specifically defined in Article 6 of this Declaration.

(c) **Association**: RIVERSIDE FLATS~~DALE~~ TOWNHOMES OWNERS ASSOCIATION, INC., a Utah nonprofit corporation, formed or to be formed by Declarant, the members of which shall be the Owners of Units in the Project.

(d) **Board** or **Board of Directors**: the governing body of the Association.

(e) **Building**: shall mean and refer to a building or buildings containing Units and comprising a part of the Property.

(f) **Bylaws**: the Bylaws of the Association as amended from time to time. The initial Bylaws shall be as adopted by the incorporating members of the Board of Directors.

(g) **Common Areas** or **Common Facilities**: the parcels and improvements designated as common property on the recorded Plat and associated conveyance instruments, including

private streets, common parking, pathways, landscaping, open space, amenities, and privately owned infrastructure assigned to the Association. The Association shall hold title to common-area parcels in trust for the Owners as provided by Utah Code Ann. § 10-20-809. Each Owner's beneficial interest and associated rights shall be appurtenant to the Owner's Lot and shall not be separately conveyed. Common Facilities exclude infrastructure owned by Riverdale City or another utility provider, notwithstanding its location within the Project. Ownership and maintenance boundaries shall be identified in the approved utility plans and recorded instruments. ~~all the real property and improvements located within the Property, other than the Lots and Dwellings, including without limitation, all landscaped areas, driveways, and private roadways and walkways, all of which shall be managed by the Association for the common use and enjoyment of all Owners. The individual Owners within the Project shall own an undivided interest in the Common Areas and Common Facilities as tenants in common, each with an equal undivided interest therein. The undivided interest in the Common Areas shall not be separated from the Unit to which it appertains. The Common Area is designated as such on the Plat Map, as defined below. Common Areas shall also including the private storm sewer, sanitary sewer lines, sewer laterals and other related improvements (the "**Sewer Improvements**") within the Common Areas to the point that said sewer facilities reach the public sewer system.~~

(h) **Common Expenses**: the actual and estimated expenses of maintenance improvement, repair, operation, insurance, and management of the Common Area, limited common area and of the exterior and structural components of the Dwellings, expenses of operating and maintaining the private roadways through the Project, expenses of administration of the Association, and any reasonable reserve for such purposes as determined by the Board, and all sums designated Common Expenses by or pursuant to the Project Documents. Without limiting the generality of the foregoing, Common Expenses shall also include: all commonly metered utility charges for the Property; compensation paid by the Association to managers, accountants, attorneys and other employees; the costs of all maintenance, gardening, security and other services benefitting the Common Area; the costs of fire insurance, errors and omissions and director, officer and agent liability insurance, and other insurance covering the Property and the directors, officers and agents of the Association; and any other costs incurred by the Association pursuant to its authority for any reason whatsoever, for the common benefit of the Owners.

(i) **Declarant**: _____, LLC, a Utah limited liability company, and its successors-in-interest and assigns with respect to the Property, but shall not include members of the public purchasing completed Units.

(j) **Declaration**: this Declaration of Covenants, Conditions and Restrictions and Reservation of Easements, as it may be amended from time to time.

(k) **Dwelling**: that portion of any building (including garage and other improvements) which is located on a single Lot and which is designed and intended for use and occupancy as a

single-family residence.

(l) **Improvements**: Improvements means the buildings, streets, parking areas, utilities, drainage facilities, landscaping, fencing, lighting, pathways, and amenities identified in the approved Project plans. Their design, quantity, location, and materials shall conform to those plans and applicable City approvals. means the buildings, streets, parking areas, utilities, drainage facilities, landscaping, fencing, lighting, pathways, and amenities identified in the approved Project plans. Their design, quantity, location, and materials shall conform to those plans and applicable City approvals.~~the improvements included in the Project are now or will be located upon the Property. The significant improvements contained in the Project include up to six (6) Buildings with garages, asphalt roadways, open parking spaces, concrete sidewalks or walkways and fencing. The location and configuration of the improvements referred to in the forgoing sentence are depicted on the Plat Map. The Project also contains other improvements of a less significant nature, such as outdoor lighting and landscaping. The Plat Map shows the number of Units, which are contained in the Buildings in the Project. Said Buildings are composed of the following materials: wooden frame with load and non-load bearing walls studded with wood, first floor of concrete, second floor of wooden joists; combination truss-rafter type roof; surfaced with asphalt shingle roofing; interior walls surfaced with gypsum board; and exterior surfaced with stucco or cement fiber board or stone or brick.~~

(m) **Limited Common Areas**: shall mean and refer to those Common Areas designated herein or in the Plat as reserved or designated by this Declaration for the exclusive use of a certain Unit or Units to the exclusion of the other Units and Owners. Each Unit shall include, as Limited Common Area, exclusive and appurtenant to such Unit, the driveways, porches, rear patio areas, as shown on the Plat.

(n) **Lot**: any residential Lot shown on the Plat Map of the Project, created for the construction of a Dwelling. The term "**Lot**" does not include any portion of the Common Area.

(o) **Member**: a person entitled to membership in the Association as provided herein.

(p) **Mortgage**: includes a recorded mortgagee, deed of trust, real estate contract, or other instrument creating a security interest in any Unit.

(q) **Mortgagee**: includes a mortgagee, beneficiary or holder of a deed of trust, real estate contract vendor, or other holder of a mortgage on any Unit.

(r) **Mortgagor:** includes a mortgagor, the trustor of a deed of trust, real estate contract vendee or other individual granting a security interest in any Unit.

(s) **Owner** or **Owners**: the record holder or holders or entity title to or a contract vendee's interest in a Unit in the Project. This shall include any person having a fee simple title to

any Unit, but shall exclude persons or entities having any interest merely as security for the performance of any obligation. Further, if a Unit is sold under a recorded contract of sale to a purchaser, the purchaser, rather than the fee owner, shall be considered the "**Owner**", and the fee owner shall be considered a mortgagee.

(t) **Person**: any natural person, corporation, partnership, association, trustee, or other legal entity.

(u) **Plat** or **Plat Map**: The final subdivision plat for the Project approved by Riverdale City and recorded in the Office of the Weber County Recorder, identifying the residential Lots, Common Areas, Limited Common Areas where applicable, and recorded easements. The Project consists of twenty-six (26) residential Lots and shall be developed in one phase unless a different phasing plan receives all required City approvals. This Declaration does not independently authorize additional Lots, phases, or development~~the recorded map or maps prepared by or for Declarant showing the surface of the Property and the division thereof into Lots and Common Area, as amended and/or supplemented from time to time. The Property will be developed in multiple phases. Phase I shall consist of sixteen (16) multi-story "**Town Homes**" to be known as "Riverdale Townhomes," as provided herein and identified in the Plat Map~~.

(v) **Project Documents**: this Declaration, the Plat Map, and the Articles and Bylaws of the Association, as each may be amended from time to time.

(w) **Property** or **Project** (synonymous): the real property covered by this Declaration and all easements, rights and appurtenances belonging thereto, and all improvements erected or to be erected thereon.

(x) **Unit**: all elements of individual ownership of a residential interest in the Project, including ownership of a Lot and the Dwelling thereon, a nonexclusive easement and right of use and enjoyment of the remainder of the Common Area, and all rights of membership in the Association.

Article II.
ASSOCIATION, ADMINISTRATION, MEMBERSHIP, VOTING RIGHTS

Section 2.01 Organization of Association. The Association is or shall be incorporated under the name of RIVERSIDE FLATS~~DALE~~ TOWNHOMES OWNERS ASSOCIATION, INC., in accordance with the requirements of the Utah Revised Non-Profit Corporation Act, Utah Code Title 16, Chapter 6a.~~,~~

Section 2.02 Duties and Powers. The duties and powers of the Association are those set forth in this Declaration, the Articles and Bylaws, together with the general and implied powers of a nonprofit corporation, generally to do any and all things that a corporation organized under the laws of the State of Utah may lawfully do and which are necessary or proper in operating for

the peace, health, comfort, safety and general welfare of its Members, subject only to the limitations upon the exercise of such powers as are expressly set forth in this Declaration, the Articles and Bylaws.

Section 2.03 Membership. The Owner of a Unit shall automatically, upon becoming the Owner of that Unit, become a Member of the Association, and shall remain a Member thereof until such time their ownership ceases for any reason, at which time their membership in the Association shall automatically cease. Membership shall be in accordance with the Articles and Bylaws of the Association.

Section 2.04 Transferred Membership. Membership in the Association shall not be transferred, pledged, or alienated in any way, except upon the transfer of ownership of the Unit to which it is appurtenant, and then only to the new Owner. Any attempt to make a prohibited transfer is void. In the event the Owner of any Unit should fail or refuse to transfer the membership registered in his name to the purchaser of their Unit, the Association shall have the right to record the transfer upon its books and thereupon the old membership outstanding in the name of the seller shall be null and void.

Section 2.05 Class of Membership, Voting Requirements. The Association shall initially have two (2) different classes of voting membership; Class A Members and Class B Members, as described herein and according to the Articles and Bylaws for the Association. As provided herein and such additional governing documents for the Association, reasonable allowance shall be made for a transition from initial total ownership and control by the Declarant to eventual ownership and control by the individual property owners and residents within the Project. The different classes of voting membership shall be a mechanism to accomplish that objective and such other purposes as may be recognized and established under the Governing Documents of the Association.

Section 2.06 Class A Members. The Class A Members shall be all Owners with the exception of the Class B Members, if any. Class A Members shall be entitled to vote on all issues before the Association to, subject to the following:

(a) One Vote. Each Unit shall have one (1) vote.

(i) Multiple Owners. When more than one (1) Person holds an interest in a Unit, the vote for such Unit shall be exercised as such Persons determine and advise the Secretary of the Association prior to any meeting. In the absence of such notice, the vote of the Unit shall be suspended in the event more than one (1) Person or entity seeks to exercise it.

(ii) Leased Unit. Any Owner of a Unit which has been leased may, in the lease or other written instrument, assign the voting right appurtenant to that Unit to the lessee, provided that a copy of such instrument is furnished to the Secretary prior to any meeting.

Section 2.07 Class B Members. The Class B Members shall be the Declarant and any successor of Declarant who takes title for the purpose of development and sale of Units, and who is designated as such in a recorded instrument executed by Declarant. Prior to the Transition Events, as defined below, the Declarant shall have the exclusive right to appoint all members of the Board. The Class B Members shall originally be entitled to three (3) votes per Lot owned or to be developed. The Class B membership shall terminate, and Class B membership shall convert to Class A membership upon the happening of the earlier of the following (the "**Transition Events**"):

(a) Units Sold. One Hundred Twenty (120) days after the sale (meaning the execution and delivery of a deed to a Unit by Declarant to a person other than Declarant) of seventy-five percent (75%) of the Units (12 Units) in the Project; or

(b) Three Years. Three (3) years from the date following the first conveyance of a Unit in the Building to a Unit purchaser after effective date of this Declaration; or

(c) Election. When, in its sole discretion, Declarant so determines.

