6:00 p.m. – Planning Commission Work Session Meeting (City Offices)
The purpose of the work session is to review maps, plans, paperwork, etc. No motions or
decisions will be considered during this session, which is open to the public.

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

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

A. Welcome & Roll Call

B. Open Communications
   (This is an opportunity to address the Planning Commission regarding your
   concerns or ideas. Please try to limit your comments to three minutes.)

C. Presentations and Reports

D. Consent Items
   1. Consideration of Meeting Minutes from:
      January 12, 2016 Work Session
      January 12, 2016 Regular Session
      March 8, 2016 Work Session

E. Action Items
   1. Consideration of Preliminary Site Plan approval for H&P Investments Flex Space
      Building, 4800 South River Park Drive, Riverdale, Utah, 84405.

      Presenter: All action items will be presented by Mike Eggett, Community Development

F. Discretionary Items

G. Adjournment

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

Certificate of Posting
The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted
within the Riverdale City limits on this 8th day of April, 2016 at the Riverdale City Hall Noticing Board and on the City
website at http://www.riverdalecity.com/. A copy was also provided to the Standard-examiner on April 8, 2016.
Jackie Manning
Riverdale City Recorder
AGENDA ITEM: D

SUBJECT: Planning Commission Meeting Minutes

PETITIONER: Jackie Manning, City Recorder

ACTION REQUESTED: Consideration of approval.

INFORMATION: January 12, 2016 Planning Commission Work Session
January 12, 2016 Planning Commission Regular Meeting
March 8, 2016 Planning Commission Work Session Only

BACK TO AGENDA
Minutes of the Work Session of the Riverdale City Planning Commission held Tuesday, January 12, 2016, at 6:00 PM, at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Commissioners: Blair Jones, Chairman
Steve Hilton, Commissioner
Kathy Eskelsen, Commissioner
David Gailey, Commissioner
Michael Roubinet, Commissioner
Lori Fleming, Commissioner

City Employees: Mike Eggett, Community Development Director
Jackie Manning, City Recorder

Others Present: Robert Wingfield

Chairman Jones welcomed the Planning Commission members to the Work Session and stated for the record that all were in attendance with the exception of Commissioner Hilton. Commissioner Hilton arrived 6:04PM.

Reports: Chairman Jones turned the time over to Mr. Eggett who reported the following:

- Next City Council Meeting will have reappointment for Blair Jones
- Robert Wingfield will be appointed as a Planning Commissioner
- Reeve Office Building is progressing

Consent Items:

Chairman Jones asked for any changes or corrections to the meeting minutes for Regular and Work Session Planning Commission Meeting Minutes, for the December 22, 2015 meeting. There were no corrections requested.

Action Items:

Chairman Jones invited discussion regarding the first action item, consideration of proposed changes to RCC 10-15 amending Riverdale’s Parking/Loading Space Ordinance. Mr. Eggett summarized the executive summary as seen in the packet. He referred to page 14 in the packet to show reflected changes, as previously discussed. There has not been any written or verbal comments from the public pertaining to this item as of yet.

Chairman Jones invited discussion regarding the second action item, consideration of Rezone request for properties located in Riverdale City between 1050 W and 900 W along River Park Drive, change from Office Park (OP) to Open Space (O-1). Mr. Eggett summarized the executive summary as seen in the packet. There has not been any written or verbal comments from the public regarding this item as of yet. He referred to page 34 of the packet which shows the map.

Chairman Jones invited discussion regarding the third action item, consideration of Rezone request for properties located at 863 W Riverdale Road, change from Light Manufacturing (M-1) to Regional Commercial (C-3). Mr. Eggett summarized an executive summary as seen in the packet. Commissioner Fleming asked for clarification regarding the specific areas the City is requesting to rezone. Mr. Eggett referred to the map in the packet and clarified the zoning. Mr. Eggett stated he received a letter from UDOT, Utah Department of Transportation, pertaining to this item.

Chairman Jones invited discussion regarding the last action item, voting consideration to select the Planning Commission Chair Member and Vice Chair Member. Mr. Eggett referred to the bylaws as seen in the packet.

Discretionary Items:

Chairman Jones invited discussion regarding discretionary items. Commissioner Eskelsen expressed gratitude for the fixing of a pot hole near the bridge.

Mr. Eggett received the final document prepared by national parks service, at the previous City Council Meeting, January 5, 2016. He provided copies to the Planning Commission. Mr. Eggett stated this concept plan allows for pursuit of applying for funds for the potential park project. Mr. Eggett summarized highlights from the City Council meeting. The details of the meeting may be found in the January 5, 2016 City Council Meeting Minutes.

Adjourn:

Having no further business to discuss the Planning Commission adjourned at 6:16 PM to convene into their Regular Planning Commission Meeting located in the Council Chambers.
Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, January 12, 2016, at 6:30 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Commissioners:
- Blair Jones, Chair
- Steve Hilton, Commissioner
- Kathy Eskelsen, Commissioner
- David Gailey, Commissioner
- Michael Roubinet, Commissioner
- Lori Flemming, Commissioner

City Employees:
- Mike Eggett, Community Development
- Jackie Manning, City Recorder

Visitors:
- Robert Wingfield

A. Welcome & Roll Call

Chairman Jones welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present.

B. Open Communications

Chairman Jones asked for any open communications and there were not any.

C. Presentations and Reports

Chairman Jones turned the time over to Mr. Eggett who reported the following:
- Reappointment of Blair Jones as a Planning Commissioner
- Appointment of Robert Wingfield as Planning Commissioner
- Reeves and Associate Office Building in Progress

D. Consent Items


Chairman Jones asked for changes or corrections to the previous meeting minutes. There were not any corrections requested.

MOTION: Commissioner Eskelsen moved to approve the Planning Commission Meeting Minutes for the Work Session and Regular Meeting held on December 22, 2015 as proposed. Commissioner Fleming seconded the motion. There was no discussion regarding this motion. The motion passed unanimously.

E. Action Items

1. Public Hearing and Consideration of proposed changes to RCC 10-15 amending Riverdale’s Parking/Loading Space Ordinance.

Mr. Eggett summarized an executive summary from the packet which explained:

Recently, City Staff has been approached by business development interests, regarding various commercial properties throughout the City, that have asked about parking requirements for non-dwelling buildings on commercially zoned properties. These discussions have yielded concerns relative to the current retail parking standard of 1 space per 200 square feet of sales floor spaces and the current bank standard of minimum of 30 spaces for these commercial properties. As a result of these discussions, City Staff provided the Planning Commission with multiple city ordinances from other cities in Weber and Davis Counties (9 in total) at the previous Planning Commission Meeting (December 22, 2015). Per the previous discussion with the Planning Commission, City Staff is hopeful that the attached proposed language for Title 10 Chapter 15, “Parking, Loading Space: Vehicle Traffic and Access”, presents a solution for non-dwelling parking standards that continues to encourage commercial growth on properties within Riverdale. When considering amending the City Code, there is a requirement for there to be a scheduled public hearing which will be held at this meeting.

Following the public hearing the Planning Commission is expected to review this information and then provide a recommendation to the City Council for approval of the amended non-dwelling parking standards, or make revisions to the
suggested amendments to these parking standards, or not recommend approval of the proposed amended parking standards to the City Council.

Public Hearing.

No members of the public were present to comment.

MOTION: Motion to close the public hearing by Commissioner Fleming. Commissioner Gailey seconded the motion and all voted in favor.

Commissioner Hilton discussed the current parking requirements for credit unions, banks, and retailers. He asked if the proposed changes were comparable to other cities. Mr. Eggett confirmed he researched other cities in Weber County and he expressed this new parking ordinance will allow Riverdale City to remain business friendly and attract prime retail into the community.

MOTION: Commissioner Hilton moved to recommend approval to the City Council for the proposed change to RCC 10-15, Riverdale’s Parking/Loading Space Ordinance. Commissioner Eskelsen seconded the motion.

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously.

2. Public Hearing and Consideration of Rezone requests for properties located in Riverdale City between 1050 W and 900 W along River Park Drive, change from Office Park (OP) to Open Space (O-1).

Mr. Eggett summarized an executive summary from the packet which explained:

Riverdale City Administration, as acting petitioner, is requesting a rezone of properties located between 1050 West and 900 West along River Park Drive, change from Office Park (OP) Zone to Open Space (O-1) Zone. This request is for approximately 17.65 acres of land that would be affected by the proposed rezone request (as outlined in the map, which is in the packet).

A public hearing has been noticed and scheduled to receive and consider public comment on the proposed amendment to the zoning map. Following the public hearing, the Planning Commission may make a recommendation to the City Council regarding this rezone request. Mr. Eggett confirmed he has not received any written or verbal comments pertaining to this project.

Public Hearing.

There were no members of the public present to comment.

MOTION: Motion to close the public hearing by Commissioner Roubinet. Commissioner Hilton seconded the motion and all voted in favor.

There were no additional comments from the planning commission.

MOTION: Commissioner Roubinet moved to recommend approval to the City Council for the of Rezone requests for properties located in Riverdale City between 1050 W and 900 W along River Park Drive, change from Office Park (OP) to Open Space (O-1).

Commissioner Hilton seconded the motion.

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously.

