



RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – SEPTEMBER 12, 2023

6:00 p.m. – Planning Commission Work Session Meeting (Conference Room)

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. Public Comment

This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please try to limit your comments to three minutes. No action will be taken during public comment.

C. Presentations and Reports

D. Consent Items

1. Consideration of Meeting Minutes from:
August 22, 2023 Work Session
August 22, 2023 Regular Meeting

E. Action Items

1.
 - a. **Public Hearing** to receive and consider comments regarding proposed rezone request for property located at approximately 633 West 4400 South, Riverdale, Utah, as requested by Wright Development Group.
 - b. Consideration to forward a recommendation to City Council regarding proposed Rezone Request from Mobile Home Park-Recreational Vehicle Park (Rmh-1) Zoning and Multiple-Family Residential (R-4) Zoning to Regional Commercial (C-3) Zoning for property located at approximately 633 West 4400 South, Riverdale, Utah 84405, as requested by Wright Development Group.
2. Consideration to un-table proposed approval for and recommendation to City Council for Take 5 Small Subdivision request, located at approximately 4023 South Riverdale Road, Riverdale, Utah 84405, as requested by Reeve and Associates and Blue Lube, LLC.
3. Consideration of recommendation to City Council for Ken Garff Honda Final Site Plan request, located at approximately 950 West Riverdale Road, Riverdale, Utah 84405, as requested by Kimley Horn and the Ken Garff Automotive Group.
4. Consideration of approval for Panera Bread Preliminary Site Plan request, located at approximately 4130 South Riverdale Road, Riverdale, Utah 84405, as requested by Perigee Consulting and the Panera Bread Group.

Items presented by: Mike Eggett, Community Development

F. Comments

1. Planning Commission
2. City Staff

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 on this 8th day of September, 2023 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at <http://www.riverdalecity.com/> and 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html>.

Michelle Marigoni
Riverdale City Recorder

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday August 22, 2023, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr, Riverdale City, Weber County, Utah.

Present: Commissioners: Kathy Eskelsen, Chair
Kent Anderson, Vice Chair
Rikard Hermann, Commissioner
Wanda Ney, Commissioner
Celeste Noland, Commissioner
Randy Poulsen, Commissioner

City Employees: Mike Eggett, Community Development
Michelle Marigoni, City Recorder

Excused: Amy Ann Spiers, Commissioner

Visitors:

A. Welcome & Roll Call

The Planning Commission Work Session began at 6:00 p.m. Chair Eskelsen welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except for Commissioner Spiers, who was excused.

B. Public Comment

C. Presentations and Reports

Mr. Eggett gave updates on the following:

- There is still time to sign up for the ULCT Planner's Day on September 7.
- Ashley Furniture has started working on their building.
- The 5600 South project will result in the exit from I-15 being disconnected. A new traffic pattern will be in place, which will be joined with the 5600 South exit. There will be no left-hand turns on Freeway Park Drive. Documentation will be provided showing the new configurations when it is available from UDOT.
- The cardboard dumpsters have been removed from the school's parking lot.

D. Consent Items

1. **Consideration of Meeting Minutes from August 8, 2023 Work Session, and August 8, 2023 Regular Meeting.**
Commissioner Eskelsen asked if there were any changes to the minutes. There were no changes.

E. Action Items

1. **Consideration of Conditional Use Permit request for Electronic Messaging Sign located at approximately 4624 South 1500 West, Riverdale, Utah 84405, as requested by Impact Signs and America First Credit Union.**

Mr. Eggett went over the executive summary, noting the requested sign is the maximum size allowed. There are administrative rules established by UDOT regarding electronic signs. Impact Signs will be responsible for making sure the sign complies. The new airport proximity rules and notifications will apply. There will be no impact on residential areas.

2. **Review and discussion of proposed rezone request for property located at approximately 633 West 4400 South, Riverdale, Utah, as requested by Wright Development Group.**

Consideration to set Public Hearing for proposed rezone request from Mobile Home Park – Recreational Vehicle Park (RMH-1) Zoning to Regional Commercial (C-3) Zoning for property located at approximately 633 West 4400 South, Riverdale, Utah, as requested by Wright Development Group.

Mr. Eggett noted that the representative from Wright Development Group would not be in attendance but that he would be able to answer questions. If a public hearing was set, the next available date would be September 12. A portion of an R-4 zone would also be included. Ken Garff Nissan intends to use this lot for additional parking. Code requires fencing and landscaping.

F. Comments

G. Adjournment

As there was no further business to discuss, the Planning Commission Work Session adjourned at 6:30 p.m.

Date Approved: _____

DRAFT

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, August 22, 2023, at 6:30 p.m., at the Civic Center, 4600 S Weber River Drive., Riverdale City, Weber County, Utah.

Present: Commissioners: Kathy Eskelsen, Chair
Kent Anderson, Vice Chair
Rikard Hermann, Commissioner
Wanda Ney, Commissioner
Celeste Noland, Commissioner
Randy Poulsen, Commissioner

City Employees: Mike Eggett, Community Development
Michelle Marigoni, City Recorder

Excused: Amy Ann Spiers, Commissioner

Visitors:

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:31 p.m. Chair Eskelsen welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present, except for Commissioner Spiers who was excused.

B. Public Comment

Commissioner Eskelsen asked if any members of the public were present with comments. There were none.

C. Presentations and Reports

Mr. Eggett gave updates on the following:

- There is still time to sign up for the ULCT Planner's Day on September 7.
- Ashley Furniture has started work on their building.
- The 5600 South project will result in the exit from I-15 being disconnected. A new traffic pattern will be in place, which will be joined with the 5600 South exit. There will be no left-hand turns on Freeway Park Drive. Documentation will be provided showing the new configurations when it is available from UDOT.
- The cardboard dumpsters have been removed from the school's parking lot.

D. Consent Items

1. Consideration of Meeting Minutes from August 8, 2023 Work Session, and August 8, 2023 Regular Meeting.

Motion: Commissioner Hermann moved to approve the minutes from August 8, 2023.

Second: Commissioner Anderson.

Unanimous in favor, minutes approved.

E. Action Items

1. Consideration of Conditional Use Permit request for Electronic Messaging Sign located at approximately 4624 South 1500 West, Riverdale, Utah 84405, as requested by Impact Signs and America First Credit Union.

Mr. Eggett went over the executive summary, noting the requested sign is the maximum height allowed. There are administrative rules established by UDOT regarding electronic signs. Impact Signs will be responsible for making sure the sign complies. The new airport proximity rules will apply, so a letter from the airport representative will be necessary. There will be no impact on residential areas.

Commissioner Noland asked if Impact Signs was aware of the UDOT rules. Kevin Anderson with Impact confirmed that the sign meets the requirements, but they were waiting for confirmation in writing.

Commissioner Anderson asked if the sign would be spaced appropriately from other signs, as it was not clear in the two-dimensional photos. Mr. Anderson said there was a billboard nearby. Mr. Snideman with AFCU addressed the question explaining the sign is on the opposite side of the street and much taller, so it would not interfere with the existing billboard.

Motion: Commissioner Anderson moved to approve the Conditional Use Permit request for electronic messaging sign located at 4624 South 1500 West, Riverdale, Utah 84405, as requested by Impact Signs and America First Credit Union, provided a letter from the airport is received and UDOT requirements are met.

Second: Commissioner Ney

Commissioners Polled:

Commissioner Poulsen:	Yes
Commissioner Noland:	Yes
Commissioner Hermann:	Yes
Commissioner Spiers:	Absent
Commissioner Ney:	Yes
Commissioner Eskelsen:	Yes
Commissioner Anderson:	Yes

Motion passes unanimously.

2. a. Review and discussion of proposed rezone request for property located at approximately 633 West 4400 South, Riverdale, Utah, as requested by Wright Development Group.

b. Consideration to set Public Hearing for proposed rezone request from Mobile Home Park – Recreational Vehicle Park (RMH-1) Zoning to Regional Commercial (C-3) Zoning for property located at approximately 633 West 4400 South, Riverdale, Utah, as requested by Wright Development Group.

Mr. Eggett went over the application included in the packet and noted that Logan Johnson from Wright Development Group would not be in attendance, but that he would be able to answer questions. The total acreage is just over two acres. If a public hearing was set, the next available date would be September 12. A portion of an R-4 zone would also be included. Ken Garff Nissan intends to use this lot for additional parking. Code requires fencing and landscaping.

The map included in the packet was not completely correct, as there was a portion of the R-4 zone which would be included. Mr. Eggett stated the map would be corrected before the public hearing and noticing.

Commissioner Ney asked if the parking lot regulations could be communicated to the public. Mr. Eggett explained that would all be addressed during the site plan process.

Motion: Commissioner Hermann moved to set a public hearing for this item (RMH-1 and R-4 to C-3 zoning) on September 12, 2023.

Second: Commissioner Anderson

Commissioners Polled:

Commissioner Poulsen:	Yes
Commissioner Noland:	Yes
Commissioner Hermann:	Yes
Commissioner Spiers:	Absent
Commissioner Ney:	Yes
Commissioner Eskelsen:	Yes
Commissioner Anderson:	Yes

All in favor, motion passes unanimously.

F. Comments

Commissioner Ney asked how long it would take to remove the remainder of the trailers. The code enforcement officer has begun to address the issue and the owners are aware citations and fines would be in order. They have applied for a demolition permit for the Carey's Cycle building. Mr. Hermann asked if there could be a visual barrier in the meantime. Mr. Eggett explained these options have already been discussed and the mayor has been involved.

G. Adjournment

As there was no further business to discuss, Commissioner Noland moved to adjourn. This was seconded by Commissioner Hermann All were in favor and the Planning Commission meeting adjourned at 6:55 p.m.

Date Approved: _____

RIVERDALE CITY
PLANNING COMMISSION AGENDA
September 12, 2023

AGENDA ITEM: E1

SUBJECT:

- a. Public Hearing to receive and consider comments regarding proposed rezone request for property located at approximately 633 West 4400 South, Riverdale, Utah, as requested by Wright Development Group.
- b. Consideration to forward a recommendation to City Council regarding proposed Rezone Request from Mobile Home Park-Recreational Vehicle Park (Rmh-1) Zoning and Multiple-Family Residential (R-4) Zoning to Regional Commercial (C-3) Zoning for property located at approximately 633 West 4400 South, Riverdale, Utah 84405, as requested by Wright Development Group.

PRESENTER: Mike Eggett, Community Development

INFORMATION:

- a. [633 W 4400 S Rezone Exec Summ – PC \[20230912\]](#)
- b. [Riv General Plan – Area 7](#)
- c. [633 W 4400 S Rezone Area – 20230808](#)
- d. [633 W 4400 S Garff Rezone App Update 20230808](#)
- e. [633 West 4400 South – Pub Hear Notice Checklist 20220831](#)
- f. [633 W 4400 S Rezone – Pub Entities List 20230829](#)
- g. [633 W 4400 S Rezone 10-9a-205\(4\)\(a\) notice to Garff Properties Riverdale LLC](#)
- h. [633 W 4400 S Rezone 10-9a-205\(4\)\(a\) notice to H&H 39th Street](#)
- i. [LLC 633 W 4400 S Rezone – cert of sign placement \[jwoody\]](#)
- j. [20220831 633 W 4400 S Garff Rezone Sign Place - 20230831](#)
- k. [Notice of Public Hearing 9-12-2023 633 W Rezone](#)

[BACK TO AGENDA](#)



Planning Commission Executive Summary

For the Commission meeting on: 9-12-2023

Petitioner: Wright Development Group and Garff
Properties
Represented by Logan Johnson

Summary of Proposed Action

Wright Development Group, the petitioner in this matter, is requesting a rezone of property located at approximately 633 West 4400 South from Mobile Home Park-Recreational Vehicle Park (Rmh-1) zoning and Multiple-Family Residential (R-4) zoning to Regional Commercial (C-3) zoning to allow for the possibility of future development for a commercial parking lot facility on this property (as tied to the Garff Automotive Group operations; see the application documents for further explanation). Neighboring properties to the north are currently zoned with RMH-1 and R-5 zoning; property to the east is the Weber River and then zoned with M-1 zoning; properties to the south are zoned with C-3 zoning and Riverdale Road is also here; and properties to the west are zoned with R-4 zoning and this property is along 700 West. This request is for approximately 1.31 acres of land located on this property along 700 West and near Riverdale Road that would potentially be affected by the proposed rezone request (see the attached zoning map document for more information).

As required by State Code and to allow for public commentary, a public hearing has been noticed and scheduled to receive and consider public comment on the proposed amendment to the zoning map. Prior to the completion of this summary, no comments were received by City Staff regarding this request and details associated with this request.

Following the public hearing, the Planning Commission may provide a recommendation to the City Council in support of the rezone request or not in support of the rezone request, with the appropriate findings of fact to support the Commission's recommendation. The Planning Commission may also elect to table the request with the appropriate findings and reasoning to do such.

Title 10 Ordinance Guidelines (Code Reference)

This rezone request is regulated under City Code 10-5 "Rezone Requests" and is affected by City Codes 10-10A "Commercial (C-1, C-2, C-3) zones" and 10-9E "Multiple-Family Residential (R-4) zone".

The petitioner's property is currently listed in the County Records under the ownership of Garff Properties Riverdale, LLC. This property is currently vacant and once operated as a parking lot area during its previous use.

The appropriate application and supporting documentation have been submitted and provided to the Planning Commission for review (please see attached applicant response documentation and maps for more).

For more information relative to the zoning codes affecting this request and permitted and conditional uses for these zones, please reference the respective sections of City Code, as noted above.

Public hearing notifications required by State and City Codes have been completed in conformance with the standards established by these Codes and as reflected in the attached documentation.

Staff would encourage the Planning Commission to review this matter and discuss with the petitioners any concerns that may arise in this matter. Staff would then recommend that the Planning Commission act accordingly to recommend, table, or not recommend the rezone to the City Council based upon sufficient findings of fact to support the Planning Commission recommendation.

General Plan Guidance (Section Reference)

Please note that the General Plan and Land Use Master Plan element are advisory documents established for guidance regarding citywide land use decisions.

The General Plan use for this area is currently set as “Residential – Medium Density”. The proposed rezone request and project concept requested will likely be supportive of surrounding properties with this C-3 land use designation, but this requested use does not directly match the land use designation for Area 7 of the Riverdale General Plan.

Documentation regarding General Plan Area 7 and recommended land uses has been provided in the packet.

Legal Comments – City Attorney

Steve Brooks, Attorney

Administrative Comments – City Administrator

Steve Brooks, City Administrator

AREA SEVEN

See Figure 13 for more regarding this area. This area is bounded by I-84 on the west, transitional areas of low density residential uses and senior living apartments to the north in Area Six, the Weber River and its trail system to the east, and a mobile home park site to the south adjacent to I-84 and the Schneider's Riverside Golf Course.

There is a transitional section of this area to the north and planning efforts should be in this northern location should be sensitive to the needs and impacts on residential areas located in the south of Area Six. The property on the south side of 4400 South, between 1025 West and 700 West is an extremely strategic land use area for Riverdale City. It is very important in terms of stabilizing and enhancing the neighborhood development to the north since it represents the transitional area between traditional residential neighborhoods and intense development along Riverdale Road. The area between 700 West and 900 West, property fronting 4400 South (the north portion of the parcels), should remain Residential. Properties fronting 4450 South (the south portion of the parcels) are designated as Mixed Use, with the line of demarcation between residential and commercial extending to the west side of 900 West, where residential would front 4400 South, and commercial to the south fronting 900 West. The demarcation line runs between 4400 South and 4450 South, from 700 West approximately 442.50' West at 130' from 4400 South to that point continuing to 900 West at 227' from 4400 South. The area north of this line would remain residential. The area south of this demarcation line running to 4450 South may be a mixed use. The H & P properties are currently zoned commercial on the south side of the demarcation line and two lots on the north side of the line are zoned mixed use residential where two (2) separate four (4) unit owner occupied townhouses currently sit. The land use map reflects current planned uses for this location. Additionally, a single-family residential patio home development project has been developed in this area at 785 West 4450 South. This residential development is located in a Planned Unit Residential Development overlay district and the residences are subject to a homeowner's association. The Mixed Use zone is designed to permit only those businesses which would not have a noise impact on surrounding residential areas, would not accept deliveries at late hours; would not incur heavy vehicle traffic (such as fast food restaurants, low impact retail, etc.), and would have limited hours of operation. The mixed use zone protects existing residential while allowing property owners on 4450 South choices on developing their property as residential, residential/commercial mix or commercial.

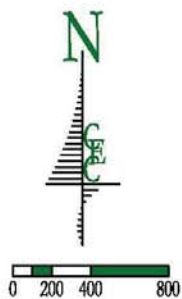
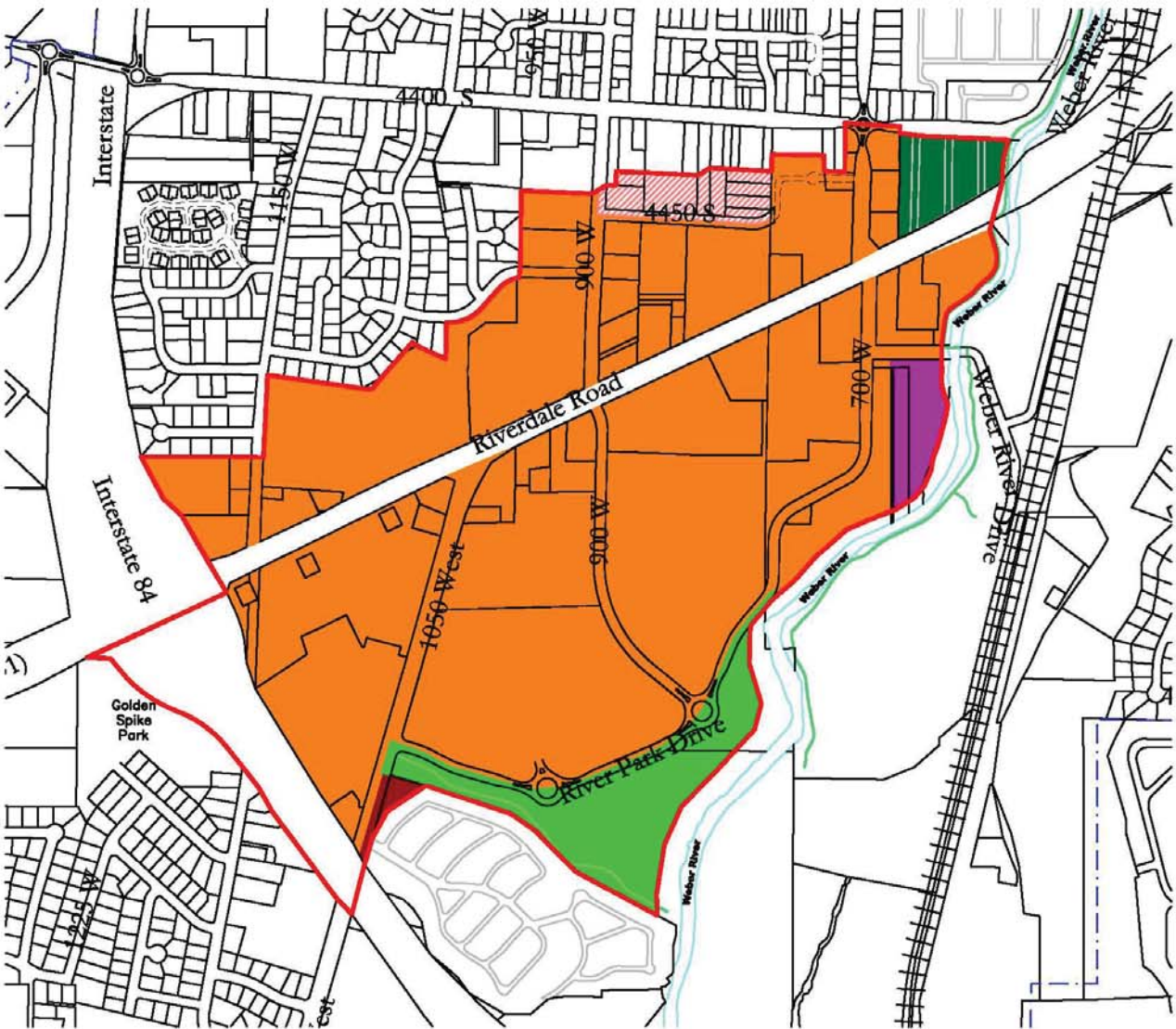
There is an existing gas station/convenience store on the east side of 700 West and Riverdale Road and a small retail/office shopping plaza on the west side of 700 West that is in the Planned Commercial High land use category. There is also a section of residential medium density in the northeast of this area, along 4400 South and near 700 West, which has potential to be converted to a planned commercial use in the future. A future transition in housing options on the modular home park in this area (at approximately 650 West 4400 South) may also make sense in order to accommodate potential alternative multi-housing options at the modular home park location. There is also a parcel along 4600 South, owned by Crabtree Auto, which is reflected as Planned Manufacturing and, for the time being, should remain as such. Additionally, there is an abundance of Planned Commercial High land use category properties in this area that should continue to be planned for this

use in the future. These properties are crucial to the continued financial operations of the City and its resources. Fostering and maintaining positive relationships with businesses are property owners in this area is key to the City's continued success.

On the south side of this area there is a section of property located along Weber River Drive that is designated as Recreational/Open Space and is now planned to be developed as a regional park by the City. Multiple other land use proposals have been considered for this property, but have had difficulties in changing the use of the property due to the City's historical desire to see the land developed for an Office Park use or similar retail/commercial use. Initial concepts for this land included a mixture of commercial development, office park development and open-space development, which could be developed pursuant to a City approved overlay zone and development agreement. However, in the summer of 2014 the City leadership had the opportunity to acquire this property from the landholder. This purchase of the property, if completed, will allow the City to have the option of establishing a major regional city park at this location and this would likely be of great benefit to the residents of the community. The City is in need of a new site for a large park as the current Riverdale Park is running out of capacity for any additional development and may be encroached upon in the future by the Weber School District in order to meet the expansion needs of the Riverdale Elementary School.

Riverdale Road, 1050 West, 700 West, 900 West, and Weber River Drive are all major roadways in this area. UDOT has completed a major reconstruction of Riverdale Road in recent years and also has oversight over 1050 West construction and use. Weber River Drive, 700 West, and 900 West are all City roads and should be maintained and enhanced to the benefit of this area for continued operational functionality.

Figure 13 - Alternate Land Uses - Area 7



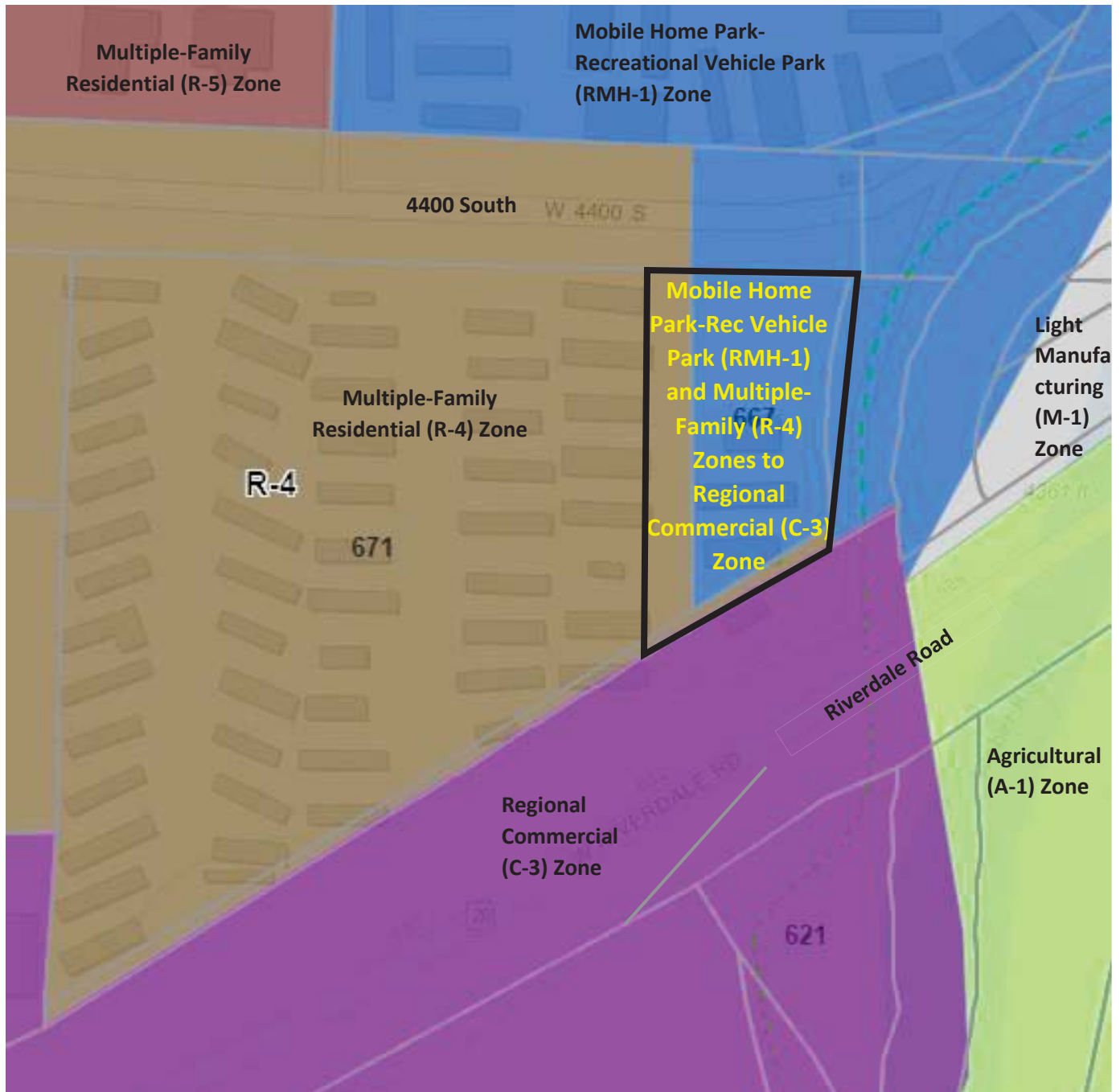
AREA 7

LAND USE GENERAL PLAN

- | | | | |
|--|-----------------------------------|--|---|
| | Agricultural | | Planned Manufacturing |
| | Residential - Low Density | | Special Use District - Light Industrial / Business Park |
| | Residential - Medium Density | | Institutional |
| | High Density - Multi Family | | Recreational / Open Space |
| | Residential Overlay Zone | | Weber River Parkway |
| | Mixed Use | | Utility |
| | Neighborhood Commercial - Low | | |
| | Planned Commercial / Prof. Office | | |
| | Planned Commercial - High | | |
| | Commercial/Office/Business Park | | |

August 8th, 2023

Wright Development Group – rezone request for property at approximately 633 West 4400 South from Mobile Home Park-Recreational Vehicle Park (RMH-1) Zone and Multiple-Family (R-4) Zone to Regional Commercial (C-3) Zone. Area bound in black requested to be rezoned as noted.





Riverdale City

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

RIVERDALE CITY REZONE REQUEST APPLICATION

DATE SUBMITTED Aug 8th, 2023 **FEE SCHEDULE: \$350**

APPLICANT NAME Wright Development PHONE NUMBER: 801.773.7339

APPLICANT ADDRESS 1178 West Legacy Crossing Blvd, Centerville, UT 84014

ADDRESS OF SITE See Lot 2 in the Subdivision Plat;
633 W 4400 S

PROPERTY OWNER GARFF PROPERTIES RIVERDALE LLC; H+H 39th Street LLC

PRESENT ZONING RMH-1

PRESENT USE: Vacant / Parking

PROPOSED ZONING C-3

PROPOSED USE: Anticipated to be used for parking, but of course
this is simply a rezone application.

PROPERTY ACREAGE: 1.31 acres

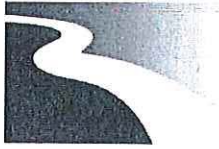
Answer the following questions with specifics on a separate sheet. This information will be forwarded to the Planning Commission members for review.

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

Logan Johnson
Signature of Applicant

See following pages
Signature of Property Owner

I authorize Logan Johnson, Wright Development to act as my representative in all matters relating to this application.



Riverdale City

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

RIVERDALE CITY REZONE REQUEST APPLICATION

DATE SUBMITTED Aug 8, 2023 FEE SCHEDULE: **\$350**

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PROPOSED ZONING C-3

PROPOSED USE: Anticipated to be used for parking, but of course
this is simply a rezone application.

PROPERTY ACREAGE: 1.51 acres

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

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

Logan Johnson
Signature of Applicant

[Signature]
Signature of Property Owner

I authorize Logan Johnson, Wright Development to act as my representative in all matters relating to this application.



**Riverdale
City**

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

**RIVERDALE CITY
REZONE REQUEST APPLICATION**

DATE SUBMITTED Aug 8, 2023 **FEE SCHEDULE: \$350**

APPLICANT NAME Wright Development PHONE NUMBER: 801.773.7339

APPLICANT ADDRESS 1178 West Legacy Crossing Blvd, Centerville, UT 84014

ADDRESS OF SITE See Lot 2 in the Subdivision Plat;
633 W 4400 S

PROPERTY OWNER GARFF PROPERTIES RIVERDALE LLC; H+H 39th Street LLC

PRESENT ZONING RMH-1

PRESENT USE: Vacant / Parking

PROPOSED ZONING C-3

PROPOSED USE: Anticipated to be used for parking, but of course
this is simply a rezone application.

PROPERTY ACREAGE: 1.51 acres

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

- A. Why should the present zoning be changed?
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- C. If the proposed change is not in harmony, what conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?
- D. How is the change in the public interest as well as the applicant's desire?

Logan Johnson
Signature of Applicant

[Signature]
Signature of Property Owner

I authorize Logan Johnson, Wright Development to act as my representative in all matters relating to this application.



Riverdale City
4600 South Weber River Drive
Riverdale, UT 84405
(801) 394-5541

XBP Confirmation Number: 151111127

Transaction detail for payment to Riverdale City.		Date: 08/08/2023 - 2:11:01 PM MT	
Transaction Number: 202492528 Visa — XXXX-XXXX-XXXX-5669 Status: Successful			
Account #	Item	Quantity	Item Amount
10341500	Zoning ampamp Subdiv. Fee 10341500	1	\$350.00
Notes: Wright Development			

TOTAL: \$350.00

Billing Information
LOGAN JOHNSON
, 84405

Transaction taken by: Admin accummings



APPLICATION REQUIREMENTS AND PROCEDURE FOR REZONE REQUEST

1. The applicant shall submit to the City Recorder the following:
 - a. Completed REZONE REQUEST APPLICATION formally requesting a rezone and stating the reasons for the request.
 - b. PROPERTY PLAT MAP of the area of the requested rezone. Plats are available at the Weber County Recorder's Office.
 - c. LEGAL DESCRIPTION of the subject property.
 - d. REZONE REQUEST FEE of \$350 as established by resolution of the Riverdale City Council.

2. The Planning Commission, following the public hearing, will consider action to approve or deny the rezone request. The Planning Commission may take up to thirty (30) days following the public hearing to act on the rezone request. The decision of the Planning Commission will be forwarded to the City Council with the Planning Commission recommendation. The City Council will then make the final decision. If the request is approved, an ordinance will be signed and filed. The application / property owner may obtain a copy of the ordinance if desired.

3. If approved, the rezone will become effective upon posting of the ordinance.

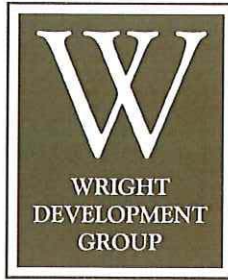
Planning Commission scheduled public hearing:

Date: 9/12/2023 Decision: _____

City Council consideration of application:

Date: _____ Decision: _____

See Lot 2 in the Subdivision Plat;
633 W 4400 S



August 2023

Riverdale City
4600 S Weber River Dr
Riverdale, UT 84405-3764

Rezone Application for a C-3 Property at 633 W 4400 S.

Dear Riverdale City Officials,

We appreciate your consideration of this rezone application for approximately 1.31 acres from its current designation of RMH-1 and R-4 to C-3. The primary purpose for this rezone is to facilitate the successful development of a residential project that encompasses the SW corner of 4400 S and 700 W. It is also consistent with the horizontal mix of uses envisioned in the general plan.

The current property owner of the hard corner would like to retain ownership of land in the area. The hard corner plays a pivotal role in the ability of the residential project to be successful, due to its prominent and the shared property lines with the envisioned project. By utilizing a land swap, the current landowner will be able to increase the size of their other parcel up against the river, and use it in conjunction with nearby commercial operations. That same land swap will facilitate the remaining land in its development within the R-4 zoning designation.

The general plan designates the area between 700 W and the river as both commercial and residential. The requested C-3 zoning request is in line with this designation. This rezone would maintain the mix of land uses envisioned in the general plan. Furthermore, the city's recent zoning actions on nearby parcels support this same relationship between the general plan and the location of uses in the area.

We look forward to discussing this application before the Planning Commission and City Council and hope we can improve the built environment of the Riverdale.

Legal Description will be: All of Lot 2 RIVERSIDE FLATS SUBDIVISION

Sincerely,

Logan Johnson
Wright Development Group

PART OF THE SE. 1/4, OF SECTION 7, T.5N., R.1W., S.L.B. & M.

334

GARFF-LESLEY SUBDIVISION

IN RIVERDALE CITY

TAXING UNIT: 506

SCALE 1" = 60'

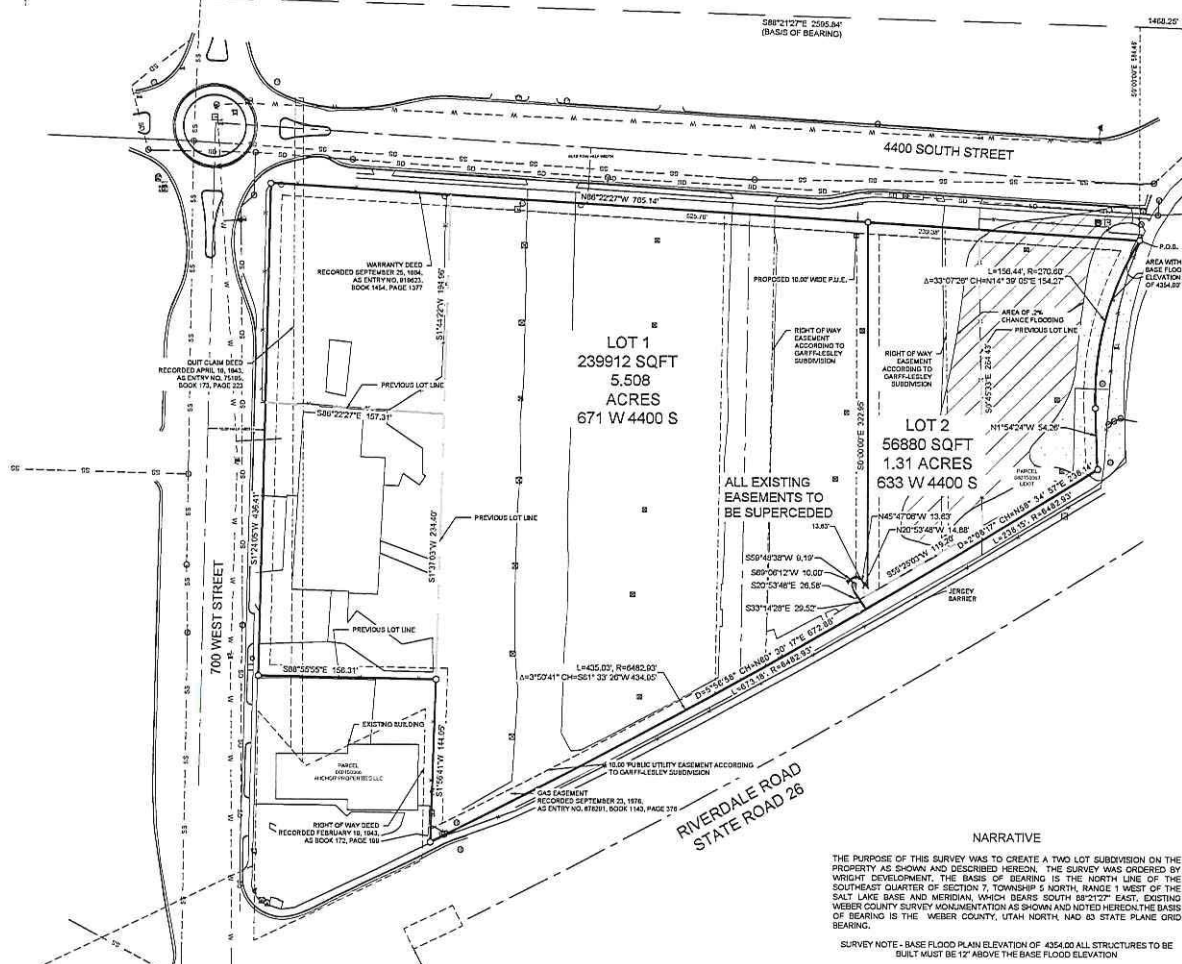


10' UTILITY & DRAINAGE EASEMENTS EACH
SIDE OF PROPERTY LINES AS INDICATED
BY DASHED LINES EXCEPT AS OTHERWISE
SHOWN.

FOR COMPLETE ENG DATA SEE
ORIGINAL DEDICATION PLAT IN
BOOK 84, PAGE 93 OF RECORDS.

RIVERSIDE FLATS SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7,
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
RIVERDALE, WEBER COUNTY, UTAH
JULY 2023

CENTER OF SECTION 7,
TOWNSHIP 5 NORTH, RANGE 1
WEST, S.L.B. & M.
FOUND 3" BRASS CAP ON 2"
PIPE, FAIR CONDITION, DATED
1967



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 188'01\"

SURVEYOR'S CERTIFICATE

I, WEBB D. LONG, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 1070886 IN ACCORDANCE WITH TITLE 54, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY, AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2023.

VICINITY MAP
NOT TO SCALE



OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

RIVERSIDE FLATS SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO RIVERDALE CITY, WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHOEVER IS APPLICABLE AS MAY BE AUTHORIZED BY RIVERDALE CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2023.

BY _____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WEBER

On this _____ day of _____, 2023, personally appeared before me _____ whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____, and that said document was signed by him/her in behalf of said Corporation by Authority of its Board of Directors, or (Resolution of its Board of Directors), and said _____ acknowledged to me that said Corporation executed the same.

STAMP

NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY WRIGHT DEVELOPMENT, THE BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, WHICH BEARS SOUTH 89°07'27\"

SURVEY NOTE - BASE FLOOD PLAIN ELEVATION OF 4264.00 ALL STRUCTURES TO BE BUILT MUST BE 12\"

RIVERDALE CITY COUNCIL ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DESCRIPTION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF RIVERDALE CITY, UTAH.

SIGNED THIS _____ DAY OF _____, 2023

MAYOR, RIVERDALE CITY

CITY RECORDER

RIVERDALE CITY ENGINEER

I HEREBY CERTIFY THAT THE OFFICE OF THE CITY ENGINEER HAS EXAMINED THE FOREGOING PLAT AND IN OUR OPINION THE INFORMATION CONTAINED HEREON COMPLIES WITH THE PUBLIC WORKS STANDARDS AND SPECIFICATIONS OF RIVERDALE CITY.

SIGNED THIS _____ DAY OF _____, 2023

CITY ENGINEER

RIVERDALE CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE RIVERDALE CITY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 2023

CHAIRMAN, RIVERDALE CITY PLANNING COMMISSION

RIVERDALE CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE FARM WEST CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 2023

CITY ATTORNEY

ROCKY MOUNTAIN POWER

EASEMENTS ARE APPROVED AS SHOWN HERE ON.

SIGNED THIS _____ DAY OF _____, 2023

AUTHORIZED REPRESENTATIVE

CENTURY LINK

EASEMENTS ARE APPROVED AS SHOWN HERE ON.

SIGNED THIS _____ DAY OF _____, 2023

AUTHORIZED REPRESENTATIVE

DOMINION ENERGY

EASEMENTS ARE APPROVED AS SHOWN HERE ON.

SIGNED THIS _____ DAY OF _____, 2023

AUTHORIZED REPRESENTATIVE

UTOPIA

EASEMENTS ARE APPROVED AS SHOWN HERE ON.

SIGNED THIS _____ DAY OF _____, 2023

AUTHORIZED REPRESENTATIVE

PUBLIC WORKS DEPARTMENT

EASEMENTS ARE APPROVED AS SHOWN HERE ON.

SIGNED THIS _____ DAY OF _____, 2023

AUTHORIZED REPRESENTATIVE

DEVELOPER

WRIGHT DEVELOPMENT GROUP
SPENCER WRIGHT
1178 WEST LEGACY CROSSING BLVD
CORTERVILLE, UTAH 84014
801-773-7329

SIGNED THIS _____ DAY OF _____, 2023

AUTHORIZED REPRESENTATIVE

NOTARY PUBLIC

STATE OF UTAH
COUNTY OF WEBER

SIGNED THIS _____ DAY OF _____, 2023

NOTARY PUBLIC

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED
AT _____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____
COUNTY RECORDER
BY _____



LAYTON SURVEYS LLC
1001 N. 1000 E. STE. 1
SALT LAKE CITY, UTAH 84116
(801) 553-1441

633 West 4400 South – Checklist Regarding Public Hearing Notice for Rezone Request

- ☒ Notice Sent to Affected Entities (10 days before hearing date)
 - ☒ Documented List Verifying Date Sent
- ☒ Form Letter Sent to Affected Property Owner(s) Due to Rezone per 10-9a-205(4)(b) (10 days prior to hearing date)
- ☒ Notice on City Website (10 days prior to hearing date)
- ☒ Sign Placed on Subject Property (10 days prior to hearing date)
 - ☒ Picture and Certification of Sign Placement Completed
- ☒ Notice Placed on State Public Meeting Notice Website (10 days prior to hearing date)

Affected Entities Notice Listing Information

633 West 4400 South

Affected entity notice was sent to the following groups on the dates listed below.

1. UDOT – Region One: sent on August 29, 2023
2. Weber School District: sent on August 29, 2023
3. Weber County Government: sent on August 29, 2023
4. Roy Water Conservancy District: sent on August 29, 2023
5. Weber Basin Water Conservancy District: sent on August 29, 2023
6. Comcast: sent on August 29, 2023
7. Century Link: sent on August 29, 2023
8. Rocky Mountain Power: sent on August 29, 2023
9. Dominion Energy: sent on August 29, 2023
10. Central Weber Sewer District: sent on August 29, 2023



Riverdale
City

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

August 29th, 2023

Garff Properties Riverdale LLC

111 E. Broadway, Ste 900
Salt Lake City, UT 84111-5235

Dear Garff Properties Riverdale LLC Group:

There was an error stated in the previous letter sent to you in this matter. Please note the change in location below.

You have been identified as a property owner who may be affected by a current rezone request. Below is a notice of public hearing for the proposed rezone request for property located at approximately 633 West 4400 South in Riverdale City.

Notice of Public Hearing
Riverdale Planning Commission
Tuesday, September 12th, 2023
Which begins at 6:30 p.m.

Riverdale Civic Center
4600 South Weber River Drive
Riverdale, Utah

The Riverdale Planning Commission will hold a public hearing to receive and consider public comment on the following proposed rezone request:

The rezone request is for property located at approximately 633 West 4400 South in Riverdale City from Multiple-Family (R-4) zoning and Mobile Home Park-Recreational Vehicle Park (RMH-1) zoning to Regional Commercial (C-3) zoning.

Further information regarding this proposal can be viewed at www.riverdalecity.com. Public comment is invited and interested parties are encouraged to attend. The public may also participate by emailing the City Recorder at mmarigoni@riverdalecity.com.

You may review the current and proposed zoning on our city website (www.riverdalecity.com) by highlighting the “Government” tab and then clicking the header “Municipal Code”. The C-3 zoning language is found under Title 10, Chapter 10A; the RMH-1 zoning language is found under Title 10, Chapter 9G; and the R-4 zoning language is found under Title 10, Chapter 9E.

As a potentially affected owner of property at the proposed rezone location, you may, no later than 10 days after the day of the first public hearing, file a written objection to your inclusion of property to this rezone request. Any formal protests should be submitted by mail to Riverdale Civic Center, 4600 So. Weber River Drive, Riverdale, UT 84405, or by email to meggett@riverdalecity.com. Any formal protests submitted to the City will be shared with the Planning Commission and City Council respectively throughout the process.

Please feel free to contact me with any follow-up questions, comments, or concerns that you may have regarding this matter via telephone at 801-394-5541 ext. 1215 or email at meggett@riverdalecity.com.

Thank you,

Michael Eggett

Riverdale City
Community Development Director



Riverdale
City

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

August 29th, 2023

H&H 39th Street LLC
PO Box 526412
Salt Lake City, UT 84152-6412

Dear H&H 39th Street LLC Group:

There was an error stated in the previous letter sent to you in this matter. Please note the change in location below.

You have been identified as a property owner who may be affected by a current rezone request. Below is a notice of public hearing for the proposed rezone request for property located at approximately 633 West 4400 South in Riverdale City.

Notice of Public Hearing
Riverdale Planning Commission
Tuesday, September 12th, 2023
Which begins at 6:30 p.m.

Riverdale Civic Center
4600 South Weber River Drive
Riverdale, Utah

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As a potentially affected owner of property at the proposed rezone location, you may, no later than 10 days after the day of the first public hearing, file a written objection to your inclusion of property to this rezone request. Any formal protests should be submitted by mail to Riverdale Civic Center, 4600 So. Weber River Drive, Riverdale, UT 84405, or by email to meggett@riverdalecity.com. Any formal protests submitted to the City will be shared with the Planning Commission and City Council respectively throughout the process.

Please feel free to contact me with any follow-up questions, comments, or concerns that you may have regarding this matter via telephone at 801-394-5541 ext. 1215 or email at meggett@riverdalecity.com.

Thank you,

Michael Eggett

Riverdale City
Community Development Director



CERTIFICATION OF SIGN PLACEMENT

This is to certify that on the 31st day of August, 2023, I supervised the placement of a sign on property located at approximately 633 West 4400 South, Riverdale, Utah as a notice of a rezone request. I further certify that said sign was posted in compliance with all requirements of Riverdale Municipal Ordinance Code 10-5-3(A).

Dated this 31st day of August, 2023.

A handwritten signature in blue ink, appearing to read "Jeff Woody", is written over a horizontal line.

Jeff Woody, Community Development Department



Riverdale
City

**NOTICE OF
REZONE REQUEST**

FOR INFORMATION, CONTACT RIVERDALE CITY AT:
801-394-5541 x 1215





**RIVERDALE CITY
PLANNING COMMISSION
PUBLIC HEARING NOTICE**

Riverdale City gives notice that on Tuesday, September 12, 2023, at 6:30 p.m., at the Riverdale City Civic Center, 4600 South Weber River Drive, Riverdale, Utah, the Planning Commission will hold a public hearing to receive and consider public comments regarding the following:

Proposed Rezone Request for properties located at approximately 633 West 4400 South in Riverdale City from Multiple-Family (R-4) zoning and Mobile Home Park-Recreational Vehicle Park (RMH-1) zoning to Regional Commercial (C-3) zoning.

The public is invited to review and inspect all information available concerning such proposal(s) at the Riverdale City Offices during the regular office hours, 8:00 a.m. to 5:00 p.m. Monday through Friday. The public or any interested parties may present written or oral testimony to the Riverdale City Planning Commission concerning the proposed action at the aforementioned time and place.

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 31st day of August, 2023 at the following locations: 1) Riverdale City Hall Noticing Board 2) Riverdale City website at <http://www.riverdalecity.com/> 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html> .

Michelle Marigoni
Riverdale City Recorder

RIVERDALE CITY
PLANNING COMMISSION AGENDA
September 12, 2023

AGENDA ITEM: E2

SUBJECT: Consideration to un-table proposed approval for and recommendation to City Council for Take 5 Small Subdivision request, located at approximately 4023 South Riverdale Road, Riverdale, Utah 84405, as requested by Reeve and Associates and Blue Lube, LLC.

PRESENTER: Mike Eggett, Community Development

INFORMATION:

- a. [Exec Summ Take 5 Small Sub – PC \[20230912\]](#)
- b. [Take 5 Small Sub Plan PC Review – 20230905](#)
- c. [Dept Staff Reports – PC Take 5 Small Sub Plat \[20230906\]](#)
- d. [Take 5 lot split City Eng review #2 5 Sept 2023](#)
- e. [Take 5 Small Subdiv App Update – 20230530](#)
- f. [2023.8.23 Lot 1 and 2 Legal Description](#)
- g. [Take 5 Riv Plat Comment Response](#)
- h. [Reciprocal Easement Agmt v2 230905](#)
- i. [2023.9.6 Exhibit A](#)
- j. [2023.9.6 Exhibit B](#)
- k. [2023.9.6 Exhibit C](#)
- l. [2023-09-06_Take5_Riverdale_Landscape](#)
- m. [2023.8.23 Take 5 Subdivision](#)

[BACK TO AGENDA](#)



Planning Commission Executive Summary

For the Commission meeting on: 9-12-2023

Petitioner: Blue Lube Properties Riverdale and Reeve
& Associates
Represented by Jeremy Draper and Mandy Madrid

Summary of Proposed Action

Blue Lube Properties Riverdale and Reeve & Associates have applied for a Commercial Small Subdivision Plat review and approval for the proposed Take 5 Subdivision development located at approximately 4019 South and 4023 South Riverdale Road in the Regional Commercial (C-3) zone. The proposed subdivision site plan is before the Planning Commission as a small subdivision final review for consideration to approve the subdivision and to provide a recommendation to the City Council regarding the subdivision plat proposal. A public hearing will not be required to consider this proposed subdivision.

This matter previously came before the Planning Commission on June 13, 2023. At the conclusion of the discussion in the matter, the Planning Commission tabled the project to allow the applicant group more time to resolve the addressing concerns and other associated matters that we noted by staff and the City Engineer. The applicant group represents that they have now resolved those concerns and issues and have resubmitted updated documentation for final consideration and recommendation by the Planning Commission.

Following the presentation and discussion of the updated final subdivision plat proposal, the Planning Commission may make a motion to approve and recommend City Council approval of the small subdivision plat, approve and recommend City Council approval with additional requirements, table the matter (to allow more time to refine the application and resolve outstanding issues), or not approve and not support a recommendation to City Council for approval of the proposed Take 5 Subdivision plat with the appropriate findings of fact. Should this proposal receive a recommendation to the City Council, then the subdivision plat would be brought forward to the City Council for Final Small Subdivision Plat approval.

Title 10 Ordinance Guidelines (Code Reference)

This Residential Subdivision Plat review is regulated under City Code 10-21 "Subdivisions" and is affected by City Codes 10-10A "Commercial Zones (C-1, C-2, C-3)", 10-14 "Regulations Applicable to All Zones", and 10-15 "Parking, Loading Space; Vehicle Traffic and Access".

The petitioner's properties are currently listed in the County Records under the ownership of Blue Lube Properties Riverdale, LLC. This property is currently being used as a Vehicle Lube and Maintenance business and currently in the development of a drink store on the second proposed lot.

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

Staff encourages the Planning Commission to review this matter, including concerns outlined herein, and then

discuss with the petitioner concerns associated with this application. Staff would then recommend that the Planning Commission make a motion to approve and recommend City Council approval of the small subdivision plat, approve and recommend City Council approval with additional requirements, table the matter (to allow more time to refine the application and resolve outstanding issues), or not approve and not support a recommendation to City Council for approval of the proposed Take 5 Subdivision plat with the appropriate findings of fact.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as “Planned Commercial - High” and this proposed project complies with this land use.

Legal Comments – City Attorney

Steve Brooks, Attorney

Administrative Comments – City Administrator

Steve Brooks, City Administrator



Subdivision Plat Review – Take 5 Small Subdivision, 4019 South and 4023 South Riverdale Road

Completed by Mike Eggett, Community Dev. Director on 6/8/2023 and 9/5/2023

Recommendation: City staff recommends that the Planning Commission examine and review this proposed small subdivision 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 approve the proposed small subdivision plat, approve the plat with additional comments or concerns to be addressed by the developer, or not approve the plat proposal for the Take 5 Small Subdivision project.

Date Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting)	May 30, 2023 and August 24, 2023
Date Application Submitted to City:	May 30, 2023
Date Fee Paid:	Paid on May 30, 2023 (see receipts for details)
Subdivision/Site Plan – Preliminary Requirements	Departmental Review Comments
<i>COVER SHEET</i>	
<u>Title Block</u>	
Project name and address	Project name shown; new addresses shown for Lot 1 (4019 South Riverdale Road – Take 5) and Lot 2 (4023 South Riverdale Road)
Property Owner's name, address, and phone number	Property Owner's name, address, phone number shown on plat – Blue Lube, LLC; Jared Whatcott; 1413 E. Nashi Lane, Draper, Utah 84020
Developer's name, address, and phone number	Property Developer's name, address, phone number shown on plat – Blue Lube, LLC; Jared Whatcott; 1413 E. Nashi Lane, Draper, Utah 84020
Approving agency's name and address: Utility companies as applicable	Riverdale City name and address information shown as approving agency on plat; <u>approving utility companies information not shown if applicable</u>
Consulting Engineer's name, address, and phone number	Reeve and Associates, Inc., 5160 S. 1500 W., Riverdale, Utah 84405, 801-621-3100

Licensed Land Surveyor's name, address, phone number, signature, and seal	Reeve and Associates, Inc., 5160 S. 1500 W., Riverdale, Utah 84405, 801-621-3100; surveyor's seal shown; <u>signature not yet shown on plat but anticipated on final plat</u>
Date	Yes – August, 2023 on plat
Revision block with date and initials	Revision notes space provided on site plan in top left corner
Sheet number and total sheets	1 sheet (plat)
<u>General</u>	
Street names	Shown – Riverdale Road
Layouts of lots with lot numbers and addresses	2 lots shown, address identified on plat (4019 S. and 4023 S. Riv Road respectively for each lot)
Adjacent tract ownership and tax identification numbers	Tract ownership names and tax ID shown
Scale (minimum 1"=50' to 1"=10')	Yes, scale is shown as 1"=20' on plat
North arrow	Yes
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Existing and new easement locations identified; <u>existing structures on site not shown on plat</u> ; existing utility lines shown
Space for notes	Yes, provided
Contours	Shown on site plan
Public areas	Public areas identified where applicable, <u>defer to Public Works and City Engineer</u>
<u>Vicinity Map</u>	
Street names	Shown
Site location	Shown
North arrow	Shown
Scale	Note of "Not to Scale"
<i>PLAT SHEET</i>	
<u>Title Block</u>	
Project name and address	Project name shown; new addresses shown for Lot 1 (4019 South Riverdale Road – Take 5) and Lot 2 (4023 South Riverdale Road)
Approving Agency's name and address	Riverdale City name and address information shown as approving agency on plat
Consulting Engineer's name, address, and phone number	Reeve and Associates, Inc., 5160 S. 1500 W., Riverdale, Utah 84405, 801-621-3100

Consulting Engineer's stamp, signature, and license expiration date	Engineer's stamp provided; license expiration date, and signature provided on site plan docs
Date	Yes – August, 2023 on plat
Names of approving agents with titles, stamps, signatures, and license expiration dates	Space for names of approving agents, titles, stamps, signatures made available, where applicable
Names of approving departments (Attorney, Planning Commission, Mayor, Engineer)	Yes – shown
<u>Layout</u>	
Street Names	Shown – Riverdale Road
Layouts of lots with lot numbers	2 lots shown, address identified on plat (4019 S. and 4023 S. Riv Road respectively for each lot)
Bearings and distances for all property lines and section ties	Shown, defer to City Engineer review
Boundary and Legal description	Shown, defer to City Engineer review
Adjacent tract ownership and tax identification numbers	Tract ownership names and tax ID shown
Scale (minimum 1"=50')	Yes, scale is shown as 1"=20' on plat
North arrow	Yes
Owner's dedication certificate for subdivision (Notary Acknowledgement)	Shown
Landscaping (location and type with area calculations)	Landscape plan and area calculations not applicable
Location of exterior lighting devices, signs, and outdoor advertising	No exterior lighting devices or subdivision signs applicable
Location of underground tanks, dumpsters, etc	No underground tanks or dumpsters locations applicable
<u>Additional Information</u>	
Benchmark	Shown, defer to City Engineer review
Basis of bearings	Shown, defer to City Engineer review
Legend	Yes, shown
<u>New and Existing Streets</u>	
All access points	Yes, this is shown
Center lines	Yes, this is shown
Right-of-way lines	Shown and identified as r-o-w
Face of curb lines	Shown, as applicable

Centerline slope	Shown, as applicable
<i>ADDITIONAL INFORMATION</i>	
Copy of protective covenants, codes, and regulations for development	None needed or anticipated with this project
Three large full set of plan drawings (24x36), one full set of plan drawings (11x17 sized), and one digital full set copy of plan drawings	Yes, provided as requested
Zoning compliance	Yes, Regional Commercial (C-3) meets intended uses for site design
RDA compliance (if applicable)	Not applicable in this matter
Use compliance	Yes, site designed for Regional Commercial (C-3) type commercial uses
Engineering comments and letter of approval recommendation	Police Dept, Fire Dept, Public Works Director, and City Engineer comments provided
Traffic study	Not applicable, unless req by UDOT review
All Planning Commission and City Staff conditions for approval have been met	<u>Currently consideration of Final Small Subdivision Plat submission being reviewed for Planning Commission approval and recommendation to City Council</u>

DEPARTMENTAL STAFF REPORTS – 6/6/2023 to 9/6/2023

From: Shawn Douglas
Sent: Wed 9/6/2023 9:56 AM
To: Mike Eggett
Subject: Take 5

Mike,

I have attached my review comments for Take 5. Thanks

Plan Review For Fizz/Take 5

Storm Water

1-Drainage system operation and maintenance plan and BMPS approved and recorded with plat. They need to include an sop for the hydrodynamic separator and minimum time frames for inspections.

