RIVERDALE CITY COUNCIL AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – MAY 16, 2023

5:30 p.m. – Work Session
No motions or decisions will be considered during this session, which is open to the public.

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

A. **Welcome & Roll Call**
B. **Pledge of Allegiance** – Bart Stevens, Councilmember
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. City Administration Report
   a. Department Reports April
   b. May Anniversaries Employee Recognition
   c. Staffing Authorization Plans
   d. Community Development Report
4. Flood update/report

F. **Consent Items**

1. Consideration to approve meeting minutes from:
   May 2, 2023 Council Work Session
   May 2, 2023 Council Meeting
   May 2, 2023 Strategic Planning Budget Meeting

G. **Action Items**

1. Coleman Vu Estates Development Agreement, Subdivision, PRUD:
   a. Consideration of Resolution #2023-18 regarding a proposed Development Agreement between Riverdale City and GCH Riverdale I, LLC as requested by Goldcrest Homes, LLC.
   b. Consideration of Ordinance #964 regarding a proposed Final Subdivision and Site Plan request for Coleman Vu Estates PRUD Subdivision located at approximately 5368 South 1050 West, as requested by Goldcrest Homes, LLC.
   c. Consideration of Resolution #2023-19 regarding a proposed Planned Residential Unit Development (PRUD) Overlay request applied to the Coleman Vu Estates PRUD Subdivision at approximately 5368 South 1050 West, Riverdale Utah 84405, as requested by Goldcrest Homes, LLC.

   Presenter: Mike Eggett, Community Development Director

2. Consideration of Resolution #2023-20 adopting a service dog policy on city property and facilities.

Presenter: Steve Brooks, City Administrator/Attorney

H. Comments

1. City Council
2. City Staff
3. Mayor

I. Adjournment

J. Training – Strategic Planning

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 12th day of May 2023 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at http://www.riverdalecity.com/ 3) the Public Notice Website: http://www.utah.gov/pmn/index.html and 4) A copy was also provided to the Standard-Examiner.

Michelle Marigoni
Riverdale City Recorder

**The City Council meeting on May 16, 2023 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 with recommended social distancing followed. The agenda for the meeting is also attached above. **

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

Minutes of the **Work Session** of the **Riverdale City Council** held Tuesday May 2, 2023, at 5:30 p.m., at the Civic Center in the Council Chambers, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

City Council:
Braden Mitchell, Mayor
Alan Arnold, Councilmember
Bart Stevens, Councilmember
Steve Hilton, Councilmember
Anne Hansen, Councilmember (via telephone)
Karina Merrill, Councilmember

City Employees:
Steve Brooks, City Administrator/Attorney
Cody Cardon, Business Administrator
Mike Eggett, Community Development Director
Scott Brenkman, Police Chief
Jared Sholly, Fire Chief
Shawn Douglas, Public Works Director
Rich Taylor, Community Services Director
Michelle Marigoni, City Recorder

Excused:

The City Council Work Session meeting began at 5:30 p.m. Mayor Mitchell welcomed all in attendance and noted for the record that all Councilmembers were present. Members of city staff were also present.

Public Comment:

No one was aware of any public comment.

Presentations and Reports:

Mayor's Report

City Council Assignment Reports

Consent Items

1. **Consideration to approve meeting minutes from:**
   April 18, 2023 Council Work Session
   April 18, 2023 Council Meeting

No changes to minutes.

Action Items

1. **Consideration of Resolution #2023-16 adopting a tentative budget for fiscal year 2024.**

   Mr. Cardon noted this is the tentative budget, which will be discussed in the main meeting and finalized before June.

2. **Discussion and approval of a budget reallocation.**

   Mr. Cardon said this reallocation is for a permit technician. Councilor Arnold asked that it not be taken from the property tax increase, as that is not what the increase was for, though he noted there is a need for the position. Mr. Brooks recalled the motions from the Truth in Taxation which did not specify the funds from the tax increase. Councilor Arnold felt the funds need to be for public safety only.

3. **Discussion regarding check fraud.**

   Mr. Brooks reported a check was stolen from the city last year and ended up on the dark web. It was caught quickly and reported properly, but the bank was not very helpful.

4. **Discussion and approval of Resolution #2023-17 approving an amendment to a previous interlocal agreement with Washington Terrace City concerning utility services.**

DRAFT

This is for the Romer Park area where there is a pickleball court being installed. They are looking to move a fire hydrant and add a water line for a restroom. The new agreement allows for either city to pay the other for usage if necessary.

Comments

1. City Council:

2. City Staff:

   Mr. Brooks asked Chief Sholly to provide a flood update. He reported that some sandbags were moved, and a berm was built in a low spot. There weren't any other concerns when public works and fire walked the river. The pumps have been running more frequently and there was a swift water rescue/recovery call on May 1, during which it was discovered the 21st street bridge was blocked. Councilor Hilton asked what the solar panel was for, Mr. Douglas explained this was for the system which monitors the levels and provides data and alarms. Changes will be able to be made remotely via a mobile app. The fire department has been initiating the pumps and then notifying public works. Both departments have been working well together and supporting each other.

   Chief Sholly also reported there is some additional erosion happening and there has been a lot of traffic on the trail still. A portion of the trail has fallen into the river, but it is past the Riverdale maintenance area. Additionally, the area near the bridge on 4600 South is being monitored for breach of the banks.

   Mr. Douglas reported the lock and chain have been removed from the gates on the closed areas of the trail. People have also been climbing fences to access the trail.

   Chief Sholly gave an update on the recovery effort for the individual who fell in the river in Uinta on May 1.

   Mr. Brooks reminded councilors about the Drug Court graduation on May 3 and about Sgt. Pippin's retirement open house on May 4. He mentioned there are five swim nights scheduled for the summer and reported there have been several threats of lawsuits against the city recently.

3. Mayor:

Adjournment

Having no further business to discuss, the Work Session was adjourned at 5:56 p.m.

Date Approved:

DRAFT

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, May 2, 2023, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

City Council:
Braden Mitchell, Mayor
Alan Arnold, Councilmember
Bart Stevens, Councilmember
Steve Hilton, Councilmember
Anne Hansen, Councilmember (via telephone)
Karina Merrill, Councilmember

City Employees:
Steve Brooks, City Administrator/Attorney
Cody Cardon, Business Administrator
Mike Eggett, Community Development Director
Scott Brenkman, Police Chief
Jared Sholly, Fire Chief
Shawn Douglas, Public Works Director
Rich Taylor, Community Services Director
Michelle Marigoni, City Recorder

Visitors:

A. Welcome & Roll Call

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

B. Pledge of Allegiance

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

C. Invocation

Mayor Mitchell offered the invocation.

D. Public Comment

Mayor Mitchell invited any member of the public with questions or concerns to address the Council and asked that they keep their comments to approximately three minutes. No action will be taken during public comment.

E. Presentations and Reports

1. Mayors Report

Captain Hennessy was awarded the Firefighter of the Year by the Lions Club. The fire department was able to conduct earthquake training in a condemned church.

A RAMP grant was awarded for the movie in the park night thanks to Rich Taylor's work. The Riverdale Band has suggested an application be submitted for equipment for them.

2. City Council Assignment Reports

F. Consent Items

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

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

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

G. Action Items

1. Consideration of Resolution #2023-16 adopting a tentative budget for fiscal year 2024.

Cody Cardon, Business Administrator, summarized the executive summary which explained the budget is the City's fiscal planning and control document compiled by the budget officer. It reflects estimates of revenues and expenditures by the Department Heads and City Administrator of the City. It is adopted on a tentative basis by the governing body and is then amended through a budget workshop session (following tonight's regular City Council Meeting) prior to a public hearing and adoption on the final budget in June.

Utah State Law requires municipalities to approve a tentative budget by their first meeting in May.

MOTION: Councilmember Arnold moved to approve Resolution #2023-16 adopting a tentative budget for fiscal year 2024.

SECOND: Councilor Merrill

Mayor Mitchell invited discussion regarding the motion. There was no discussion.

ROLL CALL VOTE: Councilmembers Merrill, Arnold, Stevens, Hansen, and Hilton all voted to approve.

Councilmember Stevens asked Mr. Cardon to add some funds for some new office furniture, but not for the entire amount that was requested in FY2023. Mayor Mitchell said this could be discussed in the Strategic Planning session.

2. Discussion and approval of a budget reallocation.

Cody Cardon summarized the executive summary which explained that in August, the City Council completed the Truth in Taxation process and ultimately increased the City's property taxes to address growing needs within the City. This budget reallocates these additional property tax revenues to facilitate the hiring of one new Building Permit Technician position. Where this is a budget reallocation and the total general fund is not increasing, no public hearing is required to reallocate these funds.

Additional budget amendments/reallocations will be forthcoming for the remaining increase in property taxes as the City and its departments are ready to allocate those resources. The building department will also be restructured to create a new department for cleaner accounting purposes. Councilor Arnold asked if the Community Development department head would only have one employee. Mr. Brooks said it is a work in progress and this is the first step and the best available option at the time.

MOTION: Councilmember Stevens moved to approve the budget allocation

SECOND: Councilmember Hilton

Mayor Mitchell invited discussion regarding the motion. There was no discussion.

ROLL CALL VOTE: Councilmembers Stevens, Hilton, Merrill, and Hansen all voted to approve. Councilmember Arnold voted no. Motion passes 4 in favor and 1 against.

3. Discussion regarding check fraud.

Steve Brooks, City Administrator, explained there are many checks that go out monthly with security measures to prevent fraud. A check was not received by a payee, and it was found that it was most likely stolen and then sold on the dark web and reproduced. Wells Fargo was contacted and assured the City it was taken care of, but the charges kept happening. The total fraudulent charges totaled nearly $28,000. Wells Fargo initially refused to cover any of the charges but then decided to cover all but $13,000.

4. Discussion and approval of Resolution #2023-17 approving an amendment to a previous interlocal agreement with Washington Terrace City concerning utility services.

Mr. Brooks noted this is to cooperate with Washington Terrace as they build new pickleball courts. It provides an extension of a fire line and provides water for a restroom. The new agreement allows either city to pay for water usage to the other.

MOTION: Councilmember Arnold moved to approve resolution 2023-17 approving an amendment to a previous interlocal agreement with Washington Terrace City concerning utility services.

SECOND: Councilmember Merrill

Mayor Mitchell invited discussion regarding the motion. There was no discussion.

ROLL CALL VOTE: Councilmembers Hansen, Hilton, Stevens, Merrill, and Arnold all voted to approve. Motion passes unanimously.

H. Adjournment

MOTION: Having no further business to discuss, Councilmember Arnold moved to adjourn. The motion was seconded by Councilmember Hilton; all voted in favor. The meeting was adjourned at 6:20 p.m.

Date Approved:

Minutes of the Riverdale City Council Strategic Planning Meeting held Tuesday, March 7, 2023, at 5:30 p.m., at the Riverdale Community Center, 4360 Parker Drive, Riverdale City, Weber County, Utah.

Present:

City Council:
Braden Mitchell, Mayor
Alan Arnold, Councilmember
Bart Stevens, Councilmember
Steve Hilton, Councilmember
Anne Hansen, Councilmember (via telephone)
Karina Merrill, Councilmember

City Employees:
Steve Brooks, City Administrator/Attorney
Cody Cardon, Business Administrator
Scott Brenkman, Police Chief
Jared Sholly, Fire Chief
Shawn Douglas, Public Works Director
Rich Taylor, Community Services Director
Mike Eggett, Community Development
Michelle Marigoni, City Recorder

Visitors:

Excused:

- **Welcome – Mayor Mitchell**

Mayor Mitchell called the meeting to order and welcomed all in attendance, including all Council Members and members of the staff. The meeting began at 6:22 p.m.

6:25 p.m. Budgeting Process - Cody Cardon & Steve Brooks

- **Final Budget Public Hearing……..June 20, 2023**
- **Adoption of FY 2023-2024 Budget ……June 20, 2023**
- **Employee Survey**

6:30 p.m. Tentative Budget Review and Department Head Report - Cody Cardon & Department Heads

Mr. Cardon briefly went over the main budget accounts, noting there is no request for a tax increase this year and that sales tax is lower than previous years.

- **General Fund:**
  - **Budget Revenues**
  - **City Council**
  - **Court and Legal**
  - **City Admin**
  - **Business Administration**
  - **Police**
  - **Fire**
  - **Community Development**

    There was some discussion about whether the fire marshal/code enforcement position fits under Community Development.

  - **Public Works**
  - **Community Services**

    There was discussion about the swim nights and what the best number would be to do. There are usually 10 and this year there are five, due to Roy City doubling the cost. Councilors reached a consensus that seven would be a good number and to increase the budget for that.

    Mr. Arnold brought up the senior lunches cost and there was discussion about whether it would be best to keep providing them or not. Mr. Brooks suggested putting it on a future agenda for further discussion along with the rental fees at the senior center. Mr. Cardon suggested possibly increasing the rents to the 2022 HUD rate in July

or August and then to the 2023 HUD rate in January 2024 and the 2025 rate in 2025 to catch up to the HUD rates. New tenants would be set at the current HUD rate when they move in.

Mr. Arnold asked what the mission of the rentals was. Mr. Brooks explained the housing was meant to support the senior facility, but it is not currently bringing in enough revenue to support it. Mr. Arnold spoke about the rental rates across the board and how high they have gotten and felt the rents should be much higher. Mr. Stevens spoke about low-income housing and suggested market rates should be charged for senior housing.

- **ARPA and other Federal Funding**
- **Water Fund (including rates and potential drought rates/restrictions)**
- **Storm Water Fund**
- **Sewer Fund**

Mr. Arnold suggested putting something in the newsletter explaining that the water and sewer bills will go up when the city is charged more for the services.

- **Garbage Fund**

Mr. Arnold asked to have the garbage fees addressed and possibly increased on a future agenda.

- **Capital Projects Fund**
  Internal Service Funds
- **RDA Fund**

8:30 p.m. Discussion of future budgets and economic outlook All

Councilmember Hansen asked if there had been any discussion regarding truth in taxation for 2024. Mr. Brooks noted some cities do it every year, even if they hold the rate. Mr. Stevens suggested every other year would be sufficient. Mr. Cardon said it could be discussed at a meeting in July after the property tax numbers are available. Mr. Arnold mentioned it would be more difficult to have it during election years. Ms. Hansen said she would prefer to do it every day.

Mr. Brooks updated about the West Bench changes, reporting that America First has purchased more land and that Mr. Heap will no longer be developing warehouse buildings in the area. Mr. Stevens spoke about the possibilities of having ground-level retail with housing above to diversify the revenue from the area.

Mayor

- **Adjournment**

Having no further business to discuss, Councilmember Hilton moved to adjourn. The motion was seconded by Councilmember Merrill; all voted in favor. The meeting was adjourned at 8:03 p.m.

Date Approved:

Monthly Financial Report
Riverdale City and Redevelopment Agency
Report as of April 30, 2023

	Amount of Money on Hand			For the Month Reported		For the Fiscal Year To Date		
	Savings	Checking	Cash Drawers	Revenues	Expenditures	Revenues	Expenditures	Difference
General Fund	$ 7,965,143	$ 737,404	$ 1,515	$ 936,500	$ 795,017	$ 12,541,897	$ 9,469,014	$ 3,072,883
							Net of Class C Road Funds:	3,022,700
						Net of Local Option Sales Tax Highway/Transportation Funds:		3,243,848
Redevelopment Agency, RDA	4,377,134			32,429	33,769	592,038	241,094	350,944
Capital Projects Fund	8,515,501			34,263	(6,898)	241,222	63,965	177,257
Water Fund	3,769,509			99,201	60,485	1,462,787	1,428,515	34,272
Sewer Fund	2,975,402			125,101	39,168	1,217,680	907,749	309,931
Storm Water Fund	1,278,869			24,536	31,536	229,263	240,755	(11,492)
Garbage Fund	313,496			39,309	39,110	389,256	365,573	23,683
Motor Pool Fund	2,509,710			44,657	289,974	587,814	781,802	(193,988)
Information Technology Fund	165,788			13,625	12,466	141,589	260,683	(119,094)
Total	**$ 31,870,552**	**$ 737,404**	**$ 1,515**	**$ 1,349,621**	**$ 1,294,627**	**$ 17,403,546**	**$ 13,759,150**	**$ 3,644,396**

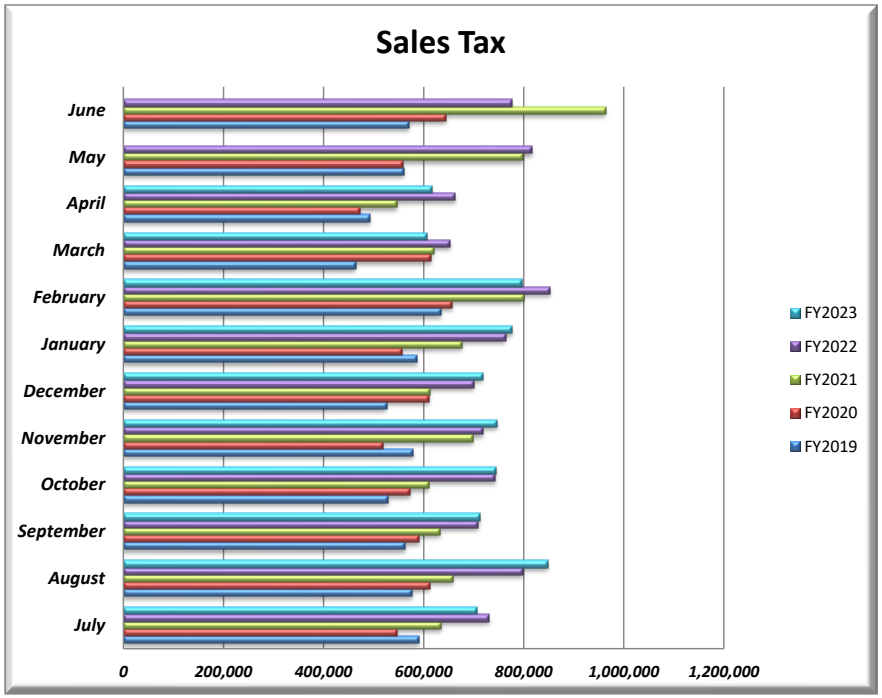
Cody Cardon
Business Administrator

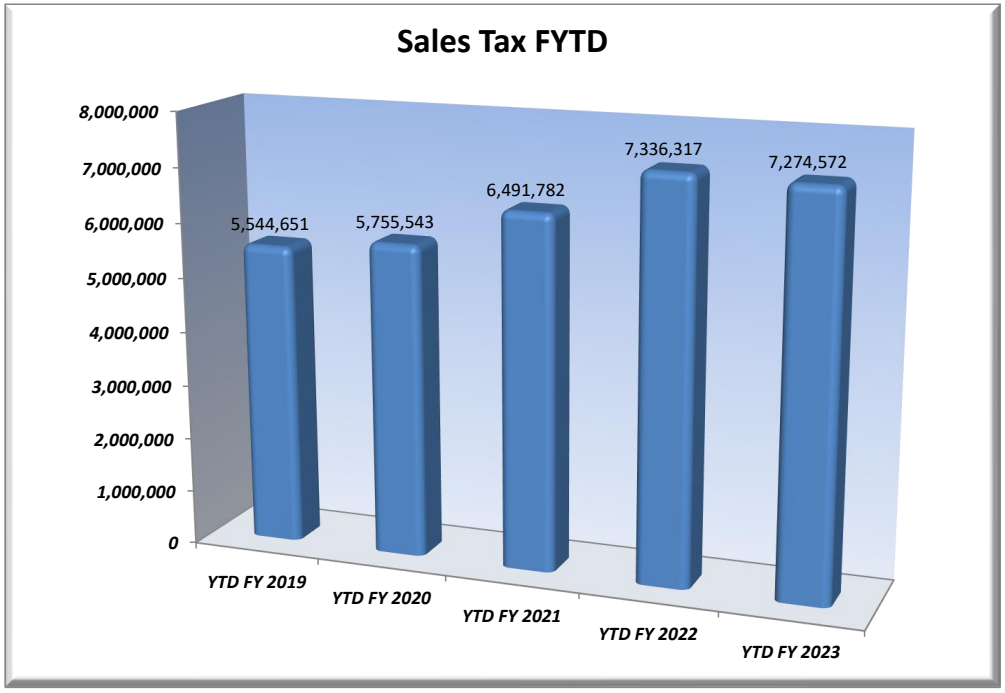
Notes:
1) Savings are held in:
   a) PTIF (Public Treasurer's Investment Fund), the most recent yield was 5.00.%.
2) Checking consists of one account at Wells Fargo Bank: Accounts Payable
3) Cash Drawers are located at the Civic Center ($600), Comm. Ctr.($300), Senior's ($115), and Police ($500).
4) Receipts for sales tax, property tax, road tax and liquor tax are deposited directly into the PTIF account by the paying agency of the State of Utah or Weber County.
5) Other receipts are handled through the counter cash drawers mentioned above.
6) All disbursements are paid through the checking accounts at Wells Fargo Bank except petty cash items.
7) Cash flow and all account balances are monitored daily, savings are transferred from the PTIF to the checking account to cover disbursements as necessary.
8) Check disbursements are normally made weekly through the accounts payable system.
9) A check register report is available for detailed review of each disbursement made by city and RDA funds.
10) Our independent auditors include their review of these accounts in their annual audit report.

Monthly Financial Report
Riverdale City Redevelopment Agency
Report as of April 30, 2023

	Amount of Money on Hand			For the Month Reported		For the Fiscal Year To Date		
	Savings	Checking	Cash Drawers	Revenues	Expenditures	Revenues	Expenditures	Difference
RDA General Fund	$ 462,242			$ 4,583	$ 1,522	$ 46,736	$ 12,676	$ 34,060
Riverdale Road RDA Fund	236,122			-	-	-	13,500	(13,500)
1050 West RDA Fund	(1,285)			-	-	-	-	-
550 West RDA Fund	712,282			-	-	262,572	4,500	258,072
West Bench RDA Fund	(274,194)			-	-	-	-	-
Statutory Housing RDA Fund	633,039			2,549	-	86,914	-	86,914
Housing RDA Fund	850,225			3,490	32	23,543	287	23,256
Senior Facility Fund	1,758,703			21,807	32,215	172,273	210,131	(37,858)
Total	**$ 4,377,134**	**$ -**	**$ -**	**$ 32,429**	**$ 33,769**	**$ 592,038**	**$ 241,094**	**$ 350,944**

RIVERDALE CITY
SALES TAX REPORT
AS OF APRIL 30, 2023





Sales Tax	July	August	September	October	November	December	January	February	March	April	May	June	Totals
FY2019	591,419	576,907	563,499	528,836	578,794	526,228	586,556	634,811	464,253	493,348	560,967	571,607	6,677,225
FY2020	546,902	612,157	591,696	573,327	519,064	610,719	556,867	657,308	615,264	472,239	559,456	644,897	6,959,896
FY2021	635,065	659,853	632,737	610,213	698,778	612,021	676,337	799,676	619,991	547,110	799,140	963,922	8,254,844
FY2022	731,834	799,292	708,575	743,276	718,470	701,211	763,681	853,569	653,055	663,354	816,853	777,539	8,930,709
FY2023	706,230	848,891	712,030	745,634	746,684	718,029	776,658	796,621	605,948	617,847			7,274,572

Sales Tax FYTD	YTD FY 2019	YTD FY 2020	YTD FY 2021	YTD FY 2022	YTD FY 2023
	5,544,651	5,755,543	6,491,782	7,336,317	7,274,572

RIVERDALE CITY CORP.
FUND SUMMARY
FOR THE 10 MONTHS ENDING APRIL 30, 2023

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
GENERAL FUND REVENUE					
TAX REVENUE	712,704.87	9,438,841.61	9,215,416.00	(223,425.61)	102.4
LICENSES AND PERMITS	29,427.89	349,001.47	258,000.00	(91,001.47)	135.3
INTERGOVERNMENTAL REVENUE	58,735.55	1,472,720.61	2,340,400.00	867,679.39	62.9
CHARGES FOR SERVICES	39,291.61	546,359.97	519,300.00	(27,059.97)	105.2
FINES AND FORFEITURES	61,449.51	474,103.04	400,000.00	(74,103.04)	118.5
MISCELLANEOUS REVENUE	34,890.26	260,869.96	3,311,228.00	3,050,358.04	7.9
TOTAL FUND REVENUE	936,499.69	12,541,896.66	16,044,344.00	3,502,447.34	78.2
RDA GENERAL FUND REVENUE					
SOURCE 36	4,582.52	29,231.00	11,600.00	(17,631.00)	252.0
RDA REVENUE	.00	17,504.81	32,150.00	14,645.19	54.5
TOTAL FUND REVENUE	4,582.52	46,735.81	43,750.00	(2,985.81)	106.8
RIVERDALE ROAD RDA FUND REVENUE					
MISCELLANEOUS REVENUE	.00	.00	150,000.00	150,000.00	.0
TOTAL FUND REVENUE	.00	.00	150,000.00	150,000.00	.0
550 WEST RDA FUND REVENUE					
TAX REVENUE	.00	262,572.02	225,000.00	(37,572.02)	116.7
MISCELLANEOUS REVENUE	.00	.00	32,500.00	32,500.00	.0
TOTAL FUND REVENUE	.00	262,572.02	257,500.00	(5,072.02)	102.0
STATUTORY HOUSING FUND REVENUE					
TAX REVENUE	.00	70,019.21	60,000.00	(10,019.21)	116.7
MISCELLANEOUS REVENUE	2,549.19	16,895.21	1,300.00	(15,595.21)	1299.6
TOTAL FUND REVENUE	2,549.19	86,914.42	61,300.00	(25,614.42)	141.8
HOUSING RDA FUND REVENUE					
MISCELLANEOUS REVENUE	3,489.76	23,542.63	55,000.00	31,457.37	42.8
TOTAL FUND REVENUE	3,489.76	23,542.63	55,000.00	31,457.37	42.8

RIVERDALE CITY CORP.
FUND SUMMARY
FOR THE 10 MONTHS ENDING APRIL 30, 2023

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
SENIOR FACILITY RDA FUND REVENUE					
CHARGES FOR SERVICES	14,664.00	120,917.50	173,250.00	52,332.50	69.8
MISCELLANEOUS REVENUE	7,143.18	51,355.80	242,750.00	191,394.20	21.2
TOTAL FUND REVENUE	21,807.18	172,273.30	416,000.00	243,726.70	41.4
CAPITAL PROJECTS FUND REVENUE					
CAPITAL PROJECTS REVENUE	34,263.38	241,222.09	2,127,000.00	1,885,777.91	11.3
TOTAL FUND REVENUE	34,263.38	241,222.09	2,127,000.00	1,885,777.91	11.3
WATER FUND REVENUE					
WATER - INTEREST REVENUE	14,989.44	105,843.88	12,500.00	(93,343.88)	846.8
WATER REVENUE	84,211.20	1,356,943.17	1,347,500.00	(9,443.17)	100.7
TOTAL FUND REVENUE	99,200.64	1,462,787.05	1,360,000.00	(102,787.05)	107.6
SEWER FUND REVENUE					
SEWER REVENUE	125,100.83	1,217,679.78	1,199,600.00	(18,079.78)	101.5
TOTAL FUND REVENUE	125,100.83	1,217,679.78	1,199,600.00	(18,079.78)	101.5
STORM WATER FUND REVENUE					
STORM WATER REVENUE	24,536.01	229,263.41	238,000.00	8,736.59	96.3
TOTAL FUND REVENUE	24,536.01	229,263.41	238,000.00	8,736.59	96.3
GARBAGE FUND REVENUE					
GARBAGE REVENUE	39,309.21	389,256.34	431,000.00	41,743.66	90.3
TOTAL FUND REVENUE	39,309.21	389,256.34	431,000.00	41,743.66	90.3
MOTOR POOL FUND REVENUE					
MOTOR POOL REVENUE	44,657.02	587,813.60	813,478.00	225,664.40	72.3
TOTAL FUND REVENUE	44,657.02	587,813.60	813,478.00	225,664.40	72.3

RIVERDALE CITY CORP.
FUND SUMMARY
FOR THE 10 MONTHS ENDING APRIL 30, 2023

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
INFORMATION TECH. FUND REVENUE					
IT REVENUE	13,624.67	141,589.22	164,636.00	23,046.78	86.0
IT - OTHER SOURCES	.00	.00	249,154.00	249,154.00	.0
TOTAL FUND REVENUE	13,624.67	141,589.22	413,790.00	272,200.78	34.2

RIVERDALE CITY CORP.
FUND SUMMARY
FOR THE 10 MONTHS ENDING APRIL 30, 2023

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
GENERAL FUND EXPENDITURES					
MAYOR/COUNCIL	9,236.41	103,087.54	160,758.00	57,670.46	64.1
LEGAL	45,508.18	497,991.74	611,179.00	113,187.26	81.5
CITY ADMINISTRATION	19,506.98	214,232.47	262,912.00	48,679.53	81.5
BUSINESS ADMINISTRATION	55,740.65	679,244.68	826,544.00	147,299.32	82.2
NON DEPARTMENTAL	6,770.02	66,773.02	2,711,180.00	2,644,406.98	2.5
POLICE	353,398.86	3,479,738.43	4,295,552.00	815,813.57	81.0
FIRE	160,788.47	1,673,986.42	2,105,376.00	431,389.58	79.5
COMMUNITY DEVELOPMENT	44,418.63	495,206.40	609,078.00	113,871.60	81.3
STREETS	18,670.49	1,340,569.52	3,204,543.00	1,863,973.48	41.8
PARKS	37,746.14	387,163.26	571,378.00	184,214.74	67.8
COMMUNITY SERVICES	43,232.33	531,020.21	685,844.00	154,823.79	77.4
TOTAL FUND EXPENDITURES	795,017.16	9,469,013.69	16,044,344.00	6,575,330.31	59.0
RDA GENERAL FUND EXPENDITURES					
RDA EXPENSES	1,522.00	12,675.89	43,750.00	31,074.11	29.0
TOTAL FUND EXPENDITURES	1,522.00	12,675.89	43,750.00	31,074.11	29.0
RIVERDALE ROAD RDA FUND EXPENDITURES					
EXPENDITURES	.00	13,500.00	150,000.00	136,500.00	9.0
TOTAL FUND EXPENDITURES	.00	13,500.00	150,000.00	136,500.00	9.0
550 WEST RDA FUND EXPENDITURES					
EXPENDITURES	.00	4,500.00	257,500.00	253,000.00	1.8
TOTAL FUND EXPENDITURES	.00	4,500.00	257,500.00	253,000.00	1.8
STATUTORY HOUSING FUND EXPENDITURES					
EXPENDITURES	.00	.00	61,300.00	61,300.00	.0
TOTAL FUND EXPENDITURES	.00	.00	61,300.00	61,300.00	.0
HOUSING RDA FUND EXPENDITURES					
EXPENDITURES	32.72	286.58	55,000.00	54,713.42	.5
TOTAL FUND EXPENDITURES	32.72	286.58	55,000.00	54,713.42	.5

RIVERDALE CITY CORP.
FUND SUMMARY
FOR THE 10 MONTHS ENDING APRIL 30, 2023

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
SENIOR FACILITY RDA FUND EXPENDITURES					
EXPENDITURES	32,215.09	210,131.26	416,000.00	205,868.74	50.5
TOTAL FUND EXPENDITURES	32,215.09	210,131.26	416,000.00	205,868.74	50.5
CAPITAL PROJECTS FUND EXPENDITURES					
CAPITAL PROJECTS EXPENDITURES	(6,897.93)	63,964.63	2,127,000.00	2,063,035.37	3.0
TOTAL FUND EXPENDITURES	(6,897.93)	63,964.63	2,127,000.00	2,063,035.37	3.0
WATER FUND EXPENDITURES					
WATER EXPENSES	60,484.79	1,428,514.75	2,387,854.00	959,339.25	59.8
TOTAL FUND EXPENDITURES	60,484.79	1,428,514.75	2,387,854.00	959,339.25	59.8
SEWER FUND EXPENDITURES					
SEWER EXPENSES	39,168.06	907,749.06	1,570,090.00	662,340.94	57.8
TOTAL FUND EXPENDITURES	39,168.06	907,749.06	1,570,090.00	662,340.94	57.8
STORM WATER FUND EXPENDITURES					
STORM WATER EXPENSES	31,535.52	240,754.50	648,109.00	407,354.50	37.2
TOTAL FUND EXPENDITURES	31,535.52	240,754.50	648,109.00	407,354.50	37.2
GARBAGE FUND EXPENDITURES					
GARBAGE EXPENSES	39,109.96	365,573.13	513,445.00	147,871.87	71.2
TOTAL FUND EXPENDITURES	39,109.96	365,573.13	513,445.00	147,871.87	71.2
MOTOR POOL FUND EXPENDITURES					
MOTOR POOL EXPENSES	289,973.64	781,801.79	1,208,750.00	426,948.21	64.7
TOTAL FUND EXPENDITURES	289,973.64	781,801.79	1,208,750.00	426,948.21	64.7
INFORMATION TECH. FUND EXPENDITURES					
IT EXPENSES	12,465.54	260,682.73	413,790.00	153,107.27	63.0
TOTAL FUND EXPENDITURES	12,465.54	260,682.73	413,790.00	153,107.27	63.0

RIVERDALE CITY
MONTHLY UTILITY REPORT
FOR MAYOR & CITY COUNCIL
APRIL 2023

Water Fund

	Total Gallons Used (in thousands)	Total Billings	Total Customers Billed	Average Gallons used Per Customer (in thousands)	Average Bill Per Customer
Residential	10,482	$ 50,918	2,185	5	$ 23.30
Commercial	9,850	$ 30,989	261	38	$ 118.73

Sewer Fund

	Total Billings	Total Customers Billed	Average Bill Per Customer
Residential	$ 61,737	2,164	$ 28.53
Commercial	$ 51,757	231	$ 224.06

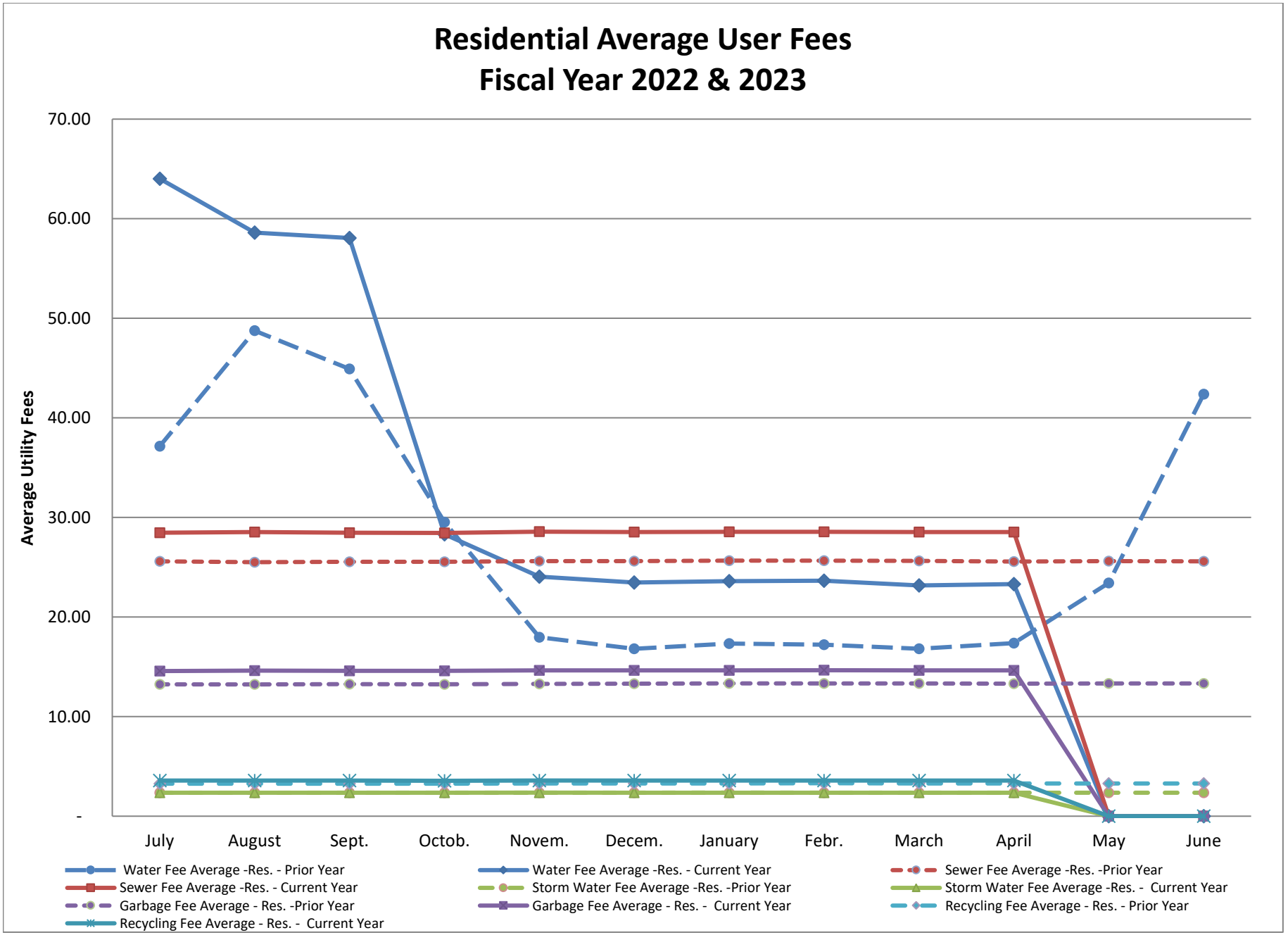
Storm Water Fund

	Total Billings	Total Customers Billed	Average Bill Per Customer
Residential	$ 5,152	2,181	$ 2.36
Commercial	$ 14,212	202	$ 70.36

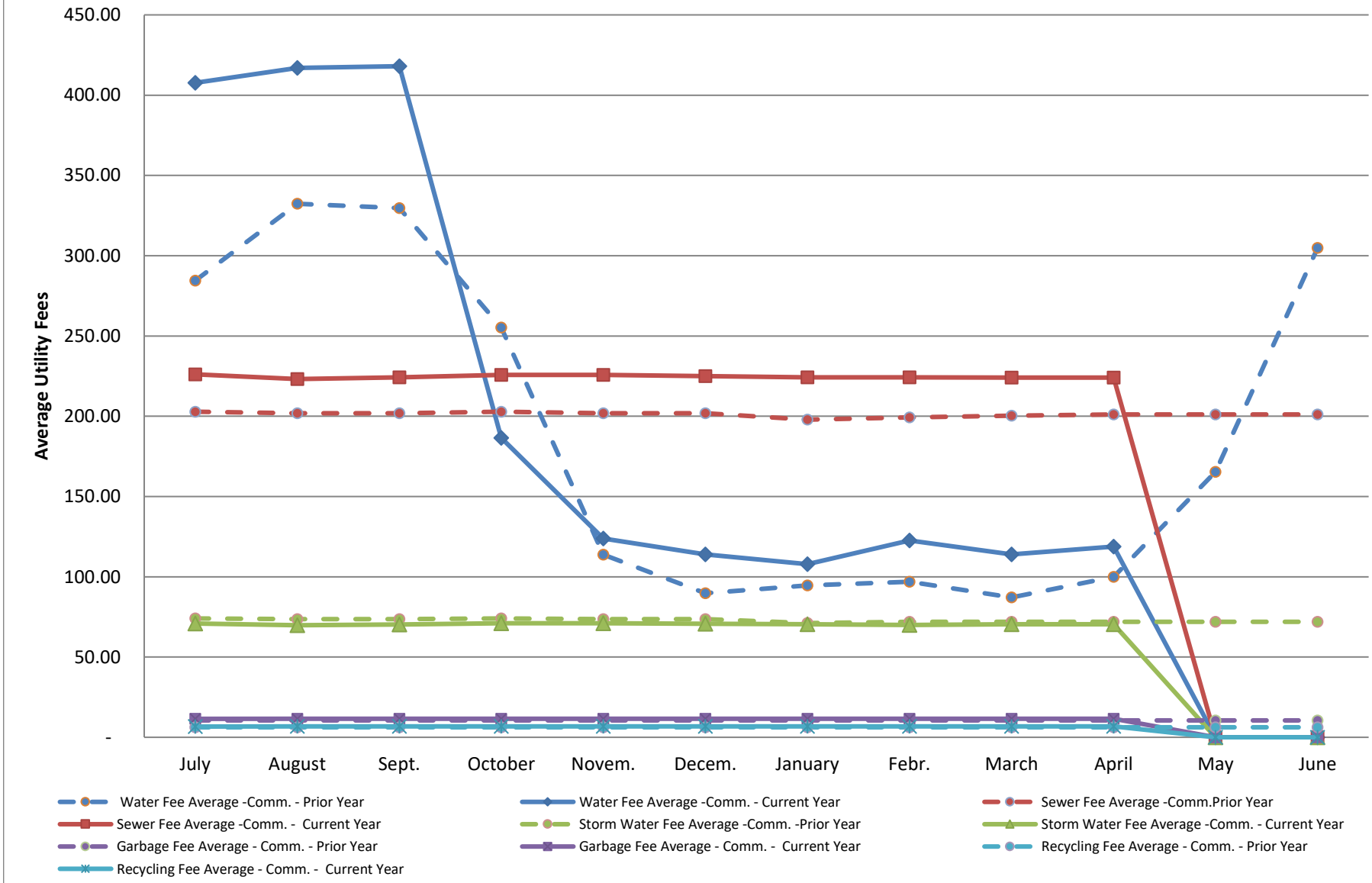
Garbage Fund

	Total Billings	Total Customers Billed	Average Bill Per Customer	
Residential - Garbage	$ 31,455	2,148	$ 14.64	*
Residential - Recycling	$ 6,593	1,843	$ 3.58	
Commercial - Garbage	$ 23	2	$ 11.47	*
Commercial - Recycling	$ 20	3	$ 6.80	

* Some garbage utility customers have more than one garbage can, this is an average of all customers.


Residential Average User Fees
Fiscal Year 2022 & 2023
Average Utility Fees
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 2022 & 2023



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.
- Working on preliminary budget accounting.
- Working on reports for budget meetings.
- Finalizing FY2024 Tentative budget.
- Attended UGFOA Conference.

Stacey Comeau:

New Hires:

Promotions:

Terminations:	Ashton Nicholls	Community Services
	Jordan Cubbedge	Fire

- Random drug testing for the month
- Processed semimonthly payroll
- 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, RDA, and Early Retiree payments
- Notarized various documents
- Responded to requests for RDA loan payoff and verification of employment, both verbally and in writing
- Prepared RDA loan disbursements
- Responded to inquiries on Purchase Assistance Program and RDA Loan Program
- Worked with various personnel to resolve issues and concerns

Chris Stone:

- Attended the ribbon cutting for HCA Healthcare's Center for Clinical Advancement and posted pictures to social media.
- Attended the program and ribbon cutting for Bonneville Communities That Care artwork installation at the Community Center gym and posted pictures to social media.
- Attended the "Lunch with the Mayor" event to take pictures. Pictures of the students were printed and delivered to the schools.
- Created a new city website page for flooding information.
- Prepared and listed surplus vehicles for sale.
- Set up council/court room for various meetings and court.
- Order and pick up of custodial supplies.
- Covered for part-time custodial staff off sick or on vacation.
- Various updates to the city website and social media sites.
- Completed the city newsletter for May.
- Completed the employee newsletter for May.

Fire Department: April 2023
Chief Jared Sholly

150 Calls for Service

Fires

3	**Building Fires**
1	**Cooking Fire**
1	**Trash Rubbish Fire**
1	**Brush Fire**

Total: 6

Rescue & Emergency Medical Service Incidents

55	**EMS Calls, Excluding Vehicle Accidents with Injuries**
9	**Motor Vehicle Accidents with Injuries**
5	**Motor Vehicle Accidents without Injuries**
3	**Search for a Person in Water (Swift Water)**

Total: 72



Hazardous Condition

2	**Gas Leak**
1	**Power Line Down**
1	**Illegal Burn**

Total: 4

Service Call

9	**Assist Citizen**
1	**Assist Police**

Total: 10

Good Intent Call

44	**Cancelled Enroute**
3	**No Incident Found**
2	**Smoke Scare**
2	**Good Intent**

Total: 51

Fire Alarm

2	**False Alarm or False Call**
3	**Alarm System Sounded due to Malfunction**
2	**Alarm System Activation, No Fire**

Total: 7

Department Report:

Flood Response:

- **Deployed Volunteers for Sandbagging**
  - **Sandbag Training**
  - **Sandbagging a Public Works to Stockpile (600 bags)**
  - **Sandbagged River Edge Near River Glen Trailhead**
  - **Sandbagged Near a Home Next to Brim Shrimp Business**
- **Trail Closed**
  - **Parker Trailhead, River Glen Trailhead, 3750 S Trailhead, and Bridge behind the Brim Shrimp Business**
- **Extended the Berm at River Glen Trailhead**
- **Released Sandbags to Fifty-Five (55) Homes**
- **Stockpiled Sand at 3750 Trailhead**
- **Placed Emergency Management Trailer at River Glen Trailhead**
- **Worked with Weber County Emergency Management to Clear 21st Bridge.**
- **Closed Parker Trailhead Parking Lot**

Meetings and Training:

- **Business Fire Inspections for Entire City**
- **Re-Certification of Half the Full-Time Staff for EMS Certifications**
- **USAR Meeting**
- **Ogden Regional EMS Case Review**
- **EMS Committee Meeting**
- **Weber County Heavy Rescue Meeting**
- **City Staff Meeting**
- **Emergency Management Meeting**
- **LEPC Meeting**
- **Swift Water Meeting**
- **Weber County Fire Chiefs Meeting**
- **Operational Dispatch Committee Meeting**
- **Fire Sub Meeting with County Chiefs and Dispatch**
- **Swift Water Training with PD**
- **Swift Water Training with the County Team**
- **Fire Training**
- *** Wildland Refresher**
  *** Brush Truck Operations**
  *** Air Monitoring and Sampling**
  *** SCBA Emergency Operations**
  *** HazMat Operations Skill Pass Off**
- **Medical Training**
  *** Diabetic Disorders**
  *** Evaluating Vital Sign Meaning**
  *** IV Dextrose Administration**
  *** Pathophysiology**



April 13, 2023: Swift Water Response

- Weber County Swift Water Team was activated after a report of a child being seen in the river around the Uintah Trailer Park. PD and Fire responded to designated points from Uintah to Monroe and every point in between. The river was walked in all areas with no child found. It was determined that the witness may have seen a log or object that was mistaken for a child. The response of the Swift Water Team and dispatch was found to be effective and followed all response plans that are in place. There were no additional witnesses or missing person reports during the entire operation.

April 27, 2023

- Reports from a call that there was in the Ogden River screaming she was stuck in the river across from 902 River Dr. Full Swift Water Deployment with units placed downstream at all locations/entry points. There were no other witness reports and no missing person reported. Rescue Operations were in place for about 45 min. as the river was searched in all locations. All units cleared with no one found and no other witness accounts.

April 27, 2023

- Riverdale Fire Department was dispatched to a 2nd Alarm Structure Fire in the Northview Fire Districts area. It was reported that we had 3 shooting victims, one still in the structure with a possible officer being shot. The house was well involved, threatening other structures and vehicles. Multiple agencies were dispatched to support this significant event. These included Ogden, Northview, Weber Fire District, South Ogden, and Riverdale, (15) total fire units on scene.

Patrol Report April 2023

Family Disturbance- Officers responded to a family disturbance. A male and female were intoxicated and involved in a verbal argument. The male was willing to leave for the night. He was transported to Motel 6 where he rented a hotel for the night.

Assault- Officers took an assault complaint from a woman who alleged that her ex-husband assaulted her while trying to pick up her kids for visitation. It was found that she was not assaulted and she was forced out of the home after refusing to leave. Charges against her will be screened.

Follow up- Officers responded to Best Buy on a follow up. The suspect in a previous theft case was on scene. Officers located the suspect who they attempted to book into jail. After the jail denied him, the suspect was released and will be summoned for theft. The original case has been closed.

Drug Violation-Officers responded to Starbucks on 300 West on an unconscious person. It was found the subject was tired from working and was napping in his vehicle. An odor of marijuana was detected. Officers searched the vehicle and found marijuana and paraphernalia. There were no signs of impairment. The suspect was released on citation.

Child Abuse- A mother reported her daughter as a runaway. The daughter was located nearby and disclosed an incident that occurred yesterday where she reported her mother slapped her 3 times and put her in a choke hold making it hard for her to breathe. The mother admitted to smacking her daughter but denied the choke hold. Detectives and DCFS responded to assist. Child Forensic interviews are pending.

Assist- The complainant wanted to talk to an officer regarding a welfare check on her brother, due to recently being discharged from the behavioral unit. The brother was contacted and advised he was safe and was doing okay and would be getting back to work at Hill Air Force Base. Information was passed on to the complainant.

Neighbor disturbance- Officers responded to a keep the peace. The complainant reported that neighbor kids caused damage to his driveway by throwing rocks. Officers stood by and attempted to calm down conversations between the complainant and his neighbor. Both parties were advised to stay on their property.

Suicide Threat- Officers responded to a threatened overdose. The woman's whereabouts were unknown. An ATL was put out to check her welfare.

Assist OJ/OPD/Roy PD- Riverdale Officers assisted Roy and Ogden PD in locating a vehicle wanted for kidnapping that occurred at the Newgate Mall. The suspect was found at his home in Roy. It was found that a kidnapping did not occur and the female that was taken was a friend of the suspect's son.

Disturbance- Officers responded on a report of a male that was chasing a female and tackled the female causing her to go to the ground. Both parties involved explained what had taken place and stated nothing physical had occurred. All involved separated for a few hours to let things cool down. The female left the area.

Family Fight/Drug Violation- Officers were dispatched to a family fight. It was reported that a male and female were in the apartment arguing and that it may be physical. Officers responded and contacted the male and female. Both advised that the argument was verbal only and no evidence was found to suggest otherwise.

While in the apartment, multiple items of drug paraphernalia were located and two containers of DAB THC were in plain view. Officers gained consent to search the apartment and both signed the consent form. The items were recovered and booked into evidence. Both individuals were issued citations for possession of marijuana and paraphernalia. Both also completed the LAP and didn't screen in. Both parties were calm by this time and were left in the apartment together.

Burglary/Theft- The complainant wished to report her firearm being stolen from her vehicle behind Floor and Décor prior to a hit and run accident she was involved in. SLCPD had a suspect in custody for possessing the firearm and the complainant wished to report it was stolen from her vehicle in Riverdale between 04-12-23 and 04-14-2023. Officers showed the victim a photograph of the suspect and she recognized him as an acquaintance of hers. The victim completed a statement and theft affidavit in this case. A SLCPD case number was obtained. T

Traffic Stop- Officers stopped a vehicle for speeding on Freeway Park Drive. The stop resulted in marijuana and two pipes being located in the vehicle. The driver was a medical marijuana user but in violation of the medical marijuana act. The driver was issued a citation. The items recovered were booked into evidence.

Suspicious Circumstance- Officers responded to Utah Military Academy for a suspicious circumstance involving pornography. A 17 year old victim had sent a picture of his penis to an induvial he met online. This unknown individual stated after receiving the picture that the victim must pay them $200.00, or they would distribute the picture. The person asking for the money is unknown.

Threats- Officers contacted the complainant via telephone regarding her two 7-year-old children being bullied and threatened while walking home from school at Riverdale Elementary. Officers spoke with the mother of the three elementary kids that are the ones that were reported making the threats. The mother stated she would speak to her children about bullying and also tell them to stay away from the other children.

DV- Officers responded to a domestic disturbance. The complainant reported a male and female were in the parking lot yelling at each other, and the male threw something. Contact was made with the male and female who are married. The male stated they were in a verbal argument and during that argument he threw his phone against their trailer causing it to break. Officers took photos of the damaged phone and the male was booked into Weber County Jail for DV criminal mischief. The female was provided with DV resources, and she completed a DV lethality assessment form. The male was released later in the evening and a no contact order waiver was signed.

Sex offense- Officers responded for a possible sex offense that occurred. Contact was made with a parent who stated that her 6 year old daughter was touched inappropriately by another 6-year-old boy. The case was forwarded to investigations.

Warrant- Officers conducted a traffic stop for a moving violation. The driver had 6 active warrants for his arrest. Officers booked him into jail on his warrants and cited him for the traffic violation.

Fight- Officers responded to Mtn View Apartments on a fight in the apartment. A male and guest female were involved in a physical altercation. Both had conflicting stories about who assaulted who first. The case is being screened for charges.

Trespass / Possession of CS- Officers responded to Motel 6 on a trespass. Staff requested a male be trespassed from the property. Officers contacted the male who was found in possession of paraphernalia and meth. He was booked into jail and trespassed from the motel.

Assist OJ/Warrants- Officers were dispatched to check the area of 1150 W to locate a hit and run suspect from Roy. Officers located the vehicle unoccupied. Roy responded to the vehicle. While on scene the owner called into dispatch to report the vehicle as stolen. Officers located the owner walking in the area. One of the residents of the neighborhood where the vehicle was found observed the owner walking away from the vehicle before it was located. Roy interviewed the owner who admitted to being involved in the accident and the vehicle was not stolen. Roy cited the owner for leaving the scene of an accident and towed the vehicle. The owner had several warrants for her arrest. Officers booked her into jail for the warrants.

Suicide Threat- Officers completed an involuntary commitment for a male that threatened suicide and had a plan on how to carry it out. MCOT responded and after speaking with MCOT, officers transported him to Ogden Regional for treatment.

Family Disturbance- Officers responded to Motel 6 on a disturbance. Reports of yelling coming from one of the rooms. A female was in a verbal argument with her daughter and her husband. Other guests had complained on the room they were staying in earlier in the day. All 3 parties were trespassed from the motel per staff's request.

Suicide Threat- Officers responded to Cherry Creek Apartments on a threatened suicide. Upon arrival they were informed of a male that was threatening suicide and had previously attempted suicide by stabbing himself. Officers were able to speak with the male who was non-compliant, but eventually agreed to be taken to the hospital. He was transported to the hospital on an involuntary commitment.

Family Disturbance- A mother and her 15 year old son were involved in a physical altercation. The mother hit her son in the face . The son then kicked a hole in the wall and spit at his mother. The mother was extremely intoxicated. She was booked into jail for child abuse and intoxication. The son was taken to Archway and will be referred to Juvenile Court for several charges.

Family Disturbance- A male and female were involved in a verbal argument at their apartment at Mtn View. Nothing criminal was found to have occurred. Both agreed to go to bed and speak civilly in the morning.

Disturbance- A male was upset and causing a disturbance at Stoney Brooke when Weber Mental Health wouldn't take him and his wheelchair to Walmart. Officers spoke with the subject about his wheelchair which would not fit in the van. He was spoken to about his behavior. Arrangements were made with Weber Mental Health to take him to Walmart another day.

Investigations Report April 2023

Vehicle Theft- It was reported that a trailer was stolen from the outside of a local business. Surveillance video was obtained and a suspect vehicle was identified. Detectives tracked down the two suspects who stole the trailer. Both suspects confessed to the theft and both were booked into jail. The trailer was recovered.

Retail Theft- An adult male and female stole multiple items from a local business on four prior occasions. The suspects were identified, however refused to cooperate with the investigation. They will be issued a summons for retail theft.

Retail Theft- An unknown male suspect entered a local business and then selected multiple items of merchandise. The male then left the business without paying for the merchandise. Detectives were able to view video surveillance and identified the suspect. The suspect was located and interviewed and then booked into jail on theft charges.

Theft by Deception- Detectives interviewed a vehicle burglary suspect from another jurisdiction who pawned the stolen property in Riverdale. The suspect admitted to pawning the stolen items. She was issued a citation for the offense.

Vehicle Burglary/Retail Theft/Theft- Two male suspects worked together to steal a snowblower from a local business. The same two suspects then burglarized a vehicle and left the area in a stolen vehicle. A female suspect was also involved in this group committing crimes throughout the county. The suspects were located and interviewed and were charged with multiple felonies.

Ongoing follow ups of open and active cases involving a variety of offenses.

RIVERDALE POLICE DEPARTMENT
CRIME BULLETIN

May 2023
Report #23-5

April Police Calls

- **1638 Calls for Service**
  - **23 Animal Complaints**
  - **277 Crime Reports Written**
    - **14 Forgery/Fraud**
    - **4 Assault / Fights**
    - **8 Retail Thefts**
    - **2 Sex Offenses**
    - **18 Family Offenses**
    - **16 Disturbances**
    - **7 Burglary/Theft Complaints**
    - **56 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

- **698 Traffic Stops resulting in:**
  - **404 Citations**
  - **600 Total Violations**
  - **196 Warnings Issued**

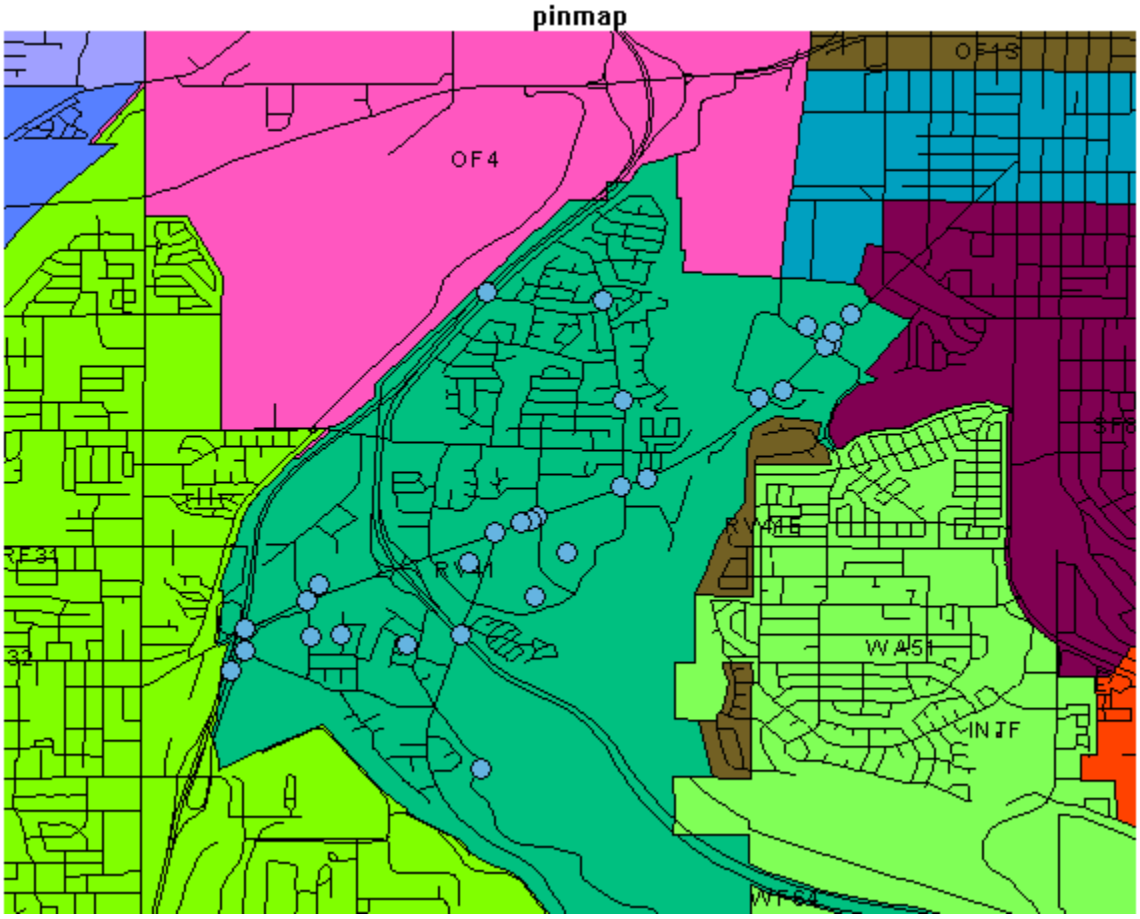
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RIVERDALE POLICE DEPARTMENT
CRIME BULLETIN

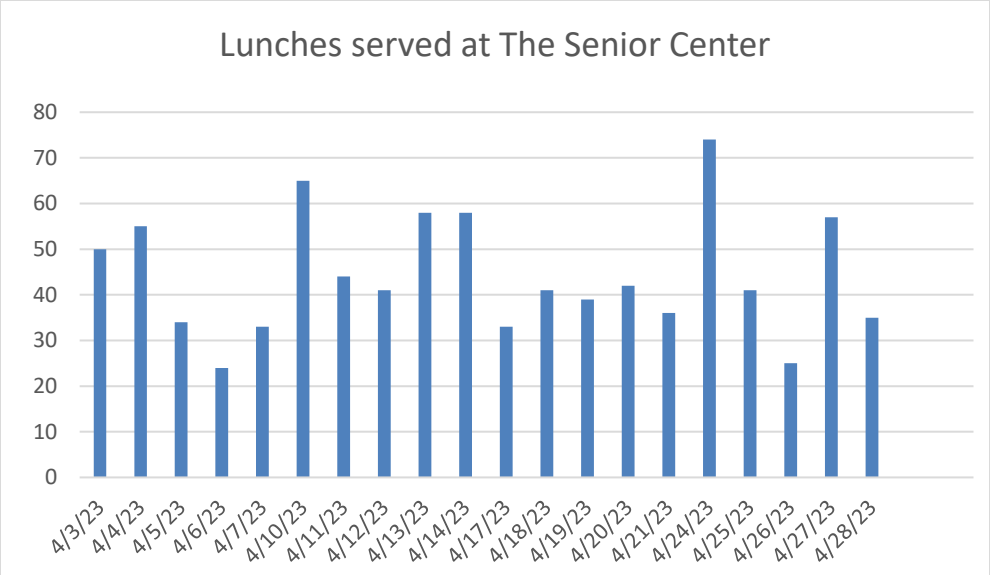
May 2023
Report #23-5

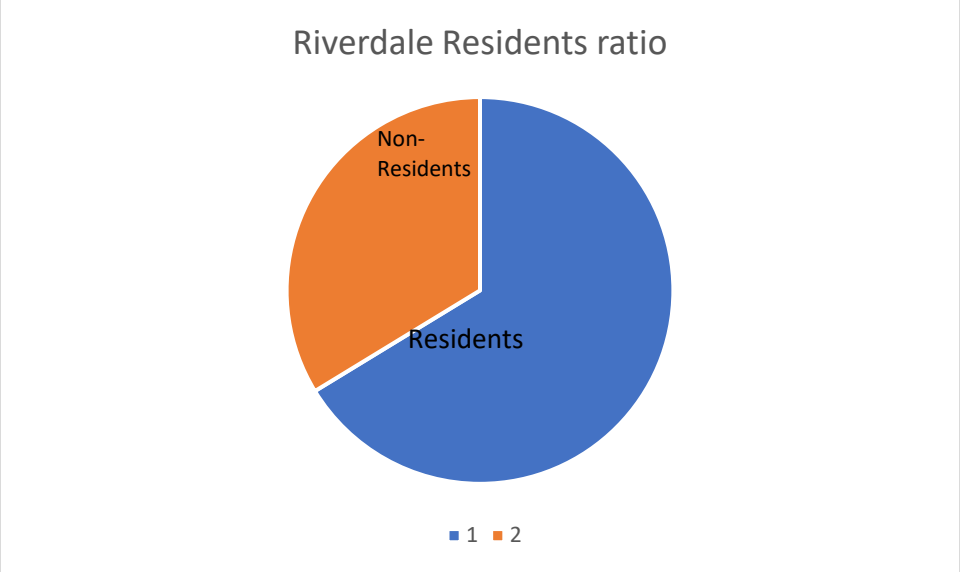
- **39 Traffic Accidents**



- **32 New Cases sent to Investigations**
- **19 Investigative Cases Closed**

POLICE LINE - DO NOT CROSS POLICE LINE - DO NOT CROSS POLICE LINE - DO NOT CROSS POLICE LINE - DO NOT CROSS POLICE LINE - DO
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Attended staff meetings
Held monthly departmental staff meeting
Created monthly issue of Riverdale Connections
Held Youth City Council meetings and the Easter Egg Hunt
Took applications and filled vacancies at the Senior Center
Applied for grant from Bonneville CTC
Received RAMP grant
Registration for youth programs
Emergency Management meetings and prepare for response
Attend City Council meeting
Attend Senior Board meeting

Organize and attend Lunch with the Mayor

Covered for Miranda at the Senior Center

Monthly report – April, 2023

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

- Resolutions/Ordinances work–
  - Work concerning – LL/Tennant, Res. Hatch act, Water bills, Condi. Uses, Flooding, West bench, Budgets, CJC, Cutrubus, Strategic Planning, GRAMMA, Senior Center, Leslies, Grand openings, Personelle, Riverdale Town homes, Legislative updates, Emergency Operations, Interlocal, Panera, Riverdale North Apts., Crossroads, Bike park, Liens, Park lawsuit, Water, Staff meetings, Development agreements, Code enforcement, MotorVu, Gen. Plan, Motel 6, Storm water, Terrace Agreement,
- 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- BYU law day, Legislative updates, Land use
- RSAC- Drug Court –
- Legal reviews of minutes/resolutions/ordinances
- Records request reviews

COURT MONTHLY REPORT

663 Total traffic cases — YTD 2530 (Jan. 1, 2023 to December 31, 2023)

5 DUI	406 Moving violations	0 FTA
0 Reckless/DUI red.	182 Non-moving violations	0 Other
69 License violations	1 Parking	

55 Total Misdemeanor cases — YTD 143 (Jan. 1, 2023 to Dec. 31, 2023)

5	Assault	0	Ill. sale Alc.	1 Dom. animal	4 Dom. violence
16	Theft	0	Other liq. viol.	0 Wildlife	13 Other misd./infrac
0	FTA	15	Contr. subst vio	0 Parks/rec.	
1	Public intox	0	Bad checks	0 Planning zon./Fire/Health	

497 Total cases disposed of this month — 4499 Total number of cases disposed of for the year (July 1, 2022 to June 30, 2023)

718 Total offenses this month — 5662 Total offenses for year (July 1, 2022 to June 30, 2023)

Small Claims — Total number of cases for the year (Jan. 1, 2022 to Dec. 31, 2022) -- Filed=4 Settled/Dismissed=2

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

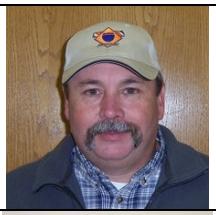
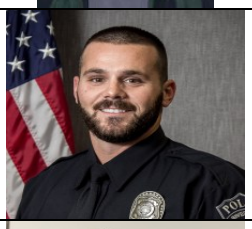
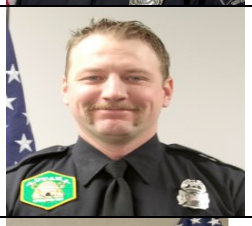
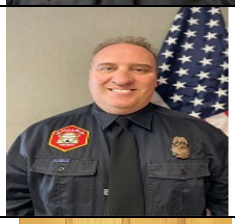
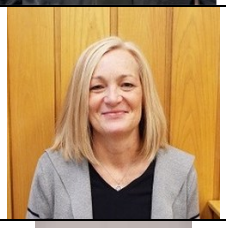
# CITATIONS BY AGENCY		**YTD** (July 1, 2022 to June 30, 2023)
Riverdale City	304	1782
UHP	264	2548

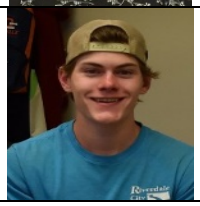
REVENUE/MISC. **YTD** (July 1, 2022 to June 30, 2023)

Total Revenue collected	$ 88,925.97	$ 824,925.97
Revenue Retained	$ 55,817.53	$ 483,755.46
Warrant Revenue	$ 53,672.00	$ 395,334.00
Issued warrants	87	747
Recalled warrants	97	934

RSAC MONTHY REPORT **N/R**

12	participants	49	drug tests given	1	walked away/warrants issued
0	orientations	2	in jail/violations	0	ordered to inpatient
1	new participant	3	positive UA's/tests/dilutes	0	other
0	graduates	0	incentive gifts		
0	terminated/quit	0	spice tests given		

Employee Recognition – May 2023 Anniversaries			
Years	Employee		Department
32		Shawn Douglas	Public Works
17		Abe Torres	Public Works
12		Travis Gibson	Public Works
7		Luigi Panunzio	Police
6		Mitchel Preator	Fire
6		Lance Beech	Fire
4		Laurie Greenhalgh	Business Administration
3		Kim Winn	Police

1		Shari Casper	Community Services
1		Zachary Henstra	Public Works

Staffing Authorization Plan

As of April 30, 2023		
Department	FTE Authorization	FTE Actual
City Administration	2.00	2.00
Legal Services	4.50	3.50
Community Development	3.00	3.00
Business Administration	6.25	6.25
Community Services	9.00	8.00
Public Works	11.00	11.00
Police	24.75	24.75
Fire	17.50	14.50
Total	78.00	73.00

Staffing Reconciliation – Authorized to Actual		
Department	FTE Variance	Explanation
City Admin	0.00	
Legal Services	(1.00)	City Administrator/City Attorney
Community Development	0.00	
Community Services	(1.00)	Recreation Assistants
Business Administration	0.00	
Public Works	0.00	
Police		
Fire	(3.00)	Firefighters
Totals	(5.00)	Staffing under authorization

Actual Full Time Employees	60.00
Actual Part Time Employees	42.00
Seasonal Employees	0.00

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

City Council
Executive Summary

For the Council meeting on: 5-16-2023	Petitioner: Goldcrest Homes Represented by Thatiam Falls and Adam Anderson

Summary of Proposed Action

Goldcrest Homes, as represented by Thatiam Falls and Adam Anderson, have resubmitted documents for the Final Subdivision Site Plan and Plat review and approval for the Coleman Vu Estates PRUD Subdivision proposal as located at approximately 5368 South 1050 West in a Single-Family Residential R-2 zone. Goldcrest Homes have taken over responsibility for this subdivision process from RD Development Group.

