



**RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY, FEBRUARY 24, 2026**

**5:30 p.m. (immediately following regular meeting) – Planning Commission Work Session
(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.

6:00 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

1. Swearing in of new Planning Commissioners Cody Hansen and Melissa Carey
2. Community Development Update

D. Consent Items

1. [Consideration of Meeting Minutes from:](#)
January 13, 2026 Regular Meeting

E. Action Items

1. Commission consideration, nomination, and voting to select Planning Commission Chair and, if necessary, Vice Chair Member.
2. [Consideration of Final Subdivision Plat and Site Plan application for RiverPark Retail located at 4868 South 1050 West, as requested by Steward Land Company](#)
3. Consideration to set a public hearing to receive public comment on a proposed rezone of property located at 671 W 4400 S, Riverdale, Utah, from R-4 (Residential) to C-3 (General Commercial) to allow for the development of a retail automobile dealership.
4. Presentation and discussion regarding comprehensive ordinance amendments to Title 10 – Mike Hansen presentation.

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 20th day of February, 2026 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 **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, January 13, 2026, at 5:30 p.m., at the Civic Center, 4600 S Weber River Drive., Riverdale City, Weber County, Utah.

Present:

Commissioners: Rikard Hermann, Vice Chair
Colleen Henstra, Commissioner
Alan Bowthorpe, Commissioner
Laura Hilton, Commissioner

City Employees: Brandon Cooper, Community Development Director
Michelle Marigoni, City Recorder

Excused: Jason Francis, Commissioner

Visitors:

A. Welcome & Roll Call

The Planning Commission Meeting began at 5:30 p.m. Commissioner Hermann welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except for Commissioner Francis, who was excused. Members of the city staff were also present.

B. Public Comment

Commissioner Anderson opened the floor for public comments. There was no public comment.

C. Presentations and Reports

Community Development Update:

- AFCU Topping Ceremony
- Optic-Kleer moving into Truly Nolan building
- Townhomes are starting to lease the first buildings, will do ribbon cutting when all buildings are finished.
- PRUD text amendment was tabled at City Council until January 20.

D. Consent Items

1. Consideration of Meeting Minutes from:

December 23, 2025 Work Session
December 23, 2025 Regular Meeting

Commissioner Bowthorpe moved to approve the consent items. Commissioner Hilton seconded and all voted in favor.

E. Action Items

1. Commission consideration, nomination, and voting to select Planning Commission Chair and, if necessary, Vice Chair Member.

Commissioners discussed waiting until the Commission had the vacancies filled before selecting chair and vice chair.

MOTION: Commissioner Henstra moved to table this item until January 27, 2026.

SECOND: Commissioner Bowthorpe

Commissioner Henstra: Yes
Commissioner Hilton: Yes
Commissioner Hermann: Yes
Commissioner Bowthorpe: Yes
Commissioner Francis: Absent

F. Comments

G. Adjournment

As there was no further business to discuss, Commissioner Bowthorpe moved to adjourn. Commissioner Hilton seconded the motion. All were in favor and the Planning Commission meeting adjourned at 5:43 p.m.

Date Approved:

DRAFT

Body: Planning Commission

Topic: Burrows Subdivision
RiverPark Retail Final Subdivision/Site Plan Application

Department: Community Development

Director: Brandon Cooper

Staff/Presenter: Brandon Cooper

Contact: bcooper@riverdaleutah.gov

Executive Summary

On December 19, 2025, Steward Land Company, represented by Jason Thompson from AWA Engineering, petitioned for a commercial Subdivision and Site Plan approval for the RiverPark Retail Subdivision located at approximately 4868 South 1050 West in a Retail/Commercial Park (RCP) zone. The petition seeks to create a 3 lot subdivision by combining an existing parcel (no: 07-819-0002) with a portion of another parcel (no: 07-811-0002). SouthBridge, LLC and FC Riverdale Shopping Center, LLC are the owners of the affected properties. A public hearing is not required to consider this subdivision plat/site plan proposal.

The City Council is the designated land use authority for final commercial subdivision applications and site plan applications. Accordingly, the Planning Commission shall forward a recommendation to the City Council regarding both the subdivision and site plan application.

Subdivisions and site plans are regulated under Riverdale City Code **10-21** “Subdivisions”, **10-25** “Development in All Zones”, **10-13B-1** “Retail/Commercial Park Overlay (RCP)Zone”, **10-14** “Regulations Applicable to All Zones” and is guided by UCA 10-20-8.

Riverdale City staff, along with the contracted City Engineer, have conducted a Subdivision Ordinance Review and a Subdivision Plan Review and Site Plan Review to verify that the application complies with municipal ordinances and applicable standards and specifications. The subdivision plat and site plan included in this transmittal has resolved all City comments and,

subject to Planning Commission action, payment of financial guarantees, and transfer of water, is ready for final plat approval.

Requested Timeline:

Planning Commission Meeting – February 24, 2026

City Council Meeting – March 3, 2026

Potential Actions:

Pursuant to Utah Code Title 10, Chapter 20, the Planning Commission's role is **advisory**. Following discussion and review, the Planning Commission shall make a **recommendation to the City Council** to:

- Recommend **APPROVAL** of the proposed Final Subdivision Plat and Site Plan subject to the conditions found in the Staff Report ;
- Recommend **APPROVAL WITH MODIFICATIONS** of the proposed Final Subdivision Plat and Site Plan; or
- Recommend **DENIAL**, supported by findings fact.

Staff Conclusion

Based on the findings and conditions described in the attached Staff Report, staff concludes that the RiverPark Retail Final Subdivision and Site Plan comply with all applicable City and State codes and ordinances.

Attachments

Staff Report

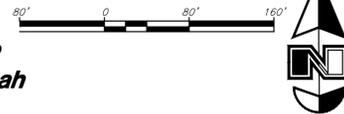
Final Subdivision Plat

Site Plan

Riverpark Retail Subdivision

Amending Lot 2 RMRE 1050 West Retail Lot 1 Amended Subdivision and Lot 102 Riverdale Joann Commercial Subdivision, being a part of the Northwest Quarter of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Riverdale City, Weber County, Utah
January, 2026

Scale: 1" = 80'



Surveyor's Certificate

I, David M. Hamilton, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 12966234 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of AWA that by authority of the Owners I have completed Weber Record of Survey No. _____, being the property described on this Subdivision Plat in accordance with Section 17-73-504 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as

Riverpark Retail Subdivision

and that the same has been correctly surveyed and monumented on the ground as shown on this plat. I further certify that all lots meet the area, frontage, and width requirements as shown on this plat.

Description

All of Lot 2, RMRE 1050 West Retail Lot 1 Amended Subdivision recorded December 17, 2020 as Entry No. 3110794 in Book 89 of Plats at Page 55 in the Official Records of Weber County, and All of Lot 102, Riverdale Joann Commercial Subdivision recorded March 17, 2022 as Entry No. 3224594 in Book 92 of Plats at Page 57 in the Official Records of Weber County, located in the Northwest Quarter of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Riverdale City, Weber County, Utah.

Beginning of the Northwest Corner of Lot 1, River Park Drive Sam's Club Subdivision recorded as Entry No. 1794104 in Book 54 at Page 58, in the Official Records of Weber County, said point is described as being located 1660.28 feet North 89°09'48" West along the Section line and 548.50 feet South from the North Quarter Corner of said Section 18; and running thence along the Westerly line of said Lot 1 the following nine courses: South 1°04'01" East 38.89 feet; South 4°16'24" West 54.18 feet; South 15°41'23" West 219.22 feet; South 66°49'06" East 142.94 feet; South 72°06'44" East 130.58 feet; South 22°58'30" East 72.94 feet to a point of curvature; Southwesterly along the arc of a 25.00 foot radius curve to the right a distance of 39.27 feet (Central Angle equals 90°00'00" and Long Chord bears South 22°01'30" East 35.36 feet) to a point of tangency; South 67°01'30" West 104.67 feet; and South 17°09'17" East 330.59 feet to a point on the Northern Line of River Park Drive; thence along said Northern line the following four courses: South 72°50'44" West 30.00 feet; South 17°09'16" East 10.63 feet to a point of curvature; Southwesterly along the arc of a 70.00 foot radius curve to the right a distance of 150.31 feet (Central Angle equals 123°01'57" and Long Chord bears South 44°21'43" West 123.05 feet) to a point of tangency; and North 74°07'19" West 313.68 feet to the Southeast corner of Lot 101 of said Riverdale Joann Commercial Subdivision; thence along the Easterly and Northern lines of said Lot 101 the following five courses: North 15°52'41" East 115.43 feet, North 74°07'19" West 125.03 feet; North 15°52'41" East 417.57 feet to the Northeast corner of said Lot 101; North 82°35'35" West 184.74 feet; and North 74°07'19" West 60.53 feet to the Northwest corner of said Lot 101 on the Southeastery line of 1050 West Street as it exists as a 104.5' width; thence North 15°52'41" East 293.22 feet along said Southeastery line to the Southerly line of the Home Depot Industrial Subdivision, Second Amended recorded February 24, 2011 as Entry No. 2517031 in the Official Records of Weber County; thence North 88°30'00" East 339.60 feet along said Southerly line to said Northwest Corner of Lot 1 of the River Park Drive Sam's Club Subdivision and the Point of Beginning.

Contains 345,426 sq. ft.
Or 7.930 acres
4 Lots

Signed this _____ day of _____, 20____

12966234
License No.



Owner's Dedication

Know all men by these presents that we, the undersigned owner of the hereon described tract of land, hereby set apart and subdivide the same into 4 Lots as shown on this plat and name said plat Riverpark Retail Subdivision.

In witness whereof I have hereunto set my hand This _____ Day of _____ AD, 20____.

FC Riverdale Shopping Center, LLC, A Delaware Limited Liability Company
CCA- Family Center Riverdale, LLC, A Delaware Limited Liability Company

by: _____ its: _____
by: _____ its: _____

Steward Land Holdings, LLC,
A Utah Limited Liability Company

by: _____ its: _____

Acknowledgment

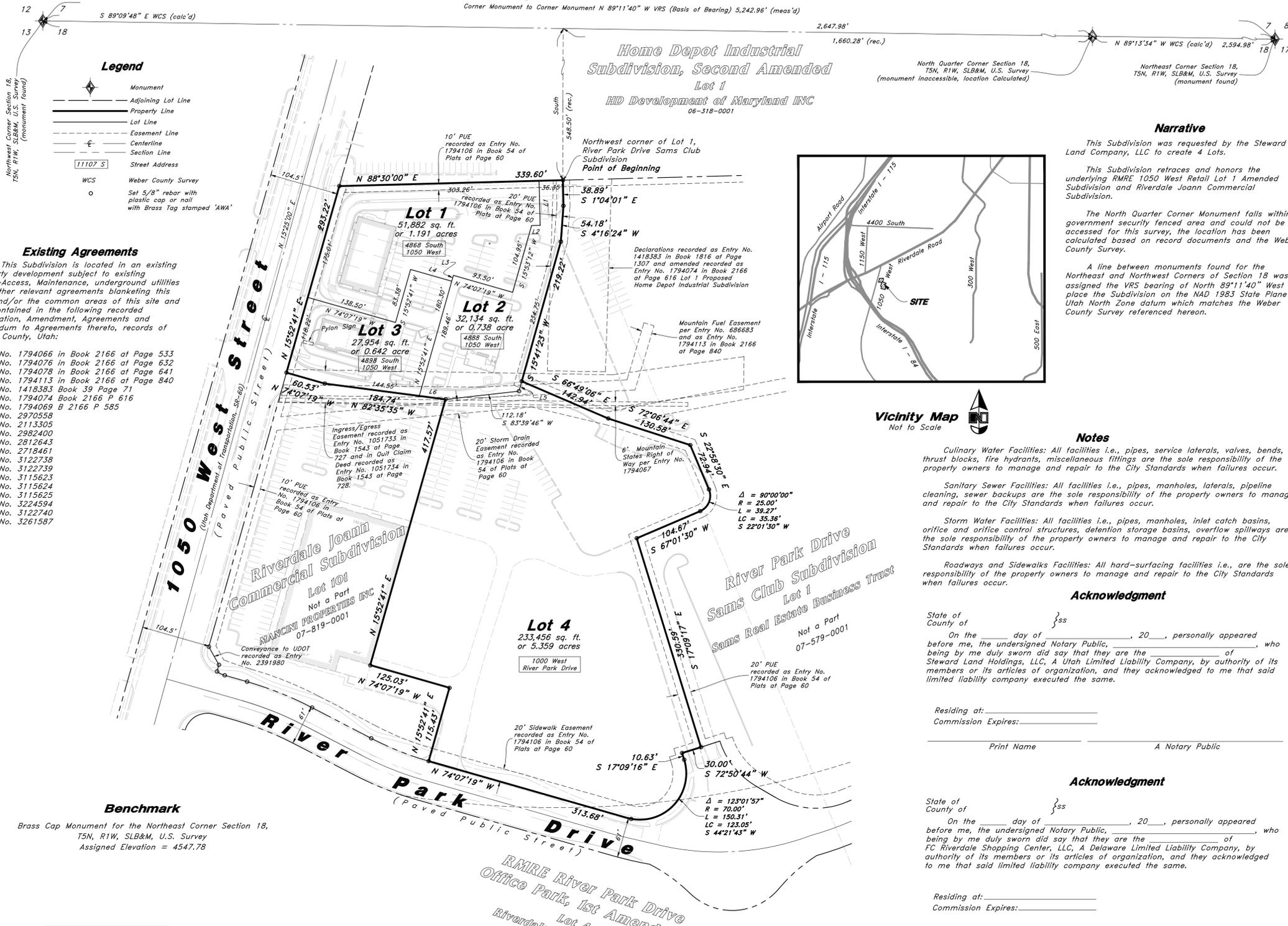
State of _____ County of _____ }ss

On the _____ day of _____, 20____, personally appeared before me, the undersigned Notary Public, _____, who being by me duly sworn did say that they are the _____ of CCA- Family Center Riverdale, LLC, A Delaware Limited Liability Company, by authority of its members or its articles of organization, and they acknowledged to me that said limited liability company executed the same.

Residing at: _____
Commission Expires: _____

Print Name _____ A Notary Public

Sheet 1 of 1



Line #	Bearing	Length
L1	S 1°27'49" E	67.37'
L2	S 88°59'26" W	13.05'
L3	N 15°52'41" E	9.16'
L4	S 74°07'19" E	65.00'
L5	S 15°41'23" W	15.53'
L6	N 82°35'35" W	40.19'



Riverdale City Planning Commission
Approved by the Riverdale City Planning Commission on the _____ Day of _____, 20____.
Chair, Riverdale City Planning Commission

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

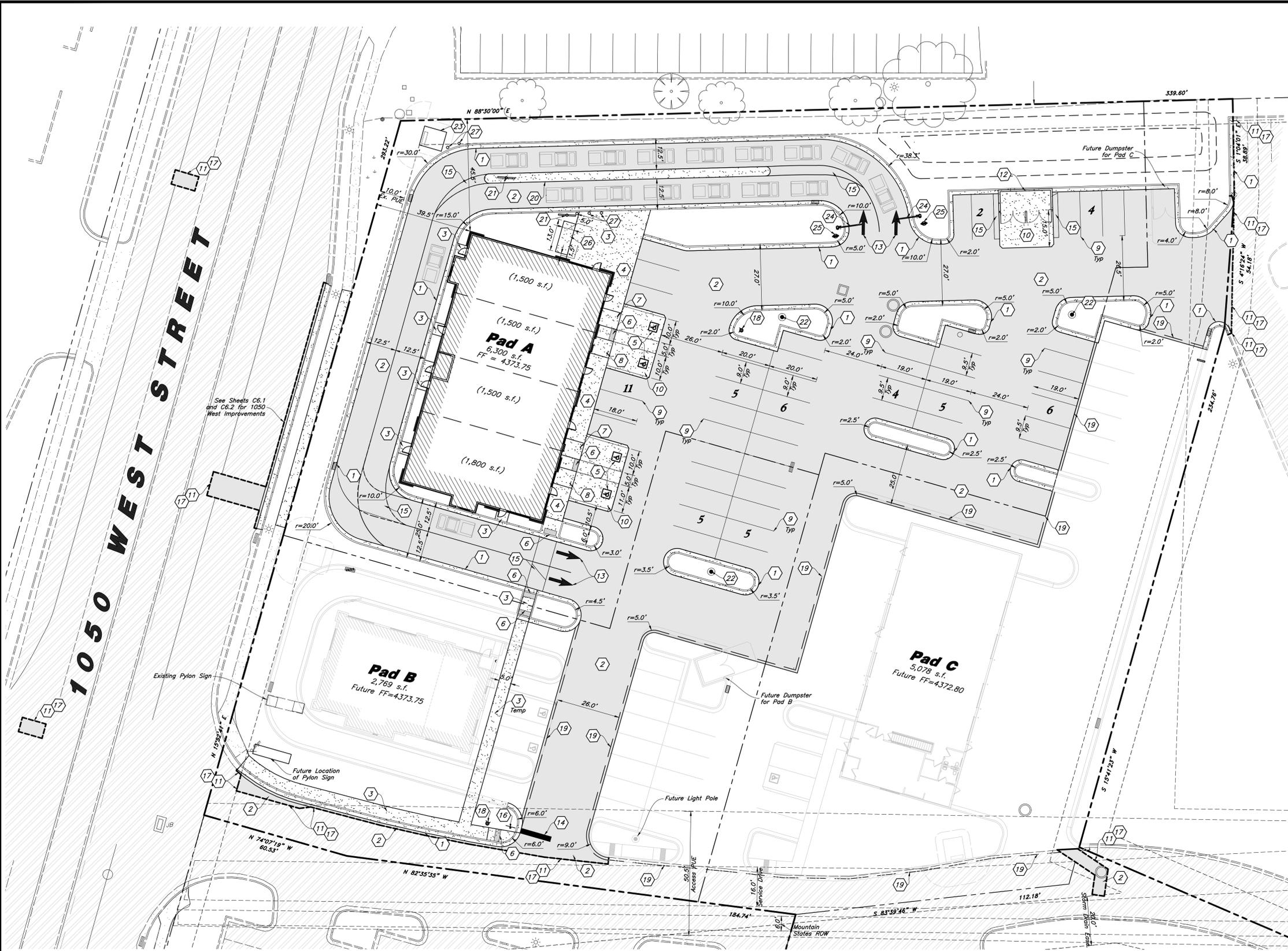
Riverdale City Approval
This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Riverdale City, Utah this _____ Day of _____, 20____.
Riverdale City Mayor

Riverdale City Attorney
Approved by the Riverdale City Attorney on the _____ Day of _____, 20____.
Riverdale City Attorney

Weber Recorder
ENTRY NO. _____ FILED FOR RECORD AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____
WEBER COUNTY RECORDER
BY: _____ DEPUTY

Approving Agency
Riverdale City
4600 S. Weber River Dr.
Riverdale, UT 84405

Owner/Developer
Steward Land Holdings, LLC
2444 Washington Blvd
Ogden, Utah 84401



Scale: 1" = 20'

Site Construction Notes

- 1 Const. 24" Curb & Gutter (1 C4.1)
- 2 Const. Asphalt Paving (2 C4.1)
- 3 Const. Conc. Sidewalk (4 C4.1)
- 4 Const. Thickened Edge Sidewalk (5 C4.1)
- 5 Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (1 C2.3)
- 6 Const. Accessible Curb Ramp and Truncated Domes per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
- 7 Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (2 C2.3)
- 8 Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (2 C2.3)
- 9 Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- 10 Const. Conc. Paving (8 C4.1)
- 11 Sawcut; Provide Smooth Clean Edge
- 12 Dumpster Enclosure (See Arch. Plans)
- 13 Const. Directional Arrows per MUTCD
- 14 Const. 24" White Stop Bar
- 15 Const. 4" White Paint Stripe at 45 degrees, 2' o.c. (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- 16 Const. Stop Sign per MUTCD R1-1 (23 C4.5)
- 17 Conn. & Match Existing Improvements
- 18 Const. Fire Hydrant (20 C4.4)
- 19 Temporary Asphalt Curb (7 C4.1)
- 20 Const. Raised Conc. Island (See Arch. Plans)
- 21 Menu Board by Others
- 22 Const. Light Pole and Base (See Elec. Plans)
- 23 Const. Electrical Transformer Pad (See Electrical Plans)
- 24 Drive Thru Clearance Bar (See Arch. Plans)
- 25 Const. Directional Signage (See Arch. Plans)
- 26 Const. Concrete Pad for Electrical Equipment
- 27 Const. Bollard (See Arch. Plans)

Site Data

Overall Site Area = 111,970 s.f. (2.57 ac.)
 Pad A Site Area = 51,882 s.f. (1.191 ac.)
 Pad B Site Area = 27,954 s.f. (0.642 ac.)
 Pad C Site Area = 32,134 s.f. (0.738 ac.)

Pad A Building Area = 6,300 s.f.
 Pad B Building Area = 2,769 s.f.
 Pad C Building Area = 5,078 s.f.

Pad A Hardscape Area = 33,835 s.f. (65.3%)
 Pad B Hardscape Area = 20,444 s.f. (73.1%)
 Pad C Hardscape Area = 21,023 s.f. (65.5%)

Parking Required

Retail = 1/300 s.f. = 10
 Drive Thru = 1/100 s.f. = 60
 Service Repair Shops = Min. 4 Client Spaces
 Total Stalls = 74 min.

Parking Provided

Pad A Parking Provided = 43 stalls (7.30/1,000) (4 ADA stalls)
 Pad B Parking Provided = 27 stalls (9.75/1,000) (2 ADA stalls)
 Pad C Parking Provided = 11 stalls (2.00/1,000) (1 ADA stall)

Total Stalls = 81 (7 ADA Stalls)

Landscaping

Required = 22,394 s.f. (20.0%)
 Provided = 22,521 s.f. (20.1%)

General Site Notes:

1. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
2. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
3. All dimensions are to back of curb unless otherwise noted.
4. Fire lane markings and signs to be installed as directed by the Fire Marshal.
4. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
5. Const. curb transition at all points where curb abuts sidewalk, see detail.
6. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
7. All missing, nonfunctioning, and/or damaged surface improvements shall be replaced. (sidewalk, curb and gutter, fencing, etc.)

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlén & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS
 The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Survey Control Note:
 The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlén and Associates ALTA Surveys or Anderson Wahlén and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on an electronic data provided by Anderson Wahlén and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on an electronic data provided by Anderson Wahlén and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

REV.	DATE	DESCRIPTION

Designed by: JHT
 Drafted by: IK
 Client Name: Steward Land Company
 25-1655P

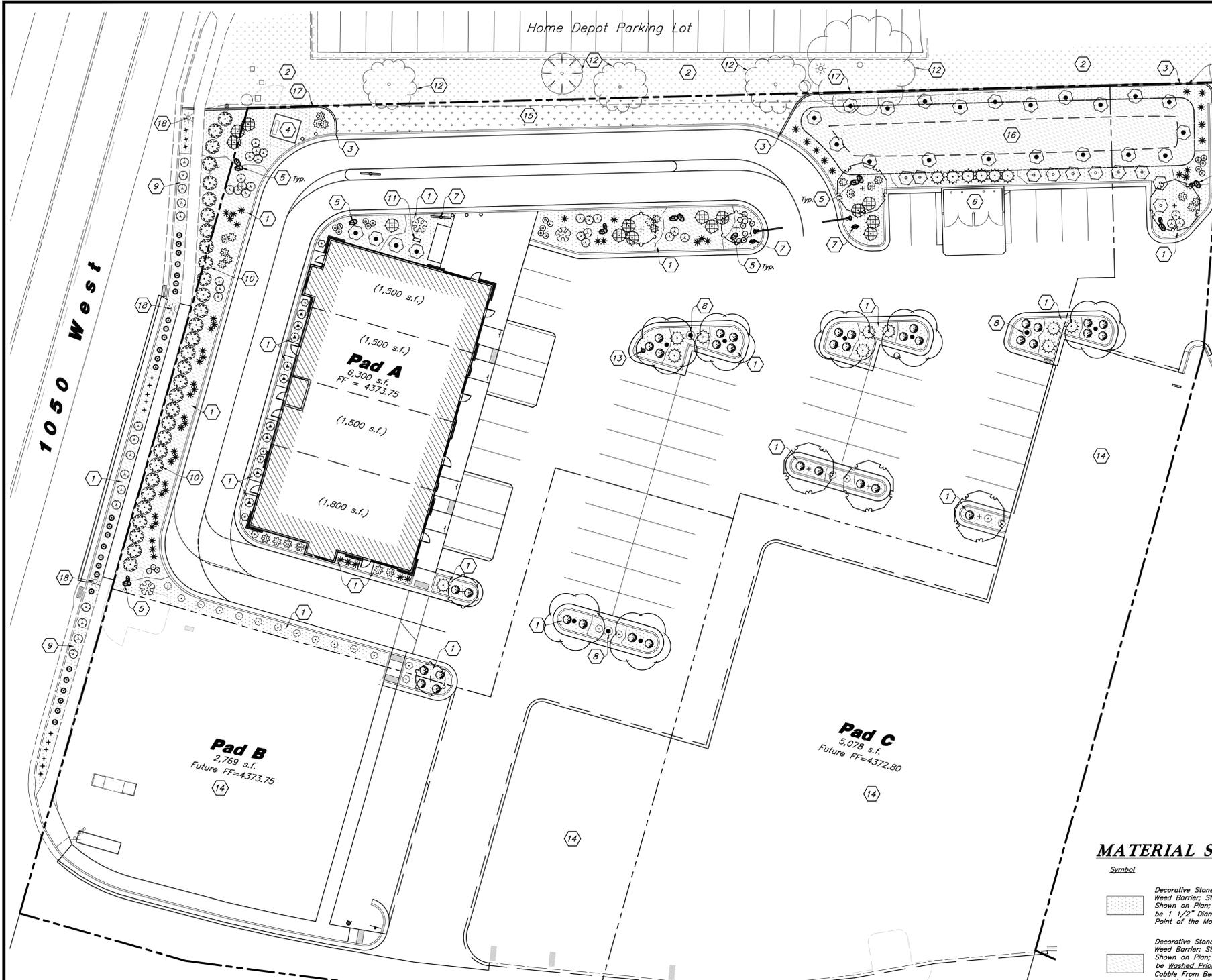


Site Plan
Riverpark Retail
 4668 South & 1050 West
 Riverdale, Weber County, UT



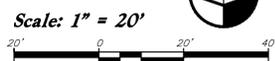
19 Feb, 2026

SHEET NO.
C1.1



Landscape Data
 Zone: Retail/Commercial Park Overlay (RCP)
 Site Area = 111,970 s.f. (2.570 ac.)
 Landscape Required = 22,394 s.f. (20%)
 Landscape Provided = 13,812 s.f. (12.4%)
 Shrub Area = 11,679 s.f. (85%)
 Lawn Area = 2,133 s.f. (15%)
 Building Square Footage = 6,300 s.f.
 Site Trees Required = 2 Trees (2 Trees Provided)
 No More Than 33% of all Newly Planted Trees May be the Same Variety; New Trees Shall be Added to Meet New Building Square Footage
 Xeriscape Landscape = 85%; Xeriscape Areas Shall Consist of Shrub Areas with Drought Tolerant Plant Material

* Landscape Shortage Shall be Met at a Later Date When Entire Lot is Developed. A Minimum of 7,950 s.f. of Landscape Shall be Provided by New Retail Pads



- Landscape Notes:**
- See Sheet L3.1 for Landscape Details.
 - All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Plant Source Drip Irrigation Shall be Used for Shrub Areas and Rotors and Sprayheads for Lawn. See Sheet L2.1 for Irrigation Layout and Sheet L3.1 for Details.
 - Adjust Landscape Material as Needed to Allow Access to all New and Existing Utilities. Irrigation Components Shall be Spaced Between Plant Material to Allow Easy Access for Maintenance.
 - All Areas Disturbed by Construction Shall be Landscaped and not Left Undone. Contact Landscape Architect with Areas in Question.
 - No Edging Shall be Used Between Different Size Stone. Provide a Visual Define Distinct Edge Between the Two Stone Types.
 - Landscape Concrete Curbing Shall be Used to Separate Lawn Areas from Shrub Areas.
 - All Landscape in the ROW Shall be Maintained by the Adjacent Owner.
 - A Four (4) High Evergreen Shrub Hedge Shall be Used to Screen Drive Thru Headlights. Parking From the Adjacent Roadways.
 - All Existing Volunteer Invasive Trees (Siberian Elm) Onsite Shall be Removed.

PLANT SCHEDULE

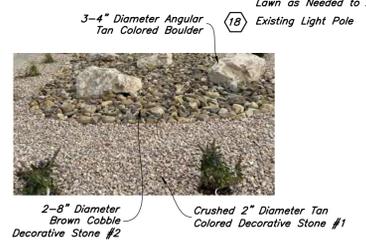
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
TREES			
(Symbol 6)	6	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Black Pine	6' Min. Ht.
(Symbol 4)	4	Quercus robur 'Skyrocket' / Skyrocket English Oak	2" Caliper
(Symbol 5)	5	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	2" Caliper
(Symbol 7)	7	Ulmus parvifolia / Chinese Lacebark Elm	2" Caliper
SHRUBS			
(Symbol 31)	31	Buxus microphylla 'Julia Jane' / Julia Jane Littleleaf Boxwood	5 gal
(Symbol 20)	20	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Shrub	5 gal
(Symbol 24)	24	Cornus sericea 'Isanti' / Isanti Dogwood	5 gal
(Symbol 6)	6	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5 gal
(Symbol 10)	10	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal
(Symbol 3)	3	Picea pungens 'Globoosa' / Dwarf Globe Blue Spruce	5 gal
(Symbol 24)	24	Pinus mugo 'Slowmound' / Slowmound Mugo Pine	5 gal
(Symbol 10)	10	Prunus x cistena / Purple Leaf Sand Cherry	5 gal
(Symbol 14)	14	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal
(Symbol 41)	41	Rosa x 'Meigalpio' / Red Drift Rose	5 gal
(Symbol 37)	37	Spiraea x bumalda 'Goldflame' / Goldflame Spirea	5 gal
(Symbol 9)	9	Taxus x media 'Dark Green Spreading' / Green Spreading Yew	5 gal
ORNAMENTAL GRASSES			
(Symbol 27)	27	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	2 gal
(Symbol 54)	54	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal
PERENNIALS			
(Symbol 16)	16	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	2 gal
(Symbol 11)	11	Lavandula angustifolia 'Munstead' / Munstead English Lavender	2 gal
(Symbol 14)	14	Nepeta x foassanii 'Dropmore' / Catmint	1 gal
LAWN			
(Symbol 2,133 sf)	2,133 sf	Poa pratensis / Kentucky Bluegrass Blend	sod

Landscape Installation Keynotes

- Install Shrub Planter with Decorative Stone Over Weed Barrier - See Material Sch. for More Detail on Stone Type
- Existing Neighboring Lawn to Remain; Patch Lawn Adjacent to New Landscape Curb
- Install Landscape Concrete Curbing Between Lawn and Shrub Areas - See Material Sch. for More Detail
- New Elect. Transformer/Equipment - See Elect. Plan
- Install Landscape Boulder & Recess into Stone - See Material Sch. for More Detail
- New Dumpster Enclosure with Plant Screening
- Menu and Ordering Boards - See Arch. Plans for More Detail; Evenly Space Plant Material Around Signage
- New Light Pole - See Site Elect. Plans; Adjust and Evenly Space Plant Material Around Light Poles
- Remove Existing Weeds and Install New Shrub Planter with Decorative Stone Over Weed Barrier - See Material Sch. for More Detail on Stone Type
- Four (4) Foot High Planting Hedge with Berm (See Grading Plan for More Detail) to Shield Drive Thru, Headlights, and Parking From the Adjacent Roadway
- Irrigation Backflow Preventer; Install Between Plant Material Away From Back of Curb; Install with an Enclosure on a Concrete Pad; Secure Enclosure to Concrete Pad; Provide a Frost Bag; See Irrigation Plan for More Detail
- Existing Neighboring Trees to be Protected; Trim up or Remove Low Hanging that Hang or Property Line; Limb up to Eight Feet
- New Fire Hydrant - See Utility Plan; Adjust Plant Material as Needed to Provide Required Access
- Undeveloped Lot; Remove all Unused Landscape Material, Construction Debris, and Garbage; Area Shall be Graded Where Disturbed - See Grading Plan for More Detail; Disturbed Areas Shall be Seeded with Revegetation Seed Mix to Prevent Erosion; See Material Sch. for Seed Mix
- Install Lawn - See Plant Schedule for More Detail
- Install Detention Pond with Weed Barrier and Decorative Stone; See Grading Plan for Detail on Depth and Slope; Secure Stone on Slopes
- Patch-up Lawn Against New Landscape Concrete Curb; Adjust Existing Irrigation in Lawn as Needed to Avoid Overlap
- Existing Light Pole

MATERIAL SCHEDULE

Symbol	Comments	Detail
(Symbol 1)	Decorative Stone #1 - Install a (3) Three Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Specified Shrub Planters Where Shown on Plan; Stone Shall be Washed Prior to Installation; Stone Shall be 1 1/2" Diameter Angular Tan Colored Stone From Geneva Rock at Point of the Mountain or Approved Equal; Submit Sample for Approval	4/L3.1
(Symbol 2)	Decorative Stone #2 - Install a (6) Six Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Specified Shrub Planters Where Shown on Plan; Carefully Hand Place Stone Around Plants; Stone Shall be Washed Prior to Installation; Stone Shall be 2-8" Diameter Brown Cobble From Bedrock Sand and Gravel located in Willard (919 S Main St, Willard); Submit Sample for Approval	4/L3.1
(Symbol 3)	Landscape Boulder - Boulders Shall be 2-5' in Diameter, Angular, and Match Decorative Stone Color #1 (Tan Color From Brown's Canyon or Approved Equal); Boulders Shall be Recessed into Stone Two (2) Inches and Washed Prior to Installation; Mix Boulder Sizes in Groupings to give Contrast in Sizes; Submit Photo for Approval	5/L3.1
(Symbol 4)	4" x 6" Landscape Concrete Curbing - Install Flush to all Concrete Edges Between Shrub Planters and Lawn Areas; Curbing Shall be Continuous; Adjust Alignment as Needed to Avoid New and Existing Utilities and Irrigation Boxes	4/L3.1
(Symbol 14)	Revegetation Seed Mix - Apply seed mix to undeveloped lots where disturbed by construction; Remove construction debris, garbage, and unused landscape material from undeveloped lots; Grade areas where disturbed by construction - see grading plan for more detail; Scarify soil prior to seeding; Apply seed mix by hydrosowing; See detail for seed mix content, seeding application rate and installation notes; See keynote #14 for undeveloped lots	20/L3.1



General Landscape Notes:

- Plant material quantities are provided for bidding purposes only. It is the contractor's responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
- Contractor shall call Blue Stake before excavation for plant material.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
- The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock. Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
- The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- 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.
- It is the contractor's responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
- The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants
- The contractor shall install all landscape material per plan, notes and details.
- Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- No grading or soil placement shall be undertaken when soils are wet or frozen.

