



**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.

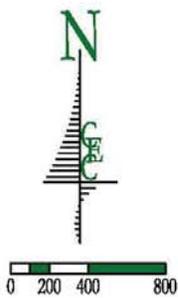
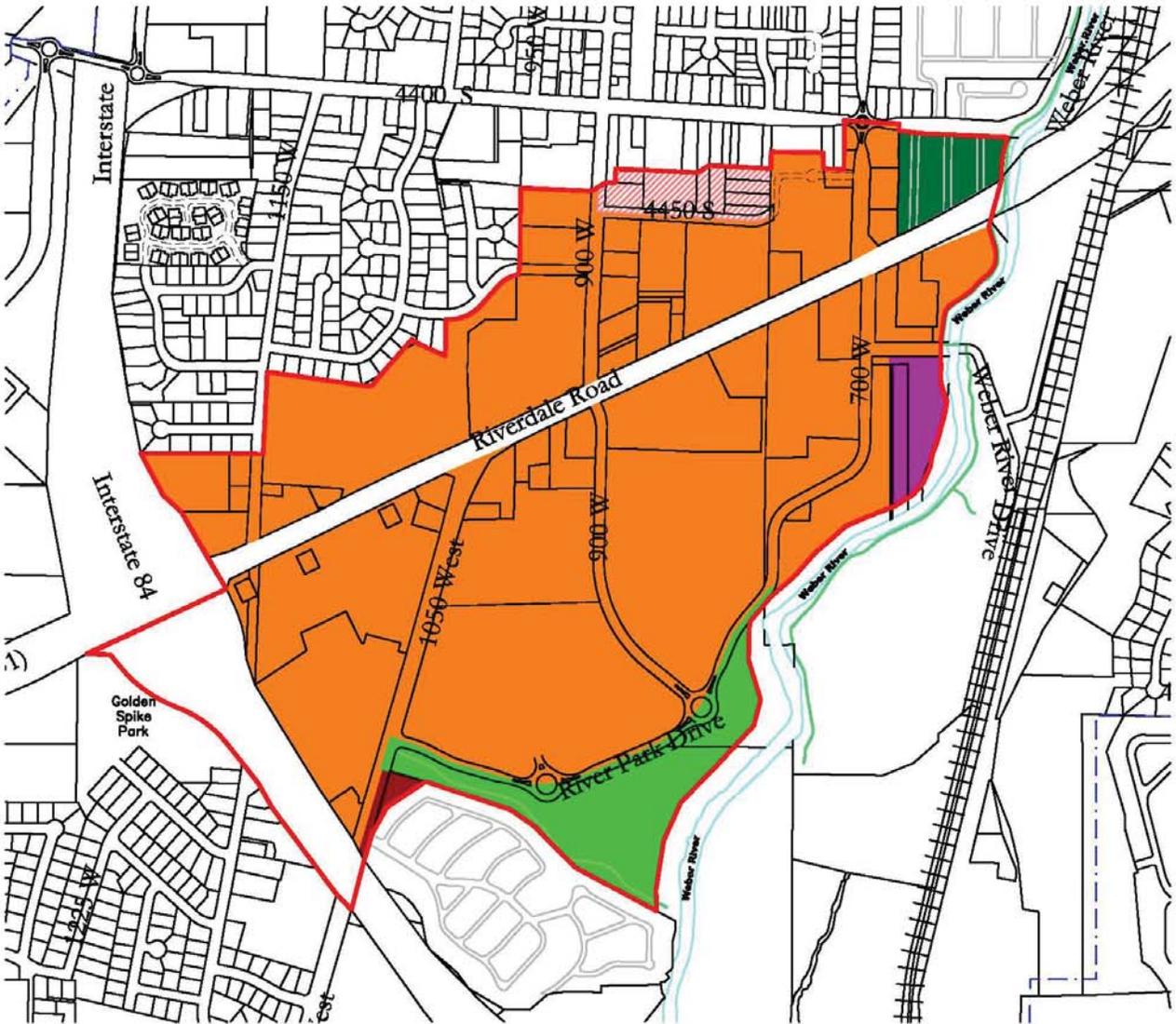
There is an existing gas station/convenience store on the east side of 700 West and Riverdale Road and a small retail/office shopping plaza on the west side of 700 West that is in the Planned Commercial High land use category. There is also a section of residential medium density in the northeast of 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



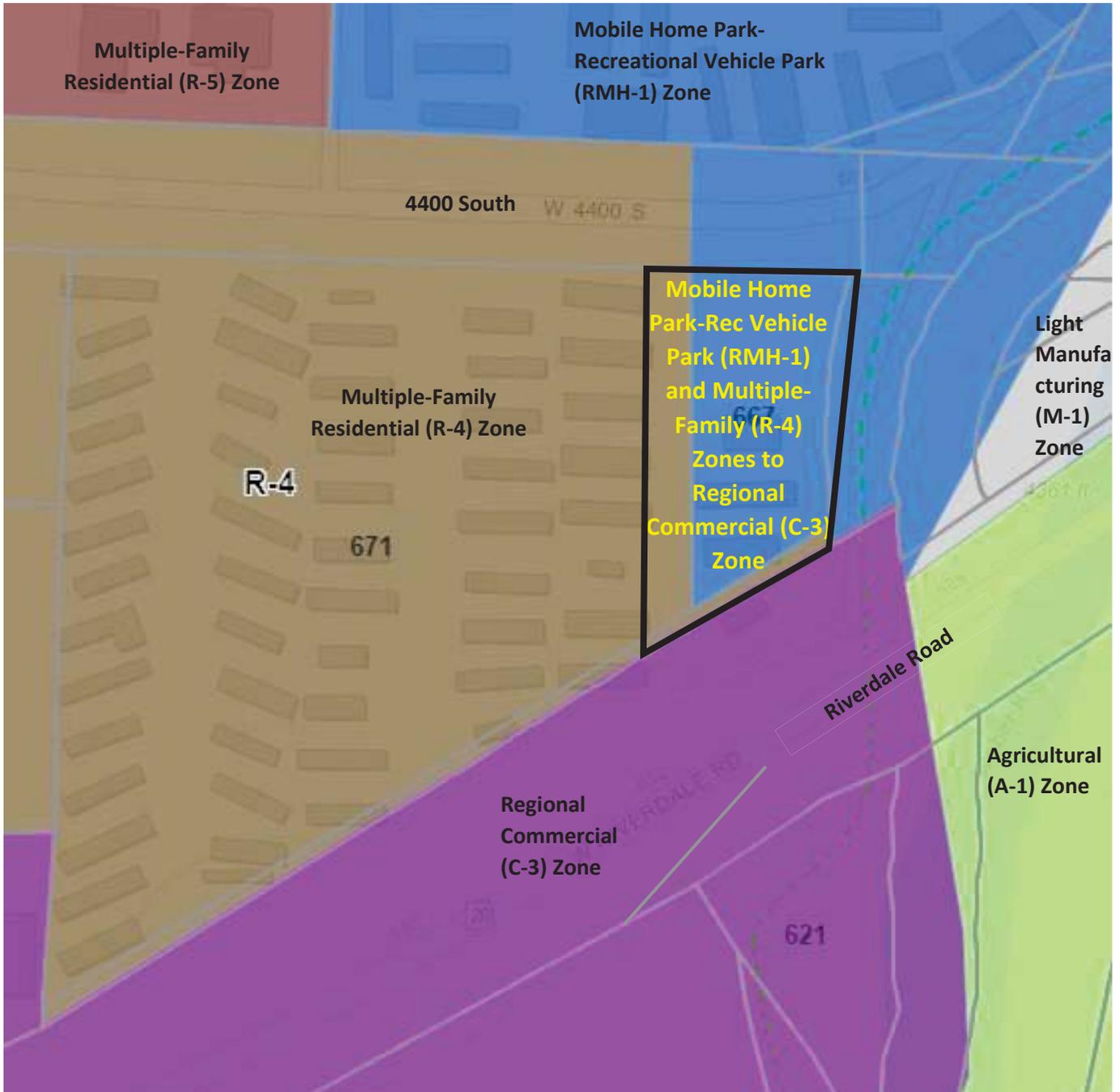
AREA 7

LAND USE GENERAL PLAN

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

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this is simply a rezone application.

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

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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

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- 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 acummings



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.

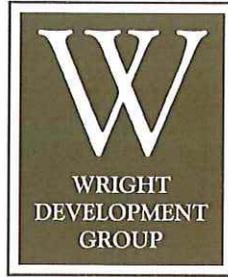
Planning Commission scheduled public hearing:

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.

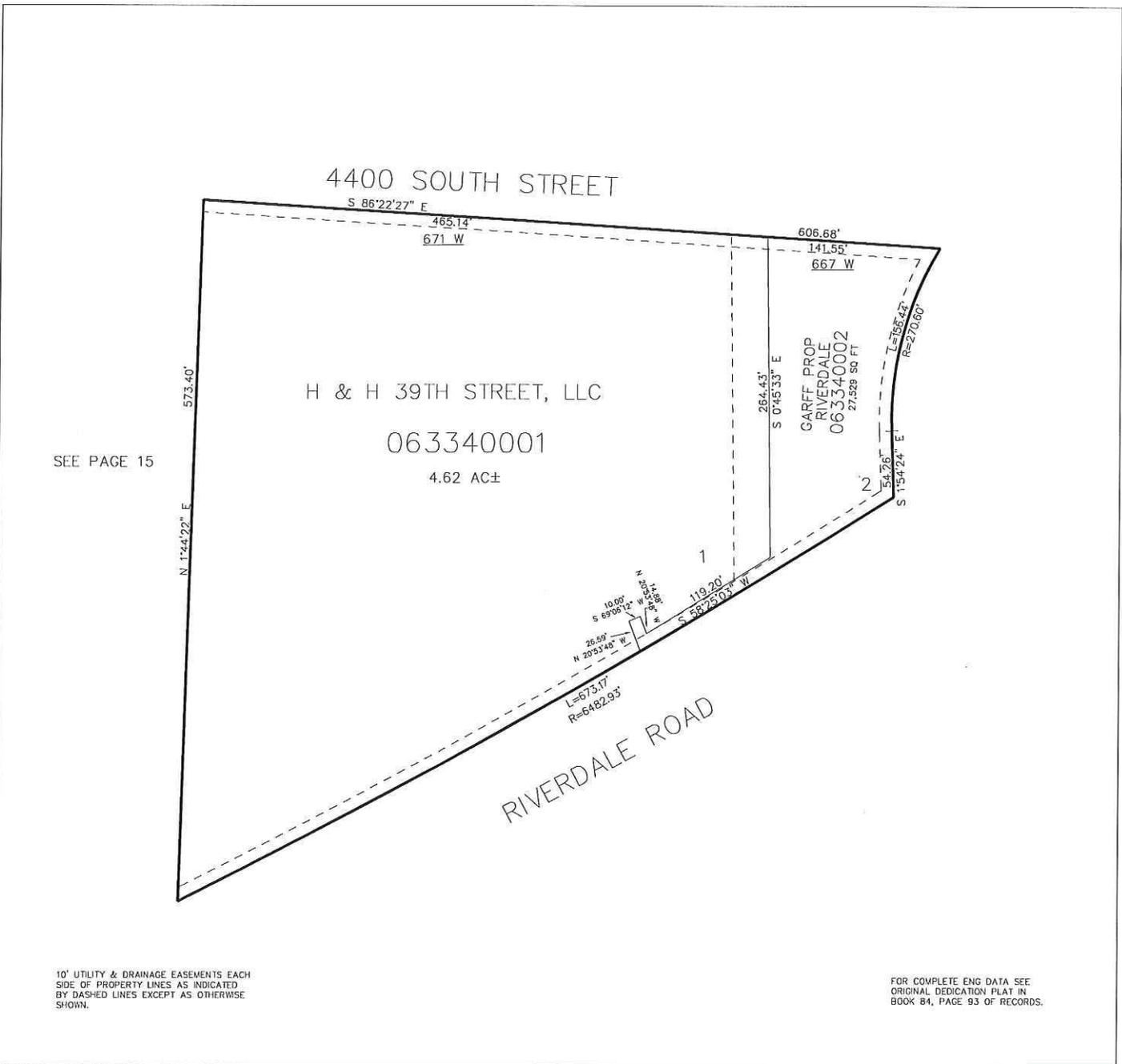
334

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.

**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



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



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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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



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 that reads "Jeff Woody". The signature is written in a cursive style with a horizontal line underneath the name.

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: <small>(Must be at least two weeks prior to Planning Commission meeting)</small>	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

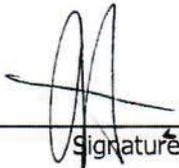
BUSINESS ADDRESS: 5160 S 1500 W, Riverdale, UT 84405

BUSINESS PHONE: 801-621-3100

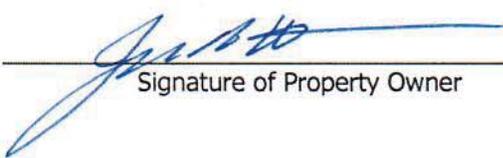
ADDRESS OF SITE: 4023 Riverdale Road

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 (number of lots) lots be approved on 0.99 +/- acres (sq. ft./acreage) of property in the CP-3 zone in accordance with the attached site plan.

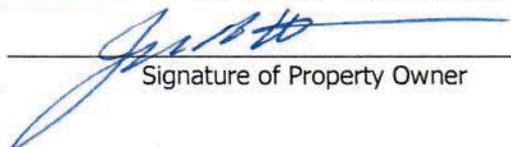


Signature of Applicant



Signature of Property Owner

I authorize 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 cjacobson



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: <small>(Must be at least two weeks prior to Planning Commission meeting)</small>	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
<i>COVER 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
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 non-performing 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

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 EASEMENT'S OCCUPATION WITHIN THE SUBJECT PROPERTY SHOWN HEREON.

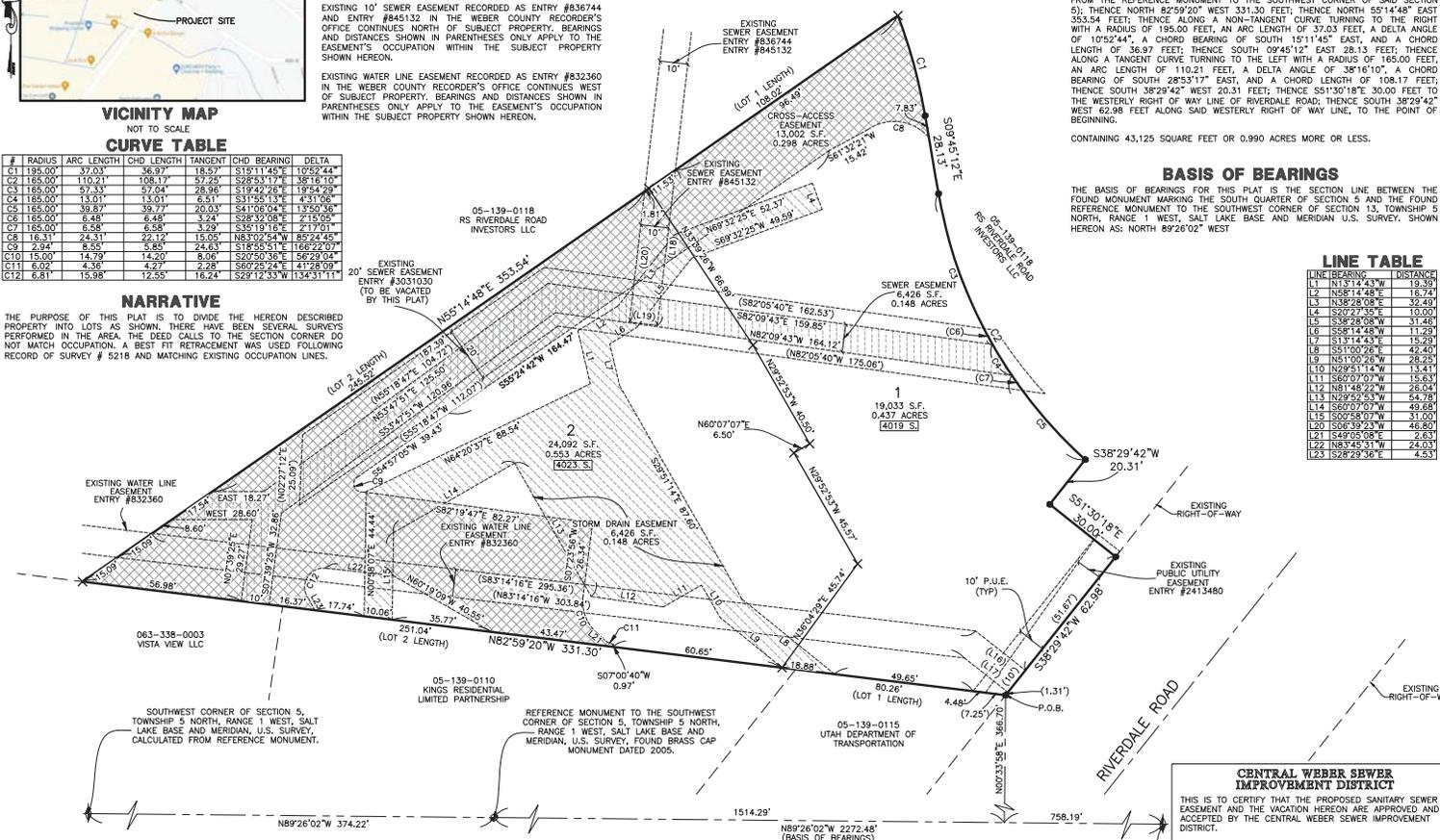
EXISTING WATER LINE EASEMENT RECORDED AS ENTRY #832360 IN THE WEBER COUNTY RECORDER'S OFFICE CONTINUES WEST OF SUBJECT PROPERTY. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ONLY APPLY TO THE EASEMENT'S OCCUPATION WITHIN THE SUBJECT PROPERTY SHOWN HEREON.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	195.00'	37.03'	36.93'	18.51'	S191°14'58" E	102°52'44"
C2	165.00'	110.21'	108.17'	57.25'	S28°53'17" E	38°16'10"
C3	165.00'	57.33'	57.04'	28.86'	S19°42'29" E	1°54'29"
C4	165.00'	13.01'	13.01'	6.51'	S41°55'13" E	4°31'06"
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'	S26°50'06" E	2°18'05"
C7	165.00'	6.58'	6.58'	3.29'	S32°19'16" E	2°17'01"
C8	18.31'	24.31'	22.12'	15.05'	N83°05'54" W	85°24'45"
C9	2.84'	6.55'	6.55'	2.62'	S18°55'01" E	1°16'22'07"
C10	15.00'	14.79'	14.20'	8.06'	S20°50'36" E	56°29'04"
C11	6.00'	4.38'	4.27'	2.28'	S62°23'24" 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 HEREON 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.



BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF RIVERDALE ROAD, SAID POINT BEING 758.19 FEET NORTH 89°26'02" WEST AND NORTH 00°33'58" EAST 366.70 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 5 (SOUTH QUARTER CORNER BEING 2272.48 FEET SOUTH 89°26'02" EAST FROM THE REFERENCE MONUMENT TO THE SOUTHWEST CORNER OF SAID SECTION 5); THENCE NORTH 82°59'20" WEST 331.30 FEET; THENCE NORTH 50°14'48" EAST 353.54 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 195.00 FEET, AN ARC LENGTH OF 37.03 FEET, A DELTA ANGLE OF 10°52'44", A CHORD BEARING OF SOUTH 15°11'45" EAST, AND A CHORD LENGTH OF 36.97 FEET; THENCE SOUTH 09°45'12" EAST 28.15 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 165.00 FEET, AN ARC LENGTH OF 110.21 FEET, A DELTA ANGLE OF 38°16'10", A CHORD BEARING OF SOUTH 28°53'17" EAST, AND A CHORD LENGTH OF 108.17 FEET; THENCE SOUTH 38°29'42" WEST 20.31 FEET; THENCE SOUTH 38°29'42" WEST 20.31 FEET; THENCE S51°30'18" E 30.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF RIVERDALE ROAD; THENCE SOUTH 38°29'42" WEST 62.98 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE, TO THE POINT OF BEGINNING.
CONTAINING 43,125 SQUARE FEET OR 0.990 ACRES MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE FOUND MONUMENT MARKING THE SOUTH QUARTER OF SECTION 5 AND THE FOUND REFERENCE MONUMENT TO THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY, SHOWN HEREON AS: NORTH 89°26'02" WEST

LINE TABLE

LINE	BEARING	DISTANCE
L1	N13°14'43" W	19.39'
L2	N13°14'43" W	18.74'
L3	N38°29'08" E	32.49'
L4	S29°23'27" E	10.00'
L5	S38°29'08" E	31.49'
L6	S58°14'48" W	11.29'
L7	S11°44'43" E	15.93'
L8	S51°00'26" E	42.40'
L9	N51°00'26" W	28.29'
L10	S11°44'43" E	13.41'
L11	S60°07'07" W	15.63'
L12	N61°48'22" W	26.04'
L13	N29°25'53" E	54.78'
L14	S60°07'07" W	49.68'
L15	S20°50'36" W	31.00'
L16	S08°39'23" W	46.80'
L17	S49°05'08" E	2.63'
L18	N82°45'31" W	24.03'
L19	S28°29'36" E	4.53'

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
NAME

EXPIRES 3-31-2025

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 MAKE SAID TRACT TAKE 5 SUBDIVISION, AND DO HEREBY UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION, 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 ERECTED 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
NAME/TITLE

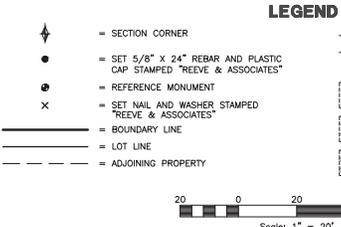
ACKNOWLEDGMENT

STATE OF UTAH _____ (S.S.)
COUNTY OF _____ (S.S.)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (NAME), AND _____ (NAME), BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT THEY ARE THE OWNERS 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
Lone Draper, Utah 84020



LEGEND

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 THIS SUBDIVISION PLAT IS HEREON APPROVED AND ACCEPTED BY THE CITY COUNCIL OF RIVERDALE CITY, UTAH.

SIGNED THIS _____ DAY OF _____, 20____.

MAYOR

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 COMPLIES WITH THE PUBLIC WORKS STANDARDS AND SPECIFICATIONS OF RIVERDALE CITY.

SIGNED THIS _____ DAY OF _____, 20____.

RIVERDALE CITY ENGINEER

Webster County Recorder

Entry No. _____ Fee Paid _____
At Recorded, _____
At _____ in Book _____
Of The Official Records, Page _____
Recorded For: _____
Webster County Recorder
Deputy.



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

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 EASEMENT'S OCCUPATION WITHIN THE SUBJECT PROPERTY SHOWN HEREON.

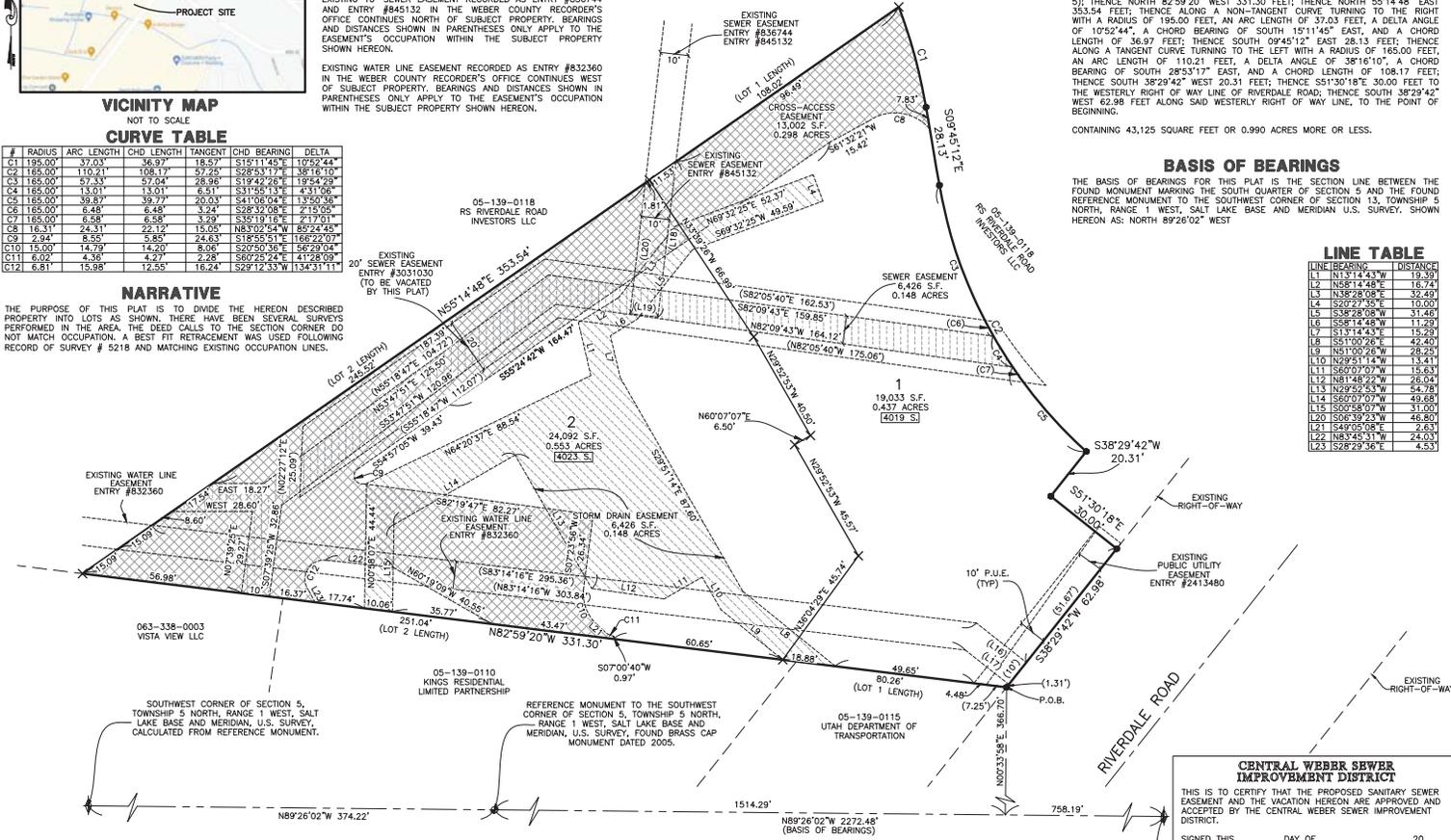
EXISTING WATER LINE EASEMENT RECORDED AS ENTRY #832360 IN THE WEBER COUNTY RECORDER'S OFFICE CONTINUES WEST OF SUBJECT PROPERTY. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ONLY APPLY TO THE EASEMENT'S OCCUPATION WITHIN THE SUBJECT PROPERTY SHOWN HEREON.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	195.00'	37.03'	36.93'	18.51'	S191°14'58" E	102°52'44"
C2	165.00'	110.21'	108.17'	57.25'	S28°53'17" E	38°16'10"
C3	165.00'	57.33'	57.04'	28.86'	S19°42'29" E	1°54'59"
C4	165.00'	13.01'	13.01'	6.51'	S41°55'13" E	4°31'06"
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'	S26°50'06" E	2°18'05"
C7	165.00'	6.58'	6.58'	3.29'	S32°19'16" E	2°17'01"
C8	18.31'	24.31'	22.12'	15.05'	N83°05'54" W	85°24'45"
C9	2.84'	6.55'	6.55'	3.28'	S18°55'01" E	1°16'22'07"
C10	15.00'	14.79'	14.20'	8.06'	S20°50'36" E	56°29'04"
C11	6.00'	4.38'	4.27'	2.28'	S62°23'24" 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 HEREON 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.



BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF RIVERDALE ROAD, SAID POINT BEING 758.19 FEET NORTH 89°26'02" WEST AND NORTH 00°33'58" EAST 366.70 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 5 (SOUTH QUARTER CORNER BEING 2272.48 FEET SOUTH 89°26'02" EAST FROM THE REFERENCE MONUMENT TO THE SOUTHWEST CORNER OF SAID SECTION 5); THENCE NORTH 82°59'20" WEST 331.30 FEET; THENCE NORTH 50°14'48" EAST 353.54 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 195.00 FEET, AN ARC LENGTH OF 37.03 FEET, A DELTA ANGLE OF 10°52'44", A CHORD BEARING OF SOUTH 15°11'45" EAST, AND A CHORD LENGTH OF 36.97 FEET; THENCE SOUTH 09°45'12" EAST 28.15 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 165.00 FEET, AN ARC LENGTH OF 110.21 FEET, A DELTA ANGLE OF 38°16'10", A CHORD BEARING OF SOUTH 28°53'17" EAST, AND A CHORD LENGTH OF 108.17 FEET; THENCE SOUTH 38°29'42" WEST 20.31 FEET; THENCE S51°30'18" E 30.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF RIVERDALE ROAD; THENCE SOUTH 38°29'42" WEST 62.98 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE, TO THE POINT OF BEGINNING.
CONTAINING 43,125 SQUARE FEET OR 0.990 ACRES MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE FOUND MONUMENT MARKING THE SOUTH QUARTER OF SECTION 5 AND THE FOUND REFERENCE MONUMENT TO THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY, SHOWN HEREON AS: NORTH 89°26'02" WEST

LINE TABLE

LINE	BEARING	DISTANCE
L1	N13°14'43" W	19.39'
L2	N13°14'43" W	18.74'
L3	N38°29'08" E	32.49'
L4	S29°23'27" E	10.00'
L5	S38°29'08" E	31.48'
L6	S58°14'48" W	11.29'
L7	S11°44'43" E	15.93'
L8	S51°00'26" E	42.40'
L9	N51°00'26" W	28.29'
L10	S11°44'43" E	13.41'
L11	S60°07'07" W	15.63'
L12	N61°48'29" W	26.04'
L13	N29°25'53" E	54.78'
L14	S60°07'07" W	49.68'
L15	S20°50'36" W	31.00'
L16	S08°39'23" W	46.80'
L17	S49°05'08" E	2.63'
L18	N8°45'31" W	24.03'
L19	S28°29'36" E	4.53'

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 TREVOR J. HATCH
UTAH LICENSE NUMBER RIVERDALE CITY ENGINEER
EXPIRES 3-31-2025

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 MAKE SAID TRACT TAKE 5 SUBDIVISION, AND DO HEREBY UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION, 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 ERECTED 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
NAME/TITLE

ACKNOWLEDGMENT
STATE OF UTAH _____ (SS).
COUNTY OF _____ (SS).
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT THEY ARE _____ 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. Nosh'i Lane
Draper, Utah 84020

Project Info:
Surveyor: T. HATCH
Designer: A. MULLINS
Begin Date: 4-6-2023
Name: TAKE 5 SUBDIVISION
Number: 7477-06
Revision: 1"=20'
Checked: _____

Reeve & Associates, Inc.
5165 SOUTH 1500 WEST, RIVERDALE, UTAH, 84405
TEL: (801) 621-3100 FAX: (801) 621-0266 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 COMPLIES WITH THE PUBLIC WORKS STANDARDS AND SPECIFICATIONS OF RIVERDALE CITY.
SIGNED THIS _____ DAY OF _____, 20____.
RIVERDALE CITY ENGINEER

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

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

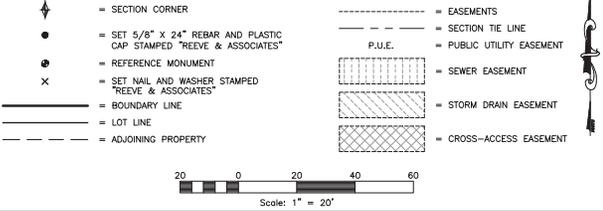
THIS IS TO CERTIFY THAT THE PROPOSED SANITARY SEWER EASEMENT AND THE VACATION HEREON ARE APPROVED AND ACCEPTED BY THE CENTRAL WEBER SEWER IMPROVEMENT DISTRICT.

