RIVERDALE CITY COUNCIL AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – OCTOBER 6, 2015

5:30 p.m. – Work Session *(City Council Conference Room)*
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

C. Moment of Silence

D. Open Communications

(This is an opportunity to address the City Council regarding your concerns or ideas. Please try to limit your comments to three minutes.)

E. Presentations and Reports

1. Mayor's Report
   a. Council Committee Assignment Reports

2. Weber Basin Water Conservancy District
   Presented by: Scott Paxman

F. Consent Items

1. Review of meeting minutes from:
   September 15, 2015 City Council Work Session
   September 15, 2015 City Council Regular Session

G. Action Items

1. Consideration of Final Site Plan approval for proposed Reeve Office Building, Lot 2, Hayward Business Park Subdivision, 5175 S 1500 W Riverdale, UT, 84405.
   Presenter: Mike Eggett, Community Development Director

2. Consideration of Resolution 2015-31 Development Agreement, approval for Reeve and Associates, Reeve Office Building, Lot 2, Hayward Business Park Subdivision, 5175 S 1500 W Riverdale, UT, 84405
   Presenter: Mike Eggett, Community Development Director

3. Consideration of Resolution 2015-32 Agreement between the State of Utah and Riverdale City Regarding Resiliency Grant Funding.
   Presenter: Rodger Worthen, City Administrator

H. Discretionary Items

I. Adjournment

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

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 2nd day of October, 2015 at the Riverdale City Hall Noticing Board, as well as the Riverdale City Community Center & Senior Center, and on the City website at http://www.riverdalecity.com/. A copy was also provided to the Standard-examiner on October 2, 2015.

Jackie Manning
Riverdale City Recorder

RIVERDALE CITY
CITY COUNCIL AGENDA
October 6, 2015

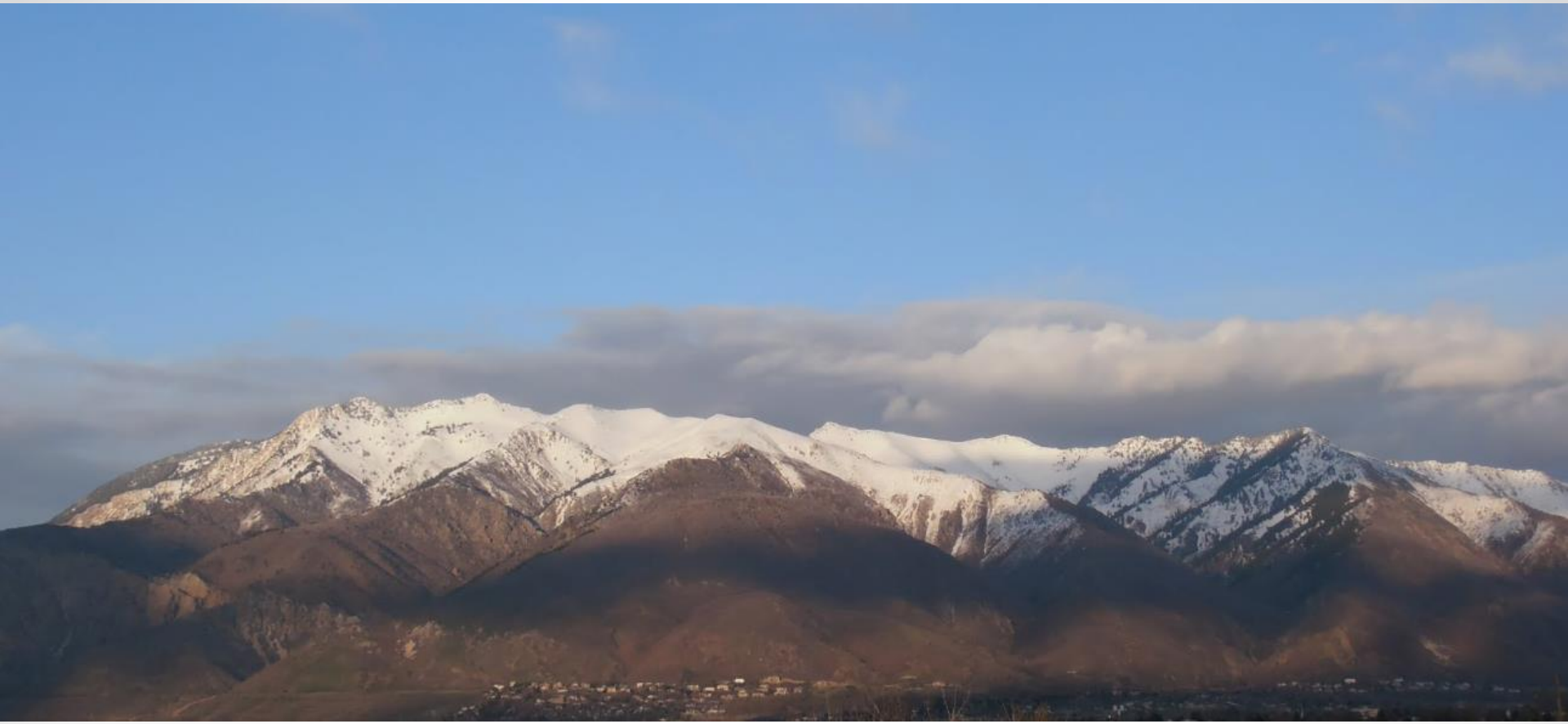
AGENDA ITEM: E2

SUBJECT: Weber Basin Water Conservancy District

PRESENTER: Scott Paxman, from Weber Basin Water Conservancy District, will be presenting on the future water needs and planning in the area. He will discuss growth and future infrastructure needs, projections of water rates, and Weber Basin Water Conservancy District's development plan to provide water for future growth.

INFORMATION: a. Presentation

BACK TO AGENDA



Riverdale City Council Future Water Needs

Statewide Water Infrastructure Plan

Utah Division of Water Resources

Central Utah Water Conservancy District

Jordan Valley Water Conservancy District

Washington County Water Conservancy District

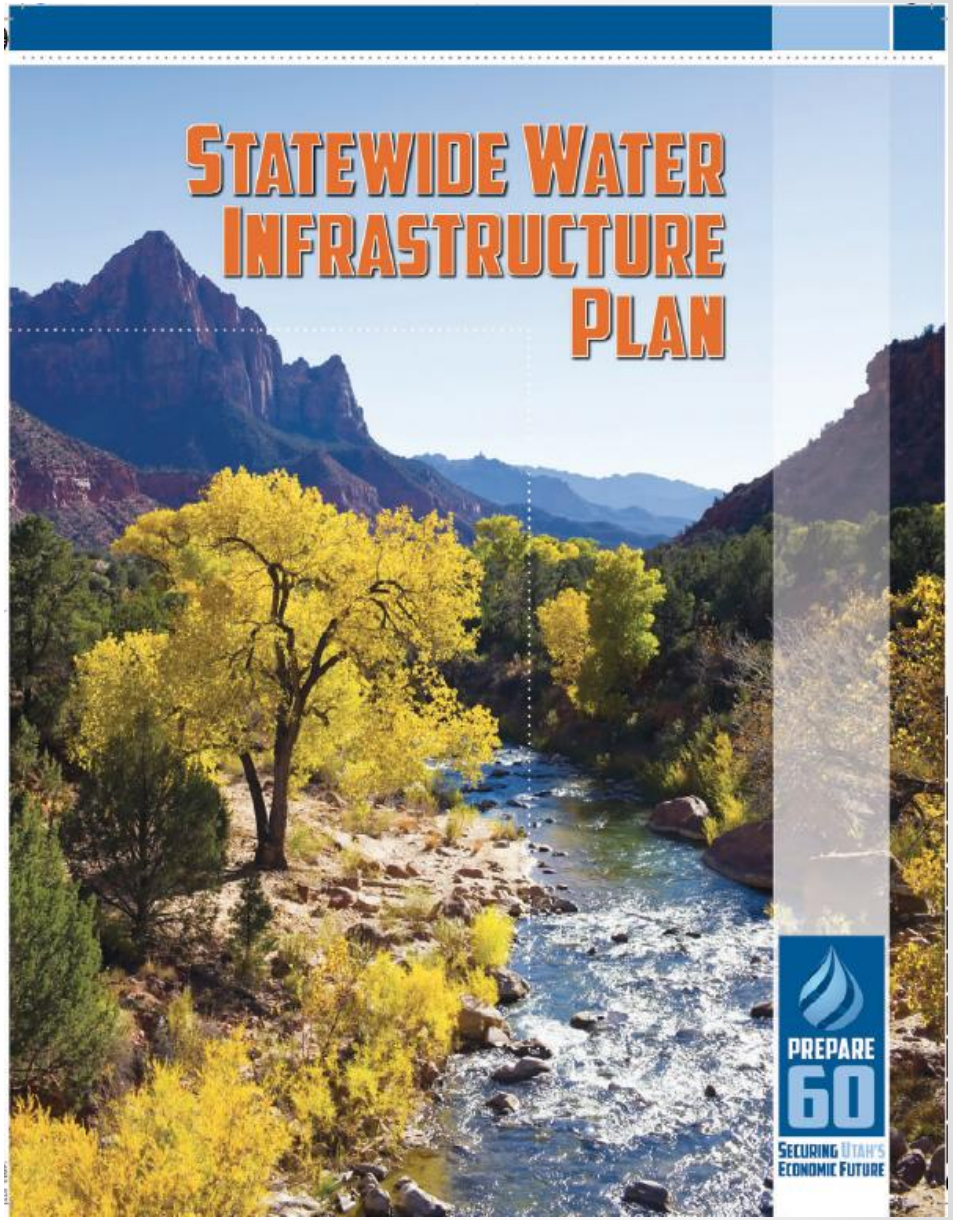
Weber Basin Water Conservancy District

Bear River Water Conservancy District

Bear River Association of Governments

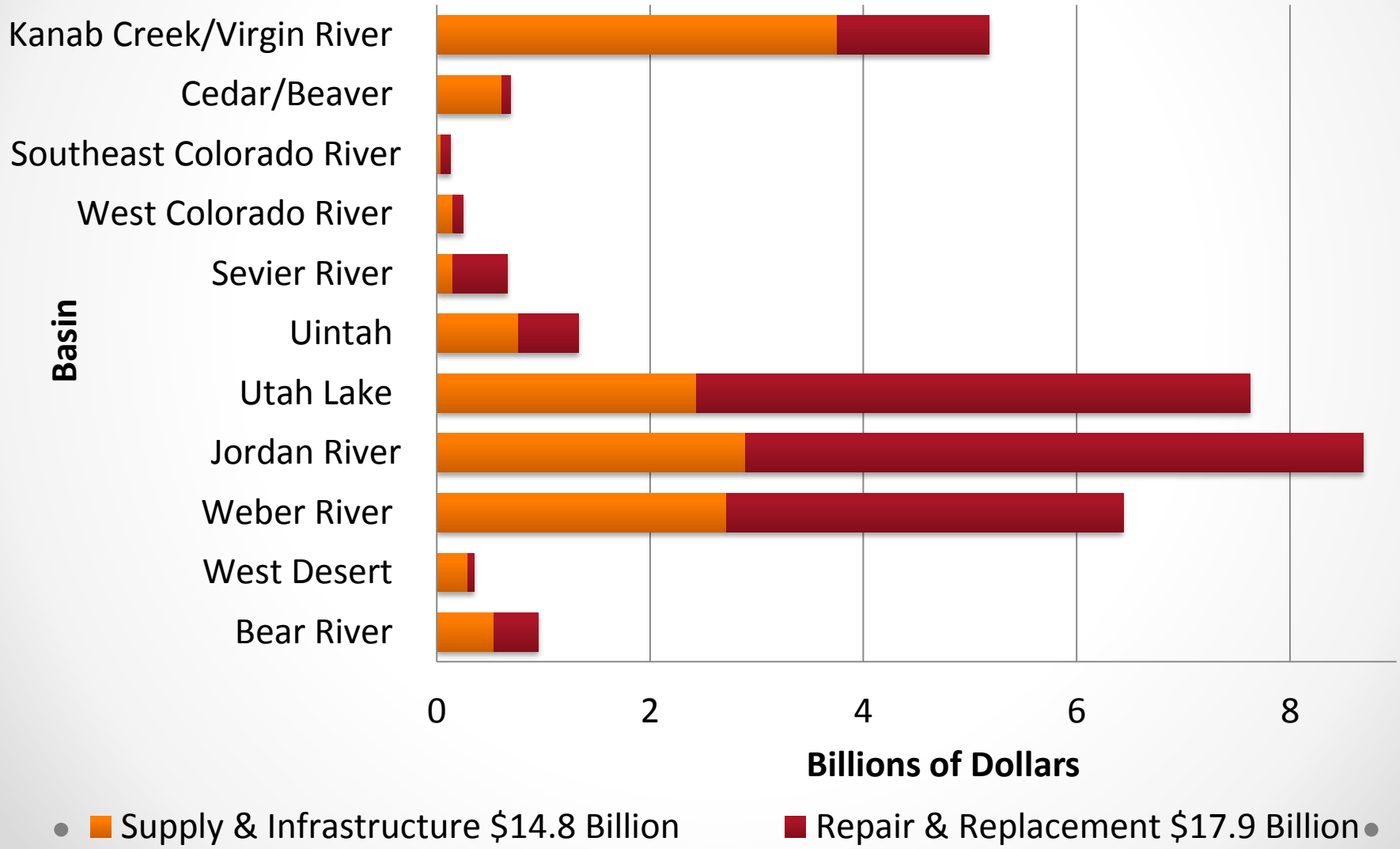
Cache County Water Department

October 2013

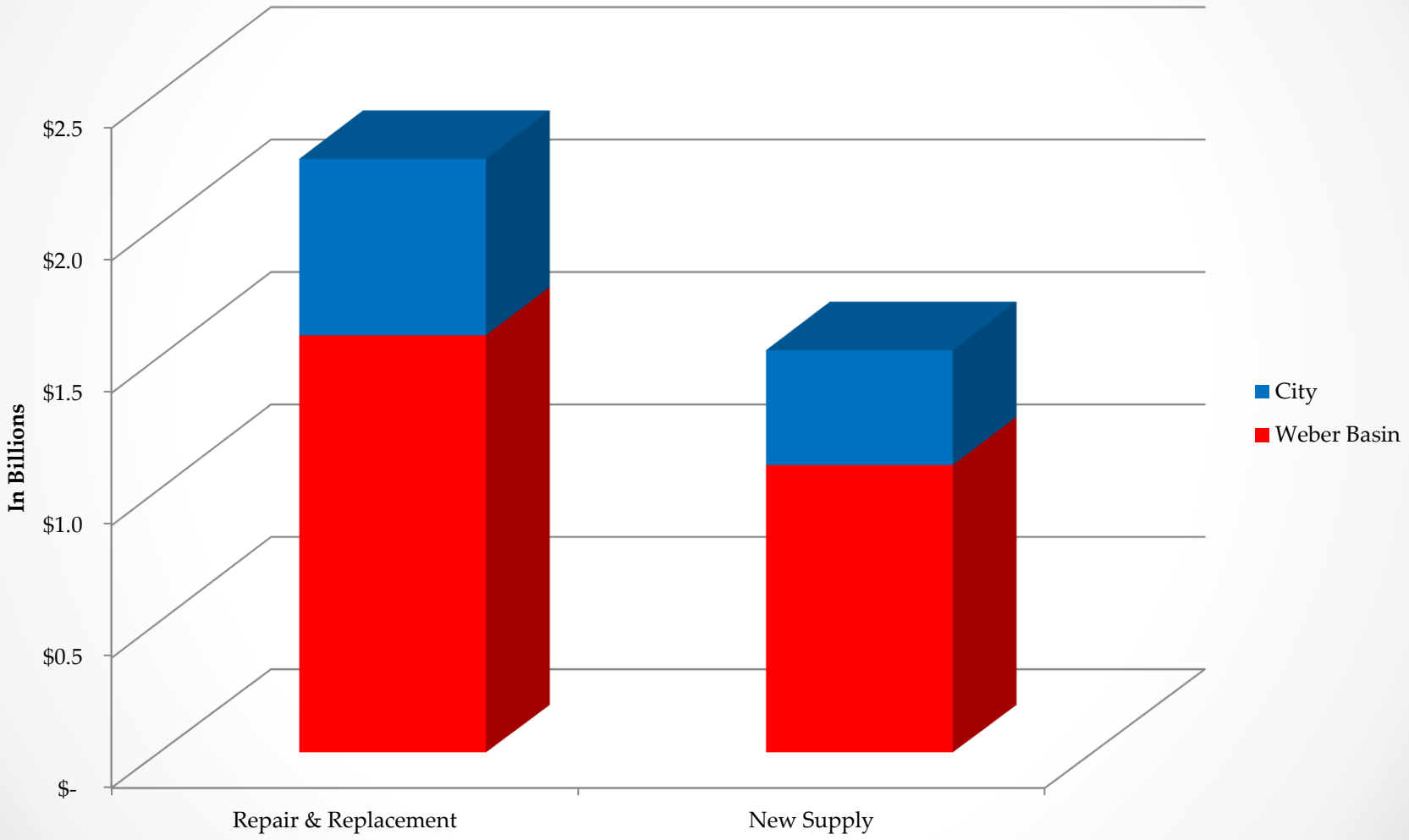


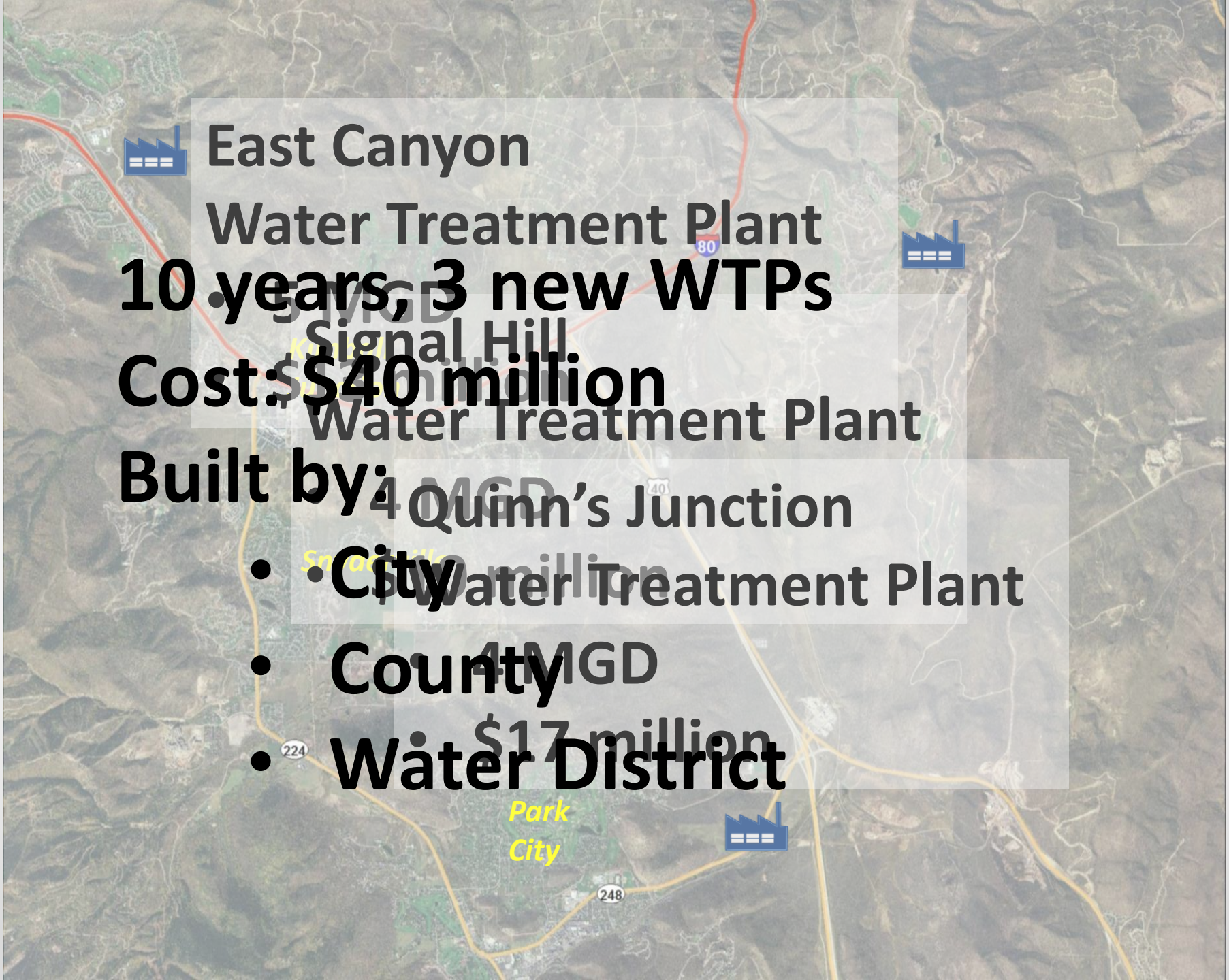
Cost of Infrastructure

through 2060



Weber Basin Area 50 Year Infrastructure Cost Breakdown





10 years, 3 new WTPs

Cost: $40 million

Built by:

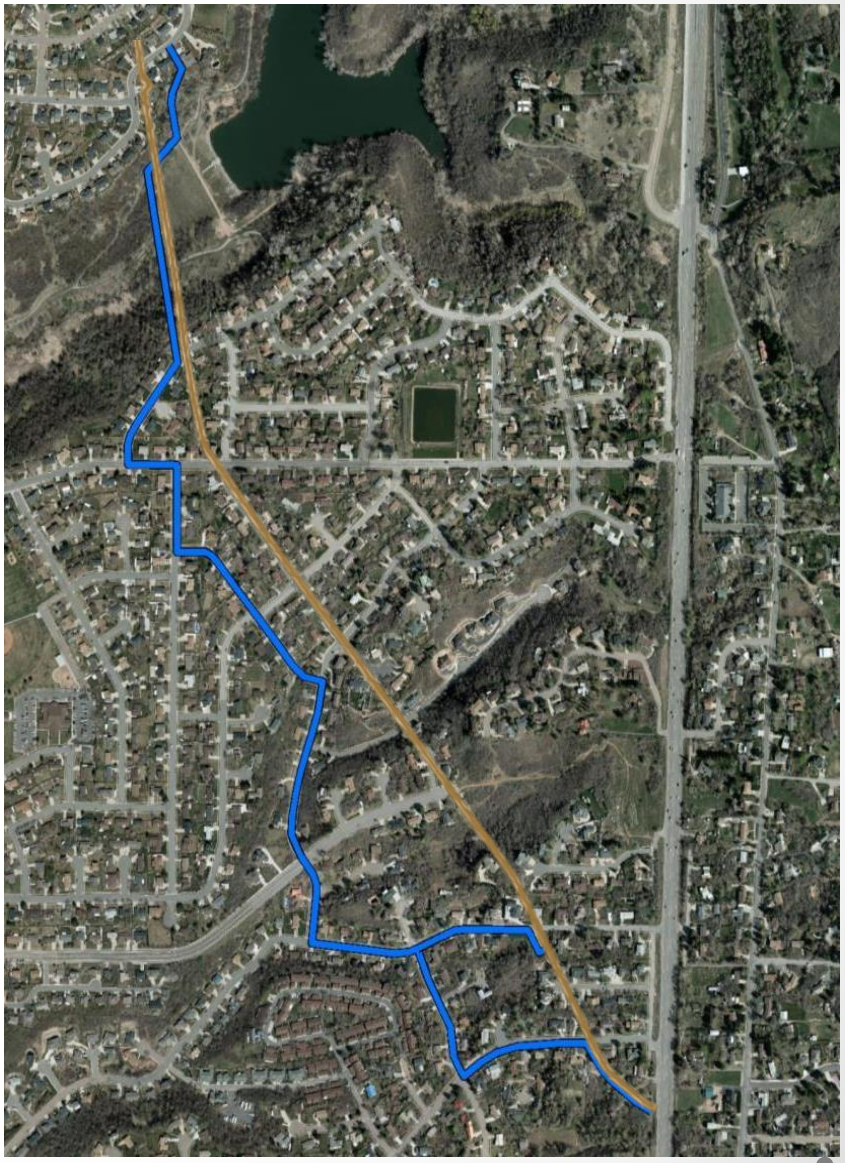
- **City**
- **County**
- **Water District**

Repair & Replacement

Example:

Layton Pipeline Project

- Length: 8,500 ft
- Cost: $6 million
- $705/ft



2013 SB276

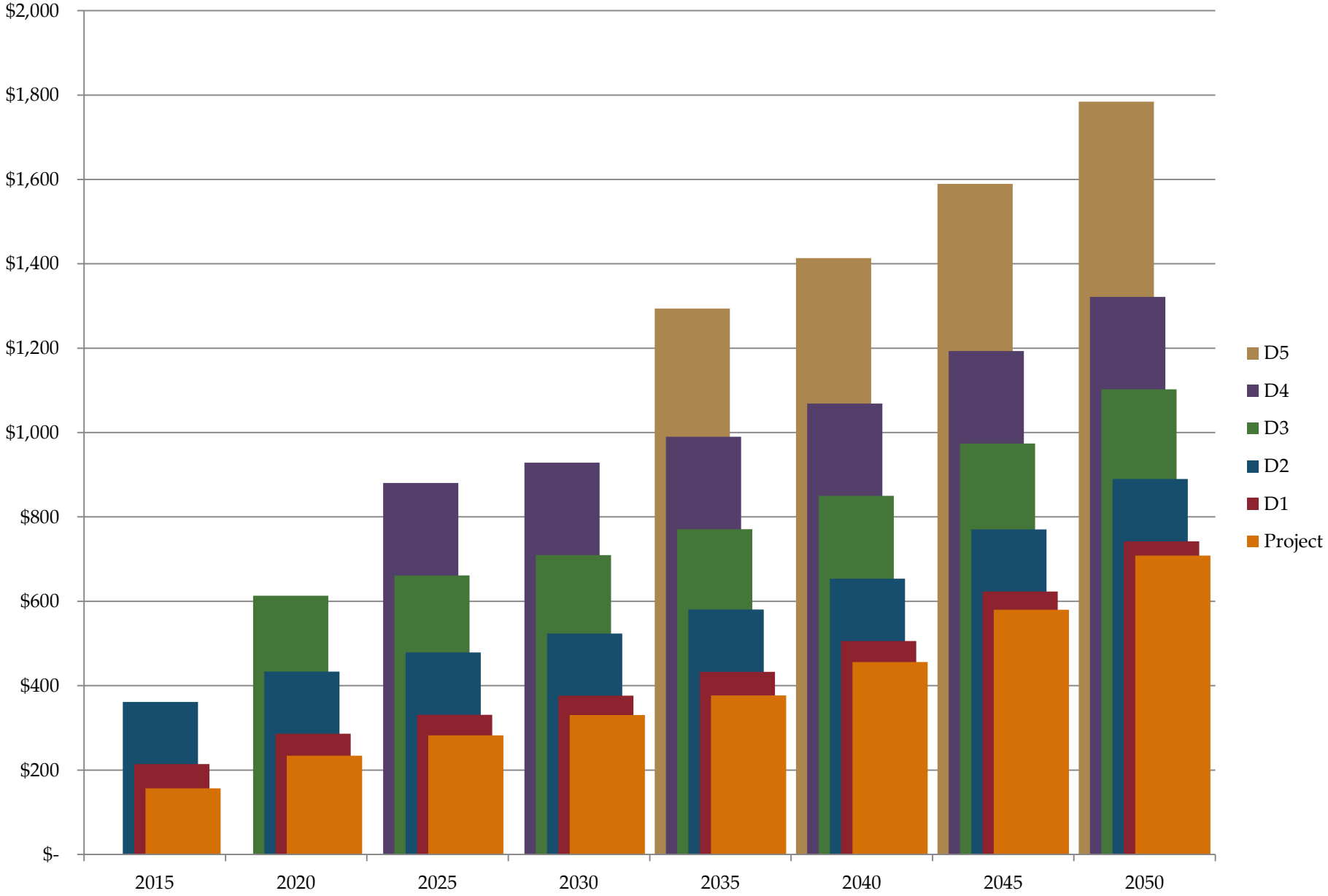
- Law requires conservancy district's with operating budgets greater than $5 million to inventory and evaluate capital assets.
- Multiyear capital asset plan required with dedicated revenues to priority assets
- Repair and replacement reserve required
- 2017- first report due