3. Public Hearing and Consideration of Rezone request for properties located at 863 W Riverdale Road, change from Light Manufacturing Use (M-1) to Regional Commercial (C-3).

Mr. Eggett summarized an executive summary from the packet which explained:

Riverdale City Administration, as acting petitioner, is requesting a rezone of properties located at approximately 843 W Riverdale Road; change from Light Manufacturing (M-1) Zone to Regional Commercial (C-3) Zone. This will provide zoning alignment with surrounding properties in this area. This request is for approximately 9 acres of land that would be affected by the proposed rezone request (as outlined in the map, which is in the packet).

A public hearing has been noticed and scheduled to receive and consider public comment on the proposed amendment to the zoning map. Following the public hearing, the Planning Commission may make a recommendation to the City Council regarding this rezone request.
Mr. Eggett read a letter from Utah Department of Transportation, dated January 7, 2016 addressed to Mr. Michael Eggett and Riverdale City. Mr. Eggett requested the letter be in the minutes verbatim:

Dear Mr. Eggett:

I am in receipt of your letter, dated December 29, 2015, concerning the rezoning of property adjacent to SR-26 (Riverdale Road) at 843 West in Riverdale. The Utah Department of Transportation (UDOT) does not have any objection to the rezoning of the property at 843 West Riverdale Road. However, as with any property adjacent to a state highway, the property owner is required to follow Administrative Rule R930-6 if the property will be accessing, or would like to access, the state highway. This includes following the Access Permit Application process, as described in rule R930-6.

If you have any other questions, please do not hesitate to contact me at (contact information redacted).

Sincerely,
Kris T. Peterson, PE
Region One Director

There was no other communication was received for this item.

Public Hearing.
There were no members of the public present to comment.

MOTION: Motion to close the public hearing by Commissioner Fleming. Commissioner Gailey seconded the motion and all voted in favor.

There was no discussion regarding this item.

MOTION: Commissioner Hilton moved to recommend approval to the City Council for the Rezone request for properties located at 863 W Riverdale Road, change from Light Manufacturing Use (M-1) to Regional Commercial (C-3). Commissioner Fleming seconded the motion.

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously.

4. Voting consideration to select the Planning Commission Chair Member and Vice Chair Member.

Mr. Eggett summarized the Planning Commission Bylaws which state:

Every two years the Planning Commission shall elect a Chair and Vice Chair who may be elected to succeed themselves during the first regularly scheduled meeting in January. The Chair and the Vice Chair shall be elected from the voting members of the Planning Commission by a majority of the total membership. The Chair, or in his/her absence or incapacity, the Vice Chair, shall preside over all meetings and hearing of the Planning Commission and shall execute all official documents and letter of the Planning Commission. In the event that both the Chair and Vice Chair are absent from the meeting, and a quorum is present, the senior remaining member of the Commission shall act as Interim Chair.

MOTION: Commissioner Roubinet moved to recommend Commissioner Jones as Chair to the Planning Commission, with Commissioner Hilton as Vice Chair. Hilton. Commissioner Fleming seconded the motion.

Commissioner Gailey inquiring about recommending Commissioner Jones as Chair before he was officially reappointed as a Planning Commissioner. Mr. Eggett clarified they could make the motion contingent upon the Mayor reappointing Commissioner Jones. Chairman Jones stated he would prefer to step down as Chairman. There was a brief discussion regarding Commissioner Jones as Vice Chair and nominating Commissioner Hilton as Chair.

AMENDED MOTION: Commissioner Roubinet amended his motion to recommend Commissioner Hilton as Chair and Commissioner Jones as Vice Chair contingent upon reappointment by the Mayor. Commissioner Gailey seconded the motion.

CALL THE QUESTION: The motion passed unanimously.

F. Discretionary Items

Chairman Jones invited discussion. Commissioner Gailey commended and congratulated the new chair and vice chair. Mr. Eggett echoed the comments of Commissioner Gailey.
G. **Adjournment**

**MOTION:** There being no further business to discuss, Commissioner Fleming moved to adjourn the meeting. Commissioner Eskelsen seconded the motion; all voted in favor.

The meeting adjourned at 6:51 PM.

Blair Jones
Planning Commission Chair

Jackie Manning
City Recorder

Date Approved: **April 12, 2016**
Planning Commission Work Session Meeting, March 8, 2016

Minutes of the Work Session of the Riverdale City Planning Commission held Tuesday, March 8, 2016, at 6:00 PM, at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Commissioners: Steve Hilton, Chairman
Blair Jones, Commissioner
Kathy Eskelsen, Commissioner
David Gailey, Commissioner
Michael Roubinet, Commissioner
Lori Fleming, Commissioner
Robert Wingfield, Commissioner

City Employees: Mike Eggett, Community Development
Jackie Manning, City Recorder

Others Present: No members of the public were present

Chairman Hilton welcomed the Planning Commission members to the Work Session and stated for the record that all were in attendance.

Presentations and Reports: Chairman Hilton turned the time over to Mr. Eggett who reported the following:

- Riverdale Park Concept Plan Presentation will be presented at upcoming City Council Meeting on March 15, 2016 (JUB Engineering will be presenting)
- Park Concept Plan will be available online soon
- The State of Utah was not awarded any grant funding from the HUD Resilience grant that was applied for, so other funds are being explored for park development.
- The estimated cost to develop the park is 3 million
- Wal-Mart will be remodeling
- Sports Authority should remain open
- Staples may be closing
- Sweeto Burrito will be adding a drive thru and will hopefully be opening soon

There was a discussion regarding ADA compliance and the possibility of having ADA accessible equipment for the new park. Commissioner Fleming felt this new park could provide an opportunity to provide some features that would be accessible and used by everyone. Commissioner Fleming inquired about pursuing funds through ADA to fund equipment for children with disabilities. Mr. Eggett discussed the process for Syracuse City in developing Chloe’s Sunshine Park which has ADA playground equipment. He stated it took years to develop and acquire funding. Mr. Eggett stated the new park will be designed to allow ADA access, at the very least.

Discussion Items:

1. Review and update a proposed land use legislation concepts, standards, and practices.

   Mr. Eggett provided the Planning Commissioners with an update regarding the land use legislation concepts, standards and practices. He discussed the Utah League of Cities and Towns website and the bill tracker feature which allows you to select which bills you follow.

   Mr. Eggett discussed the role the Utah League of Cities and Towns play in legislature. They meet with various cities to determine which bills to support and lobby for cities.

   Mr. Eggett stated this year the legislature proposed a lot of bills that would impact city ordinances. Mr. Eggett explained that bills that don’t make it through the committees, generally return the next year.

   Commissioner Fleming discussed a bill that would require all bill proposals to be formatted on an 8 and a half by 11 sheet of paper.

   HB 10 - Referendum and Initiative Amendments – penalty’s removed for not understanding your signatures. The focus on local laws.

   HB 115 – Beekeeping modifications – More robust beekeeping, by prohibiting city ordinances from preventing apiaries. This bill did not pass.

   HB 223 – Regulation on historic districts. Mr. Eggett discussed the standards to make a historic district.
HB 235 – Remote Transaction Parody Act – An effort to assess sales tax for any business with physical address in the state of Utah to pay online taxes. This bill did not pass. Mr. Eggett discussed the purpose of E-fairness.

HB 248 Municipal Disconnection Amendments – Mayor can now file a request for a disconnection.

HB 315 – Registering Commercial Beekeeping – Bee maintenance standards for commercial with an emphasis on protecting the species.

HB 318 – Point of the Mountain Develop Commission Act – Targeted at Draper and the prison. Implementing a committee to help mitigate the prison located in Draper.

HB 360 – Land Use Amendments – Determine with legal guidance if local ordinance is more strict than state standard, then make reference to state code. This has to be part of the public hearing notice.

HB 368-409 – Targeted at Rentals specifically short term rentals. Municipalities cannot govern short term rentals. No taxes need to be paid for profits made on short term rentals.

Commissioner Fleming discussed the new proposed “servicing” tax which would be used to help the homeless.

HB 414 Zoning Amendments – Residential districts, recovery house shall comply with all land use laws. Mr. Eggett stated this potentially sets up local jurisdictions to be out of compliance with the federal law.

HB 471 – Power Sport Franchise Amendments – changes the competition standards for the distance between power sport franchises.

SB 44 – Fruit Stands and Agriculture Structures. Agriculture Structures would be exempted from building permits for up to 1,500 square feet.

SB 73 – Land Use Regulations taking jurisdiction away from local authorities. This bill did not pass.

SB 86 – Pertains to Private Schools – notification must be given to UDOT (Utah Department of Transportation) and Utilities Companies before private schools develop.

SB 92 - Water Conservation- Industrial or commercial zone can only require 5 percent of landscaping. This bill did not pass.

SB 161 – Highway Signage Amendments – Regulation of outdoor advertisement along highways and freeways.

SB 182 – Sales Tax on the Internet. If vendors in the state of Utah make over $10,000 per quarter they must report sales tax.

There was a discussion regarding franchise taxes. Mr. Eggett confirmed that Riverdale City does not participate in franchise taxes.

SB 187 – Reclassification of Misdemeanors. Changes misdemeanors to civil infractions for violations of various land use laws and voting fraud. There was a discussion regarding the impact this could have on the city, by reducing fees for land use violations.