Water

1-The easement agreement and plan show two different things for the sprinkler system. The agreement says there are two individual systems and the plan shows one.

2-There appears to be a problem with the islands on the west side of the property getting water for the grass and trees.

Other

1-The exhibits are missing on the agreement.

Shawn Douglas

Riverdale City Public Works

801-394-5541 ext 1217

Sdouglas@Riverdalecity.com

From: Scott Brenkman
Sent: Tue 6/6/2023 2:48 PM
To: Mike Eggett
Subject: RE: Review Comments needed for Take 5 - Fiiz Parcel Small Subdivision Split

I do not have concerns.

Thanks,

Chief Scott Brenkman

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

From: Casey Warren (New Police Chief)
Sent: Wed 8/30/2023 9:34 PM
To: Mike Eggett
Subject: Re: Updated review comments needed for Take 5 - Fiiz Parcel Small Subdivision Split

Mike,

Everything looks ok from the pd perspective.

Casey

Chief Casey Warren
Riverdale Police Department
4580 S. Weber River Dr.
Riverdale, UT 84405
(801)394-6616
cwarren@riverdalecity.com

From: Jared Sholly
Sent: Tue 9/5/2023 11:07 AM
To: Mike Eggett
Subject: RE: Updated review comments needed for Take 5 - Fiiz Parcel Small Subdivision Split

I have no issues.

Jared Sholly
Fire Chief
Riverdale City Fire Department
jsholly@riverdalecity.com
801-394-7481 Office
801-628-6562 Cell

5 September 2023

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Take 5 – 4021 and 4023 Riverdale Road, Riverdale City**
Subj: Lot Split – Review #2


Dear Mike,

Attached for consideration is our engineering review of the “Take 5 Subdivision” lot split.

1. The “Reciprocal Easement Agreement” has incorrect references to Parcel A and Parcel B. The plat appears to have only identified 1 and 2. The plat or agreement need to match or have some correlation between the two.
2. The exhibits need to be attached/identified within the “Reciprocal Easement Agreement”
3. On the “Reciprocal Easement Agreement” there is a sheet for Parcel B Legal Description but not Parcel A description.
4. The “Reciprocal Easement Agreement” #2.b.i references Washington Blvd. Please correct. The access to the access road does not appear to be correct between the parcels.
5. In the “Reciprocal Easement Agreement” #6 references a light pole on parcel B with its meter on parcel A and the responsibility for parcel B owner to pay parcel A owner since the meter is on parcel A. Then it states that parcel B owner is responsible for all for maintenance or repair for a light pole located on Parcel A (is this a difference light pole?). Need to verify these requirements.

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

Sincerely,
CEC, Civil Engineering Consultants, PLLC.



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

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



Riverdale City

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

**RIVERDALE CITY PLANNING COMMISSION
APPLICATION FOR COMMERCIAL SUBDIVISION SITE PLAN APPROVAL**

CASE NO: 2023-04 DATE SUBMITTED: 5/30/2023

APPLICANT'S NAME: Reeve & Associates, Inc c/o Jeremy Draper | jeremy@reeve.co

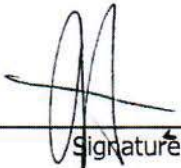
BUSINESS ADDRESS: 5160 S 1500 W, Riverdale, UT 84405

BUSINESS PHONE: 801-621-3100

ADDRESS OF SITE: 4023 Riverdale Road

APPLICANT'S INTEREST: To split parcel from 1 parcel to 2 parcels.

Application is hereby made to the Riverdale City Planning Commission requesting that a commercial subdivision consisting of 2 lots be approved on 0.99 +/- acres of
(number of lots) (sq. ft./acreage)
property in the CP-3 zone in accordance with the attached site plan.



Signature of Applicant



Signature of Property Owner

I authorize Jeremy Draper 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 lot/unit

Fee: \$ 400.00 Date paid: 5/30/2023

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: 6/13/2023; 9/12/2023 Decision of Commission: Tabled;

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

Date: _____ Decision of Council: _____



Riverdale City
 4600 South Weber River Drive
 Riverdale, UT 84405
 (801) 394-5541

XBP Confirmation Number: 145765022

Transaction detail for payment to Riverdale City.		Date: 05/30/2023 - 2:01:18 PM MT	
Transaction Number: 198702746			
Visa — XXXX-XXXX-XXXX-9612			
Status: Successful			
Account #	Item	Quantity	Item Amount
10341500	Zoning ampamp Subdiv. Fee	1	\$400.00
Notes: 4023 RIVERDALE ROAD			

TOTAL: \$400.00

Billing Information
 JARED WHATCOTT
 , 84405

Transaction taken by: Admin cjacobsen



RIVERDALE CITY, UTAH

JOB NO. 7477-06

8-23-2023

ALL OF LOT 1 OF TAKE 5 SUBDIVISION AS RECORDED IN THE WEBER COUNTY
RECORDER'S OFFICE.

ALL OF LOT 2 OF TAKE 5 SUBDIVISION AS RECORDED IN THE WEBER COUNTY
RECORDER'S OFFICE.

Solutions You Can Build On™

Civil Engineering • Land Planning • Structural Engineering • Landscape Architecture • Land Surveying • Construction Surveying
5160 S 1500 W • Riverdale, Utah 84405 • Tel: 801-621-3100 • Fax: 801-621-2666
ogden@reeve-assoc.com • reeve-assoc.com



Subdivision Plat Review – Take 5 Small Subdivision, 4019 South and 4023 South Riverdale Road

Completed by Mike Eggett, Community Dev. Director on 6/8/2023

Recommendation: City staff recommends that the Planning Commission examine and review this proposed small subdivision 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 approve the proposed small subdivision plat, approve the plat with additional comments or concerns to be addressed by the developer, or not approve the plat proposal for the Take 5 Small Subdivision project.

Date Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting)	May 30, 2023
Date Application Submitted to City:	May 30, 2023
Date Fee Paid:	Paid on May 30, 2023 (see receipts for details)
Subdivision/Site Plan – Preliminary Requirements	Departmental Review Comments
COVER SHEET	
Title Block	
Project name and address	Project name shown; new address needed and not shown for Lot 1 (4019 South Riverdale Road – Take 5), also address of 4023 South Riverdale Road (for Lot 2 – Fiiz Drinks) needs to be moved and added to the plat Addresses added
Property Owner's name, address, and phone number	Property Owner's name, address, phone number not shown on plat owner/developer added
Developer's name, address, and phone number	Property Owner's/Developer's name, address, phone number not shown on plat owner/developer added
Approving agency's name and address: Utility companies as applicable	Riverdale City name and address information shown as approving agency on plat; <u>approving utility companies information not shown if applicable</u>
Consulting Engineer's name, address, and phone number	Reeve and Associates, Inc., 5160 S. 1500 W., Riverdale, Utah 84405, 801-621-3100

to be added once
approved and printed to
mylar

Licensed Land Surveyor's name, address, phone number, signature, and seal	Reeve and Associates, Inc., 5160 S. 1500 W., Riverdale, Utah 84405, 801-621-3100; surveyor's seal shown; signature not yet shown on plat but anticipated on final plat
Date	Yes – April, 2023 on plat, this will likely need to be updated to May, 2023 or possibly June, 2023 date revised
Revision block with date and initials	Revision notes space provided on site plan in top left corner
Sheet number and total sheets	1 sheet (plat)
<u>General</u>	
Street names	Shown – Riverdale Road
Layouts of lots with lot numbers and addresses	2 lots shown, address not identified on plat yet (4019 S. and 4023 S. Riverdale Road respectively for each lot) Addresses added
Adjacent tract ownership and tax identification numbers	Tract ownership names and tax ID shown
Scale (minimum 1"=50' to 1"=10')	Yes, scale is shown as 1"=20' on plat
North arrow	Yes
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Existing and new easement locations identified; existing structures on site not shown on plat; existing utility lines shown
Space for notes	Yes, provided
Contours	Shown on site plan
Public areas	Public areas identified where applicable, defer to Public Works and City Engineer
<u>Vicinity Map</u>	
Street names	Shown
Site location	Shown
North arrow	Not Shown Added
Scale	Note of "Not to Scale"
<i>PLAT SHEET</i>	
<u>Title Block</u>	
Project name and address	Project name shown; new address needed and not shown for Lot 1 (4019 South Riverdale Road – Take 5), also address of 4023 South Riverdale Road (for Lot 2 – Fiiz Drinks) needs to be moved and added to the plat Addresses added

Approving Agency's name and address	Riverdale City name and address information shown as approving agency on plat
Consulting Engineer's name, address, and phone number	Reeve and Associates, Inc., 5160 S. 1500 W., Riverdale, Utah 84405, 801-621-3100
Consulting Engineer's stamp, signature, and license expiration date	Engineer's stamp provided; license expiration date, and signature not provided at this time on site plan
Date	Yes – April, 2023 on plat, this will likely need to be updated to May, 2023 or possibly June, 2023 date revised
Names of approving agents with titles, stamps, signatures, and license expiration dates	Space for names of approving agents, titles, stamps, signatures made available, where applicable
Names of approving departments (Attorney, Planning Commission, Mayor, Engineer)	Yes – shown
<u>Layout</u>	
Street Names	Shown – Riverdale Road
Layouts of lots with lot numbers	2 lots shown, address not identified on plat yet (4019 S. and 4023 S. Riverdale Road respectively for each lot) Addresses added
Bearings and distances for all property lines and section ties	Shown, defer to City Engineer review
Boundary and Legal description	Shown, defer to City Engineer review
Adjacent tract ownership and tax identification numbers	Tract ownership names and tax ID shown
Scale (minimum 1"=50')	Yes, scale is shown as 1"=20' on plat
North arrow	Yes
Owner's dedication certificate for subdivision (Notary Acknowledgement)	Shown
Landscaping (location and type with area calculations)	Landscape plan and area calculations not applicable
Location of exterior lighting devices, signs, and outdoor advertising	No exterior lighting devices or subdivision signs applicable
Location of underground tanks, dumpsters, etc	No underground tanks or dumpsters locations applicable
<u>Additional Information</u>	
Benchmark	Shown, defer to City Engineer review
Basis of bearings	Shown, defer to City Engineer review
Legend	Yes, shown
<u>New and Existing Streets</u>	
All access points	Yes, this is shown

Center lines	Yes, this is shown
Right-of-way lines	Shown, but not identified and called out as r-o-w Added to plat
Face of curb lines	Shown, as applicable
Centerline slope	Shown, as applicable
<i>ADDITIONAL INFORMATION</i>	
Copy of protective covenants, codes, and regulations for development	None needed or anticipated with this project
Three large full set of plan drawings (24x36), one full set of plan drawings (11x17 sized), and one digital full set copy of plan drawings	Yes, provided as requested
Zoning compliance	Yes, Regional Commercial (C-3) meets intended uses for site design
RDA compliance (if applicable)	Not applicable in this matter
Use compliance	Yes, site designed for Regional Commercial (C-3) type commercial uses
Engineering comments and letter of approval recommendation	Police Dept, Fire Dept, Public Works Director, and City Engineer comments provided
Traffic study	Not applicable, unless req by UDOT review
All Planning Commission and City Staff conditions for approval have been met	<u>Currently consideration of Final Small Subdivision Plat submission being reviewed for Planning Commission approval and recommendation to City Council</u>

RECIPROCAL EASEMENT AGREEMENT

This Reciprocal Easements Agreement (the "**Agreement**") is made and entered into as of _____, by and between Blue Lube Properties – Riverdale, LLC, a Utah limited liability company located at 1413 E. Nashi Lane, Draper, Utah 84020 ("~~Parcel A~~Parcel 1-1 **Owner**"), and Blue Lube Properties – Riverdale, LLC, located at 1413 E. Nashi Lane, Draper, Utah 84020, ("~~Parcel B~~Parcel 2-2 **Owner**") collectively referred to as the "Parties."

WHEREAS, the ~~Parcel A~~Parcel 1 Owner is the owner of that certain real property situated in Riverdale, Weber County, State of Utah, more particularly described on Exhibit A attached hereto and incorporated herein by this reference ("~~Parcel A~~Parcel 1").

WHEREAS, the ~~Parcel B~~Parcel 2 Owner is the owner of that certain real property situated in Riverdale, Weber County, State of Utah, more particularly described on Exhibit B attached hereto and incorporated herein by this reference ("~~Parcel B~~Parcel 2").

WHEREAS, ~~Parcel A~~Parcel 1 Owner and ~~Parcel B~~Parcel 2 Owner desire to establish reciprocal easements to provide for access, drainage and set forth the terms for the sharing of certain utilities.

WHEREAS, the Parties intend to formalize their rights and obligations regarding the aforementioned easements through this Agreement.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the Parties agree as follows:

1. Definitions:

"Access Easement and Storm Drain Easement Area" means the portion of ~~Parcel A~~Parcel 1 and ~~Parcel B~~Parcel 2 more particularly described in Exhibit C.

"Access Easements" means the easements respectively granted in Sections 2(a) and 2(b).

~~"Drainage Easement Area"~~ means the portion of ~~Parcel A~~Parcel 1 and ~~Parcel B~~Parcel 2 more particularly described in Exhibit D.

~~"Drainage Storm Drain Easement Easements"~~ means the easements respectively granted in Sections 3(a) and 3(b).

"Force Majeure Event" has the meaning assigned to it in Section .

"Use" means the use of the Easements described in Section 2(c).

2. Access Easement.

(a) **Grant as to ~~Parcel A~~Parcel 1.** ~~Parcel A~~Parcel 1 Owner hereby grants and conveys to ~~Parcel B~~Parcel 2 Owner and any future owner of ~~Parcel B~~Parcel 2, and to their respective heirs, successors, assigns, and personal representatives, a perpetual, non-exclusive,

rent-free right-of-way easement over and through the Easement Area on ~~Parcel A~~Parcel 1, for the benefit of, and for ingress to and egress from, ~~Parcel B~~Parcel 2.

(i) **Future Development.** If ~~Parcel A~~Parcel 1 Owner or a future owner of ~~Parcel A~~Parcel 1 wishes to develop or improve ~~Parcel A~~Parcel 1 in such a way that a reasonable modification of the Easement Area is required, ~~Parcel B~~Parcel 2 Owner and all future owners of ~~Parcel B~~Parcel 2 shall negotiate in good faith with ~~Parcel A~~Parcel 1 Owner or the future owner(s) of ~~Parcel A~~Parcel 1 to effect a modification.

(ii) **No Erection of Barriers.** Neither ~~Parcel A~~Parcel 1 Owner nor any future owner of ~~Parcel A~~Parcel 1 may erect any barriers or other improvements within the Easement Area. Both ~~Parcel A~~Parcel 1 Owner and all future owners of ~~Parcel A~~Parcel 1 shall erect all fencing and other improvements to ~~Parcel A~~Parcel 1 outside of the Easement Area.

(iii) **Striping of Pavement.** ~~Parcel B~~Parcel 2 Owner and future owners of ~~Parcel B~~Parcel 2 may cause striping to be painted upon the pavement of the Easement Area to guide traffic in a manner consistent with the purpose of the Easements and the Use.

(iv) **No Other Improvements.** In no event may ~~Parcel B~~Parcel 2 Owner or any future owner of ~~Parcel B~~Parcel 2 erect improvements within the Easement Area higher than ground level without first obtaining the written consent of ~~Parcel A~~Parcel 1 Owner or the current owner(s) of ~~Parcel A~~Parcel 1.

(b) **Grant as to ~~Parcel B~~Parcel 2.** ~~Parcel B~~Parcel 2 Owner hereby grants and conveys to ~~Parcel A~~Parcel 1 Owner and any future owner of ~~Parcel A~~Parcel 1, and to their respective heirs, successors, assigns, and personal representatives, a perpetual, non-exclusive, rent-free right-of-way easement over and through the portions of the Access Easement Area on ~~Parcel B~~Parcel 2.

(i) **Future Development.** Grantees and future owners of ~~Parcel B~~Parcel 2 may develop or alter the existing improvements upon ~~Parcel B~~Parcel 2, provided that a reasonable path of ingress and egress between ~~Parcel A~~Parcel 1 and the Washington Boulevard ~~and neighboring commercial center drive~~ is maintained.

(ii) **No Erection of Barriers.** Neither ~~Parcel B~~Parcel 2 Owner nor any future owner of ~~Parcel B~~Parcel 2 may erect any barriers or other improvements within the Easement Area. Both ~~Parcel B~~Parcel 2 Owner and all future owners of ~~Parcel B~~Parcel 2 shall erect all fencing and other improvements to ~~Parcel B~~Parcel 2 outside of the Easement Area.

(iii) **Striping of Pavement.** ~~Parcel A~~Parcel 1 Owner and future owners of ~~Parcel A~~Parcel 1 may cause striping to be painted upon the pavement of the Easement Area to guide traffic in a manner consistent with the purpose of the Easements and the Use.

(iv) **No Other Improvements.** In no event may ~~Parcel A~~Parcel 1 Owner or any future owner of ~~Parcel B~~Parcel 2 erect improvements within the Easement Area higher than ground level without first obtaining the written consent of ~~Parcel B~~Parcel 2 Owner or the current owner(s) of ~~Parcel B~~Parcel 2.

(c) **Use.** The parties may use the Access Easements for ingress and egress by the parties, their tenants, and any of their respective clients, customers, employees, vendors, invitees, and licensees.

(d) **Maintenance.** The parties shall pay the costs of maintaining and improving their respective parcels, including the Access Easement Area, consistent with the purpose of the Access Easements and so as to facilitate the Use, both now and in the future.

3. Drainage Storm Drain Easement.

(a) **Grant as to ~~Parcel B~~ Parcel 2. ~~Parcel A~~ Parcel 1** Owner hereby grants to ~~Parcel B~~ Parcel 2 Owner a perpetual non-exclusive easement for drainage of stormwater over and across the Drainage Area.

(b) **Grant as to ~~Parcel A~~ Parcel 1. ~~Parcel B~~ Parcel 2** Owner hereby grants to ~~Parcel A~~ Parcel 1 Owner a perpetual, non-exclusive easement for drainage of stormwater over and across the Drainage Area.

(c) **Maintenance and Repair.** Each Parcel Owner shall have the right to maintain, improve, and repair the drainage easement, including the right to clear, excavate, or otherwise alter the drainage path to ensure proper drainage. The Parties shall share the responsibility and costs equally for the regular maintenance and repair of the underground piping and underground detention system of the stormwater and drainage system, unless one Party is responsible for the damage or negligence leading to the repair. Any maintenance or repair expenses incurred by either Party shall be promptly communicated to the other Party, including a detailed breakdown of the expenses.

(d) **SWMP Plan.** Each Parcel Owner shall collaborate in the development of a comprehensive Stormwater Management Plan (SWMP) for each respective Parcel, in accordance with all applicable laws, regulations, and guidelines. The SWMP shall address stormwater runoff, erosion control, sedimentation, and other related matters, with the objective of minimizing adverse environmental impacts and maintaining water quality.

~~(e)~~

~~(e)~~ **Failure to Maintain.** If any party fails to maintain or improve its respective parcel as required by Section 2(c), the owner of the other parcel may perform the neglected maintenance or improvements and recover the costs thereof from any owner which neglected it, subject to Section 2(~~f~~); provided, however, that no party may, under this Section, erect any improvements higher than ground-level.

~~(f)~~ ~~(f)~~ **Notice; Cure Period; Liens.** A party seeking to undertake neglected maintenance or improvements as provided in Section 2(e) , shall:

(i) first give notice to the party which owns the parcel as to which maintenance or improvements are neglected, based upon records on file with the Weber County Recorder, unless in an emergency;

(ii) only undertake the neglected maintenance or improvements if the party to which notice was sent has failed to cure the neglect within 14 calendar days after notice is received, unless in an emergency; and

(iii) ensure that the costs of the maintenance or improvements are promptly paid so as to avoid the imposition of any lien or charge against all or any portion of ~~Parcel A~~Parcel 1 or ~~Parcel B~~Parcel 2.

4. Legal Compliance. The parties shall ensure all maintenance and improvements to ~~Parcel A~~Parcel 1 and ~~Parcel B~~Parcel 2 are constructed in:

(a) a workmanlike manner; and

(b) compliance with the applicable statutes, ordinances, rules, and regulations of all governing authorities, as they may be amended from time to time.

5. Irrigation and Landscaping. Each parcel has its own irrigation and landscaping. Each of the Parties will be responsible for the costs and expenses related to such irrigation and landscaping on their respective parcel. ¶

~~—— (a) — Share of Costs. The Parties each agree to share 50% in the total annual irrigation costs for the shared irrigation system for ~~Parcel A~~Parcel 1 and ~~Parcel B~~Parcel 2.~~

~~—— (b) — Annual Irrigation Costs. The annual irrigation costs include but are not limited to water fees, electricity costs, maintenance, and repair expenses (except as set forth in Section 5(e) below), and any other costs directly associated with the operation and maintenance of the irrigation system.~~

~~—— (c) — Maintenance and Repair. The Parties shall share the responsibility and costs equally for the regular maintenance and repair of the irrigation system including, but not limited to routine maintenance tasks, such as cleaning filters, lubricating parts, and checking for leaks, as well as repairs or replacements, unless one Party is responsible for the damage or negligence leading to the repair. Any maintenance or repair expenses incurred by either Party shall be promptly communicated to the other Party, including a detailed breakdown of the expenses.~~

6. Light Pole on ~~Parcel B~~Parcel 1. ~~Parcel B~~Parcel 2 Owner agrees to pay to ~~Parcel A~~Parcel 1 Owner a fee of \$_____ each month to cover the electricity cost of the light pole on ~~Parcel B~~Parcel 2 that is connected to the meter located on ~~Parcel A~~Parcel 1. In addition, ~~Parcel B~~Parcel 2 Owner shall be responsible for all maintenance or repair to the Light Pole located on ~~Parcel A~~Parcel 1.

7. Parking.

(a) **Sharing of Parking Stalls.** The Parties agree to allocate the parking stalls as identified on Exhibit C in a manner that ensures fair and equitable access for both parcels to ensure that each Parcel has the necessary parking stalls required to meet any city code or other requirement.

(b) **Authorized Use of Stalls.** The Parties agree that the parking stalls shall only be used for parking authorized vehicles and shall not be used for storage, repairs, or any other purpose without prior consent from the other Party.

(c) **Maintenance and Repair.** Each Party shall be responsible for the maintenance and repair of the parking stalls located on their respective parcels including, but not limited to sweeping, removing debris, repairs or replacements.

8. **Trash Receptacle.** The Parties agree to share equally in the monthly costs for the dumpster located on ~~Parcel A~~Parcel 1.

9. **Reservation of Rights.** The parties reserve all rights to their respective parcels which are not expressly granted in this Agreement, including the right to grant additional easements, provided that the parties' exercise of reserved rights in no way interferes with the exercise of any rights granted in this Agreement.

10. **Transferability.** The parties to this Agreement intend for the Easements and other rights granted in this Agreement to run with the land.

(a) **Binding Effect.** The Easements and other rights granted in this Agreement inure to the benefit of and are binding upon the parties and their respective grantees, heirs, successors, and assigns. References to a party or to parties include the future owners of ~~Parcel A~~Parcel 1 and ~~Parcel B~~Parcel 2.

11. **Limitation of Liability.** No party may be held liable for any damages to, or loss of personal property or equipment sustained by, any user of the Easements, whether or not the party is insured, and even if such loss is caused by the party's own negligence.

(a) **Limit on Damages.** NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS AGREEMENT OR OTHERWISE, IN THE EVENT OF A PARTY'S DEFAULT, THE DEFAULTING PARTY MAY NOT BE HELD LIABLE FOR ANY INDIRECT, PUNITIVE, SPECIAL, CONSEQUENTIAL, OR INCIDENTAL DAMAGES WHATSOEVER, INCLUDING ANY LOSS OF GOODWILL OR LOSS OF PROFITS.

12. **Further Covenants.** Each party shall take such further actions, and execute such further instruments, as may reasonably be necessary to give effect to the Easements, promises, and other terms of this Agreement.

13. **Means of Notice.** Notice required under this Agreement must be in writing and must be:

(a) delivered in person to the owner(s) of record of the parcel to which notice pertains, or if any owner is a non-natural person, to that owner's officer, director, manager, or partner, in either which case notice is deemed given at the time it is received; or

(b) sent by Certified Mail, return receipt requested, to the mailing address on file with the Weber County Recorder's office for receipt of property tax documents as to the parcel to which notice pertains, in which case notice is deemed given at the time of acceptance, attempted delivery, rejection, or refusal, whichever is earlier.

14. Force Majeure Event. "Force Majeure Event" means any act or event, whether foreseen or unforeseen, that meets all three of the following tests:

(a) The act or event prevents a party, in whole or in part, from:

- (i) performing any obligation under this Agreement; or
- (ii) satisfying any condition to any obligation of the other party under this Agreement;

(b) The act or event is beyond the reasonable control of and not the fault of the nonperforming party; and

(i) The nonperforming party has been unable to avoid or overcome the act or event by the exercise of due diligence.

(c) In the case of a Force Majeure Event, the parties are excused from performance of their obligations under this Agreement, until the time when the Force Majeure Event no longer exists.

15. Amendment. The parties may amend this Agreement from time to time. All amendments must be in writing, be signed by both parties, and identify themselves as amendments to this Agreement.

16. Merger. This Agreement constitutes the final, exclusive agreement between the parties on the matters pertaining to the Easements. All earlier and contemporaneous negotiations and agreements between the parties on the Easements are expressly merged into and superseded by this Agreement.

17. Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be illegal or unenforceable, then it is to that extent omitted, and so long as the essential provisions of this Agreement for each party remain legal and enforceable, all other provisions of this Agreement remain in full force and effect.

18. Waiver. Any waiver or discharge of a party's obligations under this Agreement must be in writing, be signed by both parties, and identify the obligation being waived or discharged. No waiver by any party of any obligation under this Agreement constitutes a waiver of any other obligation, or of the same obligation at another time.

19. Effective Date. The parties each executed this Agreement on the date that accompanies their respective signatures, but it is effective on the Effective Date.

20. Internal References. Unless otherwise noted, all references in this Agreement to articles, sections, and exhibits, are references to articles, sections, and exhibits of this Agreement.

21. Attorney Fees. In the event of a dispute between the parties arising from or relating to this Agreement, the party which does not prevail in that dispute shall pay to the party which does prevail in that dispute the prevailing party's reasonable costs and attorney fees.

22. Governing Law. The laws of the State of Utah (without giving effect to its conflict of laws principles) govern all matters arising under or relating to this Agreement, including torts.

23. Choice of Venue. The parties shall bring any claim or cause of action arising under or relating to this Agreement in either, and expressly consent to the jurisdiction of both:

(a) Federal Court. The Courts of the United States located in Salt Lake County, State of Utah, if those courts have subject matter jurisdiction over the claim or cause of action; or

(b) State Court. The courts of the State of Utah located in Weber County.

24. Remedies. The articulation of any remedies in this Agreement is without prejudice to any remedies the parties may otherwise have, at law or in equity.

25. Authority of Signatories. Each signatory to this Agreement represents and warrants that he or she is authorized to sign on behalf of the party for whom he or she signs and that his or her signature creates a binding and enforceable obligation of the party on behalf of which the signatory is signing.

26. Counterparts. This Agreement may be executed in counterparts, each of which is an original but all of which, taken together, constitute one and the same agreement.

[Remainder Intentionally Left Blank; Signatures Follow]

IN WITNESS WHEREOF, each party has executed and delivered this Agreement on the date that accompanies that party's signature.

PARCEL ~~A~~1 OWNER:

Blue Lube Properties – Riverdale, LLC

By: Jared Whatcott
Its: Manager

Date: _____

PARCEL ~~B~~2 OWNER:

Blue Lube Properties – Riverdale, LLC

By: Jared Whatcott
Its: Manager

Date: _____

Exhibit A

Parcel 1 Legal Description

Exhibit B

~~*Parcel B*~~ *Parcel 2* *Legal Description*

Exhibit C

Access Easement and Storm Drain Easement Area as shown on
Take 5 Subdivision as recorded in the Weber County Recorder's office as entry no.

Exhibit D

Drainage Easement Area

TAKE 5 SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
RIVERDALE CITY, WEBER COUNTY, UTAH
AUGUST, 2023



VICINITY MAP

NOT TO SCALE

CURVE TABLE

LINE	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	195.00'	37.03'	60.99'	18.53'	S19°11'45"E	10°52'44"
C2	165.00'	110.21'	108.17'	57.25'	S28°53'17"W	38°16'10"
C3	165.00'	57.57'	57.04'	28.99'	S19°42'29"E	1°54'59"
C4	165.00'	13.01'	13.01'	6.51'	S41°05'13"E	4°31'09"
C5	165.00'	38.87'	39.77'	20.03'	S41°06'04"E	1°35'03"
C6	165.00'	6.48'	6.48'	3.24'	S38°07'06"E	2°16'05"
C7	165.00'	6.58'	6.58'	3.29'	S39°19'16"E	2°17'01"
C8	18.31'	24.31'	22.12'	13.05'	N8°50'54"W	85°24'45"
C9	2.94'	8.55'	5.85'	2.63'	S18°55'01"E	1°02'22'07"
C10	15.00'	14.79'	14.20'	8.06'	S20°50'36"E	56°29'04"
C11	6.02'	4.38'	4.21'	2.28'	S62°03'24"E	41°28'59"
C12	6.81'	15.98'	12.55'	16.24'	S29°12'43"W	134°31'11"

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE HEREIN DESCRIBED PROPERTY INTO LOTS AS SHOWN. THERE HAVE BEEN SEVERAL SURVEYS PERFORMED IN THE AREA. THE DEED CALLS TO THE SECTION CORNER DO NOT MATCH OCCUPATION. A BEST FIT RETRACEMENT WAS USED FOLLOWING RECORD OF SURVEY # 5218 AND MATCHING EXISTING OCCUPATION LINES.

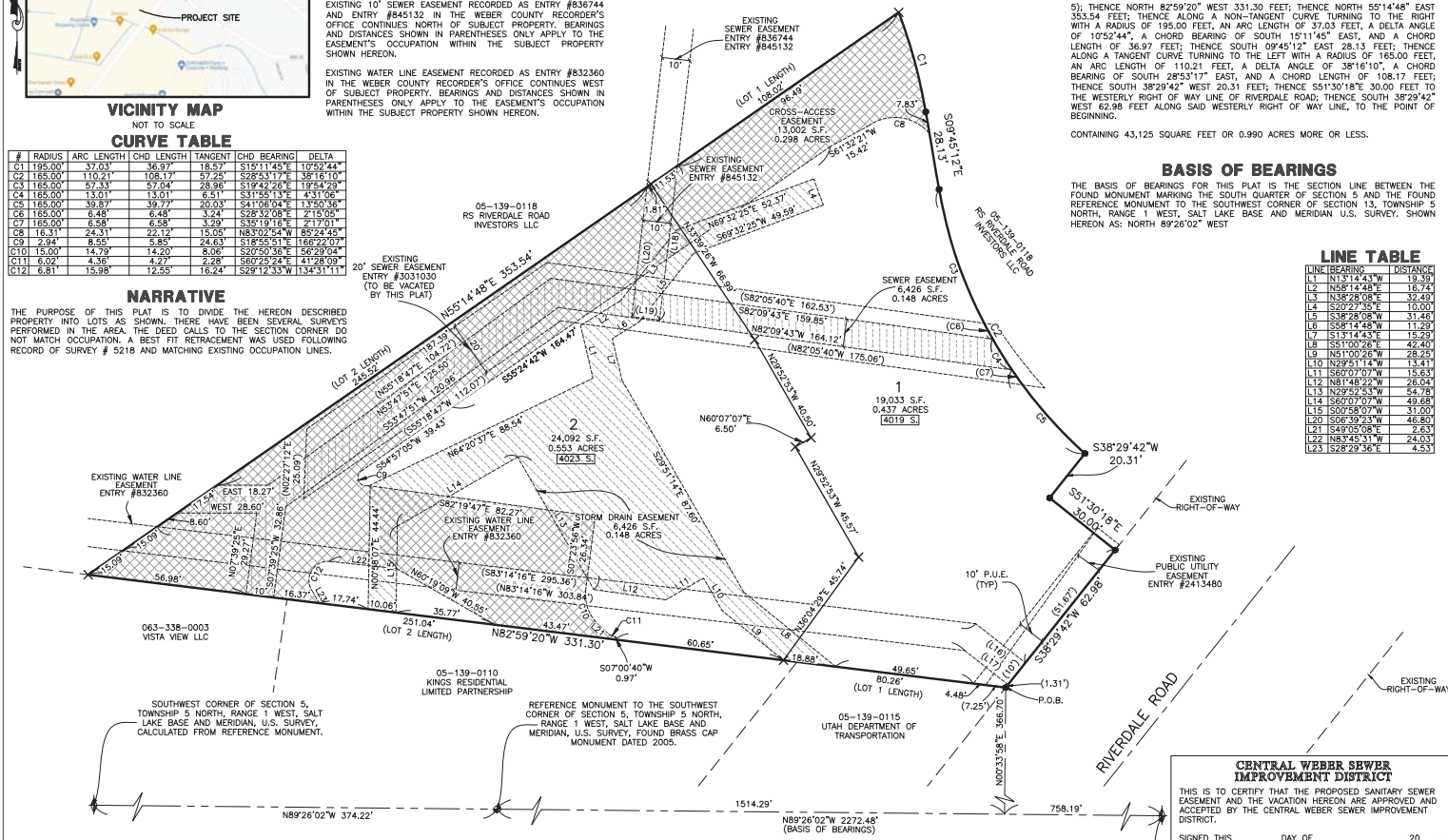
NOTES

BEARINGS AND DISTANCES OF RECORDED EASEMENTS AFFECTING SUBJECT PROPERTY SHOWN IN PARENTHESES HEREON.

EXISTING 20' SEWER EASEMENT RECORDED AS ENTRY #3031030 IN THE WEBER COUNTY RECORDER'S OFFICE TO BE VACATED BY THIS PLAT AS SHOWN HEREON.

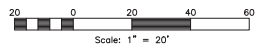
EXISTING 10' SEWER EASEMENT RECORDED AS ENTRY #836744 AND ENTRY #845132 IN THE WEBER COUNTY RECORDER'S OFFICE CONTINUES NORTH OF SUBJECT PROPERTY. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ONLY APPLY TO THE EASEMENTS' OCCUPATION WITHIN THE SUBJECT PROPERTY SHOWN HEREON.

EXISTING WATER LINE EASEMENT RECORDED AS ENTRY #832360 IN THE WEBER COUNTY RECORDER'S OFFICE CONTINUES WEST OF SUBJECT PROPERTY. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ONLY APPLY TO THE EASEMENTS' OCCUPATION WITHIN THE SUBJECT PROPERTY SHOWN HEREON.



LEGEND

- SECTION CORNER
- SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- REFERENCE MONUMENT
- SET NAIL AND WASHER STAMPED "REEVE & ASSOCIATES"
- BOUNDARY LINE
- ADJOINING PROPERTY
- EASEMENTS
- SECTION TIE LINE
- P.U.E.
- SEWER EASEMENT
- STORM DRAIN EASEMENT
- CROSS-ACCESS EASEMENT



APPROVING AGENCY

RIVERDALE CITY
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE, UT 84405

RIVERDALE CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 20____

RIVERDALE CITY ATTORNEY

RIVERDALE PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE DEDICATION PLAT HAS BEEN DULY RECEIVED AND APPROVED BY THE RIVERDALE CITY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 20____

CHAIRMAN, PLANNING COMMISSION

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT

THIS IS TO CERTIFY THAT THE PROPOSED SANITARY SEWER EASEMENT AND THE VACATION HEREON ARE APPROVED AND ACCEPTED BY THE CENTRAL WEBER SEWER IMPROVEMENT DISTRICT.

SIGNED THIS _____ DAY OF _____, 20____

NAME/TITLE

RIVERDALE CITY APPROVAL

THIS IS TO CERTIFY THAT THE PROPOSED SANITARY SEWER EASEMENT AND THE VACATION HEREON ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL OF RIVERDALE CITY, UTAH.

SIGNED THIS _____ DAY OF _____, 20____

MAYOR

ATTEST



5160 SOUTH 1550 WEST, RIVERDALE, UTAH 84405
TEL: (801) 821-3100 FAX: (801) 821-3266 WWW.REEVE-ASSOCIATES.COM

RIVERDALE CITY ENGINEER

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

SIGNED THIS _____ DAY OF _____, 20____

RIVERDALE CITY ENGINEER

Weber County Recorder

Entry No. _____ Fee Paid _____
At Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____

Webster County Recorder
Deputy.

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF TAKE 5 SUBDIVISION IN RIVERDALE CITY, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF RIVERDALE CITY, WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____

9031945

UTAH LICENSE NUMBER

TREVOR J. HATCH



OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT TAKE 5 SUBDIVISION, AND DO HEREBY UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DRAINAGE, EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND DO HEREBY GRANT CROSS-ACCESS EASEMENTS FOR VEHICULAR TRAFFIC THROUGH DESIGNATED AND IMPROVED DRIVEWAYS, AND DO HEREBY GRANT A 10-FOOT-WIDE EASEMENT TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF SANITARY SEWER FACILITIES.

SIGNED THIS _____ DAY OF _____, 20____

BLUE LUBE PROPERTIES RIVERDALE LLC

ACKNOWLEDGMENT

STATE OF UTAH _____ SS.
COUNTY OF _____

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND _____), BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ OF SAID LCC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION VOLUNTARILY, AND IN BEHALF OF SAID LCC FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

Owner/Developer

Blue Lube, LLC
Jared Whatcott
14113 E. Noshli Lane
Draper, Utah 84020

Project Info

Surveyor: _____
Designer: A. MULLINS
Begin Date: 4-6-2023
Name: TAKE 5 SUBDIVISION
Number: 7477-06
Revision: _____
Scale: 1"=20'
Checked: _____



RIVERDALE CITY, UTAH

JOB NO. 7477-06

9-6-2023

EXHIBIT B

ALL OF LOT 2 OF TAKE 5 SUBDIVISION AS RECORDED IN THE WEBER COUNTY
RECORDER'S OFFICE AS ENTRY NO. _____.

Solutions You Can Build On™

Civil Engineering • Land Planning • Structural Engineering • Landscape Architecture • Land Surveying • Construction Surveying
5160 S 1500 W • Riverdale, Utah 84405 • Tel: 801-621-3100 • Fax: 801-621-2666

ogden@reeve-assoc.com • reeve-assoc.com

TAKE 5 SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
RIVERDALE CITY, WEBER COUNTY, UTAH
AUGUST, 2023



VICINITY MAP

NOT TO SCALE

CURVE TABLE

LINE	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	195.00'	37.03'	60.99'	18.53'	S19°11'45"E	10°52'44"
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C3	165.00'	57.57'	57.04'	28.99'	S19°42'29"E	1°54'59"
C4	165.00'	13.01'	13.01'	6.51'	S41°05'13"E	4°31'09"
C5	165.00'	38.87'	39.77'	20.03'	S41°06'04"E	1°35'03"
C6	165.00'	6.48'	6.48'	3.24'	S38°07'06"E	2°16'05"
C7	165.00'	6.58'	6.58'	3.29'	S39°19'16"E	2°17'01"
C8	18.31'	24.31'	22.12'	13.05'	N8°50'54"W	85°24'45"
C9	2.94'	8.55'	5.85'	2.63'	S18°55'01"E	1°02'22'07"
C10	15.00'	14.79'	14.20'	8.06'	S20°50'36"E	56°29'04"
C11	6.02'	4.38'	4.21'	2.28'	S62°03'24"E	41°28'59"
C12	6.81'	15.98'	12.55'	16.24'	S29°12'43"W	134°31'11"

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE HEREIN DESCRIBED PROPERTY INTO LOTS AS SHOWN. THERE HAVE BEEN SEVERAL SURVEYS PERFORMED IN THE AREA. THE DEED CALLS TO THE SECTION CORNER DO NOT MATCH OCCUPATION. A BEST FIT RETRACEMENT WAS USED FOLLOWING RECORD OF SURVEY # 5218 AND MATCHING EXISTING OCCUPATION LINES.

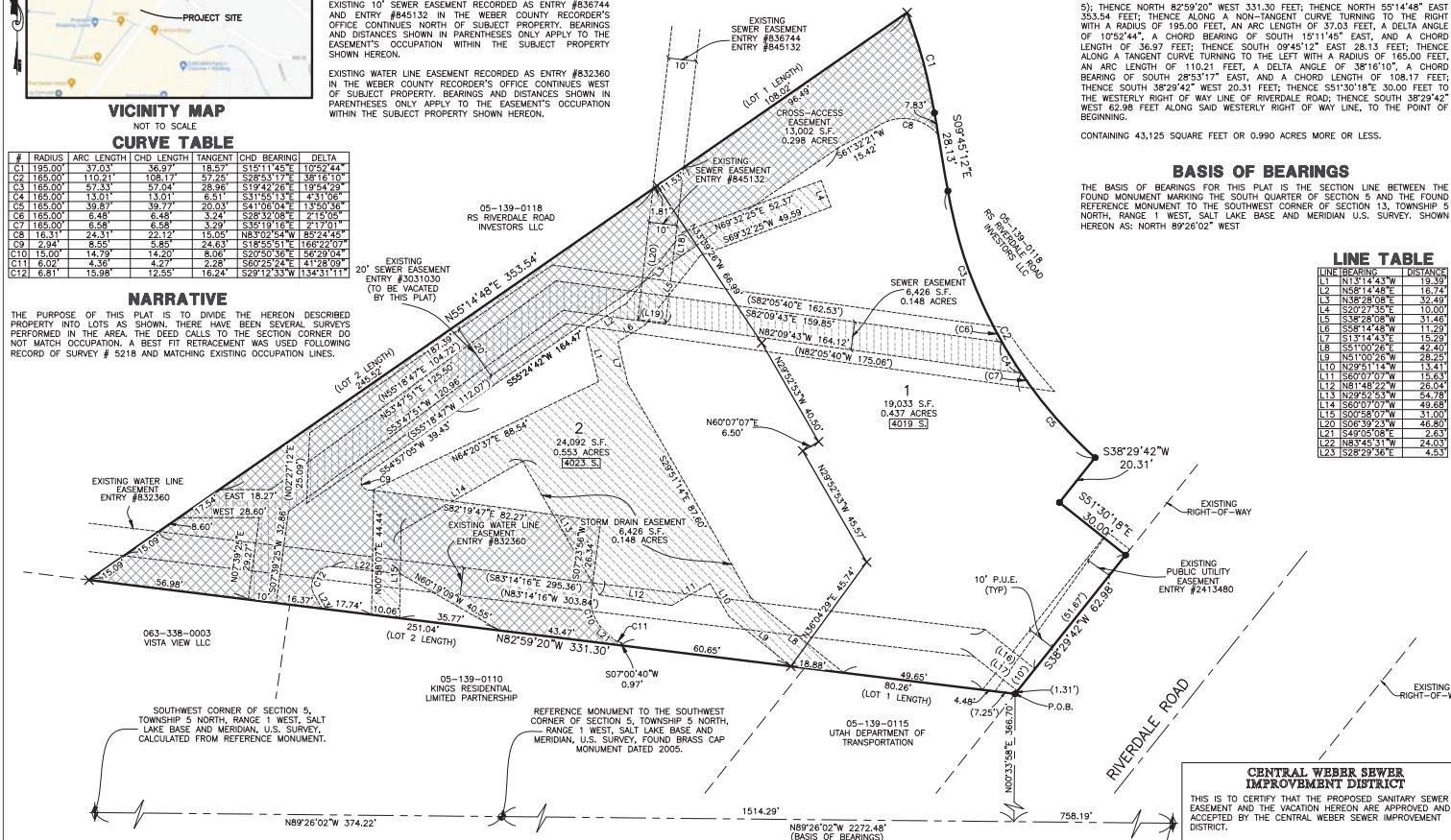
NOTES

BEARINGS AND DISTANCES OF RECORDED EASEMENTS AFFECTING SUBJECT PROPERTY SHOWN IN PARENTHESES HEREON.

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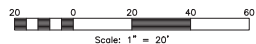
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APPROVING AGENCY

RIVERDALE CITY
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RIVERDALE, UT 84405

RIVERDALE CITY ATTORNEY

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BLUE LUBE PROPERTIES RIVERDALE LLC

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COMMISSION EXPIRES

NOTARY PUBLIC

Owner/Developer

Blue Lube, LLC
Jared Whatcott
14113 E. Noshli Lane
Draper, Utah 84020

Project Info

Surveyor: _____
Designer: A. MULLINS
Begin Date: 4-6-2023
Name: TAKE 5 SUBDIVISION
Number: 7477-06
Revision: _____
Scale: 1"=20'
Checked: _____



RIVERDALE CITY ENGINEER

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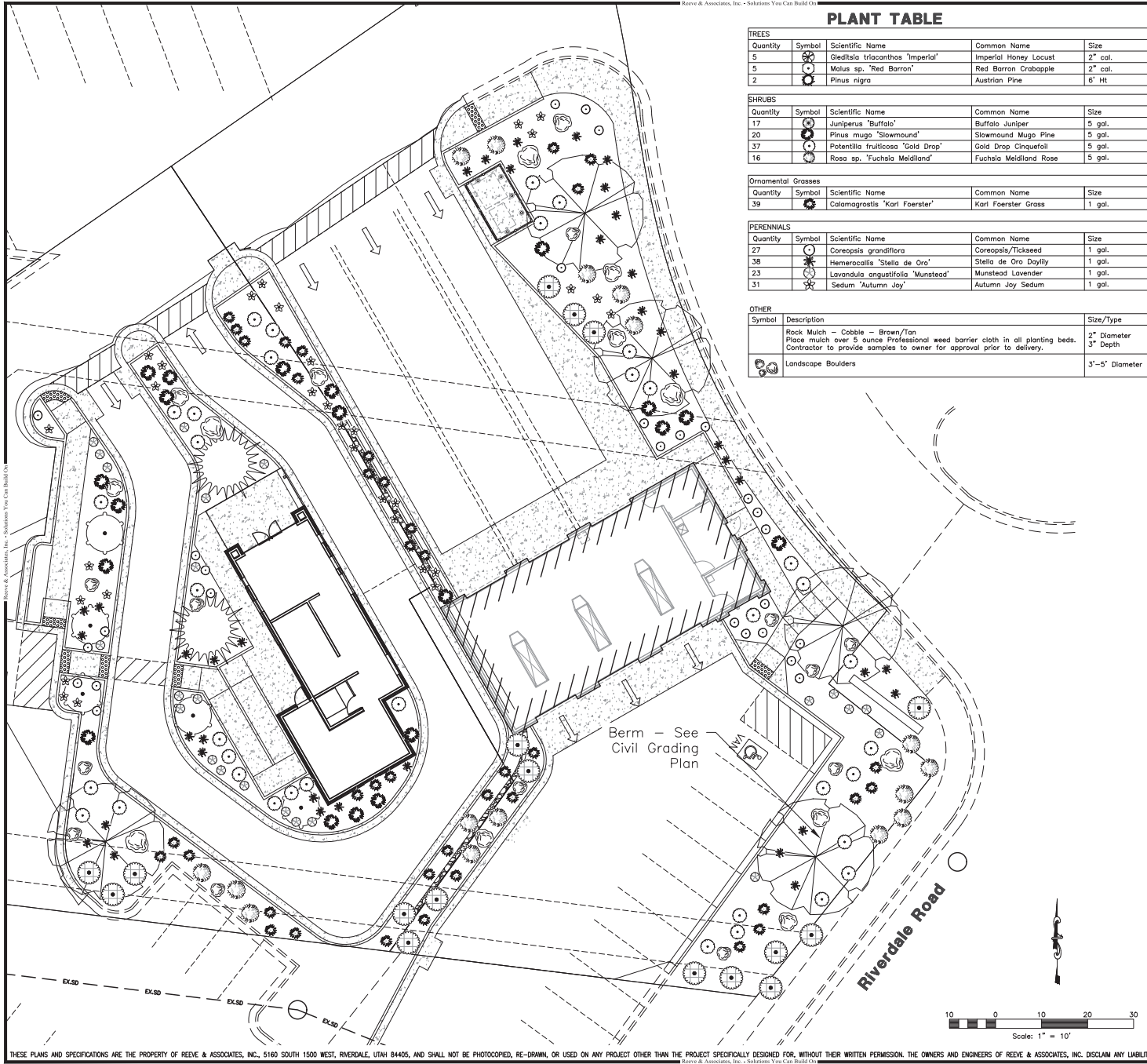
RIVERDALE CITY ENGINEER

Weber County Recorder

Entry No. _____ Fee Paid
_____ Filed For Record
And Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____

Weber County Recorder

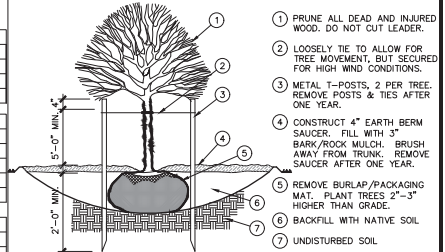
Deputy.



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

PLANT TABLE

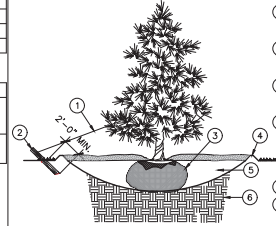
TREES				
Quantity	Symbol	Scientific Name	Common Name	Size
5		Gleditsia triacanthos 'Imperial'	Imperial Honey Locust	2" cal.
5		Malus sp. 'Red Barron'	Red Barron Crabapple	2" cal.
2		Pinus nigra	Austrian Pine	6" Ht
SHRUBS				
Quantity	Symbol	Scientific Name	Common Name	Size
17		Juniperus 'Buffalo'	Buffalo Juniper	5 gal.
20		Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 gal.
37		Potentilla fruticosa 'Gold Drop'	Gold Drop Cinquefoil	5 gal.
16		Rosa sp. 'Fuchsia Meldiland'	Fuchsia Meldiland Rose	5 gal.
Ornamental Grasses				
Quantity	Symbol	Scientific Name	Common Name	Size
39		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	1 gal.
PERENNIALS				
Quantity	Symbol	Scientific Name	Common Name	Size
27		Coreopsis grandiflora	Coreopsis/Tickseed	1 gal.
38		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
23		Lavandula angustifolia 'Munstead'	Munstead Lavender	1 gal.
31		Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.
OTHER				
Symbol	Description			Size/Type
	Rock Mulch - Cobble - Brown/Tan			2" Diameter
	Place mulch over 5 gauge Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.			3" Depth
	Landscape Boulders			3'-5' Diameter



NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.

DECIDUOUS TREE PLANTING

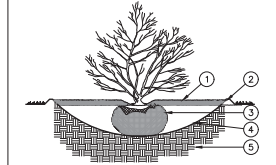
NTS



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CONIFEROUS TREE PLANTING

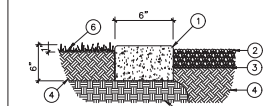
NTS



NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.

SHRUB PLANTING

NTS



CONCRETE MOW STRIP

NTS

PLANTING NOTES

- This planting plan is diagrammatic and plant locations are approximate.
- Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
- Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
- Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
- Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
- All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
- Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
- Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
- Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
- Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
- Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out with excessive mulch.
- Provide a 3" minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" minimum depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
- The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.

Reeve & Associates, Inc.
SOLUTION YOU CAN BUILD ON

REVISIONS

DATE	DESCRIPTION

Take 5

4021 & 4023 Riverdale Road

RIVERDALE, WEBER COUNTY, UTAH

Landscape Plan

Project Info.

Engineer: **NATHAN PETERSON**

Drafted: **N. PETERSON**

Begin Date: **JUNE 2021**

Name: **TAKE 5 (4021)**

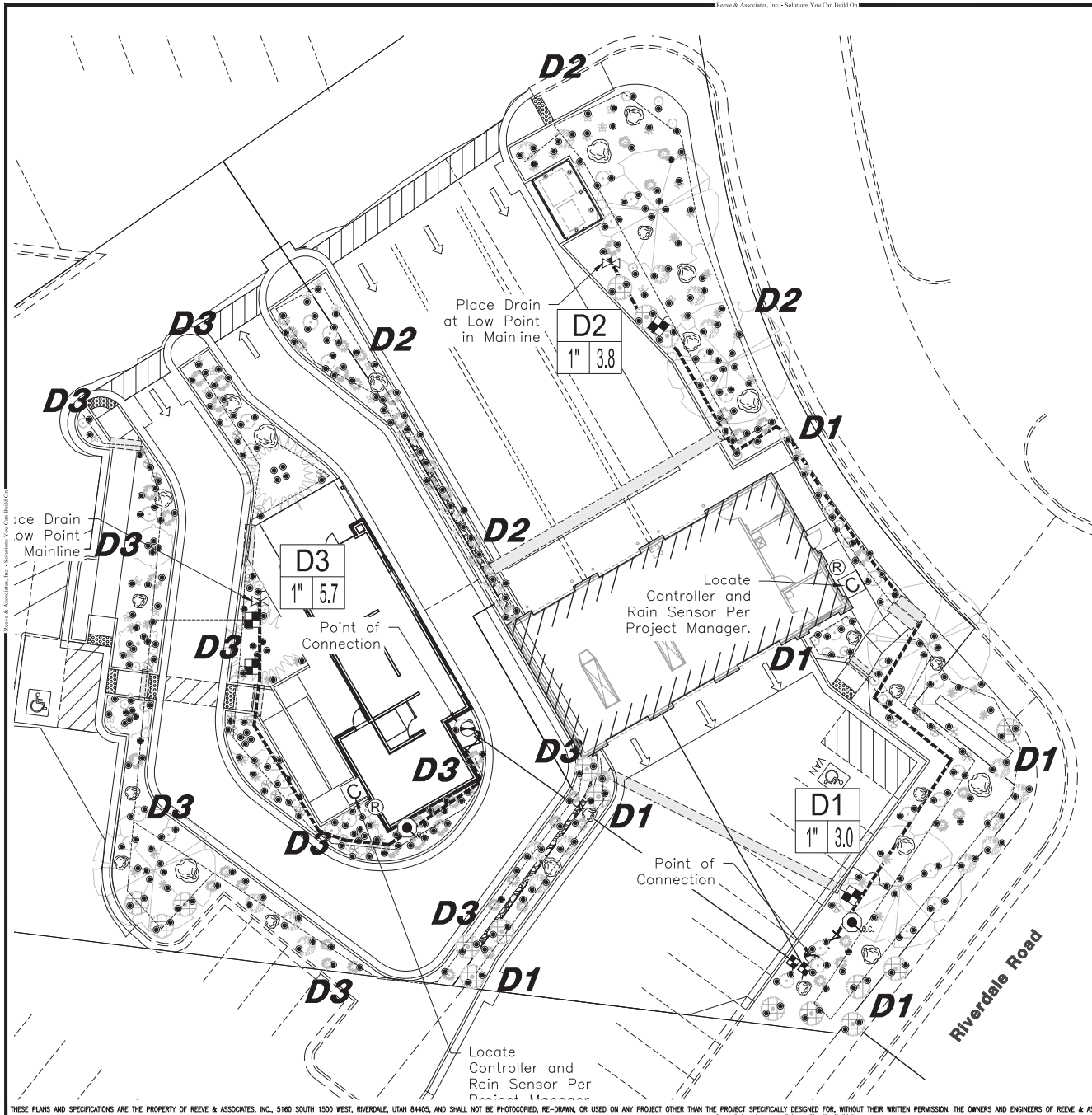
FUTURE TENANT (4023)

RIVERDALE, UT

Number: **7477-06**

9

11 Total Sheets



IRRIGATION SCHEDULE

EQUIP.	SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
STOP AND WASTE		FORD	BC11-444SWM-NL	STOP AND WASTE
BACKFLOW PREVENTION ASSEMBLY		WILKINS	975XL2	BACKFLOW PREVENTION ASSEMBLY
ALUMINUM BACKFLOW ENCLOSURE		STRONGBOX	SBBC-30AL	ALUMINUM BACKFLOW ENCLOSURE
1" QUICK COUPLING VALVE		RAINBIRD	MODEL 44LRC	1" QUICK COUPLING VALVE
MANUAL DRAIN VALVE ASSEMBLY		FORD	B111-333-NL 3/4"	MANUAL DRAIN VALVE ASSEMBLY
120 VAC-INDOOR/OUTDOOR CONTROLLER		RAINBIRD	ESP LXME	120 VAC-INDOOR/OUTDOOR CONTROLLER
WIRELESS RAIN SENSOR		RAINBIRD	WR2-RC	WIRELESS RAIN SENSOR
DRIP REMOTE CONTROL VALVE		RAINBIRD	XCZ-100-PRB-COM	DRIP REMOTE CONTROL VALVE

PIPE	SYMBOL	CATALOG #	DESCRIPTION
SCH. 40		PVC MAIN LINE	PRESSURIZED IRRIGATION MAIN LINE
SCH. 40		PVC LATERAL LINE	IRRIGATION LINE; SIZE AS FOLLOWS: 3/4" (0-8 gpm), 1" (8-12 gpm), 1 1/4" (12-22 gpm), 1 1/2" (22-30 gpm), 2" (30-50 gpm)
SCH. 40		PVC SLEEVE	2 X DIA. - USE UNDER PAVEMENT

DRIP	SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
XERIBUG DRIP EMITTERS, 2 GAL/HOUR		RAINBIRD	XB-T-20-PC	XERIBUG DRIP EMITTERS, 2 GAL/HOUR
1 EMITTER PER 1 GALLON PLANT				1 EMITTER PER 1 GALLON PLANT
2 EMITTERS PER 5 GALLON PLANT				2 EMITTERS PER 5 GALLON PLANT
4 EMITTERS PER TREE (OUTSIDE TURF AREAS)				4 EMITTERS PER TREE (OUTSIDE TURF AREAS)
1/2"-3/4" LATERAL SUPPLY LINE		PVC/POLY	DRIP LATERAL LINE	1/2"-3/4" LATERAL SUPPLY LINE

LABELS	DESCRIPTION
D1	DRIP IRRIGATION ZONE NUMBER
D1	DRIP VALVE NUMBER
1"	GALLONS PER MINUTE
3.0	VALVE SIZE



1. This irrigation plan is diagrammatic and equipment locations are approximate. Equipment and piping may be shown outside landscape areas for graphic purposes only.
2. Place sleeves where piping crosses under paved areas prior to being paved. Sleeves shall be twice the diameter of the largest irrigation line to be sleeved.
3. The intention of the Contracting Officer's rep and consultant is to have constructed, under the construction contract, a complete irrigation project for the general contractor. All of his sub-contractors should view these documents accordingly. Any apparent question, incomplete area, areas not shown, or omissions of detail should be brought to the attention of the Contracting Officer's rep prior to bidding. By submitting a bid on this project, the bidder certifies that he has fully informed himself of the requirements of the construction drawings, and is not to rely on his work, and has read and understands the notes and specifications. Also, that any questions, incomplete areas, discrepancies or contradictions have been brought to the attention of the Contracting Officer's rep and that they have been resolved.
4. Willful installation of the work when it is obvious there exists job/site conditions or discrepancies on the plans and the Contractor is not to proceed with the work. If the Contractor is not to proceed, the Contractor's Officer's rep will be back-charged to the installer. The installer assumes full responsibility to correct the work at his own expense if he does not bring the conditions to the attention of the Contractor's rep.
5. Existing landscape outside the limits of disturbance shall be protected and repaired, if damaged, at no additional cost to the owner.
6. Refer to irrigation schedule and details for more information.
7. Hand trenching only shall occur within the drip line of existing trees. Machine trenching is strictly prohibited.
8. Retain General Contractor's responsibility to provide the design team, between cutting through tree roots "2" or larger.
9. Spray, rotary and rotary hedges are intended to provide head to head coverage with minimal over-spray onto non-irrigated areas.
10. Quantities provided are for convenience only. The contractor is required to verify quantities and adjust bid and quantities accordingly. If the contractor finds discrepancies exist, notify Contracting Officer's rep immediately.
11. Water pressure shall be verified on site by landscape contractor.
12. Irrigation system shall be installed with sizing, typical for all irrigated areas.