WBWCD 2016 Water Rates

	Untreated	Treated (Davis)	Treated (Weber)
Project	$65.43	$166.94	$152.62
District I	$198.06	$221.08	$208.95
District II	$264.43	$368.76	$351.78
District III	$423.86	$546.00	$531.00
District IV Est. need 2025	$625.00	$765.00	$745.00
District V Est. need 2035	$795.00	$975.00	$950.00

Estimated Water Rates

with O&M & SWIP R&R Increases



Future Growth

- Water needs and types of growth
- Future landscaping and densities
- Current contracts and sources in acre-feet

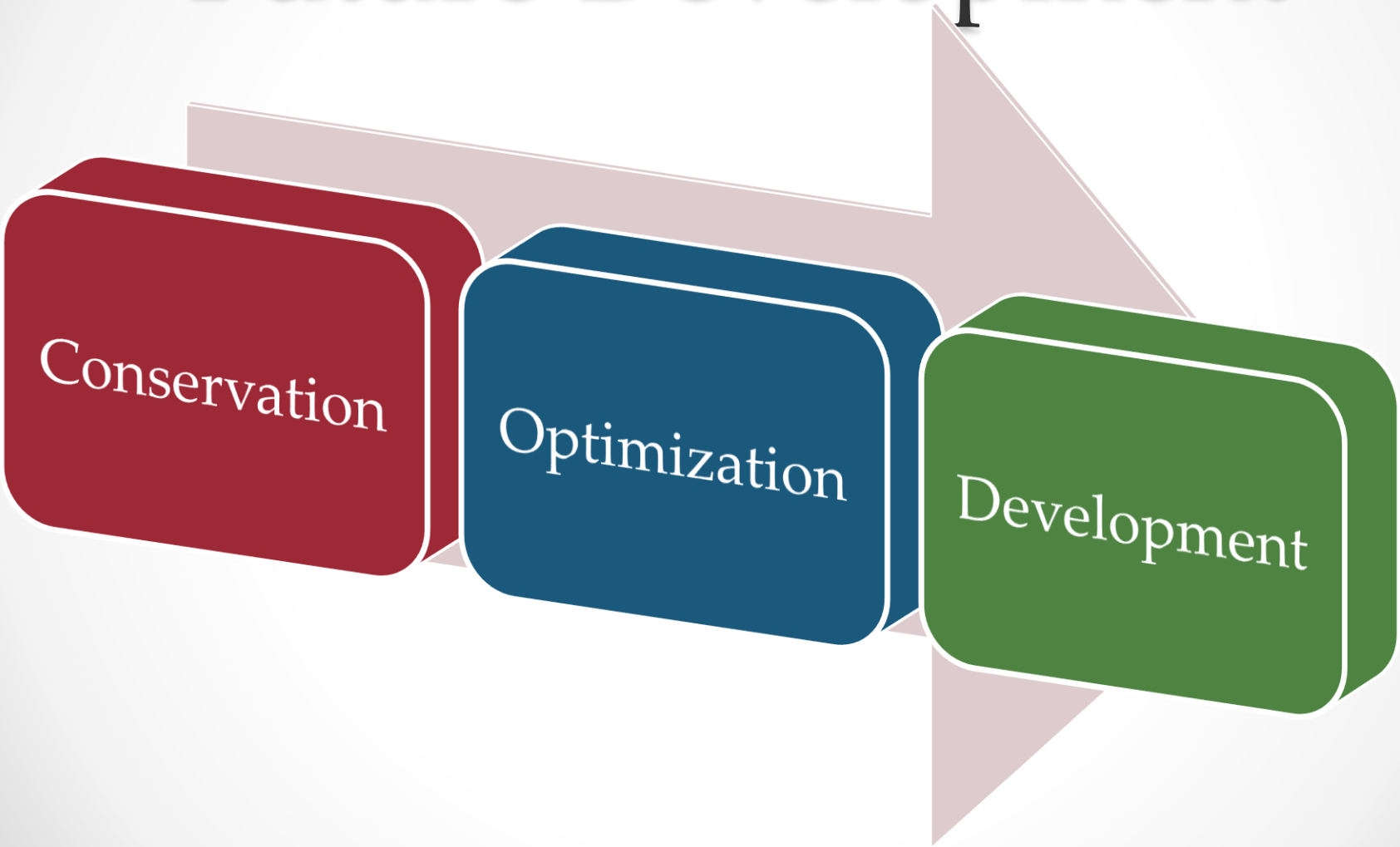
	Riverdale	
	Treated	Untreated
Project	819	-
District I	281	-
District II	65	-
City Sources	1,500	-
Future Need	0*	-

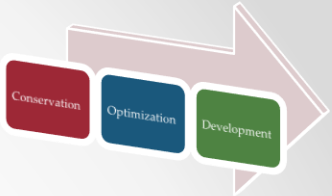
*Future city sources will supply demand

Future Growth

- State Legislative Audit Report
- Utah League of Cities and Towns
- State agency planning

Future Development





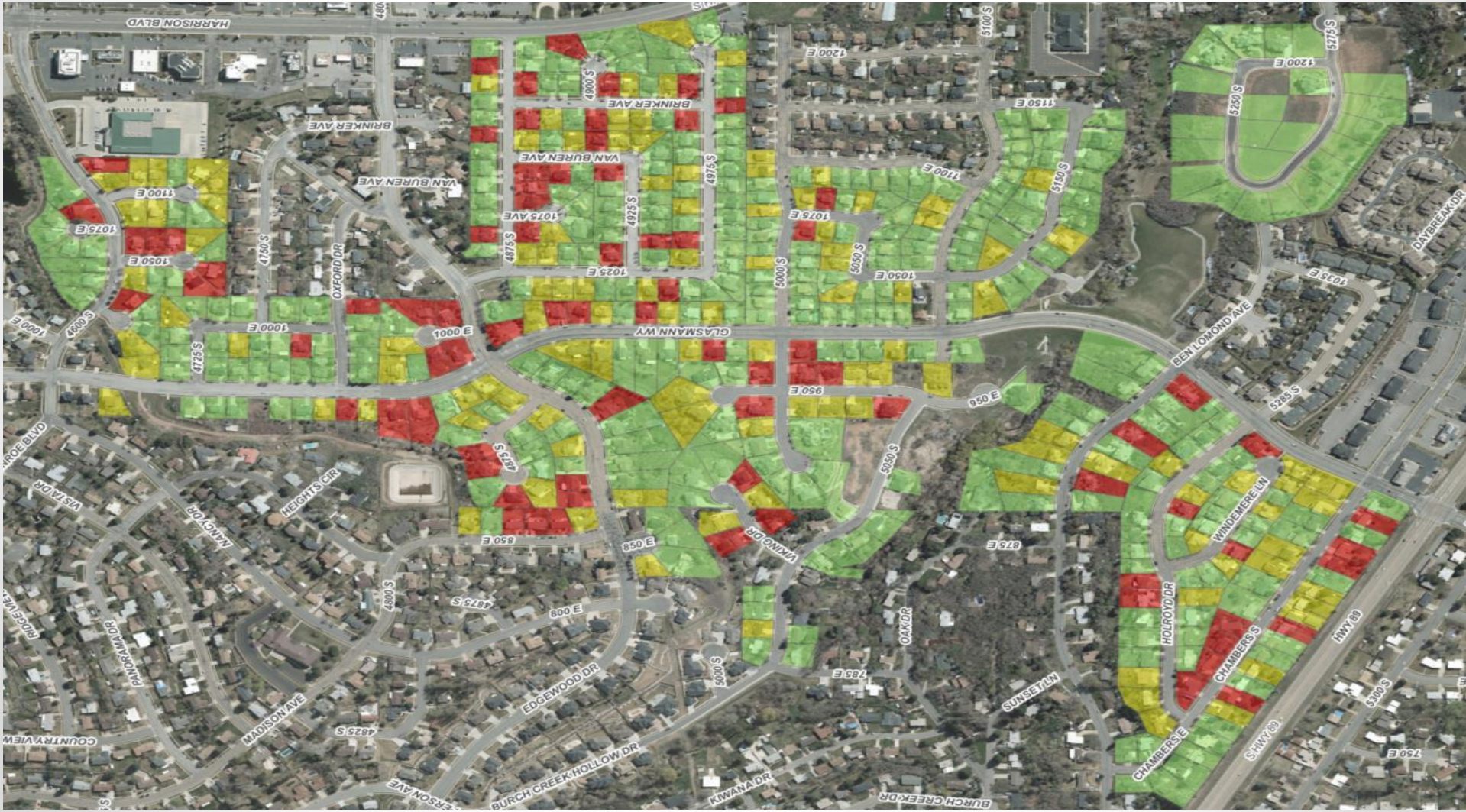
Conservation

- Creates a block of deliverable water to next growth component
- Secondary Metering

Secondary Metering

- Need for more metering
- Help with city ordinances and discussions with irrigation system operators

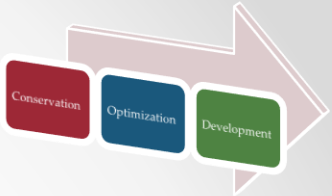
Secondary Metering



Secondary Metering

- Is there a more efficient way to operate, maintain, and organize?

Davis County	Weber County
Bountiful Irrigation	Davis and Weber Canal
Davis and Weber Canal	Hooper
Benchland	Huntsville Waterworks
Haights Creek	Pineview Water
Kayscreek	South Ogden Conservation
Kaysville Irrigation	South Weber
South Davis Water	Roy Water Conservancy District
Centerville Deuel Creek	Weber Basin
Layton Canal	
Syracuse City	
Weber Basin	

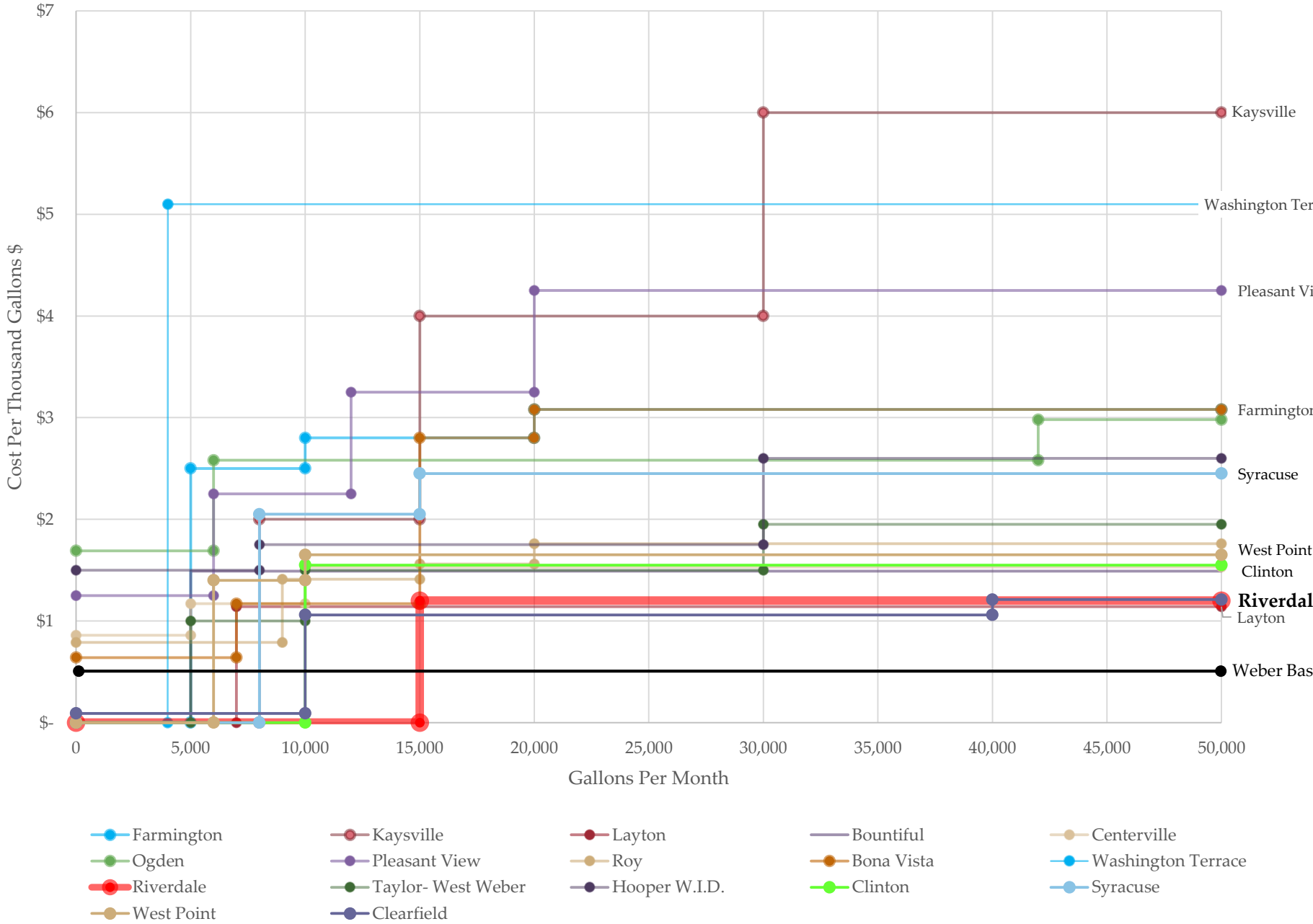


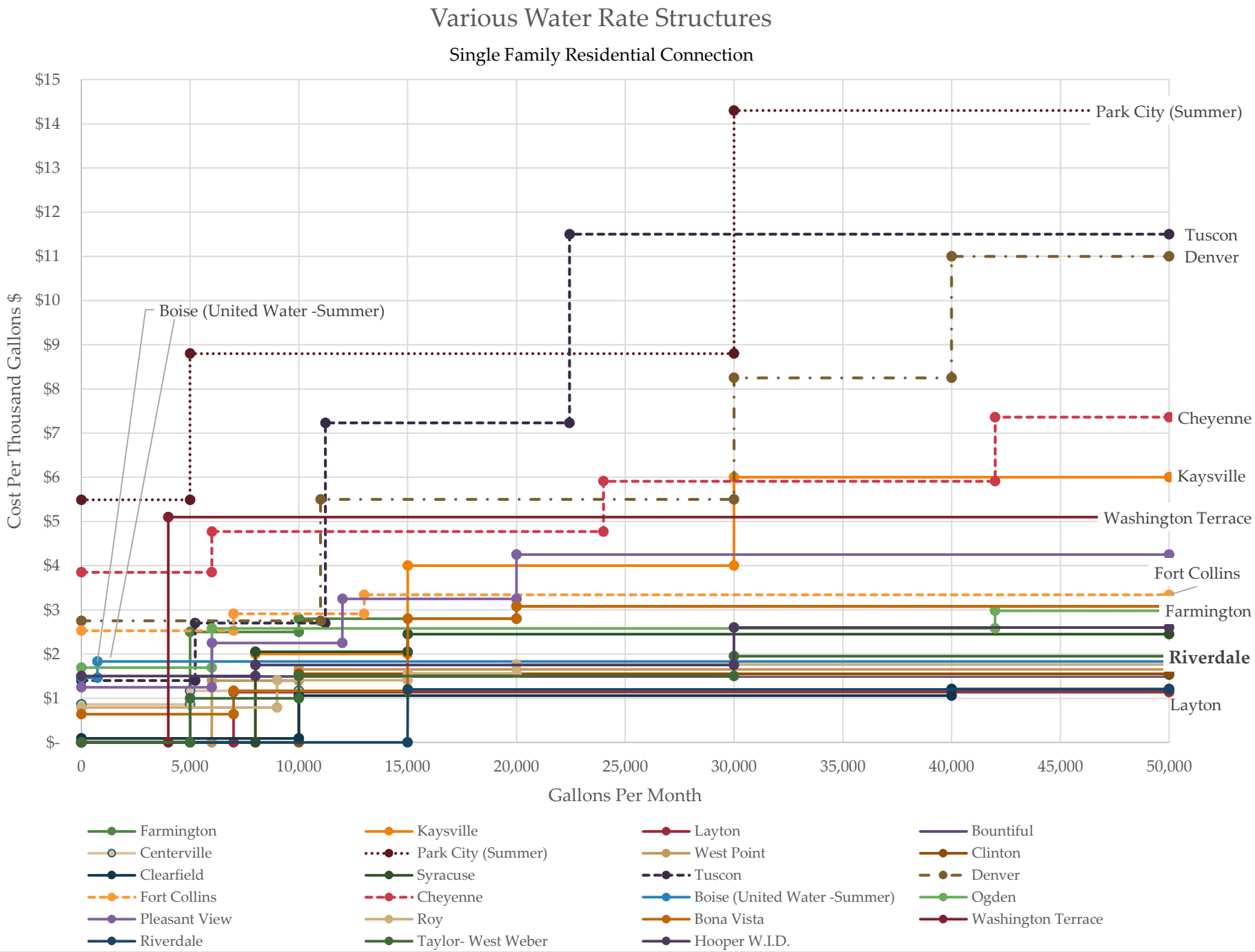
Conservation

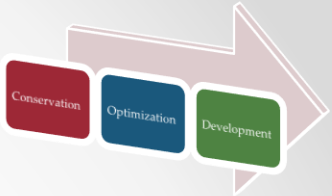
- Creates a block of deliverable water to next growth component
- Secondary Metering
- Water rate structure

Various Water Rate Structures

Single Family Residential Connection




Various Water Rate Structures
Single Family Residential Connection
Cost Per Thousand Gallons $
$15
$14
$13
$12
$11
$10
$9
$8
$7
$6
$5
$4
$3
$2
$1
$-
0
5,000
10,000
15,000
20,000
25,000
30,000
35,000
40,000
45,000
50,000
Gallons Per Month
Park City (Summer)
Tuscon
Denver
Boise (United Water -Summer)
Cheyenne
Kaysville
Washington Terrace
Fort Collins
Farmington
Riverdale
Layton
Farmington
Kaysville
Layton
Bountiful
Centerville
Park City (Summer)
West Point
Clinton
Clearfield
Syracuse
Tuscon
Denver
Fort Collins
Cheyenne
Boise (United Water -Summer)
Ogden
Pleasant View
Roy
Bona Vista
Washington Terrace
Riverdale
Taylor- West Weber
Hooper W.I.D.



Conservation

- Creates a block of deliverable water to next growth component
- Secondary Metering
- Water rate structure
- Common water restrictions
- Program offerings
- Ordinances
- Education

Optimization of water within our own drainages

- Aquifer Storage Recharge
- Reuse
- Groundwater Development
- Raising of AV Watkins Dam
- Well Rehabilitation
- Cloud Seeding
- Water Right Leasing
- Ag Conversion upon development of lands

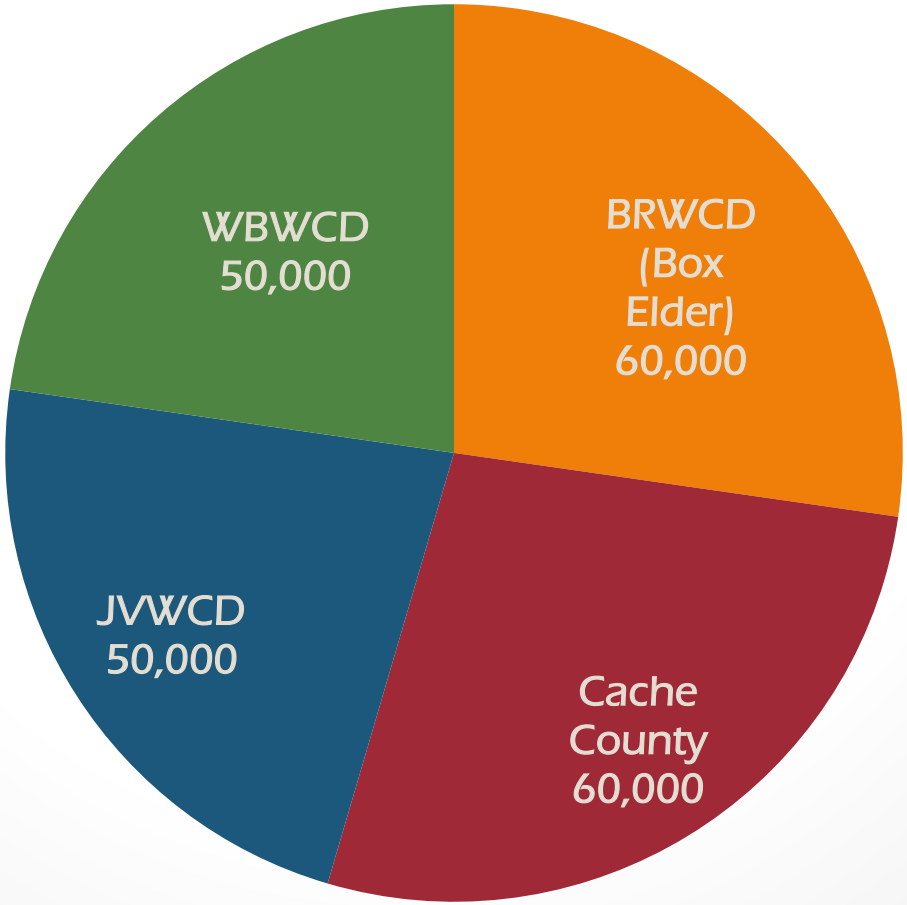
Conversion of Supply

- Convert agricultural supplies to urban supplies
- Only upon development
- Water stays with land
- Need conversion unity

1993/2011

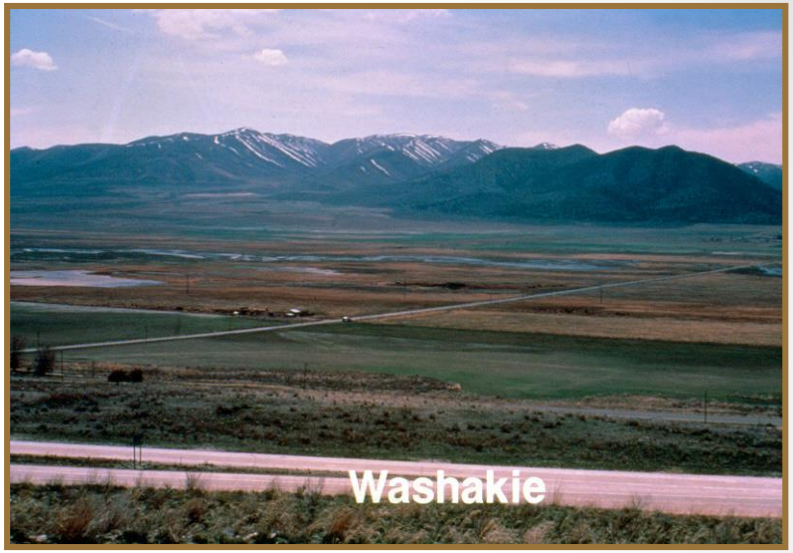
Development

Bear River Development Act 1991



Development

BR Project Features



- **Multiple dams and reservoirs**
- **Diversions from the Bear River**
- **Cache County delivery facilities**
- **Raw water pipelines to West Haven WTP**
- **Box Elder County delivery facilities**
- **Finished water pipeline/storage reservoir/pump stations to Weber, Davis, and Salt Lake Counties**

Development

- Where is funding expected to come from for these development projects?
- Need to be partners in development efforts

RIVERDALE CITY
CITY COUNCIL AGENDA
October 6, 2015

AGENDA ITEM: F1

SUBJECT: Consideration of meeting minutes from:
September 15, 2015 City Council Work Session
September 15, 2015 City Council Regular Session

PETITIONER: City Recorder

ACTION REQUESTED BY PETITIONER: Review and approve minutes accordingly.

INFORMATION: See attached minutes as follows:

September 15, 2015 City Council Work Session

September 15, 2015 City Council Regular Session

BACK TO AGENDA

Minutes of the **Work Session** of the **Riverdale City Council** held Tuesday, September 15, 2015, at 5:30 PM, at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:	City Council:	Norm Searle, Mayor
		Michael Staten, Councilor-participated by conference call
		Don Hunt, Councilor
		Braden Mitchell, Councilor
		Brent Ellis, Councilor
		Gary E. Griffiths, Councilor-participated by conference call
	City Employees:	Rodger Worthen, City Administrator
		Steve Brooks, City Attorney
		Mike Eggett, Community Development Director
		Dave Hansen, Police Chief
		Jackie Manning, City Recorder

Mayor Searle welcomed the Council Members stating for the record that all were in attendance, Councilor Staten and Councilor Griffiths participated by telephone conference.

Open Communications:

Mayor Searle asked if anyone was aware of any open communications and invited Chief Hansen to lead the Pledge of Allegiance.

Presentations and Reports:

Mayor Searle invited questions regarding the presentations. There were not any.

Consent Items:

Mayor Searle invited any corrections or comments for the Work Session and Regular Meeting minutes for the City Council Meeting on September 1, 2015. There were no corrections requested.

Action Items:

Mayor Searle invited discussion regarding the first action item, consideration of resolution 2015-27 Kayak Damage Repair. It was noted there will be a public hearing prior to any action taking on this item. Councilor Griffiths inquired about possibly changing the name for the Kayak Park.

Mayor Searle invited discussion regarding the second action item, consideration of resolution 2015-30 surplus certain property that has been forfeited to the city. Chief Hansen stated the items they are recommending for surplus or city use were evidence for a case that is now closed. The policy requires the property to be surplused before the city can take official possession.

Discretionary Items:

Mayor Searle asked if there were any discretionary items. Mayor Searle invited Chief Hansen to brief everyone regarding the homicide on the Riverdale Trail. Chief Hansen gave a brief overview regarding the homicide. The body was found Sunday by a jogger at approximately 5:30 AM. To which the homicide task force, detectives throughout Weber County, responded. Lieutenant Brenkman with the Riverdale City Police Department led the investigation.