Mr. Eggett stated one way the Planning Commissioners could get involved is to contact their local representatives in the legislature. He stated the Utah League of Cities and Towns will provide a summary as soon as the legislature session is over this year. Mr. Eggett stated he will be sure to keep the Planning Commissioners informed.

2. Discussion of land use concerns and potential updates to City Codes.

Mr. Eggett discussed the need to have an expiring subdivision clause to protect the city. He encouraged the Planning Commissioners to review the land use ordinance and let him know if they see anything that needs to be updated. Mr. Eggett explained Aunt Nancy’s. He stated the expiration clause would pertain to site plan approvals. He read some examples from Ogden City and Syracuse City. The clause would require a developer to obtain a building permit within a year of the site plan approval, otherwise they would need to reobtain a new site plan approval from the Planning Commission. There would be the option of allowing a developer to apply for an extension for a period not to exceed 6 months, as long as the applicant applied prior to the expiration date.

Mr. Eggett discussed building permit requirements. He stated building permits are active as long as the developer is making progress every 6 months.
There was a discussion regarding past projects that have impacted the city by having open ended site plans. There was a general consensus for support to develop an expiration clause. Mr. Eggett stated he will distribute material to the Planning Commissioners to determine which version would best fit the needs of Riverdale City.

**Discretionary Items:**

Chairman Hilton asked if any of the Planning Commissioners had any discretionary items. Mr. Eggett stated he did not receive any applications, so there will not be a meeting on March 22, 2016. He encouraged the Planning Commissioners to enjoy their Caucus Meetings. He stated there will likely be a meeting on April 12, 2016.

Commissioner Fleming inquired about the construction near Reeves and Associates. She discussed the traffic jams involving semi-vehicles. She asked about the possibility of redistributing the placement where construction vehicles park. Mr. Eggett discussed the difficulty of mandating parking because it is a public right-of-way. Mr. Eggett stated he will reach out to the contact to see if they would be willing to adjust their parking to help with the traffic jam.

Commissioner Hilton inquired about discussing Ritter Drive as a means to assist in the traffic jams. Mr. Eggett stated it may be a discussion in the future, but isn’t in the works at this time.

There was a brief discussion regarding landscaping on private property. Mr. Eggett stated landscaping should be addressed during the site plan review.

**Adjourn:**

Having no further business to discuss the Planning Commission adjourned at 7:24 PM. There was not a regular meeting scheduled.
RIVERDALE CITY
PLANNING COMMISSION AGENDA
April 12, 2016

AGENDA ITEM: E

SUBJECT: Consideration of Preliminary Site Plan approval for H&P Investments Flex Space Building, 4800 South River Park Drive, Riverdale, UT 84405

PETITIONER: Mike Eggett, Community Development

ACTION REQUESTED: Consideration of approval.

INFORMATION: Executive Summary
Site Plan Review
Engineer Review
Department Staff Reports
Application
Weber County Plat Map
Full Site Plan
Elevation Drawing 1
Elevation Drawing 2

BACK TO AGENDA
Planning Commission
Executive Summary

For the Commission meeting on: 04-12-2016

Petitioner: H&P Investments, represented by Dave Pierson with Galloway, Inc.

Summary of Proposed Action

H&P Investments, as represented by Dave Pierson, have applied for a Preliminary Site Plan review of a Flex Building Site Plan that will operate as a business park/office located at approximately 4800 South River Park Drive in a Regional Commercial (C-3) zone. This site plan is being proposed for development on property currently owned by H&P Investments. A public hearing is not required to consider this Site Plan proposal. Following the presentation and discussion of the proposal, the Planning Commission may make a motion giving preliminary approval of the H&P Investments Flex Building site plan proposal, approval of the proposed site plan with any requested modifications, or not giving preliminary approval of the H&P Investments Flex Building site plan. If preliminary approval was provided, then this matter could move forward to a future Final Site Plan review process with the Planning Commission.

Title 10 Ordinance Guidelines (Code Reference)

This Preliminary Site Plan review is regulated under City Code 10-25 "Development in All Zones", and is affected by City Codes 10-10A "Regional Commercial Zones (C-1, C-2, C-3)", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", and 10-16 "Sign Regulations".

The proposed development parcel is located on property currently owned by H&P Investments and is located directly south of the Tony Divino Toyota site. The property is in a C-3 zone and all uses listed in this zone (whether permitted or conditional) would be available for development and use on this lot. Per the applicant, the desired uses are professional office, warehouse, and small business type uses.

Attached with this executive summary is a document entitled "Preliminary Site Plan Review - H&P Investments - Flex Building 1": this is a supplementary document addressing items on the Preliminary Site Plan application document. Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police Chief, the City Administrator, and contracted City Engineer. The Planning Commission should discuss any concerns raised by these summaries.

In addition to the Preliminary Site Plan documentation, building elevation drawings have been provided. The attached building renderings are set to be reviewed by the City’s Design Review Committee on April 11, 2016 to discuss landscaping, materials, and overall aesthetics of the proposed structure.

The Planning Commission is encouraged to briefly discuss signage plans with the petitioner to better understand how signage will work in this area: 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 Planning Commission to review this matter and then discuss with the petitioner concerns raised by staff and/or the Planning Commission. Staff would then recommend that the Planning
Commission may make a motion giving preliminary approval of the H&P Investments Flex Building site plan proposal, approval of the proposed site plan with any requested modifications, or not giving preliminary approval of the H&P Investments Flex Building site plan. If preliminary approval was provided, then this matter could move forward to a future Final Site Plan review process with the Planning Commission.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Planned Commercial - High" 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
Preliminary Site Plan Review – H&P Investments – Flex Building 1, 4800 South River Park Drive

*Completed by Mike Eggett, Community Dev. Director on 4/4-5/2016*

**Recommendation:** City staff recommends that the Planning Commission examine and review items associated with this proposed preliminary site plan review. Items of consideration or note have been highlighted in yellow for potential discussion purposes. City staff recommends that the Planning Commission act accordingly to provide preliminary site plan approval or not provide approval for the proposed H&P Investments Flex Building site plan with any additional comments or concerns to be addressed by the developer.

<table>
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<tr>
<th>Date Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting)</th>
<th>March 28, 2016</th>
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<tbody>
<tr>
<td>Date Application Submitted to City:</td>
<td>March 28, 2016</td>
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<td>Date Fee Paid:</td>
<td>Paid on March 28, 2016 (see receipt for detail)</td>
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### Site Plan – Preliminary Requirements

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<th>COVER SHEET</th>
<th>Departmental Review Comments</th>
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<tr>
<td>Project name and address</td>
<td>Project name and address location shown, project address needs to be corrected; lot address to be determined by staff</td>
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<tr>
<td>Property Owner’s name, address, and phone number</td>
<td>H&amp;P Investments, 894 West Riverdale Rd., Riverdale, Utah 84405, 801-337-2257</td>
</tr>
<tr>
<td>Developer’s name, address, and phone number</td>
<td>H&amp;P Investments, 894 West Riverdale Rd., Riverdale, Utah 84405, 801-337-2257</td>
</tr>
<tr>
<td>Approving agency’s name and address: Utility companies if applicable</td>
<td>Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405; all other utility agencies affected are listed on cover sheet</td>
</tr>
<tr>
<td>Consulting Engineer’s name, address, and phone number</td>
<td>Galloway &amp; Company, Inc. – Dave Pierson, 515 S. 700 E., Suite 3F, Salt Lake City, Utah 84102, 801-549-7563</td>
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<tr>
<td>Licensed Land Surveyor’s name, address, phone number, signature, and seal</td>
<td>Great Basin Engineering – Andy Hubbard, PLS, 5746 S. 1475 E., Ogden, Utah 84403; seal and signatures not shown at current</td>
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<td>Date</td>
<td>Yes – March 28, 2016</td>
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**General**

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<tr>
<th>Street names</th>
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<tr>
<td>Layouts of lots with lot numbers</td>
<td>Yes, shown as Flex Space Phase 1 and Flex Space Phase 2 (future) on one building lot</td>
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<tr>
<td>Adjacent tract ownership and tax identification numbers</td>
<td>Tract ownership names and tax ID shown internally within packet</td>
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<tr>
<td>Scale (minimum 1”=50’ to 1”=10’)</td>
<td>Yes, scale is shown</td>
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<td>North arrow</td>
<td>Yes</td>
</tr>
<tr>
<td>Existing easements, structures, and utility lines: Approval to cross, use, or relocate</td>
<td><strong>Existing easements not clearly identified,</strong> structures around site identified, existing utility lines shown in packet; unknown if approvals provided to cross, use, relocate</td>
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<tr>
<td>Space for notes</td>
<td>Yes, notes and legend sheets provided</td>
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<tr>
<td>Contours</td>
<td>Yes, shown on sheets 3, 9, 10 and 15</td>
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<td>Public areas</td>
<td>Sidewalks, park strips shown and identified on sheets 5 and 6</td>
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**Vicinity Map**