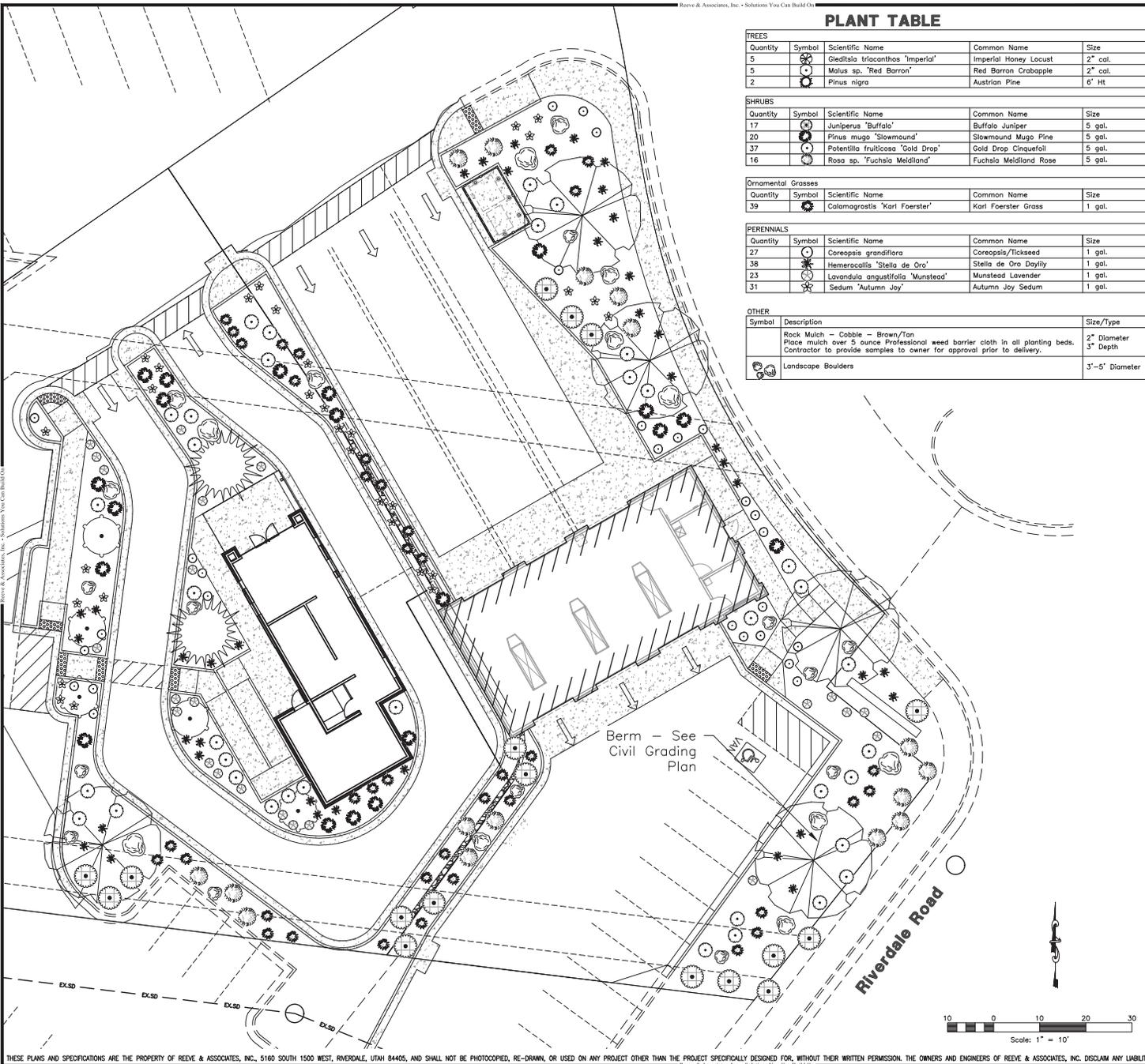
SIGNED THIS _____ DAY OF _____, 20____.
NAME/TITLE

RIVERDALE CITY APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT IS HEREON APPROVED AND ACCEPTED BY THE CITY COUNCIL OF RIVERDALE CITY, UTAH.

SIGNED THIS _____ DAY OF _____, 20____.
MAYOR ATTEST





PLANT TABLE

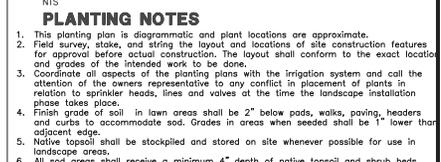
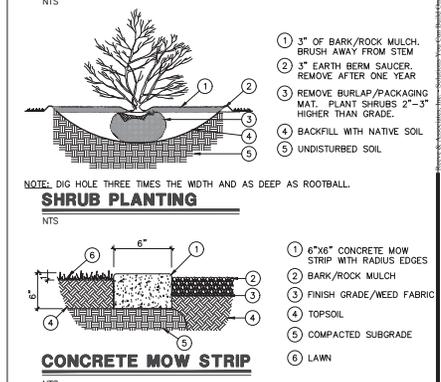
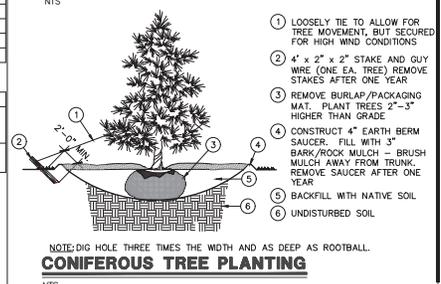
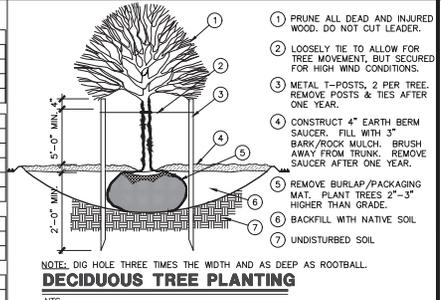
TREES				
Quantity	Symbol	Scientific Name	Common Name	Size
5		Gleditsia triacanthos 'Imperial'	Imperial Honey Locust	2" cal.
5		Malus sp. 'Red Barron'	Red Barron Crabapple	2" cal.
2		Pinus nigra	Austrian Pine	6" HT

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 Place mulch over 5 gauge Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	2" Diameter 3" Depth
	Landscape Boulders	3'-5' Diameter



- 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 small perennial plants 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.
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
 LAND SURVEYING • CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE



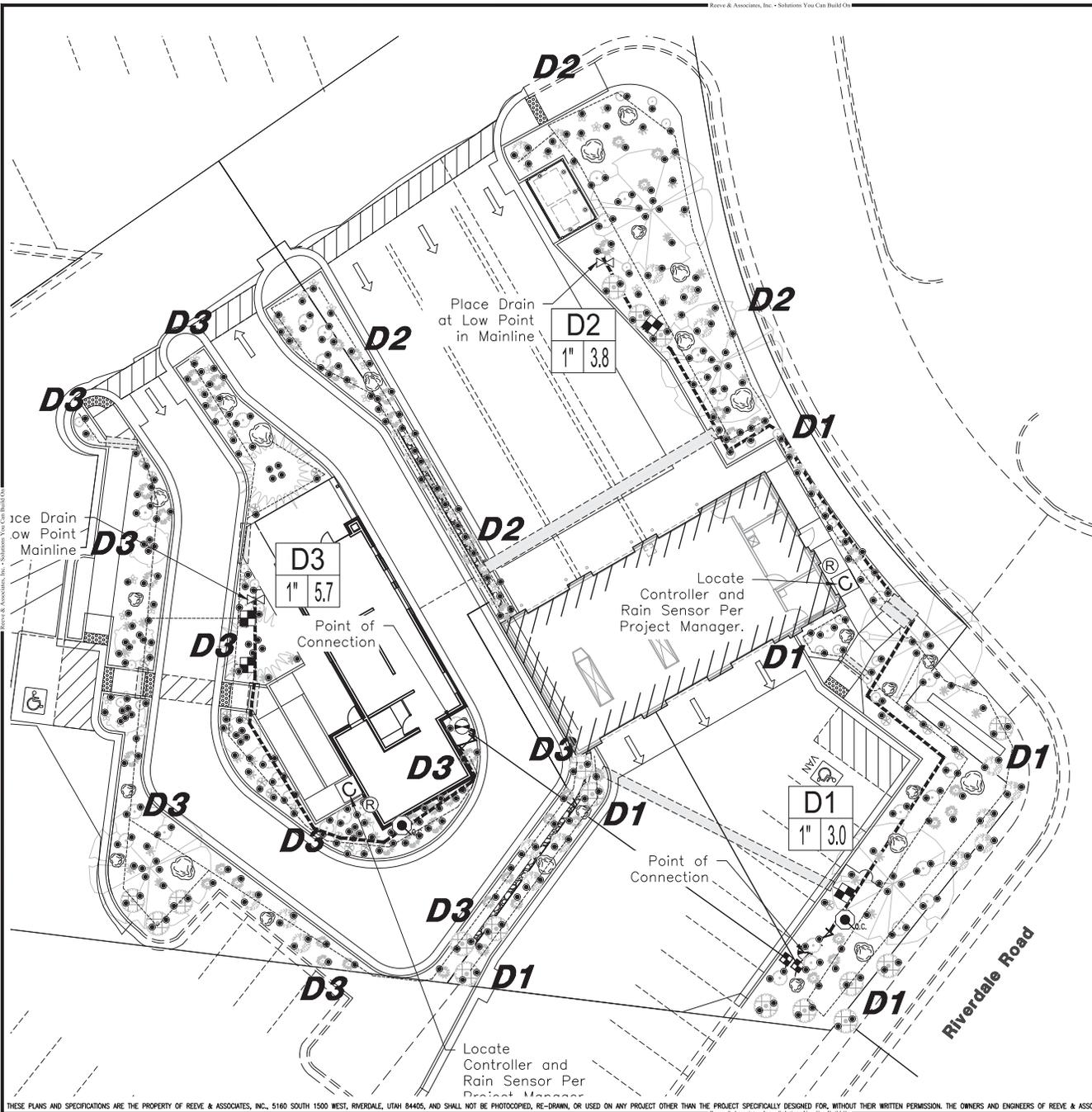
REVISIONS	DESCRIPTION	DATE

Take 5
4021 & 4023 Riverdale Road
 RIVERDALE, WESEER COUNTY, UTAH

Landscape Plan



Project Info.
 Engineer: **NATHAN PETERSON**
 Drafter: **N. PETERSON**
 Begin Date: **JUNE 2021**
 Name: **TAKE 5 (4021)**
 FUTURE TENANT (4023)
 RIVERDALE RD
 Number: **7477-06**



IRRIGATION SCHEDULE

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

PIPE SYMBOL	CATALOG #	DESCRIPTION
—	SCH. 40	PVC MAIN LINE
---	SCH. 40	PVC LATERAL LINE
----	SCH. 40	PVC SLEEVE

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

LABELS

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

Reeve & Associates, Inc.
IRA
 548 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
 LAND SURVEYING • CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE

REVISIONS

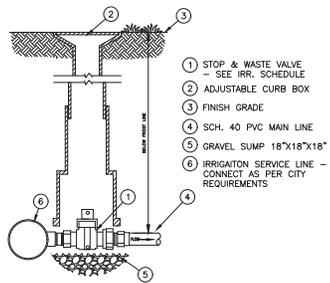
DATE	DESCRIPTION

Take 5
4021 & 4023 Riverdale Road
 RIVERDALE, WEBER COUNTY, UTAH
IRRIGATION PLAN



Project Info.
 Engineer: NATHAN PETERSON
 Draftsman: N. PETERSON
 Begin Date: JUNE 2021
 Name: TAKE 5 (4021)
 FUTURE TENANT (4023)
 RIVERDALE RD
 Number: 7477-06

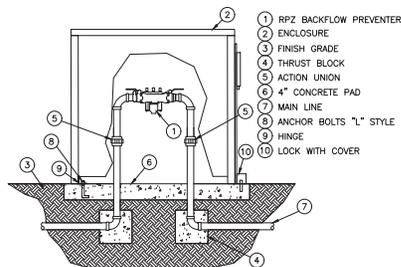
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.



- 1 STOP & WASTE VALVE - SEE IRR. SCHEDULE
- 2 ADJUSTABLE CURB BOX
- 3 FINISH GRADE
- 4 SCH. 40 PVC MAIN LINE
- 5 GRAVEL SUMP 18"x18"x18"
- 6 IRRIGATION SERVICE LINE - CONNECT AS PER CITY REQUIREMENTS

STOP & WASTE ASSEMBLY

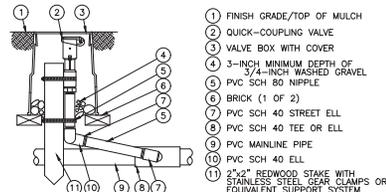
N.T.S.



- 1 RP2 BACKFLOW PREVENTER
- 2 ENCLOSURE
- 3 FINISH GRADE
- 4 THRUST BLOCK
- 5 ACTION UNION
- 6 4" CONCRETE PAD
- 7 MAIN LINE
- 8 ANCHOR BOLTS "L" STYLE
- 9 HINGE
- 10 LOCK WITH COVER

BACKFLOW PREVENTER

N.T.S.

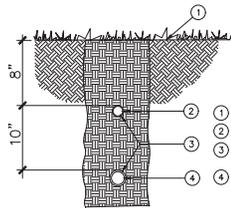


- 1 FINISH GRADE/TOP OF MULCH
- 2 QUICK-COUPLING VALVE
- 3 VALVE BOX WITH COVER
- 4 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 5 PVC SCH 80 NIPPLE
- 6 BRICK (1 OF 2)
- 7 PVC SCH 40 STREET ELL
- 8 PVC SCH 40 TEE OR ELL
- 9 PVC MAINLINE PIPE
- 10 PVC SCH 40 ELL
- 11 2"x2" REDWOOD STAKE WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM

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

QUICK COUPLING VALVE

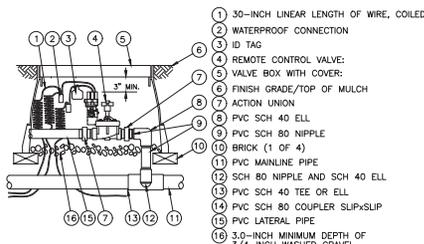
N.T.S.



- 1 FINISH GRADE
- 2 LATERAL LINE
- 3 2" MIN. SAND OR ROCK FREE SOIL AROUND PIPE
- 4 MAIN LINE

TRENCH SECTION

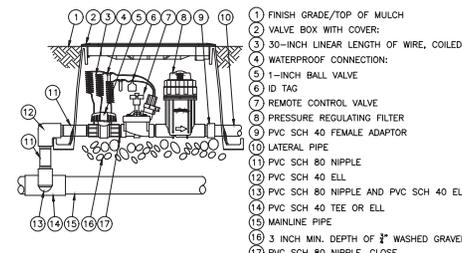
N.T.S.



- 1 30-INCH LINEAR LENGTH OF WIRE, COILED
- 2 WATERPROOF CONNECTION
- 3 ID TAG
- 4 REMOTE CONTROL VALVE: VALVE BOX WITH COVER
- 5 FINISH GRADE/TOP OF MULCH
- 6 ACTION UNION
- 7 PVC SCH 40 ELL
- 8 PVC SCH 80 NIPPLE
- 9 3/4"x12" PVC SCH 80 NIPPLE
- 10 BRICK (1 OF 4)
- 11 PVC MAINLINE PIPE
- 12 SCH 80 NIPPLE AND SCH 40 ELL
- 13 PVC SCH 40 TEE OR ELL
- 14 PVC SCH 80 COUPLER SLIPXSLIP
- 15 PVC LATERAL PIPE
- 16 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

REMOTE CONTROL VALVE

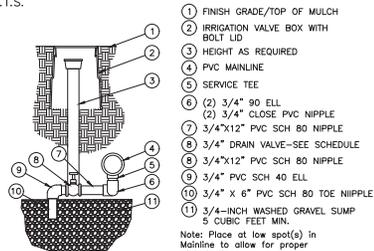
N.T.S.



- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER
- 3 30-INCH LINEAR LENGTH OF WIRE, COILED
- 4 WATERPROOF CONNECTION
- 5 1-INCH BALL VALVE
- 6 ID TAG
- 7 REMOTE CONTROL VALVE
- 8 PRESSURE REGULATING FILTER
- 9 PVC SCH 40 FEMALE ADAPTOR
- 10 LATERAL PIPE
- 11 PVC SCH 80 NIPPLE
- 12 PVC SCH 40 ELL
- 13 PVC SCH 80 NIPPLE AND PVC SCH 40 ELL
- 14 PVC SCH 40 TEE OR ELL
- 15 MAINLINE PIPE
- 16 3 INCH MIN. DEPTH OF 3/4" WASHED GRAVEL
- 17 PVC SCH 80 NIPPLE, CLOSE.

REMOTE CONTROL DRIP VALVE

N.T.S.

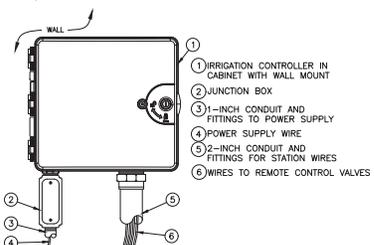


- 1 FINISH GRADE/TOP OF MULCH
- 2 IRRIGATION VALVE BOX WITH BOLT LID
- 3 HEIGHT AS REQUIRED
- 4 PVC MAINLINE
- 5 SERVICE TEE
- 6 (2) 3/4" 90 ELL
- 7 3/4"x12" PVC SCH 80 NIPPLE
- 8 3/4" DRAIN VALVE-SEE SCHEDULE
- 9 3/4"x12" PVC SCH 80 NIPPLE
- 10 3/4" PVC SCH 40 ELL
- 11 3/4" X 6" PVC SCH 80 TOE NIPPLE

Note: Place at low spot(s) in Mainline to allow for proper winterization

MANUAL DRAIN VALVE

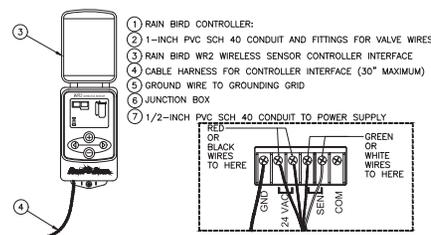
N.T.S.



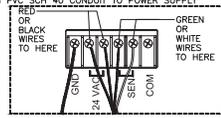
- 1 IRRIGATION CONTROLLER IN CABINET WITH WALL MOUNT
- 2 JUNCTION BOX
- 3 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
- 4 POWER SUPPLY WIRE
- 5 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
- 6 WIRES TO REMOTE CONTROL VALVES

IRRIGATION CONTROLLER

N.T.S.

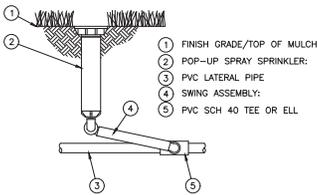


- 1 RAIN BIRD CONTROLLER:
- 2 1-INCH PVC SCH 40 CONDUIT AND FITTINGS FOR VALVE WIRES
- 3 RAIN BIRD WR2 WIRELESS SENSOR CONTROLLER INTERFACE
- 4 CABLE HARNESS FOR CONTROLLER INTERFACE (30" MAXIMUM)
- 5 GROUND WIRE TO GROUNDING GRID
- 6 JUNCTION BOX
- 7 1/2-INCH PVC SCH 40 CONDUIT TO POWER SUPPLY



WIRELESS RAIN SENSOR

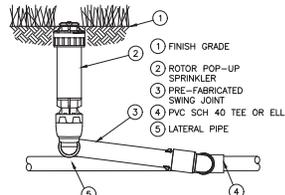
N.T.S.



- 1 FINISH GRADE/TOP OF MULCH
- 2 POP-UP SPRAY SPRINKLER:
- 3 PVC LATERAL PIPE
- 4 SWING ASSEMBLY:
- 5 PVC SCH 40 TEE OR ELL

POP-UP SPRAY HEAD

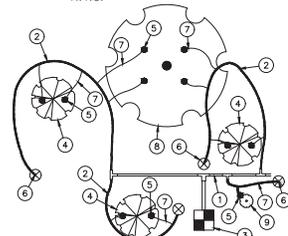
N.T.S.



- 1 FINISH GRADE
- 2 ROTOR POP-UP SPRINKLER
- 3 PRE-FABRICATED SWING JOINT
- 4 PVC SCH 40 TEE OR ELL
- 5 LATERAL PIPE

ROTOR POP-UP HEAD

N.T.S.



- 1 SCH. 40 PVC LATERAL
- 2 1/2" SOLID DRIP TUBING OR EQUIV. LENGTH NOT TO EXCEED 250'
- 3 DRIP VALVE ASSEMBLY. SEE DETAIL
- 4 TYPICAL SHRUB
- 5 DRIP EMITTER ASSEMBLY (SEE DETAIL THIS SHEET)
- 6 AUTOMATIC FLUSH VALVE. SEE DETAIL THIS SHEET
- 7 1/4" VINYL DISTRIBUTION TUBING (MAX. LENGTH IS 4')
- 8 TYPICAL TREE
- 9 TYPICAL PERENNIAL

NOTE: *WHENEVER POSSIBLE PLACE EMITTER UPHILL FROM SHRUB.

DRIP ZONE LAYOUT

N.T.S.

IRRIGATION NOTES

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 project ready for use. The general contractor and his sub-contractors should view these documents accordingly. Any apparent question, incomplete area, areas of discrepancy or contradiction in these documents 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, as they relate to 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 this work when it is obvious there exists job/site conditions or discrepancies on the plans that are detrimental to the project and that should be brought to the attention of the Contracting 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 fails to give the required notification for resolution.
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. Consult with General Contractor, in conjunction with the design team, before cutting through tree roots 2" or larger. Spray, rotor and rotary heads are intended to provide head to head coverage with minimal over-spray onto non-irrigated areas.
9. Quantities provided are for convenience only. The contractor is required to verify quantities and adjust bid and construction accordingly. If major discrepancies exist, notify Contracting Officer's rep immediately.
10. Water pressure shall be verified on site by landscape contractor.
11. See Irrigation schedule for lateral line sizing, typical for all irrigated areas.

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
LAND SURVEY • CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE



REVISIONS	DESCRIPTION	DATE

Take 5
4021 & 4023 Riverdale Road
RIVERDALE, WEESER COUNTY, UTAH
Irrigation Details



Project Info.
Engineer: NATHAN PETERSON
Draftsman: N. PETERSON
Begin Date: JUNE 2021
Name: TAKE 5 (4021)
FUTURE TENANT (4023)
RIVERDALE RD
Number: 7477-06

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

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 EASEMENT'S 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 EASEMENT'S OCCUPATION WITHIN THE SUBJECT PROPERTY SHOWN HEREON.

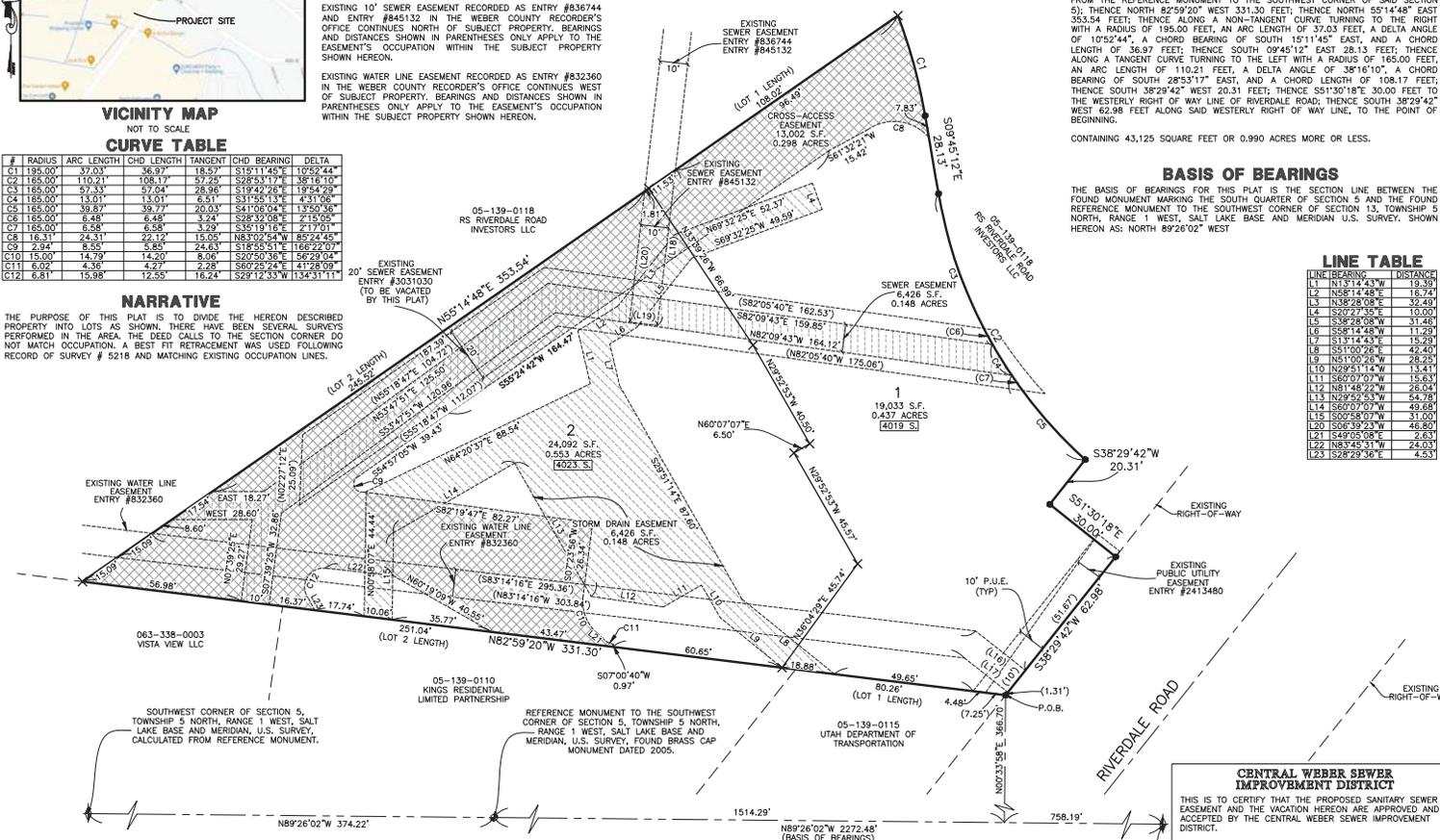
CURVE TABLE

NOT TO SCALE

CHD	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	195.00'	37.03'	36.93'	18.51'	S191°14'58" E	105°22'44"
C2	165.00'	110.21'	108.17'	57.25'	S28°53'17" E	38°16'10"
C3	165.00'	57.33'	57.04'	28.66'	S19°42'29" E	1°54'29"
C4	165.00'	13.01'	13.01'	6.51'	S41°25'13" E	4°31'06"
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'	S26°50'06" E	2°18'25"
C7	165.00'	6.58'	6.58'	3.29'	S32°19'16" E	2°17'01"
C8	18.31'	24.31'	22.12'	15.05'	N83°05'54" W	85°24'45"
C9	2.84'	6.55'	6.55'	3.28'	S18°25'01" E	1°16'22'07"
C10	15.00'	14.79'	14.20'	8.06'	S20°50'36" E	56°29'04"
C11	6.00'	4.38'	4.27'	2.28'	S62°23'24" 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 HEREON 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.



BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF RIVERDALE ROAD, SAID POINT BEING 758.19 FEET NORTH 89°26'02" WEST AND NORTH 00°33'58" EAST 366.70 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 5 (SOUTH QUARTER CORNER BEING 2272.48 FEET SOUTH 89°26'02" EAST FROM THE REFERENCE MONUMENT TO THE SOUTHWEST CORNER OF SAID SECTION 5); THENCE NORTH 82°59'20" WEST 331.30 FEET; THENCE NORTH 50°14'48" EAST 353.54 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 195.00 FEET, AN ARC LENGTH OF 37.03 FEET, A DELTA ANGLE OF 10°52'44", A CHORD BEARING OF SOUTH 15°11'45" EAST, AND A CHORD LENGTH OF 36.97 FEET; THENCE SOUTH 09°45'12" EAST 28.15 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 165.00 FEET, AN ARC LENGTH OF 110.21 FEET, A DELTA ANGLE OF 38°16'10", A CHORD BEARING OF SOUTH 28°53'17" EAST, AND A CHORD LENGTH OF 108.17 FEET; THENCE SOUTH 38°29'42" WEST 20.31 FEET; THENCE S51°30'18" E 30.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF RIVERDALE ROAD; THENCE SOUTH 38°29'42" WEST 62.98 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE, TO THE POINT OF BEGINNING.
CONTAINING 43,125 SQUARE FEET OR 0.990 ACRES MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE FOUND MONUMENT MARKING THE SOUTH QUARTER OF SECTION 5 AND THE FOUND REFERENCE MONUMENT TO THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY, SHOWN HEREON AS: NORTH 89°26'02" WEST

LINE TABLE

LINE	BEARING	DISTANCE
L1	N13°14'43" W	19.39'
L2	N13°14'43" W	18.74'
L3	N38°29'08" E	32.49'
L4	S29°23'27" E	10.00'
L5	S38°29'08" E	31.48'
L6	S58°14'48" W	11.29'
L7	S11°44'43" E	15.93'
L8	S51°00'26" E	42.40'
L9	N51°00'26" W	28.29'
L10	S11°44'43" E	13.41'
L11	S60°07'07" W	15.63'
L12	N61°48'22" W	26.04'
L13	N29°25'53" E	54.78'
L14	S60°07'07" W	49.68'
L15	S20°50'36" W	31.00'
L16	S08°39'23" W	46.80'
L17	S49°05'08" E	2.63'
L18	N8°45'31" W	24.03'
L19	S28°29'36" E	4.53'

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
NAME

EXPIRES 3-31-2025

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 MAKE SAID TRACT TAKE 5 SUBDIVISION, AND DO HEREBY UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION, 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
NAME/TITLE

ACKNOWLEDGMENT

STATE OF UTAH _____ (S.S.)
COUNTY OF _____ (S.S.)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT THEY ARE _____ 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
Lone Draper, Utah 84020

Project Info

Surveyor: T. HATCH
Designer: A. MULLINS
Begin Date: 4-6-2023
Name: TAKE 5 SUBDIVISION
Number: 7477-06
Revision: _____
Scale: 1"=20'
Checked: _____

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 COMPLIES WITH THE PUBLIC WORKS STANDARDS AND SPECIFICATIONS OF RIVERDALE CITY.

SIGNED THIS _____ DAY OF _____, 20____.