TAKE 5 SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
RIVERDALE CITY, WEBER COUNTY, UTAH
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C1	195.00'	37.03'	60.99'	18.53'	S19°11'45"E	10°52'44"
C2	165.00'	110.21'	108.17'	57.25'	S28°53'17"W	38°16'10"
C3	165.00'	57.57'	57.04'	28.99'	S19°42'29"E	1°54'59"
C4	165.00'	13.01'	13.01'	6.51'	S41°05'13"E	4°31'09"
C5	165.00'	39.87'	39.77'	20.03'	S41°06'04"E	1°35'03"
C6	165.00'	6.48'	6.48'	3.24'	S38°07'06"E	2°16'05"
C7	165.00'	6.58'	6.58'	3.29'	S39°19'16"E	2°17'01"
C8	18.31'	24.31'	22.12'	13.05'	N8°50'54"W	85°24'45"
C9	2.94'	8.55'	5.85'	2.63'	S18°55'01"E	1°02'22'07"
C10	15.00'	14.79'	14.20'	8.06'	S20°50'36"E	56°29'04"
C11	6.02'	4.38'	4.21'	2.28'	S62°03'24"E	41°28'59"
C12	6.81'	15.98'	12.55'	16.24'	S29°12'43"W	134°31'11"

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE HEREIN DESCRIBED PROPERTY INTO LOTS AS SHOWN. THERE HAVE BEEN SEVERAL SURVEYS PERFORMED IN THE AREA. THE DEED CALLS TO THE SECTION CORNER DO NOT MATCH OCCUPATION. A BEST FIT RETRACEMENT WAS USED FOLLOWING RECORD OF SURVEY # 5218 AND MATCHING EXISTING OCCUPATION LINES.

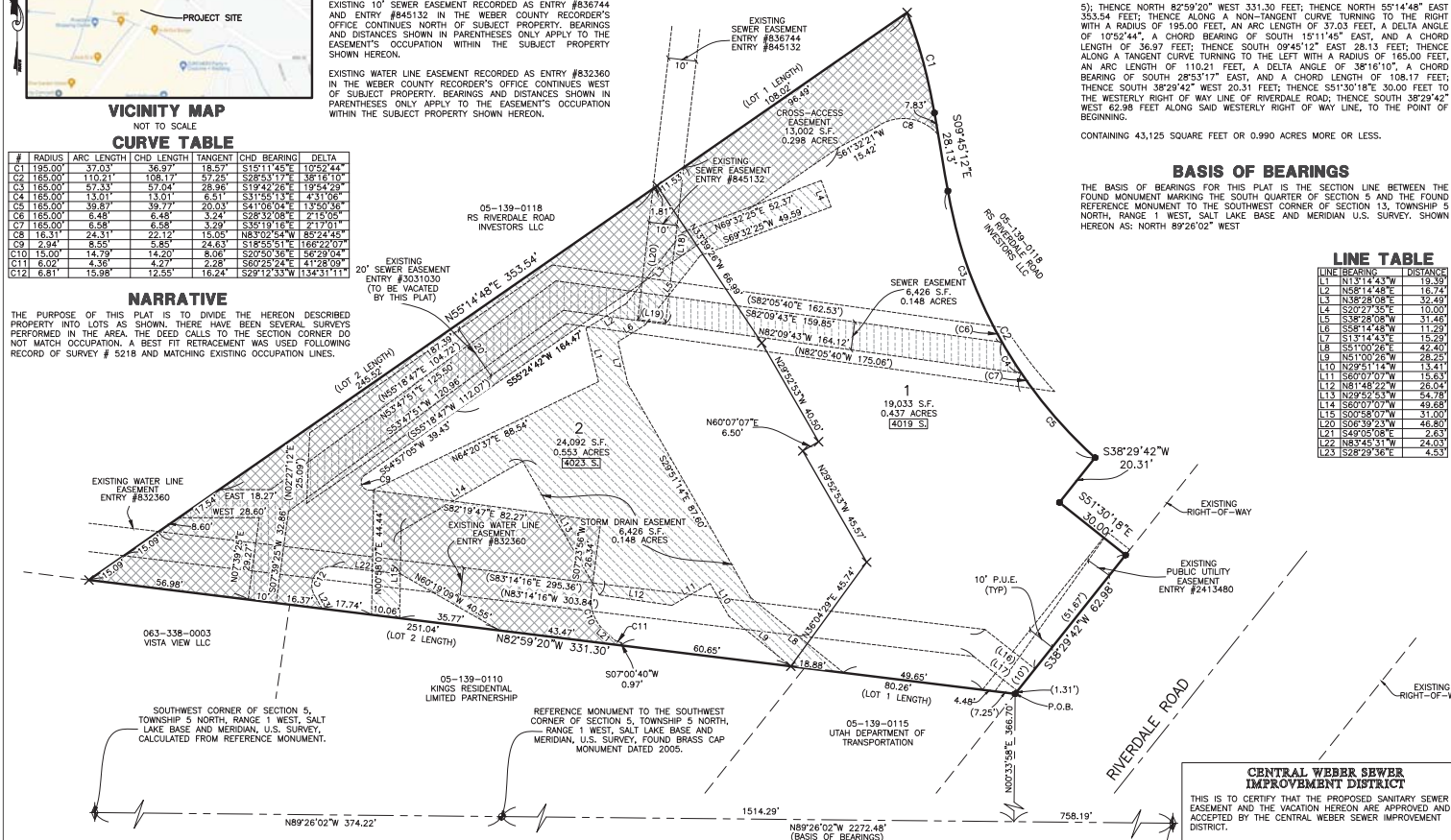
NOTES

BEARINGS AND DISTANCES OF RECORDED EASEMENTS AFFECTING SUBJECT PROPERTY SHOWN IN PARENTHESES HEREON.

EXISTING 20' SEWER EASEMENT RECORDED AS ENTRY #3031030 IN THE WEBER COUNTY RECORDER'S OFFICE TO BE VACATED BY THIS PLAT AS SHOWN HEREON.

EXISTING 10' SEWER EASEMENT RECORDED AS ENTRY #836744 AND ENTRY #845132 IN THE WEBER COUNTY RECORDER'S OFFICE CONTINUES NORTH OF SUBJECT PROPERTY. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ONLY APPLY TO THE EASEMENTS' OCCUPATION WITHIN THE SUBJECT PROPERTY SHOWN HEREON.

EXISTING WATER LINE EASEMENT RECORDED AS ENTRY #832360 IN THE WEBER COUNTY RECORDER'S OFFICE CONTINUES WEST OF SUBJECT PROPERTY. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ONLY APPLY TO THE EASEMENTS' OCCUPATION WITHIN THE SUBJECT PROPERTY SHOWN HEREON.



LEGEND

- SECTION CORNER
- SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- REFERENCE MONUMENT
- SET NAIL AND WASHER STAMPED "REEVE & ASSOCIATES"
- BOUNDARY LINE
- ADJOINING PROPERTY
- EASEMENTS
- SECTION TIE LINE
- P.U.E.
- SEWER EASEMENT
- STORM DRAIN EASEMENT
- CROSS-ACCESS EASEMENT

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

APPROVING AGENCY

RIVERDALE CITY
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE, UT 84405

RIVERDALE CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 20____

RIVERDALE CITY ATTORNEY

RIVERDALE PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE DEDICATION PLAT HAS BEEN DULY RECEIVED AND APPROVED BY THE RIVERDALE CITY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 20____

CHAIRMAN, PLANNING COMMISSION

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT

THIS IS TO CERTIFY THAT THE PROPOSED SANITARY SEWER EASEMENT AND THE VACATION HEREON ARE APPROVED AND ACCEPTED BY THE CENTRAL WEBER SEWER IMPROVEMENT DISTRICT.

SIGNED THIS _____ DAY OF _____, 20____

NAME/TITLE

RIVERDALE CITY APPROVAL

THIS IS TO CERTIFY THAT THE PROPOSED SANITARY SEWER EASEMENT AND THE VACATION HEREON ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL OF RIVERDALE CITY, UTAH.

SIGNED THIS _____ DAY OF _____, 20____

MAYOR

ATTEST

Reeve & Associates, Inc.
5160 SOUTH 1550 WEST, RIVERDALE, UTAH 84405
TEL: (801) 821-3100 FAX: (801) 821-3106 WWW.REEVE-ASSOCIATES.COM

RIVERDALE CITY ENGINEER

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

SIGNED THIS _____ DAY OF _____, 20____

RIVERDALE CITY ENGINEER

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF TAKE 5 SUBDIVISION IN RIVERDALE CITY, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF RIVERDALE CITY, WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____

9031945

UTAH LICENSE NUMBER

TREVOR J. HATCH



OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT TAKE 5 SUBDIVISION, AND DO HEREBY UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DRAINAGE, DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND DO HEREBY GRANT CROSS-ACCESS EASEMENTS FOR VEHICULAR TRAFFIC THROUGH DESIGNATED AND IMPROVED DRIVEWAYS, AND DO HEREBY GRANT A 10-FOOT-WIDE EASEMENT TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF SANITARY SEWER FACILITIES.

SIGNED THIS _____ DAY OF _____, 20____

BLUE LUBE PROPERTIES RIVERDALE LLC

ACKNOWLEDGMENT

STATE OF UTAH _____, SS.

COUNTY OF _____

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC

Owner/Developer

Blue Lube, LLC
Jared Whatcott
14113 E. Noshli Lane
Draper, Utah 84020

Project Info

Surveyor: _____

Designer: A. MULLINS

Begin Date: 4-6-2023

Name: TAKE 5 SUBDIVISION

Number: 7477-06

Revision: _____

Scale: 1"=20'

Checked: _____

Weber County Recorder

Entry No. _____ Fee Paid _____

And Recorded, _____

At _____ In Book _____

Of The Official Records, Page _____

Recorded For: _____

Weber County Recorder

Deputy.

RIVERDALE CITY
PLANNING COMMISSION AGENDA
September 12, 2023

AGENDA ITEM: E3

SUBJECT: Consideration of recommendation to City Council for Ken Garff Honda Final Site Plan request, located at approximately 950 West Riverdale Road, Riverdale, Utah 84405, as requested by Kimley Horn and the Ken Garff Automotive Group.

PRESENTER: Mike Eggett, Community Development

INFORMATION:

- a. [Exec Summ Ken Garff Honda Amend Site Plan – PC \[20230912\]](#)
- b. [Ken Garff Honda Amend Final Site Plan PC Review – 20230905](#)
- c. [Dept Staff Reports – KG Honda Final Site Plan PC \[20230906\]](#)
- d. [City Eng – Ken Garff Site Plan Review #2 – 6 Sept 2023](#)
- e. [KG Honda Site Plan App Update – 20230718](#)
- f. [Ken Garff Honda of Riverdale – City Comment Response](#)
- g. [Ken Garff Honda of Riverdale – Building Elevations and Materials](#)
- h. [Ken Garff Honda of Riverdale – Elec Site Plan](#)
- i. [Ken Garff Honda of Riverdale – Circulation Exhibit](#)
- j. [Ken Garff Site Plan Approval – Fire Circulation Exhibit](#)
- k. [Ken Garff Honda of Riv – Will Serve](#)
- l. [Ken Garff of Riverdale – Updated Dwgs 20230829r](#)

[BACK TO AGENDA](#)



Planning Commission Executive Summary

For the Commission meeting on: 9-12-2023

Petitioner: *Ken Garff Honda Auto Group*
represented by Chris Bick/Bridger Gunnell, Kimley
Horn Engineering

Summary of Proposed Action

Ken Garff Honda, as represented by Chris Bick and Bridger Gunnell with Kimley Horn Engineering, have resubmitted Final Site Plan documents for review of their existing automotive vehicle dealership and service facilities located at approximately 950 West Riverdale Road. The affected parcel is zoned in the Regional Commercial (C-3) zone. This site plan is being proposed for development on property adjacent to Ken Garff Buick GMC and other neighboring commercial uses. Ken Garff Honda is also working on a remodel/new build of their automobile dealership building as a component of this process. A public hearing is not required to consider this submitted site plan proposal.

On August 8, 2023, the preliminary site plan submittal and amended subdivision plat was discussed by the Planning Commission. At the conclusion of the discussion, the Commission approved the plat and recommended City Council approval with the understanding to resolve outstanding staff and engineer concerns prior to going to Council. Thereafter at the conclusion of the discussion regarding the site plan, the Commission approved the preliminary site plan and directed the applicant group to address issues and concerns raised by staff and the city engineer prior to returning to the Planning Commission for final site plan review and recommendation.

Following the presentation and discussion of the amended site plan, the Planning Commission may make a motion to recommend City Council approval of the Ken Garff Honda final site plan proposal, recommend approval of the proposed site plan with any requested modifications, tabling the matter to a later date, or not recommend Council approval of the proposed final site plan with the appropriate findings of facts. If the final site plan was recommended to move forward to Council, then this matter would return to the City Council for final approval consideration at a later date.

Title 10 Ordinance Guidelines (Code Reference)

This Amended Subdivision Plat and Preliminary Site Plan review is regulated under City Codes 10-21 "Subdivisions" and 10-25 "Development in All Zones"; and is affected by City Codes 10-10A "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 parcels are located on property north of Riverdale Road on property currently owned by Garff Properties La Quinta LLC. The property is located in a C-3 zoned area and the conditionally approve use of automobile – new or used sales and service is a current accepted and approved use in this zone.

Attached with this executive summary is a document entitled "Amended Subdivision and Preliminary Site Plan Review – Ken Garff Honda"; this is a supplementary document addressing items on the Subdivision and Site Plan application document. Also attached, following this executive summary, are comments from the Public Works Director, the Police Chief, the Fire Department, and contracted City Engineer. The Planning Commission should

discuss any concerns raised by these summaries.

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 recommend that the Planning Commission make a motion to recommend City Council approval of the Ken Garff Honda final site plan proposal, recommend approval of the proposed site plan with any requested modifications, tabling the matter to a later date, or not recommend Council approval of the proposed final site plan with the appropriate findings of facts.

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

Steve Brooks, City Administrator



Amended Subdivision and Final Site Plan Review – Ken Garff Honda, 950 West Riverdale Road

Completed by Mike Eggett, Community Dev. Director on 8/2/2023 and 9/5/2023

Recommendation: City staff recommends that the Planning Commission examine and review items associated with this proposed amended subdivision and site plan review. Items of consideration or note (if any) have been highlighted in yellow for potential discussion purposes. City staff recommends that the Planning Commission act accordingly to approve the final site plan, table the matter to a later date to resolve concerns, or not approve the proposed Ken Garff Honda site plan with any potential comments, requirements, and/or concerns to be addressed by the developer.

Date Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting)	July 18, 2023 and updated on August 29, 2023
Date Application Submitted to City:	July 18, 2023
Date Fee Paid:	Paid on July 18, 2023 (see receipt for detail)
Site Plan – Preliminary Requirements	Departmental Review Comments
COVER SHEET	Provided
PLAT SHEET	Provided
Title Block	
Project name and address	Project name and address location shown; addresses shown on lots - Lot 1 (Buick GMC) labeled as 900 West and Lot 2 (Honda) labeled as 950 West
Property Owner's name, address, and phone number	Shown on cover page and plat: Ken Garff Auto Group, Attn: Brett Godfrey, 111 East Broadway, Suite 900, Salt Lake City, UT 84111, 801-558-5685
Property Developer's name, address, and phone number	Shown on cover page and plat: Ken Garff Auto Group, Attn: Brett Godfrey, 111 East Broadway, Suite 900, Salt Lake City, UT 84111, 801-558-5685
Approving agency's name and address: Utility companies if applicable	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405; other utility agencies name and contact info provided
Consulting Engineer's name, address, and phone number	Kimley Horn, Attn: Chris Bick, 111 East Broadway, Suite 600, Salt Lake City, UT 84111, 385-212-3176

Licensed Land Surveyor's name, address, phone number, signature, and seal	Aegis Land Surveying, Echo Canyon Lane, Bluffdale, UT; seal and signature provided
Date	Yes – August 2023 on plat, 8/29/2023 on site plan
Revision block with date and initials	Revision blocks shown and notes provided
Sheet number and total sheets	Shown (25 total sheets including plat)
<u>General</u>	
Street names	Shown – Riverdale Road, 900 West, 4600 South
Layouts of lots with lot numbers	Yes, shown; two lots shown
Adjacent tract ownership and tax identification numbers	Tract ownership names and tax ID shown
Scale (minimum 1"=50' to 1"=10')	Yes, scale is shown, 1" = 60' and 1"=30'
North arrow	Yes
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Existing easements identified on plat and site plan, existing structures shown on plat and plan, existing utility lines shown; <u>unknown if approvals provided to cross, use, relocate</u>
Space for notes	Yes, provided
Contours	Yes, shown on plat and site plan drawings
Public areas	Existing and planned sidewalks and curb/gutter shown on multiple sheets
<u>Vicinity Map</u>	
Street names	Yes
Site location	Yes
North arrow	Yes
Scale	Note of "Not to Scale"
<i>PLAT SHEET</i>	
<u>Title Block</u>	
Project name and address	Project name and address location shown; addresses shown on lots - Lot 1 (Buick GMC) labeled as 900 West and Lot 2 (Honda) labeled as 950 West
Approving Agency's name and address	This is shown on plan drawings: Riverdale City, 4600 S. Weber River Drive, Riverdale, Utah 84405
Consulting Engineer's name, address, and phone number	Kimley Horn, Attn: Chris Bick, 111 East Broadway, Suite 600, Salt Lake City, UT 84111, 385-212-3176

Consulting Engineer's stamp, signature, and license expiration date	Engineer's stamp, signature, and license expiration date provided
Date	Yes – 7/10/2023 on plat, 7/6/2023 on site plan
Names of approving agents with titles, stamps, signatures, and license expiration dates	Names of approving agents, titles, stamps, signature's location shown on plat, where applicable
Names of approving departments (Attorney, Planning Commission, Mayor, Engineer)	Shown on plat, however two blocks for City Engineer and no block for Planning Commission signature; this needs to be fixed
<u>Layout</u>	
Street Names	Shown – Riverdale Road, 900 West, 4600 South
Layouts of lots with lot numbers	2 lots shown
Bearings and distances for all property lines and section ties	Shown, defer to City Engineer review
Boundary and Legal description	Shown, defer to City Engineer review
Adjacent tract ownership and tax identification numbers	Tract ownership names and tax ID shown
Scale (minimum 1"=50')	Yes, scale is shown, 1" = 60'
North arrow	Yes
Owner's dedication certificate for subdivision (Notary Acknowledgement)	This is provided
Landscaping (location and type with area calculations)	Updated landscaping plan has been provided in compliance with City Code 10-14-12(B)(1); an update needs to be completed due to site amendment and newer landscape ordinances
Location of exterior lighting devices, signs, and outdoor advertising	Yes, location of existing lighting and any new lighting shown on electrical lighting plan; signage shown in packet; no new signage plans and locations anticipated
Location of underground tanks, dumpsters, etc	Location of underground drainage tanks shown; existing dumpster and dumpster enclosure shown on C3.00
<u>Additional Information</u>	
Benchmark	Noted on cover sheet
Basis of bearings	Noted on cover sheet
Legend	Shown on cover sheet
<i>PLAN AND PROFILE SHEETS</i>	Site plan and profile sheets provided
<u>Title Block</u>	

Project name and address	Project name and address location shown; addresses shown on lots - Lot 1 (Buick GMC) labeled as 900 West and Lot 2 (Honda) labeled as 950 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	Kimley Horn, Attn: Chris Bick, 111 East Broadway, Suite 600, Salt Lake City, UT 84111, 385-212-3176
Date	Yes – August 2023 on plat, 8/29/2023 on site plan
Scale	Yes, scale is shown
Revision block with date and initials	Revision blocks shown and notes provided
Sheet number and total sheets	Shown (25 total sheets including plat)
<u>General</u>	
North arrow	Yes
Street names	Shown – Riverdale Road, 900 West, 4600 South
Lot numbers	2 lots shown
Reference to sheets showing adjacent areas	Not applicable
Center line stationing	Shown on plans
Existing natural ground	Shown on grading plan and demo plan
<u>Signage</u>	Updated building signage anticipated but not provided for this review, no new site signage otherwise; <u>may inquire more regarding future signage intent if desired</u>
Height	<u>Not provided at this time</u>
Size	<u>Not provided at this time</u>
Locations	Existing locations shown; <u>no new provided, if any</u>
Colors	<u>New signage concepts not provided, if any</u>
Lighting	<u>Not provided at this time</u>
<u>New and Existing Buildings</u>	
Height and Size	Existing/New building - Height = existing bldg is 24' tall and new bldg is 25'8"; Building size = Existing service bldg – 20,334 sf; Existing GMC bldg – 57,701 sf; New Honda addition – 44,528 sf

Location, setbacks, and all dimensions	Setbacks from new lot lines provided; approximates: front setback – 86.7’ at nearest point; rear setback – 79.1’ at nearest point; west side setback – 103’ at nearest point; east side setback – 42.4’ and inches from property line at nearest points
Type of construction	Updated bldg materials for structure, texture, color appearance provided; DRC required for proposed changes to exterior of bldg and landscaping
Type of occupancy and proposed uses	Automotive vehicle sales dealership and servicing
Show handicapped access	ADA accessible ramp and access areas shown and handicapped parking stalls shown
<u>New and Existing Landscaping & Percentage</u>	Updated landscaping plan has been provided in compliance with City Code 10-14-12(B)(1); an update needs to be completed due to site amendment and newer landscape ordinances
Number of trees	Not applicable for a refurbished landscaping plan; no new tree plantings required
Landscape plan showing all planting, hardscaping, berming, and watering	Planting locations still not shown , hardscaping shown; some form of proposed landscape screening still not shown or identified along the Riverdale Road edge of site plan area to screen lights and traffic from impacting Riverdale Road ; irrigation plan provided
Xeriscaping alternatives being considered	Xeriscaping plan shown with landscaping plans
<u>New and Existing Walls and Fences</u>	
Location, design, and height	No existing fences on site; no new fences appear to be planned for site
Materials proposed for construction	No new fences planned for site
<u>New and Existing Parking</u>	
Location, area, and layout of off-street parking (size of stalls, regular and handicapped)	203 dedicated stalls are provided and shown; handicapped parking space provided and shown; size meets city requirements
Location of employees’ parking, customer parking, and handicapped parking	Established as shown in drawings; employee parking and customer parking appear shared
Internal circulation pattern	Parking area circulation provided
<u>New and Existing Ingress and Egress</u>	
Location and size of points of ingress and egress for motor vehicles and internal use	Yes, shown
Circulation pattern	Internal access and circulation plan provided; inquire more if desired

<u>New and Existing Streets</u>	
All access points	Yes, this is shown
Center lines	Yes, this is shown
Right-of-way lines	Shown, dedicated right-of-way identified
Face of curb lines	Yes, this is shown
Centerline slope	Shown on drawings and established per previous and other project 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	Yes, location of existing and new light poles and power equipment shown
Street lights	Yes, location of existing street light poles and power equipment shown; no newly proposed street light poles or devices appear to be planned
Street name signs	Location of street name signs on site not applicable to this location
Stop signs	No on site stop signs appear to be planned
UDOT approval (if required for project)	Preapplication review with UDOT completed; need to get final update access approval from UDOT
Sidewalk (4' side with 4" of road base or 6' side with 6" of road base through the approach)	Yes, shown and defined on multiple sheets
Planting Strip	There is no planting strip along Riverdale Road per UDOT
<u>New and Existing Storm Drainage</u>	
Top of curb elevations	Shown on C4.00, in detail on sheet C6.00
Slope of gutter	Shown on C4.00, in detail on sheet C6.00
Manholes	Existing shown on multiple sheets
Invert elevations	Shown on C4.00, <u>defer to City Engineer</u>
Length, size, slope, and type of mains and laterals	Shown on C5.00, in detail on sheets C4.10, C6.10, & C6.20, <u>defer to City Engineer</u>
Location of catch basins	Shown on multiple sheets in packet
Ditches, location and ownership	Not applicable
Approval to pipe, reroute or use	Other than future City approval, <u>unknown if other approval required, defer to City Engineer</u>
Calculations for retention system	Calculation completed per Technical Drainage Study provided; <u>defer to City Engineer</u>

Method of storm water clean-up	Existing method provided; erosion control plan provided; <u>defer to City Engineer</u>
<u>New and Existing Sanitary Sewers</u>	
Manholes	Existing shown on multiple sheets; new shown on multiple sheets;
Invert elevations	Shown on C4.00, <u>defer to City Engineer</u>
Length, size, type, and slope of mains and laterals	Shown on C5.00, in detail on sheets C6.10 & C6.20, <u>defer to City Engineer</u>
<u>New and Existing Water Lines</u>	
Length, size, type, and slope of mains and laterals	Shown on C5.00, in detail on sheets C6.10 & C6.20, <u>defer to City Engineer</u>
Location, size, and type of water meters, valves, and fire hydrants	Existing 2" water meter location shown; Location of existing valves shown; existing fire hydrant identified; new hydrants planned for site shown
<u>New and Existing Gas Lines</u>	
Size and type	Existing and new gas lines shown on C5.00, size and type not shown
<u>New and Existing Electrical Lines</u>	
Size, location, and type	Existing power lines locations shown, new power lines notes provided regarding power service on sheet C.500; size and type not identified
Location of power poles	Existing power poles and overhead lines location; new power poles location not planned
<u>New and Existing Telephone Lines</u>	
Location of poles, junction boxes, and manholes	Existing location of telephone lines/boxes shown on C2.00; new telephone/fiber optic utility lines, poles & manholes notes provided on sheet C5.00
<u>New and Existing Cable TV Lines</u>	
Location of lines (if applicable)	Cable TV lines not shown; notes regarding fiber optic installation provided on sheet C5.00
<i>DETAILED DRAWINGS</i>	
Cross section of roadway (minimum 8" road base and 3" asphalt)	Refer to sheets C6.00-6.20 for connection to curb, gutter, and sidewalk areas
Cross section of curb and gutter (standard 30" high back)	Shown on sheets C6.00, 6.10, defer to City Engineer
Gutter inlet box with bicycle safe grate	Shown on sheet C6.20, identified as bicycle safe; <u>defer to City Engineer</u>
Cleanout box	Shown on sheet C6.20; <u>defer to City Engineer</u>
Thrust blocking	Shown on sheet C6.20; <u>defer to City Engineer</u>

Special energy dissipating or drop manholes	None showing and may not be applicable; <u>defer to City Engineer</u>
<i>ADDITIONAL INFORMATION</i>	
Soils report	Geotechnical report has been provided as completed by CMT Technical Services on June 15, 2023 for site
Drainage and runoff calculations	Calculation completed per Technical Drainage Study provided; <u>defer to City Engineer</u>
Water right transfer documentation	Applicant needs to work with Public Works Department to provide adequate water rights, if applicable, for this site per 8-6-3 of City Code
Copy of protective covenants, codes, and regulations for development	Not applicable for this project
Four (4) 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	Updated renderings showing bldg materials for structure, texture, color appearance provided; <u>changes will need to be approved by DRC review</u>
Corp of Engineers approval (if required)	No approval required
Zoning compliance	Yes, Regional Commercial (C-3) Zone meets intended uses for amended subdiv and site design
RDA compliance (if applicable)	No applicable RDA regulations for this project area
Use compliance	Yes, this use complies with the zoning for this C-3 zoned area
Engineering comments and letter of approval recommendation	Engineering comments, along with Public Works, Police Department, Fire Department provided
Traffic study	Not currently required
All Planning Commission and City Staff conditions for approval have been met	<u>Currently Final Site Submission recommendation consideration being reviewed by Planning Commission</u>

DEPARTMENTAL STAFF REPORTS – 7/25/2023 to 9/6/2023

From: Shawn Douglas
Sent: Wed 9/6/2023 10:43 AM
To: Mike Eggett
Subject: Ken Garff

Mike,

I have attached my review comments for Ken Garff. Thanks

Plan Review For Ken Garff Honda

Storm Water

- 1-Drainage system operation and maintenance plan and BMPS approved and recorded with plat. Plan needs to include SOP for hydrodynamic separator and maintenance schedule.
- 2-Orifice plan detail
- 3-Storm water prevention plan for construction site including BMP's. All storm water inspections will need to be completed on Compliance Go. Needs to include restroom and dumpster. Consider putting construction entrance on the Northside and fence on the site to keep the general public out of construction area.
- 4-Approval from UDOT for storm water connection.

Water

- 1-Verify that six inch fire line is adequate for fire hydrants.
- 2-Verify that existing sprinkler system has a backflow. Provide size, type, and location on plans.
- 3-Provide water usage peak demands.
- 4-Provide what water shares will be used to meet water requirements if usage is higher than current usage.
- 5-Sprinkler system needs to have smart controller.

Sewer

- 1-Proposed sewer flows daily and peak. Including peak demand time.

Other

- 1-Note requiring all missing, nonfunctioning, and or damage surface improvements shall be replaced. (sidewalk, curb and gutter, fencing, etc.)
- 2-Please include response letter for comments.

Shawn Douglas

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

From: Scott Brenkman
Sent: Tue 7/25/2023 12:26 PM
To: Mike Eggett
Subject: RE: Review comments needed for Ken Garff Honda Site Plan and Plat Amendment preliminary submit

I don't have any concerns.

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

From: Casey Warren
Sent: Tue 9/5/2023 10:03 PM
To: Mike Eggett
Subject: Re: REMINDER RE: Updated review comments needed for Ken Garff Honda Site Plan and Plat Amendment final PC submit

Looks good to me

Casey

Chief Casey Warren
Riverdale Police Department
4580 S. Weber River Dr.
Riverdale, UT 84405
(801)394-6616
cwarren@riverdalecity.com

From: Jared Sholly
Sent: Tue 9/5/2023 11:07 AM
To: Mike Eggett
Subject: RE: Updated review comments needed for Ken Garff Honda Site Plan and Plat Amendment final PC submit

I am good with the changes they made adding the two private hydrates, eliminating the parking spots for turning radius, fire striping, and signage.

Thanks,

Jared Sholly

Fire Chief

Riverdale City Fire Department

jsholly@riverdalecity.com

801-394-7481 Office

801-628-6562 Cell

6th September 2023

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Ken Garff Honda of Riverdale**
Subj: Preliminary Plat and Improvement Drawings – Review #2

Dear Mike,

I have reviewed the above referenced preliminary plat and improvement drawings and submit the following review comments, which should be considered:

General Comments:

1. Add the State Road number at the end of Riverdale Road on the ALTA and Plat sheets. i.e., (SR-26).
2. How are the new/existing buildings & area on the property to create 3.60 acres for stormwater storage as indicated on the Drainage Report? As mentioned previously:
It seems that the area used for stormwater measurement is inconsistent throughout the project. The Drainage report uses 3.60 acres while the 3.22 acres of total disturbed area and the lot size is 4.23 acres? (C3.00).
3. Please update. Riverdale is misspelled on the ALTA plat.
4. There is an existing irrigation line that will go right under the proposed building. Is this line abandoned? If the Irrigation Company is willing to allow abandoning and capping existing line then a letter confirming the intent with ditch/irrigation company is needed.
5. On the ALTA plat, the notes skip from 11 to 16 (still there). Are there additional notes or do they need to be renumbered?
6. The Alta plat doesn't show the existing irrigation line traveling between the two buildings, it also doesn't show the existing storm drain line (SDCB is on Riverdale Road) that is partially getting removed? Need the letter from the irrigation company.

7. UDOT will need to review plans for a permit.
8. The note needs to include “deteriorated, damaged or missing surface improvements surrounding the perimeter of the development will need to be replaced or installed, i.e., curb and gutter, sidewalk, landscaping park strip improvements, street lights, etc”.
9. An **electronic copy** of the Site Plans must be submitted to the Public Work Department for record keeping upon completion and approval of the site plan drawings.
10. There are irrigation lines that are shown to be partially removed and the other part to remain. Where will the irrigation/storm water go with the removal of portions of the pipes? On the east end it appears that there will be a catch basin with no pipe?

Erosion Control

1. Need the UDOT Access agreement for construction. (C1.00)

Site Plan Issues:

1. There is an existing irrigation line shown that goes under the proposed building. How is this utility being rerouted? (C2.00) Need letter from irrigation company.
2. Indicate that Fire water line in the Legend. (C5.00)

Grading & Drainage Plan Issues:

1. There is an existing irrigation line (East) that has been shown but does not show where it continues to the west? Where is the end? (C4.00)
2. The orifice detail does not show any invert elevation or installation data. (C6.60)

Utility Plan Issues:

1. Include the oil/water specifications and location. Is there an inspection manhole? Is the system located inside the building and where is the additional sanitary sewer piping being located?
2. Will the roof drains from buildings be connected directly to the storm drainage collection system? If so, the piping needs to be shown with construction details, materials, slopes, etc.

Landscaping plan issues:

1. Decorative stamped concrete hatch is missing from park island next to building (L1.10)
2. I don't see any plants/shrubs on the layout. The plant schedule indicates that there will be 48+64=112. Need to show locations for planting on the layout.

Details issues:

1. Details need #'s (C6.60)

Plat issues:

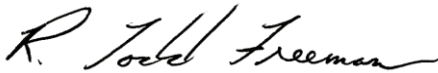
1. There are two Riverdale City Engineer signature blocks, only need one.
2. The language for the "Riverdale City Engineer" approval/compliance signature block shall be written to match the following:

I hereby certify that the "Office of the City Engineer" has examined the foregoing Plat and in our opinion the information conveyed herewith, complies with the Public Works Standards and Specifications of Riverdale City.

If you have any questions, feel free to contact our office at (801) 866-0550.

Sincerely,

CEC, Civil Engineering Consultants, PLLC.

A handwritten signature in black ink that reads "R. Todd Freeman". The signature is written in a cursive, flowing style.

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

cc. Shawn Douglas, Public Works Director



Riverdale City

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

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

CASE NO: 2023-06 DATE SUBMITTED: 7-18-2023

APPLICANT'S NAME: Chris Bick

BUSINESS ADDRESS: 111 East Broadway, Suite 600, Salt Lake City, UT 84111

BUSINESS PHONE: 385-212-3176

ADDRESS OF SITE: 950 West Riverdale Road, Ogden, UT 84405

APPLICANT'S INTEREST: Site Plan Approval

Application is hereby made to the Riverdale City Planning Commission requesting that the following permitted use, be approved on 183,784 SF / 4.22 AC of property in the Commercial (C) zone in accordance with the attached site plan.
(sq. ft./acreage)

Chris Bick
Signature of Applicant

[Signature]
Signature of Property Owner

I authorize Chris Bick to act as my representative in all matters relating to this application.

[Signature]
Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - \$400 per acre or portion of
Fee: \$ \$1688 Date paid: 7-18-2023

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: 8/8/2023 ^{Prelim.} 9/12/2023 ^{Final} Decision of Commission: Approve Prelim;

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

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

Date: _____ Decision of Council: _____



Riverdale City
4600 South Weber River Drive
Riverdale, UT 84405
(801) 394-5541

XBP Confirmation Number: 149461337

Transaction detail for payment to Riverdale City.		Date: 07/18/2023 - 11:27:19 AM MT	
Transaction Number: 201292029 Visa — XXXX-XXXX-XXXX-9665 Status: Successful			
Account #	Item	Quantity	Item Amount
10341500	Zoning ampamp Subdiv. Fee 10341500	1	\$1688.00

TOTAL: \$1688.00

Billing Information
CHRIS BICK
, 84405

Transaction taken by: Admin acummings



KAugust 11th, 2023

Mike Eggett, Community Development Director
4600 South Weber River Drive
Riverdale, Utah 84405

RE: Preliminary Site Plan Review – Comment Response Letter

Mike Eggett:

- Plat Sheet Title Block – Project name and address location shown; for subdivision, address location should also be reflected on the lots, i.e. Lot 2 (Honda) should be labeled as 950 West and Lot 1 (Buick GMC) should be labeled as 900 West
 - **Response:** *Addresses have been added to the lots.*
- Property Owner's name, address, and phone number - Shown on cover page: Ken Garff Auto Group, Attn: Brett Godfrey, 111 East Broadway, Suite 900, Salt Lake City, UT 84111, 801-558-5685; Property Owner/Developer name and address need to also be on the plat
 - **Response:** *Property Owners name added to plat.*
- Approving agency's name and address: Utility companies if applicable – Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405; other utility agencies name and contact info provided; Approving Agency name and address need to also be on the plat
 - **Response:** *Approving agency's name had been added to the plat.*
- Plat Sheet Title Block – Project name shown and location shown for subdivision plat and site plan; address of project site added to plat and plan – 950 West Riverdale Road; for subdivision, address location should also be reflected on the lots, i.e. Lot 2 (Honda) should be labeled as 950 West and Lot 1 (Buick GMC) should be labeled as 900 West
 - **Response:** *Project site address added to plat.*
- Approving Agency's name and address – This is shown on plan drawings: Riverdale City, 4600 S. Weber River Drive, Riverdale, Utah 84405; Approving Agency name and address need to also be on the plat
 - **Response:** *Approving agency's name had been added to the plat.*
- Names of approving agents with titles, stamps, signatures, and license expiration dates – Names of approving utility agents, titles, stamps, signature's location not shown on plat, if required
 - **Response:** *General note for utilities has been added to the plat.*
- Names of approving departments (Attorney, Planning Commission, Mayor, Engineer) – Not currently provided or shown on plat
 - **Response:** *Names of approving departments have been added to the plat.*
- Owner's dedication certificate for subdivision (Notary Acknowledgement) – This is not currently provided
 - **Response:** *Owners dedication has been added to the plat.*

- Location of exterior lighting devices, signs, and outdoor advertising - Yes, location of existing lighting and signage shown in packet; no new proposed onsite lighting devices shown, if any planned; no new signage plans and locations provided, if any
 - **Response:** *No new site signage to be added. Refer to included lighting/electrical plan for proposed lights.*
- Location of underground tanks, dumpsters, etc - Location of underground drainage tanks shown; existing dumpster and dumpster enclosure not shown or identified in packet
 - **Response:** *Existing dumpster locations now noted on C3.00 and are to remain as currently being used.*
- Plan and Profile Sheets Project Name and Address— Project name and address location shown; for subdivision, address location should also be reflected on the lots, i.e. Lot 2 (Honda) should be labeled as 950 West and Lot 1 (Buick GMC) should be labeled as 900 West
 - **Response:** *Labels updated in the site plan to include the corresponding addresses of both Lot 1 and Lot 2 as the 950 West and the 900 West addresses. The address on the cover sheet reflects what is used in the weber county assessors office as the address for the property as 950 West Riverdale Road Riverdale, UT 84405.*
- Signage –Updated building and/or site signage concepts not provided if any anticipated; may inquire more regarding future signage intent if desired
 - **Response:** *No additional signage outside of that which is provided on the new building will be added to this site. Building signage can be reviewed as part of the building permit.*
- New and Existing Buildings Height and Size – Existing/New building - Height = unknown; Building size = Existing service bldg – 20,334 sf; Existing GMC bldg – 57,701 sf; New Honda addition – 44,528 sf
 - **Response:** *Existing building height: 24'0". Proposed building height: 25' 8". This is also added to the site table on C3.00.*
- Location, setbacks, and all dimensions – Setbacks from new lot lines not provided; approximates: front setback – unknown at nearest point; rear setback – unknown at nearest point; south side setback – unknown at nearest point; north side setback – unknown at nearest point
 - **Response:** *Setbacks and dimensions added.*
- Type of construction – Any updated materials for structure, texture, color appearance not provided, if any; DRC required for any changes proposed to exterior of bldg and landscaping
 - **Response:** *Materials will be provide in submittal.*
- Landscaping (location and type with area calculations) - Updated landscaping plan has been provided in compliance with City Code 10-14-12(B)(1); an update needs to be completed due to site amendment and newer landscape ordinances
 - **Response:** *Applicable landscape requirements 10-14-12(B)(1) and proposed calculations are provided on the landscape plan. As noted, landscape improvements within the*

Refurbished Existing Development area includes “new landscaping equal to twenty percent (20%) of the new footprint of the expanded or reduced development area, no less than eighty five percent (85%) of which shall be in the form of xeriscape and other drought tolerant landscape features including, but not limited to: water features, benches, planters, decorative walls, decorative ornaments, stamped concrete, small decorative rocks as well as boulders, mulch, and decorative curbing.” Tree allocations and landscape screening along Riverdale Road noted are for New Development in 10-14-12(B)(2). Section 10-14-12(B)(1) for Refurbished Existing Developments does not include requirements for trees, screening, berming, etc. Landscape and Xeriscape improvements are provided as noted in 10-14-12(B)(1).

- New and Existing Landscaping & Percentage - Updated landscaping plan has been provided in compliance with City Code 10-14-12(B)(1); an update needs to be completed due to site amendment and newer landscape ordinances
- **Response:** *Applicable landscape requirements 10-14-12(B)(1) and proposed calculations are provided on the landscape plan. As noted, landscape improvements within the Refurbished Existing Development area includes “new landscaping equal to twenty percent (20%) of the new footprint of the expanded or reduced development area, no less than eighty five percent (85%) of which shall be in the form of xeriscape and other drought tolerant landscape features including, but not limited to: water features, benches, planters, decorative walls, decorative ornaments, stamped concrete, small decorative rocks as well as boulders, mulch, and decorative curbing.” Tree allocations and landscape screening along Riverdale Road noted are for New Development in 10-14-12(B)(2). Section 10-14-12(B)(1) for Refurbished Existing Developments does not include requirements for trees, screening, berming, etc. Landscape and Xeriscape improvements are provided as noted in 10-14-12(B)(1).*
- Number of trees – Landscaping counts unknown; trees allocations required to be shown and planted per City Code 10-14-12(B)(2)(e)
 - **Response:** *Applicable landscape requirements 10-14-12(B)(1) and proposed calculations are provided on the landscape plan. As noted, landscape improvements within the Refurbished Existing Development area includes “new landscaping equal to twenty percent (20%) of the new footprint of the expanded or reduced development area, no less than eighty five percent (85%) of which shall be in the form of xeriscape and other drought tolerant landscape features including, but not limited to: water features, benches, planters, decorative walls, decorative ornaments, stamped concrete, small decorative rocks as well as boulders, mulch, and decorative curbing.” Tree allocations and landscape screening along Riverdale Road noted are for New Development in 10-14-12(B)(2). Section 10-14-12(B)(1) for Refurbished Existing Developments does not include requirements for trees, screening, berming, etc. Landscape and Xeriscape improvements are provided as noted in 10-14-12(B)(1).*
- Landscape plan showing all planting, hardscaping, berming, and watering – Planting, hardscaping not shown; proposed landscape screening not shown or identified along the Riverdale Road edge of site plan area to screen lights and traffic from impacting Riverdale Road; irrigation plan not provided
 - **Response:** *Applicable landscape requirements 10-14-12(B)(1) and proposed calculations are provided on the landscape plan. As noted, landscape improvements within the Refurbished Existing Development area includes “new landscaping equal to twenty*

percent (20%) of the new footprint of the expanded or reduced development area, no less than eighty five percent (85%) of which shall be in the form of xeriscape and other drought tolerant landscape features including, but not limited to: water features, benches, planters, decorative walls, decorative ornaments, stamped concrete, small decorative rocks as well as boulders, mulch, and decorative curbing.” Tree allocations and landscape screening along Riverdale Road noted are for New Development in 10-14-12(B)(2). Section 10-14-12(B)(1) for Refurbished Existing Developments does not include requirements for trees, screening, berming, etc. Landscape and Xeriscape improvements are provided as noted in 10-14-12(B)(1).

- Xeriscaping alternatives being considered – Unknown at this time; for more info inquire of the developer.
 - **Response:** *Applicable landscape requirements 10-14-12(B)(1) and proposed calculations are provided on the landscape plan. As noted, landscape improvements within the Refurbished Existing Development area includes “new landscaping equal to twenty percent (20%) of the new footprint of the expanded or reduced development area, no less than eighty five percent (85%) of which shall be in the form of xeriscape and other drought tolerant landscape features including, but not limited to: water features, benches, planters, decorative walls, decorative ornaments, stamped concrete, small decorative rocks as well as boulders, mulch, and decorative curbing.” Tree allocations and landscape screening along Riverdale Road noted are for New Development in 10-14-12(B)(2). Section 10-14-12(B)(1) for Refurbished Existing Developments does not include requirements for trees, screening, berming, etc. Landscape and Xeriscape improvements are provided as noted in 10-14-12(B)(1).*
- Internal circulation pattern – Parking area circulation not identified or shown
 - **Response:** *A circulation plan is now included.*
- Circulation pattern – No, internal access and circulation not shown; inquire more if desired
 - **Response:** *A circulation plan is now included.*
- Light Poles – Yes, location of existing light poles and power equipment shown; no new onsite proposed light poles and equipment shown in packet, if any
 - **Response:** *Proposed site light poles and electrical plan shown. Refer to electrical plans by others for details.*
- UDOT approval (if required for project) – Preapplication review with UDOT completed; need to get final update access approval from UDOT
 - **Response:** *UDOT final update approval is in process. Will provide when approved.*
- New and Existing Water Lines Location, size, and type of water meters, valves, and fire hydrants – Existing water meter size, location, and type not identified; Location of existing valves shown; existing fire hydrant not clearly identified; no new hydrants planned for this site plan
 - **Response:** *Proposed and existing water lines, size, type of water meters, valves, and fire hydrants shown on the Utility Plan. Existing water meter size, location, and type identified on the Utility Plan. One new private hydrant planned for this site on the West side of the property. (Waiting for meeting with Jared Sholly to confirm new hydrant location)*

- New and Existing Electrical Lines Size, location, and type – Existing power lines locations shown, new power lines to building not shown or no notes regarding power service, if proposed, size and type not identified
 - *Response: Refer to MEP plans for the building permit. See Demolition Plan for existing power line locations. Existing electrical lines, sizes, type, and locations will remain in place and used in the proposed building blueprint. See electrical plans by others.*
- New and Existing Telephone Lines Location of poles, junction boxes, and manholes – Existing location of telephone lines/boxes and new telephone utility lines, poles & manholes not shown; no notes in “Utility Notes” for telephone
 - *Response: Existing Telephone structures, lines, and boxes shown on demolition plan sheet. Refer to MEP plans for fiber optic plans for the interior of buildings. See Utility Plan for new Fiber Optic layout. Fiber Optic cables will include internet, telecommunications, and television services. (Waiting on MEP/Architect for fiber optic location to include in Utility Plans)*
- Water right transfer documentation – Applicant needs to work with Public Works Department to provide adequate water rights, if applicable, for this site per 8-6-3 of City Code
 - *Response: We’ve reached out to Garff to request water bill.*
- Building elevation renderings – Not provided if any changes proposed; changes will need to be approved by DRC review
 - *Response: Building elevations to be provided in submittal.*

Shawn Douglas:

Storm Water

- 1-Drainage system operation and maintenance plan and BMPS approved and recorded with plat.
 - *Response: Noted.*
- 2-Orifice size, location, and plan detail
 - *Response: Orifice size, location, and plan detail included in the construction details and the grading and drainage plan sheet.*
- 3-Hydraulic separator needs to be placed before storm water enters underground retention.
 - *Response: Hydraulic Separator placed before storm water detention/retention system and sized accordingly.*
- 4-Storm water prevention plan for construction site including BMP’s. All storm water inspections will need to be completed on Compliance Go. Needs to include concrete washout, restroom and dumpster.

- *Response: Provided with SWPPP by Silverleaf. See in submittal package.*
- 5-Notice of intent filed with state.
 - *Response: Provided with SWPPP by Silverleaf. See submittal package. We will refresh and resubmit once closer to the project start date. As recommended by GC.*
- 6-Note to certify retention/detention structure size after construction.
 - *Response: Note added as general note 7 on C4.00.*
- 7-Injection well permit.
 - *Response: Provided with SWPPP by Silverleaf. See in submittal package.*
- 8-Approval from UDOT for storm water connection.
 - *Response: UDOT access permit and storm water connection approval is in the process of approval. Once complete we will submit as soon as possible.*

Streets

- 1-Is UDOT going to require a traffic study?
 - *Response: UDOT requires a trip generation memo. This has been completed and submitted to UDOT.*

Water

- 1-Water meters need to be shown and installed in the park strip or an approved location.
 - *Response: Updated utility plan to show the existing water meter that will be utilized in the proposed building and site plan design.*
- 2-Existing water utilities shown on plans.
 - *Response: Existing water lines shown on demo and utility plans.*
- 3-Existing water services or lines that are not in use will need to be capped at the main line. Please include note on plans.
 - *Response: Keynote 13 on Demo plan clarifies this.*
- 4-Backflow preventor location, type, and size.
 - *Response: Backflow preventor to be located inside building. Type and size currently being coordinated with MEP.*
- 5-Proposed irrigation/sprinkler system plan.
 - *Response: Irrigation and Sprinkler system plans included.*
- 6-Provide water usage peak demands.
 - *Response: Received the water usage bills from Garff. Coordinating with MEP and Architect for water usage peak demands.*
- 7-Provide what water shares will be used to meet water requirements if usage is higher than current usage.

- *Response: Coordinating with MEP and Architect for water shares and usage verse current usage.*

Sewer

- 1-Proposed sewer flows daily and peak. Including peak demand time.
 - *Response: Currently being coordinated with Architect and MEP.*
- 2-Abandoned sewer lines will need to be capped at the property line. Please include note on plans.
 - *Response: Note added to keynote 13 on the Demo Plan.*
- 3-A will serve letter from Central Weber Sewer Improvement District needs to be provided.
 - *Response: Will serve letter from Central Weber Improvement district provided in resubmittal.*

Other

- 1-Note requiring all construction and materials shall meet Riverdale City standards.
 - *Response: Added to all applicable sheets.*
- 2-Note requiring all missing, nonfunctioning, and or damage surface improvements shall be replaced. (sidewalk, curb and gutter, fencing, etc.)
 - *Response: Added to all applicable sheets.*
- 3-Square footage of impervious surface for each lot.
 - *Response: Note added on Site Plan sheet C3.00.*
- 4-Please include response letter for comments.
 - *Response: Comment response letter included with resubmittal.*

Todd Freeman:

General Comments:

- Add the State Road number at the end of Riverdale Road on all sheets where displayed. i.e. SR-26
 - *Response: Added on all applicable sheets.*
- It seems that the area used for stormwater measurement is inconsistent throughout the project. The Drainage report uses 3.6 acres while the 3.43 acres of total disturbed area and the lot size is 4.22 acres? (C3.00).

- **Response:** The drainage area used for drainage calculations accounts for roof area of buildings that are not being disturbed, making it slightly larger than the total disturbed area.
- Building areas don't match/add up for the storm water calculations. (C2.00).
 - **Response:** The drainage area used for drainage calculations is derived from proposed building areas, not existing building areas. We derived our building drainage areas from our total proposed building area, not the total existing building area. Therefore, the building areas in our drainage report shows a different area than what is shown on our demolition plan.
- Lots and parcels are used throughout the plans, plat, & Alta.
 - **Response:** Parcels was used for the Alta survey to match the title report and they have been renamed for the subdivision plat to lots. All text updated to callout Lots 1 and 2 from the proposed plat adjustment. Only portion of the construction documents that callout parcels is the demolition plan where we wanted to show the existing or previous parcels information before the new plat is approved. The rest of the civil construction documents use the new proposed lot 1 and lot 2.
- There are multiple instances on the plans, plat, and/or Alta where Ogden is listed as the location instead of Riverdale (or Riverdale City). Please update. Riverdale is misspelled on the ALTA plat. (C0.00, Plat, Alta, C1.00)
 - **Response:** Plans, Plat, and Alta updated to show a new address listed in Riverdale City.
- On the ALTA plat, Note 4 has extra space near the end.
 - **Response:** Space was removed.
- There is an existing irrigation line that will go right under the proposed building. Is this line abandoned? Need to verify usage with appropriate ditch company.
 - **Response:** In process with Max Patterson at the Bench Canal in getting approval from users of the ditch to abandon and remove the irrigation lines on the plan sheets.
- On the ALTA plat, the notes seem to skip from 11 to 16. Are there additional notes or do they need to be renumbered?
 - **Response:** Corrected.
- The Alta plat doesn't show the existing irrigation line traveling between the two buildings, it also doesn't show the existing storm drain line (SDCB is on Riverdale Road) that is partially getting removed?
 - **Response:** Items have been added to the plat. The Alta Plat had incorrectly defined the line traveling between the two buildings as storm drain, but in reality, it is an irrigation line and shown in our construction documents as one. The existing storm drain line that is partially getting removed is now updated on our plans to match the Alta plat. We conferred with the surveyor and that line does not exist.