This final subdivision submittal was previously recommended for Council approval by the Planning Commission on March 14, 2023, with the understanding that outstanding staff and engineering concerns are resolved. There have been many reviews back and forth with the applicant group and city staff/engineering since that time in an effort to resolve outstanding identified concerns. The proposed subdivision site plan is now before the City Council for final approval consideration of the submitted plan and plat. A public hearing is not required for review of this proposed subdivision.

A secondary component of this request is the application of the Planned Residential Unit Development (PRUD) to this subdivision request. The main reason for the request of the PRUD to allow for limited variation in setbacks, more specifically the side yard and rear yard setbacks of the proposed lots and building footprints thereupon. On September 13, 2022, there was a public hearing held regarding this PRUD request. No public comments were provided during the public hearing or prior to the public hearing. At the conclusion of the public hearing, the Planning Commission reviewed the request and made a favorable recommendation to the City Council to approve the PRUD request for this project area.

Additionally, this project does have a requested development agreement component that includes terms regarding specific elements of the PRUD request, water servicing planning, and other associated utility requests between the development group and Riverdale City. This development agreement is very important for the proposed project terms and will need to be reviewed and considered for approval as part of this overall development project request.

Action to be taken in this matter may include:

a. **Development Agreement request:** Following the presentation and discussion of the final site plan and plat proposal, the City Council may make a motion to approve the proposed development agreement and terms found therein, approve with modifications to the development agreement, or not approve the development agreement with an explanation of reasoning for the decision made.

b. **Subdivision and Site Plan request:** Further, following action for the development agreement, the Council may make a motion to approve the final site plan and plat, approve with additional requirements and criteria, or not approve the proposed Coleman Vu Estates PRUD subdivision final site plan and plat with the appropriate findings of fact. Should this proposal receive approval from the Council, then the site plan and plat could move on to finalize the plat, prepare escrow/bond required documentation, finalize water servicing needs for the project, and record the plat thereafter.

c. **Planned Residential Unit Development (PRUD) Overlay request:** Finally, following action regarding the final site plan and plat, the Council may make a motion to approve the PRUD overlay request for this subdivision and site plan, approve the PRUD request with additional requirements and criteria, or not approve the proposed PRUD overlay component of this subdivision with the appropriate finding of facts for the decision.

Title 10 Ordinance Guidelines (Code Reference)

This Residential Subdivision Site Plan review is regulated under City Code 10-21 "Subdivisions" and is affected by City Codes 10-9C "Single-Family and Single-Family with Rental Unit Residential Zone (R-2)", 10-14 "Regulations Applicable to All Zones", and 10-15 "Parking, Loading Space; Vehicle Traffic and Access".

The petitioner's properties are currently listed in the County Records under the ownership of two different parties as follows: MOVU, LLC and BRENT H & KIMBERLY A COLEMAN FAMILY TRUST. These properties are all part of an existing drive-in theater property that is no longer functioning on site and otherwise undeveloped areas that have been maintained as agricultural properties or otherwise unused land for many years.

Attached with this executive summary is a supplementary document addressing items on the Preliminary Site Plan application and as directed by 10-21 of the City Code. Also attached, following this executive summary, are comments from the contracted City Engineer, Public Works Department, Fire Department, and Police Department. The City Council should discuss these summaries and Planning Commission and/or staff concerns.

Staff encourages the City Council to review this each action item in this matter, including concerns outlined herein, and then discuss with the petitioner concerns associated with each requested action item. Staff would then recommend that the City Council make a motion to optionally approve each action item, or approve each item with additional requirements and criteria, or not approve each the action items with the appropriate findings of fact to support the decision.

General Plan Guidance (Section Reference)

The General Plan use for this property is currently set as "Residential Overlay Zone" and "Recreational/Open Space". The General Plan designation of "Residential Overlay Zone" is set to provide a residential area adjacent to the golf course that may create a synergistic relationship between the two uses side-by-side. The proposed requested use is in compliance with this land use designation and is supported in this area by the General Plan language for Area 8 of the Riverdale General Plan. **Per the General Plan language for Area 8, an alternative approach for the future land use of this property is "Residential – Low Density" housing, which this proposed plan matches.**

Legal Comments – City Attorney

_____
Steve Brooks, Attorney

Administrative Comments – City Administrator

_____
Steve Brooks, City Administrator

RIVERDALE CITY
CITY COUNCIL AGENDA
May 16, 2023

AGENDA ITEM: G1a

SUBJECT: **Consideration of Resolution #2023-18 regarding a proposed Development Agreement between Riverdale City and GCH Riverdale I, LLC as requested by Goldcrest Homes, LLC.**

PRESENTER: Mike Eggett, Community Development Director

INFORMATION:
a. Resolution #2023-18
b. Coleman Vu Estates Development Agreement

BACK TO AGENDA

RESOLUTION NO. 2023-18

A RESOLUTION OF THE RIVERDALE CITY COUNCIL APPROVING A DEVELOPMENT AGREEMENT BETWEEN RIVERDALE CITY AND GOLDCREST HOMES, LLC., CONCERNING THE DEVELOPMENT OF A PROJECT AREA LOCATED AT APPROXIMATELY 5368 SOUTH 1050 WEST, RIVERDALE, UTAH

WHEREAS, Riverdale City, acting pursuant to their authority under Utah Code Annotated §§ 10-9a-101, et seq., as amended, §§ 17C-1-101, et seq., and the Municipal Code for the City of Riverdale (the "City Code"), and in furtherance of their land use policies, goals, objectives, ordinances, resolutions, and regulations, have made certain determinations with respect to the proposed development of the Property located at approximately 5368 South 1050 West, in exercise of its legislative discretion, and has elected to enter into this Agreement.

WHEREAS, Developer, GOLDCREST HOMES, LLC., a Utah Corporation, is the developer of certain real property commonly known as Motor Vu area, located at approximately 5368 South 1050 West, Riverdale, Utah, legally described in the attached Exhibits (the "Property") and desires to develop said property to allow for its development consistent with the terms of this Agreement.

WHEREAS, the Developer contemplates, and the City understands that the development of the Property shall be consistent with the Concept Plan of the development, all laws and ordinances and including the list of essential elements identified therein. The development of the Property in connection with the Concept Plan and this Agreement is referred to as the "Project."

WHEREAS, Riverdale City has reviewed the plans and request from GOLDCREST HOMES, LLC., and determines that the conditions for development of the area have been or will be met and therefore has agreed to allow development of the land location so long as all provisions and requirements are met and completed; and

WHEREAS, the Riverdale City Council has fully reviewed the attached Development Agreement between the City and GOLDCREST HOMES, LLC., concerning the development of the lot and agrees to all the terms and conditions contained therein; and

WHEREAS, the City now desires to allow Developer to make improvements to the Property in conformity with this Resolution and Agreement and all state and local codes and the City acknowledges that the development and improvements of the Property pursuant to this Agreement will result in planning and economic benefits to the City and its residents and will provide certainty useful to Developer and the City in ongoing and future dealings.

NOW THEREFORE, the Riverdale City Council hereby approves the attached Development Agreement (Attached hereto as Exhibit A and incorporated hereby) as written and authorizes the Mayor of Riverdale City to execute this Agreement on behalf of the City.

RESOLVED this ____ day of May, 2023.

_____
Mayor Braden Mitchell
Riverdale City

Attest:

_____
Michelle Marigoni, City Recorder

VOTE:

Alan Arnold	___Yea	___ Nay	___Absent
Bart Stevens	___ Yea	___ Nay	___ Absent
Steve Hilton	___ Yea	___ Nay	___ Absent
Anne Hansen	___ Yea	___ Nay	___ Absent
Karina Merrill	___ Yea	___ Nay	___ Absent

Exhibit A

DEVELOPMENT AGREEMENT

When Recorded, Return to:
Riverdale City
Community Development Office
4360 S. Parker Dr.
Riverdale, Utah 84405

and

Jeffrey N. Walker
Walker Law Group PLLC
9533 South 700 East, Suite 200
Sandy, Utah 84020

Affecting Tax Parcel Nos.: 070760001, 070760010, 081110047, and 070760028

DEVELOPMENT AGREEMENT
FOR A PLANNED RESIDENTIAL UNIT DEVELOPMENT (PRUD) SUBDIVISION

THIS AGREEMENT (the "Agreement") is made and entered into this ____ day of May 2023, by and between Riverdale City, a municipal corporation organized and existing under the laws of the State of Utah (the "City"), and GCH Riverdale I, LLC, a Utah limited liability company, including its successors or assigns (the "Developer"), individually a "Party" or collectively the "Parties."

RECITALS

A. Developer desires to develop a single-family subdivision, commonly referred to as Coleman Vu Estates, on that certain real property located in the City of Riverdale, County of Weber, State of Utah and more particularly described on the Property Location Map attached hereto as Exhibit A (the "Subdivision").

B. The purpose of this Agreement is to define the development standards, conditions and improvements, schedule for development of the Subdivision and other terms and conditions pursuant to which the Subdivision proposed by Developer is to be developed within the City.

C. The City is willing to grant the Planned Residential Unit Development overlay pursuant to City Code of the City of Riverdale, Utah (the "City Code"), §§10-22-1, *et. seq.* (2023) (the "PRUD") upon approval of a final plat and to authorize the development of the

Subdivision proposed by Developer in conformance with this Agreement, the City Code, and applicable Utah law.

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 Subdivision. The property upon which the Subdivision shall be developed (the "Property") is located as shown on the Property Location Map, a copy of which is attached as Exhibit A hereto and incorporated by reference herein. The Property is further described as parcels nos. 070760001, 070760010, 081110047, and 070760028.

B. Project Description. The Subdivision proposed by Developer is a common open space subdivision, which will consist of up to 68 residential lots.

2. DEVELOPMENT STANDARDS AND GUIDELINES.

A. Adoption of Development Standards. The City hereby adopts, as the development standards and guidelines for the Subdivision (the "Development Standards"), the following in addition to all other applicable portions of the City Code, standards and guidelines:

(1) Approved Site Plan. The site plan (the "Site Plan") for the Subdivision has received preliminarily approved by the City and is attached as Exhibit B and incorporated herein by this reference. The Site Plan includes the following parameters: (a) Open Space (as defined herein) – minimum of 1.5 Acres; (b) lot size – average 7,000 SF; and (c) final plat shall resemble the lot sizes and overall Subdivision layout of the Site Plan as shown in Exhibit B.

(2) Roads. All roads within Subdivision shall be public and maintained by the City. Road cross sections for the Subdivision is shown on Exhibit C and incorporated herein by this reference.

(3) Yards. The following requirements for the Subdivision shall apply in lieu of standard requirements of the R-2 zoning district: (a) front yards abutting a public street – minimum of 20 feet setback; (b) side yards abutting the public street – minimum of 15 feet

setback; (c) side yards – minimum 10 feet between homes (five feet per each side); (d) rear yards setback – minimum of 20 feet; and (e) for those lots adjacent to 1050 West – a minimum of 10 feet for side yard setback.

(4) Project Enhancements & Landscape Plan. Plan shown on Exhibit D and incorporated herein by this reference, with the following minimum requirements: (a) project enhancements shall include, but not limited to, the following features: (i) picnic area (to include a pavilion and picnic table), (ii) dog park area, (iii) (2) pickleball courts, and (iv) common area open space ("Open Space") which shall resemble the overall design of the landscape plan shown in Exhibit D (collectively the "Project Enhancements"); (b) all common areas including the Project Enhancements and stormwater retention area, are to be maintained exclusively by the Subdivision's homeowner's association (the "HOA") and in accordance with City Code §§10-22-4(D) (2023).

(5) Residential Design Standards. Forty percent (40%) of the aggregate of all exterior coverings of primary residential structures and accessory buildings shall be finished with masonry. For the purposes of this section, masonry shall include brick, stone or cementitious siding but shall not include stucco or similar products.

B. Findings of Compatibility. In adopting the Development Standards identified in Section 2.A, the City hereby expressly finds that the development of the Subdivision, in conformance with the Development Standards and this Agreement, promotes the creation of a desirable residential development in an appropriate location. The City further finds that the development of the Subdivision, in conformance with the Development Standards of Riverdale City in conjunction with the agreed to terms of this Agreement, will not violate the general purpose, goals and objectives of the City Code and any plans adopted by the Planning Commission and City Council. Subject to the Developer's performance and compliance with the terms of this Agreement and City Code in effect on the date of this Agreement, Developer's rights to develop the Subdivision in accordance with the approved Site Plan, construction drawings and building plans is determined to be vested.

3. ON-SITE PROJECT IMPROVEMENTS.

Developer shall construct and install all site improvements, including utilities, required for the Subdivision, at Developer's sole cost and expense in compliance with approval and in accord with the City Code and the State of Utah, including, but not limited to, (a) burying and

piping that portion of the ditch way on the Property and (b) installing all Project Enhancements, as identified on Exhibit D, as part of the infrastructure improvements when phase 3 of the Subdivision is commenced. The Project Enhancements shall be included as part of Developer's security funding for the Subdivision to assure their timely completion as contemplated herein.

4. OFF-SITE PROJECT IMPROVEMENTS.

In accordance with applicable standards and subject to the design approval of the City Engineer and Utah Department of Transportation, Developer shall construct and install improvement tie-ins needed for two access points to Subdivision which requires stubbing road improvements, sidewalks, utilities, and drainage improvements to Weber Drive and 1050 West.

5. WATER DEDICATION.

Developer has calculated the total water usage for the development of the Property as the Subdivision to be sixty-eight and sixty-two hundredths (68.62) -acre feet of water per year (the "Required Water"). If no water shares are available or acceptable to the City, and the City determines that Developer cannot provide the water shares needed (based upon reasonable efforts and availability) for the Subdivision, the City may accept that Developer purchase water (the "Purchased Water") from the Weber Basin Water Conservancy District, through the City at City's designated rate, as determined and established by the Weber Basin Water Conservancy District. Upon purchase of the water from Weber Basin Water Conservancy District, the City shall: (i) verify and guarantee that the Weber Basin water program allocation of Purchased Water equaling the Required Water will be made available to the Subdivision in perpetuity; (ii) monitor usage and ensure that the calculated Required Water is sufficient in providing full watering services to the lots within the approved Subdivision; (iii) provide Developer, in writing, a letter that certifies that the total amount of Purchased Water shall be fixed to the Property (described in Section 1) in perpetuity, and that water cannot be forfeited by non-use, reduction in use, or for any other reason, without written consent of Developer or its assigns.

6. REPRESENTATIONS OF DEVELOPER.

A. Authority. Developer hereby represents that it has authority to proceed with the Subdivision.

B. Ability. Developer represents that it has the ability to timely proceed with the development and construction of the Subdivision.

7. ASSIGNMENT.

Developer may assign this Agreement to any other third party provided that the City consents to such assignment, which consent shall not be unreasonably withheld, upon a showing to the satisfaction of the City that such third party has the financial ability to perform Developer's obligations hereunder. The City may withhold approval of assignment, without consequence, if the City reasonably believes that the anticipated assignee will be unable to meet the requirements of this agreement or any City ordinances.

8. BINDING EFFECT.

This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

9. ATTORNEY'S FEES.

In the event that this Agreement or any provision hereof shall be enforced by an attorney retained by a Party hereto, whether by suit or otherwise, the fees and costs of such attorney shall be paid by the party who breaches or defaults hereunder, including fees and costs incurred upon appeal or in bankruptcy court.

10. SEVERABILITY.

If any term or provision of this Agreement shall, to any extent, be determined by a court of competent jurisdiction to be void, voidable, or unenforceable, such void, voidable or unenforceable term or provision shall not affect the enforceability of any other term or provision of this Agreement.

11. CAPTIONS.

The section and paragraph headings contained in this Agreement are for the purposes of reference only and shall not limit, expand or otherwise affect the construction of any provisions hereof.

12. GOVERNING LAW.

This Agreement and all matters relating hereto, shall be governed by, construed and interpreted in accordance with the laws of the State of Utah.

13. ENTIRE AGREEMENT.

This Agreement, together with the exhibits attached hereto, constitutes the entire understanding and agreement by and among the Parties hereto, and supersedes all prior

agreements, representations or understandings by and among them, whether written or oral, pertaining to the subject matter hereof.

14. CONSTRUCTION.

As used herein, all words in any gender shall be deemed to include the masculine, feminine, or neuter gender, all singular words shall include the plural, and all plural words shall include the singular, as the context may require.

15. AUTHORIZATION OF EXECUTION.

A. City. The execution of this Agreement by the City has been authorized by the City Council of Riverdale City at a regularly scheduled meeting of that body, pursuant to the notice.

B. Developer. The execution of this Agreement has been duly authorized by the Developer.

[Remainder of page left intentionally blank; signatures immediately follow]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

DEVELOPER

ATTEST:

By:_____
Gerald Anderson
Manager

_____
TITLE

RIVERDALE CITY

ATTEST:

By:_____
Braden Mitchell
Mayor

_____
City Recorder

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On the _____ day of May 2023, personally appeared before me Braden Mitchell and the CITY RECORDER, who being by me duly sworn did say, each for himself and herself that he, the said Braden Mitchell, is the Mayor of Riverdale City, Weber County, State of Utah and that she, the said CITY RECORDER, is the City Recorder of Riverdale City, and that the within and foregoing instrument was signed on behalf of the said Riverdale City by authority of the City Council of Riverdale City and said Braden Mitchell and the CITY RECORDER, each duly acknowledged to me that the said Riverdale City executed the same and that the seal affixed is the seal of the said Riverdale City.

_____
NOTARY PUBLIC

(SEAL)

STATE OF UTAH)
: ss.
COUNTY OF WEBER)

On the _____ day of May 2023, personally appeared before me, Gerald Anderson, the signer of the foregoing Agreement for the DEVELOPER, who duly acknowledged to me that he executed the same for and on behalf of the DEVELOPER.

_____
NOTARY PUBLIC

(SEAL)

EXHIBIT A

ADDRESS: 5369 South 1050 West Riverdale, Utah

PARCEL ID NOS.: 070760001, 070760010, 081110047, 070760028.

LOCATION MAP:



PROJECT DESCRIPTIONS:

Beginning at a point being South 89°47'10" East 511.37 feet (NAD 83 bearing being North 0°15'29" East between the West Quarter Corner and the Northwest Corner of said Section 13, per the Davis County Township Reference Plat) from the Southwest Corner of the Northwest Quarter, (West Quarter Corner) of Section 13, Township 4 North, Range 1 West, Salt Lake Meridian; and running

thence North 00°10'00" East 79.48 feet;
thence North 89°47'10" West 253.28 feet to the Centerline of Valley View Drive, which was established during a field survey;
thence North 10°48'26" East 334.03 feet along said Centerline;
thence East 221.06 feet;
thence North 150.26 feet;
thence North 89°40'43" West 192.18 feet to the Centerline of Valley View Drive;
thence North 10°48'26" East 103.53 feet along said Centerline;
thence North 89°59'25" East 341.83 feet;

thence South 17°55'39" East 31.53 feet;
thence North 89°59'25" East 120.00 feet;
thence North 00°00'35" West 30.00 feet to the Southwest Corner of Lot 103, Jacob's Hollow Amended;
thence North 89°59'25" East 804.01 feet along the South line of Jacob's Hollow Amended to and along the South line to the Southeast Corner of Jacob's Hollow Subdivision;
thence South 00°06'40" East 666.02 feet;
thence North 89°47'10" West 365.27 feet;
thence South 00°11'20" West 664.00 feet to and along the West line of Walton Hills No. 3, to and along the West line of Walton Hills No. 2 to the Northeast Corner of Lot 5, Knots Landing;
thence North 89°47'10" West 769.21 feet along the North line of Knots Landing and beyond;
thence North 00°10'00" East 664.00 feet to the point of beginning.

Less and Excepting:
Beginning at a point on the quarter section line, said point being South 89°47'10” East 705.00 feet along the quarter section line from the
Southwest Corner of the Northwest Quarter, (West Quarter Corner) of Section 13, Township 4 North, Range 1 West, Salt Lake Meridian,
and running;
thence North 0°12'50” East 80.00 feet;
thence South 89°47'10” East 360.00 feet;
thence South 0°12'50” West 320.00 feet;
thence South 56°19'00” West 74.83 feet;
thence North 89°47'10” West 222.26 feet;
thence South 0°12'50” West 38.50 feet;
thence North 89°47'10” West 75.63 feet;
thence North 0°12'50” East 320.23 feet to the point of beginning.

Contains 1,211,828 Square Feet or 27.82 Acres,

EXHIBIT B

CONCEPT PLAN

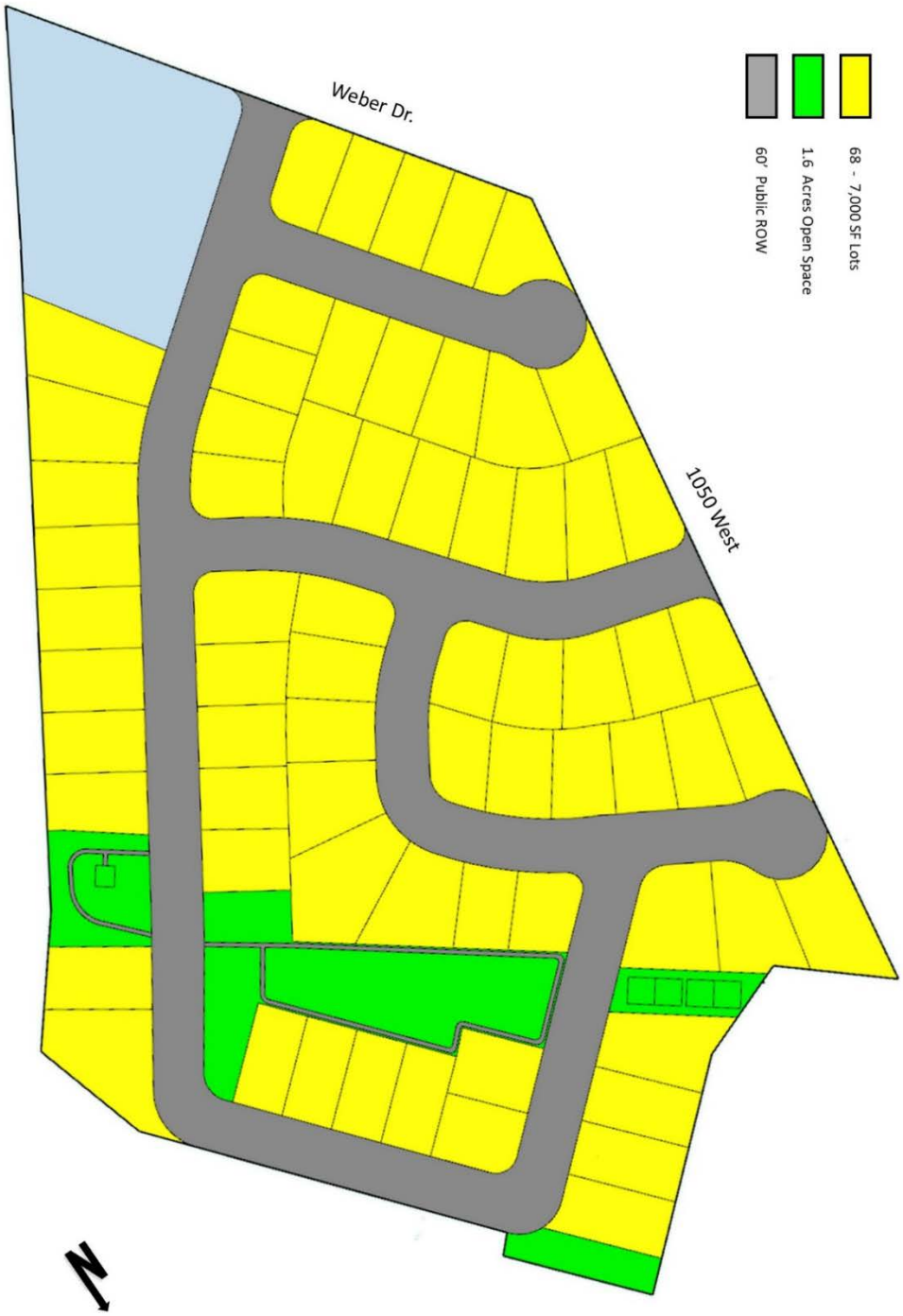
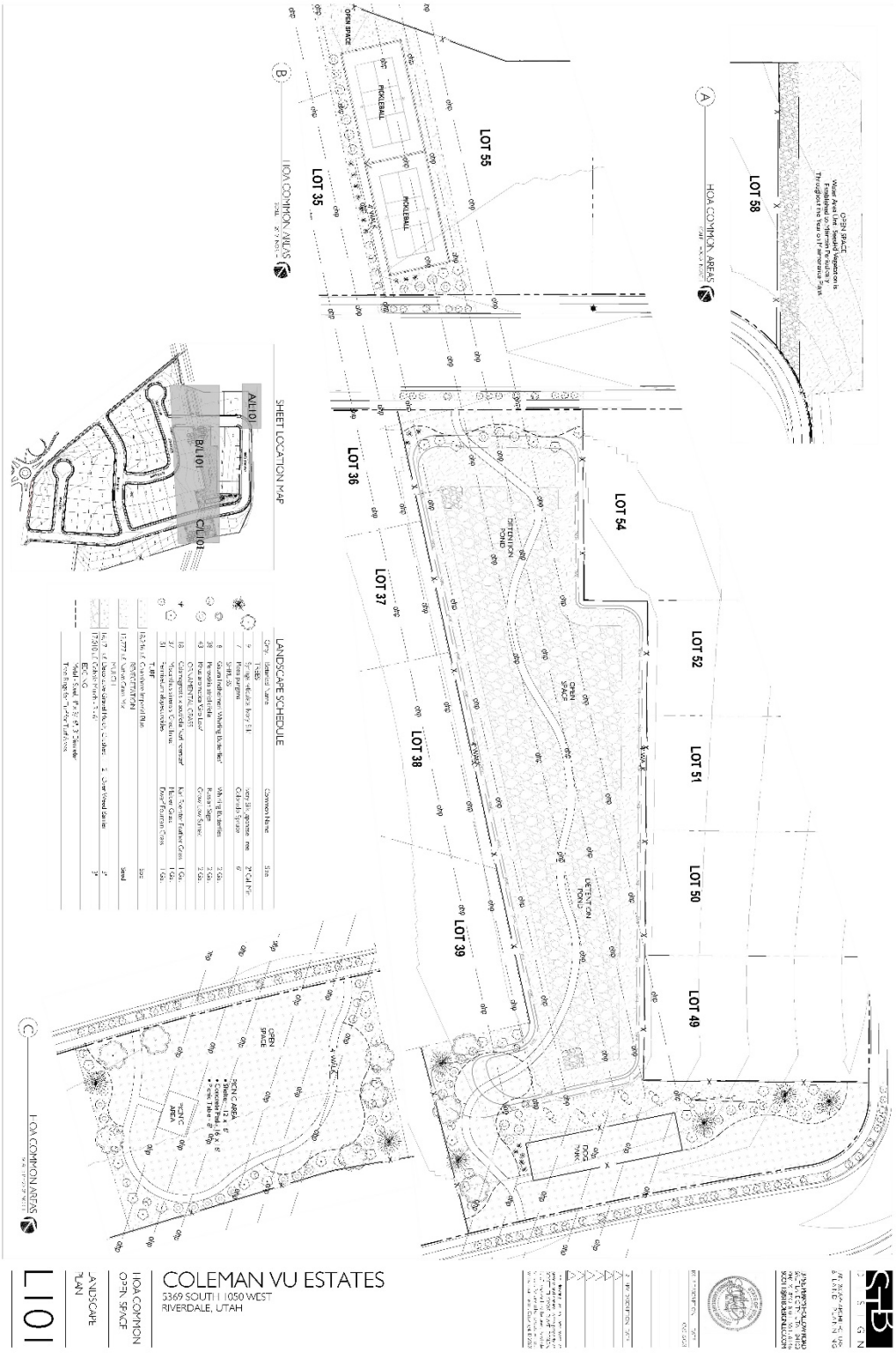


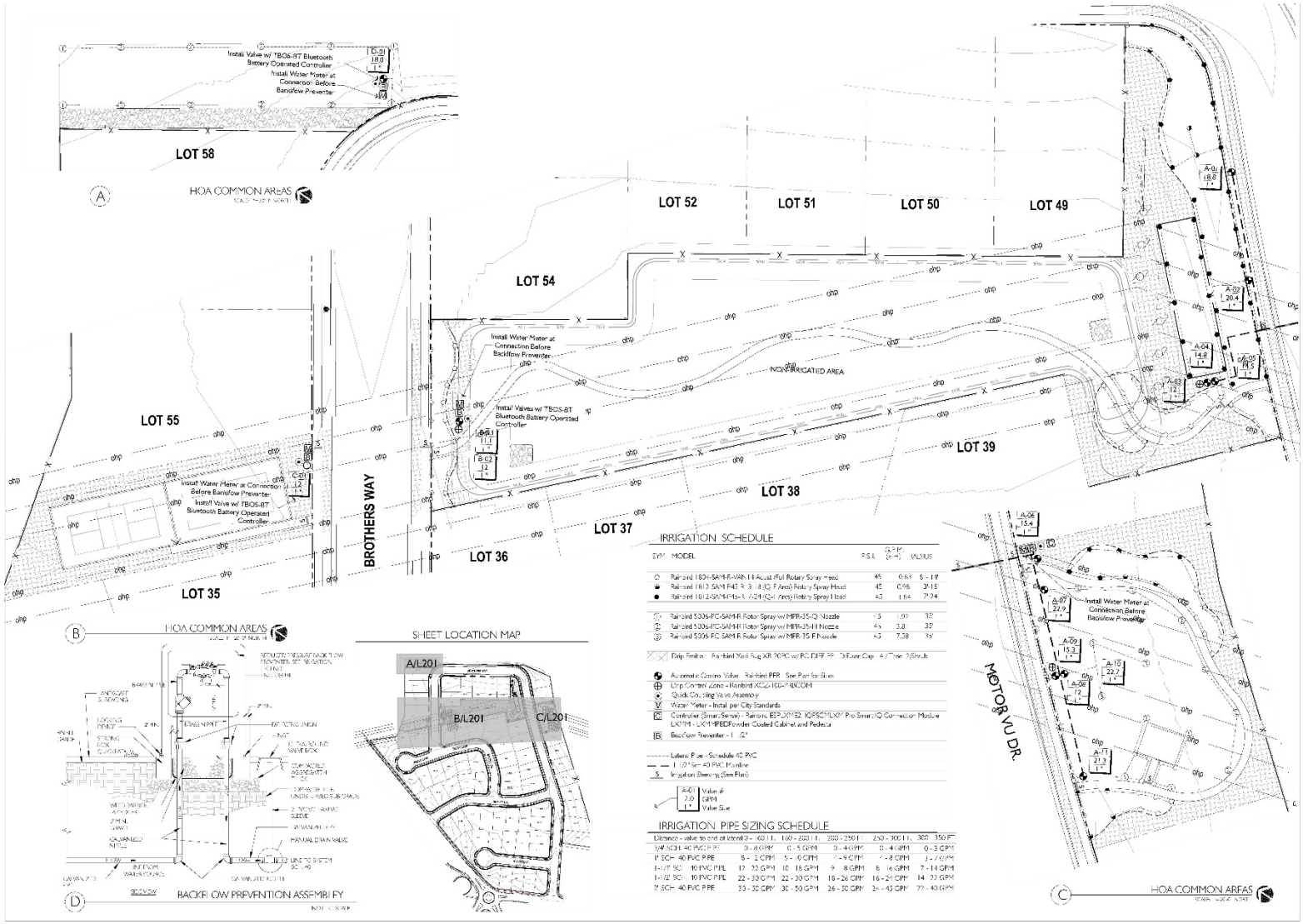
EXHIBIT C

ROAD CROSS SECTION

EXHIBIT D

LANDSCAPE PLAN





IRRIGATION SCHEDULE

SYM	MODEL	P.S.I.	G.P.M. (#-#)	RADIUS
	Rainbird 1804-SAM-R-VAN-H Acust./Full Rotary Spray Head	45	0.63	5 - 14'
	Rainbird 1812-SAM-F45-R-3 -8 (Q-F Area) Rotary Spray Head	45	0.96	3-15
	Rainbird 1812-SAM-Plus-(-A24 (Q-F Area) Rotary Spray Head	45	1.64	7-24
	Rainbird 5006-PC-SAM-R Rotor Spray w/ MPR-35-Q Nozzle	45	1.93	35'
	Rainbird 5006-PC-SAM-R Rotor Spray w/ MPR-35-H Nozzle	45	3.8	35'
	Rainbird 5006-PC-SAM-R Rotor Spray w/ MPR-35-F Nozzle	45	7.58	35'
	Drip Emitter - Rainbird Xerii Rug XB-20PC w/ PC Diff Pr - Diffuser Cap - 4 / Timer - 2/Shrub			
	Automatic Control Valve - Rainbird PEB - See Plan for Sizes			
	Drip Control Zone - Rainbird XCZ-100-PRB-COM			
	Quick Coupling Valve Assembly			
	Water Meter - Install per City Standards			
	Controller (Smart Sense) - Rainbird ESP-ME3 IQ (ESP-ME3 IQ Pro Smart IQ Connection Module LXD-MM - LXD-MMPED Powder Coated Cabinet and Pedestal			
	Backflow Preventer - 1 - 1/2"			
	Lateral Pipe - Schedule 40 PVC			
	Irrigation Mainline			
S	Irrigation Sleeving (See Plan)			
	Valve # / GPM / Valve Size			

IRRIGATION PIPE SIZING SCHEDULE

Distance - valve to end of lateral	0 - 60 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	9 - 13 GPM	5 - 10 GPM	5 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	17 - 22 GPM	10 - 16 GPM	9 - 15 GPM	8 - 14 GPM	7 - 11 GPM
1-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	16 - 26 GPM	16 - 24 GPM	14 - 22 GPM
2" SCH. 40 PVC PIPE	30 - 50 GPM	30 - 50 GPM	26 - 38 GPM	24 - 43 GPM	22 - 40 GPM

SLS DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
373 E. PERRY'S HOLLOW ROAD
SAINT GEORGE, UTAH 84790
PH (435) 619-0151 FAX (435) 619-0152
SLSDESIGN@COMCAST.NET

COLEMAN VU ESTATES
5369 SOUTH 1050 WEST
RIVERDALE, UTAH

HOA COMMON OPEN SPACE

IRRIGATION PLAN

L201

RIVERDALE CITY
CITY COUNCIL AGENDA
May 16, 2023

AGENDA ITEM: G1b

SUBJECT: **Consideration of Ordinance #964 regarding a proposed Final Subdivision and Site Plan request for Coleman Vu Estates PRUD Subdivision located at approximately 5368 South 1050 West, as requested by Goldcrest Homes, LLC.**

PRESENTER: Mike Eggett, Community Development Director

INFORMATION:

a. Ordinance #964
b. Coleman Vu PRUD Final Sub Plan CC Review – 20230510
c. Dept Staff Reports – CC Coleman Vu Final Sub Plan [20230511]
d. Coleman VU Estates – City Eng Review #6 5 11 2023
e. Coleman Vu PRUD Subdiv Updated App [20220808]
f. Revised LOI
g. Coleman Vu Estates – Eng Cost Est April 4th
h. Coleman Vu Estates Signs
i. Motor Vu Ext Arch Bldg Concepts
j. Variance Request 3-18-2022
k. COLEMAN VU HEIGHTS LANDSCAPE 2023.05.01
l. 2023-05-04_Updated Set
m. Ex-100 – Round-about exhibit

BACK TO AGENDA

ORDINANCE NO. 964

AN ORDINANCE CREATING A SUBDIVISION AND APPROVING A SITE PLAN KNOWN AS THE COLEMAN VU ESTATES PRUD SUBDIVISION, IN THE CITY OF RIVERDALE, WEBER COUNTY, STATE OF UTAH AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, The City of Riverdale (hereinafter "City") has received a request for a PRUD subdivision site, located at approximately 5368 South 1050 West, known as the "Coleman Vu Estates PRUD Subdivision," at the request of Goldcrest Homes, LLC (herein Petitioner), of a certain parcel of land hereinafter described in detail on the attached Exhibits, for a PRUD residential subdivision and development; and

WHEREAS, the petitioner has complied with all the requirements set forth in Utah Code and the Riverdale City Code (Title 10 Chapters 21, 9C, 14, and 15, where required) concerning subdivision creation; and

WHEREAS, the petitioner of the said parcel of land, has received a recommendation of approval for said subdivision from the Riverdale City Planning Commission (March 14, 2023) during a public meeting; and

WHEREAS, the City Council now desires to approve the subdivision and formally recognize and order that said subdivision be recorded with the Weber County Recorder's Office; and

WHEREAS, it is in the best interest of Riverdale City to allow the proposed subdivision and to do so will promote health, safety and the general welfare of the community; and

NOW THEREFORE, BE IT HEREBY ORDAINED AND ENACTED BY THE CITY COUNCIL OF THE CITY OF RIVERDALE:

Section 1. Subdivision Plat. Be it hereby ordained by the Riverdale City Council that the site, located at approximately 5368 South 1050 West, be amended to create the "Coleman Vu Estates PRUD Subdivision," for the proposed location, pursuant to the attached description and maps, as set forth on the attached Exhibit(s).

Section 2. That said subdivision be recognized and recorded in the Office of the Weber County Recorder.

Section 3. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. This ordinance shall take effect immediately upon its adoption and posting.

PASSED, ADOPTED, AND ORDERED POSTED this _____ day of May 2023.

_____
Braden D. Mitchell
Riverdale City Mayor

Attest:

_____
Michelle Marigoni
City Recorder

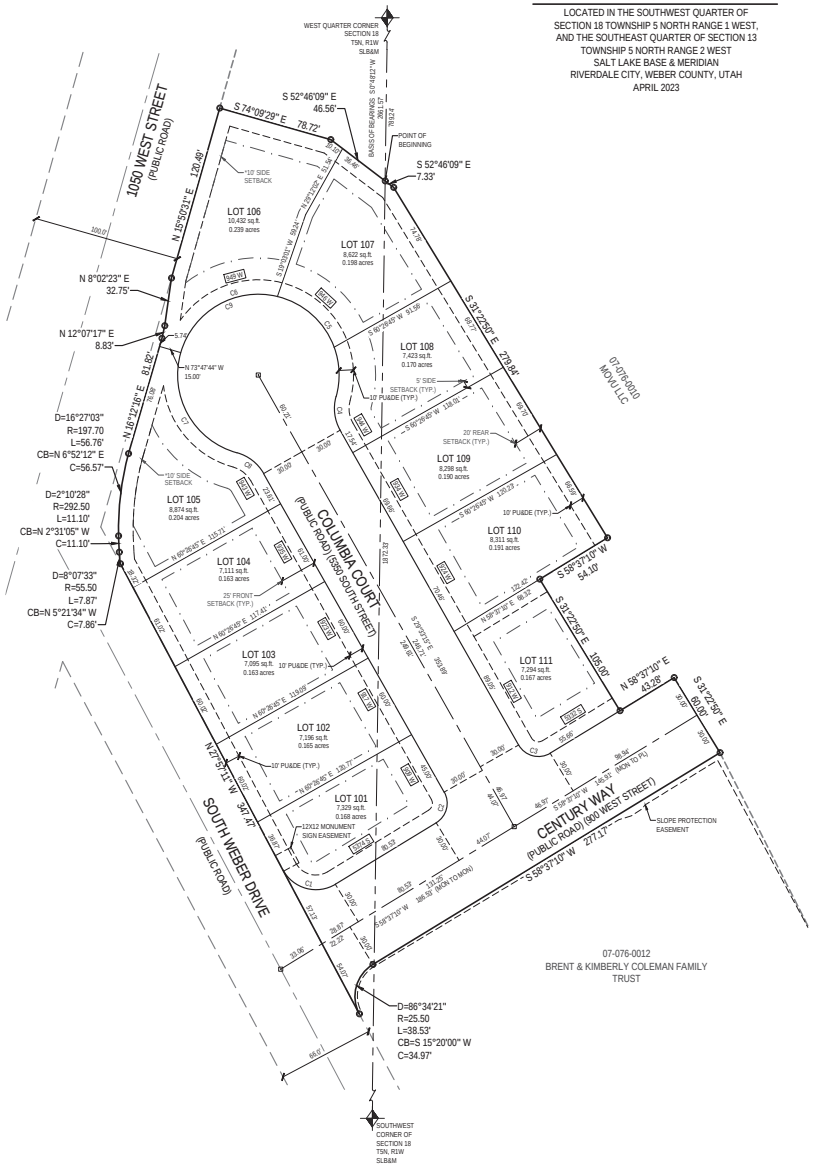
VOTE:

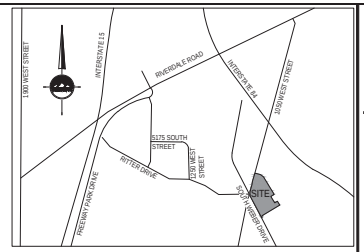
Alan Arnold	___Yea	___ Nay	___Absent
Bart Stevens	___ Yea	___ Nay	___ Absent
Steve Hilton	___ Yea	___ Nay	___ Absent
Anne Hansen	___ Yea	___ Nay	___ Absent
Karina Merrill	___ Yea	___ Nay	___ Absent

Exhibit A

COLEMAN VU ESTATES PHASE 1

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





VICINITY MAP
NO SCALE
RIVERDALE CITY, WEBER COUNTY, UTAH

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

NOTES

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

LEGEND

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

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

SURVEYOR'S CERTIFICATE

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

PLAT NARRATIVE

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

BOUNDARY DESCRIPTION

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

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

South 52°46'09" East 7.33 feet;
thence South 31°22'50" East 279.84 feet;
thence South 58°37'10" West 54.10 feet;
thence South 31°22'50" East 105.00 feet;
thence North 58°37'10" East 43.26 feet;
thence South 31°22'50" East 60.00 feet;
thence South 58°37'10" West 277.17 feet;

thence southwesterly 38.53 feet along the arc of a 25.50-foot radius curve to the left (center bears South 31°22'50" East and the chord bears South 15°20'00" West 34.97 feet with a central angle of 86°34'21") to the northerly Right-of-Way line of South Weber Drive;

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

thence along said Easterly Right-of-Way Line the following seven (7) courses:
(1) northwesterly 7.87 feet along the arc of a 55.50-foot radius curve to the right (center bears North 80°34'40" East and the chord bears North 05°21'34" West 7.86 feet with a central angle of 08°07'33");
(2) northerly 11.10 feet along the arc of a 292.50-foot radius curve to the right (center bears North 86°23'41" East and the chord bears North 02°31'05" West 11.10 feet with a central angle of 02°10'28");
(3) northerly 56.76 feet along the arc of a 197.70-foot radius curve to the right (center bears North 88°38'41" East and the chord bears North 06°52'12" East 56.57 feet with a central angle of 16°27'03");
(4) North 16°12'16" East 81.82 feet;
(5) North 12°07'17" East 8.83 feet;
(6) North 08°02'23" East 32.75 feet;
(7) North 15°57'21" East 120.49 feet;

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

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

Date

Trent R. Williams, PLS
License No. 8034679

OWNER'S DEDICATION

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

COLEMAN VU ESTATES PHASE 1

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

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

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

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

By:

INDIVIDUAL ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

COLEMAN VU ESTATES PHASE 1

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

ENSIGN

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

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

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

CITY ATTORNEY'S APPROVAL

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

RIVERDALE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

CHAIRMAN, RIVERDALE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

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

RIVERDALE CITY ENGINEER DATE

CITY COUNCIL APPROVAL

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

CITY RECORDER CITY MAYOR

SHEET 1 OF 1
PROJECT NUMBER : 11330
MANAGER : B. MORGAN
DRAWN BY : S. LEWIS
CHECKED BY : T. WILLIAMS
DATE : 5/4/23

WEBER COUNTY RECORDER

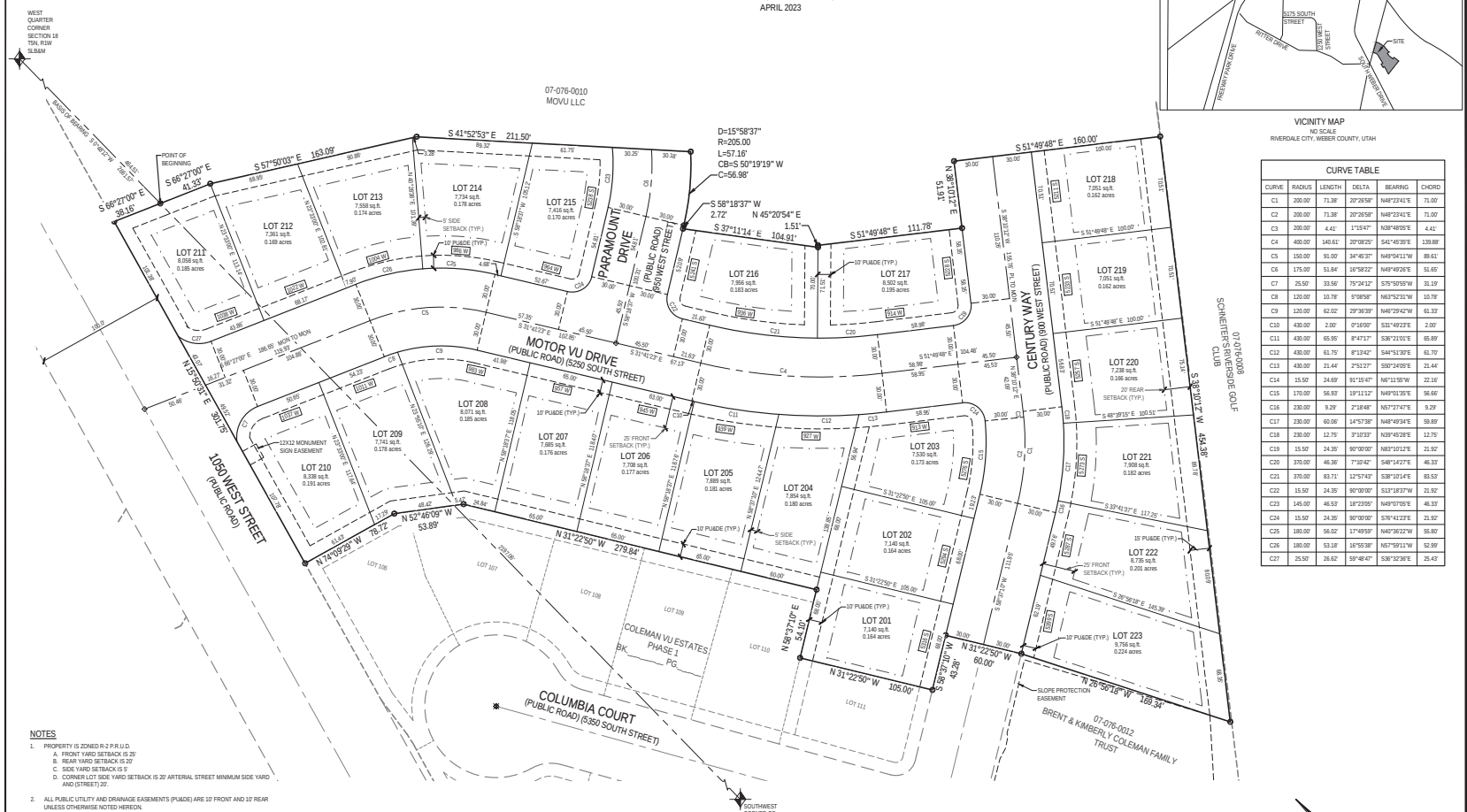
ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20_____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

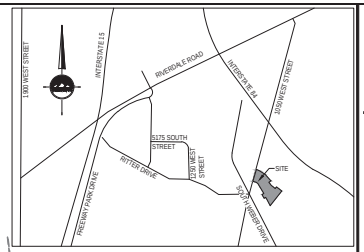
WEBER COUNTY RECORDER

BY _____
DEPUTY RECORDER

COLEMAN VU ESTATES PHASE 2

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





VICINITY MAP
NO SCALE
RIVERDALE CITY, WEBER COUNTY, UTAH

CURVE TABLE

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

NOTES

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

LEGEND

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

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

SURVEYOR'S CERTIFICATE

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

PLAT NARRATIVE

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

BOUNDARY DESCRIPTION

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

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

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

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

thence South 58°18'37" West 2.72 feet;
thence South 37°11'14" East 104.91 feet;
thence North 45°20'54" East 1.51 feet;
thence South 51°49'48" East 111.78 feet;
thence North 38°10'12" East 51.91 feet;
thence South 51°49'48" East 160.00 feet to the westerly boundary line of Schneiter's Riverside Golf Club as described in that Quit-Claim Deed recorded as Entry No. 1271967, in the Office of the Weber County Recorder;
thence South 38°10'12" West 454.38 feet along said westerly boundary line;
thence North 26°56'18" West 169.34 feet;
thence North 31°22'50" West 60.00 feet;
thence North 31°22'50" West 105.00 feet;
thence North 58°37'10" West 43.28 feet;
thence North 74°09'29" West 76.72 feet to the easterly Right-of-Way Line of 1050 West Street;
thence North 15°50'31" East 301.75 feet along said easterly Right-of-Way Line;
thence South 66°27'00" East 38.16 feet to the Point of Beginning.

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

Date

Trent R. Williams, PLS
License No. 8034679

OWNER'S DEDICATION

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

COLEMAN VU ESTATES PHASE 2

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

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

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

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

By:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

COLEMAN VU ESTATES PHASE 2

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

ENSIGN
LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNENG.COM
SALT LAKE CITY Phone: 801.255.0529
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

EASEMENT APPROVAL

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

CITY ATTORNEY'S APPROVAL

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

RIVERDALE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

CHAIRMAN, RIVERDALE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

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

RIVERDALE CITY ENGINEER DATE

CITY COUNCIL APPROVAL

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

CITY RECORDER CITY MAYOR

SHEET 1 OF 1
PROJECT NUMBER : 11330
MANAGER : B. MORGAN
DRAWN BY : S. LEWIS
CHECKED BY : T. WILLIAMS
DATE : 5/4/23

WEBER COUNTY RECORDER

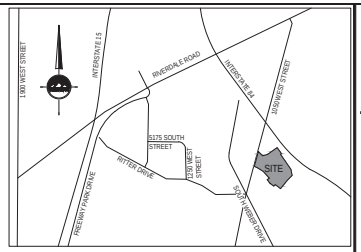
ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20_____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

WEBER COUNTY RECORDER

BY _____
DEPUTY RECORDER

COLEMAN VU ESTATES PHASE 3

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



VICINITY MAP
NO SCALE
RIVERDALE CITY, WEBER COUNTY, UTAH

SURVEYOR'S CERTIFICATE

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

PLAT NARRATIVE

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

BOUNDARY DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NOTES

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

IRRIGATION EASEMENT

Beginning at a point on the Easterly Right-of-Way line of 1050 West Street, said point being located South 00°48'21" West 222.84 feet along the Section Line and East 25.87 feet from the West Quarter Corner of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian, and running

thence South 65°08'49" East 74.49 feet;
thence North 39°12'10" East 80.11 feet;
thence South 43°43'36" East 15.28 feet;
thence North 74°48'06" East 8.32 feet;
thence South 39°12'10" West 93.81 feet;
thence Northwesterly 39.06 feet along the arc of a 55.00 foot radius curve to the left (center bears South 35°25'13" West and the chord bears North 74°55'37" West 38.25 feet with a central angle of 40°41'40");
thence North 65°08'49" West 50.81 feet to the Easterly Right-of-Way line of 1050 West Street;
thence North 15°50'31" East 20.25 feet along said Easterly Right-of-Way line to the point of beginning.

Contains 3,159 Square Feet or 0.073 Acres.

LEGEND

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

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	2000.00'	244.35'	7°00'00"	S41°40'12"W	244.19'
C2	65.00'	90.42'	79°42'00"	N5°19'12"E	83.30'
C3	45.00'	71.21'	90°40'00"	N79°51'48"W	64.01'
C4	380.00'	44.58'	6°43'18"	N50°33'35"W	44.55'
C5	65.00'	96.85'	85°22'08"	N4°30'52"W	88.13'
C6	175.00'	9.67'	3°10'03"	N39°45'13"E	9.67'
C7	1970.00'	4.20'	0°07'19"	S38°13'52"W	4.20'
C8	1970.00'	158.06'	4°35'50"	S40°35'26"W	158.02'
C9	1970.00'	75.00'	2°10'53"	S43°58'48"W	75.00'
C10	1970.00'	3.41'	0°05'58"	S45°07'13"W	3.41'
C11	95.00'	132.15'	79°42'00"	N5°19'12"E	121.75'
C12	75.00'	53.27'	40°41'55"	N54°52'45"W	52.16'
C13	75.00'	65.41'	49°58'05"	S79°47'15"W	63.35'

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

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

Trent R. Williams, PLS
License No. 8034679
Date

OWNER'S DEDICATION

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

COLEMAN VU ESTATES PHASE 3

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

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

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

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

By:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

COLEMAN VU ESTATES PHASE 3

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

ENSIGN

LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
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CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

EASEMENT APPROVAL

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

CITY ATTORNEY'S APPROVAL

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

RIVERDALE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

CHAIRMAN, RIVERDALE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

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

RIVERDALE CITY ENGINEER DATE

CITY COUNCIL APPROVAL

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

CITY RECORDER CITY MAYOR

SHEET 1 OF 2

PROJECT NUMBER : 11330
MANAGER : B. MORGAN
DRAWN BY : S. LEWIS
CHECKED BY : T. WILLIAMS
DATE : 5/4/23

WEBER COUNTY RECORDER

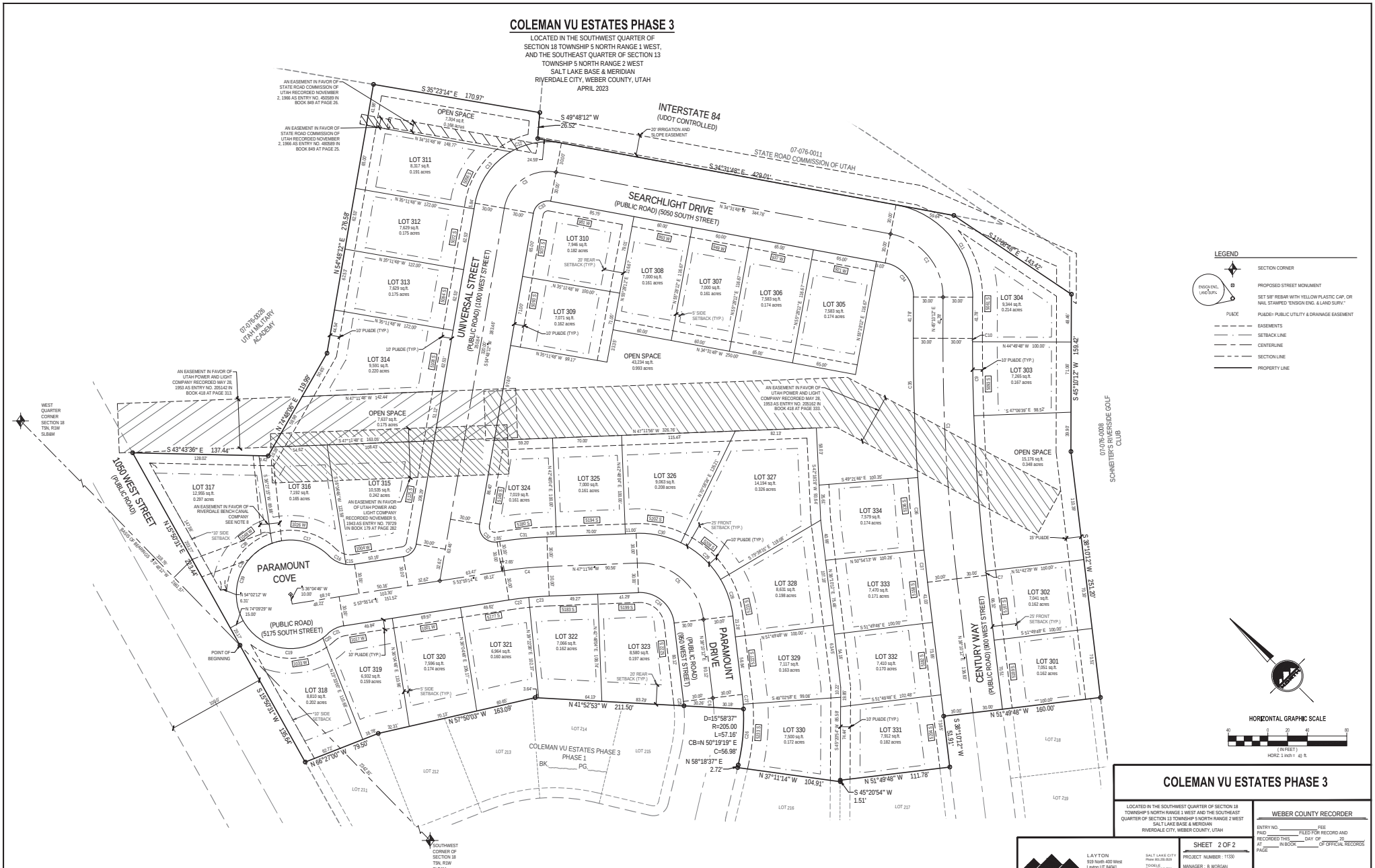
ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

WEBER COUNTY RECORDER

BY _____
DEPUTY RECORDER

COLEMAN VU ESTATES PHASE 3

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



LEGEND

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

HORIZONTAL GRAPHIC SCALE

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

COLEMAN VU ESTATES PHASE 3

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

WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER

BY _____
DEPUTY RECORDER

ENSIGN

LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

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

WWW.ENSIGNENG.COM

SHEET 2 OF 2

PROJECT NUMBER : 11330
MANAGER : B. MORGAN
DRAWN BY : S. LEWIS
CHECKED BY : T. WILLIAMS
DATE : 5/4/23

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405
801-394-5541

Final Subdivision Review – Coleman Vu Heights PRUD Subdivision - 5368 South 1050 West

Completed by Mike Eggett, Community Dev. Director on 8/17/2022, 8/18/2022, 3/8/2023, 3/28/2023, 4/12/2023, and 5/10/2023

Recommendation: City staff recommends that the City Council examine and review this proposed final subdivision plan and plat. Items of consideration or note have been highlighted in yellow for potential discussion purposes. City staff recommends that the Council act accordingly to approve the final plan and plat, approve the plan and plat with additional comments or concerns to be addressed by the developer, or not approve the final site plan and plat proposal for the Coleman Vu Estates PRUD Subdivision project.