Section 2.08 Change to Class A Member. From and after the happening of the Transition Events, whichever occurs earlier, the Class B Member shall be deemed to be a Class A Member entitled to one (1) vote for each Unit owned. At such time, the Declarant shall call a meeting, in the manner described in the Bylaws of the Association for special meetings, to advise the membership of the termination of Class B status and, if it has not already occurred, to schedule transition of the operation and management of the entire Project to the Association.

Section 2.09 Membership Meeting. Regular and special meetings of Members of the Association shall be held with the frequency, and time and place, as are accordance with the provisions of the Bylaws of the Association.

Section 2.10 Board of Directors. The affairs of the Association shall be managed by a Board of Directors, which shall be established and which shall conduct regular and special meetings according to the provisions of the Bylaws of the Association. Prior to the Transition Events, as defined in Section 2.07 above, the Declarant shall have the exclusive right to appoint all members of the Board of Directors.

Section 2.11 Use of Agent. The Board of Directors, on behalf of the Association, may contract with a professional management agent for the performance of maintenance and repair and for conducting other activities on behalf of the Association, as may be determined by the Board. The term of any such contract shall comply with the restrictions set forth in the Bylaws.

Article III.
RIGHTS IN COMMON AREA

Section 3.01 Common Area. The Common Area shall include all real property and improvements within the Property, other than the Lots and Dwellings, including without limitation, all landscaped areas, driveways, and private roadways and walkways, all of which

shall be managed by the Association for the common use and enjoyment of all Owners. Ownership of the Common Area shall be established and maintained as provided in Section 1.01(g). ~~The individual Owners within the Project shall own the Common Area as tenants in common, each with an equal undivided interest therein.~~ The Common Area shall be operated, maintained, and insured by the Association for the use and benefit of Owners of Units in the Project, subject to reasonable rules and regulations enacted according to the Bylaws. Each Unit Owner, through membership in the Association, shall have a nonexclusive right to use the Common Area in accordance with the purposes for which it is intended without hindering the exercise of or encroaching upon the lawful rights of any other Unit Owners. The Declarant hereby reserves in itself and its successors-in-interest and assigns, all easements (and the right to grant further easements) over and onto the Common Area for ingress to and egress from the Project for the purpose of necessary construction, maintenance, or repair work in connection with the development, use, and occupancy thereof. Each Unit Owner shall also have the rights and easements granted pursuant to the rights set forth herein.

(a) Limited Common Area. The exclusive right to use and occupy each Limited Common Area, as designated herein and on the Plat shall be appurtenant to and shall pass with the title of the Unit with which it is associated. Each Owner of a Unit is hereby granted an irrevocable and exclusive license to use and occupy the Limited Common Areas and facilities reserved exclusively for the use of the Unit, subject to the residual rights of the Association therein. It is anticipated that upon completion of construction, each Unit shall include, as Limited Common Area, the driveways, exclusive and appurtenant to such Unit, driveways, porches, rear patio areas, as shown on the Plat.

Section 3.02 Common Maintenance of Exclusively Owned Areas. As depicted in Exhibit "B", each of the Dwellings are situated on an individual Lot sharing a common wall(s) with other Units, which shall be exclusively owned by recorded title thereof. However, as a planned unit development, it is intended that the yards of each Lot, including the driveways, porches, patios and Dwelling exterior shall at all times, be a uniform, well manicured and maintained residential community with relatively low maintenance responsibilities for the individual owners and with reasonable assurances that all of the areas within the Project will be similarly well cared for and maintained. Therefore, it is agreed that the Association shall contract for regular property maintenance services to keep up the Building exteriors, structures and landscaping within the Project, including but not limited to the Common Area and the front yards and park strips of each Lot within the Project. The Association shall be responsible for the continual upkeep, repair, maintenance, and eventual replacement thereof.

~~Section 3.03~~ Partition of Common Area Prohibited. ~~–~~No Owner may separately partition, convey, or encumber the Owner's beneficial interest in a common-area parcel. Conveyance or modification of common-area parcels shall comply with Utah Code Ann. §10-20-809, this Declaration, the recorded Plat, and applicable City approvals.~~As provided in Section 3.01 hereinabove, the Owners shall each own an equal undivided interest in the Common Area as tenants in common. No Owner shall bring any action for partition or division of any part of the Common Area, it being agreed that this restriction is necessary in order to preserve the rights of~~

~~the Owners with respect to the operation, management, use, and enjoyment of the Common Area.~~

~~Section 3.04~~Section 3.03

~~Section 3.05~~Section 3.04 Extent of Easements. The rights and easements of use and enjoyment of the Common Area created by this Declaration shall be subject to such rules and regulations as may be adopted by the Board of Directors according to the Bylaws. Without limiting the generality of the Board's authority to enact reasonable rules and regulations, such easements shall be subject to the following:

(a) The right of the Board to suspend the rights and easement of any Member, and the persons deriving such rights and easements from any Member, for use and enjoyment of any recreational facilities located within the Common Area, for any period during which the payment of any Assessment against the Member and his Unit remains delinquent; provided, however, that any suspension for either nonpayment of any assessment or breach of any provision in the Project Documents shall not constitute a waiver or discharge of the Member's obligation to pay Assessments as provided in this Declaration. Suspension of recreational privileges shall not interfere with access to a Dwelling, required parking, essential utility service, emergency access, or municipal easements;

(b) The right of the Association to consent to or otherwise cause the construction of additional improvements on the Common Area, and to consent to or otherwise cause the alteration or removal of any existing improvements on the Common Area for the benefit of the Members of the Association; and,

(c) The right of the Association, acting through the Board, to consent to or join in the grant or conveyance of easements, licenses or rights of way in, on or over the Common Area for purposes not inconsistent with the intended use of the Property as a residential planned unit development.

~~Section 3.06~~Section 3.05 Damage by Member. Each Member shall be liable to the Association for any damage to the Common Area (including damage to Sewer Improvements) not fully reimbursed to the Association by insurance, if the damage is sustained because of the negligence or willful misconduct of the Member, his guests, tenants, pets or invitees, or any other persons deriving their right and easement of use and enjoyment of the Common Area from the Member, or his or their respective family and guests, both minor and adult. However, the Association, acting through the Board, reserves the right to determine whether any claim shall be made upon the insurance maintained by the Association, and the Association further reserves the right to levy a Special Assessment equal to the increase, if any, in insurance premiums directly attributable to the damage caused by the Member or the person for whom the Member may be liable as described above. The cost of correcting the damage to the extent not reimbursed to the Association by insurance shall be a Special Assessment against the Unit of the Member liable for the damage and may be enforced as provided hereby for the enforcement of any other Assessment.

Formatted: No underline

Formatted: Indent: Left: 0.5", No bullets or

Article IV.
Intentionally deleted.

Article V.
REPAIR AND MAINTENANCE

Section 5.01 Repair and Maintenance Rights and Duties of Association. Subject to the provisions in this Declaration pertaining to eminent domain and destruction of improvements, the Association shall paint, maintain, repair and replace the Common Area and all improvements and landscaping thereon, and the exteriors, including roof and the exterior structural components of all Buildings associated therewith, or shall contract for such maintenance, repair and replacement to assure that maintenance of such areas are in good condition, reasonable wear and tear excepted. However, the Association shall not be responsible for, or be obligated to perform those items of maintenance, repair or improvement, which are the responsibility of the Owners as provided in Section 5.02 below. However, in the event an Owner fails to maintain his Dwelling or to provide other maintenance or repair as provided herein in a manner which the Board deems necessary to preserve the appearance and value of the Property, the Board may notify the Owner of the work required and request it be done within sixty (60) days from the giving of such notice. In the event the Owner fails to carry out such maintenance within such period, the Board may cause such work to be done and may specially assess the cost thereof to such Owner, and, if necessary, lien his Unit for the amount thereof. For the purpose of performing any maintenance, repair or replacement as authorized by this Article, or for purposes of making emergency repairs necessary to prevent damage to the Common Area or to other Dwellings, or for any other purpose reasonably related to the performance by the Board of its responsibilities under this Declaration, the Association (and its agents and employees) shall have an irrevocable easement over and onto all portion of the Common Area, and shall also have the irrevocable right, after reasonable notice to the Owner, and at reasonable hours, to enter any Lot and/or Dwelling.

Section 5.02 Repair and Maintenance Rights and Duties of Owners. Except for those portions of the Property which the Association is required or elects to maintain and repair, each Unit Owner shall, at their sole cost and expense, maintain and repair all interior and non-structural components of their Dwelling, keeping the same in good condition, and shall repair all damage to the Common Area for which the Owner is responsible under Section 3.5 above. Additionally, each Owner shall maintain, repair and replace as necessary, all doors and windows (and appurtenant hardware and accessories) to their Dwelling, and any separate air conditioning, water heating, or other separate utility unit which services their Dwelling. Each Owner shall have the exclusive right to paint, plaster, panel, tile, wax, paper or otherwise refinish and decorate the inner surfaces of the walls, ceilings, floors, windows and doors bounding their Dwelling. The Association shall maintain a written responsibility schedule identifying building-envelope, structural, window, door, utility, landscaping, and Limited Common Area responsibilities. The schedule shall clarify this Declaration and shall not transfer an obligation assigned herein without a properly approved amendment.

~~Section 5.02~~Section 5.03 Private Infrastructure and Common Facilities. The Association shall maintain, inspect, repair, and replace the private streets, common parking, sidewalks and pathways, lighting, landscaping, irrigation, fencing, amenities, and privately owned water, sanitary sewer, and storm drainage facilities assigned to it by the approved plans and recorded instruments. Responsibilities shall include resurfacing, snow removal, drainage maintenance, and applicable backflow-device and private fire-hydrant inspections and testing. The Association shall perform its stormwater obligations under the separately recorded long-term stormwater maintenance agreement. It shall maintain a current contract with a qualified contractor for emergency repairs to private streets and utility systems connected to City infrastructure and provide a copy to Riverdale City annually. Snow storage shall remain within approved on-site locations; any storage of deicing materials shall comply with applicable City requirements. Inspection, emergency entry, or corrective work by the City shall not transfer ownership or continuing maintenance responsibility to the City.

Formatted: List Paragraph, Left, No bullets or numbering

Formatted: Underline

Article VI.
ASSOCIATION MAINTENANCE FUNDS AND ASSESSMENTS

Section 6.01 Creation of the Lien and Personal Obligation of Assessments. The Declarant shall establish and the Association shall, at the time of its initial organization, adopt such operating budgets for the project as are reasonably necessary to commence such operations in the full execution of all of the Associations responsibilities provided hereunder. The Declarant, for each Unit owned within the Project, hereby covenants, and each Owner of any Unit by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association the following Assessments, which shall be established and collected as provided herein and in the Bylaws of the Association: (a) Regular Assessments;(b) Extraordinary Assessments; and (c) Special Assessments.