- UDOT will need to review plans for a permit.
 - *Response: Plans are under review with UDOT. Will submit approval as soon as we have it.*
- Notes need to be placed on the improvement drawings indicating all deteriorated, damaged or missing surface improvements surrounding the perimeter of the development will need to be replaced or installed, i.e., curb and gutter, sidewalk, landscaping park strip improvements, street lights, etc.
 - *Response: Note added to all applicable sheets.*
- An electronic copy of the Site Plans must be submitted to the Public Work Department for record keeping upon completion and approval of the site plan drawings.
 - *Response: Noted and an electronic copy will be submitted upon completion and approval of the site plan drawings.*
- Site lighting plans need to be submitted for review along with lighting base details.
 - *Response: Refer to Electrical Plan provided by MEP for review.*
- There are two storm drain lines that are shown to be partially removed and the other part to remain. Where will the storm water go with the removal of portions of the pipes? On the east end it appears that there will be a catch basin with no pipe?
 - *Response: East end there is no pipe there anymore, confirmed with the surveyor that there is not a pipe stretching to the east to the catch basin along W Riverdale Road. On the west side, we are gaining approval to demolish in place. The storm drain line on the west side is an irrigation line that appears to no longer be in service.*

Erosion Control:

- In the title, it shows Ogden and not Riverdale. (C1.00)
 - *Response: Property address updated to state "Riverdale".*
- Need the UDOT Access agreement for construction. (C1.00)
 - *Response: In the process of gaining a UDOT Access agreement. Will provide when approved.*
- Where is the proposed concrete washout area located?
 - *Response: Concrete washout area has been added to plans.*

- Could the “not used” Detail 7 Box be removed? The lines are going through the Title block and 811 utility notes. (C1.20)
 - *Response: The Detail 7 box, along with its text, has been removed.*
- Add the State Road number at the end of Riverdale Road. i.e. SR-26 (C1.00)
 - *Response: Added to all applicable sheets.*

Site Plan Issues:

- There is an existing irrigation line shown that goes under the proposed building. How is this utility being rerouted? (C2.00)
 - *Response: Coordinating with the public works and irrigation entity authority over the line to be abandoned and removed.*
- Indicate the size of the existing waterline that will be connected to the new line going into the building (C5.00)
 - *Response: Existing water line updated to include the size.*

Grading and Drainage Plan Issues:

- There is an existing storm drain line (East) that has been indicated as protect-in-place in the non-disturbed area while the other section will be removed. Will the line remaining-in-place be plugged? How will it affect the connections to the SDCB on Riverdale Road? (C4.00)
 - *Response: Communicated with Surveyor and that line is not present on-site. Removed from plans.*
- The hydraulic separator for the south (after storage) section has missing elevation data on the detail shown on sheet C6.40. This hydrodynamic separator needs to be placed upstream of the detention/retention system.
 - *Response: Hydrodynamic separator placed upstream of the detention/retention system and there is now elevation data shown on the detail sheet C6.40 that corresponds accordingly.*
- Show the orifice size on the detail drawings.
 - *Response: Orifice size and detail shown on construction detail sheet C6.60.*

Utility Plan Issues:

- Include the oil/water specifications and location.
 - *Response: Oil/water specifications and location provided on utility plan details will be included with MEP plans during building permit review.*
- Will the roof drains from buildings be connected directly to the storm drainage collection system? If so, the piping needs to be shown with construction details, materials, slopes, etc.
 - *Response: Waiting on MEP and Architect to provide.*
- Where are new and existing fire hydrants going to be located? (C5.00)
 - *Response: Existing fire hydrants called out to be protected in place on the demolition plan. Proposed fire hydrants shown in the utility plan per Jared Sholly and the City of Riverdale Fire Department's recommendation.*

Landscaping Plan Issues:

- The landscaping/irrigation plan(s) are not complete. (L1.10)
 - *Response: Landscape and Irrigation plans updated and complete.*

Details Plan Issues:

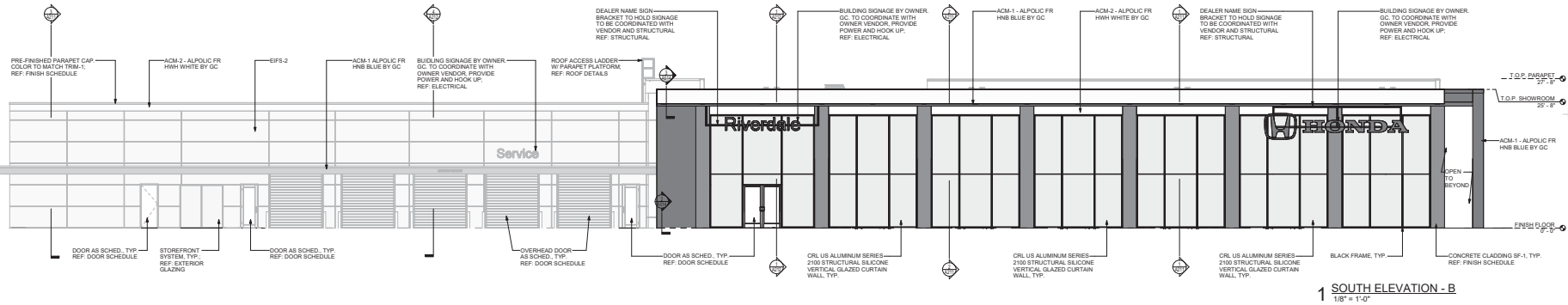
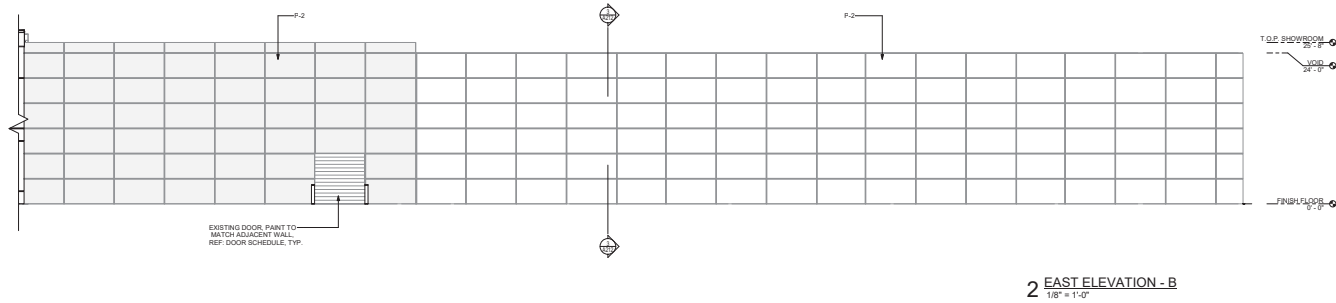
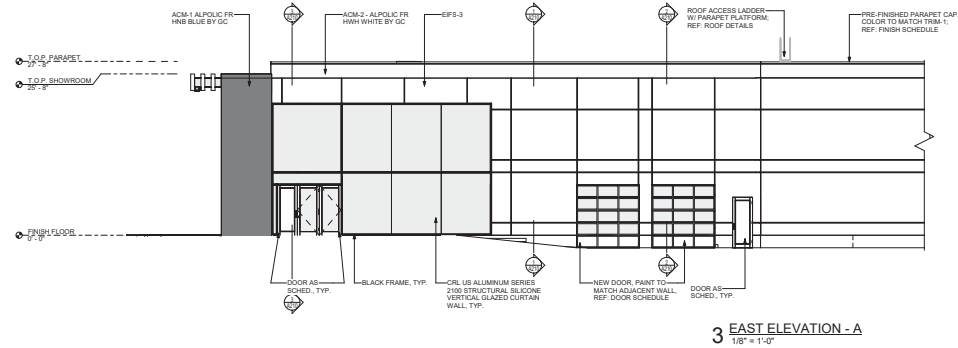
- The inspection port is required for underground storage (C6.30)
 - *Response: Inspection Port added to underground drainage system.*

With Kimley-Horn, you should expect more and will experience better. Please contact me at (385) 235-6536 or Chris.Bick@kimley-horn.com should you have any questions or concerns.

Sincerely,

Chris Bick
P.E.

CONSTRUCTION DOCUMENTS: THE DRAWING AND THE EXISTING FACILITY PHOTOGRAPH ARE PRELIMINARY AND FOR INFORMATION ONLY. THE PROJECT WILL BE SUBJECT TO THE APPROVALS AND THE TERMS AND CONDITIONS OF THE AGREEMENT. THE CONSULTANT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE FACILITY. THE CONSULTANT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE FACILITY. THE CONSULTANT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE FACILITY.



CONSULTANTS

CIVIL
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MEP
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PROVO, UT 84606
(801) 375-2228

GEOTECHNICAL
CMT ENGINEERING LABORATORIES
2796 SOUTH REDWOOD ROAD
WEST VALLEY, UT 84119
(801) 968-5859

PROJECT NAME

**HONDA RIVERDALE -
IMAGE REMODEL**

PROJECT DESCRIPTION

**AN EXISTING FACILITY IMAGE
REMODEL**

PROJECT ADDRESS

**950 W RIVERDALE RD, OGDEN,
UT 84405**

OWNER INFORMATION

**KEN GARFF AUTOMOTIVE
GROUP**

NOT FOR CONSTRUCTION

OWNER PROJECT NUMBER

A23008

START/ SIGNATURE

**FOR INTERIM REVIEW.
NOT INTENDED FOR
BIDDING, PERMITTING OR
CONSTRUCTION PURPOSES.**

ISSUE DATE

XX/XX/XXXX

ISSUE HISTORY

DATE	DATE	DESCRIPTION
------	------	-------------

KEY PLAN

SHEET NAME

BUILDING ELEVATIONS







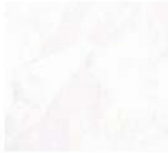

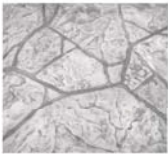








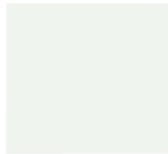







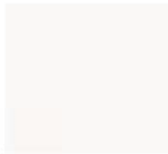











SHEET NUMBER

A200

A201



DATE	APRIL 2022
REVISED	JUNE 2023
PROJECT NO.	HONDA00.00
SCALE	NONE
DRAWING TITLE	FINISH PALETTE
DWG NO.	EN-4.8

 ACM-1 ALUMINUM COMPOSITE MATERIAL	 ACM-2 ALUMINUM COMPOSITE MATERIAL	 ACR-1 ACRYLIC	 ACT-1 ACOUSTIC CEILING TILE
 AR-1 / AR-2 / AR-3 AREA RUG	 CD-1 CONCRETE	 CD-2 CONCRETE	 CD-3 CONCRETE
 CD-4 CONCRETE	 CD-5 CONCRETE	 CPE-1 CARPET	 EPS-1 EXTERIOR INSULATION FINISH SYSTEM
 EPS-2 EXT. INSULATION FINISH SYSTEM	 EPS-3 EXT. INSULATION FINISH SYSTEM	 EPOCH-1 EPOXY	 GL-1 GLASS
 LVT-1 LUXURY VINYL TILE	 P-1 PAINT	 P-2 PAINT	 P-3 PAINT
 P-4 PAINT	 P-5 PAINT	 P-6 PAINT	 PC-1 POWDERCOAT
 PC-2 POWDERCOAT	 PC-3 POWDERCOAT	 PC-4 POWDERCOAT	 PC-5 POWDERCOAT
 PL-1 PLASTIC LAMINATE	 PL-2 PLASTIC LAMINATE	 PL-3 PLASTIC LAMINATE	 SF-1 SPECIAL FINISH
 SS-1 SOLID SURFACE	 T-1 TILE	 T-2 TILE	 TBMA-1 TRIM
 TBMA-2 TRIM	 WB-1 WALL BASE	 WB-2 WALL BASE	 WD-1 WOOD

ELECTRICAL KEYED NOTES:
 MEASUREMENTS SHOWN IN FOOT CANDLES

Goree
 Interiors | Architecture | Brand
 5151 San Felipe Street, Suite 1700
 Houston, Texas 77056
 713-555-0162
 www.goree.com

CONSULTANTS:
 2202
 KIMLEY HORN
 111 EAST BROADWAY, SUITE 600
 SALT LAKE CITY, UT 84111
 (801) 734-6300
 WWW.KIMLEY-HORN.COM
 STRUCTURAL
 STRUCTURAL DESIGN STUDIO
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 (801) 374-2955
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 1800
 ROYAL ENGINEERING
 1800 E EAST BAY BLVD
 PROVO, UT 84601
 (801) 375-2228
 WWW.ROYAL-ENG.COM
 2501 CANICAL
 CIVIL ENGINEERING LABORATORIES
 2700 SOUTH BEDFORD ROAD
 NORTON, UT 84155
 (801) 988-5629
 WWW.CIVIL-ENGINEERING-LAB.COM

PROJECT NAME
 HONDA RIVERDALE -
 IMAGE REMODEL

PROJECT DESCRIPTION
 A NEW FACILITY DESIGN

PROJECT ADDRESS
 950 W RIVERDALE RD, OGDEN,
 UT 84405

OWNER INFORMATION
 A NEW AUTOMOTIVE FACILITY
 DESIGN

OWNER PROJECT NUMBER
 A23008



DATE
 07/20/23

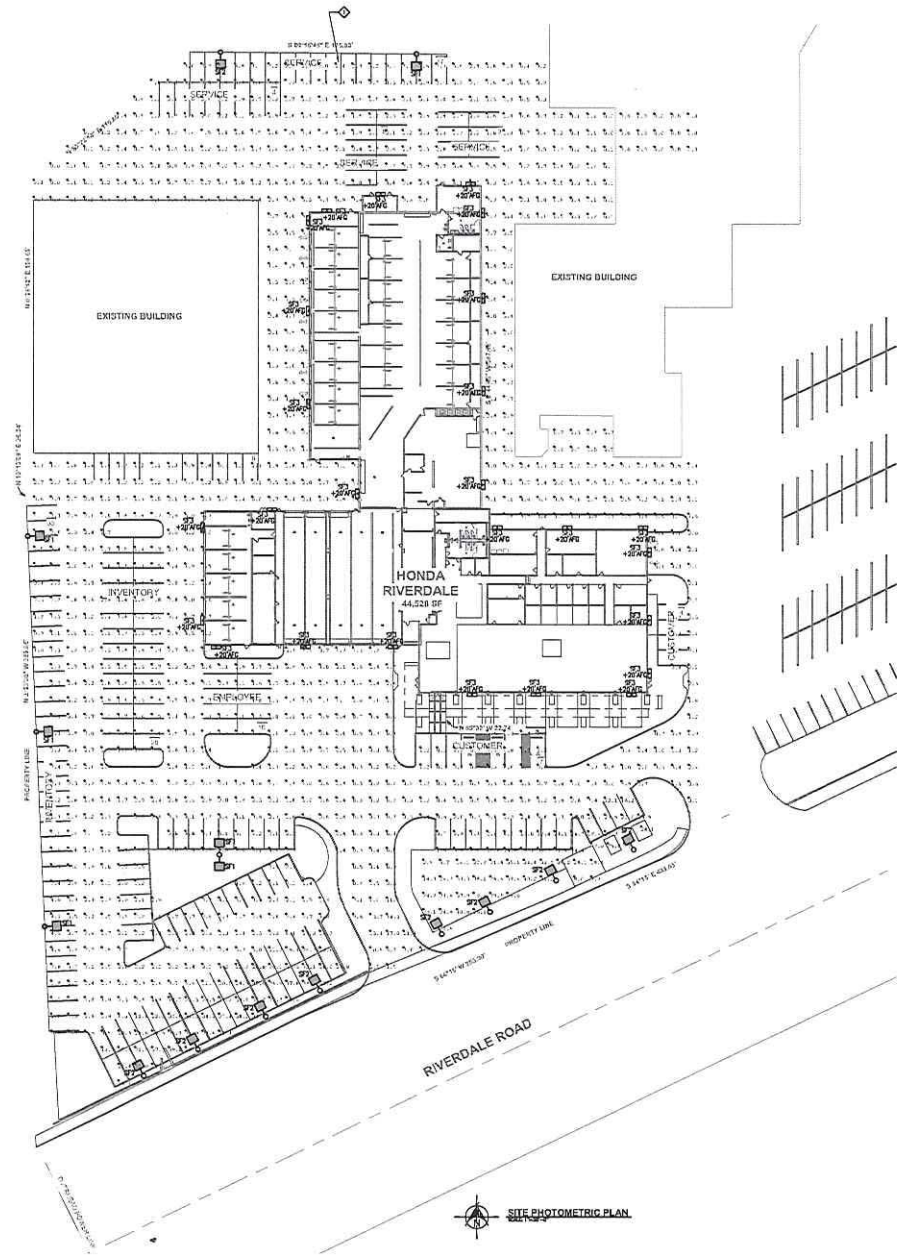
REVISION HISTORY		DATE	BY	DESCRIPTION
1	ISSUED	7/20/23	RYM	PERMIT SET
2	REVISED	7/27/23	RYM	REVISED
3	REVISED	7/27/23	RYM	REVISED

REVISION

PROJECT NAME
 SITE PHOTOMETRIC PLAN

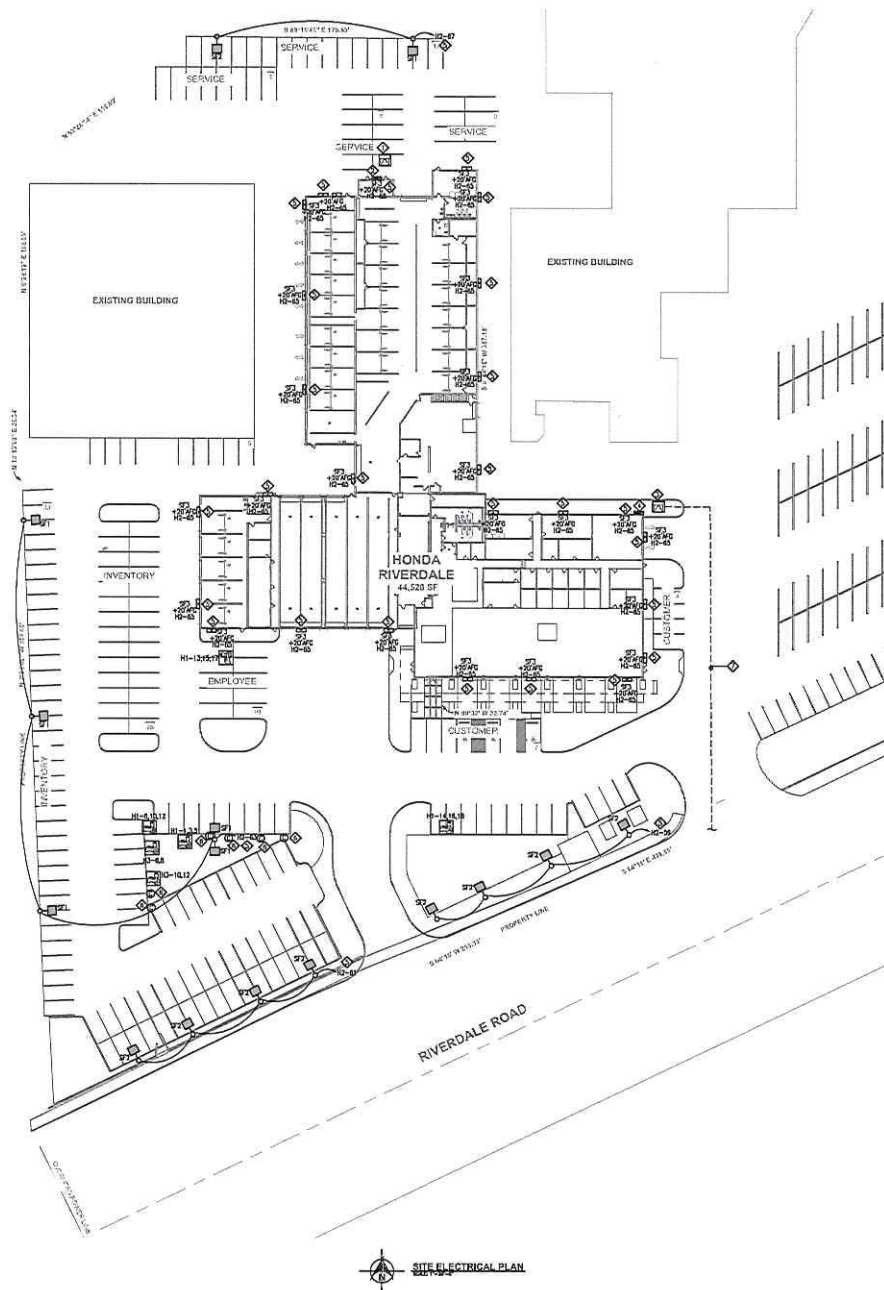
DATE
 07/20/23

E021



SITE PHOTOMETRIC PLAN
 7/20/23

ROYAL ENGINEERING
 ELECTRICAL
 1800 E EAST BAY BLVD
 PROVO, UT 84601
 PHONE: 801.375.2228 FAX: 801.375.2079
 MECHANICAL
 1800 E EAST BAY BLVD
 PROVO, UT 84601
 PHONE: 801.375.2228 FAX: 801.375.2079
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- ELECTRICAL KEYED NOTES:**
- ◇ EXISTING UTILITY TRANSFORMER.
 - ◇ EXISTING BUILDING METER.
 - ◇ NEW 480 VOLT UTILITY TRANSFORMER.
 - ◇ NEW METER FOR 480 VOLT SERVICE AND DISCONNECT.
 - ◇ CONTROLLED VIA TIME CLOCK.
 - ◇ 3" CONDUIT STUB FOR FUTURE CAR CHARGER.
 - ◇ PRIMARY CONDUIT FOR UTILITY TRANSFORMER.

Goree
Interiors | Architecture | Brand
5151 San Felipe Street, Suite 1700
Houston, Texas 77056
713-550-8102
www.goree.com

CONSULTANTS:
ROYAL ENGINEERING
1437 S. EAST BAY BLVD.
DENVER, CO 80202
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WWW.ROYAL-ENG.COM
STRUCTURAL DESIGN STUDIO
2225 E. MURRAY HOLLADAY RD., SUITE 110
SALT LAKE CITY, UT 84117
801.774.3000
WWW.STRUCTURALDS.COM
CM ENGINEERING LABORATORIES
2706 SOUTH REDWOOD ROAD
WEST VALLEY, UT 84115
801.958.5858
WWW.CMTECHNICALSERVICES.COM

PROJECT NAME:
**HONDA RIVERDALE -
IMAGE REMODEL**

PROJECT DESCRIPTION:
A NEW FACILITY DESIGN

PROJECT ADDRESS:
**950 W RIVERDALE RD, OGDEN,
UT 84405**

OWNER INFORMATION:
**A NEW AUTOMOTIVE FACILITY
DESIGN**

CONSULT PROJECT NUMBER:
A23008



ISSUE DATE:
07/20/23

DATE	REVISION	BY	CHK	APP
7/20/23	1	JM	JM	JM
7/20/23	2	JM	JM	JM

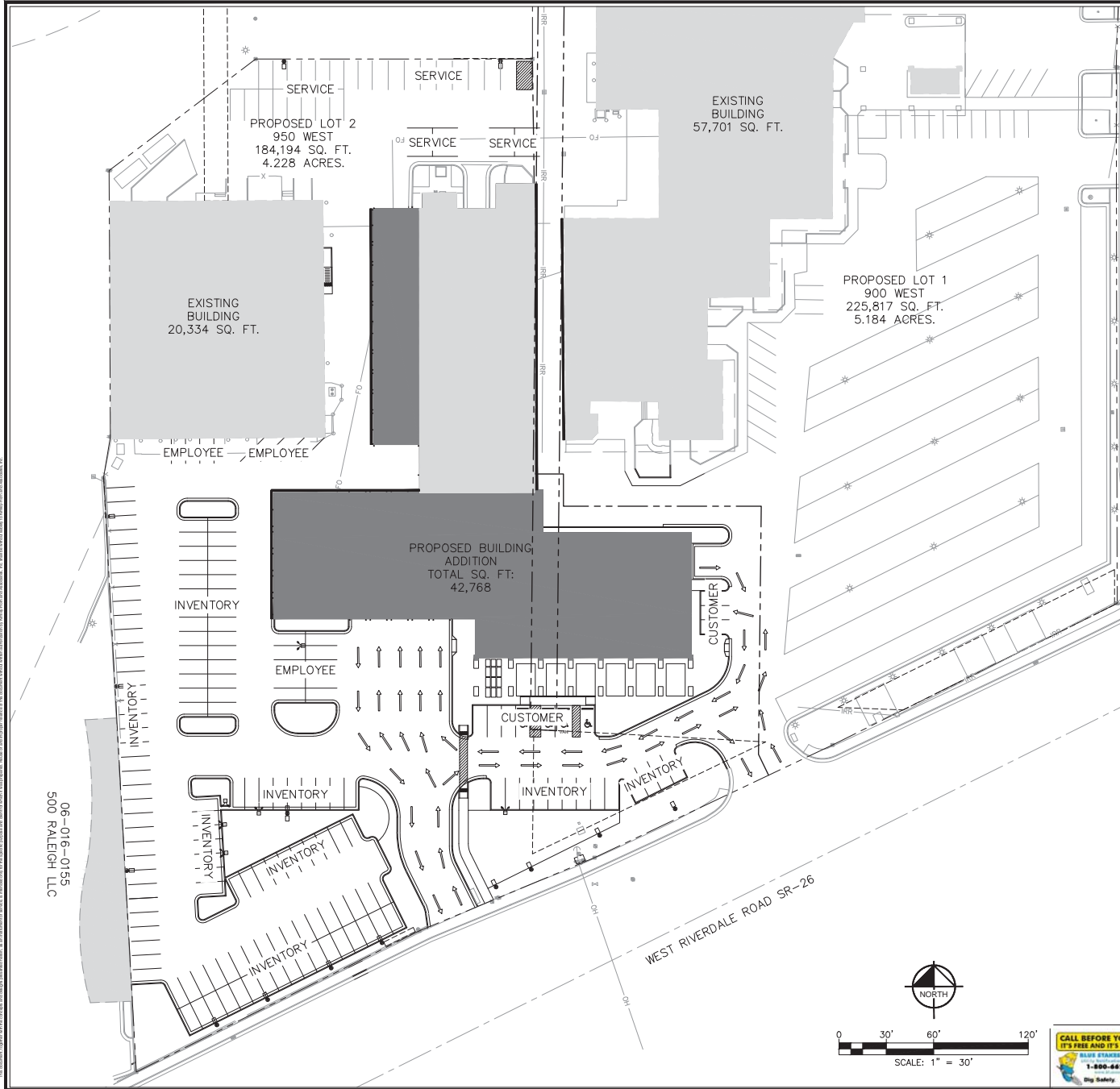
REVISIONS:

PROJECT NAME:
SITE ELECTRICAL PLAN

PROJECT NUMBER:
E022

ROYAL
ENGINEERING
ELECTRICAL
1437 S. EAST BAY BLVD.
DENVER, CO 80202
PHONE: 801.375.2228
FAX: 801.375.2076
MECHANICAL
1437 S. EAST BAY BLVD.
DENVER, CO 80202
PHONE: 801.375.2228
FAX: 801.375.2076
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500 RALEIGH LLC



SITE INFORMATION

EMPLOYEE PARKING PROVIDED	16 STALLS
INVENTORY PARKING PROVIDED	136 STALLS
CUSTOMER PARKING PROVIDED	10 STALLS
SERVICE PARKING PROVIDED	33 STALLS

LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT

DRAWN BY: KJR
 DESIGNED BY: BJG
 CHECKED BY: CDB
 PROJECT NO.: 03020015
 SCALE: AS SHOWN

CIRCULATION EXHIBIT

KEN GARFF HONDA OF RIVERDALE -
 PHASE 2
 RIVERDALE, UTAH

Kimley»Horn
 111 East Broadway, Suite 800 Salt Lake City, UT 84111 Tel. No. (801) 521-5700

PREPARED UNDER THE DIRECTOR
 SUPERVISION OF CHRISTOPHER DICK,
 P.E. STATE REGISTRATION NO.
 100407-2-2022 FOR AND ON BEHALF OF
 KIMLEY-HORN AND ASSOCIATES, INC.
 SHEET
C3.00



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

K:\SLC_Civil\093528015 Ken Garff Honda Riverdale\CAADD\Exhibits\Fire Exhibit\20230822 - Fire Truck Turn.dwg Layout1 Aug 25, 2023 9:13am by Brayden Allsop

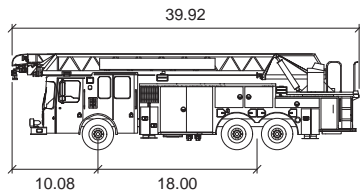
RIVERDALE CITY FIRE DEPARTMENT
PLAN REVIEW RECOMMENDATIONS

x SITE PLAN APPROVED
{ } REVISE AND RESUBMIT SITE PLAN

{X} DATE 8/28/23 BY: Jared Sholly, Fire Chief

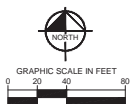
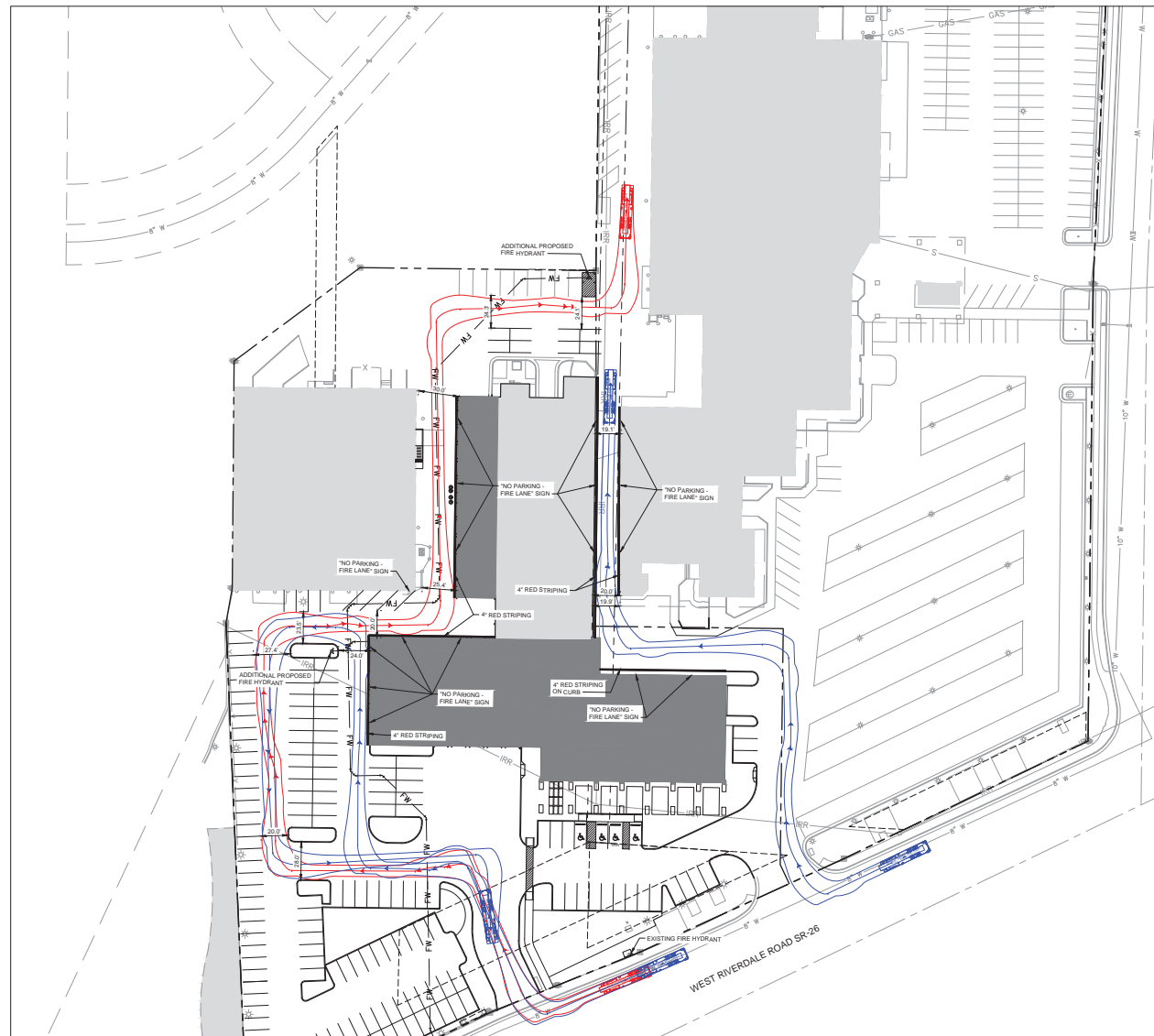
COMMENTS MADE DURING THIS REVIEW ARE
ADVISORY AND DO NOT PREVENT THE
NECESSITY OF CONFORMING WITH
REQUIREMENTS THAT MIGHT HAVE BEEN
OMITTED OR OVERLOOKED IN THE REVIEW
PROCESS.

ULTIMATE RESPONSIBILITY FOR COMPLIANCE
RESTS WITH THE OWNER



Smeal Aerial RM 100ft

	feet
Width	: 8.33
Track	: 7.92
Lock to Lock Time	: 6.0
Steering Angle	: 45.0



FIRE TRUCK ROUTE

Kimley»Horn

111 EAST BROADWAY, SUITE 600 - SALT LAKE CITY, UT 84111
PHONE: (385) 235-8536 | www.kimley-horn.com
STATE OF UTAH REGISTRATION NO. 275990

TITLE:

FIRE TRUCK TURN
EXHIBIT

PROJECT:

KEN GARFF HONDA OF
RIVERDALE

LOCATION:

1000 W RIVERDALE RD
RIVERDALE, UT 84405

JOB NUMBER: 093528015

SCALE: 1" = 30'

DATE: 8/25/2023

SHEET: 1 OF 1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. COPYRIGHT KIMLEY-HORN AND ASSOCIATES, INC. 2018



Central Weber Sewer Improvement District

August 17, 2023

Shawn Douglas
Riverdale City
4600 Weber River Dr,
Ogden, UT 84405

SUBJECT: Ken Garff Honda of Riverdale
Sanitary Sewer Service
Will Serve Letter

Shawn,

At the request of Brett Godfrey we have received a will serve letter request for Ken Garff Honda of Riverdale a commercial automobile dealership of 44,528 sq. Ft. located approximately 1000 W. Riverdale Rd., Riverdale, Utah. This property has previously been annexed into the sewer district. We offer the following comments regarding Central Weber providing sanitary sewer service.

1. At this time, Central Weber has the capacity to treat the sanitary sewer flow from this subdivision. Inasmuch as system demand continuously changes with growth, This development directly impacts the 4400 S. line capacities, this assessment is valid for three (3) years from the date issued on this letter.
2. If any connection is made directly into Central Weber's line the connection must be inspected by Central Weber while the work is being done. A minimum of 48-hour notice for inspection shall be given to Central Weber prior to any work associated with the connection.
3. Central Weber will not take ownership or responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be installed to serve this subdivision.
4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. Central Weber's Wastewater Control Rules and Regulations state:

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which will allow discharge of any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.



Central Weber Sewer Improvement District

5. The entire parcel of property to be served will need to be annexed into the District prior to any connection to the District's line. This annexation must be complete before the sale of any lots in the subdivision.

Impact fees will need to be paid prior to the issuance of any building permits.

If you have any further questions or need additional information, please let us know.

Sincerely,

Clayton Marriott

Digitally signed by Clayton Marriott
DN: C=US,
E=Claym@centralweber.com,
O="CENTRAL WEBER SEWER", OU="CENTRAL WEBER SEWER", CN=Clayton Marriott
Reason: I am the author of this document
Date: 2023.08.17 15:54:53-06'00'

Clay Marriott

Project Manager

CC: Kevin Hall

Brett Godfrey

bridger.gunnell@kimley-horn.com

Attachments:

SITE DEVELOPMENT PLANS FOR KEN GARFF HONDA OF RIVERDALE

950 W RIVERDALE RD
RIVERDALE, UT 84405

BASIS OF BEARING

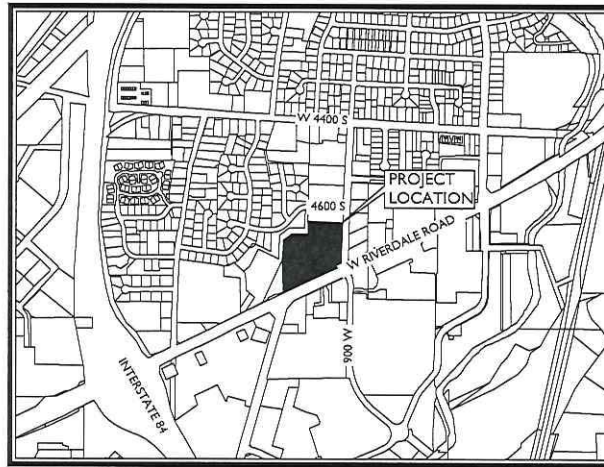
FROM SURVEY

BENCHMARK

FROM SURVEY

LEGAL DESCRIPTION

FROM SURVEY



VICINITY MAP

NOT TO SCALE

SHEET INDEX

Sheet Number	Sheet Title
C0.00	COVER SHEET
C0.10	GENERAL NOTES
SHEET 1 OF 1	ALTA SURVEY (FOR REFERENCE ONLY)
C1.00	EROSION CONTROL COVER SHEET
C1.10	EROSION CONTROL PLAN
C1.20	EROSION CONTROL DETAILS
C1.30	SEALCOAT PLAN
C1.40	SITE PLAN
C1.50	GRAVING AND DRAINAGE PLAN
C1.60	EAST DRAINAGE TREATMENT PLAN
C1.70	UTILITY PLAN
C1.80	CONSTRUCTION DETAILS
C1.90	CONSTRUCTION DETAILS
C2.00	CONSTRUCTION DETAILS
C2.10	CONSTRUCTION DETAILS
C2.20	CONSTRUCTION DETAILS
C2.30	CONSTRUCTION DETAILS
C2.40	CONSTRUCTION DETAILS
C2.50	CONSTRUCTION DETAILS
C2.60	CONSTRUCTION DETAILS
C2.70	CONSTRUCTION DETAILS
C2.80	CONSTRUCTION DETAILS
C2.90	CONSTRUCTION DETAILS
C3.00	LANDSCAPE PLAN
C3.10	LANDSCAPE DETAILS
C3.20	LANDSCAPE SPECIFICATIONS
C3.30	IRRIGATION PLAN
C3.40	IRRIGATION DETAILS
C3.50	IRRIGATION SPECIFICATIONS

CONSULTANTS

PROPERTY OWNER:
111 EAST BROADWAY, SUITE 900
SALT LAKE CITY, UT 84111
CONTACT: BRETT GOFFREY
PHONE: (801) 538-5885

DEVELOPER:
111 EAST BROADWAY, SUITE 900
SALT LAKE CITY, UT 84111
CONTACT: BRETT GOFFREY
PHONE: (801) 538-5885

AGENCY CONTACTS

PLANNING:
ENGINEERING:
CITY OF RIVERDALE PLANNING DIVISION
4600 SOUTH WEIR RIVER DRIVE
RIVERDALE, UT 84405
CONTACT: MICHAEL EGGETT
PHONE: (801) 394-3541 EXT 1215

FIRE DEPARTMENT:
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4600 SOUTH WEIR RIVER DRIVE
RIVERDALE, UT 84405
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PHONE: (801) 538-5885

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GAS SERVICE:
COMMON ILLINOIS
PO BOX 40380
SALT LAKE CITY, UT 84145-0380
CONTACT: SHAWN DOUGLAS
PHONE: (801) 324-3446

TELEPHONE:
CITY OF RIVERDALE
1425 WEST 3100 SOUTH
SALT LAKE CITY, UT 84119
CONTACT: DEBBIE MEDLOCK
PHONE: (801) 974-8145

SURVEYOR:
ALBERTSON SURVEYING
14807 300TH 10TH CANYON LN
BLUFFDALE, UT 84005
CONTACT: JAMES R. NELSON
PHONE: (305) 630-6073

ARCHITECT:
SCOTT
8151 SAN FELICE ST., SUITE 1700
HOUSTON, TEXAS, 77058
CONTACT: JILLIAN ARAMAK
PHONE: (832) 460-5817

WATER DEPARTMENT:
CITY OF RIVERDALE PUBLIC WORKS
4600 SOUTH WEIR RIVER DRIVE
RIVERDALE, UT 84405
CONTACT: SHAWN DOUGLAS
PHONE: (801) 394-3541 EXT 1217

SANITARY SEWER:
CITY OF RIVERDALE PUBLIC WORKS
4600 SOUTH WEIR RIVER DRIVE
RIVERDALE, UT 84405
CONTACT: SHAWN DOUGLAS
PHONE: (801) 394-3541 EXT 1217

STORM DRAIN:
CITY OF RIVERDALE PUBLIC WORKS
4600 SOUTH WEIR RIVER DRIVE
RIVERDALE, UT 84405
CONTACT: SHAWN DOUGLAS
PHONE: (801) 394-3541 EXT 1217

ELECTRIC:
ROCKY MOUNTAIN POWER
12940 SOUTH HAWK EXPRESS
DURHAM, UT 84602
CONTACT: LOUIS LOPEZ
PHONE: (801) 575-8227



CAUTION: NOTICE TO CONTRACTOR
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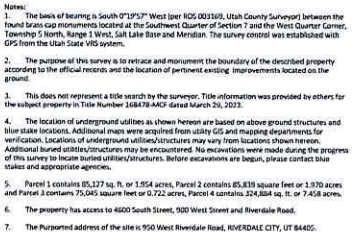


PREPARED UNDER THE DIRECTION
AND SUPERVISION OF CHRISTOPHER PAUL,
P.E. UTILITY REGISTRATION NO.
198465-0205 FOR AND TO BENEFIT OF
KIMLEY-HORN AND ASSOCIATES, INC.
SHEET
C0.00

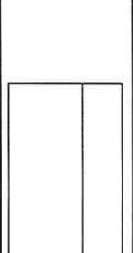
COVER SHEET
KEN GARFF HONDA OF RIVERDALE -
PHASE 2
RIVERDALE, UTAH

Kimley»Horn
111 East Broadway, Suite 900 Salt Lake City, UT 84111 Tel. (801) 538-5885

DATE	DESCRIPTION
06/20/2012	PKA REVIEW
07/02/2012	PKA REVIEW
07/10/2012	1ST CITY SUBMITTAL
08/07/2012	2ND CITY SUBMITTAL



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BY PRECEDENCE OR WRITTEN AGREEMENT

ALTA
95

Professional Land Surveyor
Amos R. Wilson, PLS
License No. 12600794

PART OF THE SOUTH WEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT SOUTH OF 18°31' WEST 26.95 FEET, NORTH 64°15' EAST 1281.69 FEET ALONG THE NORTH LINE OF RIVERDALE ROAD, NORTH 0°30' EAST 180.95 FEET, SOUTH 66°30' EAST 12.41 FEET AND NORTH 89°45' EAST 879.54 FEET ALONG AN OLD EXISTING FENCE FROM THE SOUTHWEST CORNER OF SAID QUARTER CORNER, RUNNING THENCE NORTH 7°44' EAST 220.07 FEET ALONG SAID FENCE, THENCE SOUTH 87°26'48" EAST 393.47 FEET TO THE WEST LINE OF 900 WEST STREET, THENCE SOUTH 7°31'21" WEST 21.93 FEET ALONG SAID STREET, THENCE NORTH 87°26'48" WEST 393.47 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PART OF THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S.; BEGINNING AT A POINT ON THE NORTH LINE OF STATE ROAD (RIVERDALE) ROAD; 20.70 FEET SOUTH 0°20' EAST 28.96 FEET SOUTH 0°39'57" WEST ALONG THE SECTION LINE AND THENCE NORTHEASTLY EAST (NORTH 64°16'49" EAST) TO THE NORTH LINE OF RIVERDALE ROAD 912.70 FEET EAST AND NORTH 2°25' WEST 389.05 FEET ALONG THE SOUTHWEST CORNER OF A METAL BUILDING, AND THENCE NORTHWESTLY WEST (NORTH 33°00'00" WEST) TO THE SOUTHWEST CORNER OF A METAL BUILDING, AND THENCE NORTH 0°28'12" EAST 263.05 FEET ALONG THE WEST WALL OF SAID METAL BUILDING AND THE EXTENSION OF SAID WEST WALL, THENCE NORTH 53°30'14" EAST 116.80 FEET, THENCE NORTH 64°16'49" EAST 28.96 FEET, THENCE NORTH 64°16'49" EAST 28.96 FEET, THENCE NORTH 80°32' WEST 32.74 FEET THREE COURSES ALONG SAID WEST LINE AS FOLLOWS: SOUTH 0°41'51" WEST 387.38 FEET, NORTH 80°32' WEST 32.74 FEET, THENCE NORTH 4.85 FEET, THENCE NORTH 64°16'49" WEST 272.97 FEET TO THE BEGINNING.

affect Parcel 4,

TOWNSHIP 5 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN

— 100 —

STORM WATER POLLUTION PREVENTION PLAN GENERAL NOTES
EROSION CONTROL GENERAL NOTES

1. THE STORMWATER MANAGEMENT PLAN IS COMPOSED OF THESE DRAWINGS ("SITE MAP"), THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATION SECTION 02370 ("STORMWATER MANAGEMENT PLAN"), PLUS THE PERMIT AND ALL SUBSEQUENT REVISIONS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER MANAGEMENT SHALL OBTAIN A COPY OF THE STORMWATER MANAGEMENT PLAN AND THE UTILITY POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (UPDES) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP, ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (SWPP) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
5. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WATERS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. CONTRACTOR SHALL MAINTAIN CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. GENERAL CONTRACTOR SHALL PROVIDE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOATATION BOOMS SHALL BE MAINTAINED ON-SITE OR SHALL BE READILY AVAILABLE TO CONTAIN AND CLEAN UP PILES OF EXCESS OILS AND LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RIVERS, TRAILS, HANDS, MATERIALS SHALL BE REPORTED TO LOCAL CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR DITCHES OF THE STATE.
12. ALL STORMWATER MANAGEMENT MEASURES PRESENTED ON THIS PLAN, AND IN THE STORMWATER MANAGEMENT PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 21 DAYS SHALL BE TEMPORARILY SEEDING. THESE AREAS SHALL BE SEEDING NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDING. THESE AREAS SHALL BE SEEDING NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD THEN THE TRUCKS MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINAGE MUST BE REMOVED IMMEDIATELY.
17. CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DOWNSTREAM DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONNECTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS. THE CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES MUST BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED WHEN THE SITE IS PAVED.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, SLOPE PROTECTION, ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
22. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNIFORM PROBLEMS OR IF THE PLAN DOES NOT CONFORM AS INTENDED. A REPRESENTATIVE OF THE CITY OF RIVERDALE PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DURING INSPECTION OF PROPOSED FACILITIES.
23. SILT PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INSETS BECOMING FUNCTIONAL.
24. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED FOR ALL SOIL-EXPOSING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% HAS BEEN DEVELOPED.
25. THE SITE IS LOCATED WITHIN ZONE X. ZONE X IS AREA DETERMINED TO BE OUTSIDE THE 300 YEAR FLOOD PLAIN. ZONING INFORMATION IS BASED ON FEMA MAP #800570417X, PANEL 417 OF 1400, WEBER COUNTY, UTAH AND INCORPORATED AREAS. EFFECTIVE DATE JUNE 01, 2016.
26. THERE WILL BE NO ASPHALT OR CONCRETE BATCH PLANTS ON SITE.
27. THE POTENTIAL FOR SOIL EROSION FOR THIS SITE IS SLIGHT TO MODERATE.
28. DAILY INSPECTIONS BY THE PROJECT SUPERINTENDENT, BI-WEEKLY INSPECTIONS BY THE CONTRACTOR'S COMPLIANCE OFFICER, AND MONTHLY INSPECTIONS BY THE OWNER'S CONSTRUCTION MANAGER MUST BE MADE TO DETERMINE THE EFFECTIVENESS OF THE SWPPP.

CONSULTANTS

PROPERTY OWNER: TERRACE AUTO GROUP 111 EAST BROADWAY, SUITE 800 SALT LAKE CITY, UT 84111 CONTACT: JEFFREY GOSSETT PHONE: (801) 585-5655	CIVIL ENGINEER: SUNSHINE ENGINEERING 111 EAST BROADWAY, SUITE 800 SALT LAKE CITY, UT 84111 CONTACT: JAMES R. PETERSON, P.E. PHONE: (801) 233-6338	SURVEYOR: SUNSHINE ENGINEERING 111 EAST BROADWAY, SUITE 800 SALT LAKE CITY, UT 84111 CONTACT: JAMES R. PETERSON, P.E. PHONE: (801) 233-6338	ARCHITECT: DAVID L. HARRIS ARCHITECTS 111 EAST BROADWAY, SUITE 800 SALT LAKE CITY, UT 84111 CONTACT: DAVID L. HARRIS PHONE: (801) 233-6338
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AGENCY CONTACTS

PLANNING ENGINEERING CITY OF RIVERDALE 4600 SOUTH WEBER RIVER DRIVE RIVERDALE, UT 84405 CONTACT: MICHAEL COOPER PHONE: (801) 364-5541 EXT 1235	GEO/TECHNICAL ENGINEER: THE HARRIS GROUP 2795 S REDWOOD ROAD WEST VALLEY CITY, UT 84119 CONTACT: BRYAN N. ROBERTS, P.E. PHONE: (801) 360-0394	GAS SERVICE: SUNSHINE ENGINEERING 111 EAST BROADWAY, SUITE 800 SALT LAKE CITY, UT 84111 CONTACT: JAMES R. PETERSON, P.E. PHONE: (801) 233-6338	WATER DEPARTMENT: CITY OF RIVERDALE PUBLIC WORKS 4600 SOUTH WEBER RIVER DRIVE RIVERDALE, UT 84405 CONTACT: SHAWN DOUGLAS PHONE: (801) 364-5541 EXT 1217	STORM DRAIN: CITY OF RIVERDALE PUBLIC WORKS 4600 SOUTH WEBER RIVER DRIVE RIVERDALE, UT 84405 CONTACT: SHAWN DOUGLAS PHONE: (801) 364-5541 EXT 1217
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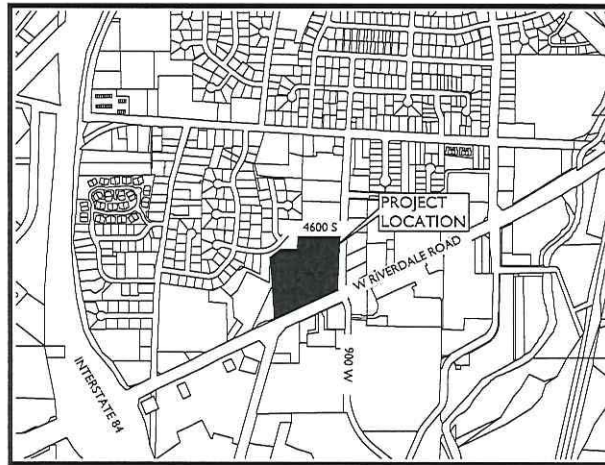
FIRE DEPARTMENT: RIVERDALE CITY FIRE DEPARTMENT 4334 SOUTH PARKWAY DRIVE RIVERDALE, UT 84405 CONTACT: JEFFREY GOSSETT PHONE: (801) 364-5541	TELEPHONE: CITY OF RIVERDALE 4600 SOUTH WEBER RIVER DRIVE RIVERDALE, UT 84405 CONTACT: SHAWN DOUGLAS PHONE: (801) 364-5541 EXT 1217	ELECTRIC: SUNSHINE ENGINEERING 111 EAST BROADWAY, SUITE 800 SALT LAKE CITY, UT 84111 CONTACT: JAMES R. PETERSON, P.E. PHONE: (801) 233-6338	UTILITY: CITY OF RIVERDALE 4600 SOUTH WEBER RIVER DRIVE RIVERDALE, UT 84405 CONTACT: SHAWN DOUGLAS PHONE: (801) 364-5541 EXT 1217
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EROSION CONTROL PLAN

FOR

KEN GARFF HONDA OF RIVERDALE

950 W RIVERDALE RD
RIVERDALE, UT 84405



VICINITY MAP

NOT TO SCALE

SHEET INDEX

01.00	EROSION CONTROL COVER SHEET
01.10	EROSION CONTROL PLAN
01.20	EROSION CONTROL DETAILS

STORM WATER POLLUTION PREVENTION PLAN MAINTENANCE NOTES

- ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE FULL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE FOLLOWING:
1. SILT PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETRIORATION.
 2. ALL SEEDING AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEED AS NEEDED.
 3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
 4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC PORTS-OF-WAIT. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
 5. THE TEMPORARY PARKING AND STORAGE AREAS SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
 6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS OR TRAPS WHEN THE SEDIMENT CAPACITY HAS BEEN REDUCED BY 50%.
 7. IF THE STOKES IN THE GRAVEL INLET SEDIMENT FILTERS BECOME CLOGGED WITH SEDIMENT, THE STOKES MUST BE PULLED AWAY, CLEANED AND REPAIRED.
 8. THE CONTRACTOR SHALL ENSURE THAT OFF-SITE AREAS USED FOR BORROW OR SPILL OF MATERIALS USED FOR THIS PROJECT ARE PERMITTED IN ACCORDANCE WITH UPDES REQUIREMENTS AND APPROPRIATE EROSION CONTROL MEASURE AND SWPPS BE PLACED TO ENSURE THAT EROSION SEDIMENT IS CONTAINED.

SOIL EROSION / SEDIMENTATION CONTROL
OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE.

CONSTRUCTION SEQUENCE	LANDFILL MANAGEMENT	LANDFILL SEEDING	LANDFILL REPAIR	LANDFILL MAINTENANCE
TEMPORARY SEDIMENT CONTROLS				
CLEAR AND GRUB SITE				
MASS GRADING				
GRAVATE UTILITIES, BLOCK FOUNDATION				
SITE CONSTRUCTION				
PERMANENT CONTROL STRUCTURES				



OGDEN, UT QUADRANGLE MAP

NOT TO SCALE



CAUTION NOTICE TO CONTRACTOR

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

EROSION CONTROL COVER SHEET

KEN GARFF HONDA OF RIVERDALE - PHASE 2

RIVERDALE, UTAH

DATE: 06/20/2023

DESIGNED BY: J. GOSSETT

CHECKED BY: J. GOSSETT

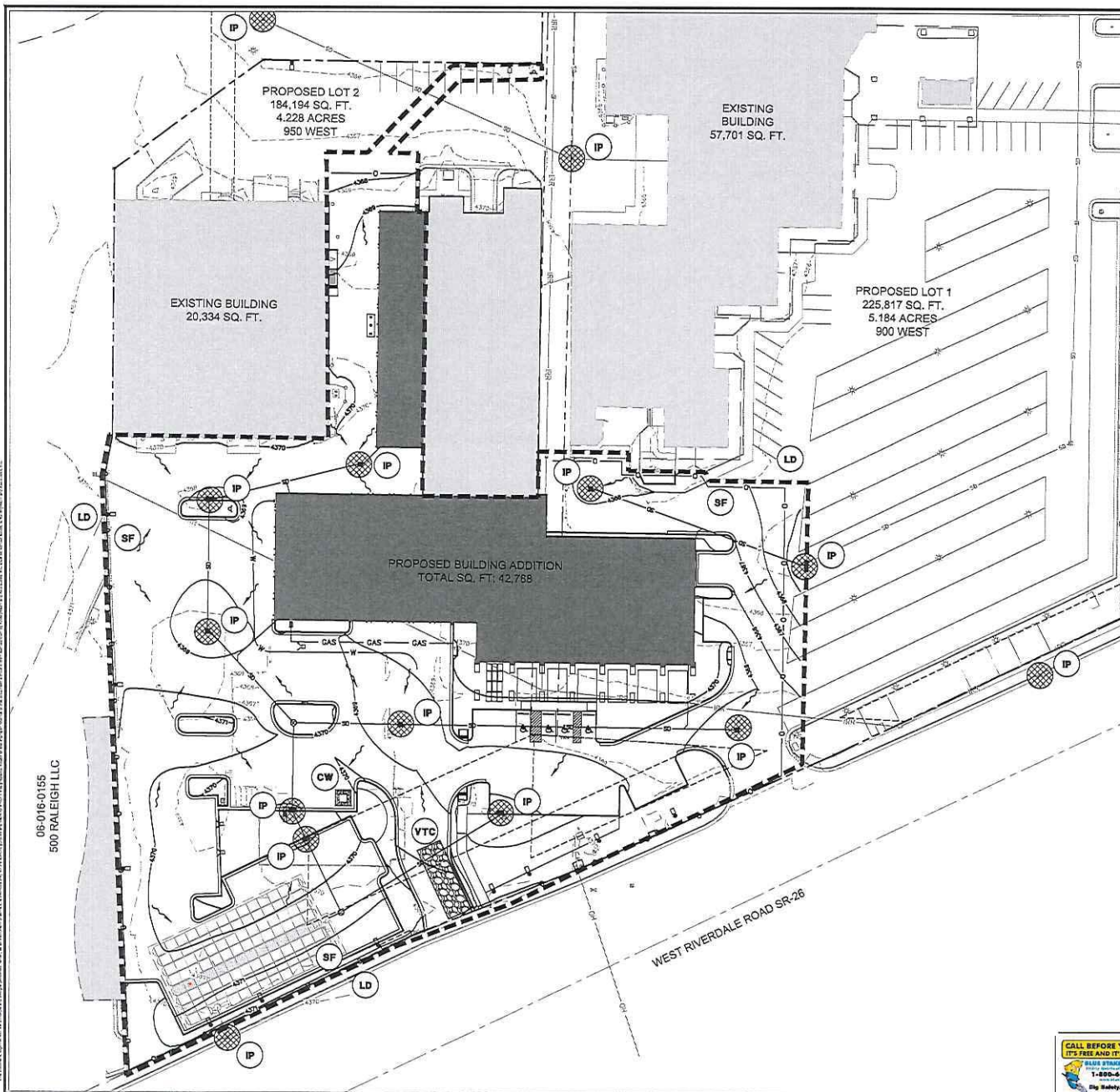
PROJECT NO.: 02320015

SCALE: AS SHOWN

PREPARED UNDER THE SUPERVISION OF THE PROFESSIONAL ENGINEER, JAMES R. PETERSON, P.E., UTAH REGISTRATION NO. 104475-2001

PROJECT NO.: 02320015

SHEET: C1.00



GENERAL NOTES

- CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
- CONTRACTOR TO PROTECT IN PLACE DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
- ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES BEFORE CONSTRUCTION AND PROTECT IN PLACE UNLESS NOTED ON THE PLAN.
- THE CONTRACTOR SHALL EXERCISE CAUTION AND USE CONSTRUCTION TECHNIQUES TO PROTECT AND PRESERVE EXISTING PERMANENT SURVEY MONUMENTS. ALL SURVEY MONUMENTS DETERMINED DAMAGED AND EXISTING SHALL BE REPLACED AND/OR RECONSTRUCTED IN ACCORDANCE WITH STANDARDS BY A PROFESSIONAL LAND SURVEYOR RETAINED BY THE CONTRACTOR.
- ALL INTERFERED, DAMAGED, OR MISSING SURFACE IMPROVEMENTS SURROUNDING THE FOOTPRINT OF THE DEVELOPMENT WILL NEED TO BE REPLACED OR INSTALLED, I.E. CURB AND GUTTER, SIDEWALK, LANDSCAPING PARK STRIP IMPROVEMENTS, STREET LIGHTS, ETC.
- ALL CONSTRUCTION AND MATERIALS SHALL MEET MINORCALE CITY STANDARDS.

SEQUENCE OF CONSTRUCTION

- INSTALL PERIMETER BOUNDARY SEDIMENT CONTROLS INCLUDING STABILIZED CONSTRUCTION DITCHES, SWAMP INFORMATION SIGN, HYDRAULIC CONTROL STRUCTURES (DRALES, CHECK DAMS, SEDIMENT POND, ETC.) AND SILT FENCING.
- PREPARE TEMPORARY PARKING AND STORAGE AREAS. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, WASHING AREA, ETC. AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC. LOCATE THEM ON THE SITE MAP. MAINTAIN AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
- DEMOLITION OF EXISTING IMPROVEMENTS FOR SITE PLAN.
- START MASS GRADING THE SITE AND CONSTRUCTION OF ROADS.
- TEMPORARILY SEED ANY DISTURBED AREAS. MAINTAIN SITE PROTECTION AND STABILIZED CONSTRUCTION DITCHES.
- DISCART AND INSTALL UTILITIES, BUILDING FOUNDATION, ETC.
- START VERTICAL CONSTRUCTION OF THE BUILDING.
- FINAL GRADING OF THE SITE.
- INSTALL CURB AND GUTTER, AND SIDEWALKS.
- INSTALL ASPHALT PARKING LOT.
- FINAL STABILIZATION AND LANDSCAPING.