They were able to identify the victim by using the cell phone found with the victim which led them to a local trailer park where the victim lived. The officers at that time detained 4 suspects living in the trailer park which were divided and interviewed. The County Attorney's Officer and other investigators were present and after the interview an arrest was made. Chief Hansen was impressed the interviewing officer provoked a confession from the suspect. Although both the victim and suspect were a part of a gang, this shooting did not appear to be a gang related event. It was noted there were drugs involved.

Mayor Searle was contacted by a spokes-person from the Church of Jesus Christ of Latter Day Saints offering tickets to the Council to the church's upcoming conference for the Saturday or Sunday Session. Two tickets will be available for any member of the Council that is interested.

Mayor Searle reminded the Council of the upcoming Joint Strategic Planning Meeting on September 29, 2015 at 6:00 PM at the Senior Center.

Mayor Searle also reminded the Council of the conference with the League of City and Towns tomorrow, September 16, 2015 to the 18th.

Adjournment:

Having no further business to discuss the Council adjourned at 6:00 PM to convene into their Regular City Council Meeting.

DRAFT

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, September 15, 2015, at 6:12 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:	City Council:	Norm Searle, Mayor
		Don Hunt, Councilor
		Braden Mitchell, Councilor
		Brent Ellis, Councilor
		Gary E. Griffiths, Councilor-participated by conference call
		Michael Staten, Councilor-participated by conference call
	City Employees:	Rodger Worthen, City Administrator
		Steve Brooks, City Attorney
		Lynn Fortie, Business Administrator
		Dave Hansen, Police Chief
		Mike Eggett, Community Development Director
		Jackie Manning, City Recorder
	Visitors:	Charles Kerkvliet, Dave Leahy, Dee Hansen

A. Meeting Called to Order

Mayor Searle called the meeting to order and welcomed all in attendance, and noted for the record that all members of the council were present, with the exception of Councilor Staten and Councilor Griffiths who participated by conference call.

B. Pledge of Allegiance

Mayor Searle invited Chief Hansen to lead the Pledge of Allegiance.

C. Moment of Silence

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

D. Open Communications

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

Dave Leahy, 864 W 4300 S, Riverdale, UT, provided an update regarding the memorial. He discussed the current conditions of the pictures indicating they were beginning to crack and appear weather worn. He confirmed they removed some of the more severe damaged photos and reported they have employed Ogden Blue to assist with the new photos.

Mr. Leahy is proposing 27 flags printed in black and white to be placed on the Veterans Memorial; which will include the history pertaining to the flags. The goal is to have the project completed by Veterans Day in November of this year. Mr. Leahy confirmed he reviewed each picture carefully to ensure they do not violate any copyright laws.

Mr. Leahy provided instruction regarding placing the American Flag half staffed. He explained the proper procedure would be to first lower all other flags prior to lowering the American Flag. The intent is to keep the American Flag remaining above all other flags at all times. The mayor and council expressed gratitude for Mr. Leahy's hard work.

E. Presentations and Reports

1. Mayors Report: Mayor Searle expressed gratitude for the Riverdale Police Department and their response to the homicide on Sunday. This is the first homicide in Riverdale City in approximately 30 years and the prompt response from the police department allowed a smooth investigation and ended with a suspect in custody.

Mayor Searle reminded the Council of the ribbon cutting for Bravo Arts Academy on September 19th to which all are invited. He reminded the Council on September 26, 2015 Communities that Care will team up with the police department and host a drug take back day, at RC Willey in Riverdale. This event provides the opportunity to residents to properly dispose their old prescriptions.

2. City Administration Reports: Mr. Worthen discussed the monthly August report and expressed appreciation for the police department and all of their hard work. It was noted that the condition of the treasury was provided in the packet. There was a brief discussion regarding the water meters and the transition of changing to electronic meters.

Councilor Mitchell inquired about the ambulance report and inquired if it was revenue, to which Mr. Fortie confirmed it was revenue. There was a brief discussion regarding ambulance revenue with questions pertaining to the variation in revenue amounts from year to year. It was confirmed by Mr. Fortie, that 2013 was the highest years of revenue comparatively. Councilor Mitchell inquired if any fees had changed, to which Mr. Worthen stated he will research and update the council should he find any fee changes.

Mr. Eggett reported on the upcoming businesses as seen in the packet. He stated they anticipate the Reeve and Associates building plans to be brought before the Council at the first meeting in October. He stated the business At Home continues to perform well and McDonalds remodel is complete. Mayor Searle stated Horrocks Engineering also moved to the area.

F. Consent Items

Mayor Searle asked for any changes to the City Council Work Session & Regular Meeting Minutes for the September 1, 2015 Regular and Work Session City Council Meeting. There were no changes to the meeting minutes.

MOTION: Councilor Hunt moved to approve the consent items including the City Council Meeting Minutes, as amended. Councilor Ellis seconded the motion.

Mayor Searle invited discussion regarding the motion, and no comments were made.

CALL THE QUESTION: The motion passed unanimously.

G. Action Items

1. Consideration of Resolution 2015-27 Kayak Damage Repair.

Mayor Searle summarized the executive summary which explained:

The City of Riverdale in July 2005 participated with Central Weber Sewer District to construct and provide recreational feature along the Weber River. At that time the City provided $46,000 to assist the construction of the Kayak "wave" feature creating a hazardous area for swimmers. Now the Sewer District and the City desire to reduce risk and potential liability by correcting the dangerous river condition.

Recently, The Sewer District issued a construction contract to "fill-in" the area of the kayak feature that is a hazard. The District is ultimately responsible to complete the project, and did award a contract work for a cost of $85,000, well under the engineers cost estimate of $160k. Recently, the manager of Sewer District and the Chair of the Board approached Mayor Searle and the City Administrator to request participation from the City in the cost of construction. The Sewer District initially requested half of the cost, ultimately a proposed City participation amount of 40% was agreed upon; this joint participation would cost the City $34,000. Candidly, the initial accommodation and construction of the Kayak feature by the City and Kayak enthusiasts placed the City into this present-day predicament.

The District has completed the work and the issue was discussed during the August 18th City council meeting, however, due to time constraints the City did not have time to budget for this project that necessitates use of funds from the City's capital fund. As such, a resolution has been prepared to authorize this expenditure. Mayor Searle stated the construction has been completed.

Public Hearing

MOTION: Councilor Hunt made a motion to open the public hearing. Councilor Mitchell seconded the motion. There was no discussion regarding this motion and all members of the council voted in favor.

There were no public comments made during the public hearing.

MOTION: Councilor Mitchell made a motion to close the public hearing. Councilor Ellis seconded the motion. There was no discussion regarding this motion and all members of the council voted in favor.

Councilor Hunt felt this kayak feature has had unintended consequences in conjunction with sewer district and has resulted in this liability issue for the city. He questioned if the Council were to participate in the cost of the repair, if it would continue to keep the City liable. Mr. Brooks felt if the Council took measures to prevent accidents it would lessen the liability for the City. There was a discussion regarding the possibility of an agreement which would eliminate all City involvement in the future, should this same area need to be repaired by the Sewer District again. There was a discussion regarding the removal of the feature entirely. Mr. Brooks explained the cost to remove the feature would be quite expensive and there was a general consensus to participate in the repair of the cost.

There was a discussion regarding the repair design of the kayak feature. The repair would eliminate the wave design, thus making the river safer and discouraging swimming in the area. It was noted there were larger rocks placed in the area in hopes to prevent future flooding.

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MOTION: Councilor Hunt made a motion to approve Resolution 2015-27, Agreement between Riverdale City and The Central Weber Sewer District concerning payment and work to be performed in the Weber River located on, near or around the Kayak Park, in the amount not to exceed $34,000. Councilor Ellis seconded the motion.

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

CALL THE QUESTION: There was a roll call vote: Councilor Ellis, Staten, Mitchell, Hunt, and Griffiths all voted in favor. The motion passed unanimously.

2. Consideration of Resolution 2015-30 Surplus certain property that has been forfeited to the city.

Mr. Hansen summarized an executive summary that explained:

The attached list of property has been forfeited to Riverdale City by the Weber County Attorney's Office in regards to case #14-12316. All victims in this case have been reimbursed and the attached list of property is no longer of evidentiary value to the police department, or the county attorney. Once the property is declared as surplus, the police department and city would like to retain the property to use within the city by employees.

This involved a credit card fraud to local stores. The fraudulent persons were on drugs, from New York, and hitting the Wasatch Front. The property was returned to the victims, with some electronic devices turned over to the police department. They would like to surplus the property to allow city use of the recovered property. Any property that can't be used will be sold at auction.

MOTION: Councilor Mitchell made a motion to approve Resolution 2015-30, a Resolution declaring lost, stolen, unclaimed or evidence property held by the police department, as surplus; and authorizing the use or sale of the same. Councilor Ellis seconded the motion.

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

CALL THE QUESTION: There was a roll call vote: Councilor Mitchell, Staten, Hunt, Griffiths, and Ellis all voted in favor. The motion passed unanimously.

H. <u>Discretionary Items:</u>

Councilor Griffiths inquired about the theft investigation of the lapidary equipment at the Senior Center. He estimated the cost of equipment to be around $500. Chief Hansen stated he will look into the issue further. Mr. Brooks has been in conversation with one of the lieutenants with the Riverdale Police Department, and they have a suspect in mind.

Councilor Mitchell mentioned a post he saw on Facebook regarding graffiti throughout the City. Specifically the graffiti on the trail, viaduct, Riverdale Road and signs by the bridges near the storage sheds. Mayor Searle asked the councilor to send the information to him for further investigation.

Mayor Searle updated the council regarding the hiring of a fire chief. There was a brief discussion regarding fire districts and the legislature. Mr. Eggett indicated he has researched fire districts and found they cannot do a fire district due to legislature.

Mayor Searle attended a Weber Basin Water Conservancy briefing at Washington Terrace and he would like them to give a presentation at the next Council Meeting regarding the information. He felt it was important to educate the Council and public to conserve water.

I. <u>Adjournment.</u>

MOTION: Having no further business to discuss, Councilor Ellis made a motion to adjourn the Regular City Council Meeting; Councilor Mitchell seconded the motion. All voted in favor. The meeting was adjourned at 7:10 PM.

_____ _____

Norm Searle, Mayor Jackie Manning, Admin Professional

Date Approved: **October 6, 2015**

DRAFT

RIVERDALE CITY
CITY COUNCIL AGENDA
October 6, 2015

AGENDA ITEM: G1

SUBJECT: Consideration of Final Site Plan approval for proposed Reeve Office Building, Lot 2, Hayward Business Park Subdivision, 5175 S 1500 W Riverdale, UT 84405

PETITIONER: Mike Eggett, Community Development Director

ACTION REQUESTED BY PETITIONER: Consideration of Final Site Plan Approval for Reeve Office Building.

INFORMATION:

a. Executive Summary

b. Final Site Plan Review

c. Engineer Approval Letter

d. Staff Reports

e. Application

f. Engineer Cost Estimate

g. Elevation Drawings

h. Updated Comp Drawings

BACK TO AGENDA

City Council
Executive Summary

For the Council meeting on: 10-06-2015	Petitioner: Reeve and Associates, Inc (Nate Reeve)

Summary of Proposed Action

Reeve and Associates, Inc., as represented by Nate Reeve, have applied for a Site Plan review of the Reeve Office Building as a proposed professional office building development located at approximately 1444 South 5175 South in a Planned Regional Commercial (CP-3) zone. This site plan is being proposed for development on Lot 2 of the previously approved Hayward Subdivision. A public hearing is not required to consider this Site Plan proposal. Following the previous final review of the Site Plan, the Planning Commission provided a favorable recommendation for City Council approval of the proposed Final Site Plan, subject to resolving outstanding City Staff and Engineering concerns. Reeve and Associates have since resolved outstanding City Staff and Engineering concerns as reflected the attached reports. Following the presentation and discussion of the Final Site Plan proposal, the City Council may make a motion to approve the Reeve Office Building site plan proposal, approve the proposed site plan with any requested modifications, or not approve the Reeve Office Building site plan with sufficient findings of fact to support the action. If a site plan approval is provided, then this matter could move forward for the City Council to consider approval of the proposed Development Agreement that is directly tied to this Site Plan proposal.

Title 10 Ordinance Guidelines (Code Reference)

This Final Site Plan review is regulated under City Code 10-21 "Subdivisions" and 10-25 "Development in All Zones", and is affected by City Codes 10-10B "Planned Commercial Zones (CP-1, CP-2, CP-3)", 10-13F "Special Use Districts – Hillside", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", 10-16 "Sign Regulations", and uses listed in 10-10A-4 "Commercial Zones (C-1, C-2, C-3)", which are all deemed conditional uses in Planned Commercial Zones (the conditional uses may be granted following City Council review and potential approval of the Development Agreement).

The proposed development parcel was previously established and subdivided in 2007-08 as Hayward Business Park, Lot 2. Since that time, the original applicant was not able to complete the original project intended for this site. Mike Ford has since purchased this property and Reeve and Associates, Inc. has interest in developing Lot 2 for professional office use. The property is in a CP-3 zone which requires the developer of the site to participate in a development plan discussion with the City. Under City Code 10-10B-2, it states that the development plan should include an outline of uses indicated to be allowed in the CP-3 zone as part of the development plan approval. The developer has provided a draft development agreement that does list the intended uses for the proposed building spaces.

Attached with this executive summary is a document entitled "Final Site Plan Review – Reeve Office Building (Hayward Subdivision Lot #2)"; this is a supplementary document addressing items on the Site Plan application document. Also attached, following this executive summary, are comments from the Public Works Director, The City Attorney, the Interim Fire Chief, the Police Chief, the City Administrator, and contracted City Engineer.

The City Council and the applicant need to be sensitive to the fact that this is a CP-3 zone and per 10-10B-6 of the City Code, this development needs to have an acceptable relationship to, and further the purposes of, the overall plan for this area of the City (i.e. aesthetic relationship to already existing buildings,

maintenance of facilities, etc). A building elevation and building facility layout has been provided for the Reeve Office Building project. A building elevation drawing is key in determining architectural and aesthetic compatibility to other buildings and uses within this CP-3 zone area.

Building signage is regulated per City Code 10-16 (specifically section 8.(b.) for Commercial Districts); the applicant should be directed to adhere to this Code when contemplating signage.

Staff would encourage the City Council to review this matter and then discuss with the petitioner any noted concerns that may arise. Following discussion in this matter, the City Council may make a motion to approve the Reeve Office Building site plan proposal, approve the proposed site plan with any requested modifications, or not approve the Reeve Office Building site plan with sufficient findings of fact to support the action. If a site plan approval is provided, then this matter could move forward for the City Council to consider approval of the proposed Development Agreement that is directly tied to this Site Plan proposal.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Commercial/Office/Business Park" and this proposed project would comply with this land use.

Legal Comments – City Attorney

Steve Brooks, Attorney

Administrative Comments – City Administrator

Rodger Worthen, City Administrator

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

Final Site Plan Review – Reeve Office Building (Hayward Subdivision Lot #2), 5175 South 1500 West

Completed by Mike Eggett, Community Dev. Director on 8/31/2015 & Updated on 9/14-15/2015 & 10/1/2015

Recommendation: City staff recommends that the City Council examine and review items associated with this proposed final site plan review. City staff recommends that the City Council act accordingly to provide final site plan approval, final site plan approval with additional comments or requests of the developer, or not provide final site approval for the proposed Reeve Office Building site plan.

Date Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting)	Aug. 25, 2015; update submitted on Sept. 10, 2015, Sept. 22, 2015, Sept. 29, 2015, and Sept. 30, 2015
Date Application Submitted to City:	August 25, 2015
Date Fee Paid:	Paid on August 26, 2015 (see receipt for detail)
Site Plan – Preliminary Requirements	**Departmental Review Comments**
COVER SHEET	Provided
Title Block	
Project name and address	Project name and address location shown; address per plat is 1444 South 5175 West
Property Owner's name, address, and phone number	Mike Ford, 620 East 1700 South, Clearfield, Utah 84015, 801-644-5100
Developer's name, address, and phone number	Reeve & Associates, Inc. – Nate Reeve, 920 Chambers Street, Suite 14, Ogden, Utah 84403, 801-621-3100
Approving agency's name and address: Utility companies if applicable	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405; Blue Stakes Location number is on permit; no utility companies appear to be directly affected
Consulting Engineer's name, address, and phone number	J. Nate Reeve, P.E. (Reeve & Assoc), 920 Chambers St, Suite 14, Ogden, Utah 84403, 801-621-3100
Licensed Land Surveyor's name, address, phone number, signature, and seal	Reeve & Associates, Inc/individual surveyor not identified; Address & phone number same above; seal and signature showing for Nate Reeve

Date	Yes – Aug 13, 2015 and revision dates Sept 10, 2015, Sept. 22, 2015, Sept. 29, 2015, and Sept. 30, 2015
Revision block with date and initials	Revision block shown and notes in left top corner
Sheet number and total sheets	Shown (11 total sheets)
<u>General</u>	
Street names	Shown – 1500 West 5175 South
Layouts of lots with lot numbers	Yes, shown as Hayward Lot #2
Adjacent tract ownership and tax identification numbers	Tract ownership names and tax ID shown
Scale (minimum 1”=50’ to 1”=10’)	Yes, scale is showing within allowed range
North arrow	Yes
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Yes, shown and identified in packet
Space for notes	Yes, notes and legend sheet provided as sheet 2
Contours	Yes, shown on sheets 3, 5, and 8
Public areas	Sidewalks, park strips shown and identified on sheet 4
<u>Vicinity Map</u>	
Street names	Yes
Site location	Yes
North arrow	Yes
Scale	Note of “Not to Scale”
PLAT SHEET	Lot 2 was previously subdivided, no new platting necessary for this project (use cover sheet)
<u>Title Block</u>	
Project name and address	Project name and address location shown; address per plat is 1444 South 5175 West
Approving Agency’s name and address	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405
Consulting Engineer’s name, address, and phone number	J. Nate Reeve (Reeves & Assoc), 920 Chambers St, Suite 14, Ogden ,Utah 84403, 801-621-3100
Date	Yes – Aug 13, 2015 and revision date Sept 10, 2015, Sept. 22, 2015, Sept. 29, 2015, and Sept. 30, 2015

Names of approving agents with titles, stamps, signatures, and license expiration dates	Names of approving agents, titles, stamps, signatures, and expiration dates anticipated as applicable to proposal
Names of approving departments (Attorney, Planning Commission, Mayor, Recorder)	Not applicable
Consulting Engineer's stamp, signature, and license expiration date	Yes – Engineer agency's logo, contact information, and signature showing
Layout	
Street Names	Shown – 1500 West 5175 South
Layouts of lots with lot numbers	Yes, shown as Hayward Lot #2
Bearings and distances for all property lines and section ties	Defer to City Engineer review
Legal description	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 showing
North arrow	Yes
Owner's dedication certificate for subdivision (Notary Acknowledgement)	Not applicable
Landscaping (location and type with area calculations)	Yes, provided on Sheet 1 and detailed on Sheets 10 and 11
Location of exterior lighting devices, signs, and outdoor advertising	Street light currently placed on south corner of 1500 W 5175 S, refer to drawings for more; location of exterior signs shown on Sheet 4; exterior lighting system shown on Sheet 6;
Location of underground tanks, dumpsters, etc	No underground tanks appear to be needed; dumpster location is shown (dumpster enclosure provided in east end of parking lot)
Additional Information	
Benchmark	Shown
Basis of bearings	Shown
Legend	Shown
PLAN AND PROFILE SHEETS	Provided
Title Block	
Project name and address	Project name and address location shown
Approving Agency's name and address	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405

Consulting Engineer's name, address, and phone number	J. Nate Reeve (Reeves & Assoc), 920 Chambers St, Suite 14, Ogden ,Utah 84403, 801-621-3100
Date	Yes – Aug 13, 2015 and revision date Sept 10, 2015, Sept. 22, 2015, Sept. 29, 2015, and Sept. 30, 2015
Scale	Yes, scale is showing within allowed range
Revision block with date and initials	Revision block shown and notes in left top corner
Sheet number and total sheets	Shown (11 total sheets)
General	
North arrow	Yes
Street names	Shown – 1500 West 5175 South
Lot numbers	Yes, shown as Hayward Lot #2
Reference to sheets showing adjacent areas	Not applicable
Center line stationing	Shown on plans
Existing natural ground	Shown on sheet 3
Signage	Building signage shown on Sheet 4, must still comply with sign ordinance regulations; may inquire regarding future signage intent
Height	*Not available*
Size	*Not available*
Locations	Building sign location shown on Sheet 4, monument & post sign locations shown on Sheet 4
Colors	*Not available*
Lighting	*Not available*
New and Existing Buildings	
Height and Size	New building - Height = 38'; Building size = approx. 6,528 sq. ft.; Existing fences and utility structures shown on Sheet 3
Location, setbacks, and all dimensions	Yes, shown on proposed site plan (Sheet 4); front setback - minimum 20 feet at nearest point; rear setback – minimum 10.8 feet at nearest point; west side setback – minimum 66.45 feet at nearest point; east side setback – minimum 242.15 feet at nearest point; see architectural renderings and building design for more on dimensions

Type of construction	Wood framed building; exterior materials are brick, EIFS or hardy plank products – see architectural renderings for more
Type of occupancy and proposed uses	Professional Office Building as listed in proposed Development Agreement
Show handicapped access	ADA accessible ramp and access areas shown and handicapped parking stall shown
New and Existing Landscaping & Percentage	44.33% of site
Number of trees	16 trees, 189 shrubs, 62 perennials shown
Landscape plan showing all planting, hardscaping, berming, and watering	Planting, hardscaping shown; gentle berming along the road, as required in 10-14-12 (B.)(2.) shown; irrigation plan shown on Sheet 11
Xeriscaping alternatives being considered	Yes, xeriscaping seems to be applied in the gravel mulch areas of building as well as some of the plantings; for more, inquire of the developer
New and Existing Walls and Fences	
Location, design, and height	Location and height of fence placement meets all requirements of City Code; 6' new vinyl privacy fences will be installed
Materials proposed for construction	External fence will be 6' vinyl
New and Existing Parking	
Location, area, and layout of off-street parking (size of stalls, regular and handicapped)	44 stalls are provided and shown; handicapped parking space provided and shown; size meets city requirements; per code adequate parking for use
Location of employees' parking, customer parking, and handicapped parking	Established as shown in drawings
Internal circulation pattern	Not currently shown
New and Existing Ingress and Egress	
Location and size of points of ingress and egress for motor vehicles and internal use	Yes, shown at 24' wide
Circulation pattern	Not currently shown (as applicable)
New and Existing Streets	
All access points	Yes, this is shown
Center lines	Yes, this is shown
Right-of-way lines	Yes, shown on plans and identified 60' r-o-w
Face of curb lines	Yes, this is shown
Centerline slope	Shown on drawings and established per previous road development

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 if applicable;
Light poles	Street light currently exists on south corner of 1500 W 5175 S; light pole locations shown on Sheet 6, including parking area
Street lights	Yes, existing street light location shown and identified; no new street lighting proposed
Street name signs	Signing installation should be coordinated with public works dept and paid for by applicant;
Stop signs	Signing installation should be coordinated with public works dept and paid for by applicant;
UDOT approval (if required for project)	Not applicable for this application
Sidewalk (4' side with 4" of road base or 6' side with 6" of road base through the approach)	Yes, shown as a 4'; 4" road base placement defined on sheet 7 and 6' to 6" through approach
Planting Strip	Yes, shown as 4.5'
New and Existing Storm Drainage	
Top of curb elevations	Shown on Sheet 5 and detail drawing on Sheet 7
Slope of gutter	Shown on Sheet 5 and detail drawing on Sheet 7
Manholes	Shown as already existing on multiple sheets
Invert elevations	Shown on multiple sheets, 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 of plans
Ditches, location and ownership	No ditches or waterways of note shown
Approval to pipe, reroute or use	Other than future City approval, no other approval required, defer to City Engineer
Calculations for retention system	Shown on grading plan (Sheet 5)
Method of storm water clean-up	Shown on sheet 8 and 9 (Storm Water Pollution Prevention Plan Exhibit and Plan Details)
New and Existing Sanitary Sewers	
Manholes	Shown on multiple sheets of plans
Invert elevations	Shown on multiple sheets, 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, size of water meters identified; type per public works. Location of new and existing valves shown. Two existing fire hydrants shown, no new hydrants proposed
New and Existing Gas Lines	
Size and type	Existing gas lines shown, size and type not shown; new gas lines approximate location show, size and type not shown
New and Existing Electrical Lines	
Size, location, and type	Existing power box locations shown; existing power lines shown, size and type not shown; new power lines approximate location show, size and type not shown
Location of power poles	None identified or showing on plans, if any exist; transmission boxes location shown
New and Existing Telephone Lines	
Location of poles, junction boxes, and manholes	Existing location of telephone boxes shown, poles and associated manholes not shown if applicable
New and Existing Cable TV Lines	
Location of lines (if applicable)	Cable TV lines not shown and may not be applicable
DETAILED DRAWINGS	
Cross section of roadway (minimum 8" road base and 3" asphalt)	Shown on Sheet 7 (Civil Details) with 9" road base and 3" asphalt
Cross section of curb and gutter (standard 30" high back)	Shown on Sheet 7 (Civil Details), defer to City Engineer
Gutter inlet box with bicycle safe grate	Shown on Sheet 5 (Grading Plan) , Sheet 6 (Utility Plan), and Sheet 7 (Civil Details); defer to City Engineer
Cleanout box	Shown on Sheet 5 (Grading Plan) , Sheet 6 (Utility Plan), and Sheet 7 (Civil Details); defer to City Engineer
Thrust blocking	Shown on sheet 7 (Civil Details); defer to City Engineer
Special energy dissipating or drop manholes	None showing and may not be applicable
ADDITIONAL INFORMATION	
Soils report	Geotechnical provided for project on July 23, 2007 as part of subdivision review at the time; no new soils reports have been provided; old report has been provided
Drainage and runoff calculations	Yes, shown on sheet 5 (Grading Plan)

Water right transfer documentation	Review with Public Works if needed
Copy of protective covenants, codes, and regulations for development	None provided or anticipated with this project; proposed development agreement submitted and reviewed by City Attorney (comments provided)
Eight (8) total 11" X 17" copies of plan drawings, one large full set of plan drawings, and one digital full set copy of plan drawings	Yes, provided as requested;
Building elevation renderings	Yes, this imagery is provided in the packet
Corp of Engineers approval (if required)	Not applicable or required
Zoning compliance	Yes, CP-3, subject to approval of a Development Site Plan and Development Agreement document listing approved commercial uses within this development; Development Agreement draft has been submitted for review and reviewed by City Attorney (comments provided)
RDA compliance (if applicable)	Not applicable in this matter
Use compliance	Yes, C-3 uses anticipated for this development; all approved uses, per CP-3 zoning language approval and development agreement approval
Engineering comments and letter of approval recommendation	Engineering comments, along with Public Works, Fire Department, Police Department, City Administrator and City Attorney comments have been provided
Traffic study	Not currently provided; likely not needed to provide any analysis unless otherwise requested
All Planning Commission and City Staff conditions for approval have been met	Currently recommended for approval by Planning Commission

CIVIL ENGINEERING CONSULTANTS, PLLC.