- Existing and/or imported topsoil shall be used for all landscape areas. The topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. The landscape contractor shall perform a soil test on the existing and/or imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.
- Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
- Provide a 12" depth of topsoil in parking islands and an 8 inch depth in all other shrub areas.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
- Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
- All new plants to be balled and burlapped or container grown, unless otherwise noted on plant schedule.
- Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 Weed Barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas.
- All deciduous trees shall be double staked per tree staking detail. It is the contractor's responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Cinche Ties #C732.
- Install landscape concrete curbing between lawn and shrub areas. Curbing shall be installed level and uniform and shall match top finish grades of concrete walks and curbs. See landscape concrete curbing detail.
- Provide a four (4) inch depth of stockpiled or imported topsoil in all lawn areas.
- Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
- All lawn areas to have uniform grades by float raking. Prior to laying sod, apply a starter fertilizer at a rate recommended by the manufacturer. Sod must be laid with no gaps between pieces on a carefully prepared topsoil layer. Sod to be slightly below finish grade and concrete walks and curbing. The laid sod must be immediately watered after installation. Any burned areas will require replacement. Adjust sprinkler system to assure healthy green survival of the sod without water waste.
- All trees located in lawn areas shall have a 24 inch diameter sod-free ring. Install a Layer of Soil pep in tree ring.
- Landscape installer shall repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period. Failures include, but are not limited to, the following: Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner, or incidents that are beyond installer's control. Warranty period shall be 12 months and begin at date of final project acceptance.



NO.	DESCRIPTION	DATE	REV.

Designed by: JHT
 Drafted by: IK
 Client Name: Steward Land Company
 25-165LS



Landscape Plan
Riverpark Retail
 4668 South & 1050 West
 Riverdale, Weber County, UT



05 Feb, 2025
 SHEET NO. **L1.1**

W:\25-165 Riverpark Retail\dwgs\25-165LS.dwg, 2/5/2026 1:20:28 PM, 1:1

Body: Planning Commission

Date: 24 February 2026

Requested Action: RiverPark Retail Subdivision
4868 South 1050 West, Riverdale UT 84405
Final Subdivision Plat & Site Plan

Petitioner/Applicant: Steward Land Company
2444 Washington Blvd
Ogden, Utah 84401
Engineer: AWA Engineering
jason@awaeng.com

Department: Community Development

Director: Brandon Cooper

Staff/Presenter: Brandon Cooper

Contact: bcooper@riverdaleutah.gov

DESCRIPTION OF REQUEST

On December 19, 2025, Steward Land Company, represented by Jason Thompson from AWA Engineering, petitioned for a final Subdivision and site plan approval for the RiverPark Retail Subdivision located at approximately 4868 South 1050 West in a Retail/Commercial Park (RCP) zone. The petition seeks to create a 3 lot subdivision by combining an existing parcel (no: 07-819-0002) with a portion of another parcel (no: 07-811-0002). SouthBridge, LLC and FC Riverdale Shopping Center, LLC are the owners of the affected properties.

The City Council is the designated land use authority for final commercial subdivision applications and site plan applications. Accordingly, the Planning Commission shall forward a recommendation to the City Council regarding both the subdivision and site plan application

PROJECT INFORMATION

Subdivision:

The property proposed for subdivision is parcel no. 07-819-0002, consisting of 2.00 acres, and parcel no. 07-811-0002, of which .570 acres will be purchased by the applicant and included in the proposed subdivision. The subdivision further divides the property into three (3) retail pads.

Lot 1 is proposed to be 1.191 acres; Lot 2 is proposed to be .738 acres; and Lot 3 is proposed to be .642 acres. The property is vacant at the present time.

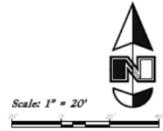
Site Plan:

Upon recordation of a complete and approved subdivision plat, the applicant desires to construct 3 retail buildings – Pad A, Pad B, and Pad C. Pad A would be constructed as the first phase, along with the bulk of the parking lot, landscaping, and utilities, leaving only a small amount of site work to be completed with each additional pad. Full vehicular access will be completed with Phase 1 (Pad A). The architectural elements of the site plan/buildings were reviewed and approved by the Design Review Committee on December 17, 2025.

Existing Conditions Aerial



Proposed Site Plan



- Site Construction Notes**
1. Const. 24" Curbs & Gutters (See Arch. Plans)
 2. Const. Asphalt Paving (See Accession Details and Notes)
 3. Const. Conc. Sidewalk (See Arch. Plans)
 4. Const. Thickened Edge Sidewalk (See Arch. Plans)
 5. Const. Accessible Sloping per MUTCD & ICC/ANSI A117.1 (Letter Edition) (See Accession Details and Notes)
 6. Const. Accessible Conc. Steps and Thresholds Sloped per ICC/ANSI A117.1 (Letter Edition) (See Grading Data Sheet)
 7. Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Letter Edition) (See Accession Details and Notes)
 8. Const. Accessible Mail Stop per MUTCD & ICC/ANSI A117.1 (Letter Edition) (See Accession Details and Notes)
 9. Const. #4 Mesh Reinforcing Steel (Rebar) Contractor shall provide 15 min. min. (See Technical (See Code))
 10. Const. Conc. Paving (See Arch. Plans)
 11. Sewer: Provide Smooth Clean Edge
 12. Dumpster Enclosure (See Arch. Plans)
 13. Const. Directional Areas per MUTCD
 14. Const. 24" White Stop Bar
 15. Const. #4 Mesh Reinforcing Steel (Rebar) Contractor shall provide 15 min. min. (See Technical (See Code))
 16. Const. Sign Stop per MUTCD 811-1 (See Arch. Plans)
 17. Const. #4 Mesh Existing Improvements
 18. Const. Fire Hydrant (See Arch. Plans)
 19. Temporary Asphalt Curb
 20. Const. Street Conc. Island (See Arch. Plans)
 21. Sewer: Street by Street
 22. Const. Light Pole and Base (See Elec. Plans)
 23. Steel Mesh Chimeless Bar (See Arch. Plans)
 24. Const. Electrical Transformer Pad (See Electrical Plans)
 25. Steel Mesh Chimeless Bar (See Arch. Plans)
 26. Const. Directional Signage (See Arch. Plans)
 27. Const. Concrete Pad for Electrical Equipment
 28. Const. Island (See Arch. Plans)

Site Data

Overall Site Area = 111,970 s.f. (2.57 ac.)
 Pad A Site Area = 51,882 s.f. (1.191 ac.)
 Pad B Site Area = 27,554 s.f. (0.643 ac.)
 Pad C Site Area = 32,534 s.f. (0.758 ac.)

Pad A Building Area = 6,300 s.f.
 Pad B Building Area = 2,769 s.f.
 Pad C Building Area = 5,079 s.f.

Pad A Hardscape Area = 33,835 s.f. (0.776 ac.)
 Pad B Hardscape Area = 20,444 s.f. (0.471 ac.)
 Pad C Hardscape Area = 21,023 s.f. (0.483 ac.)

Parking Required

Retail = 1/300 s.f. = 10
 Drive Thru = 1/100 s.f. = 60
 Min. 4 Client Spaces

LEASING ESTIMATES

Pad A Parking Provided = 43 stalls (7,301/1,000) (4 ADA stalls)
 Pad B Parking Provided = 27 stalls (2,001/1,000) (2 ADA stalls)
 Pad C Parking Provided = 11 stalls (2,001/1,000) (1 ADA stall)

Total Stalls = 81 (7 ADA Stalls)

Landscaping
 Required = 22,394 s.f. (20.0%)
 Provided = 22,521 s.f. (20.1%)

General Site Notes:

1. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work schedule, or that occur in the affected area shall not proceed until directed by the Engineer.
2. Limits of responsibility/delimited areas shown on the plans may not be an exact replica. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the areas of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
3. All dimensions are to face unless otherwise noted.
4. Pin line markings and signs to be installed as directed by the Pin Island.

Construction Survey Note:

The Construction Survey Log for this project will be provided by Anderson Baker & Associates. The General Contractor and Professional Service Agreement will be provided to the General Contractor(s) for inclusion in their bids. The Survey Log prepared has been prepared into Building Code and Site Code for use in the Site Work Bid Form.

4. Allow markings, directional arrows and stop bars will be painted or stenciled on streets on the plans.
5. Const. curb transition at all points where curb abuts sidewalk, see detail.
6. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
7. All existing, manufacturing, and/or damaged surface improvements shall be repaired (concrete, curb and gutter, paving, etc.)

Pin Island Engineer's Notice to Contractors

The Contractor agrees that he shall remain sole and complete responsible for all site conditions during the course of construction of this project, including safety of all persons and property, but this responsibility shall apply continuously and not be limited to certain working hours, and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, in this project in connection with the performance of work or non-performance of work arising from the site negligence of the owner or the engineer.

Survey Control Note

The contractor or manager shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction work to be completed using department, Station, and Accurate as to range of distance, detail and accuracy, construction, instrument plans. Prior to processing with construction (staking), the contractor shall be responsible for verifying accurate control from the survey monuments and for verifying any additional control points shown on an A.S. control, instrument plan, or as otherwise provided by Anderson Baker and Associates. The surveyor shall also use the instruments or shown on the plan, and verify their operation on high-precision surveying hard measurement stations include on those plans or on electronic data provided by Anderson Baker and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

Analysis and Findings

Subdivisions (RCC 10-21)

The purpose and intent of this chapter is to promote the health, safety, convenience and general welfare of the inhabitants of the city in the matter of the subdivision of land, to encourage the healthful growth of the city and related matters affected by such subdivision. Any proposed subdivision and its ultimate use shall be in the best interests of the public and shall be in harmony with good neighborhood development of the area concerned and the applicant shall present evidence to this effect when requested to do so by the planning commission.

Analysis: Review of Complete Application for Final Commercial Subdivision (10-21-11), Financial Guarantees for Improvements (10-21-6), Design Standards (10-21-13), Improvements (10-21-15), Small Subdivisions (10-21-16), traffic movement, harmonious and beneficial relations among buildings, height and bulk of buildings, and the harmonious relations between adjacent neighborhoods.

Finding: Staff conducted an initial review of the proposed subdivision plat and provided a corrections report to the applicant on January 16th, 2026. The applicant provided corrections on February 5th, 2026 (Submission #2). A few minor corrections were required and sent to the applicant on February 18th, 2026. The applicant made final corrections and submitted revision on February 20th, 2026 (Submission #3). The proposal satisfies the standards identified above and is compliant with City Code. Staff determination: **Complies; UDOT Encroachment permit required**

Retail/Commercial Park Overlay Zone – RCP (RCC 10-13B-1)

The purposes of the RCP zone is to impose special development guidelines on identified areas, to establish locations within the city which will accommodate planned retail developments, and to establish regulations for use and development of land within the city which govern uses, density, open spaces, structures, buildings, energy efficiency, light and air quality, transportation, infrastructure, public facilities, vegetation, and trees and landscaping.

Analysis: Review of Objectives and Intent, Site Development Standards, Planned Uses, building setbacks, screening, parking, landscaping, signs, and lighting, traffic movement, harmonious and beneficial relations among buildings, height and bulk of buildings, and the harmonious relations between adjacent neighborhoods.

Finding: Staff conducted an initial review of the proposed site plan and provided a corrections report to the applicant on January 16th, 2026. The applicant provided corrections on February 5th, 2026 (Submission #2). A few minor corrections were required and sent to the applicant on February 18th, 2026. The applicant made final corrections and submitted final revisions on February 20th, 2026 (Submission #3). **The proposal satisfies the standards identified above and is compliant with City Code.** Staff determination: **Complies**

Development in All Zones (RCC 10-25)

1. *The underlying purpose and intent of this chapter is to promote the health, safety, convenience and general welfare of the inhabitants of the city in the matter of all proposed land developments, to encourage the healthful growth of the city and related matters affected by such developments.*

Analysis: Review of subdivision and site plan, proper submission and compliance to plan standards checklist, review and action by Planning Commission.

Finding: This application was received on December 19, 2025. **All City comments have been satisfied by the applicant and are reflected in the attached final subdivision plat and site plan presented for consideration.** Staff determination: **Complies**

Regulations Applicable to All Zones (RCC 10-14)

1. *The requirements of this title as to minimum site development standards shall not be construed to prevent a use as permitted in a respective zone of any parcel of land in the event such parcel was held in separate ownership prior to the effective date hereof. Each such parcel to be developed must have not less than sixteen feet (16') of frontage on a street, or as approved by the board of adjustment, and the density of development may not exceed that permitted by area requirements in the respective zone. (1985 Code § 19-3-2). The regulations hereinafter set forth in this chapter qualify or supplement, as the case may be, the zone regulations contained elsewhere in this title. (1985 Code § 19-3-1)*

Analysis: Review of Main Building Regulations, Yard Regulations, Height Regulations, and Residential Landscape Requirements.

Finding: Riverdale City staff, along with the contracted City Engineer, reviewed the petitioner's subdivision and site plan land use application to verify that the application complies with municipal ordinances and applicable standards and specifications. Comments were provided to the applicant's design team and revisions were made to the petition. All City comments have been satisfied by the applicant and are reflected in the attached final subdivision plat and site plan presented for consideration. Staff determination: **Complies**

Parking, Loading Space; Vehicle Traffic and Access (RCC 10-15)

The purpose of this chapter is to regulate parking and loading spaces, vehicle traffic and access in order to provide orderly and adequate development of these needed amenities, and in so doing, promote the safety and well-being of the citizens of the city. Consequently, there shall be provided at the time of the erection of any main building or at the time any main building is enlarged or increased, minimum off street parking space with adequate provisions for ingress and egress by standard sized automobiles. (1985 Code § 19-4-1)

Analysis: Review of Parking Space for Non-dwelling Buildings, Computation of Parking Requirements, Parking Lot Design & Maintenance, Off-Street Truck Loading Space, and Vehicular Traffic to Commercial or Manufacturing Zones.

Finding: Riverdale City staff, along with the contracted City Engineer, reviewed the petitioner's subdivision and site plan land use application to verify that the application complies with municipal ordinances and applicable standards and specifications. Comments were provided to the applicant's design team and revisions were made to the application. All City comments have been satisfied by the applicant and are reflected in the attached final subdivision plat and site plan presented for consideration. Staff determination: **Complies**

CONCLUSION

The petitioner's application for final subdivision plat and site plan approval to subdivide parcels 07-819-0002 and 07-811-0002 into 3 commercial lots for the construction of 3 retail/commercial buildings has been determined to promote the health, safety, convenience, and general welfare of the inhabitants of the City in a manner that encourages the healthful growth of the city. The proposed application and its use is determined to be in the best interests

of the public and is in harmony with the surrounding area and **complies** with associated local code requirements.

Staff recommends that the Planning Commission forward a **RECOMMENDATION OF APPROVAL** to the City Council for the RiverPark Retail Final Subdivision Plat and associated site plan, subject to the following conditions:

1. The approval and recording of a long-term storm water management plan
2. The execution of a Financial Guarantee Escrow Agreement to guarantee satisfactory installation and completion of public improvements
3. The execution and recording of a Public Water Supply Agreement purchasing the appropriate amount of water to meet the requirements of the City
4. Final approval from UDOT for encroachment into 1050 W
5. The attendance of a pre-construction meeting prior to any site work and conformity with future code compliant requirements (SWPPP, permits, site coordination, testing, etc)

Attachments

Application
Final Plat
Proposed Site Plan
Correction Report(s)
Design Review Committee Packet



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 AMENDMENT APPROVAL

CASE NO: _____ DATE SUBMITTED: _____

APPLICANT'S NAME: Anderson Wahlen & Associates

BUSINESS ADDRESS: 2010 N Redwood Road Salt Lake City, UT 84116

BUSINESS PHONE: 801-521-8529

ADDRESS OF SITE: 4868 S 1050 W

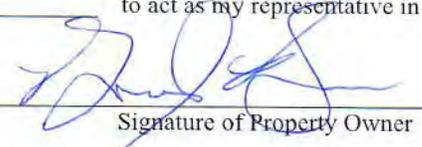
APPLICANT'S INTEREST: Engineer for the Developer

Application is hereby made to the Riverdale City Planning Commission requesting that the following permitted use, be approved on 111, 970 SF, 2.57 acres of property in the RCP zone in (sq. ft./acreage) accordance with the attached site plan.

Signature of Applicant


Signature of Property Owner

I authorize _____ 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: \$ _____ Date paid: _____

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

Planning Commission scheduled to hear this application for amended site plan approval on:
Date: _____ Decision of Commission: _____

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

City Council scheduled to hear this application for amended site plan approval on:
Date: _____ Decision of Council: _____

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405

394-5541

Receipt No: 15.000570561

Dec 19, 2025

ANDERSON WAHLEN

Previous Balance:		.00
MISCELLANEOUS - MISCELLANEOUS		1,200.00
10-34-1500 ZONING & SUB. FEES		
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Total:		1,200.00
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CHECK	Check No: 5007	1,200.00
Total Applied:		1,200.00
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Change Tendered:		.00
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PLAN CORRECTIONS REPORT – SUBDIVISION/ SITE PLAN REVIEW #1

CASE NO: _____ DATE ISSUED: **JANUARY 16, 2026**

PROJECT NAME: **RIVERPARK RETAIL**

PROJECT ADDRESS: **4850 S 1500 W, RIVERDALE, UTAH (25 ACRES)**

PARCEL(S): **07-819-0002; 07-811-0002**

APPLICATION DATE: **DECEMBER 19, 2025**

DESCRIPTION: **SUBDIVISION/SITE PLAN – RETAIL CENTER (3 LOTS)**

ARCHITECT: _____ Phone: _____

ENGINEER: **AWA – JAKE TATE** Phone: **801.410.8505**

OWNER: **SOUTHBRIDGE, LLC (STEWARD LAND)** Phone: **801.309.0399**

REVIEW PROCESS	STATUS	REVIEWER
Public Works	Requires Resubmittal	Shawn Douglas – sdouglas@riverdaleutah.gov
Engineering	Requires Resubmittal	Todd Freeman – toddf@cec-engineers.com
Community Development	Requires Resubmittal	Brandon Cooper – bcooper@riverdaleutah.gov
Fire	In Review	Matt Hennessy – mhennessy@riverdaleutah.gov

PUBLIC WORKS

DATE	COMMENTS	CORRECTIVE ACTION	STATUS
01/12/2026	Storm Water	Provide a drainage system operation and maintenance plan with BMPS. Plan must be approved and recorded with plat.	Not Resolved
		Provide free board on structure, and emergency overflow.	Not Resolved
		Storm water prevention plan for construction needs to include a dumpster. All storm water inspections will need to be completed on Compliance Go.	Not Resolved
		Notice of intent filed with state.	Not Resolved
		Note to certify retention/detention structure size after construction.	Not Resolved
		Retention/Detention structure design and materials shown.	Not Resolved
		Injection well permit if required.	Not Resolved
		Fence or structure to prevent vehicles from driving on additional undeveloped pads.	Not Resolved

DATE	COMMENTS	CORRECTIVE ACTION	STATUS
01/12/2026	Water	Show additional water meters and the 1 ½ meter that is called out in landscape plan.	Not Resolved
		Water line valves need to be 8 inch.	Not Resolved
		Show water valves on all hydrants.	Not Resolved
		Provide water usage peak demands.	Not Resolved
		Provide what water shares will be used to meet water requirements.	Not Resolved
01/12/2026	General Notes	Note requiring all construction and materials shall meet Riverdale City standards.	Not Resolved
		Note requiring all missing, nonfunctioning, and/or damaged surface improvements shall be replaced. (sidewalk, curb and gutter, fencing, etc.)	Not Resolved
		Note square footage of impervious surface for each lot.	Not Resolved

ENGINEERING

DATE	COMMENTS	CORRECTIVE ACTION	STATUS
01/12/2026	General Notes	Need to have UDOT approval letter for the project prior to approval from Riverdale City.	Not Resolved
		Need to have a Long-Term Storm Water Maintenance Plan (LTSWP) to be recorded with the plat.	Not Resolved
		The following notes need to be “ Boldly ” placed on the Improvement Drawings: All Onsite “Utilities and Facilities” – On Private Property: Culinary Water Facilities: All facilities i.e., pipes, service laterals, valves, bends, thrust blocks, fire hydrants, miscellaneous fittings are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur. Sanitary Sewer Facilities: All facilities i.e., pipes, manholes, laterals, pipeline cleaning, sewer backups are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur. Storm Water Facilities: All facilities i.e., pipes, manholes, inlet catch basins, orifice and orifice control structures, detention storage basins, overflow spillways are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur. Roadways and Sidewalks Facilities: All hard-surfacing facilities i.e., are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.	Not Resolved

		The vicinity map Interstate name needs to be fixed from I-115 to I-15 on the cover sheet	Not Resolved
01/12/2026	Plat	Missing bearing on tie line.	Not Resolved
		The boundary does not close between Lots 2 and 4.	Not Resolved
		Make sure the final lot areas correspond with the areas for the Site plans and storm water calculations.	Not Resolved
		The lot line between lot 1 and 3 extends west beyond the boundary.	Not Resolved
		The bearing needs to be fixed from S and W to N and E, on the west side of lot 3.	Not Resolved
01/12/2026	CO.1 – Demo	Label 1050 West/UDOT SR- Street	Not Resolved
		The waterline connections show only a patch at the main waterline on the west side of 1050 Street. Are you not trenching across the street?	Not Resolved
		There is a storm drainpipe that is shown on the northwest running parallel to the property line and just terminates in the dirt?	Not Resolved
01/12/2026	C1.1 – Site Plan	Make sure the Pad areas and the Lot areas coincide with each other.	Not Resolved
01/12/2026	C3.1 – Utility Plan	Waterline connection to the existing 12” waterline in 1050 West Street shows 6” gate valve and should be 8” gate valve. Need to have thrust block shown behind the existing 12” waterline. Is the plan to cut in a 12”x8” tee with restrained joints?	Not Resolved
		The fire hydrant in the middle island needs to have a 6” gate valve installed/shown. The detail call out needs to be updated from C4.5 to C4.4.	Not Resolved
		I see your detail call outs reference the thrust block detail but not shown on the waterline drawing. Maybe have a call out that all fittings are required to have thrust blocks.	Not Resolved

		The existing storm drain manhole/box that is being connected to at the outfall may not be large enough for the 12" rcp pipe to connect. The existing pipes being 42" storm drainpipe coming in and out may not leave enough room if a manhole?	Not Resolved
		The orifice plate is shown on the outfall manhole. What is the elevation for the 80th percentile retention?	Not Resolved
		The fire line to the fire riser room does not show a size. Detail on Sheet C4.1 show a 6" fire line.	Not Resolved
01/12/2026	C4.1 - Details	Detail 3 Fire riser stub in detail shows a 6" fire riser. Make sure they coincide.	Not Resolved
01/12/2026	C4.2 - Details	Detail 10 with the curb inlet does not have a concrete curb behind the inlet frame. Need to have a curb behind to keep box sealed.	Not Resolved
01/12/2026	L2.1 – Irrigation Plan	It appears there is curbing at the northeast corner of the lot but does it cross the property line? There is a line but I'm not sure if it is the property line.	Not Resolved
01/12/2026	L3.1 – Irrigation Plan	Detail 5 Landscape Boulder, are there references as to how big these boulders will be? One foot high? Three feet high?	Not Resolved
		Detail 7 Backflow prevention device needs to be a Riverdale City approved device.	Not Resolved

COMMUNITY DEVELOPMENT

DATE	COMMENTS	CORRECTIVE ACTION	STATUS
01/12/2026	Plat	Please provide owner's dedication block for FC Riverdale Shopping Center, LLC – owner of parcel 078110002	Not Resolved
01/12/2026	C1.1 – Site Plan	Show traffic circulation, turning radius/staging for delivery trucks, and queuing in drive-through	Not Resolved
		Show detail for dumpster enclosure	Not Resolved
01/12/2026	L1.1 – Landscape Plan	Show detail for berm along 1050 West	Not Resolved
		Revise Keynote 14 to include grading and overseed to prevent storm water run-off and fugitive dust	Not Resolved
		When using boulders as a feature in the landscape bed, add in a mixture of multiple boulders of various sizes in different locations	

FIRE

DATE	COMMENTS	CORRECTIVE ACTION	STATUS
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2/5/2026

Riverdale City
4600 S. Weber River Drive
Riverdale, Utah 84405
Attn: Brandon Cooper

Project: Riverpark Retail

RE: Response to City Comments dated 8/18/2025

Public Works

Stormwater

Comment: Provide a drainage system operation and maintenance plan with BMPS. Plan must be approved and recorded with plat.

Response: Maintenance plan is provided with this submittal for review.

Comment: Provide free board on structure, and emergency overflow.

Response: We met with Shawn and Todd on Thursday January 29 to talk through this. The result of that meeting was to lower the inlet box in the middle of the project from 4370.75 to 4370.50. In the event of emergency conditions caused by either a rainfall event exceeding the 100 year storm or a part of the system gets plugged that causes a backup, water will overflow into the above ground, emergency detention basin at the north end of the site. The underground storage accounts for over 100% of the 100 year volume required. The above ground detention basin provides the additional storage to achieve a total volume available to 150% of that produced by a 100 year event. In an extreme emergency, if the capacity of the entire above and below ground detention systems is exceeded or an obstruction causes the system to back up beyond the emergency detention basin, water will back up in the parking lot where the grate was lowered to 4370.50.

Comment: Storm water prevention plan for construction needs to include a dumpster. All storm water inspections will need to be completed on Compliance Go.

Response: See revised Erosion Control Plan – Phase 2

Comment: Notice of intent filed with state.

Response: To be provided prior to recording of plat.

Comment: Note to certify retention/detention structure size after construction.

Response: See note added to the detention basin on the sheet C2.1, Grading Plan.

Comment: Retention/Detention structure design and materials shown.

Response: See updated callout on sheet C3.1, Utility Plan

Comment: Injection well permit if required.

Response: This is being worked on and will be provided as soon as received.

Comment: Fence or structure to prevent vehicles from driving on additional undeveloped pads.

Response: A temporary asphalt curb is shown and labeled along all edge of asphalt adjoining future asphalt/curb. A temporary asphalt curb has been added along the south side of Pad C/north side of the existing shared drive lane.

Water

Comment: Show additional water meters and the 1 ½ meter that is called out in landscape plan.

Response: There is no additional water meter for the landscape irrigation. Future water meters will be added for each future pad when developed so they can be situated in the best location determined at the time of design. A possible location for each pad has been added to sheet C3.1, Utility Plan.

Comment: Water line valves need to be 8 inch.

Response: See revised sheet C3.1, Utility Plan

Comment: Show water valves on all hydrants.

Response: See revised sheet C3.1, Utility Plan

Comment: Provide water usage peak demands.

Response: The mechanical engineer has estimate demands of about 40 gpm at the peak and around 5000 gal/day.

Comment: Provide what water shares will be used to meet water requirements.

Response: To be provided by the owner/developer.

General Notes

Comment: Note requiring all construction and materials shall meet Riverdale City standards.

Response: See General Utility Note #2 on sheet C3.1, Utility Plan.

Comment: Note requiring all missing, nonfunctioning, and/or damaged surface improvements shall be replaced. (sidewalk, curb and gutter, fencing, etc.)

Response: See General Site Note #7 on sheet C1.1, Site Plan

Comment: Note square footage of impervious surface for each lot.

Response: Information has been added to the Site Data on sheet C1.1, Site Plan

Engineering

General Notes

Comment: Need to have UDOT approval letter for the project prior to approval from Riverdale City.

Response: We have submitted to UDOT and will provide their approval letter once received. Comments were provided by UDOT 2/4/2026. They asked us to remove the boulders from the parkstrip due to clear zone restrictions and update the pavement section for 1050 West in the detail on sheet C4.6. We expect approval will happen in the next week or two.

Comment: Need to have a Long-Term Storm Water Maintenance Plan (LTSWP) to be recorded with the plat.

Response: Maintenance plan is provided with this submittal for review.

Comment: The following notes need to be "Boldly" placed on the Improvement Drawings:

All Onsite "Utilities and Facilities" – On Private Property:

Culinary Water Facilities: All facilities i.e., pipes, service laterals, valves, bends, thrust blocks, fire hydrants, miscellaneous fittings are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.

Sanitary Sewer Facilities: All facilities i.e., pipes, manholes, laterals, pipeline cleaning, sewer backups are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.

Storm Water Facilities: All facilities i.e., pipes, manholes, inlet catch basins, orifice and orifice control structures, detention storage basins, overflow spillways are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.

Roadways and Sidewalks Facilities: All hard-surfacing facilities i.e., are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur. The vicinity map Interstate name needs to be fixed from I-115 to I-15 on the cover sheet

Response: See revised sheet C0.0, Cover Sheet.

Plat

Comment: Plat Missing bearing on tie line.

Response: The Bearing of "South" is shown.

Comment: The boundary does not close between Lots 2 and 4.

Response: The boundary between Lots 2 and 4 is shown as an interior lot line and holds two courses: S 83d 39 46 W 112.18' and N 15 41 23 E 15.53'. The bearing for L2 has been adjusted.

Comment: Make sure the final lot areas correspond with the areas for the Site plans and storm water calculations.

Response: The plans and storm water calculations have been updated accordingly so they both match.

Comment: The lot line between lot 1 and 3 extends west beyond the boundary.

Response: The bearing for L2 was incorrect and has been adjusted. See attached closure proof.

Comment: The bearing needs to be fixed from S and W to N and E, on the west side of lot 3.

Response: This has been fixed, see revised plan.

C0.1 Demo

Comment: Label 1050 West/UDOT SR- Street

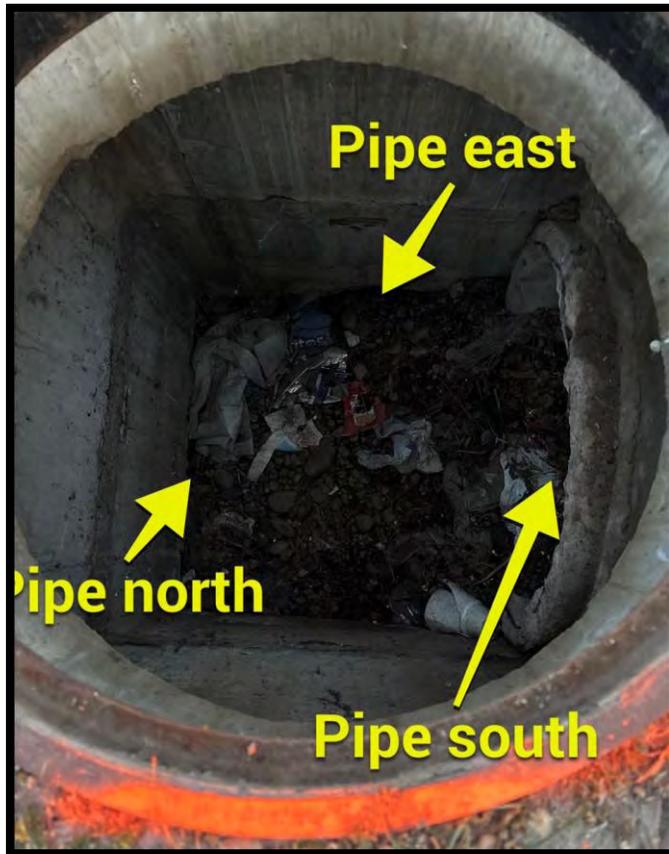
Response: See revised demo plan.

Comment: The waterline connections show only a patch at the main waterline on the west side of 1050 Street. Are you not trenching across the street?

Response: Yes, UDOT is requiring us to bore across the street for the waterline connection.

Comment: There is a storm drainpipe that is shown on the northwest running parallel to the property line and just terminates in the dirt?

Response: Notes were added to the demo plan. This pipe appears to be abandoned and the terminus is unknown. Below is a picture showing what the inside of the manhole looks like at the north of the pipe in question.



C1.1 – Site Plan

Comment: Make sure the Pad areas and the Lot areas coincide with each other.

Response: Areas have been updated to match the Plat.

C3.1 – Utility Plan

Comment: Waterline connection to the existing 12" waterline in 1050 West Street shows 6" gate valve and should be 8" gate valve. Need to have thrust block shown behind the existing 12" waterline. Is the plan to cut in a 12"x8" tee with restrained joints?

Response: See revised sheet C3.1, Utility Plan.

Comment: The fire hydrant in the middle island needs to have a 6" gate valve installed/shown. The detail call out needs to be updated from C4.5 to C4.4.