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<td>North arrow</td>
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</tr>
<tr>
<td>Scale</td>
<td>Note of “Not to Scale”</td>
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**PLAT SHEET**

| No new platting necessary for this project (use cover sheet) |

**Title Block**

<table>
<thead>
<tr>
<th>Project name and address</th>
<th>Project name and address location shown, project address needs to be corrected; lot address to be determined by staff</th>
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<tbody>
<tr>
<td>Approving Agency’s name and address</td>
<td>Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405</td>
</tr>
<tr>
<td>Consulting Engineer’s name, address, and phone number</td>
<td>Galloway &amp; Company, Inc. – Dave Pierson, 515 S. 700 E., Suite 3F, Salt Lake City, Utah 84102, 801-549-7563</td>
</tr>
<tr>
<td>Date</td>
<td>Yes – March 28, 2016</td>
</tr>
</tbody>
</table>

---

Community Development Department – Site Plan Review
| 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 and contact information showing, **stamp and signatures not shown at this time** |
| **Layout** | |
| Street Names | Shown – River Park Drive (700 West) |
| Layouts of lots with lot numbers | Yes, shown as Flex Space Phase 1 and Flex Space Phase 2 (future) on one building lot |
| Bearings and distances for all property lines and section ties | Yes, shown; Defer to City Engineer review |
| Legal description | Yes, shown; Defer to City Engineer review |
| Adjacent tract ownership and tax identification numbers | Tract ownership names and tax ID shown internally within packet |
| 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 sheets 22 and 23 |
| Location of exterior lighting devices, signs, and outdoor advertising | Site lighting shown on sheets 5, 9, and 18, **building lighting unknown**; location of exterior directional signs shown on sheet 5; outdoor advertising signs location unknown at this time; |
| Location of underground tanks, dumpsters, etc | No underground tanks appear to be needed; **no dumpster or dumpster enclosure location is shown** |
| **Additional Information** | |
| Benchmark | Shown |
| Basis of bearings | Shown |
| Legend | Not applicable |
| **PLAN AND PROFILE SHEETS** | Site Plan and supporting sheets provided |
| **Title Block** | |
| Project name and address | Project name and address location shown, **project address needs to be corrected; lot address to be determined by staff** |
| **Approving Agency’s name and address** | Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405 |
| **Consulting Engineer’s name, address, and phone number** | Galloway & Company, Inc. – Dave Pierson, 515 S. 700 E., Suite 3F, Salt Lake City, Utah 84102, 801-549-7563 |
| **Date** | Yes – March 28, 2016 |
| **Scale** | Yes, scale is showing |
| **Revision block with date and initials** | Revision block shown with initials |
| **Sheet number and total sheets** | Shown (23 total sheets) |

**General**

| **North arrow** | Yes |
| **Street names** | Shown – River Park Drive (700 West) |
| **Lot numbers** | Yes, shown as Flex Space Phase 1 and Flex Space Phase 2 (future) on one building lot |
| **Reference to sheets showing adjacent areas** | Not applicable |
| **Center line stationing** | Shown on plans |
| **Existing natural ground** | Shown on ALTA Survey – sheet 3 |

**Signage**

| **Height** | Not available |
| **Size** | Not available |
| **Locations** | Not available |
| **Colors** | Not available |
| **Lighting** | Not available |

**New and Existing Buildings**

| **Height and Size** | New building - Height = 22’; Building size = approx. 17,933 sq. ft.; Existing building, fences, and utility structures shown on sheets 3 and 5 |
| **Location, setbacks, and all dimensions** | Yes, shown on proposed site plan (Sheet 5); front setback - minimum 36 feet at nearest point; rear setback – minimum 22 feet at nearest point; west side setback – minimum 59 feet at nearest point; east side setback – minimum 76 feet at nearest point |

**Type of construction**

<p>| Metal Paneling Building; Exterior composed of block, rock, stucco, metal, and ornamental features; see attached elevation drawings |</p>
<table>
<thead>
<tr>
<th>Type of occupancy and proposed uses</th>
<th>Commercial flex building and office uses; business park type uses likely to use building</th>
</tr>
</thead>
<tbody>
<tr>
<td>Show handicapped access</td>
<td>ADA accessible ramp and access areas shown and handicapped parking stall shown</td>
</tr>
<tr>
<td><strong>New and Existing Landscaping &amp; Percentage</strong></td>
<td>Approx. 30.23% of site</td>
</tr>
<tr>
<td>Number of trees</td>
<td>16 trees, 10 shrubs, 110 decorative grasses shown</td>
</tr>
<tr>
<td>Landscape plan showing all planting, hardscaping, berming, and watering</td>
<td>Planting, hardscaping shown; gentle berming along the road, as required in 10-14-12 (B.)(2.) not shown; irrigation plan not identified</td>
</tr>
<tr>
<td>Xeriscaping alternatives being considered</td>
<td>Yes, xeriscaping seems to be applied in the mulch areas of building as well as some of the plantings; for more, inquire of the developer</td>
</tr>
<tr>
<td><strong>New and Existing Walls and Fences</strong></td>
<td></td>
</tr>
<tr>
<td>Location, design, and height</td>
<td>Location of existing walls and fences shown; location of new fences shown, the height and design of fence placement is unknown</td>
</tr>
<tr>
<td>Materials proposed for construction</td>
<td>Materials of fence are unknown</td>
</tr>
<tr>
<td><strong>New and Existing Parking</strong></td>
<td></td>
</tr>
<tr>
<td>Location, area, and layout of off-street parking (size of stalls, regular and handicapped)</td>
<td>38 stalls are provided and shown; handicapped parking space provided and shown; size meets city requirements; per code adequate parking for use</td>
</tr>
<tr>
<td>Location of employees’ parking, customer parking, and handicapped parking</td>
<td>Established as shown in drawings; employee parking and customer parking not identified</td>
</tr>
<tr>
<td>Internal circulation pattern</td>
<td>Yes, shown with arrows; inquire more if desired</td>
</tr>
<tr>
<td><strong>New and Existing Ingress and Egress</strong></td>
<td></td>
</tr>
<tr>
<td>Location and size of points of ingress and egress for motor vehicles and internal use</td>
<td>Yes, shown</td>
</tr>
<tr>
<td>Circulation pattern</td>
<td>Yes, shown with arrows; inquire more if desired</td>
</tr>
<tr>
<td><strong>New and Existing Streets</strong></td>
<td></td>
</tr>
<tr>
<td>All access points</td>
<td>Yes, this is shown</td>
</tr>
<tr>
<td>Center lines</td>
<td>Yes, this is shown</td>
</tr>
<tr>
<td>Right-of-way lines</td>
<td>Not shown and identified as r-o-w</td>
</tr>
<tr>
<td>Face of curb lines</td>
<td>Yes, this is shown</td>
</tr>
<tr>
<td>Centerline slope</td>
<td>Shown on drawings and established per previous road development</td>
</tr>
<tr>
<td>Category</td>
<td>Details</td>
</tr>
<tr>
<td>----------------------------------------------</td>
<td>-------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Signing and striping</td>
<td>Signing installation should be coordinated with public works dept and paid for by applicant; roadway striping should be coordinated with public works if applicable;</td>
</tr>
<tr>
<td>Light poles</td>
<td>Site lighting shown on sheets 5, 9, and 18, building lighting unknown;</td>
</tr>
<tr>
<td>Street lights</td>
<td>No existing street lights on site; no new street lighting proposed</td>
</tr>
<tr>
<td>Street name signs</td>
<td>Signing installation should be coordinated with public works dept and paid for by applicant;</td>
</tr>
<tr>
<td>Stop signs</td>
<td>Signing installation should be coordinated with public works dept and paid for by applicant;</td>
</tr>
<tr>
<td>UDOT approval (if required for project)</td>
<td>Not applicable for this application</td>
</tr>
<tr>
<td>Sidewalk (4’ side with 4” of road base or 6’ side with 6” of road base through the approach)</td>
<td>Existing sidewalk already installed on site; Yes, shown and defined on sheets 6 and 7</td>
</tr>
<tr>
<td>Planting Strip</td>
<td>Not identified on drawings</td>
</tr>
<tr>
<td>New and Existing Storm Drainage</td>
<td></td>
</tr>
<tr>
<td>Top of curb elevations</td>
<td>Shown on sheets 10 and 18, and detail drawing on sheet 12</td>
</tr>
<tr>
<td>Slope of gutter</td>
<td>Shown on sheet 10 and 18, and detail drawing on sheet 12</td>
</tr>
<tr>
<td>Manholes</td>
<td>Existing and new shown on multiple sheets</td>
</tr>
<tr>
<td>Invert elevations</td>
<td>Shown on sheets 10, 12, and 18, defer to City Engineer</td>
</tr>
<tr>
<td>Length, size, slope, and type of mains and laterals</td>
<td>Shown on sheets 18-21, defer to City Engineer</td>
</tr>
<tr>
<td>Location of catch basins</td>
<td>Shown on multiple sheets of plans</td>
</tr>
<tr>
<td>Ditches, location and ownership</td>
<td>No ditches or waterways of note shown</td>
</tr>
<tr>
<td>Approval to pipe, reroute or use</td>
<td>Other than future City approval, no other approval required, defer to City Engineer</td>
</tr>
<tr>
<td>Calculations for retention system</td>
<td>Shown on drainage plan (sheet 10)</td>
</tr>
<tr>
<td>Method of storm water clean-up</td>
<td>Shown on sheets 14-17 (Erosion Control Plan)</td>
</tr>
<tr>
<td>New and Existing Sanitary Sewers</td>
<td></td>
</tr>
<tr>
<td>Manholes</td>
<td>Shown on multiple sheets of plans</td>
</tr>
<tr>
<td>Invert elevations</td>
<td>Shown on sheets 10, 12, and 18, defer to City Engineer</td>
</tr>
<tr>
<td>Length, size, type, and slope of mains and laterals</td>
<td>Shown on sheets 18-21, defer to City Engineer</td>
</tr>
<tr>
<td>New and Existing Water Lines</td>
<td></td>
</tr>
<tr>
<td>Length, size, type, and slope of mains and laterals</td>
<td>Shown on sheets 18-21, defer to City Engineer</td>
</tr>
<tr>
<td>Location, size, and type of water meters, valves, and fire hydrants</td>
<td>Water meter location shown, <strong>size of water meter not identified</strong>, type per public works; Location of new and existing valves shown; Existing fire hydrant shown, two new hydrants proposed, <strong>type and size unknown</strong></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td><strong>New and Existing Gas Lines</strong></td>
<td></td>
</tr>
<tr>
<td>Size and type</td>
<td>Existing and new gas lines shown, <strong>size and type not shown</strong></td>
</tr>
<tr>
<td><strong>New and Existing Electrical Lines</strong></td>
<td></td>
</tr>
<tr>
<td>Size, location, and type</td>
<td>Existing power box locations shown; existing and new power lines locations shown, <strong>size and type not shown</strong></td>
</tr>
<tr>
<td>Location of power poles</td>
<td>Existing power poles and overhead lines location shown on sheet 18</td>
</tr>
<tr>
<td><strong>New and Existing Telephone Lines</strong></td>
<td></td>
</tr>
<tr>
<td>Location of poles, junction boxes, and manholes</td>
<td>Existing location of telephone boxes and new telephone utility lines shown, <strong>poles and associated manholes not shown if applicable</strong></td>
</tr>
<tr>
<td><strong>New and Existing Cable TV Lines</strong></td>
<td></td>
</tr>
<tr>
<td>Location of lines (if applicable)</td>
<td>Cable TV lines not shown and may not be applicable</td>
</tr>
<tr>
<td><strong>DETAILED DRAWINGS</strong></td>
<td></td>
</tr>
<tr>
<td>Cross section of roadway (minimum 8” road base and 3” asphalt)</td>
<td>Shown on sheet 7 relative to access connection to road right-of-way</td>
</tr>
<tr>
<td>Cross section of curb and gutter (standard 30” high back)</td>
<td>Shown on sheet 7, defer to City Engineer</td>
</tr>
<tr>
<td>Gutter inlet box with bicycle safe grate</td>
<td>Detail shown on sheet 19, locations identified on multiple sheets; <strong>unknown if bicycle safe grates</strong>; defer to City Engineer</td>
</tr>
<tr>
<td>Cleanout box</td>
<td>Detail shown on sheet 21, locations identified on multiple sheets; defer to City Engineer</td>
</tr>
<tr>
<td>Thrust blocking</td>
<td>Detail shown on sheet 21; defer to City Engineer</td>
</tr>
<tr>
<td>Special energy dissipating or drop manholes</td>
<td>None showing and may not be applicable; precast manholes detail shown on sheet 19, locations identified on multiple sheets</td>
</tr>
<tr>
<td><strong>ADDITIONAL INFORMATION</strong></td>
<td></td>
</tr>
<tr>
<td>Soils report</td>
<td><strong>No geotechnical report has been provided for this site; there is a soil preparation note on sheet 9, but no geotechnical engineer appears to have been selected at this time for this project</strong></td>
</tr>
<tr>
<td>Drainage and runoff calculations</td>
<td>Yes, outlined on sheets 9 and (Grading Plan and Drainage Plan)</td>
</tr>
<tr>
<td>Water right transfer documentation</td>
<td>Review with Public Works if needed</td>
</tr>
<tr>
<td>-----------------------------------</td>
<td>-----------------------------------</td>
</tr>
<tr>
<td>Copy of protective covenants, codes, and regulations for development</td>
<td>None provided or anticipated with this project</td>
</tr>
<tr>
<td>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</td>
<td>Yes, provided as requested</td>
</tr>
<tr>
<td>Building elevation renderings</td>
<td>Attached to packet and provided</td>
</tr>
<tr>
<td>Corp of Engineers approval (if required)</td>
<td>Not applicable or required; located in Floodplain Zone X and elevation certificate likely required</td>
</tr>
<tr>
<td>Zoning compliance</td>
<td>Yes, Regional Commercial (C-3) meets intended uses for building</td>
</tr>
<tr>
<td>RDA compliance (if applicable)</td>
<td>Not applicable in this matter</td>
</tr>
<tr>
<td>Use compliance</td>
<td>Yes, Regional Commercial (C-3) uses anticipated for this development</td>
</tr>
<tr>
<td>Engineering comments and letter of approval recommendation</td>
<td>Engineering comments, along with Public Works, Police Department, and Fire Department comments have been provided</td>
</tr>
<tr>
<td>Traffic study</td>
<td>Not currently provided; likely not needed to provide any analysis unless otherwise requested</td>
</tr>
<tr>
<td>All Planning Commission and City Staff conditions for approval have been met</td>
<td>Currently Preliminary Submission being reviewed by Planning Commission</td>
</tr>
</tbody>
</table>
6 April 2016

