Riverdale UTAH | TRANSMITTAL

Body: City Council
Topic: **Bank of America Site Plan Application**
1055 W Riverdale Road

Department: **Community Development**
Director: Brandon Cooper
Staff/Presenter: Brandon Cooper
Contact: bcooper@riverdaleutah.gov

ITEM TYPE

- ☒ Action Item
- ☐ Public Hearing
- ☐ Discussion Item
- ☐ Information Item
- ☐ Other _____

REQUESTED ACTION

Approval of the site plan application from Bank of America for a new branch located at 1055 West Riverdale Road.

EXECUTIVE SUMMARY

Bank of America, represented by Spencer Hymas of Galloway, proposes redevelopment of the property at the southwest corner of Riverdale Road and 1050 West for a new bank branch. The project includes a proposed 3,869-square-foot building, surface parking, a covered drive-up ATM, internal circulation, pedestrian improvements, landscaping, and drainage improvements. Access is shown from Riverdale Road and 1050 West – both UDOT owned roads, with the Riverdale Road driveway identified for right-turn-only exiting.

This application is subject to applicable provisions of **Chapter 10 Commercial Zones, Chapter 25 Development in All Zones**, **Chapter 14 Regulations Applicable to All Zones**, **Chapter 15 Parking and Access**, and the underlying zone of C-3.

