

Additional Information



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Memo

Date: 8-Jul-15
From: Matt Chadwick
To: Mark Reid, City Manager
Mayor Timothy
City Council
CC:
RE: Kailye Anne Storm Water Analysis

City Ordinance requires retention ponds to retain a volume of water produced by a 100 year, 24 hour rain event. The chance of a storm of such magnitude occurring in any given year is 1%.

Kailye Anne Subdivision currently has a dedicated easement for a retention pond, which was designed to hold a capacity of 8,200 cubic feet. Further evaluation of the area has determined that this pond is actually capable of holding 2,000 cubic feet of water more than the designed value, totaling 10,200 cubic feet of available storage.

A quick study was conducted of the area to determine whether the pond had adequate storage to retain runoff generated from existing conditions, and whether the addition of a new lot would cause the pond to overtop and fail. The study used the modified rational method to determine volumes which generally tends to be more conservative than actual conditions, but is a preferred method used by many practicing engineers in design. The study also did not take into account any irrigation tail water that may find its way into the system from the neighboring field.

The results of study concluded that the pond would need to have originally been sized to retain 25,300 cubic feet for a 100 year, 24 hour storm event – suggesting the pond was undersized upon the subdivisions initial approval. In the ponds current state, it holds approximately 40% of what is needed to retain the hundred year storm.

The addition of the new lot did not have much of an effect on the overall storage capacity required, increasing it by 700 cubic feet and totaling 26,000 cubic feet.

Further investigation showed that the pond in its current condition can retain a storm whose chance of occurrence in any given year is 50%. A storm greater in magnitude would more than likely spill over the pond resulting in failure.

JORDAN VALLEY WATER CONSERVANCY DISTRICT NOTE:

1- JORDAN VALLEY WATER CONSERVANCY DISTRICT (DISTRICT) IS THE OWNER OF EASEMENTS AND/OR RIGHTS-OF-WAY (SOUTHWEST AQUEDUCT EASEMENT) RECORDED: JULY 17TH, 1996 AS ENTRY NO: 6407622 IN BOOK 7445 AT PAGE 293, and MAY 2ND, 1997 AS ENTRY NO: 6635184 IN BOOK 7658 AT PAGE 1236, IN THE SALT LAKE COUNTY RECORDERS OFFICE, FOR THE INSTALATION, CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PIPELINE(S), FACILITIES, WATERWORKS, AND OTHER APPURTENANCES OVER, UNDER, ON, ACROSS PORTIONS OF LOTS 1,2 &3. THE EASEMENTS ARE EXCLUSIVE, THEREFORE NO UTILITIES, PUBLIC OR PRIVATE, MAY BE INSTALLED ANYWHERE WITHIN THE EASEMENT AND/OR RIGHT-OF-WAY WITHOUT THE WRITTEN APPROVAL OF THE DISTRICT.

2- THE UNITED STATES BUREAU OF RECLAMATION (RECLAMATION) IS THE OWNER OF AN EASEMENT AND/OR RIGHT-OF-WAY (JORDAN AQUEDUCT EASEMENT) RECORDED JUNE 28, 1971 AS ENTRY NO: 2393881 IN BOOK 2973 AT PAGE 218, IN THE SALT LAKE COUNTY RECORDERS OFFICE, FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PIPELINE(S), FACILITIES, WATERWORKS, AND OTHER APPURTENANCES OVER, UNDER, ON, ACROSS PORTIONS OF LOTS 1, 2 &3. THE EASEMENT IS EXCLUSIVE IN NATURE, THEREFORE NO UTILITIES, PUBLIC OR PRIVATE, MAY BE INSTALLED ANYWHERE WITHIN THE EASEMENT AND/OR RIGHT-OF-WAY WITHOUT THE WRITTEN APPROVAL OF RECLAMATION.