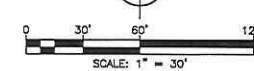
MAINTENANCE

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMITS, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

- ALL SEEDING AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEED AS NEEDED.
- THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOW OF SOIL ONTO PUBLIC ROADS. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
- OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY SOIL.

LEGEND

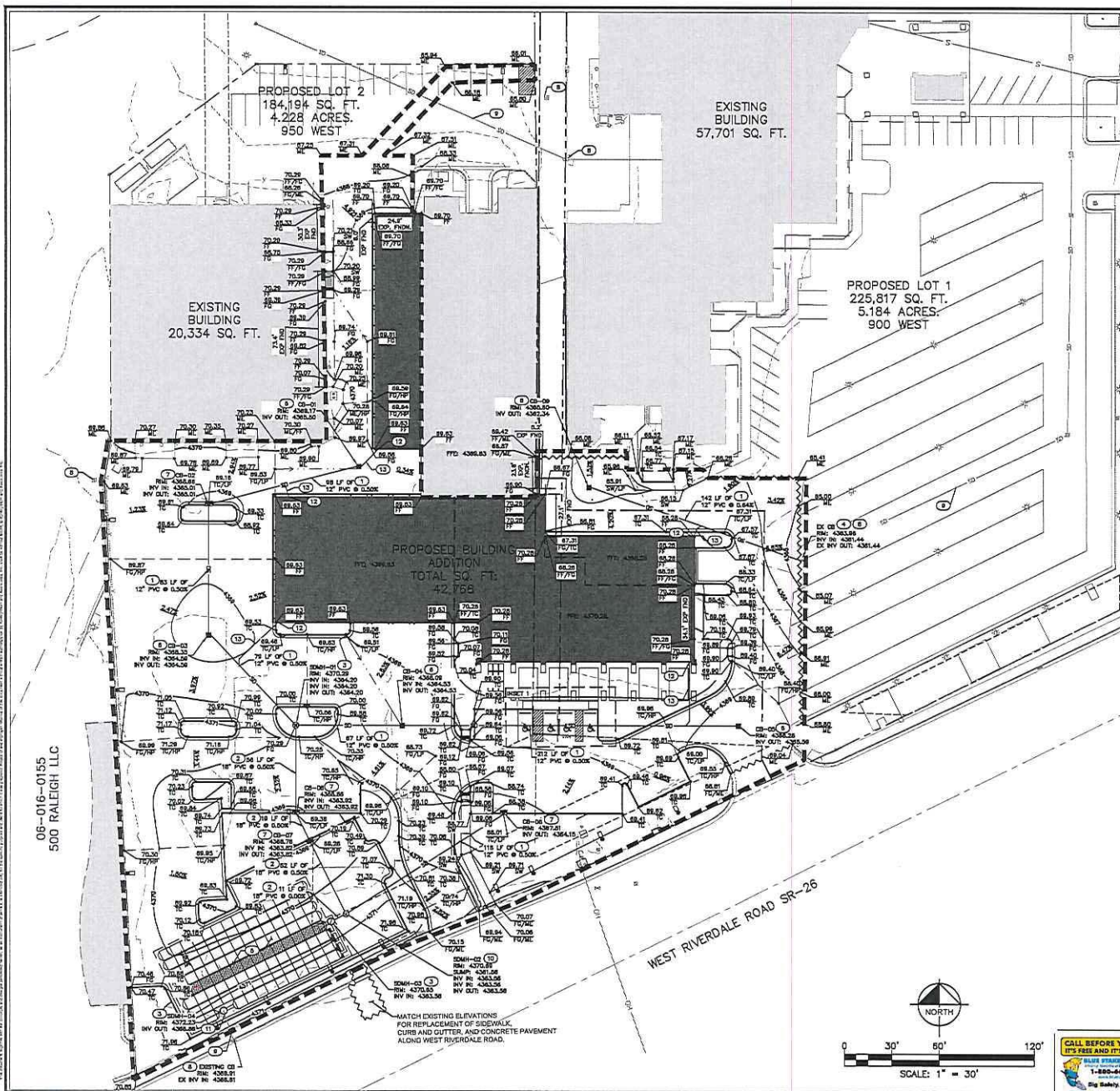
- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- LD LIMITS OF DISTURBANCE
- DIRECTION OF STORMWATER FLOW
- VTC INSTALL VEHICLE TRACKING CONTROL - SEE DETAIL 3, SHEET C1.20
- SF INSTALL SILT FENCE - SEE DETAIL 1 & DETAIL 2, SHEET C1.20
- CW PROPOSED CONCRETE WASHOUT AREA - SEE DETAIL 4, SHEET C1.20
- IP CONSTRUCT DROP INLET PROTECTION - SEE DETAIL 5 AND 6, SHEET C1.20



CAUTION NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND NOT ON FIELD MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER (800) 462-1111 FOR INFORMATION TO DETERMINE EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Kimley»Horn 111 East Broadway, Suite 100, Salt Lake City, UT 84111 Tel: 801.333.3315	
EROSION CONTROL PLAN KEN GARFF HONDA OF RIVERDALE - PHASE 2 RIVERDALE, UTAH	
DRAWN BY: KSL CHECKED BY: BMD PROJECT NO: 03/23/2015	DATE: 06/23/2015 DATE: 07/02/2015 SCALE: AS SHOWN
PREPARED UNDER THE DIRECTION AND SUPERVISION OF THE PROFESSIONAL ENGINEER, KIMLEY-HORN AND ASSOCIATES, INC.	
SHEET C1.10	

06-016-0155
 500 RALEIGH LLC

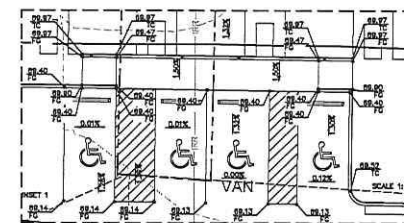


GENERAL NOTES

- CONTRACTOR TO VERIFY EXISTING GRADES SHOWN ON THE PLAN.
- CONTRACTOR TO OBTAIN POSITIVE DRAINAGE. IF A CONFLICT OCCURS BETWEEN THESE PLANS AND FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- ALL GRADING AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
- ENGINEER: BRYAN H. HORTON, P.E.
 ADDRESS: 2700 S RIVERDALE ROAD, WEST VALLEY CITY, UT 84118
 PHONE: (801) 585-0384
 DATE: JAN 18, 2023
 PROJECT: 06-016-0155
- ALL EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.
- ALL DETEIORATED, DAMAGED, OR MISSING SURFACE IMPROVEMENTS SURROUNDING THE PERIMETER OF THE DEVELOPMENT WILL NEED TO BE REPLACED OR INSTALLED, I.E. CURBS AND GUTTERS, SIDEWALK, LANDSCAPING PARK STRIP IMPROVEMENTS, STREET LIGHTS, ETC.
- ALL CONSTRUCTION AND MATERIALS SHALL MEET RIVERDALE CITY STANDARDS.
- RETENTION/DETENTION STRUCTURE SIZE TO BE CERTIFIED AFTER CONSTRUCTION.

STORM DRAIN NOTES

- FURNISH AND INSTALL 12" PVC STORM DRAIN LINE PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
- FURNISH AND INSTALL 18" PVC STORM DRAIN LINE PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
- FURNISH AND INSTALL STORM MANHOLE PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS SHOWN ON SHEET 03.10.
- CONNECT TO EXISTING STORM DRAIN PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
- FURNISH AND INSTALL ADE DETENTION SYSTEM OR APPROVED EQUIVALENT. SEE SHEET 03.30 AND 03.40 FOR DETAILS.
- FURNISH AND INSTALL STORM CATCH BASIN AND GRATE PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS SHOWN ON SHEET 03.30.
- FURNISH AND INSTALL STORM CURB INLET AND GRATE PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
- EXISTING STORM CATCH BASIN TO REMAIN.
- EXISTING 18" STORM DRAIN PIPE TO REMAIN.
- FURNISH AND INSTALL BARRIADADA HYDRODYNAMIC SEPARATOR OR APPROVED EQUIVALENT. SEE SHEET 03.40 FOR DETAILS.
- FURNISH AND INSTALL OFFICE PER DETAIL ON SHEET 03.40.
- PROPOSED ROOF DRAIN CONNECTION AT 3' BELOW PVE.
- FURNISH AND INSTALL 8" PVC STORM DRAIN LINE AT 1% MINIMUM SLOPE. REFER TO RIVERDALE CITY STANDARDS AND SPECIFICATIONS.

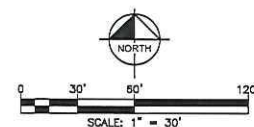


LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	ADJACENT PROPERTY LINE
---	GRADE BREAK
---	LOW POINT FLOW LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	SAWTOOTH LINE
---	LIMIT OF DISTURBANCE
---	PROPOSED STORM LINE

ABBREVIATIONS

77.86	FINISHED GRADE SPOT ELEVATION
77.06	FINISHED FLOOR SPOT ELEVATION
77.06	TOP OF CURB SPOT ELEVATION
77.06	HIGH POINT SPOT ELEVATION
77.86	WATCH EXISTING SPOT ELEVATION
77.86	LOW POINT SPOT ELEVATION
77.86	SIDEWALK SPOT ELEVATION
DO FND	EXPOSED FOUNDATION



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 1-800-443-3111
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CAUTION NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, FIELD SURVEY. THE CONTRACTOR IS NOT TO BE HELD ON AS BEING LATE OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO REQUEST A FIELD LOCATION OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

GRADING AND DRAINAGE PLAN

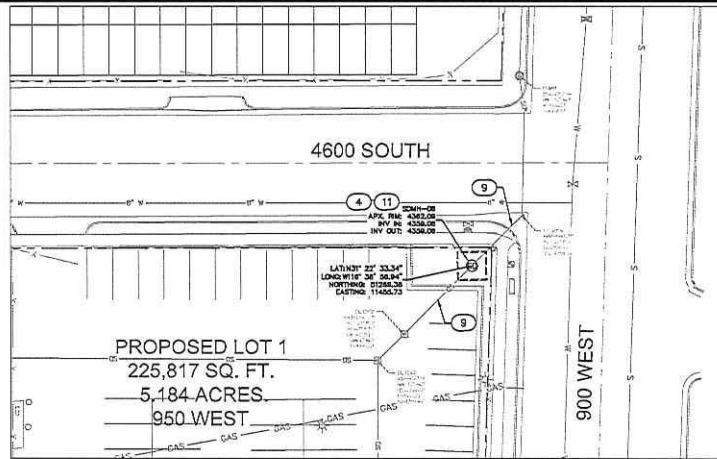
KEN GARFF HONDA OF RIVERDALE -
 PHASE 2
 RIVERDALE, UTAH

DATE: 03/23/2023
 DESIGNED BY: ALEKSA SAVEN
 CHECKED BY: ALEKSA SAVEN
 PROJECT NO.: 06-016-0155
 SCALE: AS SHOWN



PREPARED UNDER THE SUPERVISION OF CHARTERED SURVEYOR
 BRYAN H. HORTON, P.E.
 UTAH REGISTRATION NO. 108443-000
 EXPIRATION DATE 03/23/2025
 SHEET
 C4.00

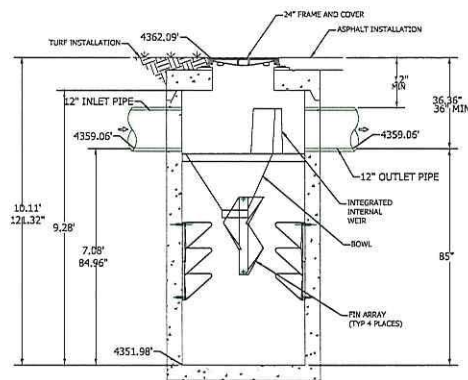
Kimley»Horn
 111 East Beaver, Suite 100 Salt Lake City, UT 84111
 801.466.1111



PLAN VIEW
SCALE: 1"=20'

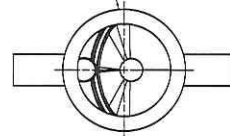
PRODUCT SPECIFICATIONS

THE STORMWATER TREATMENT UNIT SHALL BE AN IN-UNIT CAPABLE OF CONVEYING 100% OF THE DESIGN PEAK FLOW, IF PEAK FLOW RATES EXCEED MAXIMUM HYDRAULIC RATE, THE UNIT SHALL BE INSTALLED OFFLINE.
THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 80% OF THE SUSPENDED SOLIDS ON AN ANNUAL AGGREGATE REMOVAL BASIS, SAID REMOVAL SHALL BE BASED ON FULL-SCALE THIRD PARTY TESTING USING OK-110 MEDIA OR EQUIVALENT AND 300 MGD INFLUENT CONCENTRATION, SAID FULL-SCALE TESTING SHALL HAVE INCLUDED RELEVANT CAPTURE, BASED ON ACTUAL 10-DAY MINUS COLLECTED BY THE STORMWATER TREATMENT UNIT.
THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS USING A MEDIA MIX WITH #50-75 MESH AND 200 MGD INFLUENT CONCENTRATION.
OR:
THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS FOR CURRENT ADEQUACITY PROTOCOL.



SECTION VIEW A-A
SCALE: N.T.S.

BC-1
BARRACUDA S4
(48" MANHOLE PROVIDED BY BAYSAVER)



SITE SPECIFIC PLAN VIEW
SCALE: 1"=20'

CDS TREATMENT SYSTEM DETAIL
NOT TO SCALE

BARRACUDA S4	
UNIT ID	S4
PEAK FLOW RATE CFS	2.5
TREATMENT FLOW RATE CFS	1.25
TREATMENT FLOW RATE PER	OK-110

DATE: 06/22/2023	DRAWN: KEN GARFF HONDA	CHECKED: KEN GARFF HONDA
PROJECT #: 09322023	PROJECT NAME: EAST DRAINAGE TREATMENT PLAN	PROJECT LOCATION: KEN GARFF HONDA OF RIVERDALE - PHASE 2
SCALE: AS NOTED	SCALE: 1"=20'	SCALE: 1"=20'
1	OF 1	1

GENERAL NOTES

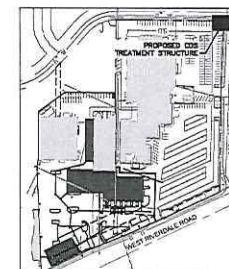
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE. IF A CONFLICT OCCURS BETWEEN THESE PLANS AND FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY.
- ALL GRADING AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
- OWNER: BRYAN M. ROBERTS, P.E.
ADDRESS: 2700 S. REDWOOD ROAD, WEST VALLEY CITY, UT 84118
PHONE: (801) 596-0394
DATE: JAN 18 2023
PROJECT NAME: GEOTECH PROJECT No. 20150
- ALL EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL UTILITIES ARE SHOWN HEREIN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.
- ALL DETEIORATED, DAMAGED, OR MISSING SURFACE IMPROVEMENTS SURROUNDING THE PERIMETER OF THE DEVELOPMENT WILL NEED TO BE REPLACED OR INSTALLED, I.E. CURB AND GUTTER, SIDEWALK, LANDSCAPING, PARK STOP IMPROVEMENTS, STREET LIGHTS, ETC.
- ALL CONSTRUCTION AND MATERIALS SHALL MEET RIVERDALE CITY STANDARDS.

STORM DRAIN NOTES

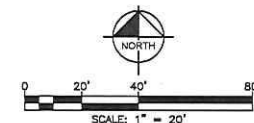
- CONNECT TO EXISTING STORM DRAIN FOR RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
- EXISTING STORM DRAIN PIPE TO REMAIN.
- FURNISH AND INSTALL BARRACUDA HYDRODYNAMIC SEPARATOR S4 OR APPROVED EQUIVALENT. SEE THIS SHEET FOR DETAIL.

LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	ADJACENT PROPERTY LINE
---	SEWER LINE
---	UNITS OF DISTURBANCE
---	PROPOSED STORM LINE



VICINITY MAP
SCALE: 1"=200'



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CAUTION NOTICE TO CONTRACTOR:
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Kimley»Horn
1115 East Broadway, Suite 202, Salt Lake City, UT 84103 | Tel: 801-333-2316

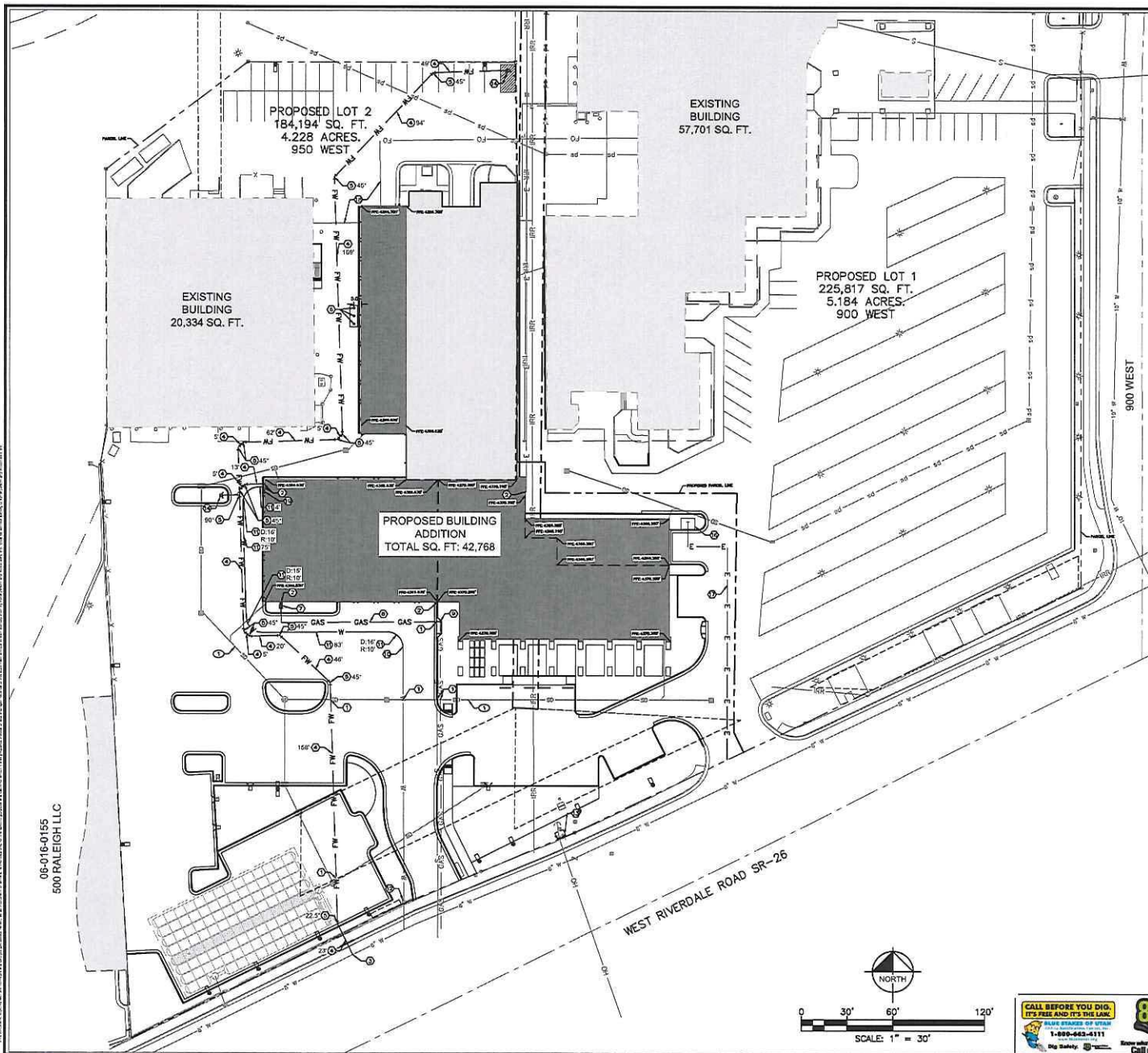
EAST DRAINAGE TREATMENT PLAN
KEN GARFF HONDA OF RIVERDALE - PHASE 2
RIVERDALE, UTAH

DRAWN BY: K.H. 09322023
CHECKED BY: K.H. 09322023
PROJECT NO.: 09322023
SCALE: AS SHOWN

PREPARED UNDER THE SUPERVISION OF THE ENGINEER OF RECORD, KIMLEY-HORN, INC., A PROFESSIONAL ENGINEERING FIRM, LICENSED IN THE STATE OF UTAH. PROJECT NO. 09322023.

SHEET C4.10

06-01-2023
 500 RALEIGH LLC



GENERAL NOTES

1. ALL EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL UTILITIES ARE SHOWN HEREIN. THE CONTRACTOR ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.
2. ALL ABOVE GROUND UTILITY APPURTENANCES SHALL BE ADJUSTED TO MATCH PROPOSED FINISHED GRADE ELEVATIONS.
3. CONTRACTOR TO FIELD VERIFY EXISTING INVERT ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
4. ALL DETERIORATED, DAMAGED OR MISSING SURFACE IMPROVEMENTS SURROUNDING THE PROJECTER SHALL BE REPLACED OR REPAIRED OR IMPROVED, INCLUDING, BUT NOT LIMITED TO, DRIVEWAYS, SIDEWALKS, LANDSCAPING, PARK STRIP IMPROVEMENTS, STREET LIGHTS, ETC.
5. ALL CONSTRUCTION AND MATERIALS SHALL MEET RIVERDALE CITY STANDARDS.
6. EXISTING WATER SERVICES OR LINES THAT ARE NOT IN USE MUST BE CAPPED AT THE MAIN LINE.

UTILITY NOTES

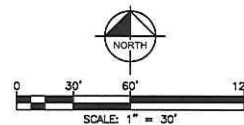
1. CAUTION - POSSIBLE UTILITY CROSSINGS - FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. REFER TO MEP PLANS FOR ROUTING OF UTILITY LINE FOR USE IN NEW ADDITION. STUDY UTILITY SERVICE WITHIN 5' OF PROPOSED BUILDING FOOTPRINT FOR BUILDING CONNECTION.
3. CONTRACTOR TO INSTALL FIRE LINE CONNECTION AT MAIN IN SAME LOCATION AS EXISTING. DISBURSED WATER LINE IN ORDER TO PROVIDE ADDITIONAL PATIOUSE IN LOT 1000. SEE CITY OF RIVERDALE DETAILS ON SHEET 08.20.
4. CONTRACTOR TO PIP 1000 20-18 BLUE PIPE FIRE SERVICE PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS. SEE CITY OF RIVERDALE DETAILS ON SHEET 08.20.
5. INSTALL WATER BOND OR USE WITH CONCRETE THURST BLOCK PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS. SEE PLAN FOR ANGLE. SEE CITY OF RIVERDALE DETAILS ON SHEET 08.20.
6. PROPOSED MINIMUM 1.500 GALLON SINKER OIL AND WATER SEPARATOR PER DETAIL ON MEP PLANS. EXISTING SINKER PIPE AND INVERTS TO BE COORDINATED IN THE FIELD.
7. FURNISH AND INSTALL GAS METER PER RIVERDALE CITY STANDARDS. COORDINATE WITH DOMINION ENERGY FOR INSTALLATION.
8. FURNISH AND INSTALL GAS LINE. COORDINATE WITH DOMINION ENERGY FOR INSTALLATION.
9. CONNECT TO EXISTING GAS LINE. DEVELOPER TO CONFIRM POINT OF CONNECTION WITH DOMINION ENERGY.
10. CONNECT TO EXISTING 2" CUMULATIVE WATER SERVICE LINE PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS. SEE CITY OF RIVERDALE DETAILS ON SHEET 08.20.
11. CONTRACTOR TO PIP 6000 WATER SERVICE PIPE PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS. BOND PER PLAN.
12. EXISTING 2" WATER METER TO REMAIN IN USE FOR PROPOSED SYSTEM DESIGN AND BE PROTECTED IN PLACE.
13. EXISTING FIRE HYDRANT TO REMAIN AND BE PROTECTED IN PLACE.
14. FURNISH AND INSTALL FIRE HYDRANT PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
15. EXISTING FIRE LINE AND IN-GROUND JUNCTION BOX TO BE LOCATED AND RELOCATED. REFER TO MEP PLANS FOR EXACT LOCATION OF ROUTING.
16. PROPOSED TRANSFORMER. REFER TO MEP PLANS FOR EXACT LOCATION.
17. PROPOSED PRIMARY CONDUIT FOR TRANSFORMER. REFER TO MEP PLANS FOR EXACT LOCATION.
18. EXISTING FIRE LINE AND IN-GROUND JUNCTION BOX TO BE LOCATED AND RELOCATED OUTSIDE PROPOSED BUILDING FOOTPRINT IF REQUIRED. REFER TO MEP PLANS FOR EXACT LOCATION OF ROUTING.
19. FURNISH AND INSTALL FIRE DEPARTMENT CONNECTION (FDC). REFER TO MEP PLANS FOR CONNECTION.

STORM WATER NOTES

1. PROPOSED STORM LINE SEE SHEET 04.00 FOR DETAILS.

LEGEND

PROPERTY LINE	PROPOSED CURB IMPROVEMENTS
W-W	EXISTING WATER LINE
W-W	PROPOSED WATER LINE
FW-FW	PROPOSED WATER LINE
S-S	EXISTING SANITARY SEWER LINE
S-S	PROPOSED SANITARY SEWER LINE
GAS-GAS	EXISTING GAS LINE
GAS-GAS	PROPOSED GAS LINE
CH-CH	EXISTING POWER LINE
E-E	EXISTING POWER LINE
SD-SD	EXISTING STORM DRAIN LINE
SD-SD	PROPOSED STORM DRAIN LINE
IRR-IRR	EXISTING IRRIGATION LINE
G	PROPOSED GAS METER

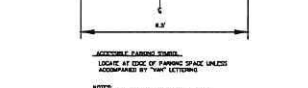
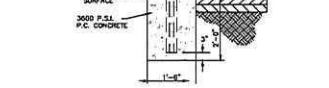


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 Dig Safely

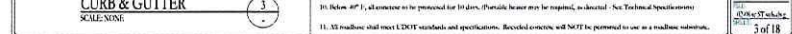
811
 Know what's below.
 Call before you dig.

CAUTION: HEDD TO CONTRACTOR
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Kimley»Horn <small>Utility Engineering & Construction Services</small>	
UTILITY PLAN KEN GARFF HONDA OF RIVERDALE - PHASE 2 RIVERDALE, UTAH	DRAWN BY: KHL CHECKED BY: EKL PROJECT NO.: 03320015 SCALE: AS SHOWN DATE: 06/01/2023 DATE: 06/01/2023 DATE: 06/01/2023 DATE: 06/01/2023
PREPARED UNDER THE DIRECTION SUPERVISION OF CERTIFICATED PROFESSIONAL ENGINEER P.E. STATE OF UTAH No. 188483-2001 DATE: 06/01/2023 PROJECT: 03320015	
SHEET C5.00	



1 PAVEMENT SECTIONS SCALE: NTS 2 ADA SIGN DETAIL SCALE: NTS 3 TYPICAL ADA MARKING & STRIPING DETAIL SCALE: NTS 4 CONCRETE WHEEL STOP DETAIL SCALE: NTS 5 2' CURB CUT DETAIL SCALE: NTS



PREPARED UNDER THE DIRECTION
SUPERVISION OF CHRISTOPHER BICK,
P.E. UTAH REGISTRATION NO.
1944212232 FOR AND ON BEHALF OF
KIMLEY-HORN AND ASSOCIATES, INC.

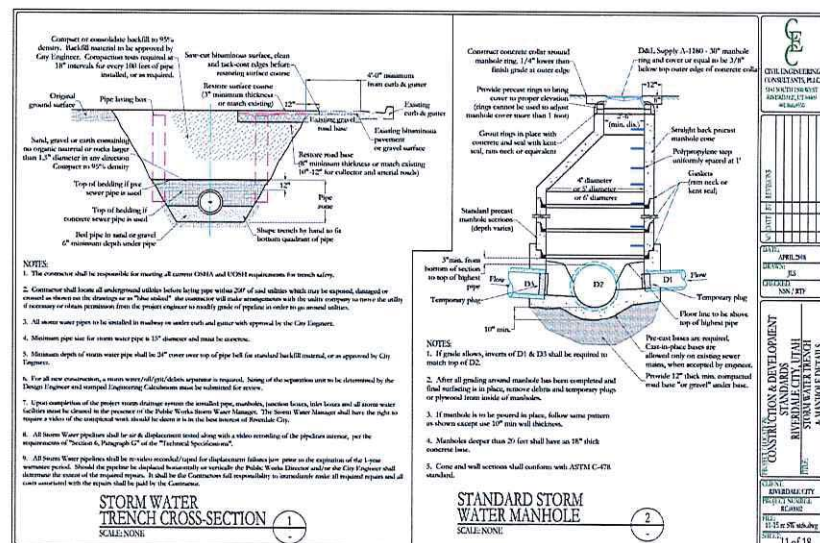
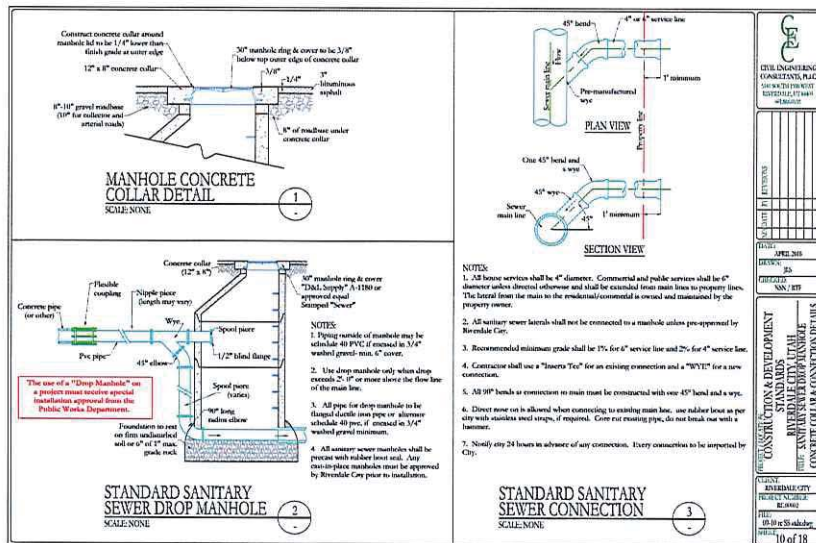
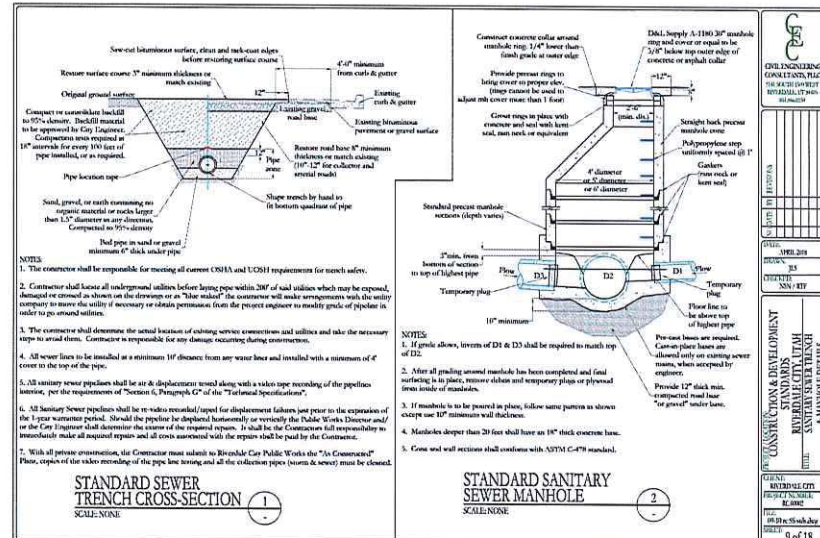
SHEET
C6.00

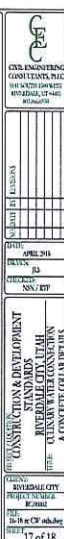
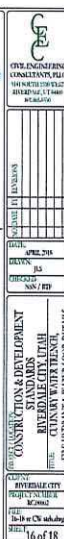
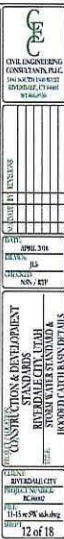


Curb and gutter

Run
205.1
December 1999

- 1. **GENERAL**
 - A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
 - B. Additional requirements are specified in ACPWA Section 22 16 13.
- 2. **PRODUCTS**
 - A. Base Course: Untrreated base course, ACPWA Section 22 11 23. Do not use gravel or base course without ENGINEER's permission.
 - B. Stormwater Filter: 120-mesh screen, ACPWA Section 22 13 23.
 - C. Concrete: Class 4000, ACPWA Section 22 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete strength of cracks may be affected by temperature and humidity.
 - D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type 3 Class A), ACPWA Section 22 30 09.
- 3. **EXECUTION**
 - A. Base Course Placement: ACPWA Section 22 05 10. Slopeless to 8-inches if flow line grade is 0.5 Percent; (plus/0.05) of grade or. If slope is less, provide 6-inches. Minimum lift thickness between compaction is 8-inches when using rolling equipment. Compact when using hand tools. Compact to 95 percent or greater relative to a modified proctor density, ACPWA Section 22 31 28.
 - B. Stormwater Filter Installation:
 - 1) Install expansion joints vertical, full width, with top of filter and flush with concrete surface. Install at the start and end of a street intersection turn. Expansion joints are not required to be installed along slope-intersection.
 - 2) Install connection joints vertical, 18-inch wide or 1/4-in thick gaskets if the slabs are greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete driveway pavement.
 - 3) Provide 1/2-inch drain edge. Apply a broom finish. Apply a curing agent.
 - 4) Seal and Repair: Protect concrete from deicing chemicals during cur. Retention that does not drain. If necessary, 8-in flow-line with water to verify.







ADS
SiteAssist[®]
FOR STORAGE
INSTALLATION INSTRUCTIONS
800.344.4444

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

- [illegible]

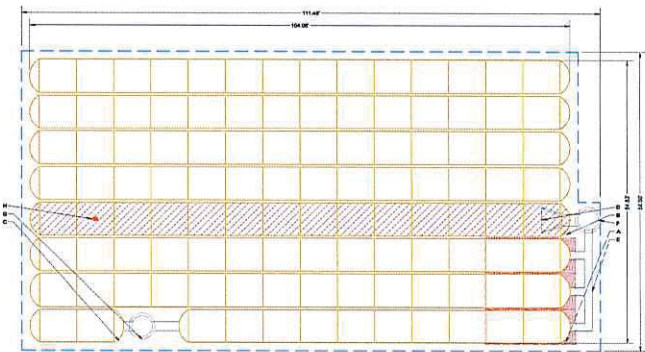
IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

- [illegible]

NOTES FOR CONSTRUCTION EQUIPMENT

2. STORMWATER MANAGEMENT CHANNELS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMWATER MGMT-3000-4180 CONSTRUCTION GUIDE".
3. THE USE OF EQUIPMENT OVER 20,000 CHASSIS WEIGHTS IS LIMITED
- a. NO EQUIPMENT IS ALLOWED ON MAIN CHANNELS
 - b. NO MORE THAN 300 LBS. GAWT, 100 CH. OR OPERATORS ARE ALLOWED UNLESS PROPER PLATE DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMWATER MGMT-3000-4180 CONSTRUCTION GUIDE"
 - c. NO MORE THAN 1000 LBS. GAWT, 100 CH. OR OPERATORS ARE ALLOWED ON THE "STORMWATER MGMT-3000-4180 CONSTRUCTION GUIDE"
4. PULL UP OR PUSH DOWN OF STABILIZED COVER MATERIALS OVER THE CHANNELS IS REQUIRED FOR ROAD TRUCK TRAVEL OR DAMPING.
- USE OF A DIGGER TO PUSH DOWN EXISTING COVER BETWEEN THE BOWS OF CHANNELS MAY CAUSE DAMAGE TO CHANNELS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHANNELS DAMAGED BY USING THE "PUMP AND PULL" METHOD ARE NOT COVERED UNDER THE STORMWATER STANDARD
- CONTACT STORMWATER 448-880-0000 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR HEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT


CONTACT STORMTECH AT 1-888-963-2054 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

[illegible]

NOTES:

- 1. **DISPOSED BUT TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE 403 FOR MANHOLE SAVING GUIDANCE.**
- 2. **REVISION OF ANY OF THE FOLLOWING IS AT THE USER'S RISK AND NECESSARY ADJUSTMENTS TO THE CHANGING CENTER REQUIREMENTS ARE THE USER'S RESPONSIBILITY:**
 - a. **THE LAYOUT OF THE CHANGING SYSTEM TO SPECIFIC SITE DESIGN CONDITIONS, IF IT MAY BE NECESSARY TO CUT AND CHANGE ADDITIONAL PIPE TO ESTABLISHED MANHOLE CONNECTIONS AT THE FIELD.**
 - b. **THE CHANGING SYSTEM TO BE USED, IF IT IS NOT THE SAME AS THE CHANGING SYSTEM SHOWN ON THE CHANGING CENTER REQUIREMENTS.**
 - c. **THE CHANGING SYSTEM IS TO BE DESIGNED TO SPECIFIC INFORMATION ON SOIL CONDITIONS OR BARRING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR THE RELIABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE BARRY BOLS. THE BARE SOIL DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS AVAILABLE.**
- 3. **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVIDE CUES TO THE REQUIRED STATION VOLUME CAN BE ACHIEVED ON SITE.

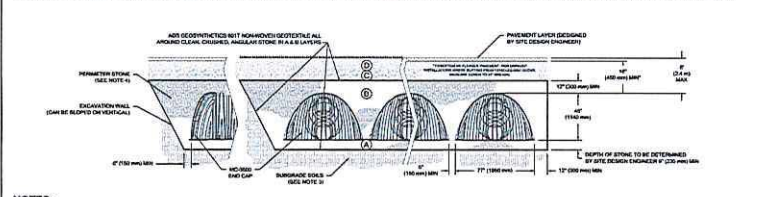
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	Kimley-Horn 1111 East Franklin Street Suite 400 Denver, CO 80202 Phone: (303) 733-1111 Fax: (303) 733-1111 Email: info@kimley-horn.com
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ACCEPTABLE FILL MATERIALS- STORMTECH MC-3500 CHAMBER SYSTEMS				
	MATERIAL LOCATION	DESCRIPTION	ASHTO MATERIAL SPECIFICATION	COMPACTION / DENSITY REQUIREMENT
D	<p>FINAL PAVL BOTTOM OF SUBGRADE TO BE STARTED FROM THE TOP OF THE LAYER TO THE BOTTOM OF PAVEMENT UNLESS OTHERWISE SPECIFIED. SEE PLAN AND NOTES. THIS FILLER SUBGRADE MAY BE PART OF THE LAYER.</p> <p>INTELL PAVL PAVL MATERIAL PROVIDED 1" STAYS FROM THE TOP OF THE SUBGRADE TO THE BOTTOM OF LAYER. SEE PLAN AND NOTES.</p> <p>CHAMBER NOTES: THIS FILLER SUBGRADE MAY BE PART OF THE LAYER.</p>	<p>ANY SOLID FILL MATERIAL, NATIVE SOILS, OR FOR ENGINEERING PLANS, (CHECK PLANS FOR ANY SPECIFIC REQUIREMENTS)</p> <p>CHAMBER: WELL-SORTED NON-CLAYEY SANDS/ GRAVELS - 100% FREE ON THE PASS (NO. 10) SIEVE AND 90% PASSING THE NO. 40 SIEVE.</p> <p>NO MOST FAVORABLE SUBGRADE MATERIAL CAN BE USED IN LAYER OF THIS LAYER.</p>	<p>NA</p> <p>ASHTO M287 A1-A, P-3-A</p> <p>ASHTO M287 3, 307, 4, 49, 5.6, 7.6, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100</p>	<p>PREPARE PER BEST DESIGN ENGINEERING PLANS, PASSED FOR APPROVAL BY THE DESIGNER AND APPROVED BY THE OWNER. PREPARED FOR APPROVAL BY THE DESIGNER AND APPROVED BY THE OWNER.</p> <p>BELOW COMPACTION: AFTER 48 HOURS OF MATERIAL DRYING, THE MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE THEORETICAL MAXIMUM DRY DENSITY OF THE MATERIAL. THE MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE THEORETICAL MAXIMUM DRY DENSITY OF THE MATERIAL.</p>
E	<p>CHAMBER NOTES: THIS FILLER SUBGRADE MAY BE PART OF THE LAYER.</p>	<p>CHAMBER: WELL-SORTED NON-CLAYEY SANDS/ GRAVELS - 100% FREE ON THE PASS (NO. 10) SIEVE AND 90% PASSING THE NO. 40 SIEVE.</p>	<p>ASHTO M287 3, 307, 4, 49, 5.6, 7.6, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100</p>	<p>NO COMPACTION REQUIRED.</p>
F	<p>FOUNDATION FOR STONE IN LAYER TO THE LAYER ABOVE.</p>	<p>CLEAN, CRUSHED, ANGULAR STONE.</p> <p>CLEAN, CRUSHED, ANGULAR STONE.</p>	<p>ASHTO M287 3, 4</p>	<p>PLATE COMPACTION FOR ROAD, ACHIEVE A PAV SURFACE 1"</p>

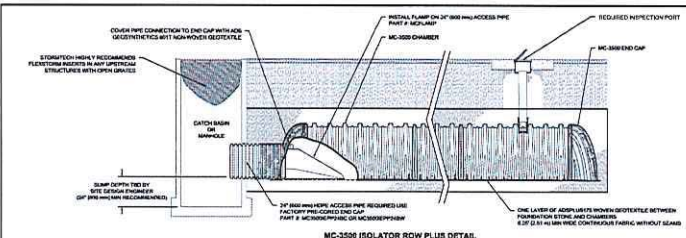
PLEASE NOTE:

1. THE LISTED ASD/DO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR 18" STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (ASD/DO MAX) STONE"
2. COMPACTED COMPACTOR REQUIREMENTS ARE SET FOR 1" LAYER MATERIALS WHEN PLACED AND COMPACTION BY JCB AND HAND LITS USED. TWO FULL CRACKS WITHIN A VIBRATORY COMPACTOR.
3. THERE IS AN ILLUSTRATION SURFACE MAY BE COMPACTION BY LOCATION. FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR GRADING WITHOUT COMPACTOR EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STATEMATH FOR COMPACTOR REQUIREMENTS.
4. ONCE LAYER C IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER C UP TO THE FINISHED GRADE. MOST PREVALENT SURFACE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER C ON C AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F1170 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL TOWNSHIP COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 3A/6 REQUIREMENTS.
- CHAMBER CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F1170 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL TOWNSHIP COLLECTION CHAMBERS".
- FOR ALL CHAMBERS THE MINIMUM ALLOWABLE BEARING CAPACITY OF THE EXISTING SUBGRADE AND THE DEPTH OF FOUNDATION SHALL BE DETERMINED WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL BEARING CONDITIONS.
- FOR ALL CHAMBERS THE MINIMUM ALLOWABLE BEARING CAPACITY OF THE EXISTING WALL FOR BOTH VERTICAL AND LATERAL EXCAVATION SHALL BE DETERMINED.
- REQUIREMENTS FOR MANHOLES AND INSTALLATION:
 - TO MAINTAIN THE PROPER CHAMBERS DURING BIDDING AND CHANGING, CHAMBERS SHALL HAVE INTERNAL INTERLOCKING STAGING LUGS.
 - TO ENSURE ADEQUATE STIFFNESS INSTALLATION OF AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 18".
 - TO ENSURE THE INTEGRITY OF THE ARMO-GEOTEK STRAIN INSTALLATION, A JOINT STIFFNESS CAPACITY SHALL BE GREATER THAN OR EQUAL TO 100 LBS/IN. THE JOINTS BE DESIGNED IN SECTIONS A AND B, WITH THE THORNEST CHAMBER INFORMATION BOARD INSTALLATION OF ELUVIATED TOWNSHIP STRAINING LUGS (F 1170 3) CHAMBERS SHALL BE PRODUCED FROM THE SELECTIVE GOLD OR YELLOW COLORED.

[illegible]

INSPECTION & MAINTENANCE

- [illegible]

NOTES


1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.

2. CHECK JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

NOTE: INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUPTION UNITS.

4" PVC INSPECTION PORT DETAIL
(MC SERIES CHAMBER)
N/A

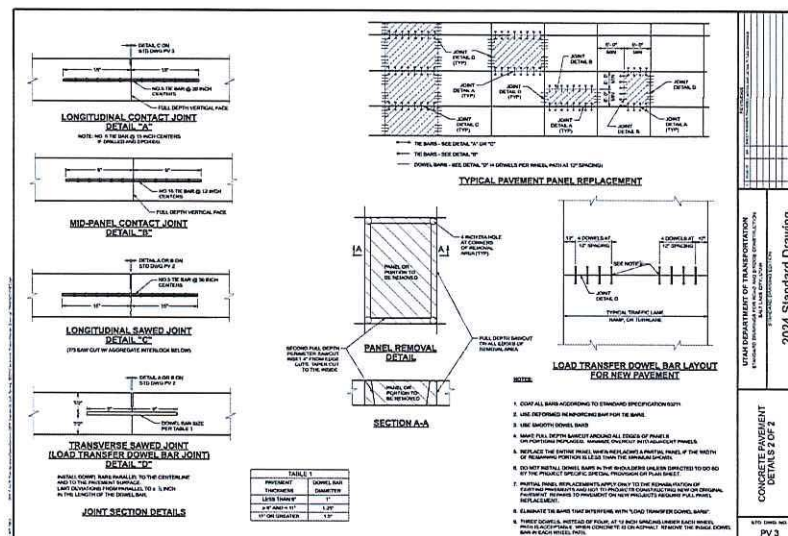
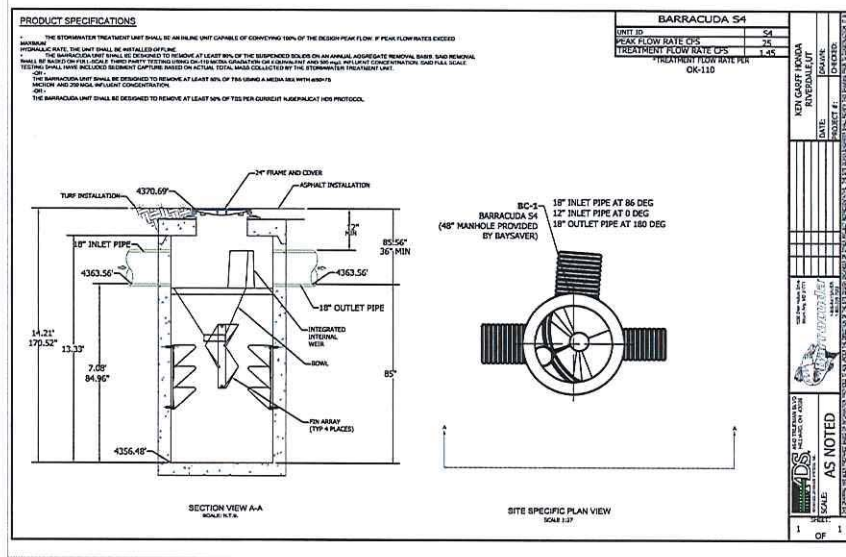
 ABA American Bankers Association 1400 Broadway, N.Y. 10018 (212) 512-2000	StormTech® Checkmate System 880 880 2nd St. West, Suite 100, St. Paul, MN 55102-2500 (612) 291-1000		KEN QUOFF HONDA (MC3000) KENQUOFF@AOL.COM KENQUOFF@HONDA.COM KENQUOFF@HONDA.COM	
	DATE _____ TIME _____ DAY _____ MONTH _____ YEAR _____	OFFICE _____ PHONE _____ FAX _____ E-MAIL _____	SALES _____ SERVICE _____ SUPPORT _____ TRAINING _____	REGIONAL V.P. USA _____ REGIONAL V.P. CANADA _____ REGIONAL V.P. EUROPE _____ REGIONAL V.P. ASIA _____ REGIONAL V.P. AUSTRALIA _____ REGIONAL V.P. SOUTH AMERICA _____ REGIONAL V.P. AFRICA _____ REGIONAL V.P. MIDDLE EAST _____ REGIONAL V.P. INDIA _____ REGIONAL V.P. CHINA _____ REGIONAL V.P. JAPAN _____ REGIONAL V.P. KOREA _____ REGIONAL V.P. TAIWAN _____ REGIONAL V.P. HONG KONG _____ REGIONAL V.P. SINGAPORE _____ REGIONAL V.P. MALAYSIA _____ REGIONAL V.P. THAILAND _____ REGIONAL V.P. PHILIPPINES _____ REGIONAL V.P. INDONESIA _____ REGIONAL V.P. VIETNAM _____ REGIONAL V.P. LAOS _____ REGIONAL V.P. CAMBODIA _____ REGIONAL V.P. MYANMAR _____ REGIONAL V.P. BURMA _____ REGIONAL V.P. SRI LANKA _____ REGIONAL V.P. PAKISTAN _____ REGIONAL V.P. BANGLADESH _____ REGIONAL V.P. NEPAL _____ REGIONAL V.P. BHUTAN _____ REGIONAL V.P. MALDIVES _____ REGIONAL V.P. SLOVENIA _____ REGIONAL V.P. CROATIA _____ REGIONAL V.P. BOSNIA _____ REGIONAL V.P. HERZEGOVINA _____ REGIONAL V.P. SERBIA _____ REGIONAL V.P. MONTENEGRO _____ REGIONAL V.P. ALBANIA _____ REGIONAL V.P. MACEDONIA _____ REGIONAL V.P. BULGARIA _____ REGIONAL V.P. ROMANIA _____ REGIONAL V.P. GREECE _____ REGIONAL V.P. ITALY _____ REGIONAL V.P. SPAIN _____ REGIONAL V.P. FRANCE _____ REGIONAL V.P. GERMANY _____ REGIONAL V.P. POLAND _____ REGIONAL V.P. CZECH REPUBLIC _____ REGIONAL V.P. SLOVAKIA _____ REGIONAL V.P. HUNGARY _____ REGIONAL V.P. AUSTRIA _____ REGIONAL V.P. SWITZERLAND _____ REGIONAL V.P. LUXEMBOURG _____ REGIONAL V.P. BELGIUM _____ REGIONAL V.P. NETHERLANDS _____ REGIONAL V.P. DENMARK _____ REGIONAL V.P. SWEDEN _____ REGIONAL V.P. NORWAY _____ REGIONAL V.P. FINLAND _____ REGIONAL V.P. ICELAND _____ REGIONAL V.P. IRELAND _____ REGIONAL V.P. UNITED KINGDOM _____ REGIONAL V.P. IRELAND _____ REGIONAL V.P. NETHERLANDS _____ REGIONAL V.P. 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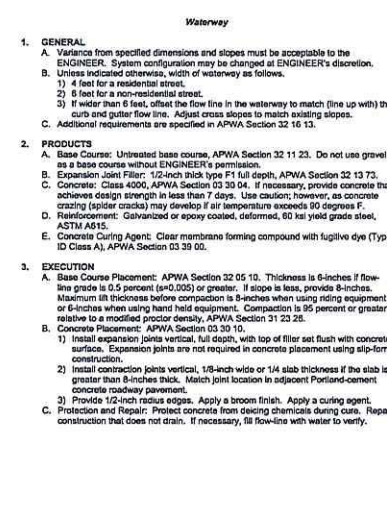
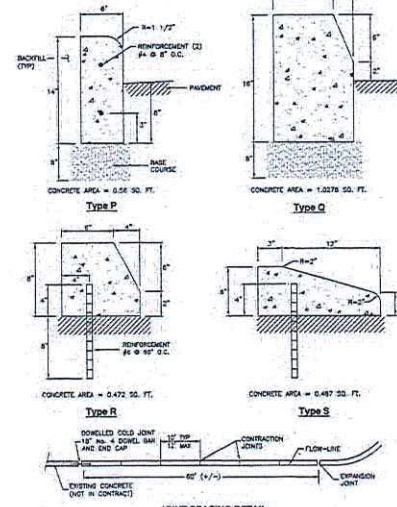
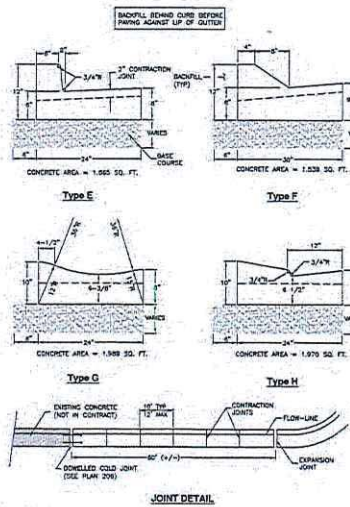
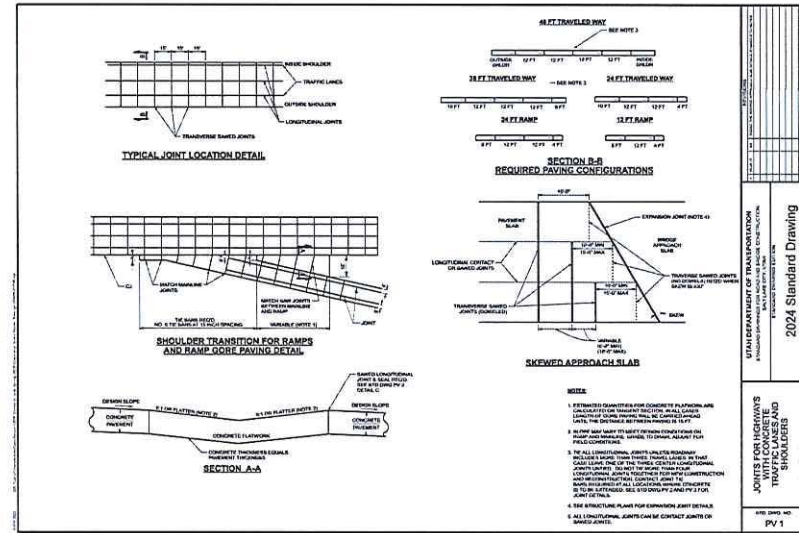
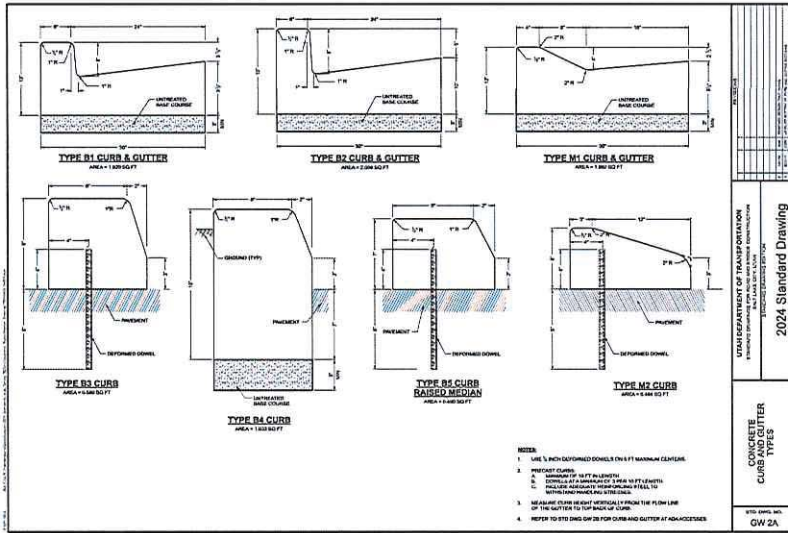
		CONSTRUCTION DETAILS KEN GARFF HONDA OF RIVERDALE - PHASE 2 RIVERDALE, UTAH	
QUANTITY:	K/R	5/22/2012	
DESIGNED BY:	BOG	5/22/2012	
CHECKED BY:	CPB	5/22/2012	
PROJECT NO.:	023220015	SCALE:	AS SHOWN

PREPARED, DRAWN AND CHECKED BY: CHRISTOPHER PAUL REID, P.E.
 UTAH PROFESSIONAL ENGINEER NO. 108441-002
 EXPIRATION DATE 12/31/2012
 STATE OF UTAH

PREPARED FOR: HONDA OF RIVERDALE
 1000 N. 1000 E. SUITE 100
 RIVERDALE, UTAH 84401
 THIS SET OF PLANS IS FOR USE ON HONDA OF RIVERDALE PROJECTS AND ASSOCIATED LOTS

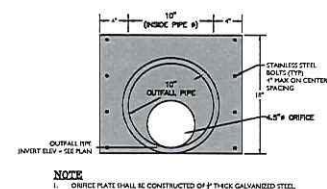
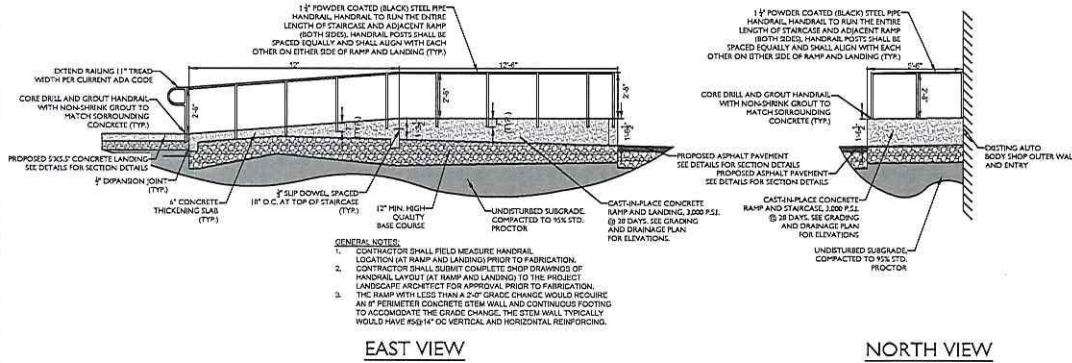
SHEET
 C6.30





Kimley»Horn 111 East Broadway, Suite 301 Salt Lake City, UT 84111 Tel. 312.332.5176	
PROJECT NO. 03520015 SHEET NO. 11 DATE 03/20/2015	PROJECT NO. 03520015 SHEET NO. 11 DATE 03/20/2015
PREPARED BY: J. H. HORN CHECKED BY: J. H. HORN DESIGNED BY: J. H. HORN DRAWN BY: J. H. HORN	PREPARED BY: J. H. HORN CHECKED BY: J. H. HORN DESIGNED BY: J. H. HORN DRAWN BY: J. H. HORN
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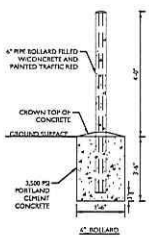


CONCRETE RAMP AND HANDRAIL DETAIL FOR AUTO BODY SHOP

SCALE: NTS

ORIFICE PLATE DETAIL

SCALE: NTS



BOLLARD DETAIL

SCALE: NTS

NOT USED

SCALE: NTS

NOT USED

SCALE: NTS

NOT USED

SCALE: NTS

NOT USED

DATE	DESCRIPTION	BY	CHECKED BY	PROJECT NO.	SCALE
06/02/2023	DESIGN	DAVID R. HORN	DAVID R. HORN	03/22/2015	AS SHOWN
07/02/2023	REVISION	DAVID R. HORN	DAVID R. HORN		
08/02/2023	REVISION	DAVID R. HORN	DAVID R. HORN		
09/02/2023	REVISION	DAVID R. HORN	DAVID R. HORN		

CONSTRUCTION DETAILS

KEN GARFF HONDA OF RIVERDALE - PHASE 2

RIVERDALE, UTAH

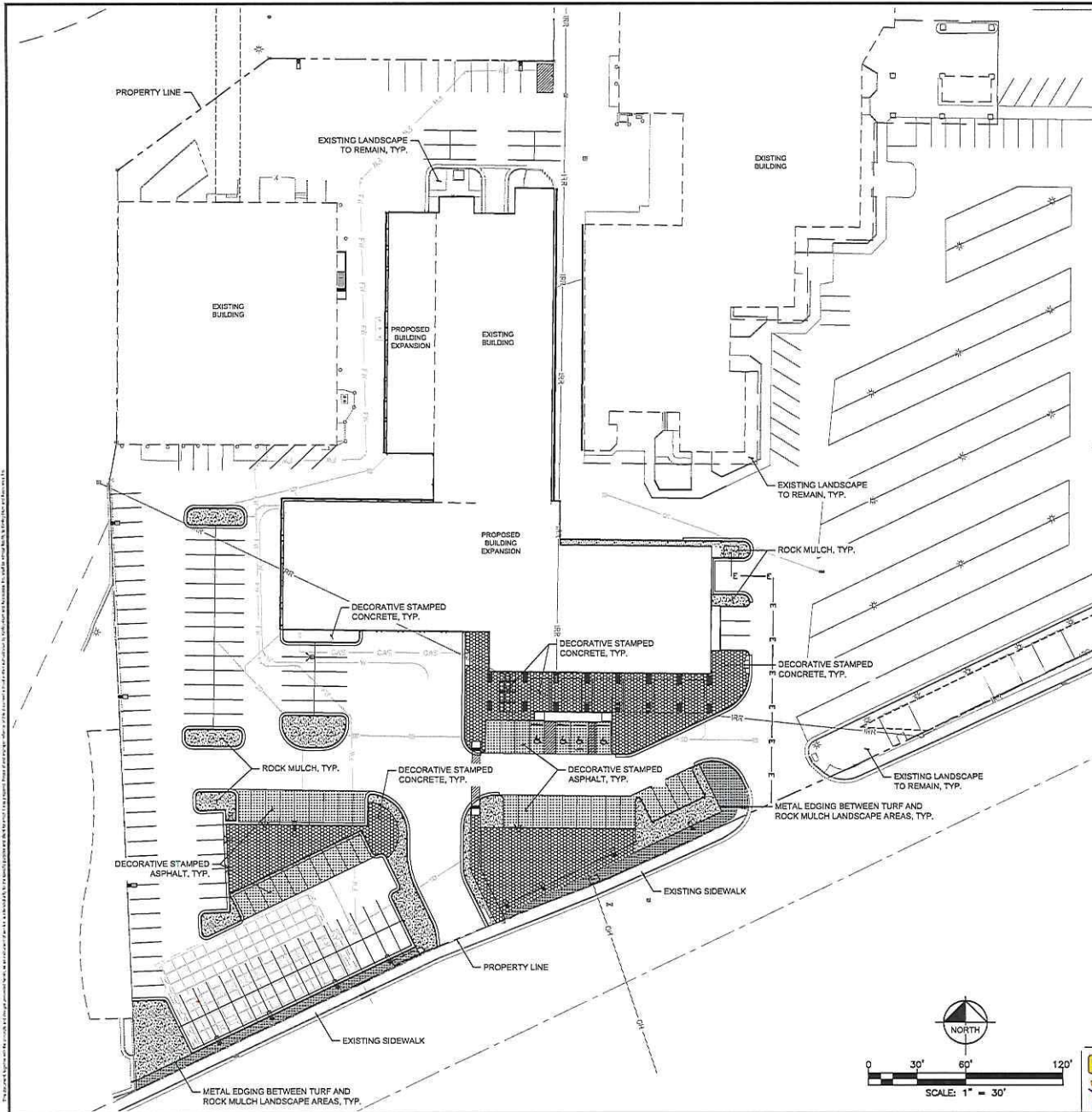
Kimley»Horn

111 East 800 South, Suite 101 Salt Lake City, UT 84111 TEL: 313.232.3778

PREPARED UNDER THE DIRECTION OF THE PROFESSIONAL ENGINEER, DAVID R. HORN, P.E., UTAH REGISTRATION NO. 198443-001. UNPAID LICENSE FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

SHEET C6.60

DATE: 12/20/2023
DRAWN BY: ALISON KAVEN
CHECKED BY: JESSICA L. HARRIS
DESIGNED BY: JESSICA L. HARRIS
PROJECT NO.: 2023-0013
SHEET NO.: 1.10



LANDSCAPE SITE CALCULATIONS

SITE AREA	410,033 SF (8.41 AC)
REFURBISHED / DISTURBED SITE AREA	140,279 SF (3.22 AC)

LANDSCAPE REQUIREMENTS

10-14-12: NONRESIDENTIAL AND RESIDENTIAL DEVELOPMENT

REFURBISHED EXISTING DEVELOPMENT (10-14-12 B.1)	REQUIRED	PROVIDED
LANDSCAPE AREA REQUIRED (20% REFURBISHED AREA)	28,022 SF	28,019 SF (20%)
LANDSCAPE PLANTING / MULCH	9,463 SF	
LANDSCAPE DECORATIVE PAVING	19,256 SF	

MAXIMUM TURF PLANTING ALLOWED (15%): 4,277 SF (MAX) 2,891 SF (10%)

*Landscape Area defined as: "landscape and other drought tolerant landscape features including, but not limited to: water features, benches, planters, decorative walls, decorative ornaments, stamped concrete, small decorative rocks as well as boulders, mulch, and decorative curbing."

PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
CK	CK	Calamagrostis x scutellaria 'Karl Foerster'	3 gal.	1P FULL	48
FE	FE	Festuca glauca 'Elijah Blue'	1 gal.	12" FULL	64

PLANT SCHEDULE

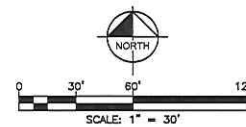
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	QTY
	Kent-bluegrass	SOD	2,891 sf
	Kent-bluegrass		

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	Rock Mulch: Natural Tan loam, 1" Screened, 3" Depth, over Weed Filter Fabric (Dewitt Pro-5, or equal). Submit Sample to Owner for Approval.	6,208 sf
	Wood Mulch: Shredded Hardwood Mulch, 3" Depth, over Weed Filter Fabric (Dewitt Pro-5, or equal). Submit Sample to Owner for Approval.	274 sf
SYMBOL	CONCRETE DESCRIPTION	QTY
	Decorative Stamped Concrete Reference Architecture Plans	11,008 sf
SYMBOL	ASPHALT DESCRIPTION	QTY
	Decorative Stamped Asphalt (Parking) Reference Architecture Plans	7,067 sf

LANDSCAPE MAINTENANCE REQUIREMENTS

- General Maintenance: All landscaped areas, whether required or otherwise, shall be kept and maintained in accordance with all of the following standards:
- Landscaped areas shall be kept free of litter and debris.
 - Landscaped areas shall be weeded on a regular basis.
 - Trees and shrubs shall be pruned so as to avoid damage to other improvements, structures or utility lines. Dead branches or dead trees, shrubs or other plant materials are removed from the property. Lawns are mowed on a regular basis according to the growth habit of the type of turf grass used.
 - All plant materials shall be adequately watered to maintain a healthy condition as by the typical color of the plant under normal growing conditions, provided that when water use restrictions are imposed by the city or applicable secondary water provider during times of drought, no violation shall occur as long as the owner or occupant is watering within such restrictions.
 - Required trees, shrubs or other plant materials that have died and been removed shall be replaced.



CAUTION NOTICE TO CONTRACTOR

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DATE	DESCRIPTION	BY	CHECKED BY
06/02/23	REVISED	ALISON KAVEN	JESSICA L. HARRIS
07/20/23	REVISED	ALISON KAVEN	JESSICA L. HARRIS
07/20/23	REVISED	ALISON KAVEN	JESSICA L. HARRIS
07/20/23	REVISED	ALISON KAVEN	JESSICA L. HARRIS

LANDSCAPE PLAN

KEN GARFF HONDA OF RIVERDALE - PHASE 2

RIVERDALE, UTAH

DRAWN BY: ALISON KAVEN

CHECKED BY: JESSICA L. HARRIS

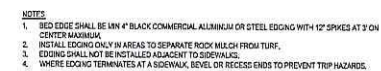
DESIGNED BY: JESSICA L. HARRIS

PROJECT NO.: 2023-0013

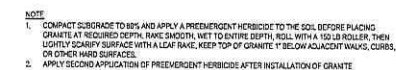
SHEET: 1.10

STATE OF UTAH

SEAL: JESSICA L. HARRIS, LANDSCAPE ARCHITECT



2 METAL BED EDGING
SCALE: N.T.S.



3 MULCH INSTALLATION

AMENDED PLANTING BACKFILL MIX

MIX SHALL CONSIST OF: 1/2 PART "NATIVE" SITE SOIL (NO CALICHE IN BACKFILL) & 1/2 PART MULCH (PHUJUS) "NATURAL FERTILE, FRABLE SOIL THOROUGHLY MIXED PRIOR TO BACKFILLING PIT, REMOVE ALL INORGANIC MATERIAL GREATER THAN 1" IN SIZE. SOIL BACKFILLING SHALL BE ACCOMPLISHED IN 6" LIFTS. EACH LIFT SHALL BE WATER SETTLED WITHOUT POOLING.

SLOW-RELEASE FERTILIZER TABLETS

FERTILIZER TABLETS SHALL BE AGRIFORM OR EQUAL (21 GRAM 20-10-5) SLOW RELEASE TABLETS SHALL BE PLACED AT 1/2 THE DEPTH OF THE ROOTBALL AT THE FOLLOWING RATES.

1 TABLET PER 1-GALLON CONTAINER
2 TABLETS PER 5-GALLON CONTAINER
3 TABLETS PER 15-GALLON CONTAINER
4 TABLETS PER 24" BOX

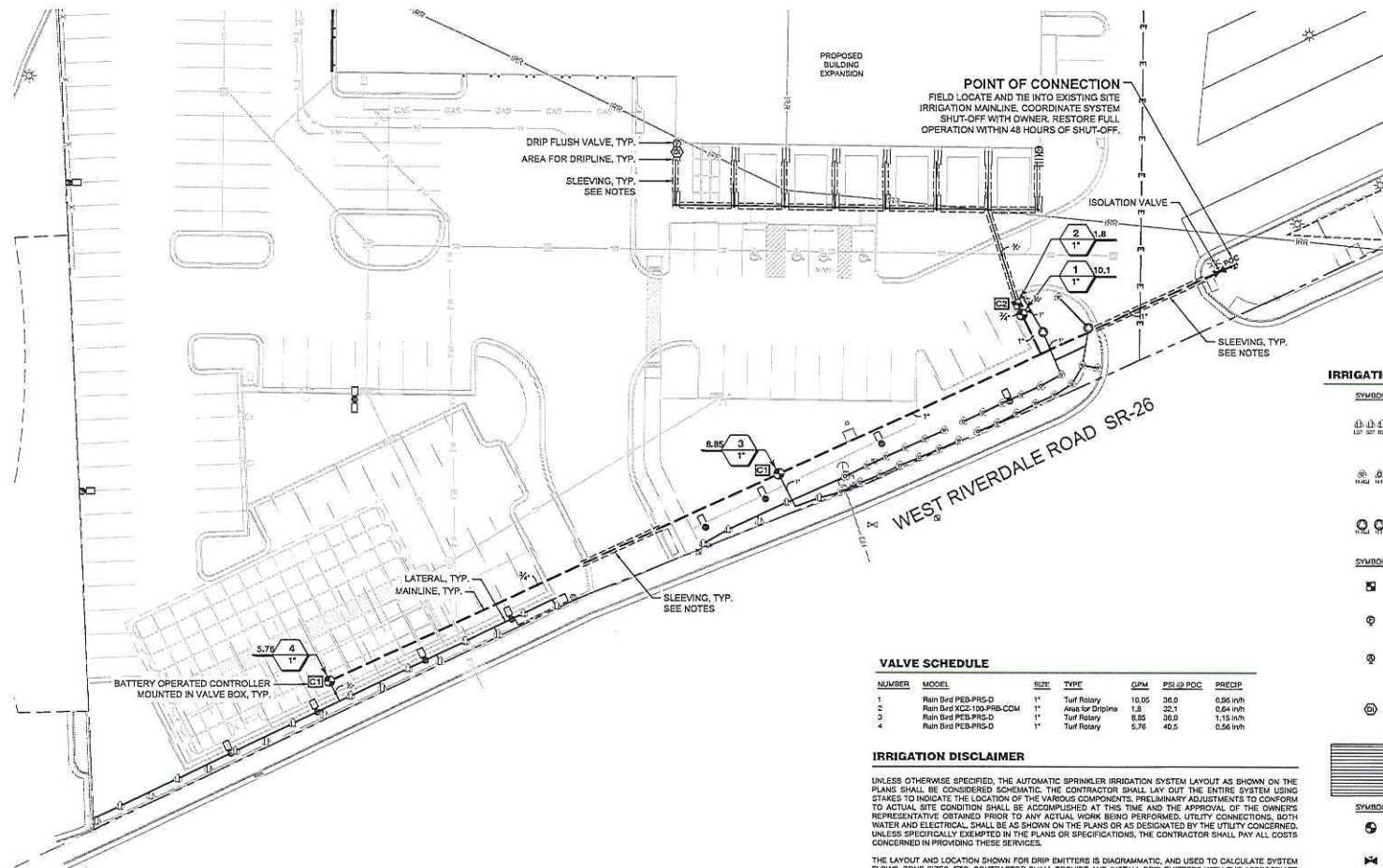
AND AT A RATE OF 1 TABLET PER EACH ADDITIONAL 6" BOX SIZE. WHEN MULTIPLE QUANTITIES OF TABLETS ARE REQUIRED, THEY SHALL BE EQUALLY SPACED AT THE SPECIFIED DEPTH.

4 BACKFILL AND FERTILIZER NOTES

CAUTION NOTICE TO CONTRACTOR

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[illegible]



CRITICAL ANALYSIS

Generated:	2023-09-25 08:28
P.O.C. NUMBER:	01
Water Source Information:	Existing Site Irrigation Mainline, Field verify location.
FLOW AVAILABLE	
Point of Connection Size:	1"
Flow Available:	19.62 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	86 PSI
Pressure Available:	50 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	8.85 GPM
Flow Available at POC:	19.62 GPM
Residual Flow Available:	10.77 GPM
Critical Station:	4
Design Pressure:	30 PSI
Friction Loss:	0.61 PSI
Fittings Loss:	0.05 PSI
Elevation Loss:	0 PSI
Loss through Valve:	1.72 PSI
Pressure Req. at Critical Station:	32.4 PSI
Loss for Fitting:	0.74 PSI
Loss for Main Line:	7.41 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	0 PSI
Critical Station Pressure at POC:	40.5 PSI
Pressure Available:	50 PSI
Residual Pressure Available:	14.3 PSI

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
1	Rain Bird R-VAN-STRIP 1806-SAM-P45 Shrub Rotary, 5' x 15' (LCS and HCS), 5' x 30' (SST) Hand Adjustable Multi-Stream Rotary w/ 1800 turf spray body on 6" pop-up, with check valve and 45 psi in-stem pressure regulator, 1/2" NPT Female Threaded Inlet.	30
2	Rain Bird R-VAN-1806-SAM-P45 Turf Rotary, 6' x 14' 45-270 degrees and 360 degrees, Hand Adjustable Multi-Stream Rotary w/ 1800 turf spray body on 6" pop-up, with check valve and 45 psi in-stem pressure regulator, 1/2" NPT Female Threaded Inlet.	30
3	Rain Bird R-VAN-1806-SAM-P45 Turf Rotary, 12' x 18' 45-270 degrees and 360 degrees, Hand Adjustable Multi-Stream Rotary w/ 1800 turf spray body on 6" pop-up, with check valve and 45 psi in-stem pressure regulator, 1/2" NPT Female Threaded Inlet.	30
4	Rain Bird XZ-125-PRB-COM Wide Flow Drip Control Kit for Commercial Applications, 1in. Ball Valve with 1in. PEXB Valve and 1in. Pressure Regulating 40psi Quick-Check Shut-Off Filter, 0.3 GPM/20 GPM	
5	Rain Bird MDCFCAP Drip Line Flush Valve cap in compression fitting coupler.	
6	Rain Bird ARV250 1/2in. Air Relief Valve, made of quality cast-iron materials, with a 6in. drip valve box (SEB 760 similar box). Use with installation below seal. The valve will allow air to escape the pipeline, thus preventing water hammer or blockage.	
7	Rain Bird OPEND Drip System Operation Indicator, alarm ring, for clear visibility when drip system is changed to a minimum of 20psi. Includes 16in. of 1/4in. distribution tubing with connection fitting pre-installed.	
8	Area to Receive Drip Line Rain Bird PEX-CL-18 XPS-CL Sub-Surface and On-Surface Landscape Drip Line with a Heavy-Duty 4.3 psi Check Valve, 0.8 GPM emitters at 18" O.C. Drip line spacers at 18" apart, with emitters offset for irregular pattern. Specify XF smart fittings.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
9	Rain Bird PEX-PRB-D 1" x 1/2", 2" Plastic Industrial Valves, Low Flow Operating Capability, Globe Configuration, With Pressure Regulator Module.
10	Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 2"
11	Rain Bird T80S-BTILT 1 station Bluetooth battery operated controller, install with (T80SP20) W. DC Potentiometer Latching Solenoid, Compatible w/ Rain Bird Mobile App Only.
12	Rain Bird T80S-BTILT 2 station Bluetooth battery operated controller, install with (T80SP20) W. DC Potentiometer Latching Solenoid, Compatible w/ Rain Bird Mobile App Only.
13	Point of Connection 1" Existing Site Irrigation Mainline, Field verify location.
14	Irrigation Lateral Line PVC Schedule 40
15	Irrigation Mainline PVC Schedule 40
16	Pipe Sleeve: PVC Class 200 SDR 21

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI @ POC	PREOP.
1	Rain Bird PEX-PRB-D	1"	Turf Rotary	10.05	30.0	0.56 in/h
2	Rain Bird XZ-125-PRB-COM	1"	Area for Drip Line	1.3	32.1	0.64 in/h
3	Rain Bird PEX-PRB-D	1"	Turf Rotary	8.85	30.0	1.15 in/h
4	Rain Bird PEX-PRB-D	1"	Turf Rotary	5.76	40.5	0.56 in/h

IRRIGATION DISCLAIMER

UNLESS OTHERWISE SPECIFIED, THE AUTOMATIC SPRINKLER IRRIGATION SYSTEM LAYOUT AS SHOWN ON THE PLANS SHALL BE CONSIDERED SCHEMATIC. THE CONTRACTOR SHALL LAY OUT THE ENTIRE SYSTEM USING STAKES TO INDICATE THE LOCATION OF THE VARIOUS COMPONENTS. PRELIMINARY ADJUSTMENTS TO CONFORM TO ACTUAL SITE CONDITION SHALL BE ACCOMPLISHED AT THIS TIME AND THE APPROVAL OF THE OWNER'S REPRESENTATIVE OBTAINED PRIOR TO ANY ACTUAL WORK BEING PERFORMED. UTILITY CONNECTIONS, BOTH WATER AND ELECTRICAL, SHALL BE AS SHOWN ON THE PLANS OR AS DESIGNATED BY THE UTILITY CONCERNED. UNLESS SPECIFICALLY EXEMPTED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL PAY ALL COSTS CONCERNED IN PROVIDING THESE SERVICES.

THE LAYOUT AND LOCATION SHOWN FOR DRIP EMITTERS IS DIAGRAMMATIC, AND USED TO CALCULATE SYSTEM FLOWS, ZONE SIZES, ETC. CONTRACTOR SHALL PROVIDE AND INSTALL DRIP EMITTERS WITH THE APPROPRIATE FLOW RATES AND OPEN OUTLETS TO PROVIDE IRRIGATION TO ALL PROPOSED PLANTINGS, BASED ON ACTUAL FIELD LOCATIONS OF PLANTINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EMITTERS PER APPLICABLE JURISDICTION DETAILS, SPECIFICATIONS, AND REQUIRED DISTRIBUTION TUBING LENGTH REQUIREMENTS. ADDITIONAL AND/OR ALTERNATE EMITTERS MAY BE REQUIRED.

IRRIGATION SLEEVING / WIRING NOTE

SLEEVES SHALL BE PROVIDED AND INSTALLED FOR ALL PIPING AND WIRING UNDER ROADWAYS, WALKWAYS, AND OTHER HARDWARE FEATURES GREATER THAN 24" WIDTH. SLEEVES FOR CONTROL WIRING SHALL BE 2" DIA. SCH 40 PVC AND CONTAIN NO MORE THAN 25 WIRES PER SLEEVE. FOR PLAN CLARITY, SLEEVE LOCATIONS AND SYMBOLS ARE REPRESENTATIVE AND DIAGRAMMATIC; COORDINATE SLEEVE LOCATIONS WITH GENERAL CONTRACTOR.

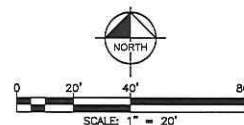
"IRRIGATION NOTICE TO CONTRACTOR"

THE SYSTEM DESIGN IS INTENDED TO UTILIZE AN EXISTING IRRIGATION SYSTEM WITH NEWLY INSTALLED IRRIGATION VALVES, PIPE, FITTINGS AND OTHER APPLIANCES AS NECESSARY TO COMPLETE THE IRRIGATION SYSTEM. THERE IS AN EXISTING IRRIGATION SYSTEM ON SITE, HOWEVER, THE EXISTING OF THE IRRIGATION SYSTEM, THE LOCATION OF EXISTING VALVES, AND THE LAYOUT OF THE EXISTING IRRIGATION PIPE IS UNKNOWN.

CONTRACTOR SHALL EVALUATE AND VERIFY EXTENTS OF THE EXISTING IRRIGATION SYSTEM (INCLUDING TRACING WIRE) AND SHALL MAINTAIN CONNECTIVITY AND FUNCTIONALITY OF SYSTEM COMPONENTS BEYOND SHOWN IMPROVEMENTS PRIOR TO DEMOLITION. MATCH EQUIPMENT WITH EXISTING. ALL NEW TREES SHALL HAVE A DRIP SYSTEM ZONED SEPARATELY FROM SHRUB AND/OR TURF AREAS. CONTRACTOR SHALL ADJUST ALL HEADS TO AVOID OVERSPRAY ONTO PAVED AREAS OR BUILDING.

FOR ANY MODIFICATIONS OR ADDITIONS TO THE SCHEMATIC DRAWING SHOWN THAT MAY BE REQUIRED BY ACTUAL FIELD CONDITIONS, CONTRACTOR SHALL NOTIFY OWNER IN WRITING FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION. IN THE CASE ADDITIONAL MODIFICATIONS ARE REQUIRED, CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF PROPOSED PLAN CHANGES.

COORDINATE RELOCATION, REROUTE, AND RECONNECTION OF EXISTING EQUIPMENT AS REQUIRED TO RETURN SITE IRRIGATION OPERATION TO 100% WITHIN 48 HOURS FOLLOWING INITIAL DISTURBANCE AND SHUT-OFF OF EXISTING SYSTEM.



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DATE	DESCRIPTION
06/02/23	30% REVIEW
07/02/23	100% REVIEW
08/02/23	2ND CITY SUBMITTAL
09/02/23	

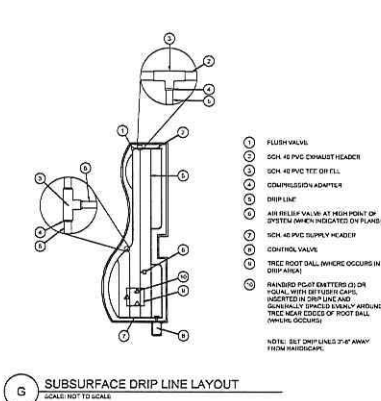
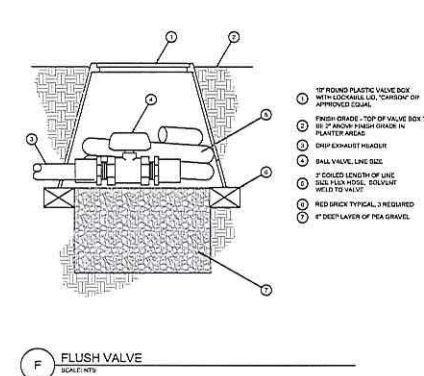
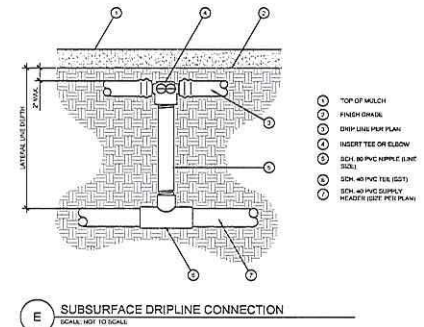
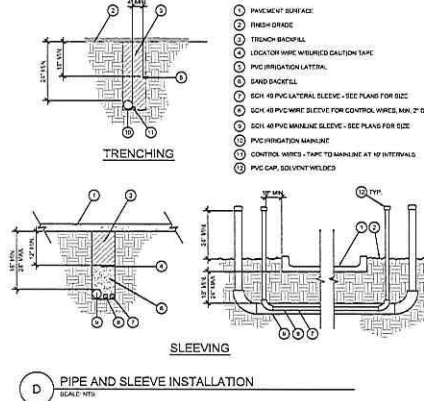
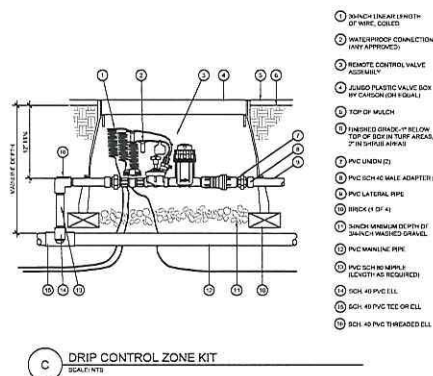
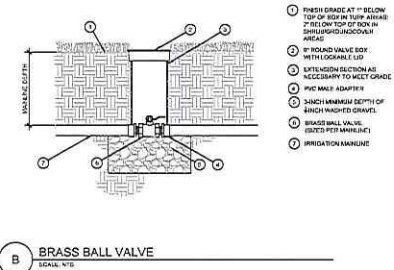
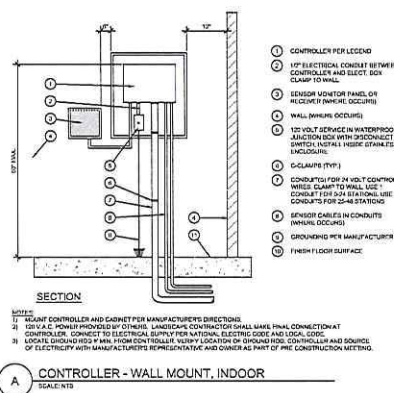
Kimley»Horn
111 East Provo, Suite 200 • Provo, UT 84601 • Tel. 801.223.2378

IRRIGATION PLAN
KEN GARFF HONDA OF RIVERDALE - PHASE 2
RIVERDALE, UTAH

DESIGNED BY:	CRA	DATE:	09/20/23
CHECKED BY:	CRA	DATE:	09/20/23
PROJECT NO.:	03320015	SCALE:	AS SHOWN



SHEET
L2.10



DATE	DESCRIPTION
05/20/2021	DESIGN
07/20/2021	REVISION
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Kimley-Horn

IRRIGATION DETAILS
 KEN GARFF HONDA OF RIVERDALE -
 PHASE 2
 RIVERDALE, UTAH

DATE: 12/20/2021	BY: C.H.
DESIGNED BY: C.H.	12/20/2021
CHECKED BY: C.H.	12/20/2021
PROJECT NO: 00000001	SCALE: AS SHOWN



CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.

811

Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

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GENERAL IRRIGATION SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF IRRIGATION CONTRACTOR

1. ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE IRRIGATION CONTRACTING FIRM SPECIALIZING IN IRRIGATION SYSTEMS. SEE THE IRRIGATION PLAN FOR SPECIFIC EQUIPMENT AND SYSTEM LAYOUT.
2. THE IRRIGATION CONTRACTOR MUST HAVE ON ITS STAFF A LICENSED IRRIGATION INSTALLER AS REGULATED BY THE APPROPRIATE LOCAL JURISDICTION. A LICENSED IRRIGATION INSTALLER SHALL BE PRESENT AT THE PROJECT SITE AT ALL TIMES AS WORK IS IN PROGRESS. THE OWNER MAY DEMAND THAT WORK STOP UNTIL THE CONTRACTOR PROVIDES FOR A LICENSED IRRIGATION INSTALLER TO BE PRESENT AT THE PROJECT SITE AND SUPERVISING ALL IRRIGATION WORK.
3. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.

B. SCOPE OF WORK

1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES, FEES, AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND/OR SHOWN ON THE IRRIGATION PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORIZED HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS, IN CASE OF CONFLICT BETWEEN THESE PLANS AND LOCAL AND/OR STATE CODES, CODES SHALL PREVAIL.
3. THE INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. THE IRRIGATION PLAN IS GENERALLY DIAGRAMMATIC. COORDINATE IRRIGATION INSTALLATION WITH UTILITY INSTALLATIONS. ACTUAL LOCATION OF CONTROLLER, BACKFLOW DEVICE, PIPING, VALVES, SPRAY HEADS, DRIP IRRIGATION, AND RELATED EQUIPMENT MAY NEED TO BE ADJUSTED BASED ON ACTUAL SITE CONDITIONS.
4. FOR CLARITY PURPOSES, SOME IRRIGATION LINES AND EQUIPMENT ARE SHOWN IN LANDSCAPE AREAS WITHOUT ACCESS SLEEVES; THESE LINES SHALL BE INSTALLED IN A COMMON TRENCH OR AT THE BACK OF CURB IN LANDSCAPE AREAS. MINOR FIELD ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

PRODUCTS

1. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF ANY TYPE AND SHALL BE THE BEST OF THEIR CLASS AND KIND. ALL MATERIALS SHALL HAVE A MINIMUM GUARANTEE OF ONE YEAR AGAINST MATERIAL DEFECTS OR DEFECTIVE WORKMANSHIP. ALL MATERIALS SHALL BE OF THE BRANDS AND TYPES NOTED ON THE DRAWINGS OR AS SPECIFIED HEREIN, OR APPROVED EQUAL. THE CONTRACTOR MUST FIRST OBTAIN APPROVAL FROM THE IRRIGATION DESIGNER FOR ANY APPROVED EQUAL BEFORE INSTALLING SUCH MATERIALS IN THE FIELD, OR THE CONTRACTOR MAY BE REQUIRED TO REPLACE SUCH MATERIALS AT HIS OWN COST.
2. BACKFLOW PREVENTION DEVICES SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS. RETAIL BACKFLOW PREVENTION UNITS IN ACCORDANCE WITH IRRIGATION CONSTRUCTION DETAILS AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
3. PIPING
 - a. SCHEDULE 40 PVC FOR ALL PIPE 1/2" OR LESS
 - b. CLASS 150 PVC FOR ALL PIPE 2" TO 24"
 - c. CLASS 200 PVC, CASKLETED, FOR ALL PIPE 2" AND LARGER
4. SLEEVING AND NON-PRESSURE LATERAL LINES (DOWNSTREAM FROM VALVES); SCH 40 PVC
5. FITTINGS; SCH 40 PVC, EXCEPT AS NOTED OTHERWISE.
6. VALVES AND DRIP VALVE ASSEMBLIES; TYPE AND SIZE AS NOTED ON PLANS. EACH VALVE SHALL BEAR A PRE-MANUFACTURED, NUMBERED WATERPROOF TAG BEARING A NUMBER CORRESPONDING TO ITS VALVE SEQUENCE OF OPERATION ON THE CONTROLLER. THE OPERATION SEQUENCE SHALL MATCH THAT AS SHOWN ON THE PLANS.
7. DRIP COUPLERS, BALL VALVES, AND GATE VALVES; TYPE AND SIZE PER PLANS.
8. VALVE BOXES; TYPE AND SIZE AS NOTED ON DETAILS. ALL VALVE BOXES SHALL BE LOCKING BOLT-DOWN TYPE, FURNISHED WITH LIDS AND BOLTS. BOXES SHALL BE OF A SIZE TO CONTAIN THE ENTIRE VALVE AND/OR VALVE ASSEMBLY. THE VALVE BOX LID SHALL HAVE THE VALVE STATION NUMBER HEAT-EMBEDDED INTO THE LID WITH 7" HIGH LETTERS.
9. FIXED SPRAY HEADS AND ROTORS; PLASTIC BODY POP-UP, WITH A REMOVABLE PLASTIC SPRAY NOZZLE. EXACT TYPE, MODEL, AND NOZZLE SHALL BE AS INDICATED ON PLANS.
10. INTEGRAL EMITTER DRIP TUBING; TUBING MODEL AND FLOW RATE AS NOTED ON PLANS, WITH INTEGRAL EMITTERS WELDED TO THE INSIDE WALL OF THE TUBING AS AN INTEGRAL PART OF THE TUBING ASSEMBLY.
11. AUTOMATIC CONTROLLER; TYPE AND MODEL PER PLANS. PROVIDE VANDAL-PROOF ENCLOSURE FOR ALL EXTERIOR INSTALLATIONS. PROVIDE LINE-VOLTAGE DISCONNECT SWITCH WITH GROUND FAULT PROTECTION.
12. WIRING; 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, ULT, APPROVED FOR DIRECT BURIAL. SINGLE CONDUCTOR IRRIGATION WIRE. EACH CONTROLLER SHALL HAVE A DIFFERENT COLOR STATION AND COMMON WIRE.
 1. STATION WIRE - ANY COLOR EXCEPT WHITE OR BLUE
 2. COMMON WIRE - WHITE
 3. EXTRA COMMON WIRES - BLUE
13. WIRE SPICES; WIRE SPICES SHALL BE ENGAGED IN A WATERPROOF COMPOUND OR GEL. ALL FIELD SPICES SHALL BE LOCATED IN A 6 INCH NOUN VALVE BOX.
14. RAIN SENSOR; TYPE AND MODEL PER PLANS.

METHODS

1. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINE ON LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST. ENSURE FIELD COORDINATION IS MADE EARLY ON IN THE CONSTRUCTION PHASE SO PLACEMENT LOCATIONS ARE CORRECT.
2. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.
3. THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBSERVED IN THE FIELD THAT MINOR OBSTRUCTIONS, GRADES OR DIMENSIONS EXIST THAT WOULD NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE IRRIGATION DESIGNER. IN THE EVENT THAT THIS NOTIFICATION IS NOT REPAIRABLE, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND NECESSARY COSTS.
4. SEE UTILITY PLANS FOR IRRIGATION POINTS OF CONNECTION (TAP) AND DOMESTIC WATER SUPPLY.
5. THE IRRIGATION CONTRACTOR SHALL PAY ANY AND ALL FEES AND PERMITS ASSOCIATED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.

6. AT LEAST SEVEN DAYS BEFORE BEGINNING WORK, CONFIRM THE STATIC WATER PRESSURE IS AT LEAST 55 PSI AND LESS THAN 70 PSI. IF STATIC WATER PRESSURE IS OUTSIDE OF THE STATED RANGE, DO NOT PROCEED WITHOUT FIRST NOTIFYING THE IRRIGATION DESIGNER AND OWNER IN WRITING, AND OBTAINING SUBSEQUENT DIRECTION FOR CORRECTIVE MEASURES. SHOULD THE IRRIGATION CONTRACTOR CHOOSE TO BEGIN THE INSTALLATION WITHOUT SUCH NOTIFICATION, THE IRRIGATION CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR ALL COSTS INCURRED TO ENSURE THE SYSTEM IS WORKING PROPERLY, NO CHANGE ORDERS WILL BE AUTHORIZED IN SUCH CIRCUMSTANCES.
7. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF BUILDINGS, STRUCTURES AND UTILITIES.
8. COORDINATE WITH THE OWNER THE PROPOSED LOCATIONS OF THE AUTOMATIC CONTROLLER AND ANY REQUIRED SLEEVES THROUGH THE BUILDING FOR CONTROL WIRES.
9. TRENCHING NEAR EXISTING TREES:
 1. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 10 FT FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (A/S ABOVE THE AVERAGE GRADE AT THE TRUNK).
 2. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS, NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 3. AFTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER, WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. UNWAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURIAL AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 4. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

BACKFILL

1. ALL BACKFILL MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER. BACKFILL MATERIAL SHALL BE FREE FROM RUBBISH, ROCK LARGER THAN 1", LARGE STONES, BRUSH, SOIL, FROZEN MATERIAL, OR OTHER UNSUITABLE SUBSTANCES THAT MAY DAMAGE PIPE DURING THE BACKFILLING OPERATIONS. SEPARATE CUT ROCKS LARGER THAN 1 INCH IN ANY DIRECTION FROM EXCAVATED MATERIAL AND REMOVE FROM AREA TO BE REDEVELOPED. LANDSCAPING COVER FOR BOTH TOP AND SIDES OF PIPE SHALL BE A MINIMUM OF 2 INCHES OF ROCK-FREE SOIL, SAND, OR OTHER APPROVED MATERIAL.
2. IN THE EVENT THAT THE MATERIAL FROM THE EXCAVATION OR TRENCHING IS FOUND TO BE UNSUITABLE FOR USE IN BACKFILL, IT SHALL BE REMOVED FROM THE SITE AND PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL THEN PURCHASE AND FURNISH SUITABLE BACKFILL MATERIAL (CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS FREE OF DEBRIS).

3. BACKFLOW PREVENTER INSTALLATION; CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER SOURCES AT LOCATION SHOWN ON PLANS AND AS APPROVED BY THE OWNER, AND SHALL MAKE ANY MINOR CHANGES IN LOCATION AS MAY BE NECESSARY DUE TO ACTUAL SITE CONDITIONS. BACKFLOW PREVENTER HEIGHT SHALL BE AS PER LOCAL CODES AND IRRIGATION DETAILS. INSTALL A BRASS BALL VALVE IMMEDIATELY UPSTREAM OF THE BACKFLOW DEVICE TO SERVE AS AN ISOLATION VALVE. TO EVERY EXTENT POSSIBLE, INSTALL BACKFLOW PREVENTER IN A LOCATION SCREENED FROM PUBLIC VIEW (SUCH AS BEHIND A SHRUB ROW).

PIPPING

1. PIPE SIZE SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS FOR LARGER SIZES MAY BE APPROVED.
2. MAINLINE PIPE AND WIRE SHALL BE INSTALLED WITH A MINIMUM COVER OF 24 INCHES. LATERAL PIPE SHALL BE INSTALLED WITH A MINIMUM COVER OF 18 INCHES.
3. ASSEMBLE ALL THREADED FITTINGS WITH TEFLON TAPE, WHICH SHALL BE APPLIED TO MALE THREADS ONLY.
4. ALL SOLVENT-WELD CONNECTIONS SHALL BE MADE WITH APPROVED SOLVENT-WELD PRIMER AND GEL.
5. PIPE SHALL BE INSTALLED WITH A MINIMUM OF 4" HORIZONTAL CLEARANCE FROM ANY OTHER PIPE AND 2" VERTICAL CLEARANCE FROM ANY PIPES THAT CROSS OVER OR UNDER.

VALVES

1. VALVES SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.
2. VALVE BOXES SHALL BE INSTALLED FLUSH WITH THE GRADE, WITH CLEAN PEA GRAVEL LOCATED BELOW THE VALVE AS NOTED ON THE DETAILS. LOCATE BOXES WITHIN 12 TO 24" OF SIDEWALKS OR LANDSCAPE EDGES, WITH TOPS OF BOXES 1" ABOVE FINISH GRADE IN TURNS, AND 2" ABOVE FINISH GRADE IN STRAIGHT AREAS (TO AVOID BEING COVERED BY MOWERS).
3. EACH VALVE BOX COVER SHALL BE HEAT-BRANDED WITH THE CONTROLLER STATION NUMBER.
4. DO NOT INSTALL MORE THAN TWO VALVES IN A JUMBO BOX.
5. DRIP IRRIGATION EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.
 1. SURFSURFACE DRIP LINES SHALL BE BURIED NO MORE THAN 2" BELOW FINISH GRADE.
 2. DRIP LINES MOUNTED ON GRADE SHALL BE LOCATED BENEATH LANDSCAPE FABRIC, AND SECURED IN PLACE WITH WIRE STAPLES AT A MAXIMUM OF 48" ON CENTER.

SPRAY, ROTOR, AND BUBBLER HEADS

1. ALL SPRAY AND Rotor HEAD LOCATIONS SHALL BE STAGED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
2. ALL SPRAY HEADS SHALL BE CONNECTED WITH A 12 INCH MINIMUM LENGTH OF 12 INCH LEX PVC. THE FLOW RATE OF EACH SPRAY HEAD SHALL BE 1.5 GPM. ALL ROTORS SHALL BE WELDED W/RS SOLVENT AND #7-9 PRIMER. ALL ROTORS SHALL BE CONNECTED TO LATERAL LINES WITH PRE-MANUFACTURED SWING JOINTS.
3. ALL ROTOR, SPRAY AND BUBBLER HEADS SHALL BE SET PERPENDICULAR AND FLUSH TO FINISH GRADE AND WITH A CLEARANCE OF FOUR INCHES MINIMUM FROM THE EDGE OF ANY BUILDINGS, WALLS, BOULDER, AND HANDSCAPE, UNLESS OTHERWISE SPECIFIED.
4. ALL ROTOR, SPRAY AND BUBBLER HEADS AND VALVES SHALL BE FLUSHED AND ADJUSTED FOR OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ON WALKS, STREETS, WALLS, ETC.

AUTOMATIC CONTROLLER

1. INSTALL THE CONTROLLER AT THE LOCATION INDICATED BY THE OWNER. INSTALL CONTROLLER WITH A BACKUP BATTERY AS RECOMMENDED BY THE MANUFACTURER.
2. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V A.C. ELECTRICAL POWER TO CONTROLLERS AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOKUP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.
3. ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF, 600 VOLT, TEST, DIRECT BURIAL. NO SPICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPICES IN ROUNDED VALVE BOXES WITH 3/8" DIAMETER DIRECT BURIAL SPIKE WITH THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPICES AND VALVE MANHOLES, AND SHALL LEAVE A 24" COB OF EXCESS WIRE AT EACH CONNECTION.
4. PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL REMOTE CONTROLLER VALVES.
5. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3/8" DBY-DIRECT BURIAL SPIKE KIT (UNLESS OTHERWISE SPECIFIED).
6. PROVIDE THREE ADDITIONAL IRRIGATION CONTROLLER WIRES ALONG EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLERS.
7. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING - SEE SLEEVING NOTE.
8. INSTALL THE RAIN SENSOR IN THE VICINITY OF THE CONTROLLER, AND COORDINATE LOCATION WITH THE OWNER. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THE RAIN SENSOR IS PLACED IN A LOCATION WHERE IT CAN RECEIVE ADEQUATE RAINFALL WITHOUT OBSTRUCTIONS. IF IT IS PLACED IN AN INADEQUATE LOCATION, THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO RELOCATE IT AT NO ADDITIONAL COST TO THE OWNER.
9. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

QUALITY CONTROL

1. PERFORM COVERAGE TESTS AFTER IRRIGATION SYSTEM IS COMPLETED, BUT PRIOR TO ANY PLANTING AND PERFORM TESTING IN THE PRESENCE OF THE IRRIGATION DESIGNER AND THE CONSTRUCTION MANAGER.
2. TEST SYSTEM TO ASSURE THAT ALL LAWN AND PLANTING AREAS ARE WATERED COMPLETELY AND UNIFORMLY.
3. MAKE ALL NECESSARY ADJUSTMENTS TO PROVIDE COMPLETE COVERAGE, INCLUDING REALIGNMENT OF HEADS AND REPLACEMENT OF NOZZLES.

CLEAN UP

1. DURING IRRIGATION EXCAVATION AND INSTALLATION, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

INSPECTION AND ACCEPTANCE

1. UPON COMPLETION OF THE WORK, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE IRRIGATION CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE WORK HAS BEEN REINSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
4. CONTROLLER CHART; THE IRRIGATION CONTRACTOR SHALL PROVIDE A 11" X 17" COLOR-CODED, LAMINATED COPY OF THE IRRIGATION LAYOUT AND PLACE IT IN THE CONTROLLER'S COVER. THE CONTROLLER CHART SHALL CLEARLY DELINEATE THE AREAS COVERED BY EACH VALVE, USING A DISTINCT COLOR FOR EACH ZONE.
5. TURN THE FOLLOWING ITEMS IN TO THE OWNER UPON COMPLETION OF THE INSTALLATION (IF APPLICABLE):
 - a. QUICK COUPLER KEYS (2)
 - b. CONTROLLER MANUAL (1)
 - c. CONTROLLER KEYS (2)
 - d. A MINIMUM OF (2) COPIES OF RECORD DRAWINGS. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDUM, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

6. REFER TO THE PLANTING SPECIFICATIONS FOR ADDITIONAL CONDITIONS OF FINAL ACCEPTANCE AND START OF THE MAINTENANCE PERIOD.

WARRANTY

1. THE IRRIGATION SYSTEM SUPPLIED AND INSTALLED SHALL BE WARRANTED (LABOR AND MATERIALS) TO REMAIN OPERATIONAL FOR A PERIOD OF 12 MONTHS AFTER THE DATE OF FINAL ACCEPTANCE. DURING THIS PERIOD, THE CONTRACTOR SHALL ALSO REPAIR ANY SETTLEMENT OF THE IRRIGATION TRENCHES.
2. BY THE END OF THE WARRANTY PERIOD, ANY IRRIGATION PART THAT IS EITHER NON-OPERATIONAL OR THAT IS OPERATING BELOW STANDARDS AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE AND SHALL BE REPLACED. REPLACEMENTS SHALL BE OF THE SAME KIND AND AS SPECIFIED IN THE IRRIGATION LEGEND AND SHALL BE INSTALLED AS ORIGINALLY SPECIFIED.
3. IRRIGATION PARTS DAMAGED OR IMPAIRED DUE TO ACTS OF GOD, VANDALISM, AND/OR THE OWNER'S IMPROPER MAINTENANCE SHALL NOT BE COVERED BY THIS WARRANTY.
4. SHOULD THE PERMITTING JURISDICTION REQUIRE AN IRRIGATION AUDIT, THE IRRIGATION CONTRACTOR SHALL RETAIN THE SERVICES OF A THIRD-PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR, AT NO ADDITIONAL COST TO THE OWNER.

DATE	DESCRIPTION
05/10/2021	20% REVIEW
05/10/2021	50% REVIEW
07/07/2021	100% COMPLETE
08/07/2021	20% COMPLETE

DESIGNED BY	CHKD BY	DATE
DESIGNED BY	CHKD BY	DATE
CHECKED BY	CHKD BY	DATE
PROJECT NO.	SCALE	AS SHOWN
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STATE OF UTAH
DESIGNED BY
CHKD BY
DATE
PROJECT NO.
SCALE
AS SHOWN

IRRIATION SPECIFICATIONS
KEN GARFF HONDA OF RIVERDALE - PHASE 2
RIVERDALE, UTAH

Kimley»Horn

10000 N. 10000 E. S. 10000 T. 10000 R. 10000 S. 10000 W. 10000 N. 10000 E. 10000 T. 10000 R. 10000 S. 10000 W.

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CAUTION NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE UTILITY COMPANY AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE HELD OR USED AS A GUARANTEE OF ACCURACY. THE CONTRACTOR MUST CALL THE LOCAL UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
September 12, 2023**

AGENDA ITEM: E4

SUBJECT: Consideration of approval for Panera Bread Preliminary Site Plan request, located at approximately 4130 South Riverdale Road, Riverdale, Utah 84405, as requested by Perigee Consulting and the Panera Bread Group.

PRESENTER: Mike Eggett, Community Development

INFORMATION:

- a. [Exec Summ Panera Prelim Site Plan PC \[20230912\]](#)
- b. [Panera Prelim Site Plan Review – 20230906](#)
- c. [Dept Staff Reports – Panera Prelim Site Plan PC \[20230906\]](#)
- d. [Panera City Eng Review letter - 5 September 2023](#)
- e. [Panera Bread Site Plan App – 20230829](#)
- f. [2023-08-29 Panera – Exterior Elevations](#)
- g. [2023-08-29 Panera – Interior concept](#)
- h. [2023-08-29 Panera Riverdale Dwgs](#)

[BACK TO AGENDA](#)



Planning Commission Executive Summary

For the Commission meeting on: 9-12-2023

Petitioner: *Panera Bread and Perigee Consulting*
represented by Russell Haight

Summary of Proposed Action

Panera Bread, as represented by Russell Haight with Perigee Consulting, have submitted Preliminary Site Plan documentation for a restaurant site with drive thru services on real estate located at approximately 4130 South Riverdale Road (on the John Paras Furniture building lot site). The affected parcel is zoned in the Community Commercial (C-2) zone, which requires a conditional use permit approval for requested development uses in this zone. The applicant group will need to submit a Conditional Use Permit application and have the request reviewed by the Planning Commission during a future meeting. The property is currently owned by Williamsen Riverdale 2 LLC. A public hearing is not required to consider this site plan proposal.

As it relates to the Preliminary Site Plan proposal, following the presentation and discussion of the proposal, the Planning Commission may make a motion to approve the proposed Panera Bread Preliminary Site Plan, approve the proposed preliminary site plan with any requested modifications, tabling the matter to a later date, or not approve the proposed preliminary site plan with the appropriate findings of facts. If preliminary approval is provided, then this matter could move forward to a future final site plan recommendation review process with the Planning Commission.

Title 10 Ordinance Guidelines (Code Reference)

This Final Subdivision and Site Plan review is regulated under City Code 10-21 "Subdivisions", 10-25 "Development in All Zones" and is affected by City Codes 10-10A "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 west of Riverdale Road on property currently owned by Williamsen Riverdale 2 LLC. The property is located in a C-2 zoned area and the requested use of regional restaurant is a conditional use in this zone. As stated above, the property owner will need to secure a conditional use permit approval for this use on this property.

Attached with this executive summary is a document entitled "Preliminary Site Plan Review: Panera Bread. This is a supplementary document addressing items on the Preliminary Site Plan application documents. Also attached, following this executive summary, are comments from the Public Works Director, the Police Chief, the Fire Department, and contracted City Engineer. The Planning Commission should discuss any concerns raised by these summaries.

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 make a motion to approve the proposed Panera Bread Preliminary Site Plan, approve the proposed preliminary site plan with any requested modifications, tabling the matter to a later date, or not approve the proposed preliminary site plan with the appropriate findings of facts.

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	
	<div>Steve Brooks, Attorney</div>
Administrative Comments – City Administrator	
	<div>Steve Brooks, City Administrator</div>



Preliminary Site Plan Review: Panera Bread, 4130 South Riverdale Road

Completed by Mike Eggett, Community Dev. Director on 9/5-6/2023

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 (if any) have been highlighted in yellow for potential discussion purposes. City staff recommends that the Planning Commission act accordingly to approve the preliminary site plan or not approve the proposed Shake Shack preliminary site plan with any additional comments, requirements or concerns to be addressed by the developer.