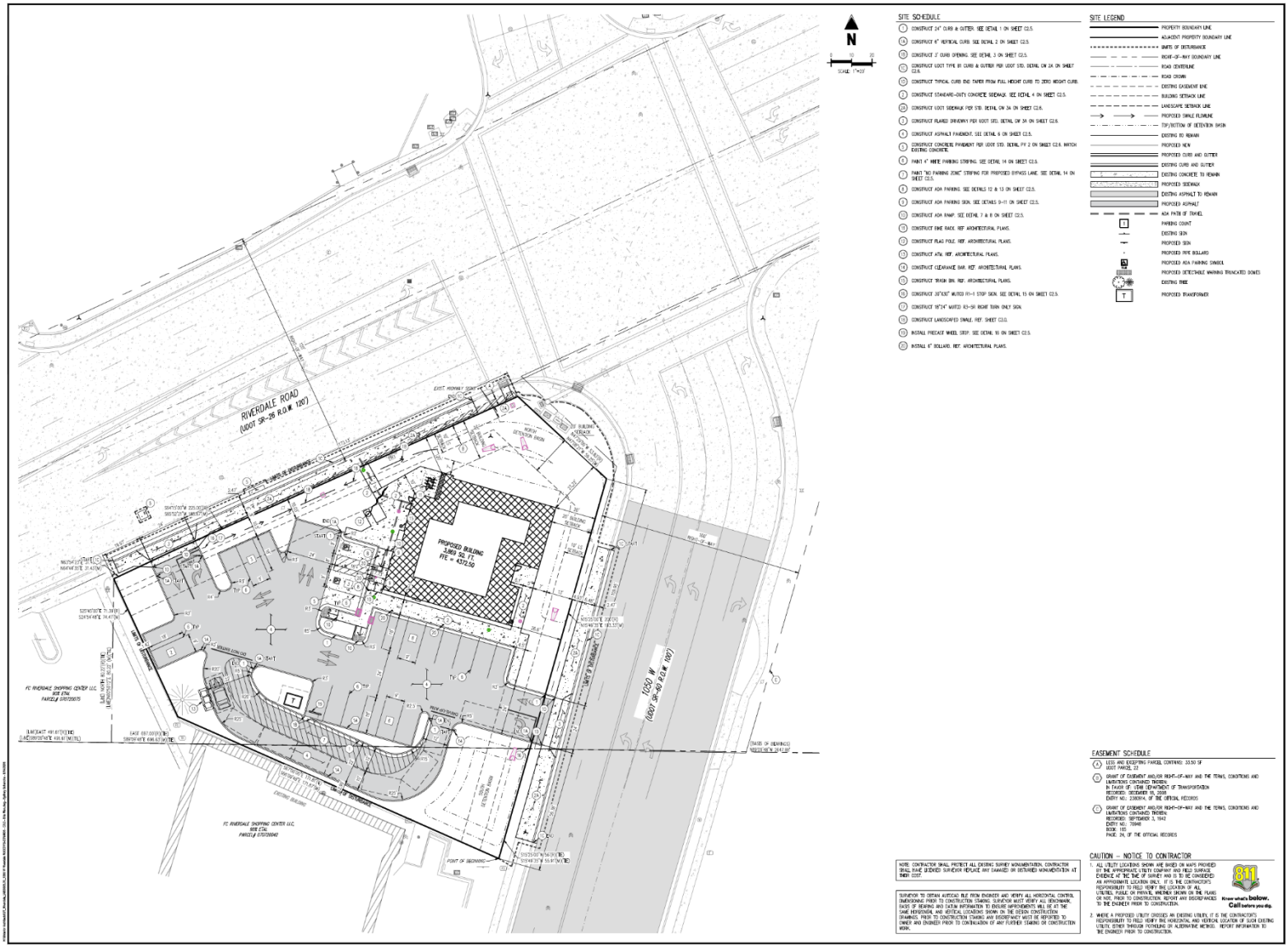
REQUESTED TIMELINE

Planning Commission Meeting – October 13, 2026
City Council Meeting – October 20, 2026

Riverdale
UTAH

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PROPOSED SITE PLAN



Riverdale UTAH

TRANSMITTAL

PROPOSED ELEVATIONS



3 EAST - RENDER



3 WEST - RENDER

Riverdale UTAH | TRANSMITTAL

PLAN REVIEW

Fire, Police, and Community Development have had all department comments resolved. A few Public Works and Engineering comments remain unresolved at the time of this transmittal, including minor technical issues related to long-term maintenance, water/sewer, and UDOT access. The Financial Guarantee for public improvements and the Public Water Agreement have been finalized and await signature. The Development Review Committee approved the exterior elevations on October 7, 2026. The Planning Commission met on October 13, 2026, and, after review and discussion, voted to forward a recommendation of approval with conditions to the City Council regarding the site plan application.

POTENTIAL ACTIONS

Following discussion and review, the City Council shall:

- make a motion to **APPROVE WITH CONDITIONS**, the proposed Final Plan subject to the conditions found in the Staff Report ;
- make a motion to **APPROVE WITH MODIFICATIONS** the proposed Final Site Plan; or
- make a motion to **DENY**, supported by findings of fact; or
- make a motion to **TABLE** to a future date, with a request for more information

STAFF CONCLUSION

Staff recommends the City Council approve the proposed Bank of America Final Site Plan, subject to final approval of a UDOT Access Permit and the execution and recording of the following agreements:

- Public Water Supply Agreement
- Financial Guarantee Agreement
- Long-Term Storm Water Management Plan

Attachments

Staff Report
Final Site Plan
Architectural Renderings
DRAFT Planning Commission Minutes – 10.13.2026

Staff Report

Body:	Planning Commission
Date:	13 October 2026
Requested Action:	**Bank of America Site Plan Application** 1055 W Riverdale Road
Petitioner/Applicant:	Bank of America Spencer Hymas, Galloway & Company, LLC 172 N. East Promontory, Suite 274, Farmington, UT 84025 Spencerhymas@gallowayus.com (801) 512-1673
Property Owner:	ANM Riverdale, LLC; contact Mike Stangl
Department:	Community Development
Director:	Brandon Cooper
Staff/Presenter:	Brandon Cooper
Contact:	bcooper@riverdaleutah.gov

DESCRIPTION OF REQUEST

The applicant seeks site plan approval to redevelop parcel 06-016-0144 as a Bank of America branch and drive-up ATM in the C-3 Regional Commercial zone. The application is dated June 25, 2026. The proposal replaces the existing gas station and car wash with a 3,869-square-foot bank, parking, landscaping, utilities, and stormwater improvements.