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

1 October 2015

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **The Reeve Office Building**
Subj: Site Plan Improvement Drawings & Cost Estimate for Offsite Improvements – Approval Recommendation

Dear Mike,

I have reviewed with Shawn Douglas the recent submittal of the Site Plan Improvement Drawings and the Cost Estimate for Offsite Improvements and find them meeting the Riverdale City Standards. I herewith recommend approval of the Improvement Drawings and Cost Estimate.

Should you have any questions feel free to contact our office for clarifications.

Sincerely,
CEC, Civil Engineering Consultants, PLLC.

N. Scott Nelson, P.E.
City Engineer

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

DEPARTMENTAL STAFF REPORTS – 9/10-15/2015 & 10/1/2015

From: Shawn Douglas

Shawn Douglas is in support of the comments reflected in the Engineering Report completed by Scott Nelson.

From: Dave Hansen
Sent: Tuesday, October 1, 2015 10:45 AM
To: Mike Eggett
Subject: RE: Updated drawings and Engineer's Cost Estimate

Looks good to me!

Dave

Previously reported to the Planning Commission

From: Steve Brooks
Sent: Thursday, September 10, 2015 4:35 PM
To: Mike Eggett
Subject: Reeve Development Agreement

Mike,

I didn't see anything that jumped out at me as a cause for concern. I didn't check some of the things that you deal regularly with for any accuracy (percent of landscape, types of uses, etc.) but overall it looked fine…

Steve

Previously reported to the Planning Commission

From: Matt Hennessy
Sent: Monday, September 14, 2015 2:16 PM
To: Mike Eggett
Cc: Randy Koger
Subject: RE: Reeve Office Building Site Plan – Final plans update needed

No concerns from the FD.

Sorry for the last minute response and thanks for the reminder.

Matt.

Matthew Hennessy

Training Officer
Riverdale Fire Department
Office: 801-394-7481
Cell: 801-791-6402

Previously reported to the Planning Commission

From: Rodger Worthen
Sent: Tuesday, September 15, 2015 9:13 AM
To: Mike Eggett
Subject: RE: Reeve Office Building Site Plan – Final plans update needed

Mike-

I have reviewed these plans, with no suggested changes. I think the building and use will be great addition to the area.

Thank you,
Rodger W.

Riverdale City

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

RIVERDALE CITY PLANNING COMMISSION
APPLICATION FOR COMMERCIAL OR MANUFACTURING
SITE PLAN APPROVAL

CASE NO: 2015-03 DATE SUBMITTED: 8-25-2015

APPLICANT'S NAME: REEVE AND ASSOCIATES, INC. C/O NATE REEVE

ADDRESS: 920 CHAMBERS STREET, STE. 14, OGDEN, UT. 84403

PHONE: [redacted] TAX I.D. NO: [redacted]

ADDRESS OF SITE: 1350 W. 5175 SO.

APPLICANT'S INTEREST: OWNER / DEVELOPER

Application is hereby made to the Riverdale City Planning Commission requesting that the following permitted use, be approved on 0.91 AC. (sq. ft./acreage) of property in the CP-3 zone in accordance with the attached site plan.

Signature of Applicant

Signature of Property Owner

I authorize Nate Reeve 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 - $200 per acre or portion of

Fee: $ 182.00 Date paid: 8-26-2015 date processed

Planning Commission set public hearing: Yes ☐ No ☑ Date of Public Hearing: N/A

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

Date: 9-22-2015 Decision of Commission: Recommended for Council Approval

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

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

Date: _____ Decision of Council: _____

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

Receipt No: 15.494056 Aug 26, 2015

REEVE AND ASSOC

Previous Balance:		.00
BUILDING PERMITS - PLAN/DEV REV		182.00
10-32-2200 BUILDING PLAN/DEV FEES		
Total:		182.00
CHECK	Check No: 25611	182.00
Total Applied:		182.00
Change Tendered:		.00

08/26/2015 09:36AM

Reeve Office-Riverdale

Engineers Cost Estimate - Improvements within ROW

9/20/15 SKT 6057-05

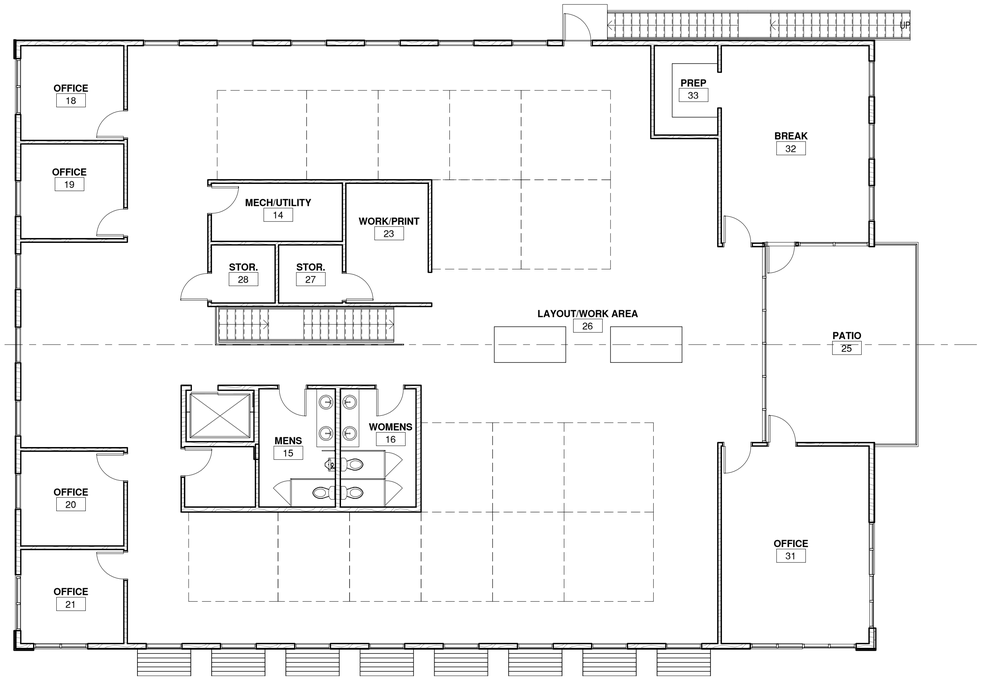
Description	Item	Unit	Unit Price	Amount	
Culinary Water					
New lid for exsiting water meter	1	ea	$175.00	$175.00	
Removal of existing water lateral	1	ea	$1,875.00	$1,875.00	
					$2,050.00
Sanitary Sewer					
Removal of existing sewer lateral	1	ea	$1,560.00	$1,560.00	
					$1,560.00
Street Improvements					
4' Sidewalk	505	l.f.	$15.20	$7,676.00	
Access Drive	3	l.s.	$4,000.00	$12,000.00	
					$19,676.00
Misc.					
Sod	2,272	s.f.	$0.30	$681.60	
Irrigation	1	l.s.	$1,850.00	$1,850.00	
ADA Ramp Ramp	1	ea	$950.00	$950.00	
					$3,481.60
Total					$26,767.60

2 SOUTHEAST VIEW

F:\Projects\15680_Reeve New Office\DRAWA_15680.rvt

1 SOUTHWEST VIEW

2 SOUTHEAST VIEW



C4 SECOND FLOOR
1/8" = 1'-0"

A4 GROUND FLOOR
1/8" = 1'-0"

IF SHEET IS LESS THAN 24"x 36"
IT IS A REDUCED PRINT.
REDUCE SCALE ACCORDINGLY

9/15/2015 7:26:40 AM

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CLH ARCHITECTS ENGINEERS
Case, Lowe & Hart, Inc. • 2484 Washington Blvd.
Suite 510 • Ogden, Utah • 84401
801.399.5821• Fax 801.399.0728 • www.clhae.com

CONSULTANT

STAMP

STATE OF UTAH
STEVEN J. PETERSON
6830295-0301
LICENSED ARCHITECT

RA

Reeve Office Building

RIVERDALE, UTAH

MARK	DATE	DESCRIPTION

ISSUE DATE:	SEPTEMBER 14, 2015
PROJECT NO:	15680
CAD DWG FILE:	
DRAWN BY:	Author
CHK'D BY:	Checker

SCHEMATIC PLAN

SEPTEMBER 14, 2015

SHEET TITLE

SCHEMATIC PLANS

SHEET NO:

A101

Reeve & Associates, Inc. - Solutions You Can Build On

Project Narrative/Notes/Revisions

1) 8/25/15 RH – COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
2) 9/10/15 TH – UPDATED DESIGN PER CITY REVIEW.
3) 9/22/15 RH – UPDATED DESIGN PER CITY REVIEW.
4) 9/29/15 RH – UPDATED DESIGN PER CITY REVIEW.
5) 9/30/15 RH – UPDATED DESIGN PER CITY REVIEW.

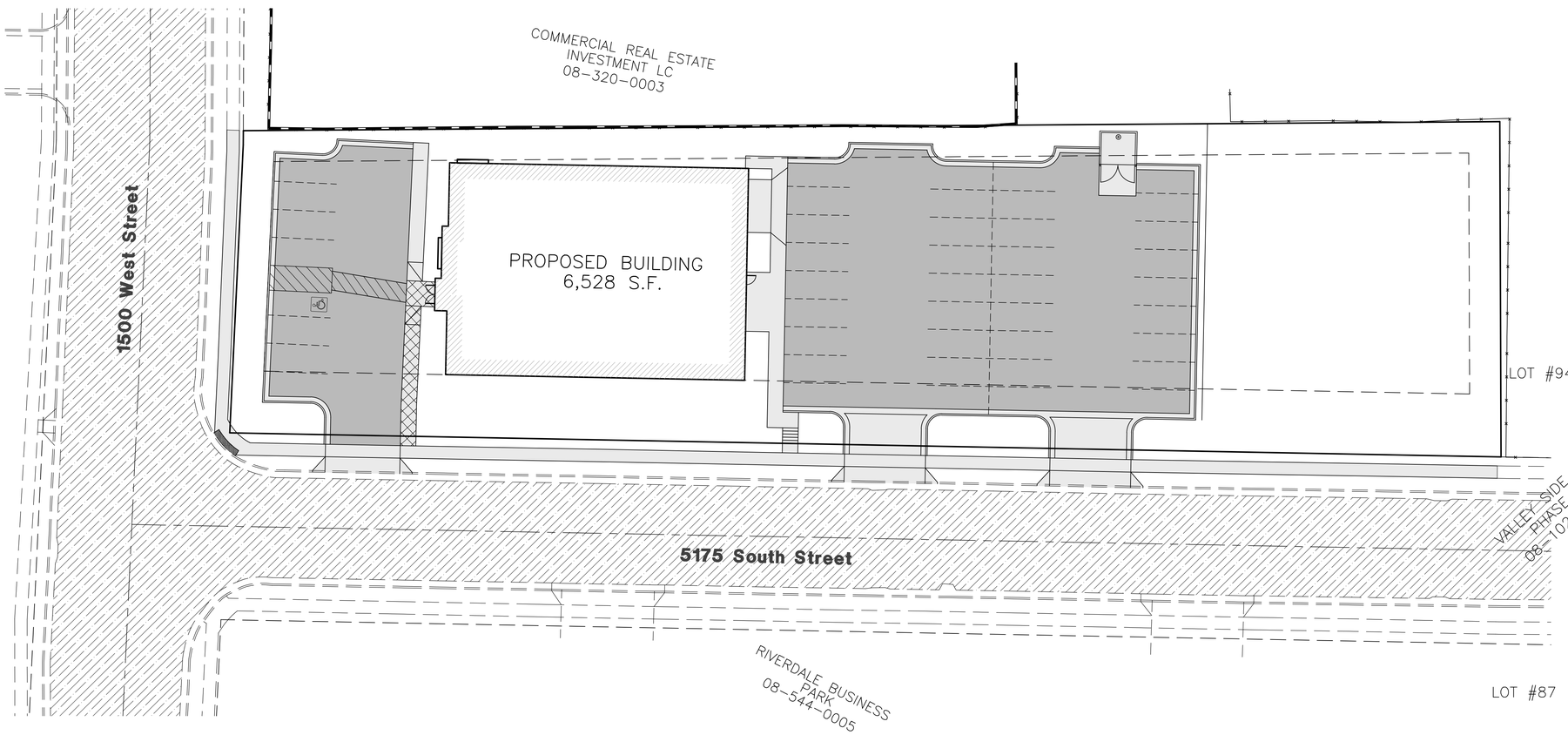
REEVE OFFICE BUILDING

Lot 2, Hayward Business Park Subdivision

Site Plans

RIVERDALE CITY, WEBER COUNTY, UTAH
AUGUST 2015

Vicinity Map
NOT TO SCALE



Sheet Index

Sheet 1 - Cover/Index Sheet
Sheet 2 - Notes & Legend Sheet
Sheet 3 - Existing Site Plan
Sheet 4 - Proposed Site Plan
Sheet 5 - Grading Plan
Sheet 6 - Utility Plan
Sheet 7 - Civil Details
Sheet 8 - Storm Water Pollution Prevention Plan Exhibit
Sheet 9 - Storm Water Pollution Prevention Plan Details
Sheet 10 - Landscape Plan

Site Information

PROJECT ADDRESS: 1350 WEST 5175 SOUTH
RIVERDALE CITY, UTAH

BUILDING HEIGHT.....APPROX. 38'-0"
CONSTRUCTION TYPE.....WOOD FRAMED
PROPOSED USE.....PROFESSIONAL OFFICE

VISITOR PARKING STALLS.....8
EMPLOYEE PARKING STALLS.....36
TOTAL AREA.....41,501 s.f.
BUILDING AREA.....6,528 s.f. 15.73%
HARD SURFACED AREA.....16,577 s.f. 39.94%
LANDSCAPE AREA.....18,396 s.f. 44.33%

20 0 20 40 60
Scale: 1" = 20'

Approving Agency

RIVERDALE CITY
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UTAH 84405

APPROVED DATE

Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Elevation Datum

SITE BENCHMARK:
BRASS CAP MONUMENT AT CENTER OF SECTION 13, T.5N., R.2W., SLB&M U.S. SURVEY SET IN 1988
GPS DERIVED ELEVATION = 4473.540'

Developer Contact:

Reeve & Associates, Inc.
Nate Reeve
920 Chambers Street, Suite 14
Ogden, UT 84403
PH: (801) 621-3100

Blue Stakes Location Center
Call: Toll Free
1-800-662-4111
Two Working Days Before You Dig

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 920 CHAMBERS STREET #14, OGDEN, UTAH 84403, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc.
920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 e-mail: mail@reeveassociates.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE		DESCRIPTION
09-22-15	RH	City Comments
09-29-15	RH	City Comments
09-30-15	RH	City Comments

Revised: 9-30-15

Reeve Office Building
RIVERDALE CITY, WEBER COUNTY, UTAH

Cover/Index Sheet

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: R. HANSEN
Begin Date: AUGUST 13, 2015
Name: REEVE OFFICE BUILDING SITE PLAN
Number: 6057-05

Sheet 1 / 11 Sheets

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General Notes:

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATETED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. 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 GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATLON/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
3. TRAFFIC CONTROL, STRIPING &' SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
5. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
6. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
7. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
10. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
11. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
12. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
14. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
16. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
17. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
18. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
19. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
20. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
21. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND 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 THE ENGINEER.
22. 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 TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
23. 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.
24. 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.
25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT 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 AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT 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.
26. 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 HIGHEST QUALITY ARE TO BE USED.
27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
29. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES. OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE

Utility Notes:

1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS). 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 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.
3. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
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 HIS EXPENSE.
5. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
6. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
7. CONTRACTOR SHALL PROVIDE GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
8. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX
9. SILT AND DEBRIS IS 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.
10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
11. 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 DE-WATERED CONDITIONS.
12. 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.
13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
18. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
19. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
20. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
21. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

Erosion Control General Notes:

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

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

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

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

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

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

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

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

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

EXPOSED SLOPES:

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

Legend

—W—	= PROPOSED CULINARY WATER LINE		= EXISTING CATCH BASIN	L.F.	= LINEAR FEET
—EX.W—	= EXISTING CULINARY WATER LINE		= EXISTING SPRINKLER	NG	= NATURAL GRADE
—SS—	= PROPOSED SANITARY SEWER LINE		= PLUG W/ 2" BLOW-OFF	O.C.	= ON CENTER
—EX.SS—	= EXISTING SANITARY SEWER LINE		= AIR-VAC ASSEMBLY	PC	= POINT OF CURVE
—SD—	= PROPOSED STORM DRAIN LINE		= PROPOSED REDUCER	PRC	= POINT OF REVERSE CURVE
—EX.SD—	= EXISTING STORM DRAIN LINE		= PLUG & BLOCK	PRVC	= POINT OF REVERSE VERTICAL CURVE
—LD—	= PROPOSED LAND DRAIN LINE		= STREET LIGHT	PT	= POINT OF TANGENT
—EX.LD—	= EXISTING LAND DRAIN LINE		= SIGN	PP	= POWER/UTILITY POLE
—SW—	= PROPOSED SECONDARY WATER LINE	BLDG	= BUILDING	P.U.E.	= PUBLIC UTILITY EASEMENT
—EX.SW—	= EXISTING SECONDARY WATER LINE	BVC	= BEGIN VERTICAL CURVE	R/C	= REBAR & CAP
—IRR—	= PROPOSED IRRIGATION LINE	C&G	= CURB & GUTTER	RCB	= REINFORCED CONCRETE BOX
—EX.IRR—	= EXISTING IRRIGATION LINE	CB	= CATCH BASIN	RCP	= REINFORCED CONCRETE PIPE
—OHP—	= EXISTING OVERHEAD POWER LINE	C.F.	= CUBIC FEET	RIM	= RIM OF MANHOLE
—TEL—	= EXISTING TELEPHONE LINE	C.F.S.	= CUBIC FEET PER SECOND	R.O.W.	= RIGHT-OF-WAY
—GAS—	= EXISTING NATURAL GAS LINE	CL	= CENTERLINE	SD	= STORM DRAIN
	= EXISTING EDGE OF PAVEMENT	DI	= DUCTILE IRON	SS	= SANITARY SEWER
—X—X—X—	= FENCE LINE	EP	= EDGE OF PAVEMENT	SW	= SECONDARY WATER
	= MASONRY BLOCK/RETAINING WALL	EVC	= END VERTICAL CURVE	TOA	= TOP OF ASPHALT
	= DITCH/SWALE FLOWLINE	FC	= FENCE CORNER	TBC	= TOP BACK OF CURB
	= PROPOSED FIRE HYDRANT	FF	= FINISH FLOOR	TOE	= TOE OF SLOPE
	= EXISTING FIRE HYDRANT	FFE	= FINISH FLOOR ELEVATION	TOP	= TOP OF SLOPE
	= PROPOSED MANHOLE	FG	= FINISHED GRADE	TOW	= TOP OF WALL
	= EXISTING MANHOLE	FH	= FIRE HYDRANT	TSW	= TOP OF SIDEWALK
	= PROPOSED SEWER CLEAN-OUT	FL	= FLOW LINE	VPI	= VERTICAL POINT OF INTERSECT.
	= PROPOSED GATE VALVE	GB	= GRADE BREAK	W	= CULINARY WATER
	= EXISTING GATE VALVE	HDPE	= HIGH DENSITY POLYETHYLENE PIPE	WM	= WATER METER
	= PROPOSED WATER METER	INV	= INVERT		= EXISTING PAVEMENT
	= EXISTING WATER METER	IRR	=IRRIGATION		= PROPOSED PAVEMENT
	= PROPOSED CATCH BASIN	LD	= LAND DRAIN		= PROPOSED CONCRETE

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TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

REVISIONS

DATE		DESCRIPTION
09-22-15	RH	City Comments
09-29-15	RH	City Comments
09-30-15	RH	City Comments

Revised: 9-30-15

Reeve Office Building

RIVERDALE CITY, WEBER COUNTY, UTAH

Notes & Legend Sheet

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.

Engineer: J. NATE REEVE, P.E.

Drafter: R. HANSEN

Begin Date: AUGUST 13, 2015

Name: REEVE OFFICE BUILDING SITE PLAN

Number: 6057-05

Sheet 2 of 11 Sheets

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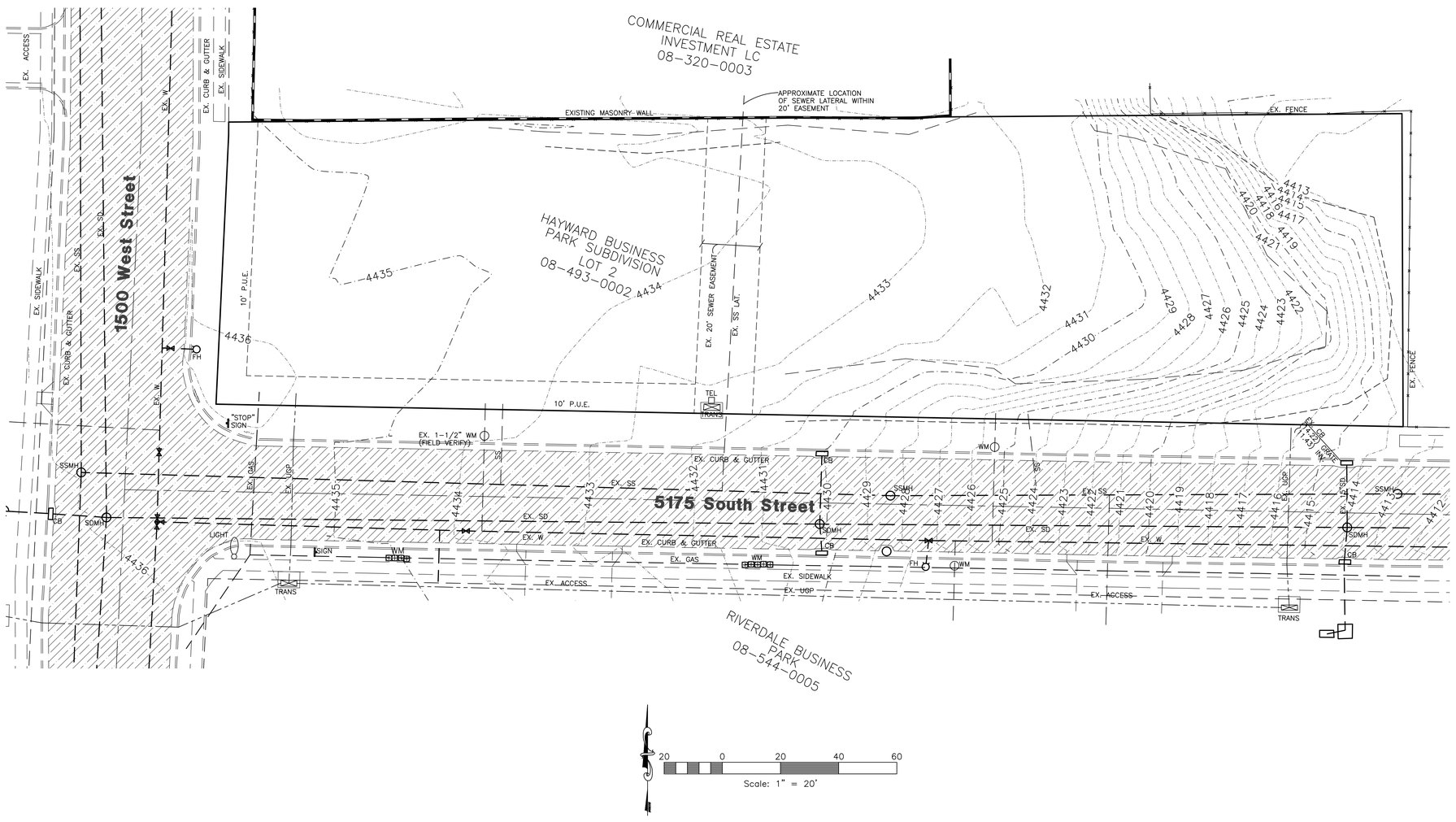

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Reeve Office Building

RIVERDALE CITY, WEBER COUNTY, UTAH

Existing Site Plan

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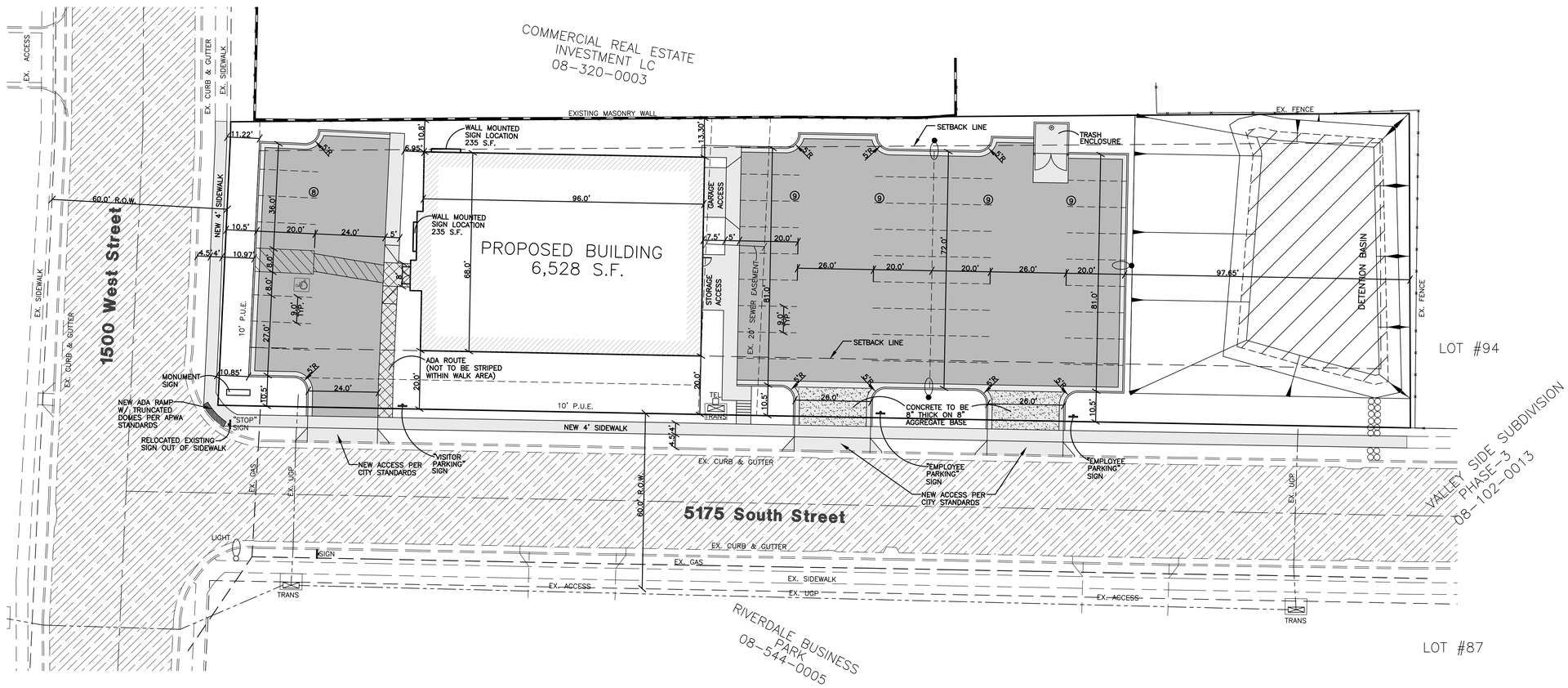


20 0 20 40 60

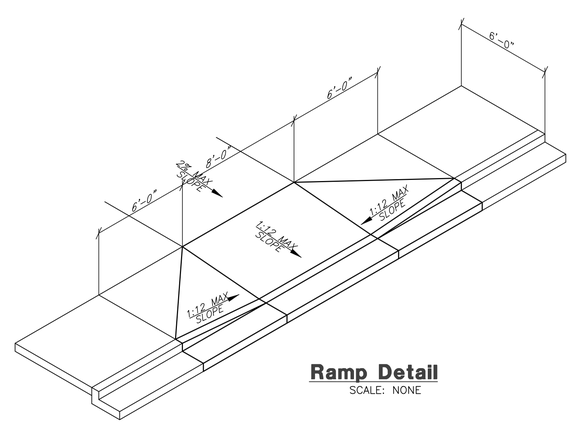
Scale: 1" = 20'

Legend

= Accessible Route

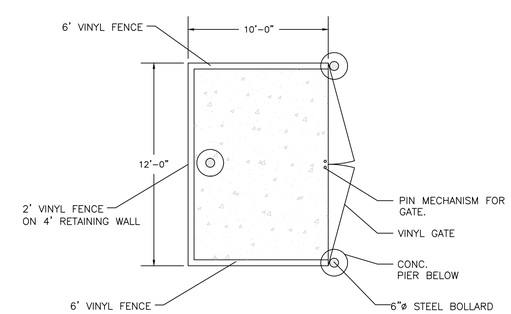
NOTES:

1) ALL DETERIORATED OR DAMAGED SURFACE IMPROVEMENTS SURROUNDING THE PERIMETER OF THE PROJECT WILL NEED TO BE REPLACED.
2) PROJECT OWNERS MUST MAINTAIN ALL PARK STRIPS ON CITY RIGHT-OF-WAYS AND ALL LANDSCAPING IMPROVEMENTS TO THE SIDES AND REARS OF THE BUILDING AND IN THE DETENTION BASIN.