Date Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting)	August 8, 2022, update on August 18, 2022, March 8, 2023, March 28, 2023, April 4, 2023, and May 2, 2023
Date Application Submitted to City:	August 8, 2022
Date Fee Paid:	Paid on August 8 and 15, 2022 (see application and receipts for details)
Subdivision/Site Plan – Preliminary Requirements	**Departmental Review Comments**
COVER SHEET	Provided
Title Block	
Project name and address	Project name shown and address shown
Property Owner's name, address, and phone number	Yes shown - Movu, LLC, 5406 S Weber Drive, Riverdale, Utah 84041, Contact: Brent Coleman, PH: 801-698-3591
Developer's name, address, and phone number	Goldcrest Homes, 9730 South 700 East, Sandy, Utah 84070, Contact: Adam Anderson, 385-200-0040
Approving agency's name and address: Utility companies as applicable	Shown - Riverdale City, 4600 S. Weber River Drive, Riverdale, Utah 84405; Utility company names, address, and phone number not provided as applicable
Consulting Engineer's name, address, and phone number	Ensign Engineering, 45 W. 10000 S., Suite 500, Sandy, Utah 84070, 801-255-0529

Licensed Land Surveyor's name, address, phone number, signature, and seal	Trent R. Williams, Ensign Engineering, 919 North 400 West, Layton, Utah 84041, 801-547-1100, seal and signature not shown at this time
Date	Yes – 5/2/2023
Revision block with date and initials	Revision block shown for use
Sheet number and total sheets	22 total sheets (includes the plat) and other supporting documents
General	
Street names	Shown – Columbia Court (5350 S.), Century Way (900 W.), Motor Vu Drive (5250 S.), Paramount Drive (950 W.), Paramount Cove (5175 S.), Universal Street (1000 W.), Searchlight Drive (5050 S.) (all new roads), 1050 West, and South Weber Drive
Layouts of lots with lot numbers and addresses	68 lots shown, 4 open space/detention parcels; addresses are shown on plat for each lot
Adjacent tract ownership and tax identification numbers	Adjacent property tract ownership names shown with tax ID numbers
Scale (minimum 1"=50' to 1"=10')	Yes, scale is shown as 1" = 40' on plat
North arrow	Yes
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Existing easements shown on plat; existing structures on site shown; existing utility lines shown; unsure of approvals provided to cross, use, relocate
Space for notes	Yes, provided
Contours	Yes, shown on multiple sheets
Public areas	Sidewalks and curb/gutter shown on multiple sheets; open space parcels identified
Vicinity Map	
Street names	Yes
Site location	Yes
North arrow	Yes
Scale	"Not to scale" noted
PLAT SHEET	Note that Lots 105-106, 210-211, 317-318 will have no vehicular access to 1050 West and Lots 105-106 will have no access to South Weber Drive
Title Block	
Project name and address	Project name shown and address shown

Approving Agency's name and address	This is provided: Riverdale City, 4600 S. Weber River Drive, Riverdale, Utah 84405
Consulting Engineer's name, address, and phone number	Ensign Engineering, 45 W. 1000 S., Suite 500, Sandy, Utah 84070, 801-255-0529
Consulting Engineer's stamp, signature, and license expiration date	Engineer's stamp, signature, and license expiration provided
Date	Yes – April 2023
Names of approving agents with titles, stamps, signatures, and license expiration dates	Names of approving utility agents, titles, stamps, signatures, and license expiration shown
Names of approving departments (Attorney, Planning Commission, Mayor, Engineer)	Shown on plat
Layout	
Street Names	Shown – Columbia Court (5350 S.), Century Way (900 W.), Motor Vu Drive (5250 S.), Paramount Drive (950 W.), Paramount Cove (5175 S.), Universal Street (1000 W.), Searchlight Drive (5050 S.) (all new roads), 1050 West, and South Weber Drive
Layouts of lots with lot numbers	68 lots shown, 4 open space/detention parcels; addresses are shown on plat for each lot
Bearings and distances for all property lines and section ties	Shown, defer to City Engineer review
Boundary and Legal description	Shown, defer to City Engineer review
Adjacent tract ownership and tax identification numbers	Tract ownership names and tax ID shown
Scale (minimum 1"=50')	Yes, scale is shown as 1"= 40'
North arrow	Yes
Owner's dedication certificate for subdivision (Notary Acknowledgement)	Yes, shown
Landscaping (location and type with area calculations)	Landscaping plan shown or provided for detention pond areas and open space areas; gravel mulch in basin, park amenities shown as well, plantings shown also; stamped concrete shown in park strips along 1050 West and South Weber Drive; color and style on stamped concrete not shown on landscaping plan as noted on note 16 of Site Plan (C-200) page; park irrigation plans provided for the landscaping area
Location of exterior lighting devices, signs, and outdoor advertising	Existing and anticipated exterior lighting devices (streetlights) shown; anticipated subdivision signage locations shown
Location of underground tanks, dumpsters, etc	No underground tanks shown for this site; dumpsters not anticipated for this site

Additional Information	
Benchmark	Shown, defer to City Engineer review
Basis of bearings	Shown, defer to City Engineer review
Legend	Yes, shown
PLAN AND PROFILE SHEETS	Site Plan and Utility Plan sheet provided
Title Block	
Project name and address	Project name shown and address shown
Approving Agency's name and address	This is provided: Riverdale City, 4600 S. Weber River Drive, Riverdale, Utah 84405
Consulting Engineer's name, address, and phone number	Ensign Engineering, 45 W. 1000 S., Suite 500, Sandy, Utah 84070, 801-255-0529
Date	Yes – 5/2/2023
Scale	Yes, scale is shown as 1"= 40'
Revision block with date and initials	Revision block shown for use
Sheet number and total sheets	22 total sheets (includes the plat) and other supporting documents in binder
General	
North arrow	Yes
Street names	Shown – Columbia Court (5350 S.), Century Way (900 W.), Motor Vu Drive (5250 S.), Paramount Drive (950 W.), Paramount Cove (5175 S.), Universal Street (1000 W.), Searchlight Drive (5050 S.) (all new roads), 1050 West, and South Weber Drive
Lot numbers	68 lots shown, 4 open space/detention parcels; addresses are shown on plat for each lot
Reference to sheets showing adjacent areas	Not applicable
Center line stationing	Shown on plans
Existing natural ground	Shown on sheet C-100
Signage	Subdivision signage location shown on corner of Lot 101; may inquire future signage intent
Height	*Dimensions unknown at this time*
Size	*Dimensions unknown at this time*
Locations	Shown on corner of Lot 101
Colors	Refer to provided imagery

Lighting	*Not available*
New and Existing Buildings	
Height and Size (multiple homes)	New building - Height = range of height unknown at this time; Building size = range of size unknown at this time; existing buildings and utility structures on site shown; may inquire for more details about the planned structures
Location, setbacks, and all dimensions	Setbacks will vary based upon homes placed on lots, five (5) foot side yard setback minimum requested and twenty (20) foot rear yard setback minimum requested; building footprints shown on drawings should be set to meet R-2 zoning reqs, with exceptions if PRUD is approved and setbacks slightly modified per approval of PRUD
Type of construction	Building materials and types of construction shown on Home Elevation drawings; see Home Elevations for more regarding colors, material, and proposed style of homes; 40% rock and/or stone req per PRUD application and met on dwg calcs
Type of occupancy and proposed uses	Single family residential uses
Show handicapped access	ADA accessible ramp shown and identified on multiple sheets
New and Existing Landscaping & Percentage	Landscaping plan shown or provided for detention pond areas and open space areas; gravel mulch in basin, park amenities shown as well, plantings shown also; stamped concrete shown in park strips along 1050 West and South Weber Drive; color and style on stamped concrete not shown on landscaping plan as noted on note 16 of Site Plan (c-200) page; park irrigation plans provided for the landscaping area
Number of trees	16 trees, 98 shrubs, 106 ornamental grass, other plantings, and mulch locations shown
Landscape plan showing all planting, hardscaping, berming, and watering	Shown on landscaping plan
Xeriscaping alternatives being considered	Yes, shown on landscaping plan
New and Existing Walls and Fences	
Location, design, and height	Existing fences identified on C-0.1; new fences planned for site and shown on site plan around entirety of subdivision per PRUD
Materials proposed for construction	6’ vinyl fence planned for site
New and Existing Ingress and Egress	

Location and size of points of ingress and egress for motor vehicles and internal use	Yes, shown
Circulation pattern	Not shown, may discuss traffic movement but seems intuitive
New and Existing Streets	
All access points	Yes, this is shown
Center lines	Yes, this is shown
Right-of-way lines	Shown and clearly identified as r-o-w on plans
Face of curb lines	Yes, this is shown
Centerline slope	Yes, this is shown
Signing and striping	Signing installation should be coordinated with public works dept and paid for by applicant; roadway striping should be coordinated with public works;
Light poles	Shown at intersections and cul-de-sac ends
Street lights	Proposed site plan street lighting shown
Street name signs	Sign locations shown on plans; signing installation, if any, should be coordinated with public works dept and paid for by applicant;
Stop signs	Sign locations shown on plans; signing installation, if any, should be coordinated with public works dept and paid for by applicant;
UDOT approval (if required for project)	Not applicable to this project
Sidewalk (4' side with 4" of road base or 6' side with 6" of road base through the approach)	Yes, shown and defined on sheet C-600 "Civil Details"; sidewalk standard depth and approach depth meeting standards noted on sheet C-200 "Site Plan" as keynote #2
Planting Strip	Shown
New and Existing Storm Drainage	
Top of curb elevations	Shown, defer to City Engineer
Slope of gutter	Shown, defer to City Engineer
Manholes	Existing and new shown on multiple sheets
Invert elevations	Shown, defer to City Engineer
Length, size, slope, and type of mains and laterals	Shown on multiple sheets, defer to City Engineer
Location of catch basins	Shown on multiple sheets

Ditches, location and ownership	No ditches or waterways of note
Approval to pipe, reroute or use	Other than future City approval, unknown if other approval required; defer to City Engineer
Calculations for retention system	Storm runoff and retention calcs shown on "Storm Drain Detention" document; defer to City Engineer
Method of storm water clean-up	Shown on sheets C-300, C-500, and C-600; defer to Public Works Director
New and Existing Sanitary Sewers	
Manholes	Existing and new shown on multiple sheets
Invert elevations	Shown, defer to City Engineer
Length, size, type, and slope of mains and laterals	Shown on multiple sheets, defer to City Engineer
New and Existing Water Lines	
Length, size, type, and slope of mains and laterals	Shown on multiple sheets, defer to City Engineer
Location, size, and type of water meters, valves, and fire hydrants	Water meter locations shown on sheet C-400: water meter size is 1", type per public works; Location of new and existing valves shown; Existing and new fire hydrants shown
New and Existing Gas Lines	
Size and type	Known existing locations shown; new gas lines size, type, and location installation noted on Utilities Plan (Sheet C-400)
New and Existing Electrical Lines	
Size, location, and type	Existing location shown; new electrical lines size, type, and location installation noted on Utilities Plan (Sheet C-400)
Location of power poles	Sites of proposed power poles not shown, if applicable
New and Existing Telephone Lines	
Location of poles, junction boxes, and manholes	Known existing locations shown; new telephone lines size, type, and location installation noted on Utilities Plan (Sheet C-400)
New and Existing Cable TV Lines	
Location of lines (if applicable)	Known existing locations shown; new cable TV lines size, type, and location installation noted on Utilities Plan (Sheet C-400)
DETAILED DRAWINGS	
Cross section of roadway (minimum 8" road base and 3" asphalt)	Shown on sheet C-600 "Civil Details"; defer to City Engineer

Cross section of curb and gutter (standard 30" high back)	Reference to City Standards cross section noted on sheet C-200 keynote #3; defer to City Engineer
Gutter inlet box with bicycle safe grate	Locations shown on sheet C-300, reference to City Standards requirements for inlet boxes as noted on sheet C-300 keynote #13; defer to City Engineer
Cleanout box	Cleanout boxes upgraded to manholes and reference to City Standards requirements for cleanouts as noted on sheet C-300 keynote #14; defer to City Engineer
Thrust blocking	Reference to City Standards requirements for cleanouts as noted on sheet C-400 keynote #3; defer to City Engineer
Special energy dissipating or drop manholes	May not be applicable; defer to City Engineer
ADDITIONAL INFORMATION	
Soils report	Provided as prepared by CMT Engineering on March 10, 2022
Drainage and runoff calculations	Storm runoff and retention calcs shown on "Storm Drain Detention" document; defer to City Engineer
Water right transfer documentation	Applicant needs to show proof of transfer to Public Works or other water solutions provided; defer to PW Director
Copy of protective covenants, codes, and regulations for development	Proposed PRUD CCR's required for this project have been provided for proposed subdivision
Three large full set of plan drawings (24x36), one full set of plan drawings (11x17 sized), and one digital full set copy of plan drawings	Yes, provided as requested
Building elevation renderings	Yes, these have been provided
Corp of Engineers approval (if required)	Not applicable or required
Zoning compliance	Yes, Single-Family Residential (R-2) meets intended uses for site design
RDA compliance (if applicable)	Not applicable in this matter
Use compliance	Yes, site designed for Single-Family Residential homes at R-2 zoning density, also allows for application of PRUD proposal
Engineering comments and letter of approval recommendation	City Engineer, Public Works, Fire Dept, and Police Dept comments provided
Traffic study	Provided as required and approved by UDOT for access onto 1050 West
All Planning Commission and City Staff conditions for approval have been met	Currently consideration of Final Subdivision Plan and Plat submission being reviewed for final approval consideration by City Council

DEPARTMENTAL STAFF REPORTS – 3/8/2023 to 5/11/2023

From: Shawn Douglas
Sent: Thu 5/11/2023 11:12 AM
To: Mike Eggett
Subject: Coleman Vu

Mike,

I have attached my review comments for the Motor Vu Subdivision. I would recommend that if this goes to council it would be a conditional approval based on them satisfying all of the staff and engineer's comments, obtaining a letter of approval from UDOT and satisfying the water requirements before the plat is recorded. Thanks

Plan Review For Coleman VU Estates

Storm Water

1-Drainage system operation and maintenance plan and BMPS approved and recorded with plat. The plan needs to include a drawing with all relevant storm water infrastructure, a sheet with scheduling intervals for maintenance with a place to record inspections. The hydro dynamic separator needs to be included in the plan along with BMPS for storm water and landscape maintenance.
2-Letter with Canal company approval of design and plans for bench canal work needs to be provided prior to starting work on phase 2.
3-With the proposed changes to the detention pond this week the landscape design will need to be modified.

Other

1-Letter from UDOT with permission and any requirements for storm water connection to UDOTs System. A letter approving all of the proposed improvements and connections in UDOTS right of way.
2-Please include a response letter indicating where comments were addressed.

Shawn Douglas
Riverdale City Public Works
801-394-5541 ext 1217
Sdouglas@Riverdalecity.com

From: Scott Brenkman
Sent: Thu 4/20/2023 12:14 PM
To: Mike Eggett
Subject: RE: Further updated Council review Comments Needed - Coleman Vu Heights PRUD

I do not have any concerns with the project.

Chief Scott Brenkman
Riverdale Police Department
4580 S. Weber River Dr.
Riverdale, UT 84405
(801)394-6616
sbrenkman@riverdalecity.com

From: Jared Sholly
Sent: Thu 4/20/2023 12:20 PM
To: Mike Eggett
Cc: Randy Koger
Subject: RE: Further updated Council review Comments Needed - Coleman Vu Heights PRUD

I don't have anything to change or add.

Jared Sholly
Fire Chief
Riverdale City Fire Department
Office 801-394-7481
Cell 801-628-6562

From: Randy Koger
Sent: Wed 3/8/2023 3:21 PM
To: Mike Eggett
Cc: Jared Sholly
Subject: RE: Comments Needed - Coleman Vu Heights PRUD PC Final Review

REVIEW COMMENTS:

The following review comments are based on information provided on the Preliminary Coleman Vu Heights Subdivision, and shall not extend to means, methods, techniques, sequences, or procedures of construction nor conformance to any specifications. Acceptance of the project is the prerogative of the Authority Having Jurisdiction.

1. **501.4 Timing of installation.**
   Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except where *approved* alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection where construction of new roadways allows passage by vehicles in accordance with Section 505.2

Comments made during this review are advisory and do not prevent the necessity of conforming with requirements which might have been overlooked in the review process. Ultimate responsibility for compliance rests with the owner.



Fire Marshal/Code Enforcement Officer
Riverdale City
801-436-1241

CIVIL ENGINEERING CONSULTANTS, PLLC.

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

11 May 2023

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Coleman VU Estates**
Subj: Three Phase Plat and Improvement Drawings dated *"5/2/2023 For Review"*

Dear Mike,

Attached for consideration is our engineering review of the "Three phases of preliminary Plat and Improvement Drawings" and the Engineer's Cost estimate of the above referenced project. The following items should be considered and addressed. After the engineer/developer has updated the plats and improvement drawings to meet the City's minimum standard's we will approve and sign the plat.

General Note:

1. Please provide a copy of the UDOT review and/or approval letter (CAP – Conditional Access Permit Letter).

Plats

1. The 20-foot irrigation easement is shown but appears to be partially on the adjacent property. Please explain and has adjacent property owner agreed to said easement.

2. The irrigation easement needs to be shown across the open space lot adjacent to Lot 311.

Sheet C-200 Site Plan

1. The rock wall has been identified and detailed. Provide engineering design for any rock walls over four (4) feet in height.

Sheet C-300 Grading and Drainage Plan

1. The overflow is shown but need to identify a location on the berm that high water will be directed with a depression within the berm.

2. There is still concern with the intersection of the Paramount Cove and Universal Street being the low spot collecting storm water. If all pipes are plugged the storm water will build up and flow over curb and gutter by lot 315 across the property flowing to the north. The engineer is working on adjusting the design to provide a solution that will be acceptable prior to final approval.

3. There is less than 0.1 feet of fall from the flared inlet pipe to the flared outlet pipe (approximately 290 feet). This will create an area with several bellies/puddles since the liner will be retaining the water. Provide a way that will minimize said bellies and mosquito breeding areas. The engineer is working on adjusting the design to provide a solution that will be acceptable prior to final approval.

Sheet C-400 Utility Plan

1. The sewer connection on 1050 West Street at Paramount Cove is changed to connect to the existing sanitary sewer manhole. Need to ensure that existing sanitary sewer manhole is a 5-foot diameter manhole and if not needs to be replaced with a 5-foot sanitary sewer manhole.

2. Need to identify if the adjacent property has the five (5) feet easement on the plat and/or needs to be completed.

Sheet C-500 Erosion Control Plan

No comments

Sheet C-600 Details

No comments

Sheets PP-0 to PP-9 Plan and Profile

No comments

Landscaping Sheet

No comments

Landscaping Irrigation Sheet

No comments

Engineer's Cost Estimate

No comments

We would be happy to meet with the Developer and/or his Engineer to review the above items should they have any questions.

Sincerely,
CEC, Civil Engineering Consultants, PLLC.

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

Cc. Shawn Douglas, Public Works Director
Jeff Woody, Building Official and Inspector

Riverdale City

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405
Acct #16-34-1500

RIVERDALE CITY PLANNING COMMISSION
APPLICATION FOR RESIDENTIAL SUBDIVISION
SITE PLAN APPROVAL

CASE NO: 2022-09 DATE SUBMITTED: 8/8/2022

APPLICANT'S NAME: RD Development - Keaton Morton

ADDRESS: 9730 South 700 East Suite 100 Sandy, Utah 84070

PHONE: 801-856-2478 TAX I.D. NO: 07-076-0010, 08-111-0047, & 07-076-0028, 07-076-0001

ADDRESS OF SITE: 5369 South 1050 West

APPLICANT'S INTEREST: PRUD Subdivision

Application is hereby made to the Riverdale City Planning Commission requesting that a residential subdivision consisting of ~~87~~ 68 (number of lots) lots be approved on 19.68 (sq. ft./acreage) of property in the R-2 zone in accordance with the attached site plan.

Signature of Applicant

Signature of Property Owner

I authorize RD Development LLC to act as my representative in all matters relating to this application.

Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - $150 per lot/unit

Fee: $ 10,200 Date paid: 8/8/2022 & 8/15/2022

Planning Commission sets public hearing: Yes ☑ No ☐ Date of Public Hearing: See PRUD Application

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

Date: 8/23/2022 (Prelim.); 3-14-2023 (Final) Decision of Commission: Prelim. Approved; Rec. Council Approve, resolve outstanding Concerns

City Council sets public hearing: Yes ☐ No ☑ Date of Public Hearing: N/A

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

Date: 5/16/2023 Decision of Council:

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405

394-5541

Receipt No: 15.551544

Aug 15, 2022

RD DEVELOPMENT HOLDINGS,LLC

Previous Balance:	.00
MISCELLANEOUS - 5369 S 1050 W	3,400.00
10-34-1500 ZONING & SUB. FEES	
Total:	3,400.00
CHECK Check No: 002005	3,400.00
Total Applied:	3,400.00
Change Tendered:	.00

08/15/2022 1:41 PM

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

Receipt No: 15.551384 Aug 8, 2022

RD DEVELOPMENT HOLDINGS,

Previous Balance:	.00
MISCELLANEOUS - PRUD REQUEST FEE 5369 S 1050 W 10-36-9000 SUNDRY REVENUE	500.00
Total:	500.00

RD DEVELOPMENT HOLDINGS, LLC

Previous Balance:	.00
MISCELLANEOUS - 5369 s 1050 w 10-34-1500 ZONING & SUB. FEES	6,800.00
Total:	6,800.00
CHECK Check No: 002004	7,300.00
Total Applied:	7,300.00
Change Tendered:	.00

08/08/2022 3:37 PM

GOLDCREST
HOMES

OFFICIAL LETTER OF INTENT

This document has been drafted with the purpose of disclosing Goldcrest Homes plans/intentions on how to execute the bonding for the Coleman Vu Estates improvements.

1. Developer will pursue and establish security financing, via a surety bond for this project, matching the amount reflected on the approved Engineer's Cost Estimate document for this project, as directed by applicable Riverdale City Codes.
2. Developer will ensure that security financing be put in place for the guaranteed completion of all amenities in phase 3 of the Coleman Vu Estates project.

Developer Signature — Date: 3-27-23

GERALD D. ANDERSON — Developer Print Name — Date: 3-27-23

Coleman Vu Estates - Engineering Estimate

	Description of Item	Quantity	Unit	Unit Price	Total
	SITE PREPARATION				
	Mobilization				
	Demolition	26,780	SF	$2.73	$73,109.40
	Demolish and remove 26,780 sqft. of buildings				
	Demolition	252,736	SF	$0.47	$118,785.92
	Remove 252,736 sqft. of asphalt				
	Site Grading	102,803	LS	$13.00	$1,336,439.00
	Bring in place and compact 102,803 tons to bring raod and right of ways up to subgrade				
	SEWER				
	Sewer	3,300	LF	$35.94	$118,602.00
	Install 3,300 feet of 8" sewer main				
	Sewer	1	Each	$3,894.00	$3,894.00
	Install SSMH 103				
	Sewer	1	Each	$3,894.00	$3,894.00
	Install SSMH 104				
	Sewer	1	Each	$3,894.00	$3,894.00
	Install SSMH 105				
	Sewer	1	Each	$4,187.00	$4,187.00
	Install SSMH 106				
	Sewer	1	Each	$4,187.00	$4,187.00
	Install SSMH 107				
	Sewer	1	Each	$3,399.00	$3,399.00
	Install SSMH 109				
	Sewer	1	Each	$3,399.00	$3,399.00
	Install SSMH 110				
	Sewer	1	Each	$3,938.00	$3,938.00
	Install SSMH 111				
	Sewer	1	Each	$4,570.00	$4,570.00
	Install SSMH 112				
	Sewer	1	Each	$4,570.00	$4,570.00
	Install SSMH 113				
	Sewer	1	Each	$4,726.00	$4,726.00
	Install SSMH 114				
	Sewer	1	Each	$4,095.00	$4,095.00
	Install SSMH 116				
	Sewer	1	Each	$4,187.00	$4,187.00
	Install SSMH 117				
	Sewer	1	Each	$4,187.00	$4,187.00
	Install SSMH 118				
	Sewer	1	Each	$4,187.00	$4,187.00
	Install SSMH 119				
	Sewer	1	Each	$3,864.00	$3,864.00
	Install SSMH 120				
	Sewer	1	Each	$24,676.00	$24,676.00
	Install SSMH 101				

	Sewer	1	Each	$24,944.00	$24,944.00
	Install SSMH 115				
	Sewer	1	Each	$5,302.00	$5,302.00
	Install SSMH 102				
	Sewer	1	Each	$4,761.00	$4,761.00
	Install SSMH 108				
	Sewer	71	Each	$1,271.00	$90,241.00
	Install (71) 4" sewer Laterals				
	Sewer	1	LS	$2,500.00	$2,500.00
	Testing				
	Irrigation	9	Each	$5,147.00	$46,323.00
	Install (9) 60" manholes				
	CULINARY WATER				
	Water	2	Each	$11,415.00	$22,830.00
	Go into road and tap existing water main for new 8" water main				
	Water	3,834	LF	$39.27	$150,561.18
	Install 3,834 feet of 8" C900 waer main				
	Water	10	Each	$1,001.00	$10,010.00
	Install (10) 8" tees				
	Water	2	Each	$1,001.00	$2,002.00
	Install (2) 10" tees				
	Water	12	Each	$3,127.00	$37,524.00
	Install (12) 8" valves				
	Water	2	Each	$3,327.00	$6,654.00
	Install (2) 10" valves				
	Water	7	Each	$661.00	$4,627.00
	Install (7) 45 degree bends				
	Water	8	Each	$656.00	$5,248.00
	Install (8) 22.5 degree bends				
	Water	4	Each	$661.00	$2,644.00
	Install (4) 11.25 degree bends				
	Water	2	Each	$6,677.00	$13,354.00
	Install 2 end of line hydrants				
	Water	5	Each	$7,152.00	$35,760.00
	Install 5 fire hydrants				
	Water	71	Each	$2,072.00	$147,112.00
	Install (71) 3/4" water laterals				
	Water	35	Each	$250.00	$8,750.00
	Install 35 thrust blocks				
	Water	1	LS	$1,000.00	$1,000.00
	Testing				
	STREETS				
	Concrete	7,450	LF	$5.10	$37,995.00
	Pour 7,450 feet of curb				
	Concrete	37,250	SF	$7.40	$275,650.00
	Pour 37,250 sqft. of sidewalk				
	Concrete	8	Each	$600.00	$4,800.00
	8 ADA Ramps				
	3" Asphalt	143,510	SF	$2.50	$358,775.00

	Pave 143,510 sqft. of 3" thick asphalt				
	Concrete	4	Each	$600.00	$2,400.00
	4 ADA Ramps				
	Concrete	4	LS	$200.00	$800.00
	CBU concrete pad 8" deep by 3'				
	STORM DRAINAGE				
	Storm Drain	1,626	LF	$42.75	$69,511.50
	Install 1,626 ft 15" class 3 RCP				
	Storm Drain	1,060	LF	$48.92	$51,855.20
	Install 1,060 ft 18' class 3 RCP				
	Storm Drain	140	LF	$57.00	$7,980.00
	Install 140 ft 24" class 3 RCP				
	Storm Drain	1	Each	$2,695.00	$2,695.00
	Install SDCB 201				
	Storm Drain	1	Each	$2,695.00	$2,695.00
	Install SDCB 204				
	Storm Drain	1	Each	$2,735.00	$2,735.00
	Install SDCB 205				
	Storm Drain	1	Each	$2,735.00	$2,735.00
	Install SDCB 208				
	Storm Drain	1	Each	$2,755.00	$2,755.00
	Install SDCB 209				
	Storm Drain	1	Each	$2,735.00	$2,735.00
	Install SDCB 211				
	Storm Drain	1	Each	$3,650.00	$3,650.00
	Install SDCB 212				
	Storm Drain	1	Each	$2,735.00	$2,735.00
	Install SDCB 213				
	Storm Drain	1	Each	$2,735.00	$2,735.00
	Install SDCB 218				
	Storm Drain	1	Each	$2,735.00	$2,735.00
	Install SDCB 219				
	Storm Drain	1	Each	$2,735.00	$2,735.00
	Install SDCB 222				
	Storm Drain	1	Each	$2,735.00	$2,735.00
	Install SDCB 226				
	Storm Drain	1	Each	$2,735.00	$2,735.00
	Install SDCB 227				
	Storm Drain	1	Each	$3,771.00	$3,771.00
	Install SDCB 229				
	Storm Drain	1	Each	$4,746.00	$4,746.00
	Install SD COMB 202				
	Storm Drain	1	Each	$6,038.00	$6,038.00
	Install SD COMB 203				
	Storm Drain	1	Each	$5,971.00	$5,971.00
	Install SD COMB 207				
	Storm Drain	1	Each	$4,732.00	$4,732.00
	Install SD COMB 214				
	Storm Drain	1	Each	$7,335.00	$7,335.00
	Install SD COMB 216				
	Storm Drain	1	Each	$6,950.00	$6,950.00

	Install SD COMB 221				
	Storm Drain	1	Each	$8,153.00	$8,153.00
	Install SD COMB 224				
	Storm Drain	1	Each	$6,250.00	$6,250.00
	Install SD COMB 228				
	Storm Drain	1	Each	$3,396.00	$3,396.00
	Install SDCO 206				
	Storm Drain	1	Each	$4,270.00	$4,270.00
	Install SDCO 210				
	Storm Drain	1	Each	$3,892.00	$3,892.00
	Install SDCO 215				
	Storm Drain	1	Each	$5,045.00	$5,045.00
	Install SDCO 217				
	Storm Drain	1	Each	$3,892.00	$3,892.00
	Install SDCO 220				
	Storm Drain	1	Each	$3,892.00	$3,892.00
	Install SDCO 223				
	Storm Drain	1	Each	$4,847.00	$4,847.00
	Install SDCO 225				
	Storm Drain	1	LS	$2,500.00	$2,500.00
	Testing				
	Storm Drain	13	Each	$6,000.00	$78,000.00
	Install (13) Storm Drain Manhole (4' dia.)				
	Storm Drain	1	Each	$7,000.00	$7,000.00
	Install (1) Storm Drain Manhole (5' dia.)				
	Storm Drain	1	LS	$25,000.00	$25,000.00
	Install (1) CDS 2025-5 unit				
	CONSTRUCTION MANAGEMENT/MISC.				
	As Builts Mylar & Disks	1	Each		$0.00
	Construction Staking	1	LS	$5,000.00	$5,000.00
	Testing, Cleaning, Inspections	3	LS	$1,000.00	$3,000.00
	Street Sign	6	Each	$100.00	$600.00
	Traffic Sign	6	Each	$150.00	$900.00
	Subdivision Monument	2	Each	$10,000.00	$20,000.00
	Street Light	10	Each	$2,000.00	$20,000.00
	CBU Mailbox	6	Each	$2,500.00	$15,000.00
	Park Pavilion 14' x 16'	1	LS	$15,000.00	$15,000.00
	Picknick Table 10'	1	LS	$1,600.00	$1,600.00
	Pickleball Court (2)	2	Each	$25,000.00	$50,000.00
	Syringa reticulata(Ivory Silk) Tree	9	Each	$134.00	$1,206.00
	Picea pungens(Colorado Spruce) Tree	7	Each	$99.00	$693.00
	Gaura lindheimeri(Whirling Butterflies) Shrub	18	Each	$20.00	$360.00
	Peroskia atriplicifolia(Russian Sage) Shrub	38	Each	$17.99	$683.62
	Rhus aromatica(Grow Low Sumac) Shrub	43	Each	$17.99	$773.57
	Calamagrostis x acutifolia(Karl Foerster) Ornamental Grass	18	Each	$30.00	$540.00
	Miscanthus sinensis(Gracillimus) Ornamental Grass	37	Each	$15.99	$591.63
	Pennisetum alopecuroides(Dwarf Fountain Grass) Ornamental Gr	51	Each	$29.49	$1,503.99
	Chanshare Imperial Blue Turf	18,246	SF	$0.92	$16,786.32
	Native Grass Mix Revegetation	12,777	SF	$0.03	$383.31
	Decorative Gravel Mulch, Crushed, 1-2"	16,171	SF	$2.50	$40,427.50
	Weed Barrier	33,181	SF	$0.29	$9,622.49

	Cobble Mulch - 3-6"	17,010	SF	$0.50	$8,505.00
	Edging	500	LF	$4.00	$2,000.00
	Landscaping Installation Cost	1	LS	$84,076.43	$84,076.43
	Sidewalk(Open Space concrete walking path)	1,307	LF	$22.00	$28,754.00
	Open Space Irrigation System(Material + Install)	1	LS	$76,984.00	$76,984.00
	Ground Cover - Install 33,181 Sqft of weed barrier	1	LS	$1,519.81	$1,519.81
	Install (1) Fire Hydrant	1	LS	$5,400.00	$5,400.00
	(UDOT) Flow Fill - 200 Cu. Yd. @ $177 per Cu. Yd.	200	CY	$177.00	$35,400.00
	Detention Pond Liner				
	Sq. FT. 40 mil SS HDPE Liner Smooth* @ $ .35 = 13,776.00	39,360	SF	$0.35	$13,776.00
	19.7 ft x 999 ft 19,680 SF/Roll 2 Rolls(Black both sides)				
	Install (1) Freight Allowance on Liner	1	LS	$4,500.00	$4,500.00
	Install (5) Rolls 10oz Non-Woven Fabric	5	Each	$890.00	$4,450.00
	15'x300' 4,500SF/Roll 22,500 SF				
	Install (1) Freight on Fabric Allowance	1	Each	$900.00	$900.00
	Labor Install Liner	1	LS	$15,900.00	$15,900.00
	Approx 30,400 sq. ft.				
	Labor Install Fabric	1	LS	$3,900.00	$3,900.00
	Approx 19,200 sq. ft.				
	Mobilization	1	LS	$1,900.00	$1,900.00

Improvement Completion Assurance $3,893,430.87

Improvement Warranty $389,343.09

TOTAL ##########

Recording Fees				
Plat (Base)	1	1.00	$60.00	$ 60.00
			Subtotal	$ 60.00

Total Fees **$60.00**

Total Bond & Fees ##########


COLEMAN VU
ESTATES


MOTOR VU
PARK











Variance Request Form

ACCESS MANAGEMENT PROGRAM

INTERNAL UDOT USE ONLY			
OLP Application ID No:		**Project Name:**	

Access-related variances are governed by Utah Administrative Code R930-6-9. A variance may be considered for any design standard of this rule that is not applicable or feasible given the proposed physical and operational characteristics of the site. Applicants seeking a variance for these design standards must submit a thoroughly detailed variance request using this form.

The applicant must clearly demonstrate the variance request meets minimum acceptable engineering, operation, and safety standards. The applicant must also clearly demonstrate the variance is not detrimental to the health, welfare, and safety of the public.

INSTRUCTIONS: Complete all fields below and submit with a complete application. Additional sheets may be attached, however a summary of your responses must be included in the spaces provided below. Simply stating "see attached" is considered insufficient information.

PROPERTY OWNER INFORMATION		APPLICANT INFORMATION	
Name:	MOVU LLC	Name:	Brooke Anderson
Mailing Address:		Mailing Address:	9730 South 700 East
City, State, Zip:		City, State, Zip:	Sandy, Utah 84070
Email:		Email:	brookea@and-dev.com
Phone:		Phone:	801-414-8360

PROPOSED ACCESS INFORMATION			
Physical Address:		Parcel Number:	
State Route ID:	SR-60	Milepost Marker:	0.6
Latitude (decimal degrees)	41.1670	Longitude (decimal degrees)	112.0072
Access Width:		Access Use Type:	Residential

PRE-APPLICATION COORDINATION MEETING INFORMATION

Has a pre-application coordination meeting been held with the appropriate Region?

Yes: ☑ Meeting Date: Feburary 1 2022 No: ☐

VARIANCE REQUEST OVERVIEW

Describe why this variance is being requested:

The proposed access along 1050 West (SR 60) is located approximately 370 feet south of 5150 South and 300 feet north of Ritter Drive. There are several single-family driveways within 350 feet of the roadway, and the spacing to Ritter Drive does not meet the requirement, therefore a variance is requested for this access.

VARIANCE JUSTIFICATION (1)

Describe how the applicant has considered all other feasible alternatives to provide reasonable alternative access to the property or development and demonstrate that better alternatives in terms of highway operations are not feasible or do not exist:

The site is bordered by a school to the north, the road network to the west (1050 West), southwest (Weber Drive) and northeast (I-84). It is bordered to the east by vacant land. The site only has access to 1050 West and Weber Drive. The site is planning one access to each roadway. The ideal location for the access on 1050 West would be to align with 5150 South, however this location is not viable due to a major power pole needing to be relocated. The cost of moving the power pole would be substantial and not financially viable to the project and the majority of the land needed for this access is not owned by the property but by another landowner (Utah Military Academy). Therefore an access centered between the roadways aligning with a single family residence was determined as the optimal place for the access.

VARIANCE JUSTIFICATION (2)

Describe how the applicant has considered access through a shared use driveway or access point with an adjacent land use and such a shared use access is not feasible:

Due to the surrounding developments and vacant land, there is no possibility for cross access or shared access.

VARIANCE JUSTIFICATION (3)

Describe how the applicant is voluntarily providing on-site or off-site mitigation efforts that might offset the negative impacts of approving an access that does not meet the provisions of the rule. Examples, may include, but are not limited to: installing acceleration/deceleration or turn lanes, installing raised median barriers, or other devices that physically restrict turning movements, or the consolidation of existing access connections.

The site is removing a single curb cut near the north of the property on 1050 West. The site is aligning the access to an existing driveway on the opposite side of the roadway. The site is utilizing the two way left turn lane as a deceleration lane for the access. There are also wide shoulders that can be utilized for deceleration right turn traffic.

VARIANCE JUSTIFICATION (4)

Describe how the applicant has considered and demonstrated trip reduction strategies that allow the access to properly function without creating a negative impact to the highway:

Due to the nature of the site, there is a no possibility for pass-by or internal trip reductions. Pedestrian, bike and transit reductions are possible for this land use but they are expected to be minimal. No trip reduction strategies were implemented within the TIA.

VARIANCE JUSTIFICATION (5)

Describe the traffic engineering or other studies the applicant has provided to determine the access will not degrade the efficient flow of traffic on the highway in terms of safety, capacity, travel speed, and other functional features of the highway.

The proposed site traffic and access is projected to have minimal impact to the state road relative to degrading the safety and capacity. The access is providing a left turn deceleration lane in the two way left turn lane and right turn deceleration can occur within the shoulder. These mitigations will move decelerating traffic out of the travel lanes decreasing the impact on safety, travel speed and capacity of the roadway.

LIST OF ATTACHED DOCUMENTS

In the spaces provided below please list each document being attached in support of this variance request.

#	Description	#	Description	#	Description
1	Riverdale UDOT Variance Image	5		9	
2		6		10	
3		7		11	
4		8		12	

APPLICANT/OWNER CERTIFICATION AND ACKNOWLEDGEMENT

The applicant and owner declare under the penalty of perjury, and any other applicable state or federal law, that all information provided on this form and submitted attachments are true, factual, and accurate. The applicant and owner also hereby acknowledge any false or misleading information contained herein is grounds for variance denial and/or permit revocation.

Owner Name (Printed):		**Sign Name:**		**Date:**	
Applicant Name (Printed):		**Sign Name:**		**Date:**	

INTERNAL UDOT USE ONLY

Pursuant to Utah Administrative Code R930-6-9(2)(b), the Department shall not approve variances that, in the Department's determination, pose hazards to public mobility, health, safety, and welfare. The Department shall not approve variances for procedural requirements. The department shall review the variance request for consistency with the purposes of this rule.

Pursuant to Utah Administrative Code R930-6-9(2)(d), the Department shall include in its files documentation of reasons for approving or denying a variance request. This form is established, in part, to fulfill this legal requirement.

Pursuant to Utah Administrative Code R930-6-9(2)(e), an approved access or encroachment permit may stipulate conditions and terms for the expiration of the permit when the necessity for the variance no longer exists. It may also require the permittee to improve, modify, eliminate, or correct the condition responsible for the variance when it is evident that the justification for the variance is no longer valid. Such stipulations and requirements shall be stated in the approved permit.

REGION PERMITTING OPERATIONS OFFICE RECOMMENDATION

Basis for recommendation:

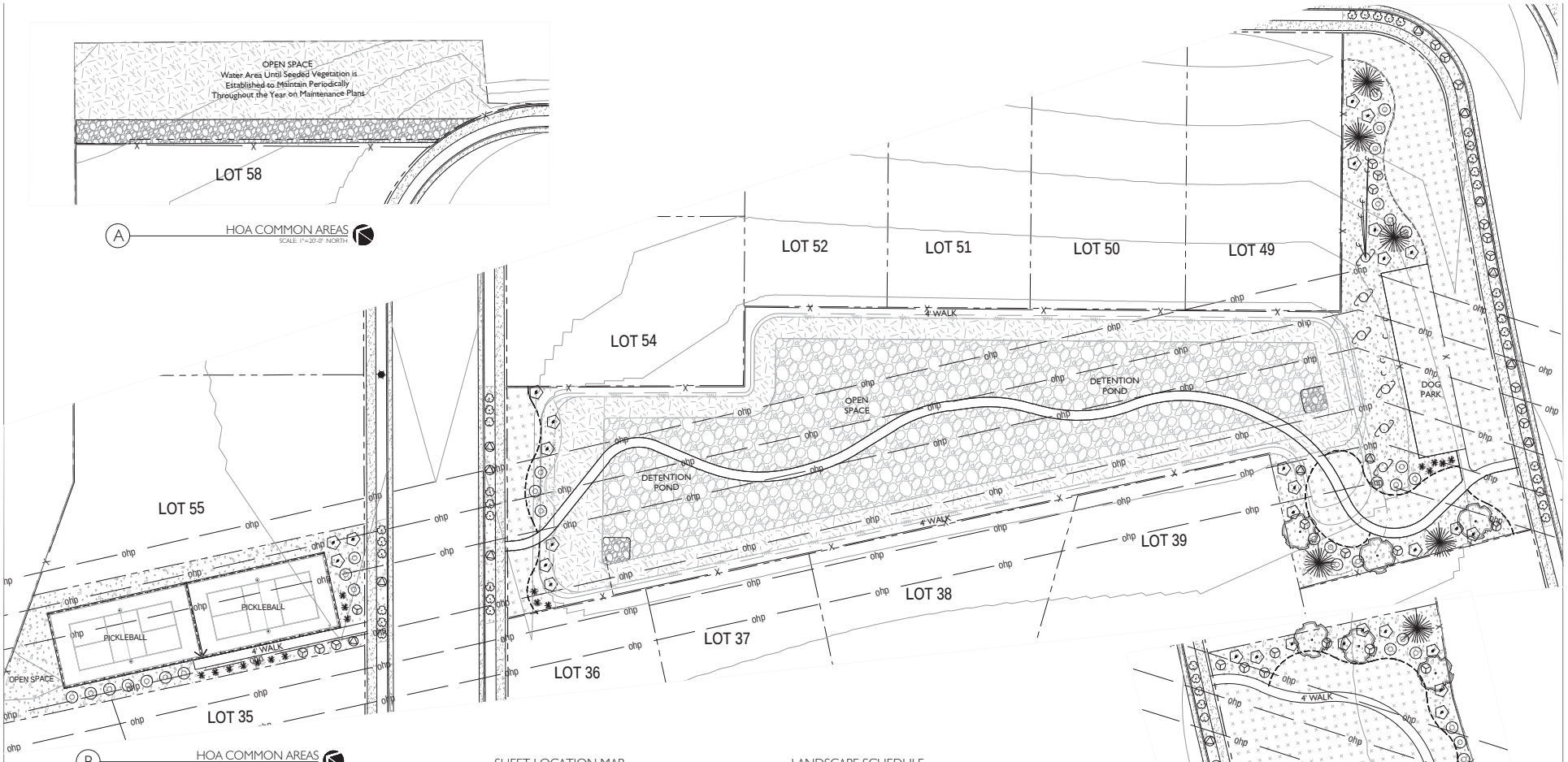
RECOMMENDED FOR: **APPROVAL** ☐ **DENIAL** ☐

Name (Printed):		**Sign Name:**		**Date:**	

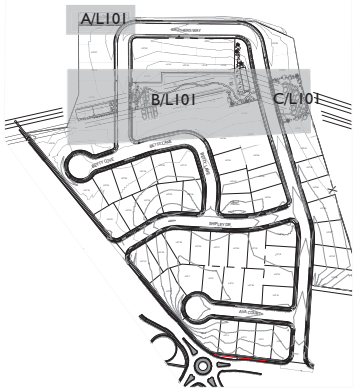
REGION ENGINEER FINAL DETERMINATION

APPROVED ☐ **DENIED** ☐

Name (Printed):		**Sign Name:**		**Date:**	



SHEET LOCATION MAP



LANDSCAPE SCHEDULE

Qnty.	Botanical Name	Common Name	Size
	TREES		
9	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree	2" Cal. Min.
7	Picea pungens	Colorado Spruce	6'
	SHRUBS		
18	Gaura lindheimeri 'Whirling Butterflies'	Whirling Butterflies	2 Gal.
38	Perovskia atriplicifolia	Russian Sage	2 Gal.
43	Rhus aromatica 'Gro Low'	Grow Low Sumac	2 Gal.
	ORNAMENTAL GRASS		
18	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
37	Miscanthus sinensis 'Gracillimus'	Maiden Grass	1 Gal.
51	Pennisetum alopecuroides	Dwarf Fountain Grass	1 Gal.
	TURF		
18,246 s.f.	Chanshare Imperial Blue		Sod
	REVEGETATION		
12,777 s.f.	Native Grass Mix		Seed
	MULCH		
16,171 s.f.	Decorative Gravel Mulch, Crushed, 1 - 2", Over Weed Barrier		3"
17,010 s.f.	Cobble Mulch - 3 - 6"		3"
	EDGING		
	Metal - Steel, 4" x 3/16", 3' Diameter Tree Rings for Turf for Turf Areas		

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

ISSUE DESCRIPTION	DATE
	05/01/2023

#	REV. DESCRIPTION	DATE

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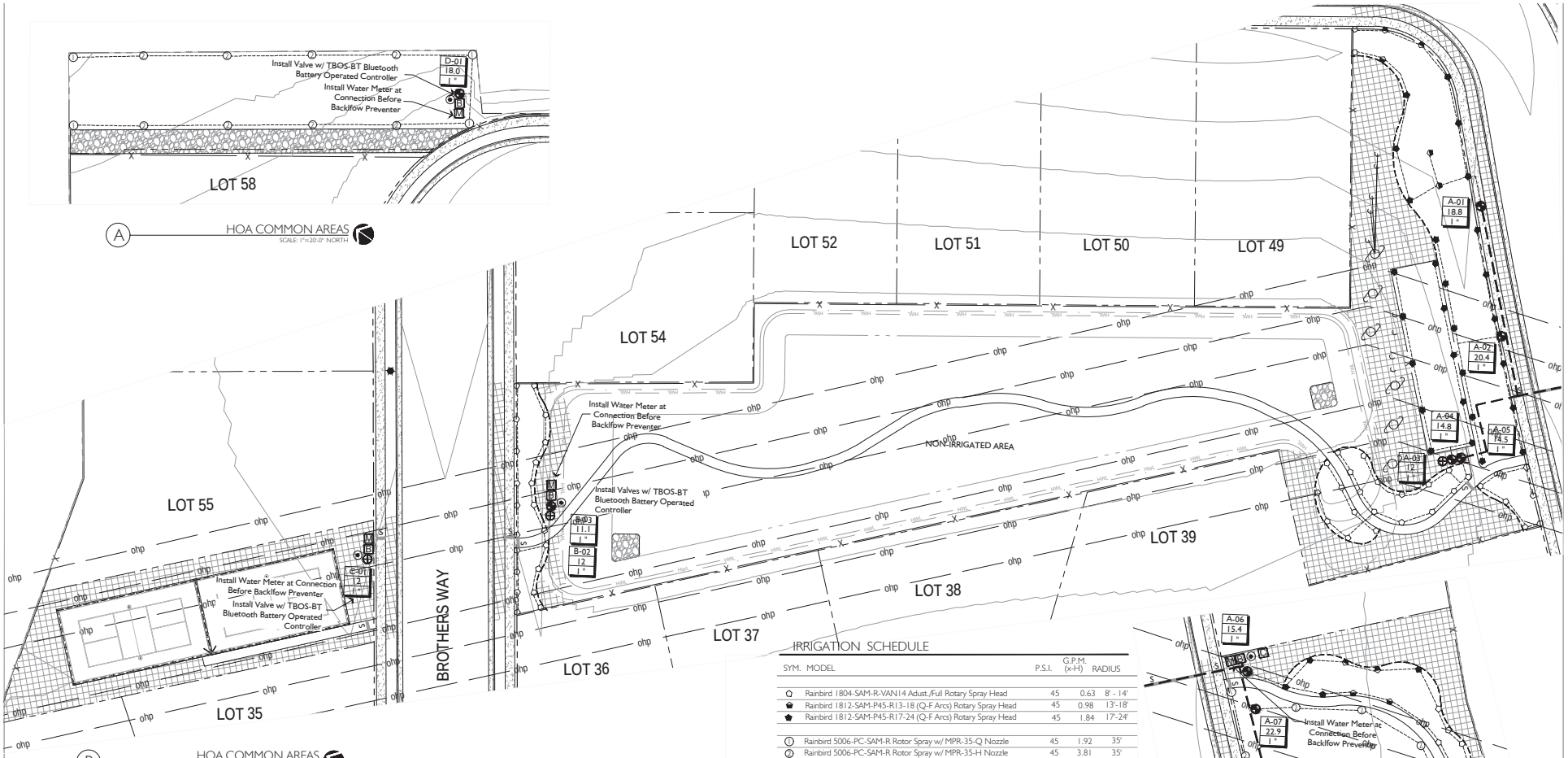
COLEMAN VU ESTATES

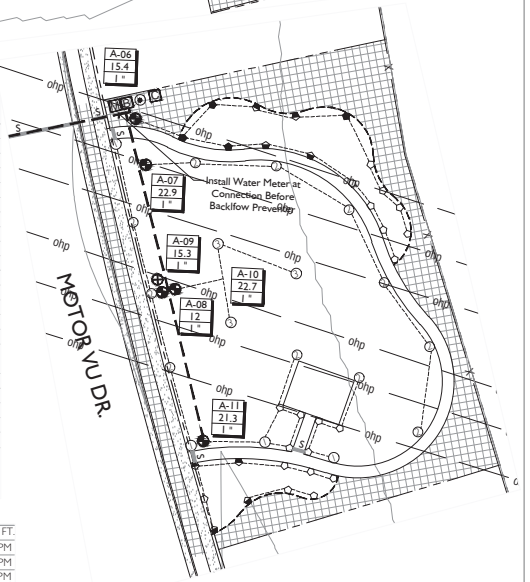
5369 SOUTH 1050 WEST
RIVERDALE, UTAH

HOA COMMON OPEN SPACE

LANDSCAPE PLAN

L101



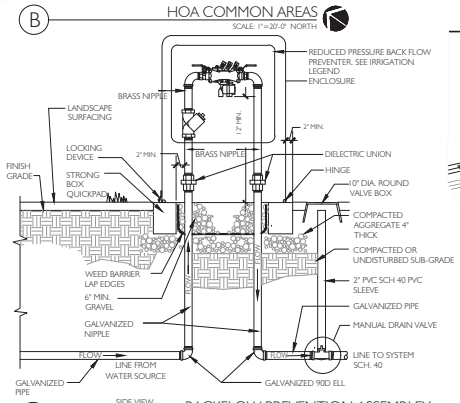


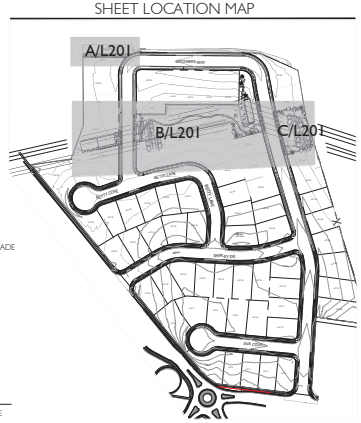
IRRIGATION SCHEDULE

SYM.	MODEL	P.S.I.	G.P.M. (x-H)	RADIUS
	Rainbird 1804-SAM-R-VAN14 Adust./Full Rotary Spray Head	45	0.63	8' - 14'
	Rainbird 1812-SAM-P45-R13-18 (Q-F Arcs) Rotary Spray Head	45	0.98	13'-18'
	Rainbird 1812-SAM-P45-R17-24 (Q-F Arcs) Rotary Spray Head	45	1.84	17'-24'
1	Rainbird 5006-PC-SAM-R Rotor Spray w/ MPR-35-Q Nozzle	45	1.92	35'
2	Rainbird 5006-PC-SAM-R Rotor Spray w/ MPR-35-H Nozzle	45	3.81	35'
3	Rainbird 5006-PC-SAM-R Rotor Spray w/ MPR-35-F Nozzle	45	7.58	35'
	Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub			
	Automatic Control Valve - Rainbird PEB - See Plan for Sizes			
	Drip Control Zone - Rainbird XCZ-100-PRBCOM			
	Quick Coupling Valve Assembly			
M	Water Meter - Install per City Standards			
C	Controller (Smart Sense) - Rainbird ESPLXME2, IQPSCMLXM Pro Smart IQ Connection Module LXMM - LXMMPEDPowder Coated Cabinet and Pedestal			
B	Backflow Preventer - 1 1/2"			
	Lateral Pipe - Schedule 40 PVC			
	1 1/2" Sch 40 PVC Mainline			
S	Irrigation Sleeving (See Plan)			
A-01 / 12.0 / 1"	Valve # / GPM / Valve Size			

IRRIGATION PIPE SIZING SCHEDULE

Distance - valve to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM
1-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	18 - 26 GPM	16 - 24 GPM	14 - 22 GPM
2" SCH. 40 PVC PIPE	30 - 50 GPM	30 - 50 GPM	26 - 50 GPM	24 - 45 GPM	22 - 40 GPM





STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRY'S HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
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SCOTT@STBDESIGNLLC.COM

ISSUE DESCRIPTION	DATE
	05/01/2023

#	REV. DESCRIPTION	DATE

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COLEMAN VU ESTATES

5369 SOUTH 1050 WEST
RIVERDALE, UTAH

HOA COMMON OPEN SPACE

IRRIGATION PLAN

L201

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

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
May 4, 2023

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

NOTICE TO CONTRACTOR

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

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

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

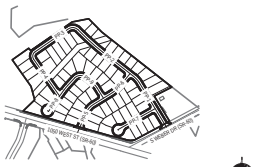
NOTICE TO DEVELOPER/ CONTRACTOR

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

UTILITY DISCLAIMER

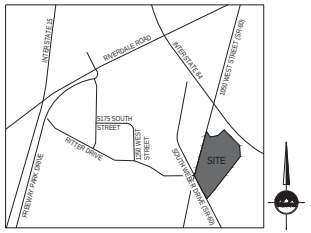
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE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

KEY MAP



NO SCALE

VICINITY MAP



NO SCALE

GENERAL NOTES

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

ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

COLEMAN VU ESTATES
5368 SOUTH 1050 WEST
RIVERDALE, UTAH

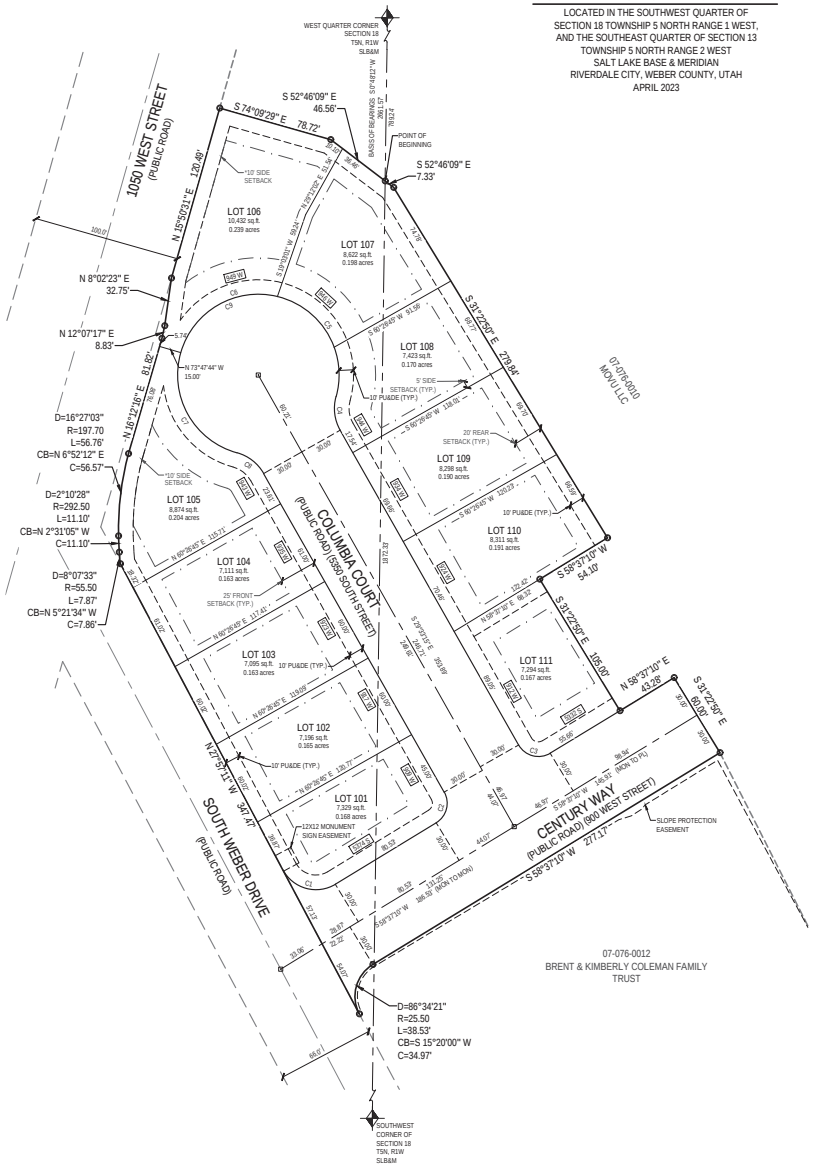
2023-05-04 FOR REVIEW

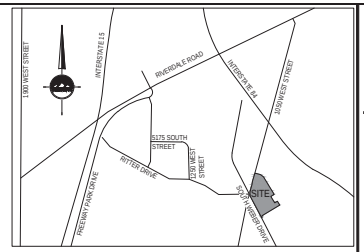
COVER

PROJECT NUMBER: 11330B
PRINT DATE: 5/4/23
DRAWN BY: JWS
CHECKED BY: BAM
PROJECT MANAGER: TJM

COLEMAN VU ESTATES PHASE 1

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





VICINITY MAP
NO SCALE
RIVERDALE CITY, WEBER COUNTY, UTAH

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

NOTES

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

LEGEND

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

HORIZONTAL GRAPHIC SCALE

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

SURVEYOR'S CERTIFICATE

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

PLAT NARRATIVE

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

BOUNDARY DESCRIPTION

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

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

South 52°46'09" East 7.33 feet;
thence South 31°22'50" East 279.84 feet;
thence South 58°37'10" West 54.10 feet;
thence South 31°22'50" East 105.00 feet;
thence North 58°37'10" East 43.26 feet;
thence South 31°22'50" East 60.00 feet;
thence South 58°37'10" West 277.17 feet;

thence southwesterly 38.53 feet along the arc of a 25.50-foot radius curve to the left (center bears South 31°22'50" East and the chord bears South 15°20'00" West 34.97 feet with a central angle of 86°34'21") to the northerly Right-of-Way line of South Weber Drive;

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

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

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

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

Date

Trent R. Williams, PLS
License No. 8034679

OWNER'S DEDICATION

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

COLEMAN VU ESTATES PHASE 1

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

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

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

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

By:

INDIVIDUAL ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

COLEMAN VU ESTATES PHASE 1

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

WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER

BY _____
DEPUTY RECORDER

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

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

EASEMENT APPROVAL

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

CITY ATTORNEY'S APPROVAL

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

RIVERDALE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

CHAIRMAN, RIVERDALE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

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

RIVERDALE CITY ENGINEER DATE

CITY COUNCIL APPROVAL

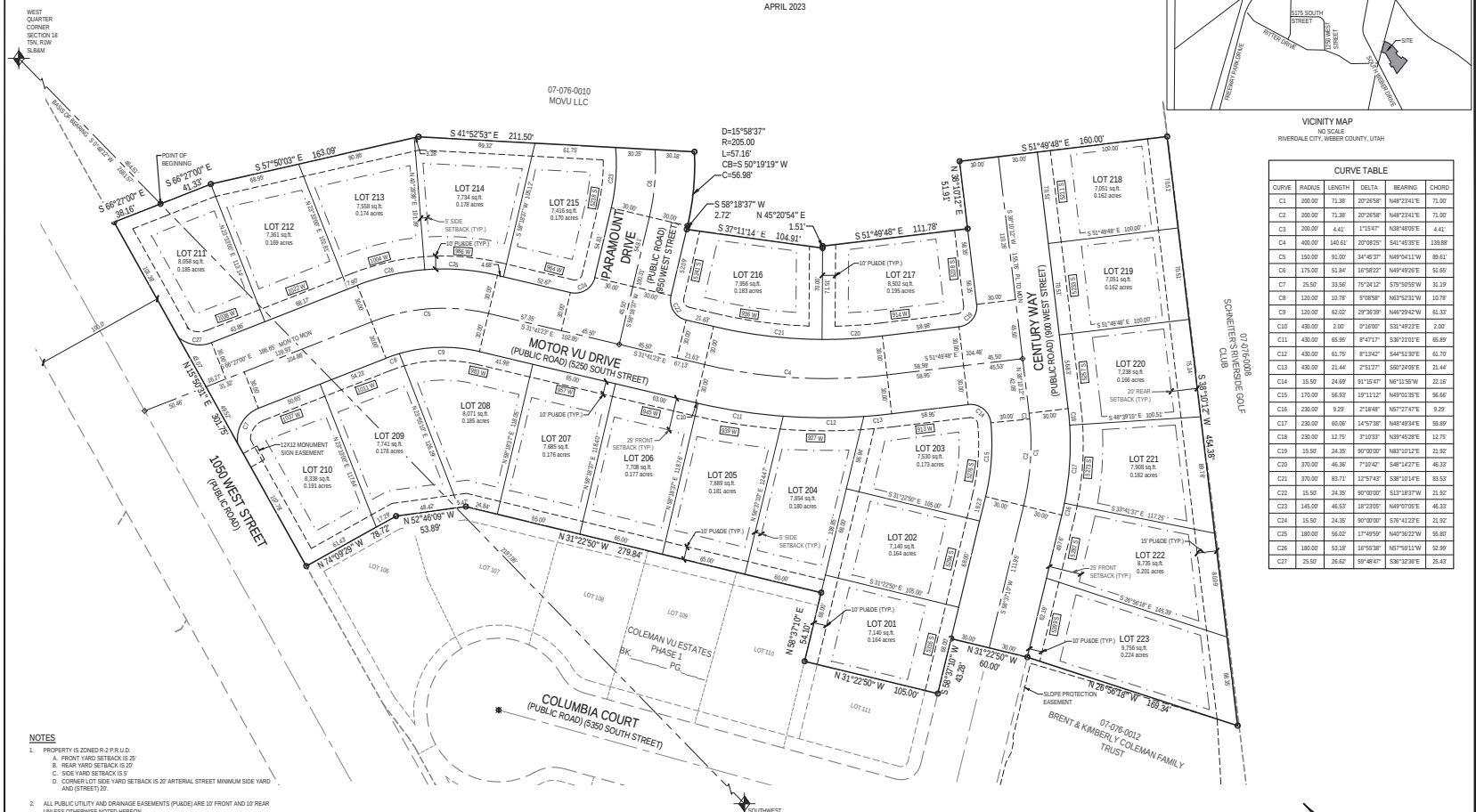
APPROVED THIS _____ DAY OF _____, 20_____
BY THE RIVERDALE CITY COUNCIL

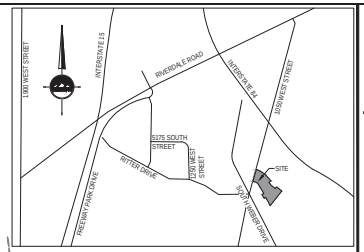
CITY RECORDER CITY MAYOR

SHEET 1 OF 1
PROJECT NUMBER : 11330
MANAGER : B. MORGAN
DRAWN BY : S. LEWIS
CHECKED BY : T. WILLIAMS
DATE : 5/4/23

COLEMAN VU ESTATES PHASE 2

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





VICINITY MAP
NO SCALE
RIVERDALE CITY, WEBER COUNTY, UTAH

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

NOTES

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

LEGEND

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

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

SURVEYOR'S CERTIFICATE

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

PLAT NARRATIVE

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

BOUNDARY DESCRIPTION

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

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

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

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

thence South 58°18'37" West 2.72 feet;
thence South 37°11'14" East 104.91 feet;
thence North 45°20'54" East 1.51 feet;
thence South 51°49'48" East 111.78 feet;
thence North 38°10'12" East 51.91 feet;
thence South 51°49'48" East 160.00 feet to the westerly boundary line of Schneiter's Riverside Golf Club as described in that Quit-Claim Deed recorded as Entry No. 1271967, in the Office of the Weber County Recorder;
thence South 38°10'12" West 454.38 feet along said westerly boundary line;
thence North 26°56'18" West 169.34 feet;
thence North 31°22'50" West 60.00 feet;
thence South 58°37'10" West 43.28 feet;
thence North 31°22'50" West 105.00 feet;
thence North 58°37'10" East 5.10 feet;
thence North 52°46'09" West 53.89 feet;
thence North 74°09'29" West 76.72 feet to the easterly Right-of-Way Line of 1050 West Street;
thence North 15°50'31" East 301.75 feet along said easterly Right-of-Way Line;
thence South 66°27'00" East 38.16 feet to the Point of Beginning.

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

Date

Trent R. Williams, PLS
License No. 8034679

OWNER'S DEDICATION

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

COLEMAN VU ESTATES PHASE 2

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

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

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

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

By:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

COLEMAN VU ESTATES PHASE 2

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

ENSIGN
LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNENG.COM
SALT LAKE CITY Phone: 801.255.0529
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

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

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

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

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

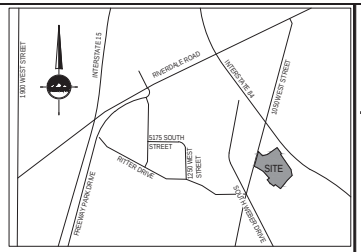
CITY COUNCIL APPROVAL
APPROVED THIS _____ DAY OF _____ 20_____
BY THE RIVERDALE CITY COUNCIL
CITY RECORDER CITY MAYOR

SHEET 1 OF 1
PROJECT NUMBER : 11330
MANAGER : B. MORGAN
DRAWN BY : S. LEWIS
CHECKED BY : T. WILLIAMS
DATE : 5/4/23

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

COLEMAN VU ESTATES PHASE 3

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



VICINITY MAP
NO SCALE
RIVERDALE CITY, WEBER COUNTY, UTAH

SURVEYOR'S CERTIFICATE

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

PLAT NARRATIVE

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

BOUNDARY DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Date

Trent R. Williams, PLS
License No. 8034679

OWNER'S DEDICATION

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

COLEMAN VU ESTATES PHASE 3

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

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

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

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

By:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES:_____

_____ RESIDING IN_____ COUNTY.
NOTARY PUBLIC

NOTES

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

IRRIGATION EASEMENT

Beginning at a point on the Easterly Right-of-Way line of 1050 West Street, said point being located South 00°48'21" West 222.84 feet along the Section Line and East 25.87 feet from the West Quarter Corner of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian, and running

thence South 65°08'49" East 74.49 feet;
thence North 39°12'10" East 80.11 feet;
thence South 43°43'36" East 15.28 feet;
thence North 74°48'06" East 8.32 feet;
thence South 39°12'10" West 93.81 feet;
thence Northwesterly 39.06 feet along the arc of a 55.00 foot radius curve to the left (center bears South 35°25'13" West and the chord bears North 74°55'37" West 38.25 feet with a central angle of 40°41'40");
thence North 65°08'49" West 50.81 feet to the Easterly Right-of-Way line of 1050 West Street;
thence North 15°50'31" East 20.25 feet along said Easterly Right-of-Way line to the point of beginning.

Contains 3,159 Square Feet or 0.073 Acres.