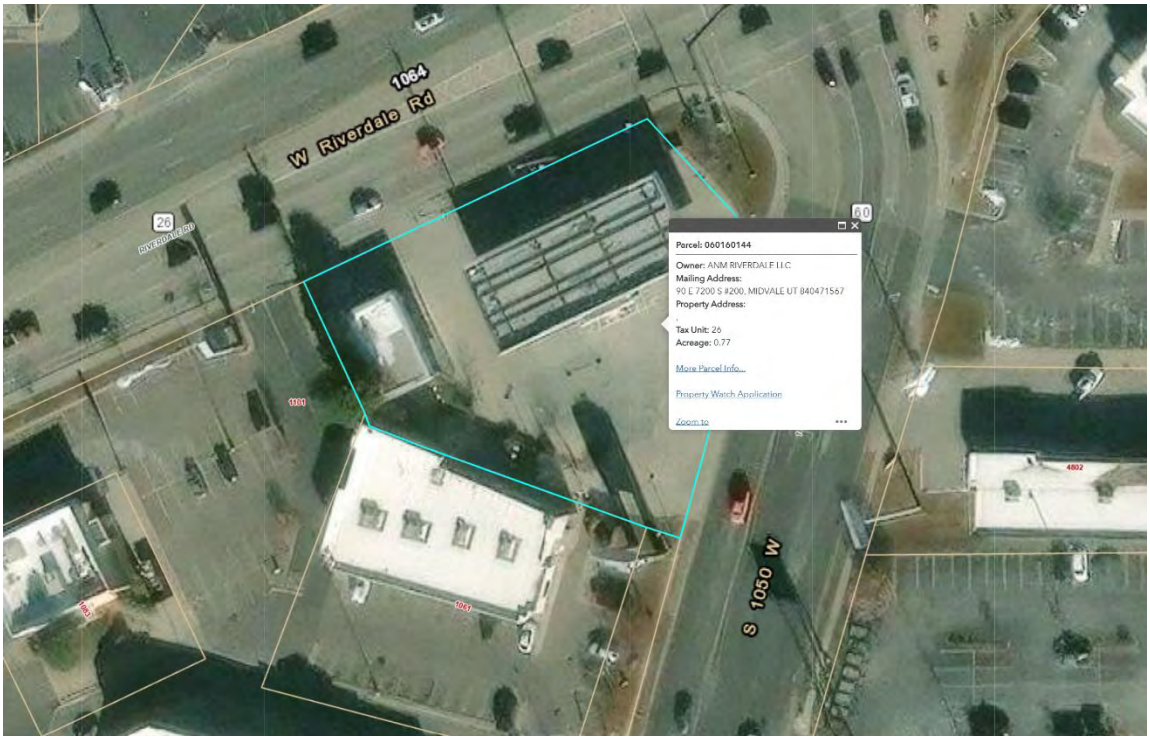
PROJECT INFORMATION

Parcel and site area	06-016-0144 | 31,399 square feet, approximately 0.72 acre
Building and height	3,869 square feet | 26 feet 6 inches
Parking	22 spaces shown: 19 standard, 2 accessible, 1 compact
Landscaping	6,280 square feet, approximately 20%
Access	Riverdale Road and 1050 West; proposed right-turn restrictions