All Assessments, together with interest, costs, penalties, and actual attorneys' fees, shall be a charge and a continuing lien upon the Unit against which each Assessment is made. Each such Assessment, together with interest, costs, penalties, and actual attorneys' fees, shall also be the personal obligation of the person who was the Owner of such Unit at the time when the Assessment fell due. No Owner of a Unit may exempt himself from liability for his contribution toward the Common Expenses by waiver of the use or enjoyment of any of the Common Area or by the abandonment of his Unit as provided in herein. ~~The Declarant shall have no responsibility for any charges for Lots Declarant still owns after ownership by others has reached a ninety percent (90%) level.~~

Section 6.02 Purpose of Assessment. The Assessments levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of all the residents in the, entire Project, for the improvement and maintenance of the Common Area, and for the common good of the Project. The Regular Assessments shall include an adequate reserve fund for maintenance, repairs and replacement of those portions of the Common Area and the exterior and structural components of all Dwellings which must be replaced on a periodic basis, creation

of an adequate contingency reserve, major maintenance reserve, and/or sinking fund for maintenance and repairs of all Common Areas, including the private roadways, if any, located within the Project as shown on the official plat recorded in the office of the Weber County Recorder.

Section 6.03 Regular Assessments. Until the end of the Association's fiscal year immediately following the closing of the sale of the first Unit in the Project, the annual maximum Regular Assessment per Unit shall be such amount as is set forth in the Project budget prepared by Declarant, payable in monthly installments, or such other billing period as the Board determines from time to time. Each Unit's share for the first fiscal year shall also be prorated based on the number of months remaining in that fiscal year. Thereafter, the Board shall determine and fix the amount of the maximum annual Regular Assessment against each Unit at least sixty (60) days in advance of the start of each fiscal year; provided, however, that the maximum annual Regular Assessment may not be increased by more than twenty percent (20%) above the maximum annual Regular Assessment for the immediately preceding fiscal year, without the vote or written assent of a majority of the voting power of the Association.

Section 6.04 Extraordinary Assessments. In addition to the Regular Assessments authorized above, the Board may levy, in any fiscal year, all Extraordinary Assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, or of any exterior or structural component of any Dwelling, or to defray any unanticipated or underestimated expense not covered by the Regular Assessment (and, where necessary, for taxes assessed against the Common Area); provided, however, and except as provided in the last sentence of this subsection 6.4, that the aggregate Extraordinary Assessments for any fiscal year shall not exceed ten percent (10%) of the budgeted gross expenses of the Association (excluding reserves) for that fiscal year, without the vote or written assent of over sixty percent (60%) of the voting power of the Association. ~~Notwithstanding any language in this Declaration to the contrary, a one-time extraordinary assessment in an amount equal to two months' of the then-established monthly Association Assessment shall be assessed at the time of closing of the purchase of a Unit by the first Owner thereof, to establish a reserve fund for the Association.~~

Section 6.05 Special Assessment. In addition to the Regular and Extraordinary Assessments authorized above, the Board may levy Special Assessments (without limitation as to amount or frequency) against all individual Unit and its Owner to reimburse the Association for costs incurred in bringing that Owner and his Unit into compliance with the provisions of this Declaration and the Bylaws, including actual attorney's fees and costs.

Section 6.06 Allocation of Assessments, Limited Exemption of Declarant. Regular and common Extraordinary Assessments shall be allocated equally among the residential Lots, each bearing an exact one-twenty-sixth (1/26) share, except for charges properly allocated to an individual Owner under this Declaration or applicable law. Declarant shall pay assessments on each Declarant-owned Lot from the commencement date established in Section 6.07 on the same

basis as other Owners. Neither vacancy, incomplete construction, continued administrative control, nor the percentage of Lots sold shall independently exempt a Declarant-owned Lot from assessments. Declarant's initial reserve-funding obligation is additional to its assessment obligations. ~~Except for the initial exemption provided to Declarant as provided in this Section 6.06, all Units shall be assessed according to the percentages set forth on Exhibit "C". Notwithstanding the foregoing, Declarant's obligation to pay any Assessment for Units owned by Declarant shall not begin until such time as a Unit owned by Declarant is first occupied or Declarant no longer has control of the Association, whichever is earlier.~~

Section 6.07 Commencement of Assessment: Due Dates. Except as provided in Section 6.06 above, the Regular Assessments provided for herein shall commence as to all Units in the Project on the first day of the month following closing of the sale of the first Unit in the Project. Due dates of Assessment shall be the first day of each calendar quarter or such other billing period as the Board may determine from time to time. No notice of such Assessment shall be required other than an annual notice setting forth the amount or the periodic Assessment.

Section 6.08 Transfer of Unit by Sale or Foreclosure. The sale or transfer of any Unit shall not affect any Assessment lien, or relieve the Unit from any liability therefor, whether the lien pertains to payments becoming due prior or subsequent to such sale or transfer. Notwithstanding the foregoing, the sale or transfer of any Unit pursuant to foreclosure or by deed in lieu of foreclosure of a recorded first mortgage given in good faith and for value shall extinguish the lien of all such Assessments as to payments which became due prior to such sale or transfer (except for Assessment liens arising prior to recording of the mortgage). Sale or transfer pursuant to mortgage foreclosure shall not, however, affect the personal liability of the Owner for unpaid Assessments. Any Assessments for which the liens are extinguished pursuant to this Section shall be deemed to be Common Expenses collectible from all of the Units including the Unit for which the lien was extinguished. In a voluntary conveyance of a Unit, the grantee of the same shall be jointly and severally liable with the grantor for all unpaid Assessments by the Association against the grantor up to the time of the grant or conveyance, without prejudice to the grantee's right to recover from the grantor the amounts paid by the grantee therefor. However, any such grantee shall be entitled to a statement from the Board, setting forth the amount of the unpaid Assessments due the Association, and such grantee shall not be liable for, nor shall the Unit conveyed be subject to a lien for, any unpaid Assessments made by the Association against the grantor in excess of the amount set forth in the statement; provided, however, the grantee shall be liable for any such Assessment becoming due after the date of any statement.

Section 6.09 Enforcement of Assessment Obligation: Priorities: Discipline. All charges, fees and/or assessments due hereunder shall be due on the first (1st) day of the month. If any part of any Assessment is not paid and received by the Association or its designated agent within ten (10) days after the due date, an automatic late charge of Ten Dollars ($10.00) shall be assessed and additional Ten Dollar ($10.00) sums shall be assessed for each month or fraction thereof front the due date until the Assessment and all late charges are paid. Each unpaid Assessment shall constitute a lien on each respective Unit prior and superior to all other liens

except (1) all taxes, bonds, assessments and other levies which, by law, would be superior thereto, and (2) the lien or charge of any institutional first mortgage of record made in good faith and for value. Such lien, when delinquent, may be enforced by sale by the Association, its attorney or other person authorized by this Declaration or by law to make the sale of said Owner's Unit, after failure of the Owner to pay such Assessment, in accordance with the provisions of Utah law applicable to the exercise of powers of sale in deeds of trust, or by judicial foreclosure as a mortgage, or in any other manner permitted by law. The Association, acting on behalf of the Unit Owners, shall have the power to bid for the Unit at the foreclosure sale, and to acquire and hold, lease, mortgage and convey the same. The foreclosing party shall have the right to reduce or eliminate any redemption rights of the defaulting Owner as allowed by law. Suit to recover a money judgment for unpaid Assessments, rent and attorneys' fees shall be maintainable without foreclosing or waiving the lien securing the same. The Board may impose reasonable monetary penalties including actual attorney's fees and costs, and may temporarily suspend the Association membership rights of a Unit Owner who is in default in payment of any Assessment, after notice and hearing according to the Bylaws.

Section 6.10 Taxes Assessed Against Association Common Areas or Personal Property. Pursuant to and consistent with Section 3.1 hereinabove, taxes assessed against the Common Area, or the personal property of the Association, shall be paid by the Owners through assessments from and collection by the Association rather than directly from the Owners.

Section 6.11 Reserve Funding. Before the first conveyance of a Lot or Dwelling to an independent purchaser, Declarant shall establish and fund the Association's initial reserves in the amounts required by the recorded Development Agreement and its City-approved reserve study or engineer's estimate. Declarant shall provide evidence of the deposits to the Association and Riverdale City. Initial funding shall be a Declarant obligation and shall not depend on collecting contributions from future purchasers.

The Association shall maintain reserve funds separately from operating funds, with separate accounts or accounting allocations for private streets, private water, sanitary sewer, storm drainage, and other components for which it has replacement responsibility, including building components assigned to it under this Declaration. Reserve analyses shall identify the components, anticipated useful lives, replacement costs, existing balances, and recommended contributions. The Board shall review reserve adequacy annually and obtain an updated analysis at least every three years, or more frequently when required by applicable law or the Development Agreement.

Annual budgets shall provide for reserve contributions consistent with the approved funding requirements and Utah Code Ann. § 57-8a-211. Statutory owner voting and budget rights are preserved. An Association vote shall not independently amend the Development Agreement or release an obligation owed to Riverdale City. If a lawful budget action results in funding below an applicable City-approved requirement, the Association shall promptly pursue a lawful revised funding plan and obtain any necessary City approval.

Formatted: List Paragraph, Left, No bullets or numbering

Formatted: Underline

Formatted: Indent: First line: 0.5", No bullets or numbering

Formatted: Indent: Left: 0.5", No bullets or

Formatted: Indent: First line: 0.5", No bullets or numbering

Reserve expenditures shall comply with Utah law and the purposes for which the funds were established. Completion assurance and warranty security furnished by Declarant shall not substitute for Association reserves.

~~Section 6.10~~

Formatted: Indent: Left: 0.5", No bullets or

Formatted: Indent: First line: 0.5", No bullets or numbering

Formatted: Indent: Left: 0.5", No bullets or

Article VII.
EASEMENTS AND UTILITIES: COMMON WALLS

Section 7.01 Access, Use and Maintenance Easements. Declarant expressly reserves for the benefit of the Owners, reciprocal, non- exclusive easements for access, ingress and egress over all of the Common Area and for the use and enjoyment of all recreational facilities thereon, including any private streets or driveways in the Common Areas currently existing in the Property, or subsequently added to it, which easements shall be deemed granted by Declarant to the Owners and to the Association for so long as Declarant owns any interest in the Property. Subject to the provisions of this Declaration governing use and enjoyment thereof, the easements may be used by Declarant, its successors, purchasers and all Owners, their guests, tenants and invitees, residing on or temporarily visiting the Property, for walkways, vehicular access and such other purposes reasonably necessary for use and enjoyment of a Unit in the Project. Declarant also expressly reserves for the benefit of the Board of Directors and all agents, officers and employees of the Association, nonexclusive easements over the Common Area (including the Limited Common Area) and all Lots and Dwellings as necessary to maintain and repair the Common Area, and to perform all other tasks in accordance with the provisions of this Declaration. Such easements over the Common Area shall be appurtenant to, binding upon and shall pass with the title to, every Unit conveyed.