3- LOT OWNERS 1, 2 & 3 ARE SUBJECT TO BOTH THE DISTRICT AND RECLAMATION'S EASEMENT PROTECTION CRITERIA. ANY PROPOSED CHANGE WITHIN THE EASEMENT BOUNDARIES WILL REQUIRE WRITTEN PERMISSION AND INSPECTION FROM BOTH THE DISTRICT AND RECLAMATION. COPY OF THE PROTECTION CRITERIA TO BE RECORDED WITH THE PLAT.

4- NO TREES WILL BE PLANTED OR STRUCTURES CONSTRUCTED. ANYTHING WITHIN THE EASEMENT BOUNDARY THAT OBSTRUCTS ACCESS FOR OPERATION, MAINTENANCE, AND INSPECTION OF THE AQUEDUCTS ARE NOT PERMITTED. FENCES WITH GATES MAY BE PERMITTED UPON WRITTEN PERMISSION FROM BOTH THE DISTRICT AND RECLAMATION.

Sports Complex Discussion

Bluffdale City Council Meeting – July 8, 2015

Complex overview – 2200 West and approximately 14400 South (see conceptual park study)

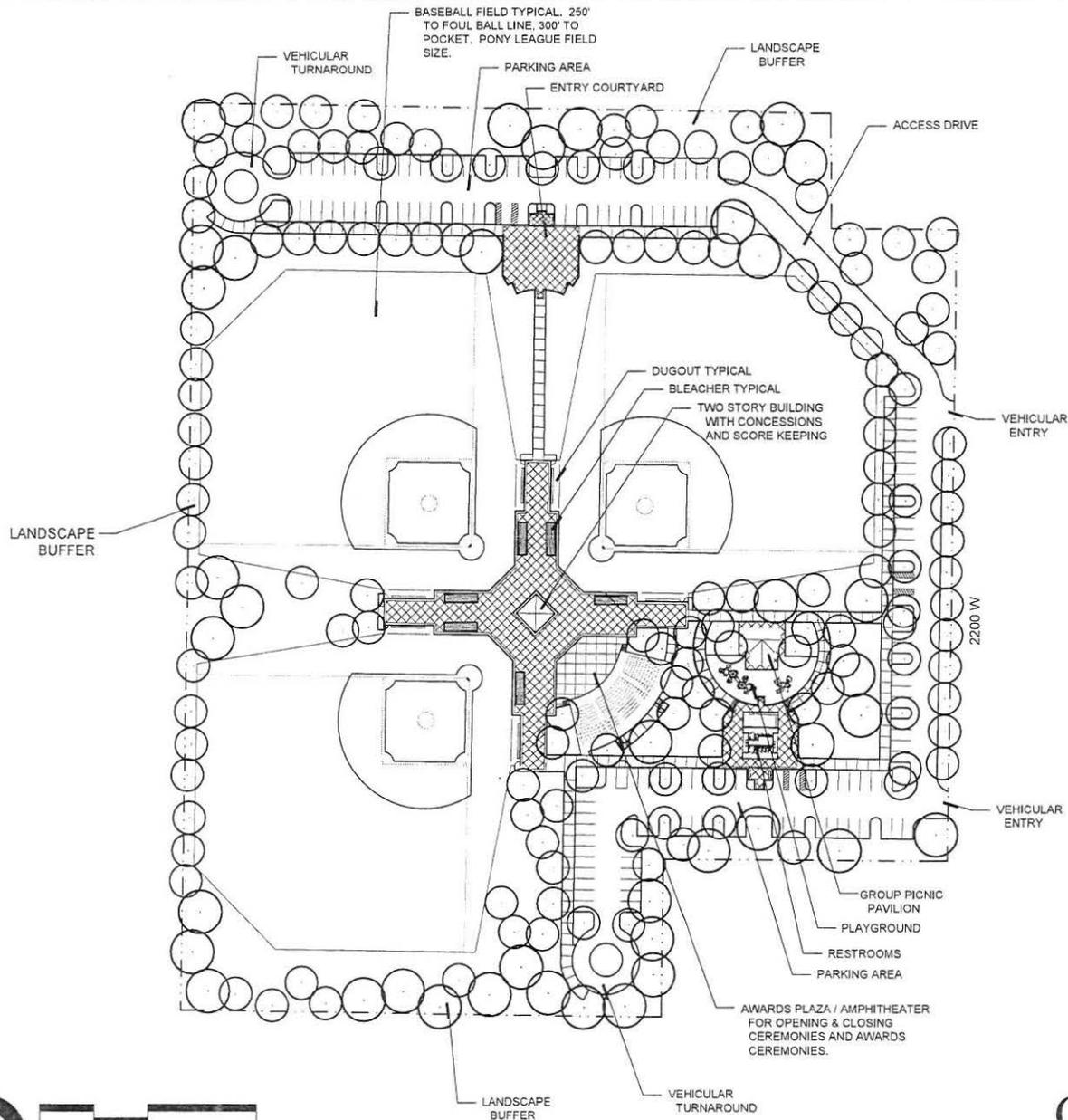
A premier sports complex that provides elite athletic opportunities while embracing traditional family and community values. The facility's main athletic focus will be on baseball and softball with the possibility of adding additional athletic opportunities in the future.