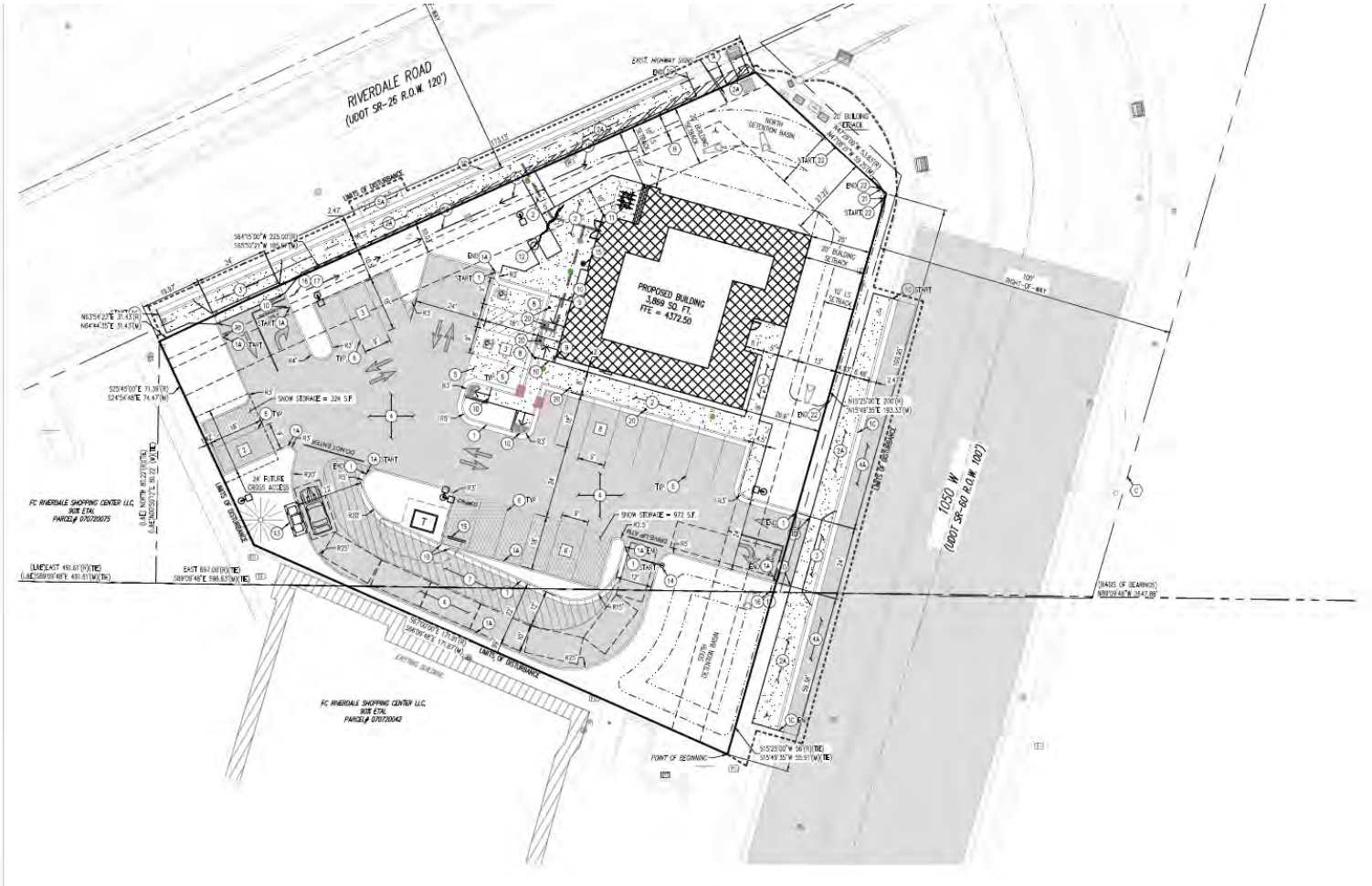
Riverdale UTAH

Staff Report

EXISTING CONDITIONS



PROPOSED SITE PLAN



ANALYSIS AND FINDINGS

The development plans include new water, sanitary sewer, storm drain, electrical, gas, and telecommunications infrastructure necessary to serve the site.

The plans specifically note that all construction and materials are required to meet the latest Riverdale City standards. Because the project includes public improvements and work affecting the public right-of-way, the Owner will be required to execute a Financial Guarantee Escrow Agreement prior to final approval and construction, to guarantee satisfactory installation and completion of required public improvements. Riverdale Road and 1050 W are UDOT roads.

Historic water use averaged over the last 4 years is .614 acre-feet. The proposed new indoor and outdoor water use is .771 acre-feet. A water transfer of .157 acre-feet is required and will be memorialized in the standard Public Water Supply Agreement.

Commercial Zones – C-3 *(RCC 10-10A)*

The purposes of the C-1 neighborhood commercial zone, C-2 community commercial zone and C-3 regional commercial zone is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of the city. It is also to separate into three (3) zones, uses based upon type of activity which are compatible and complementary, as well as intensity of land utilization and accessory use needs.

Analysis: Review of Site Development Standards, 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: The civil plans identifies the site as C-3 and the proposed use as a bank. Sheet C0.0 shows street-facing building setbacks of 20 feet, 27 feet, and 20 feet and a west rear setback of 97 feet 5 inches. Final plans shall remain consistent with the applicable zone standards. Architectural materials, elevations, lighting, and signage were reviewed and approved by the Development Review Committee on October 7. Staff conducted an initial review of the proposed site plan and provided a corrections reports to the applicant on July 9th, 2026 and September 20, 2026. The applicant made final corrections and submitted final revisions on October 9th, 2026. The proposal satisfies the standards identified above. 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: The applicant submitted revised civil and landscape plans dated October 9, 2026, a revised long-term stormwater management plan dated October 9, 2026, and responses to UDOT comments. All City comments have been satisfied by the applicant and are reflected in the attached final site plan presented for consideration. There is only one comment that needs to be addressed on the Stormwater System Operations & Maintenance Plan. 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 building placement, Main Building Regulations, Yard Regulations, Height Regulations, and Landscape Requirements.

    Finding: All City comments have been satisfied by the applicant and are reflected in the attached final 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: Sheet C0.0 lists 13 required parking spaces and 22 proposed spaces, including two accessible stalls and one compact stall. The October response identifies the stall adjacent to the transformer as compact and adds snow storage on Sheet C2.0. Access and circulation are shown on the site plan; final driveway details, drainage connections, and access restrictions require acceptance by the City and UDOT. All City comments have been satisfied by the applicant and are reflected in the attached final site plan presented for consideration. Staff determination: **Complies**

OUTSTANDING ITEMS

The following items require final resolution or acceptance:

Drainage Connections and Final UDOT Acceptance
The City Engineer and UDOT shall confirm final acceptance of the drainage connections and the drive way access points before final approval by City Council.