Riverdale City
4600 South Weber River Drive
Riverdale, Utah  84405

Attn:  Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj:  H & P Investments – Cutrubus Redevelopment – Flex Space 1
Subj:  Site Plan Improvement Drawings

Dear Mike,

Attached for consideration is my engineering review of the above referenced project. The following items will need to be considered and addressed prior to receiving recommended approval from our office.

**General Note:**

1. An **electronic copy** of the Site Plan drawings and details must be submitted to the Public Work Department via our office for record keeping upon design completion and prior to approval of the Site Plan drawings from our office.

**Site Plan – Improvement Drawings**

1. Notes need to be placed on the Site Plan improvement drawings indicating all deteriorated, damaged or missing surface improvements surrounding the perimeter of the development and on-site be replaced or installed; i.e., curb and gutter, sidewalk, landscaping park strip improvements, asphalt patching, landscaping replacement, concrete improvement, etc.

2. A Geotechnical Report will need to be submitted for review.

3. The site Storm Water calculations and drawings will need to be further reviewed by our office and Public Works for compliance with the new State of Utah storm water requirements.
   - The storm water basins should be considered as “Retention Basin”. There are several notes declaring both retention and detention basins. The notes need to be corrected to read the same.
   - A 12” freeboard berm needs to be shown in the site plan drawings on all basins.
   - An over flow spillway needs to be incorporated into the design.
• The vertical walls in the retention basins will need to be modified or railings added to protect the public from a fall into the basin.
• The storm water outlet/orifice structure needs to be shown in detail. The orifice structures need to be designed in order for the orifice to be cleaned without a person having to reach under water in the basin or structure to unplug debris from the orifice.
• The roof rain gutters should be tied into the underground storm water collection system.
• A storm water collection waterway is needed for the West driveway to direct all on-site storm water into the retention basins and stop on-site drainage from flowing onto “River Park Drive”.
• Storm water grates should be placed on all inlets & outlets into the retention basins to keep animals out of the storm water collection system.
• The storm water vane grates will need to be bicycle safe grates.
• There is a reference to Basin “C” and Basin “2” which appear to be the same basin – this conflict needs to be corrected.
• A note needs to be placed on the drawings indicating the capacity of the storm water treatment manhole vs. the discharge capacity from the retention basins into the treatment manhole for both present and future site expansion.
• The Developer’s Engineer will be required to survey the constructed storm water retention basins and verify the storm water storage is provided.

4. A dumpster(s) with wall enclosure needs to be shown on the site drawings.

5. There are references to “Loves” site which may be from a prior project. This should be corrected.

6. The location of the irrigation connection and backflow device (RP) will need to be shown on the drawings.

7. The water meters should be placed in the park strip.

8. The location of all site lighting and business signs should be shown on the drawings.

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

Sincerely,

CEC, Civil Engineering Consultants, PLLC.

[Signature]

N. Scott Nelson, PE.
City Engineer

Cc. Shawn Douglas, Public Works Director
Jeff Woody, Building Official and Inspector
Mike the following are items I have for the H&P Business Park.

1-Drain system operations maintenance plan BMPS listed and recorded.
2-Show free board and overflow on retention ponds.
3-Show connection detail on storm drain connection to city main.
4-Note to certify retention pond size and elevation upon completion.
5-BMPS on how storm water would be cleaned up before entering ground water in retention ponds.
6-Include city specifications for city owned utilities and improvements.
7-Sidewalk and approaches need to be six inch thick concrete.
8-Water meter box should reference city specifications.
9-Fire line should be noted as private.
10-Provide proposed water usage peak demand in thousands of gallons per day.
11-Grease trap/separatior if required for intended future uses.
12-Show manhole detail and pipe type per city specifications for sanitary sewer connection.
13-Note requiring all missing, nonfunctioning, and or damage improvements shall be replaced.
14-How are you going to control storm water and tracking between build out on building 1 and completion of building 2.