RIVERDALE CITY ENGINEER

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
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- SECTION TIE LINE
- PUBLIC UTILITY EASEMENT
- SEWER EASEMENT
- STORM DRAIN EASEMENT
- CROSS-ACCESS EASEMENT
- P.U.E.

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

RIVERDALE CITY APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT IS HERON APPROVED AND ACCEPTED BY THE CITY COUNCIL OF RIVERDALE CITY, UTAH.

SIGNED THIS _____ DAY OF _____, 20____.

MAYOR

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 COMPLIES WITH THE PUBLIC WORKS STANDARDS AND SPECIFICATIONS OF RIVERDALE CITY.

SIGNED THIS _____ DAY OF _____, 20____.

RIVERDALE CITY ENGINEER

Webster County Recorder

Entry No. _____ Fee Paid _____
Filed For Record _____
And Recorded _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____
Webster 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
<i>COVER SHEET</i>	Provided
<i>PLAT SHEET</i>	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
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, <u>defer to City Engineer</u>
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.



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 (sq. ft./acreage) accordance with the attached site plan.

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 that 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.

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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

STAMP SIGNATURE

**FOR INTERVIEW.
NOT INTENDED FOR
BIDDING, PERMITTING OR
CONSTRUCTION PURPOSES.**

ISSUE DATE

XXXX/XXXX

ISSUE HISTORY

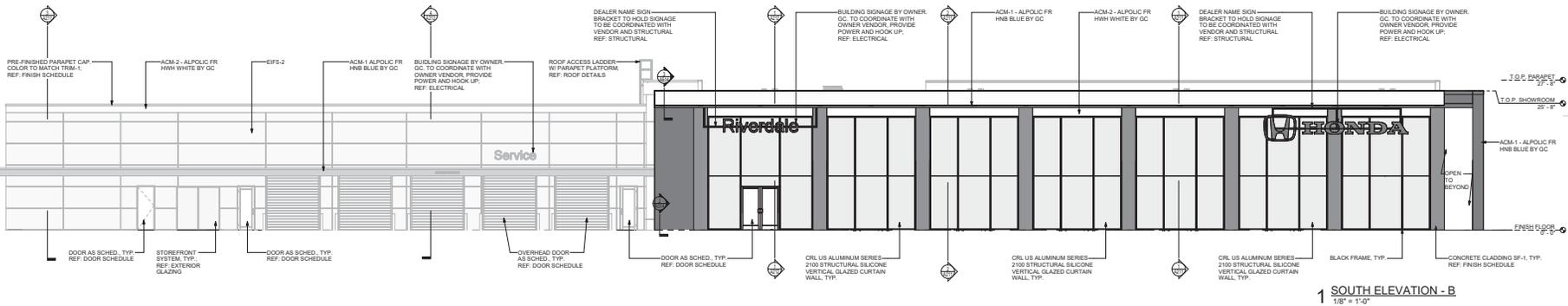
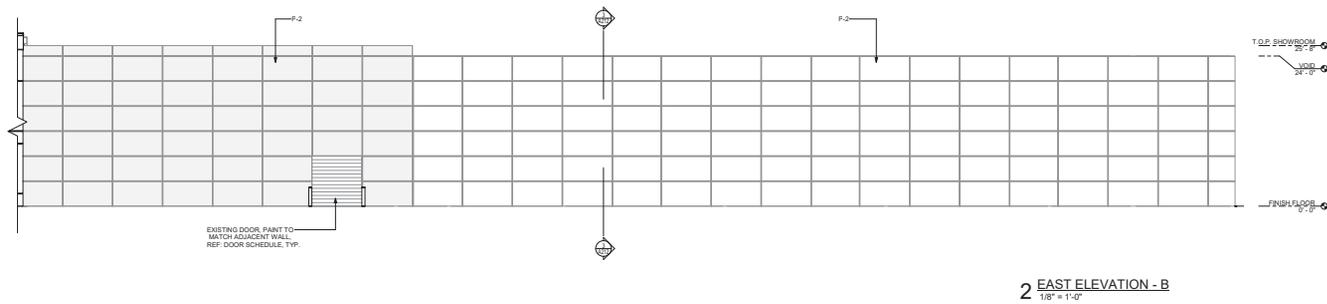
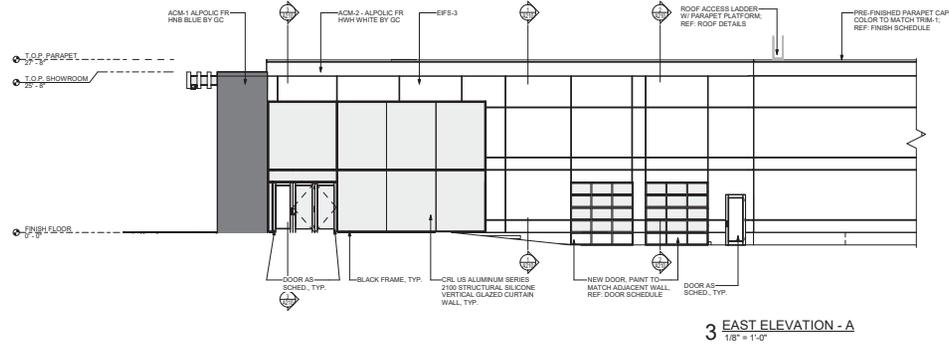
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KEY PLAN

SHEET NAME
BUILDING ELEVATIONS

SHEET NUMBER

A200



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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 CARFF AUTOMOTIVE
GROUP**

NOT FOR CONSTRUCTION

SHEET PROJECT NUMBER

A23008

STAMP / SIGNATURE

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

ISSUE DATE

XX/XX/XXXX

ISSUE HISTORY

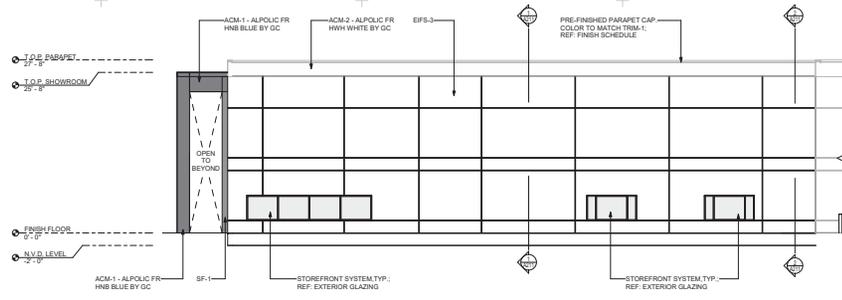
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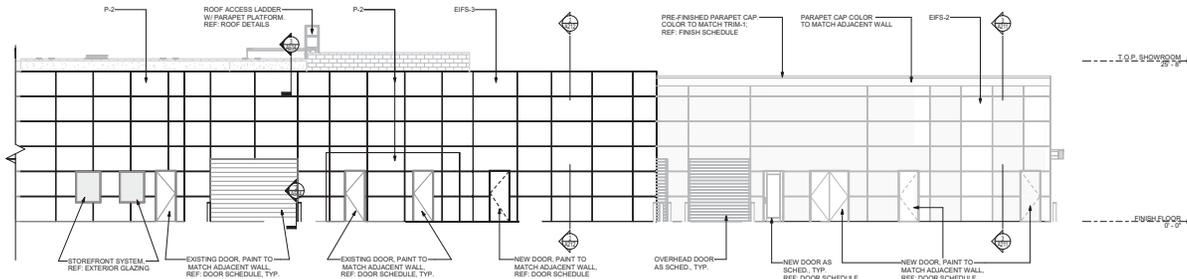
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SHEET NUMBER

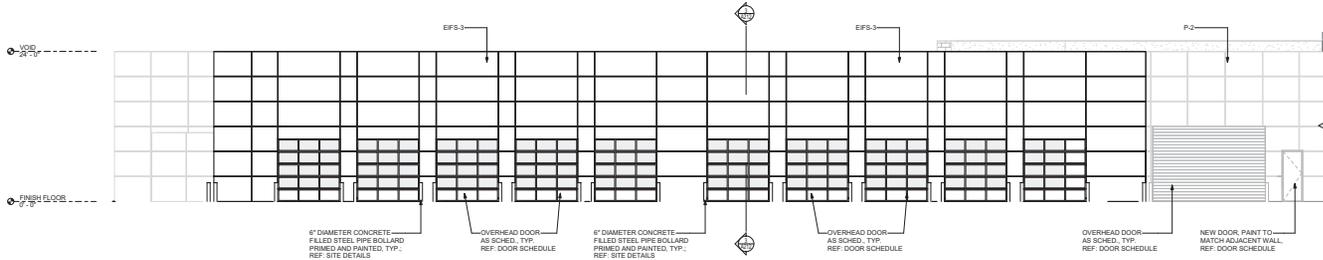
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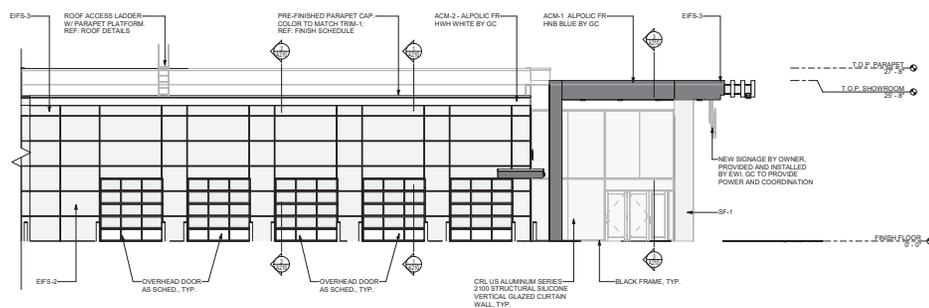
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1/8" = 1'-0"



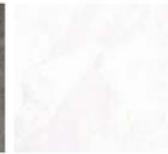
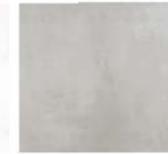
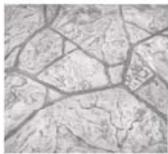
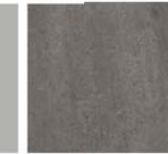
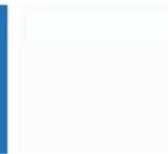
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1/8" = 1'-0"



3 WEST ELEVATION - A
1/8" = 1'-0"



4 WEST ELEVATION - B
1/8" = 1'-0"

							
ACM-1 ALUMINUM COMPOSITE MATERIAL	ACM-2 ALUMINUM COMPOSITE MATERIAL	ACR-1 ACRYLIC	ACT-1 ACOUSTIC CEILING TILE	LVT-1 LUXURY VINYL TILE	P-1 PAINT	P-2 PAINT	P-3 PAINT
							
AR-1/AR-2/AR-3 AREA RUG	CO-1 CONCRETE	CO-2 CONCRETE	CO-3 CONCRETE	P-4 PAINT	P-5 PAINT	P-6 PAINT	PC-1 POWDERCOAT
							
CO-4 CONCRETE	CO-5 CONCRETE	CPT-1 CARPET	EFS-1 EXTERIOR INSULATION FINISH SYSTEM	PC-2 POWDERCOAT	PC-3 POWDERCOAT	PC-4 POWDERCOAT	PC-5 POWDERCOAT
							
EFS-2 EXT. INSULATION FINISH SYSTEM	EFS-3 EXT. INSULATION FINISH SYSTEM	EPCB-1 EPOXY	GL-1 GLASS	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	TBM-1 TRIM	TBM-2 TRIM	WB-1 WALL BASE	WB-2 WALL BASE	WD-1 WOOD

ELECTRICAL KEYED NOTES:
 MEASUREMENTS SHOWN IN FOOT CANDLES.

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

PROJECT DESCRIPTION:
A NEW FACILITY DESIGN

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

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

OWNER PROJECT NUMBER:
A23005



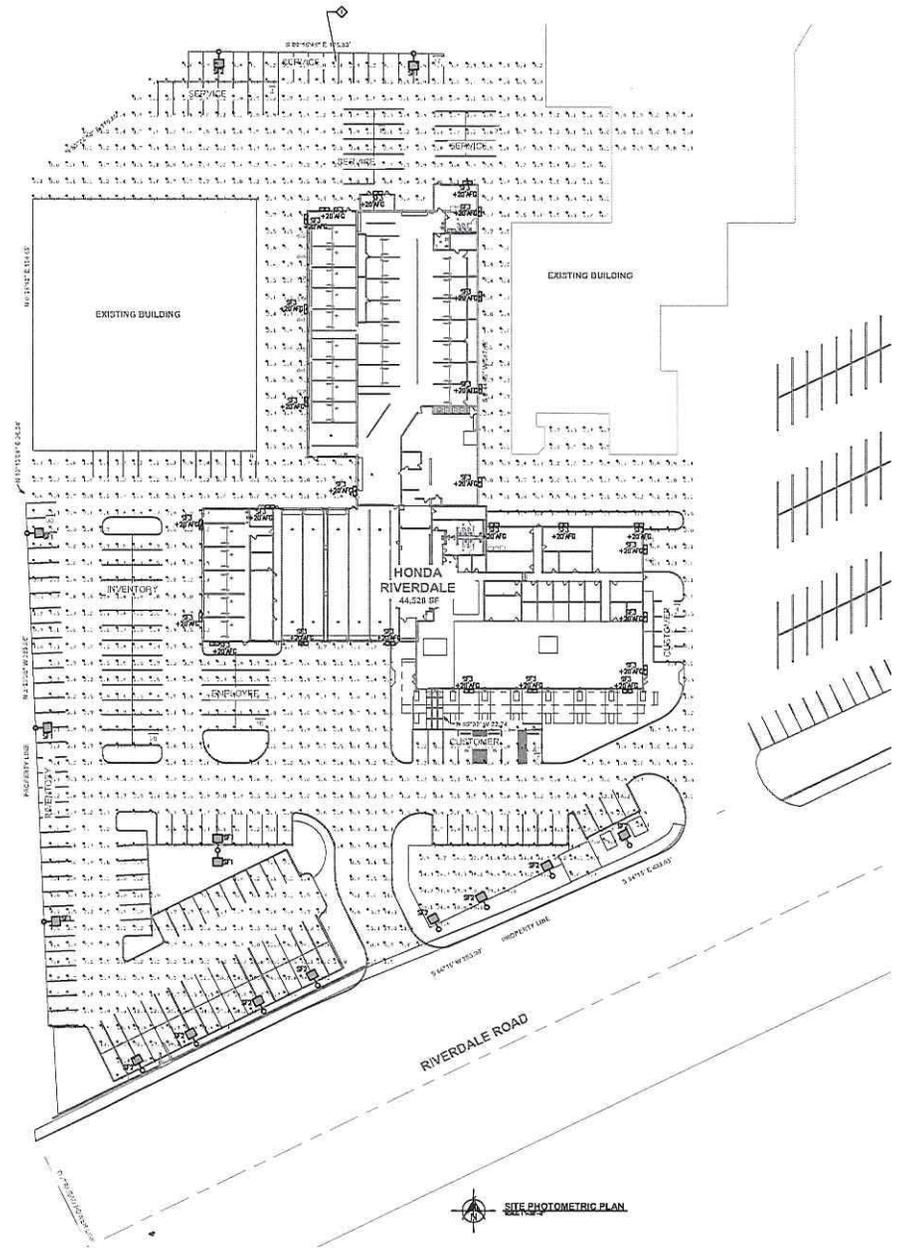
ISSUE DATE:
07/20/23

DATE	BY	DESCRIPTION
07/20/23	RYAN WILLIAMS	PERMIT SET
07/20/23	RYAN WILLIAMS	PERMIT REVIEW
07/20/23	RYAN WILLIAMS	PERMIT SET

DATE PLANNED:
 07/20/23

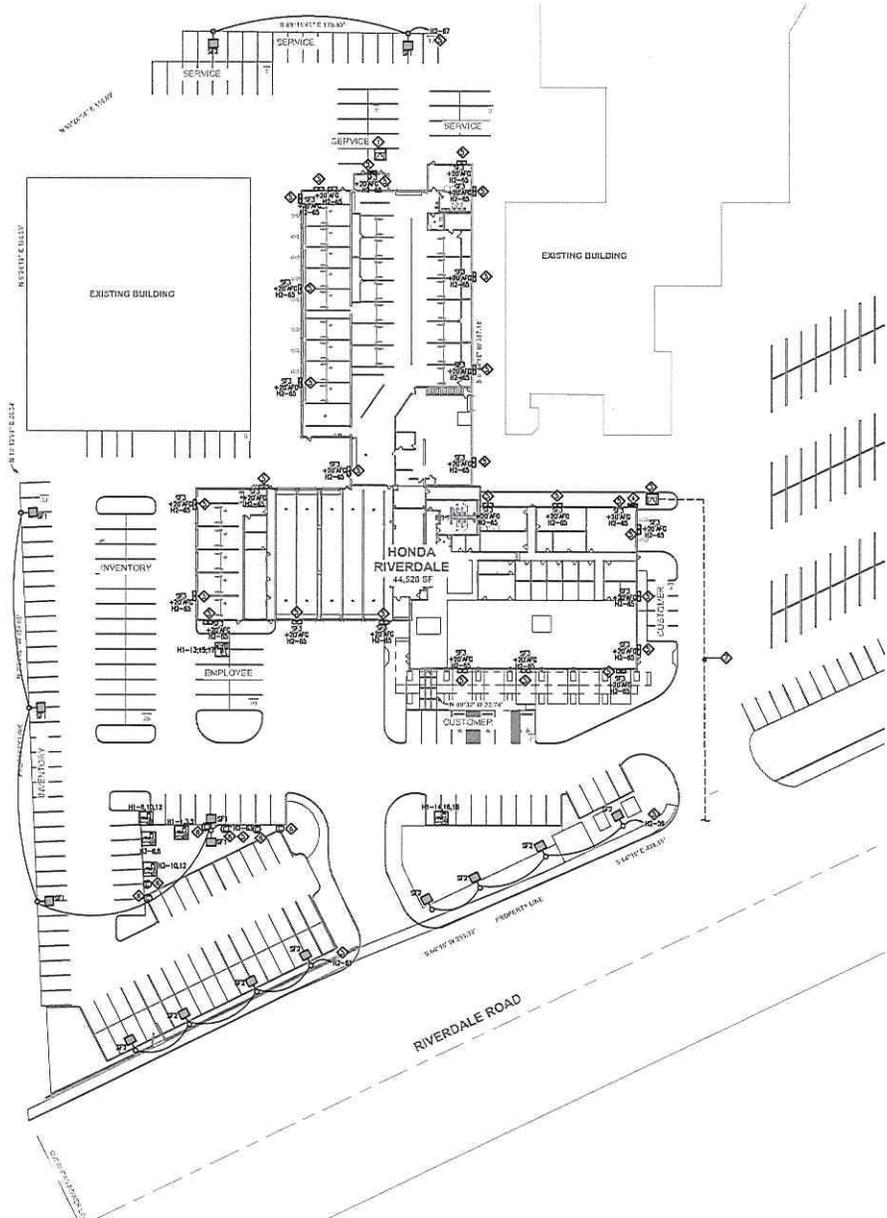
PROJECT NAME:
SITE PHOTOMETRIC PLAN

PROJECT NUMBER:
E021



SITE PHOTOMETRIC PLAN

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SITE ELECTRICAL PLAN

- 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.

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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



ISSUE DATE
07/20/23

ISSUE HISTORY

DATE	ISSUE	BY	REVISION
7/20/23	ISSUE	PL	PERMIT SET
7/20/23	REVISION	PL	PERMIT SET

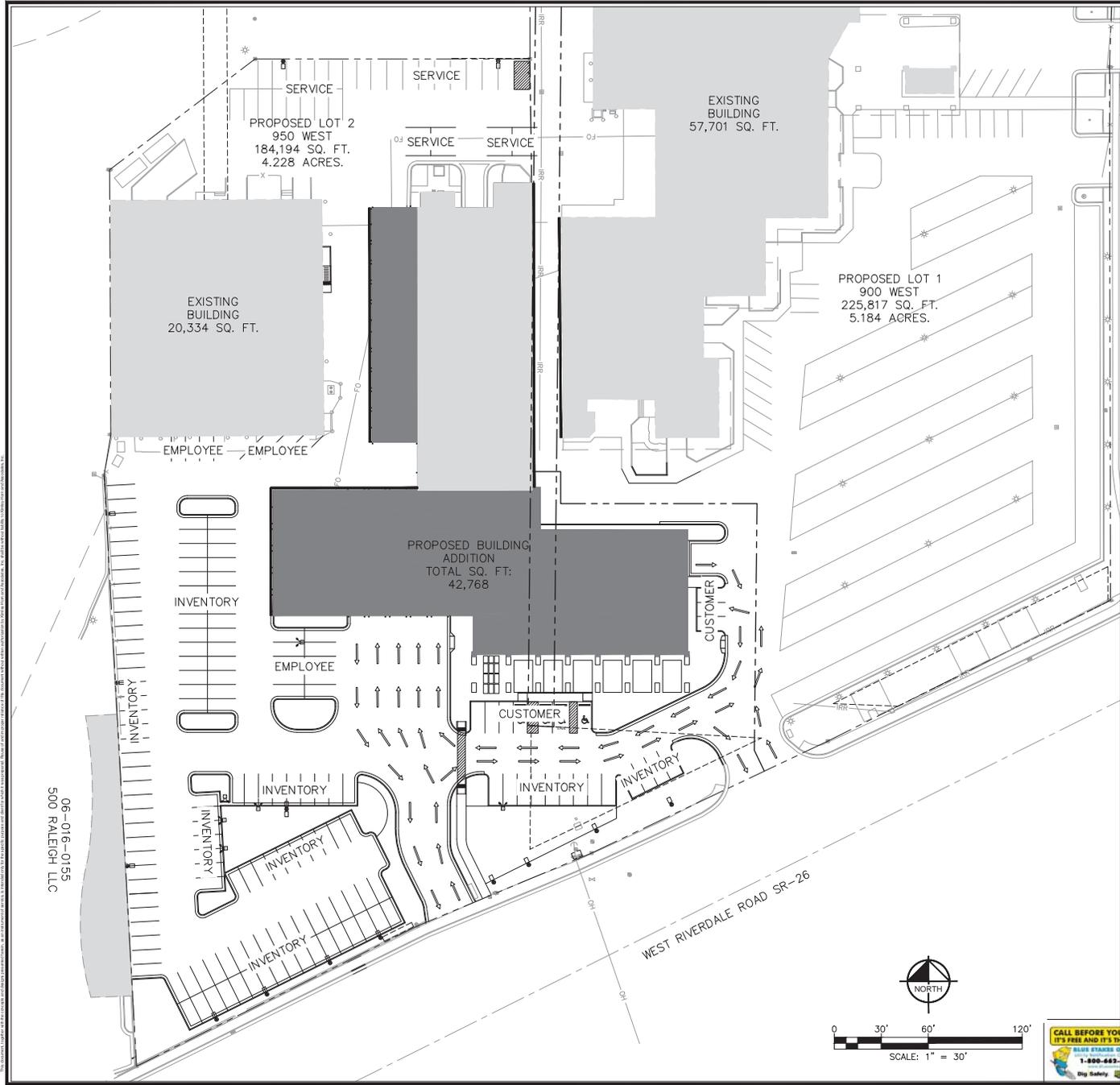

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SHEET NAME
SITE ELECTRICAL PLAN

SHEET NUMBER
E022

DWG: 030203.04.A4M
 DATE: 03/20/23
 USER: ALDOZ MANTON
 PLOT: K:\SIC_CAD\030203.04\KEN GARFF HONDA RIVERDALE CAD\PLAN\BEG TRAFFIC CIRCULATION PLAN.DWG

06-016-0155
 500 RALEIGH LLC

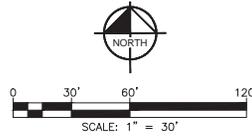


SITE INFORMATION

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



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 TRUCKS 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.

DATE	DESCRIPTION
06/20/23	20% REVIEW
06/20/23	30% REVIEW
06/20/23	40% REVIEW
06/20/23	50% REVIEW
06/20/23	FINAL CITY SUBMITTAL

Kimley-Horn
 111 East Broadway, Suite 800, Salt Lake City, UT 84111, Tel. No. (801) 462-3226

CIRCULATION EXHIBIT

KEN GARFF HONDA OF RIVERDALE - PHASE 2

RIVERDALE, UTAH

DRAWN BY: K.A.
 DESIGNED BY: BKG
 CHECKED BY: CBB
 PROJECT NO.: 030203.04
 SCALE: AS SHOWN

PREPARED UNDER THE DIRECTOR SUPERVISOR OF CHRISTOPHER BICK, P.E. STATE REGISTRATION NO. 189497-2-2022 FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

SHEET **C3.00**

K:\S.L.C. Civil\093528015 Ken Garff Honda Riverdale\CADD\Exhibits\Fire Exhibits\20230822 - Fire Truck Turn.dwg Layout1 Aug 25, 2023 9:13am by: Brayden Allsop

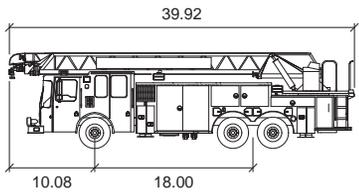
**RIVERDALE CITY FIRE DEPARTMENT
PLAN REVIEW RECOMMENDATIONS**

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.

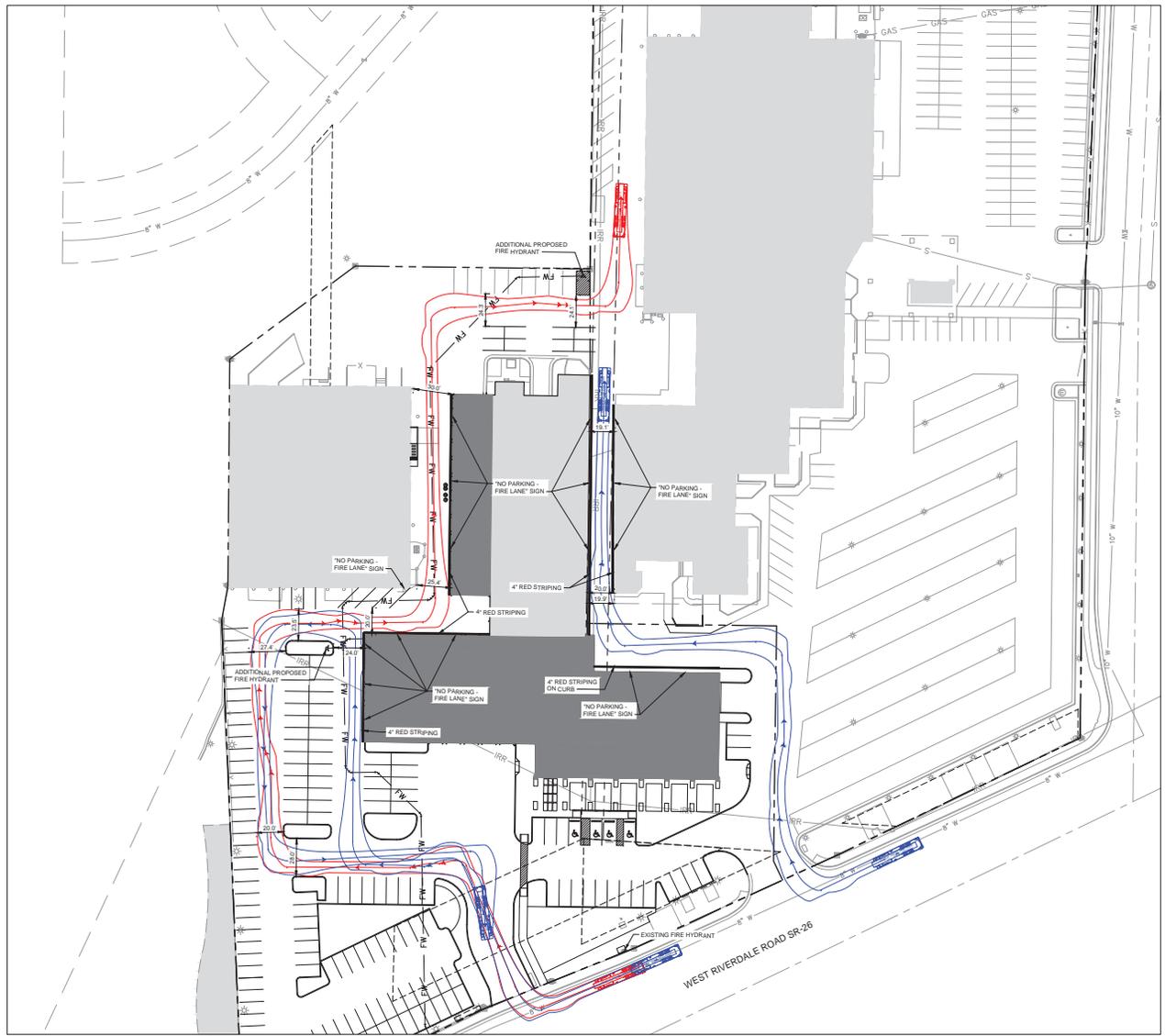
ULTIMATE RESPONSIBILITY FOR COMPLIANCE
RESTS WITH THE OWNER



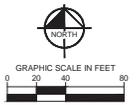
Smeal Aerial RM 100ft

feet

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



FIRE TRUCK ROUTE



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, IS AN INSTRUMENT OF SERVICE. IT 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. 2016



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

A blue digital signature block for Clayton Marriott. It contains the following text:

Digitally signed by Clayton
Marriott
DN: C=US,
E=Claym@centralweber.com,
O="CENTRAL WEBER SEWER
SEWER", OU="CENTRAL WEBER
SEWER", CN=Clayton Marriott
Reason: I am the author of this
document
Date: 2023.08.17
15:54:53-08'00'

Clay Marriott

Project Manager

CC: Kevin Hall

Brett Godfrey

bridger.gunnell@kimley-horn.com

Attachments:

GENERAL NOTES

- 1. ALL UTILITIES WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD AND SPECIFICATIONS SET FORTH BY THE CITY AND APPLICABLE STATE AND FEDERAL REGULATIONS...
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND DEPTH OF EXISTING UTILITIES IS SHOWN ON THESE PLANS...
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES...
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY AND ALL UTILITY COMPANIES INVOLVED WITH REGARDS TO RELOCATION OR ADJUSTMENT OF EXISTING UTILITIES...
5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS AND TWO (2) COPIES OF THE APPROPRIATE STANDARD AND SPECIFICATIONS...
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, ENCLOSURE, TRAFFIC CONTROL, TRAFFIC CONTROL, AND SECURITY...
7. IF SURFACE CONSTRUCTION PROCESSES OR CONDITIONS ARE UNDESIRABLE BY THE CONTRACTOR...
8. ALL DIMENSIONS TO AND FROM FINISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF ASH STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE...
9. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH THE MUTCD TO THE APPROPRIATE NOTIFICATION AUTHORITY...
10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS...
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES...
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON ALL EXISTING DRAINAGES...
13. DEPENDENT ON LAYOUT AND CONSTRUCTION ARE NOT TO SCALE FROM ANY DRAWING...
14. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION...
15. THE CONTRACTOR SHALL PROVIDE SLOTTED INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO PREVENT POTENTIAL UTILITY COLLISIONS...
16. ALL WORK WITHIN THE ADJACENT ROAD SUBJECT TO THE STANDARDS AND REQUIREMENTS OF THE RESPONSIBLE AGENCY...
17. ALL OPERATIONS CONDUCTED ON THE PREMISES INCLUDING THE WORKS OF AN OTHER AGENCY...
18. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATION/CONSTRUCTION...
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES...
20. IN GENERAL, UTILITIES OF THE WORK ARE UP TO THE FACE OF BUILDING.