Stormwater Maintenance Plan
While the phrase "after each storm event" was added to inspect the storm water system, it is not frequent enough. The schedule will need to be revised to require a minimum of two routine inspections per year (specifically in the spring and fall) to prevent fallen leaves and debris from plugging the stormwater structures. Additional inspections may be provided as needed for this project.

CONCLUSION AND RECOMMENDATION

The proposed bank redevelops an existing commercial site, provides parking above the quantity identified as required on the plans, increases landscaping, and includes detention improvements intended to reduce discharge to the UDOT drainage system. The proposal supports site plan

approval, with final technical compliance dependent on closure of the remaining review comments.

Staff recommends that the Planning Commission forward a **RECOMMENDATION OF APPROVAL** to the City Council for the Bank of America site plan at 1055 West Riverdale Road, subject to the following conditions:

1. Site construction shall be in substantial conformance with the plans presented for approval, except for revisions needed to satisfy these conditions and applicable City and agency requirements. Material changes shall be returned for further review as required by City Code.
2. Before work within state right-of-way or connection to a UDOT facility, the applicant shall obtain final UDOT approval and all required access, encroachment, and drainage connection permits. Required City encroachment permits for public right-of-way work shall also be obtained.
3. Before construction authorization, the owner shall obtain City approval of the long-term stormwater management plan and execute and record the required maintenance agreement and associated plan. The documents shall establish responsibility for inspection, maintenance, and repair of private drainage facilities.
4. Before final City Council approval, the applicant shall finalize water demand and any eligible historic-use credit with the City and satisfy the resulting water supply obligation under RCC 8-6-3, including execution and recording of a Public Water Supply Agreement and provision of required water rights or payment, as applicable.
5. Before final City Council approval, the applicant shall provide the Central Weber Sewer Improvement District will-serve letter and obtain acceptance of the sewer lateral design and connection requirements.
6. Before final City Council approval, the applicant shall execute a Financial Guarantee Escrow Agreement to guarantee satisfactory installation and completion of public improvements
7. Before site work, the applicant and contractor shall attend a pre-construction meeting and obtain all applicable permits and approvals, including required stormwater pollution prevention documentation. Improvements shall meet approved plans, City specifications, inspection and testing requirements, and conditions required before occupancy.

Attachments

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

GRADING PERMIT (COMMERCIAL)

Permit#: PLANGRD-C26-006

ISSUE DATE: 06/25/26

Project or Subdivision Name:		**Application Type:**	Site Plan / Grading Commercial
Approximate Address of Project:	Riverdale	**Tax/Parcel ID:**	060160144

Owner of Property:	Mike Stangl	**Owner's Phone:**	(801) 255-1222
Owner's Address:	90 E 7200 S #200	**Owner Email:**	mike@sdevcorp.com
Applicant/Company:	Spencer Hymas	**Applicants's Phone:**	(801) 512-1673
Applicants's Address:	172 N. East Promontory, Suite 274 Farmington UT 84025	**Applicant's Email:**	Spencerhymas@gallowayus.com
General Contractor:		**Contractor's Phone:**	
Contractor's Address:		**Contractor's Email:**	
Project Contact:	/	**Contact Phone:**	
Grading Contractor:		**Grading Phone:**	
Grading Cont.'s Address:		**Grading Email:**	
Engineer:	/	**Engineer's Phone:**	

CONDITIONS OF APPROVAL:

FEES		
Commercial Subdivision Site Plan (per lot/unit)		$ 400.00
Sub Total:		**$ 400.00**
Permit Total:	**$**	**400.00**
Amount Paid:	**$**	**400.00**
Remaining Due:	**$**	**0.00**

We agree to comply with all conditions and regulations contained in the Riverdale City Standard Specification for Design and Construction, any conditions of approval made during plan review and conditions of approval required by City. Grading permits expire within 60 days of issuance unless substantial work has commenced AND 12 months after issuance if the entire project has not been completed. Extension requests must be submitted in writing and will be reviewed on a case by case basis.