Shawn Douglas
Public Works Director
801/394/5541 ext.1217
Sdouglas@rivedalecity.com

From: Rodger Worthen
Sent: Friday, April 1, 2016 5:01 PM
To: Mike Eggett
Subject: RE: H&P Investments Site Plan for Business Park (Flex) buildings

Mike-

I like the proposed buildings, no concerns there only that the exposed metal should appear as an architectural feature/design rather than a main component.

Also:
-Landscape trees on River Park drive should match existing tree species along with the slight berming in the street park strips to match existing landscape design currently installed along River Park dr.
-Detention basins probably should read as retention basins.
-Previously the city installed sidewalk fronting this property and liened it accordingly, now the lien should be cleared...City sidewalk installation cost as per applied lien should be cleared prior to approval of building permit. The walk would be a cost that Mr. Cutrubus would normally have to install as part of his development, hence the lien should be cleared accordingly at this time.

Thank you Mike for reviewing through this, I like the project and think it will benefit our community.

Rodger W.

From: Jared Sholly
Sent: Tuesday, April 5, 2016 1:40 PM
To: Mike Eggett
Subject: RE: H&P Investments Site Plan for Business Park (Flex) buildings

The Fire Department has no issues.

Thanks,

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

From: Dave Hansen
Sent: Tuesday, April 5, 2016 10:06 AM
To: Mike Eggett
Subject: RE: H&P Investments Site Plan for Business Park (Flex) buildings

Mike, the only concerns the Police Department has is that it would be nice if they could place a couple of wall pack lights on the exterior. The lighting would allow an officer to drive by and see if someone is hanging out during the night that should not be.

Dave Hansen
Police Department
RIVERDALE CITY PLANNING COMMISSION
APPLICATION FOR COMMERCIAL OR MANUFACTURING
SITE PLAN APPROVAL

CASE NO: 2016-01 DATE Submitted: 3-28-2016

APPLICANT'S NAME: DAVE PERSON, GALLOWAY & CO.

ADDRESS: [Redacted]

PHONE: [Redacted]

ADDRESS OF SITE: TBD / AKA CUTRUBUS PARCEL 7 RIVER PARK DR. (Flex #1)

APPLICANT'S INTEREST: REPRESENTING/CONSULTING ENGINEER

Application is hereby made to the Riverdale City Planning Commission requesting that the following permitted use, be approved on 4,056 AC (sq. ft./acre) of property in the C-3 zone in accordance with the attached site plan.

[Signatures]

Signature of Applicant

Signature of Property Owner

I authorize DAVE PERSON- GALLOWAY to act as my representative in all matters relating to this application.

[Signatures]

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: $1500 Date paid: 03.28.16

Planning Commission set public hearing: Yes □ No □ Date of Public Hearing: _________________________

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

Date: 4/12/2016 Decision of Commission: _________________________

City Council set public hearing: Yes □ No □ Date of Public Hearing: _________________________

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

Date: _________________________ Decision of Council: _________________________
RIVERDALE CITY CORPORATION  
4800 SOUTH WEBER RIVER DRIVE  
RIVERDALE UT 84405  
394-5541

Receipt No: 15.500516  
Mar 28, 2016

H&P INVESTMENTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Previous Balance</td>
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<tr>
<td>BUILDING PERMITS - PLAN/DEV REV</td>
<td>530.00</td>
</tr>
<tr>
<td>10-32-2200 BUILDING PLAN/DEV FEES</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>530.00</strong></td>
</tr>
</tbody>
</table>

CHECK  
Check No: 14422  
Total Applied:  

<table>
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<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>CHECK</td>
<td>530.00</td>
</tr>
<tr>
<td>Total Applied</td>
<td>530.00</td>
</tr>
<tr>
<td>Change Tendered</td>
<td>.00</td>
</tr>
</tbody>
</table>

Duplicate Copy

03/28/2016 03:55PM
H&P INVESTMENTS
CUTURUBUS REDEVELOPMENT - FLEX SPACE 1
RIVERDALE, UTAH
SITE CONSTRUCTION PLANS

LIST OF CONTACTS

DEVELOPER/OWNER
H&P INVESTMENTS
5000 S. 4600 E., STE. 200
SALT LAKE CITY, UT 84102
TEL: 801-545-8500
EMAIL: ANDYH@GREATBASINENG.COM

ENGINEER
GALLOWAY & COMPANY, INC.
2025 N. 450 W.
SALT LAKE CITY, UT 84102
TEL: 801-394-5541 EXT 1217
CONTACT: CHARLES MOLTHEN
EMAIL: CMOLTHEN@GALLOWAYUS.COM

BUILDING DEPARTMENT
RIVERDALE, UT 84405
TEL: 801-394-5541
CONTACT: MIKE EGGITT, MPA
EMAIL: MEGETT@RIVERDALECITY.COM

COMMUNITY DEVELOPMENT
RIVERDALE, UT 84405
TEL: 801-394-5541
CONTACT: SHAWN DOUGLAS, DIRECTOR PUBLIC WORKS
EMAIL: SDOUGLAS@RIVERDALECITY.COM

AGENCIES HAVING JURISDICTION

STORM WATER
RIVERDALE, UT 84405
TEL: 801-394-5541
CONTACT: MIKE EGGITT, MPA
EMAIL: MEGETT@RIVERDALECITY.COM

WATER
RIVERDALE, UT 84405
TEL: 801-394-5541
CONTACT: MIKE EGGITT, MPA
EMAIL: MEGETT@RIVERDALECITY.COM

SANITARY SEWER
RIVERDALE, UT 84405
TEL: 801-394-5541
CONTACT: MIKE EGGITT, MPA
EMAIL: MEGETT@RIVERDALECITY.COM

GAS
RIVERDALE, UT 84405
TEL: 801-394-5541
CONTACT: MIKE EGGITT, MPA
EMAIL: MEGETT@RIVERDALECITY.COM

ELECTRIC
RIVERDALE, UT 84405
TEL: 801-394-5541
CONTACT: MIKE EGGITT, MPA
EMAIL: MEGETT@RIVERDALECITY.COM

TELEPHONE
RIVERDALE, UT 84405
TEL: 801-394-5541
CONTACT: MIKE EGGITT, MPA
EMAIL: MEGETT@RIVERDALECITY.COM

LEGAL DESCRIPTION

CONTAINING 565,167.26 SQUARE FEET OR 12.9745 ACRES, MORE OR LESS.

BASIS OF BEARING

MONUMENTATION AT THEIR COST.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTS SHOWN HEREON.

PLANNING

NOTE: CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR PERMITS.

CAUTION - NOTICE TO CONTRACTOR

1. THE INFORMATION SHOWN ON THESE DRAWINGS IS FIRM, AND ANY MATERIAL OR LABOR UTILIZED FOR STORM FACILITIES SYSTEMS OR EQUIPMENT MENTIONED OR SHOWN MUST MEET THE SPECIFICATIONS OF THE PLANS OR NOT, PRIOR TO CONSTRUCTION.

2. IF RCP IS CALLED OUT ON THE PLANS, IT IS REQUIRED TO FULFILL A SPECIFIC ENGINEERING REQUIREMENT AND SHALL BE CLASS II OR III, UNLESS OTHERWISE NOTED.

3. FOR STORM SYSTEM PIPING SEE UTILITY PLAN SHEET C4.10.

4. ALL UTILITY LOCATIONS SHOWN ARE BASED ON INFORMATION TO THE ENGINEER PRIOR TO CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF THE UTILITIES.

5. BENCHMARK DISCLOSED, OR REPRODUCED WITHOUT THE PREMIUM OF THE ENGINEER.

6. THESE PLANS ARE AN INSTRUMENT OF JURISDICTIONAL REVIEW DRAFT.

7. THESE PLANS ARE READY TO RECEIVE JURISDICTIONAL AFFECTING JURISDICTION.
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND

2. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY IS SUBJECT TO THE JURISDICTION OF THE CITY OF RIVERDALE, WEBER COUNTY AND/OR UDOT ENGINEERING

3. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AT THE LIMITS OF CONSTRUCTION, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL

4. ALL HANDICAP PARKING STALLS SHALL BE PAINTED AND SIGNED IN STRICT ACCORDANCE WITH CURRENT ADA STANDARDS AND LOCAL REGULATIONS.

5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE JURISDICTIONAL STANDARDS AND

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND

7. ALL SITE PLAN MEASURES ARE SUBJECT TO GENERAL NOTES ON THIS SHEET.

8. GALLOWAY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH WE DO AFFIRM THAT

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:

10. STORM DRAINS SHALL BE BEDDED IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND/OR THE CITY OF RIVERDALE STANDARDS, SPECIFICATIONS AND PLANS,

11. CONTRACTOR SHALL POPTHOLE THE EXISTING SEWER MAIN AND PROVIDE AN AS-BUILT ELEVATION OF THE MAIN TO THE ENGINEER OF RECORD PRIOR TO ANY

12. A RAMP IS REQUIRED FOR HANDICAP ACCESS.

13. IF LOCAL JURISDICTION SPECIFICALLY APPROVES USE OF DUCTILE OR GREY IRON PIPING MATERIALS, THEY SHALL BE MANUFACTURED IN ACCORDANCE WITH THE

14. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES, AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.

15. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER PLACEMENT COMPLETED WITHOUT THE APPROVAL OF THE OWNERS ENGINEER.

16. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH

17. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

18. CONTRACTOR SHALL TEMPORARILY STOP CONSTRUCTION ACTIVITIES IMMEDIATELY IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES EXISTING AND PROPOSED.

19. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SEWER LINES, SANITARY SEWER LINES, STORM LINES AND GAS LINES IN ACCORDANCE WITH THE PROJECT

20. CONTRACTOR SHALL SITE LANDSCAPED ISLANDS TO HAVE A CROWN OF CLEAN NATIVE SOILS PRIOR TO LANDSCAPING. REFER TO LANDSCAPE PLAN FOR SPECIFICATIONS.

21. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

22. CONTRACTOR SHALL INSTALL A TEMPORARY DRAINAGE SYSTEM TO AVOID MUD AND MUDFLATS IN ALL INACCESSIBLE AREAS NOT COVERED BY THE PERMANENT

23. CONTRACTOR SHALL INSTALL A TEMPORARY DRAINAGE SYSTEM TO AVOID MUD AND MUDFLATS IN ALL INACCESSIBLE AREAS NOT COVERED BY THE PERMANENT

24. CONTRACTOR SHALL INSTALL A TEMPORARY DRAINAGE SYSTEM TO AVOID MUD AND MUDFLATS IN ALL INACCESSIBLE AREAS NOT COVERED BY THE PERMANENT

25. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH

26. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

27. CONTRACTOR SHALL INSTALL A TEMPORARY DRAINAGE SYSTEM TO AVOID MUD AND MUDFLATS IN ALL INACCESSIBLE AREAS NOT COVERED BY THE PERMANENT

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30. CONTRACTOR SHALL INSTALL A TEMPORARY DRAINAGE SYSTEM TO AVOID MUD AND MUDFLATS IN ALL INACCESSIBLE AREAS NOT COVERED BY THE PERMANENT

31. SITE WORK SHALL MEET OR EXCEED PROJECT SITEWORK PLANS AND SPECIFICATIONS.
9. Reinforce all concrete paving as follows:

8. All asphalt that abuts concrete is to be finished at 1/2 inch above

7. The following concrete areas are to be sealed 30 days after pour:

6. All concrete to have broom finish.

5. Within 24 hours prior to any paving operation, the contractor shall perform subgrade compaction and proof roll tests on prepared subgrade to verify that subgrade has not deteriorated during the subgrade investigation report and supplemental pavement section dated June 17, 20X.

4. For building walkways, see architectural plans re: sheet C2.90, C & D. Refer to investigation report and supplemental pavement section dated June 17, 20X re: geotechnical report by XXX Inc., Project #XXXX.

3. For curb details, re: sheet C2.90, detail B & E. Refer to detailed recommendations shown on sheet C2.90, detail A.

2. Where a proposed utility crosses an existing utility, either through potholing or alternative method, report any discrepancies to the engineer prior to construction.

1. All utility locations shown are based on maps provided by the appropriate utility company and field evidence at the time of survey and is to be considered an approximate location only. It is the responsibility of the contractor to field verify the location of all existing utilities, both public or private, whether shown on the plans or not, prior to construction.

CAUTION - NOTICE TO CONTRACTOR

1. All utility locations shown are based on plans and field evidence. It is the responsibility of the contractor to field verify the location of all existing utilities, both public or private, whether shown on the plans or not, prior to construction.

2. Where a proposed utility crosses an existing utility, either through potholing or alternative method, report any discrepancies to the engineer prior to construction.

3. Refer to investigation report and supplemental pavement section dated June 17, 20X re: geotechnical report by XXX Inc., Project #XXXX.

4. For building walkways, see architectural plans re: sheet C2.90, C & D. Refer to investigation report and supplemental pavement section dated June 17, 20X re: geotechnical report by XXX Inc., Project #XXXX.

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6. All concrete to have broom finish.

7. The following concrete areas are to be sealed 30 days after pour:

8. All asphalt that abuts concrete is to be finished at 1/2 inch above

9. Reinforce all concrete paving as follows:
1. GENERAL
   a. Vehicles from specified dimensions and slopes must be acceptable to the
      Architect.
   b. Additional requirements are specified in APA Section 11.98.13.

2. PRODUCTS
   a. Pipe Class BCC: Unvented codes use APA Section 11.98.13. Do not use-previous
      versions.
   b. Pipe Class DCC: Unvented codes use APA Section 11.98.13. Do not use-previous
      versions.
   c. Type Class: B or C: Unvented codes use APA Section 11.98.13. Do not use-previous
      versions.

3. EXCUTION
   a. Contractors are responsible for ensuring that the projects are installed in accordance
      with the approved drawings and specifications.
   b. Contractors must ensure that all work is completed in accordance with the approved
      drawings and specifications.
   c. Contractors must ensure that all work is completed in accordance with the approved
      drawings and specifications.
   d. Contractors must ensure that all work is completed in accordance with the approved
      drawings and specifications.
   e. Contractors must ensure that all work is completed in accordance with the approved
      drawings and specifications.
   f. Contractors must ensure that all work is completed in accordance with the approved
      drawings and specifications.
   g. Contractors must ensure that all work is completed in accordance with the approved
      drawings and specifications.

4. SITE DETAILS
   a. Site details are provided in Appendix C.
   b. Site details are provided in Appendix C.
   c. Site details are provided in Appendix C.
   d. Site details are provided in Appendix C.
   e. Site details are provided in Appendix C.
   f. Site details are provided in Appendix C.
   g. Site details are provided in Appendix C.

5. GENERAL
   a. Vehicles from specified dimensions and slopes must be acceptable to the
      Architect.
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6. PRODUCTS
   a. Pipe Class BCC: Unvented codes use APA Section 11.98.13. Do not use-previous
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   f. Site details are provided in Appendix C.
   g. Site details are provided in Appendix C.
NOTES

SPECIAL CONDITIONS AS STATED IN THE FIRST PAGE SHEET.

1. VERIFY FIELD LOCATION OF ALL UTILITIES, INCLUDING EXISTING UTILITY, EITHER THROUGH POINTEERING, HORIZONTAL AND VERTICAL LOCATION OR THROUGH POINTEERING, HORIZONTAL AND VERTICAL LOCATION. VERIFY THE FIELD LOCATION OF ALL UTILITIES, INCLUDING EXISTING UTILITY, EITHER THROUGH POINTEERING, HORIZONTAL AND VERTICAL LOCATION OR THROUGH POINTEERING, HORIZONTAL AND VERTICAL LOCATION. VERIFY THE FIELD LOCATION OF ALL UTILITIES, INCLUDING EXISTING UTILITY, EITHER THROUGH POINTEERING, HORIZONTAL AND VERTICAL LOCATION OR THROUGH POINTEERING, HORIZONTAL AND VERTICAL LOCATION. VERIFY THE FIELD LOCATION OF ALL UTILITIES, INCLUDING EXISTING UTILITY, EITHER THROUGH POINTEERING, HORIZONTAL AND VERTICAL LOCATION OR THROUGH POINTEERING, HORIZONTAL AND VERTICAL LOCATION. VERIFY THE FIELD LOCATION OF ALL UTILITIES, INCLUDING EXISTING UTILITY, EITHER THROUGH POINTEERING, HORIZONTAL AND VERTICAL LOCATION OR THROUGH POINTEERING, HORIZONTAL AND VERTICAL LOCATION.

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**Concrete Pavement Joint Details**

**CONSTRUCTION JOINTS**

- Transverse Expansion Joint

**CONSTRUCTION JOINTS**

- Butt Joint

**CONSTRUCTION JOINTS**

- Transverse Expansion Joint

**Construction Joint Details**

- Joints shall be sealed with approved exterior pavement joint sealants and shall be installed in accordance with construction drawings.

**Concrete Pavement Joint Details**

- Saw joint and fill with joint sealer.

**Concrete Pavement Joint Details**

- Extend joint fillers full-width and depth of joint, and not less than 1/2-inch or more than 1-inch be wherever possible. Where more than 1 length is required, lace or clip joint filler sections together.

**Concrete Pavement Joint Details**

- Provide premolded joint filler for expansion joints abutting concrete curbs, catch basins, manholes, inlets, structures, sidewalks, and other fixed objects.

**Concrete Pavement Joint Details**

- Dowel spacing to be 24" on center unless otherwise shown on construction drawings.

**Concrete Pavement Joint Details**

- For joints against existing pavement, place 16" long dowels eight inches into holes drilled into hardened concrete.

**Concrete Pavement Joint Details**

- Joint fillers shall be extended full-width and depth.

**Concrete Pavement Joint Details**

- Joint sealants shall be installed in accordance with construction drawings.
6" d50 COBBLE POND BOTTOM

6:1 SLOPE

2'-3' BOULDER

3 4" CRUSHED ROCK OR STONE BACKFILL

CRUSHED STONE LEVELING PAD (INSTALLED PER MFG.)

SEGMENTAL RETAINING WALL UNIT

MIRAFI FABRIC BARRIER

GEOGRID (INSTALLED PER MFG.)