LEGEND

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

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

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

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

COLEMAN VU ESTATES PHASE 3

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

WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER

BY _____
DEPUTY RECORDER

ENSIGN

LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

WWW.ENSIGNENG.COM

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

EASEMENT APPROVAL

CENTURYLINK _____ DATE

ROCKY MOUNTAIN POWER _____ DATE

DOMINION ENERGY UTAH _____ DATE

COMCAST _____ DATE

CITY ATTORNEY'S APPROVAL

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

RIVERDALE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

CHAIRMAN, RIVERDALE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

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

RIVERDALE CITY ENGINEER DATE

CITY COUNCIL APPROVAL

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

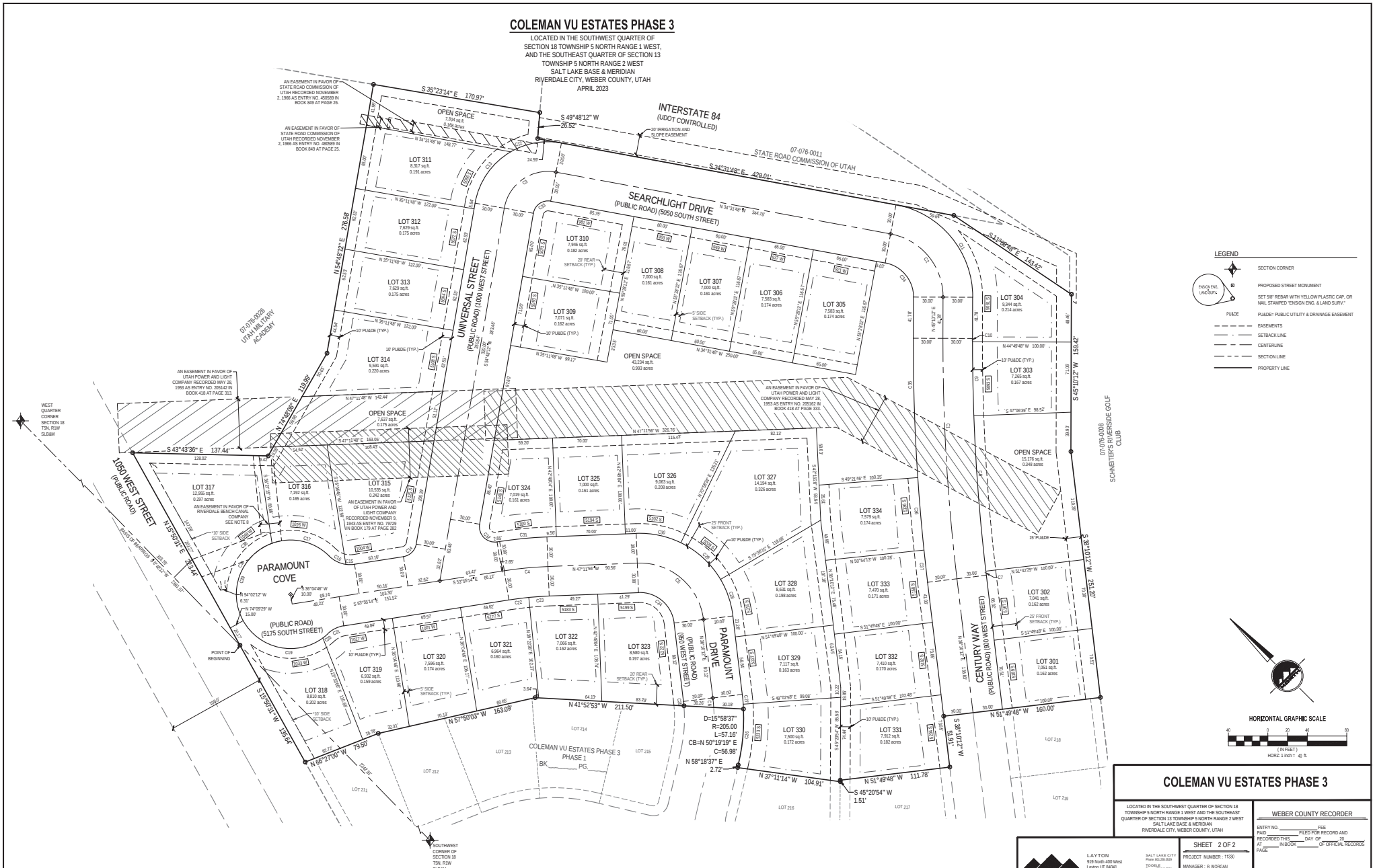
CITY RECORDER CITY MAYOR

SHEET 1 OF 2

PROJECT NUMBER : 11330
MANAGER : B. MORGAN
DRAWN BY : S. LEWIS
CHECKED BY : T. WILLIAMS
DATE : 5/4/23

COLEMAN VU ESTATES PHASE 3

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



LEGEND

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

HORIZONTAL GRAPHIC SCALE

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

COLEMAN VU ESTATES PHASE 3

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

WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER

BY _____
DEPUTY RECORDER

ENSIGN

LAYTON
919 North 400 West
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SHEET 2 OF 2

PROJECT NUMBER : 11330
MANAGER : B. MORGAN
DRAWN BY : S. LEWIS
CHECKED BY : T. WILLIAMS
DATE : 5/4/23

GENERAL NOTES

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

UTILITY NOTES

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

TRAFFIC CONTROL AND SAFETY NOTES

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

DEMOLITION NOTES

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

GRADING AND DRAINAGE NOTES

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

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UDOT NOTES

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

ABBREVIATIONS

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

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

LEGEND

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

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

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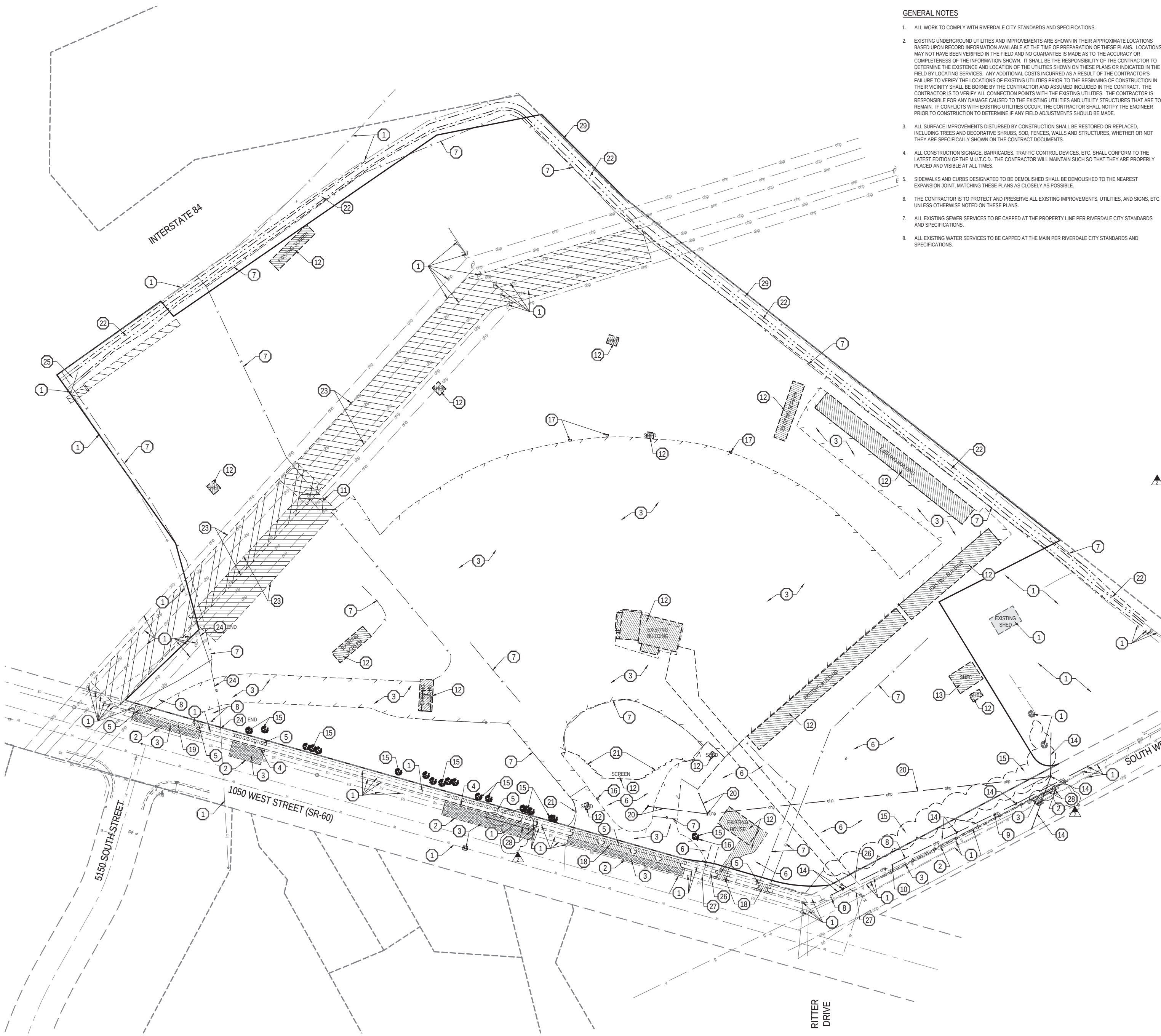
2023-05-04 FOR REVIEW

NO.	DATE	REVISION
1	03/01/2023	UDOT UPDATE
2	05/04/2023	UDOT UPDATE 2

GENERAL NOTES

PROJECT NUMBER 11330B
PRINT DATE 5/4/23
DRAWN BY JWS
CHECKED BY BAM
PROJECT MANAGER TJM

C-001



GENERAL NOTES

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

SCOPE OF WORK:

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

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

NORTH

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

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

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

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BENCHMARK

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

ELEV = 4390.40'

ENSIGN
THE STANDARD IN ENGINEERING

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CONTACT:
ADAM ANDERSON
PHONE: 385-200-0040

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

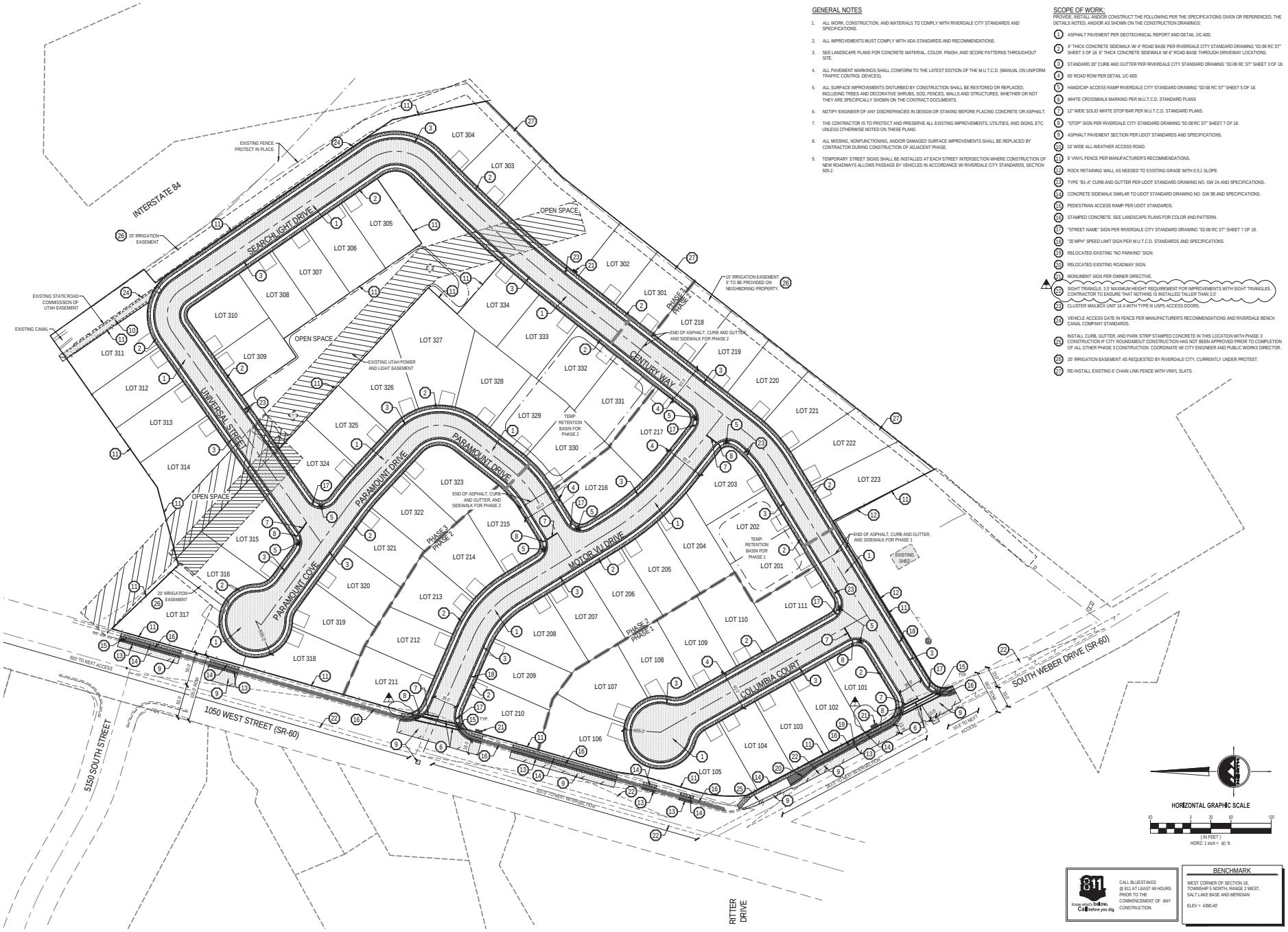
2023-05-04 FOR REVIEW

NO.	DATE	REVISION
1	03/01/2023	UDOT UPDATE
2	05/04/2023	UDOT UPDATE 2

DEMOLITION PLAN

PROJECT NUMBER 11330B
PRINT DATE 5/4/23
DRAWN BY JWS
CHECKED BY BAM
PROJECT MANAGER TJM

C-100



GENERAL NOTES

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

SCOPE OF WORK:

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

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

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BENCHMARK

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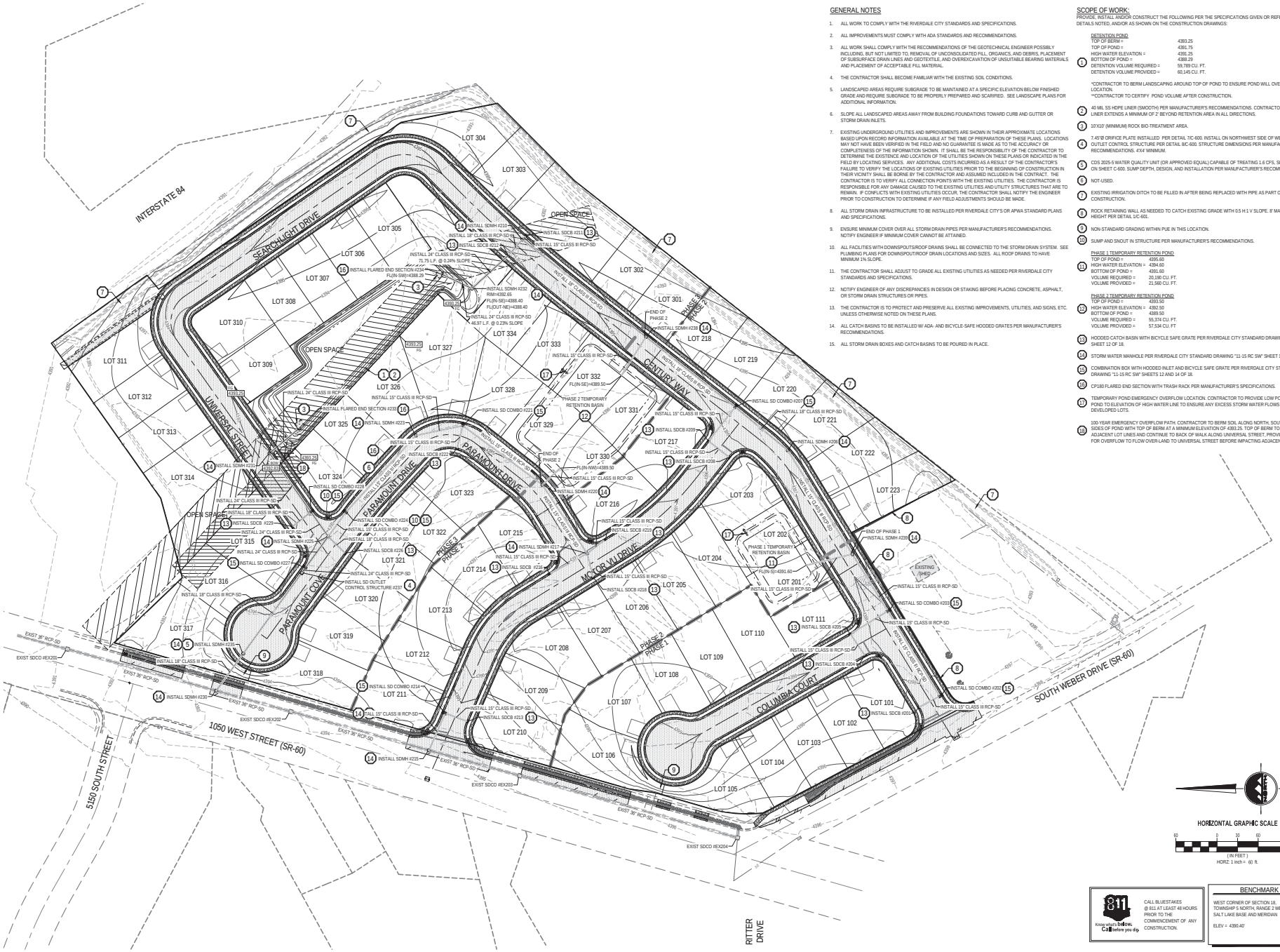
2023-05-04 FOR REVIEW

NO.	DATE	REVISION
1	03/31/2023	UDOT UPDATE
2	05/04/2023	UDOT UPDATE 2

SITE PLAN

PROJECT NUMBER: 11330B	PRINT DATE: 5/4/23
DRAWN BY: JWS	CHECKED BY: BAM
PROJECT MANAGER: TJM	

C-200



GENERAL NOTES

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

SCOPE OF WORK:

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

(1) DETENTION POND
TOP OF BERM = 4393.25
TOP OF POND = 4391.75
HIGH WATER ELEVATION = 4391.25
BOTTOM OF POND = 4388.29
DETENTION VOLUME REQUIRED = 59,789 CU. FT.
DETENTION VOLUME PROVIDED = 60,145 CU. FT.

*CONTRACTOR TO BERM LANDSCAPING AROUND TOP OF POND TO ENSURE POND WILL OVERFLOW IN NOTED LOCATION.
**CONTRACTOR TO CERTIFY POND VOLUME AFTER CONSTRUCTION.

(2) 40 MIL SS HDPE LINER (SMOOTH) PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO ENSURE LINER EXTENDS A MINIMUM OF 2' BEYOND RETENTION AREA IN ALL DIRECTIONS.

(3) 10'X10' (MINIMUM) ROCK BIO-TREATMENT AREA.

(4) 7.45"Ø ORIFICE PLATE INSTALLED PER DETAIL 7/C-600. INSTALL ON NORTHWEST SIDE OF WEIR WALL OF THE OUTLET CONTROL STRUCTURE PER DETAIL 8/C-600. STRUCTURE DIMENSIONS PER MANUFACTURER'S RECOMMENDATIONS. 4'X4' MINIMUM.

(5) CDS 2025-5 WATER QUALITY UNIT (OR APPROVED EQUAL) CAPABLE OF TREATING 1.6 CFS, SIMILAR TO DETAIL ON SHEET C-600. SUMP DEPTH, DESIGN, AND INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS.

(6) NOT-USED.

(7) EXISTING IRRIGATION DITCH TO BE FILLED IN AFTER BEING REPLACED WITH PIPE AS PART OF PHASE 2 CONSTRUCTION.

(8) ROCK RETAINING WALL AS NEEDED TO CATCH EXISTING GRADE WITH 0.5 H:1 V SLOPE. 8' MAXIMUM WALL HEIGHT PER DETAIL 1/C-601.

(9) NON-STANDARD GRADING WITHIN PUE IN THIS LOCATION.

(10) SUMP AND SNOUT IN STRUCTURE PER MANUFACTURER'S RECOMMENDATIONS.

(11) PHASE 1 TEMPORARY RETENTION POND
TOP OF POND = 4395.60
HIGH WATER ELEVATION = 4394.60
BOTTOM OF POND = 4391.60
VOLUME REQUIRED = 20,199 CU. FT.
VOLUME PROVIDED = 21,560 CU. FT.

(12) PHASE 2 TEMPORARY RETENTION POND
TOP OF POND = 4393.50
HIGH WATER ELEVATION = 4392.50
BOTTOM OF POND = 4389.50
VOLUME REQUIRED = 55,374 CU. FT.
VOLUME PROVIDED = 57,534 CU. FT

(13) HOODED CATCH BASIN WITH BICYCLE SAFE GRATE PER RIVERDALE CITY STANDARD DRAWING "11-15 RC SW" SHEET 12 OF 18.

(14) STORM WATER MANHOLE PER RIVERDALE CITY STANDARD DRAWING "11-15 RC SW" SHEET 11 OF 18.

(15) COMBINATION BOX WITH HOODED INLET AND BICYCLE SAFE GRATE PER RIVERDALE CITY STANDARD DRAWING "11-15 RC SW" SHEETS 12 AND 14 OF 18.

(16) CP180 FLARED END SECTION WITH TRASH RACK PER MANUFACTURER'S SPECIFICATIONS.

(17) TEMPORARY POND EMERGENCY OVERFLOW LOCATION. CONTRACTOR TO PROVIDE LOW POINT IN TOP OF POND TO ELEVATION OF HIGH WATER LINE TO ENSURE ANY EXCESS STORM WATER FLOWS AWAY FROM DEVELOPED LOTS.

(18) 100-YEAR EMERGENCY OVERFLOW PATH: CONTRACTOR TO BERM SOIL ALONG NORTH, SOUTH AND EAST SIDES OF POND WITH TOP OF BERM AT A MINIMUM ELEVATION OF 4393.25. TOP OF BERM TO ALIGN WITH ADJACENT LOT LINES AND CONTINUE TO BACK OF WALK ALONG UNIVERSAL STREET, PROVIDING A BARRIER FOR OVERFLOW TO FLOW OVER LAND TO UNIVERSAL STREET BEFORE IMPACTING ADJACENT LOTS.

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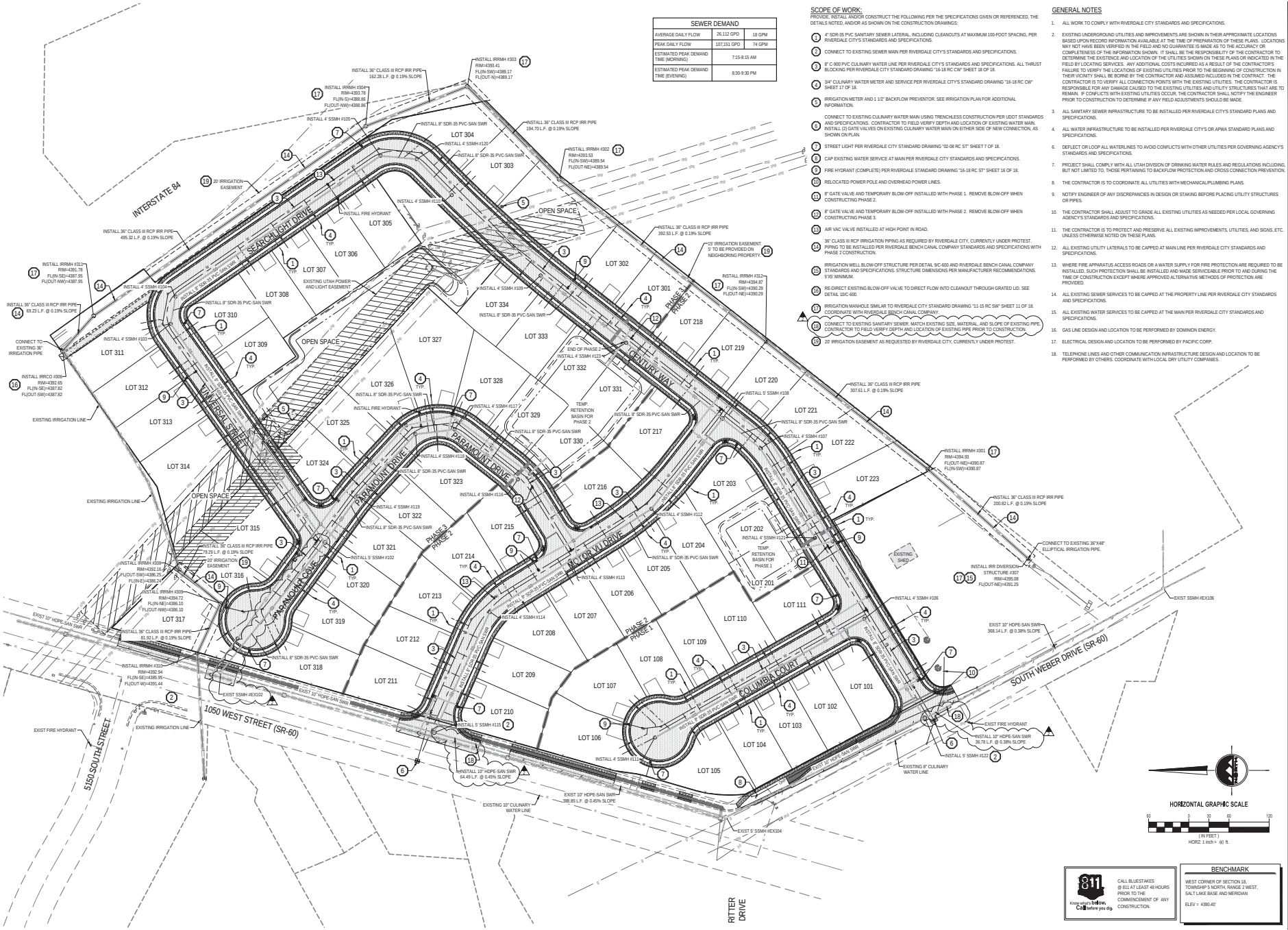
5368 SOUTH 1050 WEST
RIVERDALE, UTAH

2023-05-04 FOR REVIEW

GRADING AND DRAINAGE PLAN

PROJECT NUMBER: 11330B
PRINT DATE: 5/4/23
DRAWN BY: JWS
CHECKED BY: BAM
PROJECT MANAGER: TJM

C-300



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

SCOPE OF WORK:

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

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

GENERAL NOTES

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

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RIVERDALE, UTAH

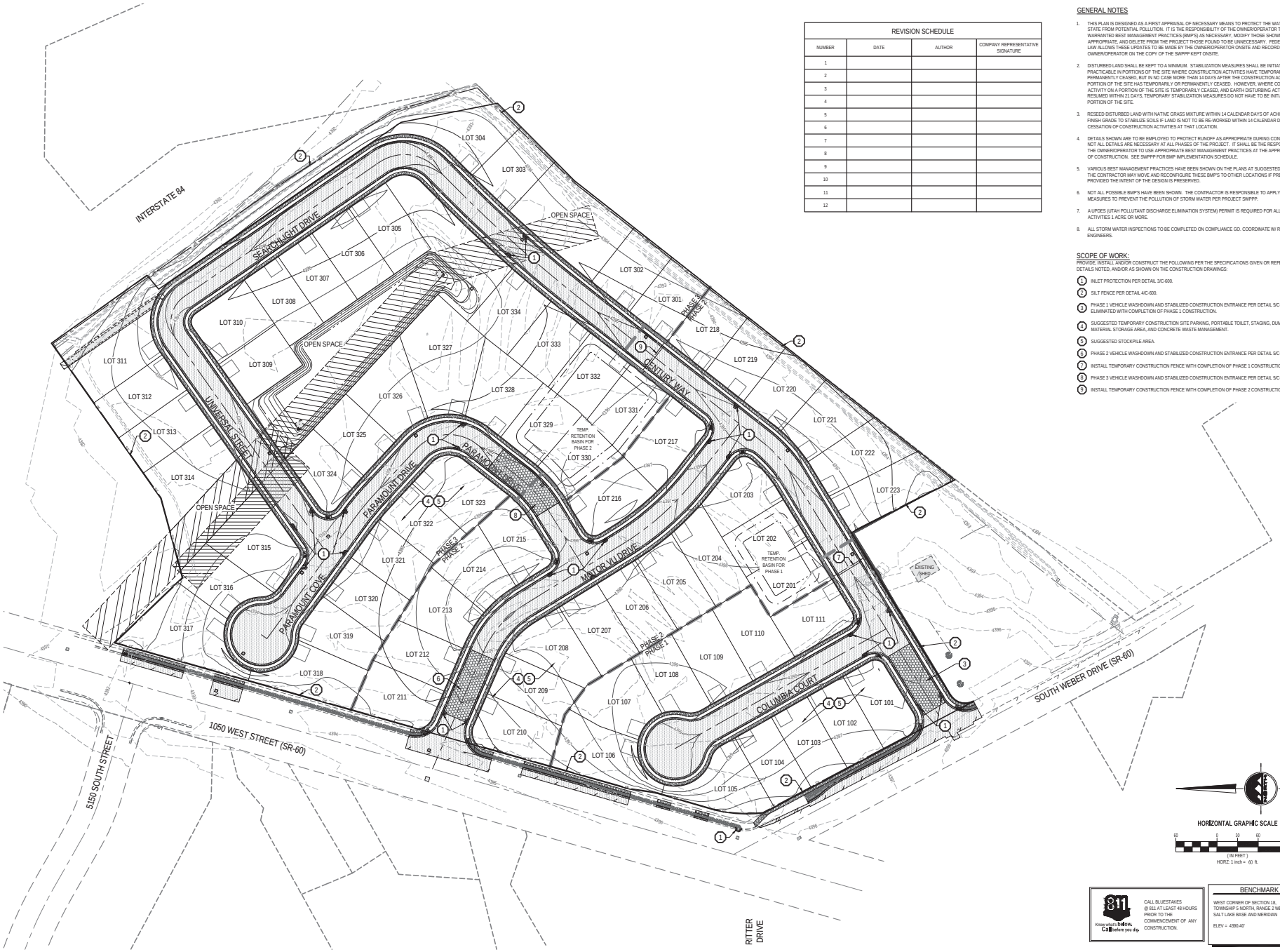
2023-05-04 FOR REVIEW

NO.	DATE	REVISION
1	05/01/2023	UDOT UPDATE
2	05/04/2023	UDOT UPDATE 2

UTILITY PLAN

PROJECT NUMBER: 11330B
PRINT DATE: 5/4/23
DRAWN BY: JWS
CHECKED BY: BAM
PROJECT MANAGER: TJM

C-400



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

GENERAL NOTES

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

SCOPE OF WORK:

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

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

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)

HORZ: 1 inch = 60 ft.

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

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

BENCHMARK

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

ELEV = 4390.40'

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
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LAYTON
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FOR:
GOLDCREST HOMES
9730 SOUTH 700 EAST
SANDY, UTAH 84070

CONTACT:
ADAM ANDERSON
PHONE: 385-202-0040

COLEMAN VU ESTATES

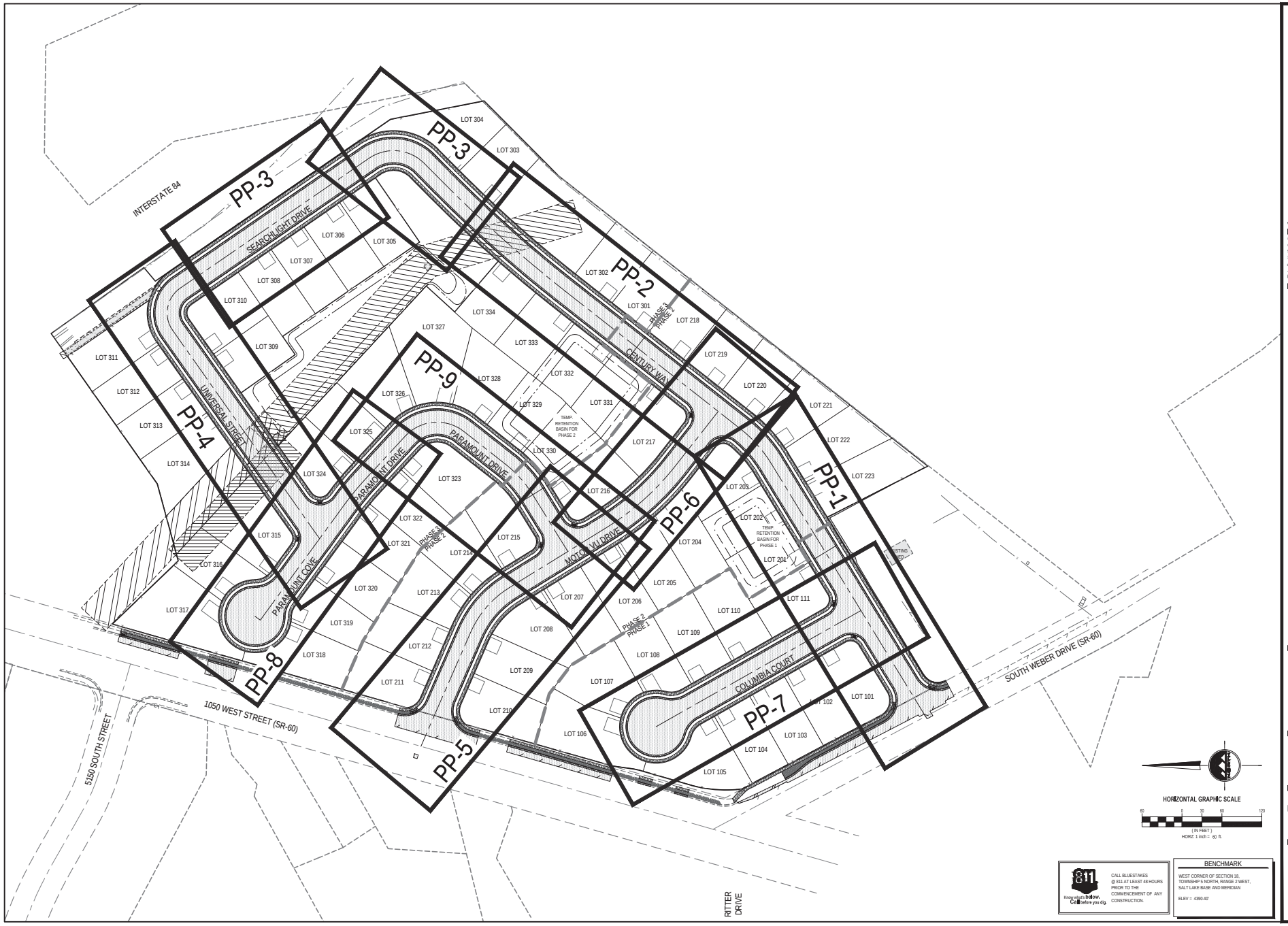
5368 SOUTH 1050 WEST
RIVERDALE, UTAH

2023-05-04 FOR REVIEW

EROSION CONTROL PLAN

PROJECT NUMBER: 11330B
PRINT DATE: 5/4/23
DRAWN BY: JWS
CHECKED BY: BAM
PROJECT MANAGER: TJM

C-500



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COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

2023-05-04 FOR REVIEW

PLAN AND PROFILE
KEY MAP

PROJECT NUMBER: 11330B
PRINT DATE: 5/4/23
DRAWN BY: JWS
CHECKED BY: BAM
PROJECT MANAGER: TJM

PP-0

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SCOPE OF WORK:

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

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

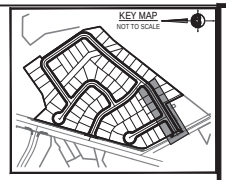
HORIZONTAL GRAPHIC SCALE

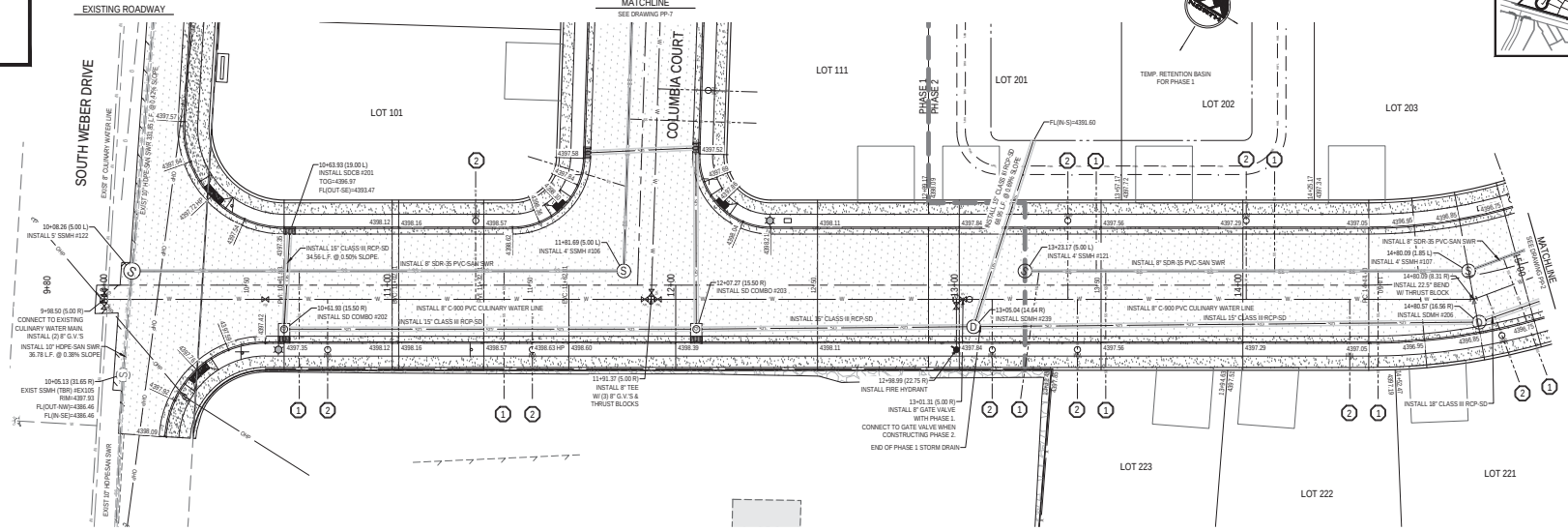
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(IN FEET)

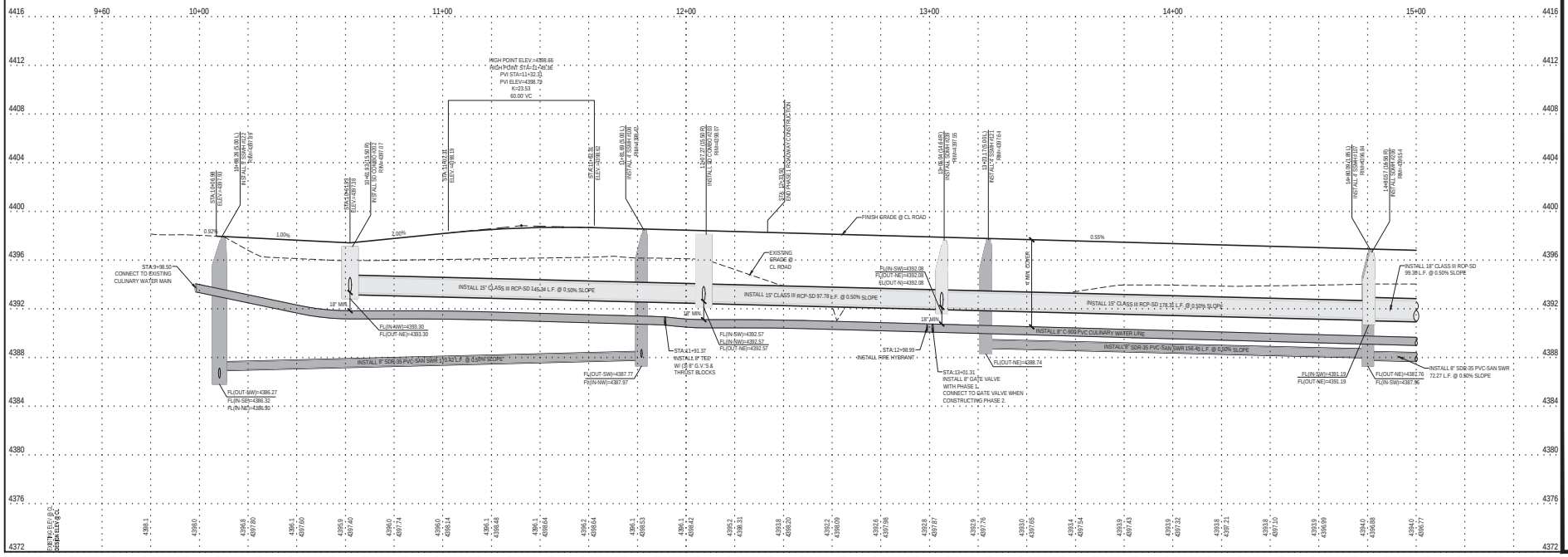
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.

KEY MAP
NOT TO SCALE





CENTURY WAY



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CONTACT:
ADAM ANDERSON
PHONE: 385-200-0040

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

2023-05-04 FOR REVIEW

PLAN AND PROFILE
CENTURY WAY

PROJECT NUMBER	PRINT DATE
11330B	5/4/23
DRAWN BY	CHECKED BY
JWS	BAM
PROJECT MANAGER	
TJM	

PP-1

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BENCHMARK

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

ELEV = 4390.40'

SCOPE OF WORK:

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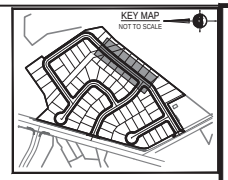
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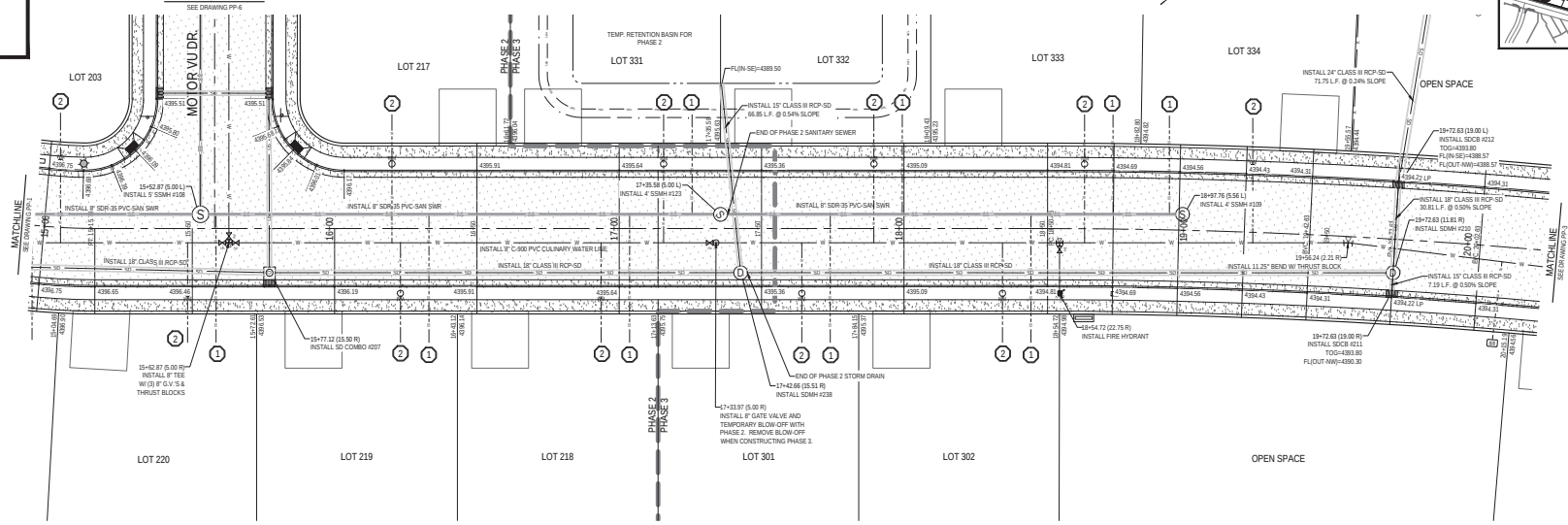
HORIZONTAL GRAPHIC SCALE

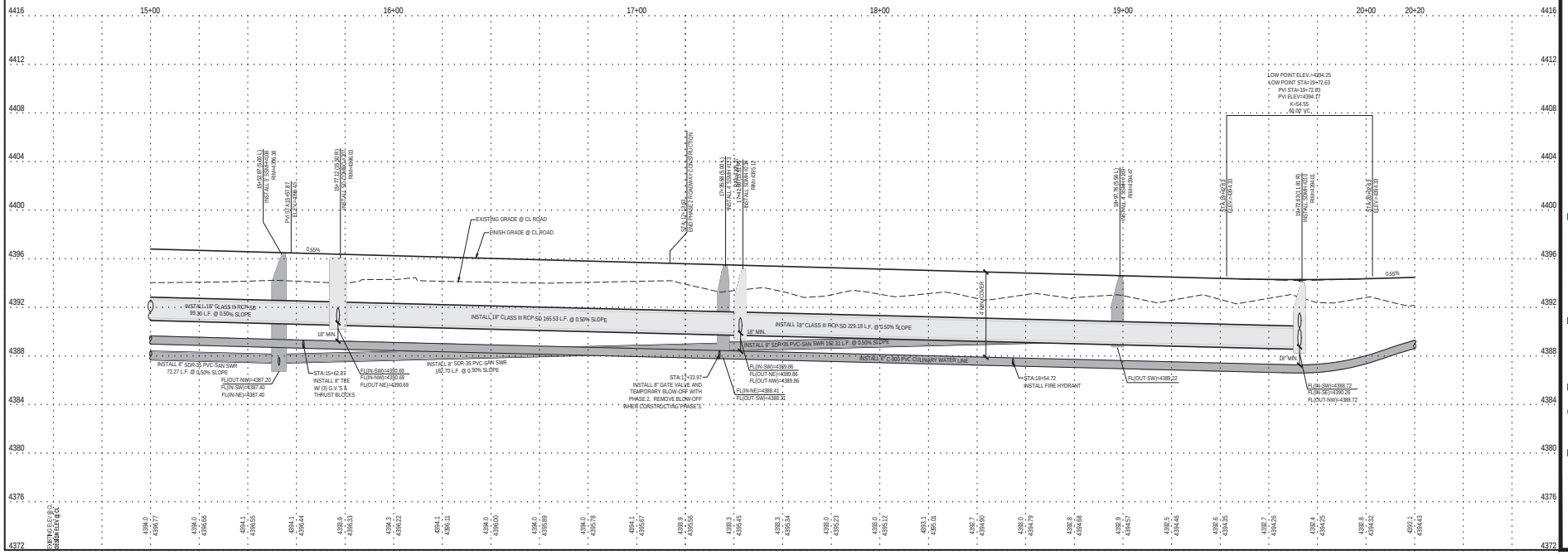
20 0 10 20 40

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

KEY MAP
NOT TO SCALE







ENSIGN
THE STANDARD IN ENGINEERING

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SANDY, UTAH 84070
CONTACT:
ADAM ANDERSON
PHONE: 385-200-0040

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

2023-05-04 FOR REVIEW

PLAN AND PROFILE
CENTURY WAY

PROJECT NUMBER: 11330B
PRINT DATE: 5/4/23
DRAWN BY: JWS
CHECKED BY: BAM
PROJECT MANAGER: TJM

PP-2

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BENCHMARK

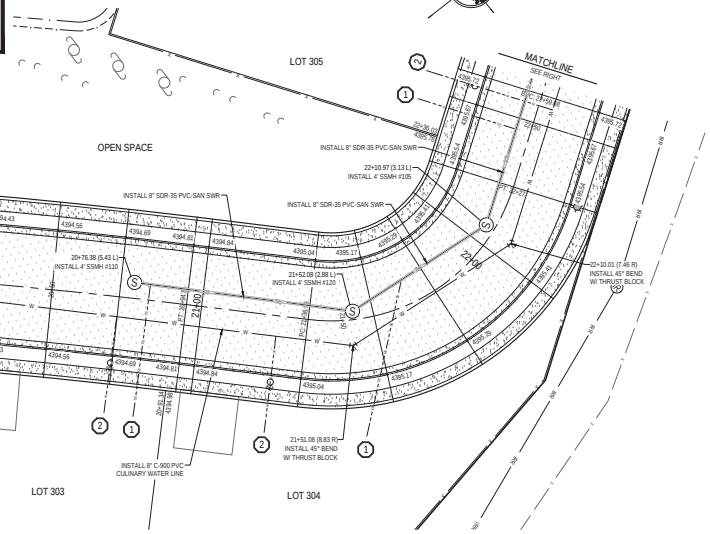
WEST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

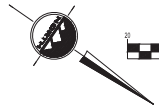
ELEV = 4390.40'

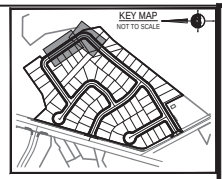
SCOPE OF WORK:

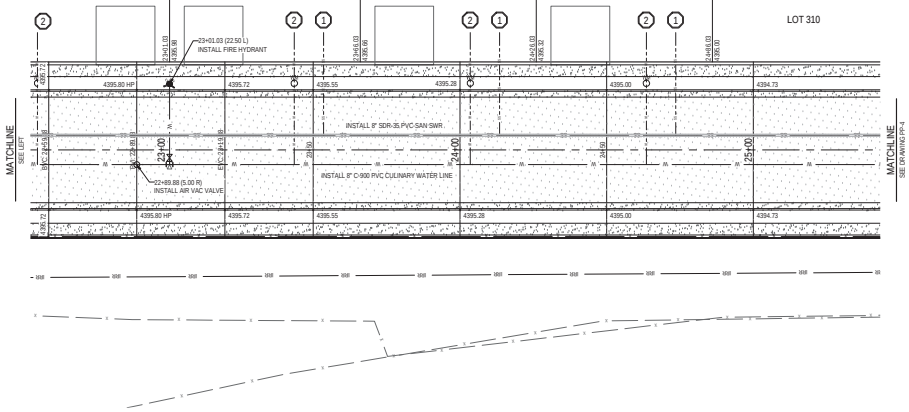
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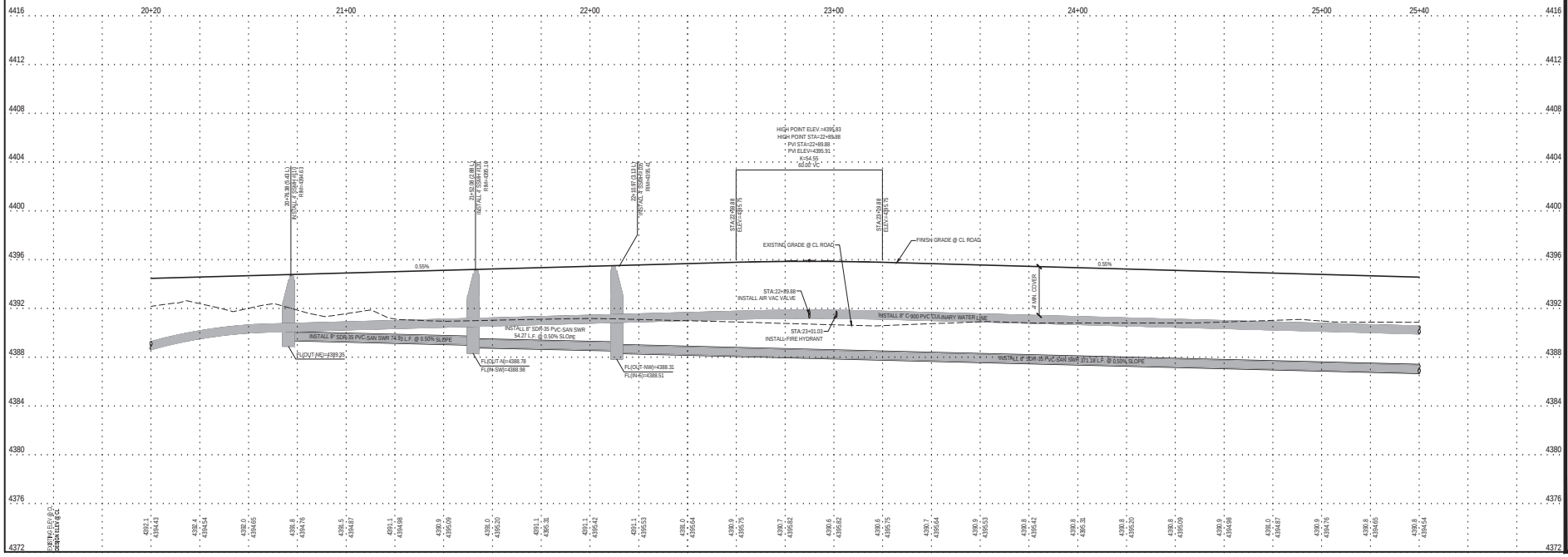








CENTURY WAY / SEARCHLIGHT DRIVE



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PHONE: 385-200-0040

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

2023-05-04 FOR REVIEW

PLAN AND PROFILE CENTURY WAY / SEARCHLIGHT DRIVE

PROJECT NUMBER: 11330B
PRINT DATE: 5/4/23
DRAWN BY: JWS
CHECKED BY: BAM
PROJECT MANAGER: TJM

PP-3

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

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

SCOPE OF WORK:

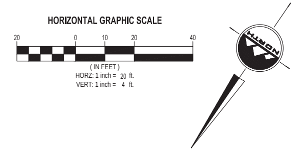
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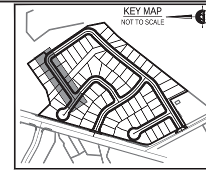
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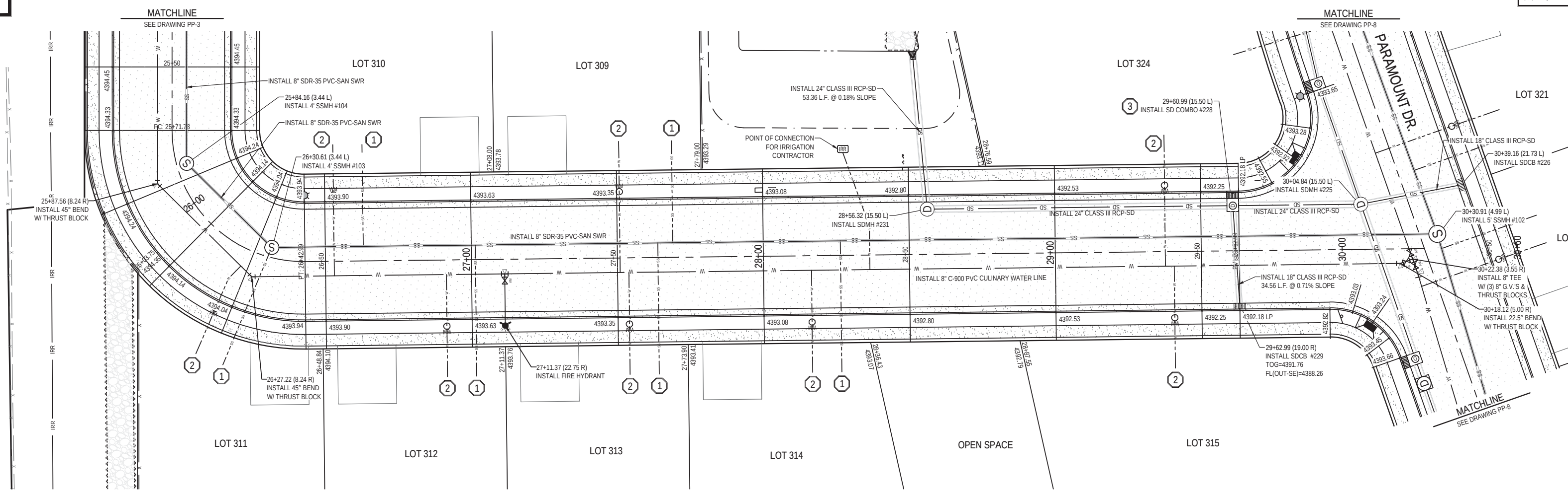
BENCHMARK

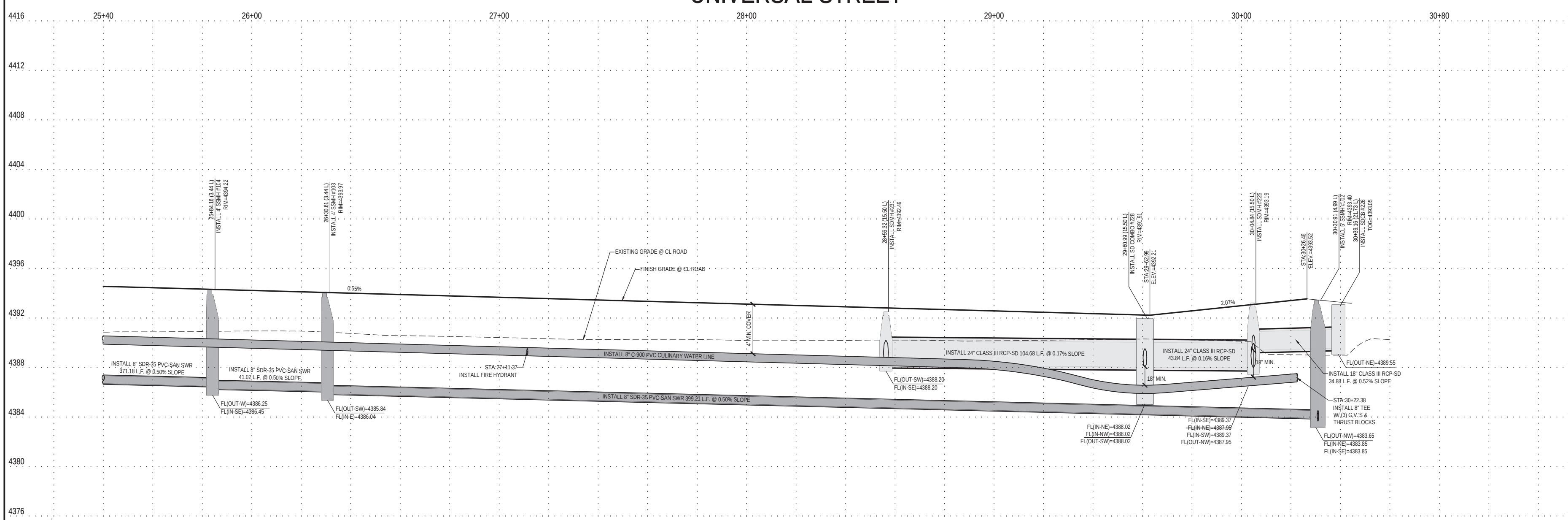
WEST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

ELEV = 4390.40'









EXISTING ELEV @ CL	DESIGN ELEV @ CL
4390.8	4394.54
4390.9	4394.43
4390.9	4394.32
4390.9	4394.21
4390.9	4394.10
4390.7	4393.99
4390.6	4393.88
4390.5	4393.77
4390.4	4393.66
4390.3	4393.55
4390.2	4393.44
4390.2	4393.33
4390.2	4393.22
4390.2	4393.11
4390.2	4393.00
4390.2	4392.89
4390.2	4392.78
4390.2	4392.67
4390.1	4392.56
4390.2	4392.45
4390.2	4392.34
4390.3	4392.23
4390.2	4392.56
4390.1	4392.98
4389.0	4393.39
4389.0	
4390.2	

ENSIGN
THE STANDARD IN ENGINEERING

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COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

2023-05-04 FOR REVIEW

PLAN AND PROFILE UNIVERSAL STREET

PROJECT NUMBER	PRINT DATE
11330B	5/4/23
DRAWN BY	CHECKED BY
JWS	BAM
PROJECT MANAGER	
TJM	

PP-4

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

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

SCOPE OF WORK:

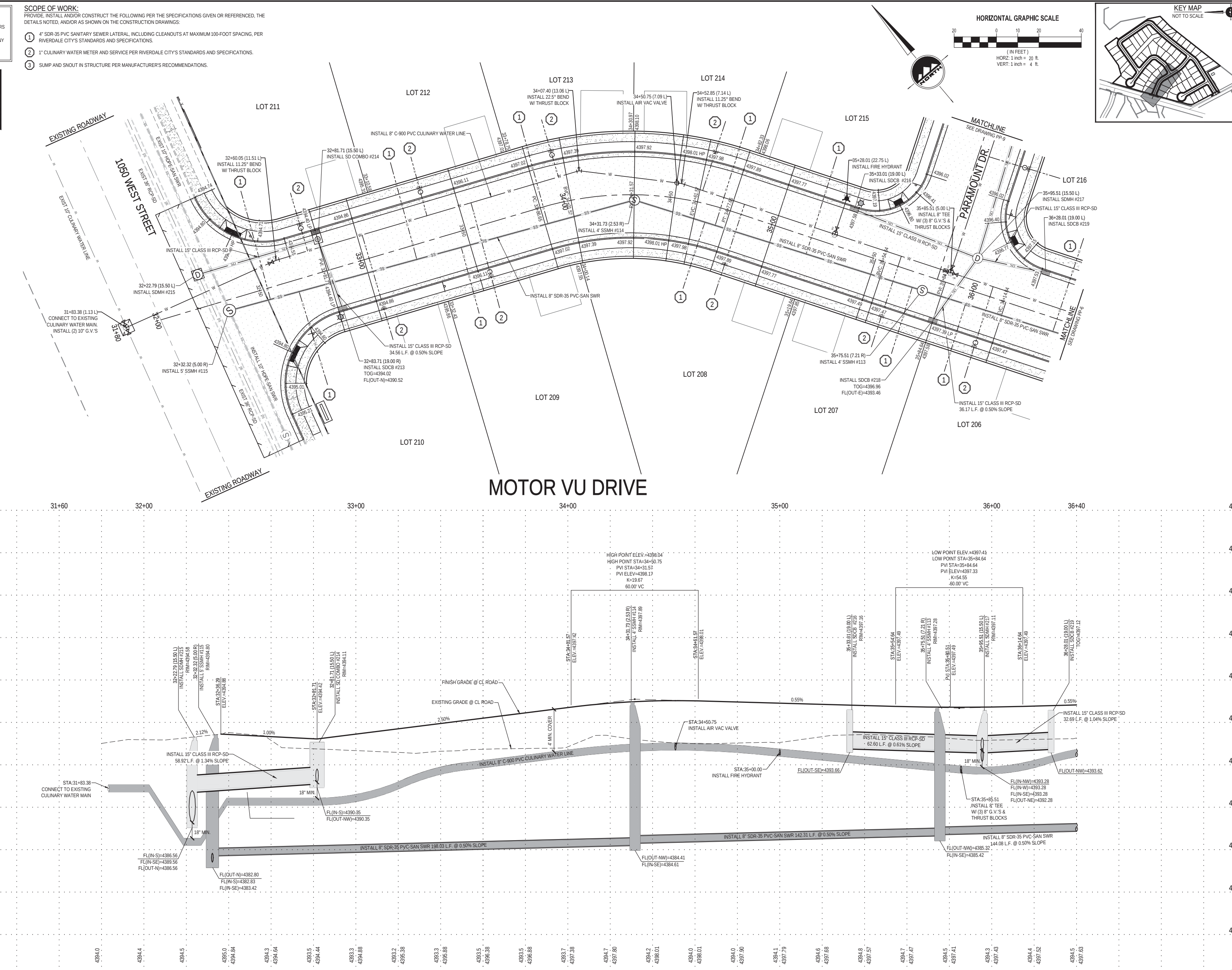
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BENCHMARK

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

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ENSIGN
THE STANDARD IN ENGINEERING

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CONTACT:
ADAM ANDERSON
PHONE: 385-200-0040

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

2023-05-04 FOR REVIEW

PLAN AND PROFILE
MOTOR VU DRIVE

PROJECT NUMBER 11330B
PRINT DATE 5/4/23
DRAWN BY JWS
CHECKED BY BAM
PROJECT MANAGER TJM

PP-5

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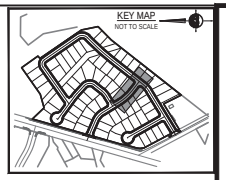
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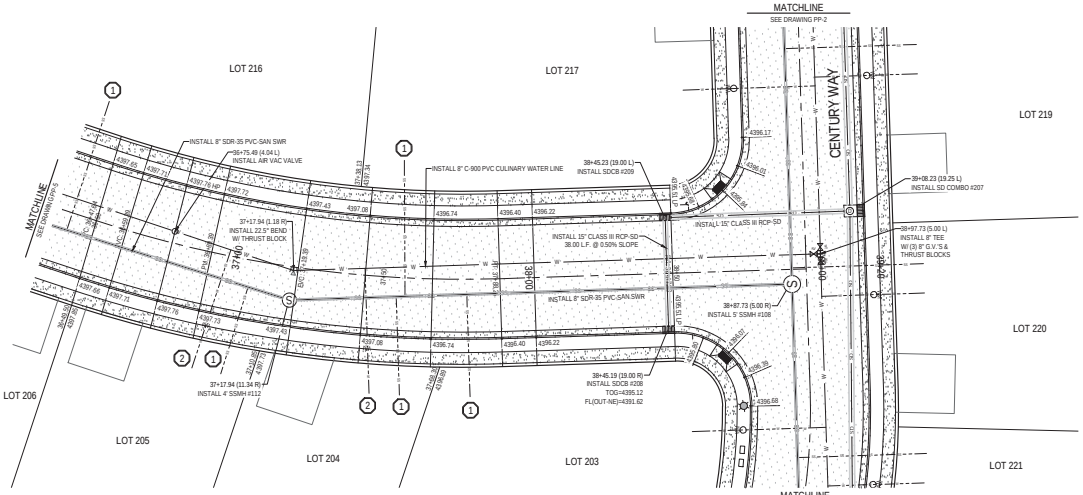
HORIZONTAL GRAPHIC SCALE