APPLICANT SIGNATURE: _____ DATE: _____

Approval Signature: _____ Date: _____

Interior Architects

Bank of America

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH,
RANGE 1 WEST OF THE SALT LAKE BASE & MERIDIAN P.M.
CITY OF RIVERDALE, COUNTY OF WEBER, STATE OF UTAH

PERMIT SET

OCTOBER 2026

PROJECT CONTACTS

PROPERTY OWNER
ANM RIVERDALE LLC
90 E 7200 S #200
MIDVALE, UT 84047-1567
TEL: 801.255.1222

ARCHITECT
INTERIOR ARCHITECTS, P.C.
615 SOUTH COLLEGE STREET, SUITE 725
CHARLOTTE, NC 28202
TEL: 206.773.2718
CONTACT: ALESHA HUSON

CIVIL ENGINEER
GALLOWAY & COMPANY, LLC
172 N EAST PROMONTORY, SUITE 274
FARMINGTON, UT 84025
TEL: 801.533.2100
CONTACT: DEVIN LUJAN, PE

LANDSCAPE ARCHITECT
GALLOWAY & COMPANY, LLC
575 EAST LOCUST AVENUE, SUITE 103
FRESNO, CA 93720
TEL: 559.721.5030
CONTACT: LAUREN PRATT

SURVEYOR
GALLOWAY & COMPANY, LLC
1221 S. VALLEY GROVE WAY, SUITE 140
PLEASANT GROVE, UT 84062
TEL: 385.248.0460
CONTACT: TODD W. OSBORN, PLS

TRAFFIC ENGINEER
GALLOWAY & COMPANY, LLC
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: 303.770.8884
CONTACT: BRIAN HORAN, PE, PTOE

GEOTECHNICAL ENGINEER
TERRACON
6952 S. HIGH TECH DRIVE STE. B
MIDVALE, UT 84047
TEL: 801.545.8500
CONTACT: JOHN B. MANCINI, PE

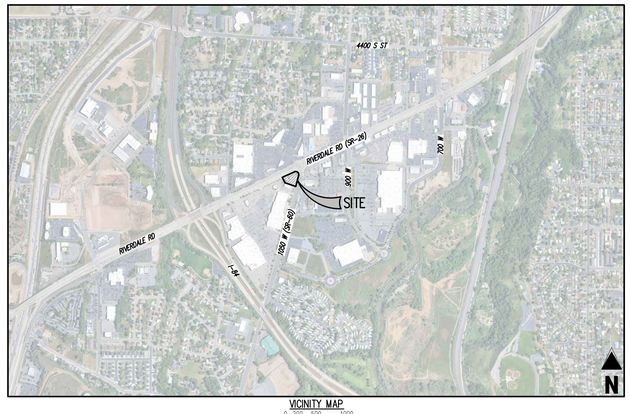
CITY CONTACTS

PLANNING
RIVERDALE CITY COMMUNITY DEVELOPMENT
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE, UT 84405
TEL: 801.394.5541 EXT. 1215

TRAFFIC
UTAH DEPARTMENT OF TRANSPORTATION – REGION 1
166 W SOUTHWELL ST.
OGDEN, UT 84404-4194
TEL: 801.620.1600

PUBLIC WORKS
RIVERDALE CITY PUBLIC WORKS
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE, UT 84405
TEL: 801.394.5541 EXT. 1217
CONTACT: SHAWN DOUGLAS

FIRE PROTECTION
RIVERDALE CITY FIRE DEPARTMENT
4334 SOUTH PARKER DRIVE
RIVERDALE, UT 84405
TEL: 801.394.7481



VICINITY MAP
0 250 500 1000
SCALE: 1"=1000'

SITE MAP
0 10 25 50
SCALE: 1"=50'

SHEET INDEX			
SHEET NUMBER	SHEET TITLE	REVISION	DATE
C0.0	COVER		
C0.1	GENERAL NOTES		
C1.0	DEMOLITION PLAN		
C2.0	SITE PLAN		
C2.5	SITE DETAILS		
C2.6	SITE DETAILS		
C2.7	SITE DETAILS		
C3.0	GRADING PLAN		
C4.0	UTILITY PLAN		
C4.5	UTILITY DETAILS		
C4.6	UTILITY DETAILS		
L1.0	LANDSCAPE PLAN		
L2.0	LANDSCAPE NOTES & DETAILS		
IR1.0	IRRIGATION PLAN		
IR2.0	IRRIGATION NOTES & DETAILS		