Response: See revised sheet C3.1, Utility Plan.

Comment: I see your detail call outs reference the thrust block detail but not shown on the waterline drawing. Maybe have a call out that all fittings are required to have thrust blocks.

Response: See revised sheet C3.1, Utility Plan. A note was added to each fitting and General Utility Note #11 was added.

Comment: The existing storm drain manhole/box that is being connected at the outfall may not be large enough for the 12" rcp pipe to connect. The existing pipes being 42" storm drain pipe coming in and out may not leave enough room if a manhole?

Response: See revised sheet C3.1, Utility Plan. A manhole was added so the proposed 12" pipe can enter between the existing pipes in the side of the structure. As can be seen in the image below, it is a square/rectangular box. The new 12" pipe will enter the box, perpendicular to the north wall.



Comment: The orifice plate is shown on the outfall manhole. What is the elevation for the 80th percentile retention?

Response: The flowline of the orifice is for the 80th percentile retention. Elevation was added to the utility plan.

Comment: The fire line to the fire riser room does not show a size. Detail on Sheet C4.1 show a 6" fire line.

Response: See revised sheet C3.1, Utility Plan.

C4.1 - Details

Comment: Detail 3 Fire riser stub in detail shows a 6" fire riser. Make sure they coincide.

Response: See revised sheet C3.1, Utility Plan.

C4.2 - Details

Comment: Detail 10 with the curb inlet does not have a concrete curb behind the inlet frame. Need to have a curb behind to keep box sealed.

Response: See revised detail. The curb has been labeled for clarity.

L2.1 – Irrigation Plan

Comment: It appears there is curbing at the northeast corner of the lot but does it cross the property line? There is a line but I'm not sure if it is the property line.

Response: The linework has been reviewed in the northeast corner of the site and modified. All landscape improvements shall take place on the property.

L3.1 – Irrigation Plan

Comment: Detail 5 Landscape Boulder, are there references as to how big these boulders will be? One foot high? Three feet high?

Response: A note has been added to the boulder detail to see the material schedule for boulders color and sizes.

Comment: Detail 7 Backflow prevention device needs to be a Riverdale City approved device.

Response: The proposed backflow preventer Wilkins 375XL is approved by the city of Riverdale.

Community Development

Plat

Comment: Please provide owner's dedication block for FC Riverdale Shopping Center, LLC – owner of parcel 078110002

Response: Added FC Riverdale Shopping Center, LLC and CCA- Family Center Riverdale, LLC owners to the Plat

C1.1 – Site Plan

Comment: Show traffic circulation, turning radius/staging for delivery trucks, and queuing in drive-through

Response: Vehicles were added to the site plan for queuing. A separate exhibit is attached to this letter showing a turning model for delivery trucks.

Comment: Show detail for dumpster enclosure

Response: Architect drawing provided. Our plans reference the architects plans.

L1.1 – Landscape Plan

Comment: Show detail for berm along 1050 West

Response: A detail section has been created to show berm along 1050 West. See sheet L1.1 Landscape Plan for detail.

Comment: Revise Keynote 14 to include grading and overseed to prevent storm water run-off and fugitive dust

Response: Keynote #14 has been revised and details /notes added for overseeding disturbed areas as requested.

Comment: When using boulders as a feature in the landscape bed, add in a mixture of multiple boulders of various sizes in different locations

Response: A few more boulders were added to individual boulder locations to create groupings. The range of boulder sizes has changed to include more of a range in size (2-5' in diameter). A note has also been added in the material schedule to mix boulder sizes in groupings to give contrast in boulder sizes.



16 February 2026

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Brandon Cooper
Proj: **Riverpark Retail 4868 South & 1050 West**
Subj: Subdivision plan and plat review #2

Dear Brandon,

We have completed our review of the plat and improvement plans dated February 5, 2026, and offer the following comments and recommendations to be addressed prior to final approval.

General Issues:

1. An electronic copy of the Plat and Improvement Drawings must be submitted to the City's Public Works Department prior to final approval and recording of the Plat.
2. A UDOT approval letter for the project is required before Riverdale City can issue final approval.

Sheet C0.0 – Cover Sheet:

1. Several references to "I-115" should be corrected to "I-15."

Sheet C3.1 – Utility Plan:

1. The underground storm system includes only one inspection port. Please confirm whether a single port is adequate for proper cleaning and maintenance.
2. The proposed future 12" storm drain on the east side of the underground system may pose installation challenges adjacent to the fabric-wrapped storm drain system.
3. Our calculations indicate that 11,834 cubic feet of stormwater storage is required for the 90-minute storm event. Please revise your calculations and plans as needed.

Sheet C4.1 – Details:

1. In Detail 7, "Temporary" is spelled incorrectly.

Sheet C4.2 – Details:

1. The concrete curb note referenced in the plan does not appear to be shown on the corresponding detail.

If you have any questions or need further clarification, please feel free to contact our office.

Sincerely,

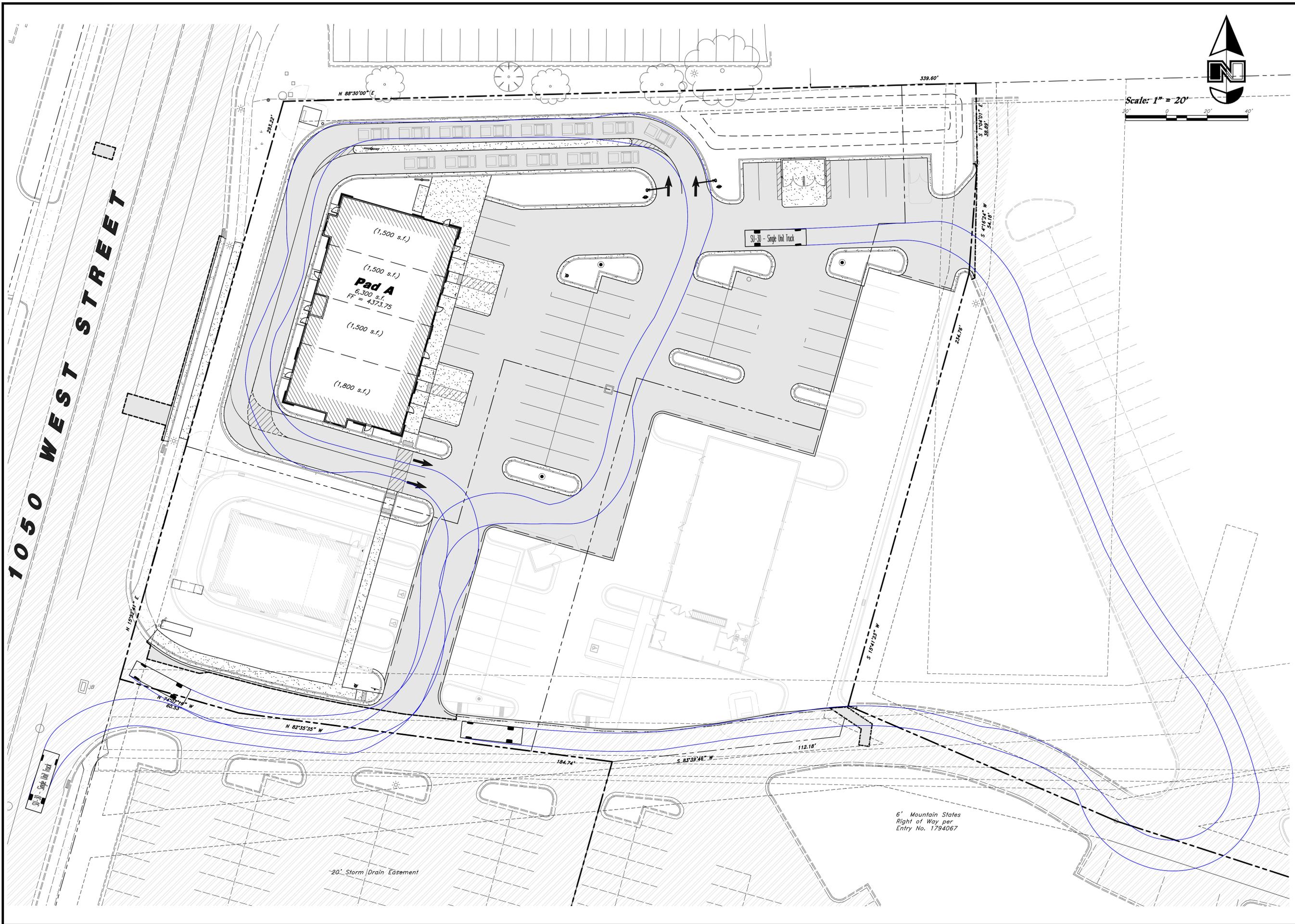
CEC, Civil Engineering Consultants, PLLC.

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

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

City Engineer

Cc. Shawn Douglas, Public Works Director
Norm Farrell, Assistant Public Works Director
Jeff Woody, Building Official



REV.	DATE	DESCRIPTION

Designed by: JHT
 Drafted by: IK
 Client Name:
 Steward Land Company

25-1655P

ANMA
 2010 North Redwood Road, Salt Lake City, Utah 84116
 (801) 521-6529 - ANAengineering.net

Delivery Truck Turn Exhibit
Riverpark Retail
 4668 South & 1050 West
 Riverdale, Weber County, UT



27 Jan, 2025
 SHEET NO.
EX-A



Central Weber Sewer Improvement District

August 28, 2025

Brandon Cooper
Riverdale City
4600 Weber River Dr,
Ogden, UT 84405

SUBJECT: Riverpark Retail
Sanitary Sewer Service
Will Serve Letter

Shawn:

We have reviewed the request of Brad Brown to provide sanitary sewer treatment services to the development called Riverpark Retail a commercial office space of less than 16,900 Sq. Ft. use of 4,000 gallons per day, located at approximate address 4868 S. 1050 W. We offer the following comments regarding Central Weber Sewer Improvement District (the District') providing sanitary sewer service.

1. At this time, the district has the capacity to treat the sanitary sewer flow from this subdivision. Inasmuch as the system demand continuously changes with growth, this assessment is valid for three (3) years from the date issued on this letter.
2. If any connection is made directly into the district's facilities the connection must be constructed in accordance with District standards and must be inspected by the district while the work is being done. A minimum of 48-hour notice for inspection shall be given to the district prior to any work associated with the connection.
3. Central Weber Sewer Improvement District is a wholesale wastewater treatment provider to Riverdale. Connection to the sewer system must be through a retail provider, which we understand to be Riverdale. The district will not take 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. The District's Wastewater Control Rules and Regulations state:



Central Weber Sewer Improvement District

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

5. The entire parcel of property to be served must be annexed into the Central Weber Sewer Improvement District prior to any sewer service connection or connection to the district's facilities. This annexation must be complete before the sale of any lots in the subdivision. Annexation into the District is permitted by the District's Board of Trustees. This will serve letter is a statement of available capacity and does not guarantee board approval of annexation.
6. Impact fees must be paid no later than the issuance of any building permits.

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

Sincerely,

Clay Marriott

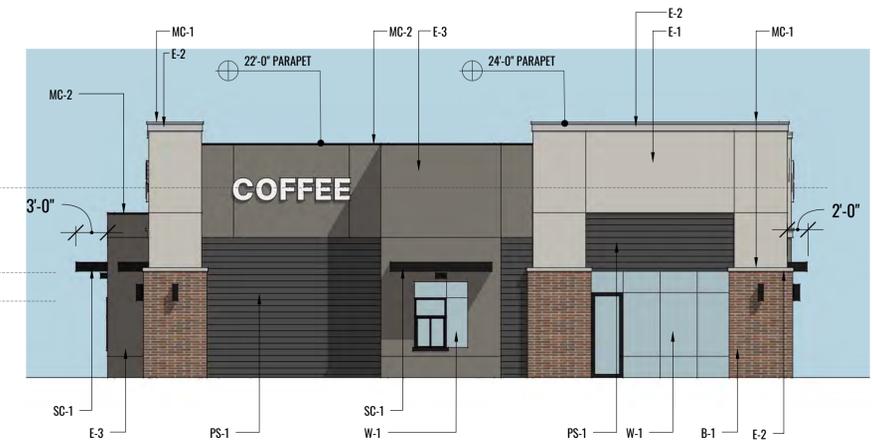
Project Manager

CC: Kevin Hall, Central Weber Sewer
Paige Spencer
Brad Brown



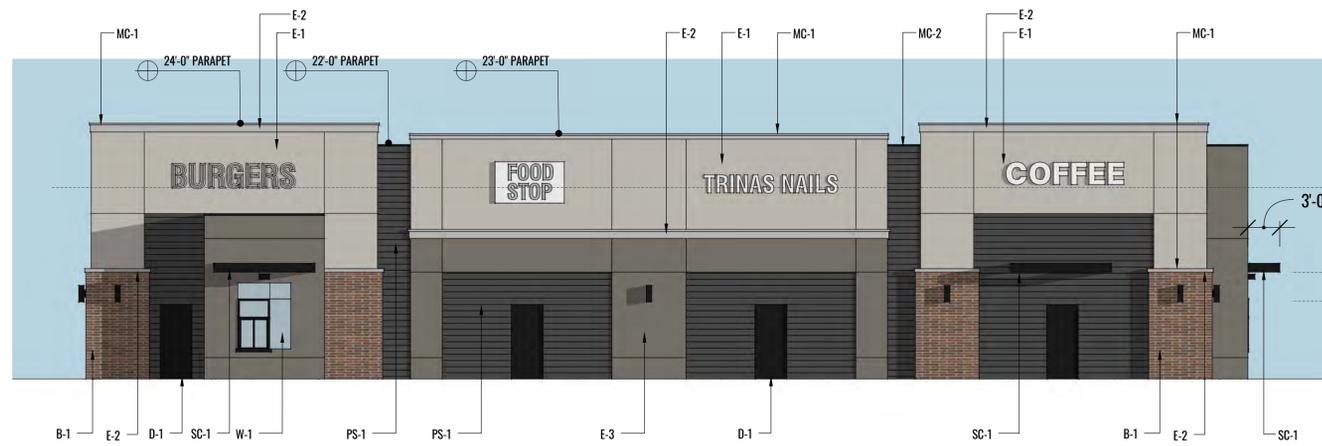
FRONT ELEVATION (EAST)

SCALE: 1/8" = 1'-0"



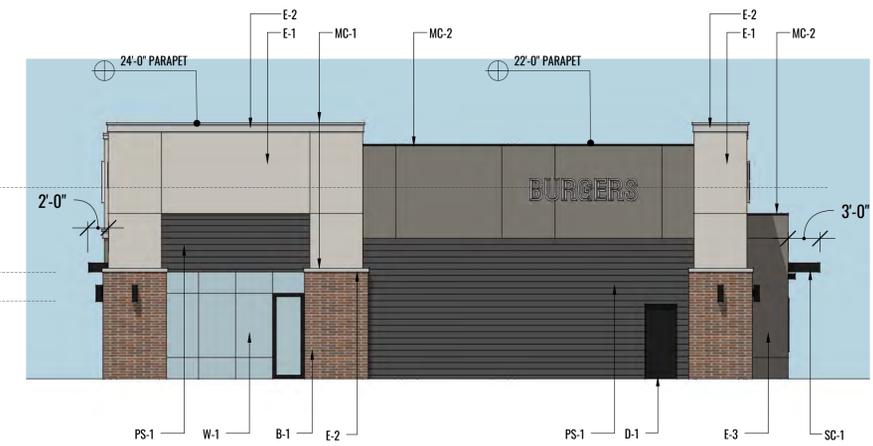
LEFT ELEVATION (SOUTH)

SCALE: 1/8" = 1'-0"



BACK ELEVATION (WEST)

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION (NORTH)

SCALE: 1/8" = 1'-0"

FINSHES SCHEDULE

- E-1 EIFS
- E-2 EIFS
- E-3 EIFS
- PS-1 PAINTED HORIZONTAL SMOOTH PLANK SIDING
- B-1 BRICK
- E-1 EIFS CAP
- SC-1 PAINTED STEEL CANOPY
- MC-1 PREFINISHED METAL CAP FLASHING
- MC-2 PREFINISHED METAL CAP FLASHING
- W-1 ALUMINUM STOREFRONT SYSTEM
- D-1 PAINTED HOLLOW METAL DOOR & FRAME



Babcock Design

RIVERPARK RETAIL v3
RIVERDALE | UTAH

Salt Lake City 52 Exchange Place SLC, UT 84111 801.531.1144 | Boise 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcockdesign.com

December 18, 2025



SOUTHEAST ELEVATION



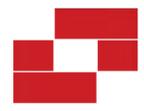
NORTHEAST ELEVATION



NORTHWEST ELEVATION



SOUTHWEST ELEVATION

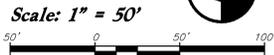


Babcock Design

RIVERPARK RETAIL v3
RIVERDALE | UTAH

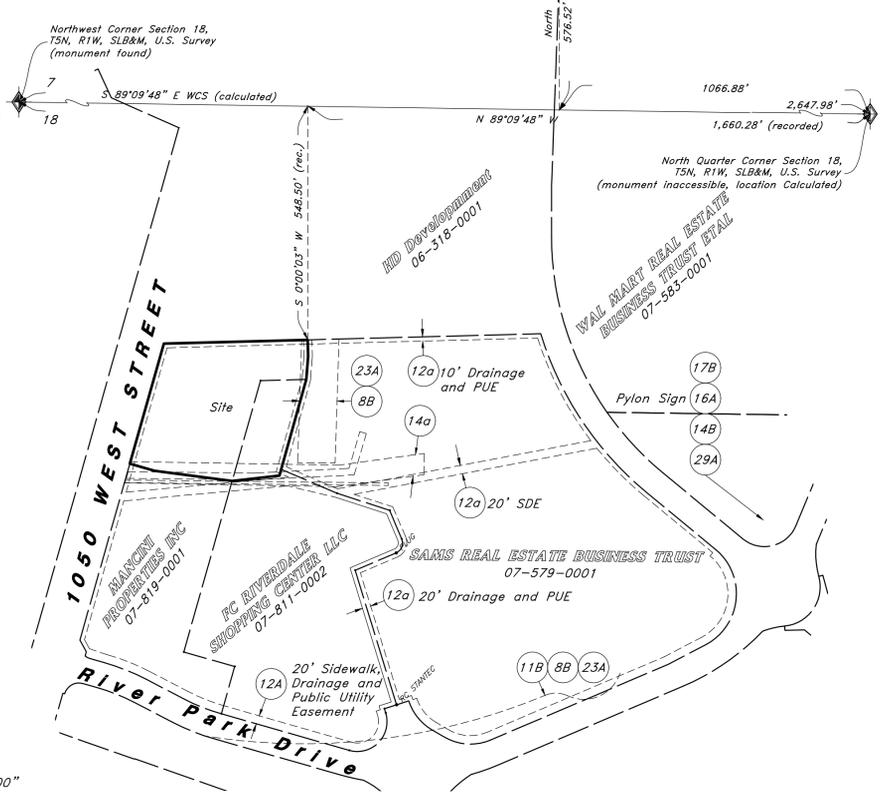
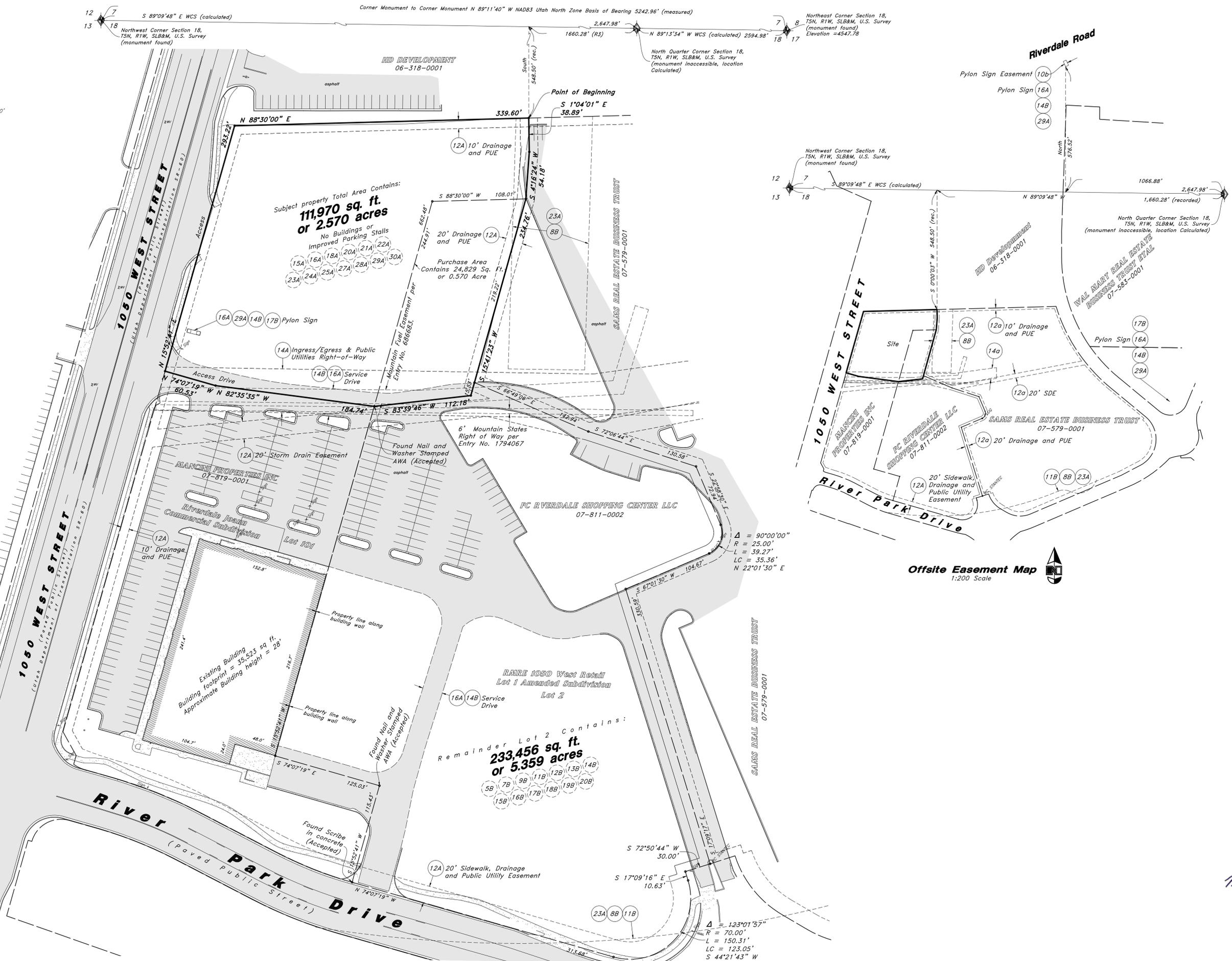
Salt Lake City 52 Exchange Place SLC, UT 84111 801.531.1144 | Boise 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcockdesign.com

December 18, 2025



Legend

- Property Line
- Easement Line
- Adjoiner Line
- Section Line
- Section Corner
- Asphalt
- Concrete
- Set 5/8" rebar with plastic cap or nail with Brass Tag stamped 'AWA'
- PUE Public Utility Easement
- SDE Storm Drain Easement



Offsite Easement Map
1:200 Scale

Designed by: DH & TC
 Drafted by: SL
 Client Name:
 Steward Land Company
 25-165AS



ALTA / NSPS Land Title Survey
Riverpark Retail
 4868 South 1050 West
 Riverdale, Weber County, Utah
 A Part of the Northwest Quarter of Section 18, T5N, R1W, SLB&M, U.S. Survey

PROFESSIONAL LAND SURVEYOR
 12966234
 David M. Hamilton
 11 Dec, 2025

9 Dec, 2025
 SHEET NO.
2

REV	DATE	DESCRIPTION

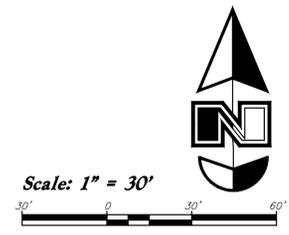
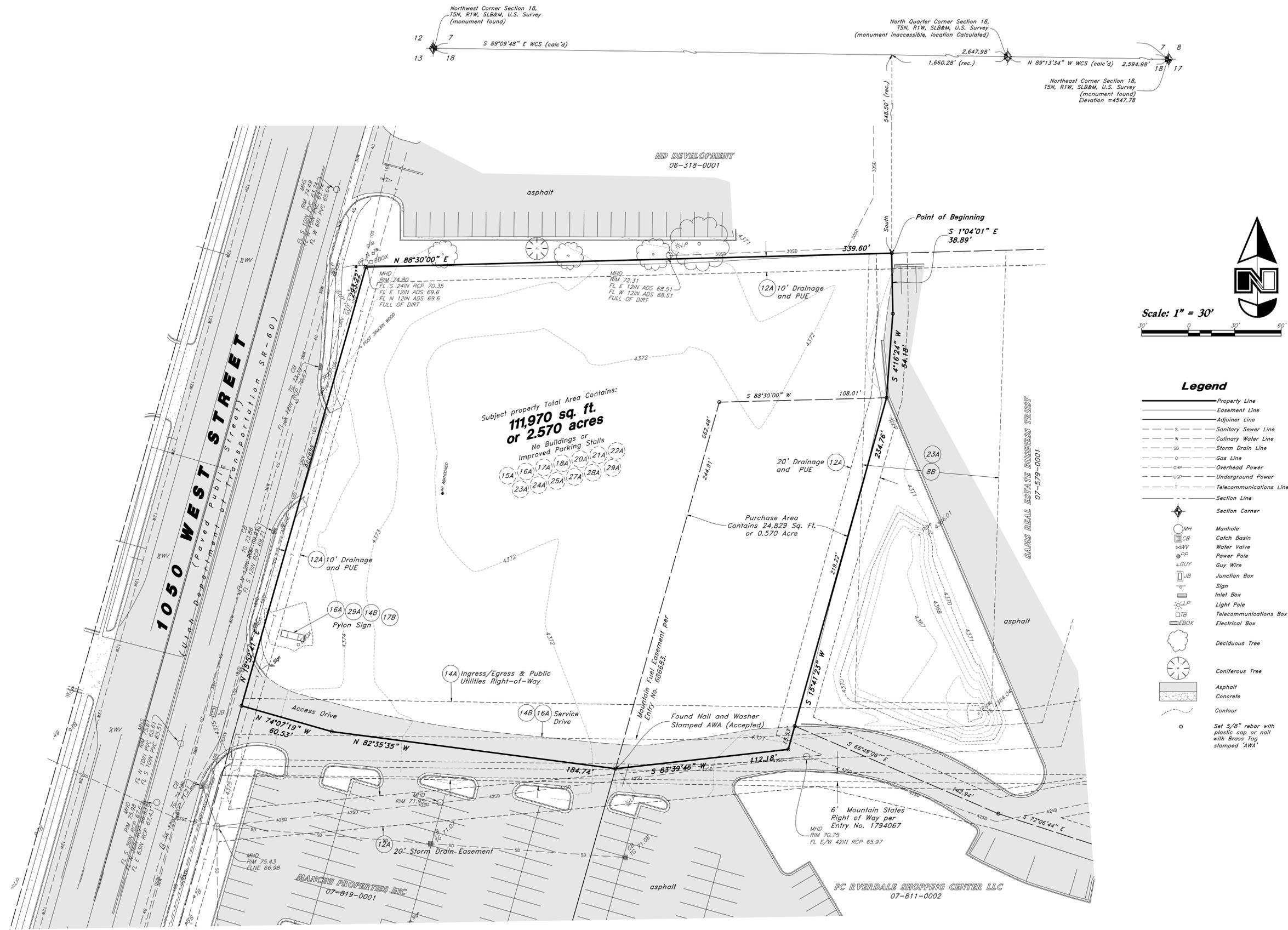
Designed by: DH & TC
 Drafted by: SL
 Client Name:
 Steward Land Company
 25-165AS



ALTA / NSPS Land Title Survey
Riverpark Retail
 4868 South 1050 West
 Riverdale, Weber County, Utah
 A Part of the Northwest Quarter of Section 18, T5N, R1W, SLB&M, U.S. Survey

PROFESSIONAL LAND SURVEYOR
 12966234
 David M. Hamilton
 STATE OF UTAH
 11 Dec, 2025

9 Dec, 2025
 SHEET NO.
3
 of 3

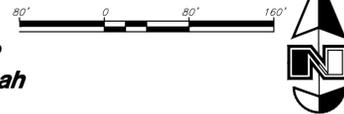


- Legend**
- Property Line
 - Easement Line
 - Adjoiner Line
 - Sanitary Sewer Line
 - Culinary Water Line
 - Storm Drain Line
 - Gas Line
 - Overhead Power
 - Underground Power
 - Telecommunications Line
 - Section Line
 - Section Corner
 - Manhole
 - Catch Basin
 - Water Valve
 - Power Pole
 - Guy Wire
 - Junction Box
 - Sign
 - Light Pole
 - Telecommunications Box
 - Electrical Box
 - Deciduous Tree
 - Coniferous Tree
 - Asphalt
 - Concrete
 - Contour
 - Set 5/8" rebar with plastic cap or nail with Brass Tag stamped 'AWA'

Riverpark Retail Subdivision

Amending Lot 2 RMRE 1050 West Retail Lot 1 Amended Subdivision and Lot 102 Riverdale Joann Commercial Subdivision, being a part of the Northwest Quarter of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Riverdale City, Weber County, Utah
January, 2026

Scale: 1" = 80'



Surveyor's Certificate

I, David M. Hamilton, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 12966234 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of AWA that by authority of the Owners I have completed Weber Record of Survey No. _____ being the property described on this Subdivision Plat in accordance with Section 17-73-504 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as

Riverpark Retail Subdivision

and that the same has been correctly surveyed and monumented on the ground as shown on this plat. I further certify that all lots meet the area, frontage, and width requirements as shown on this plat.

Description

All of Lot 2, RMRE 1050 West Retail Lot 1 Amended Subdivision recorded December 17, 2020 as Entry No. 3110794 in Book 89 of Plats at Page 55 in the Official Records of Weber County, and All of Lot 102, Riverdale Joann Commercial Subdivision recorded March 17, 2022 as Entry No. 3224594 in Book 92 of Plats at Page 57 in the Official Records of Weber County, located in the Northwest Quarter of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Riverdale City, Weber County, Utah.

Beginning at the Northwest Corner of Lot 1, River Park Drive Sam's Club Subdivision recorded as Entry No. 1794104 in Book 54 at Page 58, in the Official Records of Weber County, said point is described as being located 1660.28 feet North 89°09'48" West along the Section line and 548.50 feet South from the North Quarter Corner of said Section 18; and running thence along the Westerly line of said Lot 1 the following nine courses: South 1°04'01" East 38.89 feet; South 4°16'24" West 54.18 feet; South 15°41'23" West 219.22 feet; South 66°49'06" East 142.94 feet; South 72°06'44" East 130.58 feet; South 22°58'30" East 72.94 feet to a point of curvature; Southwesterly along the arc of a 25.00 foot radius curve to the right a distance of 39.27 feet (Central Angle equals 90°00'00" and Long Chord bears South 22°01'30" East 35.36 feet) to a point of tangency; South 67°01'30" West 104.67 feet; and South 17°09'17" East 330.59 feet to a point on the Northerly Line of River Park Drive; thence along said Northerly line the following four courses: South 72°50'44" West 30.00 feet; South 17°09'16" East 10.63 feet to a point of curvature; Southwesterly along the arc of a 70.00 foot radius curve to the right a distance of 150.31 feet (Central Angle equals 123°01'57" and Long Chord bears South 44°21'43" West 123.05 feet) to a point of tangency; and North 74°07'19" West 313.68 feet to the Southeast corner of Lot 101 of said Riverdale Joann Commercial Subdivision; thence along the Easterly and Northerly lines of said Lot 101 the following five courses: North 15°52'41" East 115.43 feet, North 74°07'19" West 125.03 feet; North 15°52'41" East 417.57 feet to the Northeast corner of said Lot 101; North 82°35'35" West 184.74 feet; and North 74°07'19" West 60.53 feet to the Northwest corner of said Lot 101 on the Southeastery line of 1050 West Street as it exists as a 104.5' width; thence North 15°52'41" East 293.22 feet along said Southeastery line to the Southerly line of the Home Depot Industrial Subdivision, Second Amended recorded February 24, 2011 as Entry No. 2517031 in the Official Records of Weber County; thence North 88°30'00" East 339.60 feet along said Southerly line to said Northwest Corner of Lot 1 of the River Park Drive Sam's Club Subdivision and the Point of Beginning.

Contains 345,426 sq. ft.
Or 7.930 acres
4 Lots

Signed this _____ day of _____, 20____

12966234
License No.



Owner's Dedication

Know all men by these presents that we, the undersigned owner of the hereon described tract of land, hereby set apart and subdivide the same into 4 Lots as shown on this plat and name said plat Riverpark Retail Subdivision.

In witness whereof I have hereunto set my hand This _____ Day of _____ AD, 20____.