ENGINEERING SITE NOTES

- 1. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY COINCIDENT...
2. CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING GRADE AT ALL TIE IN LOCATIONS...
3. CONTRACTOR SHALL PROVIDE THE SLOTTINGS SHOWN ON SITE PLAN FOR COLLECTION OF ALL ABOVE GROUND UTILITIES AND APPURTENANCES...
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES...
5. CONTRACTOR IS RESPONSIBLE FOR RETAINING THE PARALLEL POINT TO ANY EXISTING TIE DURING CONSTRUCTION...
6. ALL PARTS USED FOR PAVING STRENGTH SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS...
7. ALL ACCESSIBLE SLOTTING SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS...
8. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VERTICAL SLOTTING...
9. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED...
10. REFER TO ELECTRICAL AND LIGHTING PLANS FOR CONDUIT AND POLE LOCATIONS AND DETAILS PRIOR TO WORKING.

FIRE HYDRANT NOTES

- 1. FIRE HYDRANTS SHALL BE INSTALLED BETWEEN THE CURB AND SIDEWALK A MINIMUM OF SIX (6) INCHES FROM THE BACK OF THE CURB...
2. FIRE HYDRANTS SHALL COMPLY WITH NATIONAL STANDARD REQUIREMENTS AND SHALL HAVE A MINIMUM OF 18 (18) INCHES IN BORE DIAMETER...
3. FIRE HYDRANTS SHOULD NOT BE CONNECTED TO ANY WATER MAIN SMALLER THAN 24 (24) INCHES UNLESS OTHERWISE SPECIFIED...
4. FIRE HYDRANTS SHOULD NOT BE CONNECTED TO A DRAINAGE MAIN SMALLER THAN 24 (24) INCHES UNLESS OTHERWISE SPECIFIED.

ENGINEERING CONSTRUCTION NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE TO FINISH ALL MATERIALS AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DECIDED IN THE CONSTRUCTION DOCUMENTS...
2. ALL UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER...
3. IF THE CONTRACTOR PERFORMS TO CONTACT THE VALIDITY UTILITY COMPANIES WHICH MAY HAVE BURIED OR ADJACENT UTILITIES...
4. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO LAST...
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO CONSTRUCTION...
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS...
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER...
8. ALL COPIES OF CONSTRUCTION DOCUMENTS AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER...
9. ALL NECESSARY NOTIFICATIONS AND NOTIFICATIONS REQUIRED BY CODES, REGULATIONS, AGENCIES AND/OR UTILITY SERVICE COMPANIES SHALL BE PROVIDED PRIOR TO ANNOUNCED BEGINNING OF CONSTRUCTION...
10. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY MATERIALS, EQUIPMENT, TOOLS, HOLES, MARKS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE IN ACCORDANCE WITH THE SHOWS...
11. THE CONTRACTOR SHALL RESTORE ALL DESTROYED VEGETATION, TREES, UNDESIRABLE AND/OR...
12. ALL PAVING, CONSTRUCTION MATERIALS, AND WORKMANSHIP WITHIN RIGHT-OF-WAYS SHALL BE IN ACCORDANCE WITH THE CITY SPECIFICATIONS AND STANDARDS...
13. CONTRACTOR SHALL PROVIDE ALL LIGHTING, SIGNS, BARRIERS, RAILINGS, AND ALL OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY...
14. CONTRACTOR TO VERIFY EXISTENCE OF ALL EXISTING IMPROVEMENTS WHERE CONNECTIONS ARE TO BE MADE...
15. RECORD SURVEY: CONTRACTOR SHALL OBTAIN THE ENGINEER OF RECORD A RECORD DRAWING OF CONSTRUCTED SITE...
16. VARIANCES FROM THE BEST PRACTICES OR WORKS REGULATED BY THE CITY MUNICIPAL CODE...
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100. VARIANCES FROM THE BEST PRACTICES OR WORKS REGULATED BY THE CITY MUNICIPAL CODE...

ENGINEERING DEMOLITION NOTES

- 1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE PROJECT IS CONSTRUCTED IN ACCORDANCE WITH THE CITY SPECIFICATIONS AND STANDARDS...
2. ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS...
3. ALL DISPOSITION MATERIALS NOT BE REUSED OR RECYCLED SHALL BE REMOVED BY THE CONTRACTOR...
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR RECEIVING UNLOADING, STAGING AND PROTECTIVE OF EXISTING MATERIALS...
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THE SAFETY OF ALL PERSONS ON THE JOB SITE...
6. ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER AND IN STRICT ACCORDANCE WITH OSHA REGULATIONS...
7. DURING DEMOLITION AND DECONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S CONSTRUCTION MANAGER...
8. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ADEQUATE FENCING, BRACING AND SUPPORT SYSTEMS...
9. ALL CONTRACTS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CITY SPECIFICATIONS...
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND IMPROVEMENTS...
11. WHEN UTILITIES ARE REMOVED, CAP AND SEAL A MINIMUM OF 18 INCHES FROM GRADE...
12. THE CONTRACTOR SHALL USE A WET SWAY FOR SWAY CAPPING, NO JACK HAMMERS WILL BE ALLOWED WITHOUT PRIOR APPROVAL...
13. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE JURISDICTION STANDARDS AND SPECIFICATIONS...
14. ALL SANITARY SEWER SWER LINES SHALL BE IN ACCORDANCE WITH THE JURISDICTION STANDARDS AND SPECIFICATIONS...
15. DISTANCES FOR SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF MANHOLE TO CENTER OF MANHOLE...
16. RELOCATION NOTES ARE APPROPRIATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION...
17. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND IMPROVEMENTS...
18. CONTRACTOR TO USE OSHA STANDARDS FOR ALL TRENCHING AND HAVE AN OSHA STANDAED TRENCH BOX WITH A COVER FOR ALL LOCATIONS...
19. CONTRACTORS SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES...
20. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

ENGINEERING SANITARY SEWER NOTES

- 1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE JURISDICTION STANDARDS AND SPECIFICATIONS...
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7. CONTRACTORS SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES...
8. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

ENGINEERING GRADING NOTES

- 1. CONTIGUOUS OR INTERVALL AND PRIVATE/PRIVATE ROADWAYS ARE TO FINISH GRADE...
2. FOR CONDITIONS TREATMENT OF ALL OPEN AREAS WITHIN THE PROJECT SITE...
3. THE CONTRACTOR SHALL BE TAKEN AT REGULAR INTERVALS AS REQUIRED IN THE GEOTECHNICAL REPORT AND SPECIFICATIONS...
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT BEING AND SCATTERING IN THE AIR...
5. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO CONTROL TURBIDITY...
6. SOD OR SIDEWALK SHALL BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES...
7. THE CONTRACTOR SHALL PROVIDE WATER PUMPING ON OTHER SEPARATE METHODS...
8. THE CONTRACTOR SHALL MAINTAIN A PLACED AND/OR THE BACK OF THE EXISTING...
9. THE CONTRACTOR SHALL MAINTAIN ALL PLACED AND/OR THE BACK OF THE EXISTING...
10. STRIP TOPSOIL AND ORGANIC MATTER AND MAINTAIN MATERIAL FROM ALL AREAS UNDER BLDG...
11. ALL EXISTING PIPE ENTRINGS STRUCTURES SHALL BE REMOVED TO ALLOW CONNECTION...
12. CONTRACTOR SHALL RESTORE ALL DESTROYED VEGETATION, TREES, UNDESIRABLE AND/OR...
13. UNLESS OTHERWISE SHOWN AND PROTECTED SLOPE SHALL EXCEED THE MINIMUM...
14. STIPES SHALL BE INSTALLED WITHIN THE RIGHT-OF-WAY...
15. ON-SITE ELEVATIONS SHALL BE IN ACCORDANCE WITH THE JURISDICTION STANDARDS...
16. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTIGUOUS AND BENCH MARKS...
17. BENCHMARK VERIFICATION: CONTRACTOR SHALL USE BENCHMARKS AND DATUMS...
18. ALL EXISTING HOLES AND PLACEMENT OPERATIONS SHALL BE IN CONFORMANCE...
19. THE CONTRACTOR SHALL REPRESENT FINAL GRADE...
20. GRADE WITHIN APPLICABLE AND/OR CONCRETE PAVING AREAS SHALL BE CONSTRUCTED...
21. ALL EXISTING HOLES AND PLACEMENT OPERATIONS SHALL BE IN CONFORMANCE...
22. SPOT ELEVATIONS REPRESENT FLOW LINE ON TOP OF ASPHALT UNLESS OTHERWISE NOTED...
23. WHEN NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT...
24. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AT ALL TIE IN LOCATIONS...
25. SPOT ELEVATIONS REPRESENT FLOW LINE ON TOP OF ASPHALT UNLESS OTHERWISE NOTED...
26. RECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION...
27. EXISTING DRAINAGE STRUCTURES TO BE IMPROVED AND REPAIRED AS REQUIRED...
28. THE CONTRACTOR SHALL DELAY ALL DRAINAGE STRUCTURES AS REQUIRED...
29. IF IMPROVEMENTS ARE REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE PERMITS...
30. A CONCRETE WITHIN APPLICABLE SHALL BE REQUIRED WITHIN A SANITARY SEWER MAIN...
31. ALL INSTALLATION AND MATERIALS SHALL COMPLY WITH THE CITY STANDARDS...
32. THIRTY BODGES SHALL BE PLACED ON ALL BENCH AND FITTINGS...
33. A MINIMUM HORIZONTAL CLEARANCE OF 18 INCHES FOR SPOT AND SANITARY SEWERS...
34. WATERWAYS SHALL BE TESTED AND DRAINAGE IN ACCORDANCE WITH THE CITY STANDARDS...
35. ALL WATER MAINS, VALVES, IRM HYDRANTS, SERVICES, AND APPURTENANCES SHALL BE INSTALLED...
36. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY...
37. UNLESS OTHERWISE INDICATED ON THE PLANS...
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**STORM WATER POLLUTION PREVENTION PLAN GENERAL NOTES
EROSION CONTROL GENERAL NOTES**

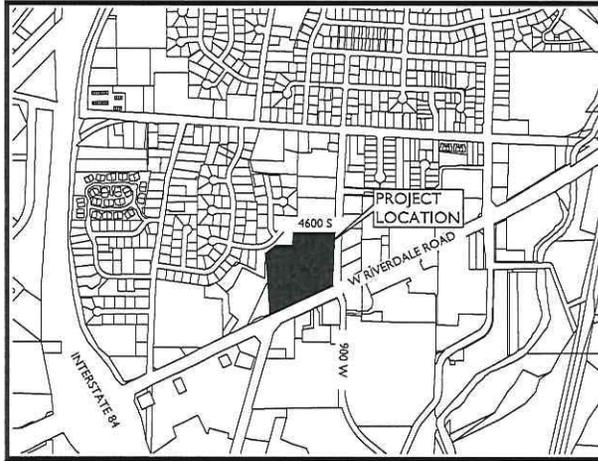
1. THE STORMWATER MANAGEMENT PLAN IS COMPOSED OF THESE DRAWINGS ("SITE MAP"), THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATION SECTION 6220 ("STORMWATER MANAGEMENT PLAN"), PLUS THE PERMIT AND ALL SUCCESSFUL NOTICES.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER MANAGEMENT SHALL OBTAIN A COPY OF THE STORMWATER MANAGEMENT PLAN AND THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (SUDS) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SUDS. 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 (BMPs) 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 WATER PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WATERSHEDS 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 DEVOTE 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 LOADING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE OBTAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON-SITE OR SHALL BE READILY AVAILABLE TO CONTAIN AND CLEAN UP PILES OR 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. RESIDUE, TRUCK DUMPERS OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR NEARBY WATERWAYS.
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.
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 FROM 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 FROM THE TIRES, THESE 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 CONJUNCTION 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 WILL 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, SLOTTED CURBS, 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 PRECIPITATION OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE CITY OF RIVERDALE PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DURING INSPECTION OF PROPOSED FACILITIES.
23. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
24. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED OR WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED FOR ALL 30'-DISTURBED ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% HAS BEEN ESTABLISHED.
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 #9003704177, PANEL 417 OF 1400, WEBER COUNTY, UTAH AND INCORPORATED AREAS. EFFECTIVE DATE JUNE 10, 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 SUDS.

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

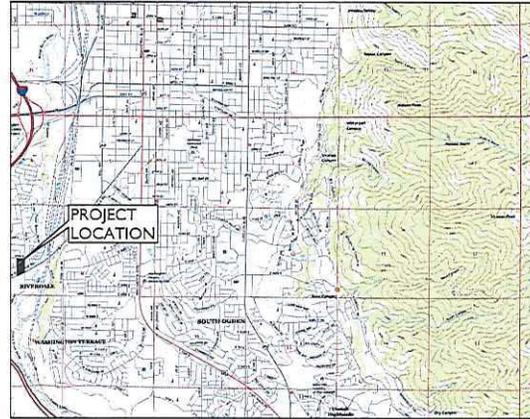
ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES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

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETRIORATION.
2. ALL SEDIMENT 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-WAL. 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 DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
7. IF THE STONES IN THE GRAVEL INLET SEDIMENT FILTERS BECOME CLOGGED WITH SEDIMENT, THE STONES MUST BE PULLED AWAY, CLEANED AND REPLACED.
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 UPDAS REGULATIONS AND APPROPRIATE EROSION CONTROL MEASURE AND BMPs IS 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 SCHEDULE	LANDFILL MANAGEMENT	LANDFILL NURSERY	SOIL PROTECTION	SEEDING MANAGEMENT
TEMPORARY SEDIMENT CONTROLS				
CLEAR AND CRUSH SITE				
MASS GRADING				
EDGEMATE UTILITIES, BLOC FOUNDATION				
SITE CONSTRUCTION				
PERMANENT CONTROL STRUCTURES				



OGDEN, UT QUADRANGLE MAP

CONSULTANTS

PROPERTY OWNER: TERRACE AUTO GROUP 111 EAST BROADWAY, SUITE 800 SALT LAKE CITY, UT 84111 CONTACT: BRETT GOSNEY PHONE: (801) 558-5858	CIVIL ENGINEER: SUNSHINE ENGINEERING 111 EAST BROADWAY, SUITE 800 SALT LAKE CITY, UT 84111 CONTACT: CHRIS BUCK, P.E. PHONE: (385) 233-6538	SURVEYOR: REED AND COMPANY 1487 SOUTH 2200 CANYON LN. SALT LAKE CITY, UT 84045 CONTACT: ANDREW E. WILSON, RLS PHONE: (385) 830-8073	ARCHITECT: DRIE 8151 SEAN PEPPE ST., SUITE 1700 HOUSTON, TEXAS 77058 CONTACT: JILLIAN HANCOCK PHONE: (832) 480-0317
DEVELOPER: KIMBLEY HORN GROUP 111 EAST BROADWAY, SUITE 800 SALT LAKE CITY, UT 84111 CONTACT: TONY KRAVATZ PHONE: (801) 558-5858	GEOTECHNICAL ENGINEER: THE GEOTECHNICAL GROUP 2796 S REDWOOD ROAD WEST VALLEY CITY, UT 84119 CONTACT: BRYAN N. ROBERTS, P.E. PHONE: (801) 380-0394	WATER DEPARTMENT: CITY OF RIVERDALE PUBLIC WORKS 4600 SOUTH WEBER RIVER DRIVE RIVERDALE, UT 84405 CONTACT: SHAWN DOUGLAS PHONE: (801) 384-5541 EXT 1217	STORM DRAIN: CITY OF RIVERDALE PUBLIC WORKS 4600 SOUTH WEBER RIVER DRIVE RIVERDALE, UT 84405 CONTACT: SHAWN DOUGLAS PHONE: (801) 384-5541 EXT 1217

AGENCY CONTACTS

PLANNING ENGINEERING: CITY OF RIVERDALE PLANNING DIVISION 4600 SOUTH WEBER RIVER DRIVE RIVERDALE, UT 84405 CONTACT: MICHAEL COOPER PHONE: (801) 384-5541 EXT 1235	GAS SERVICE: SUNSHINE ENERGY 111 EAST BROADWAY, SUITE 800 SALT LAKE CITY, UT 84111 CONTACT: CHRIS BUCK, P.E. PHONE: (888) 324-3448	WATER DEPARTMENT: CITY OF RIVERDALE PUBLIC WORKS 4600 SOUTH WEBER RIVER DRIVE RIVERDALE, UT 84405 CONTACT: SHAWN DOUGLAS PHONE: (801) 384-5541 EXT 1217	STORM DRAIN: CITY OF RIVERDALE PUBLIC WORKS 4600 SOUTH WEBER RIVER DRIVE RIVERDALE, UT 84405 CONTACT: SHAWN DOUGLAS PHONE: (801) 384-5541 EXT 1217
FIRE DEPARTMENT: RIVERDALE CITY FIRE DEPARTMENT 4254 SOUTH PARKWAY DRIVE RIVERDALE, UT 84405 CONTACT: JERRY SCHULTZ PHONE: (801) 384-5541	TELEPHONE: CITY OF RIVERDALE PUBLIC WORKS 4600 SOUTH WEBER RIVER DRIVE RIVERDALE, UT 84405 CONTACT: SHAWN DOUGLAS PHONE: (801) 384-5541	SANITARY SEWER: CITY OF RIVERDALE PUBLIC WORKS 4600 SOUTH WEBER RIVER DRIVE RIVERDALE, UT 84405 CONTACT: SHAWN DOUGLAS PHONE: (801) 384-5541 EXT 1217	ELECTRIC: SUNSHINE ENERGY 12948 SOUTH PONY EXPRESS DRAPER, UT 84020 CONTACT: LOUIS LUEZ PHONE: (801) 578-6227

DATE: 02/28/2023
DRAWN BY: JACOB REEDER
CHECKED BY: TONY KRAVATZ
PROJECT NO.: 151 CITY BOOTH TAIL
SCALE: PROJECT PLANNING

Kimley Horn

111 East Broadway, Suite 800 Salt Lake City, UT 84111 Tel: (801) 558-5858

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

DRAWN BY: JACOB REEDER
DESIGNED BY: TONY KRAVATZ
CHECKED BY: TONY KRAVATZ
PROJECT NO.: 151 CITY BOOTH TAIL
SCALE: AS SHOWN

UTAH REGISTERED PROFESSIONAL ENGINEER
No. 198475-2006
STATE OF UTAH

PREPARED UNDER THE SUPERVISION OF THE ARCHITECT
SUPERVISOR OF PROFESSIONAL ENGINEERING
PE, UTAH REGISTERED PROFESSIONAL ENGINEER
AND OWNER OF THE PROJECT
KIMLEY-HORN AND ASSOCIATES, INC.

SHEET
C1.00

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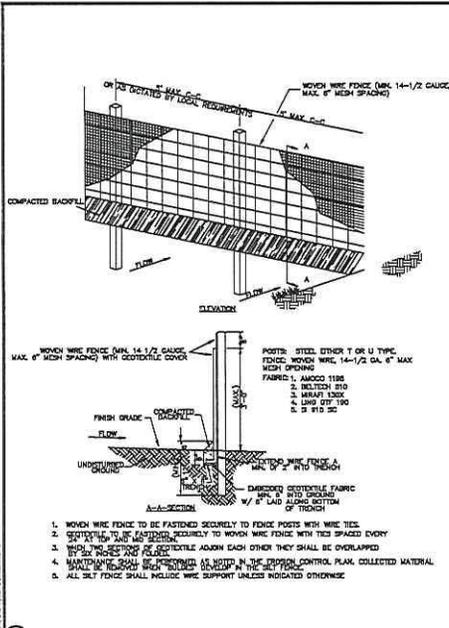
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Know what's below. Call before you dig.

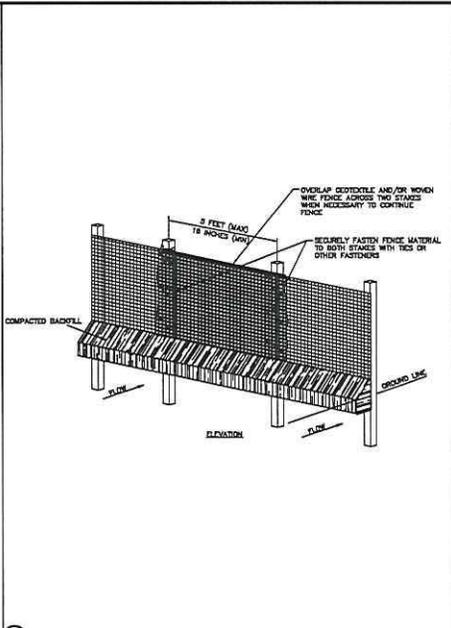
CAUTION NOTICE TO CONTRACTOR

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 REVEAL EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REVEAL ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

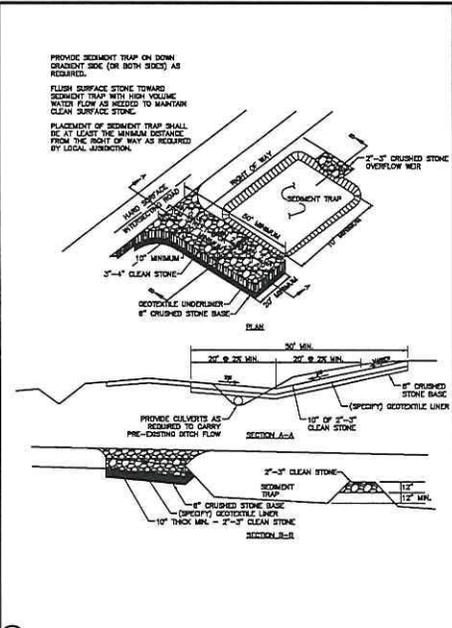
DATE: 02/23/23 10:18 AM
USER: ALLISON HANSEN
FILE: I:\CADD\151\022023\151\PROJ\151\EROSION CONTROL\151\EROSION CONTROL SHEET C1.00.dwg



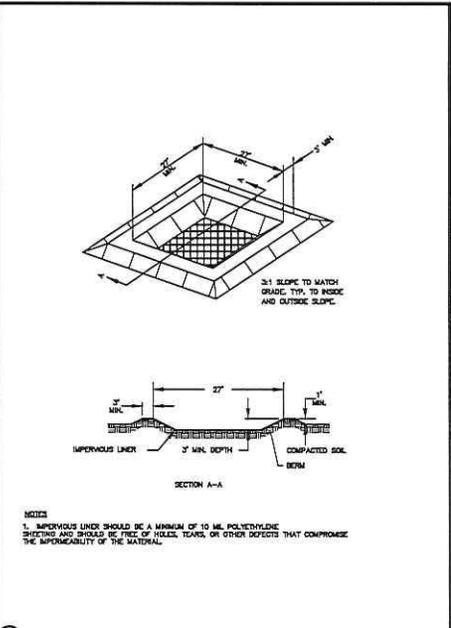
1 SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT SCALE: NTS



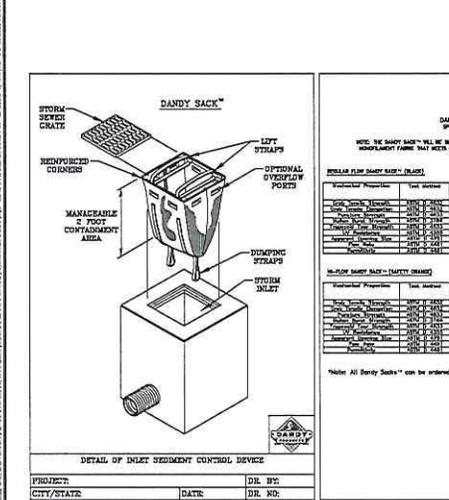
2 SILT FENCE OVERLAP DETAIL SCALE: NTS



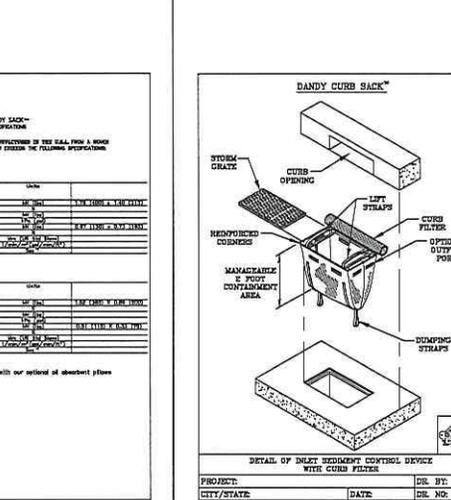
3 VEHICLE TRACKING CONTROL SCALE: NTS



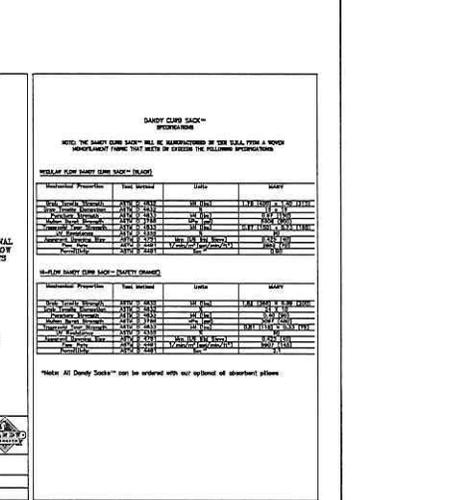
4 CONCRETE WASHOUT DETAIL SCALE: NTS



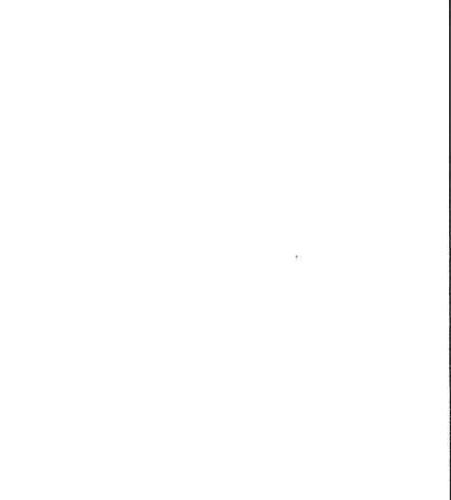
5 DROP INLET PROTECTION DETAIL SCALE: NTS



6 CURB INLET PROTECTION DETAIL SCALE: NTS



3 VEHICLE TRACKING CONTROL SCALE: NTS



4 CONCRETE WASHOUT DETAIL SCALE: NTS

5 DROP INLET PROTECTION DETAIL SCALE: NTS

6 CURB INLET PROTECTION DETAIL SCALE: NTS

3 VEHICLE TRACKING CONTROL SCALE: NTS

4 CONCRETE WASHOUT DETAIL SCALE: NTS

DATE	DESCRIPTION
05/20/2023	ISSUED FOR PERMIT
05/20/2023	REVISED
05/20/2023	1ST CITY SUBMITTAL
05/20/2023	2ND CITY SUBMITTAL
05/20/2023	3RD CITY SUBMITTAL

EROSION CONTROL DETAILS
KEN GARFF HONDA OF RIVERDALE - PHASE 2
RIVERDALE, UTAH

DATE	DESCRIPTION
05/20/2023	ISSUED FOR PERMIT
05/20/2023	REVISED
05/20/2023	1ST CITY SUBMITTAL
05/20/2023	2ND CITY SUBMITTAL
05/20/2023	3RD CITY SUBMITTAL

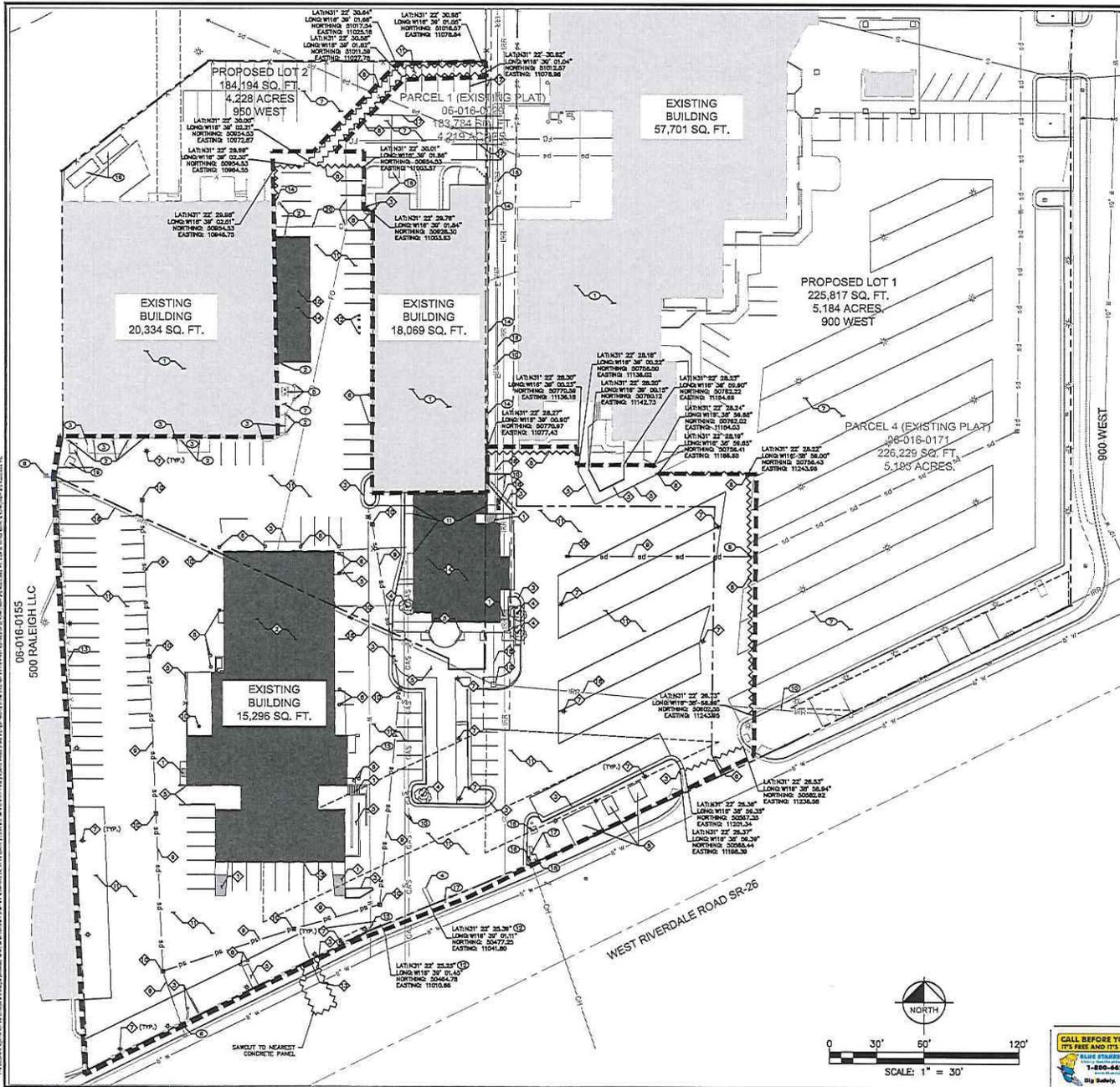


PROJECT: HONDA OF RIVERDALE - PHASE 2
SCALE: AS SHOWN

CALL BEFORE YOU DIG, IT'S FREE AND IT'S THE LAW!
811
Dig Safety

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 LOCATION 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.