Ramp Detail

SCALE: NONE



Trash Enclosure Details

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09-29-15	RH	City Comments
09-30-15	RH	City Comments
10-1-15	TH	City Comments

Revised: 9-30-15

Reeve Office Building

RIVERDALE CITY, WEBER COUNTY, UTAH

Proposed Site Plan

REGISTERED PROFESSIONAL ENGINEER 375328 J. NATE REEVE STATE OF UTAH

Project Info.

Engineer: J. NATE REEVE, P.E.

Drafter: R. HANSEN

Begin Date: AUGUST 13, 2015

Name: REEVE OFFICE BUILDING SITE PLAN

Number: 6057-05

Sheet 4 of 11 Sheets

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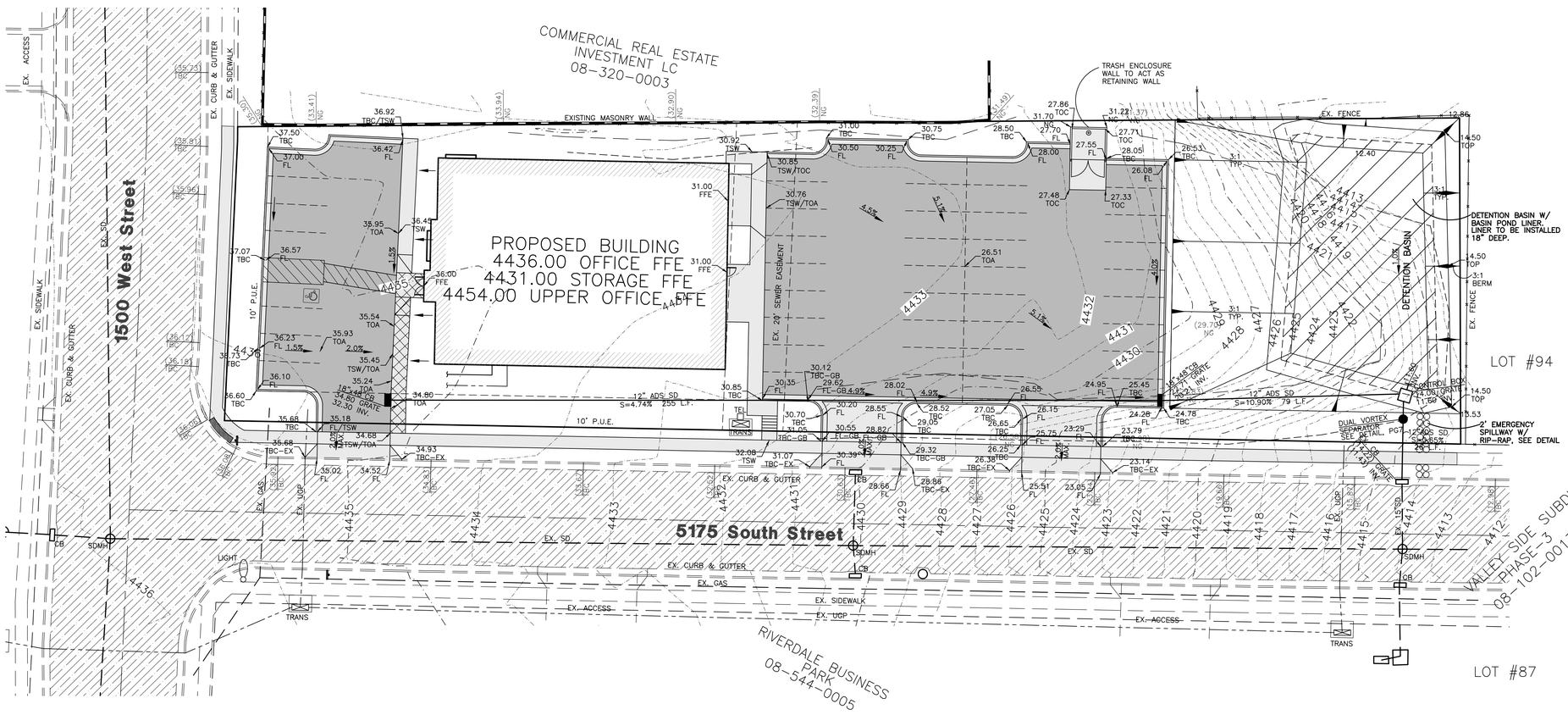


Storm Runoff Calculations

Reeve & Associates
9/21/2015 TJH

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Riverdale UT area taken from data compiled by NOAA Atlas 14, using a 100 year storm.

Runoff storm water has been calculated for two different sets of conditions, one being the existing undeveloped land and the other with land fully improved. The difference between the two quantities will be detained in a holding pond. All water that runs off and over the property at present will be diverted into the holding pond and released at a reduced rate into the existing drainage system.

The calculations are as follows:

1. *Runoff from the undeveloped existing land.*

Runoff Coefficient	*C =*	*0.2*
Rainfall Intensity	*i =*	*1.6 IN./HR.*
Runoff Quantity	*Q =*	*CiA*
Acreage	*A =*	*0.99 ACRES*

*Q(out) = C1*A = 0.20 CFS*
(Calc amount for 0.2 cfs/acre)

2. *Runoff from developed land*

Runoff Coefficients

Paved Area	*16585*	*C = 0.9*
Landscaped Area	*20105*	*C = 0.2*
Roof	*6580*	*C = 0.8*

Weighted Runoff Coefficient *C = 0.56*

Rainfall Intensity *i = varies with time*
Runoff Quantity *Q = CiA*

3. *Detention Basin*

Volume in *Q *t*
Volume out *0.20 *t*

The capacity of the detention basin is calculated as the maximum difference between the volume flowing in and the volume flowing out.

The outflow from the detention basin is limited to outflow if undeveloped.
Use 0.20 cfs for Q outflow

The required volume of the detention basin is 2,882 cubic feet

USE A 2.1 INCH DIAMETER ORIFICE AT OUTLET
(Due to the probability of clogging, use a 2.5" diameter orifice)

DETENTION BASIN VOLUME CALCULATIONS
TOP OF BASIN ELEV. = 4414.50'
FREEBOARD = 1.00'
HIGH WATER AREA (4413.00') = 3,833 S.F.
AVG. BOTTOM AREA (4412.00' AVG.) = 3,093 S.F.
[3,833 + 3,093]/2 = 3,463 S.F. AVG.
3,463 S.F. x 1.0' DEEP = 3,463 C.F.
3,463 C.F. > 2,882 C.F. (REQ'D.) = OK

Operations and Maintenance Plan
Oil Water Separators

Facility Description. Oil/Water Separators are typically underground vaults with baffles or coalescing plates that trap sediments and retain floating oils before stormwater is discharged to sewer or storm lines.

What To Look For	What To Do
Structural Components, including pipes and vaults.	
➢ Clogged inlets or diminished capacity of vault	➢ Remove sediment & oil from catch basins twice a year ➢ Vactor vault biannually or when sediment is 4" deep/oil 2" deep ➢ Close effluent shutoff valve before cleaning facility. Clean coalescing plates upstream or in the facility. Use low pressure, cool temperature, and biodegradable chemicals (if necessary).
➢ Saturated absorbent pads or socks	➢ Change absorbent pads quarterly
➢ Missing elbow or "t"	➢ Install elbow or t on outlet
➢ Cracked drain pipe or vault	➢ Fill or replace when cracks are greater than 1"
Vegetation, including nearby plantings.	
➢ Large shrubs and trees	➢ Remove to prevent large root systems from damaging subsurface structural components.
Growing/Filter Medium NA	

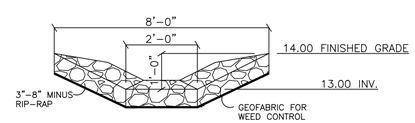
Maintenance Schedule:
Summer. Check shut off valve is operating. Make necessary structural repairs.
Fall. Clean vault and/or coalescing plates. Change absorbent pads.
Winter. Monitor.
Spring. Clean vault and or coalescing plates. Change absorbent pads.

Maintenance Records. Record date, description, and contractor (if applicable) for all structural repairs and facility cleanout activities.

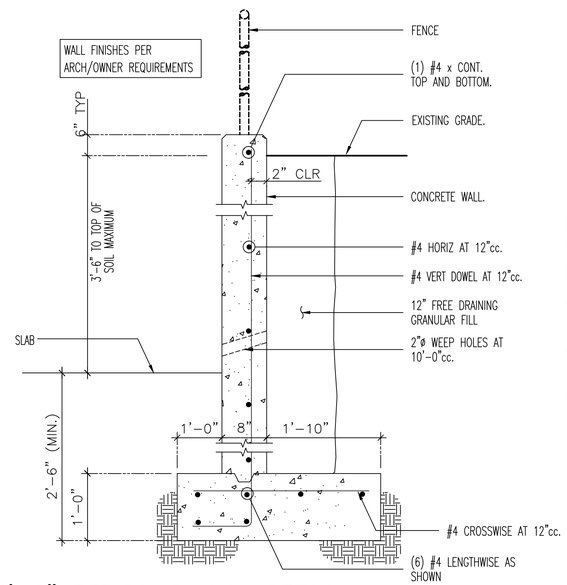
Monitoring Log.
Access. Maintain ingress/egress to design standards.
Pollution Prevention. All sites should implement best management practices to prevent hazardous or solid wastes, or excessive oil and sediment from contaminating stormwater.
Vectors (mosquitoes & rodents). Stormwater facilities shall not harbor mosquito larvae or rats that pose a threat to public health or that undermine the facility structure. Monitor standing water for mosquito larvae that look like small sticks perpendicular to the water's surface. Note holes/burrows in and around facilities.

20 0 20 40 60
Scale: 1" = 20'

Legend
= HIGHWATER LEVEL (4413.00')



Emergency Spillway
SCALE: NONE



1 **3'-6" RETAINING WALL DETAIL**
SCALE: NONE

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09-30-15	RH	City Comments

Reeve Office Building
RIVERDALE CITY, WEBER COUNTY, UTAH

Grading Plan

Revised: 9-30-15

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: R. HANSEN
Begin Date: AUGUST 13, 2015
Name: REEVE OFFICE BUILDING SITE PLAN
Number: 6057-05

Sheet 5 of 11 Sheets

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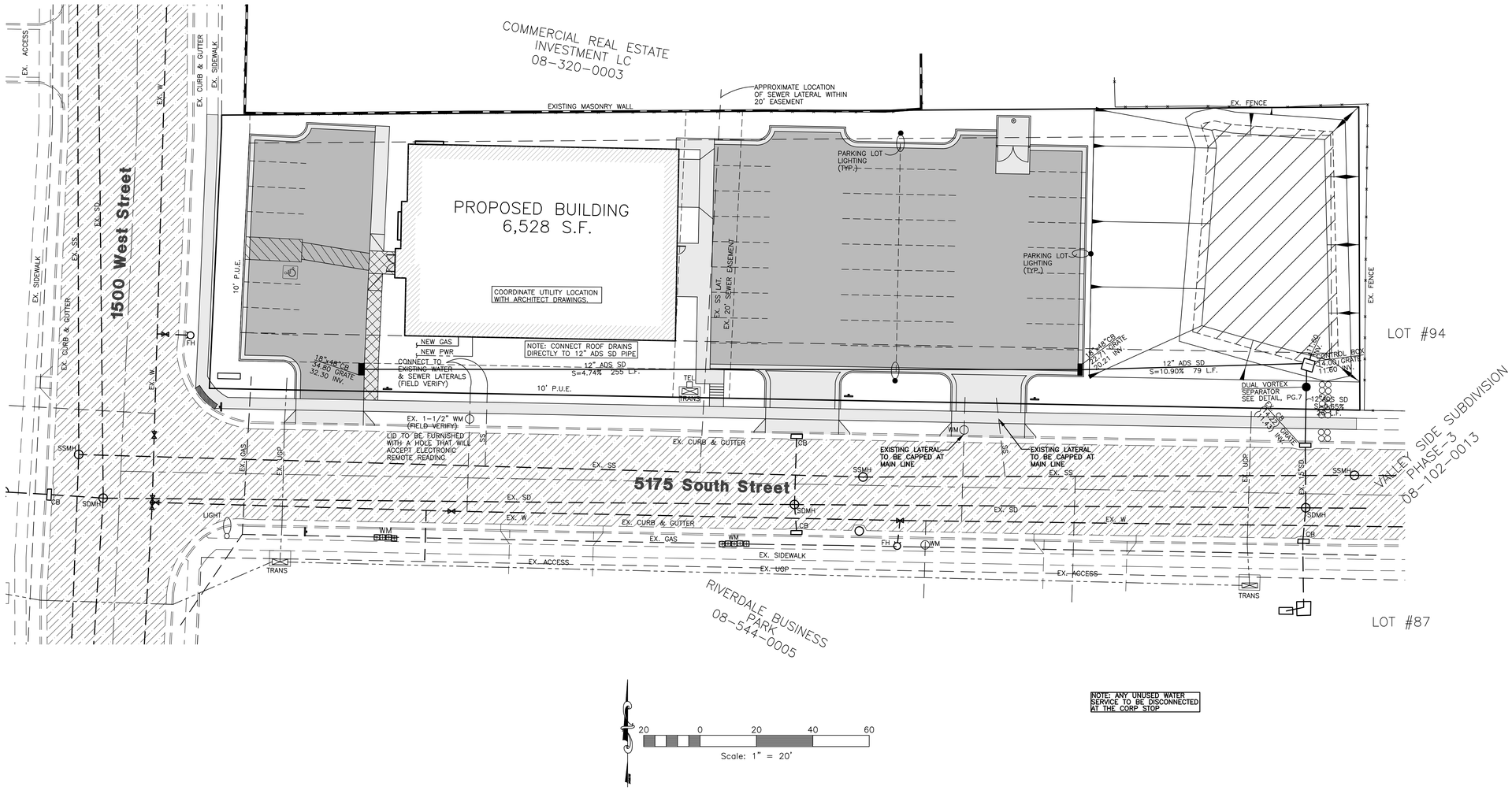

NOTE: ANY UNUSED WATER SERVICE TO BE DISCONNECTED AT THE CORP STOP

20 0 20 40 60
Scale: 1" = 20'

Revised: 9-30-15

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Reeve Office Building

RIVERDALE CITY, WEBER COUNTY, UTAH

Utility Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.

Engineer: J. NATE REEVE, P.E.
Drafter: R. HANSEN
Begin Date: AUGUST 13, 2015
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Sheet 6 of 11 Sheets

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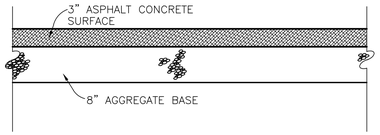
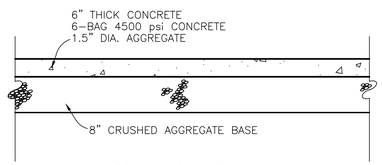


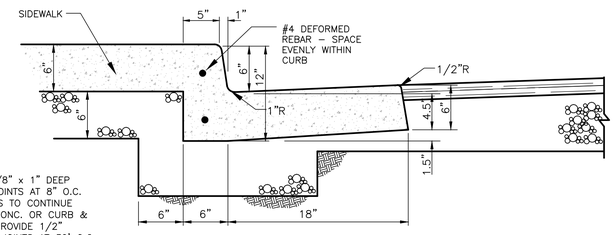
Typical On-Site Asphalt Detail

SCALE: NONE
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARED BY Y2 GEOTECHNICAL, DATED 7-23-07; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)



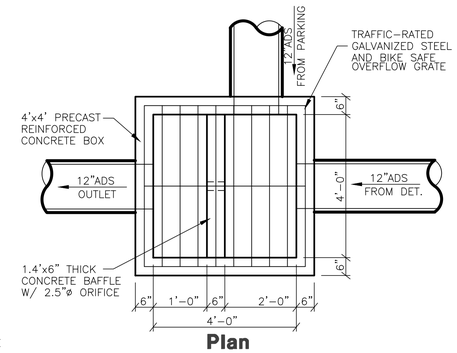
Alternate Bid Typical On-Site Concrete Paving

SCALE: NONE
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARED BY Y2 GEOTECHNICAL, DATED 7-23-07; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

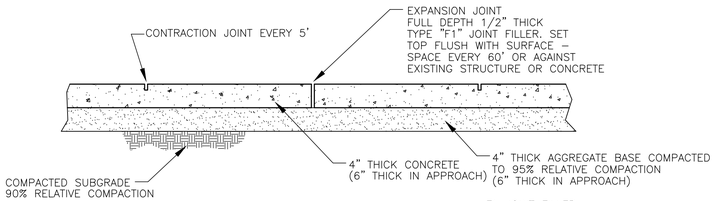


Sidewalk/Curb & Gutter Detail

SCALE: NONE
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARED BY Y2 GEOTECHNICAL, DATED 7-23-07; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)



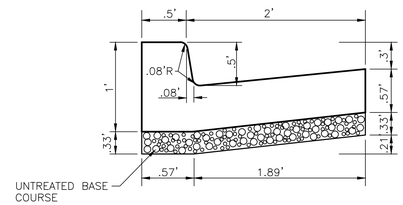
Plan



F1 JOINT FILLER:
BITUMINOUS (ASPHALT OR TAR) MASTIC PER ASTM D994; FORMED AND ENCASED BETWEEN 2 LAYERS OF BITUMINOUS SATURATED FELT OR 2 LAYERS OF GLASS-FIBER FELT.

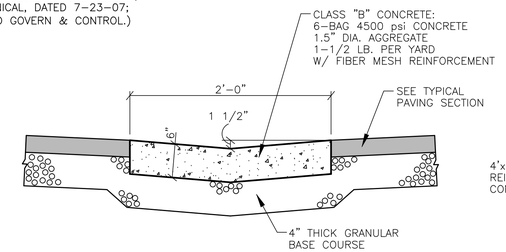
Concrete Sidewalk Section

SCALE: NONE
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARED BY Y2 GEOTECHNICAL, DATED 7-23-07; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)



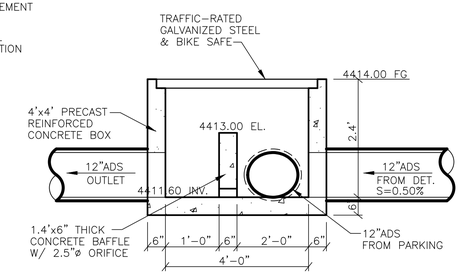
On-Site 'L' Type Curb & Gutter

SCALE: NONE
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARED BY Y2 GEOTECHNICAL, DATED 7-23-07; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)



2' Waterway Detail

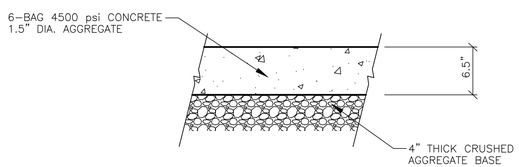
SCALE: NONE
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARED BY Y2 GEOTECHNICAL, DATED 7-23-07; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)



Section

Control Box Detail

SCALE: NONE



Trash Enclosure Concrete Pad Detail

SCALE: NONE
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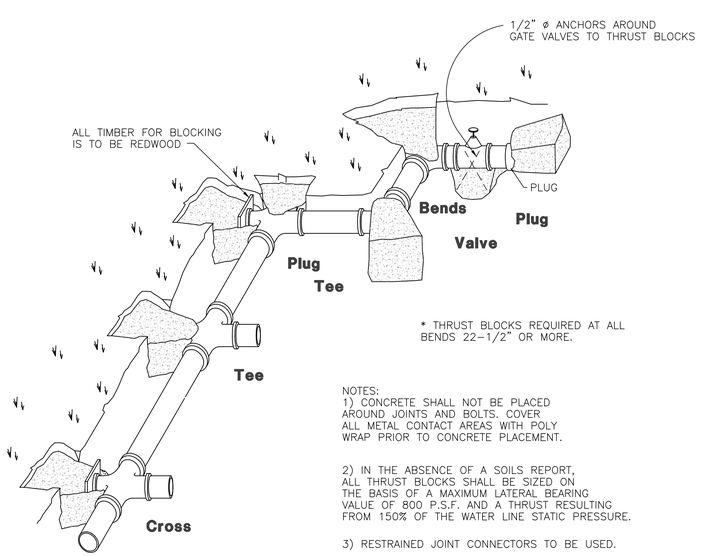


* THRUST BLOCKS REQUIRED AT ALL BENDS 22-1/2" OR MORE.

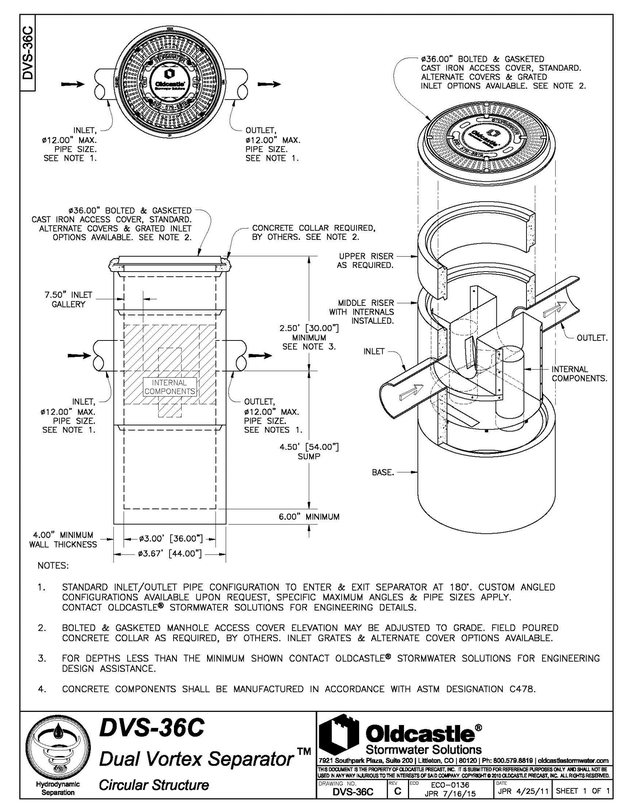
NOTES:
1) CONCRETE SHALL NOT BE PLACED AROUND JOINTS AND BOLTS. COVER ALL METAL CONTACT AREAS WITH POLY WRAP PRIOR TO CONCRETE PLACEMENT.

2) IN THE ABSENCE OF A SOILS REPORT, ALL THRUST BLOCKS SHALL BE SIZED ON THE BASIS OF A MAXIMUM LATERAL BEARING VALUE OF 800 P.S.F. AND A THRUST RESULTING FROM 150% OF THE WATER LINE STATIC PRESSURE.

3) RESTRAINED JOINT CONNECTORS TO BE USED.

Thrust Block Detail

SCALE: NONE



NOTES:

1. STANDARD INLET/OUTLET PIPE CONFIGURATION TO ENTER & EXIT SEPARATOR AT 180°. CUSTOM ANGLED CONFIGURATIONS AVAILABLE UPON REQUEST. SPECIFIC MAXIMUM ANGLES & PIPE SIZES APPLY. CONTACT OLDCASTLE® STORMWATER SOLUTIONS FOR ENGINEERING DETAILS.
2. BOLTED & GASKETED MANHOLE ACCESS COVER ELEVATION MAY BE ADJUSTED TO GRADE. FIELD POURED CONCRETE COLLAR AS REQUIRED, BY OTHERS. INLET GRATES & ALTERNATE COVER OPTIONS AVAILABLE.
3. FOR DEPTHS LESS THAN THE MINIMUM SHOWN CONTACT OLDCASTLE® STORMWATER SOLUTIONS FOR ENGINEERING DESIGN ASSISTANCE.
4. CONCRETE COMPONENTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM DESIGNATION C478.