FC Riverdale Shopping Center, LLC, A Delaware Limited Liability Company
CCA- Family Center Riverdale, LLC, A Delaware Limited Liability Company

by: _____
its: _____

Steward Land Holdings, LLC,
A Utah Limited Liability Company

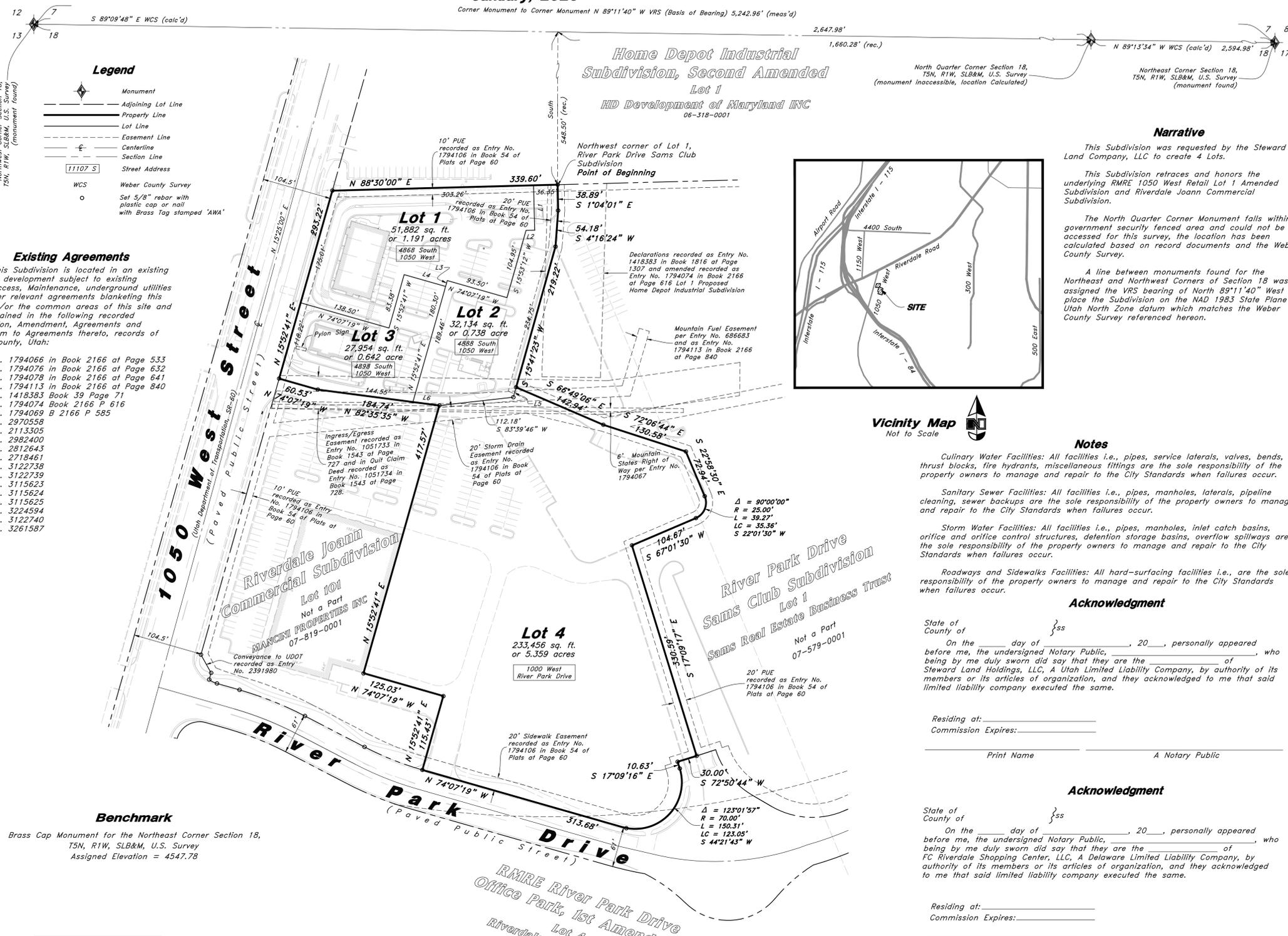
by: _____
its: _____

Acknowledgment

State of _____ } ss
County of _____ }
On the _____ day of _____, 20____, personally appeared _____, before me, the undersigned Notary Public, _____, who being by me duly sworn did say that they are the _____ of CCA- Family Center Riverdale, LLC, A Delaware Limited Liability Company, by authority of its members or its articles of organization, and they acknowledged to me that said limited liability company executed the same.

Residing at: _____
Commission Expires: _____
Print Name _____ A Notary Public

Sheet 1 of 1



Legend

- Monument
- Adjoining Lot Line
- Property Line
- Lot Line
- Easement Line
- Centerline
- Section Line
- Street Address
- 11107 S
- WCS Weber County Survey
- Set 5/8" rebar with plastic cap or nail with Brass Tag stamped 'AWA'

Existing Agreements

This Subdivision is located in an existing property development subject to existing Cross-Access, Maintenance, underground utilities and other relevant agreements blanketing this site and/or the common areas of this site and are contained in the following recorded Declaration, Amendment, Agreements and Addendum to Agreements thereto, records of Weber County, Utah:

- Entry No. 1794066 in Book 2166 at Page 533
- Entry No. 1794076 in Book 2166 at Page 632
- Entry No. 1794078 in Book 2166 at Page 641
- Entry No. 1794113 in Book 2166 at Page 840
- Entry No. 1418383 Book 39 Page 71
- Entry No. 1794074 Book 2166 P 616
- Entry No. 1794069 B 2166 P 585
- Entry No. 2970558
- Entry No. 2113305
- Entry No. 2982400
- Entry No. 2812643
- Entry No. 2718461
- Entry No. 3122738
- Entry No. 3122739
- Entry No. 3115623
- Entry No. 3115624
- Entry No. 3115625
- Entry No. 3224594
- Entry No. 3122740
- Entry No. 3261587

Benchmark

Brass Cap Monument for the Northeast Corner Section 18, T5N, R1W, SLB&M, U.S. Survey
Assigned Elevation = 4547.78

Line #	Bearing	Length
L1	S 1°27'49" E	67.37'
L2	S 88°59'26" W	13.05'
L3	N 15°52'41" E	9.16'
L4	S 74°07'19" E	65.00'
L5	S 15°41'23" W	15.53'
L6	N 82°35'35" W	40.19'



Riverdale City Planning Commission
Approved by the Riverdale City Planning Commission on the _____ Day of _____, 20____.
Chair, Riverdale City Planning Commission

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

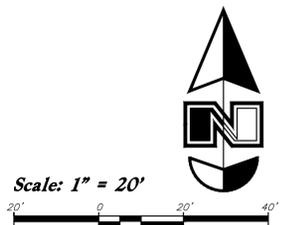
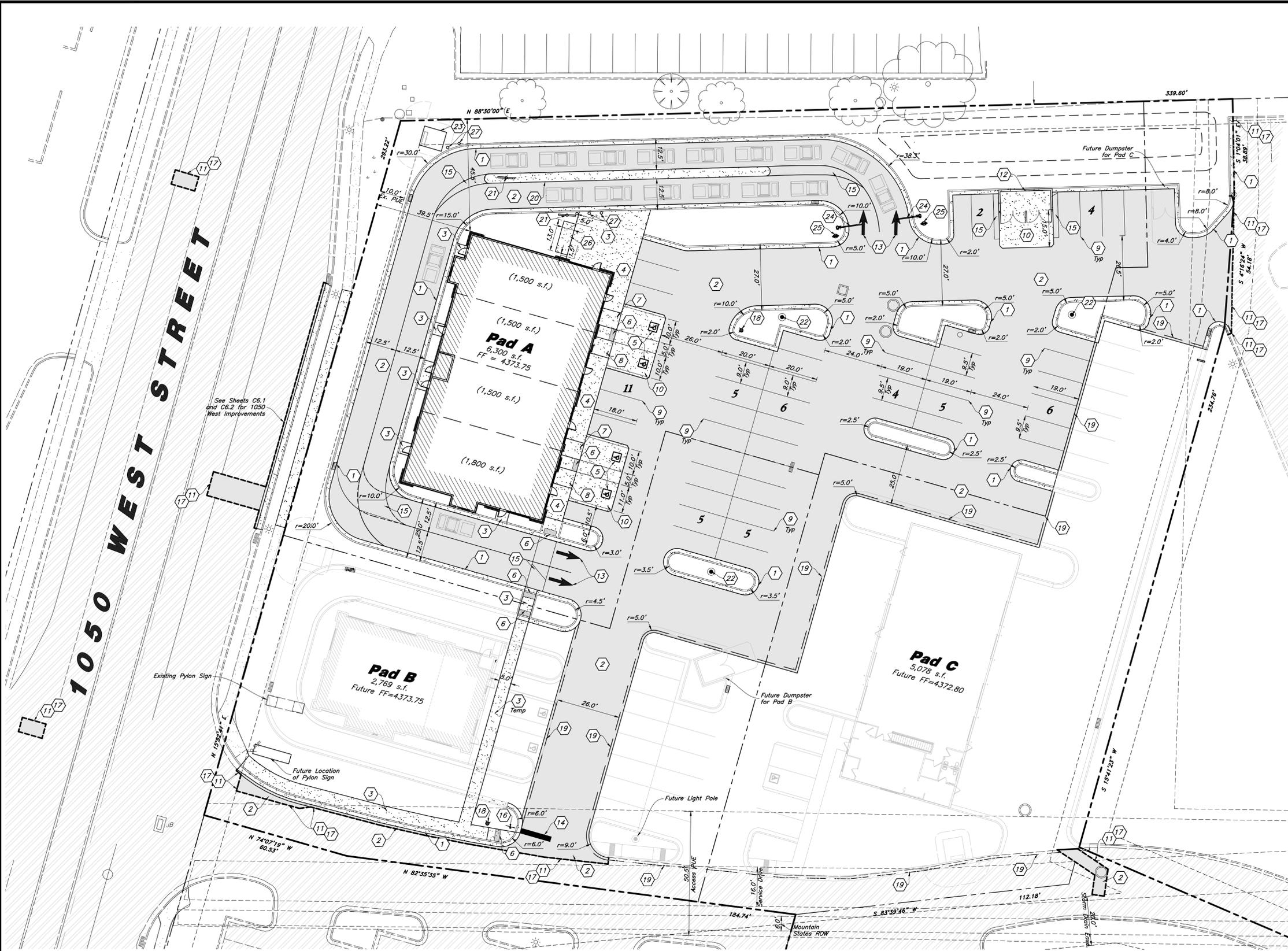
Riverdale City Approval
This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Riverdale City, Utah this _____ Day of _____, 20____.
Riverdale City Mayor
Attest

Riverdale City Attorney
Approved by the Riverdale City Attorney on the _____ Day of _____, 20____.
Riverdale City Attorney

Weber County Recorder
ENTRY NO. _____ FEE PAID _____
RECORDED _____ AT _____
IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____
WEBER COUNTY RECORDER
BY: _____ DEPUTY

Approving Agency
Riverdale City
4600 S. Weber River Dr.
Riverdale, UT 84405

Owner/Developer
Steward Land Holdings, LLC
2444 Washington Blvd
Ogden, Utah 84401



Site Construction Notes

- 1 Const. 24" Curb & Gutter (1 C4.1)
- 2 Const. Asphalt Paving (2 C4.1)
- 3 Const. Conc. Sidewalk (4 C4.1)
- 4 Const. Thickened Edge Sidewalk (5 C4.1)
- 5 Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (1 C2.3)
- 6 Const. Accessible Curb Ramp and Truncated Domes per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
- 7 Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (2 C2.3)
- 8 Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (2 C2.3)
- 9 Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- 10 Const. Conc. Paving (8 C4.1)
- 11 Sawcut; Provide Smooth Clean Edge
- 12 Dumpster Enclosure (See Arch. Plans)
- 13 Const. Directional Arrows per MUTCD
- 14 Const. 24" White Stop Bar
- 15 Const. 4" White Paint Stripe at 45 degrees, 2" o.c. (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- 16 Const. Stop Sign per MUTCD R1-1 (23 C4.5)
- 17 Conn. & Match Existing Improvements
- 18 Const. Fire Hydrant (20 C4.4)
- 19 Temporary Asphalt Curb (7 C4.1)
- 20 Const. Raised Conc. Island (See Arch. Plans)
- 21 Menu Board by Others
- 22 Const. Light Pole and Base (See Elec. Plans)
- 23 Const. Electrical Transformer Pad (See Electrical Plans)
- 24 Drive Thru Clearance Bar (See Arch. Plans)
- 25 Const. Directional Signage (See Arch. Plans)
- 26 Const. Concrete Pad for Electrical Equipment
- 27 Const. Bollard (See Arch. Plans)

Site Data

Overall Site Area = 111,970 s.f. (2.57 ac.)
 Pad A Site Area = 51,882 s.f. (1.191 ac.)
 Pad B Site Area = 27,954 s.f. (0.642 ac.)
 Pad C Site Area = 32,134 s.f. (0.738 ac.)

Pad A Building Area = 6,300 s.f.
 Pad B Building Area = 2,769 s.f.
 Pad C Building Area = 5,078 s.f.

Pad A Hardscape Area = 33,835 s.f. (65.3%)
 Pad B Hardscape Area = 20,444 s.f. (73.1%)
 Pad C Hardscape Area = 21,023 s.f. (65.5%)

Parking Required

Retail = 1/300 s.f. = 10
 Drive Thru = 1/100 s.f. = 60
 Service Repair Shops = Min. 4 Client Spaces
 Total Stalls = 74 min.

Parking Provided

Pad A Parking Provided = 43 stalls (7.30/1,000) (4 ADA stalls)
 Pad B Parking Provided = 27 stalls (9.75/1,000) (2 ADA stalls)
 Pad C Parking Provided = 11 stalls (2.00/1,000) (1 ADA stall)

Total Stalls = 81 (7 ADA Stalls)

Landscaping

Required = 22,394 s.f. (20.0%)
 Provided = 22,521 s.f. (20.1%)

General Site Notes:

1. The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
2. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
3. All dimensions are to back of curb unless otherwise noted.
4. Fire lane markings and signs to be installed as directed by the Fire Marshal.
4. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
5. Const. curb transition at all points where curb abuts sidewalk, see detail.
6. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
7. All missing, nonfunctioning, and/or damaged surface improvements shall be replaced. (sidewalk, curb and gutter, fencing, etc.)

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlten & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS
 The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Survey Control Note:
 The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlten and Associates ALTA Survey or Anderson Wahlten and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on an electronic data provided by Anderson Wahlten and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on an electronic data provided by Anderson Wahlten and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

Designed by: JHT
 Drafted by: IK
 Client Name: Steward Land Company
 25-1655P

2010 North Redwood Road, Salt Lake City, Utah 84116
 (801) 521-8529 - altagengineering.net

Site Plan
Riverpark Retail
 4668 South & 1050 West
 Riverdale, Weber County, UT

19 Feb, 2026
 SHEET NO.
C1.1

HD DEVELOPMENT

06-318-0001

Accessibility Note:

Contractor must maintain a running slope on Accessible routes less than 5.0% (1:20). The cross slope for Accessible routes less than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If Grades on plans do not meet this requirement notify Consultant immediately. The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1-Latest Edition) and/or FHAA.

Storm Water Detention
Provided Volume = 4,808± cf.
Bottom of Pond = 4368.30'
Highwater Elevation = 4370.50'
Top of Pond = 4371.50'
Contractor to provide certification that volume requirements are met after completion.

Scale: 1" = 20'



Non-engineered Fill

Per the Geotechnical Engineering Study Prepared by GSH described on the Grading Plan as General Grading Note No. 17, there is evidence of non-engineered fill across the site ranging in depths of 2.0 to 3.5 feet beneath the existing ground surface. Contractor to include the removal and/or recompaction of materials as directed by said study and a qualified geotechnical engineer.

All soil mitigation work shall be performed in accordance with the recommendations of the project's Geotechnical Engineer. The Owner is solely responsible for implementing the geotechnical engineer's recommendations and ensuring that any soil mitigation measures are carried out under their direction. AWA has not evaluated the site soils and will not provide direction regarding soil conditions, remediation methods, or suitability for construction. Any liability for soil condition assessments, mitigation methods, or related decisions rests exclusively with the Owner and the Geotechnical Engineer.

General Grading Notes:

- All grading shall be in accordance with the project geotechnical study.
- Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
- Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
- Fills shall be benched into competent material as per specifications and geotechnical report.
- All trench backfill shall be tested and certified by a Geotechnical Engineer.
- A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
- The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring, and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
- Dust shall be controlled by watering.
- The location and protection of all utilities is the responsibility of the permittee.
- Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
- All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
- The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
- The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
- Aggregate base shall be compacted per the geotechnical report prepared for the project.
- The recommendations in the following Geotechnical Engineering Report by GSH Geotechnical are included in the requirements of grading and site preparation. The Report is titled "REPORT: GEOTECHNICAL STUDY, PROPOSED RIVERDALE RETAIL, 4868 SOUTH 1050 WEST, RIVERDALE, UTAH (41.1743, -112.0037)".
Project No.: 4221-001-25
Dated: January 27, 2026
- As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
- If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of soil materials or contaminated soil.
- The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

Curb and Gutter Construction Notes:

- Open face gutter shall be constructed where drainage is directed away from curb.
- Open face gutter locations are indicated by shading and notes on the grading plan.
- It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
- Refer to the typical details for standard and open face curb and gutter dimensions.
- Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
- Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

- Concrete sidewalk shall be constructed with a cross slope of 1.5% unless shown otherwise on plan.
- Running slope of sidewalks shall be built per grades shown on the plan, where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%.
- Refer to the Site Plan for sidewalk dimensions.



1050 West Street
(Utah Department of Transportation SR-60)

Designed by:	JHT
Drafted by:	IK
Client Name:	Steward Land Company
Sheet No.:	25-165GR



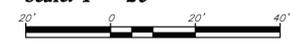
Grading Plan
Riverpark Retail
4868 South & 1050 West
Riverdale, Weber County, UT



19 Feb, 2026
SHEET NO.
C2.1



Scale: 1" = 20'



Sanitary Sewer Key Notes:

- 1 Const. C.O.T.G. SS Connection
Flow⁶=4367.74
- 2 Const. Wye SS Connection
Flow⁶=4367.61
Flow⁴=4367.61
- 3 Const. Wye SS Connection
Flow⁶=4367.54
Flow⁶=4367.54
- 4 Const. C.O.T.G. SS Connection
Flow⁶=4367.28
Flow⁶=4367.28
- 5 Const. C.O.T.G. SS Connection
Flow⁶=4367.61
Flow⁶=4367.61
- 6 Const. C.O.T.G. SS Connection
Flow⁶=4367.30
Flow⁶=4367.30
- 7 Const. C.O.T.G. SS Connection
Flow⁶=4367.74
Flow⁶=4367.74
- 8 Const. Wye SS Connection
Flow⁶=4367.81
Flow⁴=4367.81
- 9 Const. C.O.T.G. SS Connection
Flow⁶=4366.60
Flow⁶=4366.60
- 10 Const. C.O.T.G. SS Connection
Flow⁶=4366.61
Flow⁶=4366.61
- 11 Const. C.O.T.G. SS Connection
Flow⁶=4366.62
Flow⁶=4366.62
- 12 Const. C.O.T.G. SS Connection
Flow⁴=4367.93
Flow⁴=4367.93

Water/ Sewer Crossing Note:

The proposed waterline is to be looped beneath the sewer laterals in the location shown hereon. Provide a water tight casing for waterline at sewer crossing. Casing shall be a minimum of 20 feet in length, centered on the sewer crossing (10 feet min. each side). Seal both end of casing to prevent intrusion of groundwater. Installation subject to approval by the Utah Division of Drinking Water.

General Utility Notes:

- The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
- All sewer and water facilities shall be constructed per Riverdale City standards and specifications. Contractor is responsible to obtain standards and specifications.
- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans.
- Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.
- All Water Fittings are required to have a thrust blocks, per Riverdale City Standards.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

- Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
- Copper Pipe (Up to 3 inches diameter): Type "K."

Water Main Lines and Fire Lines

- Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235

Sanitary Sewer Lines

- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type F51, SDR 35

Storm Drain Lines

- 12" Pipes or Smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type F51, SDR 35
- 15" Pipes or Larger - Drainage Systems (ADS) HP Storm Pipe, ASTM F2281, or M330
- 15" Pipes or Larger - Reinforced Concrete Pipe, ASTM C76, Class III

CAUTION: The locations and/or elevations of existing utilities as shown on these plans are 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.

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

- Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
- Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
- Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

PVC Pipe Protection During Construction:

PVC Pipes must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berming over the pipes.



REV	DATE	DESCRIPTION

Designed by: JHT
Drafted by: IK
Client Name: Steward Land Company

25-1650T

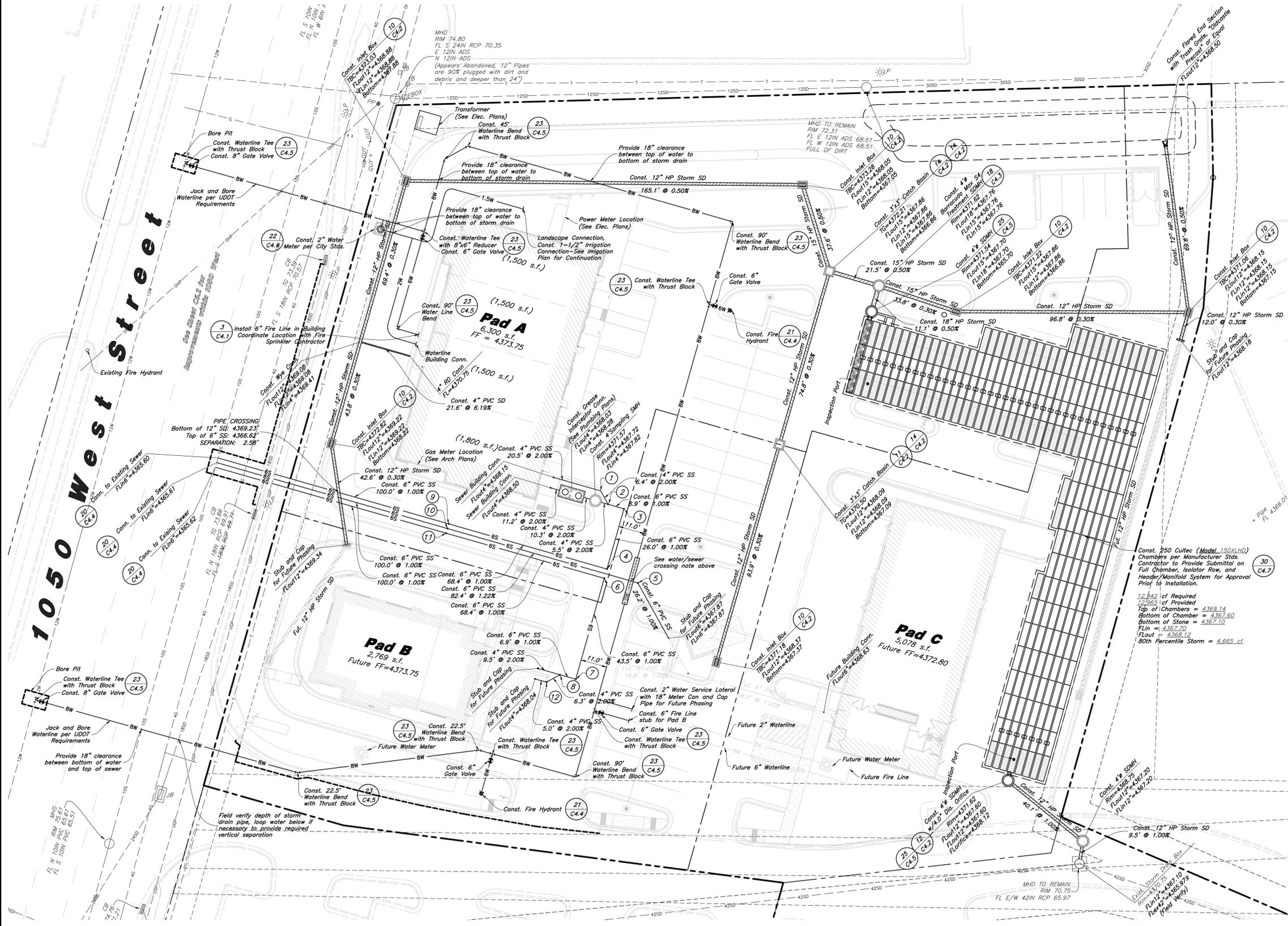


Utility Plan
Riverpark Retail
4668 South & 1050 West
Riverdale, Weber County, UT

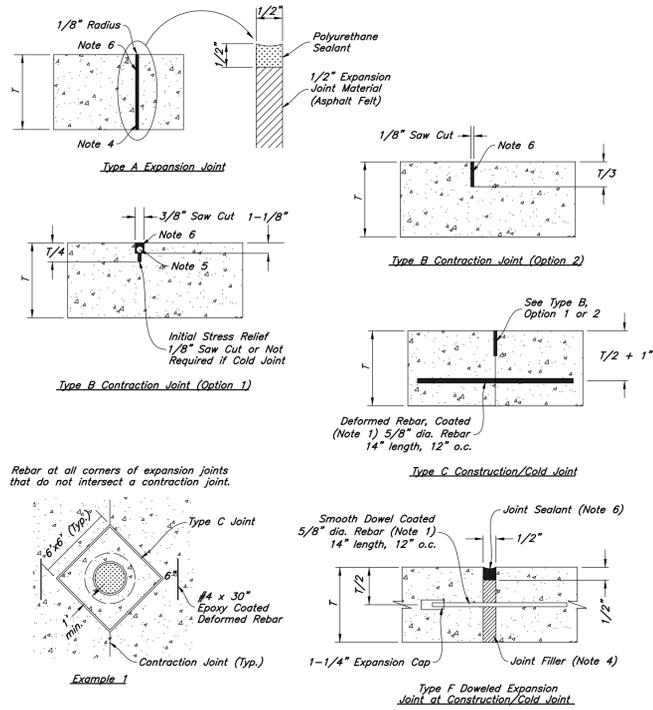


19 Feb, 2026

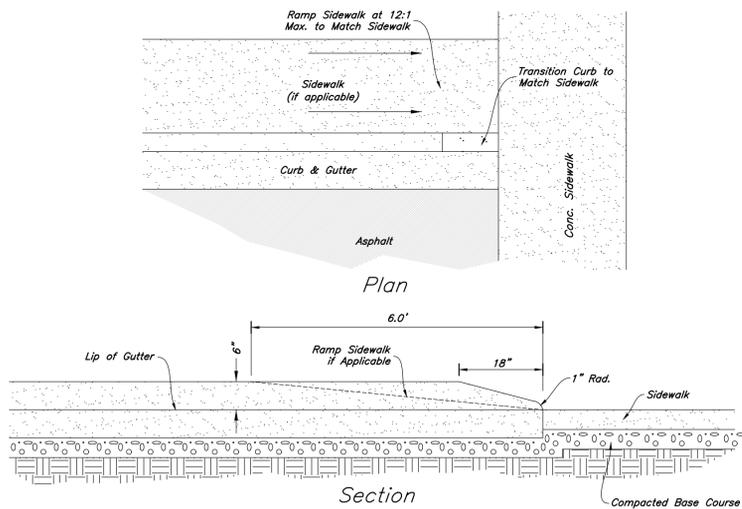
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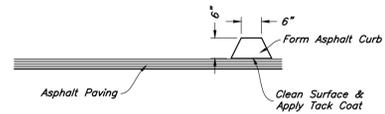
- REINFORCEMENT:** ASTM A 615, grade 60, galvanized or epoxy coated deformed steel rebar or smooth steel dowels with diameter and length as indicated.
 - Space rebar and dowels at 12 to 15 inches on center.
 - Grease dowels to provide movement in expansion joints.
 - Keep tie bars in the vertical center of the concrete slab and perpendicular to the joint during concrete placement.
- SAWING:** Keep at least 3 working power saws on-site when concrete is being placed. Saw crack control joints (contraction joints) before shrinkage cracking takes place. Do not tear or ravel concrete during sawing. In cool weather, the joint sawing may be delayed only for the time required to prevent tearing and raveling the concrete. Cut joints to dimensions recommend by sealant manufacturer and approved by ENGINEER.
- JOINTS:** Lay out joints to aid construction and control random cracking.
 - Joint Spacing shall be 12 feet maximum on center in both directions.
 - Extend transverse contraction joints continuously across the full width of the concrete. Make the joints coincide with curb and gutter joints.
 - Make adjustments in joint locations to meet inlet or manhole locations.
 - Expansion joints shall be placed where concrete abuts a building wall, sidewalk, curb, gutter or any immovable structure.
- JOINT FILLER:** Bituminous (Asphalt or tar) mastic, ASTM D994. Formed and encased between 2 layers of bituminous saturated felt or 2 layers of glass-fiber felt extending to the bottom of the concrete slab.
- BACKER ROD:** Round Rods. It must be oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant.
- JOINT SEALANT:** Hot applied, Asphalt base type, ASTM D 3405. Remove dirt, oil, and curing compounds from joint reservoir. Seal joints immediately after cleaning.



9 Concrete Joint Detail
Not to Scale

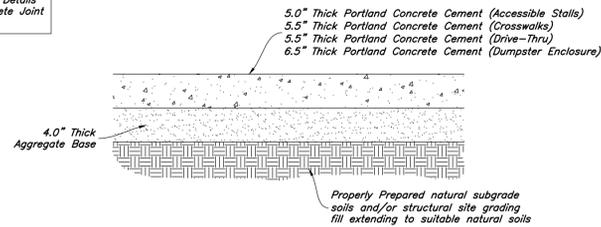


8 Curb Transition
Not to Scale



7 Temporary Asphalt Curb
Not to Scale

- See Geotechnical Report for Project for Future Details
- See Concrete Joint Detail



6 Concrete Paving Section
Not to Scale

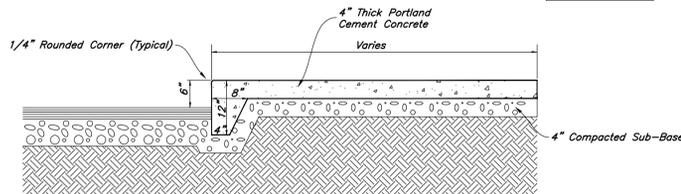
Contraction Joints

- Spacing = 10' O.C.

Expansion Joints

- Make expansion joints full depth, see joint detail
- Place expansion joint at all cold joints
- Expansion joints are required at the start of end of curb radius.

- See Concrete Joint Detail



5 Thickened Edge Walk
Not to Scale

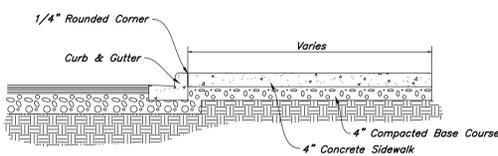
Contraction Joints

- Spacing = 10' O.C.

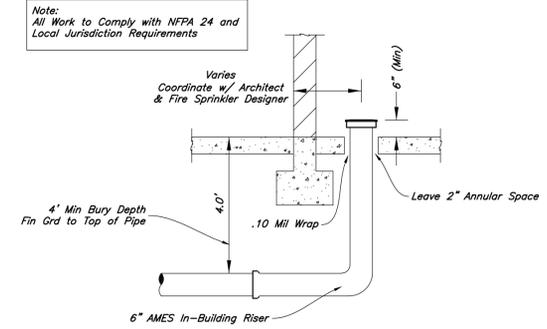
Expansion Joints

- Make expansion joints full depth, see joint detail
- Place expansion joint at all cold joints
- Expansion joints are required at the start of end of curb radius.

- See Concrete Joint Detail

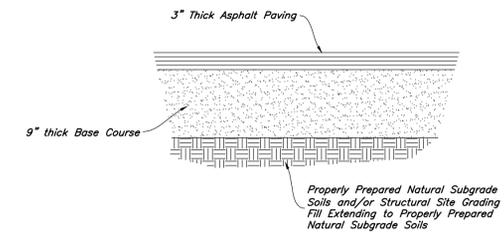


4 Typical Sidewalk Detail
Not to Scale



3 Fire Riser Stub-In Detail
Not to Scale

- Subject to Change After Geotechnical Study



2 Standard Asphalt Section
Not to Scale

1. Contraction Joints

- Spacing = 10' o.c., see joint detail
- 1/8" wide by 2" deep from top of curb at 15'-0" intervals

2. Expansion Joints

- Make expansion joints full depth, see joint detail
- Place expansion joint at all cold joints
- Expansion joints are required at ends of all radii 0.08.
- Required 3'-0" on each side of drainage structures
- Required at 90'-0" maximum intervals in straight curb and gutter
- Provide #6 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (3" thick bituminous filler material)

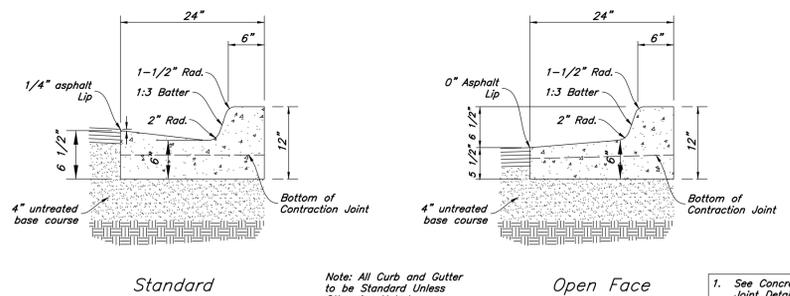
- 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement

- Provide (2) #6 x 2'-6" long tie bars to connect existing and new curb and gutter

- Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.