Date Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting)	August 29, 2023
Date Application Submitted to City:	August 29, 2023
Date Fee Paid:	August 29, 2023 (see receipt for detail)
Site Plan – Preliminary Requirements	Departmental Review Comments
<i>COVER SHEET</i>	Provided
<u>Title Block</u>	
Project name and address	Project name and address location shown
Property Owner's name, address, and phone number	Williamsen Riverdale 2, LLC.; address and phone number unknown at this time; all owner information not shown on cover sheet, this needs to be updated and added
Property Developer's name, address, and phone number	Developer name, address, and phone number unknown at this time; all developer information not shown on cover sheet, this needs to be updated and added
Approving agency's name and address: Utility companies if applicable	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405 (This needs to be added to cover sheet as well); other utility agencies name and contact info not provided, where applicable
Consulting Engineer's name, address, and phone number	Perigee Consulting, Attn: Jed Atherley, 9089 South 1300 West, Suite 160, West Jordan, Utah 84088, 801-590-6611

Licensed Land Surveyor's name, address, phone number, signature, and seal	Perigee Consulting, Attn: Jed Atherley, 9089 South 1300 West, Suite 160, West Jordan, Utah 84088, 801-590-6611; seal and signature not provided for land surveyor, where applicable
Date	Yes – August 29, 2023
Revision block with date and initials	Revision block shown and no notes yet
Sheet number and total sheets	Shown (15 total sheets), elevation plans and interior layout submitted as well
<u>General</u>	
Street names	Yes – Riverdale Road
Layouts of lots with lot numbers	Yes, shown
Adjacent tract ownership and tax identification numbers	Tract ownership names and tax ID not shown and needs to be provided on cover or other internal sheet
Scale (minimum 1"=50' to 1"=10')	Yes, scale is shown, 1"=20', 1"=32' and 1"=80'
North arrow	Yes
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Existing easements not clearly identified, existing structures currently on site shown on demo sheet, no existing utility lines on site shown; unknown if there are approvals to cross, use, relocate utilities
Space for notes	Yes, provided
Contours	Yes, shown on grading plan
Public areas	Existing and planned sidewalks and curb/gutter shown on multiple sheets
<u>Vicinity Map</u>	
Street names	Yes
Site location	Yes
North arrow	No
Scale	No scale identification shown
<u>Layout</u>	
Landscaping (location and type with area calculations)	Yes, provided on sheets LI-101 to I-502; landscaping area calculations shown to meet requirements of City Code 10-14-12(B.)(2.) not provided

Location of exterior lighting devices, signs, and outdoor advertising	Yes, location of existing lighting and signs shown on demolition plan; location of proposed onsite lighting devices shown on photometric plan; proposed signage locations shown using existing sign poles; architectural elevations and interior layout plan provided; planned building lighting provided on photometric plan
Location of underground tanks, dumpsters, etc	Location of retention tank provided on Sheet DR01; dumpster and dumpster enclosure location shown in packet on multiple sheets
<u>Additional Information</u>	
Benchmark	Not shown or identified, defer to City Engineer
Basis of bearings	Not shown or identified, defer to City Engineer
Legend	Shown on various sheets
<i>PLAN AND PROFILE SHEETS</i>	Site plan and profile sheets provided
<u>Title Block</u>	
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 (This needs to be added to cover sheet)
Consulting Engineer's name, address, and phone number	Perigee Consulting, Attn: Jed Atherley, 9089 South 1300 West, Suite 160, West Jordan, Utah 84088, 801-590-6611
Date	Yes – August 29, 2023
Scale	Scale is not shown on cover page, but is shown on all other sheets
Revision block with date and initials	Revision block shown and no notes yet
Sheet number and total sheets	Shown (15 total sheets), elevation plans and interior layout submitted as well
<u>General</u>	
North arrow	Yes
Street names	Yes, shown on cover sheet but shown on other sheets in packet – Riverdale Road and drive aisle accessway
Lot numbers	Yes, shown
Reference to sheets showing adjacent areas	Not applicable
Center line stationing	Shown on plans, where applicable

Existing natural ground	Shown on sheet GR01
<u>Signage</u>	Existing pole signage location shown and other site signage locations shown; some proposed building signage shown on architectural rendering sheet; <u>may inquire more regarding future signage intent if desired</u>
Height	Future final pole sign height is unknown ; maximum of 40' allowed
Size	Pole sign size is unknown at this time; building signs sizing is unknown at this time
Locations	Some building signage concepts shown on arch drawing; Existing on site pole sign locations shown
Colors	Pole signage coloration and design not provided at this time
Lighting	Signage lighting unknown at this time
<u>New and Existing Buildings</u>	
Height and Size	New building - Height = approximately 20 feet at highest point; Building size = total 3800 sf
Location, setbacks, and all dimensions	Building setbacks provided; approximates: south setback – 67.20 ft at nearest point; north setback – 29 ft at nearest point; front (west) setback – 90 feet at nearest point; back (east) setback – 124.6 feet at nearest point
Type of construction	Materials for structure, texture, color appearance provided on architectural rendering; DRC will need to approve the building colorations and material, signage concepts, and landscape plan
Type of occupancy and proposed uses	Regional restaurant with drive thru access
Show handicapped access	ADA accessible ramp and access areas shown and handicapped parking stalls shown
<u>New and Existing Landscaping & Percentage</u>	Landscaping identified on sheet LP-101; Percentage of landscaping provided for site is 20% as shown on sheet LP-101 table, therefore landscaping plan meets minimum requirement of 20% or more landscaping coverage per City Code 10-14-12(B.)(2.)
Number of trees	14 trees, 157 shrubs, 180 ornamental grasses

Landscape plan showing all planting, hardscaping, berming, and watering	Planting, hardscaping shown; new site development requires gentle berming/screening locations, as required in 10-14-12 (B.)(2.) to screen drive thru and parking area from motorists along road, which is not clearly identified in landscaping plan or other plan drawings, although shrub row screening appears to have been provided, irrigation plan provided
Xeriscaping alternatives being considered	Yes, xeriscaping seems to be applied in the rock mulch and ground cover areas of landscape plan; for more, inquire of the developer
<u>New and Existing Walls and Fences</u>	
Location, design, and height	Existing fence location shown; no new fences appear to be planned for site
Materials proposed for construction	No new fences planned for site
<u>New and Existing Parking</u>	
Location, area, and layout of off-street parking (size of stalls, regular and handicapped)	53 dedicated stalls are provided and shown and then drive-thru stacking location for 15 vehicles shown; handicapped parking space provided and shown; size meets city requirements
Location of employees' parking, customer parking, and handicapped parking	Established as shown in drawings; employee parking and customer parking appear shared
Internal circulation pattern	<u>Internal circulation not identified but can be inferred by site plan documents</u>
<u>New and Existing Ingress and Egress</u>	
Location and size of points of ingress and egress for motor vehicles and internal use	Yes, shown
Circulation pattern	<u>Internal circulation no identified but can be inferred by site plan documents; inquire more if desired</u>
<u>New and Existing Streets</u>	
All access points	Yes, this is shown
Center lines	Yes, this is shown
Right-of-way lines	Shown, dedicated right-of-way not clearly identified
Face of curb lines	Yes, this is shown
Centerline slope	Shown on drawings and established per previous and other project road development
Signing and striping	<u>Public signing installation should be coordinated with public works dept and paid for by applicant, where applicable; roadway striping should be coordinated with public works, where applicable</u>

Light poles	Yes, location of onsite proposed light poles and equipment shown in packet on photometric sheet
Street lights	Location of existing street light poles and power equipment not shown; no newly proposed street light poles or devices appear to be planned
Street name signs	Location of street name signs on site not applicable to this location
Stop signs	Location of stop signs, if any on site, not shown and identified, where applicable
UDOT approval (if required for project)	This project has a compliance concern with UDOT approvals for the site; this is being discussed for resolution
Sidewalk (4' side with 4" of road base or 6' side with 6" of road base through the approach)	Yes, location shown, but no details of widths to verify meets standards
Planting Strip	There are no planting strips available along Riverdale Road for this project
<u>New and Existing Storm Drainage</u>	
Top of curb elevations	Shown on GR-01, no detail sheets provided
Slope of gutter	Shown on GR-01, no detail sheets provided
Manholes	No existing on site; new shown on multiple sheets
Invert elevations	Shown on GR-01, no detail sheets provided, defer to City Engineer
Length, size, slope, and type of mains and laterals	Shown on DR-01, in detail on sheets PP-01 to PP-03, defer to City Engineer
Location of catch basins	Shown on multiple sheets in packet
Ditches, location and ownership	No waterways or ditches located on this site or planned for this project
Approval to pipe, reroute or use	Other than future City approval, unknown if other approval required, defer to City Engineer
Calculations for retention system	Calculations for the retention system have not been provided yet, defer to City Engineer
Method of storm water clean-up	This is unknown at this time; no storm water clean-up has been provided for project
<u>New and Existing Sanitary Sewers</u>	
Manholes	Existing shown on multiple sheets; new shown on multiple sheets
Invert elevations	Shown on UT-01, defer to City Engineer
Length, size, type, and slope of mains and laterals	Shown on UT-01, no detail sheets provided, defer to City Engineer
<u>New and Existing Water Lines</u>	

Length, size, type, and slope of mains and laterals	Shown on UT-01, no detail sheets provided , <u>defer to City Engineer</u>
Location, size, and type of water meters, valves, and fire hydrants	Shown on UT-01, water meter location and size shown, type not identified ; Location of existing valves shown; Location of new valves shown; existing fire hydrants on site shown; no new hydrants planned for this site plan
<u>New and Existing Gas Lines</u>	
Size and type	Existing gas lines not shown or identified; new lines location, size, and type not shown or identified in notes, where applicable
<u>New and Existing Electrical Lines</u>	
Size, location, and type	Existing power lines not shown or identified; new lines location, size, and type not shown or identified in notes, where applicable
Location of power poles	Existing power poles and overhead lines location not shown; new power poles location not planned
<u>New and Existing Telephone Lines</u>	
Location of poles, junction boxes, and manholes	Existing location of telephone lines not shown, new telephone utility lines location not shown or identified in notes
<u>New and Existing Cable TV Lines</u>	
Location of lines (if applicable)	Cable TV/Fiber optic lines not shown or identified in notes, where applicable;
<i>DETAILED DRAWINGS</i>	
Cross section of roadway (minimum 8" road base and 3" asphalt)	No roadway cross section connection to curb, gutter, and sidewalk areas provided to verify meeting standard
Cross section of curb and gutter (standard 30" high back)	This has not been provided , <u>defer to City Engineer</u>
Gutter inlet box with bicycle safe grate	No detail drawings provided , locations identified on multiple sheets; gutter inlet boxes not identified as having bicycle safe grates ; <u>defer to City Engineer</u>
Cleanout box	No detail drawings provided , locations not identified, if any ; <u>defer to City Engineer</u>
Thrust blocking	None showing and may not be applicable; <u>defer to City Engineer</u>
Special energy dissipating or drop manholes	None showing and may not be applicable; <u>defer to City Engineer</u>
<i>ADDITIONAL INFORMATION</i>	

Soils report	Geotechnical report has been provided as completed by Gordon Geotechnical Engineers, Inc on March 22, 2023 for this site
Drainage and runoff calculations	Drainage and runoff calculations for site have not been provided yet, defer to City Engineer
Water right transfer documentation	Applicant needs to work with Public Works Department to provide adequate water rights for this site per 8-6-3 of City Code
Copy of protective covenants, codes, and regulations for development	No CCR's know to apply to this project
Three (4) 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	Provided with packet and interior plans as well
Corp of Engineers approval (if required)	Located outside of the 0.2% annual floodplain; no approval req.
Zoning compliance	Yes, Community Commercial (C-2) Zone meets intended uses for site design; Conditional Use Permit needs to be submitted and reviewed for approval by PC in meeting C-2 zoning requirements
RDA compliance (if applicable)	No applicable RDA regulations for this project area; this is located in the 550 West RDA area
Use compliance	Yes, this use complies with the zoning for this C-2 zoned area; Conditional Use Permit needs to be submitted and reviewed for approval by PC in meeting C-2 use requirements
Engineering comments and letter of approval recommendation	Engineering comments, along with Public Works, Police Department, Fire Department provided
Traffic study	This is being negotiated and worked on by applicant group, staff, and associated project design group in resolving concerns of UDOT, traffic study findings may be required for Riverdale Road access of current driveway
All Planning Commission and City Staff conditions for approval have been met	Currently Preliminary Site Plan approval and submittal consideration being reviewed by Planning Commission

DEPARTMENTAL STAFF REPORTS – 9/4/2023 to 9/6/2023

From: Shawn Douglas
Sent: Wed 9/6/2023 10:59 AM
To: Mike Eggett
Subject: Shake Shack

Mike,

I have attached my review comments for Panera. Thanks

Plan Review For Panera

Storm Water

- 1-Drainage system operation and maintenance plan and BMPS approved and recorded with plat.
- 2-Orifice size, location and plan detail, free board on detention/retention structure, free board on structure, and emergency overflow.
- 3-Hydraulic separator or BMP's to treat storm water before water enters underground retention/detention or city system.
- 4-Provide proposed flows gpm/gpd.
- 5-Storm water prevention plan for construction site including BMP's. All storm water inspections will need to be completed on Compliance Go.
- 6-Notice of intent filed with state.
- 7-Note to certify retention/detention structure size after construction.
- 8-Retention/Detention structure design and materials shown.
- 9-Injection well permit.

Water

- 1-Meter box and service line design as per Riverdale City standards.
- 2-Provide water usage peak demands.
- 3-Provide what water shares will be used to meet water requirements.
- 4-Provide valve at mainline tee for fire line and material type in right way needs to meet Riverdale City standards.
- 5-Water lines need to be hot tapped.

Streets

- 1-Traffic impact study if required by UDOT.

Sewer

- 1-Proposed sewer flows daily and peak. Including peak demand time.

- 2-Show existing sewer mains and laterals.
- 3-Abandoned sewer lines will need to be capped at the property line.
- 4-A will serve letter from Central Weber Sewer Improvement District needs to be provided.

Other

- 1-Note requiring all construction and materials shall meet Riverdale City standards.
- 2-Note requiring all missing, nonfunctioning, and or damage surface improvements shall be replaced. (sidewalk, curb and gutter, fencing, etc.)
- 3-Dimensions and square footage of each lot.
- 4-Square footage of impervious surface for each lot.

Shawn Douglas

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

From: Casey Warren (new Police Chief)
Sent: Tue 9/5/2023 10:05 PM
To: Mike Eggett
Subject: Re: REMINDER RE: Prelim review comments needed for Panera Bread preliminary site plan submittal

Looks good to me.

Casey

Chief Casey Warren
Riverdale Police Department
4580 S. Weber River Dr.
Riverdale, UT 84405
(801)394-6616
cwarren@riverdalecity.com

From: Jared Sholly
Sent: Tue 9/4/2023 11:05 AM
To: Mike Eggett
Subject: RE: Prelim review comments needed for Panera Bread preliminary site plan submittal

I have no issues at this point.

Thanks,

Jared Sholly

Fire Chief

Riverdale City Fire Department

Cell: 801-628-6562

Office: 801-394-7481

5th September 2023

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Panera Bread**
Subj: Preliminary Site Plan Review

Dear Mike,

I have completed my review of the above referenced subdivision and submit the following comments for your consideration:

As the Subdivision moves forward - Please request the Developer or his Engineer, submit a response letter with their re-submittal of drawings answering all Engineering review comments contained herein.

1. An **electronic copy** of the final Improvement Drawings and Details must be submitted to the Public Work Department for record keeping via. our office, upon design completion and prior to approval of the final drawings from our office.

Improvement Drawings

1. A "General Note" need to be placed on the "Improvement Drawing" pages stating the following:
 - All deteriorated, damaged or missing surface improvements surrounding the perimeter of the development will need to be replaced or installed, i.e., curb and gutter, sidewalk, landscaping park strip improvements, street lights, fencing, etc.
2. All materials and slopes for pipelines must be called out on the drawings.
3. Riverdale Road needs to be labeled as a State Route (SR-26) as well.
4. Design and details need to be shown for all retaining walls.
5. Need to show all existing utilities (water, sewer, storm drain) and if they are being removed show them being disconnected at the main line.

6. The proposed cross access roadway on the east side of the property will need to have a cross access agreement prepared as required.
7. Details are called out on sheets that have not been included in the submittal. Please ensure that all sheets referenced are included in the submittal.
8. Minimum sewer lateral for commercial development is 6" diameter.
9. The fire line is shown as a 4" fire line. The Fire Marshall will need to review and approve.
10. The curb and gutter needs to show the grades to ensure no puddling. It appears there are a few locations where the grade is sloping away from the catch basins.
11. Check spelling "APWA" not "APAW"
12. Ensure handicap ramps have appropriate landings before and after.
13. Need to show existing elevations of adjacent properties as the design is interconnected.
14. Ensure the design of the east cross access roadway is connected to the existing grades appropriately and not to discharge storm water onto adjoining properties.
15. Need to have storm water design calculations to show the correct detention/retention basin sizing. The underground storm water system needs to have details and locations for access for maintenance. Need to have orifice size for discharge into the storm water system.
16. Storm water needs to be treated prior to an underground detention/retention system.
17. This method of underground storm water storage is a "Class V - Injection Well System" and must receive approval from the "State of Utah" and the approval permit must be submitted to Riverdale City for record keeping.
18. A storm water maintenance plan will need to be developed and submitted for review.
19. Observation manholes (4' diameter) will be required on both ends of the underground isolation roll.

If you have any questions, feel free to contact our office.

Sincerely,

CEC, Civil Engineering Consultants, PLLC.

A handwritten signature in black ink that reads "R. Todd Freeman". The signature is fluid and cursive, with the first name "R." being small and the last name "Freeman" being larger and more prominent.

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

City Engineer

Cc. Shawn Douglas, Public Work Director
Jeff Woody, Building Official



Riverdale City

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

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

CASE NO: 2023-07 DATE SUBMITTED: 8/29/2023

APPLICANT'S NAME: Jed Atherley- Perigee Consulting

BUSINESS ADDRESS: 9089 S 1300 W Suite 160 West Jordan, UT 84088

BUSINESS PHONE: 801-910-3395

ADDRESS OF SITE: 4130 Riverdale Rd, Riverdale, UT 84405

APPLICANT'S INTEREST: Panera- Restaurant

Application is hereby made to the Riverdale City Planning Commission requesting that the following permitted use, be approved on 1.1 Acre of property in the C-2 zone in (sq. ft./acreage) accordance with the attached site plan.

[Signature] Signature of Applicant [Signature] Signature of Property Owner
Mr. William Mgr. Williamson Riverdale 2 LLC

I authorize Jed Atherley relating to this application.

[Signature] to act as my representative in all matters
Mr. William Mgr. Williamson Riverdale 2 LLC
Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - \$400 per acre or portion of
Fee: \$ 800.00 Date paid: 8/29/2023

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: 9/12/2023 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
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405

394-5541

Receipt No: 15.557572

Aug 29, 2023

PERIGEE

Previous Balance:	.00
BUILDING PERMITS - BUILDING PERMIT	800.00
10-32-2100 BUILDING PERMITS	
Total:	800.00
CHECK	Check No: 2384
Total Applied:	800.00
Change Tendered:	.00

Duplicate Copy

08/29/2023 4:24 PM



2924

Riverdale, UT New Cafe | OPS Review

TODAY'S DATE
10/24/2022

OPENING DATE
10/15/2023

ESTIMATED CONSTRUCTION START
06/01/2023

LOCATION TYPE
[Suburban]

CAFE FOOTPRINT
[3,800 SF]

PROPOSED SEAT COUNT
[Interior: 66 | Exterior: 14]

POS & KIOSK COUNTS
[Proposed POS: 2 | Proposed Kiosks: 3]

DELIVERY
[3rd Party]

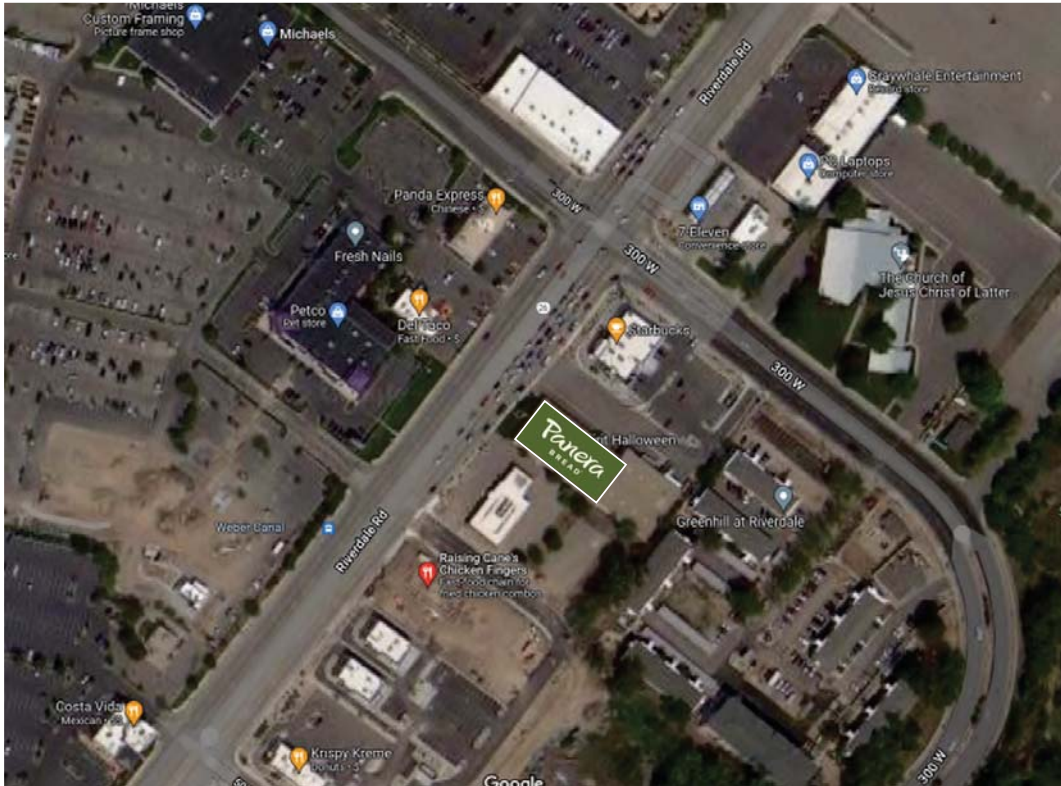
PRODUCTION & BAKING
[2x2 | T-line w/ DT, Remote Market bakery]

NOTES, NEARBY COMPETITORS, ETC.
[Cross-access w/ Starbucks, site grade +10' @ rear of site, Del Taco, Panda Express, Subway, Raising Canes, Cafe Rio, Chick Fil-A, Jimmy Johns]

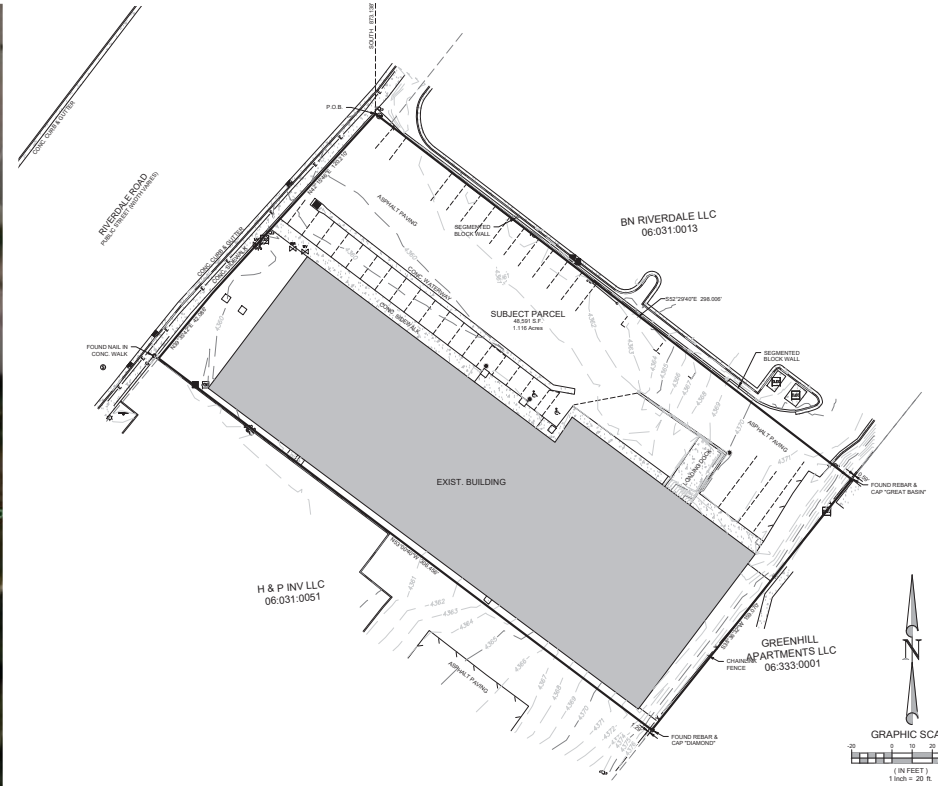
☐ APPROVED ☐ APPROVED AS NOTED ☐ NOT APPROVED

DATE: _____

EXISTING SITE

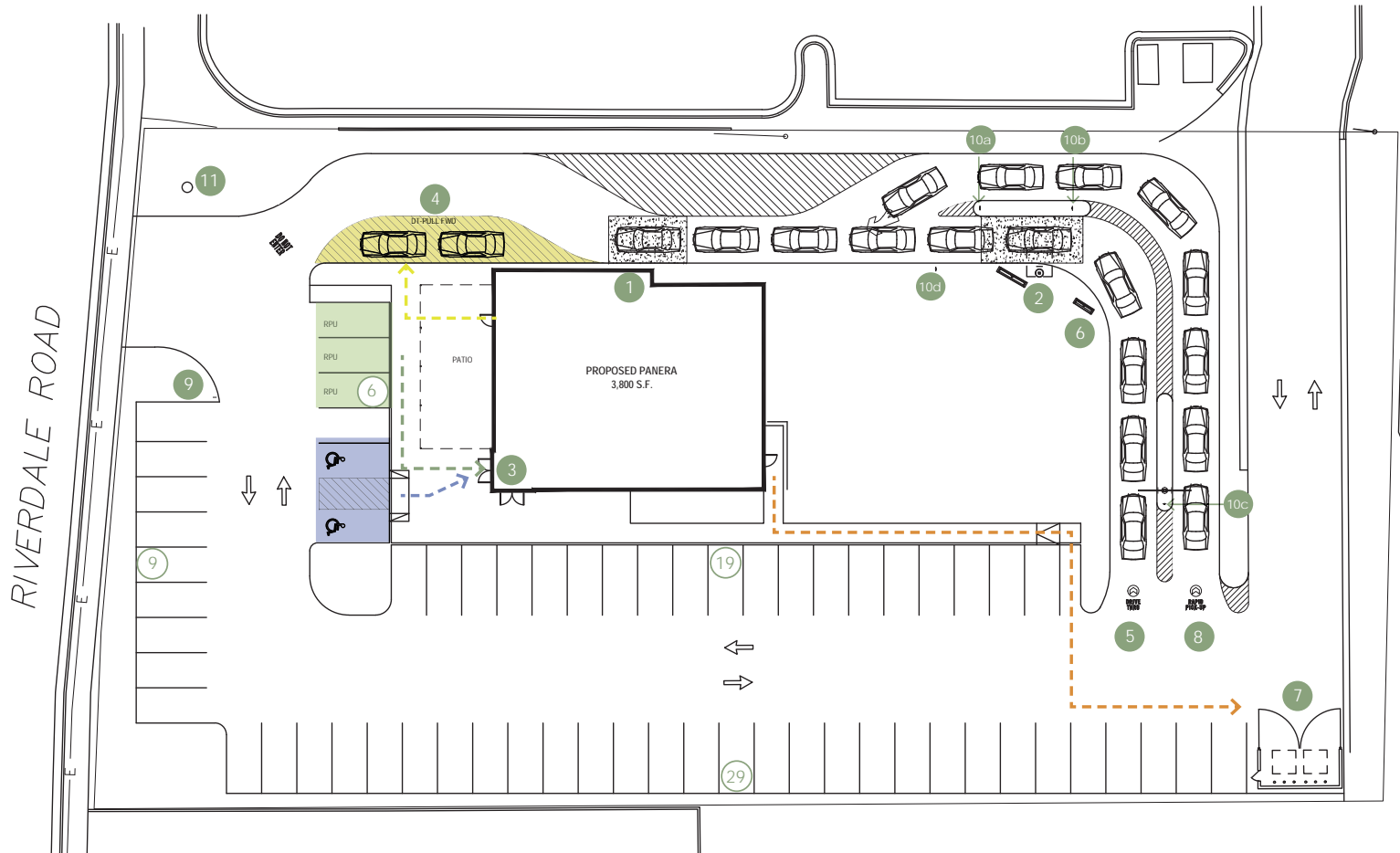


2 | Proprietary, Panera LLC



2924 RIVERDALE, UT | STRANG-AMERICAN BREAD | NEW CAFE - 10.24.22

PROPOSED SITE



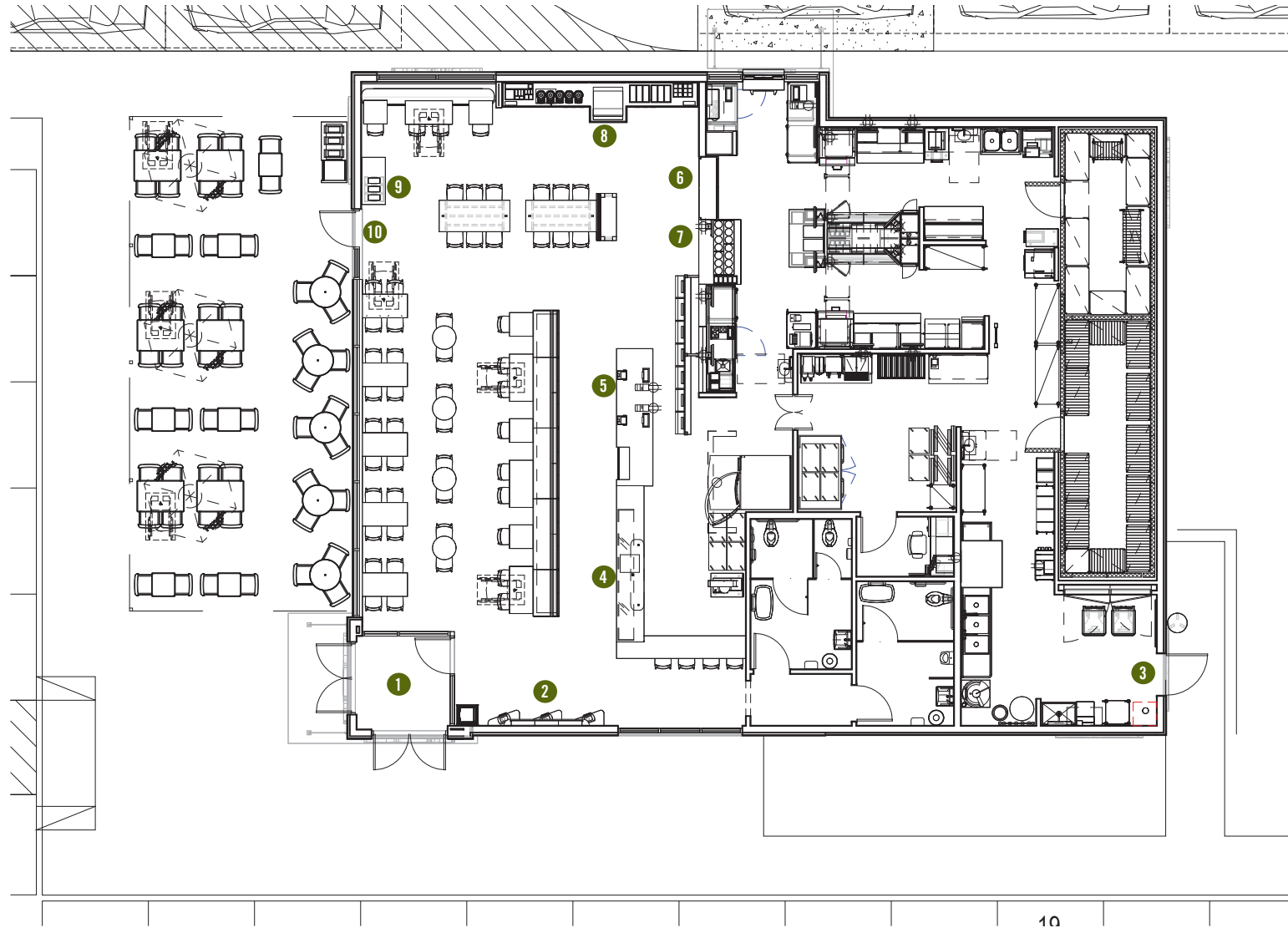
- 1 Drive Thru Window
- 2 Menu Board
- 3 Cafe Main Entry
- 4 Signed Pull Forward Spaces
- 5 Drive Thru Entry
- 6 Preview Sign
- 7 Trash Enclosure
- 8 Rapid Pick-Up Lane Entry
- 9 Drive Thru/RPU Directional
- 10 Drive Thru Messaging
 - a | Merge
 - b | Bread Ahead...
 - c | DT/RPU Lane ID
 - d | Kindly Merge....
- 11 (E) Pylon Sign
- (x) Parking Count (63 total)
- > Rapid Pick-up Path of Travel
- > ADA Path of Travel
- > DT Associate Path of Travel
- > Service Path of Travel
- RPU Parking
- ADA Parking
- Drive Thru Pull Forward



EXISTING EXTERIORS



FLOOR PLAN

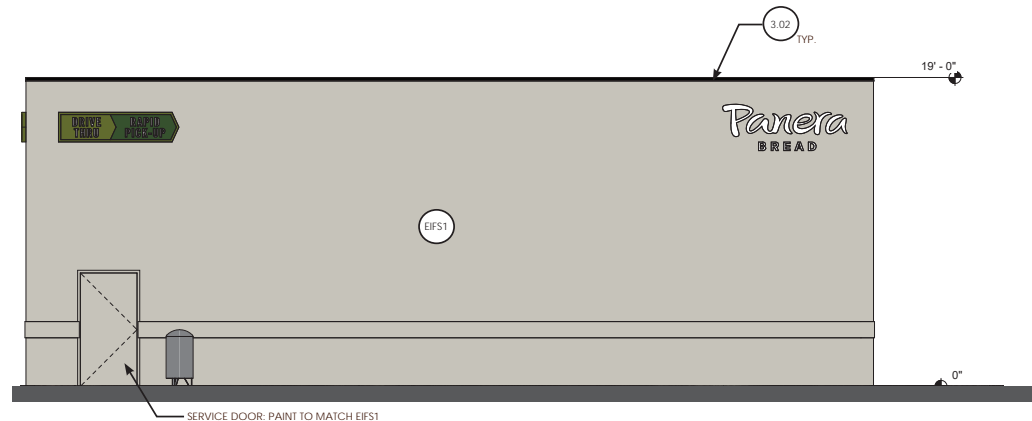


- 1 Primary Entrance
- 2 Kiosks
- 3 Service Entry
- 4 Bakery
- 5 POS
- 6 Pick-Up/Delivery
- 7 RPU Shelves
- 8 Beverages
- 9 Trash/Bus
- 10 Secondary Entry

ELEVATIONS



North Elevation

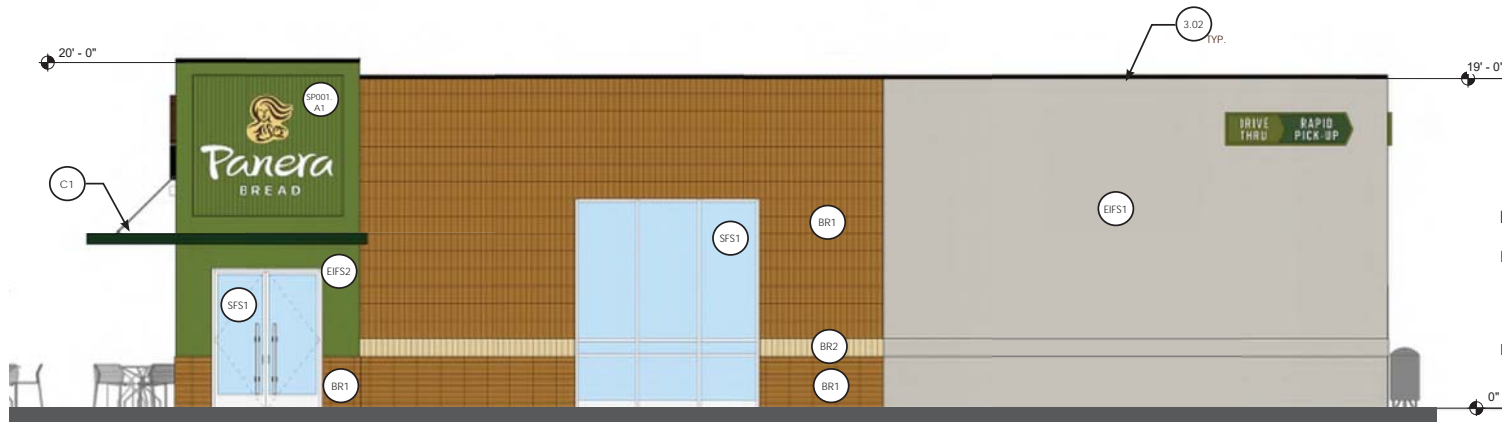


East Elevation

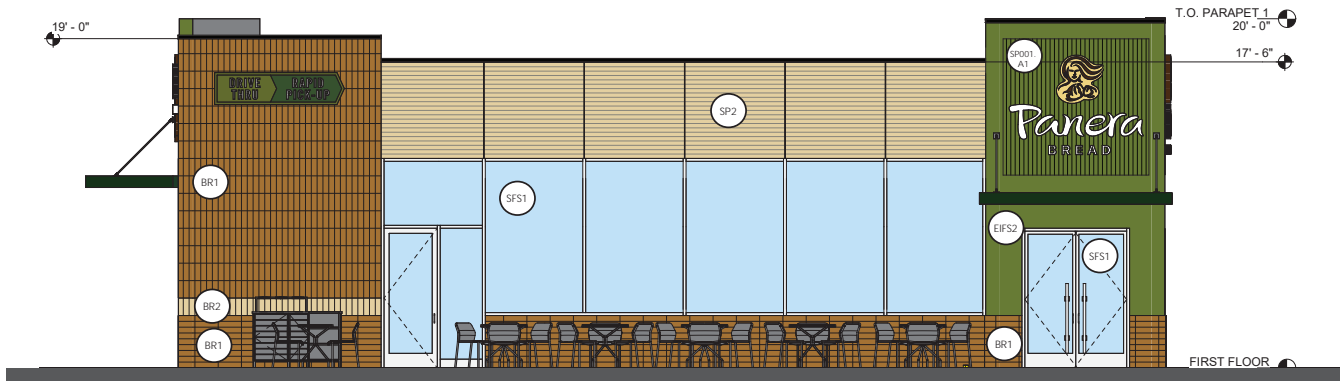
Exterior Materials

- BR1 - Thin Brick, field
Mfg: Creative Materials
Size: Standard
Color: Santiago Blend
- EIFS2 - Exterior Insulation Finish System
Mfg: Dryvit "Outsulation Plus MD" EIFS with moisture drainage,
Color: Match PMS 2307C
Texture: Dryvit "Limestone" DPR textured finish
- SFS1 - Storefront System
Mfg: Trifab Versaglaze 451
Framing System
Finish: Clear anodized aluminum
- BR2 - Thin Brick, accent
Size: standard
Color: Goldenbluff
- EIFS1 - Exterior Insulation Finish System
Mfg: Dryvit "Outsulation Plus MD" EIFS with moisture drainage
Color: #105 Suede
Texture: Dryvit "Limestone" DPR textured finish
- C1 - Pre-Manufactured aluminum canopy - color match PMS2411C
- 3.02 - Pre-finished metal coping, color to match RAL 7043
- SP1 - Fiberglass Reinforced Panel
Mfg: Formglas FRP Custom Pattern
Surface: Handcrafted Flute
Paint Type: Gel, matte finish
Paint Color: Match PMS2307C
- SP2 - Fiberglass Reinforced Panel
Mfg: Knotwood
Self-mating cladding system
Color: White Ash

ELEVATIONS



South Elevation



West Elevation

Exterior Materials

BR1 - Thin Brick, field
Mfg: Creative Materials
Size: Standard
Color: Santiago Blend

EIFS2 - Exterior Insulation Finish System
Mfg: Dryvit "Outsulation Plus MD" EIFS with moisture drainage,
Color: Match PMS 2307C
Texture: Dryvit "Limestone" DPR textured finish

SFS1 - Storefront System
Mfg: Trifab Versaglaze 451
Framing System
Finish: Clear anodized aluminum

BR2 - Thin Brick, accent
Size: standard
Color: Goldenbluff

EIFS1 - Exterior Insulation Finish System
Mfg: Dryvit "Outsulation Plus MD" EIFS with moisture drainage
Color: #105 Suede
Texture: Dryvit "Limestone" DPR textured finish

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Point Type: Gel, matte finish
Paint Color: Match PMS2307C

SP2 - Fiberglass Reinforced Panel
Mfg: Knotwood
Self-mating cladding system
Color: White Ash



2924

Riverdale, UT New Cafe | DD Review

TODAY'S DATE
11/18/2022

OPENING DATE
10/15/2023

ESTIMATED CONSTRUCTION START
06/01/2023

LOCATION TYPE
[Suburban]

CAFE FOOTPRINT
[3,800 SF]

PROPOSED SEAT COUNT
[Interior: 64 | Exterior: 14]

POS & KIOSK COUNTS
[Proposed POS: 2 | Proposed Kiosks: 3]

DELIVERY
[3rd Party]

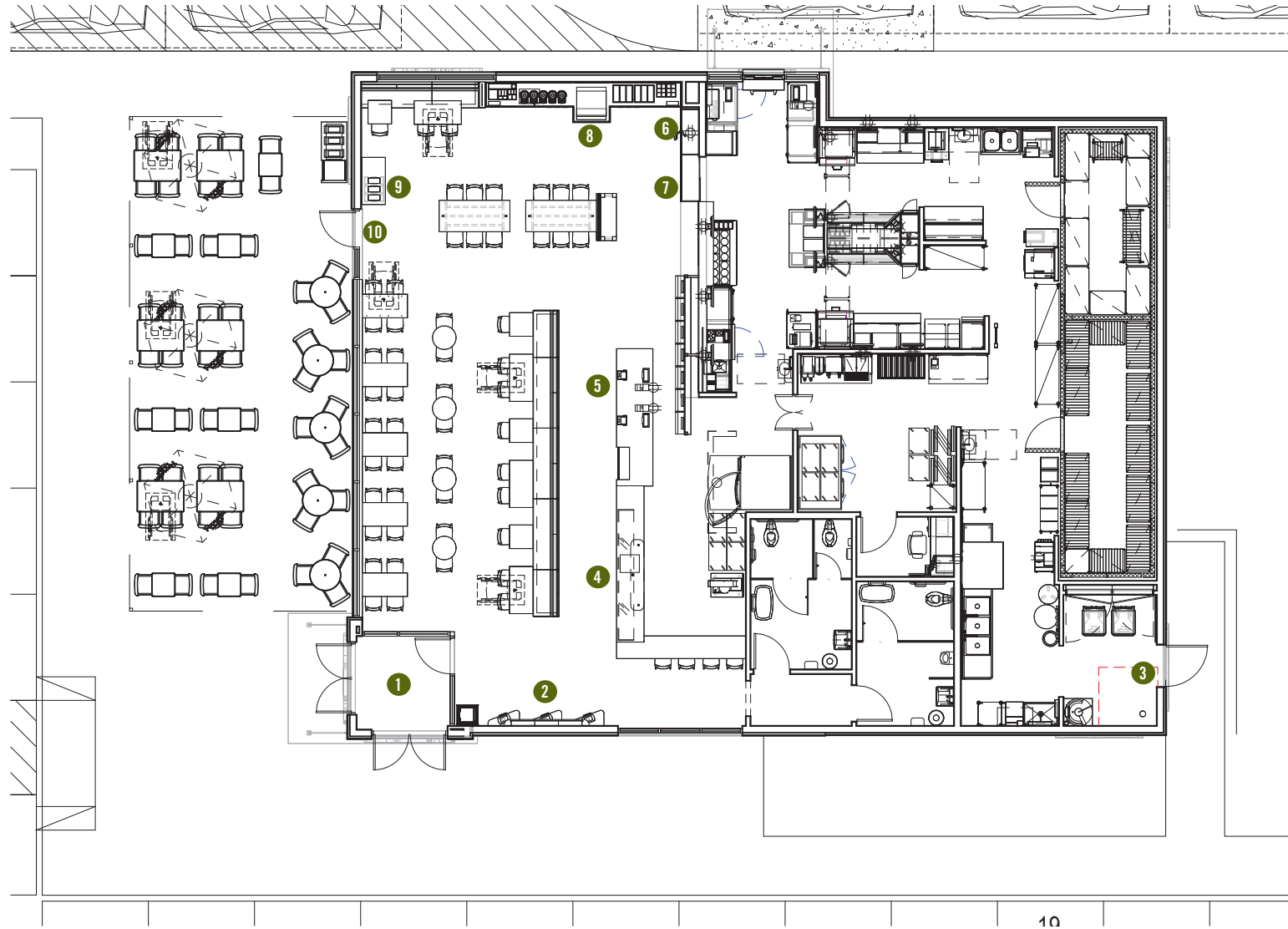
PRODUCTION & BAKING
[2x2 | T-line w/ DT, Remote Market bakery]

NOTES, NEARBY COMPETITORS, ETC.
[Cross-access w/ Starbucks, site grade +10' @ rear of site, Del Taco, Panda Express, Subway, Raising Canes, Cafe Rio, Chick Fil-A, Jimmy Johns]

☐ APPROVED ☐ APPROVED AS NOTED ☐ NOT APPROVED

DATE: _____

FLOOR PLAN



- 1 Primary Entrance
- 2 Kiosks
- 3 Service Entry
- 4 Bakery
- 5 POS
- 6 Pick-Up/Delivery
- 7 RPU Shelves
- 8 Beverages
- 9 Trash/Bus
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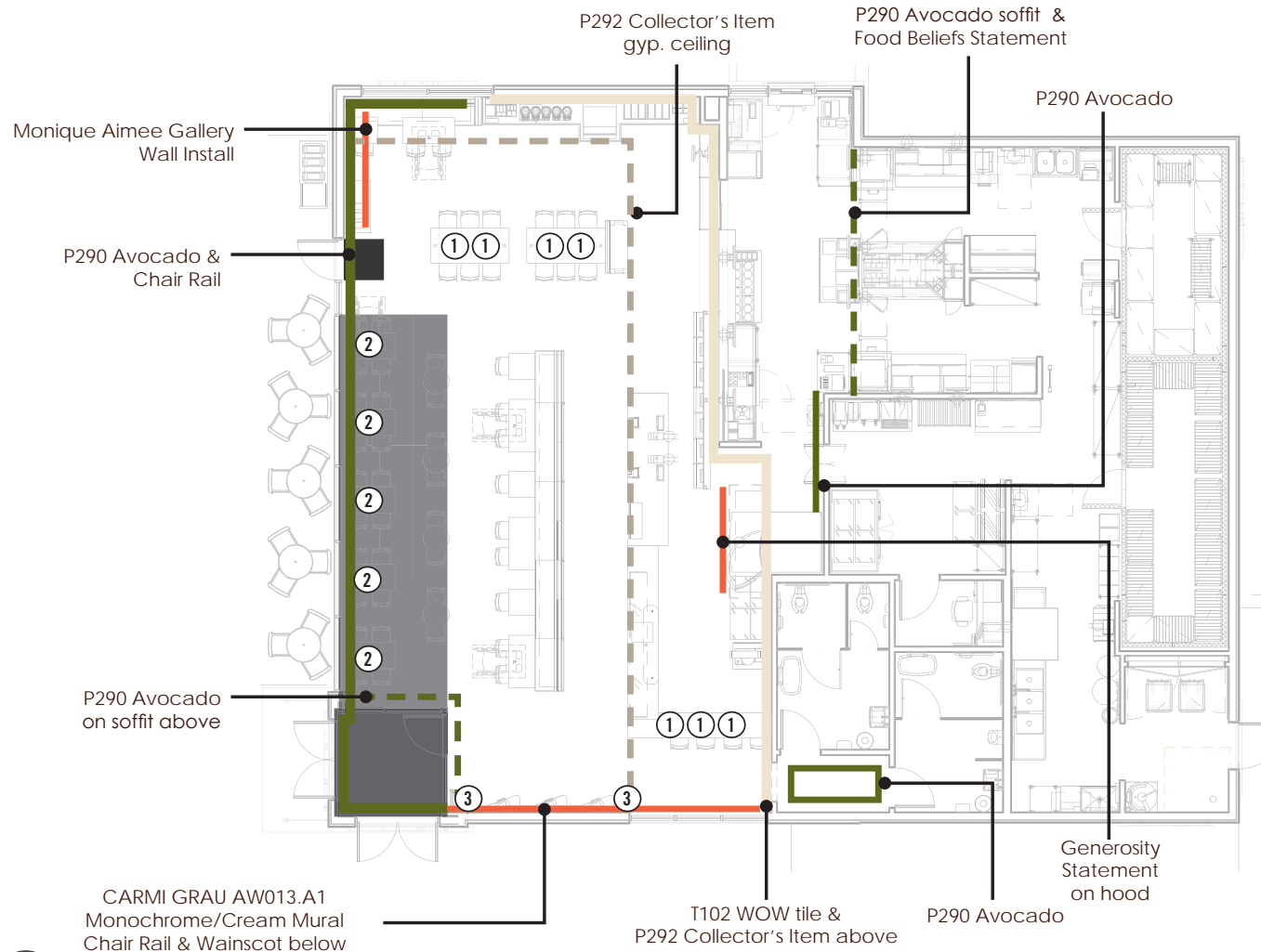
INTERIOR FINISHES



NEXT GEN PALETTE

- 1 F185 | Momentum Flock - Forrest
- 2 T102 | Wow Tile - Zellige Porcelain Tile - Speckled Taupe
- 3 WS16A | Rich Brilliant Willing - Silk Sconce, oval backer - Gray
- 4 P291 | Benjamin Moore - Collector's Item
- 5 P290 | Benjamin Moore - Avocado
- 6 LP021.M1/2 | Hinkly 14" Warby MD Pendant Frosted & Clear
- 7 S10 | Deisgnntex Rein - Sable
- 8 SS23 | Dupont Corian - Rain Cloud
- 9 MW900.H1 + WD4 | Half Rounded Walnut
- 10 C6 | Shaw Contract | Matrix - Mesa
- 11 AP014.A1 - A6 | Monique Aimee - framed canvas, various sizes
- 12 AW013.A1 | Carmi Grau Monochrome/ Cream mural
- 13 T104 | Creative Materials - Oxidize, brown, 12"x24"

FINISH PLAN | FOR REFERENCE ONLY



Decorative Lighting

- ① Hinkley Pendant - Clear
- ② Hinkley Pendant - Frosted
- ③ RBW Silk Sconce

Flooring

T104 - Oxidize tile (typ. dining)

- C6 - Matrix carpet
- C5 - Black Pearl carpet

Monique Aimee Gallery Wall

- a AP014.A4 - 28"x40" print stretch canvas, white oak frame
- b AP014.A6 - 24"x30" print stretch canvas, white oak frame
- c AP014.A2 - 40"x28" print stretch canvas, white oak frame
- d AP014.A3 - 20"x18" print stretch canvas, white oak frame
- e AP014.A5 - 30"x24" print stretch canvas, white oak frame
- f AP014.A1 - 30"x60" print stretch canvas, white oak frame



FURNITURE PLAN | FOR REFERENCE ONLY



Indoor Furniture

FS001.D3 + FS006.D3 | Loft Chair - typ. u.o.n.

- 1 FS001.C3 + FS006.D3 | Loft Counter stool
- 2 FS001.B3 + FS006.D3 | Loft Bar stool
- 3 FT001.x1 | Oak Light table top finish
- 4 FT001.x2 | Oak Dark table top finish
- 5 FT206.x3 | Corian Rain Cloud

Outdoor Furniture

ODC2MAI | Darwin Chair, antique iron - typ. u.o.n.

- 6 OT3248AI | Cambi ADA, antique iron
- 7 OTR32AI | Cambi 32" dia., antique iron
- 8 OT2424AI | Cambi 24"x24", antique iron
- 9 FU001.A1 | Umbrella, tresco grass



BIRD'S EYE VIEW



BAKERY



DELIVERY & RPU SHELVES



CORNER BANQUETTE



DINING ROOM



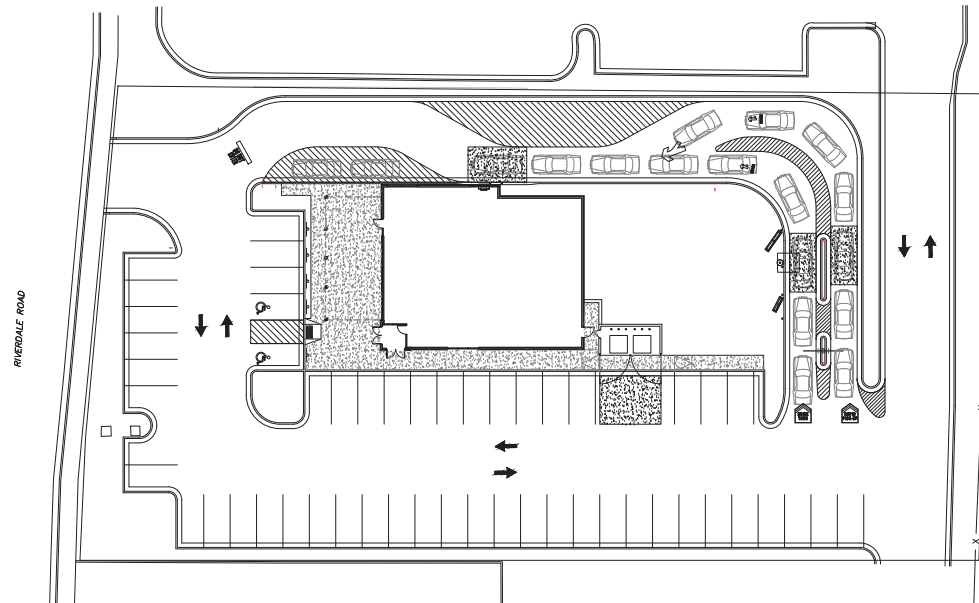
**4130 Riverdale Road
Riverdale, Utah 84405**

CONTACT INFO

ENGINEER
PERIGEE CONSULTING
JED ATHERLEY
801.590.6611
JED@PERIGEECIVIL.COM



SHEET LIST TABLE		
Sheet Number	Sheet Title	Sheet Description
01	TC01	COVER SHEET
02	DM01	DEMO SHEET
03	SP01	SITE PLAN
04	UT01	UTILITY PLAN
05	GR01	GRADING PLAN
06	DR01	DRAINAGE PLAN
07	PP01	PLAN & PROFILE – STORM DRAIN
08	PP02	PLAN & PROFILE – STORM DRAIN
09	PP03	PLAN & PROFILE – LAND DRAIN
10	LP-101	PLANTING PLAN
11	LI-501	PLANTING DETAILS
12	LI-101	IRRIGATION PLAN
13	LI-501	IRRIGATION DETAILS
14	LI-502	IRRIGATION DETAILS
15	E1.1	IRRIGATION DETAILS



PRELIMINARY - NOT FOR CONSTRUCTION

[illegible]


RIVERDALE CITY
PANERA BREAD
COVER SHEET

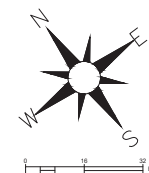
SHEET NUMBER
01
OF 15 SHEETS
DRAWING NAME
TC01



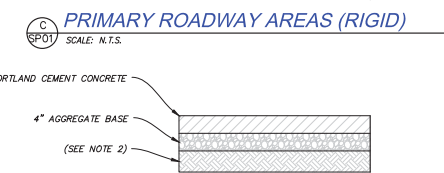
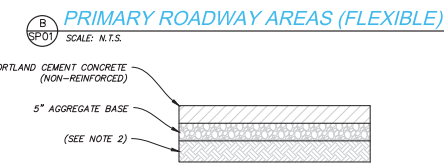
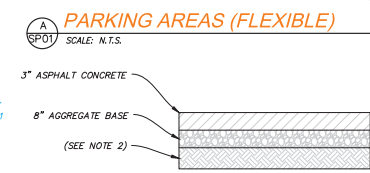
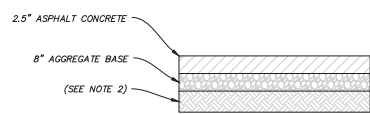
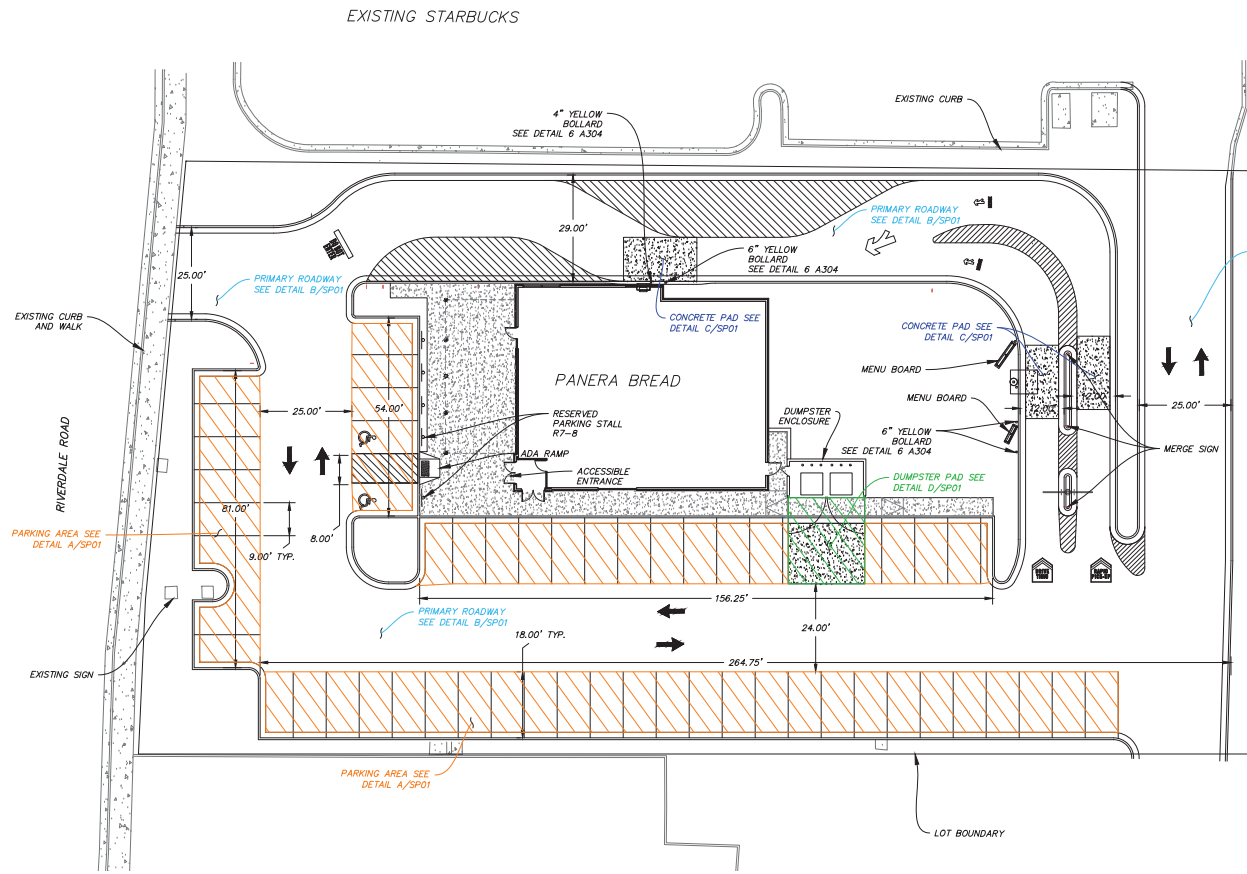
RIVERDALE CITY

[illegible]





ROADWAY SECTION NOTES:
1. CONTRACTOR TO COMPLY WITH THE RECOMMENDATIONS PROVIDED BY GORDON GEOTECHNICAL REPORT (PROJECT # 748-002-23) FOR THIS PROJECT REGARDING SITE PREPARATION, GRADING, COMPACTION ETC.
2. SEE GEOTECH REPORT FOR SUBSOIL PREPARATION.