Hydrodynamic Separation

DVS-36C
Dual Vortex Separator™
Circular Structure

Oldcastle® Stormwater Solutions
7921 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | Ph: 800.579.8819 | oldcastlestormwater.com

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DRAWING NO.	REV.	ECO	DRN	CHK
DVS-36C	C	ECO-0136 JPR 7/16/15	JPR 4/25/11	SHEET 1 OF 1

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Reeve Office Building
RIVERDALE CITY, WEBER COUNTY, UTAH

Civil Details

Revised: 9-30-15

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: R. HANSEN
Begin Date: AUGUST 13, 2015
Name: REEVE OFFICE BUILDING SITE PLAN
Number: 6057-05

Sheet 7 of 11 Sheets

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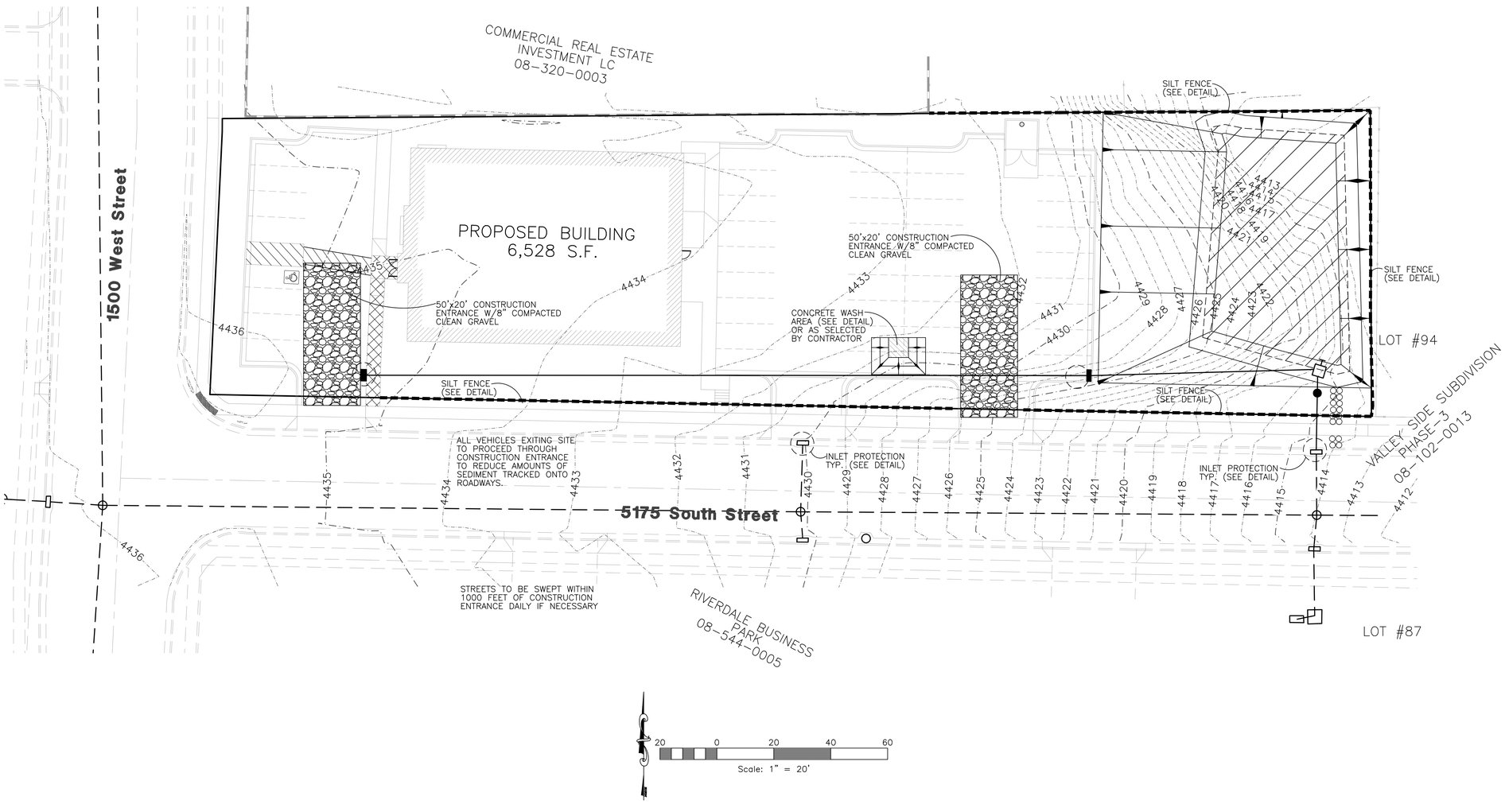
REEVE OFFICE BUILDING

Storm Water Pollution Prevention Plan Exhibit

RIVERDALE CITY, WEBER COUNTY, UTAH
AUGUST 2015

Vicinity Map
NOT TO SCALE



Construction Activity Schedule

- PROJECT LOCATION.....RIVERDALE CITY, WEBER COUNTY
- PROJECT BEGINNING DATE.....SEPTEMBER 2015
- BMP'S DEPLOYMENT DATE.....SEPTEMBER 2015
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....HIRED GENERAL CONTRACTOR
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

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Reeve Office Building
RIVERDALE CITY, WEBER COUNTY, UTAH

Storm Water Pollution Prevention Plan Exhibit

Revised: 9-30-15

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J. NATE REEVE
STATE OF UTAH

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Sheet 8 of 11 Sheets

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Notes:

1. Describe all BMP's to protect storm water inlets:
   All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).

2. Describe BMP's to eliminate/reduce contamination of storm water from:
   a. Equipment / building / concrete wash areas:
      To be performed in designated areas only and surrounded with silt fence barriers.
   b. Soil contaminated by soil amendments:
      If any contaminates are found or generated, contact environmental engineer and contacts listed.
   c. Areas of contaminated soil:
      If any contaminates are found or generated, contact environmental engineer and contacts listed.
   d. Fueling area:
      To be performed in designated areas only and surrounded with silt fence.
   a. Vehicle maintenance areas:
      To be performed in designated areas only and surrounded with silt fence.
   b. Vehicle parking areas:
      To be performed in designated areas only and surrounded with silt fence.
   c. Equipment storage areas:
      To be performed in designated areas only and surrounded with silt fence.
   d. Materials storage areas:
      To be performed in designated areas only and surrounded with silt fence.
   e. Waste containment areas:
      To be performed in designated areas only and surrounded with silt fence.
   f. Service areas:
      To be performed in designated areas only and surrounded with silt fence.

3. BMP's for wind erosion:
   Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion

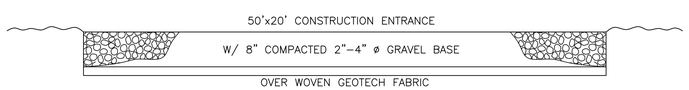
4. Construction Vehicles and Equipment:
   a. Maintenance
      – Maintain all construction equipment to prevent oil or other fluid leaks.
      – Keep vehicles and equipment clean, prevent excessive build–up of oil and grease.
      – Regularly inspect on–site vehicles and equipment for leaks, and repair immediately.
      – Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on–site.
      – Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
   b. Fueling
      – If fueling must occur on–site, use designated areas away from drainage.
      – Locate on–site fuel storage tanks within a bermed area designed to hold the tank volume.
      – Cover retention area with an impervious material and install in in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
      – Use drip pans for any oil or fluid changes.
   c. Washing
      – Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
      – If washing must occur on–site, use designated, bermed wash areas to prevent waste water discharge into storm water, creaks, rivers, and other water bodies.
      – Use phosphate–free, biodegradable soaps.
      – Do not permit steam cleaning on–site.

5. Spill Prevention and Control
   a. Minor Spills:
      Minor spills are those which are likely to be controlled by on–site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
      – Contain the spread of the spill.
      – If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
      – If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up property dispose of contaminated soil.
      – If the spill occurs during rain, cover the impacted area to avoid runoff.
      – Record all steps taken to report and contain spill.
   b. Major Spills:
      On–site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424–8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.

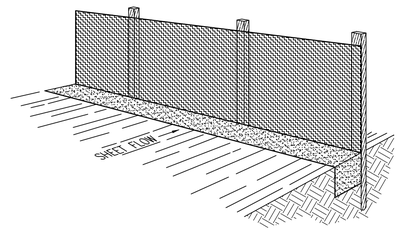
6. Post Roadway / Utility Construction
   a. Maintain good housekeeping practices.
   b. Enclose or cover building material storage areas.
   c. Properly store materials such as paints and solvents.
   d. Store dry and wet materials under cover, away from drainage areas.
   e. Avoid mixing excess amounts of fresh concrete or cement on–site.
   f. Perform washout of concrete trucks offsite or in designated areas only.
   g. Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
   h. Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
   i. All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
   j. Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.

7. Erosion Control Plan Notes
   a. The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
   b. A stand–by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
   c. Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
   d. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. this should be confirmed by survey or other means acceptable to the engineer of record.
   e. All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
   f. Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
   g. All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the Engineer of record of the governing agency.
   h. The placement of additional devices to reduce erosion damage within the site is left to the discretion of the Engineer of record.
   i. Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
   j. Erosion control devices will be modified as need as the project progresses, and plans of these changes submitted for approval by the engineer of record and the governing agency.

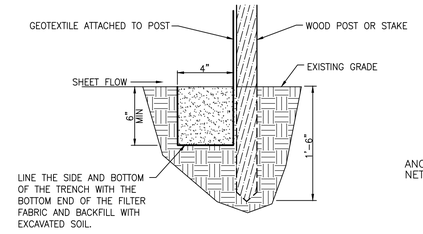
8. Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
   a. Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements.
   b. Part II.D.4.C identifies the minimum inspection report requirements.
   c. failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.



Cross Section 50' x 20' Construction Entrance



Perspective View



Section

INSTALLATION
The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally–recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

TABLE 1:
Recommended Maximum Slope Lengths for Silt Fence
(Richardson & Middlebrooks, 1991)

Slope Steepness (%)	Max. Slope Length m (ft)
<2%	30.5m (100ft)
2–5%	22.9m (75ft)
5–10%	15.2m (50ft)
10–20%	7.6m (25ft)
>20%	4.5m (15ft)

PREFABRICATED SILT FENCE ROLLS
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Unroll the silt fence, positioning the post against the downstream wall of the trench.
*Adjacent rolls of silt fence should be joined be nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
*Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
*Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

FIELD ASSEMBLY:
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4–3.0m (8–10ft). Post spacing should generally be less than three (3) times the height of the fence.
*If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6").
*Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom of the trench.
*The geotextile shall then be stapled or wired to the posts. An extra 20–50cm (8–20") of geotextile shall extend into the trench.

INSPECTION
*Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately.
*When sediment deposits behind the silt fence are one–third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during cleanout.

REMOVAL
*Silt fence should not be removed until construction ceases and the upslope area has been properly stablized and/or revegetated.

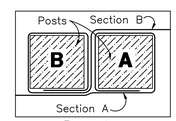


Figure 1:
Top View of
Roll–to–Roll Connection

Silt Fence Detail

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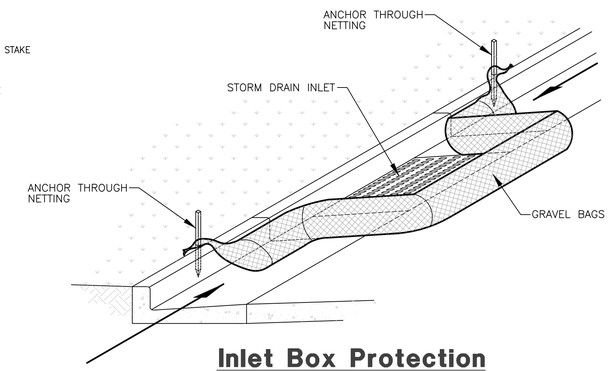
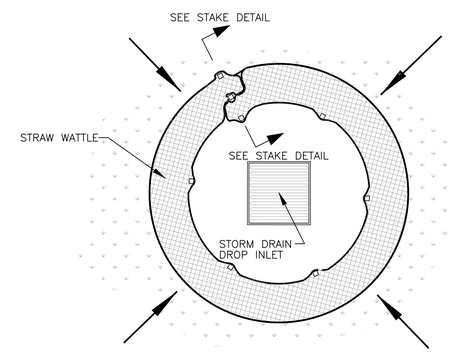
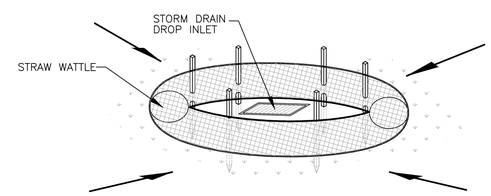


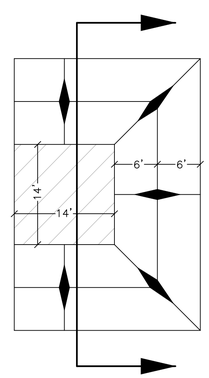
Inlet Box Protection

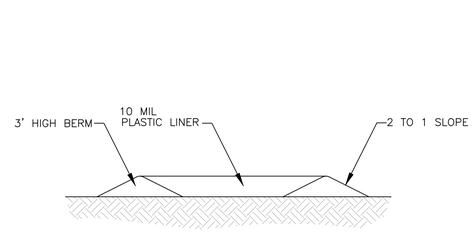


Plan View



Drop Inlet Protection





Concrete Washout Area w/ 10 mil Plastic Liner

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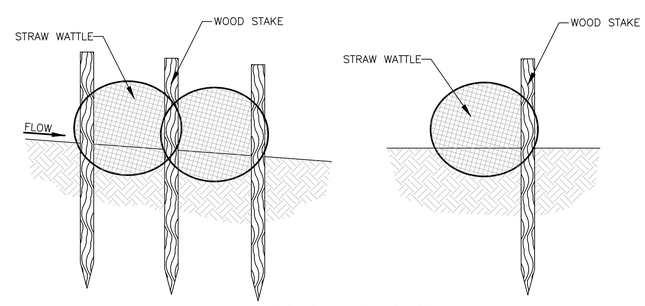

Stake Detail

Revised: 9-30-15

Reeve & Associates, Inc.
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TEL: (801) 621-3100 FAX: (801) 621-2666 http://www.reeveassociates.com
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REVISIONS

DATE		DESCRIPTION
09–22–15	RH	City Comments
09–29–15	RH	City Comments
09–30–15	RH	City Comments

Reeve Office Building
RIVERDALE CITY, WEBER COUNTY, UTAH

Storm Water Pollution Prevention Plan Details

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: R. HANSEN
Begin Date: AUGUST 13, 2015
Name: REEVE OFFICE BUILDING SITE PLAN
Number: 6057–05

Sheet 9 of 11 Sheets

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General Notes

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B) The finish grade of all planting area shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 3/4" below the top of all surrounding walks, curbs, etc.

C) The contractor shall stake the location of all plants for approval prior to planting. Trees shall be located equidistant from all surrounding plant material. Shrubs and ground covers shall be triangular and equally spaced.

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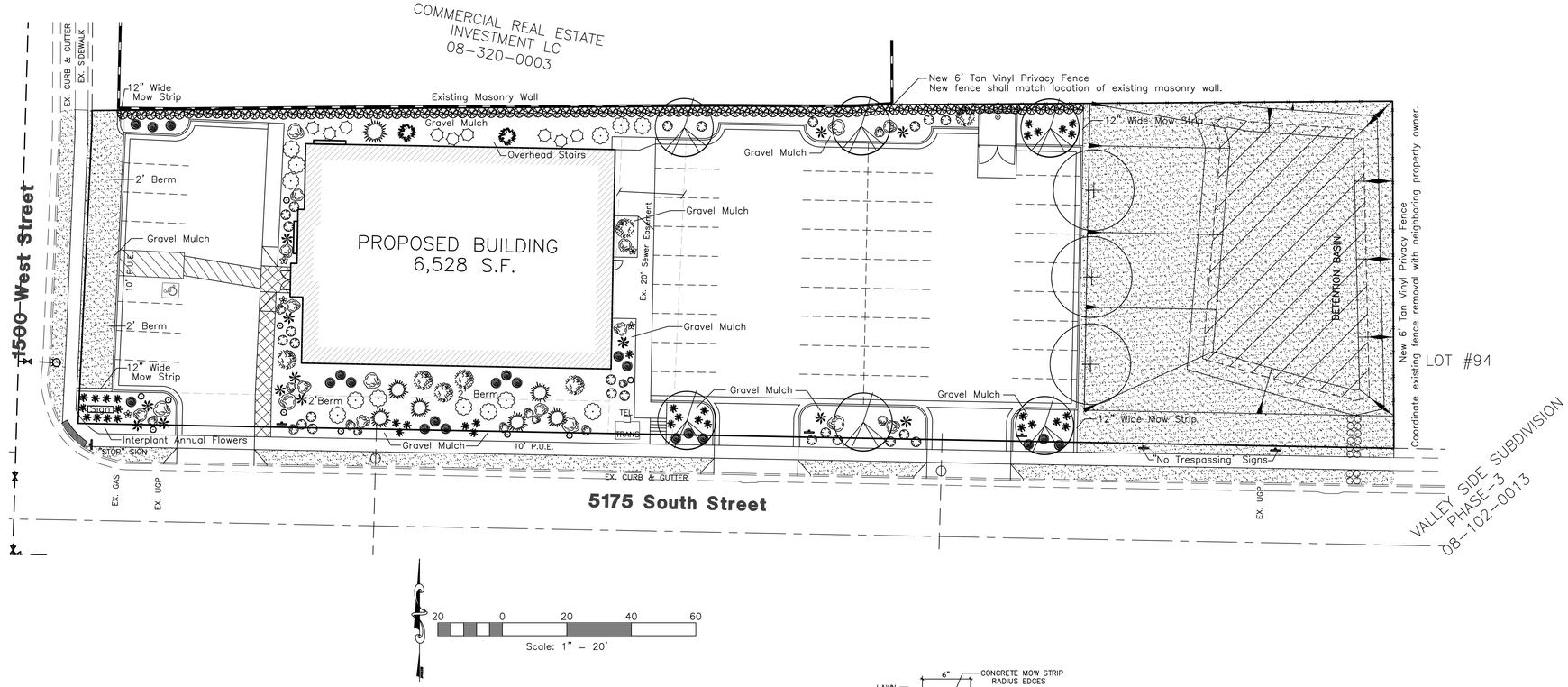

Plant Table

TREES—1 Tree/5000 SF of total site. 9 Trees required/13 provided

Quantity	Symbol	Scientific Name	Common Name	Planting Size
3		Acer freemanii 'Celzam'	Celebration Maple	2" cal.
6		Malus 'Prairie Fire'	Prairie Fire Crabapple	2" cal.
7		Picea glauca 'Pendula'	Weeping White Spruce	8'—10' B&B

SHRUBS

Quantity	Symbol	Scientific Name	Common Name	Planting Size
13		Euonymus alatas 'Compacta'	Dwarf Burning Bush	5 gal.
9		Euonymus fortunei 'Emerald & Gold'	Emerald & Gold Euonymus	5 gal.
24		Potentilla fruticosa	Bush cinquefoil	5 gal.
7		Prunus x cistena	Cistena Plum	5 gal.
113		Rhamnus frangula 'Columnaris'	Tall Hedge Buckthorn	5 gal.
21		Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	5 gal.
2		Taxus x media 'Densiformis'	Densiformis Yew	5 gal.

PERENNIALS

Quantity	Symbol	Scientific Name	Common Name	Planting Size
10		Aubrieta deltoides	Purple Rock Cress	1 gal.
13		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	5 gal.
34		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
5		Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.

Decorative Boulders

Turf Grass – To be sodded.

All beds shall have a 3" layer of 1" minus Staker–Parson Perma–Bark colored gravel mulch (or equal) over Dewitt Pro 5 Weed Barrier Cloth (or equal).

NOTE: Berm contour lines have a 1' interval.

NOTE: Vary heights of evergreen trees for a natural look.

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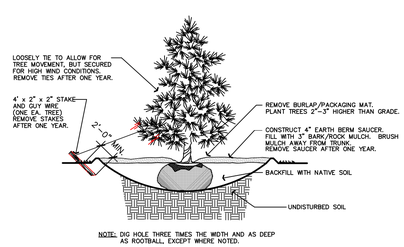

CONIFEROUS TREE PLANTING

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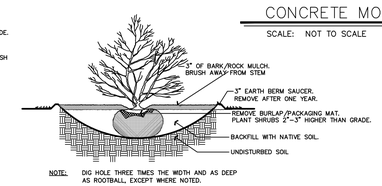

SHRUB PLANTING

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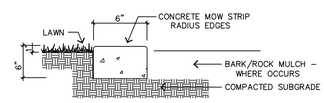

CONCRETE MOW STRIP

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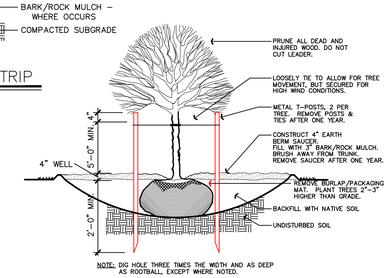

DECIDUOUS TREE PLANTING

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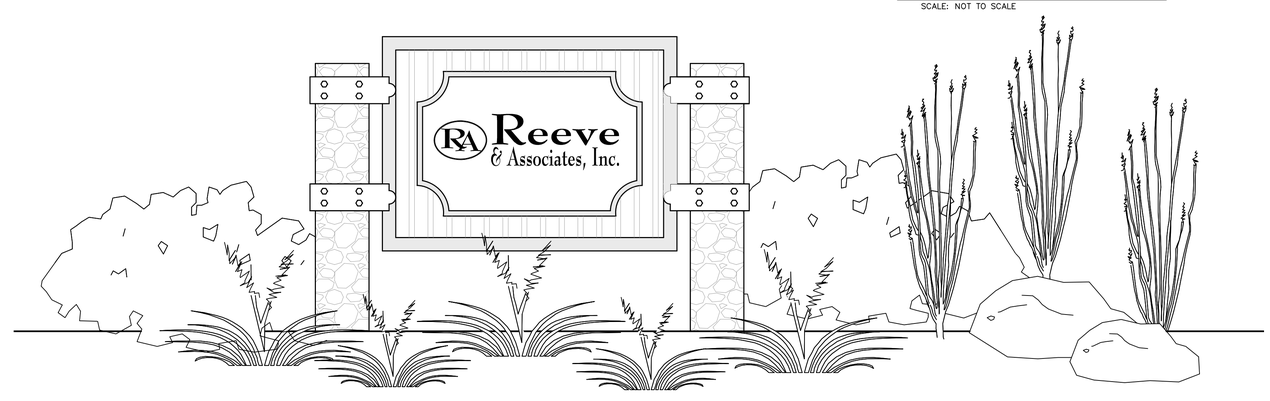

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Reeve Office Building

RIVERDALE CITY, WEBER COUNTY, UTAH

Landscape Plan

Revised: 9-30-15

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.

Engineer: J. NATE REEVE, P.E.

Drafter: R. HANSEN

Begin Date: AUGUST 13, 2015

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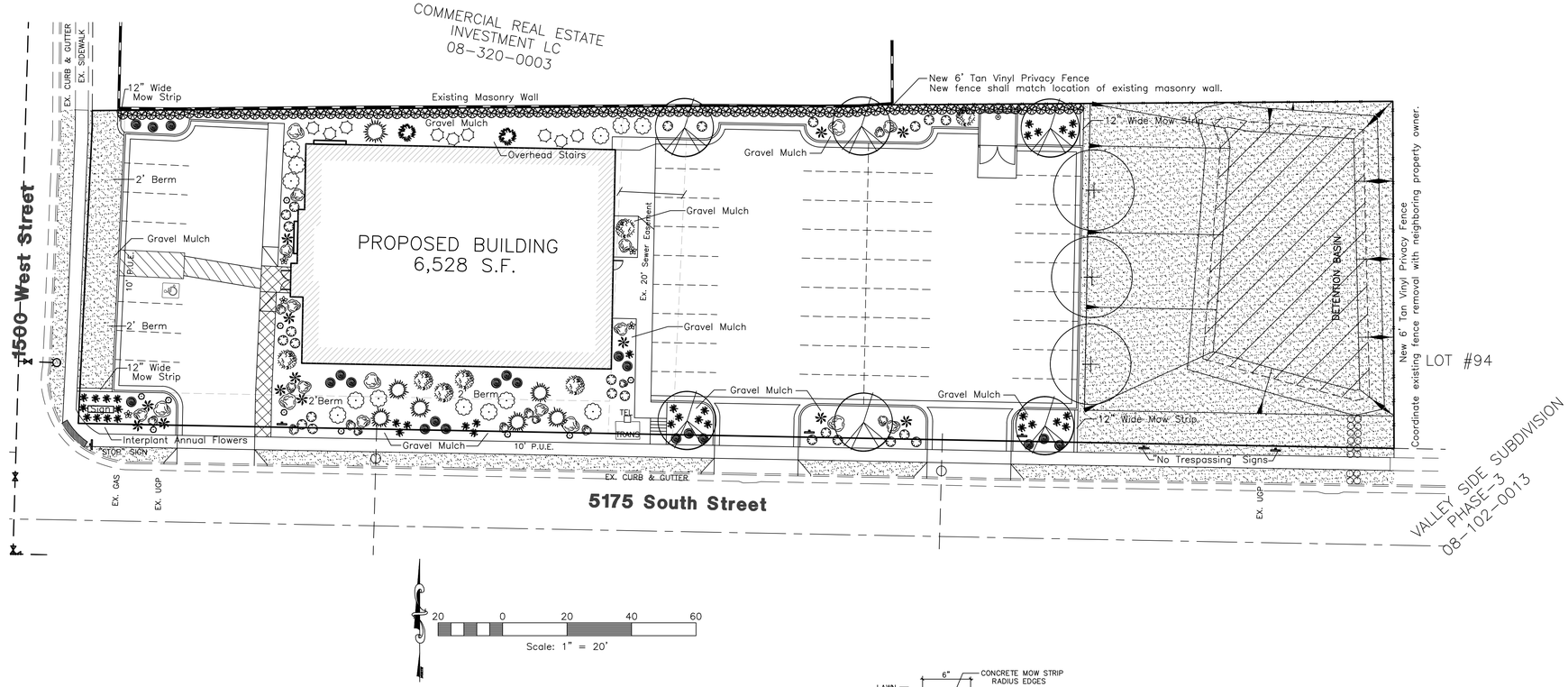

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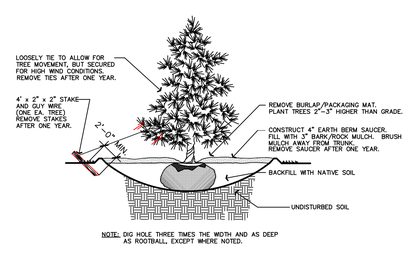


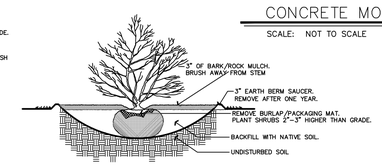
NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

CONIFEROUS TREE PLANTING

SCALE: NOT TO SCALE

CONCRETE MOW STRIP

SCALE: NOT TO SCALE



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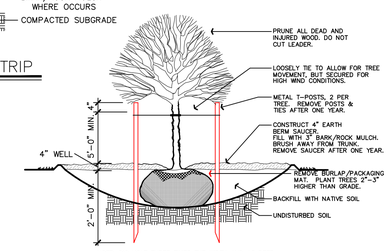

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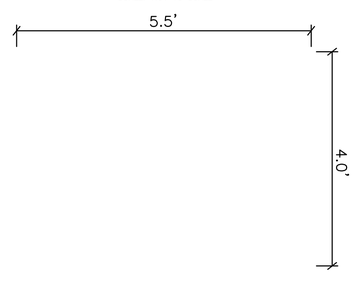

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Reeve Office Building

RIVERDALE CITY, WEBER COUNTY, UTAH

Landscape Plan

Revised: 9-30-15

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Project Info.

Engineer: J. NATE REEVE, P.E.