- All radii shall be true arcs

- Medium to light broom finish on all exterior concrete



1 24" Curb And Gutter
Not to Scale

AWA
 2010 North Redwood Road, Salt Lake City, Utah 84116
 (801) 521-6529 - AWEngineering.net

Details
Riverpark Retail
 4668 South & 1050 West
 Riverdale, Weber County, UT

PROFESSIONAL ENGINEER
 No. 4940495-2202
 JASON H. THOMPSON
 02/19/2026
 STATE OF UTAH

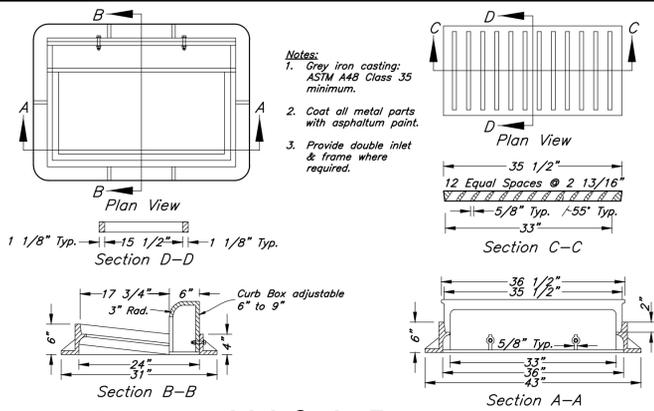
19 Feb, 2026

SHEET NO.
C4.1

REV. DATE DESCRIPTION

Designed by: JHT
 Drafted by: IK
 Client Name:
 Steward Land Company

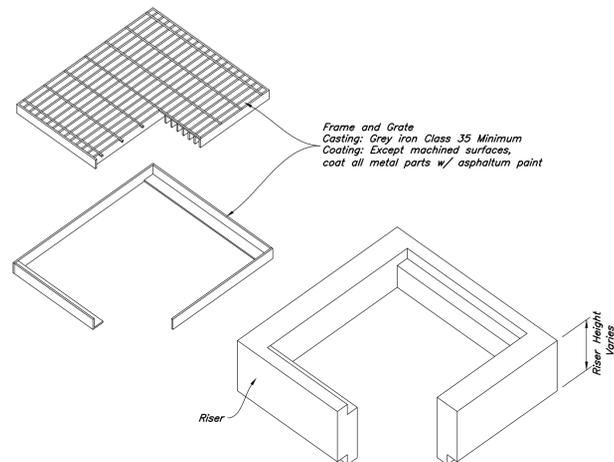
25-16SDT



Inlet Gate Frame

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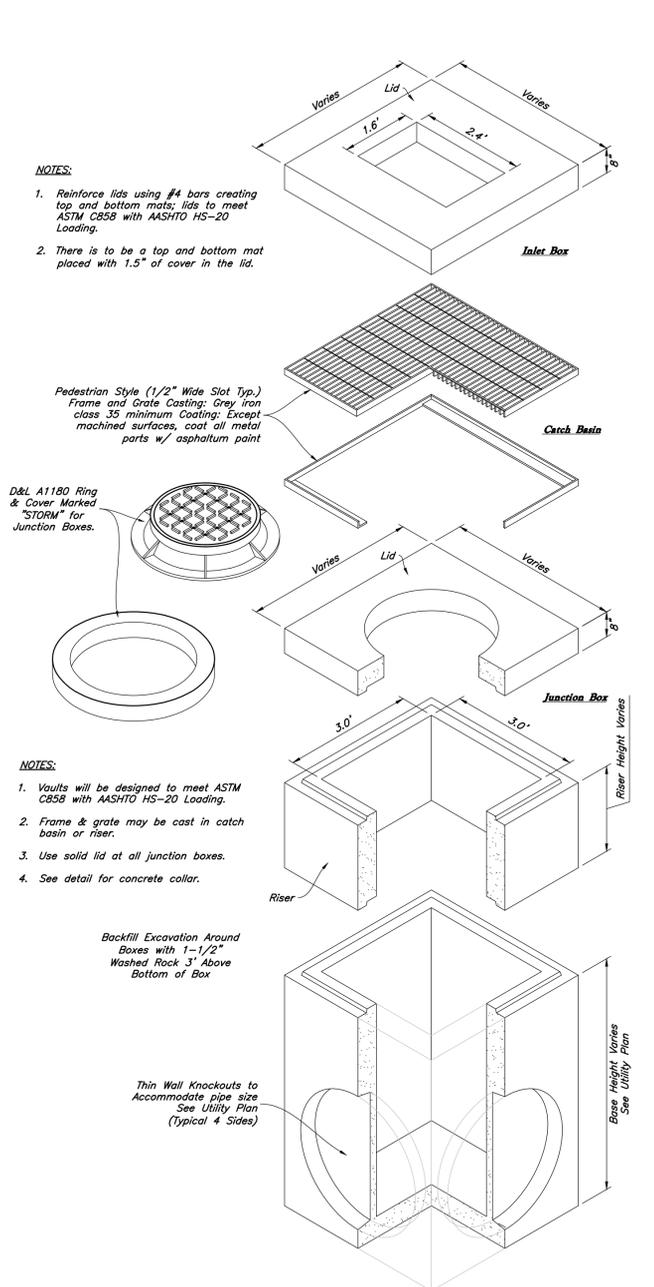
15



Precast Catch Basin

Not to Scale

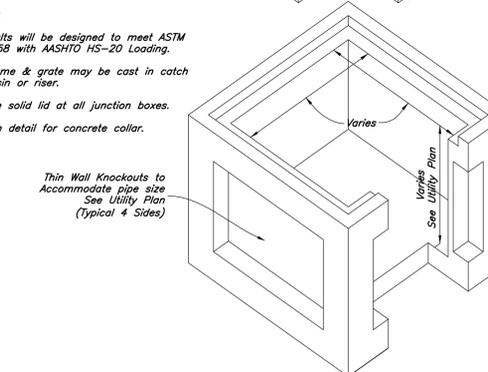
13



Precast 3' x 3' Catch Basin Junction Box/Inlet

Not to Scale

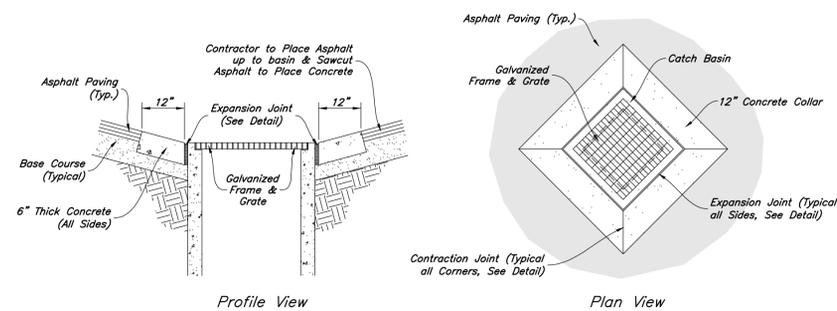
14



Orifice Plate Detail

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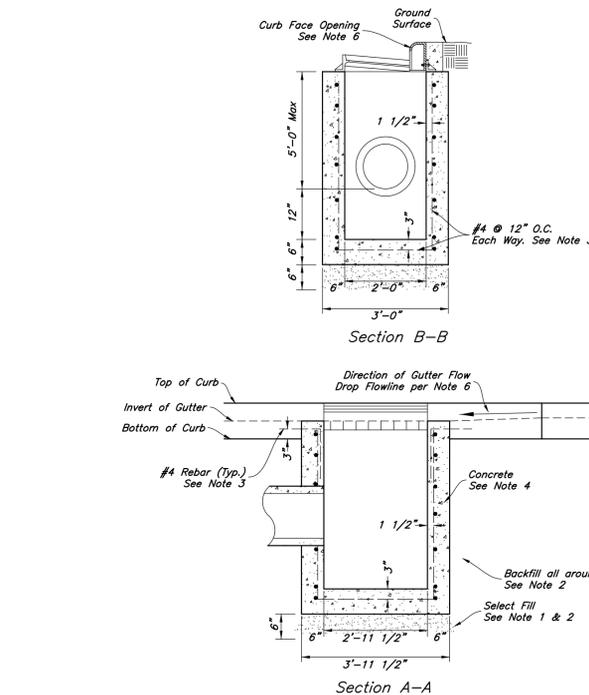
12



Concrete Collar Detail

Not to Scale

11



Curb Inlet with Single Grate

Not to Scale

10

Designed by: JHT
Drafted by: IK
Client Name:
Steward Land Company

25-16SDT

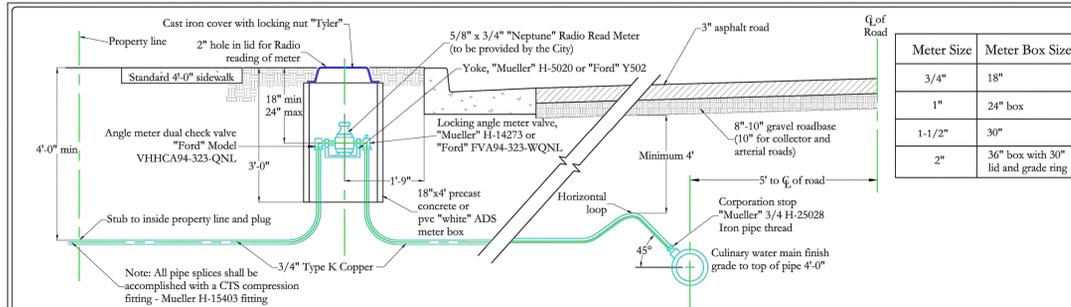


Details
Riverpark Retail
4668 South & 1050 West
Riverdale, Weber County, UT



19 Feb, 2026

SHEET NO.
C4.2



TYPICAL WATER CONNECTION
SCALE: NONE

- NOTES:**
1. Backfill: Install backfill in lifts not exceeding 8" after compaction. Compact each lift to an average dry density of 95% with no density test result less than 92%.
 2. Residential water meters provided by City. Commercial and industrial water meters to be approved by City.
 3. Pipe: Type K copper pipe.
 4. Placement: All meters are to be centered in the park strip and must be placed near midpoint of the lot. Meters must not be located in a driveway, or in a sidewalk, and must be 24" away from driveway approaches.
 5. Property owner is responsible for service line from property side of meter.
 6. Taps to PVC C900 require brass double strap saddles. Direct taps not allowed to PVC. Direct taps to ductile iron are allowed.
 7. Back flow prevention devices not required.
 8. 1-1/2" and 2" meters require a meter setter Mueller H1423 with Mueller H15428 fittings or approved equal.
 9. All meters over 1" is required to have a bypass.
 10. Water meter size shall be the same size as the supply line into site.
 11. Any standards and specifications not shown shall follow all APWA specifications.

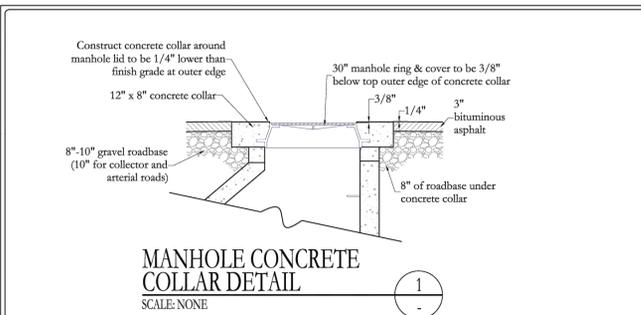
Meter Size	Meter Box Size
3/4"	18"
1"	24" box
1-1/2"	30"
2"	36" box with 30" lid and grade ring

CIVIL ENGINEERING CONSULTANTS, PLLC
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

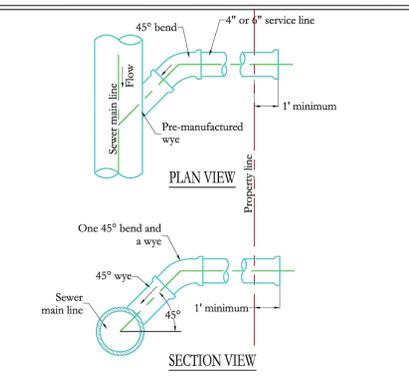
DATE: APRIL 2018
DRAWN: JLS
CHECKED: NSN / RJP

PROJECT LOCATION: CONSTRUCTION & DEVELOPMENT STANDARDS RIVERDALE CITY, UTAH TITLE: CULINARY WATER CONNECTION & CONCRETE COLLAR DETAILS

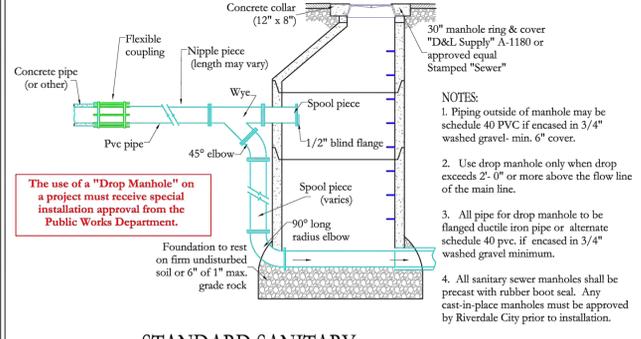
CLIENT: RIVERDALE CITY
PROJECT NUMBER: RC0002
FILE: 16-18 rc CW stds.dwg
SHEET: 17 of 18



MANHOLE CONCRETE COLLAR DETAIL
SCALE: NONE



- NOTES:**
1. All house services shall be 4" diameter. Commercial and public services shall be 6" diameter unless directed otherwise and shall be extended from main lines to property lines. The lateral from the main to the residential/commercial is owned and maintained by the property owner.
 2. All sanitary sewer laterals shall not be connected to a manhole unless pre-approved by Riverdale City.
 3. Recommended minimum grade shall be 1% for 6" service line and 2% for 4" service line.
 4. Contractor shall use a "Inserts Tee" for an existing connection and a "WYE" for a new connection.
 5. All 90° bends at connection to main must be constructed with one 45° bend and a wye.
 6. Direct nose on is allowed when connecting to existing main line. Use rubber boot as per city with stainless steel straps, if required. Core cut existing pipe, do not break out with a hammer.
 7. Notify city 24 hours in advance of any connection. Every connection to be inspected by City.



STANDARD SANITARY SEWER DROP MANHOLE
SCALE: NONE

STANDARD SANITARY SEWER CONNECTION
SCALE: NONE

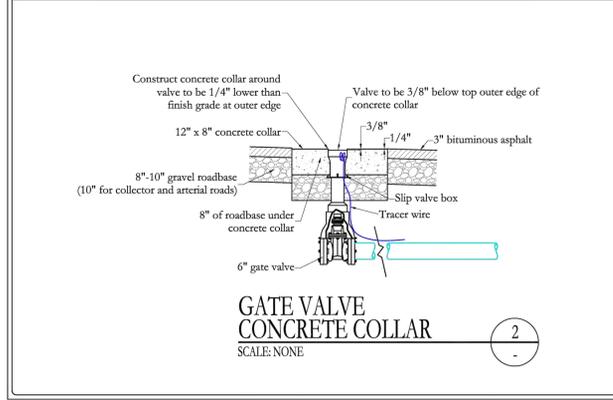
CIVIL ENGINEERING CONSULTANTS, PLLC
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

DATE: APRIL 2018
DRAWN: JLS
CHECKED: NSN / RJP

PROJECT LOCATION: CONSTRUCTION & DEVELOPMENT STANDARDS RIVERDALE CITY, UTAH TITLE: SANITARY SEWER DROP MANHOLE CONCRETE COLLAR & CONNECTION DETAILS

CLIENT: RIVERDALE CITY
PROJECT NUMBER: RC0002
FILE: 09-10 rc SS stds.dwg
SHEET: 10 of 18

Standard Sanitary Sewer & Manhole
Not to Scale



GATE VALVE CONCRETE COLLAR
SCALE: NONE

- NOTES:**
1. Backfill: Install backfill in lifts not exceeding 8" after compaction. Compact each lift to an average dry density of 95% with no density test result less than 92%.
 2. Residential water meters provided by City. Commercial and industrial water meters to be approved by City.
 3. Pipe: Type K copper pipe.
 4. Placement: All meters are to be centered in the park strip and must be placed near midpoint of the lot. Meters must not be located in a driveway, or in a sidewalk, and must be 24" away from driveway approaches.
 5. Property owner is responsible for service line from property side of meter.
 6. Taps to PVC C900 require brass double strap saddles. Direct taps not allowed to PVC. Direct taps to ductile iron are allowed.
 7. Back flow prevention devices not required.
 8. 1-1/2" and 2" meters require a meter setter Mueller H1423 with Mueller H15428 fittings or approved equal.
 9. All meters over 1" is required to have a bypass.
 10. Water meter size shall be the same size as the supply line into site.
 11. Any standards and specifications not shown shall follow all APWA specifications.

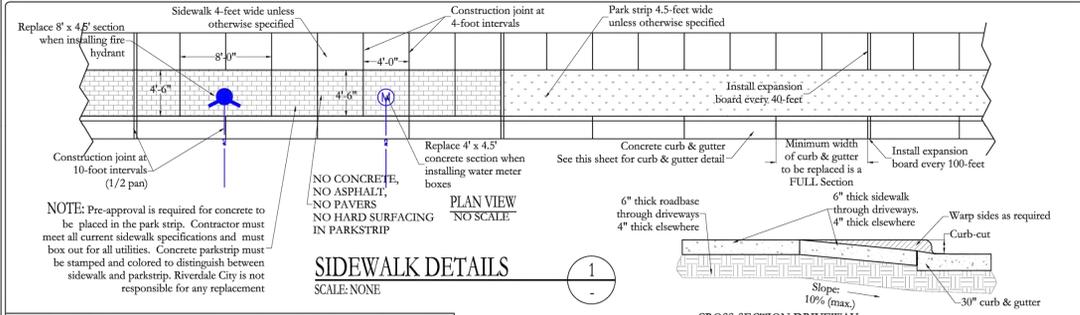
Gate Valve & Water Connection
Not to Scale

CIVIL ENGINEERING CONSULTANTS, PLLC
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

DATE: APRIL 2018
DRAWN: JLS
CHECKED: NSN / RJP

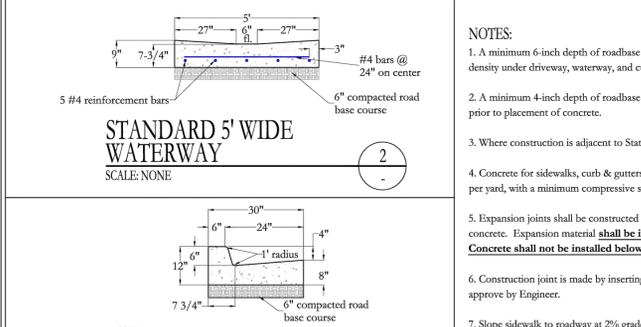
PROJECT LOCATION: CONSTRUCTION & DEVELOPMENT STANDARDS RIVERDALE CITY, UTAH TITLE: CULINARY WATER CONNECTION & CONCRETE COLLAR DETAILS

CLIENT: RIVERDALE CITY
PROJECT NUMBER: RC0002
FILE: 16-18 rc CW stds.dwg
SHEET: 17 of 18



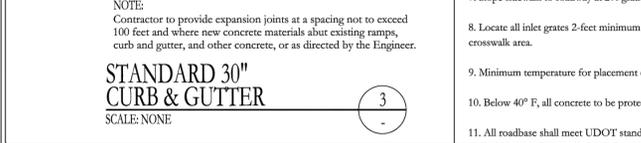
SIDEWALK DETAILS
SCALE: NONE

CROSS-SECTION DRIVEWAY
SCALE: NONE



STANDARD 5' WIDE WATERWAY
SCALE: NONE

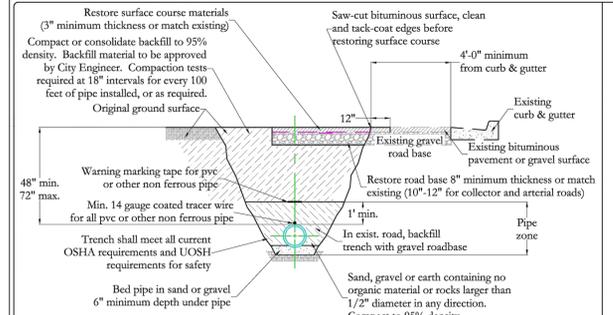
STANDARD 30" CURB & GUTTER
SCALE: NONE



STANDARD 30" CURB & GUTTER
SCALE: NONE

- NOTES:**
1. A minimum 6-inch depth of roadbase or crushed gravel (1" minus) material shall be placed to grade & compacted to 95% of maximum dry density under driveway, waterway, and curb & gutter prior to placement of concrete.
 2. A minimum 4-inch depth of roadbase material shall be placed to grade and compacted to 95% of maximum dry density under sidewalk prior to placement of concrete.
 3. Where construction is adjacent to State Highway Frontage, State Highway Department requirements shall govern.
 4. Concrete for sidewalks, curb & gutters, driveway approaches and waterways shall be 3/4-inch maximum aggregate class B concrete, 6 bags per yard, with a minimum compressive strength of 3,500 PSI at 28 days.
 5. Expansion joints shall be constructed by placing an approved material, (typically bituminous impregnated fiberboard), the full depth of the concrete. Expansion material shall be installed prior to the placement of the concrete and set flush with the finish level of the sidewalk. Concrete shall not be installed below the expansion joint.
 6. Construction joint is made by inserting 1/8-inch steel plate into the concrete; finish with 1/2-inch radius edging tool or other method approve by Engineer.
 7. Slope sidewalk to roadway at 2% grade.
 8. Locate all inlet grates 2-foot minimum away from the pedestrian crosswalk, with all drainage intercepted before it gets to the pedestrian crosswalk area.
 9. Minimum temperature for placement of concrete without protection is 40°F. (See Technical Specifications)
 10. Below 40° F, all concrete to be protected for 10 days. (Portable heater may be required, as directed - See Technical Specifications)
 11. All roadbase shall meet UDOT standards and specifications. Recycled concrete will NOT be permitted to use as a roadbase substitute.

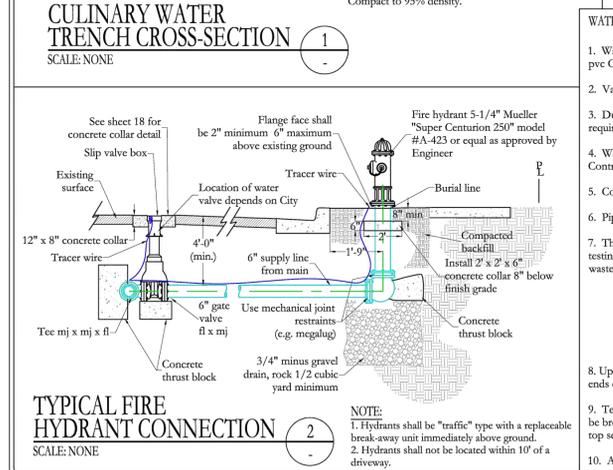
Standard Curb & Gutter, Waterway and Sidewalk
Not to Scale



TYPICAL WATER LOOP
SCALE: NONE

- WATER LINE PIPING AND MISCELLANEOUS NOTES:**
1. Water lines 12 inches and larger shall be ductile iron class-51. Water lines 10 inches and smaller shall be pvc C-900 DR-18 or ductile iron Class-51. All waterlines shall be a minimum of 8-inches in diameter.
 2. Valves larger than 12-inches shall be butterfly valves. Concrete collars required around all valve boxes.
 3. Ductile iron pipe and fittings shall be wrapped with polyethylene and have cathodic protection where required.
 4. Whenever possible "hot tap" connections required. Hot tap valve to be supported during connection. Contractor to notify City 24-hours in advance of making connection.
 5. Contractor shall contact property owners 48-hours in advance with written notice for shutting off water.
 6. Pipe zone shall be backfilled with sand or material as approved by project engineer.
 7. The following tests must be passed before the waterline is connected for service. All disinfection and testing shall follow all AWWA specifications and standards (see the Technical Specification discharge of waste water).
 - a. Pipeline inspection - alignment, grade, class of pipe, & brass wedges installation
 - b. Pressure Test - Must keep a minimum of 200 PSI for 2-hours
 - c. Chlorination Test - Must keep a minimum of 30 PPM for 24-hours.
 - d. Clear Water Test
 - e. Bacteria Test - 2 tests are required. The 2nd test must be taken 24-hours after the 1st test is performed. (See Technical Specifications for additional detail information)
 8. Upon completion of a new waterline a sampling tap valve shall be installed on the blow-off pipe at the ends of the pipe to aid with the water sampling and tests that are required in Item 9 above.
 9. Terminations for tracer wire for pvc piping is to be located at the surface of valve boxes. The wire is to be brought on the outside of the bottom section of the water valve box and brought inside through the top section of the box. Tracer wire shall be extended to the ground surface adjacent fire hydrants
 10. A fire hydrant (for pipeline flushing) shall be installed at the end of all cul-de-sacs & dead-end streets.

Water Trench, Loop & Fire Hydrant
Not to Scale



TYPICAL FIRE HYDRANT CONNECTION
SCALE: NONE

CIVIL ENGINEERING CONSULTANTS, PLLC
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

DATE: APRIL 2018
DRAWN: JLS
CHECKED: NSN / RJP

PROJECT LOCATION: CONSTRUCTION & DEVELOPMENT STANDARDS RIVERDALE CITY, UTAH TITLE: CULINARY WATER TRENCH, FIRE HYDRANT & WATER LOOP DETAILS

CLIENT: RIVERDALE CITY
PROJECT NUMBER: RC0002
FILE: 16-18 rc CW stds.dwg
SHEET: 16 of 18

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5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

DATE: APRIL 2018
DRAWN: JLS
CHECKED: NSN / RJP

PROJECT LOCATION: CONSTRUCTION & DEVELOPMENT STANDARDS RIVERDALE CITY, UTAH TITLE: SIDEWALK AND WATERWAY DETAILS

CLIENT: RIVERDALE CITY
PROJECT NUMBER: RC0002
FILE: 02-08 rc ST stds.dwg
SHEET: 3 of 18

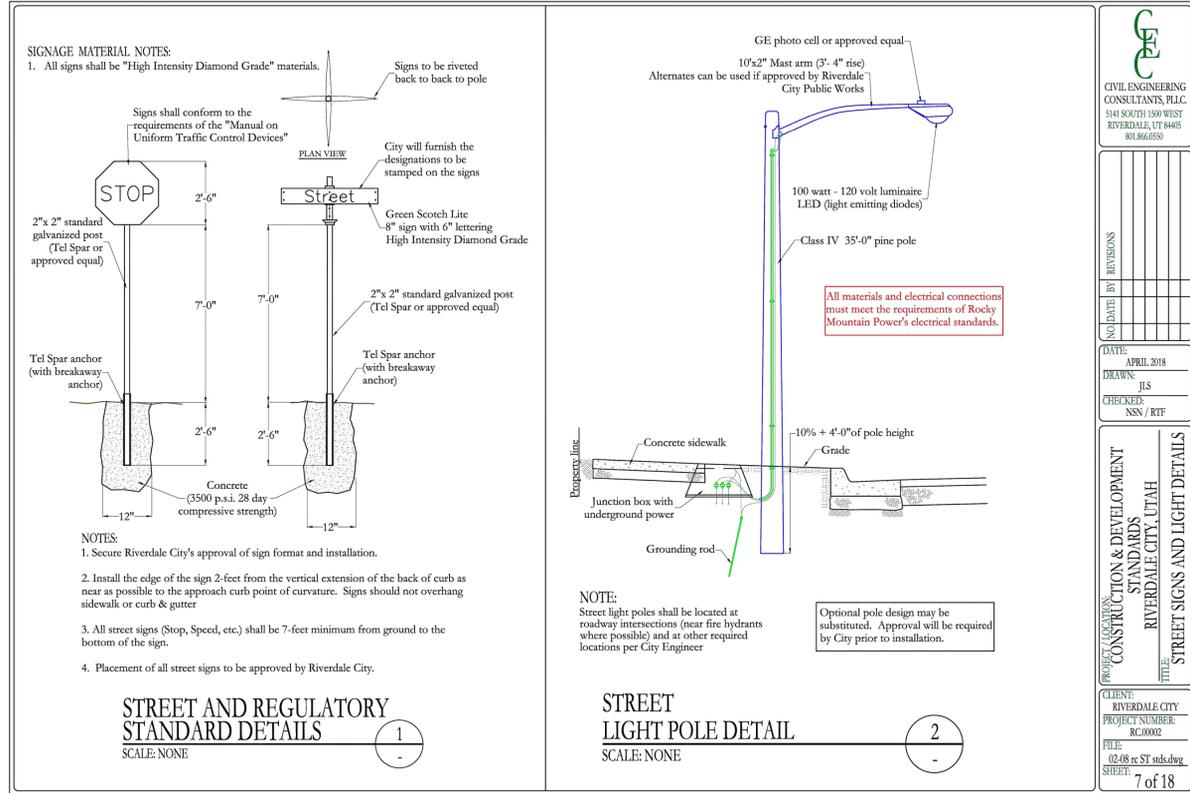
AWWA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8829 - AWWAengineering.net

Designed by: JHT
Drafted by: IK
Client Name: Steward Land Company
25-16SDT

City Details
Riverpark Retail
4668 South & 1050 West
Riverdale, Weber County, UT

PROFESSIONAL SEAL
JASON H. THOMPSON
No. 4940495-2202
02/19/2026
STATE OF UTAH

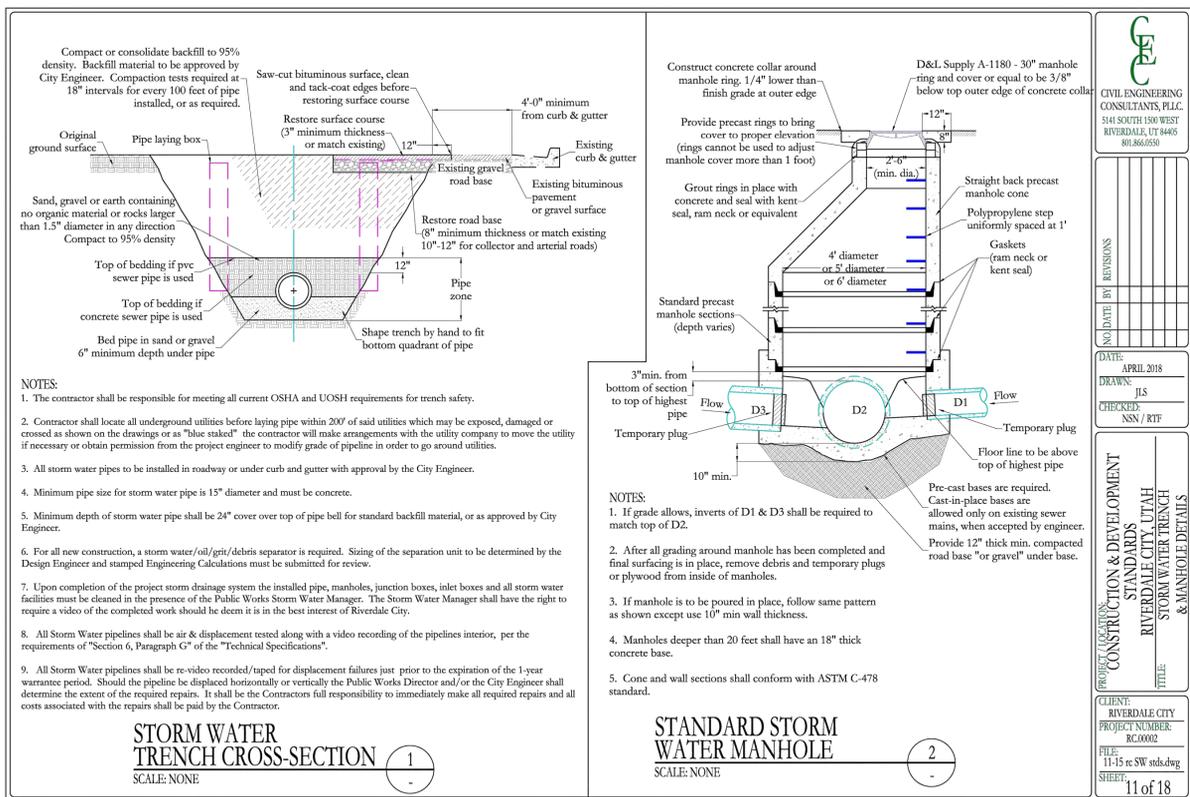
19 Feb, 2026
SHEET NO. **C4.4**



 CIVIL ENGINEERING CONSULTANTS, PLLC 5141 SOUTH 1500 WEST RIVERDALE, UT 84405 801.866.0550	
NO. DATE	BY REVISIONS
DATE:	APRIL 2018
DRAWN:	JLS
CHECKED:	NSN / RTF
PROJECT LOCATION: CONSTRUCTION & DEVELOPMENT STANDARDS RIVERDALE CITY, UTAH TITLE: STREET SIGNS AND LIGHT DETAILS	
CLIENT:	RIVERDALE CITY
PROJECT NUMBER:	RC00002
FILE:	16-18 rc SW stds.dwg
SHEET:	7 of 18