Section 7.02 Encroachments and Utility Easements. Each Unit within the Property is hereby declared to have an easement over all adjoining Units and the Common Area for the purpose of accommodating any encroachment due to engineering errors, errors in original construction or shifting of any building, or any other cause. There shall be valid easements for the maintenance of said encroachments as long as they shall exist, and the rights and obligations of Owners shall not be altered in any way by said encroachment, settlement or shifting; provided, however, that in no event shall a valid easement for encroachment be created in favor of an Owner or Owners if said encroachment occurred due to the willful misconduct of said Owner or Owners. In the event a structure is partially or totally destroyed, and then repaired or rebuilt, the Owners of each Unit agree that minor encroachments over adjoining Units or Common Area shall be permitted and that there shall be a valid easement for the maintenance of said encroachments so long as they shall exist.

Declarant also expressly reserves for the benefit of itself and its successors-in-interest and assigns, including the Association, easements over and under the entire Property (together with the right to grant and transfer the same) for the installation, repair, and maintenance of sanitary sewer, water, electric, gas, telephone, cable television, and other utility lines and services, as may be deemed appropriate to service the Project.

Section 7.03 Owners' Rights and Duties With Respect to Utilities. The rights and duties of the Owners of Units within the Project with respect to utilities shall be as follows:

(a) Whenever sanitary sewer, water, electric, gas, television receiving, or telephone lines or connections, heating or air conditioning conduits, ducts, flues or other utility or service connections are located or installed within the Project, which connections, or any portion thereof, lie in or upon or beneath Lots or Dwellings owned by other than the Owner of a Dwelling served by said connections, the Owners of any Dwellings served by said connections shall have the right, and are hereby granted an easement to the full extent necessary therefor, to enter upon the Dwelling or to have the Association or utility companies enter upon the Dwellings in or upon or below which said connections, or any portion thereof lie, to repair, replace and generally maintain said connections as and when necessary.

(b) Whenever sanitary sewer, water, electric, gas, television receiving, or telephone lines or connections, heating or air conditioning conduits, ducts, flues or other utility or service connections are located or installed within the Project, which connections serve more than one Dwelling, the Owner of each Dwelling served by said connection shall be entitled to the full use and enjoyment of such portions of said connections as service his Dwelling.

(c) In the event of a dispute between Owners with respect to the repair or rebuilding of said connections, or with respect to the sharing of the cost thereof, then, upon written request of one of such Owners addressed to the Association, the matter shall be submitted to the Board, which shall decide the dispute, and the decision of the Board shall be final and conclusive on the parties.

Section 7.04 Owner's Rights and Duties With Respect to Common Walls.

(a) General Rules of Law to Apply. The Owner of any Dwelling which shares a common wall with another Dwelling shall be deemed to own the one-half (1/2) of the wall nearest his Dwelling, and shall have an exclusive and perpetual easement over the remainder of the Common Wall for support and maintenance. To the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

(b) ~~Sharing of Repair and Maintenance.~~ Maintenance Responsibility. The Association shall coordinate maintenance, repair, and replacement of shared structural and fire-separation walls as part of its structural-maintenance responsibility under Section 5.01. Ordinary costs shall be Common Expenses. Costs attributable to an Owner's negligence, misconduct, or unauthorized alteration may be charged to that Owner following applicable notice and review procedures.~~The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion to~~

Formatted: Underline

~~such use.~~

(c) ~~Destruction by Fire or other Casualty.~~ Casualty Restoration. Restoration of a damaged party wall shall be coordinated with the Association's insurance and casualty-restoration procedures. No Owner may independently alter a shared structural or fire-separation wall without required Association approval, permits, and compliance with applicable codes. ~~If a party wall is destroyed or damaged by fire or other casualty, any Owner who has used the wall may restore it, and if the Owners thereafter make use of the wall, they shall contribute to the costs of restoration thereof in proportion to such use without prejudice, however, to the right of any such Owners to call for a larger contribution from the other Owner under any rule of law regarding liability for negligent or willful acts or omissions.~~

(d) Weatherproofing. Notwithstanding any other provision of this Article, an Owner who by his negligent or willful act causes the party wall to be exposed to the elements shall bear the whole costs of furnishing the necessary protection against such elements.

(e) Right to Contribution Runs with Land. The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the Lot and shall pass to such Owner's successors in title.

(f) Arbitration. In the event of any dispute arising concerning a party wall, or under the provisions of this Article, each party shall choose one arbitrator, and such arbitrators shall choose one additional arbitrator, and the decision shall be by a majority of all the arbitrators.

~~(f)~~

Section 7.05 Municipal and Emergency Access. Declarant grants, to the extent of Declarant's ownership and authority, perpetual nonexclusive easements over the private streets and designated utility corridors to Riverdale City, authorized utility providers, and emergency-service agencies for access, inspection, service, repair, and emergency response. Specific easement locations and dimensions shall be established by the recorded Plat or separate recorded instruments consistent with approved plans. The Association and Owners shall keep required access unobstructed and shall not relocate facilities, obstruct easements, or install gates inconsistent with City approvals. These easements shall survive Declarant's conveyance of the Property. Their exercise shall not impose ownership or continuing maintenance responsibility on the City or another public agency.

Article VIII.
RESIDENCE AND USE RESTRICTIONS

Section 8.01 In addition to all of the covenants contained herein, the use of the Property and each Unit therein is subject to the following:

(a) Use of Individual Dwellings. No Dwelling shall be occupied and used except for single-family residential purposes by the Owners, their tenants, and social guests, and no trade or business shall be conducted therein. If a Unit is rented to a tenant, all the rules herein

Formatted: No underline

Formatted: Indent: Left: 0.5", No bullets or

Formatted: Underline

will apply to the tenant. If the tenant shows a continual lack of compliance to the rules herein, Owner agrees to evict tenants after two (2) notices have been given. Owner agrees to put language in its leases with tenants consistent with the language of this Section and will notify tenants of this provision. No such lease shall be for a term of less than six (6) months.

(b) Nuisances. No noxious, illegal, or offensive activities shall be carried on in any Dwelling, or in any part of the Property, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to or which may in any way interfere with the quiet enjoyment of each of the Owners of his respective Dwelling, or which shall in any way increase the rate of insurance for the Project, or cause any insurance policy to be canceled or to cause a refusal to renew the same, or which will impair the structural integrity of any building.

(c) Signs. No Signs advertising Units for sale or rent may be displayed on the Property or on any portion of the Property, unless first approved by the Board, and unless such signs comply with any and all local ordinances. Notwithstanding the preceding sentence, until all Units in all phases of the Project have been sold, the Declarant shall have the right to advertise Units for sale, provided Declarant complies with the requirements of ~~Magna township~~Riverdale City with respect to such advertising.

(d) Animals. No animals or birds of any kind shall be raised, bred, or kept in any Dwelling, or on any portion of the Property; except that no more than two (2) usual and ordinary household pets such as dogs, cats, or birds, may be kept, provided that they are not kept, bred or maintained for any commercial purposes and they are kept under reasonable control at all times. Any such dog shall be kept on a leash at all times when the dog is in the Common Area. Owners shall prevent their pets from soiling any portions of the Common Area and in the event a pet does soil a portion of the Common Area, the Owner or person in control of such pet shall immediately clean up after the pet. The Board may enact reasonable rules respecting the keeping of animals within the Project, including noise restrictions, and may designate certain areas in which animals may not be taken or kept, or they may require that specific animals not be allowed on any part of the Property. No pet allowed hereunder shall be larger than ten (10) pounds in weight. It is intended that all permitted pets shall be small household pets, to be kept indoors and not left outdoors overnight and such shall, at no time, become a nuisance to the other Owners within the Project.

(e) Garbage and Refuse Disposal. All rubbish, trash and garbage shall be regularly removed front the Property, and shall not be allowed to accumulate thereon. All garbage or trash receptacles, including recyclable containers, shall be stored in the garage except on trash collection days. Trash, garbage and other waste shall not be kept except in sanitary containers and shall be kept in the garage. No equipment, garbage cans, or storage piles may be kept outside of any Dwelling.

(f) Radio and Television Antennas. No alteration to or modification of a central radio or television antenna system or cable television system, whichever is applicable, shall be permitted, and no Owner may be permitted to construct, use, or operate his own external radio, television antenna, or other electronic antennae without the consent of the Board. No Citizens Band or other transmission shall be permitted on the Property.

(g) Clothes Line. No exterior clothes lines shall be erected or maintained and (there shall be no outside laundering or drying of clothes.

(h) Power Equipment and Car Maintenance. No power equipment or car maintenance of any nature shall be permitted on the Property. Provided however, car washing or polishing may be done, but only in the Limited Common Area appurtenant to that Unit.

(i) Recreational Vehicles. No boats, trailers, recreational vehicles, oversized vehicles~~trucks~~ or commercial vehicles belonging to Owners or other residents of the Property shall be parked or stored in or upon any of the Common Areas or Limited Common Areas. Any boats, trailers, recreational vehicles, trucks or commercial vehicles belonging to Owners or other residents of the Property must fit within and be stored and kept within the Owner's garage.

(j) Parking Restriction. Parking shall occur only in spaces designated on the City approved Site Plan. Required garage spaces shall remain available for vehicle parking. Common guest spaces shall not be assigned exclusively to individual Units. No parking is permitted in fire lanes, access aisles, sidewalks, landscaped areas, or garage-front areas not approved as parking spaces. Temporary parking is subject to the same restrictions. The Association shall maintain parking markings and signs and enforce these requirements. Public-street parking remains governed by applicable City traffic regulations~~No permanent parking shall be allowed in front of the garages of the Units. Only temporary guest parking shall be allowed in front of the garages of the Units. Said parking regulation shall be strictly enforced.~~

(k) Window Covers. Curtains; and drapes (with a white lining), shutters, or blinds of a neutral color may be installed as window covers, subject to the Board`s absolute discretion. No window shall be covered with aluminum foil or similar material. No window tinting or mullions shall be allowed without the prior written approval of the Board.

(l) Sculptures/Flags. No outdoor sculptures and/or flags shall be permitted except by written approval of the Board. Nothing stated herein shall be deemed to be a prohibition on display of the flag of the United States of America in accordance with U.C.A. §57-27-102 and United States Code Title 4 Chapter 1.

(m) Fences. Fences shall conform to the approved fencing plan. No Owner may install or modify fencing without Association approval and any required City approval. Fences

shall not encroach upon easements, obstruct access or visibility, or reduce approved open space. Ownership and maintenance responsibility shall follow the approved plans and maintenance schedule.~~The original fencing established and installed by Declarant as part of the original Project design shall be preserved and maintained by the Owners and by the Association, as the case may be according to the location of such fencing. Thereafter, all new and/or additional fencing can only enclose the rear potion of the private ownership as denoted on the plat. This area ends at 10' behind the actual rear portion of the town home (not the patio area). If fenced a gate must be furnished to allow maintenance of the landscaping.~~

(n) No Patio/Deck Storage. No observable outdoor storage of any kind shall be permitted on patios, front yards, porches etc, except for Patio furniture and portable barbecue grills in good condition, which may be maintained on backyard patios.