SHEET C1.20



GENERAL NOTES

- CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
 - CONTRACTOR TO PROTECT IN PLACE, SURVEY QUALITY 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.
 - EXISTING WATER SERVICES OR LINES THAT ARE NOT IN USE MUST BE CAPPED AT THE MAIN LINE.
 - ABANDONED SEWER LINES MUST BE CAPPED AT THE PROPERTY LINE.
 - ALL CONSTRUCTION AND MATERIALS SHALL MEET MINORALE CITY STANDARDS.
- DEMOLITION NOTES**
- EXISTING STAIRS TO BE REMOVED.
 - EXISTING BUILDING TO BE REMOVED.
 - EXISTING SECTION OF CURB AND OUTLET TO BE REMOVED.
 - EXISTING TREE TO BE REMOVED.
 - EXISTING CONCRETE TO BE REMOVED.
 - EXISTING BOLLARD TO BE REMOVED.
 - EXISTING LIGHT POLE TO BE REMOVED.
 - SAW-CUT AND REMOVE EXISTING ASPHALT.
 - EXISTING STORM DRAIN PIPE TO BE REMOVED.
 - EXISTING STORM DRAIN CATCH BASIN TO BE REMOVED.
 - EXISTING PAVEMENT TO BE REMOVED.
 - EXISTING OIL/WATER SEPARATOR TO BE REMOVED AND REPLACED OUTSIDE OF PROPOSED BUILDING AREA. SEE UTILITY PLAN FOR FURTHER INFORMATION.
 - EXISTING WATER LINE TO BE LOCATED AND SUBMERGED AT MAIN. ALL OTHER EXISTING UTILITY LINES CONNECTING TO THIS BUILDING SHALL BE STUBBED TO PROPERTY LINE IF FIRE LINE IS LOCATED. SO MAY REFER TO NEW ADDITION IN LIEU OF DISCONNECTING TO THE MAIN AND INSTALLING NEW CONNECTION.
 - EXISTING PORTION OF BUILDING TO BE REMOVED.
 - EXISTING RAMP TO AUTO BODY SHOP TO BE REMOVED.
 - EXISTING COMMUNICATION JUNCTION BOXES TO BE REMOVED. SEE UTILITY PLAN AND MEP PLANS FOR PROPOSED COMMUNICATION AND FIBER OPTIC SYSTEMS DESIGN.
 - EXISTING PAVEMENT STRIPING TO BE REMOVED.
 - EXISTING IRRIGATION LINE TO BE REMOVED AND CAPPED AT LIMITS OF DISTURBANCE.
 - EXISTING FIBER LINE TO BE REMOVED.

PRESERVATION NOTES

- EXISTING BUILDING TO REMAIN AND BE PROTECTED IN PLACE.
- EXISTING BOLLARD TO REMAIN AND BE PROTECTED IN PLACE.
- EXISTING CONCRETE SLAB TO REMAIN AND BE PROTECTED IN PLACE.
- EXISTING MONUMENT SIGN TO REMAIN AND BE PROTECTED IN PLACE.
- EXISTING GREASE TRAP AND BOLLARDS TO REMAIN.
- EXISTING STORM DRAIN INLET TO REMAIN AND BE PROTECTED IN PLACE.
- EXISTING PAVEMENT TO REMAIN AND BE PROTECTED IN PLACE.
- EXISTING STORM DRAIN TO REMAIN AND BE PROTECTED IN PLACE. FUTURE PROPOSED CONNECTION IN GRADING AND DRAINAGE PLAN.
- EXISTING SHOW STALL TO REMAIN.
- EXISTING UTILITY TO REMAIN.
- REFER TO MEP PLANS FOR ROUTING OF UTILITY LINE FOR USE IN NEW ADDITION.
- EXISTING CONCRETE SIDEWALK AND DRIVE ENTRANCE TO REMAIN IN PLACE.
- EXISTING FENCE TO REMAIN.
- EXISTING EXPOSED FOUNDATION TO REMAIN.
- EXISTING 2" WATER WATER AND 2" CULINARY WATER LINE TO REMAIN IN PLACE.
- EXISTING ELECTRICAL LINES, METERS, AND STRUCTURES TO REMAIN AND BE PROTECTED IN PLACE.
- EXISTING TELEPHONE AND COMMUNICATION LINE POLES, JUNCTION BOXES, AND MANHOLES TO REMAIN AND BE PROTECTED IN PLACE.
- EXISTING FIRE HYDRANT TO REMAIN AND BE PROTECTED IN PLACE.
- EXISTING DAMPENER ENCLOSURES TO REMAIN AND BE PROTECTED IN PLACE, WHERE APPLICABLE. RELOCATE DAMPENER NORTH SIDE OF AUTO BODY SHOP WHILE PAVEMENT RECONSTRUCTION TAKES PLACE.
- EXISTING FIBER LINE AND 84-INCH JUNCTION BOX TO BE LOCATED AND RELOCATED OUTSIDE PROPOSED BUILDING FOOTPRINT IF REQUIRED. REFER TO MEP PLANS FOR EXACT LOCATION OF

LEGEND

	EXISTING PROPERTY LINE
	LIMIT OF DISTURBANCE
	SAW-CUT LINE
	ADJACENT PROPERTY LINE
	EXISTING FENCE TO REMAIN
	EXISTING EASEMENT TO REMAIN
	EXISTING STORM DRAIN PIPE TO REMAIN
	EXISTING WATER LINE TO REMAIN
	EXISTING SANITARY SEWER LINE TO REMAIN
	EXISTING GAS LINE TO REMAIN
	EXISTING POWER LINE TO REMAIN
	EXISTING IRRIGATION LINE TO REMAIN

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

CAUTION NOTICE TO CONTRACTOR
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DATE	DESCRIPTION
05/20/23	CONCEPT
07/20/23	1ST CITY SUBMITTAL
08/23/23	2ND CITY SUBMITTAL

Kimley»Horn
 1111 E. 9000 S., SUITE 100, WEST VALLEY CITY, UTAH 84119

DEMOLITION PLAN

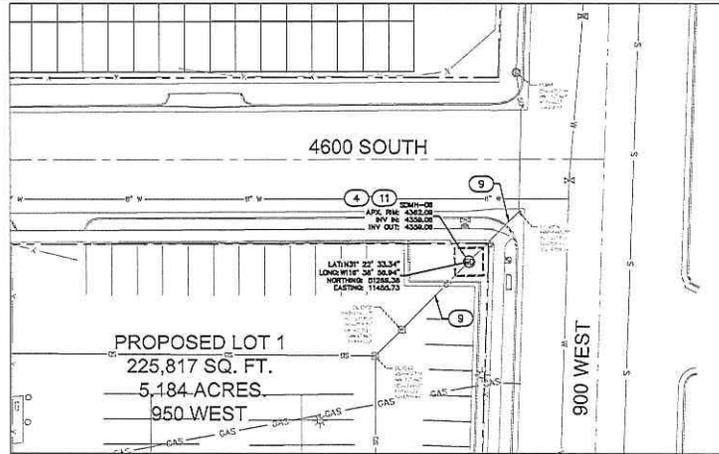
KEN GARFF HONDA OF RIVERDALE - PHASE 2

RIVERDALE, UTAH

DRAWN BY: MJE
 DESIGNED BY: BOB
 CHECKED BY: CEB
 PROJECT NO.: 02323033
 SCALE: AS SHOWN

PREPARED UNDER THE DIRECTION OF REGISTERED PROFESSIONAL ENGINEER KEN GARFF, LICENSE NO. 19840-0201, STATE OF UTAH. REGISTERED PROFESSIONAL ENGINEER BOB WATKINS, LICENSE NO. 19840-0201, STATE OF UTAH. REGISTERED PROFESSIONAL ENGINEER CEB WATKINS, LICENSE NO. 19840-0201, STATE OF UTAH.

SHEET **C2.00**

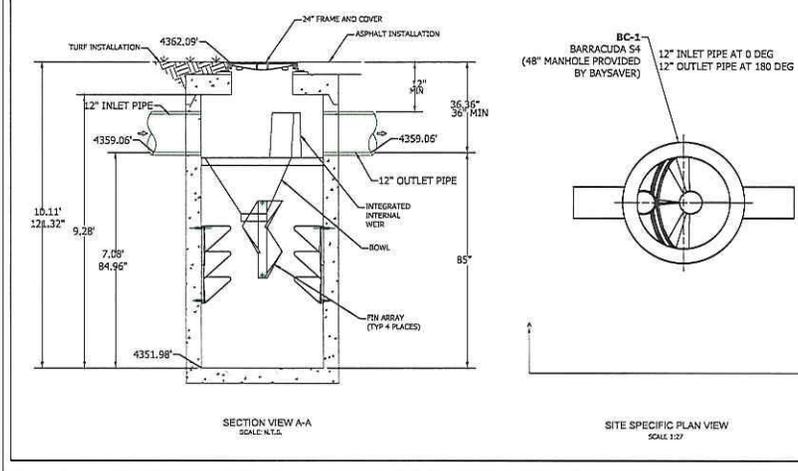


PLAN VIEW
SCALE: 1"=20'

PRODUCT SPECIFICATIONS

THE STORMWATER TREATMENT UNIT SHALL BE AN IN-JUL UNIT CAPABLE OF CONVEYING 100% OF THE DESIGN PEAK FLOW, IF PEAK FLOW RATES EXCEED MAXIMUM HYDRAULIC RATE. THE UNIT SHALL BE INSTALLED OUPLINE.
 THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 80% OF THE SUSPENDED SOLIDS ON AN ANNUAL AVERAGE REMOVAL BASIS. SAID REMOVAL SHALL BE BASED ON FULL-SCALE THIRD PARTY TESTING USING OK-10 INFRA ORADATION OR EQUIVALENT AND 300 mg/L INFLUENT CONCENTRATION. SAID FULL SCALE TESTING SHALL HAVE INCLUDED REMOVAL CAPTURES BASED ON ACTUAL 10-DAY INFLOWS COLLECTED BY THE STORMWATER TREATMENT UNIT.
 THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 5% OF TSS USING A MEDIA MIX WITH #50-75 MICRON AND 200 MG/L INFLUENT CONCENTRATION.
 OR:
 THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 5% OF TSS FOR CURRENT ADEQUACAT HHS PROTOCOL.

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



CDS TREATMENT SYSTEM DETAIL
NOT TO SCALE

	DATE: _____ DRAWN: _____ PROJECT #: _____ CHECKED: _____ SCALE: AS NOTED SHEET 1 OF 1
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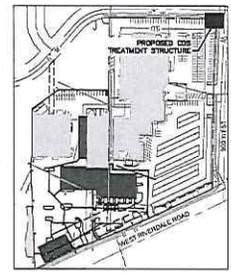
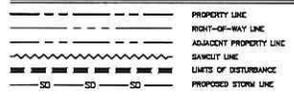
GENERAL NOTES

- 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.
- ENGINEER BRYAN M. ROBERTS, P.E.
ADDRESS: 3704 S REDWOOD ROAD, WEST VALLEY CITY, UT 84118
PHONE: (801) 296-0334
DATE: JAN 15 2023
PROJECT NO: 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 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.
- ALL CONSTRUCTION AND MATERIALS SHALL MEET RIVERDALE CITY STANDARDS.

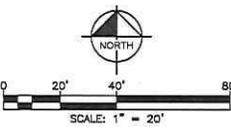
STORM DRAIN NOTES

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

LEGEND



VICINITY MAP
SCALE: 1"=200'

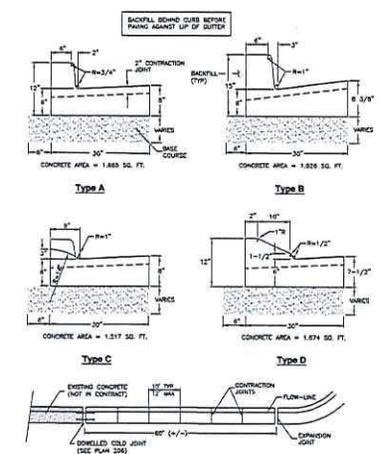


DRAWN BY: _____ CHECKED BY: _____ PROJECT NO: 093226015 SCALE: AS SHOWN	EAST DRAINAGE TREATMENT PLAN KEN GARFF HONDA OF RIVERDALE - PHASE 2 RIVERDALE, UTAH	
--	---	--

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
 1-888-482-4111
 Dig Safety. Call before you dig.

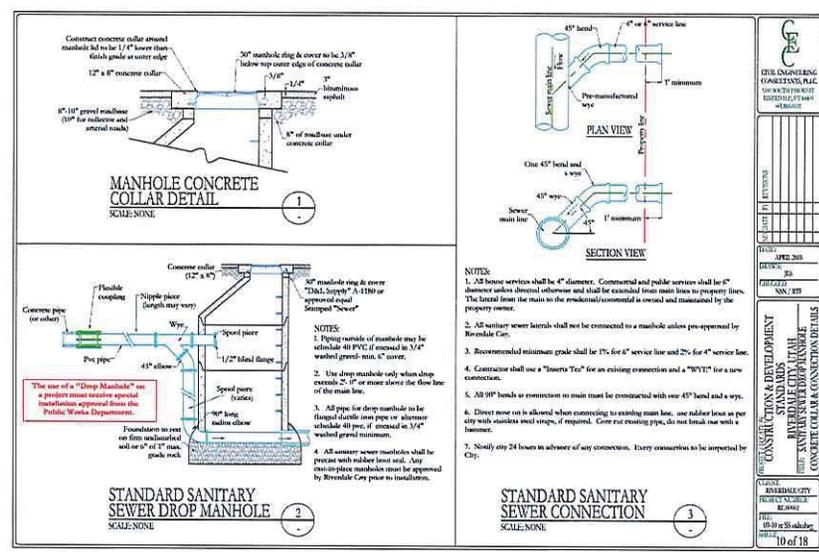
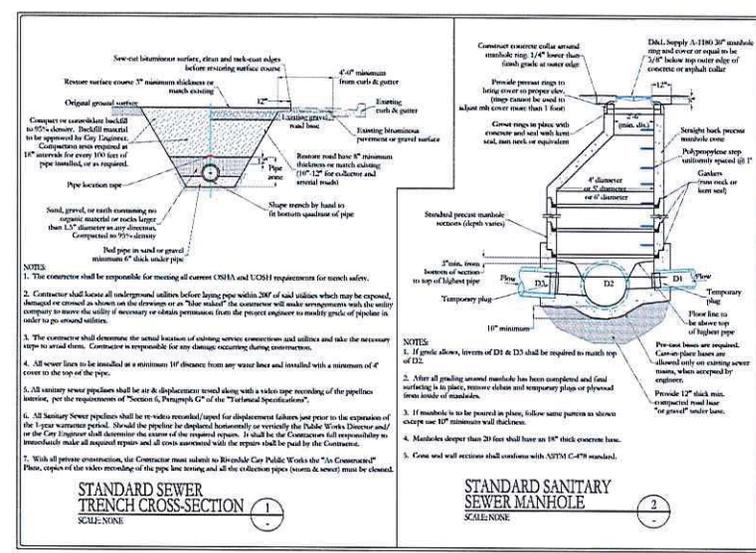
811
 Know what's below. Call before you dig.

PREPARED UNDER THE DIRECTION AND SUPERVISION OF CHRISTOPHER KELL, P.E., UTAH REGISTRATION NO. 198423-2201. SCALE: AS SHOWN. SHEET C4.10

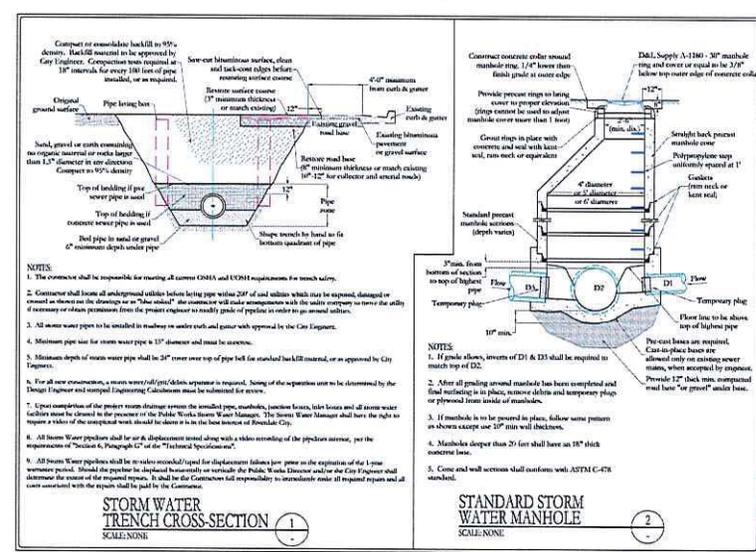


- 1. GENERAL:**
A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER'S discretion.
B. Additional requirements are specified in APWA Section 32 16 13.
- 2. PRODUCTS:**
A. Base Course: Unbleached base course, APWA Section 32 05 10. Do not use gravel as a base course without ENGINEER'S permission.
B. Expansion Joint Filter: 1/2-inch thick Type F1 full depth, APWA Section 32 13 72.
C. Concrete: Class 4000, APWA Section 32 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, a concrete curing (topler cracks) may develop if air temperature exceeds 90 degrees F.
D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye. Type ID Class A, APWA Section 32 39 00.
- 3. ERECTION:**
A. Base Course Placement: APWA Section 32 05 10. Thickness at 6-inches if flow-line grade is 0.5 percent (±0.005) or greater. If slope is less, provide 8-inches. Maximum fill thickness before construction is 6-inches when using rolling equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 29.
B. Concrete Placement: APWA Section 32 30 04.
1. Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
2. Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland cement concrete roadway pavement.
3. Provide 1/2-inch radius chamfer. Apply a broom finish. Apply a curing agent.
C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fit flow-line with water to verify.

APWA Utah Chapter
205.1
205.1
December 2008



APWA Utah Chapter
205.1
205.1
December 2008



APWA Utah Chapter
205.1
205.1
December 2008

CONSTRUCTION & DEVELOPMENT STANDARDS
SUNSHINE VALLEY
SUNSHINE VALLEY TRENCH & MANHOLE DETAILS

DATE: 05/20/2013
DESIGNED BY: JON RAYBURN
CHECKED BY: JON RAYBURN
PROJECT NO: 151-CITY-00000001
SHEET NO: 05/20/2013
20-CITY-00000001

9 of 18

CONSTRUCTION DETAILS

PREPARED UNDER THE DIRECTION OF
KIMLEY-HORN AND ASSOCIATES, P.C.
11100 E. Harvard Ave., Suite 200, Denver, CO 80231
TEL: 303.751.4600 FAX: 303.751.4601
WWW.KIMLEY-HORN.COM

DEPARTMENT: RWR
DESIGNED BY: JON RAYBURN
CHECKED BY: JON RAYBURN
PROJECT NO: 151-CITY-00000001
SHEET NO: 05/20/2013
20-CITY-00000001

SCALE: AS SHOWN

11 of 18

Kimley»Horn
11100 E. Harvard Ave., Suite 200, Denver, CO 80231
TEL: 303.751.4600 FAX: 303.751.4601
WWW.KIMLEY-HORN.COM

CONSTRUCTION DETAILS

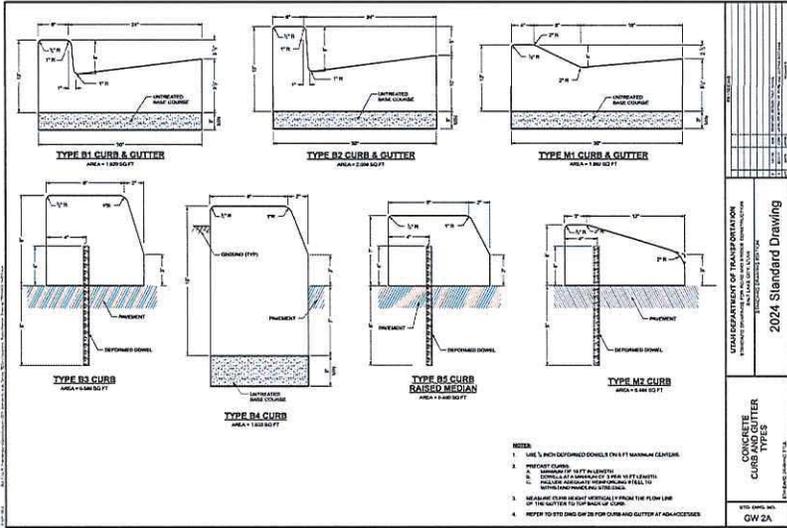
PREPARED UNDER THE DIRECTION OF
KIMLEY-HORN AND ASSOCIATES, P.C.
11100 E. Harvard Ave., Suite 200, Denver, CO 80231
TEL: 303.751.4600 FAX: 303.751.4601
WWW.KIMLEY-HORN.COM

DEPARTMENT: RWR
DESIGNED BY: JON RAYBURN
CHECKED BY: JON RAYBURN
PROJECT NO: 151-CITY-00000001
SHEET NO: 05/20/2013
20-CITY-00000001

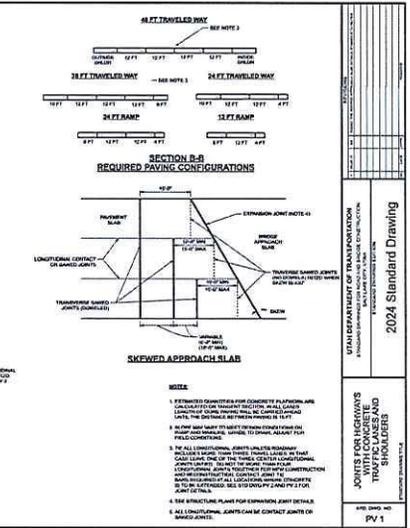
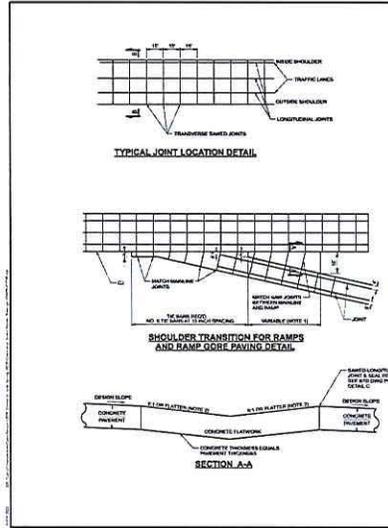
SCALE: AS SHOWN

11 of 18

C6.10



2024 Standard Drawing
 UTAH DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 CONCRETE CURB AND GUTTER TYPES
 SHEET NO. 205.2
 QW 2A



2024 Standard Drawing
 UTAH DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 CONCRETE CURB AND GUTTER TYPES
 SHEET NO. 209
 QW 2A

DATE	DESCRIPTION
06/16/2023	REVISED
07/16/2023	REVISED
07/27/2023	REVISED
08/02/2023	REVISED

2024 Standard Drawing
 UTAH DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 CONCRETE CURB AND GUTTER TYPES
 SHEET NO. 211
 QW 2A

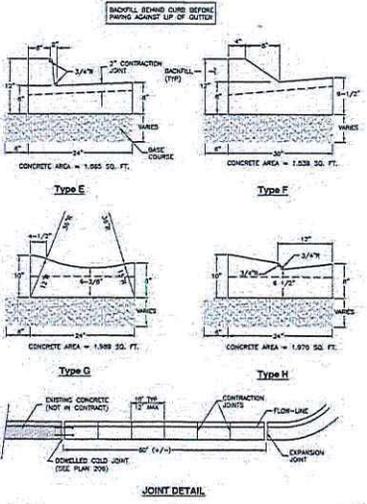
Kimley»Horn
 111 East South Street, Suite 100, Salt Lake City, UT 84111 TEL: 801.533.2100

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

DRAWN BY:	DATE:	SCALE:
DESIGNED BY:	08/22/2023	AS SHOWN
CHECKED BY:	08/22/2023	
PROJECT NO.:	03523015	



PREPARED UNDER THE DIRECTION OF THE ENGINEER
 THE UTAH REGISTRATION NO. 19843 IS FOR THE USE OF KEN GARFF AND HIS ASSOCIATES, INC.
 SHEET
 C6.50

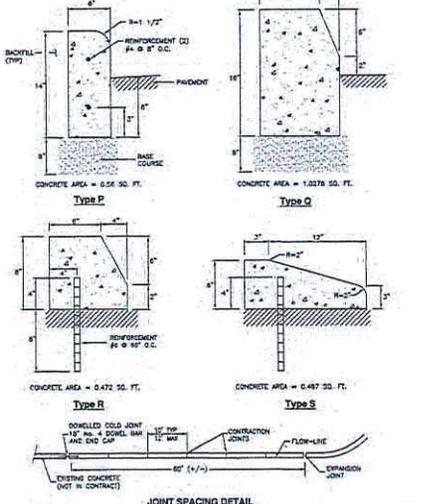


205.2
 April 2011

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 APWA Section 32 16 13.

PRODUCTS
 A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.
 B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
 C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
 D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

EXECUTION
 A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (±0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 B. Concrete Placement: APWA Section 03 30 10.
 1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
 2) Install contraction joints vertical, 18-inch wide or 14 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
 3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.



209
 November 2009

GENERAL
 A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER'S discretion.
 B. Unless indicated otherwise, width of waterway as follows:
 1) 4 feet for a residential street.
 2) 6 feet for a non-residential street.
 3) If wider than 6 feet, offset the flow line in the waterway to match (line up with) the curb and gutter flow line. Adjust cross slopes to match existing slopes.
 C. Additional requirements are specified in APWA Section 32 16 13.

PRODUCTS
 A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.
 B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
 C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
 D. Reinforcement: Galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
 E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

EXECUTION
 A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (±0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 B. Concrete Placement: APWA Section 03 30 10.
 1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Expansion joints are not required in concrete placement using slip-form construction.
 2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
 3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

211

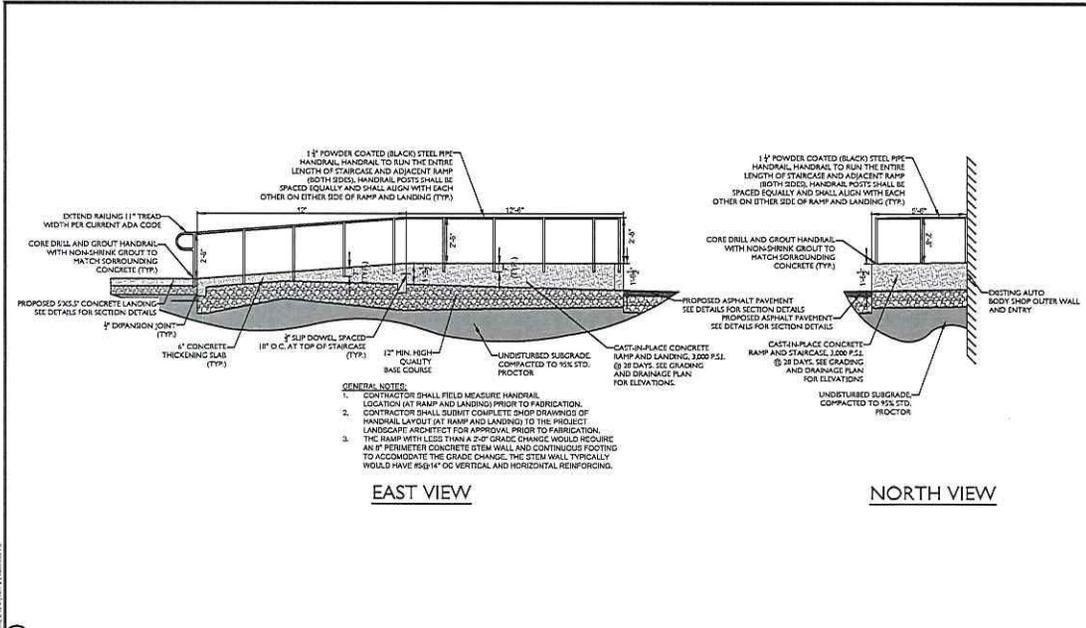


APWA Utah Chapter
 Plan 205.2
 April 2011

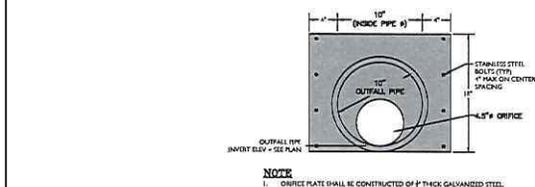


APWA Utah Chapter
 Plan 209
 November 2009

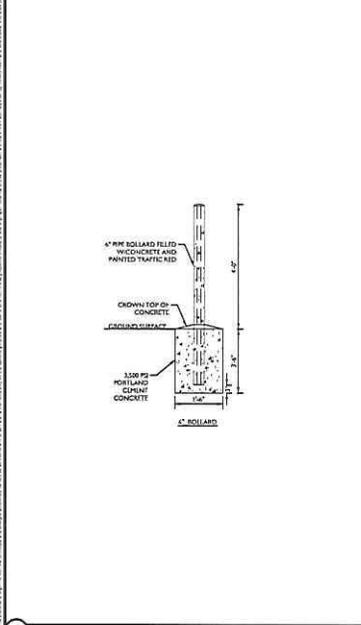
211



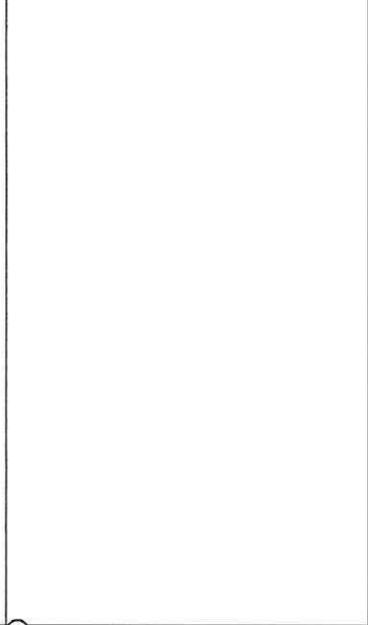
CONCRETE RAMP AND HANDRAIL DETAIL FOR AUTO BODY SHOP SCALE: NTS



ORIFICE PLATE DETAIL SCALE: NTS



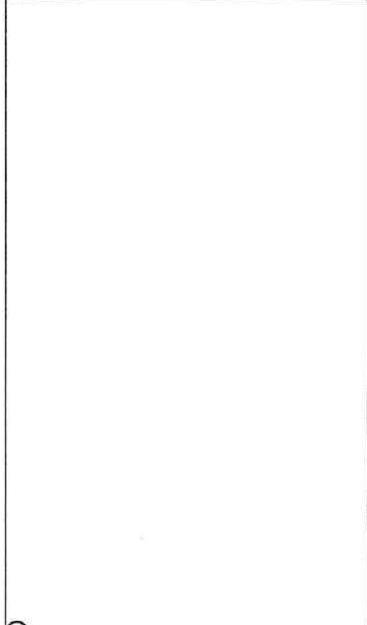
BOLLARD DETAIL SCALE: NTS



SCALE: NTS



SCALE: NTS



SCALE: NTS

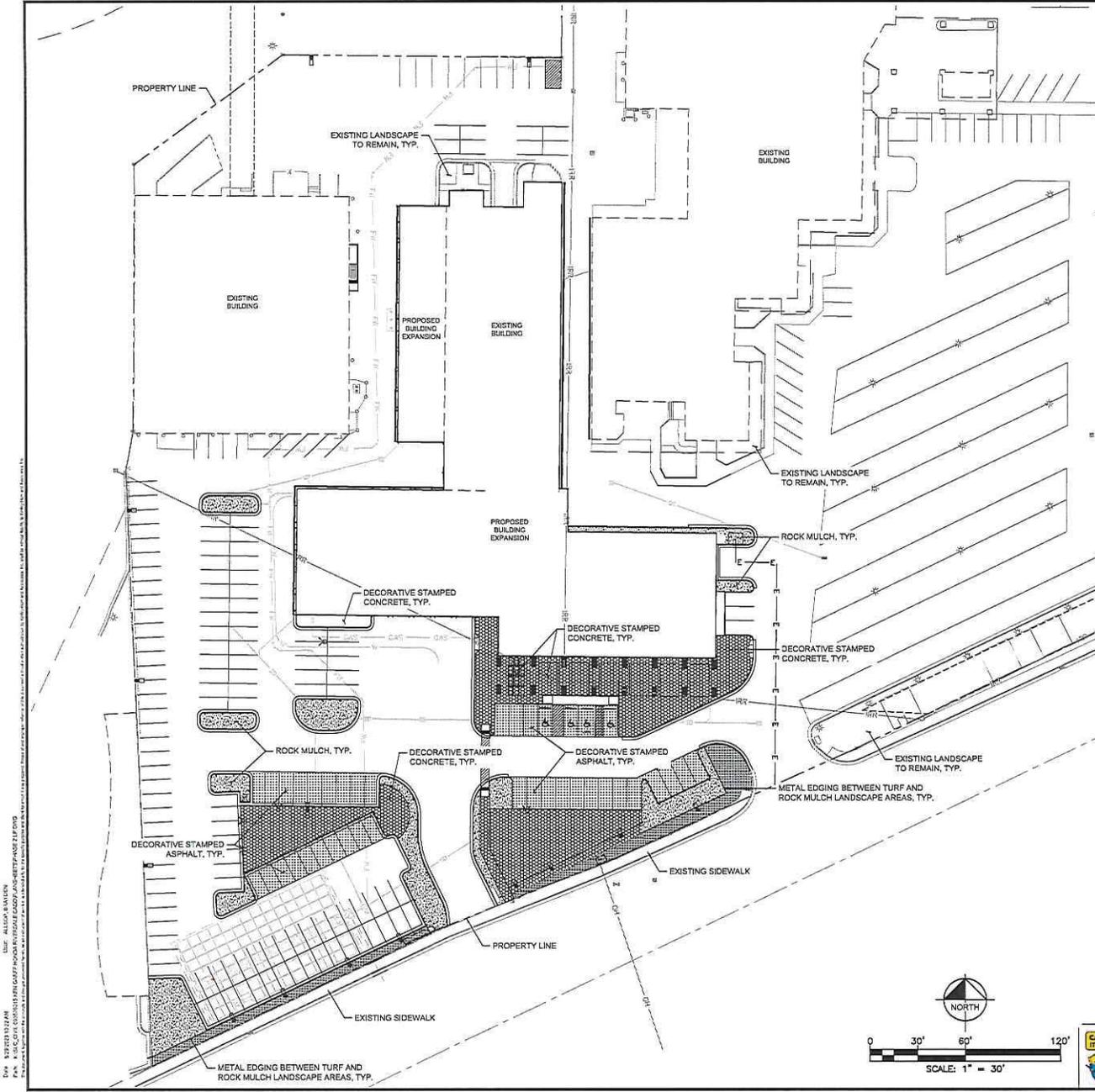


SCALE: NTS

DATE	DESCRIPTION
05/22/2023	DESIGNED BY: JCB
05/22/2023	DESIGNED BY: JCB
05/22/2023	CHECKED BY: CEB
05/22/2023	PROJECT NO.: 033524015
05/22/2023	SCALE: AS SHOWN