Stop Sign & Street Light

24

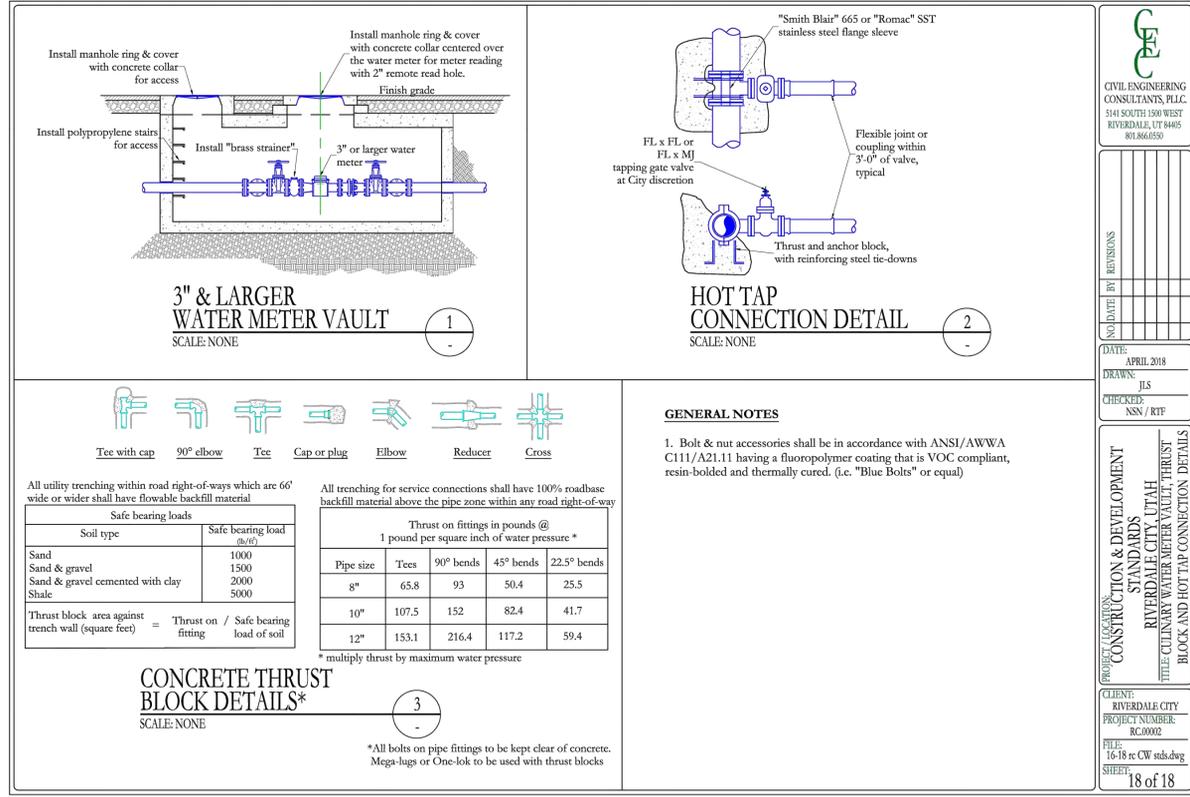


 CIVIL ENGINEERING CONSULTANTS, PLLC 5141 SOUTH 1500 WEST RIVERDALE, UT 84405 801.866.0550	
NO. DATE	BY REVISIONS
DATE:	APRIL 2018
DRAWN:	JLS
CHECKED:	NSN / RTF
PROJECT LOCATION: CONSTRUCTION & DEVELOPMENT STANDARDS RIVERDALE CITY, UTAH TITLE: STORM WATER TRENCH & MANHOLE DETAILS	
CLIENT:	RIVERDALE CITY
PROJECT NUMBER:	RC00002
FILE:	16-15 rc SW stds.dwg
SHEET:	11 of 18

25

Storm Water Manhole

Not to Scale



 CIVIL ENGINEERING CONSULTANTS, PLLC 5141 SOUTH 1500 WEST RIVERDALE, UT 84405 801.866.0550	
NO. DATE	BY REVISIONS
DATE:	APRIL 2018
DRAWN:	JLS
CHECKED:	NSN / RTF
PROJECT LOCATION: CONSTRUCTION & DEVELOPMENT STANDARDS RIVERDALE CITY, UTAH TITLE: CULINARY WATER METER VAULT, THRUST BLOCK AND HOT TAP CONNECTION DETAILS	
CLIENT:	RIVERDALE CITY
PROJECT NUMBER:	RC00002
FILE:	16-18 rc CW stds.dwg
SHEET:	18 of 18

Water Meter Vault, Thrust Block and Hot Tap

23

Not to Scale

Designed by: JHT
 Drafted by: IK
 Client Name: Steward Land Company
 25-16SDT

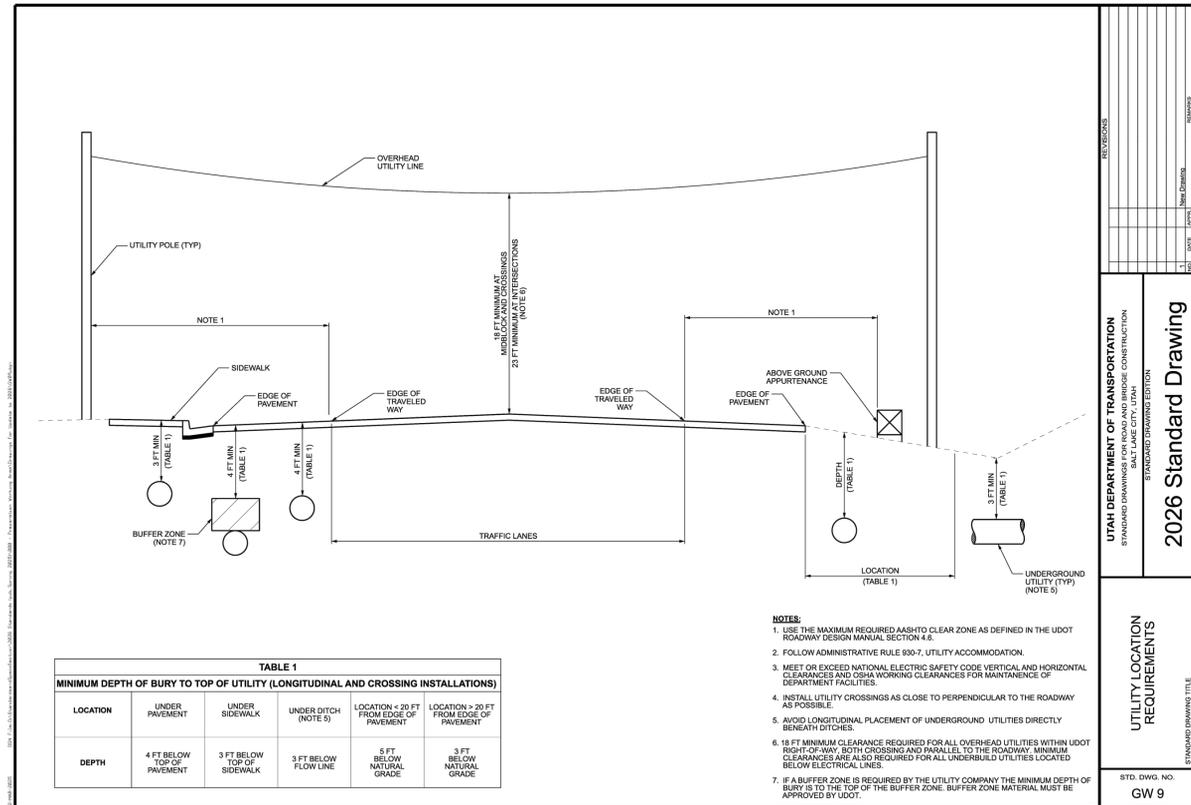
AWWA
 2010 North Redwood Road, Salt Lake City, Utah 84116
 (801) 521-8529 - www.wwaengineers.net

City Details

Riverpark Retail
 4668 South & 1050 West
 Riverdale, Weber County, UT

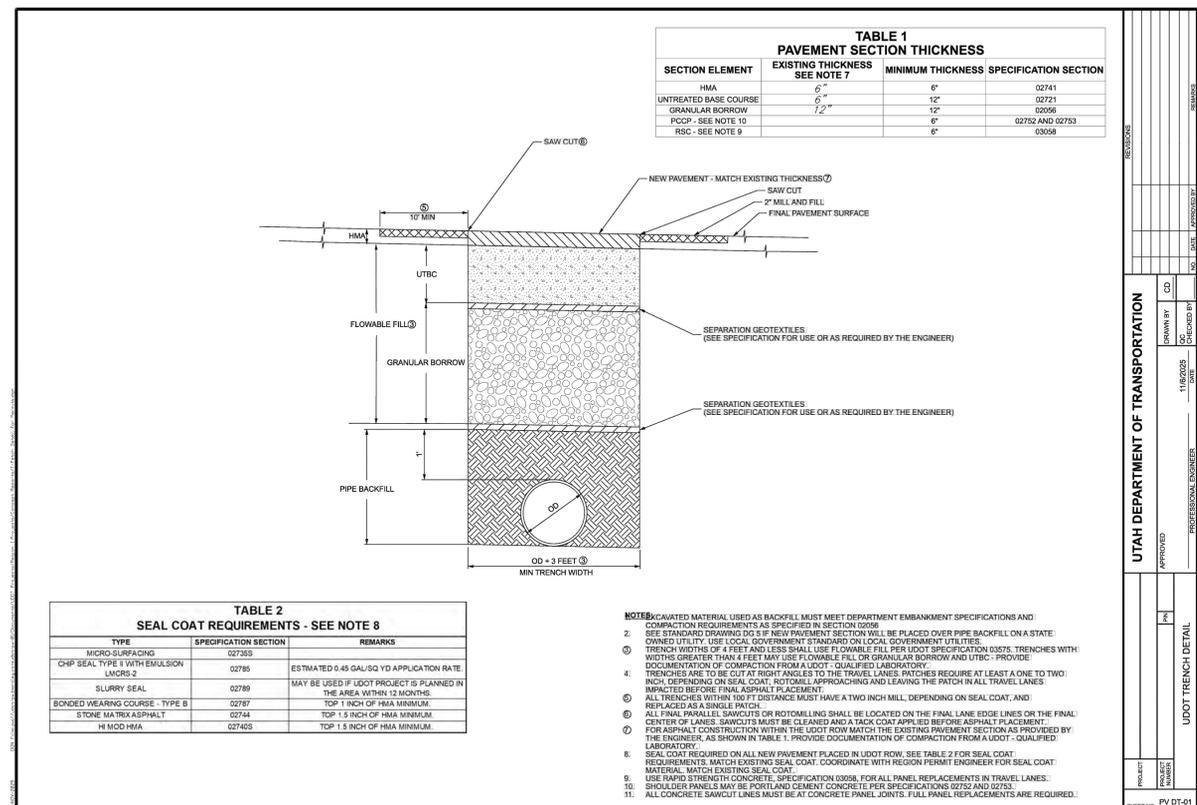
PROFESSIONAL SEAL
 JASON H. THOMPSON
 No. 4940495-2202
 02/19/2026
 STATE OF UTAH

19 Feb, 2026
 SHEET NO. **C4.5**



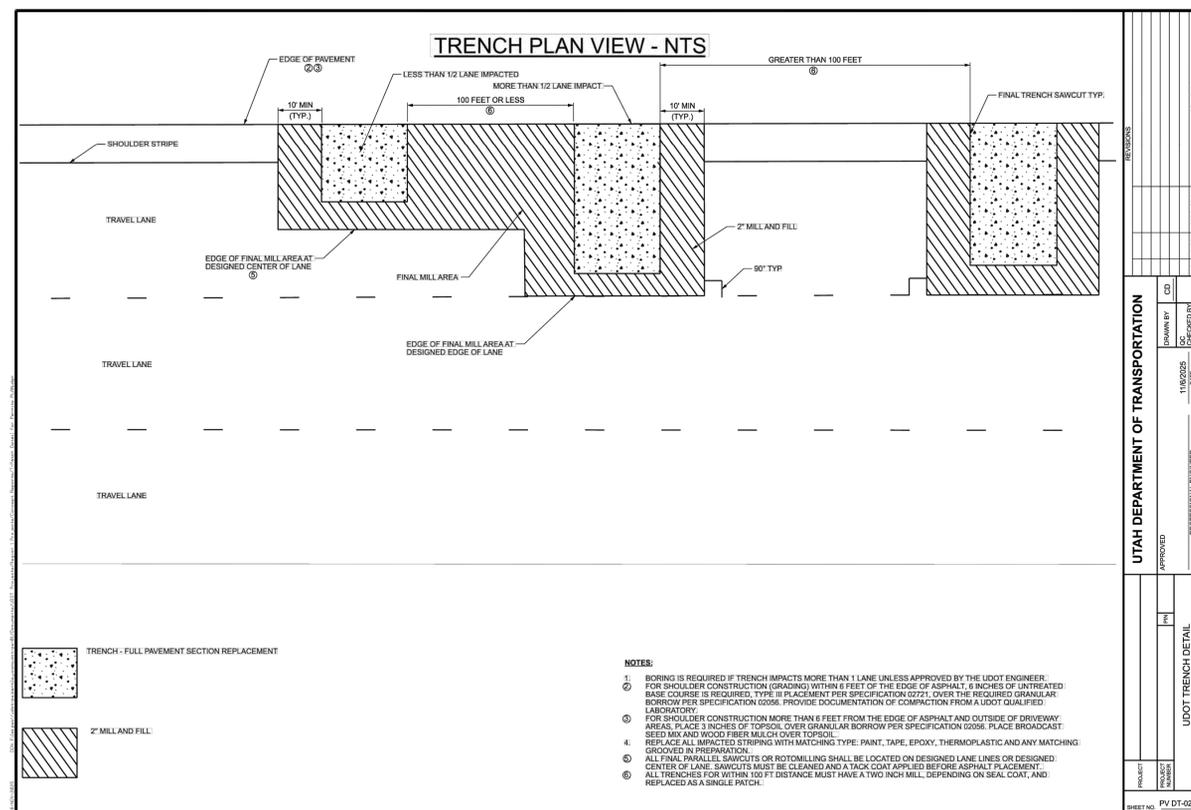
UDOT Utility Location Requirements
Not to Scale

29



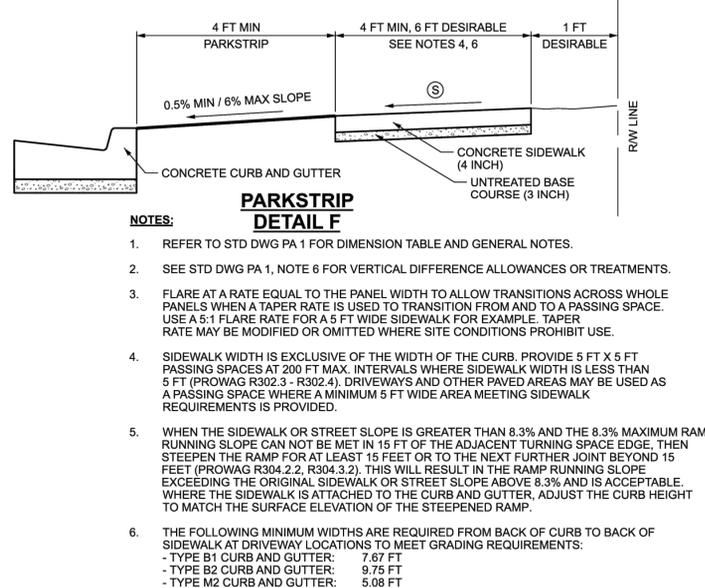
UDOT Pavement Section
Not to Scale

27



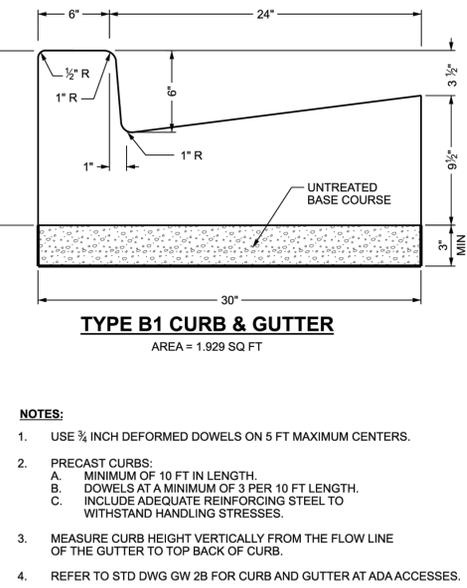
UDOT Trench Detail
Not to Scale

28



UDOT Pedestrian Access
Not to Scale

26



UDOT Curb & Gutter
Not to Scale

25

Designed by: JHT
Drafted by: IK
Client Name:
Steward Land Company



UDOT Details
Riverpark Retail
4668 South & 1050 West
Riverdale, Weber County, UT



19 Feb, 2026

SHEET NO.
C4.6

RIVERPARK RETAIL V2 COPY

RIVERDALE, UT, USA

DRAWING INDEX		SHEET NO.
TITLE		1 OF 4
COVER SHEET		2 OF 4
SYSTEM LAYOUT SHEET		3 OF 4
SYSTEM OVERLAY SHEET		4 OF 4
R-150XLHD DETAIL SHEET		4 OF 4

PROJECT INFORMATION						
PROJECT NO.						
CULTEC SALES REP.						
CULTEC PROJECT SUPERVISOR						
MEMBER OF RECORD	ITERATION	DATE	BY	COMMENTS	SEE SHEET REFERENCE	DATE
	00					
ISSUANCE						

CULTEC
Subsurface Stormwater Management Systems
P.O. Box 280
878 Federal Road
Brookfield, CT 06804
www.cultec.com

PH: (203) 775-4416
PH: (800) 4-CULTEC
stormgenie@cultec.com

NOTE: THESE SHOP DRAWINGS MAY CONTAIN COMPONENTS INCLUDING BUT NOT LIMITED TO MANHOLES, CATCH BASINS, STORM PIPES AND FITTINGS, MANIFOLDS, CASTINGS AND OTHER NECESSARY APPURTENANCES THAT MAY NOT BE SUPPLIED BY CULTEC, INC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUPPLIER TO COMPLY WITH CULTEC'S MATERIALS PROVIDED.

BEFORE YOU BEGIN - REQUIRED MATERIALS AND EQUIPMENT

- PROFESSOR GEOTECHNICAL SOIL EVALUATION BY A QUALIFIED ENGINEER OR SOIL SCIENTIST TO DETERMINE SUITABILITY OF STRUCTURAL INSTALLATION.
- OSHA COMPLIANCE.
- CULTEC WARNING TAPE, OR EQUIVALENT.
- ASSURANCES FROM LOCAL UTILITIES THAT NO UNDERGROUND GAS, ELECTRICAL, OR OTHER POTENTIALLY DANGEROUS PIPELINES OR CONDUITS ARE ALREADY BURIED AT THE SITE.
- ACCEPTABLE 1/2" HIGH (25.4 mm) W/40% MOISTURE, CRUSHED STONE AS DETAILED IN CULTEC'S INSTALLATION INSTRUCTIONS. CLEANLINESS OF STONE TO BE VERIFIED BY ENGINEER.
- ACCEPTABLE FILL MATERIAL AS SHOWN IN CULTEC'S INSTALLATION INSTRUCTIONS.
- ALL CULTEC CHAMBERS AND ACCESSORIES AS SPECIFIED IN THE ENGINEER'S PLANS INCLUDING NON-WOVEN GEOTEXTILE, CULTEC STORMFILTER AND CULTEC AFAB-HPF WOVEN GEOTEXTILE, WHERE APPLICABLE.
- REPROFILING SAW OR ROUTER.
- STONE BUCKET.
- STONE CONVEYOR AND/OR TRACKED EXCAVATOR.
- TRANSFER OR LASER LEVEL, MEASURING DEVICE.
- COMPACTION EQUIPMENT WITH MAXIMUM GROSS VEHICLE WEIGHT OF 12,000 LBS (5,440 KGS). VIBRATORY ROLLERS MAY ONLY BE USED ON THE STONE BASE PRIOR TO THE INSTALLATION OF CHAMBERS.
- CHECK CULTEC CHAMBERS FOR DAMAGE PRIOR TO INSTALLATION. DO NOT USE DAMAGED CULTEC CHAMBERS. CONTACT YOUR SUPPLIER IMMEDIATELY TO REPORT DAMAGE OR PACKING LIST DISCREPANCIES.

REQUIREMENTS FOR CULTEC CHAMBER SYSTEM INSTALLATIONS

- INSTALLING CONTRACTORS ARE EXPECTED TO COMPREHEND AND USE THE MOST CURRENT INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING A SYSTEM INSTALLATION. IF THERE IS ANY QUESTION AS TO WHETHER YOU POSSESS THE MOST CURRENT INSTRUCTIONS, CONTACT CULTEC AT (203) 775-4416 OR VISIT WWW.CULTEC.COM.
- CONTACT CULTEC AT LEAST THIRTY DAYS PRIOR TO SYSTEM INSTALLATION TO ARRANGE FOR A PRE-CONSTRUCTION MEETING.
- ALL CULTEC SYSTEM DESIGNS MUST BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER.
- USE CULTEC INSTALLATION INSTRUCTIONS AS A GUIDELINE ONLY FOR MINIMUM/MAXIMUM REQUIREMENTS. ACTUAL DESIGN MAY VARY. REFER TO APPROVED CONSTRUCTION DRAWINGS FOR JOB-SPECIFIC DETAILS. BE SURE TO FOLLOW THE ENGINEER'S DRAWINGS AS YOUR PRIMARY GUIDE.
- THE FOUNDATION STONE SHALL BE LEVEL AND COMPACTED PRIOR TO CHAMBER INSTALLATION.
- OVERLAPPING RISER CONNECTIONS OF CHAMBERS SHALL BE FULLY SKULDED PRIOR TO STONE PLACEMENT.
- CENTER-TO-CENTER SPACING SHALL BE CHECKED AND MAINTAINED THROUGHOUT INSTALLATION PROCESS.
- ANY DISCREPANCIES WITH THE SYSTEM SUB-GRADE SOLS BEARING CAPACITY MUST BE REPORTED TO THE DESIGN ENGINEER.
- NON-WOVEN GEOTEXTILE MUST BE USED AS SPECIFIED IN THE ENGINEER'S DRAWINGS.
- CULTEC REQUIRES THE CONTRACTOR TO REFER TO CULTEC'S INSTALLATION INSTRUCTIONS CONCERNING VEHICULAR TRAFFIC RESPONSIBILITY FOR PREVENTING VEHICLES THAT EXCEED CULTEC'S REQUIREMENTS FROM TRAVELING ACROSS OR PARKING OVER THE CHAMBER SYSTEM LIES SOLELY WITH THE CONTRACTOR THROUGHOUT THE ENTIRE SITE CONSTRUCTION PROCESS. THE PLACEMENT OF WARNING TAPE, TEMPORARY FENCING, AND/OR APPROPRIATELY LOCATED SIGNS IS HIGHLY RECOMMENDED. IMPRINTED WARNING TAPE IS AVAILABLE FROM CULTEC. FOR ACCEPTABLE VEHICLE LOAD INFORMATION, REFER TO CULTEC INSTALLATION INSTRUCTIONS.
- TRAFFIC OF INSTALLATION EQUIPMENT OR OTHER VEHICULAR TRAFFIC OVER TOP OF THE CULTEC STORMWATER SYSTEM IS STRICTLY RESTRICTED AND PROHIBITED UNTIL SATISFACTORY COVER AND COMPACTION IS ACHIEVED ACCORDING TO CULTEC'S MANUFACTURER INSTALLATION INSTRUCTIONS.
- EROSION AND SEDIMENT CONTROL MEASURES MUST MEET LOCAL CODES AND THE DESIGN ENGINEER'S SPECIFICATIONS THROUGHOUT THE ENTIRE SITE CONSTRUCTION PROCESS.
- CULTEC SYSTEMS MUST BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CULTEC'S MINIMUM REQUIREMENTS. FAILURE TO DO SO WILL VOID THE LIMITED WARRANTY.
- CONTACT CULTEC, INC. AT 203-775-4416 WITH ANY QUESTIONS OR FURTHER CLARIFICATION OF REQUIREMENTS.
- PLACEMENT OF EMBEDMENT STONE MUST BE IN ACCORDANCE WITH CULTEC'S INSTALLATION INSTRUCTIONS. STONE COLUMN HEIGHT DIFFERENTIAL MUST NEVER EXCEED 12" (305 mm) BETWEEN CHAMBER ROWS. ADJACENT CHAMBERS OR STONE PERIMETER. STONE MUST BE PLACED OVER THE CROWN OF THE CHAMBERS TO ANCHOR THE CHAMBERS IN PLACE AND MAINTAIN ROW SPACING.
- EMBODIMENT STONE MUST ONLY BE PLACED BY EXCAVATOR OR TELESCOPING CONVEYOR BOOM. PLACEMENT OF EMBODIMENT STONE WITH BULLDOZER IS NOT AN ACCEPTABLE METHOD OF INSTALLATION AND MAY CAUSE DAMAGE TO THE CHAMBERS. ANY CHAMBERS DAMAGED USING AN UNACCEPTABLE METHOD OF BACKFILL ARE NOT COVERED UNDER THE CULTEC LIMITED WARRANTY.

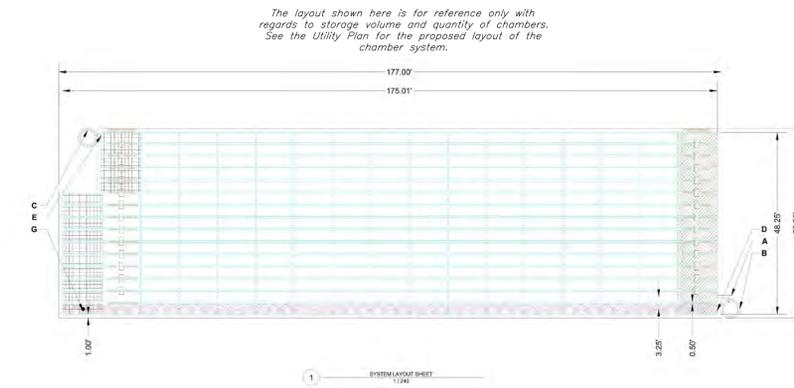
THIS DRAWING HAS BEEN PREPARED TO SUPPORT THE PROJECT ENGINEER OF RECORD FOR THE PROPOSED SYSTEM. THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO CULTEC UNDER THE DIRECTION OF THE PROJECT ENGINEER OF RECORD OR OTHER PROJECT REPRESENTATIVE. IT IS THE ULTIMATE RESPONSIBILITY OF THE PROJECT ENGINEER OF RECORD TO ENSURE THAT THE CULTEC SYSTEMS DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS, REGULATIONS AND MANUFACTURER REQUIREMENTS.

CONCEPTUAL STORMWATER MANAGEMENT SYSTEM ELEVATIONS (FT)

ITEM ON LAYOUT	DESCRIPTION	"INVERT ABOVE BASE OF CHAMBER"
MINIMUM ALLOWABLE GRADE (TOP OF PAVEMENT OR UNPAVED)		7.50'
MINIMUM ALLOWABLE GRADE (GRAVEL) TRAFFIC		3.38'
MINIMUM ALLOWABLE GRADE (TOP OF ROAD PAVEMENT)		3.31'
MINIMUM ALLOWABLE GRADE (BASE OF FLEETABLE PAVEMENT)		3.21'
TOP OF STONE ELEVATION		2.94'
TOP OF CHAMBER ELEVATION		2.94'
8" x 10" UNIVERSAL INVERT		1.13'
12" CULTEC SEPARATOR ROW / ADS ISOLATOR ROW PLUS INVERT		0.80'
12" BOTTOM CONNECTION INVERT		0.60'
BOTTOM OF CHAMBER ELEVATION		0.30'
BOTTOM OF STONE ELEVATION		0.30'

CULTEC STORMWATER MANAGEMENT SYSTEM SUMMARY

TOTAL STORAGE REQUIRED (CU FEET)	13042
TOTAL STORAGE PROVIDED (CU FEET)	12065
% STORAGE DEFICIT	-6%
SYSTEM AREA (SQ. FEET)	8708
DEPTH OF EMBODIMENT STONE (IN)	6
DEPTH OF BEDDING STONE (IN)	6
SYSTEM PERIMETER (FT)	493.5
SPACING BETWEEN CHAMBER ROWS (IN)	48.25



NOTES: ALL EXTERNAL SYSTEM STRUCTURES, INLET/OUTLET PIPES, AND PROPOSED ELEVATIONS MUST BE DESIGNED AND APPROVED BY THE ENGINEER OF RECORD. ALL PROPOSED SYSTEM ELEVATIONS PROVIDED MUST BE VERIFIED BY THE ENGINEER OF RECORD ENGINEER AND THE ENGINEER OF RECORD MUST ENSURE CHAMBER BURIAL REQUIREMENTS ARE MET.

MATERIALS LIST SUPPLIED BY CULTEC

CULTEC RECHARGER 150XLHD END STARTER	15	PIECES
CULTEC RECHARGER 150XLHD INTERMEDIATE	25	PIECES
CULTEC RECHARGER 150XLHD END	15	PIECES
CULTEC RLY-FG-FC FEED CONNECTOR	26	PIECES
CULTEC RLY-FG-HW-HD GEOTEXTILE (1/4" OVERSIZE)	200	SQ. YARDS
CULTEC AFAB-HPF WOVEN GEOTEXTILE (1/4" OVERSIZE)	30	PIECES
CULTEC INSPECTION PORT KIT	1	PIECES
1.0 RICH WASHED, CRUSHED STONE	570	CU. YARDS

MATERIALS LIST NOT SUPPLIED BY CULTEC

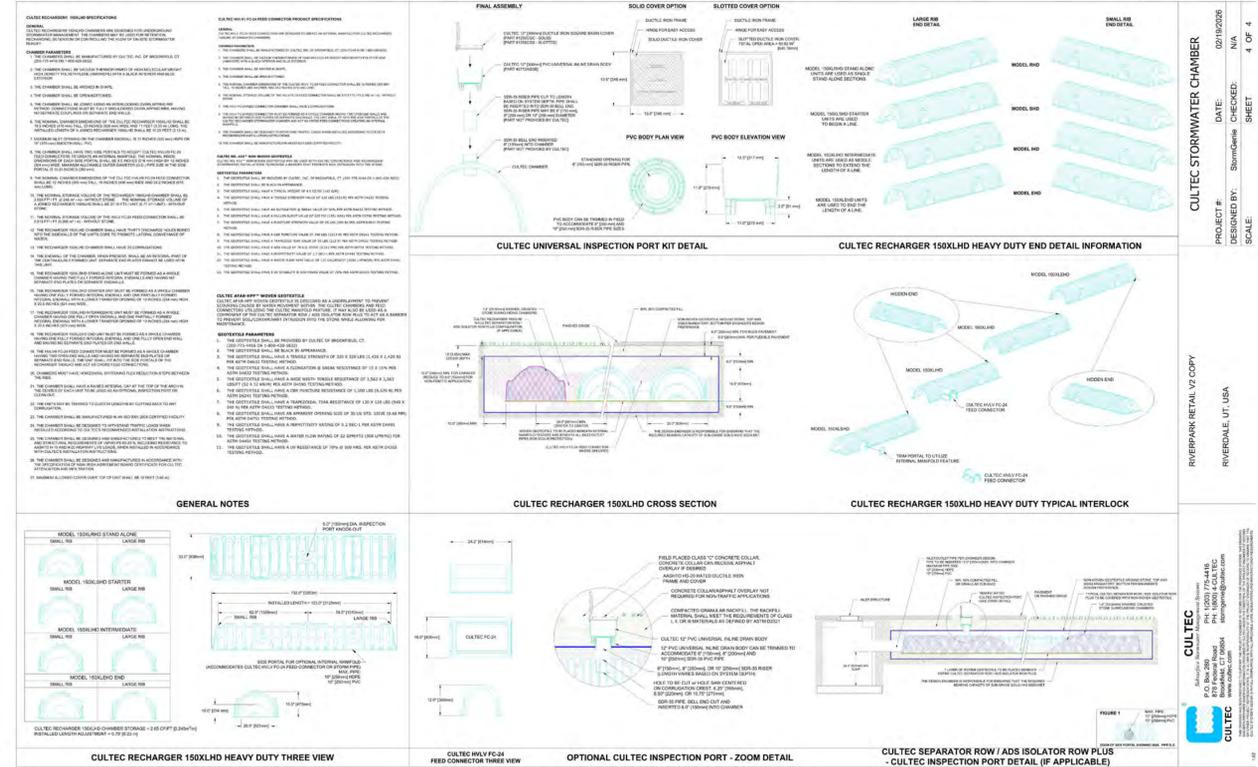
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CULTEC RECHARGER 150XLHD INTERMEDIATE	
CULTEC RECHARGER 150XLHD END	
CULTEC RLY-FG-FC FEED CONNECTOR	
CULTEC RLY-FG-HW-HD GEOTEXTILE (1/4" OVERSIZE)	
CULTEC AFAB-HPF WOVEN GEOTEXTILE (1/4" OVERSIZE)	
CULTEC INSPECTION PORT KIT	
STONE BORDER	

RIVERPARK RETAIL V2 COPY
PROJECT # 02192026
DATE: N/A
DESIGNED BY: StormGenie
CHECKED: N/A
SCALE: 1/2"=1'-0" SHEET 2 OF 4

RIVERPARK RETAIL V2 COPY
PROJECT # 02192026
DATE: N/A
DESIGNED BY: StormGenie
CHECKED: N/A
SCALE: 1/2"=1'-0" SHEET 4 OF 4

CULTEC
P.O. Box 280
878 Federal Road
Brookfield, CT 06804
www.cultec.com

Designed by: JHT
Drafted by: IK
Client Name: Steward Land Company
25-1650T



PROJECT INFORMATION	
PROJECT #	02192026
DATE	N/A
DESIGNED BY	StormGenie
CHECKED	N/A
SCALE	1/2"=1'-0"
SHEET	4 OF 4

RIVERPARK RETAIL V2 COPY
PROJECT # 02192026
DATE: N/A
DESIGNED BY: StormGenie
CHECKED: N/A
SCALE: 1/2"=1'-0" SHEET 4 OF 4

CULTEC
P.O. Box 280
878 Federal Road
Brookfield, CT 06804
www.cultec.com

Cultec Details
Riverpark Retail
4668 South & 1050 West
Riverdale, Weber County, UT



19 Feb, 2026
SHEET NO.
C4.7

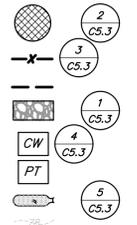
06-318-0001

Scale: 1" = 20'



Legend

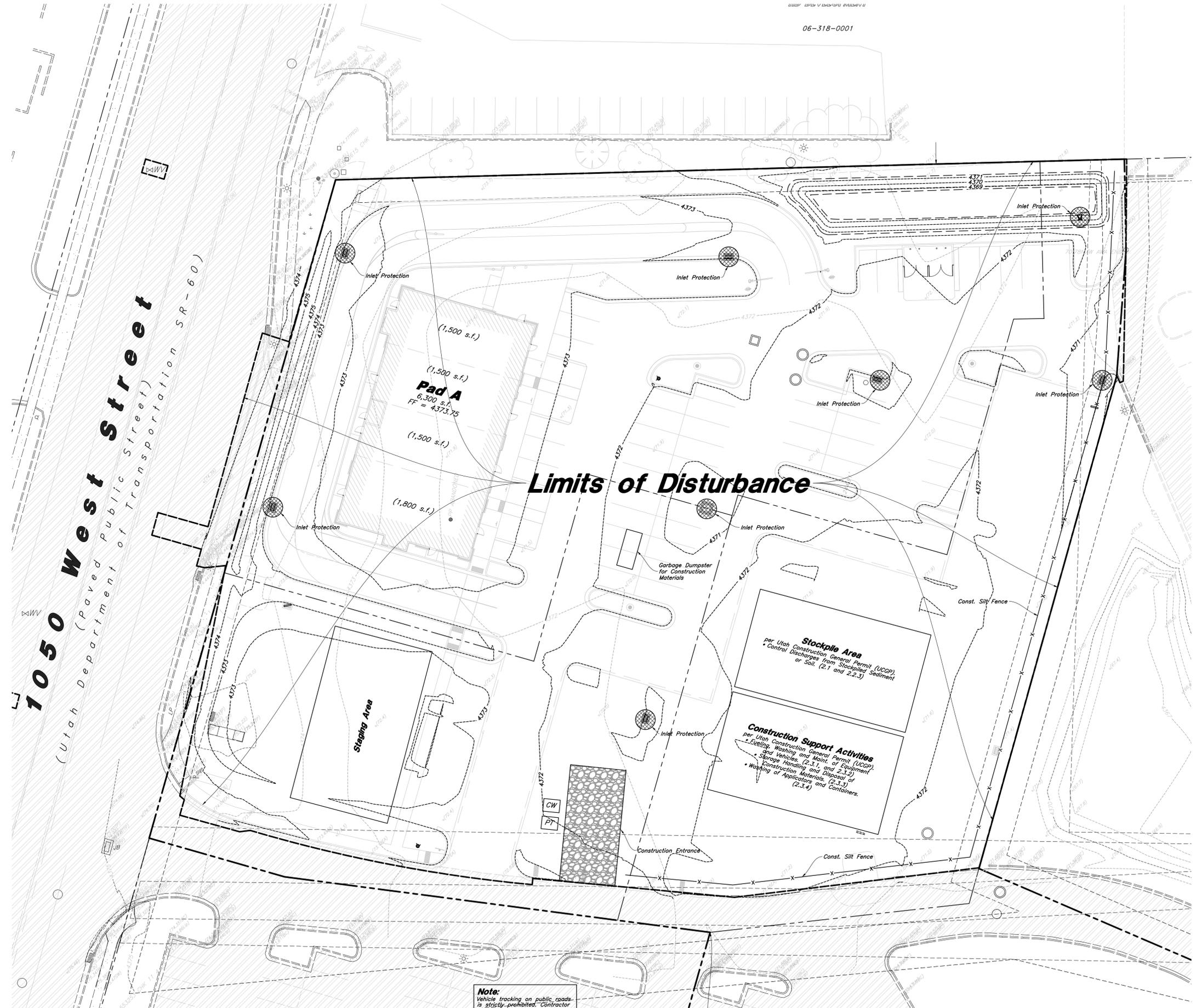
- Place Inlet Protection at all Inlet Locations to prevent boxes from silting.
- Silt Fence
- Limit of Disturbance
- Construction Entrance / Truck Wash (50'x24' Min.)
- Concrete Washout Area
- Portable Toilet
- Gravel Sock
- Existing Contour
- Existing Spot
- Proposed Contour



Erosion Control Notes

1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
3. All Construction equipment will enter thru Designated Construction Entrances.
4. Coordinate Entrance locations with the local jurisdiction.
5. Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
6. Silt Fences shall be Repaired to their Original Conditions if Damaged. Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
7. The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
8. All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
9. Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc.) to Prevent Erosion.
10. 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.
11. Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
12. This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
13. Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
14. Re-vegetate areas where landscaping has died or not taken hold.
15. Divert storm water runoff around disturbed soils with berms or dirt swales.
16. Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
17. Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.
18. All Storm water inspections are to be completed on Compliance Go, per Riverdale City requirements.