Objectives

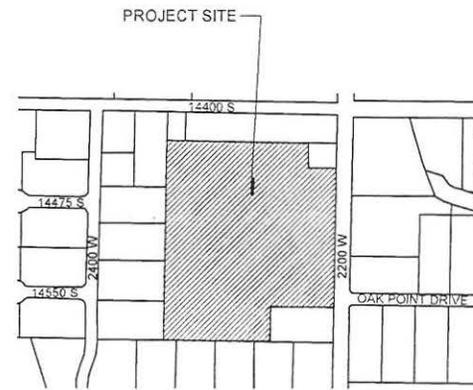
- Be recognized as a premier destination facility for youth athletics
- Provide facilities and programs with high-operating standards that elevate the athletic experiences for players, families and the community
- Reduce the lack of baseball and softball fields in the valley and provide opportunities for more elite athletic teams to participate in youth sports, now and in the future
- Work in harmony with Bluffdale City's General Plan for Parks, Trails & Open Space and Commercial & Economic growth

Community Enhancements

- Off-set the reduction in city sports fields throughout the valley
- Support the continual growth in youth athletics, especially among elite level of competition
- Assist in fulfilling the vision of Bluffdale City's General Plan
 - Parks, Trails & Open Space goals
 - Provide park and open space facilities that have limited impact on city resources and tax payer dollars
 - Residents indicated they wanted "big parks with sports fields." (6/4/15 Park System Plan: Open House Meeting)
 - Residents voted for multi-use recreational facilities, sports courts, pavilions, playgrounds and land acquisition for future parks (6/4/15 Park System Plan: Open House Meeting)
 - Residents highest request for walk pathways could be facilitated (Community Survey Report)
 - Commercial & Economic goals
 - Create small business opportunity through the facility
 - Sports tournaments and regular season games draw business to local establishments