Section 8.02 No Warranty of Enforceability. While Declarant has no reason to believe that any of the restrictive covenants contained in this Article 8 or elsewhere in this Declaration are or may be invalid or unenforceable for any reason or to any extent, Declarant makes no warranty or representation as to the present or future validity or enforceability of any such restrictive covenants, and the Unit Owner shall assume all risks of the validity and enforceability thereof.~~ and, by acquiring the Unit agrees to hold Declarant harmless therefrom.~~

Article IX.
INSURANCE

Section 9.01 Duty to Obtain Insurance: Types. The Board shall cause to be obtained and maintained adequate blanket public liability insurance (including medical payments), with such limits as may be considered desirable by the Board, but not less than One Million Dollars ($1,000,000.00) in combined single limit coverage (taking into consideration the requirements of mortgagees), insuring against liability for bodily injury, death and property damage arising front the activities of the Association and its Members, with respect to the Common Area and any other property under its jurisdiction. The Board shall also cause to be obtained and maintained fire and casualty insurance with extended coverage, without deduction for depreciation, in an amount as near as possible to the full replacement value of the Common Area and all Dwellings and, if economically feasible, those portions of the Dwellings consisting of all fixtures, installations, or additions comprising a part of the Dwellings and all built-in or set-in appliances, cabinets and initial basic floor coverings, as initially installed or replacements thereof in accordance with the original plaits and specifications for the Project, or as installed by or at the expense of the Owners. Such insurance shall be maintained for the benefit of the Association, the Owners, and the mortgagees, as their interests may appear as named insured; subject, however, to loss payment requirements as set forth herein. The Board of Directors shall purchase such other insurance as necessary, including, but not limited to, errors and omissions, directors', officers' and agents' liability insurance, plate glass insurance, medical payments, malicious mischief, liquor liability and vandalism insurance, fidelity bonds and worker's compensation, and such other risks as shall be deemed desirable for the Project.

Section 9.02 Waiver of Claim Against Association. As to all policies of insurance maintained by or for the benefit of the Association and the Owners, the Association and the Owners hereby waive and release all claims against one another, the Board of Directors and Declarant, to the extent of the insurance proceeds available, whether or not the insurable damage or injury is caused by the negligence of or breach of any agreement by any of said persons.

Section 9.03 Right and Duty of Owners to Insure. It is the responsibility of each Owner to provide insurance on his personal property and upon all other property and improvements within his Dwelling. Nothing hereby shall preclude any Owner from carrying any public liability insurance as he deems desirable to cover his individual liability for damage to persons or property occurring inside the Owner's Dwelling or elsewhere upon the Property. Such policies shall not adversely affect or diminish any liability under any insurance obtained by or on behalf of the Association, and duplicate copies of such other policies shall be deposited with the Board upon request. If any loss intended to be covered by insurance carried by or on behalf of the Association shall occur and the proceeds payable thereunder shall be reduced by reason of insurance carried by any Owner, such Owner shall assign the proceeds of such insurance carried by him to the Association to the extent of such reduction, for application by the Board to the same purposes as the reduced proceeds are to be applied. Each Owner shall maintain coverage appropriate to the Project's ownership and master-insurance structure for personal property, personal liability, loss of use, improvements not insured by the Association, and lawful deductible or loss-assessment exposure. The Board shall obtain written insurance advice identifying master-policy coverage, Owner coverage, exclusions, deductibles, and claim responsibility and shall provide that information to Owners annually and upon material changes. Insurance priority and allocation of deductibles shall comply with applicable Utah law and policy terms; this Declaration shall not make an Owner's policy primary where law requires Association coverage to be primary. No deductible shall be charged to an Owner beyond the amount and circumstances permitted by law.~~Each Owner shall also carry insurance of not less than $10,000 of dwelling coverage A under their HO6 or similar type policy. In the event of a Property claim that arises from within a Unit, the Owner is responsible for the Association's deductible, or up to $10,000 if covered by the Owner's insurance. Such Owner's individual HO6 or similar type policy is primary, and the Association's insurance is secondary.~~

Section 9.04 Notice of Expiration Requirements. If available, all of the policies of insurance maintained by the Association shall contain a provision that said policy or policies shall not be canceled, terminated or expired by their terms, without twenty (20) days prior written notice to the Board, Declarant, Owners and their respective first mortgagees: (provided that Declarant, such Owners or mortgagees have filed written requests with the carrier for such notice) and every other person in interest who requests such notice of the insurer.

Section 9.05 Insurance Premiums. Insurance premiums for any blanket insurance coverage obtained by the Association and any other insurance deemed necessary by the Board of Directors shall be a Common Expense to be included in the Regular Assessments levied by the Association and collected from the Owners.

Section 9.06 Trustee for Policies. The Association, acting through its Board of Directors, is hereby appointed and shall be deemed trustee of the interests of all named insured under policies of insurance purchased and maintained by the Association. All insurance proceeds under any such policies as provided for in Section 9.1 above shall be paid to the Board of Directors of the Association. The Board shall have full power to receive and to receipt of the proceeds with same to be used by the Association for the repair or replacement of the property for which the insurance was carried or otherwise disposed of as provided in Article 10 of this Declaration. The Board is hereby granted the authority to negotiate loss settlements with the appropriate insurance carriers, with participation, to the extent they desire of first mortgagees who have filed written requests within tell (10) days of receipt of notice of any damage or destruction as provided in this Declaration.

Section 9.07 Actions as Directors. Except as otherwise specifically provided in this Declaration, the Board, acting on behalf of the Association and all Owners shall have the exclusive right to bind such parties in respect to all matters affecting insurance earned by the Association, the settlement of a loss claim, and the surrender, cancellation, and modification of all such insurance.

Section 9.08 Required Waivers. All policies of physical damage insurance shall provide, if reasonably possible, for waiver of the following rights, to the extent that the respective insurers would have the rights without such waivers:

(a) Subrogation of claims against the Owners and tenants of the Owners;

(b) Any defense based upon co-insurance;

(c) Any right of set-off, counterclaim apportionment, proration or contribution by reason of other insurance not carried by the Association;

(d) Any invalidity, other adverse effect or defense on account of any breach of warranty or condition caused by the Association, any Owner or any tenant of any Owner, or arising from any act, neglect, or omission of any named insured or the respective agents, contractors and employees of any insured, and

(e) Any right of the insurer to repair, rebuild or replace, and, if the improvement is not repaired, rebuilt or replaced following loss, any right to pay under the insurance an amount less than the replacement value of the improvements insured.

Article X.
DESTRUCTION OF IMPROVEMENTS

Section 10.01 Damage to Common Area. Except as otherwise provided in this Declaration, in the event of any destruction of any portion of the Common Area, the repair or

replacement of which is the responsibility of the Association, it shall be the duty of the Association to restore and repair the same to its former condition, as promptly as practical. The proceeds of any insurance maintained pursuant to Article 9 hereof for reconstruction or repair of the Property shall be used for such purpose, unless otherwise provided herein. The board shall be authorized to have prepared the necessary documents to effect such reconstruction as promptly as practical. The Property shall be reconstructed or rebuilt substantially in accordance with the original construction plans. If the amount available from the proceeds of such insurance policies for such restoration and repair is inadequate to complete the restoration and repair, the Board shall levy all Extraordinary Assessment for the deficiency and proceed with such restoration and repair.

Section 10.02 Damage to Dwellings. Except as otherwise provided in this Declaration, in the event of any destruction of any Dwelling or Dwellings, it shall be the duty of the Owners) of the Dwelling or Dwellings to restore and repair the same to its/their former condition, as promptly as practical, under the supervision of the Board. The proceeds of any insurance maintained pursuant to Article 9 hereof for reconstruction or repair of the Property shall be made available for such purpose, unless otherwise provided herein. The Dwelling or Dwellings shall be reconstructed or rebuilt substantially in accordance with the original construction plans. If the amount available from the proceeds of such insurance policies for such restoration and repair is less than the estimated cost of restoration and repair, the Owners) of the Dwelling or Dwellings shall be responsible for the deficiency, and the Board shall have the power to levy a Special Assessment to secure payment of the deficiency. In the event more than one Dwelling is damaged or destroyed, the available insurance proceeds shall be allocated according to the estimated costs of repair and restoration of each Dwelling.

Section 10.03 Alternate Plans for Restoration and Repair. Notwithstanding the provisions of Section 10.1 and 10.2, the Association shall have the right, by a vote of seventy-five percent (75 %) of the voting power of the Association, to make alternate arrangements respecting the repair, restoration or demolition of the damaged portion of the Property. The alternate plan may provide for special allocation of insurance proceeds, modification of design, or special allocation of any necessary Assessments. Any plan adopted pursuant to this subparagraph shall be adopted within sixty (60) days of the damage or destruction and shall be supported by the vote of any Owner whose Dwelling has been physically damaged, to the extent the proposed plan affects the reconstruction of such Dwelling.

Section 10.04 Appraisal of Damages. In the event the parties affected by damage or destruction to the Property cannot agree, within twenty (20) days of the date of the damage, on the estimated cost of repair or the allocations referred to in this Article 10, the Association shall appoint three (3) independent appraisers having at least five (5) years full-time appraisal experience in Weber County, Utah, to appraise the damage and establish allocations among various damaged portions of the Property. Within forty-five (45) days after the selection of the appraisers, a majority of the appraisers shall set the estimated cost of repairs and allocations. If a majority of the appraisers are unable to agree within the stipulated period of time, the average of the three (3) appraisals shall be utilized. If, however, the low appraisal and/or the high appraisal

are/is more than fifteen percent (15%) lower and/or higher than the middle appraisal, the low appraisal and/or the high appraisal shall be disregarded. If only one appraisal is disregarded, the average of the two remaining appraisals shall be utilized. If both the low appraisal and the high appraisal are disregarded, the middle appraisal shall be utilized. The cost of the appraisals required by this subparagraph shall be paid by the Association and reimbursed by the Owners through an Extraordinary Assessment.

Section 10.05 Interior Damage. With the exception of any casualty or damage insured against by the Association pursuant to Article 9 of this Declaration, restoration and repair of any other damage to the interior of any individual Dwelling, including without limitation all fixtures, cabinets and improvements therein, together with restoration and repair of all interior paint, wall coverings and floor coverings, shall be made by and at the individual expense of the Owner of the Dwelling so damaged. In the event of a determination to rebuild the Property after partial or total destruction as provided in this Article 10, such interior repair and restoration shall be completed as promptly as practical arid in a lawful and workmanlike manner, in accordance with plans approved by the Board.