Limits of Disturbance



Note:
 Vehicle tracking on public roads is strictly prohibited. Contractor to sweep as necessary to remove sediment from roadways.



Erosion Control Plan - Phase 2

Riverpark Retail
 4668 South & 1050 West
 Riverdale, Weber County, UT



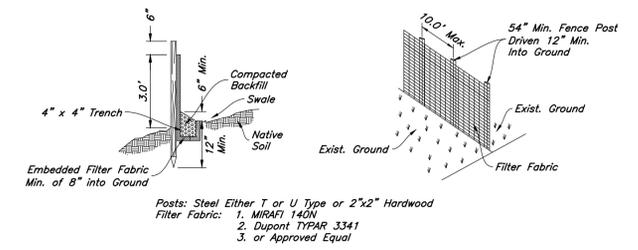
19 Feb, 2026

SHEET NO.
C5.2

REV.	DATE	DESCRIPTION

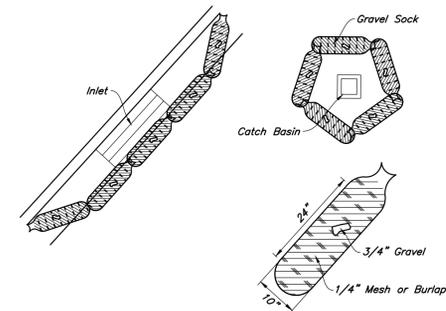
Designed by: JHT
 Drafted by: IK
 Client Name:
 Steward Land Company

25-165EC2

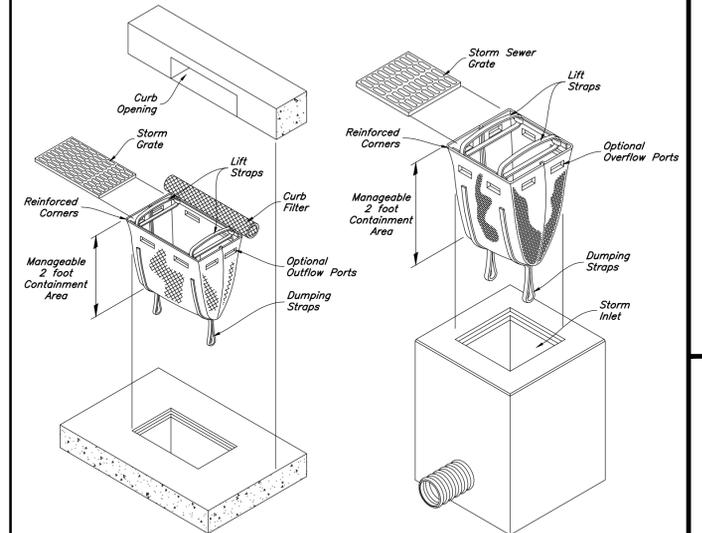


- Notes:
1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
 2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
 3. Collected material shall be removed when "bulges" develop in the silt fence.

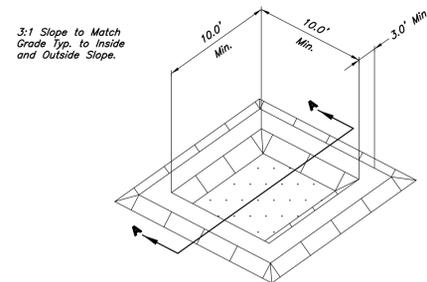
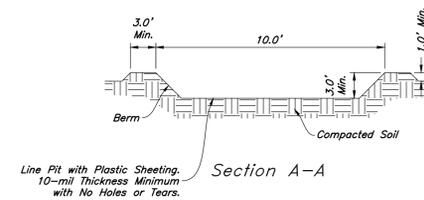
3 Silt Fence Section
 Not to Scale



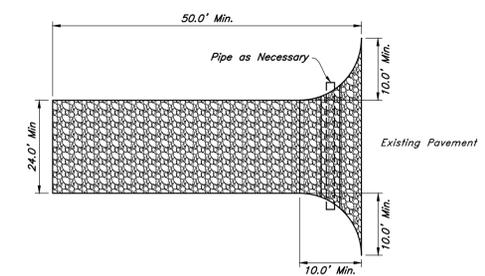
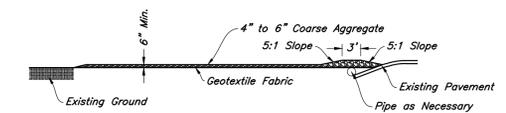
5 Gravel Sock Sediment Barrier
 Not to Scale



2 Dandy Sack Inlet Protection
 Not to Scale



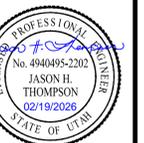
4 Concrete Washout
 Not to Scale



1 Stabilized Construction Entrance
 Not to Scale



Erosion Control Details
Riverpark Retail
 4568 South & 1050 West
 Riverdale, Weber County, UT



19 Feb, 2026

SHEET NO.
C5.3

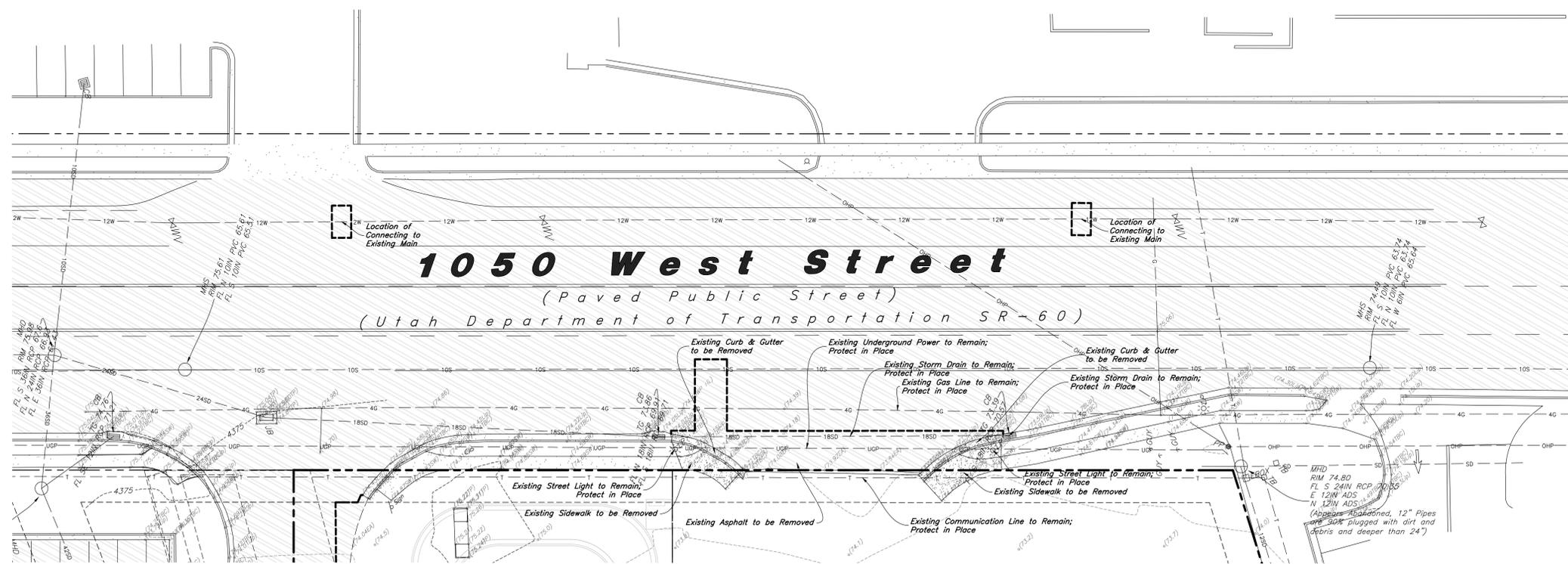
Designed by: JHT
 Drafted by: IK
 Client Name:
 Steward Land Company

25-165EC2

REV	DATE	DESCRIPTION

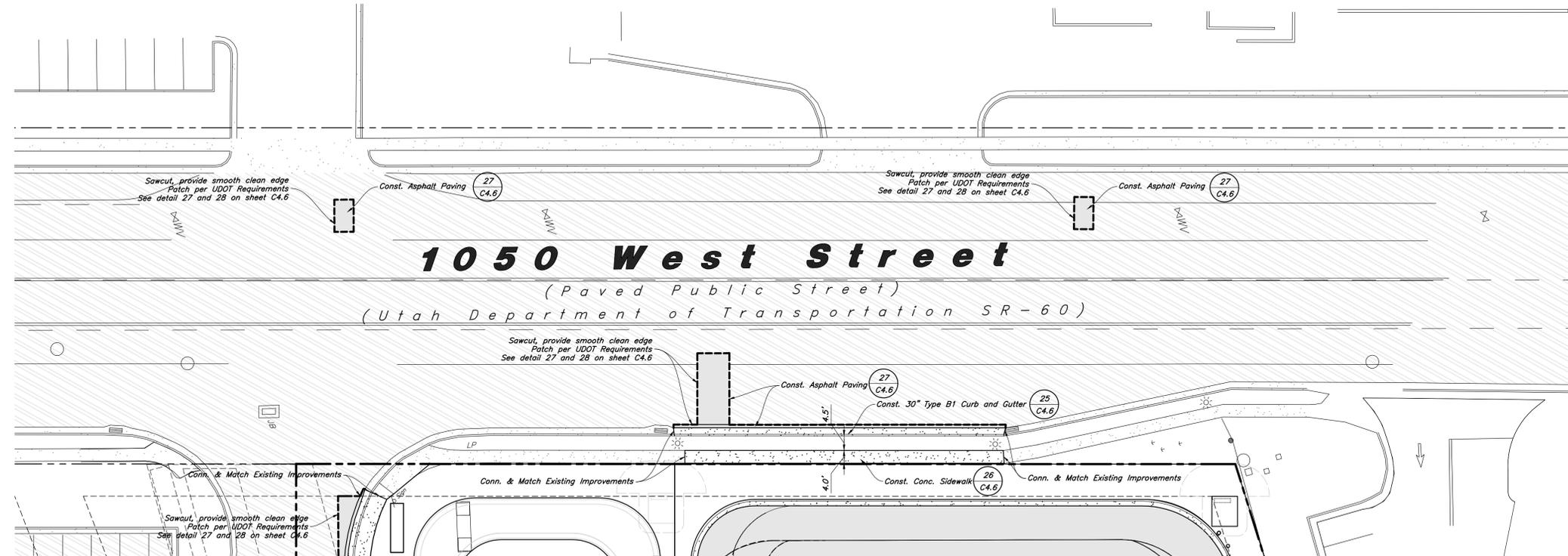


Scale: 1" = 20'
0 20' 40'



See Sheet C0.1 for On-Site Improvements

1050 West Street Demolition Plan



See Sheet C1.1 for On-Site Improvements

1050 West Street Site Plan

General Demolition Notes:

- Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
- Refer to site improvement plans for more details on limits of removal.
- All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures within the demolition limits to be cleared from site unless otherwise shown.
- All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
- Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
- Clear and grub trees, shrubs, and vegetation within demolition limits, disposal to be off-site except where noted otherwise.
- DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
- Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
- 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 upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
- Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
- Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
- Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
- Install traffic warning devices as needed in accordance with local standards.
- Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
- Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
- If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
- If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of solid materials or contaminated soil.
- Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
- Contractor shall shore and protect neighboring properties per OSHA stds. during excavation activities when necessary. All excavation shall remain on and within the bounds of the subject property. Unless specifically noted on the plans and approval from the adjoining neighbor has been obtained prior to any excavation beyond the subject property limits.
- The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

CAUTION :

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.



REV.	DATE	DESCRIPTION

Designed by: JHT
Drafted by: IK
Client Name:
Steward Land Company

25-165 1050 West Street



1050 West - Demo and Site Plan

Riverpark Retail

4668 South & 1050 West
Riverdale, Weber County, UT



19 Feb, 2026

SHEET NO.

C6.1

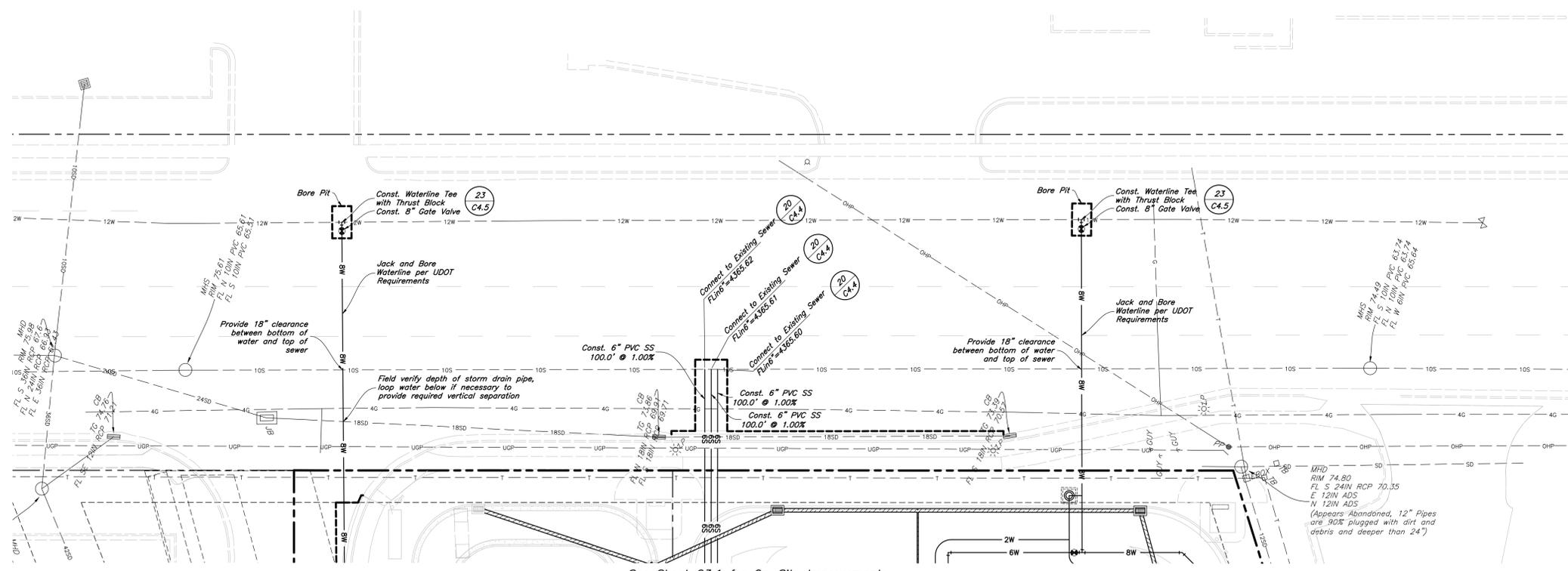


Scale: 1" = 20'
0 20' 40'



See Sheet C2.1 for On-Site Improvements

1050 West Street Grading Plan



See Sheet C3.1 for On-Site Improvements

1050 West Street Utility Plan

General Grading Notes:

- All grading shall be in accordance with the project geotechnical study.
- Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
- Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
- Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
- Fills shall be benched into competent material as per specifications and geotechnical report.
- All trench backfill shall be tested and certified by a Geotechnical Engineer.
- A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
- The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
- Dust shall be controlled by watering.
- The location and protection of all utilities is the responsibility of the permittee.
- Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
- All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
- The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
- The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
- Aggregate base shall be compacted per the geotechnical report prepared for the project.
- The recommendations in the following Geotechnical Engineering Report by _____ are included in the requirements of grading and site preparation. The Report is titled _____

- Project No.: _____
Date: _____
- As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
 - If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
 - The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.

Curb and Gutter Construction Notes:

- It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
- Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

- Concrete sidewalks shall be constructed with a cross slope of 1.5% unless shown otherwise on plan.
- Running slope of sidewalks shall be built per grades shown on the plan. where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%.
- Refer to the Site Plan for sidewalk dimensions.

REV.	DATE	DESCRIPTION

Designed by: JHT
 Drafted by: IK
 Client Name:
 Steward Land Company
 25-165 1050 West Street

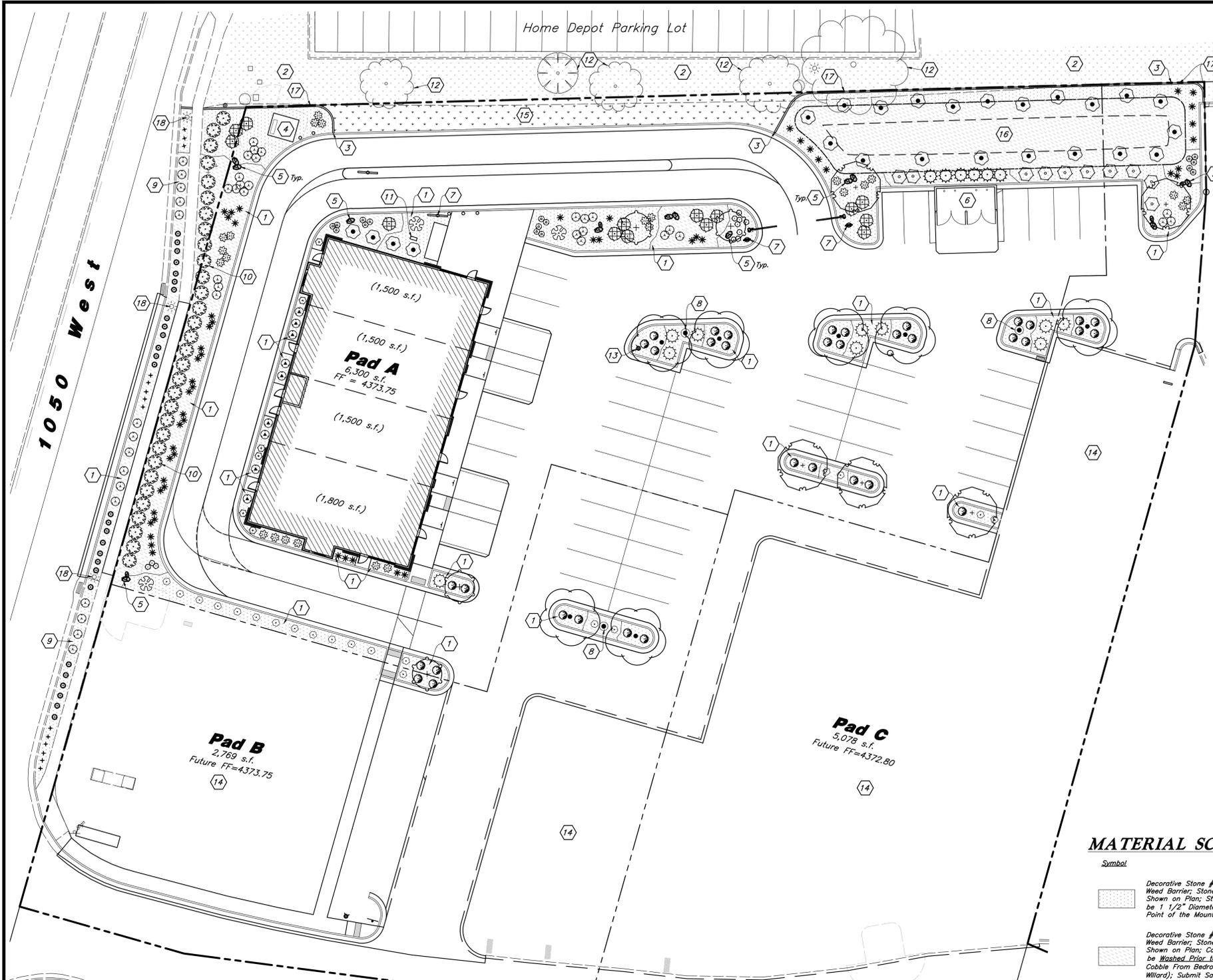


1050 West - Grading and Utility
Riverpark Retail
 4568 South & 1050 West
 Riverdale, Weber County, UT



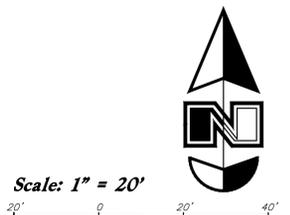
19 Feb, 2026

SHEET NO.
C6.2



Landscape Data
 Zone: Retail/Commercial Park Overlay (RCP)
 Site Area = 11,970 s.f. (2.570 ac.)
 Landscape Required = 22,394 s.f. (20%)
 Landscape Provided = 13,812 s.f. (12.4%)
 Shrub Area = 11,679 s.f. (85%)
 Lawn Area = 2,133 s.f. (15%)
 Building Square Footage = 6,300 s.f.
 Site Trees Required = 2 Trees (2 Trees Provided)
 No More Than 33% of all Newly Planted Trees May be the Same Variety; New Trees Shall be Added to Meet New Building Square Footage
 Xeriscape Landscape = 85%; Xeriscape Areas Shall Consist of Shrub Areas with Drought Tolerant Plant Material

* Landscape Shortage Shall be Met at a Later Date When Entire Lot is Developed. A Minimum of 7,950 s.f. of Landscape Shall be Provided by New Retail Pads



- Landscape Notes:**
- See Sheet L3.1 for Landscape Details.
 - All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Plant Source Drip Irrigation Shall be Used for Shrub Areas and Rotors and Sprayheads for Lawn. See Sheet L2.1 for Irrigation Layout and Sheet L3.1 for Details.
 - Adjust Landscape Material as Needed to Allow Access to all New and Existing Utilities. Irrigation Components Shall be Spaced Between Plant Material to Allow Easy Access for Maintenance.
 - All Areas Disturbed by Construction Shall be Landscaped and not Left Undone. Contact Landscape Architect with Areas in Question.
 - No Edging Shall be Used Between Different Size Stones. Provide a Visual Define Distinct Edge Between the Two Stone Types.
 - Landscape Concrete Curbing Shall be Used to Separate Lawn Areas from Shrub Areas.
 - All Landscape in the ROW Shall be Maintained by the Adjacent Owner.
 - A Four (4) High Evergreen Shrub Hedge Shall be Used to Screen Drive Thru Headlights, Parking From the Adjacent Roadways.
 - All Existing Volunteer Invasive Trees (Siberian Elm) Onsite Shall be Removed.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
TREES			
(Symbol)	6	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Black Pine	6' Min. Ht.
(Symbol)	4	Quercus robur 'Skyrocket' / Skyrocket English Oak	2" Caliper
(Symbol)	5	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	2" Caliper
(Symbol)	7	Ulmus parvifolia / Chinese Lacebark Elm	2" Caliper
SHRUBS			
(Symbol)	31	Buxus microphylla 'Julia Jane' / Julia Jane Littleleaf Boxwood	5 gal
(Symbol)	20	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Shrub	5 gal
(Symbol)	24	Cornus sericea 'Isanti' / Isanti Dogwood	5 gal
(Symbol)	6	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5 gal
(Symbol)	10	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal
(Symbol)	3	Picea pungens 'Globoza' / Dwarf Globe Blue Spruce	5 gal
(Symbol)	24	Pinus mugo 'Stowmound' / Stowmound Mugo Pine	5 gal
(Symbol)	10	Prunus x cistena / Purple Leaf Sand Cherry	5 gal
(Symbol)	14	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal
(Symbol)	41	Rosa x 'Meigalpio' / Red Drift Rose	5 gal
(Symbol)	37	Spiraea x bumalda 'Goldflame' / Goldflame Spirea	5 gal
(Symbol)	9	Taxus x media 'Dark Green Spreading' / Green Spreading Yew	5 gal
ORNAMENTAL GRASSES			
(Symbol)	27	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	2 gal
(Symbol)	54	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal
PERENNIALS			
(Symbol)	16	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	2 gal
(Symbol)	11	Lavandula angustifolia 'Munstead' / Munstead English Lavender	2 gal
(Symbol)	14	Nepeta x faassenii 'Dropmore' / Catmint	1 gal
LAWN			
(Symbol)	2,133 sf	Poa pratensis / Kentucky Bluegrass Blend	sod

Landscape Installation Keynotes

- Install Shrub Planter with Decorative Stone Over Weed Barrier - See Material Sch. for More Detail on Stone Type
- Existing Neighboring Lawn to Remain; Patch Lawn Adjacent to New Landscape Curb
- Install Landscape Concrete Curbing Between Lawn and Shrub Areas - See Material Sch. for More Detail
- New Elect. Transformer/Equipment - See Elect. Plan
- Install Landscape Boulder & Recess into Stone - See Material Sch. for More Detail
- New Dumpster Enclosure with Plant Screening
- Menu and Ordering Boards - See Arch. Plans for More Detail; Evenly Space Plant Material Around Signage
- New Light Pole - See Site Elect. Plans; Adjust and Evenly Space Plant Material Around Light Poles
- Remove Existing Weeds and Install New Shrub Planter with Decorative Stone Over Weed Barrier - See Material Sch. for More Detail on Stone Type
- Four (4) Foot High Planting Hedge with Berm (See Grading Plan for More Detail) to Shield Drive Thru, Headlights, and Parking from the Adjacent Roadway
- Irrigation Backflow Preventer; Install Between Plant Material Away From Back of Curb; Install with an Enclosure on a Concrete Pad; Secure Enclosure to Concrete Pad; Provide a Frost Bag; See Irrigation Plan for More Detail
- Existing Neighboring Trees to be Protected; Trim up or Remove Low Hanging that Hang or Property Line; Limb up to Eight Feet
- New Fire Hydrant - See Utility Plan; Adjust Plant Material as Needed to Provide Required Access
- Undeveloped Lot; Remove all Unused Landscape Material, Construction Debris, and Garbage; Area Shall be Graded Where Disturbed - See Grading Plan for More Detail; Disturbed Areas Shall be Seeded with Revegetation Seed Mix to Prevent Erosion; See Material Sch. for Seed Mix
- Install Lawn - See Plant Schedule for More Detail
- Install Detention Pond with Weed Barrier and Decorative Stone; See Grading Plan for Detail on Depth and Slope; Secure Stone on Slopes
- Patch-up Lawn Against New Landscape Concrete Curb; Adjust Existing Irrigation in Lawn as Needed to Avoid Overlap
- Existing Light Pole

MATERIAL SCHEDULE

Symbol	Comments	Detail
(Symbol)	Decorative Stone #1 - Install a (3) Three Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Specified Shrub Planters Where Shown on Plan; Stone Shall be Washed Prior to Installation; Stone Shall be 1 1/2" Diameter Angular Tan Colored Stone From Geneva Rock at Point of the Mountain or Approved Equal; Submit Sample for Approval	4/L3.1
(Symbol)	Decorative Stone #2 - Install a (6) Six Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Specified Shrub Planters Where Shown on Plan; Carefully Hand Place Stone Around Plants; Stone Shall be Washed Prior to Installation; Stone Shall be 2-8" Diameter Brown Cobble From Bedrock Sand and Gravel located in Willard (919 S Main St, Willard); Submit Sample for Approval	4/L3.1
(Symbol)	Landscape Boulder - Boulders Shall be 2-5' in Diameter, Angular, and Match Decorative Stone Color #1 (Tan Color From Brown's Canyon or Approved Equal); Boulders Shall be Recessed into Stone Two (2) Inches and Washed Prior to Installation; Mix Boulders in Groupings to give Contrast in Sizes; Submit Photo for Approval	5/L3.1
(Symbol)	4" x 6" Landscape Concrete Curbing - Install Flush to all Concrete Edges Between Shrub Planters and Lawn Areas; Curbing Shall be Continuous; Adjust Alignment as Needed to Avoid New and Existing Utilities and Irrigation Boxes	4/L3.1
(Symbol)	Revegetation Seed Mix - Apply seed mix to undeveloped lots where disturbed by construction; Remove construction debris, garbage, and unused landscape material from undeveloped lots; Grad areas where disturbed by construction - see grading plan for more detail; Scarify soil prior to seeding; Apply seed mix by hydrosowing; See detail for seed mix content, seeding application rate and installation notes; See keynote #14 for undeveloped lots	20/L3.1

General Landscape Notes:

- Plant material quantities are provided for bidding purposes only. It is the contractor's responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
- Contractor shall call Blue Stake before excavation for plant material.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
- The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock. Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
- The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- 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.
- It is the contractor's responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
- The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants.
- The contractor shall install all landscape material per plan, notes and details.
- Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- No grading or soil placement shall be undertaken when soils are wet or frozen.

- Existing and/or imported topsoil shall be used for all landscape areas. The topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. The landscape contractor shall perform a soil test on the existing and/or imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.
- Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
- Provide a 12" depth of topsoil in parking islands and an 8 inch depth in all other shrub areas.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
- Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
- All new plants to be balled and burlapped or container grown, unless otherwise noted on plant schedule.
- Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 Weed Barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas.
- All deciduous trees shall be double staked per tree staking detail. It is the contractor's responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Cinche Ties #CT32.
- Install landscape concrete curbing between lawn and shrub areas. Curbing shall be installed level and uniform and shall match top finish grades of concrete walks and curbs. See landscape concrete curbing detail.
- Provide a four (4) inch depth of stockpiled or imported topsoil in all lawn areas.
- Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
- All lawn areas to have uniform grades by float raking. Prior to laying sod, apply a starter fertilizer at a rate recommended by the manufacturer. Sod must be laid with no gaps between pieces on a carefully prepared topsoil layer. Sod to be slightly below finish grade and concrete walks and curbing. The laid sod must be immediately watered after installation. Any burned areas will require replacement. Adjust sprinkler system to assure healthy green survival of the sod without water waste.
- All trees located in lawn areas shall have a 24 inch diameter sod-free ring. Install a Layer of Soil pep in tree ring.
- Landscape installer shall repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period. Failures include, but are not limited to, the following: Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner, or incidents that are beyond installer's control. Warranty period shall be 12 months and begin at date of final project acceptance.