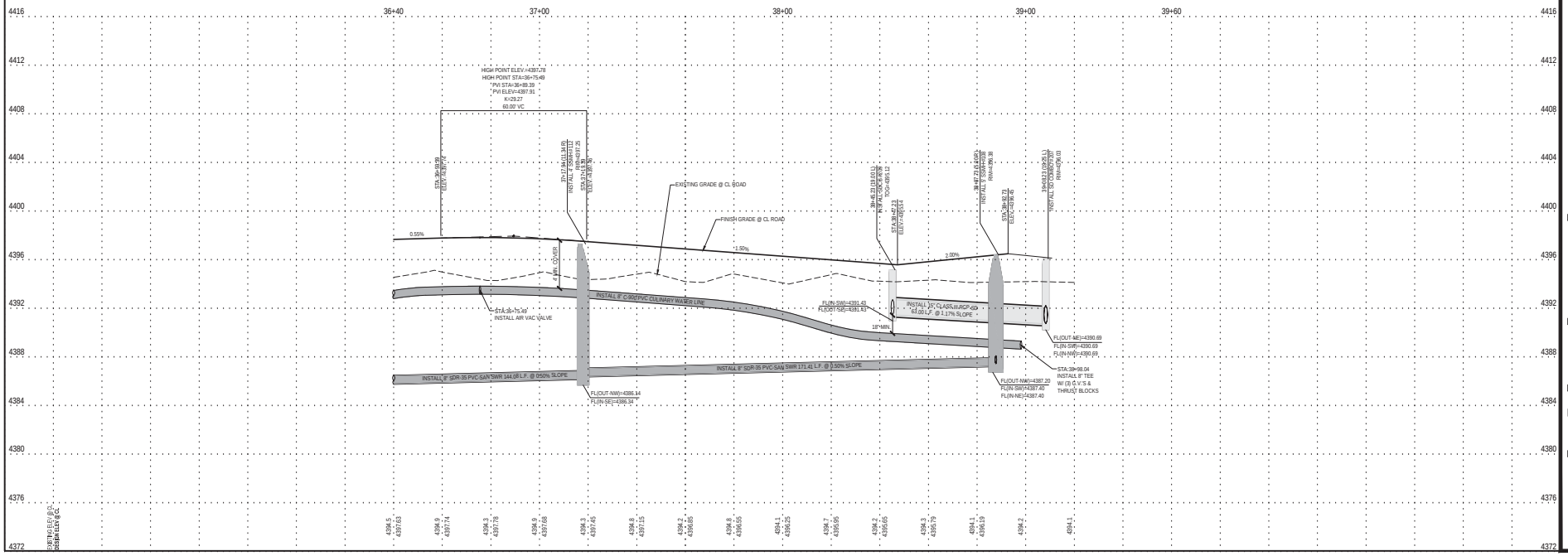
20 0 10 20 40

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

KEY MAP
NOT TO SCALE







ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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FOR:
GOLDCREST HOMES
9730 SOUTH 700 EAST
SANDY, UTAH 84070
CONTACT:
ADAM ANDERSON
PHONE: 385-202-0040

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

2023-05-04 FOR REVIEW

PLAN AND PROFILE
MOTOR VU DRIVE

PROJECT NUMBER: 11330B
PRINT DATE: 5/4/23
DRAWN BY: JWS
CHECKED BY: BAM
PROJECT MANAGER: TJM

PP-6

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

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

BENCHMARK

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

ELEV = 4390.40'

SCOPE OF WORK:

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

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

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

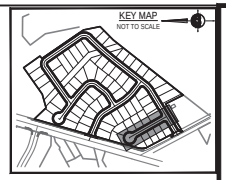
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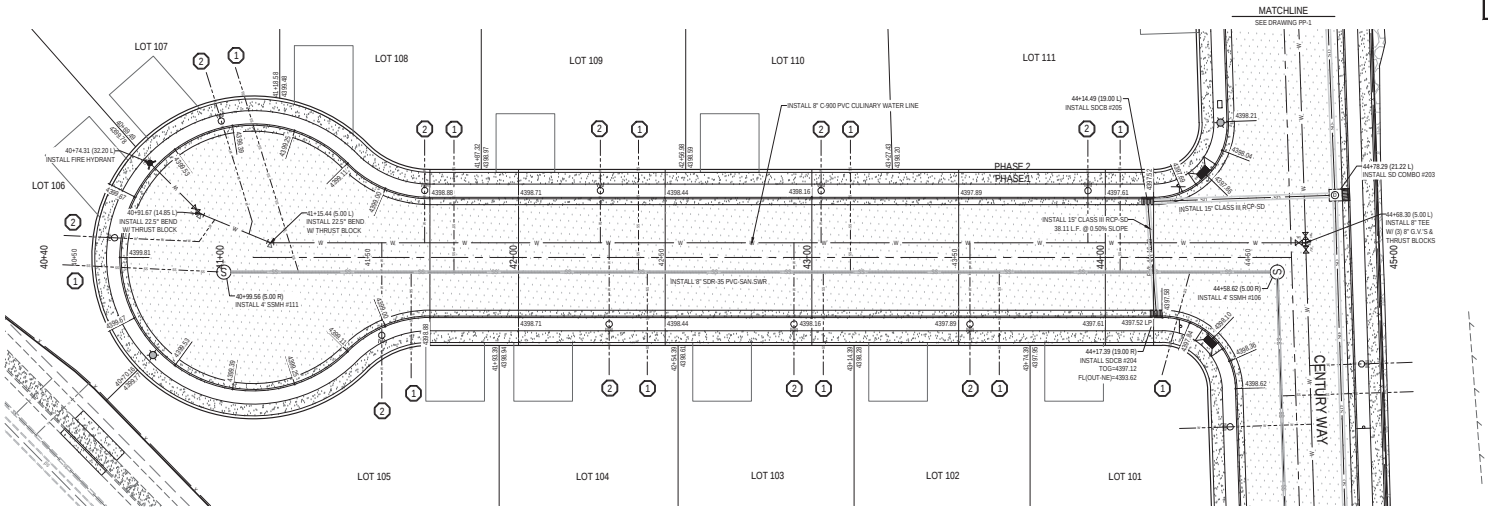
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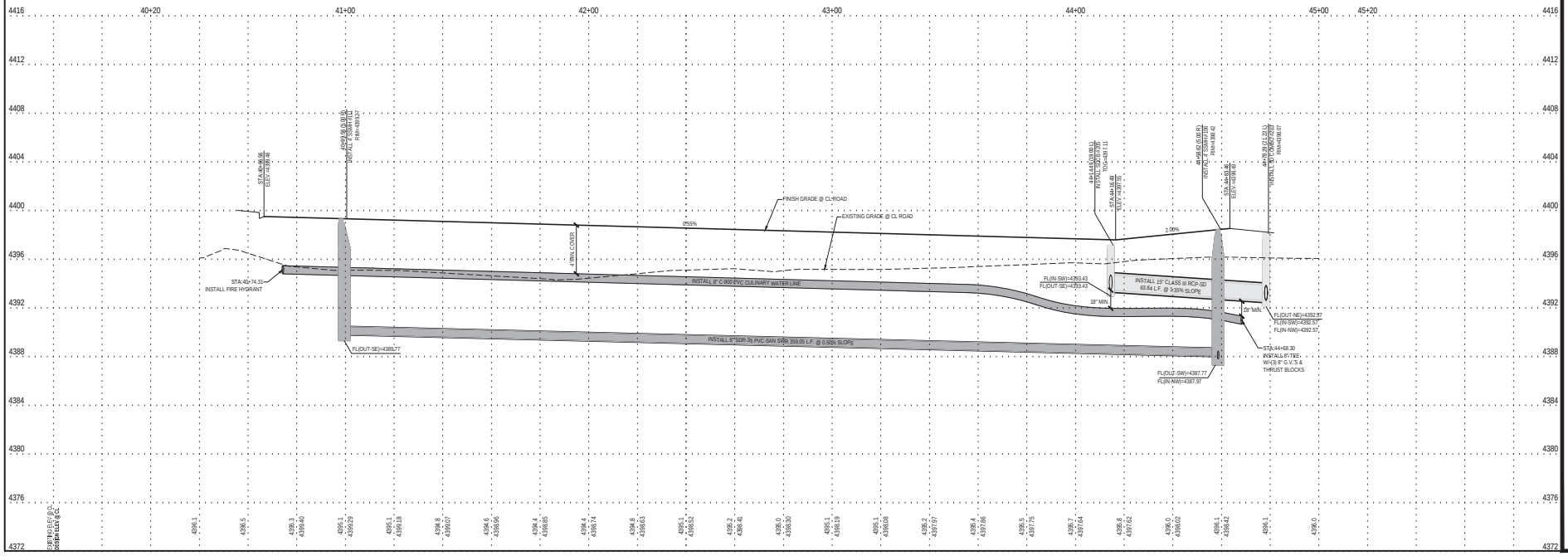
KEY MAP

NOT TO SCALE





COLUMBIA COURT



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CONTACT:
ADAM ANDERSON
PHONE: 385-202-0040

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

2023-05-04 FOR REVIEW

PLAN AND PROFILE
COLUMBIA COURT

PROJECT NUMBER	PRINT DATE
11330B	5/4/23
DRAWN BY	CHECKED BY
JWS	BAM
PROJECT MANAGER	
TJM	

PP-7

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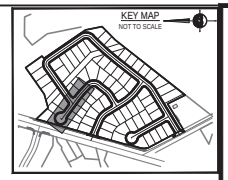
HORIZONTAL GRAPHIC SCALE

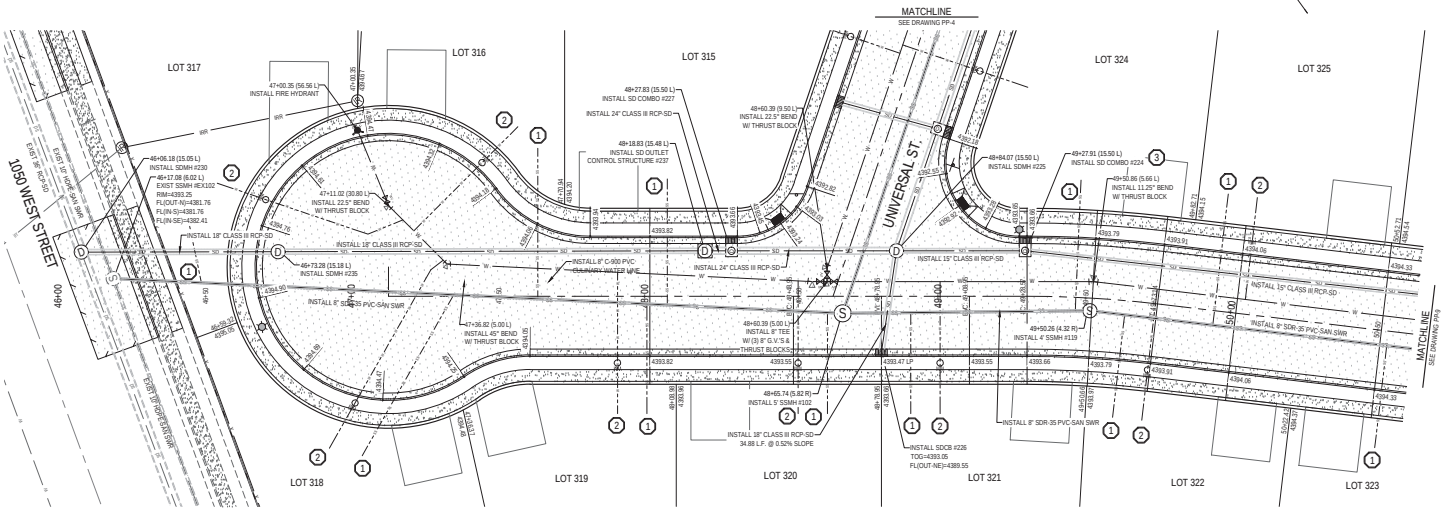
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(IN FEET)

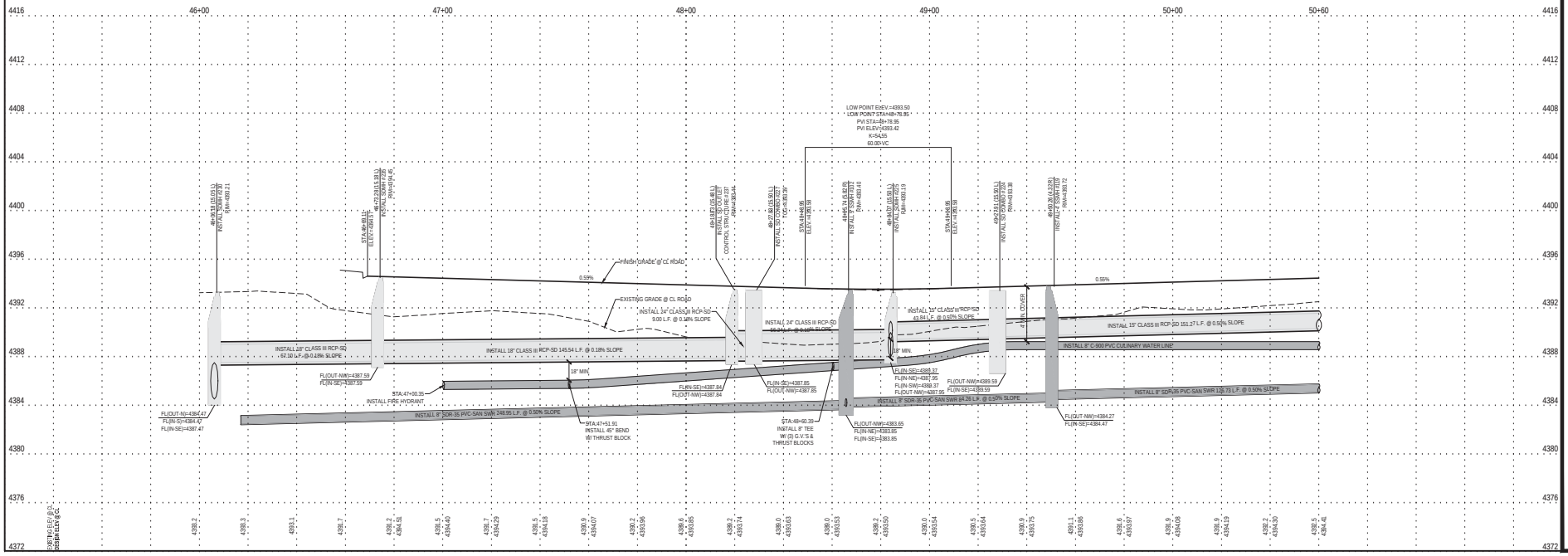
HORZ: 1 inch = 20 ft.
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KEY MAP
NOT TO SCALE





PARAMOUNT COVE / PARAMOUNT DRIVE



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COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

2023-05-04 FOR REVIEW

PLAN AND PROFILE PARAMOUNT COVE / PARAMOUNT DRIVE

PROJECT NUMBER: 11330B
PRINT DATE: 5/4/23
DRAWN BY: JWS
CHECKED BY: BAM
PROJECT MANAGER: TJM

PP-8

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BENCHMARK

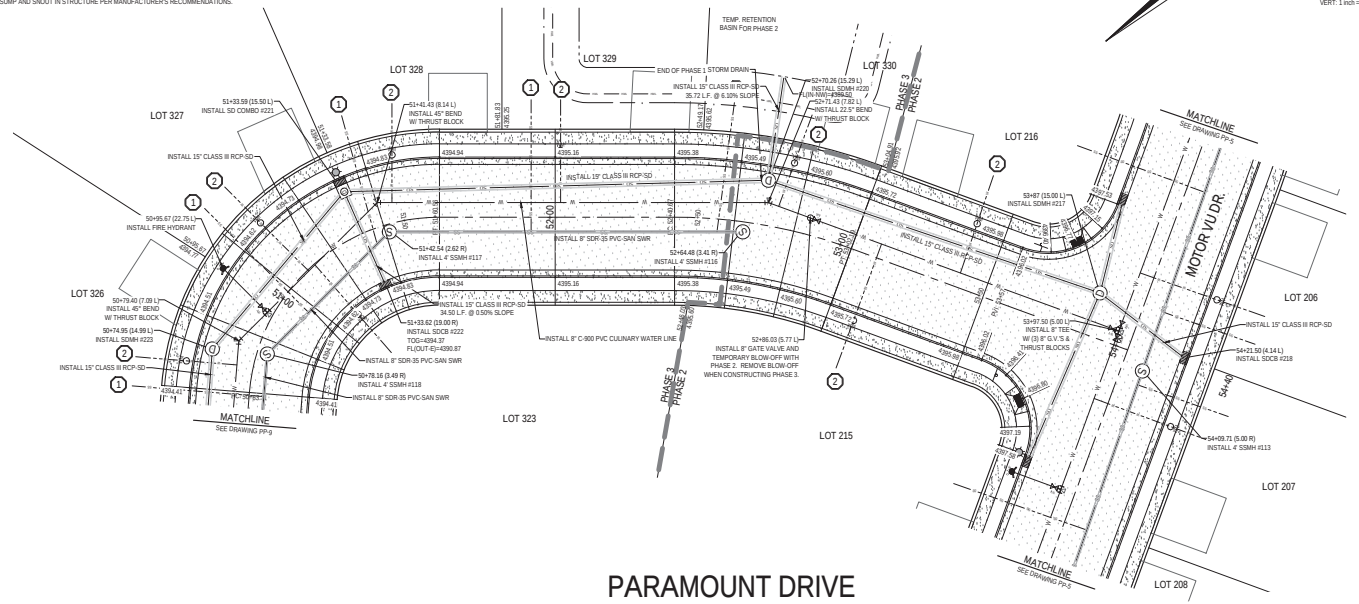
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HORIZONTAL GRAPHIC SCALE

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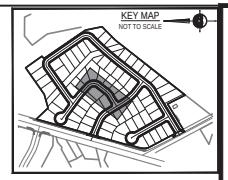
(IN FEET)

HORZ: 1 inch = 20 ft.

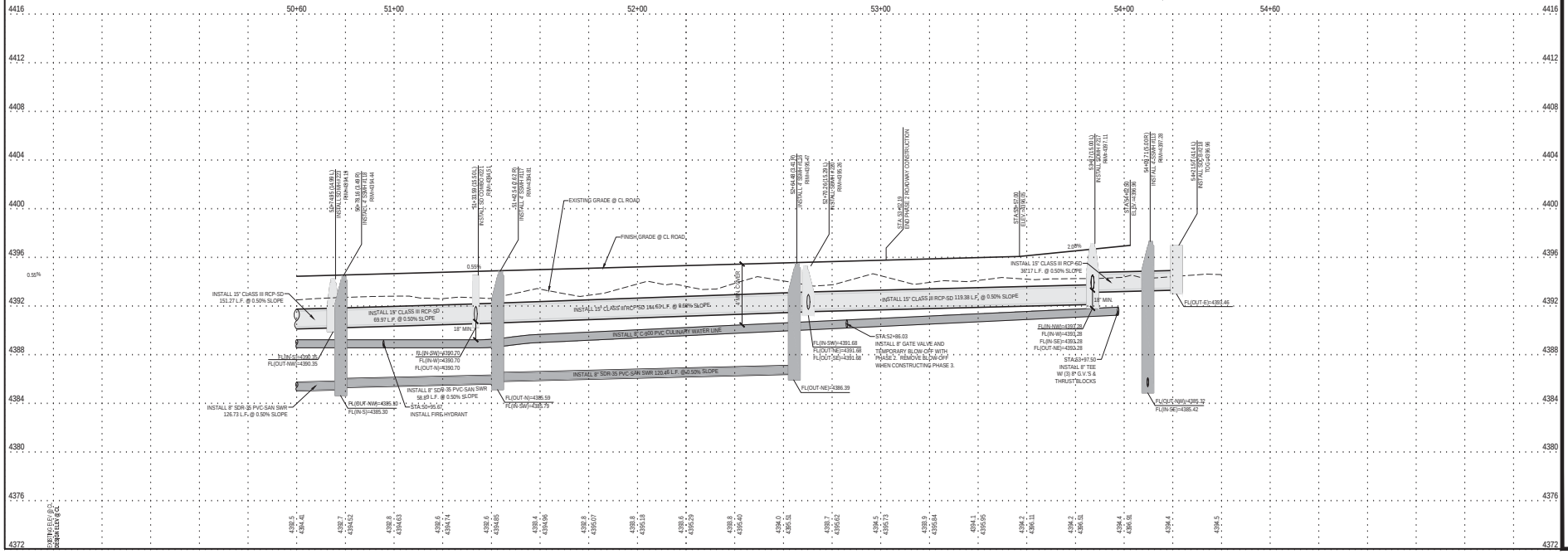
VERT: 1 inch = 4 ft.

KEY MAP

NOT TO SCALE



PARAMOUNT DRIVE



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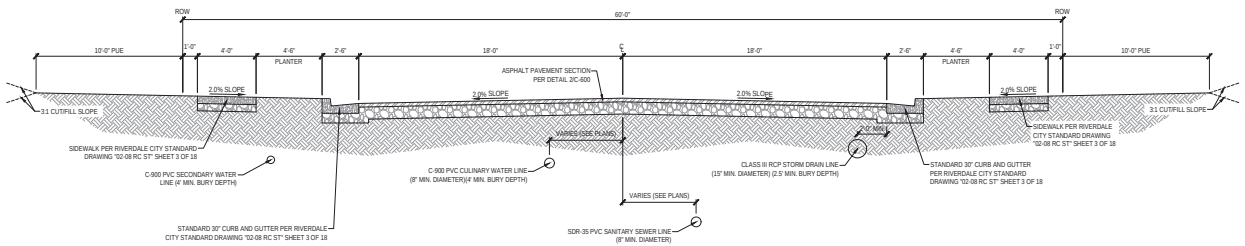
5368 SOUTH 1050 WEST
RIVERDALE, UTAH

2023-05-04 FOR REVIEW

PLAN AND PROFILE
PARAMOUNT DRIVE

PROJECT NUMBER: 11330B
PRINT DATE: 5/4/23
DRAWN BY: JWS
CHECKED BY: BAM
PROJECT MANAGER: TJM

PP-9

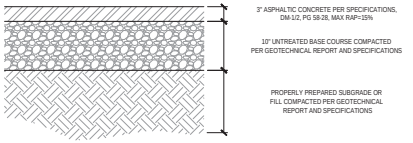


1 TYPICAL ROAD CROSS SECTION (60' ROW)

SCALE: NONE

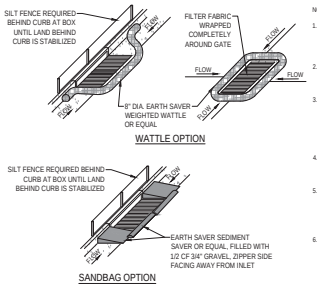
ASPHALT NOTES

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



2 STANDARD ASPHALT SECTION

SCALE: NONE

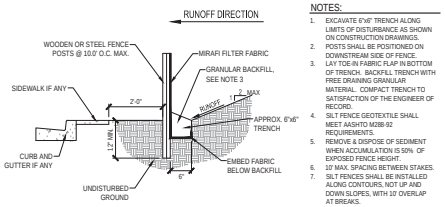


NOTES:

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

3 SAG INLET PROTECTION

SCALE: NONE

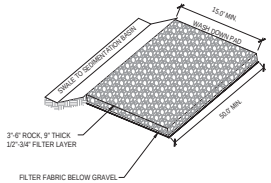


NOTES:

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

4 TEMPORARY SILT FENCE

SCALE: NONE

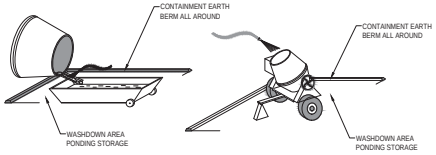


NOTE:

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

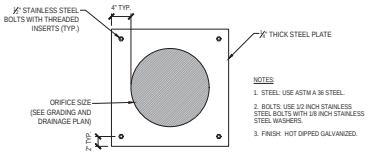
5 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



6 CONCRETE WASTE MANAGEMENT

SCALE: NONE

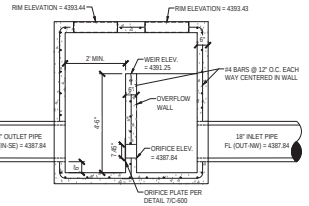


NOTES:

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

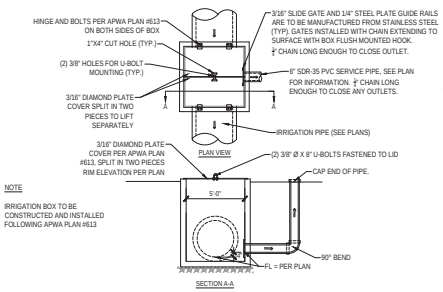
7 ORIFICE PLATE

SCALE: NONE



8 OUTLET CONTROL STRUCTURE

SCALE: NONE

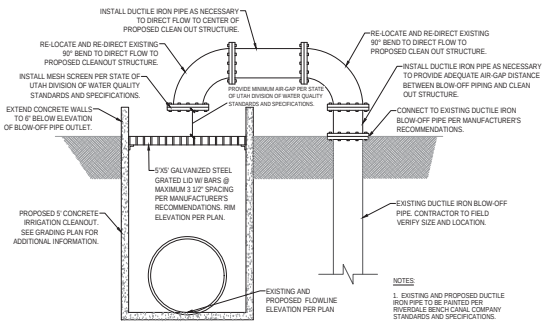


NOTE

IRRIGATION BOX TO BE CONSTRUCTED AND INSTALLED FOLLOWING APWA PLAN #613

9 IRRIGATION DIVERSION BOX

SCALE: NONE

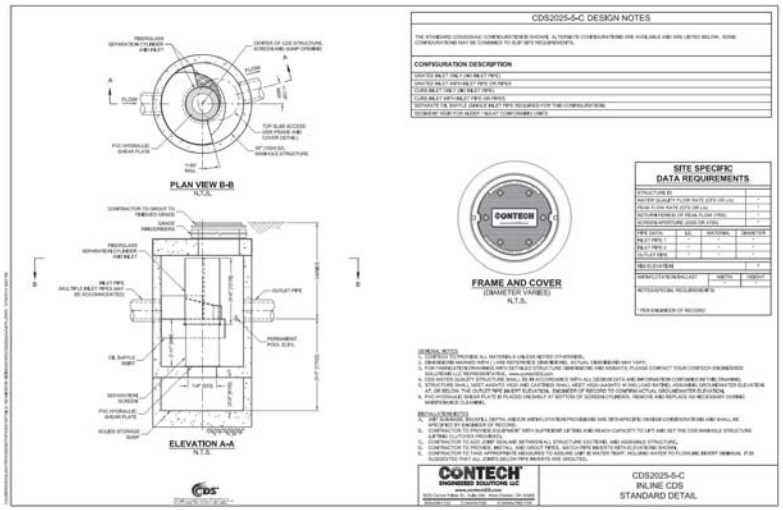


NOTES:

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

10 WELL BLOW-OFF REDIRECTION

SCALE: NONE



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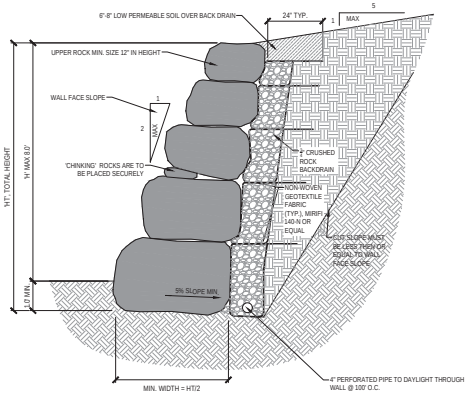
DETAILS

PROJECT NUMBER 11330B
PRINT DATE 5/4/23
DRAWN BY JWS
CHECKED BY BAM
PROJECT MANAGER TJM

C-600

NOTES:

1. EACH ROCK IS TO BE PLACED INDIVIDUALLY OF THE SIZE AND SHAPE SPECIFIED. ENSURE THAT EACH ROCK IS SET AND SUPPORTED BY UNDERLYING MATERIALS AND ADJACENT ROCKS. REPOSITION OR REPLACE LOOSE ROCKS.
2. UPPER ROCKS ARE TO BE SUPPORTED BY (2) ROCKS IN ROW BELOW. ROCKS ARE TO BE OFFSET SO THAT VERTICAL SEAMS ARE NOT CONSTRUCTED IN WALL.
3. PLACE BASE, FACING, AND CAP ROCKS SO THAT THEIR HEIGHT DIMENSION IS NOT GREATER THAN THEIR WIDTH. THE LONGEST DIMENSION OF THE BASE, FACING, AND CAP ROCKS IS PERPENDICULAR TO THE FACE OF ROCKERY. TYPICAL BASE DIMENSION IS 1.5 x HEIGHT OF ROCK.
4. ROCKS ARE TO BE PLACED SO THAT SLOPE BACK INTO HILLSIDE AT A MIN. OF 5%. PROVIDE 'CHINKS' AS NECESSARY BETWEEN ROCKS TO SLOPE UPPER ROCKS ADEQUATELY.
5. ALL FILL TO BE COMPACTED TO 90% MAX DRY DENSITY PLACED IN 8" LIFTS.
6. STABILITY OF TEMPORARY CUT SLOPES IS THE RESPONSIBILITY OF THE CONTRACTOR.
7. DO NOT CONSTRUCT ROCK WALLS OR SLOPES EXCEEDING THE HEIGHTS SHOWN HERE WITHOUT CONSULTING WITH ENGINEER.
8. ROCKS ARE TO BE ANGULAR TO PROVIDE ADEQUATE 'FLAT SURFACE FOR ROCK TO ROCK CONNECTION. ROUND SHAPED ROCKS ARE NOT ACCEPTABLE.
9. ROCKS ARE TO QUARRIED BY NON-EXPLOSIVE METHODS. ROCKS QUARRIED BY BLASTING METHODS ARE PRONE TO CRACKING AND ARE NOT ACCEPTABLE.
10. MAINTENANCE OF ROCK-PROTECTED SLOPES WILL BE REQUIRED AS THE ROCKS SETTLE AND MOVE OVER TIME. LOCALIZED AREAS OF ROCK-PROTECTED SLOPE MAY NEED ADJUSTMENTS TO IMPROVE ROCK INTERLOCKING OVER TIME. ADEQUATE BACKFILL OR ROCK TO ROCK CONTACT SHOULD BE MAINTAINED TO PREVENT SIGNIFICANT MOVEMENT OF THE TOP ROW OF ROCKS.
11. CARE SHOULD BE TAKEN NOT TO OVER WATER THE SOIL LOCATED ABOVE AND BEHIND THE ROCK-PROTECTED SLOPES. OVER WATERING WILL LIKELY RESULT IN SOIL ERODING THROUGH THE JOINTS BETWEEN THE ROCKS.
12. GOOD SURFACE DRAINAGE SHOULD BE PROVIDED UPSLOPE OF THE ROCK-PROTECTED SLOPES TO DIRECT RUNOFF AWAY FROM THE ROCK PROTECTED SLOPES.



1 ROCK RETAINING WALL

SCALE: NONE

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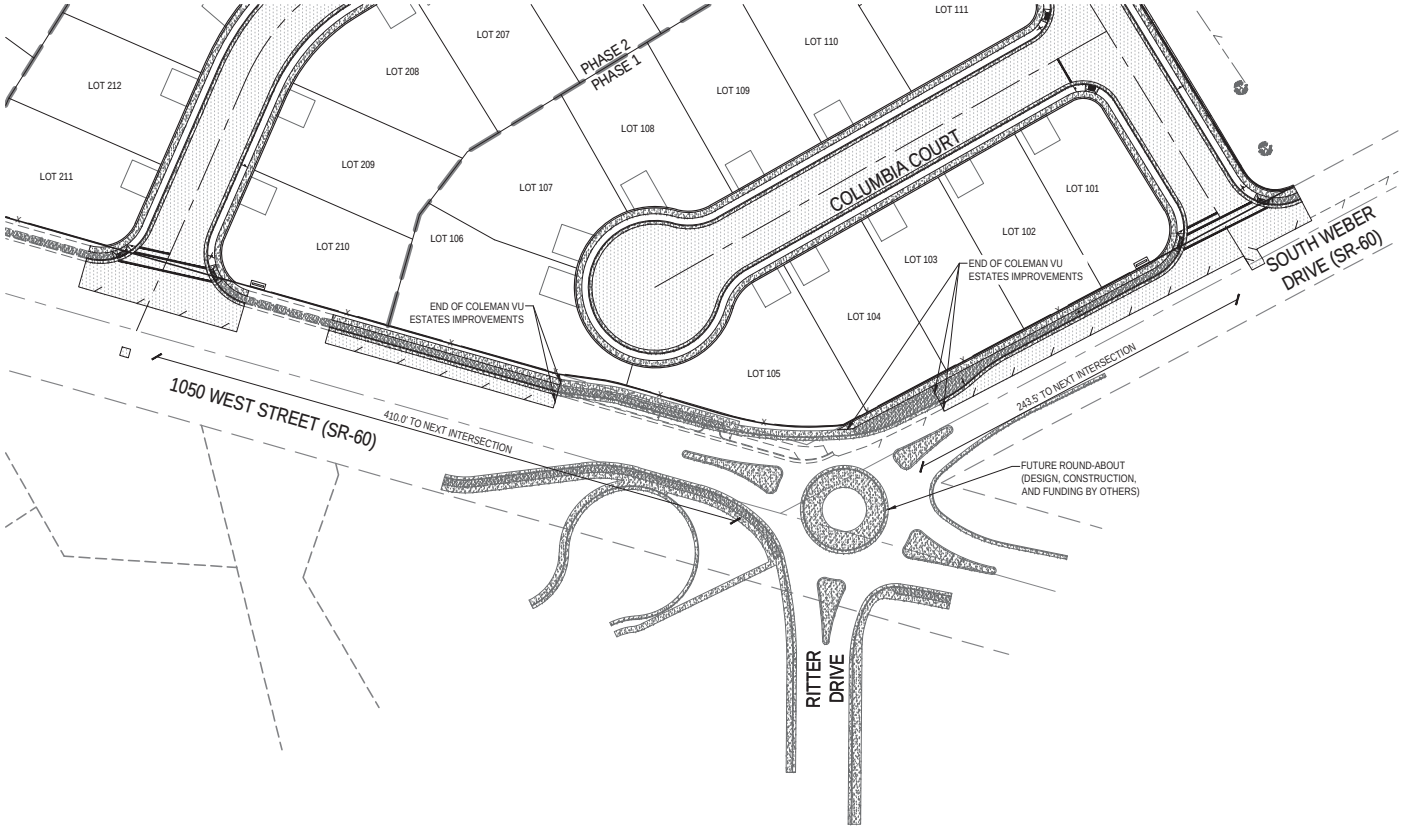
5368 SOUTH 1050 WEST
RIVERDALE, UTAH

2023-05-04 FOR REVIEW

DETAILS

PROJECT NUMBER: 11330B
PRINT DATE: 5/4/23
DRAWN BY: JWS
CHECKED BY: BAM
PROJECT MANAGER: TJM

C-601



HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

HORZ: 1 inch = 40 ft.

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ADAM ANDERSON
PHONE: 385-200-0040

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

2023-02-28 FOR REVIEW

ROUND-ABOUT EXHIBIT

PROJECT NUMBER	PRINT DATE
11330B	2/27/23
DRAWN BY	CHECKED BY
JWS	BAM
PROJECT MANAGER	
TJM	

EX-100

RIVERDALE CITY
CITY COUNCIL AGENDA
May 16, 2023

AGENDA ITEM: G1c

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

PRESENTER: Mike Eggett, Community Development Director

INFORMATION:

a. Resolution #2023-19
b. Coleman Vu Heights PRUD CC Cond Use Rev – 20230330
c. Coleman Vu PRUD Req Updated App
d. [20220808] PRUD Comment Addressal – Riverdale City
e. GCH Financial Statement
f. Balance Sheet – Coleman Vu Estates HOA
g. Revised LOI
h. Motor Vu Hard Surface Calcs
i. Motor Vu Ext Arch Bldg Concepts
j. Draft CCR
k. Coleman Vu Estates Signs
l. COLEMAN VU HEIGHTS LANDSCAPE 2023.05.01
m. 2023-05-04_Updated Set
n. Notice of Public Hearing 9-13-2022 PRUD
o. PRUD Standard Ex Publish Proof 20220902

BACK TO AGENDA

RESOLUTION NO. 2023-19

A RESOLUTION OF RIVERDALE CITY APPROVING A CONDITIONAL USE PERMIT FOR A PLANNED RESIDENTIAL UNIT DEVELOPMENT OVERLAY, TO BE APPLIED TO THE COLEMAN VU ESTATES PRUD SUBDIVISION, LOCATED AT APPROXIMATELY 5368 SOUTH 1050 WEST IN THE CITY OF RIVERDALE.

WHEREAS an application was submitted by Goldcrest Homes, LLC, (herein Applicant), for consideration of a Conditional Use Permit to allow for a Planned Residential Unit Development at the subdivision located at approximately 5368 South 1050 West; and

WHEREAS the application is for property legally described in the attached documentation; and

WHEREAS after due notice, the Riverdale City Planning Commission held a public hearing regarding the conditional use permit application in accordance with state law and city ordinance at which time oral and written testimony was presented by the applicant, its agents, residents, and other interested persons; and

WHEREAS at the conclusion of the public hearing the Riverdale City Planning Commission voted to recommend that the City Council approve the conditional use permit; and

WHEREAS the City Council at its regular Council meeting on May 16, 2023, received the application and supporting materials, staff reports and all other information constituting the record of this application, along with the Planning Commission's recommendation; and

WHEREAS the City Council, upon further deliberation, voted to approve the conditional use permit as outlined herein.

NOWTHEREFORE BE IT RESOLVED by the City Council of the City of Riverdale, Utah, that it adopts and memorializes the following findings regarding the subject application for a conditional use permit:

Findings

1. Under Title 10 Chapter 22 of the Riverdale City Code, a Planned Residential Unit Development request is a conditional use master planned overlay request where "the regulations of the underlying zone … may be negotiated and modified to allow flexibility and initiative in site and building design and location, in accordance with an approved PRUD plan and the requirements of this chapter.

2. That the Applicant has submitted a Planned Residential Unit Development Application as a conditional use permit request to establish a PRUD master plan overlay on R-2 zoned property located at approximately 5368 South 1050 West.

3. That all state and local requirements have been followed and that the Planning Commission unanimously supported a recommendation to City Council for approval of the Conditional Use request

for a PRUD master plan overlay to be applied to Coleman Vu Estates PRUD Subdivision proposed development.

4. That by approving this PRUD, the Council finds that it would be in the best interest of the City and will promote the health, safety and general welfare of the citizens and Riverdale City as was further discussed in the City Council meeting.

RESOLVED AND ADOPTED by the City Council of Riverdale City, Utah, on the ___ day of May, 2023.

_____
Braden Mitchell
Mayor, Riverdale City

Attest:

_____
Michelle Marigoni
City Recorder

VOTE:

Alan Arnold	___Yea	___ Nay	___Absent
Bart Stevens	___ Yea	___ Nay	___ Absent
Steve Hilton	___ Yea	___ Nay	___ Absent
Anne Hansen	___ Yea	___ Nay	___ Absent
Karina Merrill	___ Yea	___ Nay	___ Absent

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405
801-394-5541

Planned Residential Unit Development Requirements Review – Coleman Vu Heights PRUD Subdivision Approximately 5368 South 1050 West

Completed by Mike Eggett, Community Dev. Director on 9/8/2022 and 3/30/2023

Recommendation: City staff recommends that the City Council examine and review items associated with this PRUD requirements review and then take consideration to approve, approve with modifications, or not approve the PRUD conditional use overlay for Coleman Vu Heights PRUD. Items of concern have been highlighted in yellow; underlined items have been identified for potential discussion purposes.

Planned Residential Unit Development Requirements per RCC 10-22	Departmental Review Comments
Time limit for completion of development	Approximately 2.8 years or 2 units per month
Description of property	19.68 acres of land located at approx. 5368 South 1050 West
Amenities in project area	HOA maintained open space/park areas, pickle ball courts, dog park, picnic table and pavilion, and similar anticipated project enhancements
Proposed density for project area	About 3.5 units per acre
Construction requirements	Refer to proposed subdivision drawings, proposed residential structure photographs, and accompanying staff reports
Provide a completed geotechnical and soils report	Completed by CMT Engineering Laboratories and submitted
Traffic study, as required by city engineer and public works director when scope, location and density of development or other deem necessary	Submitted as prepared by A-Trans Transportation Engineering; also UDOT variance submitted
Sensitive land study (wetlands)	Land not delineated as wetlands by Army Corp of Engineers. No sensitive lands or wetlands identified by CMT.
Setbacks of dwellings within PRUD	Refer to proposed subdivision drawings; side yard setback intent is for 5 foot minimum setbacks and rear yard setback intent is for 20 foot minimum setbacks

Minimum of fifty percent (50%) of development shall be open green space/landscaping and subject to defined landscape plan	More than 50% of development will be open green space/landscaping; a landscape plan is also provided in applicant's submission
Fencing/screening of development	Exterior vinyl fencing of subdivision anticipated as well as potential internal fencing between lots
Usable open green space	Identified on the proposed subdivision drawings
Parking – minimum of two exterior parking spaces required; visitor parking may be evaluated	Refer to subdivision plat provided by applicant; no additional guest parking areas; may discuss if concerns exist
Square footage (lots and homes)	Identified on proposed subdivision drawings and building design drawings
Parking area, enclosed or open	Dwelling units will have mostly two-car garages for parking and driveways; curbside parking will be available
Exterior coverings – minimum 40% brick or rock, painting of exterior building element prohibited	Refer to building design photos and descriptions, all home designs must meet 40% brick or rock requirement in order to qualify for PRUD status; typical elevations showing 40% plus have been provided showing this will be met by home designs
Provide information and identify why this property is suitable for a PRUD development	Refer to statement sheet provided by applicant
Provide ability to financially carry out proposed project in time limit established	A financial fund letter/statement has been provided for this project at this time, per City Code 10-22-4(N.)(1.-4.)
Provide escrow/bond for all city improvements	Engineer's cost estimate has been provided and letter of intent regarding financial security (escrow/bond) to be provided to the City for public improvements and landscaping/open space enhancement areas has been provided; City Engineer will need to approve Engineer's Cost Estimate proposal for this project
Provide independent finance person or company who will be responsible for association dues assessed for maintenance and improvements to common areas	This is outlined in the Draft CCR document; however, may be good to recommend a third-party entity administer assessment for dues within the established HOA;
All PRUD's will be licensed yearly by city with PRUD balance sheet and income statement provided with yearly application	HOA financial prospectus regarding annual expenses for HOA have been provided for this project; if concerns exist may discuss requirement to submit updated info annually
Phasing scheduling and timing for all features, dedications, and improvements in project	A phasing plan has been provided and clearly defined in the subdivision submittal; letter of performance further outlines the project will be completed in approx. 39 months

Other conditions, terms, restrictions, and requirements as stipulated during review or following public hearing process	No additional conditions, terms, restrictions, and requirements to note at this time; public hearing was also held for the project and no comments were provided by public or additional direction from PC outside of what PRUD codes require
Site development standards and sign regulations shall be determined by approval of site plan	Refer to proposed subdivision sign locations and signage drawings as provided
Open space preservation, maintenance, and ownership function	Refer to "Landscaping Plan" sheet provided to review these items; anticipate that properties will be maintained by HOA per CC&R's
Subdivision regulations (as found in Chapter 21 of this title) is to be applied to development	Chapter 21 of Title 10 was used in designed the proposed subdivision drawings
Area shall be adaptable to unit type development and not contain physical barrier that could impair unit cohesiveness	This requirement is being followed within the proposed subdivision design drawings; also building renderings evidence connectivity of elevation design between units
Accessory amenity uses, ownership, operational characteristics and physical design are to city's satisfaction and developer to ensure necessary maintenance of amenity	The amenity provided in proposed development is HOA owned open green space areas; anticipate that properties will be maintained by the HOA per CC&R's
No changes or alterations to approved development plans or uses made without approval of community development director or, upon direction from director, approval by Planning Commission and Council	This is understood by applicant of the proposed PRUD development
A public hearing is required to receive public input regarding the property use as a PRUD with a Planning Commission recommendation forwarded to City Council following public hearing	A public hearing for this project was held on September 13, 2022, and following the public hearing the Planning Commission provided a recommendation for favorable approval of the PRUD application with the understanding that outstanding subdivision issues be resolved before advancing to Council
Compliance with zone regulations and other provisions of title 10 in requiring adequate standards shall be observed	This is understood by applicant of the proposed PRUD development

Riverdale City

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405

Acct # 10-36-9000

PLANNED RESIDENTIAL UNIT DEVELOPMENT APPLICATION

Date Submitted: 8/8/2022

Applicant's Name: RD Development- Keaton Morton

Applicant's Address: 9710 South 700 East Suite 205 Sandy, Utah 84070

Phone Number(s): 801-856-2478

Builder's Name: Goldcrest Homes

Builder's Address: 9730 South 700 East Suite 100 Sandy, Utah 84070

Phone Number(s): 5408 S Weber Dr.

Property Owner: Movu LLC

Owner's Address: 5406 S Weber Drive

Phone Number(s):

Address of Site: 5369 South 1050 West

Zone: R-2 Adjacent zone(s): A-1, O-1, R-1-8, R-1-6 Acreage: 19.68

Type of Association: Condominium: Homeowner: ✓

Number of Dwellings: ~~67~~ 68 Square Footage:

Stories: 2 Number of Buildings: ~~67~~ 68

Type of Construction: Residential

Off-Street Parking: Covered: ✓ Open: ✓

Set back on periphery: Width of internal road(s): 60'

Type of external lighting (other than dwellings): Standard Street Lights

Type of screening or fencing on perimeter: 6' Vinyl Fence

Date work starts: NA Building Permit No.: NA

Approximate Completion Date: NA

Answer the following questions with specifics on a separate sheet. This information will be forwarded to the Planning Commission members for review.

A. Why should the PRUD application be granted?
B. How is the proposed PRUD in harmony with the City General Plan for this area?
C. If the proposed PRUD is not in harmony, what conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?
D. How is the PRUD in the public interest as well as the applicant's desire?

Signature of Applicant

Signature of the Property Owner

I authorize RD Development to act as my representative in all matters relating to this application.

Signature of the Property Owner

PRUD Request Fee - $500

Date Paid: 8/8/2022

Riverdale City

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405

APPLICATION REQUIREMENTS AND PROCEDURE FOR PRUD REQUEST

1. The applicant shall submit to the Community Development Department the following:

    a. A completed **PLANNED RESIDENTIAL UNIT DEVELOPMENT (PRUD) APPLICATION** formally requesting a PRUD and stating the reasons for the request

    b. A **PROPERTY PLAT MAP** of the area of the requested PRUD, Plats are available at the Weber County Recorder's Office.

    c. A **LEGAL DESCRIPTION** of the subject property

    d. A **PRUD REQUEST FEE** as established by resolution of the Riverdale City Council.

2. The Planning staff requires at least ten (10) working days for review of the proposed PRUD.

3. The Planning staff shall schedule a public hearing for the Planning Commission to consider the PRUD request. The public hearing requires a 15-day notification period to all property owners within 500 feet of the proposed PRUD area. It is recommended that the applicant / property owner be present at the public hearing.

4. The Planning Commission may make a recommendation the night of the public hearing; however, the Planning Commission has up to thirty (30) days to make their final recommendation.

5. The Planning Commission, subject to the requirements of the PRUD Chapter, may recommend approval or denial, or approval with conditions, of the proposed PRUD development to the City Council.

6. The City Council, after holding a public meeting, may approve or disapprove the application for a planned residential unit development (PRUD). In approving an application, the City Council may attach such conditions including a limitation of time during which the permit remains valid, as it may deem necessary to secure the purposes of the PRUD chapter. Approval of the city council, together with any conditions imposed, constitutes approval of the proposed development as a "permitted use" in the zone in which it is proposed. The decision of the City Council is final.

The Planning Commission schedules public hearing:

Date: 9/13/2022 Decision: Recommend Council Approval PRUD

City Council scheduled to consider this application:

Date: 5/16/2023 Decision: _____

Riverdale Site Plan PRUD Application

1

A. **Why should the PRUD application be granted?**
   - The development includes a major power line corridor. The development has no powerlines going over the top of the homes and instead has been used for community open space. The open space will allow for families to gather and use the open space as an amenity.

B. **How is the proposed PRUD in harmony with the City General Plan for this area?**
   - The city has this area designated as single family residential with 8,000 sq ft lots which would allow for up to about 78 lots. The proposed PRUD has a total of 68 single family lots which falls significantly under the allotted lot number.

C. **If the proposed PRUD is not in harmony, what conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?**
   - None the proposed PRUD is in harmony with the General Plan.

D. **How is the PRUD in the public interest as well as the applicants desire?**
   - Providing more community open space provides an amenity for the public to use. This PRUD application allows for more open space for the entire community benefiting not just the subdivision but the whole community.
   -

2. The project build out is projected to be approximately 2.8 years or 2 units per month.

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

Receipt No: 15.551384 Aug 8, 2022

RD DEVELOPMENT HOLDINGS,

Previous Balance:	.00
MISCELLANEOUS - PRUD REQUEST FEE 5369 S 1050 W 10-36-9000 SUNDRY REVENUE	500.00
Total:	500.00

RD DEVELOPMENT HOLDINGS, LLC

Previous Balance:	.00
MISCELLANEOUS - 5369 s 1050 w 10-34-1500 ZONING & SUB. FEES	6,800.00
Total:	6,800.00
CHECK Check No: 002004	7,300.00
Total Applied:	7,300.00
Change Tendered:	.00

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1. Setbacks not clearly identified on subdivision drawings, this probably needs to be clarified with developers
    a. Our current plat map Includes clearly identified setbacks.

2. All home designs must meet the 40% brick or rock requirement in order to qualify for PRUD status, unsure if this is planned to be met
    a. We plan to meet this requirement and have submitted exhibits demonstrating our compliance to this code.

3. No financial fund sheet or statement or report has been provided for this project at this time; per city code 10-22-4(N.)(1.-4.) This information will need to be provided before going to council for final consideration.
    a. This financial statement has recently been provided to city staff.

4. Engineer's cost estimate has not been provided and reviewed by city engineer who recommends approval of the cost estimate provided for this project; applicant will need to provide engineer's cost estimate document prior to going to council for consideration and will then need to anticipate the establishment of escrow/performance bond if project is approved.
    a. A revised engineer's cost estimate has been provided to city staff.

5. May be good to recommend a third-party entity administer assessment for dues within the established HOA
    a. This recommendation has been taken into consideration and is well appreciated. We have met with HOA associations to create our PRUD balance sheet.

6. No information regarding understanding of this requirement has been submitted at this time, we need acknowledgement that this will occur as shown on annual funding sheet/report and also in the Draft CCR document' if concerts exist may discuss requirement to submit updated info annually
    a. We have created an annual funding sheet(PRUD Balance Sheet) and have provided it to the city staff.

7. Any special signage for this PRUD project has not been identified or discussed at this time, may discuss with developers and any special PRUD area signage needs to be noted as part of final approval of subdivision.
    a. We have submitted our entryway signs, and park monument sign in our most recent submittals.

GOLDCREST HOMES

9730 South 700 East
Suite 100
Sandy, Utah 84070
www.goldcresthomes.com

March 28, 2023

Riverdale City
4600 Weber River Dr
Ogden, UT 84405

REFERENCE: Goldcrest Homes Financial Statement

To whom it may concern,

As a private company, Goldcrest Homes respectfully declines to disclose its balance sheet. However, we would like to assure all stakeholders that the company has a healthy Real Estate Owned asset list which surpasses the costs of the Coleman Vu Estates project. We will also be posting all necessary improvement assurances to complete the project in accordance with state and municipal codes.

Goldcrest Homes has the financial capacity to complete the improvements and home construction on the Coleman Vu Estates project in 39 months. We remain committed to completing the project on time and within budget while maintaining the highest quality standards.

We look forward to a continued relationship and extend an invitation to reach out to our team for any additional information you feel helpful in your evaluation and consideration. For financial and organizational documents, the point of contact is Mallory Fife, Controller at (801) 410-1731 or mallory@goldcresthomes.com or myself at (385) 222-0839 or adam@and-dev.com

Thank you for your time and consideration.

Sincerely,

Adam G. Anderson
Director, Acquisitions & Development
Goldcrest Homes

03/28/23

GOLDCREST HOMES

Coleman Vu Estates

Balance Sheet:

This document has been drafted with the sole purpose of providing a balance sheet and projected annual income statement and breakdown for the future HOA for the Coleman Vu Estates subdivision.

Annual Income Statement	
HOA Monthly Fee:	$125.00
Total Homes:	68
Projected Annual Budget:	$102,000.00

Annual Balance Sheet	
Water	$ 3,000.00
Electricity	$ 3,000.00
Lawn Care(Houses)	$ 65,280.00
Lawn Care(Open Space)	$ 6,000.00
10% Reserve Maintenance	$ 10,200.00
2% Contingency Funds	$ 2,040.00
Capital Reserves	$ 12,480.00
Total Annual Expenses	$102,000.00

GOLDCREST
HOMES

OFFICIAL LETTER OF INTENT

This document has been drafted with the purpose of disclosing Goldcrest Homes plans/intentions on how to execute the bonding for the Coleman Vu Estates improvements.

1. Developer will pursue and establish security financing, via a surety bond for this project, matching the amount reflected on the approved Engineer's Cost Estimate document for this project, as directed by applicable Riverdale City Codes.
2. Developer will ensure that security financing be put in place for the guaranteed completion of all amenities in phase 3 of the Coleman Vu Estates project.

Developer Signature — Date: 3-27-23

GERALD D. ANDERSON — Developer Print Name — Date: 3-27-23

MATERIAL TAKE OFF:

OVERALL EXTERIOR SF - 778 SF
OPENINGS - 251 SF -
TOTAL CALCULATED WALL SPACE - 527 SF

HARD SURFACE - 359 SF
REMAINING - 168 SF

HARD SURFACE PERCENTAGE - 359/527 = **68.12%**



1 FRONT ELEVATION_MATERIAL SF
3/8" = 1'-0"

CONSTRUCTION DOCUMENTS

ATTENTION:
THESE PLANS, DRAWINGS AND DESIGNS ARE THE PROPERTY OF GOLDCREST HOMES, LLC. ALL REPRODUCTIONS, IN WHOLE OR IN PART, MUST BE REPRODUCED OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF GOLDCREST HOMES, LLC. UNDER PENALTY OF PROSECUTION. THESE PRINTS ARE RELEASED FOR ONE TIME USE FOR CONSTRUCTION OF THE SITE DESCRIBED AS:

LOT # 185 SUBDIVISION: ENGLAND RIDGE
CITY: SANDY DATE: MAR 04, 2023

GOLDCREST HOMES
9730 SOUTH 700 EAST STE. 100
SANDY, UT 84070 (385) 200-0040

LOT 185 ENGLAND RIDGE

ENGLAND RIDGE

REVISIONS	
DATE:	ITEM:

RELEASE DATE:	MAR 04, 2023
ENGINEER OF RECORD:	TRAVIS SHIELDS
SHEET TITLE:	FRONT ELEVATION

SHEET NO: A4

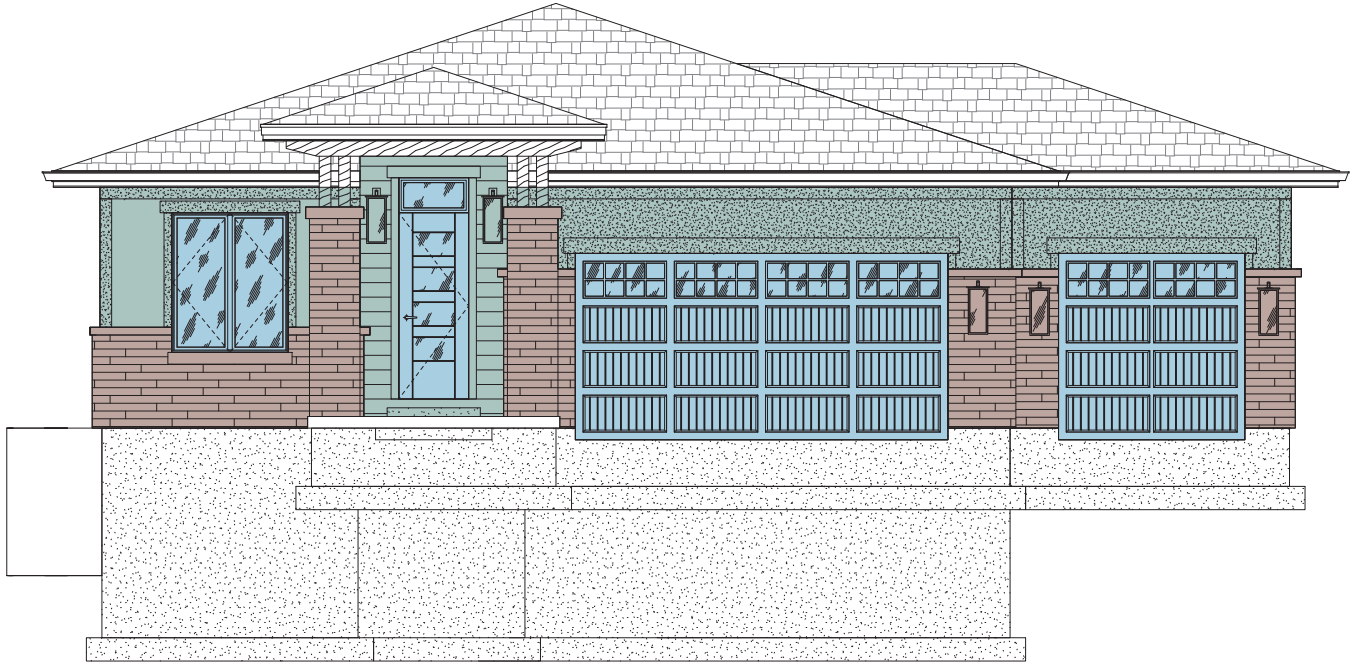
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MATERIAL TAKE OFF:

OVERALL EXTERIOR SF - 546 SF
OPENINGS - 250 SF
TOTAL CALCULATED WALL SPACE - 296 SF

HARD SURFACE - 129 SF
REMAINING - 167 SF

HARD SURFACE PERCENTAGE - 129/296 = **43.58%**



1 FRONT ELEVATION - COLORED
3/8" = 1'-0"

CONSTRUCTION DOCUMENTS

ATTENTION:
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THE PROPERTY OF GOLDCREST HOMES, LLC. ALL
RIGHTS RESERVED. THEY ARE NOT TO BE USED,
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WRITTEN CONSENT OF GOLDCREST HOMES, LLC.
UNDER PENALTY OF PROSECUTION. THESE PRINTS
ARE RELEASED FOR ONE TIME USE FOR
CONSTRUCTION ON THE SITE
DESCRIBED AS:

LOT # 185 SUBDIVISION ENGLAND RIDGE
CITY: SANDY DATE: JAN 03, 2023

GOLDCREST HOMES
9730 SOUTH 700 EAST STE. 100
SANDY, UT 84070 (385) 200-0040

LOT 185 ENGLAND RIDGE

ENGLAND RIDGE

REVISIONS	
DATE:	ITEM:

RELEASE DATE:	MAR 06, 2023
ENGINEER OF RECORD:	TRAVIS SHIELDS
SHEET TITLE:	FRONT ELEVATION
SHEET NO:	A4

3/3/2023 12:15:53 PM











DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS
FOR
--- SUBDIVISION.
A PLANNED UNIT DEVELOPMENT

This DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION FOR --- SUBDIVISION. ("Declaration") is promulgated by the Coleman VU Heights LLC. ("Declarant") and becomes effective when recorded with the Weber County Recorder's Office.

RECITALS

A. --- Subdivision. is a planned unit development located in Riverdale, Weber County, Utah;

B. The Declarant intends to sell to various purchasers the fee title to the individual Lots contained in the Project, subject to the following covenants, conditions, restrictions, easements and limitations herein set forth which are hereby declared to be for the benefit of the whole tract and all of the Project described herein and the owners thereof, their successors and assigns;

C. All Owners, guests, invitees, agents, and residents shall abide by the provisions of this Declaration;

D. These covenants, conditions, restrictions, easements, and limitations shall run with the land described in Exhibit "A" and shall be binding on and burden all parties having or acquiring any right, title, or interest to the land or any part thereof and shall create servient tenements on the land. The covenants, conditions, restrictions, easements, and limitations shall also benefit all parties having or acquiring any right, title, or interest to the land and shall create dominant tenements on the land;

E. The Association shall be incorporated as a Utah nonprofit corporation, and shall be entitled to the rights, obligations, and benefits of the Revised Nonprofit Corporation Act (Utah Code Ann. 16-6a-101, *et. seq.*) as amended from time to time.

F. The Association shall be subject to the Utah Community Association Act (Utah Code 57-8a-101, *et. seq.*) and shall be entitled to the rights, obligations, and benefits if this act as may be amended from time to time.

NOW THEREFORE, for the benefit of the Project and the Owners thereof, the following

covenants, conditions, restrictions and easements shall apply to and be binding on the Project:

I. DEFINITIONS

1.1. Act shall mean and refer to the Utah Community Association Act, codified beginning at Section 57-8a-101, Utah Code Annotated, as the same may be amended from time to time.

1.2. Annexable Property shall mean all real property described in Exhibit "B" of this Declaration, as amended.

1.3. Declaration shall mean and refer to this Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for --- Subdivision.

1.4. Assessments shall mean any charge imposed or levied by the Association against Owners including but not limited to annual assessments corresponding with the Common Expenses as well as special assessments, individual assessments, late fees, and fines, all as provided in this Declaration.

1.5. Architectural Review Committee or AR Committee shall mean and refer to the Board or, if so appointed by the Board, a committee having architectural control powers as further described in Article X.

1.6. Association shall mean and refer to the --- Subdivision., a Utah non-profit corporation.

1.7. Board or Board of Directors shall mean and refer to the Board of Directors of the Association as duly elected in accordance with the terms and conditions of the Articles of Incorporation and Bylaws of the Association. The Board is the governing body if the Association.

1.8. Bylaws shall mean and refer to the Bylaws of the Association as the same may be amended from time to time.

1.9. Committee or Architectural Review Committee shall mean and refer to the Board or, if so appointed by the Board, a committee having architectural control powers as further described in Article X.

1.10. Common Areas shall mean and refer to the entire Property that is not included within the Lots, which is owned by the Association for the common use and enjoyment of the Owners. Common Areas are described on the Plat, including but not limited to the playground and picnic area, outdoor lighting, fences, landscaping, sidewalks, parking areas, and driveways, together with all improvements thereon and all easements appurtenant thereto including but not limited to private utility lines, landscape easements and personal property owned by the Association when the context so requires, all of which are not included within the dimensions of any Living Unit or the exteriors of the Living Unit.

DRAFT

1.11. Common Expenses shall mean (a) all sums lawfully assessed against Owners; (b) expenses of administration, maintenance, management, operation, repair and replacement of the Common Areas which are maintained by the Association; (c) expenses allocated by the Association among the Owners; (d) expenses agreed upon as common expenses by the Association or its Board of Directors; (e) expenses declared common expenses by the Declaration; and (f) other miscellaneous charges incurred by the Association or the Board pursuant to the Act, this Declaration, the Bylaws, or the Rules.

1.12. Development or Project shall at any point in time mean, refer to, and consist of the Subdivision then in existence.

1.13. Director shall mean and refer to an individual member of the Board of Directors.

1.14. Governing Documents or Project Documents shall mean and refer to the Declaration, Articles of Incorporation, Bylaws, plat maps, and any rules, regulations, policies, resolutions adopted by the Board.

1.15. Living Unit shall mean and refer to a structure which is designed and intended for use and occupancy of a single residence, or less than all of the residences, together with all improvements located on or with respect to the Lot concerned which are used in connection with such residence.

1.16. Lot shall mean and refer to each of the individual lots within the --- project, as shown on the Plat, with the exception of the Common Areas.

1.17. Manager shall mean a person, persons, or entity, if any, selected by the Board to manage the affairs of the Association and Property.

1.18. Member shall mean and refer to a Lot Owner.

1.19. Mortgage shall mean any and refer to a mortgage, deed of trust, or trust deed or the act of encumbering any Lot or any property by a mortgage, trust deed, or deed of trust.

1.20. Mortgagee shall mean and refer to any person or entity named as a mortgagee of a mortgage or beneficiary under or holder of a deed of trust.

1.21. Occupant shall mean and refer to any Person, other than an Owner, living, dwelling, or staying in a Living Unit. This includes, but is not limited to, all lessees, tenants, and the family members, agents, and representatives living, dwelling, or staying in a Living Unit.

1.22. Owner or Lot Owner shall mean and refer to the record owner, whether one or more Persons, of a fee simple title to any Lot which is a part of the Property, including contract sellers, but excluding those having an interest merely as security for the performance of an obligation.

DRAFT

1.23. Person shall mean and refer to a natural individual, corporation, business entity, estate, partnership, trustee, association, joint venture, government, governmental subdivision, or agency or other legal entity capable of holding title to real property.

1.24. Plat shall mean and refer to the official subdivision plats of --- Subdivision, filed and recorded in the official records of the Weber County Recorder's Office.

1.25. Property shall mean and refer to all of the real property, which is covered by a Plat.

1.26. Restrictions shall mean the covenants, conditions, assessments, easements, liens, and restrictions set forth in this Declaration.

1.27. Rules shall mean and refer to the rules, resolutions, regulations, policies, etc. adopted by the Board.

1.28. Subdivision shall mean and refer to the entire residential development and/or planned residential unit development, which is created and covered by a Plat.

II. PROPERTY DESCRIPTION

2.1. Submission. The Property, which is and shall be held, transferred, sold, conveyed, and occupied subject to the provisions of this Declaration, consists of the real property situated in Weber County, State of Utah described as follows:

SEE THE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

2.2. Name. The Project, as submitted to the provisions of this Declaration, shall be known as Coleman Vu Heights, a planned unit development.

2.3 Description of Lots. The Projects consists of 67 Lots, each of which includes a Living Unit and other improvements authorized on the Plat. All improvements have been and shall continue to be constructed in a style and of materials architecturally compatible with the other improvements on the Project. The Lots, their locations, and approximate dimensions are indicated on the respective Plats.