PRELIMINARY - NOT FOR CONSTRUCTION



RIVERDALE CITY

CITY ENGINEER DATE

DATE	BY	DATE	BY

DATE: AUGUST 2023	FILE: 23-00000
PROJECT: RIVERDALE CITY	PROJECT: RIVERDALE CITY
DESIGNED BY: JTA	DESIGNED BY: JTA
CHECKED BY: JTA	CHECKED BY: JTA
DATE: 8/29/2023	DATE: 8/29/2023
TIME: 1:36:21 PM	TIME: 1:36:21 PM

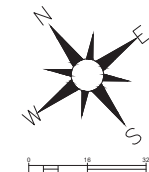
RIVERDALE CITY
PANERA BREAD
SITE PLAN











SHEET NUMBER
03
OF 15 SHEETS
DRAWING NAME
SP01



1. EXISTING SEWER LATERAL TO BE CAPPED AND ABANDONED IN PLACE.

1. EXISTING SEWER LATERAL TO BE CAPPED AND ABANDONED IN PLACE.



FIRE HYDRANT	
WATER FITTINGS	
WALK DOME	
SS MANHOLE	
WATER METER	
VALVE	
INLET	
SD MANHOLE	
STOP SIGN	
COMBO BOX	

DOMESTIC WATER	_____ 1" W _____
SANITARY SEWER	_____ 1" SS _____
GREASE VENT	_____ 1" V _____
STORM DRAIN	_____ 1" SD _____
EXISTING DOMESTIC WATER	_____ 1" W _____
EXISTING SANITARY SEWER	_____ 1" SS _____
EXISTING STORM DRAIN	_____ 1" SD _____
EASEMENT	-----

8/29/2023 1:38:33 PM

PRELIMINARY - NOT FOR CONSTRUCTION

RIVERDALE CITY
PANERA BREAD
UTILITY PLAN

SHEET NUMBER
04
OF 15 SHEETS
DRAWING NAME
UT01

FILE NAME:	CONTRACT NO.		DATE	REV#
NO. 00009 Puentes Riverdale-Cash #16 5d01	000637		AUGUST 2023	
SIZE	COLLECTED BY:	OWN BY:	FLUORINATION NO.	
	CTL	JTA		
PLOTTED BY:	SUBMITTED BY:			

[illegible]

RIVERDALE CITY

CITY ENGINEER 0A



SOUTH 1300 WEST, SUITE 100
WEST JORDAN, UT 84088

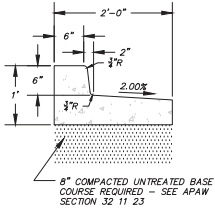
LEGEND:

SPILL CURB SEE DETAIL A/GR01

TRANSITION FROM CATCH TO SPILL CURB

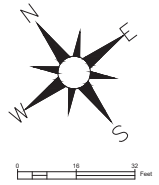
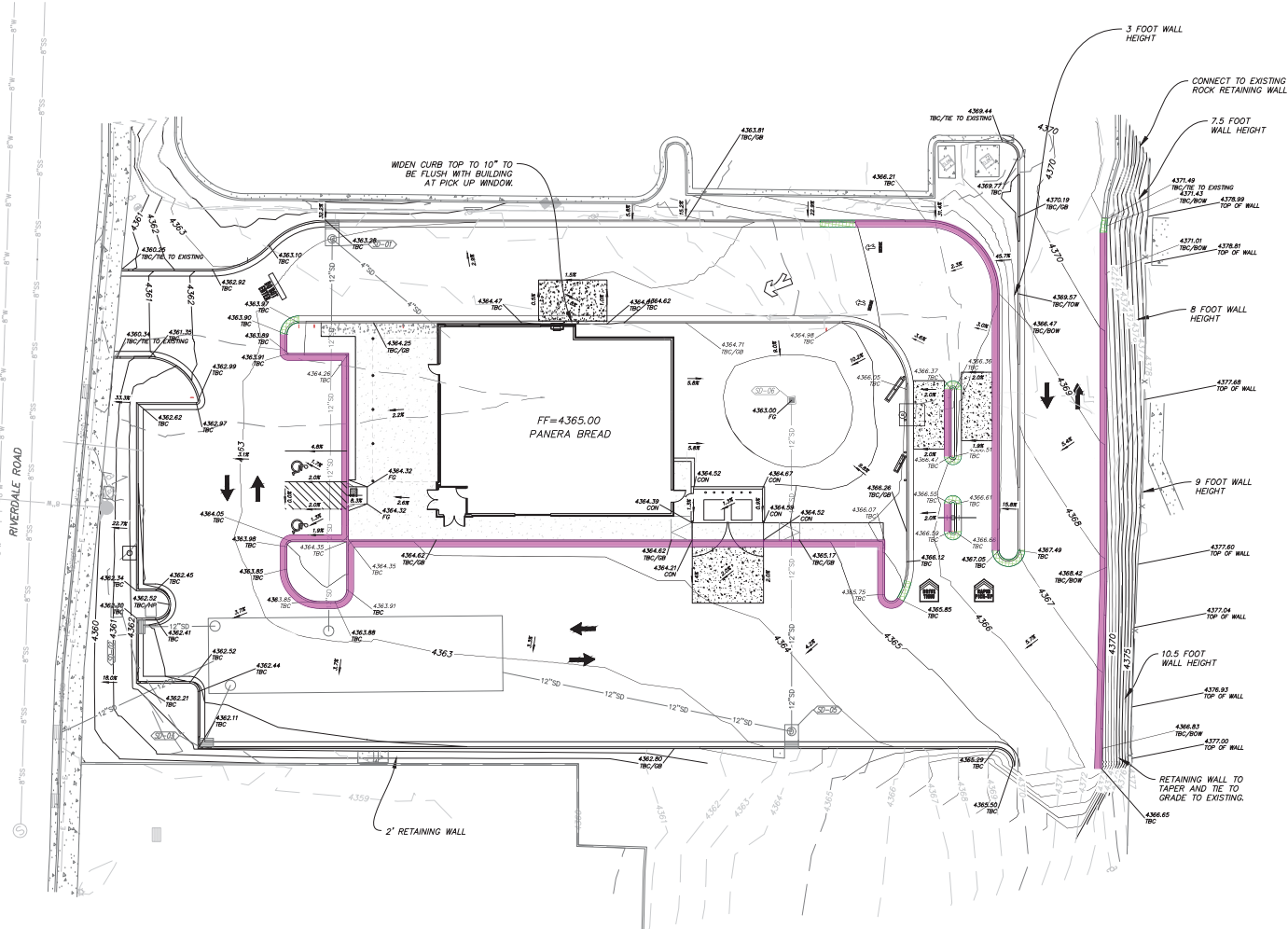
GENERAL NOTES:

1. ALL CURB TO BE APAW TYPE E UNLESS OTHERWISE NOTED



TYPE E CURB & GUTTER MODIFIED

A/GR01 N.T.S.



PRELIMINARY - NOT FOR CONSTRUCTION



RIVERDALE CITY

CITY ENGINEER DATE

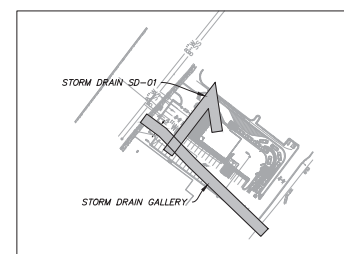
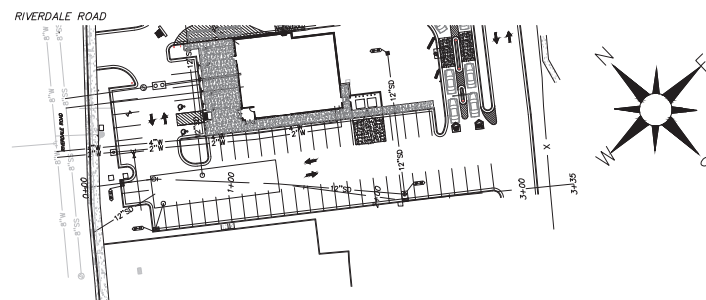
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DATE	BY	DATE	BY
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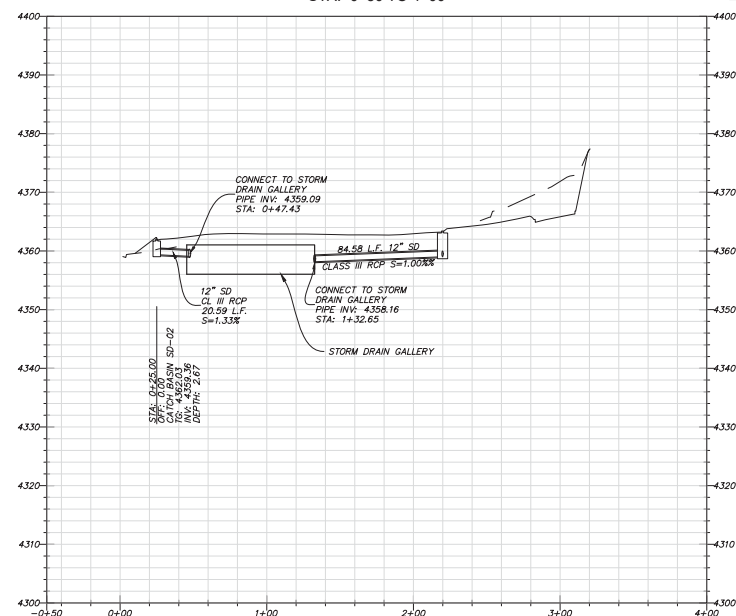
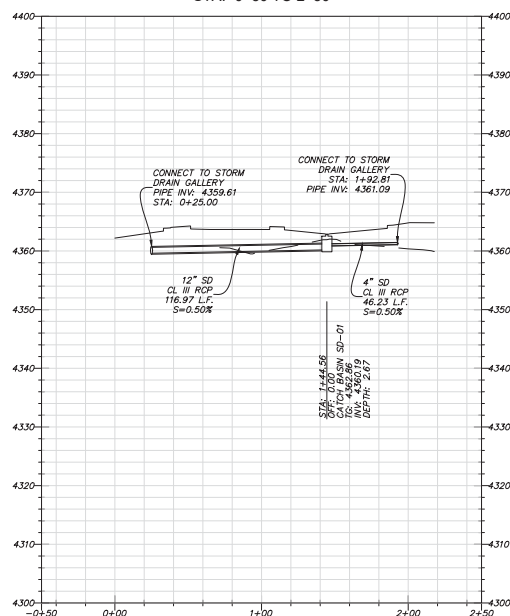
RIVERDALE CITY
PANERA BREAD
GRADING PLAN

SHEET NUMBER
05
OF 15 SHEETS
DRAWING NAME
GR01



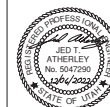


STORM DRAIN GALLERY
STA: -0+50 TO 4+00



KEY MAP

PRELIMINARY - NOT FOR CONSTRUCTION



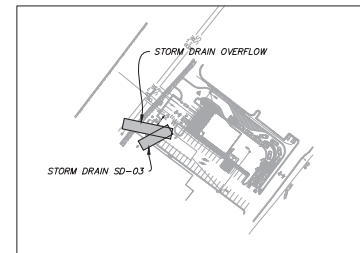
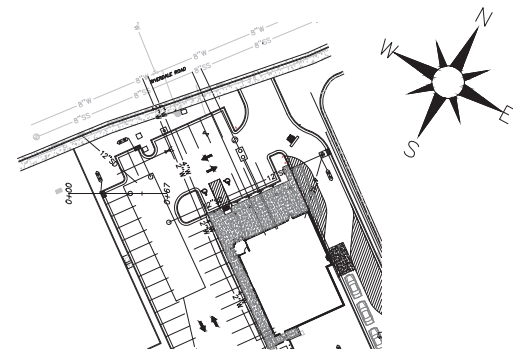
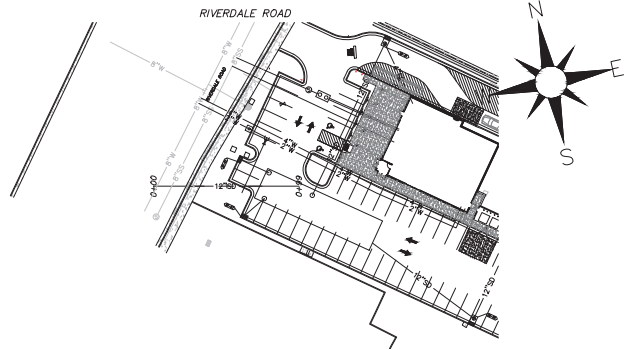
RIVERDALE CITY

CITY ENGINEER 04

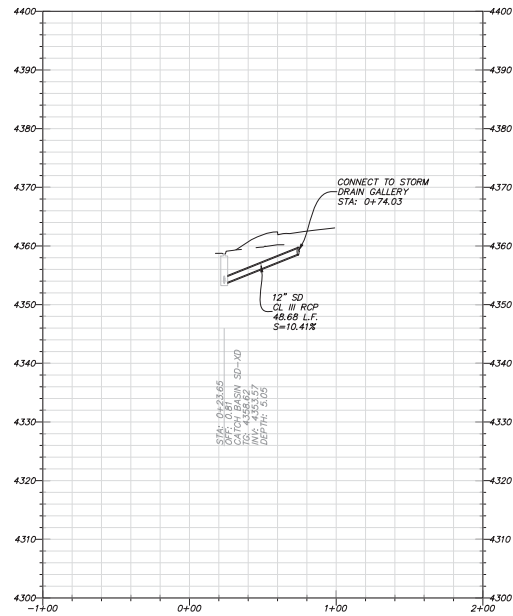
DATE	AUGUST 2023	REP
SOLUTION NO.		
CONTRACT NO.	00637	
FILE NAME:		
SUBMITTED BY:		
DATE REC'D	RN	
CHECKED	GJF/C	
CTL	JTA	
ROUTED TO:		
NO.	00090	Perrera Riverside County Vol 109 #403
SHEET	FLOTTED BY:	FLOTT DATE:

RIVERDALE CITY
PANERA BREAD
PLAN & PROFILE - STORM DRAIN

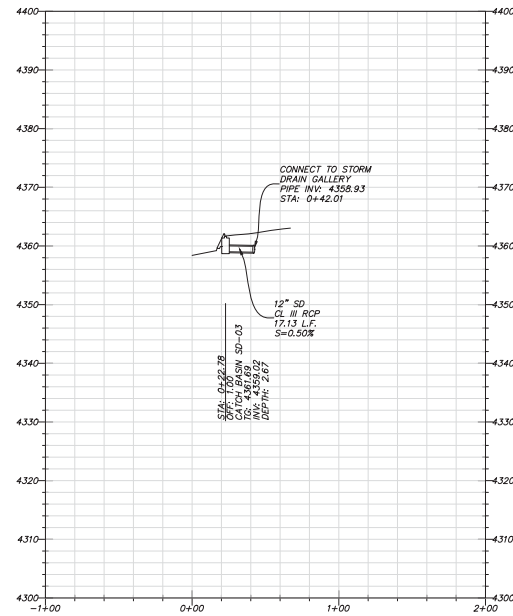
SHEET NUMBER
07
OF 15 SHEETS
DRAWING NAME
PP01



STORM DRAIN OVERFLOW
STA: -1+00 TO 2+00



STORM DRAIN SD-03
STA: -1+00 TO 2+00



KEY MAP

PRELIMINARY - NOT FOR CONSTRUCTION



RIVERDALE CITY

CITY ENGINEER DATE

NAME	DATE

DATE	1 AUGUST 2023
BY	JFA
FOR	FOR REVIEW
PROJECT NO.	00037
FILE NAME	RiverdaleCityPP02
DATE	4/9/2023 1:38:13 PM
USER	ANSEL

RIVERDALE CITY
PANERA BREAD
PLAN & PROFILE - STORM DRAIN

SHEET NUMBER
08
OF 15 SHEETS
DRAWING NAME
PP02

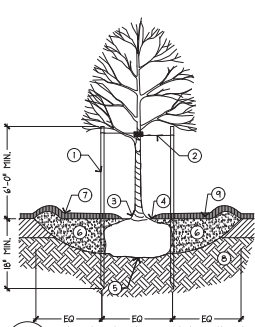




DESCRIPTION	AREA	PERCENT
OVERALL PROJECT AREA	46,536 SF	
LANDSCAPE (LS) AREA	9,512 SF	20 % (OF TOTAL SITE)
LS AREA IN TURF GRASS	0 SF	0 % (OF LS AREA)
LS AREA DROUGHT TOLERANT	9,512 SF	100 % (OF LS AREA)
<u>TREE SUMMARY</u>		
TREES REQUIRED (1 FOR EVERY 5,000) =	10	
TREES PROVIDED 14		
HIGHEST % OF TREES OF SINGLE VARIETY =	28%	

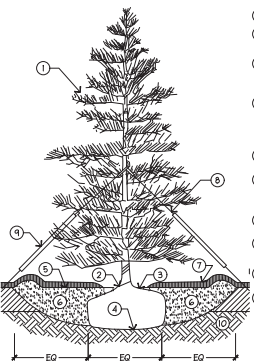


NOTES:
1. INSTALL TREE PLUMB
2. FOR ALL FALL PLANTING, WRAP
TRUNK TO LONGEST BRANCH,
REMOVE THE FOLLOWING SPRING.



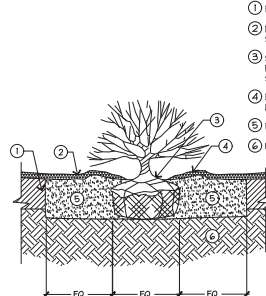
1 DECIDUOUS TREE WITH STAKING
NTS

- 1 2" DIA. (ROUND) FIR POSTS; 2
FER. TREE. ALL POSTS SHALL
BE PLUMB AND HAVE SAME
HEIGHT ABOVE FINISH GRADE
- 2 TREE TIE - SEE SPECS FOR
TYPE AND ATTACHMENT.
- 3 TOP OF ROOTBALL SHALL BE
1'-2" ABOVE FINISHED GRADE
- 4 ROOT FLARE SHALL BE
EXPOSED; MULCH SHOULD NOT
BE WITHIN 4" OF TREE TRUNK
- 5 PLACE ROOTBALL ON UNDISTURBED
SUBSOIL, CUT AND REMOVE WIRE
BASKET AND BURLAP/OTHER
WRAPPING MATERIALS.
- 6 EXCAVATE HOLE TO DIAMETER 3X
WIDER THAN ROOTBALL, BACKFILL
WITH PLANTING SOIL MIX
- 7 TYPE & MULCH, DEPTH AS SPECIFIED
- 8 UNDISTURBED SUBGRADE
- 9 5' DIA. DEPRESSED WATERING BASIN



2 EVERGREEN TREE WITH GUYING SYSTEM
NTS

- 1 INSTALL TREE PLUMB
- 2 TOP OF ROOTBALL SHALL BE
1'-2" ABOVE FINISHED GRADE
- 3 ROOT FLARE SHALL BE
EXPOSED; MULCH SHOULD NOT
BE WITHIN 4" OF TREE TRUNK
- 4 PLACE ROOTBALL ON UNDISTURBED
SUBSOIL, CUT AND REMOVE WIRE
BASKET AND BURLAP/OTHER
WRAPPING MATERIALS.
- 5 MULCH TYPE & DEPTH AS SPECIFIED
- 6 EXCAVATE HOLE TO DIAMETER
3X WIDER THAN ROOTBALL,
BACKFILL PLANTING SOIL MIX.
- 7 5' DIA. DEPRESSED WATERING BASIN
REFER TO TECHNICAL SPECIFICATIONS
- 8 GUYING & STAKING SYSTEM - REFER
TO TECHNICAL SPECIFICATIONS
- 9 SAFETY FLAGGING (PVC SLEEVE)
- 10 UNDISTURBED SUBGRADE

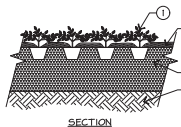
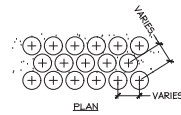


3 SHRUB
NTS

- 1 PLANTING SOIL MIX (SEE SPECS)
- 2 MULCH TYPE & DEPTH AS
SPECIFIED
- 3 SET ROOT FLARE 2" HIGHER THAN
FINISH GRADE TO ALLOW FOR
SETTLING
- 4 BERM TO FORM DEPRESSED
WATERING BASIN
- 5 PLANTING SOIL MIX (SEE SPECS)
- 6 UNDISTURBED SUBGRADE

NOTES:

1. PLACE BALL ON
UNDISTURBED SUBGRADE.
REMOVE AND DISCARD
WRAPPING MATERIAL
EXCEPT UNDER BALL.
2. SETTLE PLANT BY FILLING
PLANTING PIT WITH WATER
USING HOSE OR BUCKET.
3. MULCH SHOULD NOT BE
WITHIN 4" OF TRUNK.
4. REMOVE WATERING BASIN
PRIOR TO END OF
MAINTENANCE PERIOD.



- 1 GROUNDCOVER/PERENNIALS
(SEE NOTES)
- 2 MULCH TYPE & DEPTH AS
SPECIFIED
- 3 PLANTING SOIL MIX (SEE
SPECS)
- 4 UNDISTURBED SUBGRADE

NOTES:

1. SEE PLANTING LEGEND
FOR SPACING.

PLANTING NOTES

1. THE BASE INFORMATION FOR THIS DRAWING HAS BEEN OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK AND IMMEDIATELY NOTIFYING THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARE THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH AT 811 OR 1-800-462-4811, AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THE CONTRACTOR BEGINS CONSTRUCTION WORK PRIOR TO VERIFYING AND STAKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
3. REFER TO LEGENDS, NOTES, AND DETAILS FOR FURTHER INFORMATION.
4. ANY ALTERATIONS TO THESE ACTUAL PLANTING PLANS DURING CONSTRUCTION SHALL BE RECORDED ON "AS BUILT" DRAWINGS AND PROVIDED TO THE OWNER.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC.
6. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
7. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES AND SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING DESIGN SHOWN ON THE PLANS REGARDLESS OF QUANTITIES INDICATED IN THE PLANT SCHEDULE.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. ALL PLANT BEDS SHALL RECEIVE 12" OF PLANTING SOIL MIX AS SPECIFIED. BACKFILL ALL PLANTING PITS WITH PLANTING SOIL MIX.
10. PLANTING SOIL MIX TO BE AS FOLLOWS: 80% TOPSOIL, 10% UTEILITE, AND 10% ORGANIC COMPOST.
11. PLANTER AREAS SHOWN IN GRAY ON THE PLANS TO RECEIVE FOUR INCHES (4") DEPTH STONE MULCH, STONE MULCH TO MATCH ADJACENT PROPERTY (STARBUCKS). INSTALL ON TOP OF DEWITT PRO-5 WEED-BARRIER FABRIC.
12. APPLY TREFLAN (OR OWNER APPROVED EQUAL) PRE-EMERGENT HERBICIDE FOR USE IN PLANTER BEDS FOR WEED CONTROL. APPLY ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. THE PRE-EMERGENT APPLICATION MUST BE FOLLOWED WITHIN 8 HOURS WITH OVER-HEAD WATERING OR RAINFALL EQUIVALENT TO 1/2".



PREPARED FOR:

CONSULTANTS:

PANERA BREAD

4130 RIVERDALE ROAD
RIVERDALE, UTAH

REVISIONS:

△	•	•
△	•	•
△	•	•
△	•	•
△	•	•

STAMP



SHEET TITLE:

PLANTING
DETAILS

- DATE: 08-29-2023
- DRAWN BY: ECB
- CHECKED BY: MJW
- JOB NO.: U22-053

SHEET NO:

LP-501

CITY REVIEW - NOT FOR CONSTRUCTION

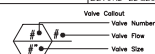
IRRIGATION GENERAL NOTES

1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH AT 811 OR 1-800-442-4111, AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THE CONTRACTOR BEGINS CONSTRUCTION WORK PRIOR TO VERIFYING AND STAKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
3. REFER TO LEGENDS, NOTES, AND DETAILS FOR FURTHER INFORMATION.
4. COORDINATE LAYOUT OF THE IRRIGATION SYSTEM WITH OTHER TRADES SO THAT CONSTRUCTION CAN CONTINUE IN A NORMAL SEQUENCE OF EVENTS AND SO THAT WORK OF OTHER TRADES IS NOT DISTURBED ONCE PLACED IN THE FIELD. IN THE EVENT THE CONTRACTOR FAILS TO COORDINATE CONSTRUCTION BETWEEN TRADES AND BY DOING SO, THE CONTRACTOR DAMAGES, DISPLACES OR OTHERWISE CAUSES OTHER TRADES WORK TO BE REINSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUCH REPLACEMENT AND/OR RE-INSTALLATION AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION LAYOUT OF THE IRRIGATION SYSTEM IN ACCORDANCE WITH THE DRAWINGS TO PROVIDE HEAD TO HEAD AND Emitter TO Emitter SPACING AS SHOWN ON THE PLANS AND DETAILS AND, THE LAYOUT MAY ONLY BE MODIFIED AS APPROVED BY THE LANDSCAPE ARCHITECT TO OBTAIN COVERAGE TO SUIT THE MANUFACTURERS STANDARD HEADS INDICATED. ANY SUCH APPROVAL BY THE LANDSCAPE ARCHITECT SHALL OCCUR PRIOR TO ACTUAL PLACEMENT OF THE HEADS IN THE FIELD AND SHALL BE RECORDED ON "AS BUILT" DRAWINGS.
6. ALL INSTALLATIONS OR MODIFICATION TO THE IRRIGATION SYSTEM WILL NOT EXCEED THE DESIGN SUPPLY CAPACITY.
7. MAXIMUM WATER VELOCITY THROUGH IRRIGATION PIPE HAS BEEN DESIGNED NOT TO EXCEED 5.0 FEET PER SECOND AND SHALL IN NO CASE BE GREATER THAN 7.5 FEET PER SECOND.

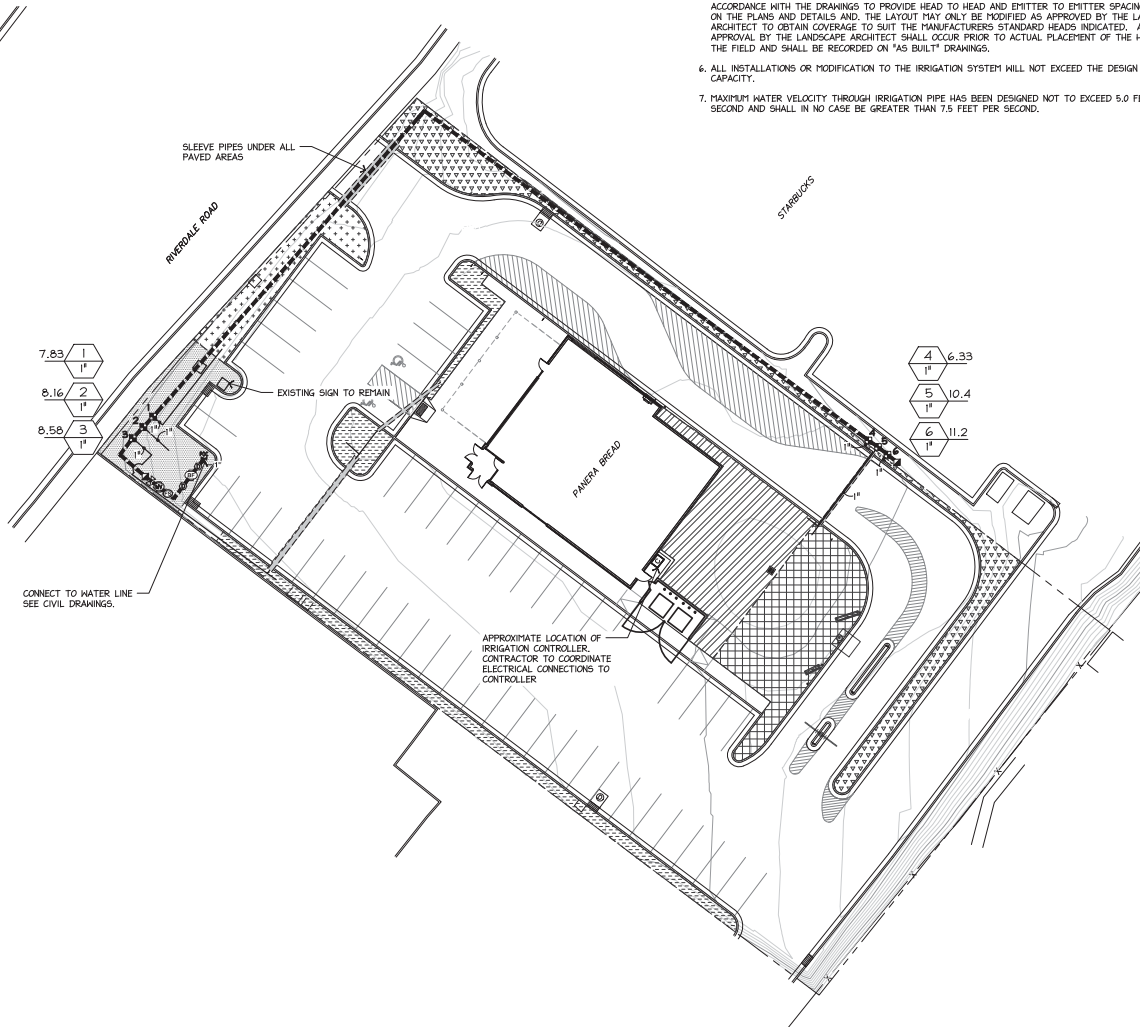
8. PROVIDE AND INSTALL ALL THE MANUFACTURER'S RECOMMENDED SURGE AND LIGHTNING PROTECTION EQUIPMENT ON ALL CONTROLLERS, ACQ401 SURGE SUPPRESSOR ON HIGH VOLTAGE 3 GROUND ROD GRID, 8 FOOT TRIANGLE FOR LOW VOLTAGE.
9. THE IRRIGATION DESIGN IS DIAGRAMMATIC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND TO LOCATE ALL IRRIGATION EQUIPMENT OTHER THAN SPRAY HEADS, ROTORS, EMITTERS AND IN-LINE EMITTERS IN THE CLOSEST LANDSCAPE AREA TO WHERE THE SYMBOL FOR THAT EQUIPMENT HAS BEEN SHOWN ON THE PLANS IN THE SAME SEQUENCE AS SHOWN ON THE PLANS.
10. THE CONTRACTOR SHALL PROVIDE ALL LABOR, PARTS AND MATERIALS REQUIRED TO COMPLETE THE IRRIGATION SYSTEM IN ACCORDANCE WITH THE PLANS, AND DETAILS.
11. ALL LINES SHALL SLOPE TO MANUAL DRAIN (SEE DETAILS). IF FIELD CONDITIONS NECESSITATE ADDITIONAL DRAINS, THESE DRAINS SHALL BE INSTALLED FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM. REFER TO DETAILS AND SPECIFICATIONS FOR DRAIN INSTALLATION, SUMP REQUIREMENTS AND DEPTH OF BOTH DRAIN AND SUMP.
12. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL THROTTLE CONTROLS ON ALL SPRINKLER HEADS AND ADJUST VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVER SPRAY ONTO WALKS, STREETS, WALLS, ETC.
13. INTERRUPTION OF IRRIGATION WATERING IS LIKELY TO OCCUR DUE TO OTHER CONSTRUCTION ACTIVITIES AND WORK ON THE IRRIGATION SYSTEM. ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROPERLY PROTECTED AND CARED FOR THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL HAND WATER PLANTS AS REQUIRED. ANY DAMAGE TO PLANT MATERIAL THAT OCCURS DUE TO THIS CONSTRUCTION OR LACK OF WATER DURING CONSTRUCTION SHALL BE REPAIRED TO THE PRE-CONSTRUCTION CONDITION AT THE EXPENSE OF THE CONTRACTOR.
14. THE IRRIGATION SYSTEM SHOWN ON THE DRAWINGS REPRESENTS AN AUTOMATIC CONTROLLER IRRIGATION SYSTEM SUPPLIED FROM THE MUNICIPAL CULINARY WATER SYSTEM. THE SYSTEM IS DESIGNED FOR A MINIMUM OPERATING PRESSURE OF 70 PSI AT THE IRRIGATION POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION AND REPORT ANY DIFFERENCES TO THE OWNER AND/OR THEIR REPRESENTATIVE.

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
■	RAIN BIRD XYZ-100-PRB-C01 WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESS VALVE AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM	
⊕	FLUSH VALVE AND DRIP INDICATOR (NOT SHOWN) INSTALL NETAFERT T150V MANUAL FLUSH VALVE, AND RAINBIRD OPERND DRIP INDICATOR AT THE END OF EACH DRIP ZONE IN EACH PLANTER, AND OTHER AREAS AS NECESSARY TO WINTERIZE DRIP SYSTEM.	
2	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD PCT PRESSURE COMPENSATING THREADED LOW-FLOW BUBBLERS. OFFERED IN 5 GPH, 7 GPH, AND 10 GPH MODELS, WITH 1/2IN. FPT THREADED INLET. LIGHT BROWN = 5 GPH, VIOLET = 7 GPH, AND GREEN = 10 GPH.	30
Emitter Notes: PCT-05 emitters (1 assigned to each 1 GAL plant.) PCT-05 emitters (6 assigned to each 2' CAL plant.) PCT-05 emitters (2 assigned to each 5 GAL plant.)		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
■	RAIN BIRD 44-12C 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	
⌵	RESILIENT WEDGE ISOLATION VALVE FOR MAINLINE	
⌵	STOP & WASTE-SHUT OFF VALVE- PER LINE SIZE	
⌵	RAIN BIRD PEB 1" 1IN. 1-1/2IN. 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	
⌵	WILKINS 3750L 1-1/2" REDUCED PRESSURE BACKFLOW DEVICE IN BLACK GUARDSHACK ENCLOSURE (SIZED TO FIT) WITH INSULATED BLANKET.	
⌵	RAIN BIRD ESP4-SMTE WITH (1) ESP-SMB 7 STATION OUTDOOR SMART MODULAR CONTROL SYSTEM FOR RESIDENTIAL AND LIGHT COMMERCIAL USE. WALL MOUNT, TIPPING BUCKET RAIN SENSOR THAT MEASURES RAINFALL. ADD LINK2WIFI UPGRADE	
⌵	RAIN BIRD UFS-100 1IN. ULTRASONIC FLOW SENSORS, WITH GLASS FILLED NYLON BODY. OPERATING RANGE 3 GPM-50 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE.	
⌵	POINT OF CONNECTION 1" CONNECT TO WATER LINE STUB - SEE CIVIL DRAWINGS	
---	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	
---	IRRIGATION MAINLINE: PVC SCHEDULE 40	
---	PIPE SLEEVE: PVC SCHEDULE 40 SLEEVE SHALL BE A MINIMUM OF TWICE THE NOMINAL SIZE OF PIPE WITHIN. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION	



0 10 20 40
SCALE: 1" = 20'



C.B.D

C. B. D. DESIGN INC.
SITE & LANDSCAPE ARCHITECTS
490 East Vine Street, Ste 10
P.O. Box 1000
Salt Lake City, UT 84111
www.cbdesigninc.com

■ PREPARED FOR:

■ CONSULTANTS:

PANERA BREAD
4130 RIVERDALE ROAD
RIVERDALE, UTAH

■ REVISIONS:

△ .
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■ STAMP



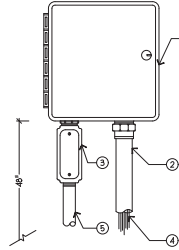
■ SHEET TITLE:
IRRIGATION PLAN

■ DATE: 08-29-2023
■ DRAWN BY: ECB
■ CHECKED BY: MJW
■ JOB NO.: U22-053

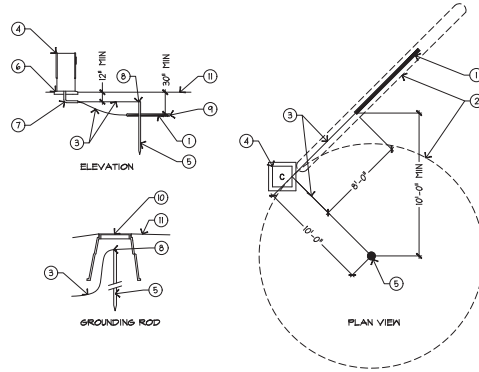
■ SHEET NO:

LI-101

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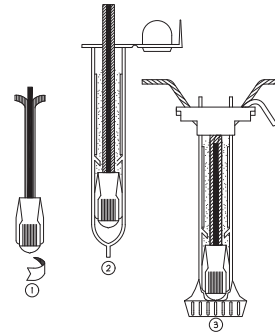
- 1 WALL MOUNTED IRRIGATION CONTROLLER - REFER TO SPEC.
 - 2 PVC SCH 80 CONDUIT AND FITTINGS SIZED PER SPECS
 - 3 JUNCTION BOX
 - 4 WIRES TO REMOTE CONTROL VALVES
 - 5 1-INCH PVC SCH 80 CONDUIT TO POWER SUPPLY (UNLESS SPECIFIED LARGER ON ELECTRICAL DRAWINGS)
- NOTE: BOTTOM OF CONTROLLER TO BE 48" ABOVE FINISH GRADE



- 1 COPPER GROUND PLATE (4" X 46" X .0625")
- 2 ELECTRIC SPHERE OF INFLUENCE BOUNDARIES 15' X 24" AND 10' IN DIAMETER
- 3 #6 AWG SOLID BARE COPPER WIRE (TYP.)
- 4 IRRIGATION CONTROLLER - SEE CONTROLLER DETAIL
- 5 3/8" DIAMETER 10' LONG U.L LISTED COPPER GLAD GROUNDING ROD
- 6 CONCRETE PAD
- 7 PVC SWEET ELL 1-1/2" OR LARGER
- 8 GADWELD CONNECTION
- 9 EARTH CONTACT MATERIAL (POWER SET)
- 10 10" ROUND VALVE BOX
- 11 FINISH GRADE

NOTES:

1. DO NOT INSTALL ANY OTHER WIRES OR CABLE WITHIN THE SPHERE OF INFLUENCE.
2. PLACE 100 LB POWER SET SOL. AMENDMENT TO EACH PLATE AS PER MANUFACTURER'S RECOMMENDATIONS.
3. ALL GROUNDING TO HAVE MAXIMUM RESISTANCE OF 10 OHMS OR LESS PER MANUFACTURER'S RECOMMENDATIONS.



- 1 STRIP WIRES AND APPLY PERFORMANCE PLUS WIRE CONNECTOR R/M ELECTRICAL CONNECTOR IN A CLOCKWISE
- 2 INSERT SPlice TO BOTTOM OF GEL FILLED TUBE. VISUALLY CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST THE LOCKING FINGERS AND IS SEATED ON THE BOTTOM OF THE
- 3 POSITION WIRES IN WIRE CHANNELS AND CLOSE INSULATOR TUBE COVER.

NOTE: SOLDER ALL WIRE CONNECTIONS

3 3M DBRY DIRECT BURY SPLICE KIT

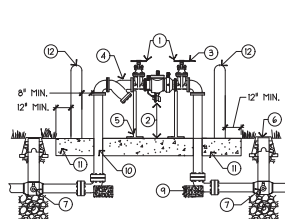
NTS

1 IRRIGATION CONTROLLER-WALL MOUNT

NTS

2 GROUNDING ROD & PLATE

NTS



- NOTES:
1. CONFORM TO COUNTY STANDARDS AND AHJA CODES WHEN CONNECTING WATER MAIN SUPPLY.
 2. ALL BACKFLOW PREVENTER ASSEMBLIES ARE TO MEET UTAH STATE CODES.
 3. ALL STANDPIPES AND BOXES MUST HAVE PROPER PROVISIONS FOR DRAINING AND FROST PROTECTION.
 4. BACKFLOW PREVENTER AND CONCRETE PAD TO BE INSTALLED AT LEVEL GRADE. SLOPE PAD 2% FROM CENTER FOR DRAINAGE. SMOOTHLY TRANSITION SLOPE BACK TO NATURAL GRADE AT HILLSIDE.
 5. EDGE OF CONCRETE PAD SHALL BE FLUSH WITH SURROUNDING FINISH GRADE.

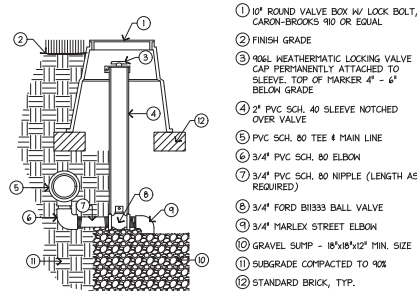
- 1 REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER ASSEMBLY (SEE SPEC) 24" MAX. ABOVE FINISH GRADE
- 2 SHUT OFF VALVE TYP.
- 3 LINE SIZE WYE STRAINER (IF SPECIFIED)
- 4 PIPE SUPPORT
- 5 TOP OF BOXES 2" TO TOP OF STAND PIPES
- 6 3/4" MANUAL DRAIN VALVE TYP. (SEE DETAIL)
- 7 12" GRAVEL SUMP TYP.
- 8 THRUST BLOCK TYP.
- 9 SPOOL OR GALV. PIPE
- 10 CONCRETE PAD 6" THICK EXTEND 12" BEYOND STEEL BOLLARD
- 11 CONCRETE FILLED STEEL BOLLARD INSTALLED MIN 6" FROM SPOOL

4 RP BACKFLOW PREVENTER ASSEMBLY

NTS

5 TRENCHING

NTS



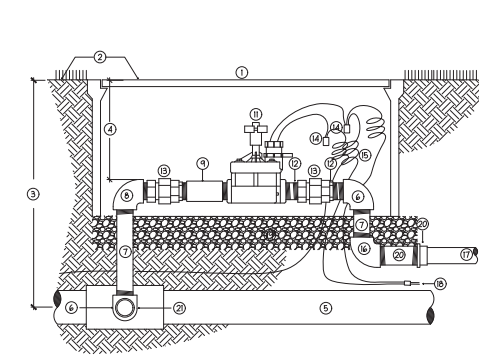
- 1 10" ROUND VALVE BOX W/ LOCK BOLT, CARON-BROOKS 910 OR EQUAL
- 2 FINISH GRADE
- 3 90° WEATHERMATIC LOCKING VALVE CAP PERMANENTLY ATTACHED TO SLEEVE. TOP OF HARKER 4" - 6" BELOW GRADE
- 4 2" PVC SCH. 40 SLEEVE NOTCHED OVER VALVE
- 5 PVC SCH. 80 TEE 4" MAIN LINE
- 6 3/4" PVC SCH. 80 ELBOW
- 7 3/4" PVC SCH. 80 NIPPLE (LENGTH AS REQUIRED)
- 8 3/4" FORD B1333 BALL VALVE
- 9 3/4" MARLEX STREET ELBOW
- 10 GRAVEL SUMP - 18"X18"X12" MIN. SIZE
- 11 SUBGRADE COMPACTED TO 90%
- 12 STANDARD BRICK, TYP.

NOTES:

1. ALL PVC NIPPLES TO BE SCH. 80.
2. PROVIDE VALVE KEY TO OWNER.

6 SLEEVING

NTS



- 1 STANDARD OR JUMBO VALVE BOX
- 2 INSTALL BOX AT FINISH GRADE IN TURF AREAS AND LEVEL WITH TOP OF MULCH IN PLANTING AREAS
- 3 18"-30" MAX. DEPTH
- 4 MAX. DEPTH 12"
- 5 IRRIGATION MAIN LINE, SIZE AS PER PLANS
- 6 PVC SCH. 80 T X T ELBOW AS REQUIRED (TYP.)
- 7 PVC SCH. 80 NIPPLE, LENGTH AS REQUIRED (TYP.)
- 8 PVC SCH. 80 T X T ELL SAME SIZE AS VALVE
- 9 SCH. 80 NIPPLE
- 10 (NOT USED)
- 11 ELECTRIC REMOTE CONTROL VALVE - SEE IRRIGATION LEGEND
- 12 SCH. 80 NIPPLE ON EITHER SIDE OF UNION
- 13 PVC SCH. 80 UNION
- 14 WATER TIGHT CONNECTORS (3PI DBRY ONLY)
- 15 PROVIDE 24" EXPANSION LOOP AT EACH WIRE CONNECTOR IN BOX
- 16 SCH. 80 ELBOW WITH SCHED. 80 NIPPLE INTO T X T BUSHING TO LATERAL
- 17 IRRIGATION LATERAL LINE, SIZE AS PER PLANS
- 18 CONTROL WIRES
- 19 6" MIN. DEPTH- 1/2" HACHED AGGREGATE
- 20 THREADED NIPPLE WITH BUSHING
- 21 PVC SCH. 80 TEE SIXES WITH SCH. 80 SIXT BUSHING OR DOUBLE STRAP SADDLE OR HARGO SERVICE TEE.

NOTES:

1. ALL FITTINGS AND NIPPLES IN MANIFOLD SHALL BE SCH. 80 THREADED PVC USING TEFLON TAPE.
2. VALVE MANIFOLD TO BE INSTALLED GOING AWAY FROM MAIN LINE. MINIMUM OF 1 FOOT BEFORE CHANGE IN DIRECTION.

8 RESILIENT WEDGE ISOLATION VALVE

NTS

9 MANUAL DRAIN VALVE ASSEMBLY

NTS

10 CONTROL VALVE ASSEMBLY

NTS



PREPARED FOR:

CONSULTANTS:

PANERA BREAD
4130 RIVERDALE ROAD
RIVERDALE, UTAH

REVISIONS:

△	1	---
△	2	---
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△	4	---
△	5	---

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SHEET TITLE:
IRRIGATION
DETAILS

DATE: 08-29-2023

DRAWN BY: ECB

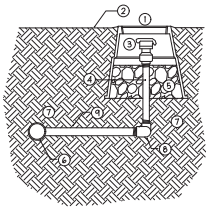
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JOB NO.: U22-053

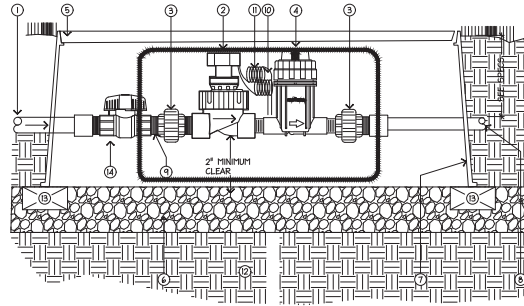
SHEET NO:

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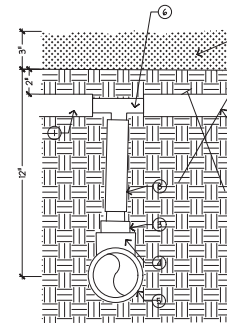
- ① ROUND VALVE BOX, CARSON BROOKS
- ② INSTALL BOX AT FINISH GRADE IN TURF AREAS AND LEVEL WITH TOP OF BANK MULCH IN PLANTING AREAS
- ③ QUICK COUPLER - REFER TO IRRIGATION LEGEND
- ④ 1" BRASS RISER, LENGTH AS REQUIRED
- ⑤ 6" MIN. DEPTH 1/2" WASHED AGGREGATE
- ⑥ IRRIGATION MAIN LINE, SIZE AS PER PLANS
- ⑦ SUBGRADE COMPACTED TO 95% AS PER PLANS
- ⑧ 1" PRE-MANUFACTURED SWING JOINT WITH BRASS THREADED INSERTS
- ⑨ 1" SCH 80 NIPPLE, LENGTH AS REQUIRED



- ① IRRIGATION MAIN SUPPLY LINE, SIZE AS PER PLANS
- ② DRIP CONTROL VALVE PER PLANS
- ③ SCH 80 UNION
- ④ PRB QUICK-CHECK PRESSURE REDUCING BASKET FILTER
- ⑤ INSTALL BOX AT FINISH GRADE (TOP OF MULCH OR TURF)
- ⑥ 4" MIN. DEPTH- 1/2" WASHED AGGREGATE
- ⑦ CARSON BROOKS VALVE BOX WITH BOLT DOWN LID, SIZE AS NECESSARY TO CONTAIN VALVE, FILTER, AND PRESSURE REGULATOR IN SAME BOX.
- ⑧ IRRIGATION LATERAL LINE, SIZE AS PER PLANS
- ⑨ PVC SCH. 80 NIPPLE, LENGTH AS REQUIRED (TYP.)
- ⑩ WATER TIGHT CONNECTORS (SEE SPECS.)
- ⑪ PROVIDE 24" EXPANSION LOOP AT EACH WIRE CONNECTOR IN BOX.
- ⑫ 95% COMPACTED SUB-GRADE
- ⑬ BRICK FOUNDATION OR PRESSURE TREATED WOOD FRAME
- ⑭ PVC BALL VALVE (PER KIT)

NOTES:

1. ALL FITTINGS AND NIPPLES IN MANIFOLD SHALL BE SCH. 80 THREADED PVC USING TEFLON TAPE.
2. VALVE MANIFOLD TO BE INSTALLED GOING AWAY FROM MAIN LINE. MINIMUM OF 1 FOOT BEFORE CHANGE IN DIRECTION.
3. LOCATE ALL VALVE BOXES IN LANDSCAPE AREAS UNLESS OTHERWISE INDICATED.



- ① DRIP TUBING
- ② MULCH, AS SPECIFIED
- ③ THREADED MALE DRIP TUBING ADAPTER
- ④ SCH 40 PVC TEE
- ⑤ SCH 40 PVC PIPE, SIZE AS NOTED ON THE PLANS
- ⑥ COMPATIBLE DRIP TUBING FITTING
- ⑦ 2 WIRE STAKES 2' O.C. MAX. ANGLED AND CROSSED ALL TUBING
- ⑧ BLANK TUBING

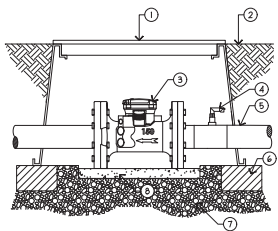
NOTES:
DRIP TUBING SHALL NOT BE PLACED ON THE SURFACE. IT SHALL BE PLACED 2" BELOW GRADE AS DETAILED. NO EXCEPTIONS.

1 QUICK COUPLING VALVE ASSEMBLY

NTS

NOTES:

1. AT LEAST TWO (2) PIPE DIAMETERS ARE REQUIRED BOTH UP AND DOWN STREAM BETWEEN FLOWHD AND ANY FITTINGS.
2. AT LEAST FIVE (5) PIPE DIAMETERS BETWEEN A PUMP AND THE FLOWHD.
3. INSTALL A COMBINATION AIR/VACUUM OR CONTINUOUS ACTING AIR VENT RIGHT BEFORE THE FLOWHD (SEE INSTALLATION INSTRUCTIONS).



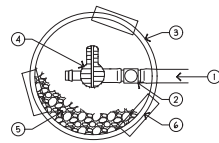
- ① 14"x14" VALVE BOX
- ② GRADE LEVEL
- ③ 2" FLOWHD FLOW SENSOR
- ④ AIR/VACUUM VENT
- ⑤ 2" PVC PIPE
- ⑥ BRICK SUPPORT
- ⑦ 1/2" CRUSHED GRAVEL
- ⑧ CONCRETE PAVER

4 FLOW SENSOR

NTS

2 DRIP CONTROL VALVE ASSEMBLY

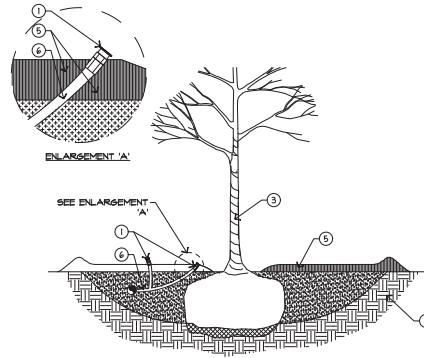
NTS



- ① BLANK TUBING TYP.
- ② TEE 12" X 18" VALVE
- ③ BOX (INSTALL PER SPECS)
- ④ SHUT-OFF VALVE (NETAFIM #TISOV)
- ⑤ 8/4" GRAVEL SUMP (FILLING 10" WIDE X 24" DEEP HOLE) WITH FILTER FABRIC ON TOP AND SIDES.
- ⑥ BRICK FOUNDATION OR PRESSURE TREATED WOOD FRAME

5 LINE FLUSHING VALVE

NTS

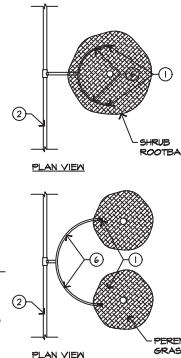


6 TREE & SHRUB BUBBLER WATERING

NTS

3 DRIP TUBING CONNECTION

NTS



- ① SEE IRRIGATION SCHEDULE FOR EMITTER QUANTITY. FIRST ROW OF EMITTERS SHALL BE CENTERED BETWEEN TREE TRUNK AND EDGE OF ROOTBALL. SECOND ROW OF EMITTERS SHALL BE PLACED 24" FROM PREVIOUS ROW. HALF OF THE EMITTERS SHALL BE INSTALLED ON ROW ONE AND THE REMAINING EMITTERS ON ROW TWO. PLACEMENT OF EMITTER SHALL BE SPACED EVENLY AROUND TREE AND ROWS SHALL BE OFFSET.
- ② IRRIGATION LATERAL LINE
- ③ SEE PLANTING DETAIL
- ④ UNDISTURBED SUBGRADE
- ⑤ MULCH
- ⑥ 1/2" POLYETHYLENE SHEATH PIPE, LENGTH AS NEEDED

NOTES:
1. TREES PLANTED ON SLOPE SHALL HAVE 2 EMITTERS PLACED ON UPHILL SIDE OF ROOTBALL. SHRUB EMITTERS SHALL BE PLACED ON UPHILL SIDE OF ROOTBALL.

PANERA BREAD
4130 RIVERDALE ROAD
RIVERDALE, UTAH

REVISIONS:

- | | | | |
|---|---|-------------|------------|
| △ | 1 | DATE | 08-29-2023 |
| △ | 2 | DRAWN BY: | ECB |
| △ | 3 | CHECKED BY: | MJW |
| △ | 4 | JOB NO.: | U22-053 |

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SHEET TITLE: IRRIGATION DETAILS

- DATE: 08-29-2023
DRAWN BY: ECB
CHECKED BY: MJW
JOB NO.: U22-053

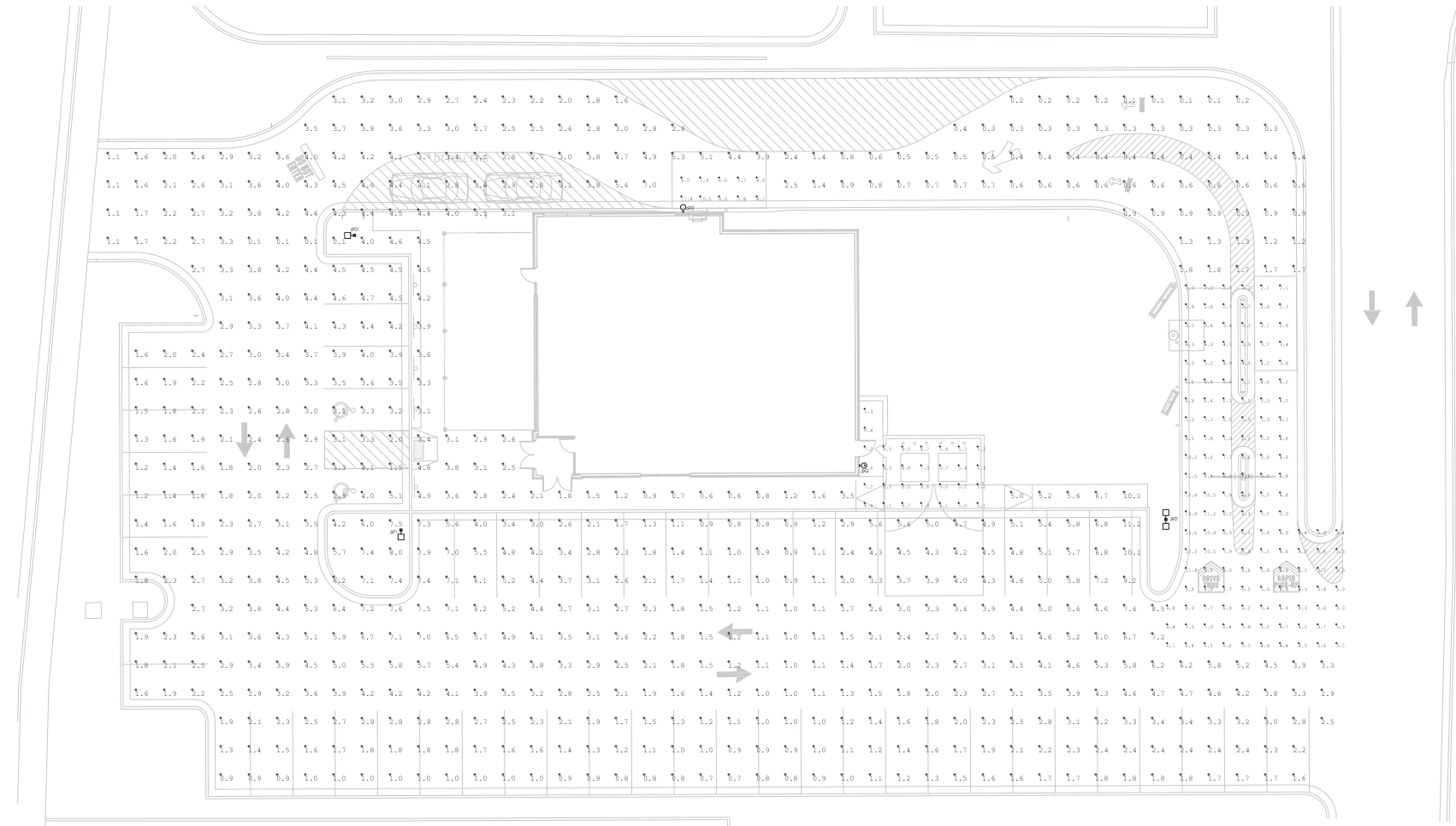
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LI-502

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SITE LUMINAIRE SCHEDULE									
ROW	TYPE	WATTAGE	SPACING	SPACING	SPACING	SPACING	SPACING	SPACING	REMARKS
1	STREET	150W	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	STREET LIGHTS
2	STREET	150W	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	STREET LIGHTS
3	STREET	150W	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	STREET LIGHTS
4	STREET	150W	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	STREET LIGHTS
5	STREET	150W	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	STREET LIGHTS
6	STREET	150W	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	STREET LIGHTS
7	STREET	150W	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	STREET LIGHTS
8	STREET	150W	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	STREET LIGHTS
9	STREET	150W	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	STREET LIGHTS
10	STREET	150W	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	STREET LIGHTS

LUMINAIRE SCHEDULE									
ROW	TYPE	WATTAGE	SPACING	SPACING	SPACING	SPACING	SPACING	SPACING	REMARKS
1	STREET	150W	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	STREET LIGHTS
2	STREET	150W	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	STREET LIGHTS
3	STREET	150W	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	STREET LIGHTS
4	STREET	150W	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	STREET LIGHTS
5	STREET	150W	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	STREET LIGHTS
6	STREET	150W	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	STREET LIGHTS
7	STREET	150W	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	STREET LIGHTS
8	STREET	150W	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	STREET LIGHTS
9	STREET	150W	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	STREET LIGHTS
10	STREET	150W	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	12' x 12'	STREET LIGHTS



A SITE PHOTOMETRIC PLAN
E.1.1 SCALE: 3/32" = 1'-0"

PANERA BREAD -
RIVERDALE

PROJECT
ADDRESS

DRAWN BY: PCH		
CHECKED BY: PCH		
PROJECT NO: 23033.01		
NO.	DATE	DESCRIPTION

**SITE
PHOTOMETRIC
PLAN**

DRAWING NO.

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