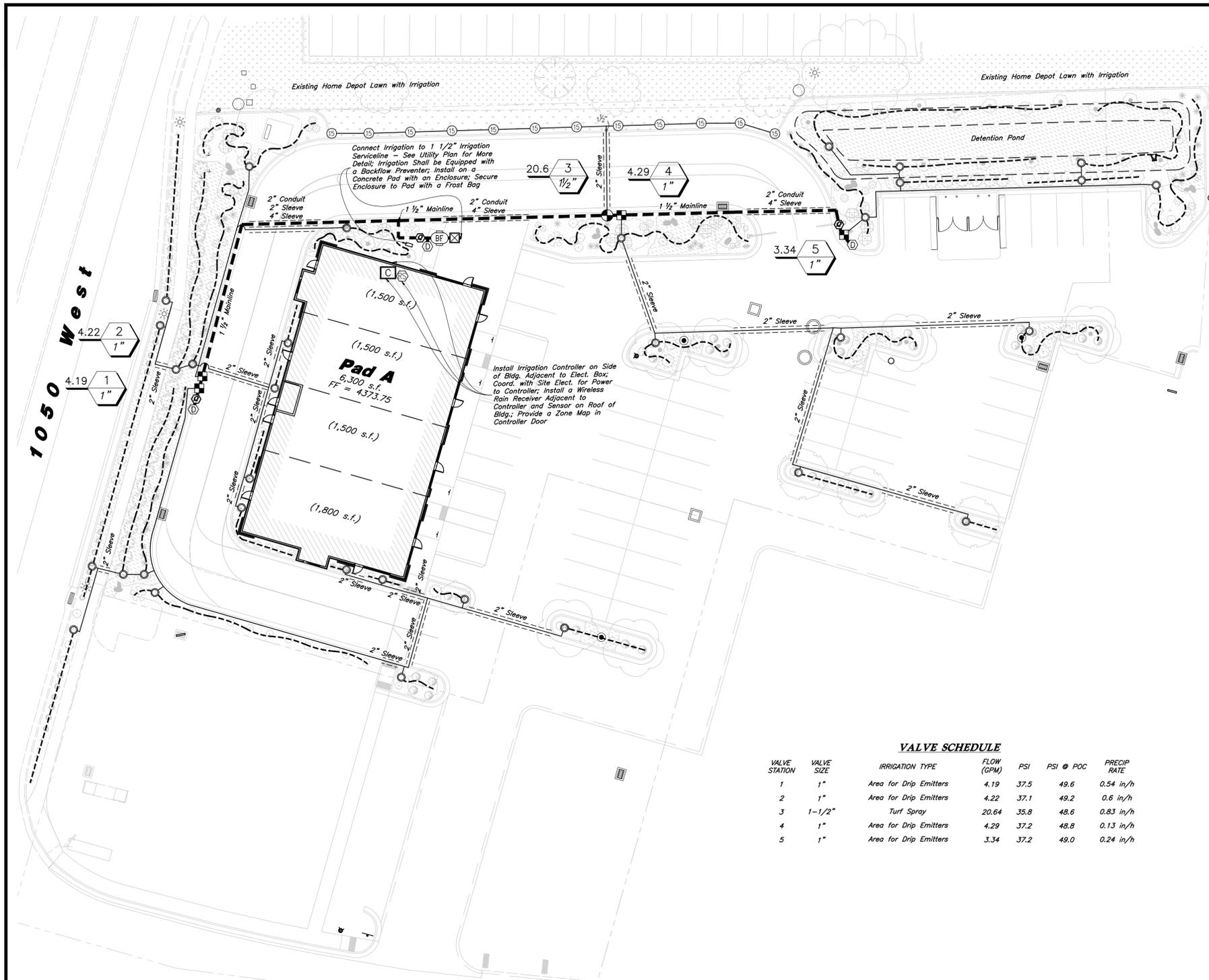


Designed by: JHT
 Drafted by: IK
 Client Name: Steward Land Company
 25-165LS

2010 North Redwood Road, Salt Lake City, Utah 84116
 (801) 521-6829 - NWEngineering.net

Landscape Plan
Riverpark Retail
 4668 South & 1050 West
 Riverdale, Weber County, UT

05 Feb, 2025
 SHEET NO. **L1.1**

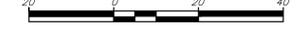


Main Service Line & Other Irrigation Components Are Shown in Paved Or Hardscape Surfaces For Clarity Purposes ONLY! Install All Irrigation Components within Landscaped Areas.

Irrigation Notes

1. See Sheet L1.1 for Plant Layout and Sheet L3.1 for Planting Details.
2. See Sheet L3.1 for Irrigation Details.
3. The City Reported a Water Pressure Range of psi in the Area. The Irrigation Requires a Minimum of 50 psi to Function.
4. Backflow shall be tested within 10 days of Turning on Water.

Scale: 1" = 20'



IRRIGATION SCHEDULE

Symbol	Manufacturer/Model #	Description	Notes	Detail
	Rain Bird 1804	4" Pop-Up Spray Head with Adjustable Nozzle	Adjust Radius Reduction Screws as Needed to Achieve Appropriate Radii Coverages	6/L3.1
	Rain Bird 150-PEB	Lawn Remote Control Valve	1 1/2 Inch Size; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	18/L3.1
	Rain Bird XCZ-100-PRB-COM	Drip Remote Control Valve	1 Inch Size; Drip Control Zone Kit; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	8/L3.1
	Rain Bird 44RC	1 Inch Quick Coupler Valve with Swing Joint	Install in 10" Round Valve Box with 3" Depth of Gravel over Weed Barrier	9/L3.1
	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	13/L3.1
	Rain Bird XBS-075 Rain Bird XQ-100 Rain Bird XB-10PC & XB-20PC Rain Bird IS025 Rain Bird DBC-025 Rain Bird MDCFCAP	3/4" Distribution Tubing - Pipe shown on Plan is Schematic; Adjust as Needed 1/4" Distribution Tubing - Install one per Emitter Xeri-Bug Emitter(1 & 2 Ca/HR.) - 1(1) per Perennial & Orn. Grass, 2(1) per Shrub, & 4 per Tree Tie Down Stake - Tubing to be Staked every 3' Diffuser Bug Cap - Install one per Emitter Removable Flush Cap - Install at the End of Each Line		10/L3.1 17/L3.1
	Mueller Oriseal Mark II	Stop & Waste Valve	1 1/2 Inch Size; Install in 10" Round Valve Box with Weed Barrier and Gravel Sump	15/L3.1
	Wilkins 375XL Series	Reduce Pressure Backflow Assembly	1 1/2 Inch Size; Backflow Preventer Shall be Properly Installed & Tested to Meet all State & Local Health & Safety Laws & Ordinances; Install in Artificial Rock Enclosure (110-ST from DekoRRA Products, LLC.); Rock Color Shall be Sandstone Tan; Install on Concrete Pad with Frost Bag (602-D7)	7/L3.1
	Schedule 40 PVC	Mainline Pipe	1 1/2 Inch Size; Schedule 40 Fittings Shall be Used for Mainline Components	11/L3.1
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 inch; Minimum Pipe Size Shall be 1 inch for PVC Pipe	11/L3.1
	Hunter HCC-800-PL	8 Station Base Outdoor Smart Controller in a Metal Cabinet (EPA WaterSense Approved)	See Plan for Location of Controller; Coordinate Power Supply With Building Electrical Contractor	16/L3.1
	Hunter WR-CLIK	Wireless Rain Sensor	Install Receiver Next to Controller and Wire to Controller; Install Sensor on Roof of Bldg.; Install per MFR. Specifications	19/L3.1
	Schedule 40 PVC	Provides for Irr. Mainlines, Laterals, and Controller Wire Located under Concrete and Asphalt Paving at specified depths	Contractor shall Coordinate the Installation of Slewing with the Installation of Concrete Flatwork and Asphalt Paving. All Slewing is by the Landscape Contractor unless otherwise noted.	14/L3.1

VALVE SCHEDULE

VALVE STATION	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP RATE
1	1"	Area for Drip Emitters	4.19	37.5	49.6	0.54 in/h
2	1"	Area for Drip Emitters	4.22	37.1	49.2	0.6 in/h
3	1-1/2"	Turf Spray	20.64	35.8	48.6	0.83 in/h
4	1"	Area for Drip Emitters	4.29	37.2	48.8	0.13 in/h
5	1"	Area for Drip Emitters	3.34	37.2	49.0	0.24 in/h

General Irrigation Notes:

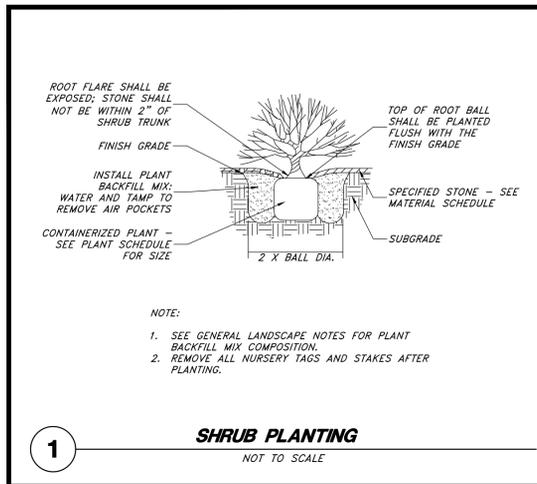
1. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
2. The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
3. The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.
4. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
5. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
6. The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
7. The contractor shall install all irrigation material per plan, notes and details.
8. Irrigation system components must be premium quality only and installed to manufacturers requirements and specifications. The contractor is responsible for checking state and local laws for all specified materials and workmanship. Substitutions must be approved by landscape architect. Provide owner and maintenance personnel with instruction manual and all products data to operate, check, winterize, repair, and adjust system.
9. Irrigation installer shall repair or replace irrigation components and accessories that fail in materials and workmanship within specified warranty period. The warranty shall be 12 months and shall begin with final project acceptance.
10. Irrigation system check must be done before the system is backfilled. Irrigation mainline and each control valve section must be flushed and pressure checked. Assure the complete system has no documented problems and full head to head coverage with adequate pressure for system operation. Adjust system to avoid spray on building, hardscape, and adjacent property. Any problems or plan discrepancies must be reported to the landscape architect.
11. Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings, one (1) inch minimum size. Solvent weld all joints as per manufactures specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be twenty-four (24) inches minimum.
12. Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 80 fittings. Solvent weld all joints as per manufactures specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be twenty-four (24) inches minimum.
13. Install dielectric fittings whenever dissimilar metals are joined.
14. Design locations are approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light poles. Maintain head to head coverage in lawn areas.
15. Controller valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades.
16. Control valve wire shall be #14 single conductor: white for common wire, red for hot wire and blue for the spare wire. Provide (2) two spare wire that runs the length of the mainline and to the controller. All wiring shall be UF-L rated. All connections shall be made with water tight connectors (DBR/Y) and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible. Provide slack in control wires at all changes in direction.
17. Control valve size, type, quantity, and location to be approved by landscape architect. install in heavy duty plastic vandal proof box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic feet of pea gravel for sump in base of boxes. Boxes shall be Corson Brooks.
18. Quick couplers shall be a Rain Bird 44RC with a (one) 1 inch swing joint assembly. Support with rebar in each retainer lug. Install where shown on the plans.
19. Irrigation system backfill must occur only after system check is completed as specified. Use only rock free clean fill around pipes, valves, drains, or any irrigation system components. Water settle all trenches and excavations.
20. All irrigation pipe running through walls, under sidewalk, asphalt, or other hard surface shall be sleeved prior to paving. It is the irrigation contractor's responsibility to coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty-eight (28) inches minimum. Depth for lateral sleeves shall be sixteen (16) inches minimum. Sleeves shall be a minimum of two sizes larger than the pipe to be sleeved. All valve wiring shall be contained in separate sleeving.
21. Plans are diagrammatic and approximate due to scale, where possible, all piping is to be installed within the planting areas. No tees,ells, or changes in direction shall occur under hardscape.
22. It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
23. The irrigation contractor shall flush and adjust all sprayheads for optimum performance and to prevent possible overspray onto walks, roadways, and/or buildings as much as possible. This shall include selecting the best degree of arc to fit the site and to throttle the flow control of each valve to obtain the optimum operating pressure for each system. All mainlines shall be flushed prior to the installation of irrigation heads.
24. All sprayheads shall be set perpendicular to finish grade of the areas to be irrigated and shall be installed 6-8" from buildings walls, or within 4" of pavement, curbs, or header edges.
25. Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting shrub areas. Poly tubing or drip line shall be run off the rigid PVC in each planting area or island with a PVC to poly tubing adapter. No poly tubing shall run under pavement.
26. Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.
27. The irrigation system design is based on the operating pressure shown on the irrigation drawings. The irrigation contractor shall verify water pressure prior to any construction. Report any difference between the water pressure indicated on the drawings and the actual pressure reading at the point of connection to the owner's authorized representative immediately.
28. Provide and install all manufacturer's recommended surge and lightning protection equipment on all controllers.
29. All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.
30. Upon completion and approval of irrigation system, irrigation contractor to provide the owner with one set of drawings indicating actual location of piping, valves, sprayheads, wiring, and zones.
31. An irrigation zone map shall be provided in a protective jacket and be kept with the main irrigation controller. The map shall show all approved irrigation and include all zone valve locations.



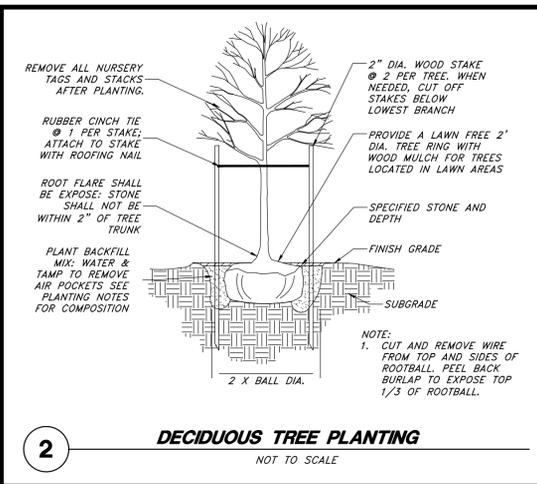
Irrigation Plan
Riverpark Retail
4668 South & 1050 West
Riverdale, Weber County, UT



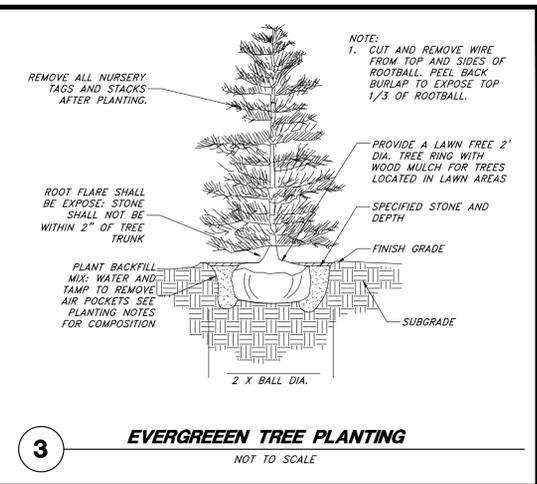
05 Feb, 2025
SHEET NO.
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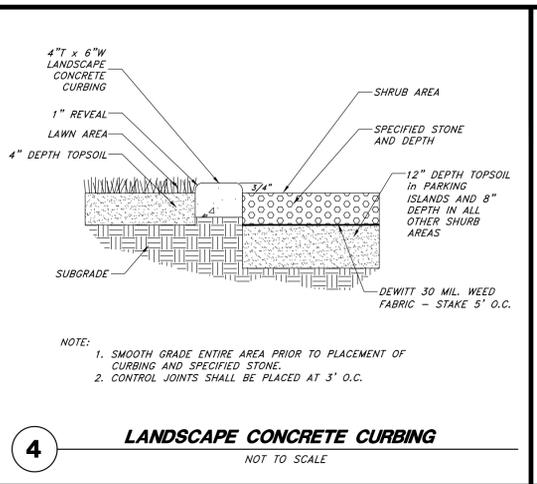
1 SHRUB PLANTING
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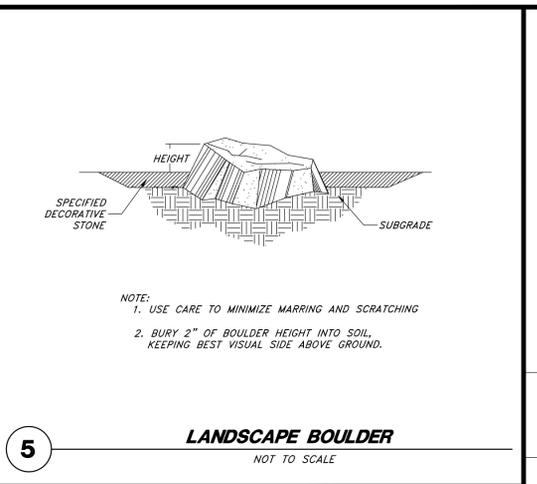
2 DECIDUOUS TREE PLANTING
NOT TO SCALE



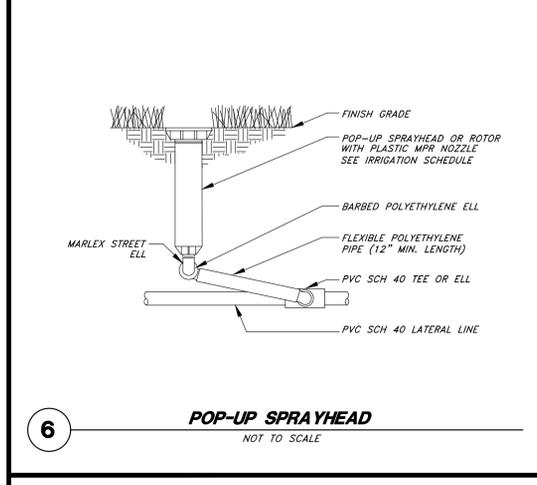
3 EVERGREEN TREE PLANTING
NOT TO SCALE



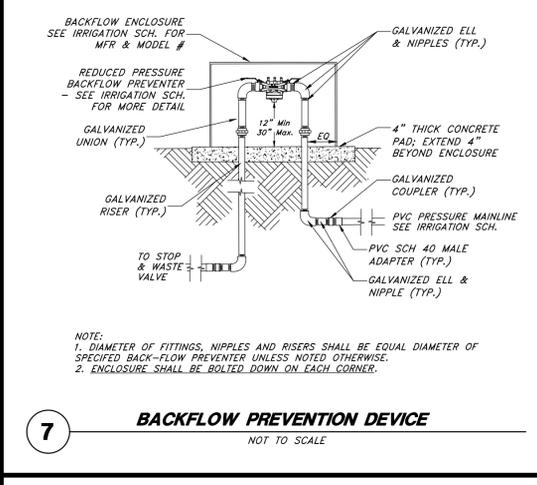
4 LANDSCAPE CONCRETE CURBING
NOT TO SCALE



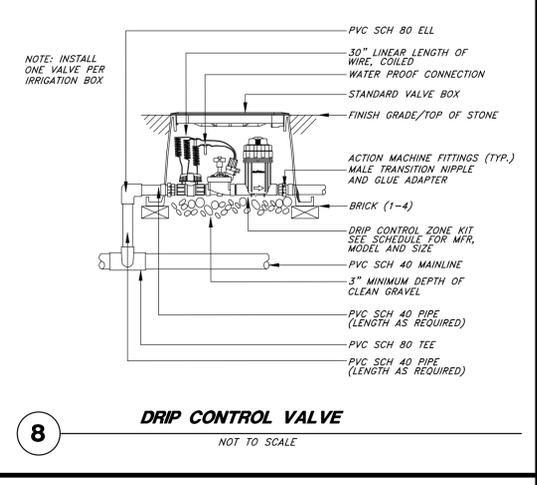
5 LANDSCAPE BOULDER
NOT TO SCALE



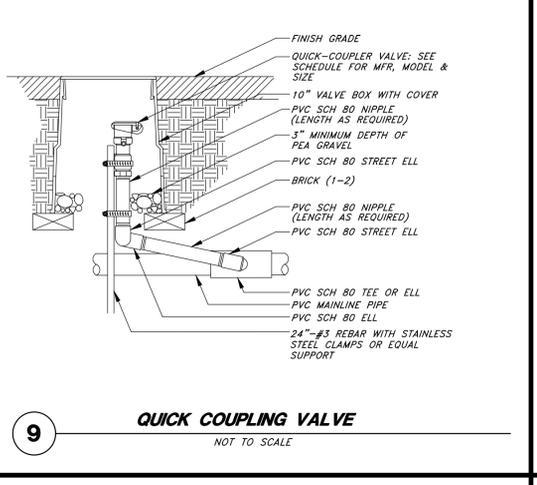
6 POP-UP SPRAYHEAD
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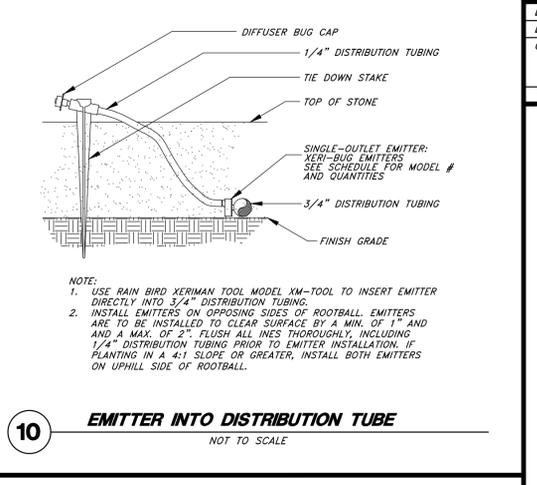
7 BACKFLOW PREVENTION DEVICE
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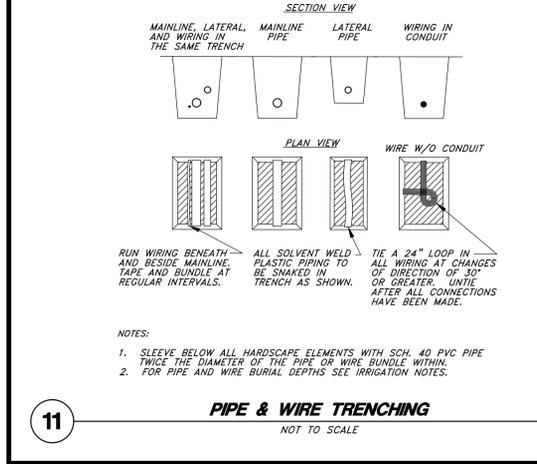
8 DRIP CONTROL VALVE
NOT TO SCALE



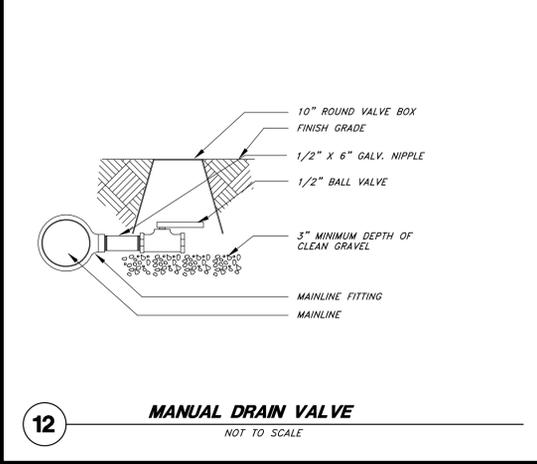
9 QUICK COUPLING VALVE
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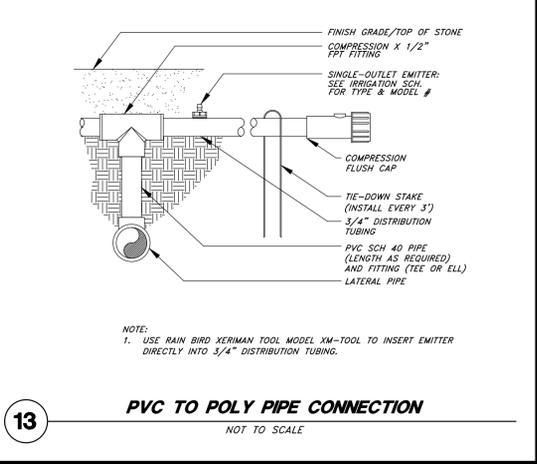
10 EMITTER INTO DISTRIBUTION TUBE
NOT TO SCALE



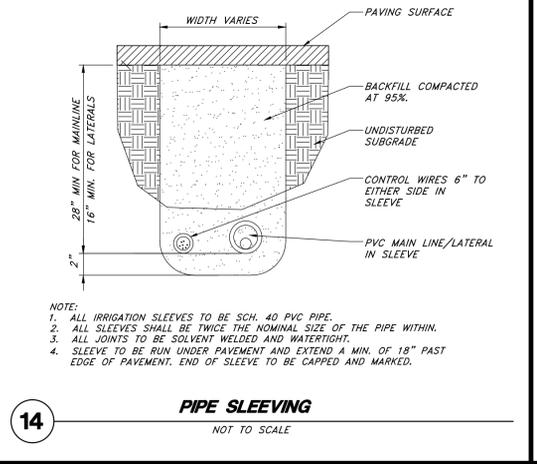
11 PIPE & WIRE TRENCHING
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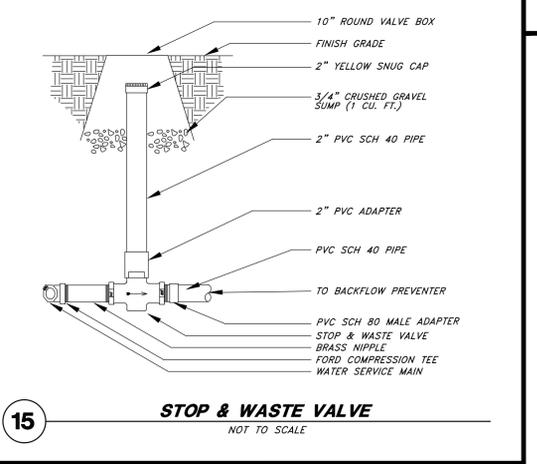
12 MANUAL DRAIN VALVE
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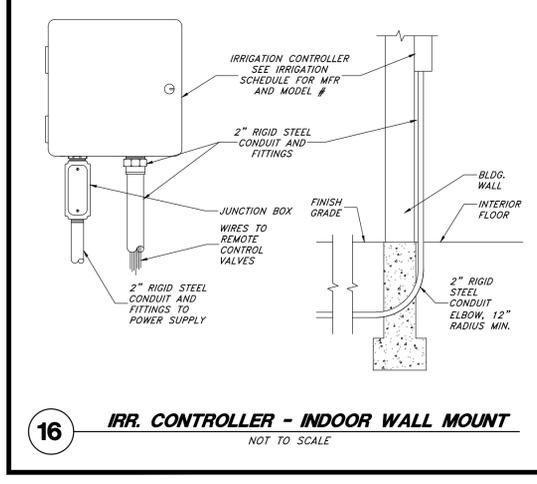
13 PVC TO POLY PIPE CONNECTION
NOT TO SCALE



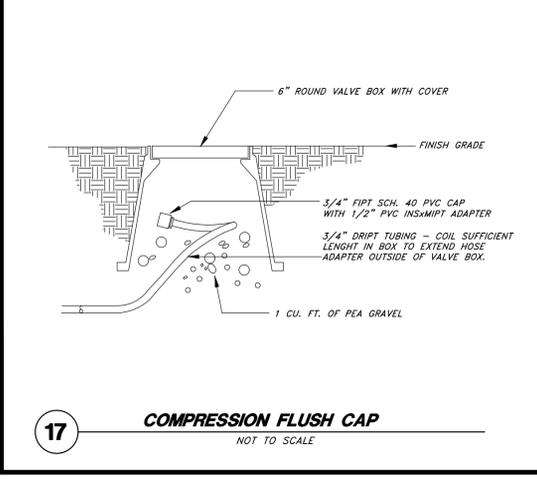
14 PIPE SLEEVING
NOT TO SCALE



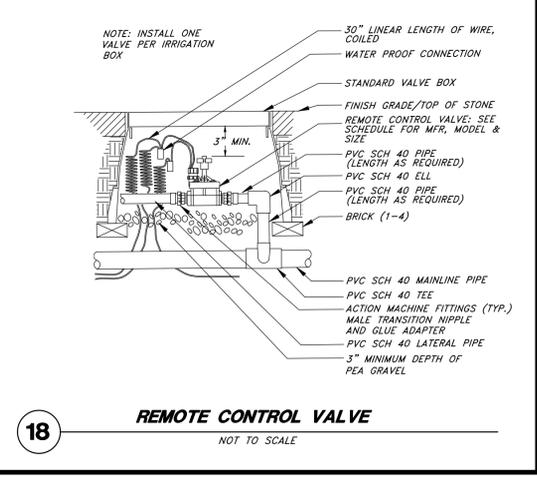
15 STOP & WASTE VALVE
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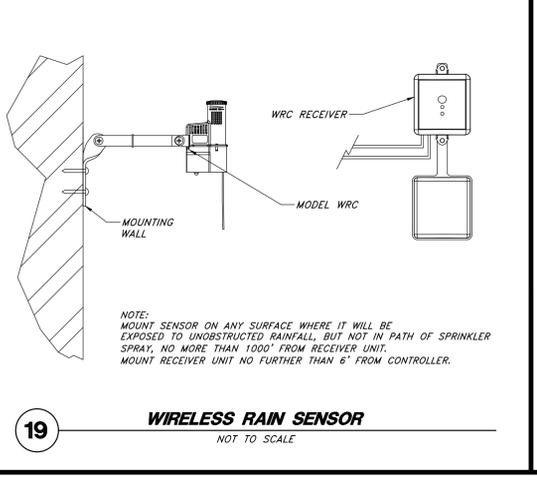
16 IRR. CONTROLLER - INDOOR WALL MOUNT
NOT TO SCALE



17 COMPRESSION FLUSH CAP
NOT TO SCALE



18 REMOTE CONTROL VALVE
NOT TO SCALE



19 WIRELESS RAIN SENSOR
NOT TO SCALE

Revegetation Seed Mix and Application Rate:

Scientific Name	Common Name	Hydroseeding Rate (lbs Pure Live Seed/Acre)
<i>Elymus lanceolatus</i> ssp. lanceolatus 'Bannock'	Thickspike Wheatgrass	6.0
<i>Elymus elymoides</i>	Bottlebrush Squirreltail	1.0
<i>Poasecundum smithii</i> 'Rosanna'	Western Wheatgrass	5.0
<i>Poa secunda</i> ssp. canbyi	Canby Bluegrass	0.5
<i>Pseudoroegneria spicata</i>	Bluebunch Wheatgrass	5.5
	Total	18.0

Revegetation Seeding Notes:

- Existing Soil Shall be Salvaged and Reused in Seeding Areas.
- Seed Shall be Applied Using Hydroseeded Method. (See Table Below for Seed Mixture and Application Rate. Apply 2,500 lbs./acre of Hydromulch and 100 lbs./acre of Topsoil).
- Install Seed in the Spring or in the Fall to Take Advantage of Seasonal Precipitation. Seeded Areas Shall not Receive Temporary or Permanent Irrigation.
- All disturbed areas shall be graded. See grading plan for more detail. Scanty soil from to installing seed.
- Seed Mix Shall be Obtained from a Local Source (Granite Seed).

20 REVEGETATION SEEDING MIX Know what's below. Call before you dig.
NOT TO SCALE

Designed by: JHT
Drafted by: IK
Client Name:
Steward Land Company
25-1651R

ANMA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - www.anmaengineering.net

Landscape & Irrigation Details
Riverpark Retail
4868 South & 1050 West
Riverdale, Weber County, UT

State of Utah
Lared R. Mancini
No. 774026-5301
02/05/2025
Professional Landscape Architect

811

05 Feb, 2025

SHEET NO.
L3.1



2/20/2026

Riverdale City
4600 S. Weber River Drive
Riverdale, Utah 84405
Attn: Brandon Cooper

Project: Riverpark Retail

RE: Response to City Comments dated 2/16/2026

General Issues:

Comment: An electronic copy of the Plat and Improvement Drawings must be submitted to the City's Public Works Department prior to final approval and recording of the Plat.

Response: Noted. An electronic copy of the plat and improvements drawings is provided.

Comment: A UDOT approval letter for the project is required before Riverdale City can issue final approval.

Response: A copy of the conditional access permit will be provided as soon as received from UDOT.

Sheet C0.0 – Cover Sheet:

Comment: Several references to "I-115" should be corrected to "I-15."

Response: See revised sheet C0.0, Cover Sheet.

Sheet C3.1 – Utility Plan:

Comment: The underground storm system includes only one inspection port. Please confirm whether a single port is adequate for proper cleaning and maintenance.

Response: See revised sheet C3.1, Utility Plan.

Comment: The proposed future 12" storm drain on the east side of the underground system may pose installation challenges adjacent to the fabric-wrapped storm drain system.

Response: This line will be installed at minimum depth and the edge of the pipe is approximately 3.2' from the edge of the underground system. With a narrow trench, this should be adequate to not compromise the underground system.

Comment: Our calculations indicate that 11,834 cubic feet of stormwater storage is required for the 90-minute storm event. Please revise your calculations and plans as needed.

Response: See revised storm drainage calculations and sheet C3.1, Utility Plan.

Sheet C4.1 – Details:

Comment: In Detail 7, "Temporary" is spelled incorrectly.

Response: See revised sheet C4.1, Detail Sheet.

Sheet C4.2 – Details:

Comment: The concrete curb note referenced in the plan does not appear to be shown on the corresponding detail.

Response: See revised sheet C4.2, Detail Sheet.