Article XI.
DECLARANT'S RIGHTS AND RESERVATIONS

Section 11.01 Declarant is undertaking the work of construction of the Project and the creation of the Planned Unit Development on the Property. The completion of that work and the sale or other disposition of the Units is essential to the establishment and welfare of the Property as a residential community. In order that said work may be completed and said Property be established as a fully occupied residential community as rapidly as possible, nothing in this Declaration shall be understood or construed to:

(a) Prevent Declarant, its contractors, or subcontractors from doing on the Property, whatever is reasonably necessary or advisable in connection with the completion of the work; or

(b) Prevent Declarant or its representatives from erecting, constructing and maintaining on any part or parts of the Property, such structures as may be reasonable and necessary for the conduct of its business of completing said work and establishing said Property as a residential community and disposing of the same in parcels by sale or other disposition; or

(c) Prevent Declarant from maintaining such sign or signs on any of the Property as may be necessary for the sale or disposition thereof; or

(d) Prevent Declarant, its successors in interest and assigns, from entering into an exclusive long term contract on behalf of the Association, with a company to provide to each Owner cable television service, the cost of the same to be considered a common area expense; or

(e) Prevent Declarant, its successors in interest, and assigns, from selling to a third party the rights to build upon the real property which subsequent Phases of the Project may be built. Declarant, its successors in interest and assigns, shall however, be obligated, if an election is made to develop subsequent Phases of the Project, to develop the Phases consistent with the requirements of this Declaration. So long as Declarant, owns one or more of the Units established and described in this Declaration and except as otherwise specifically provided herein, Declarant, its successors and assigns, shall be subject to the provisions of this Declaration.

(f) ~~In the event Declarant shall conve~~Assignment or transfer of Declarant rights shall be documented by a recorded instrument identifying the rights transferred and the obligations assumed. The transfer shall comply with applicable City approval and Development Agreement requirements. Assignment shall not automatically release the original Declarant from accrued obligations, unpaid assessments, required reserve funding, construction deficiencies, or liabilities arising before the transfer. Any City release shall require express written approval through the applicable procedures.y all of its right, title and interest in and to the Property to any partnership, individual or individuals, corporation or corporations, then and in such event, Declarant shall be relieved of the performance of any further duty or obligation or liability hereunder, and such partnership, individual or individuals, corporation or corporations, shall be obligated to perform all such duties and obligations of the Declarant.

Section 11.02 Disclaimer Of Fiduciary Duties: Except to the extent of the limited fiduciary duties imposed upon Declarant in *Davencourt At Pilgrims Landing Homeowners Association v. Davencourt at Pilgrims Landing, LC*, 2009 UT 65 (Utah 2009), to the maximum extent permitted by law, Declarant, and its managers, members, officers and agent hereby disclaim any and all fiduciary duties, duties or obligations to the Association, the Owners, or any other Person of any kind or nature.

Section 11.03 Indemnity. If Declarant or any Director, officer, manager, member or agent of Declarant is a made a party, or is threatened to be made party to or is involved as a defendant in any action, suit or proceeding, by reason of the fact that such Person is or was a manager or member of the Declarant, or is or was serving at the request of the Declarant as a Director, officer or representative of the Association or Declarant, shall be indemnified and held harmless to the fullest extent legally permissible under the laws of' the State of Utah as in effect from time to time, against all expenses, liability and loss (including, without limitation, attorneys' fees, judgments, fines and amounts paid or to be paid in settlement) reasonably incurred or suffered by such Person in connection therewith. Such right of indemnification shall he a contract right that may be enforced in any manner desired by such Person. Such right of indemnification shall not be exclusive of any other right that such managers, Directors members or representatives may have or hereafter acquire, and without limiting the generality of such statement, they shall he entitled to their respective rights of indemnification under any other

agreement, vote of members, provision of law or otherwise, as well as their rights under this Section.

Section 11.04 Expenses Advanced**.** Expenses incurred by any Person in defending any action, suit or proceeding by reason of any act or omission of Declarant, managers or members acting as a director manager or member shall he paid by the Association as they are incurred and in advance of the final disposition of the action, suit or proceeding, upon receipt or any undertaking by or on behalf of the Person to repay the amount if it is ultimately determined by a court of competent jurisdiction that he is not entitled to be indemnified by the Association.

Section 11.05 Insurance**.** Without limiting the application of the foregoing, the Association shall cause the Association to purchase and maintain insurance or make other financial arrangements on behalf of any Person who is or was a Declarant, a manager or member of the Declarant or a member of the Board of the Association against any liability asserted against such Person and incurred in any capacity or arising out of such status, to the fullest extent permitted by the laws of the State of Utah, whether or not the Association would have the power to indemnify such person. The indemnification and advancement of expenses provided in this Article shall continue for a person who has ceased to be a director, member, manager, employee or agent, and inures to the benefit of the heirs, executors and administrators of such a person.

Article XII.
RIGHTS OF MORTGAGEES

Section 12.01 In order to induce various lenders and lending agencies to participate in the financing of Units within the Project, this Article 12 is included in this Declaration. To the extent these added provisions, pertaining to the rights of such lenders and lending agencies conflict with any other provisions of this Declaration or any other of the Project Documents, these added restrictions shall control. For purposes of this Article 12, the terms "**Eligible I Holder**" and "**Eligible Insurer Guarantor**" refer to an Institutional First Mortgage Holder, Insurer or Guarantor of any Institutional First Mortgage on a Unit, who has provided a written request to the Association, to be notified of any proposed amendment or action described in Section 12.06 or Section 12.07 below.

Section 12.02 Notwithstanding any other provision of the Project Documents, no amendment or violation of the Project Documents shall operate to defeat or render invalid the rights of any Institutional First Mortgagee of a Unit made in good faith and for value, provided that after the foreclosure of any such mortgage, such Unit shall remain subject to the Project Documents.

Section 12.03 Each Institutional First Mortgagee of a mortgage encumbering any Unit, which obtains title to such Unit pursuant to judicial foreclosure or the powers provided in such mortgage, shall take title to such Unit free and clear of any claims for unpaid Assessments or charges against such Unit which accrued after the time such mortgagee recorded its mortgage,

and prior to the time such mortgagee acquires title to such Unit.

Section 12.04 Institutional First Mortgagees, upon written request, shall have the right to (1) examine the books and records of the Association during normal business hours; (2) require from the Association the submission of annual audited financial reports and other financial data; (3) receive written notice of all meetings of the Owners; and (4) designate, in writing, a representative to attend all such meetings.

Section 12.05 Each Owner hereby authorizes the Institutional First Mortgagee of a first mortgage on his Unit to furnish information to the Board concerning the status of the first mortgage and the loan which it secures.

Section 12.06 Unit Owners shall have the right to amend the Project Documents according to their terms, subject to the rights of Eligible Holders to participate in the amendment process as provided in this Section. Amendments of a material nature shall be agreed to by (i) the Declarant (so long as there are two classes of voting power); and (ii) Unit Owners representing at least sixty-seven percent (67%) of the total votes in the Association (excluding votes residing in Declarant, so long as two classes of voting power exist). Additionally, approval must be obtained from Eligible Holders representing at least fifty-one percent (51 %) of the votes of Limits that are subject to mortgages held by Eligible Holders. A change to any of the following would be considered as material:

(a) Voting rights;

(b) Assessments, assessment liens, or subordination of assessment liens;

(c) Reserves for maintenance, repair and replacement of Common Area;

(d) Responsibility for maintenance and repairs;

(e) Reallocation of interests in the Common Area, or rights to its use;

(f) Boundaries of any Unit;

(g) Convertibility of Units into Common Area or vice-versa;

(h) Expansion or contraction of the Project, or the addition, annexation or withdrawal of property to or from the Project;

(i) Insurance or fidelity bonds,

(j) A decision by the Association to establish self management when professional management had been previously required by an Eligible Holder;

(k) Restoration or repair of the Project (after a hazard damage or partial condemnation) in a manner other than that specified in the Project Documents;

(l) Any action to terminate the legal status of the Project after substantial destruction or condemnation (when Unit Owners are considering termination of the legal status of the Project for reasons other than substantial destruction or condemnation, approval must be obtained from Eligible Holders representing at least sixty-seven percent (67%) of the votes of Units that are subject to mortgages held by Eligible Holders); or

(m) Any provision that expressly benefit mortgage holders, insurers or guarantors.

If the Association determines that an addition or amendment to the Project Documents is not a material change, the approval of Eligible Holders shall be implied by the failure of an Eligible Holder to submit a response to a written proposal for an amendment within thirty (30) days after the proposal is made.

Section 12.07 Each Eligible Holder and each Eligible Insurer or Guarantor is entitled to timely written notice of the following:

(a) Any condemnation or casualty loss that affects either a material portion of the Projector the Unit securing its mortgage;

(b) Any sixty (60) day delinquency in the payment of assessments or charges owed by the Owner of any Unit on which it holds the mortgage;

(c) A lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association; and

(d) Any proposed action that requires the consent of a specified percentage of Eligible Holders.

(e) In addition to the foregoing, the Board shall have the power and authority, without the vote of the Association, to enter into such contracts or agreements on behalf of the Association as are required in order to satisfy the guidelines of any generally recognized Institutional lending institution so as to allow for the purchase, guaranty or insurance, as the case may be, by such entities of first mortgages encumbering Units. Each Owner hereby agrees that it will benefit the Association and the membership of the Association, as a class of potential mortgage borrowers and potential sellers of their residential Units, if such agencies or lending institutions approve the Property as a qualifying Project under their respective policies, rules and regulations, as adopted from time to time.

Article XIII.
DURATION AND AMENDMENT

Section 13.01 Duration. This Declaration shall continue in full force for a term of fifty (50) years from the date hereof, after which time the same shall be automatically extended for successive periods of ten (10) years, unless a Declaration of Termination is recorded, meeting the requirements of an amendment to this Declaration as set Forth in Section 13.2. There shall be no severance by sale, conveyance, encumbrance or hypothecation of an interest in any Unit from the concomitant membership of the Association, as long as this Declaration shall continue in full force and effect. Expiration or termination of this Declaration shall not independently terminate permanent easements or obligations established by separate recorded City agreements or approvals.

Section 13.02 Amendment. Notice of the subject matter of a proposed amendment to this Declaration in reasonably detailed form shall be included in the notice of any meeting of the Association at which a proposed amendment is to be considered. A resolution adopting a proposed amendment may be proposed by all Owners at a meeting of the Members of the Association. The resolution shall be adopted by the vote, in person or by proxy, or written consent of Members of the Association representing not less than sixty-seven percent (67 %) of the total voting power of the Association (both classes combined). Notwithstanding the foregoing, the following special voting provisions shall apply:

(a) Amendments of a material nature shall be enacted in compliance with the provisions of Article 12 of this Declaration;

(b) The specified percentage of the voting power necessary to amend a specified provision of this Declaration shall be not less than the percentage of affirmative votes prescribed for action to be taken under that provision;

(c) A certificate, signed and sworn to by two (2) officers of the Association, that the record Owners of the required number of Units have either voted for or consented in writing to any amendment adopted as provided above, when recorded, shall be conclusive evidence of that fact.