SITE DATA TABLE		
ZONE DISTRICT: REGIONAL COMMERCIAL ZONE (C-3)		
PROPOSED OCCUPANCY/USE: BANK		
TYPE OF CONSTRUCTION: II-B		
MAX. BUILDING HEIGHT: 26'-6"		
ITEM	**AREA (SQ. FT)**	**% OF GROSS SITE**
GROSS SITE AREA	31,399	100%
+ BUILDING FOOTPRINT	3,869	12%
+ PARKING / DRIVES / WALKS	15,982	51%
+ LANDSCAPE AREA	11,548	37%
PARKING DATA	**REQUIRED SPACES**	**PROVIDED SPACES**
STANDARD SPACES	12	19
ACCESSIBLE SPACES	1	2
COMPACT SPACES	–	1
TOTAL SPACES	13	22
PARKING RATIO	1 SPACE / 300 S.F.	1.71 SPACES / 300 S.F.
BICYCLE PARKING	–	4
YARD SETBACKS	**MINIMUM ALLOWED**	**PROPOSED**
NORTHWEST (SIDE FACING STREET ON CORNER LOT)	20'-0"	20'-0"
NORTHEAST (SIDE FACING STREET ON CORNER LOT)	20'-0"	27'-0"
SOUTHEAST (SIDE FACING STREET ON CORNER LOT)	20'-0"	20'-0"
WEST (REAR)	20'-0"	97'-5"

PROPERTY DESCRIPTION (PER TITLE COMMITMENT)

BEGINNING AT A POINT ON THE WEST LINE OF A STATE ROAD KNOWN AS 1050 WEST STREET, SAID POINT BEING EAST 697.00 FEET TO THE WEST LINE OF SAID ROAD AND SOUTH 15°25'00" WEST 56 FEET ALONG SAID WEST LINE FROM THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 15°25'00" EAST 200 FEET ALONG THE WEST LINE OF SAID ROAD; THENCE NORTH 47°29'00" WEST 53.83 FEET ALONG THE WEST LINE OF SAID ROAD TO THE SOUTH LINE OF RIVERDALE ROAD; THENCE SOUTH 64°15'00" WEST 225.00 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 25°45'00" EAST 71.39 FEET; THENCE SOUTH 67°00'00" EAST 171.81 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING: A PARCEL OF LAND IN FEE, BEING A PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 26, SAID POINT IS 491.61 FEET EAST ALONG THE SECTION LINE AND 80.22 FEET NORTH TO SAID RIGHT OF WAY LINE AND 31.43 FEET NORTH 63°54'23" EAST (NORTH 64°15'00" EAST BY RECORD) ALONG SAID RIGHT OF WAY FROM THE SOUTHWEST CORNER OF SAID SECTION 7, SAID POINT IS ALSO APPROXIMATELY 59.95 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM THE CONTROL LINE OF SAID PROJECT SP--0026(4)0 OPPOSITE ENGINEER STATION 77+97.41, AND RUNNING THENCE NORTH 63°54'23" EAST (NORTH 64°15'00" EAST BY RECORD) 184.16 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 47°54'37" EAST (SOUTH 47°29'00" EAST BY RECORD) 3.94 FEET TO A POINT 63.66 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 79+83.04; THENCE SOUTH 65°02'11" WEST 185.66 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

BENCHMARK

SOUTHWEST CORNER OF SECTION 7 TOWNSHIP 5 NORTH RANGE 1 WEST
ELEVATION: 4376.10', ELEVATION DERIVED FROM PUBLISHED WEBER COUNTY SECTION TIE SHEET NAVD88

BASIS OF BEARING

BASIS OF BEARING: NORTH 89°09'48" WEST FROM THE SOUTH QUARTER CORNER OF SECTION 7, MONUMENTED BY A WEBER COUNTY 3" BRASS CAP (2005), TO THE SOUTHWEST CORNER OF SECTION 7, MONUMENTED BY A WEBER COUNTY 3" BRASS CAP (2020), TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN PER THE TESORO REFINING AND MARKETING COMPANY ALTA SURVEY, MCNEIL ENGINEERING DATED 2-11-2014

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

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BANK OF AMERICA

Riverdale

1055 W RIVERDALE RD
RIVERDALE, UT 84405

SERIAL NUM./MANH. ID: UT1-055
VERSION: UT1-055
BULLETIN: 02-2026

DELTA ISSUE DESCRIPTION DATE

Galloway
172 N East Promontory, Suite, 274
Farmington, UT 84025
801.953.1357
GallowayUS.com