LOW PERMEABLE TOPSOIL OR LANDSCAPING

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.
**BMP: Surface Roughening**

**Objectives**
- Reduce erosion and sediment yields
- Provide habitat for wildlife
- Enhance visual appeal

**Application**
- Apply surface roughening to areas prone to erosion
- Use a variety of methods such as straw bales, mulch, or plants

**Limitations**
- Not suitable for steep slopes
- May not be effective in very dry conditions

**Implementation Requirements**
- Obtain necessary permits
- Ensure compliance with environmental regulations

---

**BMP: Outlet Protection**

**Objectives**
- Reduce sediment and nutrient runoff
- Protect downstream water bodies

**Application**
- Install outlet protection at the outlet of erosion control basins or swales
- Use materials such as synthetic fabric

**Limitations**
- May not be effective in areas with high water flow
- Requires regular maintenance

**Implementation Requirements**
- Obtain necessary permits
- Ensure compliance with environmental regulations

---

**BMP: Straw Bale Barrier**

**Objectives**
- Control erosion during construction
- Provide temporary sediment control

**Application**
- Use straw bales as a barrier to trap sediment
- Place bales at the base of slopes

**Limitations**
- May not be effective in areas with high water flow
- Requires regular maintenance

**Implementation Requirements**
- Obtain necessary permits
- Ensure compliance with environmental regulations

---

**BMP: Erosion Control Blankets**

**Objectives**
- Control erosion during construction
- Provide temporary sediment control

**Application**
- Use erosion control blankets to cover areas prone to erosion
- Apply blankets to areas before planting

**Limitations**
- May not be effective in areas with high water flow
- Requires regular maintenance

**Implementation Requirements**
- Obtain necessary permits
- Ensure compliance with environmental regulations

---

**BMP: Seeding and Planting**

**Objectives**
- Control erosion during construction
- Provide permanent vegetation

**Application**
- Seede and plant areas after erosion control measures are in place
- Use appropriate species for the local environment

**Limitations**
- May not be effective in areas with high water flow
- Requires regular maintenance

**Implementation Requirements**
- Obtain necessary permits
- Ensure compliance with environmental regulations

---

**EROSION CONTROL DETAILS**

**Jurisdictional Review Draft.** Plans will receive electronic stamp of licensed professional when iterative review process has concluded and plans are ready to receive final approvals of the affecting jurisdiction.
CAUTION: REFER TO CONTRACTOR

2. WHEN A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS RECOMMENDED THAT A THOROUGH SURVEY BE PERFORMED TO ENSURE THAT THE EXISTING UTILITY IS NOT DAMAGED OR ALTERED. REVIEW THE CONTRACTOR'S SURVEY PRIOR TO CONSTRUCTION.

NOTE: 4" C-900 FIRE SPRINKLERING STUB.
1. GENERAL
   - The drawing shows plan view connections. Refer to construction drawings for foundation locations and the best locations of drilling and engineering phases.

2. PRODUCTS
   - REFER TO CONTRACTOR'S DRAWINGS.

3. EXECUTION
   - Please note that these drawings are preliminary. Final plans may vary. Refer to the final set of drawings for any changes.

4. UTILITY DETAILS
   - Drawings are not to scale. All materials are subject to change. A list of materials and specifications is provided in Appendix A.

5. SECURITY
   - This drawing is protected by copyright. Duplication is prohibited without written consent.

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**Utility Details**

- **C4.90**
- **Pipe Outfall**
- **Catch Basin - Double Grate**
- **Single Grate**
- **Round With Flare**
- **Table of Dimensions**

---

**Notes for Construction**

- All dimensions are in inches unless otherwise noted.
- Materials are subject to change based on availability.
- Refer to the final set of drawings for any updates.

---

**Contractor's Notes**

- Final inspection and approval by the contractor is required.
- Any changes to the drawings must be approved in writing.
- All work must be completed according to the approved plans.

---

**Architectural Details**

- **Architect:** Galloway & Company, Inc.
- **Date:** 03-28-16
- **Drawing:** PRECAST MANHOLE
- **Project No:** HPI000001.00

---

**Utilities**

- **Water:** Utilities are as follows:
  - **Pipe Size:** 4"
  - **Material:** PVC
  - **Fittings:** Elbow and Tee

---

**Catch Basin Details**

- **Grate Type:** Double Grate
- **Catch Basin Size:** 315 cubic feet

---

**Pipe Outfall Details**

- **Grate Type:** Single Grate
- **Outlet Size:** 32" x 32"

---

**Round With Flare Details**

- **Material:** Cast Iron
- **Size:** 341" x 341"

---

**Double Grate Catch Basin Details**

- **Material:** HDPE
- **Size:** 315 cubic feet

---

**Single Grate Catch Basin Details**

- **Material:** HDPE
- **Size:** 315 cubic feet

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**Utility Outlets**

- **Outlet Type:** PVC
- **Fitting:** Elbow and Tee

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**Foundation Details**

- **Foundation Size:** 24" x 24"
- **Material:** Concrete

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**Architectural Notes**

- **Architectural Drawings:** Refer to the final set of drawings for any updates.
- **Construction:** Refer to the construction drawings for any changes.

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**Security Notes**

- **Copyright Notice:** All rights reserved.
- **Duplication:** Duplication is prohibited without written consent.

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**Contact Information**

- **Galloway & Company, Inc.**
  - **Address:** 2016 Galloway Drive, Salt Lake City, UT 84102
  - **Phone:** 303.770.8884
  - **Website:** www.gallowayUS.com
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**Preliminary AHJ Submittal**

Date: 03-28-16

**Drawing Number:** HPI000001.00

**Scale:** 1/4" = 1'0"

**Utility Details**

- **Water**: Green
- **Sewer**: Blue
- **Storm Drain**: White
- **Gas**: Red
- **Telco/CATV**: Yellow
- **Future Site Lighting**: Orange
- **Fiber Optic (Gas Station)**: Pink
- **Purple**

**Use** at capped end of all utility service connections.

**3/16" x 10" x 10" Steel Plate**

Paint color to identify utility (see below)

**Tag** with specific utility, size, and depth to invert.

**24" Min. Exposed**

**18" Min. Buried**

**NOT TO SCALE**

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**2' SQ x 6" THICK Class B Concrete Pad**

Valve box to suit valve and depth of bury.

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**Marking**

- **Thrust Blocks**
- **Gate Valve**
- **Area Inlet**
- **Cleanout**

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**Typical Detail with Sizing Table**

**Stormwater Treatment System Vortisentry HS Grate Inlet**

**For Informational Purposes Only - Not Intended for Construction**
LANDSCAPE REQUIREMENTS

PLANTING LEGEND

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>SYMBOL DESCRIPTION NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
</tr>
</thead>
</table>

SYPE 7 PESE 7 CAKF 7 MACO 7 ACGI


PERMANENT STABILIZATION FOR "UNDEVELOPED" AREAS

1. IN ORDER TO ENSURE PROPER WORKING OF THE IRRIGATION SYSTEM, NO SUBSTITUTIONS OF IRRIGATION EQUIPMENT ARE PERMITTED WITHOUT THE OWNER'S WRITTEN APPROVAL.
2. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 7 DAYS SHALL BE TEMPORARILY SEEDED, TACKIFIED, AND WATERED.
3. FOR PROPER ESTABLISHMENT, SEED SHALL BE INSTALLED WHEN AT LEAST THREE MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN THREE MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT.
4. AFTER SEEDING IS COMPLETED, THE LANDSCAPE CONTRACTOR SHALL SET THE IRRIGATION CONTROLLER SCHEDULE SUCH THAT SEED MAY BE PROPERLY GERMINATED AND HEALTHY SEEDLING GROWTH SUSTAINED. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE IRRIGATION SCHEDULE TO ENSURE PROPER SEED ESTABLISHMENT.

SEEDING NOTES

1. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE TACKIFIED OR OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AND BRANCHES, AND THE CONTRACTOR SHALL PROVIDE A WRITTEN CERTIFICATE OF COMPLIANCE TO THE LANDSCAPE ARCHITECT AND OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
2. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN WILL BE USED. THE CONTRACTOR SHALL INFORM THE LANDSCAPE ARCHITECT OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
3. THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF LANDSCAPE AND ENGINEERING AS-BUILTS TO THE ARCHITECT OF RECORD. THESE SHALL INCLUDE FLOOR PLANS, SHOVEL ELEVATIONS, AND ALL APPROPRIATE INFORMATION FOR GREATLY DETAIL THE LANDSCAPE DESIGN.
4. CONTRACTOR SHALL PROVIDE A COMPLETE SET OF LANDSCAPE AS-BUILTS TO THE ARCHITECT OF RECORD. THESE SHALL INCLUDE FLOOR PLANS, SHOVEL ELEVATIONS, AND ALL APPROPRIATE INFORMATION FOR GREATLY DETAIL THE LANDSCAPE DESIGN.
5. CONTRACTOR SHALL PROVIDE A COMPLETE SET OF LANDSCAPE AS-BUILTS TO THE ARCHITECT OF RECORD. THESE SHALL INCLUDE FLOOR PLANS, SHOVEL ELEVATIONS, AND ALL APPROPRIATE INFORMATION FOR GREATLY DETAIL THE LANDSCAPE DESIGN.