The Association shall maintain in its files the record of all such votes of written consents for a period of at least four (4) years. Such a certificate reflecting any amendment which requires the written consent of any of the record holders of Institutional First Mortgages shall be signed and sworn to by such first mortgagees.

Section 13.03 Approval Obligations. No amendment, termination, rule, or other Association action shall independently release or modify an obligation established by the recorded Development Agreement, approved Plat, municipal easements, or other binding City approval. Proposed changes affecting required open space, amenities, private streets, infrastructure, maintenance, reserves, or access shall obtain any corresponding City approval required by law and the applicable recorded instruments. Ordinary internal governance changes do not require City approval unless they affect such an obligation. Statutory Owner voting and amendment rights are preserved. Dissolution shall not discharge outstanding obligations, and any

Formatted: Underline

successor maintenance arrangement shall obtain required approvals before becoming effective.

Article XIV.
GENERAL PROVISIONS

Section 14.01 Enforcement. The Board or any Owner shall have the right to enforce, by any proceedings at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by this Declaration, and in such action shall be entitled to recover costs and reasonable attorneys' fees as are ordered by the Court. Any such action by the Board shall be taken on behalf of three (3) or more Unit Owners, as their respective interests may appear, with respect to any cause or action relating to the Common Area or more than one Unit. Failure by any such person or entity to enforce any such provision shall in no event be deemed a waiver of the right to do so thereafter.

Section 14.02 Invalidity of Any Provision. Should any provision of this Declaration be declared invalid or in conflict with any law of the jurisdiction where the Project is situated, the validity of all other provisions shall remain unaffected and in full force and effect.

Section 14.03 ~~Conflict of Project documents.~~ Governing Documents and Municipal Approvals. Conflicts among Association governing documents shall be resolved under Utah Code Ann. § 57-8a-228 and other applicable law. The recorded Plat and this Declaration shall have the status assigned by that statute; this Declaration shall not automatically supersede the Plat. Mortgagee-protection provisions remain subject to applicable law and shall not override municipal easements, the recorded Development Agreement, or enforceable City approval conditions. Association approval does not substitute for a required City permit or approval. ~~If there is any conflict among or between the Project Documents, the provisions of this Declaration shall prevail; thereafter, priority shall be given to Project Documents in the following order; Plat Map; Articles; Bylaws; and rules and regulations of the Association. Notwithstanding the foregoing, any provision in any of the Project Documents which is for the protection of Institutional First Mortgagees shall have priority over any inconsistent provision in that document or in any other Project Document.~~

~~Section 14.03~~Section 14.04 Riverdale City Enforcement. Riverdale City is an intended third-party beneficiary of provisions implementing its approved maintenance, reserve, infrastructure, access, open-space, and amenity requirements and may enforce those provisions through lawful remedies without becoming an Association member. Corrective entry and cost recovery shall follow applicable law, recorded easements, and binding agreements, including required notice except where lawful emergency action is necessary. This Declaration does not independently create a municipal lien or foreclosure power or require the City to perform Association maintenance.

The undersigned, being the Declarant herein, has executed this Declaration on the _____ day of _____, 2026.

Formatted: No underline

Formatted: List Paragraph, Left, No bullets or numbering

Formatted: Underline

DECLARANT:

_____, LLC

By: _____
Its: _____

STATE OF UTAH)
: ss.
COUNTY OF _____)

On this _____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the State of Utah, duly commissioned and sworn, personally appeared _____ to me known to be a Manager of _____, LLC, a Utah limited liability company, and acknowledged the said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument by authority of its operating agreement.

WITNESS my hand and official seal hereto affixed the day and year first above written.

_____
Notary Public

Exhibit “A”
Legal Description

Exhibit “B”
Plat Map

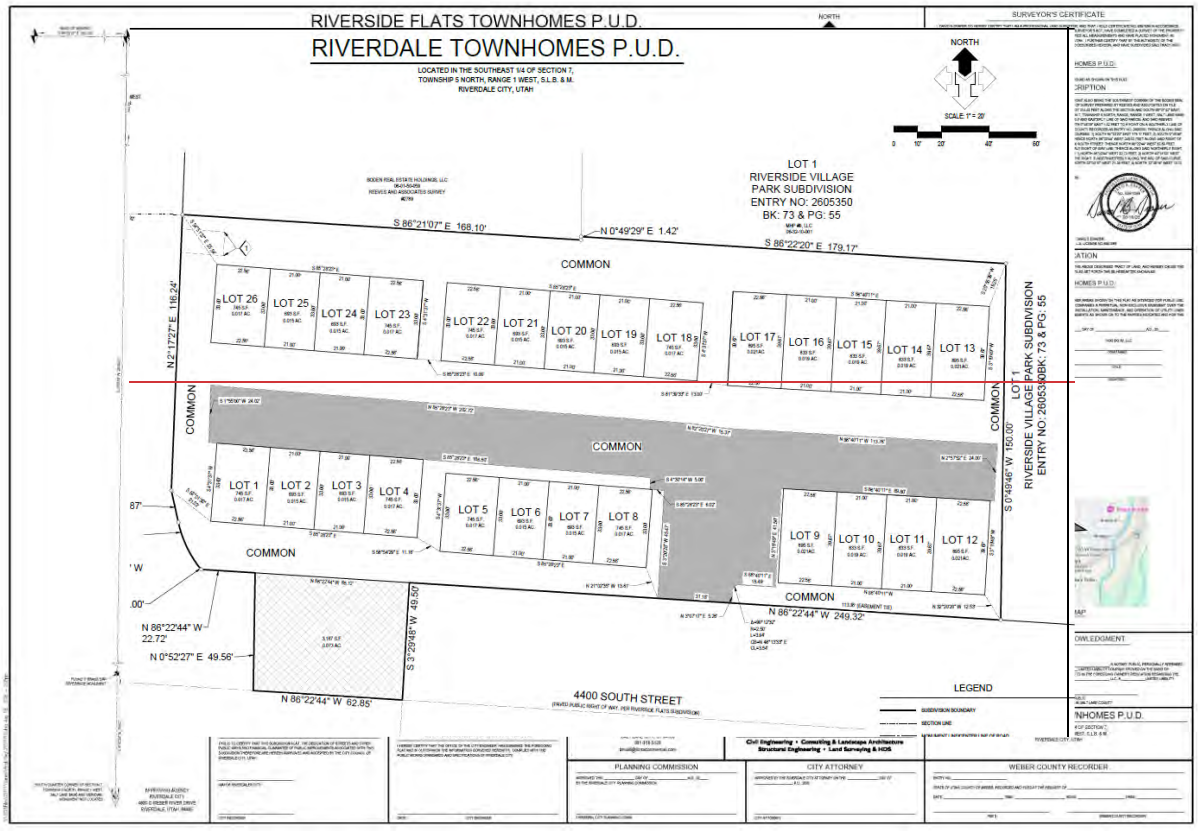


Exhibit “C”

Address	Lot # 0n Plat	Lot Square Footage	Undivided Interest in Common Area	Assessment Percentage	Votes
	1	745	3.85%	3.85%	1
	2	693	3.85%	3.85%	1
	3	693	3.85%	3.85%	1
	4	745	3.85%	3.85%	1
	5	745	3.85%	3.85%	1
	6	693	3.85%	3.85%	1
	7	693	3.85%	3.85%	1
	8	745	3.85%	3.85%	1
	9	895	3.85%	3.85%	1
	10	833	3.85%	3.85%	1
	11	833	3.85%	3.85%	1
	12	895	3.85%	3.85%	1
	13	895	3.85%	3.85%	1
	14	833	3.85%	3.85%	1
	15	833	3.85%	3.85%	1
	16	833	3.85%	3.85%	1
	17	895	3.85%	3.85%	1
	18	745	3.85%	3.85%	1
	19	693	3.85%	3.85%	1
	20	693	3.85%	3.85%	1
	21	693	3.85%	3.85%	1
	22	745	3.85%	3.85%	1
	23	745	3.85%	3.85%	1
	24	693	3.85%	3.85%	1
	25	693	3.85%	3.85%	1
	26	745	3.85%	3.85%	1
TOTAL			100.00%	100.00%	26~~16~~

RESOLUTION NO. 2026-35

A RESOLUTION OF RIVERDALE CITY COUNCIL APPROVING AN INTERLOCAL AGREEMENT BETWEEN RIVERDALE CITY AND WEBER COUNTY CONCERNING AN INTERLOCAL AGREEMENT TO ASSIST WITH CITY ELECTIONS.

WHEREAS, Utah Code Ann. § 11-13-101 et. sec. permits governmental entities to enter into cooperation agreements with each other; and

WHEREAS, Riverdale City wishes to engage Weber County, and their expertise, equipment, assistance, and services in performing and providing election services to the general public; and

WHEREAS, the Riverdale City Council has fully reviewed the attached Interlocal Agreement between Weber County and Riverdale City concerning a joint agreement for assistance in providing election services for the public and agrees to all the terms and conditions contained therein;

NOW THEREFORE, the Riverdale City Council hereby approves the attached Interlocal Agreement (attached hereto as Attachment A and incorporated hereby) as written and authorizes the Mayor of Riverdale City or his representative to execute this Agreement on behalf of the City.

RESOLVED this 20th day of October, 2026.

_____
Braden Mitchell
Riverdale City Mayor

Attest:

_____
Michelle Marigoni
City Recorder

VOTE:

Alan Arnold	____	Yes	____	No	____	Absent
Bart Stevens	____	Yes	____	No	____	Absent
Anne Hansen	____	Yes	____	No	____	Absent
Michael Richter	____	Yes	____	No	____	Absent
Kent Anderson	____	Yes	____	No	____	Absent

City Contract No._____
County Contract No._____

INTERLOCAL COOPERATION AGREEMENT
BETWEEN
WEBER COUNTY
on behalf of the
WEBER COUNTY CLERK'S OFFICE, ELECTIONS DIVISION
-AND-
RIVERDALE CITY

THIS AGREEMENT is made and entered into the _____ day of _____, 2026, by and between WEBER COUNTY, a political subdivision of the State of Utah ("County"), on behalf of its Clerk's Office, Elections Division, and Riverdale City ("City"). The County and the City may be referred to collectively as the "Parties" and may be referred to individually as a "Party."

WITNESSETH:

WHEREAS, the County desires to provide the services of its Clerk's office, Elections Division, to the City for the purpose of assisting the City in conducting the City's 2027 and 2029 primary and general municipal elections as well as any other municipal elections, ballot propositions, or other election related processes held during off-year elections.; and

WHEREAS, the City desires to engage the County for such services;

NOW, THEREFORE, in consideration of the promises and covenants hereinafter contained, the Parties agree as follows:

1. **Term.** County shall provide election services to the City commencing on the date this Agreement is executed, and terminating on January 1, 2030. The term of this Agreement may

be extended by mutual agreement in writing signed by all Parties. Either Party may cancel this Agreement upon ninety (90) days written notice to the other party. Upon such cancellation, each Party shall retain ownership of any property it owned prior to the date of this Agreement, and the City shall own any property it created or acquired pursuant to this Agreement.