2.4 Common Areas. The Common Areas of the Project shall be and are outdoor lighting, fences, landscaping, sidewalks, parking areas, roads, and driveways, not included within the dimensions of any Lot, and any and all other Common Areas designated as such on the Plat, and any other future interests in Common Areas pursuant to the terms of this Declaration. A Lot Owner shall be entitled to the use and enjoyment of the Common Areas within the Project.

III. MEMBERSHIP AND VOTING RIGHTS

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3.1. Membership. Every Owner shall be a Member of the Association. Membership in the Association shall be mandatory, shall be appurtenant to the Lot in which the Owner has the necessary interest, and shall not be separated from the Lot to which it appertains. 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.

3.2. Voting Rights. The Association shall initially have the following two classes of votes:

(a) Class A. Class A Members shall be all Owners other than the Declarant until the Class B membership ceases. Class A Members shall be entitled to one vote for each Lot in which the interest required for membership in the Association is held. In no event, however, shall more than one Class A vote exist with respect to any Lot.

(b) Class B. The Class B Member shall be the Declarant. The Class B Member shall be entitled to 2 votes for every Lot owned by Declarant plus 2 votes for every class A vote. The Class B Membership shall automatically cease and be converted to a Class A membership upon the sale of the last lot.

After turnover, Owners shall be entitled to one (1) vote for each Lot in which the interest required for membership in the Association is held. Voting is limited to one (1) vote per Lot. There is a total of Sixty Seven (67) votes in the Association.

3.3. Multiple Ownership Interests. In the event there is more than one Owner of a particular Lot, the vote relating to such Lot shall be exercised as such Owners may determine among themselves. A vote cast by any of such Owners, whether in person or by proxy or by written ballot, shall be conclusively presumed to be the vote attributable to the Lot concerned unless an objection is immediately made by another Owner of the same Lot. In the event such an objection is made or if there are conflict votes from the same Lot, the vote involved shall not be counted for any purpose other than to determine whether a quorum exists.

3.4. Record of Ownership / Reinvestment Fee. Every Owner shall promptly cause to be duly filed of record the conveyance document (or in the case of contract buyer, a copy of the sales contract) to him of his Lot. Each Owner shall file a copy of such conveyance documents (or contract) with the secretary of the Association, with a reinvestment fee of .5% of the purchase price of the Lot, who shall maintain a record of ownership of the Lots. Any Owner who mortgages his Lot or any interest therein by a mortgagee which has priority over the lien of any assessment provided herein shall notify the secretary of the Association of the name and address of the Mortgagee and also of the release of such Mortgage; and the secretary of the Association shall maintain all such information in the records of ownership. Any cost incurred by the Association in obtaining the information about an Owner as specified herein which is not furnished by such

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Owner shall nevertheless be at the expense of such Owner and shall be reimbursed to the Association as an "Individual Assessment" in accordance with the provisions of Section 5.6.

3.5 Proxies. An Owner may give his proxy, either specific or general, to another Owner, a third person, or to a contract purchaser or his Lot to vote on all matters coming before the Association for vote provided the same is in writing, authenticated by witnesses or a notary public, and is presented to those Association officers conducting such vote.

IV. PROPERTY RIGHTS IN COMMON AREAS

4.1. Easement of Enjoyment. Each Member shall have a right and easement of use and enjoyment in and to the Common Areas. Such right and easement shall be appurtenant to and shall pass with title to each Lot and in no event shall be separated therefrom. Any Member may delegate the right and easement of use and enjoyment described herein to any family member, tenant, lessee, or contract purchaser who resides on such Member's Lot.

4.2. Title to Common Areas. The Declarant has conveyed title to the Association on various Common Areas.

4.3. Limitation on Easement. A Member's right and easement for the use and enjoyment of the Common Areas shall be subject to the following:

(a) The right of the Association to impose reasonable limitations on the number of guests per Member who at any given time are permitted to use the Common Areas;

(b) The right of the Association to charge reasonable admission and other fees for the use of the recreational facilities situation upon the Common Areas.

(c) The right of Weber County and any other governmental or quasi-governmental body having jurisdiction over the Property to access and rights of ingress and egress over and across any street, parking area, walkway, or open area contained within the Property for purposes of providing police and fire protection, transporting school children, and providing any other governmental or municipal service;

(d) The right of the Association to suspend voting rights and right to use the Common Areas by an Owner for any period during which any Assessments against his Lot remain unpaid, and for a period not to exceed sixty (60) days for any infraction of the Rule;

(e) The right of the Association to dedicate or transfer all or any part of the Common Areas, and any sewer, water and storm drain lines to any public agency or authority for such purposes and subject to such conditions as may be agreed to by the Association. Any such dedication or transfer must, however, be assented to by two-thirds (2/3) of the Lot Owners.

4.4. Delegation of Use. Any Owner may delegate his right of use and enjoyment to the Common Areas to family members, tenants, or contract purchasers who reside on the Property.

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The rights and privileges of such delegee or assignee shall be subject to suspension in the same manner and to the same degree as those of an Owner, as described in Article IV, Section 4.3 above.

4.5. Compliance with Covenants and Restrictions and Rules and Regulations. Each Owner and Owners' guests shall comply with the covenants and restrictions imposed by this Declaration on the use and enjoyment of the Common Area. Further, each Owner and Owners' guests shall fully and faithfully comply with the rules, regulations and restrictions applicable to sue of the Common Area, as such rules, regulations and restrictions are from time to time adopted by the Association for the safety, care, maintenance, good order and cleanliness of the Common Area.

V. ASSESSMENTS

5.1. Covenant to Pay Assessments. Each Owner of any Lot by the acceptance of a deed therefore, whether or not it be so expressed in the deed, hereby covenant and agree with each other and with the Association to pay to the Association all Assessments, including by illustration but not limitation all Annual, Special, or Individual Assessments described below, and other fees, charges, levies, and fines as provided in the Governing Documents.

5.2. Purpose of Assessments. Assessments levied by the Association shall be used exclusively for the purpose of promoting the health, safety, and welfare of residents of the Property, including but not limited to the appearance and aesthetics of the Project. The use made by the Association of funds obtained from Assessments may include, but is not limited to, payment of the cost of taxes and insurance on the Common Areas; maintenance, repair and improvement of the Common Areas; establishing and funding a reserve to cover major repair or replacement of improvements within the Common Areas; and any expenses necessary or desirable to enable the Association to perform or fulfill its obligations, functions or purposes under this Declaration, the Bylaws, or its Articles of Incorporation.

5.3. Declarant's Covenant for Assessments. Anything to the contrary notwithstanding, the Declarant shall not be obligated to pay Assessments on any Lots owned by it until such time as: (1) the physical structures are substantially completed; (2) certificates of permanent occupancy are issued and the Living Units are sold; or (3) Declarant elects in writing to pay the Assessments, whichever first occurs.

5.4. Basis for Assessments. The total annual Assessments against all Lots shall be based upon advance estimates of cash requirements by the Board to provide for the payment of each Owner's share of the Common Expenses and all estimated expenses growing out of or connected with the maintenance and operation of the Common Areas, among other things, is expenses of management; grounds maintenance; taxes and special assessments levied by governmental authorities; premiums for all insurance which the Association is required or permitted to maintain; common lighting and heating; water charges; trash collection; sewer service charges; repairs and maintenance; legal and accounting fees; any deficit remaining from a previous period; the creation of a reasonable contingency reserve, surplus and/or sinking fund; and any other expenses and liabilities which may by incurred by the Board for the benefit of the Owners under or by reason of this Declaration.

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5.5. Annual Assessments. Annual Assessments shall be made on a calendar year basis. The Board shall give written notice of each Annual Assessment not less than thirty (30) days nor more than sixty (60) days prior to the beginning of the next calendar year. Each Annual Assessment shall be due and payable in monthly installments on the first day of each and every month and no separate notices of such monthly installment shall be required. At least fifteen (15) days prior to the effective date of any change in the amount of the Annual Assessment, the Association shall give each Owner written notice of the amount.

5.6. Special Assessments. In addition to the Annual Assessments, the Board may levy in any calendar year a Special Assessment up to One-thousand dollars ($1,000), payable over such a period as the Board may determine for the purpose of defraying, in whole or in part any expense or expenses not reasonably capable of being fully paid with funds generated by Annual Assessments; the cost of any construction, reconstruction, or unexpected repair or replacement of the Property or Common Areas; or for any other expense incurred or to be incurred as provided in this Declaration. Additional Special Assessments over One-thousand dollars ($1,000) in a calendar year may be levied if assented to by a majority of the Members present in person or by proxy at a meeting duly called for such purpose. Notice in writing of the amount of any Special Assessments and the time for their payment shall be given as soon as is reasonably possible to the Owners. Payment shall be due on the dates and in the manner provided in the notice.

5.7. Individual Assessments. In addition to Annual and Special Assessments authorized pursuant to Sections 5.5 and 5.6 above, the Board may levy at any time Individual Assessments: (a) on each Lot specifically benefited by any improvements to adjacent roads, sidewalks, planting areas or other portions of the Common Areas made on the written request of the Owner of the Lot to be charged; (b) on each Lot the Owner or Occupant of which shall cause any damage to the Common Areas necessitating repairs; and (c) on each Lot as to which the Association shall incur any expense for maintenance or repair work performed or enforcement action taken pursuant to the provisions of the Governing Documents to bring a Lot and/or its Living Unit into compliance. The aggregate amount of any such Individual Assessments shall be determined by the cost of such improvements, repairs, maintenance, or enforcement action, including all overhead and administrative costs and attorney's fees, and shall be allocated among the affected Lots according to the special benefit or cause of damage or maintenance or repair work or enforcement action, as the case may be. Individual Assessments may be levied in advance of the performance of the work. If a special benefit arises from any improvement which is part of the general maintenance obligations of the Association, it shall not give rise to an Individual Assessment against the Lot(s) benefited, unless such work was necessitated by the Lot Owner's or Occupants' negligence.

5.8. Uniform Rate of Assessment. Except for Individual Assessments provided in Section 5.7 above, Annual and Special Assessments shall be fixed at a uniform rate for all Lots. Notwithstanding the above language.

5.9. Personal Obligation and Lien. All Assessments, together with any interest, late fees, collection costs, and attorneys' fees if collection efforts become necessary shall be, constitute, and remain: (a) a charge and continuing lien upon the Lot with respect to which such Assessment is made; and (b) the personal obligation of the person who is the Owner of such Lot at the time the

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Assessment falls due. No Owner may exempt himself or his Lot from liability for payment of Assessments by waiver of his rights concerning the Common Areas or by abandonment of his Lot. In a voluntary conveyance of a Lot, the grantee shall be jointly and severally liable with the grantor for all such unpaid Assessments, late payment fees, interest, and costs of collection, including reasonable attorneys' fees, which shall be a charge on the Lot at the time of the conveyance, without prejudice to the grantee's right to recover from the grantor the amounts paid by the grantee therefore. Owner is required to pay the Assessments regardless if all improvements have not yet be installed.

5.10. Certificate Regarding Payment. Upon the request of any Owner, prospective purchaser, mortgagee, or encumbrancer of a Lot, the Association shall issue a certificate stating whether or not all Assessments respecting such Lot are current and, if not, the amount of the delinquency. Such certificate shall be conclusive in favor of all persons who in good faith rely thereon. The Association may charge the requesting Owner, prospective purchaser, mortgagee, or encumbrancer of a Lot a reasonable fee of up to twenty-five dollars ($25) or an amount greater if so provided in the Act.

5.11. Default in Payment of Assessment; Enforcement of Lien. Assessments not paid within thirty (30) days of the due date thereof shall be deemed delinquent and subject to interest at the rate of eighteen percent (18%) per annum. In addition to the interest charge, a late fee may be imposed by the Board in an amount established through Rules. If an Assessment or other charge levied under this Declaration becomes delinquent, the Association may exercise any or all of the following remedies:

(a) The Association may suspend such Owners voting rights.

(b) The Association shall have a lien against each Lot for any Assessment levied against the Lot and any fines or other charges imposed under this Declaration or the Bylaws against the Owner of the Lot from the date on which the Assessment, fine, or charge is due. At any time any Assessment (of any type provided for by this Declaration or the Bylaws) or installment thereof is delinquent, the Association, by and through its Board or any Manager, may file a notice of lien in the deed records of Weber County, Utah against the Lot in respect to which the delinquency pertains. Once filed, such lien shall accumulate all future Assessments or installments, interest, late fees, penalties, fines, attorneys' fees, and other appropriate costs properly chargeable to an Owner by the Association, until such amounts are fully paid. Said lien may be foreclosed at any time as allowed by law. The lien of the Association shall be superior to all other liens and encumbrances except a lien or encumbrance recorded before the Original Declaration was recorded; a first or second security interest on the Lot secured by a mortgage or trust deed that is recorded before the Association's notice of lien; or a lien for real estate taxes or other governmental assessments against the Lot. The Association through its duly authorized agents, may bid on the Lot at any foreclosure sale, and may acquire and hold, lease, mortgage, and convey the Lot.

(c) The Association may bring an action to recover a money judgment for unpaid Assessments, fines, and charges under this Declaration against the Lot Owner without foreclosing or waiving the lien described in paragraph (b) above. Recovery on any such action, however, shall operate to satisfy the lien, or the portion thereof, for which recovery is made.

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(d) If the delinquent Owner is leasing his Lot or any portion thereof, the Board may, at its option, so long as such default shall continue, demand and receive from any tenant of the Owner the rent due or becoming due and the payment of such rent to the Board shall discharge such tenant for rent due, and shall discharge the Owner for such Assessments to the extent of the amount so paid.

(e) The Association may terminate utilities paid out of the Common Expense and the right to use the Common Areas.

(f) The Association shall have any other remedy available to it by law or in equity.

5.12. Reserve Account. The Association shall establish a reserve account to fund long-term maintenance of other areas required to be maintained by the Association; insurance; all other Common Expenses; and the administration, management, operation, and reserves of the Association. If the Board fails to adopt an annual budget, the last adopted budget shall continue in effect. The Board shall follow any statutory requirement to conduct a reserve analysis and use such reserve analysis in making budget decision for the funding of a Reserve Account.

5.13. Reimbursement of Tax Collection by County Authorized. It is recognized that under the Declaration the Association will own the Common Areas and that it will be obligated to pay property taxes to Weber County, to the extent taxes are required on such Common Areas. It is further recognized that each Owner of a Lot as a Member of the Association will be required to reimburse the Association for his pro rata share of such taxes paid. Notwithstanding anything to the contrary contained in the Declaration, Weber County shall be authorized to collect such pro rata share of taxes directly from each Owner by inclusion and said share with the tax levied on each Lot.

VI. DUTIES AND POWERS OF THE ASSOCIATION

6.1. General Powers and Obligations. The Association shall have, exercise and perform all of the following powers, duties, and obligations:

(a) The powers, duties, and obligations granted to the Association by this Declaration, its Bylaws, and the Articles of Incorporation;

(b) The powers and obligations of a nonprofit corporation pursuant to the general nonprofit corporation laws of the State of Utah;

(c) The powers, duties, and obligations of a homeowners association pursuant to the Utah Community Association Act, or any successor thereto;

(d) The powers, duties, and obligations not reserved specifically to the Lot Owners; and

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(e) Any additional or different powers, duties, and obligations necessary or desirable for the purpose of carrying out the functions of the Association pursuant to this Declaration or otherwise promoting the general benefit of the Owners within the Project.

The powers and obligations of the Association may from time to time be amended, repealed, enlarged, or restricted by changes in this Declaration made in accordance with the provisions herein, accompanied by any necessary changes in the Articles of Incorporation or Bylaws of the Association made in accordance with such instruments and with the nonprofit corporation laws of the State of Utah.

6.2. Specific Powers and Duties. The powers and duties of the Association shall include, without limitation, the following:

(a) Maintenance and Services. The Association shall provide maintenance and services for the Project as provided in Article VII and other provisions of this Declaration.

(b) Insurance. The Association shall obtain and maintain in force policies of insurance as provided in this Declaration or the Bylaws of the Association. The Association shall have no obligation to obtain or maintain any insurance covering the personal and real property of any Owner(s), and each Owner shall be responsible for obtaining and maintaining such personal and real property insurance.

(c) Rulemaking. The Association, through its Board of Directors, shall make, establish, promulgate, amend, and repeal Rules governing the conduct of persons and the operation and use of the Property as it may deem necessary or appropriate in order to assure a clean, aesthetically pleasing, peaceful, and orderly use and enjoyment of the Property.

(d) Assessments. The Association shall adopt budgets and impose and collect Assessments as provided in Article V of this Declaration.

(e) Enforcement. The Association shall perform such acts, whether or not expressly authorized by this Declaration, as may be reasonably necessary to enforce the provisions of the Governing Documents of the Association.

(f) Title to Common Areas. The Association shall hold title to all Common Areas conveyed to it by its developer and pay all real property taxes and assessments levied upon any portion of the Common Areas, unless paid by the Owners, provided that the Association shall have the right to contest or compromise any such taxes or assessments.

(g) Employment of Agents, Advisers, and Contractors. The Association, through its Board, may employ the services of any person or corporation as managers, hire employees to manage, conduct, and perform the business, obligations, and duties of the Association, employ professional counsel and obtain advice from such persons or firms or corporations such as, but not limited to, community association managers, landscape architects, accountants, recreational experts, architects, planners, lawyers, reserve study specialists, or what is convenient for the management, maintenance, and operation of the Property. Any agreement with a Manager shall

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not exceed a term of two (2) years, renewable by agreement of the parties for a successive two (2) year term, and shall be terminable by the Association upon no more than sixty (60) advanced notice.

(h) Litigation. The Board may instigate litigation to enforce the provisions of this Declaration or any other Common Law or statutory right which the Association is granted. The Association shall not commence any litigation without prior approval of the majority of the Members, if the litigation shall exceed the cost of five thousand dollars ($5,000.00) either in attorney fee expenses or in costs (including any expert reports).

6.3. Liability. A member of the Board or an officer of the Association shall not be liable to the Association or any Member thereof for any damage, loss, or prejudice suffered or claimed on account of any action or failure to act in the performance of his or her duties, except for intentional or willful bad acts or acts of recklessness. In the event any Board member or any officer of the Association is made a party to any proceeding because the individual is or was a director or officer of the Association, the Association shall indemnify such individual against liability and expenses incurred to the maximum extent permitted by law, except where the Board member or officer is found by a court of law to have acted recklessly, willfully, or intentionally in carrying out his/her duties.

6.4. Board of Directors. Except where a matter or vote is specifically reserved to the Owners, the Board of Directors shall act in all instances on behalf of the Association.

6.5. Proceedings. The Association, acting through the Board, shall have the power and the duty to reasonably defend the Association (and, in connection therewith, to raise counterclaims) in any pending or potential lawsuit, arbitration, mediation or governmental proceeding (collectively hereinafter referred to as a "Proceeding"). The Association, acting through the Board, shall have the power, but not the duty, to reasonably institute, prosecute, maintain and/or intervene in a Proceeding, in its own name, but only on matters affecting or pertaining to this Declaration as to which the Association is a proper party in interest, and any exercise of such power shall be subject to full compliance with the following provisions:

(a) Any Proceeding commenced by the Association: (1) to enforce the payment of an assessment or an assessment lien or other lien against an Owner as provided for in this Declaration, or (2) to otherwise enforce compliance with the Declaration, Bylaws, or Rules and Regulations of the Association, or to obtain other relief from, any Owner who has violated any provision thereof, or (3) against a supplier, vendor, contractor or provider of services, pursuant to a contract or purchase order with the Association, and in the ordinary course of business, or (4) for money damages wherein the total amount in controversy for all matters arising in connection with the action is not likely to exceed Ten Thousand Dollars ($10,000.00) in the aggregate, shall be referred to herein as an "Operational Proceeding". The Board from time to time may cause an Operational Proceeding to be reasonably commenced and prosecuted, without the need for further authorization.

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(b) Any and all pending or potential Proceedings other than Operational Proceedings shall be referred to herein as "Non-Operational Controversy" or "Non-Operational Controversies". To protect the Association and the Owners from being subjected to potentially costly or prolonged Non-Operational Controversies without full disclosure, analysis and consent; to protect the Board and individual members of the Board or its appointed officers and agents from any charges of negligence, breach of fiduciary duty, conflict of interest or acting in excess of their authority or in a manner not in the best interests of the Association and the Owners; and to ensure voluntary and well-informed consent and clear and express authorization by the Owners, strict compliance with all of the following provisions of this Section shall be mandatory with regard to any and all Non-Operational Controversies commenced, instituted or maintained by the Board:

1. The Board shall first endeavor to resolve any Non-Operational Controversy by good faith negotiations with the adverse party or parties. The good faith negotiations shall include a written notice that shall include an explanation of the nature of the claim, a specific breakdown and calculation of any alleged damages, a specific description of the claim along with any supporting evidence upon which the claim is based, photographs of any alleged condition, if applicable, and one hundred eighty (180) days to cure or resolve the claim. In the event that such good faith negotiations fail to reasonably resolve the Non-Operational Controversy, the Board shall endeavor in good faith to resolve such Non-Operational Controversy by mediation, provided that the Board shall not incur liability for or spend more than Five Thousand Dollars ($5,000.00) in connection therewith (provided that, if more than said sum is reasonably required in connection with such mediation, then the Board shall be required first to reasonably seek approval of two-thirds (2/3) of the voting power of the Members for such additional amount for mediation before proceeding to either arbitration or litigation). In the event that the adverse party or parties refuse mediation, or if such good faith mediation still fails to reasonably resolve the Non-Operational Controversy, the Board shall not be authorized to commence, institute or maintain any arbitration or litigation of such Non-Operational Controversy until the Board has fully complied with the following procedures:

a. The Board shall first investigate the legal merit, feasibility and expense of prosecuting the Non-Operational Controversy, by obtaining the written opinion of a licensed Utah attorney, expressly stating that such attorney has reviewed the underlying facts and data in sufficient, verifiable detail to render the opinion, and expressly opining that the Association has a substantial likelihood of prevailing on the merits with regard to the Non-Operational Controversy, without substantial likelihood of incurring any material liability with respect to any counterclaim which may be asserted against the Association. The Board shall be authorized to spend up to an aggregate of Five Thousand Dollars ($5,000.00) to obtain such legal opinion, including all amounts paid to said attorney therefor, and all amounts paid to any consultants, contractors and/or experts preparing or processing reports and/or information in connection therewith. The Board may increase said $5,000.00 limit, with the express consent of two-thirds (2/3) of all of the Members of the Association, at a special meeting called for such purpose.

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b. Said attorney opinion letter shall also contain the attorney's best good faith estimate of the aggregate maximum "not-to-exceed" amount of legal fees and costs, including, without limitation, court costs, costs of investigation and all further reports or studies, costs of court reporters and transcripts, and costs of expert witnesses and forensic specialists (all collectively, "Quoted Litigation Costs") which are reasonably expected to be incurred for prosecution to completion (including appeal) of the Non-Operational Controversy. Said opinion letter shall also include a draft of any proposed fee agreement with such attorney. If the attorney's proposed fee arrangement is contingent, the Board shall nevertheless obtain the Quoted Litigation Costs with respect to all costs other than legal fees, and shall also obtain a written draft of the attorney's proposed contingent fee agreement. (Such written legal opinion, including the Quoted Litigation Costs, and also including any proposed fee agreement, contingent or non-contingent, are collectively referred to herein as the "Attorney Letter").

c. Upon receipt and review of the Attorney Letter, if two-thirds (2/3) or more of the Board affirmatively vote to proceed with the institution or prosecution of, and/or intervention in, the Non-Operational Controversy, the Board thereupon shall duly notice and call a special meeting of the Members. The written notice to each Member of the Association shall include a copy of the Attorney Letter, including the Quoted Litigation Costs and any proposed fee agreement, contingent or non-contingent, together with a written report ("Special Assessment Report") prepared by the Board: (1) itemizing the amount necessary to be assessed to each Member ("Special Litigation Assessment"), on a monthly basis, to fund the Quoted Litigation Costs, and (2) Specifying the probable duration and aggregate amount of such Special Litigation Assessment. At said special meeting, following review of the Attorney Letter, Quoted Litigation Costs and the Special Assessment Report, and full and frank discussion thereof, including balancing the desirability of instituting, prosecuting and/or intervening in the Non-Operational Controversy against the desirability of accepting any settlement proposals from the adversary party or parties, the Board shall call for a vote of the Members, whereupon: (a) if less than two-thirds (2/3) of the total voting power of the Association votes in favor of pursuing such Non-Operational Controversy and levying the Special Litigation Assessment, then the Non-Operational Controversy shall not be pursued further, but (b) if two-thirds (2/3) of the total voting power of the Association affirmatively vote in favor of pursuing such Non-Operational Controversy, and in favor of levying a Special Litigation Assessment on the Members in the amounts and for the duration set forth in the Special Assessment Report, then the Board shall be authorized to proceed to institute, prosecute and/or intervene in the Non-Operational Controversy. In such event, the Board shall engage the attorney who gave the opinion and quote set forth in the Attorney Letter, which engagement shall be expressly subject to the Attorney Letter. The terms of such engagement shall require that said attorney shall be responsible for all attorneys' fees and costs and expenses whatsoever in

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excess of one hundred twenty percent (120%) of the Quoted Litigation Costs, and that said attorney shall provide, and the Board shall distribute to the Members, not less frequently than quarterly, a written update of the progress and current status of, and the attorney's considered prognosis for, the Non-Operational Controversy, including any offers of settlement and/or settlement prospects, together with an itemized summary of attorneys' fees and costs incurred to date in connection therewith.

d. In the event of any bona fide settlement offer from the adverse party or parties in the Non-Operational Controversy, if the Association's attorney advises the Board that acceptance of the settlement offer would be reasonable under the circumstances, or would be in the best interests of the Association, or that said attorney no longer believes that the Association is assured of a substantial likelihood of prevailing on the merits without prospect of material liability on any counterclaim, then the Board shall have the authority to accept such settlement offer. In all other cases, the Board shall submit any settlement offer to the Owners, who shall have the right to accept any such settlement offer upon a majority vote of all of the Members of the Association.

(c) In no event shall any Association working capital fund be used as the source of funds to institute, prosecute, maintain and/or intervene in any Proceeding (including, but not limited to, any Non-Operational Controversy).

(d) Any post-turnover litigation involving the Association (as Plaintiff) and the Declarant shall strictly comply with each of the provisions of this Section 6.5. The parties hereby covenant, stipulate, and agree that in the event the Association fails to satisfy the prerequisites set forth herein, the Association will indemnify, defend, hold harmless, and exculpate Declarant to the fullest extent permissible by law, and Declarant shall be entitled to recover any and all attorneys fees and costs expended as a result of enforcing this provision 6.5., which fees and costs may include, without limitation, pre-litigation attorneys fees, costs incurred in connection with investigation of potential claims, including expert and consultant fees, testing fees, contractor fees, and insurance deductibles. The parties further covenant, stipulate, and agree that failure to comply with section 6.5 herein will result in damages to Declarant including, without limitation, reputational harm, and may result in damages to Declarant including lost revenues, and loss of business and sales opportunities.

(e) Any provision in this Declaration notwithstanding: (1) other than as set forth in this Section 6.5, the Association shall have no power whatsoever to institute, prosecute, maintain or intervene in any Proceeding, (2) any institution, prosecution or maintenance of, or intervention in, a Proceeding by the Board without first strictly complying with, and thereafter continuing to comply with, each of the provisions of this Section 6.5, shall be unauthorized and *ultra vires* (i.e., an unauthorized and unlawful act, beyond the scope of authority of the corporation or of the person(s) undertaking such act) as to the Association, and shall subject any member of the Board who voted or acted in any manner to violate or avoid the provisions and/or

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requirements of this Section 6.5 to personal liability to the Association for all costs and liabilities incurred by reason of the unauthorized institution, prosecution or maintenance of, or intervention in, the Proceeding; and (3) this Section 6.5 may not be amended or deleted at any time without the express prior written approval of both: (a) Members representing not less than sixty-seven percent (67%) of the total voting power of the Association, and (b) not less than seventy-five percent (75%) of the total voting power of the Board; and any purported amendment or deletion of this Section 6.5 or any portion hereof, without both of such express prior written approvals shall be void.

VII. MAINTENANCE

7.1. Maintenance. The Association will provide maintenance for the Common Area as follows: trees, shrubs, grass, walks, fencing, streets and other exterior improvements. The Association will provide snow removal from the streets, sidewalkswith in the common area.The Association will provided maintenance on all amenities in the Common Areas, including but not limited to play ground and patio areas.

7.2. Services. The Association shall provide or contract for such services as the Board of Directors may reasonably deem to be of benefit to the Property, including, without limitation, garbage/trash removal services for all Living Units.

7.3. Owner Responsibility. Each Owner shall keep his Lot, fencing, and Living Unit in a clean, uncluttered, attractive condition, well maintained, and in good working order, including without limitation, interior walls, ceilings, floors, and permanent fixtures and appurtenances thereto, paint, repair, replace, and care for roofs, gutters, downspouts, exterior building surfaces, doors, windows, trees, shrubs, grass, walks, driveways, fencing, and other exterior improvements. Each Owner shall be responsible for all snow removal and landscaping maintenance within his lot, as well snow removal for sidewalk directly adjacent to his lot.

7.4. Owner Maintenance Neglect. The Association shall have the power and authority at any time and from time to time and without liability to any Owner for trespass, damage, or otherwise, to enter upon any Lot for the purpose of maintaining and repairing such Lot or any improvement thereon (including a Living Unit) if for any reason the Owner fails to maintain and repair such Lot or improvement, or for the purpose of removing any improvement constructed, reconstructed, refinished, altered or maintained upon such Lot in violation of this Declaration or any Rules of the Association. The Association shall also have the power and authority from time to time in its own name, on its own behalf, or in the name and behalf of any Owner or Owners who consent thereto, to commence and maintain actions and suits to restrain and enjoy any breach or threatened breach of this Declaration or any Rules promulgated by the Board, or to enforce by mandatory injunction or otherwise all of the provisions of this Declaration and such Rules.

7.5. Maintenance Caused by Owner Negligence. In the event that the need for maintenance or repair of Common Areas as specified herein is caused through the willful or negligent acts of an Owner, or through the willful or negligent acts of the family, guests, tenants, or invitees of an Owner, the Board may cause such repairs to be made by the Association and the cost of such maintenance or repair work shall be added to and become an Individual Assessment (as set forth in Section 5.5) to which such Lot is subject.

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VIII. INSURANCE

8.1. Insurance. The Board of Directors shall obtain insurance as required in this Declaration, the Act, or other applicable laws. The Association may obtain insurance that provides more or additional coverage than the insurance required in this Declaration. Different policies may be obtained from different insurance carriers and standalone policies may be purchased instead of or in addition to embedded, included coverage, or endorsements to other policies. Insurance premiums shall be a Common Expense.

8.2. Property Insurance.

(a) Hazard Insurance. The Association shall maintain a blanket policy of property insurance covering the Common Area. The Association may maintain broader coverage if afforded by the insurance contract.

1) The blanket policy shall exclude land and other items not normally and reasonably covered by such policies. The blanket policy shall be an "all in" or "all inclusive" insurance as those terms are used in the insurance industry and shall include insurance for any fixture, improvement, or betterment installed in Common Areas or otherwise permanently part of or affixed to Common Areas.

2) At a minimum, the blanket policy shall afford protection against loss or damage by: (1) fire, windstorm, hail, riot, aircraft, vehicles, vandalism, smoke, and theft; and (2) all perils normally covered by "special form" property coverage.

3) The blanket policy shall be in an amount not less than one hundred percent (100%) of current replacement cost of all property covered by such policy at the time the insurance is purchased and at each renewal date. The actual replacement cost of the property shall be determined by using methods generally accepted in the insurance industry.

4) The blanket policy shall include either of the following endorsements to assure full insurable value replacement cost coverage: (1) a Guaranteed Replacement Cost Endorsement under which the insurer agrees to replace the insurable property regardless of the cost; and (2) a Replacement Cost Endorsement under which the insurer agrees to pay up to one hundred percent (100%) of the Project's insurable replacement cost but not more. If the policy includes a coinsurance clause, it must include an Agreed Amount Endorsement which must waive or eliminate the requirement for coinsurance.

5) The Association shall keep an amount equal to the Association's property insurance policy deductible or $10,000, whichever is less, in an operations savings account. This requirement shall not apply to any earthquake or flood insurance deductible.

6) If a loss occurs that is covered by a property insurance policy in the name of the Association and another property insurance policy in the name of an Owner, then the Association's policy provides primary coverage and the Owner is responsible for the Association's policy deductible.

7) If, in the exercise of its business judgment, the Board determines that a claim is

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likely not to exceed the Association's property insurance policy deductible: (a) the Owner's policy is considered the policy for primary coverage to the amount of the Association's policy deductible; (b) an Owner who does not have a policy to cover the Association's property insurance policy deductible is responsible for the loss to the amount of the Association's policy deductible; and (c) the Association need not tender the claim to the Association's insurer.

8) The Association shall provide notice to each Owner of the Owner's obligation for the Association's policy deductible and of any change in the amount of the deductible.

9) The Association shall have no obligation to obtain or maintain any insurance covering Owners' personal and real property, and each Owner shall be responsible for obtaining and maintaining such personal and real property insurance.

8.3. Comprehensive General Liability (CGL) Insurance. The Association shall obtain CGL insurance insuring the Association, the agents and employees of the Association, and the Owners, against liability incident to the use, ownership or maintenance of the Common Area or membership in the Association. The coverage limits under such policy shall not be less than Two Million Dollars ($2,000,000.00) covering all claims for death of or injury to any one person or property damage in any single occurrence. Such insurance shall contain a Severability of Internet Endorsement or equivalent coverage which should preclude the insurer from denying the claim of an Owner because of the negligence acts of the Association or another Owner.

8.4. Director's and Officer's Insurance. The Association shall obtain Directors' and Officers' liability insurance protecting the Board of Directors, the officers, and the Association against claims of wrongful acts, mismanagement, failure to maintain adequate reserves, failure to maintain books and records, failure to enforce the Project's Documents, and breach of contract (if available). This policy shall: (1) include coverage for volunteers and employees, (2) include coverage for monetary and non-monetary claims, (3) provide for the coverage of claims made under any fair housing act or similar statute or that are based on any form of discrimination or civil rights claims, and (4) provide coverage for defamation. In the discretion of the Board of Directors, the policy may also include coverage for any manager and any employees of the manager and may provide that such coverage is secondary to any other policy that covers the manager or any employees of the manager.

8.5. Insurance Coverage for Theft and Embezzlement of Association Funds. The Association shall obtain insurance covering the theft or embezzlement of funds that shall: (1) provide coverage for an amount of not less than the sum of three (3) months' regular assessments in addition to the prior calendar year's highest monthly balance on all operating and reserve funds, and (2) provide coverage for theft or embezzlement of funds by: (a) Officers and Board of Directors members of the Association, (b) employees and volunteers of the Association, (c) any manager of the Association, (c) officers, directors, and employees of any manager of the Association, and (d) coverage for acts.

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8.6. Worker's Compensation Insurance. The Board of Directors shall purchase and maintain in effect workers' compensation insurance for all employees of the Association to the extent that such insurance is required by law and as the Board of Directors deems appropriate.

8.7. Certificates. Any insurer that has issued an insurance policy to the Association shall issue a certificate of insurance to the Association and upon written request, to any Owner or Mortgagee.

8.8. Named Insured. The named insured under any policy of insurance shall be the Association. Each Owner shall also be an insured under all property and CGL insurance policies.

8.9. Association has the Right to Negotiate All Claims and Losses and Receive Proceeds. Insurance proceeds for a loss under the Association's property insurance policy are payable to an Insurance Trustee if one is designated, or to the Association, and shall not be payable to a holder of a security interest. An Insurance Trustee, if any is appointed, or the Association shall hold any insurance proceeds in trust for the Association, Owners, and lien holders. Insurance proceeds shall be disbursed first for the repair or restoration of the damaged property, if the property is to be repaired and restored as provided for in this Declaration. After any repair or restoration is complete and if the damaged property has been completely repaired or restored, any remaining proceeds shall be paid to the Association. If the property is not to be repaired or restored, then any remaining proceeds after such action as is necessary related to the property has been paid for, shall be distributed to the Owners and lien holders, as their interests remain with regard to the Living Units. Each Owner hereby appoints the Association, or any Insurance Trustee, as attorney-in-fact for the purpose of negotiating all losses related thereto, including the collection, receipt of, and appropriate disposition of all insurance proceeds; the execution of releases of liability; and the execution of all documents and the performance of all other acts necessary to administer such insurance and any claim. This power-of-attorney is coupled with an interest, shall be irrevocable, and shall be binding on any heirs, personal representatives, successors, or assigns of the Owner.

8.10. Insurance Trustee. In the discretion of the Board of Directors or upon written request executed by Owners holding at least 50% of the Allocated Interest, the Board of Directors shall hire and appoint an insurance trustee ("Insurance Trustee"), with whom the Association shall enter into an insurance trust agreement, for the purpose of exercising such rights under this paragraph as the Owners or Board of Directors (as the case may be) shall require.

8.11. Owner Act Cannot Void Coverage Under Any Policy. Unless an Owner is acting within the scope of the Owner's authority on behalf of the Association and under direct authorization of the Association, an Owner's act or omission may not void an insurance policy or be a condition to recovery under a policy.

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8.12. Waiver of Subrogation against Owners and Association. All property and CGL policies must contain a waiver of subrogation by the insurer as to any claims against the Association and the Owners and their respective agents and employees.

8.13. Annual Insurance Report. Not later than sixty (60) days prior to the beginning of each fiscal year, Board of Directors may obtain a written report by a reputable insurance broker, agent, or consultant (who may be the insurance provider/agent/broker used by the Association) setting forth the existing insurance obtained pursuant to the Declaration and stating whether in the opinion of such broker or consultant, the insurance complies with the requirements of the Declaration and the Act. Such report may also set forth recommendations regarding current policy provisions and for additional insurance reasonably required for the protection of the Owners and Lenders in light of the insurance then available and the prevailing practice with respect to other similar condominium projects. The Board of Directors shall be protected in relying on the written report furnished pursuant to this Subsection provided reasonable care and prudence were exercised in selecting such insurance broker, agent, or consultant. The most recent annual insurance report shall be made available to all Lenders and Owners upon request.

8.14. Applicable Law. This Declaration is specifically subjecting the Association to the insurance requirements required by U.C.A. §57-8a-401 through §57-8a-407, and any amendments thereto and thereafter enacted by law. It is the intent of this provision that any future changes to the insurance laws applicable to Home Owners Associations shall apply to this Association.

IX. USE RESTRICTIONS

9.1. Use of Common Areas. The Common Areas shall be used only in a manner consistent with their community nature and with the use restrictions applicable to Lots and Living Units.

9.2. Use of Lots and Living Units. All Lots are intended to be improved with Living Units and are restricted to such use. Except as may be approved to the contrary, each Living Unit shall be used only as a single-family residence. No gainful occupation, profession, trade, or other nonresidential use shall be conducted on any Lot or Living Unit without the prior written consent of the Board and applicable governmental entities. However, the Board shall not approve commercial activities otherwise prohibited by this Section unless the Board determines that only normal residential activities would be observable outside of the Living Unit and that the activities would not be in violation of applicable local ordinances. No Lot or Living Unit shall be used, occupied, or altered in violation of law, so as to jeopardize the support of any other Living Unit, so as to create a nuisance or interfere with the rights of any Owner, or in any way which would result in an increase in the cost of any insurance covering the Common Areas.

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9.3 Offensive or Unlawful Activities. No noxious or offensive activities shall be carried on upon any Lot, Living Unit, or Common Area, nor shall anything be done or placed on any Lot or Common Area which interferes with or jeopardizes the quiet enjoyment of other Lots, Living Units, or the Common Areas, or which is a source of annoyance to residents. No unlawful use shall be made of a Lot or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. No use shall be made of any Living Unit which shall cause the improvements within the Development or any part thereof to be uninsurable against loss by fire or other perils included in insurance contracts, or cause such insurance to be canceled or suspected, or cause any company issuing such insurance to refuse renewal thereof.

9.4. Recreational Vehicles. No boats, trailers, motorhomes, large trucks, commercial vehicles, or the like belonging to Owners or other residents of the Property shall be parked within the Development, not to exceed forty-eight (48) hours. No motor vehicle of any kind shall be repaired, constructed, or reconstructed upon any Lot, Private Street or other Common Areas, except for emergency repairs to vehicles. Any motor recreational vehicle must be kept in an enclosed garage or in a back yard concealed from view from the street by a privacy fence.

9.5. Pets. No animals shall be kept in the Project except household pets. Such pets may not be kept or bred for any commercial purpose and shall have such care and restraint so as not to be obnoxious or offensive on account of noise, odor, or unsanitary conditions. No savage or dangerous animals shall be kept. No more than one household pet may be kept in any Unit without the written permission of the Association. No pets shall be permitted to run loose upon the Common Areas.

9.6, Machinery and Equipment. No machinery or equipment of any kind shall be placed, used, operated, or maintained on or adjacent to any Lot except such machinery or equipment as is usual and customary in connection with the use, maintenance, or construction of a Living Unit or appurtenant structures.

9.7. Nuisances. No rubbish or debris of any kind shall be placed upon or adjacent to any Lots, so as to render such Lot or portion thereof unsanitary, unsightly, offensive, or detrimental to other Owners. No Living Unit or Lot shall be used in such manner as to obstruct or interfere with the enjoyment of Occupants of other Living Units or Lots. Without any of the foregoing, no exterior speakers, horns, whistles, bells, or other sound devices (except security devices used exclusively for security purposes) shall be located or placed on Lots or in Living Units. Smoking in Common Areas is considered a nuisance and is expressly prohibited.

9.8. Signs. No signs whatsoever (including, without limitation, political signs) shall be erected or maintained on any Lot, except such signs as may be required by legal proceedings, or a "For Sale" or "For Rent" sign, to the extent permitted, and in conformance with the Rules and Regulations promulgated by the Board.

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9.9. Trash Containers and Collection. All garbage and trash shall be placed and kept in covered containers of a type and style which shall be approved by the Board. Insofar as possible, such containers shall be maintained as not to be visible from the street view except to make them available for collection and then only for the shortest time necessary to effect such collection. The Association shall provide garbage cans and waste removal services.

9.10. Smoke and Carbon Monoxide Detectors. Each Living Unit shall have an operable carbon monoxide detector and smoke detectors as required by building code. The Board may, but is not required to, enter a Living Unit to ensure that it is in compliance with this Section. Smoking is prohibited in common areas

9.11. Omitted

9.12. Parking. No parking is allowed on roadways or streets within the Project boundaries. This prohibition on parking on roadways and streets is for all vehicles, including but not limited to, automobiles, trucks, buses, tractors, camping vehicles, boats, bus trailers, snowmobiles, mobile homes, two, three or four whelled motor vehicles, or other wheeled vehicles, shall be permitted to be parked on any private street. Furthermore, the Board of Directors is authorized to adopt and implement reasonable rules and regulations pertaining to parking within the Project boundaries. The Board of Directors may hire at their discretion a third party parking enforcement company to enforce any rules and regulations.

9.13. Renting of Living Units. Notwithstanding anything to the contrary contained in this Declaration, the leasing or renting of any Living Unit within the Project shall be governed by this Section. An Owner may "rent" his/her Living Unit subject to the limitations and requirements of this Section. For purposes of this Section only, the term "rent" in any grammatical form includes lease, sublet, or otherwise permit or allow others to reside therein for legal consideration payable to the Owner or to others at the Owner's request or direction, or allow others to reside therein alone for charitable purposes without the owner in residence. A Living Unit may not be rented except by written agreement that requires the tenants to abide by the Governing Documents and specifically provides that a violation of any provision of the Governing Documents is a breach under the rental agreement. A copy of the rental agreement shall be provided to the Board upon request. The Board may adopt by resolution, Rules that establish the contents or exact form of rental agreements, and any other Rules deemed necessary by the Board to implement this Section. Pursuant to Rules adopted under this Section, if the Board determines that a tenant has violated a provision of the Governing Documents, after notice and an opportunity for a hearing as provided by the Act, the Board may assess fines against the Owner and/or require an Owner to terminate a rental agreement.

9.14. 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 patios. Said patio furniture shall conform with standards set by the Architectural Committee.

X. ARCHITECTURAL CONTROLS

10.1. Architectural Control Committee. The Board may appoint a three (3) member

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Architectural Control Committee, the function of which shall be to insure that all improvements and landscaping within the Property harmonize with existing surroundings and structures (herein the "Committee"). The Committee need not be composed of Owners. If such a Committee is not appointed, the Board shall perform the duties required of the Committee. The City may require that building permit applications show evidence that the architectural control committee has approved each building plan. No person, firm or entity shall change, modify or amend any of the conditions of a recorded declaration of building use restrictions for a planned development without first obtaining City approval. No change shall be approved which would be contrary to the requirements of this Chapter or an approved planned development plan

10.2. Architectural Controls. Notwithstanding any other provision to the contrary, no Owner shall make structural alterations or modifications to his Unit or to any of the Common Areas or Limited Common Areas, including but not limited to, the erection of antennas, aerials, awnings, the placement of any reflective or other materials in the windows of his Unit or other exterior attachments and signs or other advertising devices without the written approval of the Association. The Association shall not approve any alterations, decorations or modifications which would jeopardize or impair the soundness, safety or appearance of the Project. No exterior changes whatsoever shall be commenced, erected, maintained, made or done without the prior written approval of the Board of Directors. The Board of Directors or Committee may designate the design, color, style, model and manufacturer of any exterior improvement or alteration that is acceptable to the Board of Directors. Such designations shall be for the purpose of achieving uniformity of appearance and preservation of property values. No interior structural changes whatsoever shall be commenced, erected, maintained, made or done without the prior written approval of the Board of Directors or Committee. By way of illustration, but not of limitation, the following are considered interior structural changes: moving, removing, adding, or altering walls, doorways, windows, skylights, venting, and the like. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

10.3. Liability for Damages. The Committee shall not be held liable for damages by reason of any action, inaction, approval, or disapproval by it made pursuant to this Article X.

XI. ENFORCEMENT

The Association or any Owner shall have the right to enforce, by proceedings at law or in equity, each provision of this Declaration, including the right to prevent any violation of such, and the right to recover damages and other sums for such violation(s). The Association or any Owner shall also have the right to enforce by proceedings at law or in equity the provisions of the Bylaws and the Rules and any respective amendments thereto. The prevailing party in any action for the enforcement of any provisions of the Governing Documents (including but not limited to litigation and the appeal thereof) shall be entitled to collect court costs and reasonable attorneys' fees. Notwithstanding the provisions of this Section, this Section shall not apply to any Non-Operational Controversy, as parties to any Non-Operational Controversy shall bear their own attorney fees and costs.

XII. DECLARANT RIGHTS

12.1. Administrative Control of Association. Declarant shall assume full administrative control of the Association through an appointed interim Board, which shall serve until the turnover Meeting. The Turnover Meeting shall be held at the Declarant's option and sole discretion but shall not be held later than three (3) years from the date that the last Lot to be developed upon the Property is sold. Declarant may elect to relinquish control of the Association at an earlier time by written notice to Owners and the Turnover Meeting shall be held within ninety (90) days of such notice.

12.2. Other Rights. In addition to any other rights under the Governing Documents, as long as Declarant owns at least one (1) Lot within the Project, Declarant:

(a) Sales Office. Shall have the right to maintain a sales office and model on one or more of the Lots which Declarant owns. Declarant and prospective purchasers and their agents shall have the right to use and occupy the sales office and models during reasonable hours any day of the week.

(b) "For Sale Signs." May maintain a reasonable number of "For Sale" signs, the size of which may be determined by Declarant, at reasonable locations on the Project, including without limitation, the Common Area.

(c) Declarant Exemption. Unless specifically and expressly bound by a provision of the Governing Documents, Declarant shall be exempt from the provisions of the Governing Documents.

12.3. Easements Reserved to Declarant.

(a) The reservation to Declarant, its successors and assigns, of non-exclusive easements and rights of way over those strips or parcels of land designated or to be designated on the Plat as "Public Utility Easement," or otherwise designated as an easement area over any road or Common Area on the Project, and over those strips of land running along the front, rear, side and other Lot lines of each Lot shown on the Plat.

(b) An easement for the installation, construction, maintenance, reconstruction and repair of public and private utilities to serve the Project and the Lots therein, including but not limited to the mains, conduits, lines, meters and other facilities for water, storm sewer, sanitary sewer, gas, electric, telephone, cable television, and other public or private services or utilities deemed by Declarant necessary or advisable to provide service to any Lot, or in the area or on the area in which the same is located.

(c) Easement granting the privilege of entering upon the Common Areas for such purposes and making openings and excavations thereon, which openings and excavations shall be restored in a reasonable period of time, and for such alterations of the contour of the land as may be necessary or desirable to affect such purposes.

(d) The reservation to the Declarant and its successors and assigns, of a non-exclusive easement and right-of-way in, through, over and across the Common Area for the purpose of the storage of building supplies and materials, and for all other purposes reasonably related to the completion of construction and development of the Project and the provision of

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utility services, and related services and facilities

(e) The Declarant reserves unto itself and its successors and assigns, the right to dedicate all of said roads, streets, alleys, rights of way or easements, including easements in the areas designated as "open space" and storm water management reservation, to public use all as shown on the Plat. No road, street, avenue, alley, right of way or easement shall be laid out or constructed through or across any Lot or Lots in the Project except as set forth in this Declaration, or as laid down and shown on the Plat, without the prior written approval of the Board.

(f) Declarant further reserves unto itself and its successors and assigns, the right at or after the time of grading of any street or any part thereof for any purpose, to enter upon any abutting Lot and grade a portion of such Lot adjacent to such street, provided such grading does not materially interfere with the use or occupancy of any structure built on such Lot, but Declarant shall not be under any obligation or duty to do such grading or to maintain any slope.

XIII. RIGHTS OF FIRST MORTGAGEE

Notwithstanding anything contrary contained herein, the following provisions apply:

13.1. Rights of First Refusal. Any "right of first refusal" which may be granted herein shall not impair the rights of the first Mortgagee of a Lot to: (1) foreclose or take title to a Lot pursuant to the remedies provided in the Mortgage; (b) accept a deed (or assignment) in lieu of foreclosure in the event of default by a mortgagor; or (c) sell or lease a Lot acquired by a Mortgagee.

13.2. Title in Mortgagee. Any first Mortgagee who obtains title to a Lot pursuant to the remedies provided in the Mortgage or foreclosure of the Mortgage will not be liable for such Lot's Assessments or charges which accrue prior to the acquisition of title of such Lot by the Mortgagee. However, such first Mortgagee shall be responsible for Assessments or charges levied while it holds title to the Lot.

13.3. Notice of Default by Lot Owner. In the event an Owner neglects for a period of sixty (60) days or more to cure any failure on his part to perform his obligations under this Declaration or other Governing Documents, the Association, upon written request from the Mortgagee, shall give written notice of such fact to the Mortgagee covering such Owner's Lot.

13.4. Abandonment, Termination, Etc. Unless all of the holders of first Mortgages on the individual Lots have given their prior written approval, neither the Association nor the Owners acting as a group shall be entitled by act, omission or otherwise to abandon or terminate the Project.

13.5. No Priority. No provision herein is intended, nor shall it be construed, to give any Lot Owner, or any other party, priority over any rights of the first Mortgagee of a Lot pursuant to its Mortgage in the case of a distribution to such Lot Owner of insurance proceeds or condemnation awards for losses to or a taking of Common Areas.

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XIV. RIGHT OF ENTRY

The Association acting through the Board or its duly authorized agent shall have the right at all times upon reasonable notice of at least 48 hours to enter upon or into any Lot or Living Unit, without trespass, and regardless of whether or not the Lot Owner or Occupant thereof is present at the time, to abate any infractions, to fulfill its responsibilities, to exercise its rights, to make repairs or correct any violation of any of the Declaration or Rules, and in connection therewith shall have the further right to assess all costs incurred against the Owner, such Assessment to be secured by a lien provided in Article V. Notice shall not be necessary in case of an emergency originating in or threatening such Living Unit or any other part of the Project, including the sound or sight of running water in a Living Unit, the smell or sight of smoke in a Living Unit, abnormal or excessive noises; and foul smell. Owners shall also maintain up-to-date emergency contact information records with the Association, including any local representative an Owner may have. Owners shall be responsible for any costs incurred by the Association as a result of entering a Living Unit under this Section and shall indemnify and hold harmless the Association for all damages related to such entry, except for such damages resulting from recklessness or bad faith.

XV. MISCELLANEOUS

15.1. Notices. Any notice required or permitted to be given to any Owner or Member according to the provisions of this Declaration shall be deemed to have been properly furnished if personally delivered, emailed, or if mailed, postage prepaid, to the person who appears as a Member or Owner, at the latest email or mailing address for such person appearing in the records of the Association at the time of mailing. If no mailing address has been provided, the Lot owned by said Owner shall be used for notice purposes.

15.2. Amendment. Except as otherwise provided herein, this Declaration and/or the Plat may be amended only upon the affirmative vote of at least sixty-seven percent (67%) of the Lot Owners. Amendments to the Declaration shall be proposed by either a majority of the Board or by at least thirty percent (30%) of the Lot Owners. The proposed amendment must be reduced to writing and must be included in the notice of any meeting at which action is to be taken thereon. Any amendment(s) shall be effective upon recordation in the office of the recorder of Weber County, State of Utah. In such instrument the Board and/or president of the Association shall certify that the vote required by this Section for amendment has occurred. If a Lot is owned by more than one Owner, the signature of any one Owner shall be sufficient to constitute approval for that Lot under this Section. If a Lot is owned by an entity or trust, the signature of any one officer, trustee, or agent of the entity shall be sufficient to constitute approval for that Lot under this Section. No acknowledgment of any signature shall be required.

(a) Declarant's Right to Amend. Notwithstanding anything in this Declaration, so long as the Declarant owns any Lot within the Association, the Declarant shall have the unilateral right to amend the Declaration.

15.3. Consent in Lieu of Voting. In any case in which this Declaration requires authorization or approval of a transaction the assent or affirmative vote of a stated percentage of the votes present or represented at a meeting, such requirement may be fully satisfied by obtaining, with or without a meeting, consents in writing to such transaction from Members entitled to cast at least the stated percentage of all membership votes outstanding in the Association. The following

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additional provisions shall govern any application of this Section 15.3:

(a) All necessary consents must be obtained prior to the expiration of ninety (90) days after the first consent is given by any Member.

(b) The total number of votes required for authorization or approval under this Section 15.3 shall be determined as of the date on which the last consent is signed.

(c) Except as provided in the following sentence, any change in ownership of a Lot which occurs after consent has been obtained from the Owner thereof shall not be considered or taken into account for any purpose.

15.4. Dissolution. Subject to the restrictions set forth in Article XIII of this Declaration pertaining to Mortgagee protection, the Association may be dissolved by the affirmative assent in writing from 90% of the Lot Owners. Upon dissolution of the Association, all of its agency or authority to be used for purposes similar to those provided for in the Articles of Incorporation or this Declaration. In the event such dedication or transfer is not made or is not accepted, the Association's assets shall be transferred to a nonprofit corporation, trust, or other entity to be used for such similar purposes, and each Owner shall continue to be obligated to make assessment payments for the maintenance and upkeep of the Common Areas, common access roadways, curbs, gutters, and sidewalks on a pro rata basis which conforms substantially with the assessments procedure, terms and conditions set forth in Article V of this Declaration.

15.5. Interpretation and Severability. The captions which precede the Articles and Sections of this Declaration are for convenience only and shall in no way affect the manner in which any provision hereof is constructed. Whenever the context so requires, the singular shall include the plural, the plural shall include the singular, the whole shall include any party thereof, and any gender shall include the other gender. The invalidity or unenforceability of any portion of this Declaration shall not affect the validity or enforceability of the remainder hereof.

15.6. Covenants to Run with Land. This Declaration and all provisions hereof shall constitute covenants to run with the land or equitable servitudes, as the case may be, and shall be binding upon and shall inure to the benefit of the Association and all parties who hereafter acquire any interest in a Lot or in the Common Areas shall be subject to the terms of this Declaration and the provisions of any Rules, agreements, instruments, and determinations contemplated by this Declaration; and failure to comply with any of the foregoing shall be grounds for an action by the Association or an aggrieved Owner for the recovery of damages, or for injunctive relief, or both. By acquiring any interest in a Lot or in the Common Areas, the party acquiring such interest consents to, and agrees to be bound by, each and every provision of this Declaration.

15.7. No Waiver. Failure by the Association or by any Owner to enforce any Restriction or provision herein contained, or contained in the Bylaws or the Rules, in any certain instance or on any particular occasion shall not be deemed a waiver of such right of enforcement as to any such future breach of the same or any other Restriction or provision.

15.8. Security. The Association shall in no way be considered an insurer or guarantor of security within or relating to the Property, including any Common Area in which the Association may have an obligation to maintain, and the Association shall not be held liable for any loss or damage by reason of any failure to provide adequate security or any ineffectiveness of security measures

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undertaken. Owner or Occupant agree by purchasing a Lot in this Association that Association, and the Board, are not insurers of the safety or well-being of Owners or Occupants or of their personal property, and that each Owner or Occupant assumes all risks for loss or damage to persons, the Lots, the Common Areas, and to the contents of improvements located thereon to the extent not insured by the Association. EACH OWNER AND OCCUPANT UNDERSTANDS AND ACKNOWLEDGES THAT THE ASSOCIATION AND THE BOARD HAVE NOT MADE ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND AND THAT EACH OWNER OR OCCUPANT HAS NOT RELIED UPON ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, RELATIVE TO THE SECURITY OF THE TOWNHOME PROJECT.

15.9. Effective Date. The Declaration and any amendment hereof shall take effect upon its being filed for record in the office of the County Recorder of Weber County, Utah.

XVI EXPANSION OF THE COMMUNITY

16.1 Expansion by Declarant. From time to time, the Declarant may submit to the terms of this Declaration all or any portion of the Annexable Property by recording a Supplement describing the additional property to be submitted. The Declarant may record such a Supplement without the consent of any Person except the owner of such property, if not the Declarant.

(a) The Declarant's right to expand the Community under this Section expires when all property described in Exhibit "B" has been submitted to this Declaration or 30 years after this Declaration is recorded, whichever is earlier. Until then, the Declarant may transfer or assign this right to a Declarant Affiliate or any Person who is the developer of at least a portion of the real property described in Exhibit "A" or Exhibit "B". Any such transfer shall be described in a recorded instrument executed by the Declarant.

(b) Nothing in this Declaration shall require the Declarant or any successor to submit additional property to this Declaration or to develop any of the property described in Exhibit "B" in any manner whatsoever.

16.2 Expansion by the Association. If approved by the Association in writing, the Association also may submit additional property to this Declaration by recording a Supplement describing the additional property. Any Supplement which the Association records must be approved by the Owners of more than 50% of the total votes in the Association at a meeting duly called for such purpose and by the owner of the property to be submitted. In addition, during the Development and Sale Period, the Declarant's consent is required. The Association's President and Secretary, the owner of the property, and the Declarant, if the Declarant's consent is required, shall sign the Supplement.

16.3 Additional Covenants and Easements. Any Supplement that the Declarant records may impose additional covenants and easements on the property described in such Supplement, such as covenants obligating the Association to maintain and insure such property and authorizing the Association to recover its costs through Special Assessments. Such provisions may be included in a Supplement submitting new property to this Declaration or may be set forth in a separate Supplement applicable to property previously submitted to this Declaration. If someone other than the Declarant owns the property, then the Supplement must

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be signed by such owner evidencing such owner's consent. Any Supplement may add to, create exceptions to, or otherwise modify the terms of this Declaration as it applies to the property described in the Supplement, in order to reflect the different character and intended use of such property.

16.4 Effect of Filing a Supplement. A Supplement shall be effective upon recording unless otherwise specified in the Supplement. On the effective date of the Supplement, any additional property made subject to this Declaration shall be assigned voting rights in the Association and assessment liability in accordance with the provisions of this Declaration. Notwithstanding anything to the contrary herein, the Association must give its prior written approval to any Supplement that is adopted by the Association. If a Supplement is not approved, in advance and in writing, by the Association, then said Supplement shall be deemed void and of no force and effect.

16.5 Unit Conversions. In the event that any development or building now or hereafter constructed within the Community is used or operated for non-residential purposes, such as retail, office, or other commercial uses, and such development is later converted or operated for residential purposes, the owner of such property may submit such property to the provisions of this Declaration by recording a Supplement describing the property and specifically submitting it to the terms of this Declaration. Such Supplement Declaration shall not require the consent of the Association, but shall require the signature of an officer of the Association acknowledging it. In addition, the Declarant's prior written consent shall be necessary so long as the Declarant or a Declarant Affiliate owns any property described in Exhibit "A"

16.6 Withdrawal. Notwithstanding any other provisions of this Declaration, Declarant reserves the right to amend this Declaration so long as it has the right to expand/annex additional property pursuant to this Article, for the purpose of removing property then owned by the Declarant or its assignees from coverage of this Declaration, to the extent originally included in error or as a result of any changes in Declarant's plans for the Property, provided such withdrawal is not unequivocally contrary to the overall scheme of development for the Property.

16.7 No Obligation to Expand. Nothing herein shall constitute a representation, warranty or covenant that Declarant, any successors or assigns of Declarant, or any other Person will subject any additional property to the provisions of this Declaration, nor shall Declarant, any successors or assigns of Declarant, or any other person be obligated so to do, and Declarant may, by recorded instrument executed by Declarant, waive their rights so to do, in whole or in part, at any time or from time to time.

16.8 FHA/VA Approval. In the event that, and for so long as, the FHA or the VA is insuring or guaranteeing loans or has agreed to insure or guarantee loans on any portion of the Annexable Property with respect to the initial sale by Declarant or builder to the initial purchaser of any Residence, then a condition precedent to any annexation of any property other than the Annexable Property shall be written confirmation by the FHA or the VA that the annexation is in accordance with the development plan submitted to and approved by the FHA or the VA; provided, however, that such written confirmation shall not be a condition precedent if at such time the FHA or the VA has ceased to regularly require or issue such written confirmations.

16.9 City Approval. The project has been approved by Riverdale City as a Planned

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Development Overlay and is subject to all terms and conditions of approval, including Ordinance No. 2018-20, as amended, and applicable subdivision approvals.

16.10 Transfer of Land. Written notice to all association members and to the City shall be provided no less than 60 days prior to any proposed transfer of any common area land or facility, or the assumption of maintenance for common area land or facility. No such transfer shall be effective unless approved by the City, which approval shall not be unreasonably withheld so long as it is consistent with the provisions of this Chapter and applicable law.

16.11 Restrictions concerning common open space and/or facilities shall run with the land and not for a period of years.

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[Certification on Next Page]

CERTIFICATION

IN WITNESS WHEREOF, the Declarant has caused this Declaration to be executed by its duly authorized president and secretary.

IN WITNESS WHEREOF, this amendment is hereby executed this ___ day of_____ in 2019.

Coleman VU Heights LLC

By _____
Its: Manager

State of Utah)
ss.
County of _____)

On the _____day of _____20___, personally appeared before me _____ who by me being duly sworn, did say that he is the president of the Coleman VU Heights LLC, and that the foregoing instrument is signed and executed by authority of the consent of its members.