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

PREPARED UNDER THE DIRECTION SUPERVISOR OF CONSTRUCTION P.E. UTAH REGISTRATION NO. URBAN LICENSE FOR AND IN BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.	SHEET C6.60
--	-----------------------



LANDSCAPE SITE CALCULATIONS

SITE AREA	410,033 SF (9.41 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)	28,055 SF	28,055 SF (100%)
LANDSCAPE PLANTING / MULCH	9,463 SF	
LANDSCAPE DECORATIVE PAVING	19,266 SF	
MAXIMUM TURF PLANTING ALLOWED (5%)	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
○	CX	Calluna heisteria Kart Fourster Kart Fourster Feather Reed Grass	3 gal.	1P FULL	48
⊗	FE	Festuca gracilis Elmh Blue Elmh Blue Fescue	1 gal.	1P FULL	64

PLANT SCHEDULE

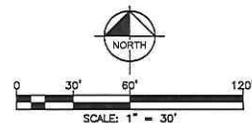
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	QTY
■	Kort-tee bluegrass Kort-tee bluegrass	SOD	2,891 sf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
■	Rock Mulch: Natural Tan linen, 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
■	CONCRETE Decorative Stamped Concrete Reference Architecture Plans	11,088 sf
■	ASPHALT 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:
1. Landscaped areas shall be kept free of litter and debris.
 2. Landscaped areas shall be watered on a regular basis.
 3. 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.
 4. 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.
 5. Required trees, shrubs or other plant materials that have died and been removed shall be replaced.



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

THE CONTRACTOR IS SPECIFICALLY NOTIFIED THAT THE LOCATION/HORIZONTAL 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 SET TO BE RELIED ON AS BEING CORRECT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY LOCATION 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.

DATE	DESCRIPTION
06/20/23	ISSUED FOR PERMIT
07/20/23	ISSUED FOR PERMIT

LANDSCAPE PLAN

Kimley»Horn
161 East Beach Dr., Suite 100, Salt Lake City, UT 84119 | TEL: 801.486.2378

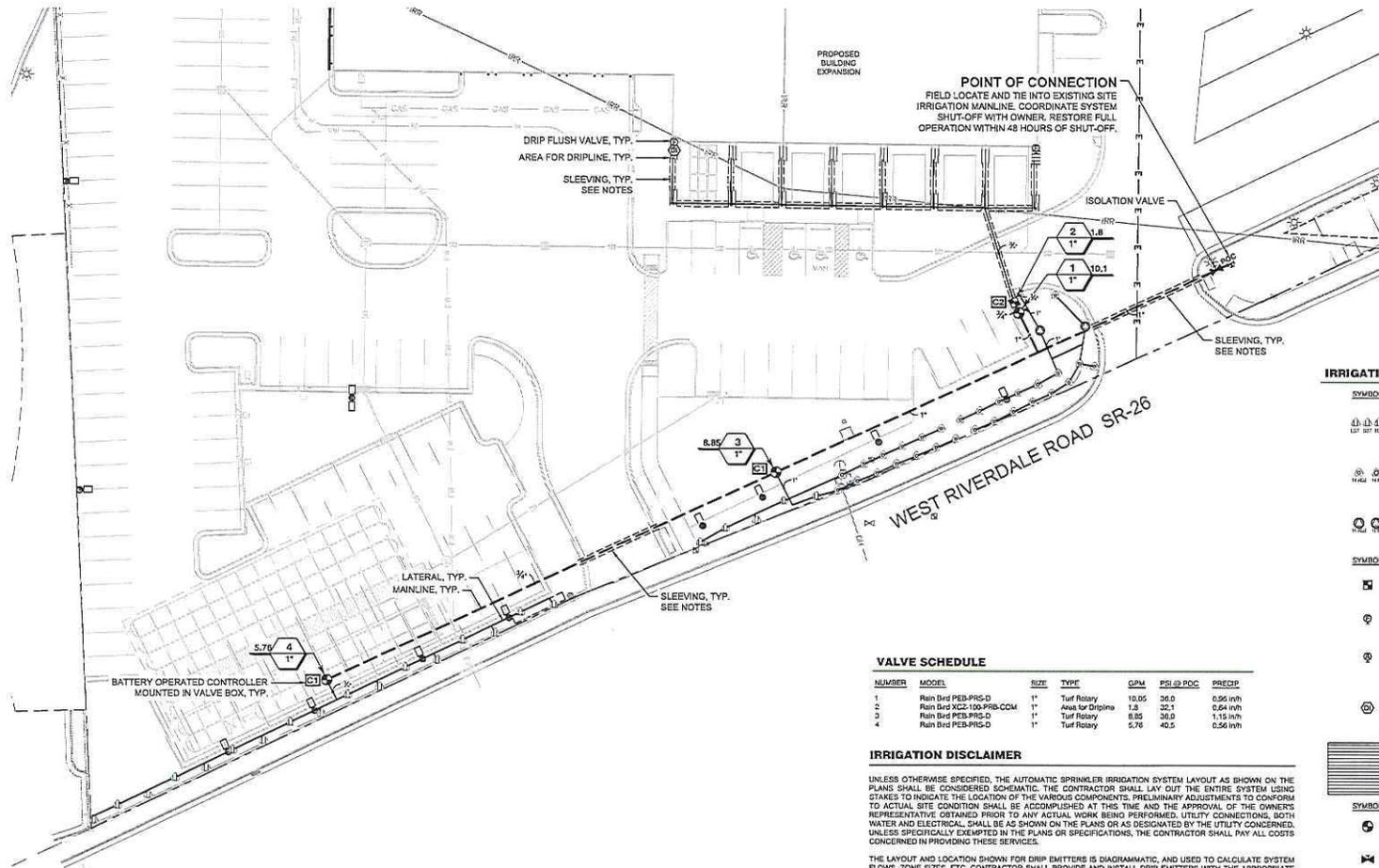
KEN GARFF HONDA OF RIVERDALE - PHASE 2
RIVERDALE, UTAH

DRAWN BY: CHA / 50232013
DESIGNED BY: CHA / 50232013
CHECKED BY: CHA / 50232013
PROJECT NO.: 003520013
SCALE: AS SHOWN

STATE OF UTAH
KIMLEY-HORN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

SHEET **L1.10**

DWG: 2302031012A0
 DATE: 06/20/2023 10:22 AM
 USER: ALLOU, KIMLEY-HORN & ASSOCIATES, INC.
 PROJECT: 003520013 - PHASE 2 - RIVERDALE, UTAH
 SHEET: L1.10 - LANDSCAPE PLAN
 PLOT: 10/10/2023 10:22 AM
 PLOTTER: HP DesignJet T1100e
 PLOT SCALE: 1" = 30'
 PLOT AREA: 11.00 x 17.00
 PLOT OFFSET: 0.50 x 0.50
 PLOT ORIGIN: 11.00, 17.00
 PLOT SCALE: 1" = 30'
 PLOT AREA: 11.00 x 17.00
 PLOT OFFSET: 0.50 x 0.50
 PLOT ORIGIN: 11.00, 17.00



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: 36 PSI
Pressure Available: 30 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 Fringe: 0.74 PSI
Loss for Main Line: 0.74 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 0 PSI
Calculated Pressure at POC: 40.5 PSI
Pressure Available: 30 PSI
Residual Pressure Available: 14.5 PSI

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
1	Rain Bird R-VAN-STPR 1806-SAM-P45 Shrub Rotary, 6" x16" (LCS and HCS), 5' x30" (SST) Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 6" pop-up, with check valve and 45 psi in-stream pressure regulator, 1/2" NPT Female Threaded Inlet.	30
2	Rain Bird R-VAN18 1806-SAM-P45 Turf Rotary, 6" x14" 45-270 degree and 360 degree, Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 6" pop-up, with check valve and 45 psi in-stream pressure regulator, 1/2" NPT Female Threaded Inlet.	30
3	Rain Bird R-VAN18 1806-SAM-P45 Turf Rotary, 12" x18" 45-270 degree and 360 degree, Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 6" pop-up, with check valve and 45 psi in-stream pressure regulator, 1/2" NPT Female Threaded Inlet.	30
4	Rain Bird VCC-105-PRB-COM Wide Flow Drip Control Kit for Commercial Applications, 1in. Ball Valve with 1in. PEES Valve and 1in. Pressure Regulating 40psi Quick-Check Basket Filter Q.3 GPM-20 GPM	
5	Rain Bird MDCFCAP Dripless 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 768 unit) on top. Use with installation before seal. The valve will allow air to escape the pipeline, thus preventing water hammer or backlogs.	
7	Rain Bird OPEREND Drip System Operation Indicator, alarm horn pin, for clear visibility when drip system is changed to a minimum of 20psi.	
8	Area to Receive Dripless Rain Bird PFS-CV-26-16 XPS-CV Sub-Surface and On-Surface Landscaping Dripless with a Many-Dial 4.5 psi Check Valve, 0.8 GPM emitters at 18" O.C. Dripless laterals spaced at 18" apart, with emitters offset for triangular pattern. Speedy XF smart string.	
9	Rain Bird PEB-PRS-D 1" x1/2", 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, some sizes as miniature pop diameter at valve location. Size Range: 1/4" - 2"	
11	Rain Bird TBOOS-BTILT 1 station Bluetooth battery operated controller, install with (TBOOSBTL) w/ DC Protocol Labeling Schematic, Compatible w/ Rain Bird Mobile App Only.	
12	Rain Bird TBOOS-BTILT 2 station Bluetooth battery operated controller, install with (TBOOSBTL) w/ DC Protocol Labeling Schematic, 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	PRECIP
1	Rain Bird PEB-PRS-D	1"	Turf Rotary	10.05	30.0	0.56 in/h
2	Rain Bird VCC-100-PRB-COM	1"	Area for Dripless	1.3	32.1	0.64 in/h
3	Rain Bird PEB-PRS-D	1"	Turf Rotary	8.85	30.0	1.15 in/h
4	Rain Bird PEB-PRS-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 HARDSCAPE FEATURES GREATER THAN 24" WIDTH. SLEEVES FOR CONTROL WIRES 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.

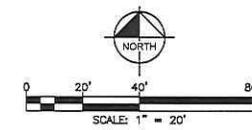
"IRRIGATION NOTICE TO CONTRACTOR"

THE SYSTEM DESIGN IS INTENDED TO UTILIZE AN EXISTING IRRIGATION SYSTEM WITH NEWLY INSTALLED IRRIGATION VALVES, PIPE, FITTINGS AND OTHER APPURTENANCES AS NECESSARY TO COMPLETE THE IRRIGATION SYSTEM. THERE IS AN EXISTING IRRIGATION SYSTEM ON SITE, HOWEVER, THE EXTENTS 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 OVERWATER ONTO PAVED AREAS OR BUILDING.

FOR ANY MODIFICATIONS OR ADDITIONS TO THE SCHEMATIC LAYOUT SHOWN THAT MAY BE REQUIRED BY ACTUAL FIELD CONDITIONS, CONTRACTOR SHALL NOTIFY OWNER IN WRITING FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION. IN THE CASE OF 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.



CALL BEFORE YOU DIG, IT'S FREE AND IT'S THE LAW!

811

One call. We'll do the rest.

1-800-455-4111

Big Safety. Call before you dig.

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 A GUARANTEE OF ACCURACY. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY OPERATION 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.

IRRIGATION PLAN

Kimley»Horn

111 East Broadway, Salt Lake City, UT 84111 Tel. No. (202) 232-5705

KEN GARFF HONDA OF RIVERDALE - PHASE 2 RIVERDALE, UTAH

DATE: 09/25/23
DESIGNED BY: CDR
CHECKED BY: CDR
PROJECT NO.: 202302015
SCALE: AS SHOWN

SHEET L2.10

**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

Steve Brooks, Attorney

Administrative Comments – City Administrator

Steve Brooks, City Administrator



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: <small>(Must be at least two weeks prior to Planning Commission meeting)</small>	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	Williamson 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, <u>defer to City Engineer</u>
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; <u>Conditional Use Permit needs to be submitted and reviewed for approval by PC in meeting C-2 zoning requirements</u>
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; <u>Conditional Use Permit needs to be submitted and reviewed for approval by PC in meeting C-2 use requirements</u>
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	<u>Currently Preliminary Site Plan approval and submittal consideration being reviewed by Planning Commission</u>

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.



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

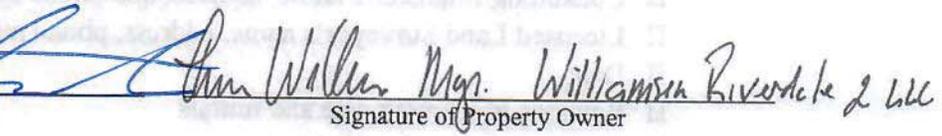
BUSINESS PHONE: 801-910-3395

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

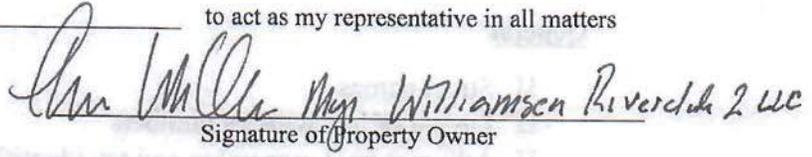
APPLICANT'S INTEREST: Panera- Restaurant

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 of Applicant


Signature of Property Owner

I authorize Jed Atherley 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 - \$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	
<hr/>	
Total:	800.00
<hr/>	
CHECK	800.00
Check No: 2384	
Total Applied:	800.00
<hr/>	
Change Tendered:	.00
<hr/>	

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]

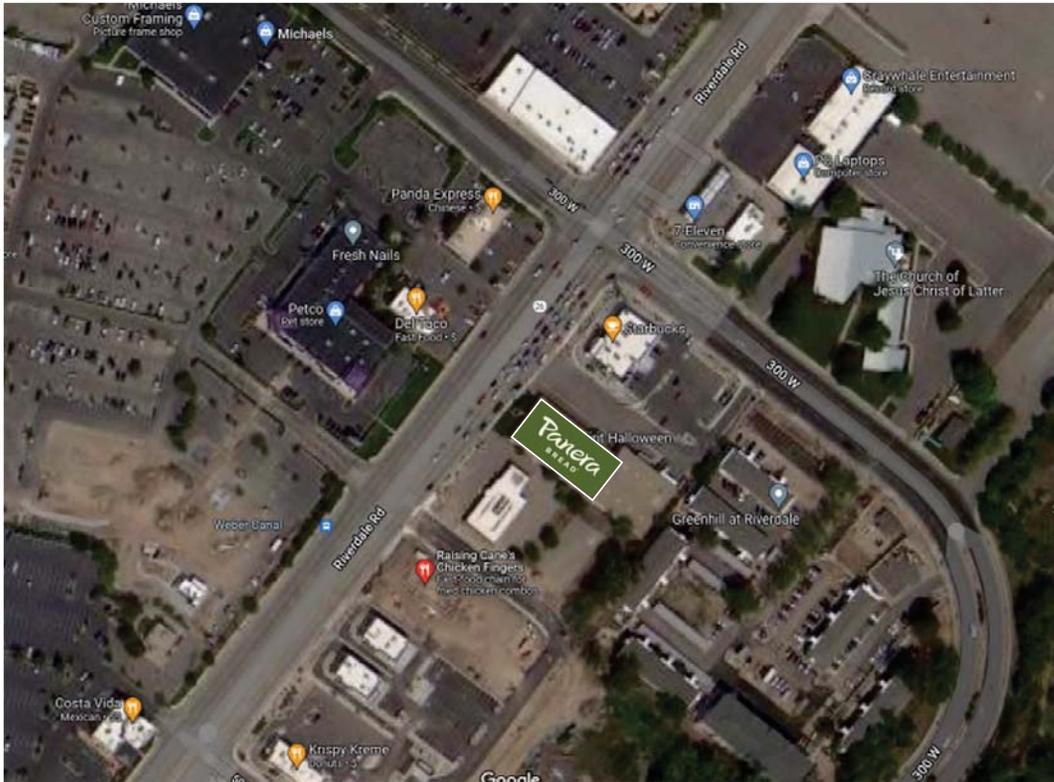
PRODUCTION & BAKING
[2x2 | T-line w/ DT, Remote Market bakery]

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

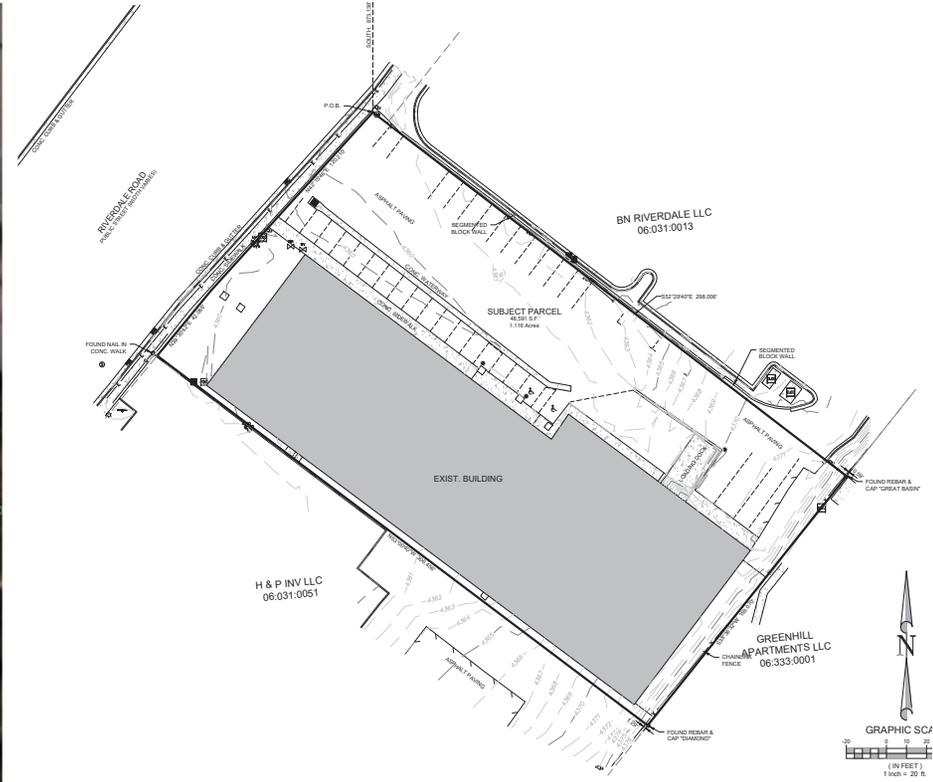
DATE: _____

EXISTING SITE



 Aerial

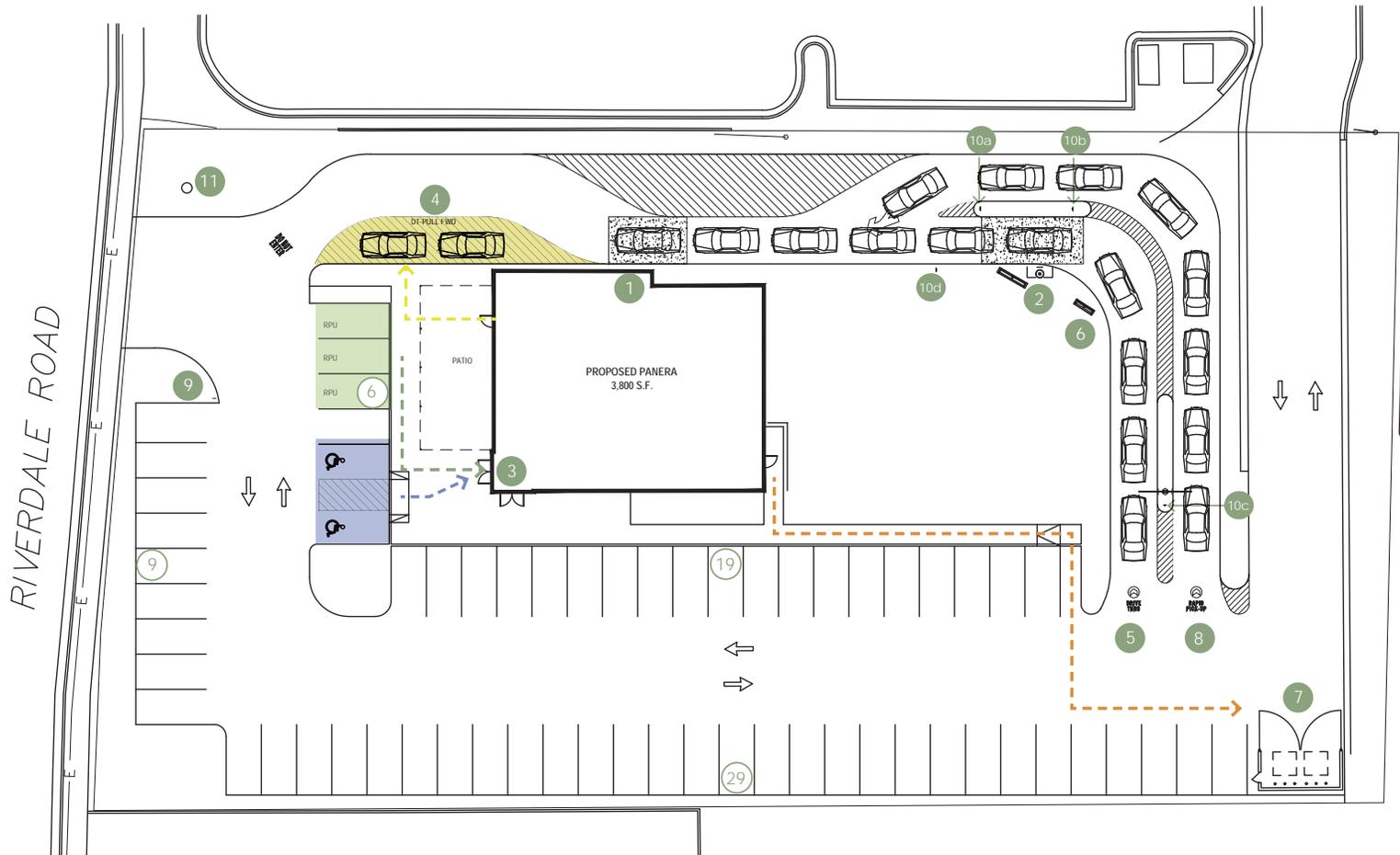
2 | Proprietary, Panera LLC



 Development

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

PROPOSED SITE



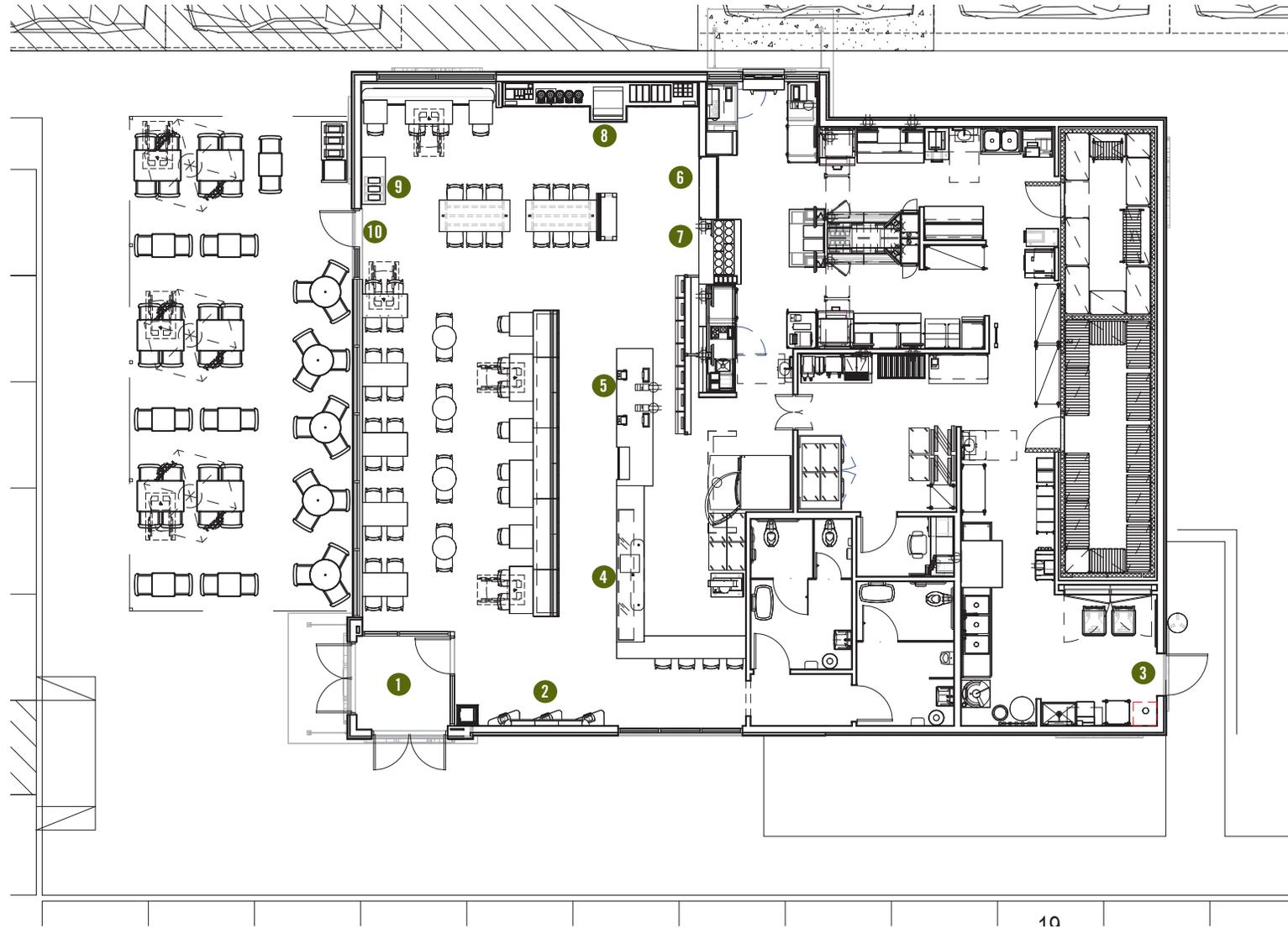
- 1 Drive Thru Window
- 2 Menu Board
- 3 Cafe Main Entry
- 4 Signed Pull Forward Spaces
- 5 Drive Thru Entry
- 6 Preview Sign
- 7 Trash Enclosure
- 8 Rapid Pick-Up Lane Entry
- 9 Drive Thru/RPU Directional
- 10 Drive Thru Messaging
 - a | Merge
 - b | Bread Ahead...
 - c | DT/RPU Lane ID
 - d | Kindly 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



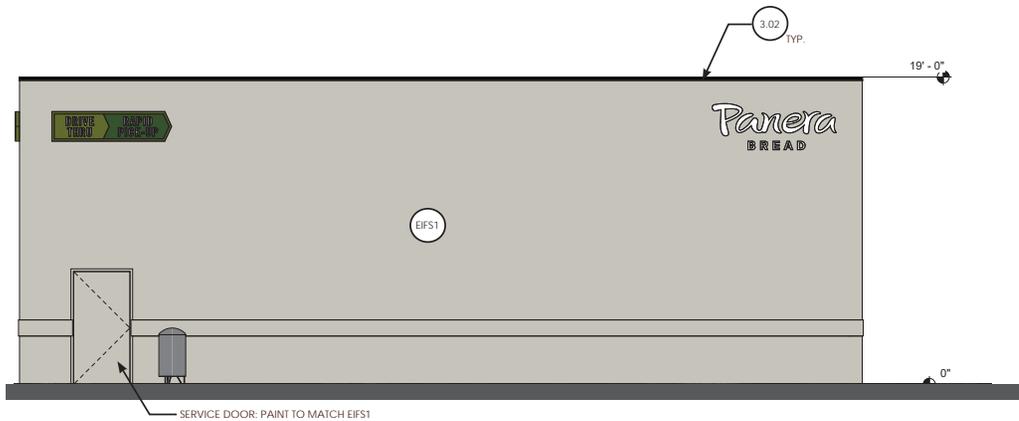
- 1 Primary Entrance
- 2 Kiosks
- 3 Service Entry
- 4 Bakery
- 5 POS
- 6 Pick-Up/Delivery
- 7 RPU Shelves
- 8 Beverages
- 9 Trash/Bus
- 10 Secondary Entry