2. **Scope of Work.** The services to be provided by the Weber County Clerk's Office, Elections Division, shall be as set forth in the Scope of Work, attached hereto and incorporated by reference as Exhibit A. Generally, the County Clerk shall perform all elections administration functions as set forth in Exhibit A and as needed to ensure implementation of the City's 2027 and 2029 primary and general municipal elections as well as any municipal elections, ballot propositions, or other election related processes held during off-year elections.

3. **Legal Requirements.** The County and the City understand and agree that the 2027 and 2029 primary and general municipal elections and any municipal elections, ballot propositions, or other election related processes held during off-year elections are the City's elections. The City shall be responsible for compliance with all legal requirements for these elections and shall direct the manner in which the elections are conducted. The County agrees to work with the City in complying with all legal requirements for the conduct of these elections and conduct these elections pursuant to the direction of the City. The City, not the County, is responsible to resolve any and all election questions, problems, and legal issues that are within the City's statutory authority.

4. **Cost.** In consideration of the services performed under this Agreement, the City shall pay the County an amount not to exceed the rate estimate given to the City by the County in Exhibit B. The County shall provide a written invoice to the City at the conclusion of the elections, and the City shall pay the County from the invoice within thirty (30) days of receiving

it. The invoice shall contain the number of active registered voters as of one week before Election Day, the rate used, and jurisdictions participating in the election(s). In the case of a vote recount, election system audit, election contest, or similar event arising out of the City's election, the City shall pay the County's cost of responding to such events, based on a written invoice provided by the County. The invoice amount for these additional services may cause the total cost to the City to exceed the estimate given to the City by the County. For such consideration, the County shall furnish all materials, labor and equipment to complete the requirements and conditions of this Agreement.

5. **Governmental Immunity.** Both Parties are governmental entities under the Governmental Immunity Act of Utah, § 630-7-101 to -904, as amended (the "Act"). There are no indemnity obligations between these Parties. Subject to and consistent with the terms of the Act, the Parties shall be liable for their own negligent acts or omissions, or those of their authorized employees, officers, and agents while engaged in the performance of the obligations under this Agreement, and neither Party shall have any liability whatsoever for any negligent act or omission of the other Party, its employees, officers, or agents. Neither Party waives any defenses or limits of liability available under the Act and other applicable law. Both Parties maintain all privileges, immunities, and other rights granted by the Act and all other applicable law.

6. Insurance. Both Parties to this Agreement shall maintain insurance or self-insurance coverage sufficient to meet their obligations hereunder and consistent with applicable law.

7. **Election Records.** The County shall maintain and keep control over all records created pursuant to this Agreement and to the elections relevant to this Agreement. The County shall respond to all public record requests related to this Agreement and the underlying elections

and shall retain all election records consistent with the Government Records Access and Management Act, Utah Code Ann. §§ 63G-2-101 et seq. and all other relevant local, state and federal laws.

8. **Service Cancellation.** If the Agreement is canceled by the City as provided herein, the City shall pay the County on the basis of the actual services performed according to the terms of this Agreement. Upon cancellation of this Agreement, the County shall submit to the City an itemized statement for services rendered under this Agreement up to the time of cancellation and based upon the dollar amounts for materials, equipment and services set forth herein.

9. **Legal Compliance.** The Parties, as part of the consideration herein, shall comply with all applicable federal, state and county laws governing elections.

10. **Interlocal Agreement.** In satisfaction of the requirements of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated 1953, as amended ("Interlocal Act"), in connection with this Agreement, the Parties agree as follows:

(a) This Agreement shall be approved by each Party, pursuant to § 11-13-202.5 of the Interlocal Act;

(b) This Agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party, pursuant to Section 11-13-202.5 of the Interlocal Act ;

(c) A duly executed original counterpart of the Agreement shall be filed with the keeper of records of each Party, pursuant to § 11-13-209 of the Interlocal Act;

(d) Each Party shall be responsible for its own costs of any action done pursuant to this Agreement, and for any financing of such costs; and

(e) No separate legal entity is created by the terms of this Agreement. To the extent that this Agreement requires administration other than as set forth herein, it shall be administered by the City Recorder of the City and the County Clerk of the County, acting as a joint board. No real or personal property shall be acquired jointly by the Parties as a result of this Agreement. To the extent that a Party acquires, holds, and disposes of any real or personal property for use in the joint or cooperative undertaking contemplated by this Agreement, such Party shall do so in the same manner that it deals with other property of such Party.

11. **Counterparts.** This Agreement may be executed in counterparts by the City and the County.

12. **Governing Law.** This Agreement shall be governed by the laws of the State of Utah both as to interpretation and performance.

13. **Integration.** This Agreement, with attached exhibits, embodies the entire agreement between the Parties and shall not be altered except in writing signed by both Parties.

14. **Data Privacy Act.** As governmental entities, both Parties are subject to Utah Code title 63A, chapter 19, the Utah Data Privacy Act. Under the Act, "personal data" is defined as "information that is linked or can be reasonably linked to an identified individual or an identifiable individual." See Utah Code Ann. §63A-19-101. Both Parties acknowledge that they are familiar with, and will comply with, the requirements of Utah Code title 63A, chapter 19, with regard to the personal data processed or accessed by the Parties as a part of the required duties under this Agreement.

IN WITNESS WHEREOF**,** the Parties have executed this Agreement on the day and year first above written.

RIVERDALE CITY

By:_____
MAYOR

ATTEST:

_____
City Recorder

Approved as to form and compliance
with applicable law:

_____
City Attorney

Date:_____

BOARD OF COUNTY COMMISSIONERS
OF WEBER COUNTY

By: _____
Gage Froerer, Chair
Commissioner Arrington Bolos voted _____
Commissioner Harvey voted _____
Commissioner Froerer voted _____

ATTEST:

_____
Ricky Hatch, CPA
Weber County Clerk/Auditor

Approved as to form and compliance
with applicable law:

_____
County Attorney

Date:_____

Exhibit A
Scope of Work for Election Services

The County shall provide to the City an Official Register as required by Utah Code Ann. § 20A-5-401, (as amended).

The City shall perform all administrative functions related to candidate filing requirements and all other requirements of Utah Code Ann. § 20A-9-203 (as amended), including all administrative functions related to financial disclosure reporting.

The City shall be responsible for all public notice(s) required by law. The County may additionally publish election notices at its own discretion, but this does not relieve the City of its obligations to publish all public notices required by law.

The City shall be responsible for collecting and delivering ballots that are placed in drop boxes within their City to the County in a timely manner, in accordance with drop box procedures created by the County, and according to a schedule agreed upon by the City and the County up through and including the end of Election Night. If the City damages or loses any drop box items or collection supplies, then the City shall pay the County the cost to replace such items. The County shall be responsible for collecting and delivering ballots that are placed in drop boxes within the County in a timely manner. The City shall be given the collection schedule ahead of time, however any and all changes to the schedule or method of collection are at the discretion of the County. The City shall be responsible for returning and delivering ballots on Election Night in accordance with drop box procedures created by the County and according to a schedule created by the County. The City shall be responsible for locking their drop boxes at exactly 8pm on Election Night. If the City damages or loses any drop box items or collection supplies, then the City shall pay the County the cost to replace such items.

The City agrees to consolidate all elections administration functions and decisions in the County Clerk to ensure the successful conduct of multiple, simultaneous municipal elections. In a consolidated election, decisions made by the County regarding resources, procedures and policies are based upon providing the same scope and level of service to all the participating jurisdictions and the City recognizes that such decisions, made for the benefit of the whole, may not be subject to review by the City.

Services the County will perform for the City include, but are not limited to:

- ballot layout and design;
- ballot mailings;
- ballot printing;
- compensate vote center poll worker (Exhibit C);
- conduct audits (as required);
- conduct recounts (as needed);
- delivery of supplies and equipment;
- election day administrative support;
- operation of county wide vote centers (Exhibit C);
- poll worker recruitment and training;
- printing optical scan ballots;

- program electronic voter register;
- program and test voting equipment;
- provisional ballot verification;
- tabulate and report election results on County website; and
- update voter history database.

In the case of a referendum or ballot proposition, the County Clerk's responsibilities are limited to it's statutory requirements such as placing the measure on the ballot as required by law. The County Clerk is not responsible for the municipality or special districts statutory responsibilities such as preparing a voter information pamphlet or providing a legal analysis, fiscal analysis, or other explanatory materials regarding the measure. The City will provide the County Clerk with information, decisions, and resolutions and will take appropriate actions required for the conduct of the election in a timely manner.

Exhibit B
Cost Estimate for Election Services

Below is the good faith estimate for the upcoming ***election cycles*** for Riverdale City. The City will be billed for the actual costs after each election, according to the County's cost per active registered voter. The per voter rate will not exceed $3.25 per active registered voter per election. The number of active registered voters and cost per each will be determined by the registration deadline, one week prior to each election. See the table below for an estimated cost breakdown at the rate of $3.25 per voter.

Election costs are based upon the offices scheduled for election, the number of voters, and the number of jurisdictions participating. The City will be invoiced for its share of the actual costs of the elections, which will not exceed the estimated rate of $3.25 per voter.

If one or more jurisdictions, other than the City, hold a special election within the same precinct as the municipal election, then the City shall pay the County the actual cost of the election for that precinct, divided by the number of participating jurisdictions within that precinct. See the table below for an estimated cost of an election with multiple participating jurisdictions at the rate of $3.25.

A nominal administrative fee will be charged to each jurisdiction sharing a ballot, not to exceed $0.05 per active registered voter.

Example of the Impact of Cost Sharing Across Multiple Jurisdictions			
Number of Participating Jurisdictions	**Active Registered Voters Per Precinct***	**Estimated Rate**	**Total Cost Per Precinct**
1	1,000	$3.25	$3,250
2	1,000	$1.67 (half plus $0.05)	$1,670
3	1,000	$1.13 (1/3 plus $0.05)	$1,130

*Largest precinct within municipality used as an example

Estimated Cost per Election		
Active Registered Voters Per Municipality	**Estimated Rate**	**Total Cost Per Municipality**
37,643	$3.25	$122,339.75

*This table represents the total cost per municipality at the highest estimated rate, however cost is calculated per precinct (see table above)

Exhibit C

Core Vote Centers

2027 Locations*
Weber Center
Ogden Valley Library
Weber County Fairgrounds

*Vote Centers are subject to change in accordance with state law and the decision of the County.

Additional polling locations may be established by consent of both the City and the County, the cost of which will be borne by the City, and which would be in addition to the estimates provided in Exhibit B. The County does not guarantee that all vote centers will be used in an election.