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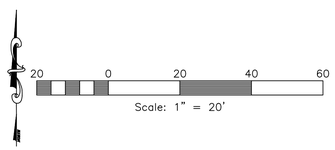
SPRINKLER NOTE

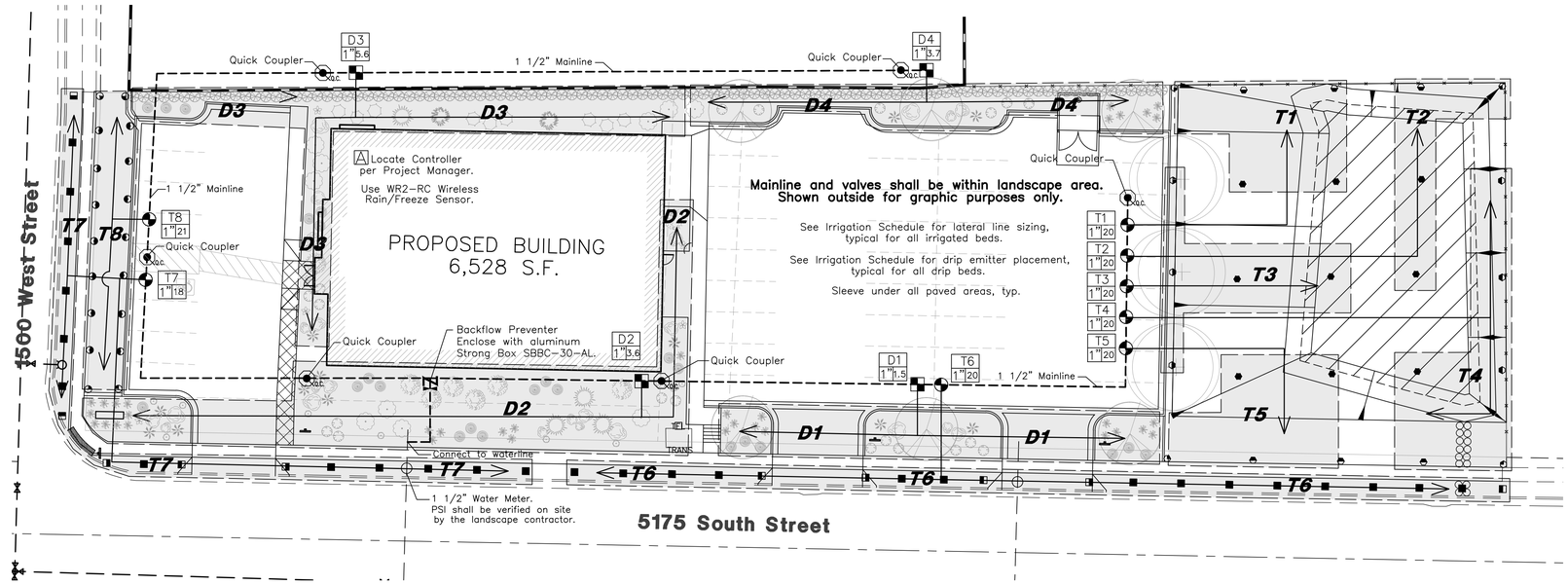
All Plant Material shown on the drawing shall be serviced by an Automatic Underground Irrigation System. The Contractor is to have a qualified Irrigation System specialist prepare a design for an Automatic Underground Irrigation System and submit drawings to the Engineer for approval at least 30 days prior to the system installation. Underground Irrigation System Drawings shall be prepared on 24"x36" sheet, neatly drawn and very legible. Drawings are to include head spacing, types of heads, piping with sizes, valves, fittings and all other items required for proper installation of the system.

The Landscape Contractor shall be responsible for the installation of all irrigation sleeves prior to placement of hard improvements. Coordinate with the General Contractor.

The Landscape Contractor is to provide an Irrigation System connection (meter and backflow preventer assembly) to the waterline, as applicable, within State and Local jurisdictional codes. The Irrigation Contractor is responsible to coordinate this item with the Utility Contractor.

The Irrigation Control Box shall be located at the direction of the Project Manager.





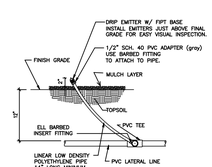
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER	CATALOG NUMBER	DESCRIPTION
	RAINBIRD	RD-1800-SAM-PRS-STRIP SERIES	1800 STRIP SERIES SPRAY BODY 4'x15' AND 4'x30' TRAJECTORY
	RAINBIRD	RD-1800-SAM-PRS-SERIES U12 SERIES	1800 SERIES SPRAY BODY 12'R PLASTIC NOZZLE
	RAINBIRD	5004-MPR-30-Q,T,H,F	BODY AND RAIN CURTAIN ROTOR NOZZLE UNIT, 30'R
	RAINBIRD	RWS-B-C-1401	ROOT WATERING SERIES, 0.25 GPM, 2 EMITTERS/TREE
	RAINBIRD	XB-T-20-PC	XERIBUG THREADED DRIP EMITTERS, 2 GAL/HOUR 1 EMITTER/1 GAL. PLANT, 2 EMITTERS/5 GAL. PLANT.
	RAINBIRD	XCZ-100-PRB-COM	COMMERCIAL CONTROL ZONE KIT DRIP VALVE
	RAINBIRD	PEB SERIES	PRESSURE REGULATING PLASTIC VALVE
			VALVE NO & CONTROLLER SIZE GPM — VALVE ID BOX
			1-1/2" MAINLINE – SCHEDULE 40 PVC
			LATERAL LINE – CLASS 200 PVC, SIZED AS FOLLOWS 3/4" (0-10 gpm), 1" (10-16 gpm), 1 1/4" (16-26 gpm), 1 1/2" (26-35 gpm) , 2" (35-55 gpm)
A	RAINBIRD	ESP 12 LXME:120 VAC ESPLXMSM 4 STATION MODULE	INDOOR/OUTDOOR MOUNT BASE CONTROLLER. ADD SPECIFIED MODULE.
			SLEEVING – SCHEDULE 40 PVC, 2 SIZES GREATER THAN INTERIOR PIPE SLEEVING USED WHENEVER IRRIGATION IS PLACED UNDER PAVED AREAS.
			GATE VALVE – SIZE PER PIPE – PLACE SLEEVE OVER VALVE
	WILKENS	MODEL 375 OR EQUAL	BACKFLOW PREVENTION, SIZE AS PER CITY/COUNTY REGULATIONS.
Q.C	RAINBIRD	MODEL 44LRC	1" QUICK COUPLING VALVE
			IRRIGATION ZONES

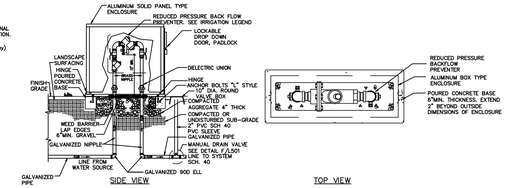
NOTE: USE RAINBIRD HE-VAN SERIES VARIABLE ARC NOZZLES WHERE NECESSARY, FOR AREAS LESS THAN 15' RADIUS, TO MAINTAIN PROPER COVERAGE. USE R-VAN ROTARY NOZZLES FOR AREAS UP TO 24' RADIUS. DO NOT USE BOTH HE-VAN AND R-VAN NOZZLES IN THE SAME IRRIGATION ZONE.

NOTE: USE STRONG BOX SBBC 30 AL ALUMINUM BOX TO ENCLOSE BACKFLOW PREVENTER.

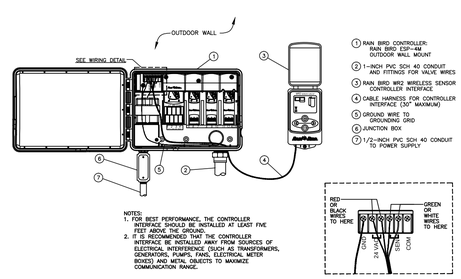
NOTE: USE WR2-RC WIRELESS RAIN/FREEZE SENSOR.



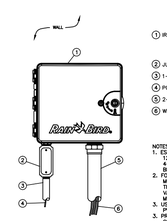
DRIP EMITTER
N.T.S.



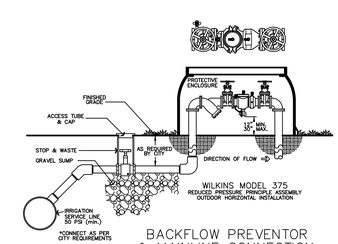
BACKFLOW PREVENTER WITH ALUMINUM ENCLOSURE
N.T.S.



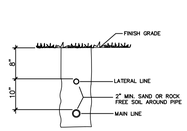
WIRELESS RAIN SENSOR-OUTDOOR
N.T.S. WR2 SERIES CONTROLLER INTERFACE



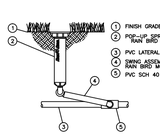
ESP-LXME CONTROLLER
N.T.S. IN PLASTIC CABINET FOR OUTSIDE MOUNT



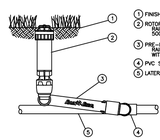
BACKFLOW PREVENTOR & MAINLINE CONNECTION
N.T.S.



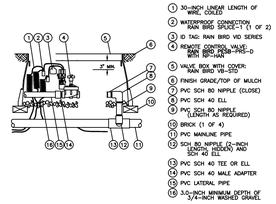
TRENCH SECTION
N.T.S.



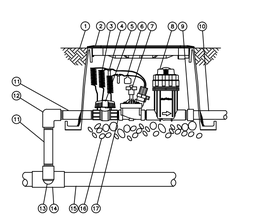
POP-UP SPRAY HEAD
N.T.S. RD-04 WITH SWING PIPE



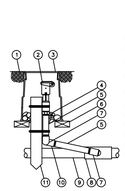
ROTOR POP-UP HEAD
N.T.S. 5004 PLUS



ELECTRIC REMOTE CONTROL VALVE
N.T.S. PEB OR PEB SERIES

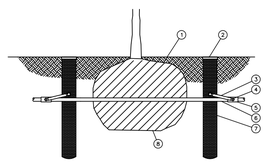


CONTROL ZONE KIT DRIP VALVE
N.T.S. XCZ-PRB100-COM



NOTE:
FURNISH FITTINGS AND JOPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

QUICK COUPLING VALVE
N.T.S. MODEL 44RC SERIES



NOTES:
1. POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
2. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.
3. RWS SERIES AVAILABLE IN THE FOLLOWING MODELS:
   RWS (NO BUBBLER/EMITTER INCLUDED) — RWS-B-C-1401 (0.25 GPM, CHECK VALVE)
   RWS-B-1401 (0.25 GPM) — RWS-B-A-1401 (0.25 GPM, 18" SWING ASSEMBLY)
   RWS-B-C-1404 (0.5 GPM, CHECK VALVE) — RWS-B-C-1406 (1.0 GPM, CHECK VALVE)
   RWS-B-C-2406 (2.0 GPM, CHECK VALVE) — RWS-B-C-2408 (2.0 GPM, CHECK VALVE)
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 6" GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

RWS ROOT WATERING SYSTEM
N.T.S. INSTALLATION FOR TREES

Reeve & Associates, Inc.
920 CHAMBERS STREET #14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 E-MAIL: mail@reeveassociates.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE		DESCRIPTION
09-22-15	RH	City Comments
09-29-15	RH	City Comments
09-30-15	RH	City Comments

Reeve Office Building

RIVERDALE CITY, WEBER COUNTY, UTAH

Irrigation Plan

Revised: 9-30-15

REGISTERED PROFESSIONAL ENGINEER 375328 J. NATE REEVE STATE OF UTAH

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: R. HANSEN
Begin Date: AUGUST 13, 2015
Name: REEVE OFFICE BUILDING SITE PLAN
Number: 6057-05

Sheet 11 of 11 Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 920 CHAMBERS STREET #14, OGDEN, UTAH 84403, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc. - Solutions You Can Build On

RIVERDALE CITY
CITY COUNCIL AGENDA
October 6, 2015

AGENDA ITEM: G2

SUBJECT: Consideration of Resolution 2015-31 Development Agreement, approval for proposed Reeve and Associates, Reeve Office Building, Lot 2, Hayward Business Park Subdivision, 5175 S 1500 W Riverdale, UT 84405

PETITIONER: Mike Eggett, Community Development Director

ACTION REQUESTED BY PETITIONER: Consideration of Resolution 2015-31

INFORMATION:

a. Executive Summary

b. Resolution 2015-31

c. Development Agreement

d. Reeve Office – Elevation Drawings

BACK TO AGENDA

City Council
Executive Summary

For the Council meeting on: 10-06-2015	Petitioner: Reeve and Associates, Inc (Nate Reeve)

Summary of Proposed Action

Reeve and Associates, Inc., as represented by Nate Reeve, have applied for a Site Plan review of the Reeve Office Building as a proposed professional office building development located at approximately 1444 South 5175 South in a Planned Regional Commercial (CP-3) zone. This site plan is being proposed for development on Lot 2 of the previously approved Hayward Subdivision. A requirement of the Site Plan Approval process within a Planned Commercial Zone (per Title 10, Chapter 10, Article B) is to have the City enter into a Development Agreement with the developer of a Site Plan that is in support of the overall goals of the areas development plan. Following a Final Site Plan action, the City Council may discuss and consider approval of a proposed Development Agreement for the Reeve Office Building proposal. At the conclusion of the presentation and discussion of the proposed Development Agreement, the City Council may make a motion to approve the Reeve Office Building Development Agreement proposal, approve the proposed Development Agreement with any requested language modifications, or not approve the Reeve Office Building Development Agreement with sufficient findings of fact to support the action.

Title 10 Ordinance Guidelines (Code Reference)

This Development Agreement requirement is established and outlined in City Code 10-10(B.) "Planned Commercial Zones (CP-1, CP-2, CP-3)" and uses listed in 10-10A-4 "Commercial Zones (C-1, C-2, C-3)", which are all deemed conditional uses in Planned Commercial Zones (the conditional uses may be granted following City Council review and potential approval of the Development Agreement).

The property is in a CP-3 zone which requires the developer of the site to participate in a development plan discussion with the City. Under City Code 10-10B-2, it states that the development plan should include an outline of uses indicated to be allowed in the CP-3 zone as part of the development plan approval. The developer has provided a draft development agreement that does list the intended uses for the proposed building spaces.

Attached with this executive summary is the proposed Reeve Office Building Development Agreement document and the City's draft resolution document created to support this agreement, if the City Council approves the Development Agreement proposal.

The City Council and the applicant need to be sensitive to the fact that this is a CP-3 zone and per 10-10B-6 of the City Code, this development needs to have an acceptable relationship to, and further the purposes of, the overall plan for this area of the City (i.e. aesthetic relationship to already existing buildings, maintenance of facilities, etc). A building elevation and building facility layout has been provided for the Reeve Office Building project. A building elevation drawing is key in determining architectural and aesthetic compatibility to other buildings and uses within this CP-3 zone area.

Staff would encourage the City Council to review this matter and then discuss with the petitioner any noted concerns that may arise. Following discussion in this matter, the City Council may make a motion to approve the Reeve Office Building Development Agreement proposal, approve the proposed Development Agreement with any requested language modifications, or not approve the Reeve Office Building

Development Agreement with sufficient findings of fact to support the action.
General Plan Guidance (Section Reference)
The General Plan use for this area is currently set as "Commercial/Office/Business Park" and this proposed Development Agreement should reflect project compliance with this land use.
Legal Comments – City Attorney
Steve Brooks, Attorney
Administrative Comments – City Administrator
Rodger Worthen, City Administrator

RESOLUTION NO. 2015-31

A RESOLUTION OF RIVERDALE CITY COUNCIL APPROVING A DEVELOPMENT AGREEMENT BETWEEN RIVERDALE CITY AND REEVE AND ASSOCIATES, INC., CONCERNING THE DEVELOPMENT OF A LOT LOCATED AT 1444 SOUTH 5175 SOUTH.

WHEREAS, Riverdale City, acting pursuant to their authority under Utah CodeAnnotated §§ 10-9a-101, et seq., as amended, §§ 17C-1-101, et seq., and the Municipal Code forthe City of Riverdale (the "City Code"), and in furtherance of their land use policies, goalsobjectives, ordinances, resolutions, and regulations, have made certain determinations withrespect to the proposed development of the Property located at approximately 1444 South 5175 South, in exercise of its legislative discretion, and has elected to enter into this Agreement.

WHEREAS, Developer, Reeve and Associates, Inc., is the developer of certain real property commonly known as Hayward Business Park, Lot 2, located at approximately 1444 South 5175 South, legally described in the attached Exhibits (the "Property") and desires to contribute the Developer 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 attached hereto, including the list of Essential Elements identified therein (the "Concept Plan"). 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 fromReeve and Associates, Inc. and determined that the conditions for development of the lot have been or will be met andtherefore has agreed to allow development of the lot, and

WHEREAS, the Riverdale City Council has fully reviewed the attached Agreement between the City and Reeve and Associates, Inc., 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 thProperty in conformity with this Agreementand the City acknowledges that the development and improvement 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 Cityin ongoing and future dealings.

NOW THEREFORE, the Riverdale City Council hereby approves the attachedDevelopment Agreement (Attached hereto as Exhibit 1 and incorporated hereby) as written and authorizes the Mayor of Riverdale City to execute thisAgreement on behalf of the City.

RESOLVED this ____ day of _____, 2015.

_____
Mayor Norm Searle
Riverdale City

Attest:

_____
Jackie Manning
City Recorder

DEVELOPMENT AGREEMENT
REEVE OFFICE LLC
LOCATED AT 1444 WEST 5175 SOUTH
RIVERDALE CITY, UTAH

This Development Agreement is entered into as of this ____ day of October, 2015, by and between REEVE OFFICE LLC, as the developer of a project known as "REEVE & ASSOCIATES, INC OFFICE (old HAYWARD BUSINESS PARK LOT 2)" (the "Project"), located at 1444 West 5175 South in the City of Riverdale, a municipality and political subdivision of the State of Utah, by and through its City Council (the "City").

RECITALS:

A. REEVE OFFICE LLC is the developer of approximately 0.91 acres of real property located in the City of Riverdale, Weber County, Utah, known as the "REEVE & ASSOCIATES, INC OFFICE (old HAYWARD BUSINESS PARK LOT 2)." The property consists of approximately 0.91 acres, the legal descriptions and map are attached as Exhibit A, parcels of which are zoned CP-3

B. REEVE OFFICE LLC is willing to design and develop the Project in a manner that is in harmony with, and intended to promote, the long-range policies; goals; and objectives of the City's general plan, zoning and development regulations, as more fully set forth below.

C. The City, acting pursuant to its authority under *Utah Code Annotated*, § 10-9a-101, *et seq.*, and in furtherance of its land use policies; goals; objectives; ordinances; resolutions; and regulations, has made certain determinations with respect to the proposed Project and, in the exercise of its legislative discretion, has elected to approve this Development Agreement.

NOW, THEREFORE, in consideration of the mutual covenants, conditions, and terms as more fully set forth below, REEVE OFFICE LLC and the City hereby agree as follows:

1. **Approval of Overall Development Plan for Project.**

1.1 Property Affected by This Agreement. It is the intention and understanding of the parties that the development will comply with all requirements of zoning. The legal description of the Property contained within the Project boundaries is Hayward Business Park Lot 2. No additional property may be added to this description for purposes of this Agreement, except by written amendment to this Agreement executed and approved by the parties hereto. In the event that circumstances change, the parties may agreed to a deviation of the planned use and projected future phase site plans in a written amendment to this Agreement executed and approved by the parties hereto, with approval not unreasonably withheld.

1.2 Planned Uses. The planned uses in the Project, which have been approved as a part of the final site plan, include the following. All uses which are

substantially similar or incidental to those listed below shall be considered approved planned uses.

a. Professional office;
b. General sales warehouse and distribution;
c. Air conditioning, sales and service and similar uses;
d. Antique, import, or souvenir shop;
e. Archery Shop and range, provided conducted within completely enclosed building;
f. Bicycle Sales and service;
g. Gymnasium;
h. Store, excluding sale or repair of motor vehicle, motorboats, or motors;
i. Automobile parts sales;
j. Bakery: manufacture of goods sent to other locations;
k. Blueprinting or Photostatting;
l. Building material sales;
m. Candy: Manufacture or warehouse of surplus;
n. Carpet Sales: including warehousing of surplus;
o. Laboratory, dental, or medical;
p. Data processing service and supplies;
q. Detective agency or security;
r. Electrical and heating appliances and fixture sales and service;
s. Electronic equipment sales and service;
t. Employment agency;
u. Express and transfer parcel service: store and warehouse;
v. Food service: catering operation and warehouse;
w. Glass sales and service for home and auto;
x. Household appliance sales and incidental service;
y. Household cleaning and repair;
z. Insurance Agency;
aa. Janitor service and supply;
bb. Locksmith;
cc. Office machines/supplies sales and service;
dd. Pest control and extermination;
ee. Photo Studio;
ff. Printing, publishing, or reproduction sales and service;
gg. Taxidermist;
hh. HVAC equipment sales, service, and warehousing;
ii. Plumbing equipment;
jj. General construction-related businesses;
kk. Internet sales; all other uses not listed, but allowed within zone;
ll. Indoor shooting range.

2. Reserved, Not used.

3. The Developer represents to the City that the Plat for this proposed Development complies with all City, county, state, and federal laws and regulations, including but not limited to: subdivision ordinances; zoning ordinances; and environmental regulations. This has been reviewed and approved by the City.

4. **Specific Architectural and Design Standards**. The Project shall comply with the specific architectural and design standards set forth below, in addition to the other applicable ordinances and regulations of Riverdale City.

4.1.1 Landscaping Requirements. Landscaping requirements shall include landscaping located on "REEVE & ASSOCIATES, INC OFFICE (old HAYWARD BUSINESS PARK LOT 2)

4.1.2 Approval shall include the approved landscaping as shown, which is attached hereto and incorporated by this reference. Enlarged copies will be on file with the City. This plan includes the following information:
Landscape Area: 20% Business/Commercial Areas within (including public right-of-ways; landscape to include all green planting; decorative hardscape; and xeriscape.

4.1.3 Final Landscaping Plan. The final landscaping plan shall be submitted for review and approval and shall include the following terms and conditions:
a. The total area under development;
b. Designed by a registered Landscape Architect;
c. A list of plants and trees and their size and location.

4.2 Architectural Standards. The Project shall comply with the architectural standards, which are intended to ensure that the front, side, and rear exterior treatment of the buildings shall be as generally depicted on the enlarged exhibits on file with the City.

4.3 Parking. The Project shall comply with the proposed parking on the site plan and which shall be depicted on the final engineering and building plans.

4.4 reserved not used.

4.5 Signs. The Developer represents to the City that all signage for this proposed Development complies with all City, county, state, and federal laws and regulations, including but not limited to: subdivision ordinances; zoning ordinances; jurisdictional codes; and environmental regulations. The City shall be responsible for enforcing said ordinances.

4.6 Utilities. Plans for water, sewer, streets, and storm drainage shall be reviewed and approved by the Design Review Committee. All utilities,

including drainage systems; sewer; gas and water lines; electrical; telephone and communication wires and related equipment; irrigation ditches and/or pipes, shall, where possible, be installed and maintained underground. Developer shall, at developer's expense, prepare; grant; and deliver to the City, any and all necessary utility easements for any and all city owned utilities.

4.7 Equipment.

a. Mechanical equipment (including, but not limited to components of plumbing, processing, heating, cooling, and ventilating systems) shall be appropriately screened when possible, as depicted on the approved site plan and related exhibits referenced herein, or as otherwise approved by the Design Review Committee.

b. Any necessary exterior components of such mechanical equipment shall be approved by the Design Review Committee and integrated to the extent reasonably possible as part of the architectural design features and colors.

c. Equipment, mechanical devices, electric transformers, utility pads, cable television and telephone boxes shall be appropriately screened, where possible, by vegetation, walls, fences, or otherwise enclosed in a manner harmonious with the overall architectural theme and character of the Project.

4.8 Additional Use Restrictions. The property shall not be used in such a manner as to create a nuisance to any adjacent sites such as, but not limited to, vibration; sound; electro-mechanical disturbance and radiation; air or water pollution; dust; emissions of noxious matter; or placement, dumping or blowing refuse, paper or other garbage.

a. The Developer shall provide adequate sound attenuation, in accordance with the requirements of the Design Review Committee.

b. Outside speakers, pagers and sound or music systems of any kind or nature whatsoever are strictly prohibited unless the sounds are inaudible from any residential zone.

c. No vending machines or newspaper racks will be permitted outside of the building overhang area.

d. Lighting may not spill over to nearby residential areas and LED lights that use less energy are encouraged. These will include both shielded and directed lighting.

e. The Developer and/or business owner is responsible for the perpetual maintenance of the common area landscaping, open space areas and common areas of the Plat and will provide that all landscaping (trees, plants, sod, etc.) within the Plat shall be maintained and remain alive and in good quality, and disease-free.

4.9 Substructures, Storage/Refuse Collections, Flags and Flag Poles, Etc.

a. All outdoor storage shall be visually screened from access streets, freeways, and adjacent property.

b. Refuse removal, trash collection, and lot sweeping shall occur between the hours of 7:00 a.m. and 10:00 p.m.

5. Vested Rights and Reserved Legislative Powers.

5.1 Vested Rights. Subject to the provisions of this Agreement, Reeve Office LLC shall have the right to develop and construct the Project in accordance with the uses, densities, intensities, and general configuration of development approved by this Agreement, subject to compliance with the other applicable ordinances and regulations of Riverdale City.

5.2 Reserved Legislative Powers. Nothing in this Agreement shall limit the City's future exercise of its police power in enacting generally applicable land use laws after the date of this Agreement. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of Reeve Office LLC under this Agreement based upon policies; facts; and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed change affecting the vested rights of the Project shall be of general application to all development activity in the City and, unless the City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Project under the compelling, countervailing public policy exception to the vested rights doctrine.

6. Design Review Committee.

6.1 The Design Review Committee shall meet on an as-needed basis to review final engineering and building plans for the Project. The Design Review Committee is authorized to grant building permit approval if the final engineering and building plans are in compliance with the provisions of this Agreement. In the event of a dispute between the Design Review Committee and the Developer, the issue (s) in dispute shall be submitted for a decision to the City Council. The Design Review Committee must review all aspects of the Project to ensure that it meets the plans approved by the Planning Commission and City Council. The Developer shall pay for any additional professional review of the projects as necessary.

6.2 Design Review Committed Membership and Organization. Unless otherwise listed by code, the Design Review Committee shall be:

a. Mayor (or his designee);

b. City Administrator;

c. Building & Zoning Official;

d. City Planner;
e. Planning Commission Chairman (or his designee);
f. Community Development Director; and
g. Public Works Director.

The mayor or in his absence, the City Administrator, shall serve as Chairman of the Design Review Committee. The City Building Official shall ensure developer compliance with all decisions of the Design Review Committee. The Design Review Committee may consult with other City staff and retain the services of other consultants (such as an architect, landscape architect, or traffic engineer) as necessary to review technical compliance with the provisions of this Agreement.