Notary Public _____

Residing in _____

My commission expires:

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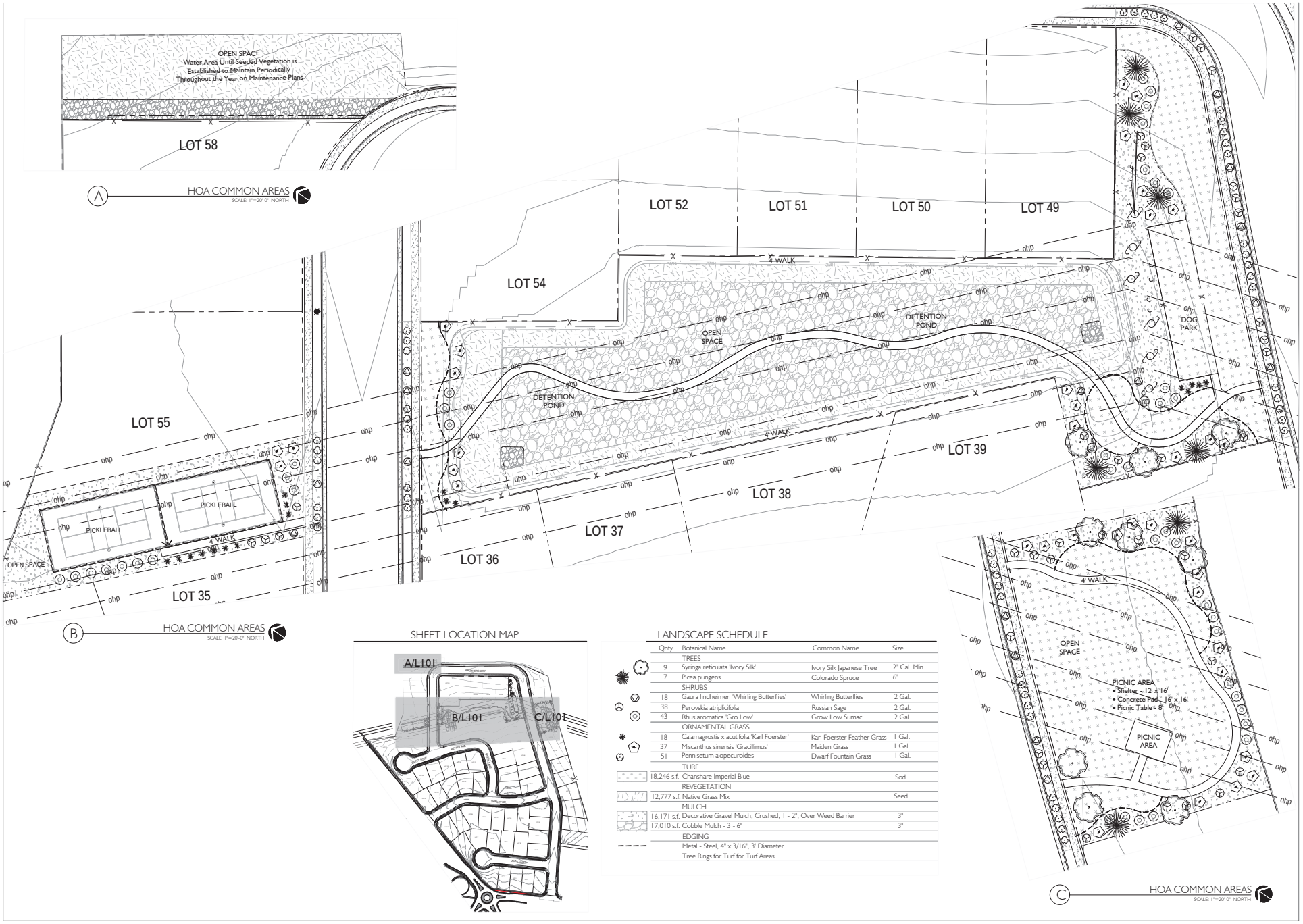
EXHIBIT A

LEGAL DESCRIPTION

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COLEMAN VU
ESTATES


MOTOR VU
PARK



SHEET LOCATION MAP

LANDSCAPE SCHEDULE

Qnty.	Botanical Name	Common Name	Size
	TREES		
9	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree	2" Cal. Min.
7	Picea pungens	Colorado Spruce	6'
	SHRUBS		
18	Gaura lindheimeri 'Whirling Butterflies'	Whirling Butterflies	2 Gal.
38	Perovskia atriplicifolia	Russian Sage	2 Gal.
43	Rhus aromatica 'Gro Low'	Grow Low Sumac	2 Gal.
	ORNAMENTAL GRASS		
18	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
37	Miscanthus sinensis 'Gracillimus'	Maiden Grass	1 Gal.
51	Pennisetum alopecuroides	Dwarf Fountain Grass	1 Gal.
	TURF		
18,246 s.f.	Chanshare Imperial Blue		Sod
	REVEGETATION		
12,777 s.f.	Native Grass Mix		Seed
	MULCH		
16,171 s.f.	Decorative Gravel Mulch, Crushed, 1 - 2", Over Weed Barrier		3"
17,010 s.f.	Cobble Mulch - 3 - 6"		3"
	EDGING		
	Metal - Steel, 4" x 3/16", 3' Diameter Tree Rings for Turf for Turf Areas		

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

ISSUE DESCRIPTION	DATE
	05/01/2023

#	REV. DESCRIPTION	DATE

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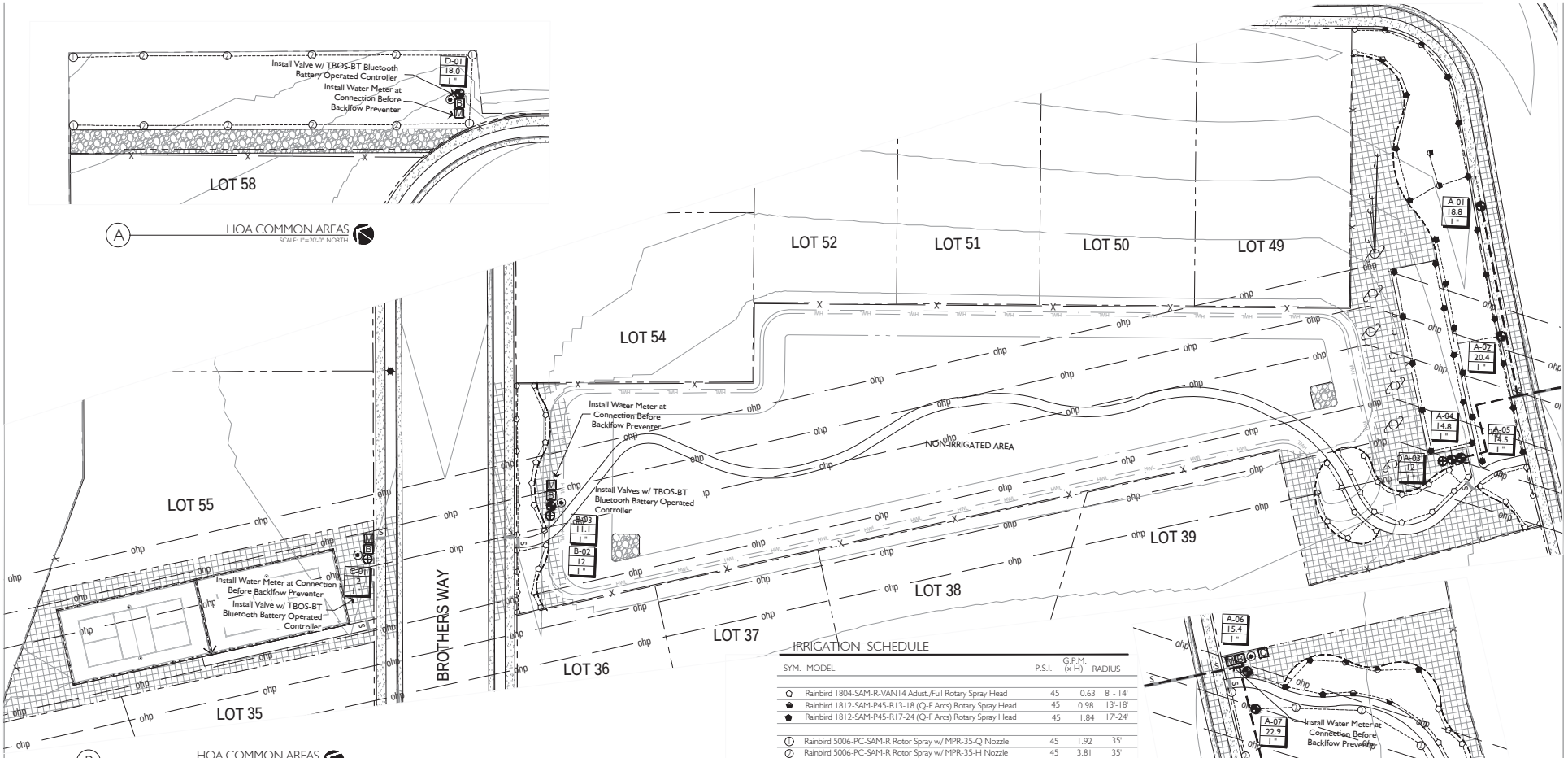
COLEMAN VU ESTATES

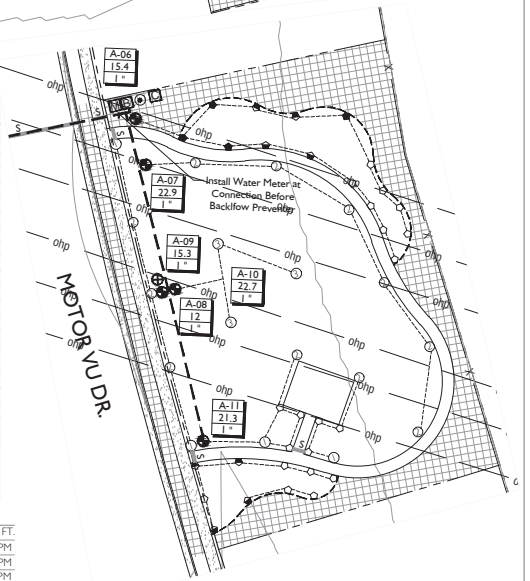
5369 SOUTH 1050 WEST
RIVERDALE, UTAH

HOA COMMON OPEN SPACE

LANDSCAPE PLAN

L101



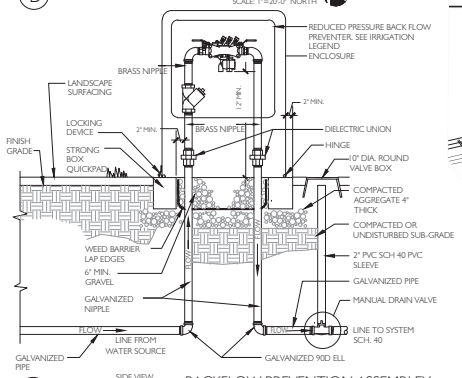


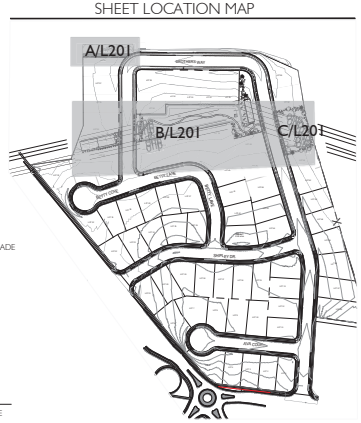
IRRIGATION SCHEDULE

SYM.	MODEL	P.S.I.	G.P.M. (x-H)	RADIUS
	Rainbird 1804-SAM-R-VAN14 Adust./Full Rotary Spray Head	45	0.63	8' - 14'
	Rainbird 1812-SAM-P45-R13-18 (Q-F Arcs) Rotary Spray Head	45	0.98	13'-18'
	Rainbird 1812-SAM-P45-R17-24 (Q-F Arcs) Rotary Spray Head	45	1.84	17'-24'
1	Rainbird 5006-PC-SAM-R Rotor Spray w/ MPR-35-Q Nozzle	45	1.92	35'
2	Rainbird 5006-PC-SAM-R Rotor Spray w/ MPR-35-H Nozzle	45	3.81	35'
3	Rainbird 5006-PC-SAM-R Rotor Spray w/ MPR-35-F Nozzle	45	7.58	35'
	Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub			
	Automatic Control Valve - Rainbird PEB - See Plan for Sizes			
	Drip Control Zone - Rainbird XCZ-100-PRBCOM			
	Quick Coupling Valve Assembly			
M	Water Meter - Install per City Standards			
	Controller (Smart Sense) - Rainbird ESPLXME2, IQPSCMLXM Pro Smart IQ Connection Module LXMM - LXMMPEDPowder Coated Cabinet and Pedestal			
B	Backflow Preventer - 1 1/2"			
	Lateral Pipe - Schedule 40 PVC			
	1 1/2" Sch 40 PVC Mainline			
S	Irrigation Sleeving (See Plan)			
A-01 12.0 1"	Valve # GPM Valve Size			

IRRIGATION PIPE SIZING SCHEDULE

Distance - valve to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM
1-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	18 - 26 GPM	16 - 24 GPM	14 - 22 GPM
2" SCH. 40 PVC PIPE	30 - 50 GPM	30 - 50 GPM	26 - 50 GPM	24 - 45 GPM	22 - 40 GPM





STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING

1375 E. PERRY'S HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

ISSUE DESCRIPTION	DATE
	05/01/2023

#	REV. DESCRIPTION	DATE

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COLEMAN VU ESTATES

5369 SOUTH 1050 WEST
RIVERDALE, UTAH

HOA COMMON OPEN SPACE

IRRIGATION PLAN

L201

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

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
May 4, 2023

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PP-9	PLAN AND PROFILE PARAMOUNT DRIVE
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NOTICE TO CONTRACTOR

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

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

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

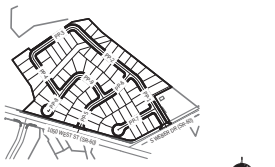
NOTICE TO DEVELOPER/ CONTRACTOR

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

UTILITY DISCLAIMER

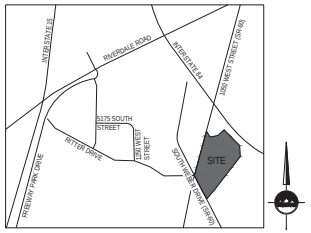
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE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

KEY MAP



NO SCALE

VICINITY MAP



NO SCALE

GENERAL NOTES

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

ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

COLEMAN VU ESTATES
5368 SOUTH 1050 WEST
RIVERDALE, UTAH

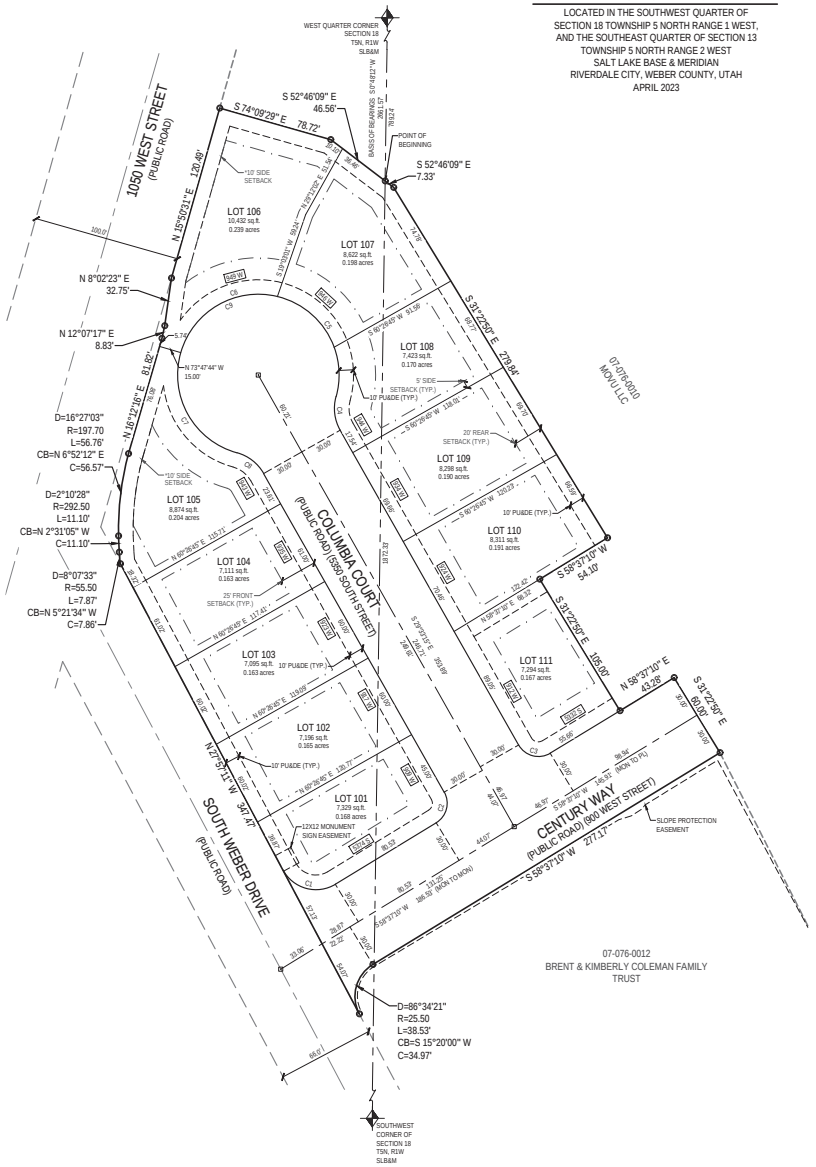
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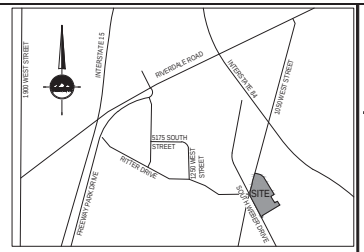
COVER

PROJECT NUMBER: 11330B
PRINT DATE: 5/4/23
DRAWN BY: JWS
CHECKED BY: BAM
PROJECT MANAGER: TJM

COLEMAN VU ESTATES PHASE 1

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





VICINITY MAP
NO SCALE
RIVERDALE CITY, WEBER COUNTY, UTAH

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

NOTES

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

LEGEND

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

HORIZONTAL GRAPHIC SCALE

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

SURVEYOR'S CERTIFICATE

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

PLAT NARRATIVE

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

BOUNDARY DESCRIPTION

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

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

South 52°46'09" East 7.33 feet;
thence South 31°22'50" East 279.84 feet;
thence South 58°37'10" West 54.10 feet;
thence South 31°22'50" East 105.00 feet;
thence North 58°37'10" East 43.26 feet;
thence South 31°22'50" East 60.00 feet;
thence South 58°37'10" West 277.17 feet;

thence southwesterly 38.53 feet along the arc of a 25.50-foot radius curve to the left (center bears South 31°22'50" East and the chord bears South 15°20'00" West 34.97 feet with a central angle of 86°34'21") to the northerly Right-of-Way line of South Weber Drive;

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

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

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

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

Date

Trent R. Williams, PLS
License No. 8034679

OWNER'S DEDICATION

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

COLEMAN VU ESTATES PHASE 1

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

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

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

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

By:

INDIVIDUAL ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

COLEMAN VU ESTATES PHASE 1

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

WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER

BY _____
DEPUTY RECORDER

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

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

EASEMENT APPROVAL

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

CITY ATTORNEY'S APPROVAL

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

RIVERDALE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

CHAIRMAN, RIVERDALE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

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

RIVERDALE CITY ENGINEER DATE

CITY COUNCIL APPROVAL

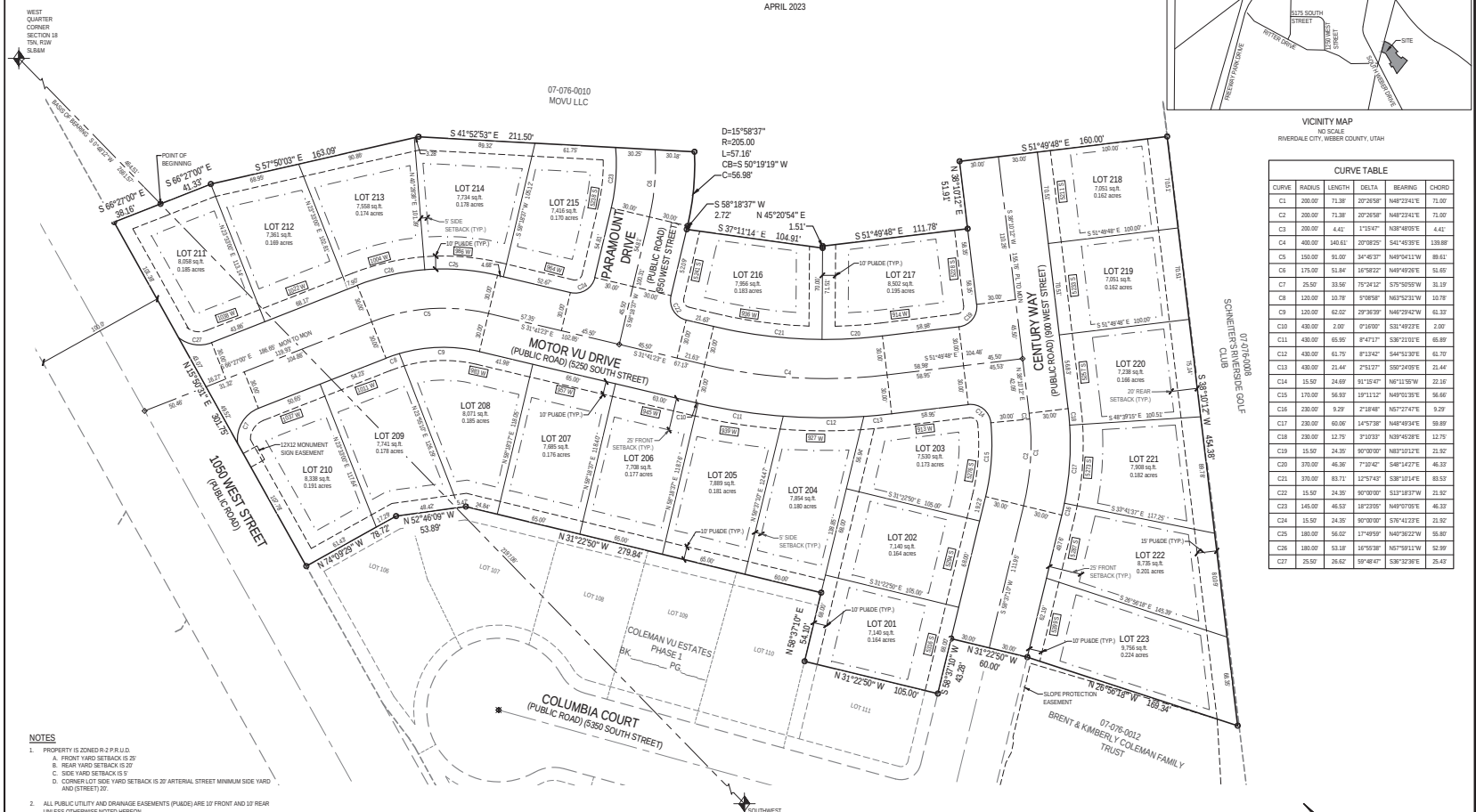
APPROVED THIS _____ DAY OF _____, 20_____
BY THE RIVERDALE CITY COUNCIL

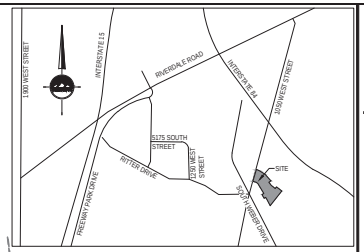
CITY RECORDER CITY MAYOR

SHEET 1 OF 1
PROJECT NUMBER : 11330
MANAGER : B. MORGAN
DRAWN BY : S. LEWIS
CHECKED BY : T. WILLIAMS
DATE : 5/4/23

COLEMAN VU ESTATES PHASE 2

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





VICINITY MAP
NO SCALE
RIVERDALE CITY, WEBER COUNTY, UTAH

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

NOTES

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

LEGEND

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

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

SURVEYOR'S CERTIFICATE

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

PLAT NARRATIVE

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

BOUNDARY DESCRIPTION

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

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

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

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

thence South 58°18'37" West 2.72 feet;
thence South 37°11'14" East 104.91 feet;
thence North 45°20'54" East 1.51 feet;
thence South 51°49'48" East 111.78 feet;
thence North 38°10'12" East 51.91 feet;
thence South 51°49'48" East 160.00 feet to the westerly boundary line of Schneiter's Riverside Golf Club as described in that Quit-Claim Deed recorded as Entry No. 1271967, in the Office of the Weber County Recorder;
thence South 38°10'12" West 454.38 feet along said westerly boundary line;
thence North 26°56'18" West 169.34 feet;
thence North 31°22'50" West 60.00 feet;
thence South 58°37'10" West 43.28 feet;
thence North 31°22'50" West 105.00 feet;
thence North 58°37'10" East 5.10 feet;
thence North 52°46'09" West 53.89 feet;
thence North 74°09'29" West 76.72 feet to the easterly Right-of-Way Line of 1050 West Street;
thence North 15°50'31" East 301.75 feet along said easterly Right-of-Way Line;
thence South 66°27'00" East 38.16 feet to the Point of Beginning.

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

Date

Trent R. Williams, PLS
License No. 8034679

OWNER'S DEDICATION

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

COLEMAN VU ESTATES PHASE 2

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

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

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

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

By:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

COLEMAN VU ESTATES PHASE 2

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

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

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

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

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

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

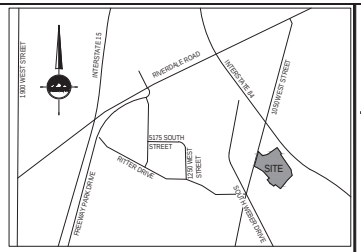
CITY COUNCIL APPROVAL
APPROVED THIS _____ DAY OF _____ 20_____
BY THE RIVERDALE CITY COUNCIL
CITY RECORDER CITY MAYOR

SHEET 1 OF 1
PROJECT NUMBER : 11330
MANAGER : B. MORGAN
DRAWN BY : S. LEWIS
CHECKED BY : T. WILLIAMS
DATE : 5/4/23

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

COLEMAN VU ESTATES PHASE 3

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



VICINITY MAP
NO SCALE
RIVERDALE CITY, WEBER COUNTY, UTAH

SURVEYOR'S CERTIFICATE

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

PLAT NARRATIVE

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

BOUNDARY DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Date

Trent R. Williams, PLS
License No. 8034679

OWNER'S DEDICATION

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

COLEMAN VU ESTATES PHASE 3

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

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

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

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

By:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES:_____

_____ RESIDING IN_____ COUNTY.
NOTARY PUBLIC

NOTES

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

IRRIGATION EASEMENT

Beginning at a point on the Easterly Right-of-Way line of 1050 West Street, said point being located South 00°48'21" West 222.84 feet along the Section Line and East 25.87 feet from the West Quarter Corner of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian, and running

thence South 65°08'49" East 74.49 feet;
thence North 39°12'10" East 80.11 feet;
thence South 43°43'36" East 15.28 feet;
thence North 74°48'06" East 8.32 feet;
thence South 39°12'10" West 93.81 feet;
thence Northwesterly 39.06 feet along the arc of a 55.00 foot radius curve to the left (center bears South 35°25'13" West and the chord bears North 74°55'37" West 38.25 feet with a central angle of 40°41'40");
thence North 65°08'49" West 50.81 feet to the Easterly Right-of-Way line of 1050 West Street;
thence North 15°50'31" East 20.25 feet along said Easterly Right-of-Way line to the point of beginning.

Contains 3,159 Square Feet or 0.073 Acres.

LEGEND

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

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

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

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

COLEMAN VU ESTATES PHASE 3

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

WEBER COUNTY RECORDER

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

WEBER COUNTY RECORDER

BY _____
DEPUTY RECORDER

ENSIGN

LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

WWW.ENSIGNENG.COM

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

EASEMENT APPROVAL

CENTURYLINK _____ DATE

ROCKY MOUNTAIN POWER _____ DATE

DOMINION ENERGY UTAH _____ DATE

COMCAST _____ DATE

CITY ATTORNEY'S APPROVAL

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

RIVERDALE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

CHAIRMAN, RIVERDALE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

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

RIVERDALE CITY ENGINEER DATE

CITY COUNCIL APPROVAL

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

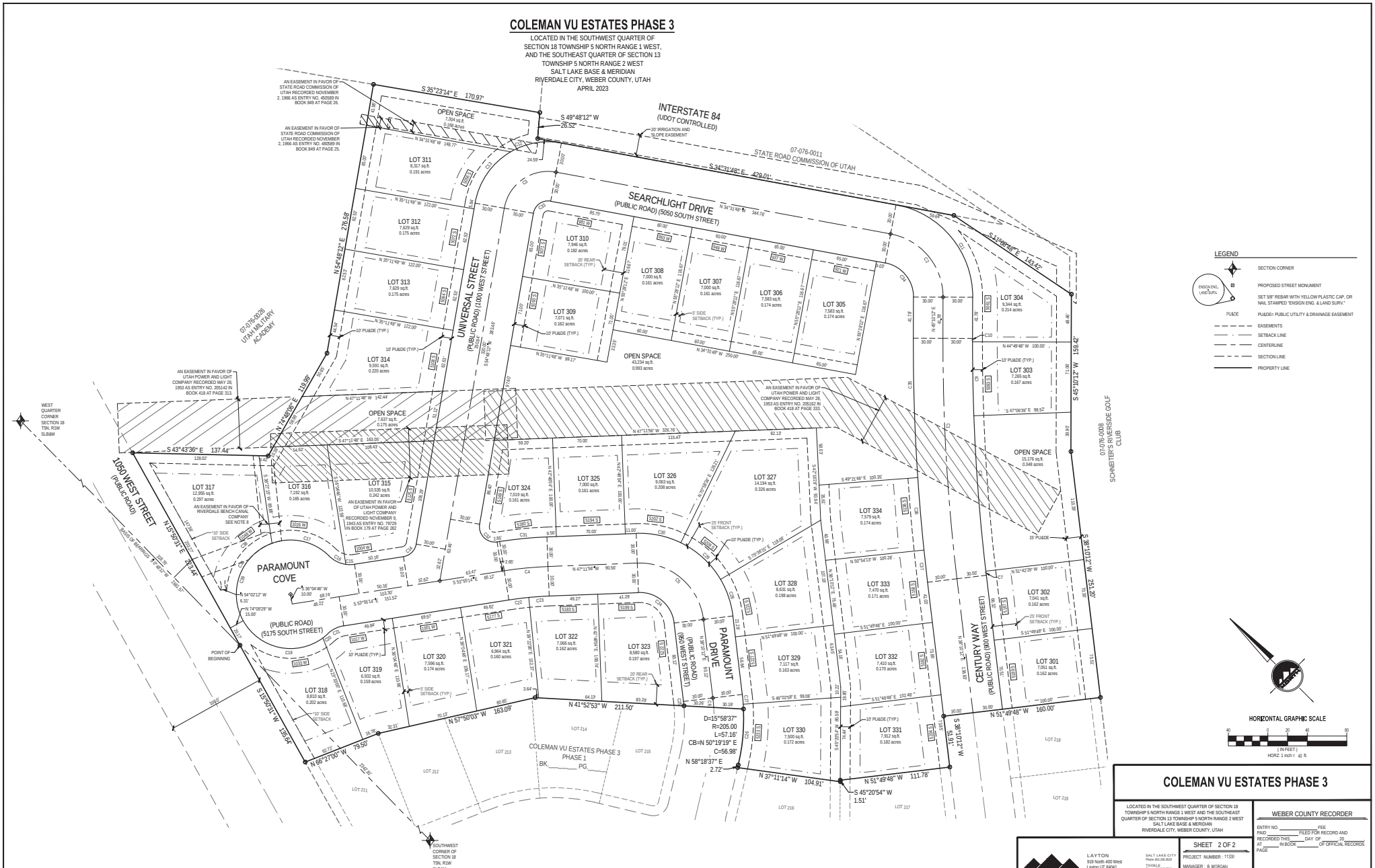
CITY RECORDER CITY MAYOR

SHEET 1 OF 2

PROJECT NUMBER : 11330
MANAGER : B. MORGAN
DRAWN BY : S. LEWIS
CHECKED BY : T. WILLIAMS
DATE : 5/4/23

COLEMAN VU ESTATES PHASE 3

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



LEGEND

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

HORIZONTAL GRAPHIC SCALE

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

COLEMAN VU ESTATES PHASE 3

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

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE _____
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WEBER COUNTY RECORDER

BY _____
DEPUTY RECORDER

ENSIGN

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WWW.ENSIGNENG.COM

SHEET 2 OF 2

PROJECT NUMBER : 11330
MANAGER : B. MORGAN
DRAWN BY : S. LEWIS
CHECKED BY : T. WILLIAMS
DATE : 5/4/23

GENERAL NOTES

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

UTILITY NOTES

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

TRAFFIC CONTROL AND SAFETY NOTES

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

DEMOLITION NOTES

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

GRADING AND DRAINAGE NOTES

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

2

UDOT NOTES

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

ABBREVIATIONS

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

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

LEGEND

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

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

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RIVERDALE, UTAH

2023-05-04 FOR REVIEW

NO.	DATE	REVISION
1	03/01/2023	UDOT UPDATE
2	05/04/2023	UDOT UPDATE 2

GENERAL NOTES

PROJECT NUMBER 11330B
PRINT DATE 5/4/23
DRAWN BY JWS
CHECKED BY BAM
PROJECT MANAGER TJM

C-001



GENERAL NOTES

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

SCOPE OF WORK:

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

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

811
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ELEV = 4390.40'

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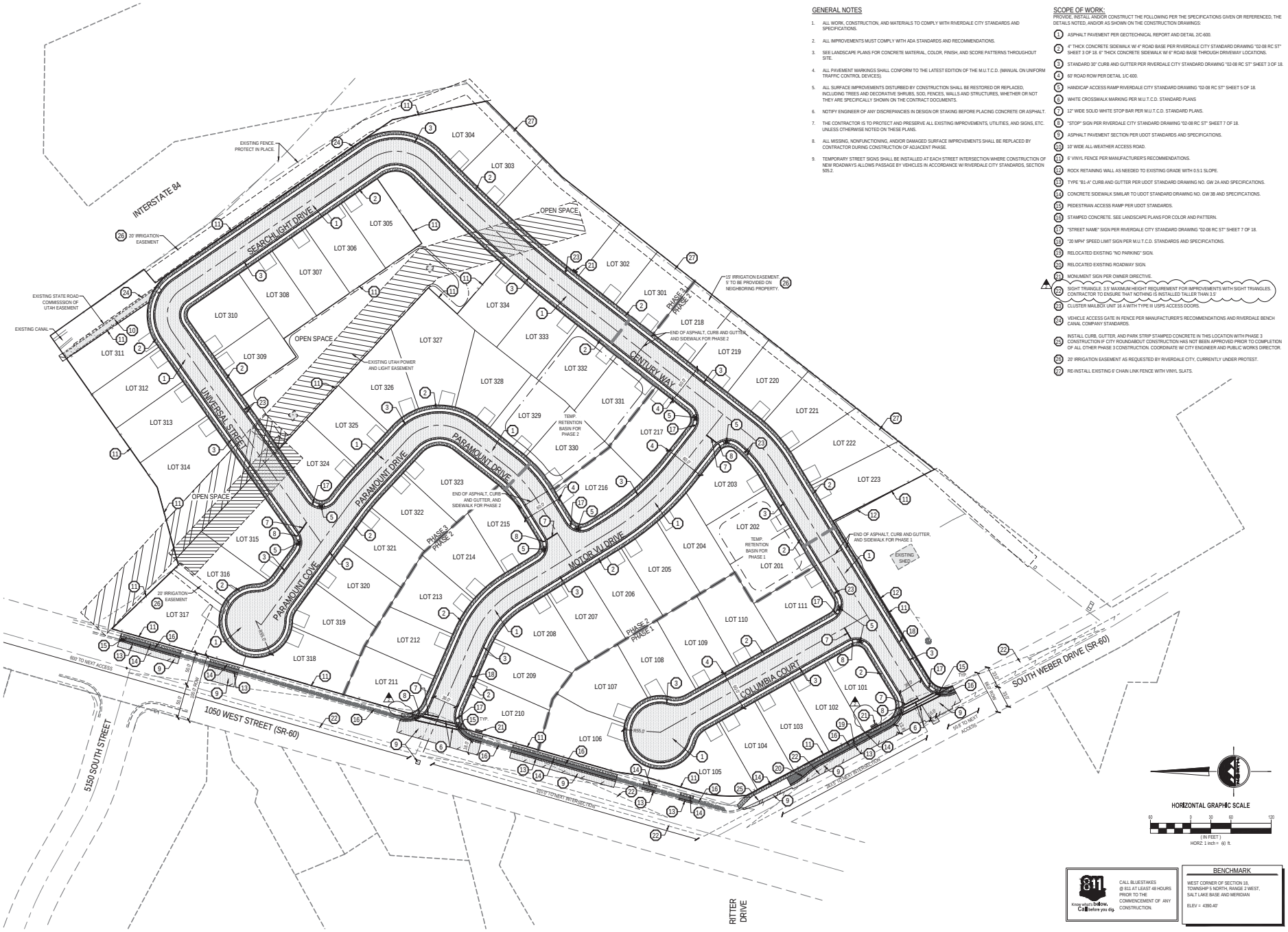
2023-05-04 FOR REVIEW

NO.	DATE	REVISION
1	03/01/2023	UDOT UPDATE
2	05/04/2023	UDOT UPDATE 2

DEMOLITION PLAN

PROJECT NUMBER 11330B
PRINT DATE 5/4/23
DRAWN BY JWS
CHECKED BY BAM
PROJECT MANAGER TJM

C-100



GENERAL NOTES

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

SCOPE OF WORK:

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

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

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

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BENCHMARK

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

ELEV = 4390.40'

ENSIGN
THE STANDARD IN ENGINEERING

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CONTACT:
ADAM ANDERSON
PHONE: 385-200-0040

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

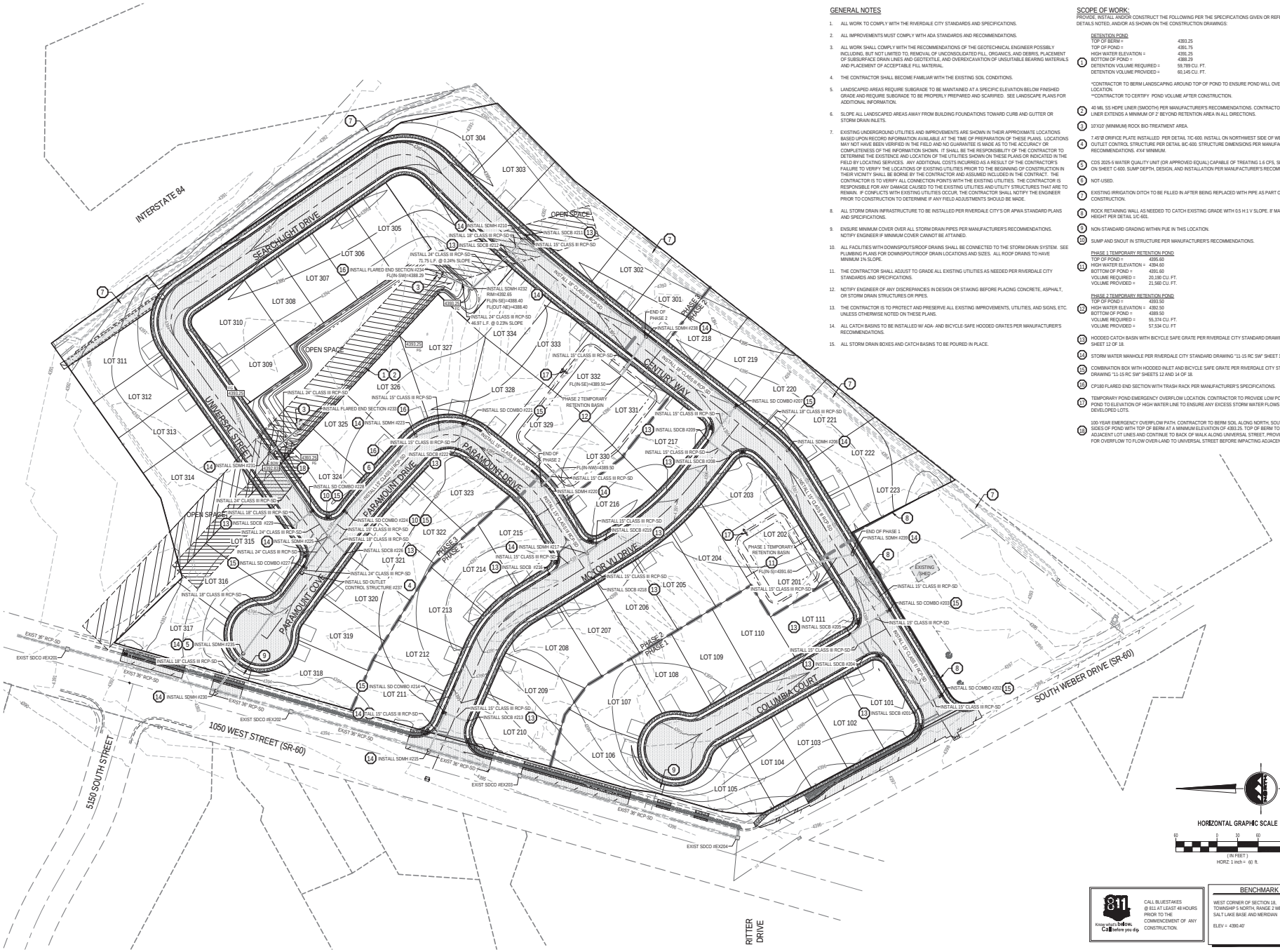
2023-05-04 FOR REVIEW

NO.	DATE	REVISION
1	03/31/2023	UDOT UPDATE
2	05/04/2023	UDOT UPDATE 2

SITE PLAN

PROJECT NUMBER: 11330B	PRINT DATE: 5/4/23
DRAWN BY: JWS	CHECKED BY: BAM
PROJECT MANAGER: TJM	

C-200



GENERAL NOTES

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

SCOPE OF WORK:

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

(1) DETENTION POND
TOP OF BERM = 4393.25
TOP OF POND = 4391.75
HIGH WATER ELEVATION = 4391.25
BOTTOM OF POND = 4388.29
DETENTION VOLUME REQUIRED = 59,789 CU. FT.
DETENTION VOLUME PROVIDED = 60,145 CU. FT.

*CONTRACTOR TO BERM LANDSCAPING AROUND TOP OF POND TO ENSURE POND WILL OVERFLOW IN NOTED LOCATION.
**CONTRACTOR TO CERTIFY POND VOLUME AFTER CONSTRUCTION.

(2) 40 MIL SS HDPE LINER (SMOOTH) PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO ENSURE LINER EXTENDS A MINIMUM OF 2' BEYOND RETENTION AREA IN ALL DIRECTIONS.

(3) 10'X10' (MINIMUM) ROCK BIO-TREATMENT AREA.

(4) 7.45"Ø ORIFICE PLATE INSTALLED PER DETAIL 7/C-600. INSTALL ON NORTHWEST SIDE OF WEIR WALL OF THE OUTLET CONTROL STRUCTURE PER DETAIL 8/C-600. STRUCTURE DIMENSIONS PER MANUFACTURER'S RECOMMENDATIONS. 4'X4' MINIMUM.

(5) CDS 2025-5 WATER QUALITY UNIT (OR APPROVED EQUAL) CAPABLE OF TREATING 1.6 CFS, SIMILAR TO DETAIL ON SHEET C-600. SUMP DEPTH, DESIGN, AND INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS.

(6) NOT-USED.

(7) EXISTING IRRIGATION DITCH TO BE FILLED IN AFTER BEING REPLACED WITH PIPE AS PART OF PHASE 2 CONSTRUCTION.

(8) ROCK RETAINING WALL AS NEEDED TO CATCH EXISTING GRADE WITH 0.5 H:1 V SLOPE. 8' MAXIMUM WALL HEIGHT PER DETAIL 1/C-601.

(9) NON-STANDARD GRADING WITHIN PUE IN THIS LOCATION.

(10) SUMP AND SNOUT IN STRUCTURE PER MANUFACTURER'S RECOMMENDATIONS.

(11) PHASE 1 TEMPORARY RETENTION POND
TOP OF POND = 4395.60
HIGH WATER ELEVATION = 4394.60
BOTTOM OF POND = 4391.60
VOLUME REQUIRED = 20,199 CU. FT.
VOLUME PROVIDED = 21,560 CU. FT.

(12) PHASE 2 TEMPORARY RETENTION POND
TOP OF POND = 4393.50
HIGH WATER ELEVATION = 4392.50
BOTTOM OF POND = 4389.50
VOLUME REQUIRED = 55,374 CU. FT.
VOLUME PROVIDED = 57,534 CU. FT

(13) HOODED CATCH BASIN WITH BICYCLE SAFE GRATE PER RIVERDALE CITY STANDARD DRAWING "11-15 RC SW" SHEET 12 OF 18.

(14) STORM WATER MANHOLE PER RIVERDALE CITY STANDARD DRAWING "11-15 RC SW" SHEET 11 OF 18.

(15) COMBINATION BOX WITH HOODED INLET AND BICYCLE SAFE GRATE PER RIVERDALE CITY STANDARD DRAWING "11-15 RC SW" SHEETS 12 AND 14 OF 18.

(16) CP180 FLARED END SECTION WITH TRASH RACK PER MANUFACTURER'S SPECIFICATIONS.

(17) TEMPORARY POND EMERGENCY OVERFLOW LOCATION. CONTRACTOR TO PROVIDE LOW POINT IN TOP OF POND TO ELEVATION OF HIGH WATER LINE TO ENSURE ANY EXCESS STORM WATER FLOWS AWAY FROM DEVELOPED LOTS.

(18) 100-YEAR EMERGENCY OVERFLOW PATH: CONTRACTOR TO BERM SOIL ALONG NORTH, SOUTH AND EAST SIDES OF POND WITH TOP OF BERM AT A MINIMUM ELEVATION OF 4393.25. TOP OF BERM TO ALIGN WITH ADJACENT LOT LINES AND CONTINUE TO BACK OF WALK ALONG UNIVERSAL STREET, PROVIDING A BARRIER FOR OVERFLOW TO FLOW OVER LAND TO UNIVERSAL STREET BEFORE IMPACTING ADJACENT LOTS.

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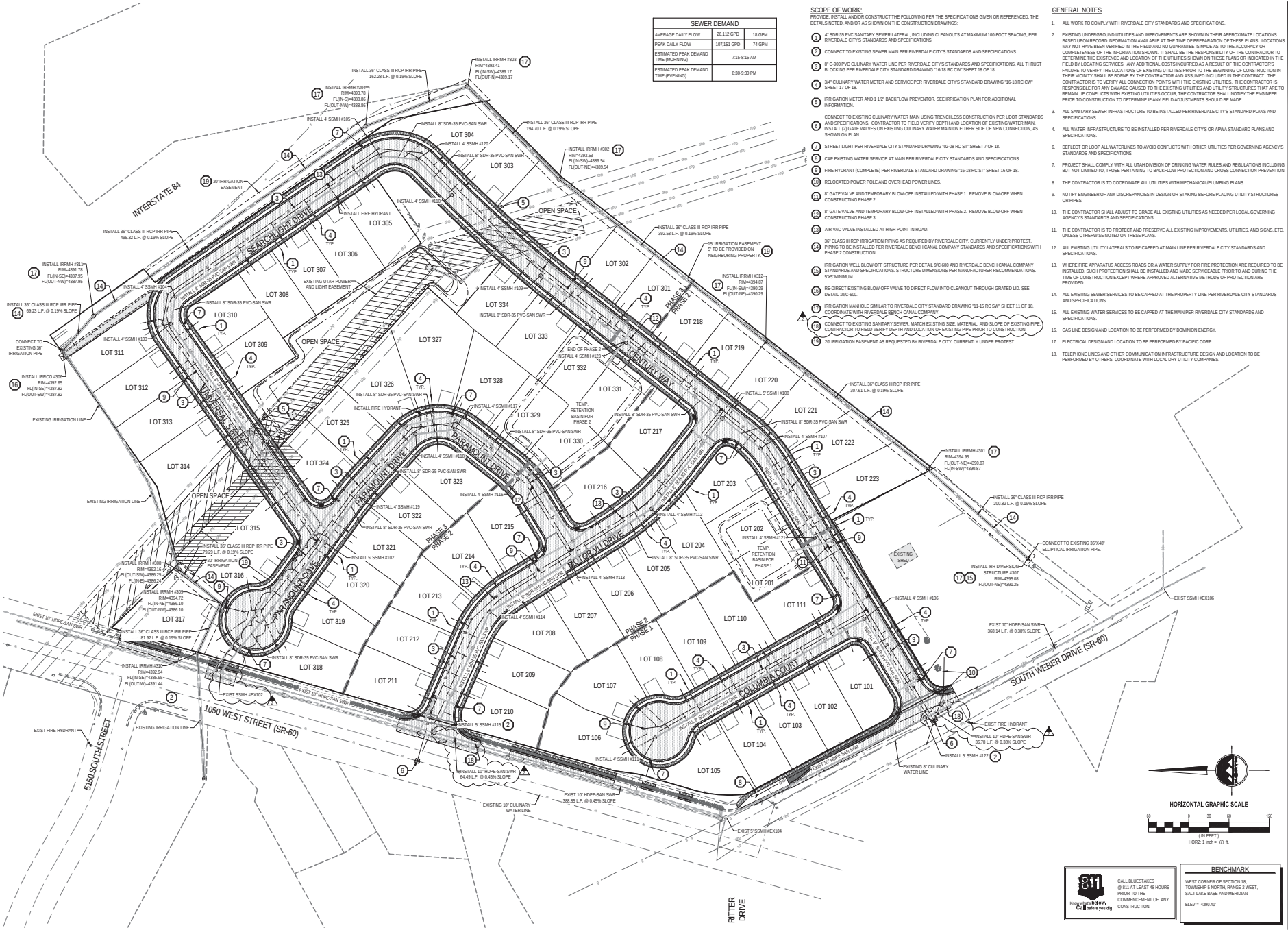
5368 SOUTH 1050 WEST
RIVERDALE, UTAH

2023-05-04 FOR REVIEW

GRADING AND DRAINAGE PLAN

PROJECT NUMBER: 11330B
PRINT DATE: 5/4/23
DRAWN BY: JWS
CHECKED BY: BAM
PROJECT MANAGER: TJM

C-300



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

SCOPE OF WORK:

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

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

GENERAL NOTES

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

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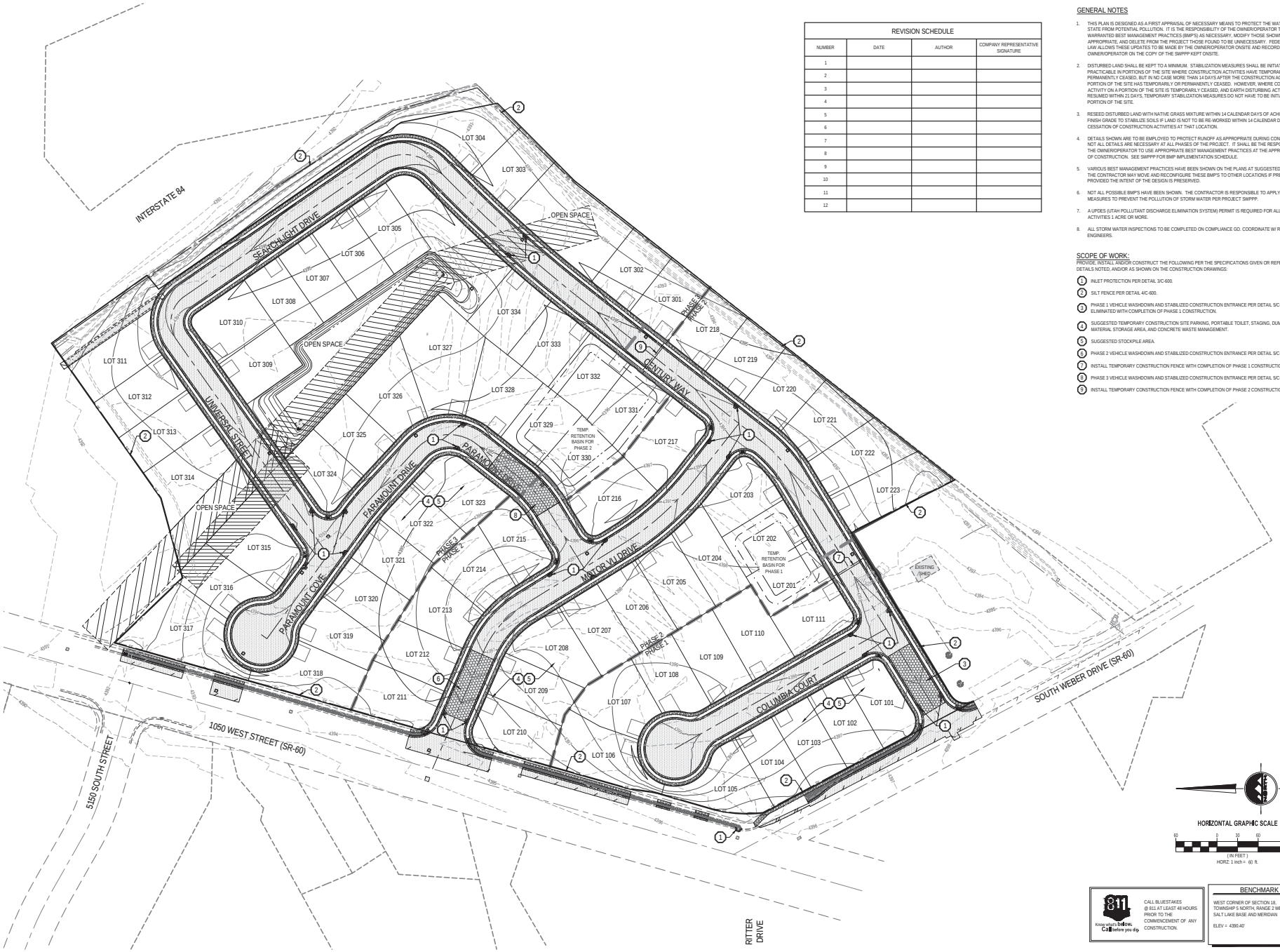
2023-05-04 FOR REVIEW

NO.	DATE	REVISION
1	05/01/2023	UDOT UPDATE
2	05/04/2023	UDOT UPDATE 2

UTILITY PLAN

PROJECT NUMBER: 11330B
PRINT DATE: 5/4/23
DRAWN BY: JWS
CHECKED BY: BAM
PROJECT MANAGER: TJM

C-400



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

GENERAL NOTES

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

SCOPE OF WORK:

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

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

HORIZONTAL GRAPHIC SCALE

60 0 30 60 120

(IN FEET)

HORZ: 1 inch = 60 ft.

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CONTACT:
ADAM ANDERSON
PHONE: 385-202-0040

COLEMAN VU ESTATES

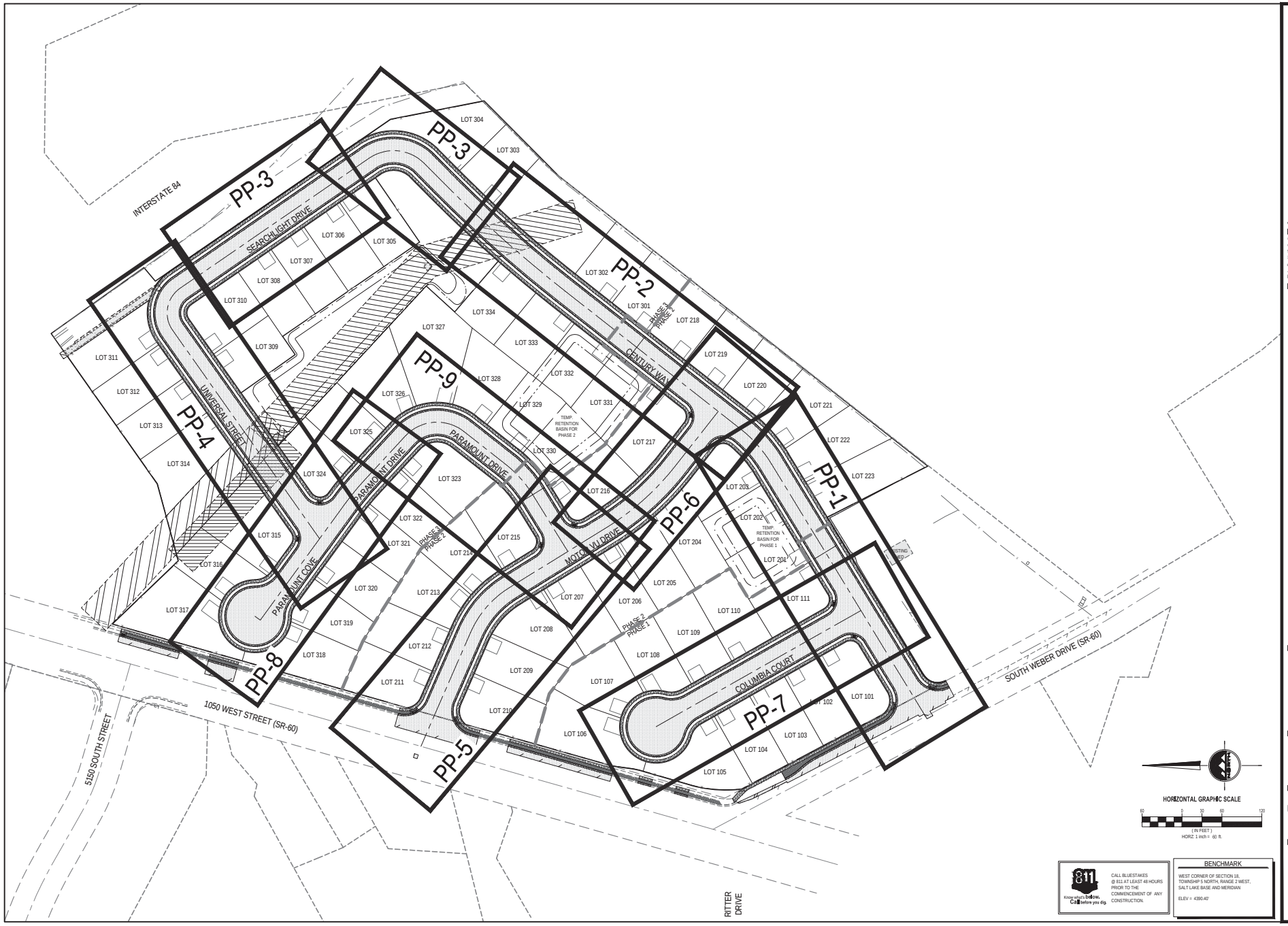
5368 SOUTH 1050 WEST
RIVERDALE, UTAH

2023-05-04 FOR REVIEW

EROSION CONTROL PLAN

PROJECT NUMBER: 11330B
PRINT DATE: 5/4/23
DRAWN BY: JWS
CHECKED BY: BAM
PROJECT MANAGER: TJM

C-500



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

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

BENCHMARK

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

ELEV = 4390.40'

ENSIGN
THE STANDARD IN ENGINEERING

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

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
GOLDCREST HOMES
9730 SOUTH 700 EAST
SANDY, UTAH 84070

CONTACT:
ADAM ANDERSON
PHONE: 385-200-0040

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

2023-05-04 FOR REVIEW

PLAN AND PROFILE
KEY MAP

PROJECT NUMBER: 11330B
PRINT DATE: 5/4/23
DRAWN BY: JWS
CHECKED BY: BAM
PROJECT MANAGER: TJM

PP-0

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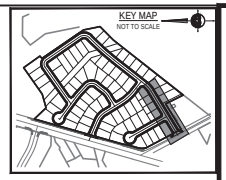
HORIZONTAL GRAPHIC SCALE

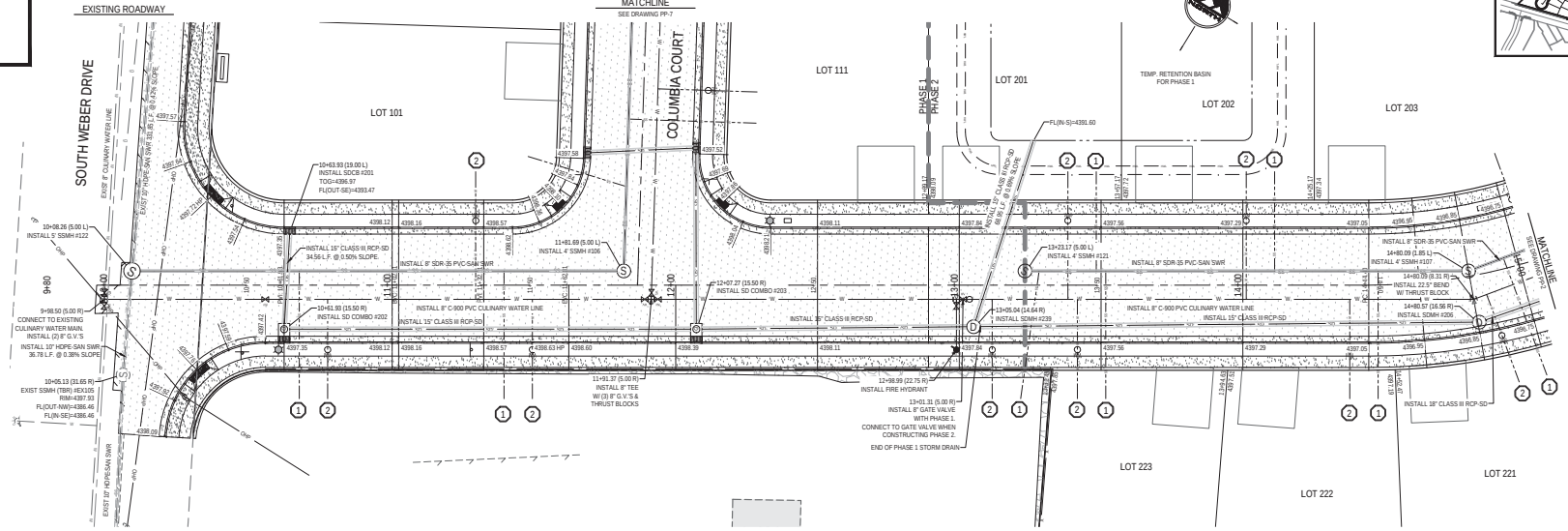
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(IN FEET)

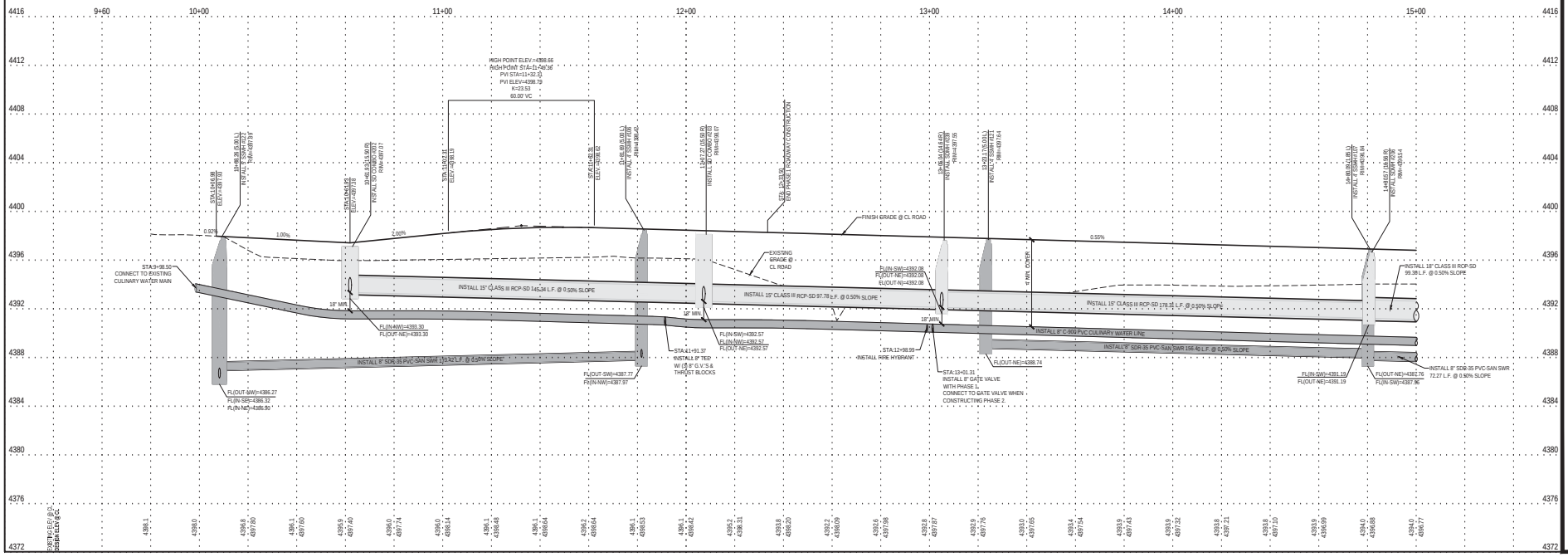
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.