CONCEPTUAL
NOT FOR
CONSTRUCTION

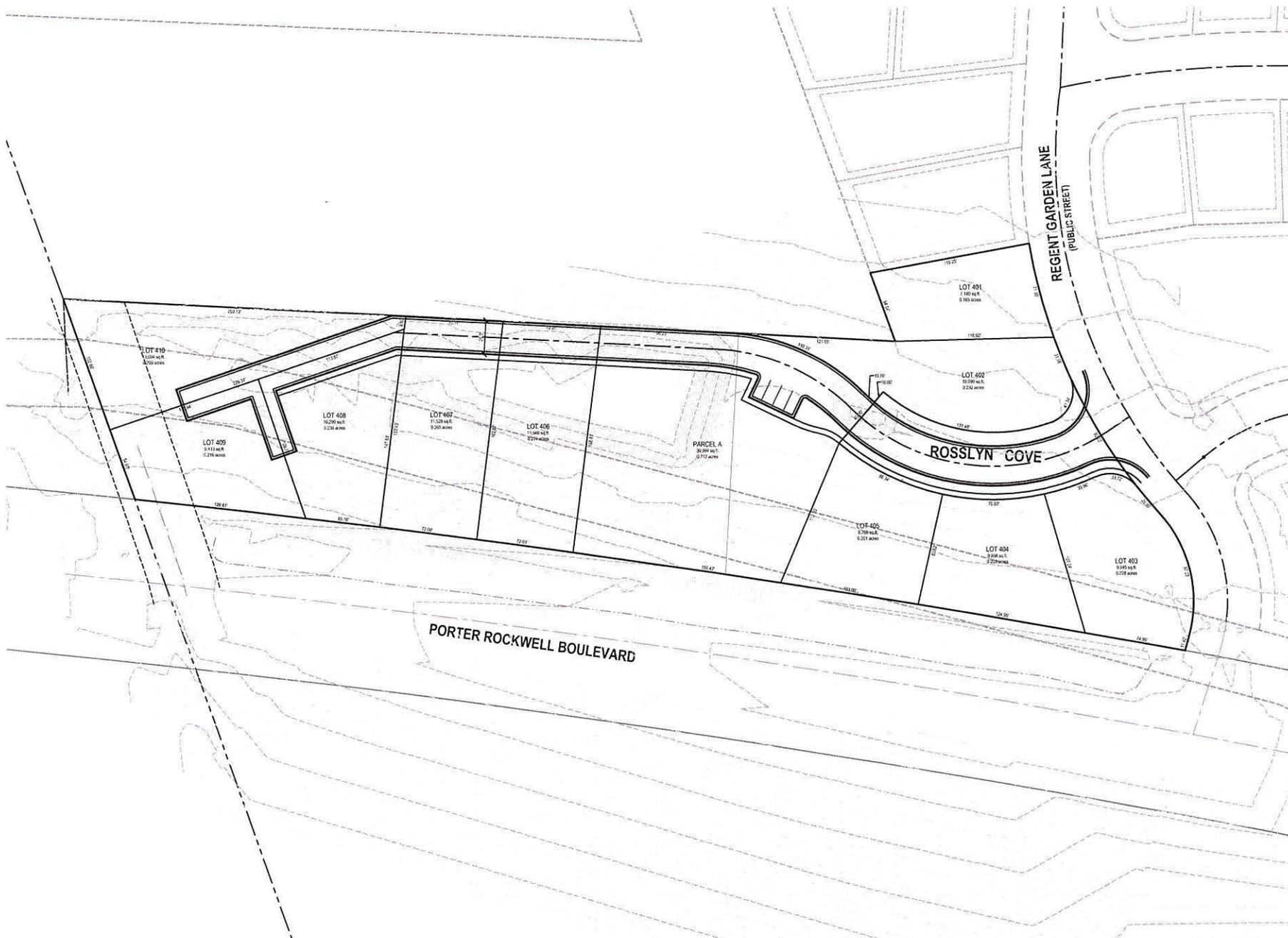


LOCATION MAP

EDA
LAND
PLANNING, P.C.
Landscape Architecture
Planning - Urban Design
The art of
place making
for people
772 East 3300 South, Suite 110
Salt Lake City, Utah 84106
Ph: 801-426-2296 Fax: 801-426-2297

CONCEPTUAL PARK STUDY
BLUFFDALE, UTAH

NORTH
0' 40' 80' 160'
1" = 40'
JULY 7TH, 2015



SALT LAKE CITY
45 W. 11000 S., Suite 500
Sandy, UT 84070
Phone: 801 255 0529

LAYTON
Phone: 801 547 1100

TOOELE
Phone: 435 843 3590

CEDAR CITY
Phone: 435 865 1453

RICHFIELD
Phone: 435 866 2983

COLORADO SPRINGS
Phone: 719 476 0119

WWW.ENSIGNENG.COM

PROJECT:
FIRM/INCH:
CONTACT:
PHONE:

BLUFFDALE HEIGHTS PHASE 4
REGENT GARDEN LANE
BLUFFDALE, UTAH

SITE PLAN

SCALE: 1" = 50'

DATE: 5/15/15

DRAWN BY: [] CHECKED BY: []

PROJECT NUMBER:

C-100