7. Successors and Assigns.

7.1 Binding Effect. This Agreement shall be binding on the successors and assigns of Reeve Office LLC in the ownership or development of any portion of the Project.

7.2 Assignment. Neither this Agreement nor any of the provisions, terms, or conditions hereof may be assigned to any other party, individual, or entity without assigning the rights, as well as the responsibilities, under this Agreement and without the prior written consent of the City, which consent shall not be unreasonably withheld. Any such request for assignment may be made by letter addressed to Riverdale City and the prior written consent of the City may also be evidenced by letter from the City to Reeve Office LLC. This restriction on assignment is not intended to prohibit or impede the sale of parcels of fully improved, partially improved, or unimproved land by Reeve Office LLC prior to construction of building improvement on the parcels, with Reeve Office LLC retaining all rights and responsibilities under this Agreement. Upon completion of the development project, as defined herein, Developer shall not be required to seek approval for alienation of the project.

8. General Terms and Conditions.

8.1 Term of Agreement. The term of this Agreement shall be for a period of ten (10) years following the date of its adoption by the City Council, unless the Agreement is earlier terminated or its term modified by written amendment to this Agreement.

8.2 Agreement to Run With The Land. This Agreement may be recorded in the office of the Weber County Recorder against the Property and is intended to, and shall be, deemed to run with the land and shall be binding on all successors in the ownership of any portion of the Property.

8.3 Construction of Agreement. This Agreement shall be construed so as to effectuate the public purpose of implementing long-range planning objectives, obtaining public benefits, and protecting any compelling countervailing public interest, while providing reasonable assurances of continuing vested development rights.

8.4 State and Federal Law. The parties agree, intend, and understand that the obligations imposed by this Agreement are only such as are consistent with state and federal law. The parties further agree that if any provision of this Agreement becomes, in its performance, inconsistent with state or federal law, or is declared invalid, this Agreement shall be deemed amended to the extent necessary to make it consistent with state or federal law, as the case may be, and the balance of this Agreement shall remain in full force and effect.

8.5 Relationship of Parties and No Third-Party Rights. This Agreement does not create any joint venture, partnership, undertaking, or business arrangement between the parties hereto, nor any rights or benefits to third parties.

8.6 Laws of General Applicability. Where this Agreement refers to laws of general applicability to the Project, this Agreement shall be deemed to refer to other laws of Riverdale City.

8.7 Integration. This Agreement contains the entire agreement between the parties with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed and approved by the parties hereto.

8.8 Applicable Law. This Agreement is entered into under and pursuant to, and is to be construed and enforceable in accordance with, the laws of the State of Utah.

9. Miscellaneous provisions.

9.1. City Storm-Water Management Plan. To the extent allowable under the applicable Development Regulations, stormwater entering the subject Development will be collected and transported into the existing public drainage system in accordance with those standards and conditions approved and accepted by the City.

9.1.1. Maintenance Agreement. The Developer and/or current business owner must execute an inspection and maintenance agreement that shall operate as a deed restriction binding on the current property

owner and all subsequent property owners. The maintenance agreement shall:

a. Assign responsibility for the maintenance and repair of the stormwater facility to the owner of the property upon which the facility is located and be recorded as such on the plat for the property by appropriate notation.

b. Provide for a periodic inspection by the property owner for the purpose of documenting maintenance and repair needs and ensure compliance with the purpose and requirements of this chapter. The property owner will arrange for this inspection to be conducted by a registered professional engineer licensed to practice in the State of Utah who will submit a sealed report of the inspection to the public works department every five (5) years. It shall also grant permission to the City to enter the property at reasonable times and to inspect the stormwater facility to ensure that it is being properly maintained.

c. Provided that the minimum maintenance and repair needs include, but are not limited to, the removal of silt; litter; and other debris, the cutting of grass; grass cutting and vegetation removal; and the replacement of landscape vegetation in detention and retention basins and inlets and drainage pipes and any other stormwater facilities. It shall also provide that the owner shall be responsible for additional maintenance and repair needs consistent with the needs and standards outlined in the maintenance plan.

d. Provide that the maintenance needs must be addressed in a timely manner, on a schedule to be determined by the public works department and homeowners' association.

e. Provide that if the property is not maintained or repaired within the prescribed schedule, the public works department shall have the maintenance and repair done at its expense and bill the same to the property owner(s). The maintenance agreement shall also provide that the public works department cost of performing the maintenance shall be a lien against the property.

f. The City shall have the discretion to accept the dedication of any existing or future stormwater management facility, provided such facility meets the requirements of this chapter, and includes adequate and perpetual access and sufficient areas, by easements or otherwise, for inspection and regular maintenance. Any stormwater facility accepted by the municipality must also meet the municipality's construction standards and any other standards

and specifications that apply to the particular stormwater facility in question.

9.2. Development Site Clean Up. The Developer a shall promptly clean up any and all dirt and debris deposited on public streets or public property as a result of construction activity on the Plat. If Developer fails to clean up such dirt and debris within forty-eight (48) hours of notification by the City, the City shall clean up said dirt and debris and agrees to pay the City's costs of such cleanup within thirty (30) days of billing.

10. Default.

10.1. Events of Default.

10.1.1. Upon the happening of one or more of the following events or conditions, Developer or City, as applicable, shall be in default ("Default") under this Agreement:

a. A warranty, representation or statement made or furnished by Developer under this Agreement is intentionally false or misleading in any material respect when it was made;

b. A determination by City made upon the basis of substantial evidence that Developer has not complied in good faith with one or more of the material terms or conditions of this Agreement;

c. Any other act or omission, either by City or Developer, which (i) violates the terms of this Agreement, or (ii) materially interferes with the intent and objectives of this Agreement.

10.2. Procedure Upon Default.

10.2.1. Upon the occurrence of Default, the non-defaulting party shall give the other party thirty (30) days written notice specifying the nature of the alleged default and, when appropriate, the manner in which said Default must be satisfactorily cured. In the event that the Default cannot reasonably be cured within thirty (30) days, the defaulting party shall have such additional time as may be necessary to cure such default so long as the defaulting party takes action to begin curing such default within such thirty (30) day period and thereafter proceeds diligently to cure the default. After proper notice and expiration of said thirty (30) days or other appropriate cure period without cure, the non-defaulting party may declare the other party to be in breach of this Agreement and may take the action specified in Section 8.10.

10.2.2. Any Default or inability to cure a Default caused by strikes, lockouts, labor disputes, acts of God, inability to obtain labor or

materials or reasonable substitutes therefore, governmental restrictions, regulations, or controls, enemy or hostile governmental action, civil commotion, fire or other casualty, and other similar causes beyond the reasonable control of the party obligated to perform an obligation under this Agreement, shall excuse the performance of such obligation by such party for a period equal to the period during which any such event prevented, delayed or stopped any required performance or effort to cure a Default.

10.3. Breach of Agreement. Following the occurrence of a Default by Developer, after the expiration of all application notice and cure periods set forth above, City may declare Developer to be in breach of this Agreement and City (i) may elect to withhold approval of any or all building permits or certificates of occupancy applied for in the Project, but not yet issued; and (ii) shall be under no obligation to approve or to issue any additional building permits or certificates of occupancy for any building within the Project until Developer has cured such Default. In addition to such remedies, either City or Developer may pursue whatever additional remedies it may have at law or in equity, including injunctive and other equitable relief.

10.4. Enforcement. The parties to this Agreement recognize that City has the right to enforce its rules, policies, regulations, ordinances, and the terms of this Agreement by seeking an injunction to compel compliance, or by withholding building permits or any other lawful means. In the event Developer violates the rules, policies, regulations or ordinances of City applicable to the Property or otherwise violates the terms of this Agreement, City may, without declaring a Default hereunder or electing to seek an injunction, upon given thirty (30) days written notice to Developer specifying the nature of the alleged violation and, when appropriate, the manner in which said violation must be satisfactorily cured (or such longer period as may be reasonably required by Developer, so long as Developer has commenced the cure of such violation within such thirty (30) day period and has thereafter diligently proceeded to cure such default), take such actions as shall be deemed appropriate under law until such violations have been rectified by Developer, including the withholding of building permits. City shall be free from any liability arising out of the proper exercise of its rights under this paragraph.

10.5. No Waiver. Failure of a party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future time said right or any other right it may have hereunder. Unless this Agreement is amended by vote of the City Council taken from the same formality as the vote approving this agreement, no officer, official or agent of City has the power to amend, or

later modify this Agreement or waive any of its conditions as to bind City by making any promise or representation not contained herein.

10.6. Attorney's Fees. Should any party hereto employ an attorney for the purpose of enforcing this Agreement, or any judgment based on this Agreement, for any reason or in any legal proceeding whatsoever, including insolvency; bankruptcy; arbitration; declaratory relief; or other litigation, including appeals or rehearsings, and whether or not an action has actually commenced, the prevailing party shall be entitled to receive from the other party thereto reimbursement for all attorney's fees and all costs and expenses. Should any judgment or final order be issued in any proceeding, said reimbursement shall be specified therein.

10.7. Notices.

All notices hereunder shall be given in writing by certified mail, postage prepaid, at the following addresses:

If to the City: Riverdale City Council
4600 South Weber Drive
Riverdale, Utah 84405
Fax No.: (801) 399-5784

With a copy to: Riverdale City Attorney
4600 South Weber Drive
Riverdale, Utah 84405
Fax No.: (801) 399-5784

If to Developer: REEVE OFFICE LLC
c/o Nate Reeve
2319 E 7975 S
South Weber, UT 84405

10.8. Effectiveness of Notices. Any notices sent by certified mail shall be effective on the date on which such notice is sent. Any party may change its address or notice by giving written notice to the other party in accordance with the provisions with this section.

10.9. Applicable Law. This Agreement is entered into under and pursuant to, and is to be construed and enforceable in accordance with, the laws of the State of Utah.

DATED as of the day and year first written above.

REEVE OFFICE LLC

By _____

It's _____

RIVERDALE CITY

Attest:

_____
By
Mayor

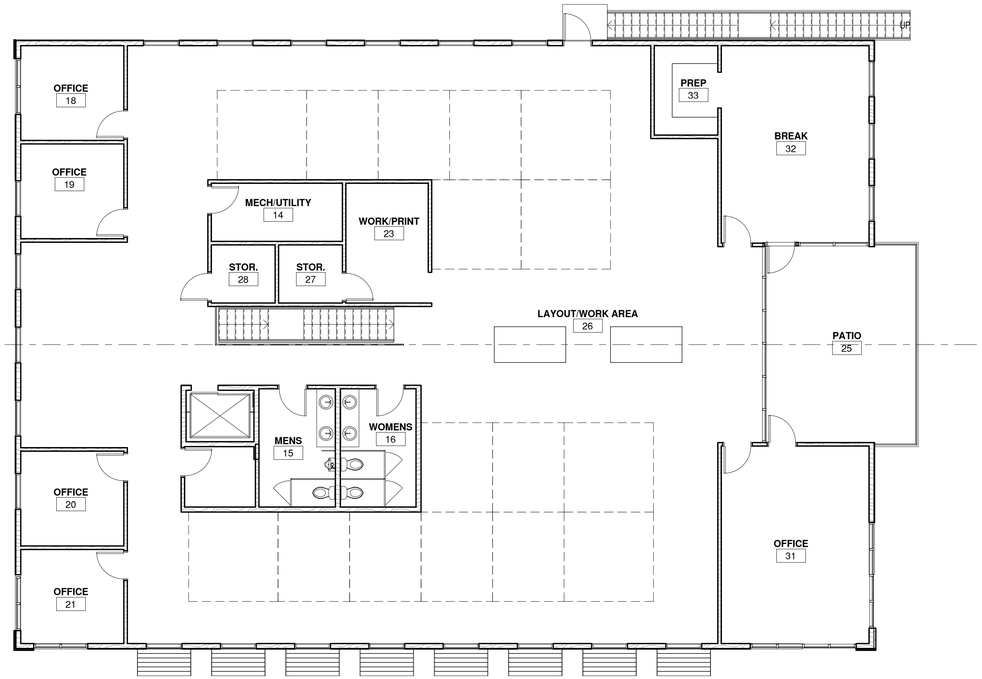
_____
City Recorder

2 SOUTHEAST VIEW

F:\Projects\15680_Reeve New Office\DRAWA_15680.rvt

1 SOUTHWEST VIEW

2 SOUTHEAST VIEW



C4 SECOND FLOOR
1/8" = 1'-0"

A4 GROUND FLOOR
1/8" = 1'-0"

IF SHEET IS LESS THAN 24"x 36"
IT IS A REDUCED PRINT.
REDUCE SCALE ACCORDINGLY

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801.399.5821• Fax 801.399.0728 • www.clhae.com

CONSULTANT

STAMP

STATE OF UTAH
STEVEN J. PETERSON
6830295-0301
LICENSED ARCHITECT

RA

Reeve Office Building

RIVERDALE, UTAH

MARK	DATE	DESCRIPTION

ISSUE DATE:	SEPTEMBER 14, 2015
PROJECT NO:	15680
CAD DWG FILE:	
DRAWN BY:	Author
CHK'D BY:	Checker

SCHEMATIC PLAN

SEPTEMBER 14, 2015

SHEET TITLE

SCHEMATIC PLANS

SHEET NO:

A101

RIVERDALE CITY
CITY COUNCIL AGENDA
October 6, 2015

AGENDA ITEM: G3

SUBJECT: **Consideration of Resolution 2015-32, Agreement between the State of Utah and Riverdale City Regarding Resiliency Grant Funding**

PETITIONER: **Rodger Worthen, City Administrator**

ACTION REQUESTED BY PETITIONER: Consideration of Resolution 2015-32. Please see the executive summary for more detail.

INFORMATION: a. Executive Summary

b. Resolution 2015-32

c. Agreement

BACK TO AGENDA

City Council Executive Summary

For the Council meeting on:	Petitioner:
October 6, 2015	Rodger Worthen

Summary of Proposed Action

Approve the Community Development Block Grant National Disaster Resilience Competition Partnership Agreement between the Utah Division of Housing and Community Development and Riverdale City in order to enter into the grant application competition for federal monies. The City desires to engage the Private Partner (Unity Corp.) to assist the City in using such funds if awarded.

Summary of Supporting Facts & Options

City Staff have engaged in discussion(s) with Unity Corporation to determine if a joint private/public partnership can be created to receive federal grant monies in order to construct a bridge across and access roadway crossing the Weber River. The secondary bridge would provide resiliency to City emergency response activities and provide the City with redundant response capability. Moreover, the bridge would enhance City recreation, community transportation, community safety, and access near the Weber River. In addition, the bridge enhances future development of property owned by Unity Corporation.

As such, the City of Riverdale has applied for funds from the United States Department of Housing and Urban Development under the Disaster Relief Appropriations Act, 2013, Public Law 113-2, for the Community Development Block Grant National Disaster Resilience (CDBG-NDR) competition; and the City desires to engage a private partner (Unity Corp.) to assist in the construction of City infrastructure that will benefit the residents of Riverdale City. The City wishes to engage the Partner (Unity Corp.) to assist the City in using such funds if awarded; if our grant application is not awarded this agreement is void.

Legal Comments – City Attorney

_____
Steve Brooks, Attorney

Fiscal Comments – Treasurer/Budget Officer

_____
Lynn Fortie, Business Administrator

Administrative Comments – City Administrator

_____
Rodger Worthen, City Administrator

RESOLUTION NO. 2015-32

A RESOLUTION TO ADOPT A PARTNERSHIP AGREEMENT WITH THE UTAH DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT TO SEEK FUNDING FROM A COMMUNITY DEVELOPMENT BLOCK GRANT FOR COMMUNITY DEVELOPMENT AND RIVER RESTORATION PROJECTS WITHIN RIVERDALE CITY

WHEREAS, Riverdale City's overall emergency management is committed to provide effective life safety measures and reduction of injuries while limiting property loss, building and infrastructure damage and damage to the environment and provide for rapid response and resumption of impacted businesses and community services; and

WHEREAS, Riverdale City has a river that flows through the center of the city and presents potential risks and hazards in and of itself; and

WHEREAS, the Riverdale City administration, police and public works buildings are located on one side of the river with only one realistic access point over the river that presents a serious concern in times of emergencies if that single access point was eliminated; and

WHEREAS, Riverdale City is exploring ways to obtain funds that could provide a secondary access and to also perform community development projects that would help to stabilize and beautify the river, river banks and surrounding areas and to provide greater access to these resources; and

WHEREAS, the Riverdale City Council seeks to enter into an agreement at this time that would explore possible funding sources for the above-mentioned projects; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of Riverdale City hereby enters in to an Agreement with the Utah Division of Housing and Community Development in order to seek and utilize potential funding to complete community and safety projects in and around the city in order to provide a safer and more prepared community and opportunities for the citizens, businesses and visitors to the city. Further, the Riverdale City Council hereby resolves to approve the attached Partnership Agreement, attached hereto as Exhibit "A" for said purpose. The Mayor is hereby authorized to represent, and complete any and all documentation in order to further this Agreement, on behalf of the City.

This resolution shall take effect immediately upon its adoption and passage.

PASSED AND ADOPTED this ____ day of _____, 2015

_____
Norm Searle, Mayor

Attest:

_____
Jackie Manning, City Recorder

Appendix D
PARTNERHSIP AGREEMENT
BETWEEN Utah Division o f Housing and Community Development
AND
Riverdale City
FOR
Community Development Block Grant National Disaster Resilience Competition (CDBG-NDR)

THIS AGREEMENT, entered this _____ day of _____, 20____ by and between the **Utah Division of Housing and Community Development** (herein called the "Applicant") and **Riverdale City** (herein called the "Partner").

WHEREAS, the Applicant has applied for funds from the United States Department of Housing and Urban Development under the Disaster Relief Appropriations Act, 2013, Public Law 113-2, for the Community Development Block Grant National Disaster Resilience (CDBG-NDR) competition; and

WHEREAS, the Applicant wishes to engage the Partner to assist the Applicant in using such funds if awarded;

NOW, THEREFORE, it is agreed between the parties hereto, contingent upon the award of CDBG-NDR funds to the Applicant, that;

I. SUBRECIPIENT AGREEMENT/DEVELOPER AGREEMENT/CONTRACT

If the Applicant is awarded a CDBG-NDR grant from HUD, the Applicant/Grantee shall execute a written subrecipient agreement, developer agreement, contract, or other agreement, as applicable, with the Partner, for the use of the CDBG-NDR funds before disbursing any CDBG-NDR funds to the Partner. The written agreement must conform with all CDBG-NDR requirements and shall require the Partner to comply with all applicable CDBG-NDR requirements, including those found in Disaster Relief Appropriations Act, 2013 (Public Law 113-2), title I of the Housing and Community Development Act of 1974 (42 USC 5302 et seq.), the CDBG program regulations at 24 CFR part 570, the Notice of Funding Availability for HUD's National Community Development Block Grant Resilient Disaster Recovery Allocation and any subsequent published amendments (the CDBG-NDR NOFA), and the Applicant's CDBG-NDR NOFA application.

II. SCOPE OF SERVICE

A. Activities

The Partner will be responsible for using CDBG-NDR funds to carry out activities in a manner satisfactory to the Applicant and consistent with any standards required as a condition of providing these funds. Such use will be in compliance with the CDBG-NDR NOFA, the Applicant/Grantee's application for CDBG-NDR assistance and the Applicant/Grantee's Grant Agreement for CDBG-NDR. Such use will include the following activities:

Program/Project Delivery

Activity #1 **Redundant Access Via New Vehicle and Pedestrian Bridge**. This activity improves resilience to Riverdale City by creating redundancy in emergency

response and access, pedestrian and vehicular access to city services, trail networks and recreational opportunities. It enhances safety of area by providing evacuation route in case of hazardous train derailment and allows for the City to loop utility services for redundant capability. The activity includes:

- new vehicle and pedestrian connection bridge over the Weber River
- constructing half mile of 30 foot asphalt road leading to and from the bridge
- construct 1000 feet of trail to connect to existing river trail
- engineering and planning costs associated with permit, design, and inspection
- NEPA Assessment
- rip rap repair on existing bridge

Activity #2

River Restoration, Stormwater Quality and River Parkway Trail Project will improve resilience of the Weber River to flood, debris flows, and other disasters develop trail connections and protect LMI housing and infrastructure both in Riverdale and downstream in Ogden. Improve economic resilience by facilitating additional economic growth and provide access to recreational opportunities along the Weber River. Allows the City to discharge clean storm water. Improves the ability of the Weber River to expand and decreases potential flood impacts downstream. The activity elements include:

River Restoration:

- Construct flood overflow and riparian enhancement features
- Floodplain enhancement: J-hook removal and bank/path stabilization
- River bank stabilization – earth work and revegetation, lay back the steep bank, restore river channel
- Utah Conservation Corps - planting/revegetation (8 people for 4 weeks)
- Floodplain reconnection and restoration

Storm Water:

- Stormwater infrastructure: improve rip-rap around storm drain outfall pipes
- Bioswale channel to filter stormwater prior to entering river

Trail and Recreation Improvements

- New trail construction to connect to existing trail system
- Trailhead/Recreation Pavilion
- Restroom
- Pedestrian bridge across the river for access to regional trail system
- Building (4) Foot bridges over the stream channel
- Trailhead information kiosk
- Interpretive signs along the river trail – to educate public regarding river benefits, protection and environmental features
- Trail-way protection through bank armoring and raised boardwalks

General Costs

- Engineering and planning costs
- NEPA Assessment and Permitting

- Property acquisition to maintain open space, river protection and recreation

B. Project Schedule

CDBG-NDR funding is subject to strict statutory deadlines for expenditure. In accordance with section 904(c) of title IX of the Disaster Relief Appropriations Act, 2013, a Grantee is required to expend all CDBG-NDR funds within two years of the date that HUD signs the grant agreement. Consistent with this duty, the Partner is required to complete all CDBG-NDR assisted activities identified in section II.A above within 24 months.

The Partner agrees to implement the following:

It is proposed that Riverdale Activities be constructed over a two year period for each activity. Riverdale City is in position to start the project immediately after funds have been awarded. The project schedule is outlined in the following tables:

SCHEDULE - New Vehicle and Pedestrian Bridge	April 2016	May 2016	June 2016	July 2016	Aug/Oct 2016	Nov/ Dec 2016	Jan/Feb 2017	Mar/May 2017	June/July 2017	Aug/Sept 2017
Milestone/Task										
HUD Contracts/State Contracts										
Environmental Document										
Project Design										
Bid										
Award										
Construction										
Project put into full use										

SCHEDULE - River Restoration, Stormwater Quality and River Parkway Trail Project	Sept 2016	Sept/Oct 2016	Nov/Dec 2016	Jan/April 2017	May 2017	June 2017	July/Oct 2017	Nov/Dec 2017	Jan/May 2018	June 2018	July 2018	Aug 2018	Sept 2018
Milestone/Task													
HUD Contracts/State Contracts													
Environmental Document													
Project Design													
Bid													
Award													
Construction													
Project put into full use													

C. Staffing

Any changes in the Key Personnel assigned or their general responsibilities under this project are subject to the prior approval of the Applicant/Grantee.

III. BUDGET

The Applicant/Grantee may require a more detailed budget breakdown than the one contained herein, and the Partner shall provide such supplementary budget information in a timely fashion in the form and content prescribed by the Applicant/Grantee. Any amendments to the budget must be approved in writing by both the Applicant/Grantee and the Partner.

ACTIVITY	COST	LEVERAGE	HUD REQUEST
Riverdale City | Redundant Access Via New Vehicle and Pedestrian Bridge	**$3,215,000**	**$1,500,000**	**$1,715,000**
Construct new vehicle and pedestrian connection bridge over the Weber River	$1,950,000	$1,500,000	
Construct half mile Road	$650,000		
Construct new trail connections	$100,000		
Engineering and planning costs associated with permit, design, and inspection	$475,000		
NEPA Assessment	$15,000		
Rip rap repair on existing bridge	$25,000		
ACTIVITY	**COST**	**LEVERAGE**	**HUD REQUEST**
Riverdale City | River Restoration, Stormwater Quality and River Parkway Trail Project	**$4,268,183**	**$1,900,000**	**$2,368,183**
RIVER RESTORATION			
Construct flood overflow and riparian enhancement features	$250,000		
Floodplain enhancement: J-hook removal and bank/path stabilization	$150,000		
River bank stabilization – earth work and revegetation, lay back the steep bank, restore river channel	$100,000		
Utah Conservation Corps - planting/revegetation (8 people for 4 weeks)	$69,600		
Floodplain reconnection and restoration	$500,000		
STORMWATER IMPROVEMENTS			
Stormwater infrastructure: improve rip-rap around storm drain outfall pipes	$200,000		
Bioswale channel to filter stormwater prior to entering river	$274,500		
TRAIL AND RECREATION IMPROVEMENTS			
New trail construction to connect to existing trail system	$56,083		
Trailhead/Recreation Pavilion	$175,000		
Restroom	$160,000		
Pedestrian bridge across the river for access to regional trail system	$216,000		
(4) Foot bridges over the stream channel	$40,000		
Trailhead Kiosk	$3,000		

Interpretive signs – to educate public regarding river benefits, protection and environmental features	$4,000		
Trail-way protection through bank armoring and raised boardwalks	$100,000		
GENERAL PROJECT COSTS			
Engineering and planning costs	$45,000		
NEPA Assessment and Permitting	$25,000		
Property Acquisition to maintain open space, river protection and recreation	$1,900,000	$1,900,00	

IV. SPECIAL CONDITIONS

If HUD award less than the amount requested by the Applicant and the Partner's funding request for their activity is reduced or eliminated the Partner has the right to reduce the scale and scope of the project and/or withdraw the project and any committed funding.

V. SEVERABILITY

If any provision of this Agreement is held invalid, the remainder of the Agreement shall not be affected thereby and all other parts of this Agreement shall nevertheless be in full force and effect.

VI. SECTION HEADINGS AND SUBHEADINGS

The section headings and subheadings contained in this Agreement are included for convenience only and shall not limit or otherwise affect the terms of this Agreement.

VII. WAIVER

The Applicant's failure to act with respect to a breach by the Partner does not waive its right to act with respect to subsequent or similar breaches. The failure of the Applicant to exercise or enforce any right or provision shall not constitute a waiver of such right or provision.

VIII. ENTIRE AGREEMENT

This Agreement between the Partner and the Applicant for the use of CDBG-NDR funds, supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written between the Partner and the Applicant/Grantee with respect to this Agreement. By way of signing this agreement, the Partner is bound to perform the agreements within this agreement or any HUD approved amendment thereof. Any amendment to this agreement must receive prior approval by HUD.

Date _____

IN WITNESS WHEREOF, the Parties have executed this contract as of the date first written above.

[Applicant] [Partner]

By_____ By_____

Title _____

Attest_____
ASSISTANT [CITY/COUNTY] CLERK

Countersigned:_____ By_____
FINANCE OFFICER

Title _____

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Fed. I. D. #_____

_____
ASSISTANT [CITY/COUNTY] ATTORNEY OR LEGAL COUNSEL

AFFIRMATIVE ACTION APPROVAL

_____
CONTRACT COMPLIANCE SUPERVISOR