ELEVATIONS



North Elevation

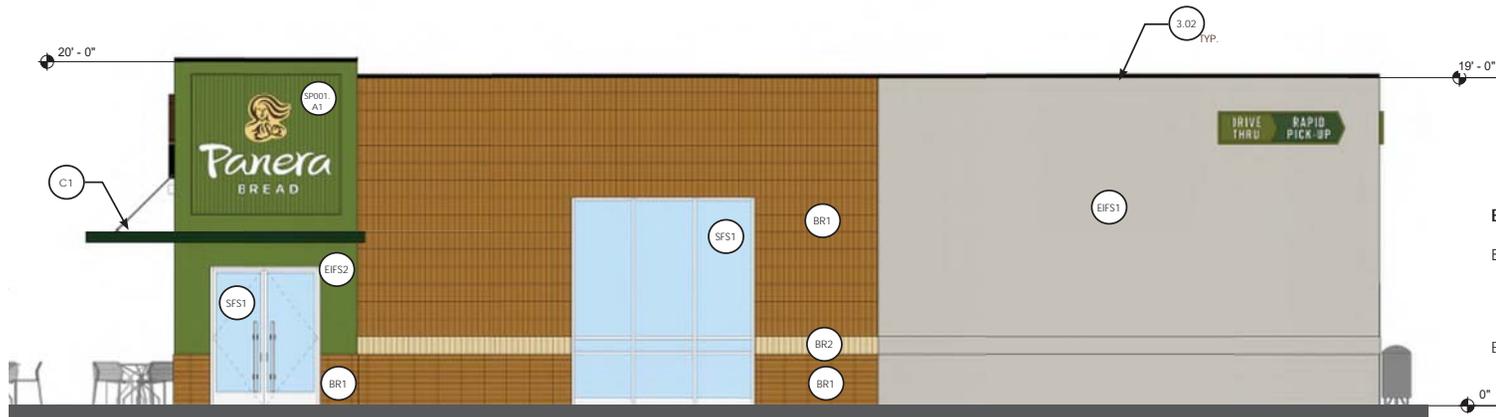


East Elevation

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

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

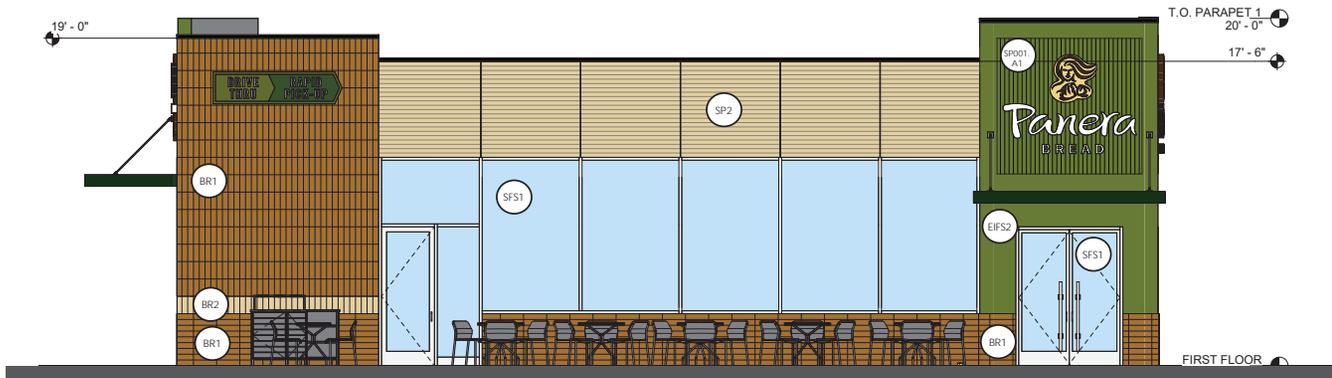
EIFS1 - Exterior Insulation Finish System
 Mfg: Dryvit "Outsulation Plus MD" EIFS with moisture drainage
 Color: #105 Suede
 Texture: Dryvit "Limestone" DPR textured finish

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

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



West Elevation



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]

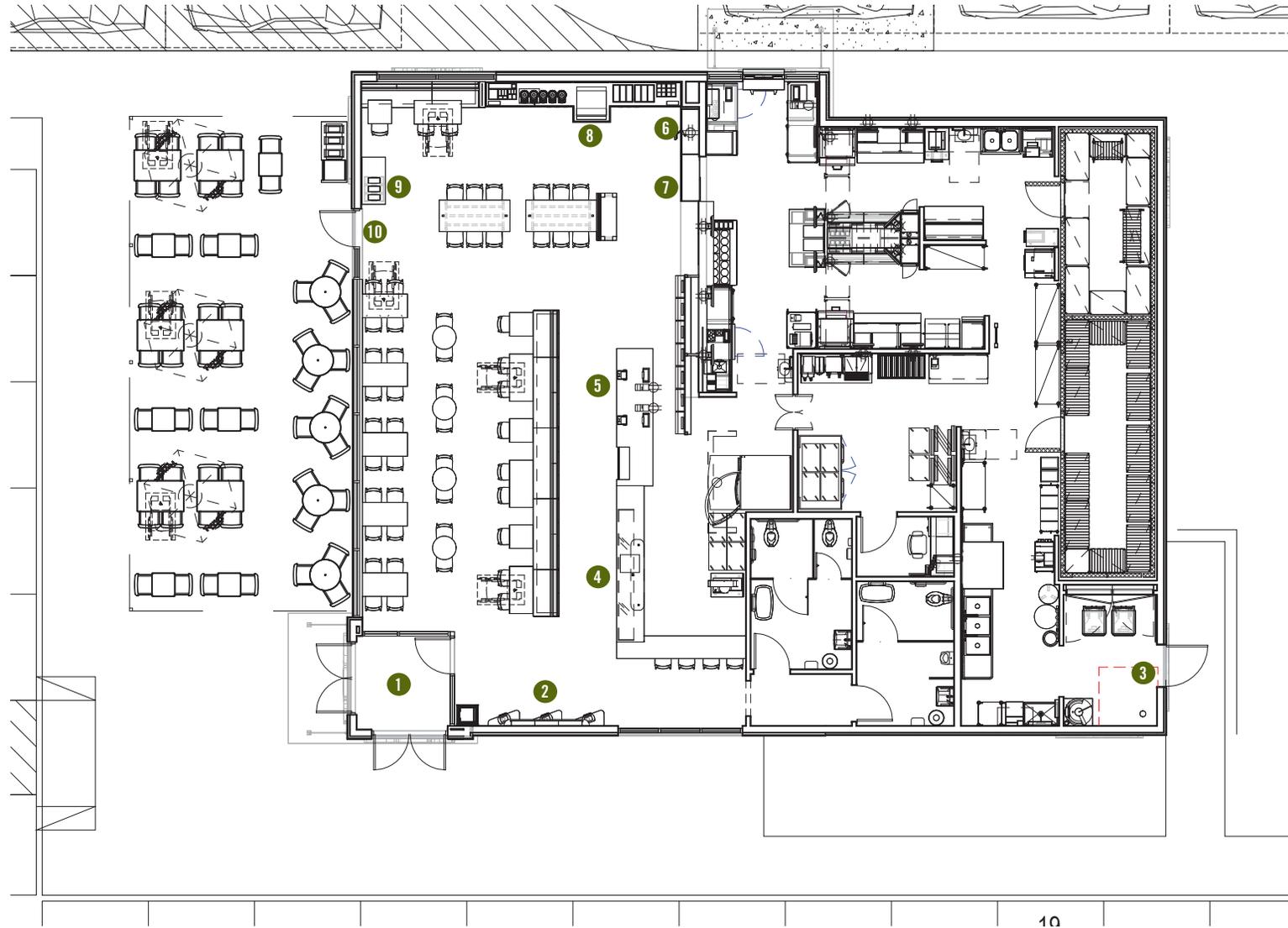
PRODUCTION & BAKING
[2x2 | T-line w/ DT, Remote Market bakery]

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: _____

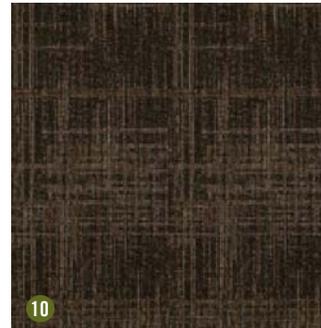
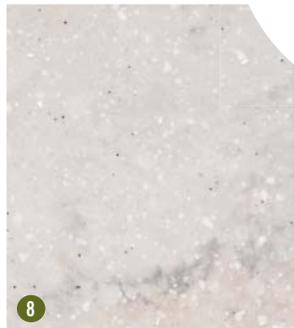
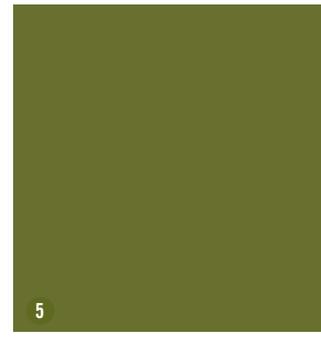
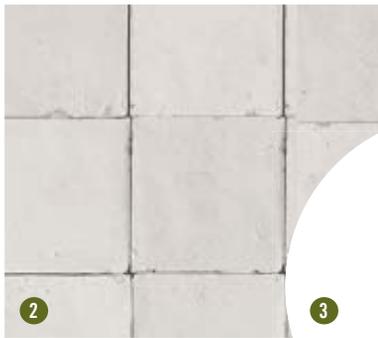
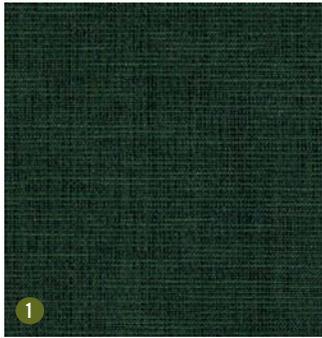
FLOOR PLAN



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



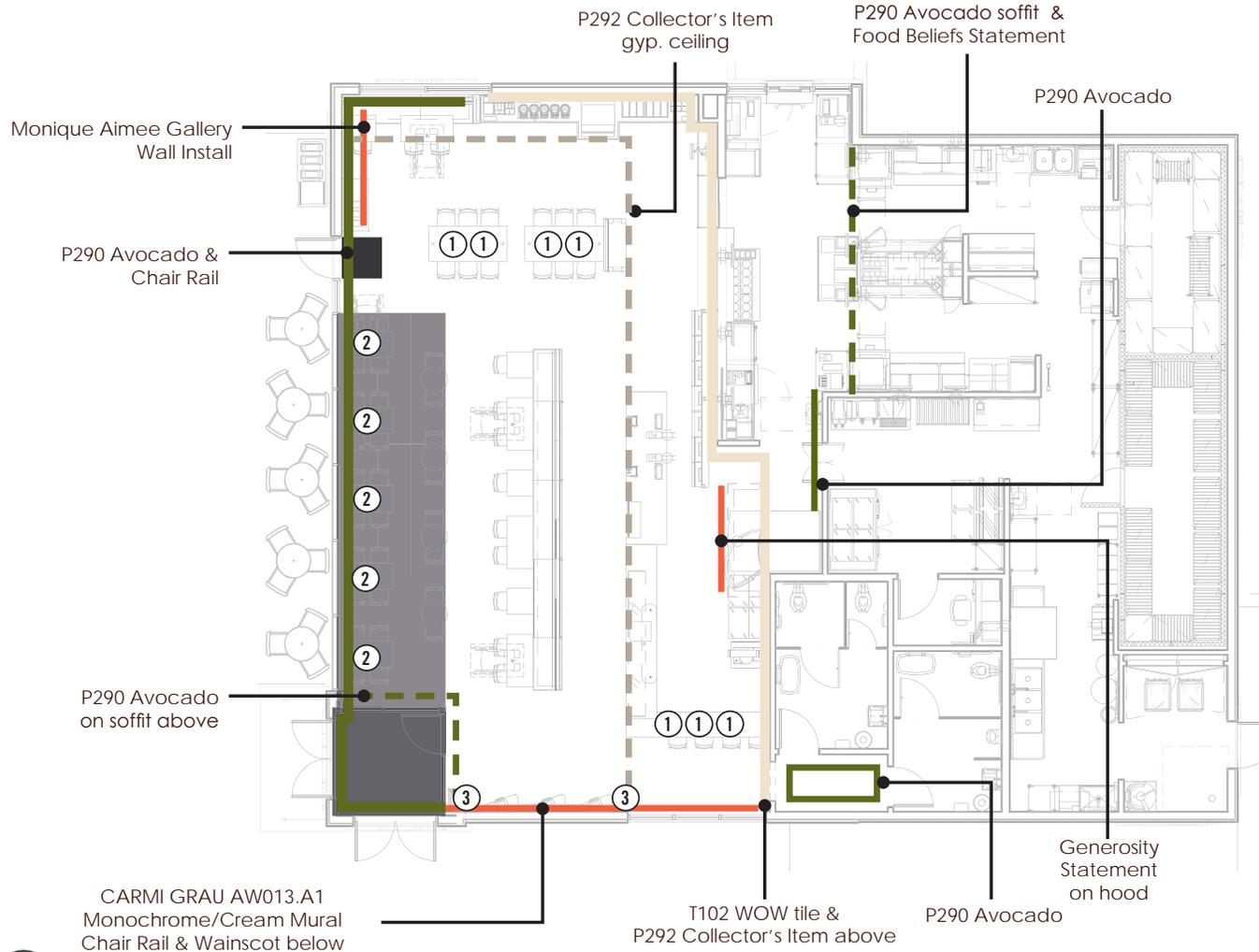
INTERIOR FINISHES



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 | DeisgnTex 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

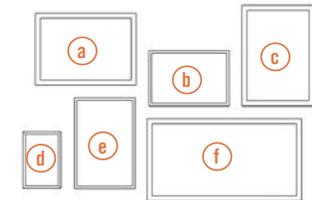
Flooring

T104 - Oxidize tile (typ. dining)

- C6 - Matrix carpet
- C5 - Black Pearl carpet

Monique Aimee Gallery Wall

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

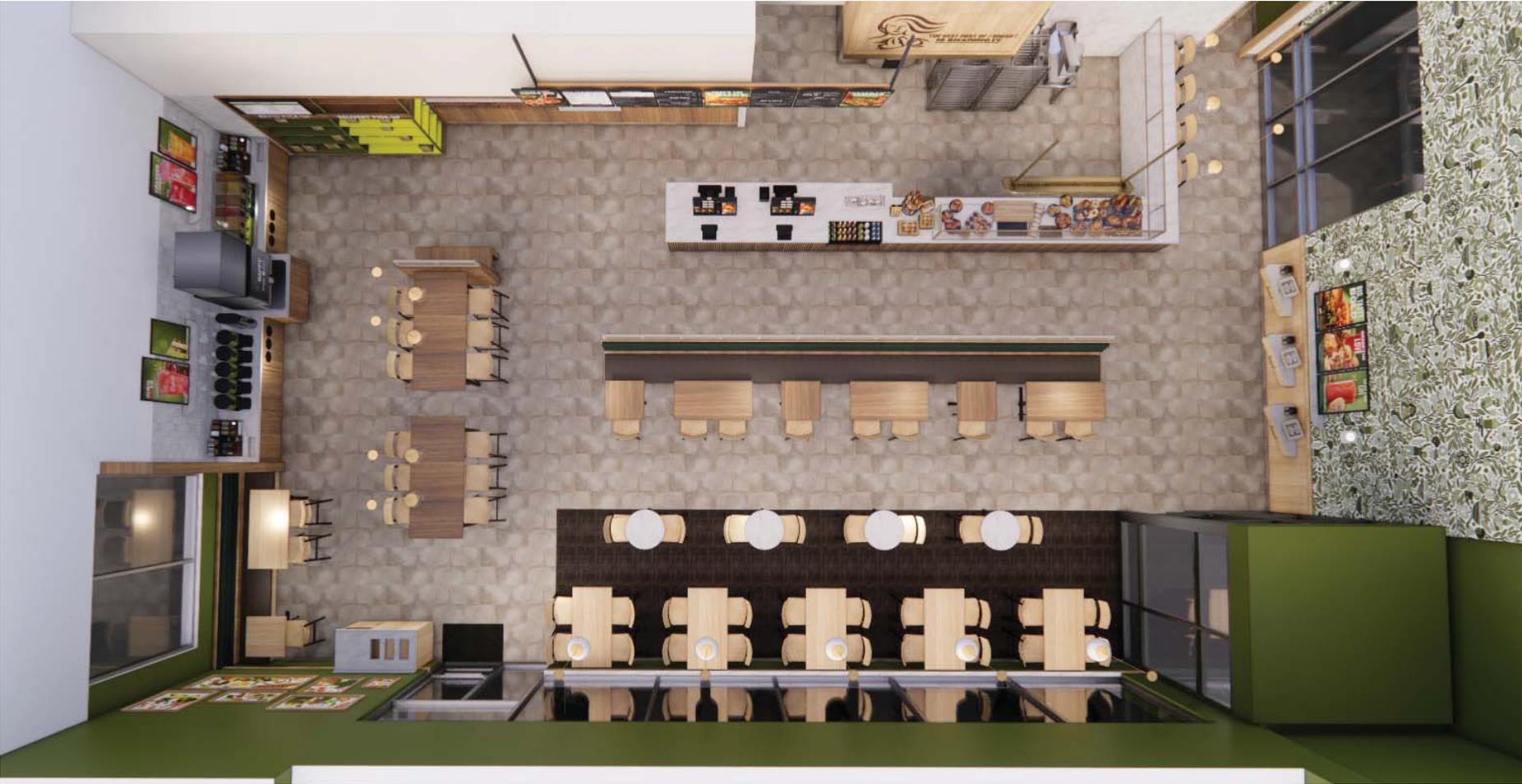
Outdoor Furniture

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

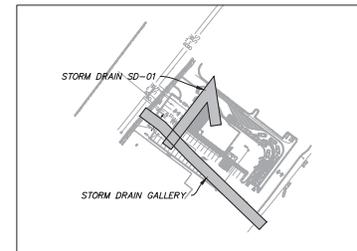
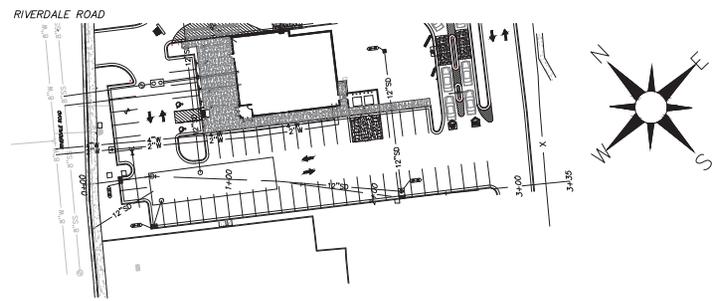
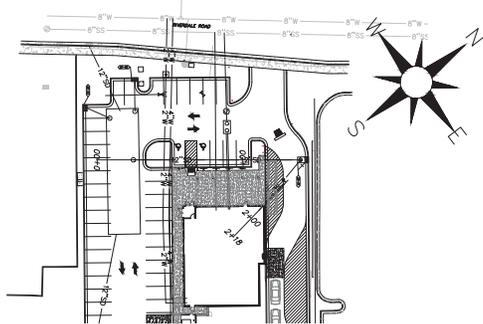


CORNER BANQUETTE

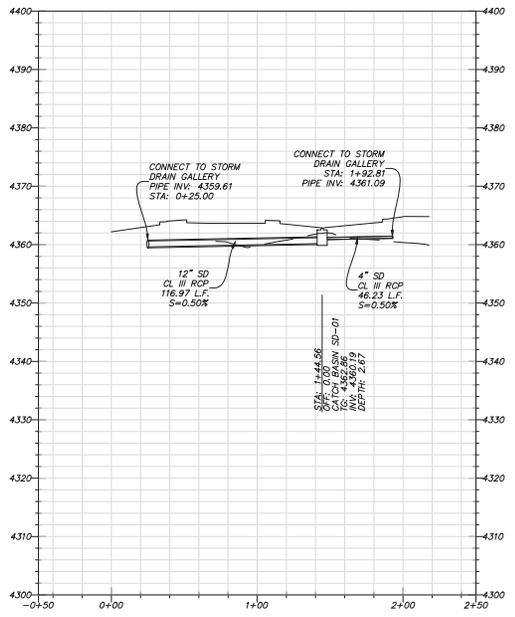


DINING ROOM

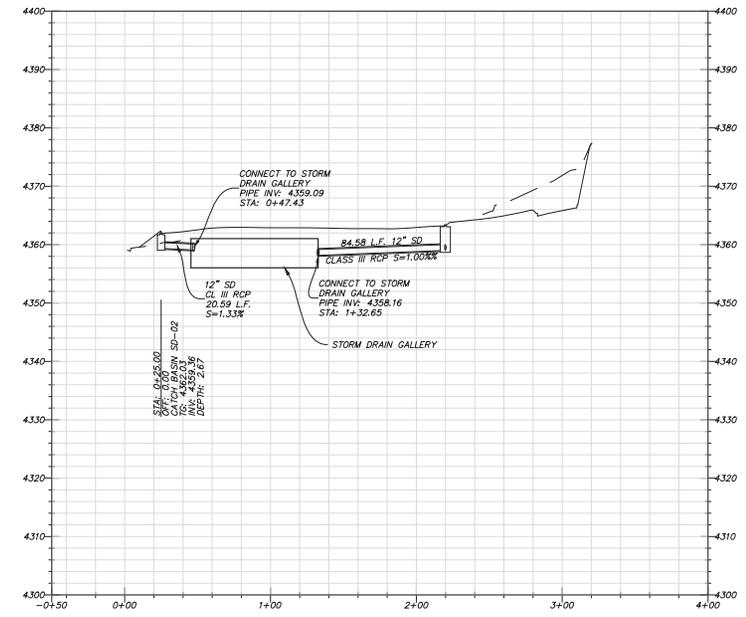




STORM DRAIN SD-01
STA: -0+50 TO 2+50



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



KEY MAP



RIVERDALE CITY

CITY ENGINEER DATE

NO.	DATE	DESCRIPTION

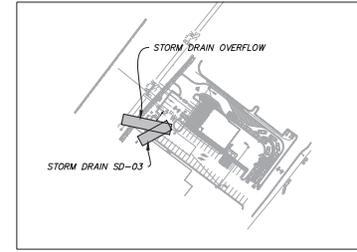
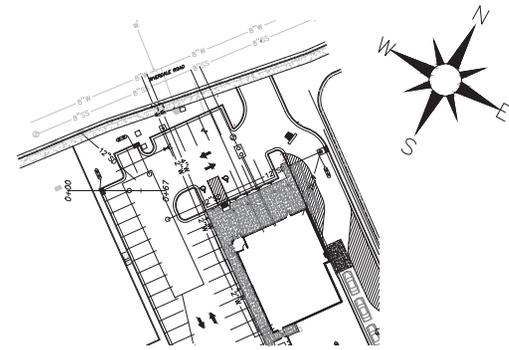
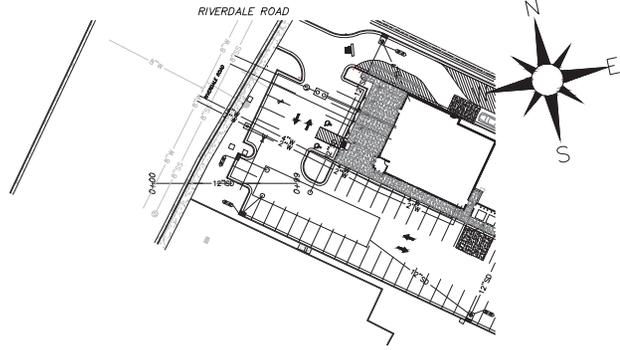
APPROVED BY:	DATE:
PROJECT:	PROJECT NO.:
SCALE:	DATE:

RIVERDALE CITY
PANERA BREAD
PLAN & PROFILE - STORM DRAIN

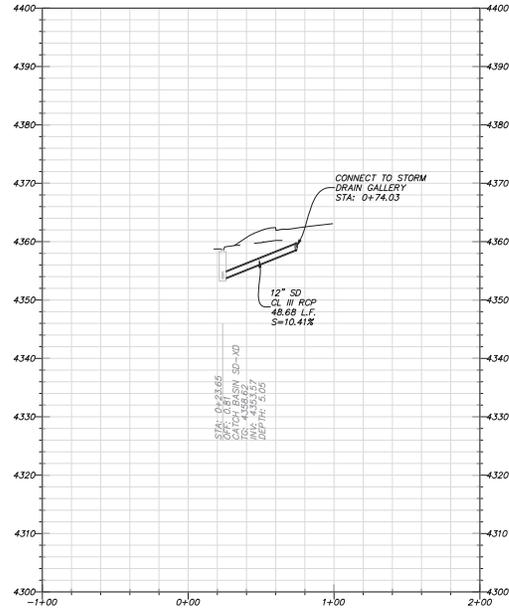
SHEET NUMBER
07
OF 15 SHEETS
DRAWING NAME
PP01



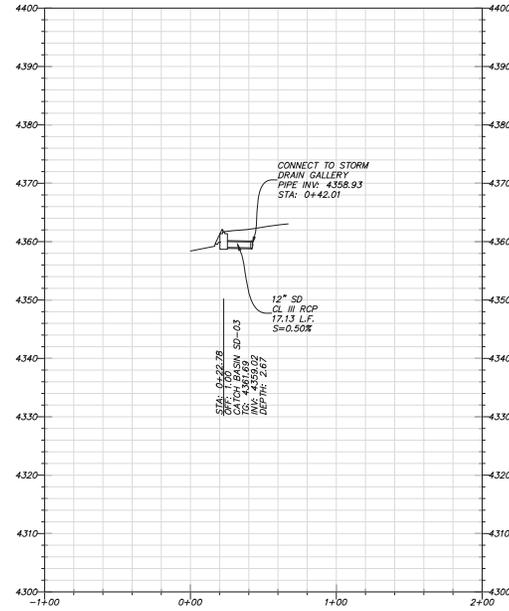
PRELIMINARY - NOT FOR CONSTRUCTION



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



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



PRELIMINARY - NOT FOR CONSTRUCTION



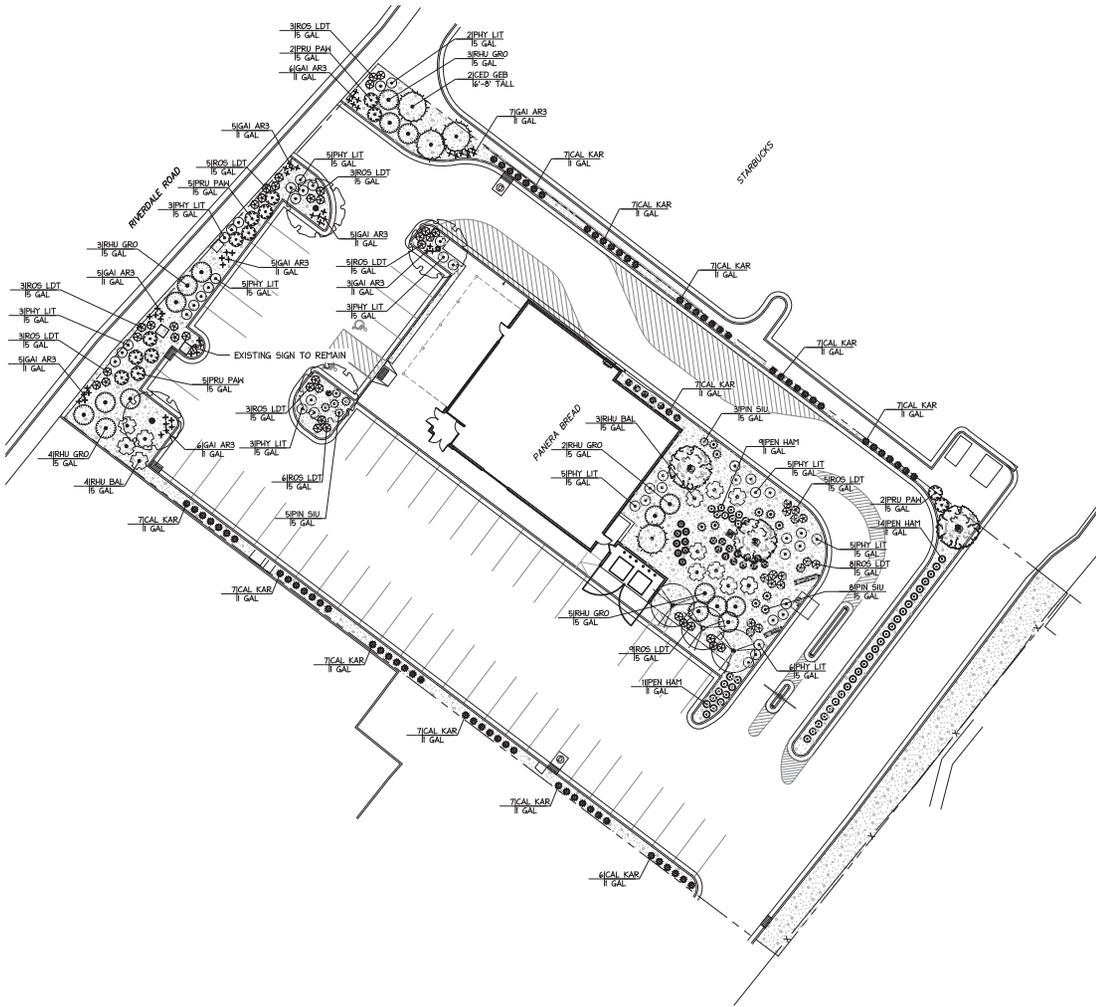
RIVERDALE CITY

CITY ENGINEER	DATE

APPROVED BY:	DATE:
DESIGNED BY:	PROJECT NO.:
CHECKED BY:	CONTRACT NO.:
PERMITTED BY:	PROJECT NAME:
DATE:	PROJECT NO.:

RIVERDALE CITY
PANERA BREAD
PLAN & PROFILE - STORM DRAIN

SHEET NUMBER
08
OF 15 SHEETS
DRAWING NAME
PP02



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	GAL	QTY	
	ACE GRA	ACER GRANDIDENTATUM BIGTOOTH MAPLE	2" GAL	3	
	SYR IVO	SYRINGA RETICULATA 'IVORY SILK' 'IVORY SILK' JAPANESE TREE LILAC	2" GAL	3	
	ZEL MUS	ZELKOVA SERRATA 'MUSASHINO' MUSASHINO JAPANESE ZELKOVA	2" GAL	4	
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	GAL	QTY	
	CED GEB	CEDRUS LIBANI 'GREEN CASCADE' KEEPING LEBANON CEDAR	6"-8" TALL	4	
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
	PNY LIT	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' LITTLE DEVIL® DHARF NINEBARK	5 GAL	45	
	PIN SIU	PINUS MUGO 'CARSTEN'S WINTERGOLD' CARSTEN'S WINTERGOLD MUGO PINE	5 GAL	16	
	PRU PAN	PRUNUS BESSEYI 'PONS' PANNÉE BUTTES® SAND CHERRY	5 GAL	14	
	RHU GRO	RHUS AROMATICA 'GRO-LON' GRO-LON FRAGRANT SUMAC	5 GAL	17	
	RHU BAL	RHUS TYPHINA 'BALLTIGER' TIGER EYES® STAGHORN SUMAC	5 GAL	12	
	ROS LDT	ROSA X 'MEIZORLAND'® PP28054 WHITE DRIFT ROSE	5 GAL	53	
PERENNIALS/GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1 GAL	83	
	GAI AR3	GALLIARDIA ARISTATA 'ARIZONA SUN' ARIZONA SUN BLANKET FLOWER	1 GAL	52	
	PEN HAM	PENNISETUM ALOPECUROIDES 'HAMEL' HAMEL FOUNTAIN GRASS	1 GAL	45	
MULCH	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	SH2	TAN STONE MULCH MATCH ADJACENT PROPERTY (MATCH STONE MULCH USED AT STARBUCKS)	1"-2"		10,794 SF

SITE SUMMARY CALCULATIONS:

DESCRIPTION	AREA	PERCENT
OVERALL PROJECT AREA	48,536 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)
TREE SUMMARY:		
TREES REQUIRED (1 FOR EVERY 5,000) = 10		
TREES PROVIDED 14		
HIGHEST % OF TREES OF SINGLE VARIETY = 28%		



PREPARED FOR:
—
CONSULTANTS:
—

PANERA BREAD
4130 RIVERDALE ROAD
RIVERDALE, UTAH

REVISIONS:
△ .
△ .
△ .
△ .
△ .