KEY MAP
NOT TO SCALE





CENTURY WAY



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SANDY, UTAH 84070

CONTACT:
ADAM ANDERSON
PHONE: 385-200-0040

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

2023-05-04 FOR REVIEW

PLAN AND PROFILE
CENTURY WAY

PROJECT NUMBER	PRINT DATE
11330B	5/4/23
DRAWN BY	CHECKED BY
JWS	BAM
PROJECT MANAGER	
TJM	

PP-1

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BENCHMARK

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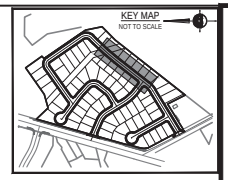
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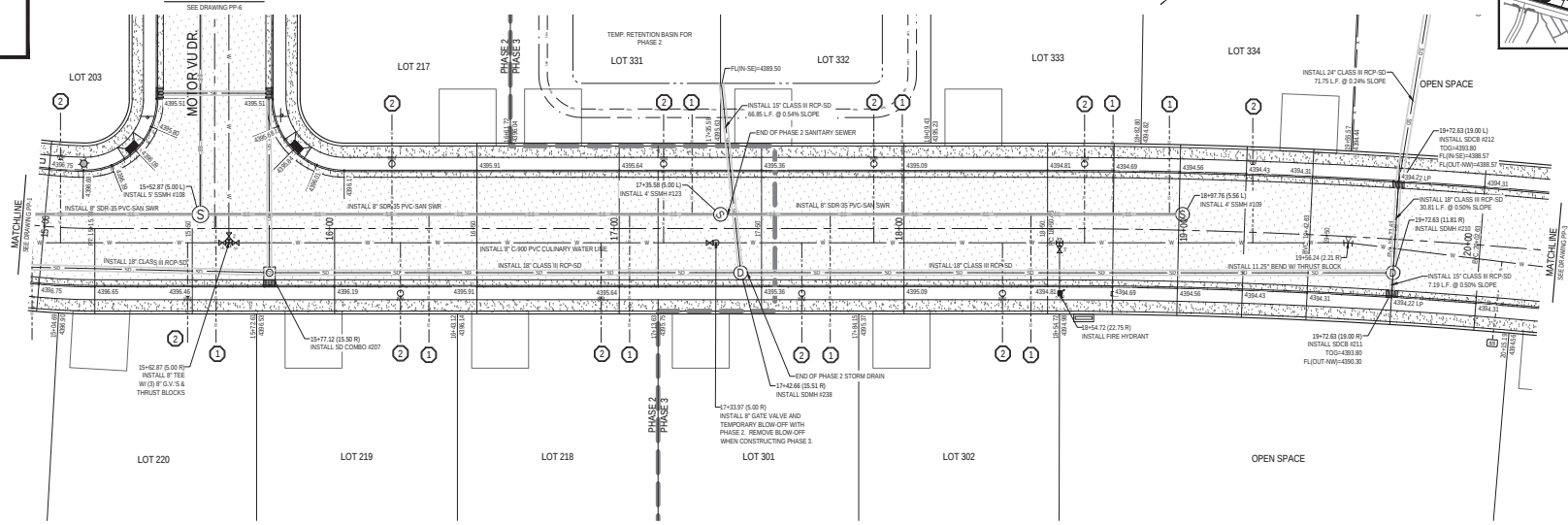
HORIZONTAL GRAPHIC SCALE

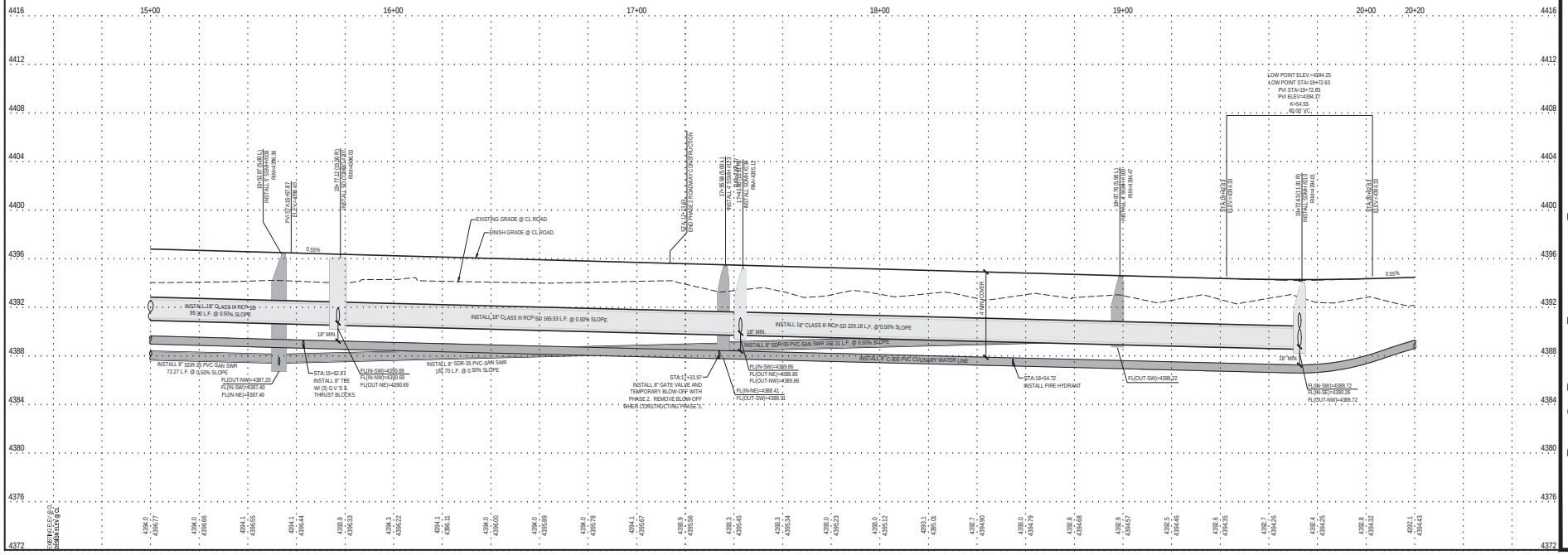
20 0 10 20 40

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

KEY MAP
NOT TO SCALE







ENSIGN
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COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

2023-05-04 FOR REVIEW

PLAN AND PROFILE
CENTURY WAY

PROJECT NUMBER: 11330B
PRINT DATE: 5/4/23
DRAWN BY: JWS
CHECKED BY: BAM
PROJECT MANAGER: TJM

PP-2

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BENCHMARK

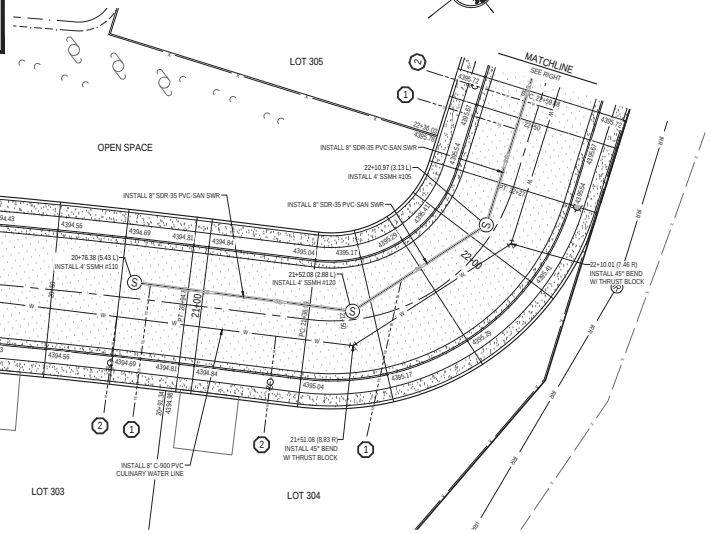
WEST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

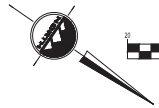
ELEV = 4390.40'

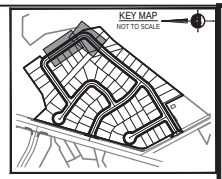
SCOPE OF WORK:

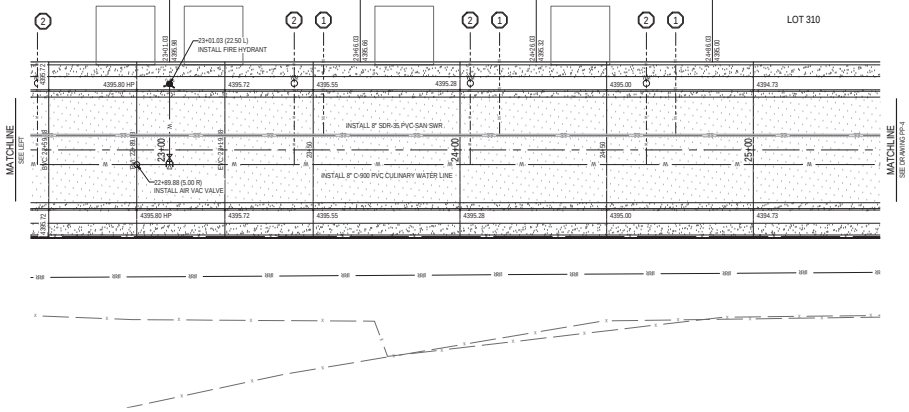
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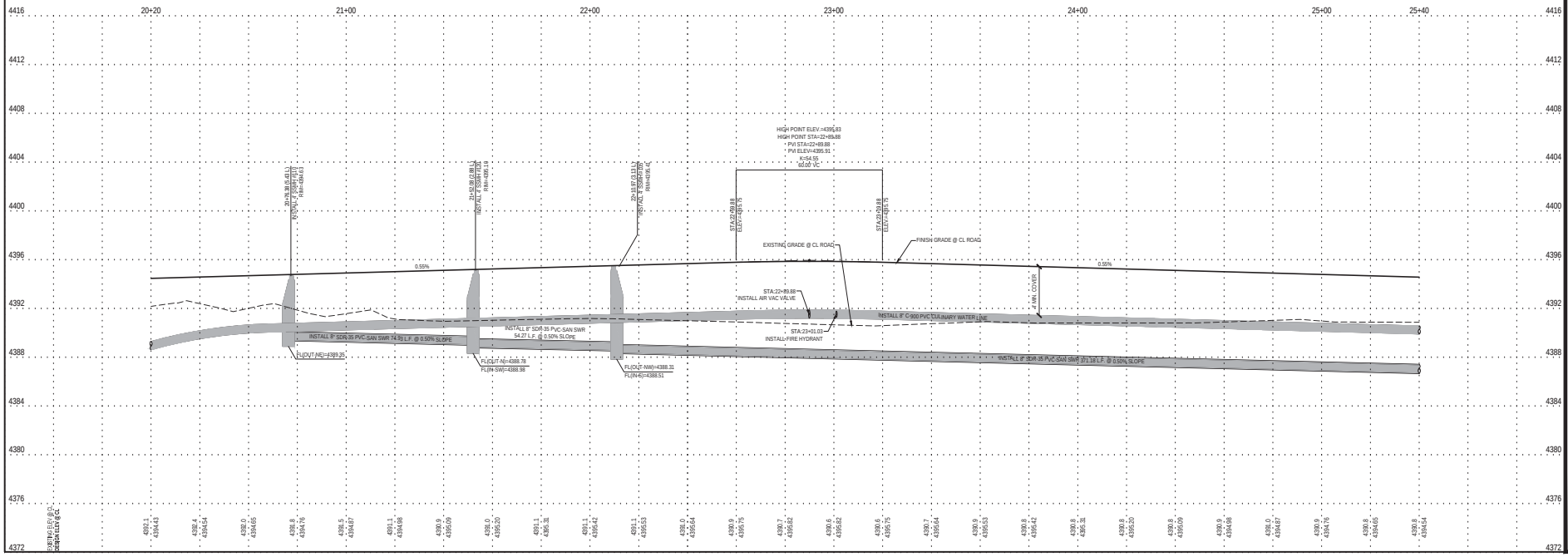








CENTURY WAY / SEARCHLIGHT DRIVE



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

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

2023-05-04 FOR REVIEW

PLAN AND PROFILE CENTURY WAY / SEARCHLIGHT DRIVE

PROJECT NUMBER: 11330B
PRINT DATE: 5/4/23
DRAWN BY: JWS
CHECKED BY: BAM
PROJECT MANAGER: TJM

PP-3

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

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SCOPE OF WORK:

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BENCHMARK

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ELEV = 4390.40'

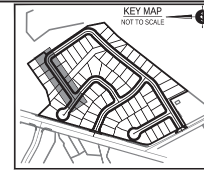
HORIZONTAL GRAPHIC SCALE

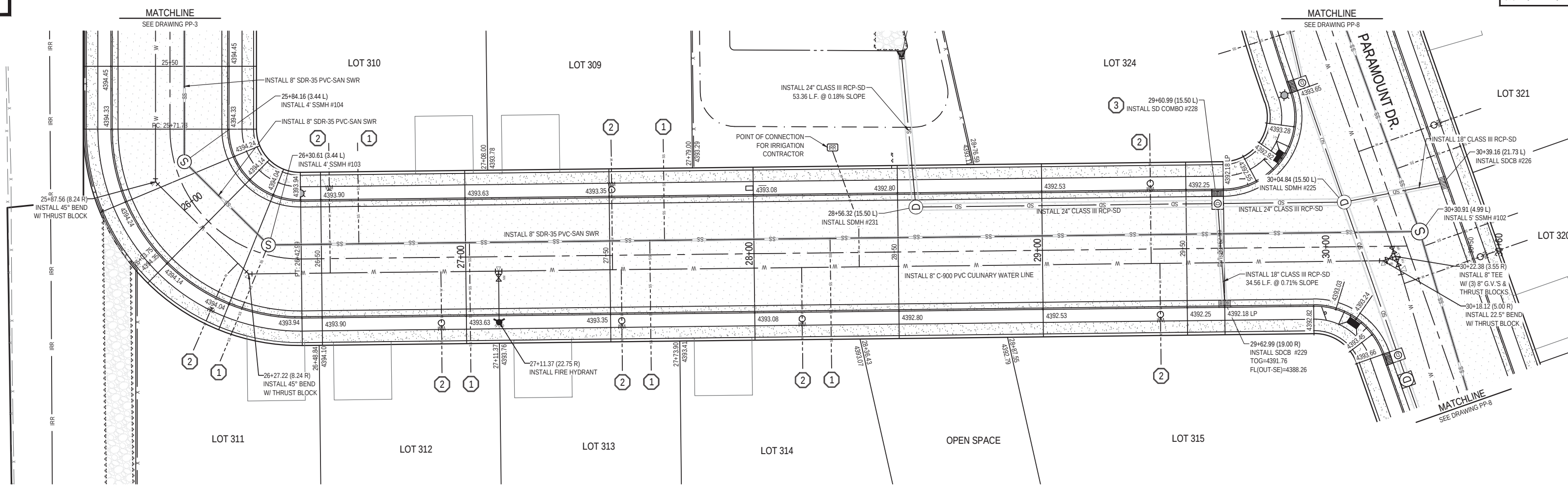
20 0 10 20 40

(IN FEET)
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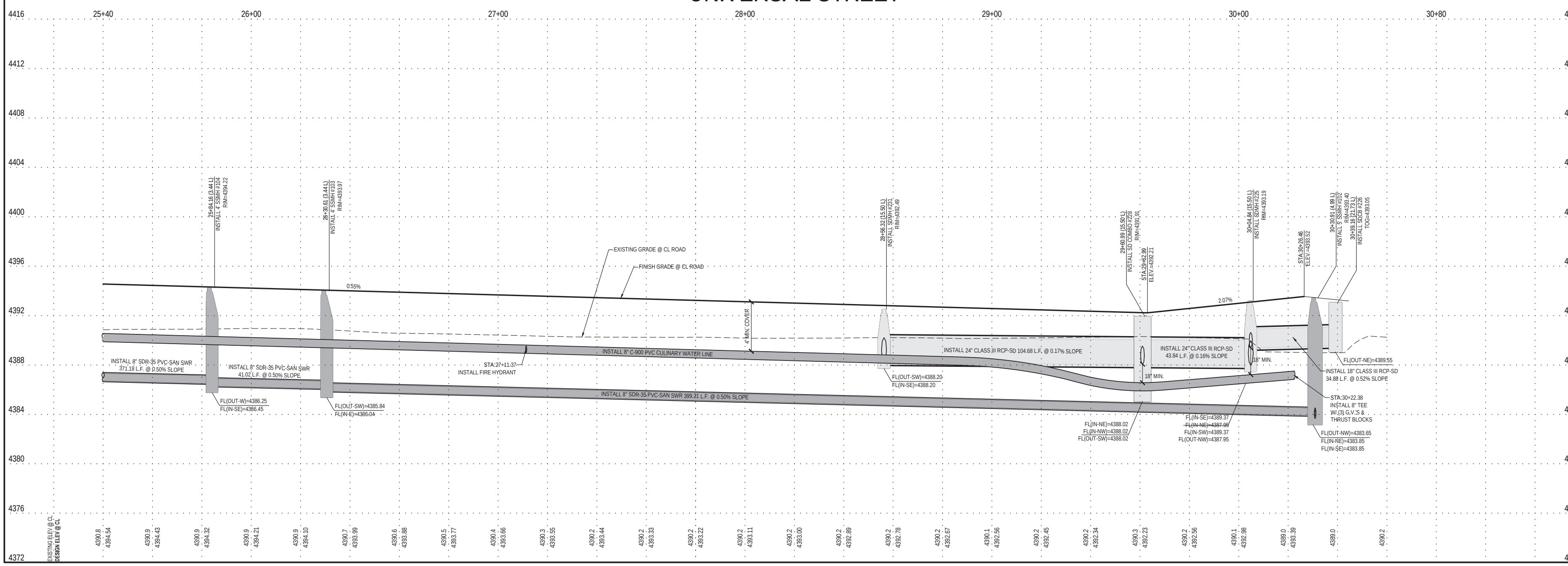
NORTH

KEY MAP
NOT TO SCALE





UNIVERSAL STREET



EXISTING ELEV @ CL	4390.8	4390.9	4390.9	4390.9	4390.9	4390.7	4390.6	4390.5	4390.4	4390.3	4390.2	4390.2	4390.2	4390.2	4390.2	4390.2	4390.2	4390.2	4390.1	4390.2	4390.2	4390.3	4390.2	4390.1	4389.0	4389.0	4390.2
DESIGN ELEV @ CL	4394.54	4394.43	4394.32	4394.21	4394.10	4393.99	4393.88	4393.77	4393.66	4393.55	4393.44	4393.33	4393.22	4393.11	4393.00	4392.89	4392.78	4392.67	4392.56	4392.45	4392.34	4392.23	4392.56	4392.98	4393.39		

ENSIGN
THE STANDARD IN ENGINEERING

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

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

2023-05-04 FOR REVIEW

PLAN AND PROFILE UNIVERSAL STREET

PROJECT NUMBER 11330B
PRINT DATE 5/4/23
DRAWN BY JWS
CHECKED BY BAM
PROJECT MANAGER TJM

PP-4

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BENCHMARK

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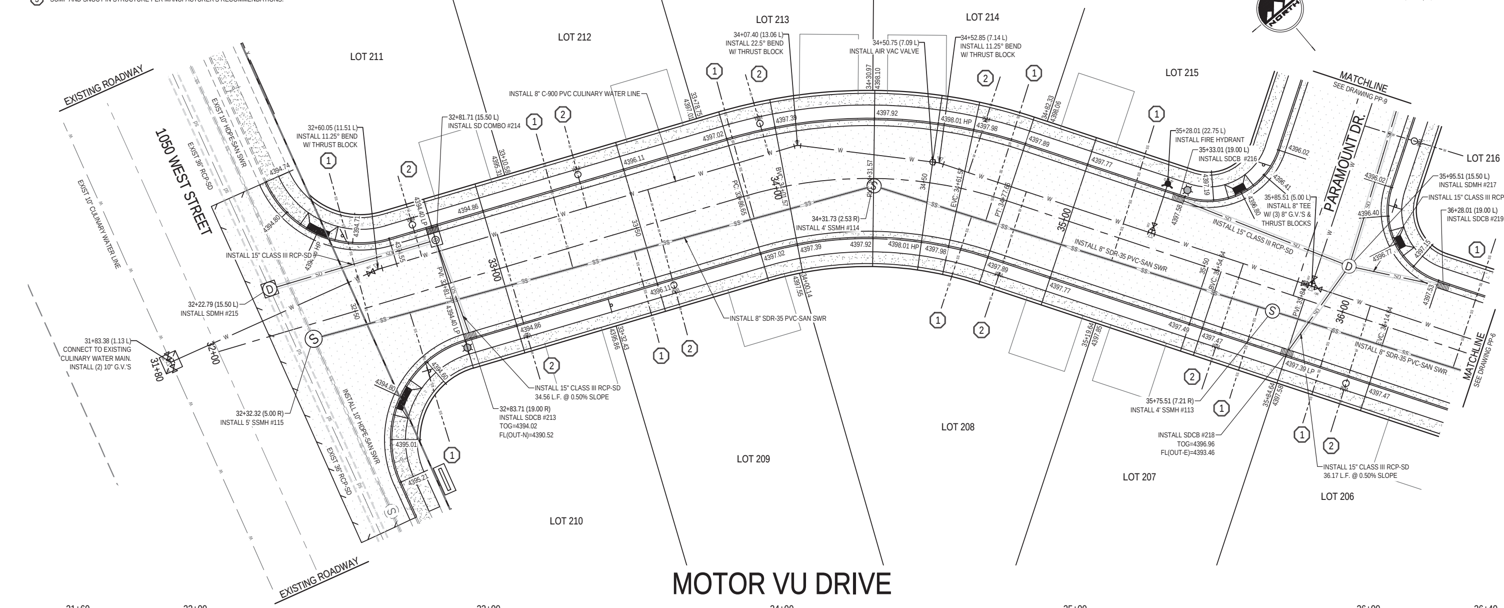
ELEV = 4390.40'

HORIZONTAL GRAPHIC SCALE

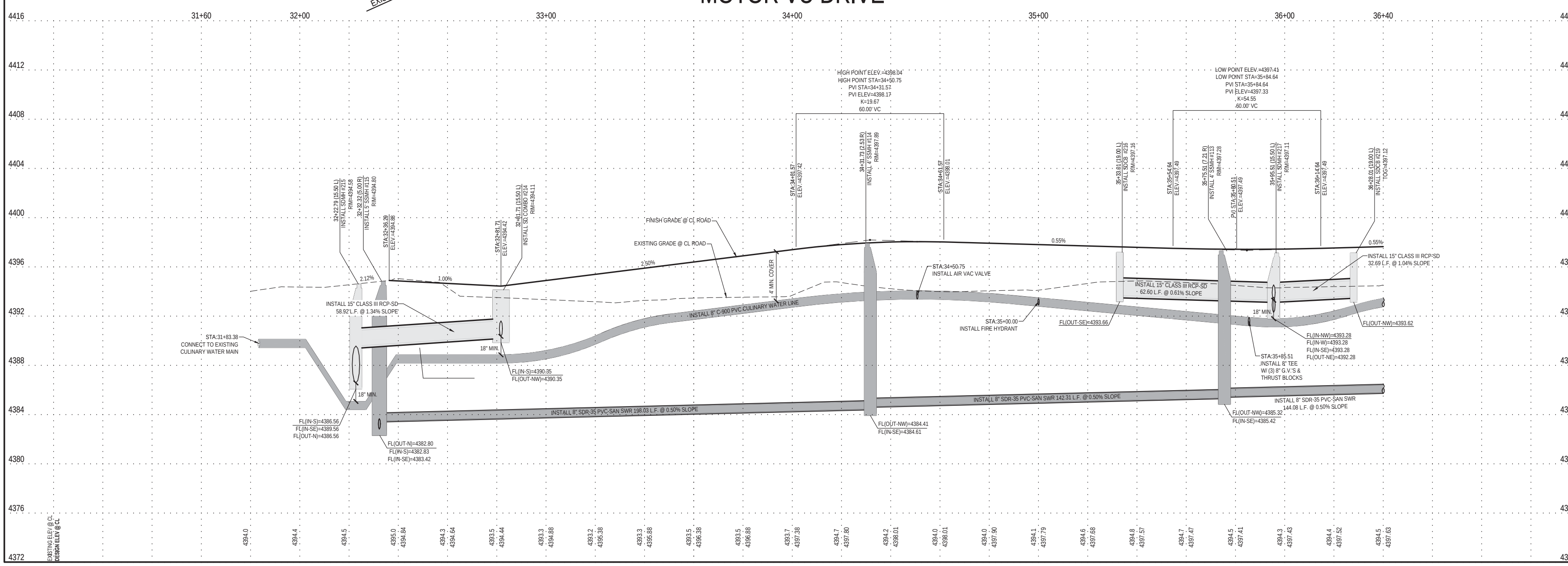
20 0 10 20 40

(IN FEET)
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KEY MAP
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MOTOR VU DRIVE



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5368 SOUTH 1050 WEST
RIVERDALE, UTAH

2023-05-04 FOR REVIEW

PLAN AND PROFILE
MOTOR VU DRIVE

PROJECT NUMBER 11330B	PRINT DATE 5/4/23
DRAWN BY JWS	CHECKED BY BAM
PROJECT MANAGER TJM	

PP-5

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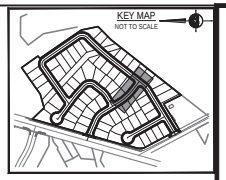
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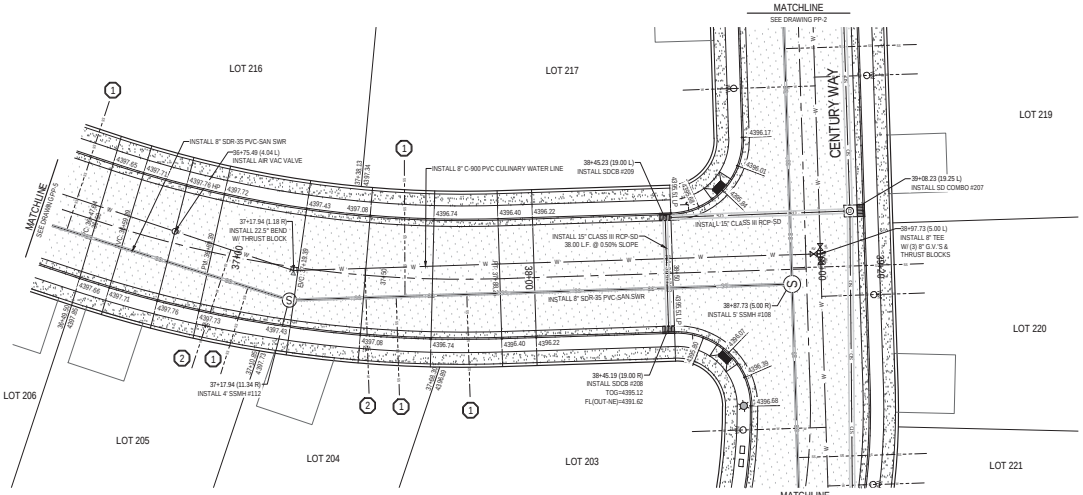
HORIZONTAL GRAPHIC SCALE

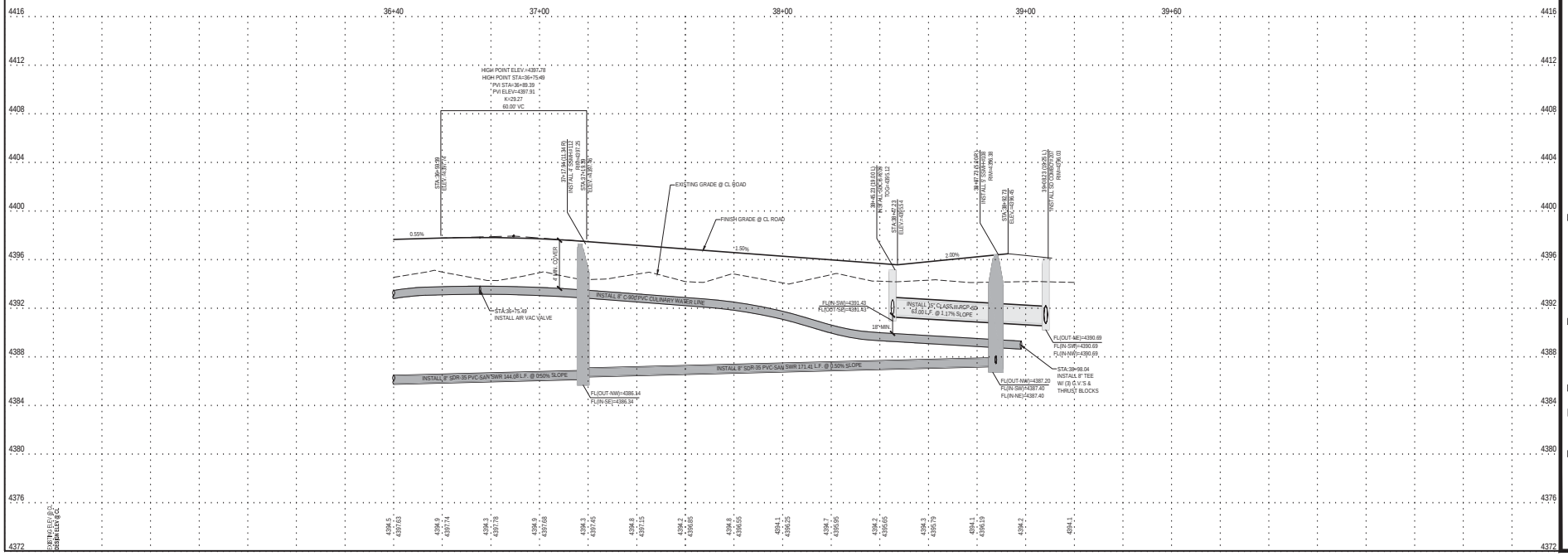
20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.
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KEY MAP
NOT TO SCALE







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COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

2023-05-04 FOR REVIEW

PLAN AND PROFILE
MOTOR VU DRIVE

PROJECT NUMBER: 11330B
PRINT DATE: 5/4/23
DRAWN BY: JWS
CHECKED BY: BAM
PROJECT MANAGER: TJM

PP-6

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BENCHMARK

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HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

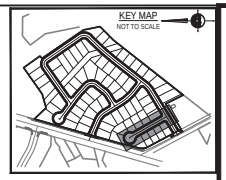
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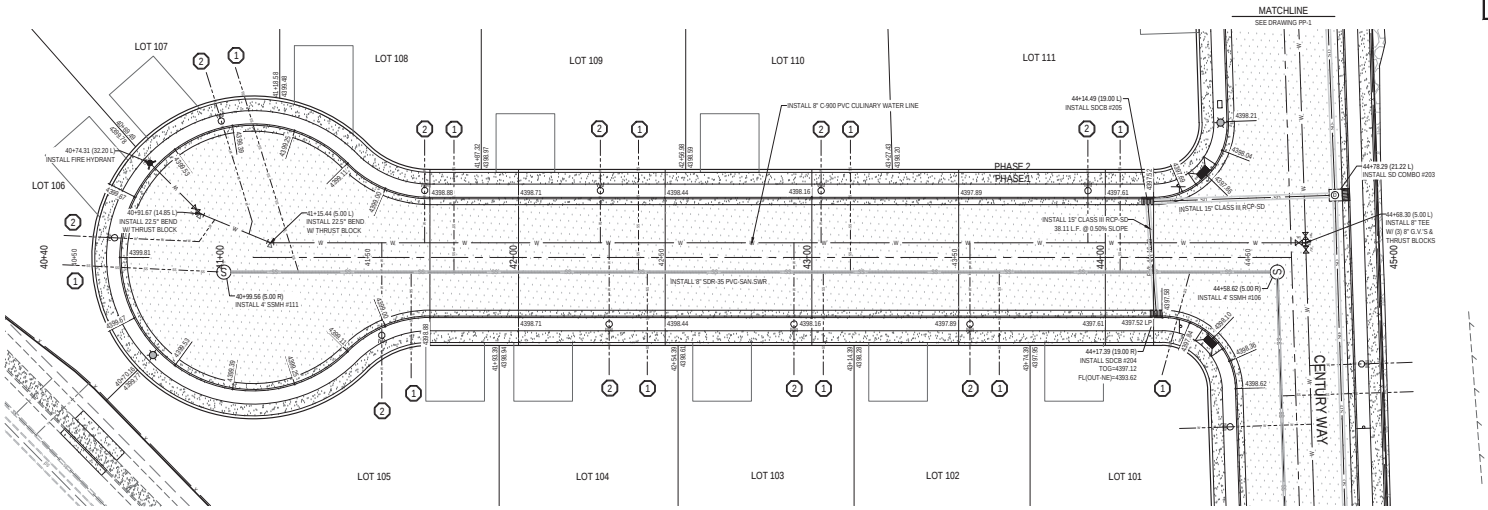
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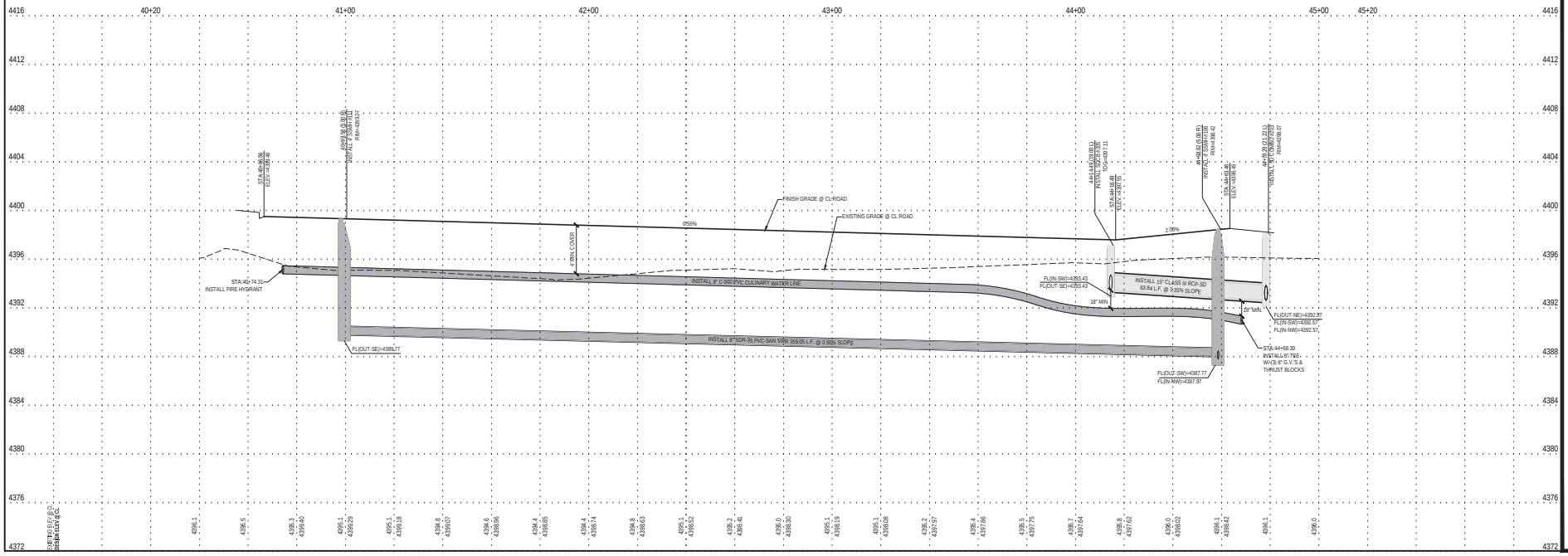
KEY MAP

NOT TO SCALE





COLUMBIA COURT



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5368 SOUTH 1050 WEST
RIVERDALE, UTAH

2023-05-04 FOR REVIEW

PLAN AND PROFILE
COLUMBIA COURT

PROJECT NUMBER	PRINT DATE
11330B	5/4/23
DRAWN BY	CHECKED BY
JWS	BAM
PROJECT MANAGER	
TJM	

PP-7

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ELEV = 4390.40'

SCOPE OF WORK:

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

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

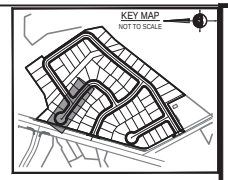
HORIZONTAL GRAPHIC SCALE

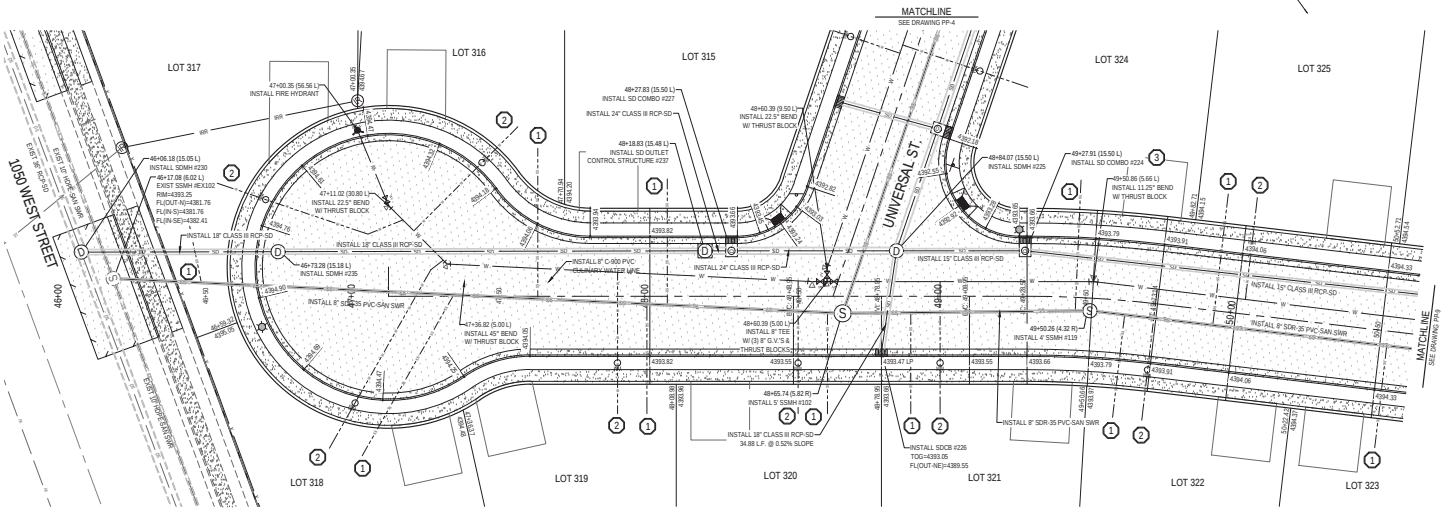
20 0 10 20 40

(IN FEET)

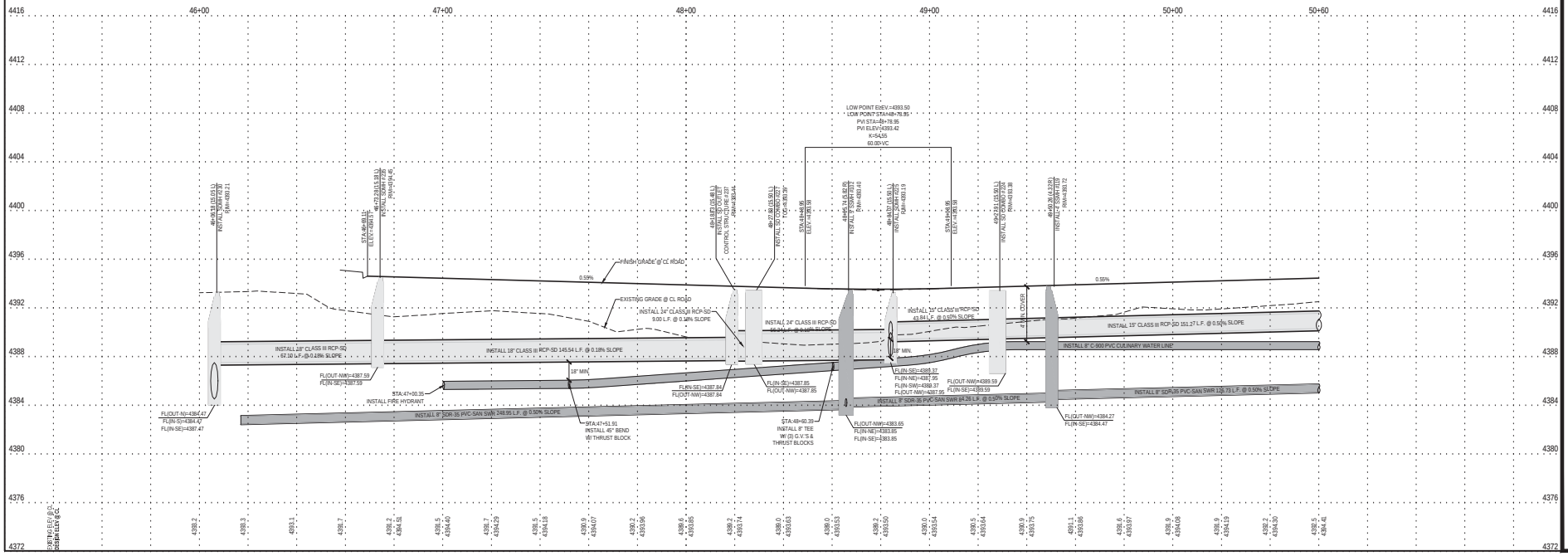
HORZ: 1 inch = 20 ft.
VERT: 1 inch = 4 ft.

KEY MAP
NOT TO SCALE





PARAMOUNT COVE / PARAMOUNT DRIVE



ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
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Sandy, UT 84070
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LAYTON
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CEDAR CITY
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FOR:
GOLDCREST HOMES
9730 SOUTH 700 EAST
SANDY, UTAH 84070

CONTACT:
ADAM ANDERSON
PHONE: 385-200-0040

COLEMAN VU ESTATES

5368 SOUTH 1050 WEST
RIVERDALE, UTAH

2023-05-04 FOR REVIEW

PLAN AND PROFILE PARAMOUNT COVE / PARAMOUNT DRIVE

PROJECT NUMBER: 11330B
PRINT DATE: 5/4/23
DRAWN BY: JWS
CHECKED BY: BAM
PROJECT MANAGER: TJM

PP-8

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

Know what's below. Call before you dig.

BENCHMARK

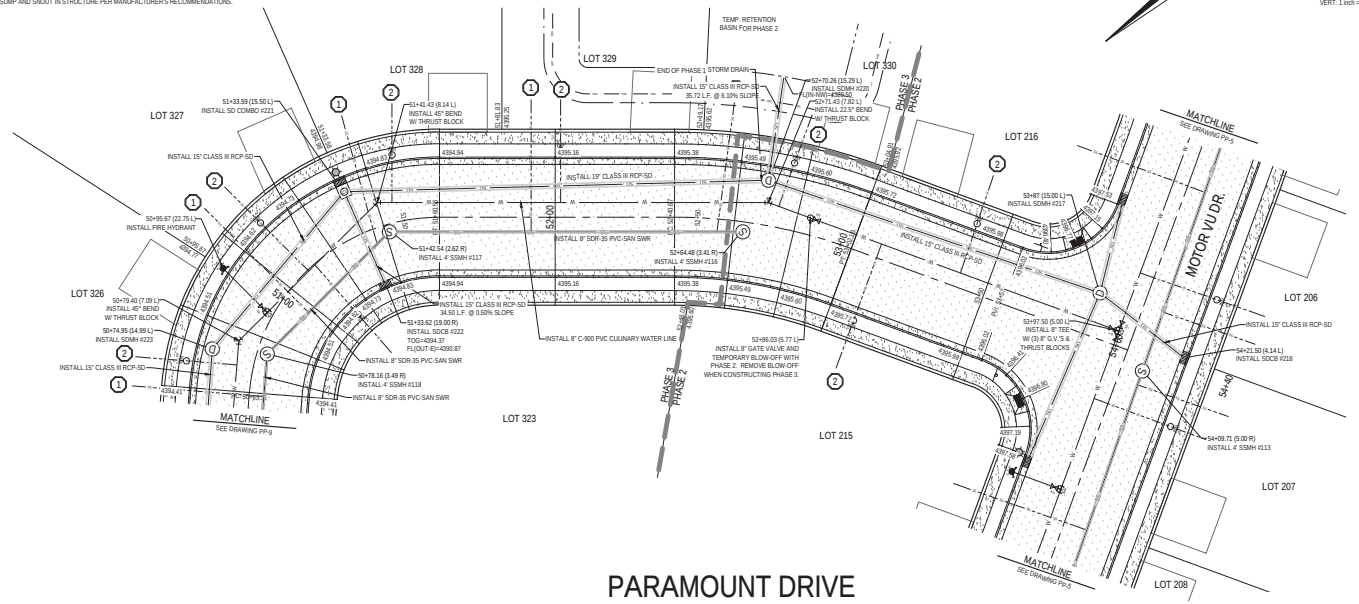
WEST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

ELEV = 4390.40'

SCOPE OF WORK:

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HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

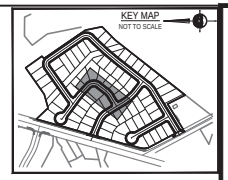
(IN FEET)

HORZ: 1 inch = 20 ft.

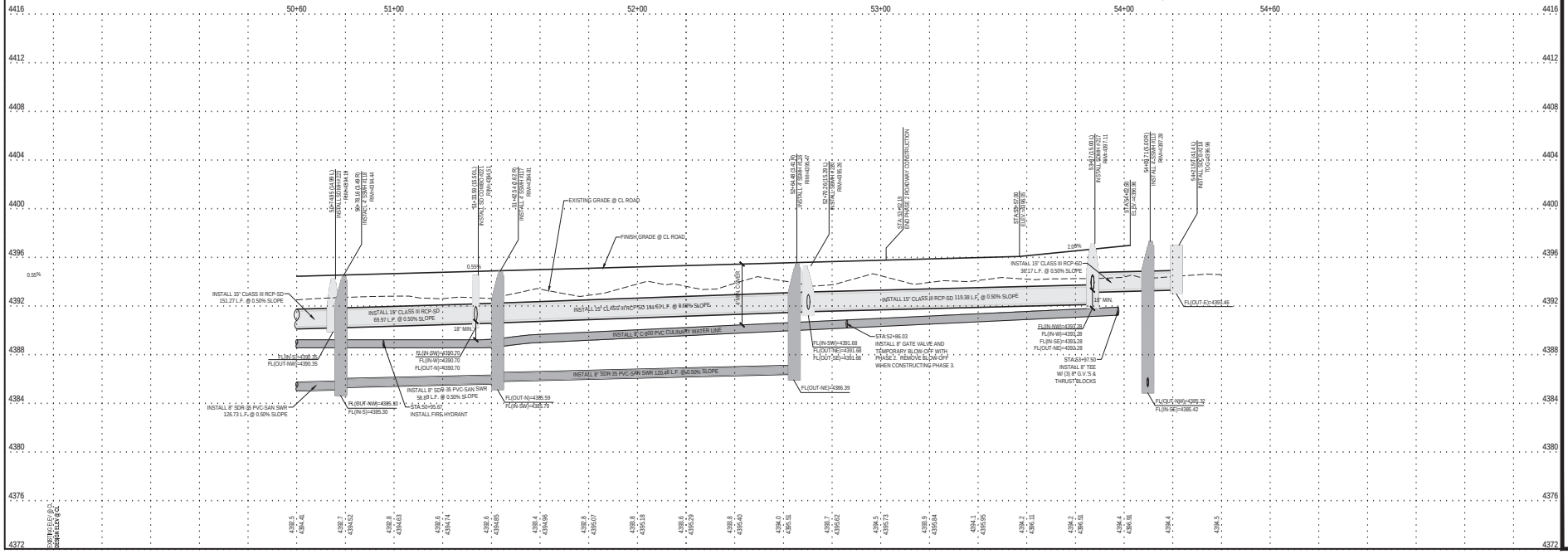
VERT: 1 inch = 4 ft.

KEY MAP

NOT TO SCALE



PARAMOUNT DRIVE



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COLEMAN VU ESTATES

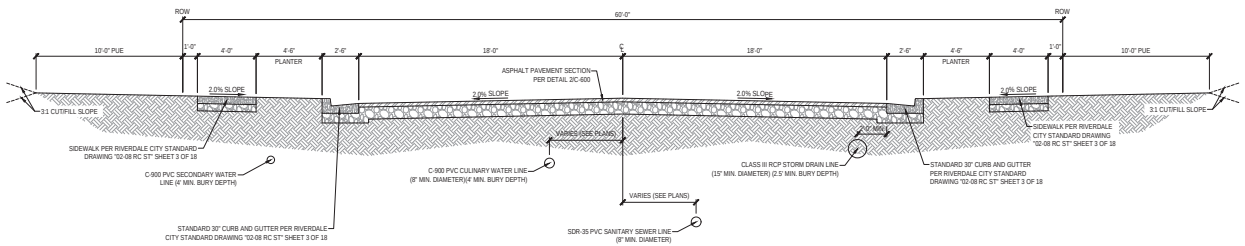
5368 SOUTH 1050 WEST
RIVERDALE, UTAH

2023-05-04 FOR REVIEW

PLAN AND PROFILE
PARAMOUNT DRIVE

PROJECT NUMBER: 11330B
PRINT DATE: 5/4/23
DRAWN BY: JWS
CHECKED BY: BAM
PROJECT MANAGER: TJM

PP-9

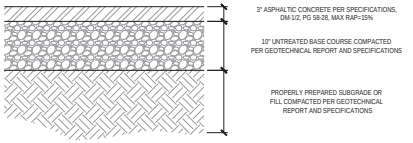


1 TYPICAL ROAD CROSS SECTION (60' ROW)

SCALE: NONE

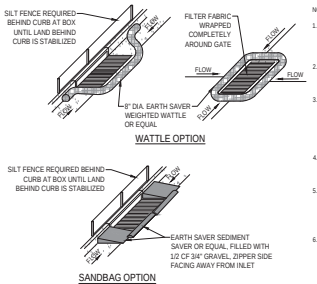
ASPHALT NOTES

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



2 STANDARD ASPHALT SECTION

SCALE: NONE

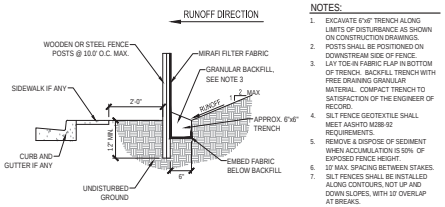


NOTES:

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

3 SAG INLET PROTECTION

SCALE: NONE

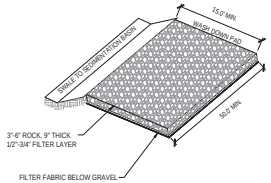


NOTES:

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

4 TEMPORARY SILT FENCE

SCALE: NONE

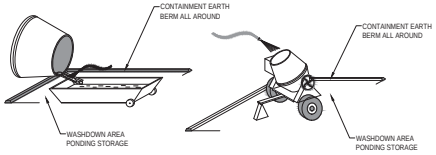


NOTE:

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

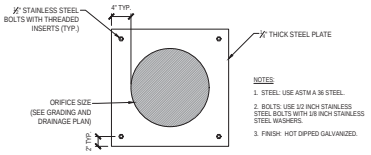
5 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



6 CONCRETE WASTE MANAGEMENT

SCALE: NONE

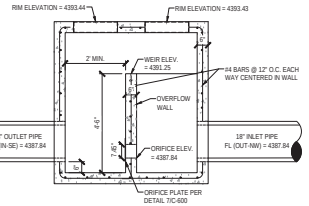


NOTES:

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

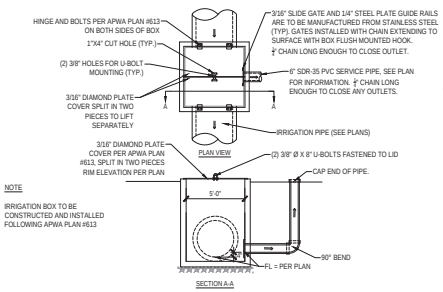
7 ORIFICE PLATE

SCALE: NONE



8 OUTLET CONTROL STRUCTURE

SCALE: NONE

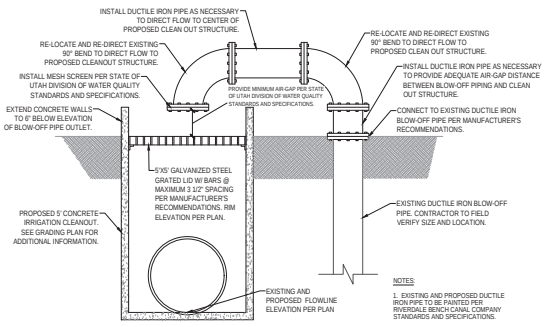


NOTE

IRRIGATION BOX TO BE CONSTRUCTED AND INSTALLED FOLLOWING APWA PLAN #613

9 IRRIGATION DIVERSION BOX

SCALE: NONE

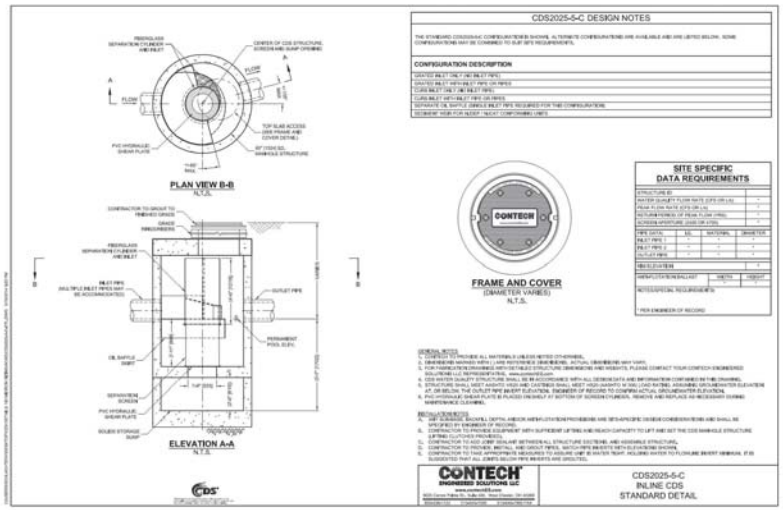


NOTES:

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

10 WELL BLOW-OFF REDIRECTION

SCALE: NONE



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5368 SOUTH 1050 WEST
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2023-05-04 FOR REVIEW

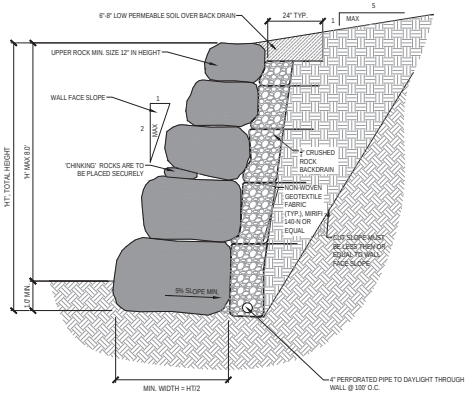
DETAILS

PROJECT NUMBER 11330B
PRINT DATE 5/4/23
DRAWN BY JWS
CHECKED BY BAM
PROJECT MANAGER TJM

C-600

NOTES:

1. EACH ROCK IS TO BE PLACED INDIVIDUALLY OF THE SIZE AND SHAPE SPECIFIED. ENSURE THAT EACH ROCK IS SET AND SUPPORTED BY UNDERLYING MATERIALS AND ADJACENT ROCKS. REPOSITION OR REPLACE LOOSE ROCKS.
2. UPPER ROCKS ARE TO BE SUPPORTED BY (2) ROCKS IN ROW BELOW. ROCKS ARE TO BE OFFSET SO THAT VERTICAL SEAMS ARE NOT CONSTRUCTED IN WALL.
3. PLACE BASE, FACING, AND CAP ROCKS SO THAT THEIR HEIGHT DIMENSION IS NOT GREATER THAN THEIR WIDTH. THE LONGEST DIMENSION OF THE BASE, FACING, AND CAP ROCKS IS PERPENDICULAR TO THE FACE OF ROCKERY. TYPICAL BASE DIMENSION IS 1.5 x HEIGHT OF ROCK.
4. ROCKS ARE TO BE PLACED SO THAT SLOPE BACK INTO HILLSIDE AT A MIN. OF 5%. PROVIDE 'CHINKS' AS NECESSARY BETWEEN ROCKS TO SLOPE UPPER ROCKS ADEQUATELY.
5. ALL FILL TO BE COMPACTED TO 90% MAX DRY DENSITY PLACED IN 8" LIFTS.
6. STABILITY OF TEMPORARY CUT SLOPES IS THE RESPONSIBILITY OF THE CONTRACTOR.
7. DO NOT CONSTRUCT ROCK WALLS OR SLOPES EXCEEDING THE HEIGHTS SHOWN HERE WITHOUT CONSULTING WITH ENGINEER.
8. ROCKS ARE TO BE ANGULAR TO PROVIDE ADEQUATE 'FLAT SURFACE FOR ROCK TO ROCK CONNECTION. ROUND SHAPED ROCKS ARE NOT ACCEPTABLE.
9. ROCKS ARE TO QUARRIED BY NON-EXPLOSIVE METHODS. ROCKS QUARRIED BY BLASTING METHODS ARE PRONE TO CRACKING AND ARE NOT ACCEPTABLE.
10. MAINTENANCE OF ROCK-PROTECTED SLOPES WILL BE REQUIRED AS THE ROCKS SETTLE AND MOVE OVER TIME. LOCALIZED AREAS OF ROCK-PROTECTED SLOPE MAY NEED ADJUSTMENTS TO IMPROVE ROCK INTERLOCKING OVER TIME. ADEQUATE BACKFILL OR ROCK TO ROCK CONTACT SHOULD BE MAINTAINED TO PREVENT SIGNIFICANT MOVEMENT OF THE TOP ROW OF ROCKS.
11. CARE SHOULD BE TAKEN NOT TO OVER WATER THE SOIL LOCATED ABOVE AND BEHIND THE ROCK-PROTECTED SLOPES. OVER WATERING WILL LIKELY RESULT IN SOIL ERODING THROUGH THE JOINTS BETWEEN THE ROCKS.
12. GOOD SURFACE DRAINAGE SHOULD BE PROVIDED UPSLOPE OF THE ROCK-PROTECTED SLOPES TO DIRECT RUNOFF AWAY FROM THE ROCK PROTECTED SLOPES.



1 ROCK RETAINING WALL

SCALE: NONE

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RIVERDALE, UTAH

2023-05-04 FOR REVIEW

DETAILS

PROJECT NUMBER: 11330B
PRINT DATE: 5/4/23
DRAWN BY: JWS
CHECKED BY: BAM
PROJECT MANAGER: TJM

C-601

RIVERDALE CITY
PLANNING COMMISSION
PUBLIC HEARING NOTICE

Riverdale City gives notice that on Tuesday, September 13, 2022, at 6:30 p.m., at the Riverdale City Civic Center, 4600 South Weber River Drive, Riverdale, Utah, the Planning Commission will hold a public hearing to receive and consider public comments regarding the following:

Planned Residential Unit Development (PRUD) request at 5368 South 1050 West, Riverdale, Utah 84405 as part of the Coleman Vu Heights PRUD Subdivision as requested by RD Development Group.

The public is invited to review and inspect all information available concerning such proposal(s) at the Riverdale City Offices during the regular office hours, 8:00 a.m. to 5:00 p.m. Monday through Friday. The public or any interested parties may present written or oral testimony to the Riverdale City Planning Commission concerning the proposed action at the aforementioned time and place.

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 2nd day of September, 2022 at the following locations: 1) Riverdale City Hall Noticing Board 2) Riverdale City website at http://www.riverdalecity.com/ 3) the Public Notice Website: http://www.utah.gov/pmn/index.html .

This notice is scheduled to be published in the Standard Examiner on Saturday, September 3, 2022.

Michelle Marigoni
Riverdale City Recorder

Column

OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Standard-Examiner** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(801) 625-4302**.

Notice ID: o186t1ShJ5vvXYExBrX0 | **Proof Updated: Sep. 02, 2022 at 03:02pm MDT**
Notice Name: Public Hearing 9/13/22 Coleman PRUD | Publisher ID: UC0090

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Michelle Marigoni mmarigoni@riverdalecity.com (801) 394-5541	Standard-Examiner

Columns Wide: 1 **Ad Class:** Legals

09/03/2022: Custom Notice	115.13

Subtotal	$115.13
Tax %	0.00
Processing Fee	$11.51
Total	**$126.64**

PUBLIC NOTICE

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RIVERDALE CITY
CITY COUNCIL AGENDA
May 16, 2023

AGENDA ITEM: G2

SUBJECT: **Consideration of Resolution #2023-20 adopting a service dog policy on city property and facilities.**

PRESENTER: Steve Brooks, City Administrator/Attorney

INFORMATION:
a. Resolution #2023-20
b. Service Animal Policy

BACK TO AGENDA

RESOLUTION NO. 2023-20

A RESOLUTION ADOPTING A SERVICE DOG POLICY ON CITY PROPERTY AND FACILITIES

WHEREAS, Riverdale City (hereafter "City") is a municipal corporation duly organized and existing under the laws of the State of Utah;

WHEREAS, on occasions Riverdale City receives requests from individuals, groups or organizations about the policy of service dogs and animals and to better clarify and serve the public in this regard, the Riverdale City Council has sought out solutions to better address these occasions; and

WHEREAS, by adopting a policy, the public would be better informed and able to make decisions concerning animals and whether or not they legally qualify as a service animal; and

WHEREAS, protecting the citizens, visitors and the integrity of City property is paramount for the residents of and leadership for Riverdale City; and

WHEREAS, Riverdale City recognizes the importance that lawful service animals provide to their owners; and

WHEREAS, the City Council discussed the policy in a regularly held City Council meeting and finds the attached policy to be in the best interests of the residents and property of Riverdale City.

NOW THEREFORE, be it resolved by the Riverdale City Council as follows:

1. Policy Adoption. The **Riverdale City Service Animal Policy** attached hereto as Exhibit A is hereby adopted and declared effective immediately.

PASSED AND ADOPTED by the Council this ____ day of May, 2023.

_____
Braden Mitchell, Mayor

Attest:

_____
Michelle Marigoni, City Recorder

VOTE:

Alan Arnold	___Yea	___ Nay	___Absent
Bart Stevens	___ Yea	___ Nay	___ Absent
Steve Hilton	___ Yea	___ Nay	___ Absent
Anne Hansen	___ Yea	___ Nay	___ Absent
Karina Merrill	___ Yea	___ Nay	___ Absent

EXHIBIT A

RIVERDALE CITY SERVICE ANIMAL POLICY

I. PURPOSE

This Policy establishes the rules and expectations regarding the presence of animals on or in city facilities. It also provides the guidelines Riverdale City uses to determine whether an animal is a reasonable accommodation for an individual with a documented disability. Riverdale City is committed to complying with state and federal laws pertaining to individuals with disabilities and federal housing regulations.

When determining whether an animal may be considered a reasonable accommodation, Riverdale City must balance the needs of the individual requesting the accommodation with the impact the animal may have on others within the community or upon the impact to City property or programs.

Individuals may choose to provide additional information such as documentation provided on letterhead from a treating physician or mental health provider, which permits Riverdale City to determine: (1) the individual has a disability for which the animal is needed; (2) how the animal assists the individual, including whether the animal has undergone any training; and (3) the relationship between the disability and the assistance the animal provides.

II. POLICY

A. Service Animals

1. Policy
    a. Individuals with disabilities may be accompanied by their service animal on any premise or in any facility at Riverdale City where members of the public or participants in services, programs or activities are allowed to go. By law, **a service animal means any dog that is individually trained to do work or perform tasks for the benefit of an individual with a disability**, including a physical, sensory, psychiatric, intellectual, or other mental disability. Other species of animals, whether wild or domestic, trained or untrained, are not service animals.

    b. The work or tasks performed by a service animal must be directly related to the individual's disability. Examples of such tasks include, but are not limited to: assisting an individual who has limited vision with navigation; alerting individuals who are hard of hearing to the presence of people or objects;

pulling a person's wheelchair; or providing assistance with stability or balance to an individual with a mobility disability.

c. Federal law does not require the individual to provide documentation that an animal has been trained as a service animal. **However, Riverdale City may ask:**

1- if the animal is required because of a disability, and

2- what work or task the animal has been trained to perform.

2. Exceptions
    a. Riverdale City may exclude a service animal from it's facility if its behavior poses a direct threat to the health or safety of others or when its presence fundamentally alters the nature of a program or activity. Furthermore, Riverdale City may ask an individual with a disability to remove a service animal from a facility if the animal is out of control and the individual does not take effective action to control it; or if the animal demonstrates it is not housebroken.

3. Responsibilities for Individuals with Service Animals
    a. Riverdale City is not responsible for the care or supervision of service animals. Individuals with disabilities are responsible for the control of their service animals at all times and must comply with all applicable laws and regulations, including vaccination, licensure, animal health and leash laws. A service animal shall be restrained with a harness, leash, or other tether, unless an individual's disability precludes the use of a restraint or if the restraint would interfere with the service animal's safe, effective performance of work or tasks. If a service animal is not tethered, it must be otherwise under the individual's control, whether by voice control, signals, or other effective means.

    b. Individuals are responsible for ensuring the immediate clean-up and proper disposal of all animal waste. Although Riverdale City may not charge an individual with a disability a service animal surcharge, it may impose charges for damages or expenses caused by a service animal in the same manner Riverdale City imposes for other charges for damages or expenses caused.

B. Assistance Animals

1. Policy
    a. Federal housing laws and regulations allow individuals with disabilities the presence of a broader range of animals ("assistance animals") in Riverdale City housing as compared

with the other city facilities. By law, an assistance animal means any service animal, as defined above, as well as an animal needed for emotional support. An individual may keep an assistance animal as an accommodation in Riverdale City housing if: (1) the individual has a disability; (2) the animal is necessary to afford the individual an equal opportunity to use and enjoy a dwelling; and (3) there is an identifiable relationship between the disability and the assistance the animal provides.

Individuals desiring to keep an assistance animal in the residence halls must receive approval from the City.

2. Exceptions
    a. Riverdale City may exclude an assistance animal from Riverdale City housing if the animal is not housebroken; causes substantial physical damage to the property of others; poses a direct threat to the health or safety of others; would fundamentally alter the nature of a program or activity; or is not being cared for by the individual.

3. Responsibilities of Individuals with Assistance Animals
    a. Riverdale City is not responsible for the care or supervision of assistance animals. Individuals with disabilities are responsible for the control of their assistance animals at all times and for ensuring the immediate clean-up and proper disposal of all animal waste. Individuals must comply with all applicable laws and regulations, including vaccination, licensure, animal health and leash laws, as well as Riverdale City's rules in lease provisions regarding vaccination, licensure, leash control, cleanup rules, animal health, and community relationships.

C. Pets

1. Policy
    a. Any domesticated animal that does not meet the definition of a service animal or assistance animal will be considered a pet by Riverdale City. Pets are not permitted to enter City buildings. Animals walking around or across City grounds are allowed if they are accompanied and appropriately restrained by their owner and comply with all applicable laws and regulations, including vaccination, licensure, animal health, and leash laws. Individuals walking their pets around or across City facilities or property are responsible for the immediate removal of their pet's waste.

b. Animals are prohibited from all athletic playing fields and turf without prior written permission of the Riverdale City Community Recreation Director.

c. Pets may be left in a personal vehicle so long as they do not pose a threat to passers-by, and they are not in danger of distress. Unattended or unrestrained pets, other than those left in vehicles, pets that pose a hazard or potential hazard to passers-by, or pets in danger or distress, will be removed from City property by a local animal control service or the Riverdale City Police Department.

D. Animals Used for Programs or Services

1. Policy
    a. Any animal used in a course or as a demonstration animal, is allowed on City property, so long as:
        i. Such animal has a current, valid license and current vaccinations, according to the requirements for all animals of the same species in the municipality or local area government where such animal resides or is located;

        ii. Such animal is always under appropriate restraint and under appropriate control and is housebroken; and

        iii. Such animal does not pose a direct threat to the health or safety of other people on City property.

2. Exceptions
    a. On limited occasions animals may be permitted on city property for events provided the impact of having the animal(s) has been evaluated and the event has been approved in advance by the City and the following parameters have been met:
        i. Appropriate insurance has been purchased and a certificate of insurance with general liability insurance limits of $1,000,000 per occurrence and $3,000,000 aggregate. Riverdale City must be named as an additional insured and accompanied by an additional insured endorsement.

        ii. Written indemnification/hold harmless agreement on behalf of the Riverdale City.

        iii. Proof of compliance with all applicable laws and regulations, including vaccination, licensure, and animal health and leash laws.

b. Animals used for law enforcement or rescue purposes are not required to meet the provisions of this policy so long as standard training and operational procedures are followed.

E. Addressing Policy Violations

1. Anyone observing unauthorized animals on city property or animals not appropriately restrained, should call the Riverdale City Police Department at (801)394-6616 during business hours or call the non-emergency dispatch line at (801) 395-8221 outside of business hours.

2. Cost of damage to property directly resulting from animals on city property shall be the responsibility of the owner.

3. The individual(s) responsible for any damage to city property caused by their animal will be required to pay for the repair or replacement of the damaged property as determined by Riverdale City.

F. Grievances and Appeals

1. Grievances and/or appeals arising from the application of this Policy or if the nature of the grievance or appeal is not related to seeking an accommodation for a disability, individuals should direct their grievance or appeal to the City Attorney or their designee who will consider them on a case-by-case basis.