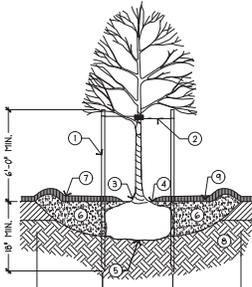
SHEET TITLE:
PLANTING PLAN

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

SHEET NO.:
LP-101

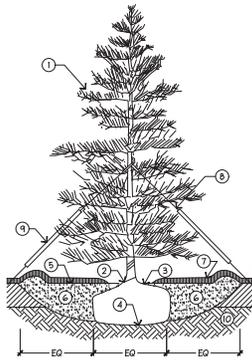
CITY REVIEW - NOT FOR CONSTRUCTION

NOTES:
 1. INSTALL TREE PLUMB
 2. FOR ALL FALL PLANTING, WRAP TRUNK TO LOWEST 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. DEPRESSION WATERING BASIN

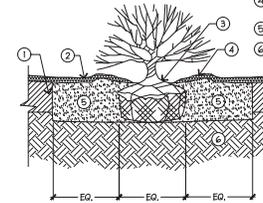


2 EVERGREEN TREE WITH GUYING SYSTEM
 NTS

- 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 WITH PLANTING SOIL MIX.
- 7 5" DIA. DEPRESSION WATERING BASIN
- 8 GUYING & STAKING SYSTEM - REFER TO TECHNICAL SPECIFICATIONS
- 9 SAFETY FLAGGING (PVC SLEEVE)
- 10 UNDISTURBED SUBGRADE

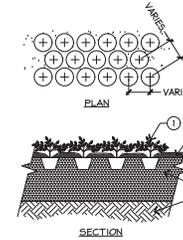
3 SHRUB
 NTS

- 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 DEPRESSION 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.

4 GROUNDCOVER / PERENNIAL
 NTS



- 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 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 OWNER'S REPRESENTATIVE 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 81 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: 60% TOPSOIL, 10% UTELITE, 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 OVERHEAD WATERING OR RAINFALL EQUIVALENT TO 1/2".



PREPARED FOR:

 CONSULTANTS:

PANERA BREAD
 4130 RIVERDALE ROAD
 RIVERDALE, UTAH

REVISIONS:
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SHEET TITLE:
 PLANTING
 DETAILS

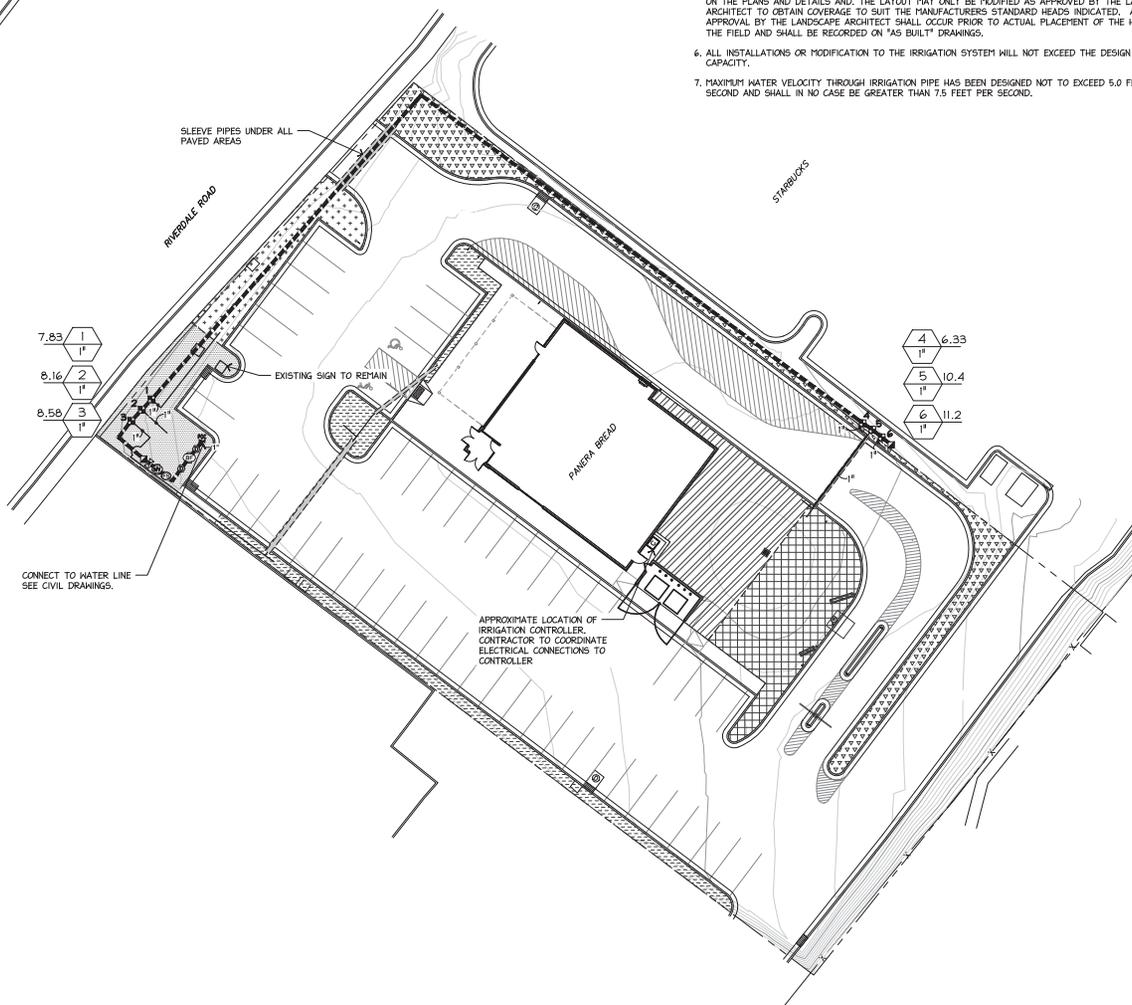
DATE: 08-29-2023
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 JOB NO.: U22-053

SHEET NO.:
 LP-501

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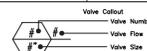
IRRIGATION GENERAL NOTES

- 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.
- 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 801 OR 1-800-462-4111, 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.
- REFER TO LEGENDS, NOTES, AND DETAILS FOR FURTHER INFORMATION.
- 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.
- 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.
- ALL INSTALLATIONS OR MODIFICATION TO THE IRRIGATION SYSTEM WILL NOT EXCEED THE DESIGN SUPPLY CAPACITY.
- 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.
- PROVIDE AND INSTALL ALL THE MANUFACTURER'S RECOMMENDED SURGE AND LIGHTNING PROTECTION EQUIPMENT ON ALL CONTROLLERS, ACQ40 SURGE SUPPRESSOR ON HIGH VOLTAGE 3 GROUND ROD GRID, 8 FOOT TRIANGLE FOR LOW VOLTAGE.
- 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.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, PARTS AND MATERIALS REQUIRED TO COMPLETE THE IRRIGATION SYSTEM IN ACCORDANCE WITH THE PLANS, AND DETAILS.
- 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.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL THROTTLER CONTROLS ON ALL SPRINKLER HEADS AND ADJUST VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVER SPRAY ONTO WALKS, STREETS, WALLS, ETC.
- 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.
- 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 X1Z-100-PRB-C01 HIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PEEB VALVE AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM	
⊕	FLUSH VALVE AND DRIP INDICATOR (NOT SHOWN) INSTALL NETAFERT TL50V MANUAL FLUSH VALVE, AND RAIBIRD OPENEND DRIP INDICATOR AT THE END OF EACH DRIP ZONE IN EACH PLANTER, AND OTHER AREAS AS NECESSARY TO WINTERIZE DRIP SYSTEM.	
⊕	AREA TO RECEIVE DRIP EMITTERS	
2	PRESSURE COMPENSATING THREADED LOW-FLOW BUBBLERS. OFFERED IN 5 GPM, 7 GPM, AND 10 GPM MODELS, WITH 1/2IN. FPT THREADED INLET. LIGHT BROWN = 5 GPM, VIOLET = 7 GPM, AND GREEN = 10 GPM.	30
⊕	Emitter Notes (1 assigned to each 1 GAL plant) (6 assigned to each 2' CAL plant) (2 assigned to each 5 GAL plant)	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
■	RAIN BIRD 24-12C 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 3750 1-1/2" REDUCED PRESSURE BACKFLOW DEVICE IN BLACK GUARDSHACK ENCLOSURE (SIZED TO FIT) WITH INSULATED BLANKET.	
⊕	RAIN BIRD ESP4-SMTE WITH (1) ESP-SM3 7 STATION OUTDOOR SMART MODULAR CONTROL SYSTEM FOR RESIDENTIAL AND LIGHT COMMERCIAL USE. WALL MOUNT, TIPPING BUCKET RAIN SENSOR THAT MEASURES RAINFALL. ADD LINC2WIFI 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	



CITY REVIEW - NOT FOR CONSTRUCTION



■ PREPARED FOR:
-
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-
■ CONSULTANTS:

PANERA BREAD
4130 RIVERDALE ROAD
RIVERDALE, UTAH

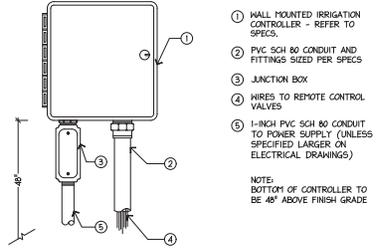
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■ SHEET TITLE:
IRRIGATION PLAN

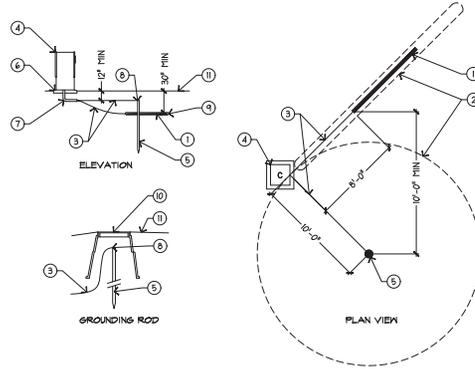
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LI-101



- 1 WALL MOUNTED IRRIGATION CONTROLLER - REFER TO SPECS
- 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)
- 6 NOTE: BOTTOM OF CONTROLLER TO BE 48" ABOVE FINISH GRADE

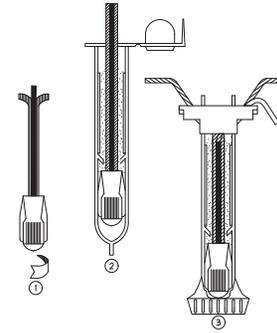
1 IRRIGATION CONTROLLER-WALL MOUNT
NTS



- 1 COPPER GROUND PLATE (4" X 6" X .0625")
- 2 ELECTRIC SPHERE OF INFLUENCE BOUNDARIES 18" 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 UL LISTED COPPER GLAD GROUNDING ROD
- 6 CONCRETE PAD
- 7 PVC SHEEP ELL 1/2" OR LARGER
- 8 GADWELDED 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 BE TESTED BY CONTRACTOR TO HAVE MAXIMUM RESISTANCE OF 10 OHMS OR LESS PER MANUFACTURER'S RECOMMENDATIONS.

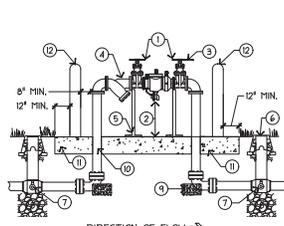
2 GROUNDING ROD & PLATE
NTS



- 1 STRIP WIRES AND APPLY PERFORMANCE PLUS WIRE CONNECTOR R474 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

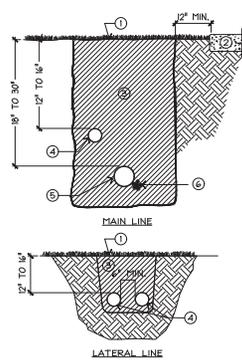
3 3M DBRY DIRECT BURY SPLICE KIT
NTS



- 1 REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER ASSEMBLY (SEE SPEC) 24" MAX. ABOVE FINISH GRADE
- 2 SHUT OFF VALVE
- 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
- 12

- 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 PREVENTERS 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.

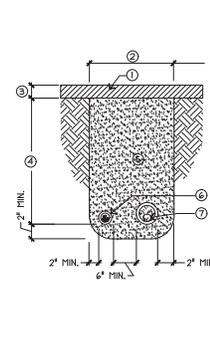
4 RP BACKFLOW PREVENTER ASSEMBLY
NTS



- 1 FINISHED GRADE
- 2 HARDSCAPE SURFACE
- 3 CLEAN BACKFILL (SHALL CONTAIN NO SHARP OR ANGULAR ROCKS OR ANY ROCK OVER 1" DIA.)
- 4 LATERAL LINE
- 5 MAIN LINE
- 6 CONTROL WIRES

- NOTE:
1. ATTACH CONTROL WIRES TO EITHER SIDE OF MAIN LINE WITH DUCT TAPE AT 15 FEET O.C.

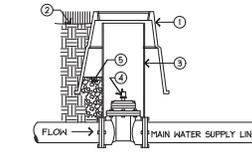
5 TRENCHING
NTS



- 1 PROPOSED HARDSCAPE SURFACE
- 2 WIDTH AS REQUIRED
- 3 VARIES AS PER HARDSCAPE SURFACE
- 4 DEPTH AS REQUIRED TO MATCH MAIN LINE (18"-30") OR LATERAL LINE (10"-16") OR CONTROL WIRES (18"-30")
- 5 BACKFILL COMPACTED AT 95%
- 6 CONTROL WIRES 6" TO EITHER SIDE IN CONDUIT SLEEVE PER SPECS.
- 7 MAIN LINE OR LATERAL IN SLEEVE

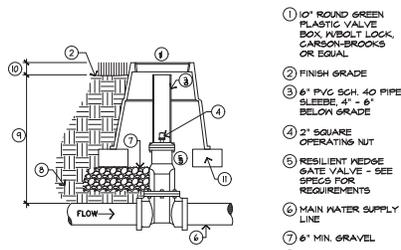
- NOTES:
1. ALL SLEEVES SHALL BE SCHEDULE 40 PVC.
 2. ALL SLEEVES SHALL BE A MINIMUM OF 4" AND THICE THE NOMINAL SIZE OF THE PIPE NITIN.
 3. ALL SLEEVING SHALL EXTEND A MIN. OF 18" BEYOND EDGE OF HARDSCAPE.

6 SLEEVING
NTS



- 1 10" ROUND CARBON-BROOKS 90 VALVE BOX
- 2 INSTALL BOX AT FINISH GRADE IN TURF AREAS AND LEVEL WITH MOUND IN PLANTING BEDS
- 3 6" PVC SCH. 40 PIPE SLEEVE, 4" - 6" BELOW GRADE
- 4 ISOLATION VALVE OR STOP & WASTE VALVE - REFER TO IRRIGATION LEGEND
- 5 6" MIN. DEPTH 3/4" HAGED AGGREGATE

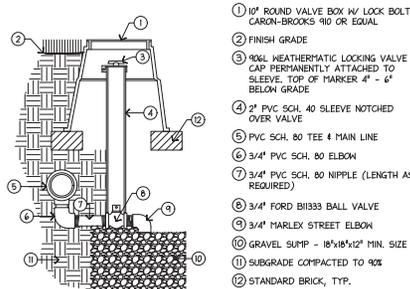
7 ISOLATION VALVE/STOP & WASTE
1" = 1"



- 1 10" ROUND GREEN PLASTIC VALVE BOX W/BOLT LOCK, CARBON-BROOKS OR EQUAL
- 2 FINISH GRADE
- 3 6" PVC SCH. 40 PIPE SLEEVE, 4" - 6" BELOW GRADE
- 4 2" SQUARE OPERATING NUT
- 5 RESILIENT WEDGE GATE VALVE - SEE SPECS FOR REQUIREMENTS
- 6 MAIN WATER SUPPLY LINE
- 7 6" MIN. GRAVEL
- 8 SUBGRADE COMPACTED TO 90%
- 9 DEPTH, 18" - 30"
- 10 SHRUBS-2", SOOD-1/2", SEED-1"
- 11 STANDARD BRICK - TYPICAL

- NOTES:
1. EACH FITTING 4 VALVE BELL MUST BE RESTRAINED TO THE LENGTH OF PIPE NOTED IN THE HARCO DI FITTINGS TABLE USING FITTING TO PIPE RESTRAINT, VALVE TO PIPE RESTRAINT, AND PIPE TO PIPE RESTRAINT AS REQUIRED.

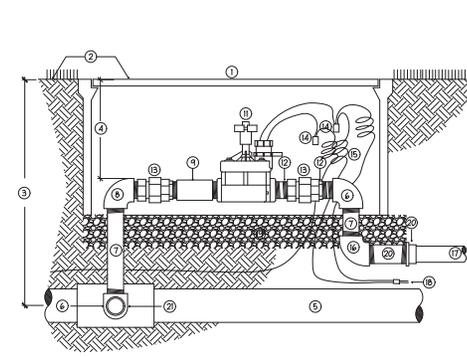
8 RESILIENT WEDGE ISOLATION VALVE
NTS



- 1 10" ROUND VALVE BOX W/ LOCK BOLT, CARBON-BROOKS 910 OR EQUAL
- 2 FINISH GRADE
- 3 90% WEATHERMATIC LOCKING VALVE CAP PERMANENTLY ATTACHED TO SLEEVE, TOP OF PARKER 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.

9 MANUAL DRAIN VALVE ASSEMBLY
NTS



- 1 STANDARD OR JUMBO VALVE BOX
- 2 INSTALL BOX AT FINISH GRADE IN TURF AREAS AND LEVEL WITH TOP OF MOUND 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 (NOT USED)
- 10 ELECTRIC REMOTE CONTROL VALVE - SEE IRRIGATION LEGEND
- 11 SCH. 80 NIPPLE ON EITHER SIDE OF UNION
- 12 PVC SCH. 80 UNION
- 13 WATER TIGHT CONNECTORS (3PI DBRY ONLY)
- 14 PROVIDE 24" EXPANSION LOOP AT EACH WIRE CONNECTOR IN BOX.
- 15 SCH. 80 ELBOW WITH SCHED. 80 NIPPLE INTO T X T BUSHING TO LATERAL
- 16 IRRIGATION LATERAL LINE, SIZE AS PER PLANS
- 17 CONTROL WIRES
- 18 6" MIN. DEPTH- 1/2" HAGED AGGREGATE
- 19 THREADED NIPPLE WITH BUSHING
- 20 PVC SCH. 80 TEE EXIST WITH SCH. 80 SXT BUSHING OR DOUBLE STRAP SADDLE OR HARCO 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.

10 CONTROL VALVE ASSEMBLY
NTS



PREPARED FOR:
CONSULTANTS:

PANIERA BREAD
4130 RIVERDALE ROAD
RIVERDALE, UTAH

REVISIONS:

△	_____
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DATE: 08-29-2023
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SITE LUMINAIRE SCHEDULE									
NO.	DESCRIPTION	TYPE	MANUFACTURER	WATTAGE	SPACING	HEIGHT	SPACING	HEIGHT	REMARKS
001	LUMINAIRE	REAR LOT FLOOD LIGHT	2000	2	200	10	10	10	REAR LOT FLOOD LIGHT WITH SHIELD AND MOUNTING
002	LUMINAIRE	REAR LOT FLOOD LIGHT	2000	2	200	10	10	10	REAR LOT FLOOD LIGHT WITH SHIELD AND MOUNTING
003	LUMINAIRE	REAR LOT FLOOD LIGHT	2000	2	200	10	10	10	REAR LOT FLOOD LIGHT WITH SHIELD AND MOUNTING
004	LUMINAIRE	REAR LOT FLOOD LIGHT	2000	2	200	10	10	10	REAR LOT FLOOD LIGHT WITH SHIELD AND MOUNTING
005	LUMINAIRE	REAR LOT FLOOD LIGHT	2000	2	200	10	10	10	REAR LOT FLOOD LIGHT WITH SHIELD AND MOUNTING

Category	Item	Quantity	Unit	Price	Total
LUMINAIRE	REAR LOT FLOOD LIGHT	5	EA	150.00	750.00
WIRE	120V 1500CM	50	FT	2.00	100.00
WIRE	120V 2500CM	25	FT	4.00	100.00
WIRE	120V 5000CM	10	FT	10.00	100.00
WIRE	120V 10000CM	5	FT	20.00	100.00
WIRE	120V 20000CM	2	FT	40.00	80.00
WIRE	120V 40000CM	1	FT	80.00	80.00
WIRE	120V 80000CM	1	FT	160.00	160.00
WIRE	120V 160000CM	1	FT	320.00	320.00
WIRE	120V 320000CM	1	FT	640.00	640.00
WIRE	120V 640000CM	1	FT	1280.00	1280.00
WIRE	120V 1280000CM	1	FT	2560.00	2560.00
WIRE	120V 2560000CM	1	FT	5120.00	5120.00
WIRE	120V 5120000CM	1	FT	10240.00	10240.00
WIRE	120V 10240000CM	1	FT	20480.00	20480.00
WIRE	120V 20480000CM	1	FT	40960.00	40960.00
WIRE	120V 40960000CM	1	FT	81920.00	81920.00
WIRE	120V 81920000CM	1	FT	163840.00	163840.00
WIRE	120V 163840000CM	1	FT	327680.00	327680.00
WIRE	120V 327680000CM	1	FT	655360.00	655360.00
WIRE	120V 655360000CM	1	FT	1310720.00	1310720.00
WIRE	120V 1310720000CM	1	FT	2621440.00	2621440.00
WIRE	120V 2621440000CM	1	FT	5242880.00	5242880.00
WIRE	120V 5242880000CM	1	FT	10485760.00	10485760.00
WIRE	120V 10485760000CM	1	FT	20971520.00	20971520.00
WIRE	120V 20971520000CM	1	FT	41943040.00	41943040.00
WIRE	120V 41943040000CM	1	FT	83886080.00	83886080.00
WIRE	120V 83886080000CM	1	FT	167772160.00	167772160.00
WIRE	120V 167772160000CM	1	FT	335544320.00	335544320.00
WIRE	120V 335544320000CM	1	FT	671088640.00	671088640.00
WIRE	120V 671088640000CM	1	FT	1342177280.00	1342177280.00
WIRE	120V 1342177280000CM	1	FT	2684354560.00	2684354560.00
WIRE	120V 2684354560000CM	1	FT	5368709120.00	5368709120.00
WIRE	120V 5368709120000CM	1	FT	10737418240.00	10737418240.00
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WIRE	120V 21474836480000CM	1	FT	42949672960.00	42949672960.00
WIRE	120V 42949672960000CM	1	FT	85899345920.00	85899345920.00
WIRE	120V 85899345920000CM	1	FT	171798691840.00	171798691840.00
WIRE	120V 171798691840000CM	1	FT	343597383680.00	343597383680.00
WIRE	120V 343597383680000CM	1	FT	687194767360.00	687194767360.00
WIRE	120V 687194767360000CM	1	FT	1374389534720.00	1374389534720.00
WIRE	120V 1374389534720000CM	1	FT	2748779069440.00	2748779069440.00
WIRE	120V 2748779069440000CM	1	FT	5497558138880.00	5497558138880.00
WIRE	120V 5497558138880000CM	1	FT	10995116277760.00	10995116277760.00
WIRE	120V 10995116277760000CM	1	FT	21990232555520.00	21990232555520.00
WIRE	120V 21990232555520000CM	1	FT	43980465111040.00	43980465111040.00
WIRE	120V 43980465111040000CM	1	FT	87960930222080.00	87960930222080.00
WIRE	120V 87960930222080000CM	1	FT	175921860444160.00	175921860444160.00
WIRE	120V 175921860444160000CM	1	FT	351843720888320.00	351843720888320.00
WIRE	120V 351843720888320000CM	1	FT	703687441776640.00	703687441776640.00
WIRE	120V 703687441776640000CM	1	FT	1407374883553280.00	1407374883553280.00
WIRE	120V 1407374883553280000CM	1	FT	2814749767106560.00	2814749767106560.00
WIRE	120V 2814749767106560000CM	1	FT	5629499534213120.00	5629499534213120.00
WIRE	120V 5629499534213120000CM	1	FT	11258999068426240.00	11258999068426240.00
WIRE	120V 11258999068426240000CM	1	FT	22517998136852480.00	22517998136852480.00
WIRE	120V 22517998136852480000CM	1	FT	45035996273704960.00	45035996273704960.00
WIRE	120V 45035996273704960000CM	1	FT	90071992547409920.00	90071992547409920.00
WIRE	120V 90071992547409920000CM	1	FT	180143985094819840.00	180143985094819840.00
WIRE	120V 180143985094819840000CM	1	FT	360287970189639680.00	360287970189639680.00
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WIRE	120V 720575940379279360000CM	1	FT	1441151880758558720.00	1441151880758558720.00
WIRE	120V 1441151880758558720000CM	1	FT	2882303761517117440.00	2882303761517117440.00
WIRE	120V 2882303761517117440000CM	1	FT	5764607523034234880.00	5764607523034234880.00
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WIRE	120V 11529215046068469760000CM	1	FT	23058430092136939520.00	23058430092136939520.00
WIRE	120V 23058430092136939520000CM	1	FT	46116860184273879040.00	46116860184273879040.00
WIRE	120V 46116860184273879040000CM	1	FT	92233720368547758080.00	92233720368547758080.00
WIRE	120V 92233720368547758080000CM	1	FT	184467440737095516160.00	184467440737095516160.00
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WIRE	120V 368934881474191032320000CM	1	FT	737869762948382064640.00	737869762948382064640.00
WIRE	120V 737869762948382064640000CM	1	FT	1475739525896764129280.00	1475739525896764129280.00
WIRE	120V 1475739525896764129280000CM	1	FT	2951479051793528258560.00	2951479051793528258560.00
WIRE	120V 2951479051793528258560000CM	1	FT	5902958103587056517120.00	5902958103587056517120.00
WIRE	120V 5902958103587056517120000CM	1	FT	11805916207174113034240.00	11805916207174113034240.00
WIRE	120V 11805916207174113034240000CM	1	FT	23611832414348226068480.00	23611832414348226068480.00
WIRE	120V 23611832414348226068480000CM	1	FT	47223664828696452136960.00	47223664828696452136960.00
WIRE	120V 47223664828696452136960000CM	1	FT	94447329657392904273920.00	94447329657392904273920.00
WIRE	120V 94447329657392904273920000CM	1	FT	188894659314785808547840.00	188894659314785808547840.00
WIRE	120V 188894659314785808547840000CM	1	FT	377789318629571617095680.00	377789318629571617095680.00
WIRE	120V 377789318629571617095680000CM	1	FT	755578637259143234191360.00	755578637259143234191360.00
WIRE	120V 755578637259143234191360000CM	1	FT	1511157274518286468382720.00	1511157274518286468382720.00
WIRE	120V 1511157274518286468382720000CM	1	FT	3022314549036572936765440.00	3022314549036572936765440.00
WIRE	120V 3022314549036572936765440000CM	1	FT	6044629098073145873530880.00	6044629098073145873530880.00
WIRE	120V 6044629098073145873530880000CM	1	FT	12089258196146291747061760.00	12089258196146291747061760.00
WIRE	120V 12089258196146291747061760000CM	1	FT	2417851639229258349412320.00	2417851639229258349412320.00
WIRE	120V 2417851639229258349412320000CM	1	FT	4835703278458516698824640.00	4835703278458516698824640.00
WIRE	120V 4835703278458516698824640000CM	1	FT	9671406556917033397649280.00	9671406556917033397649280.00
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WIRE	120V 19342813113834066795298560000CM	1	FT	38685626227668133590597120.00	38685626227668133590597120.00
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WIRE	120V 77371252455336267181194240000CM	1	FT	154742504910672534362388480.00	154742504910672534362388480.00
WIRE	120V 154742504910672534362388480000CM	1	FT	309485009821345068724776960.00	309485009821345068724776960.00
WIRE	120V 309485009821345068724776960000CM	1	FT	618970019642690137449553920.00	618970019642690137449553920.00
WIRE	120V 618970019642690137449553920000CM	1	FT	1237940039285380274899107840.00	1237940039285380274899107840.00
WIRE	120V 1237940039285380274899107840000CM	1	FT	2475880078570760549798215680.00	2475880078570760549798215680.00
WIRE	120V 2475880078570760549798215680000CM	1	FT	4951760157141521099596431360.00	4951760157141521099596431360.00
WIRE	120V 4951760157141521099596431360000CM	1	FT	9903520314283042199192862720.00	9903520314283042199192862720.00
WIRE	120V 9903520314283042199192862720000CM	1	FT	19807040628566084398385725440.00	19807040628566084398385725440.00
WIRE	120V 19807040628566084398385725440000CM	1	FT	39614081257132168796771450880.00	39614081257132168796771450880.00
WIRE	120V 39614081257132168796771450880000CM	1	FT	79228162514264337593542901760.00	79228162514264337593542901760.00
WIRE	120V 79228162514264337593542901760000CM	1	FT	158456325028528675187085803520.00	158456325028528675187085803520.00
WIRE	120V 158456325028528675187085803520000CM	1	FT	316912650057057350374171607040.00	316912650057057350374171607040.00
WIRE	120V 316912650057057350374171607040000CM	1	FT	633825300114114700748343214080.00	633825300114114700748343214080.00
WIRE	120V 633825300114114700748343214080000CM	1	FT	1267650600228229401496686428800.00	1267650600228229401496686428800.00
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