Owner Approval

UT1-055 As indicated
Job No. Scale

Cover

C0.0

22.1
22 January 2000

DEMOLITION NOTES

1. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH STATE, LOCAL, AND FEDERAL REQUIREMENTS. THE ABATEMENT OF ALL HAZARDOUS MATERIALS WITHIN THE SITE SHALL BE CONDUCTED IN ACCORDANCE WITH ALL STATE, LOCAL, AND FEDERAL REGULATIONS PRIOR TO ANY DEMOLITION OR DISTURBANCE ACTIVITIES.
2. THE CONTRACTOR SHALL VERIFY ALL UTILITY MAIN AND LATERAL LOCATIONS AND EXISTING SITE CONDITIONS PRIOR TO PROCEEDING. ANY SITE CONDITIONS THAT ARE NOT AS SHOWN SHALL BE REPORTED TO THE ENGINEER OF RECORD AND DEVELOPER'S REPRESENTATIVE.
3. THE DEVELOPER'S REPRESENTATIVE WILL DETERMINE WHEN CONDITIONS ARE SUITABLE TO COMMENCE WORK. CONTRACTOR SHALL VERIFY AREAS TO BE DEMOLISHED ARE UNOCCUPIED AND NOT IN USE.
4. LIMIT OF DISTURBANCE AND DEMOLITION IS THE PROPERTY LINE UNLESS OTHERWISE NOTED. REFER TO EROSION CONTROL PLANS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
6. DISPOSE OF AND TRANSPORT DEBRIS TO AREA OBTAINED BY CONTRACTOR. DO NOT STORE OR BURN MATERIALS ON SITE. CONTRACTOR TO HANDLE AND DISPOSE OF ALL DEBRIS IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. DISPOSAL SHALL BE TRANSPORTED TO APPROVED LANDFILL OR OTHER APPROVED FACILITY.
7. DEBRIS AND OTHER MATERIALS SHALL NOT BE DISPOSED OF ON-SITE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER.
8. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
9. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
11. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON UTILITY LOCATES AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
12. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
13. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
14. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE CONTROL MEASURES) AS APPROVED BY THE DEVELOPER'S REPRESENTATIVE AND THE AUTHORITIES HAVING JURISDICTION.
15. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
16. PRIOR TO DEMOLITION OCCURRING, ALL INITIAL EROSION CONTROL MEASURES SHALL BE INSTALLED.
17. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR. ANY DAMAGED SIDEWALK SHALL BE REMOVED AND REPLACED TO THE NEAREST JOINT.
18. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND RIVERDALE CITY TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE UTILITY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
19. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
20. CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE A LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT HIS/HER COST.
21. THIS PLAN PROVIDES GENERAL DEMOLITION INFORMATION ONLY AND DOES NOT NECESSARILY REPRESENT ALL ITEMS REQUIRED TO BE DEMOLISHED.
22. ALL EXISTING TREES, BRUSH AND LANDSCAPING WITHIN THE PROPERTY BOUNDARY ARE TO BE REMOVED UNLESS OTHERWISE NOTED. REMOVAL OUTSIDE THE PROPERTY BOUNDARY, IF NECESSARY, WILL BE SPECIFICALLY NOTED.
23. EXISTING WATER SERVICE SHALL BE SHUT OFF AT THE CORP STOP. AN 18" SECTION OF SERVICE LINE SHALL BE REMOVED AND THE CORP STOP THREADS DAMAGED.
24. NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.
25. ANY REMOVAL OR ABATEMENT OF LEAD-BASED PAINT OR LEAD CONTAMINATED SOILS SHALL BE COMPLETED BY STATE-CERTIFIED PROFESSIONALS. STATE-CERTIFIED PROFESSIONALS SHALL FOLLOW ESTABLISHED WORK PRACTICES FOR REMOVING LEAD-BASED PAINT, MINIMIZE DUST GENERATION, CLEAN DEBRIS WITH HEPA-FILTERED VACUUMS, AND TAKE MEASURES TO ENSURE LEAD LEVELS DO NOT INCREASE DUE TO LEAD-CONTAMINATED FUMES AND DUST PER THE UTAH AIR QUALITY CONTROL COMMISSION ADOPTED REGULATION NO. 19.
26. ALL STRUCTURES TO BE DISTURBED OR REMOVED SHALL BE INSPECTED FOR ASBESTOS BY A UTAH-CERTIFIED BUILDING INSPECTOR. IF THE AMOUNT OF ASBESTOS CONTAINING MATERIAL (ACM) TO BE DISTURBED EXCEEDS THE TRIGGER LEVELS SET BY THE UTAH DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (UDPHE), A LICENSED ASBESTOS ABATEMENT CONTRACTOR MUST REMOVE THE MATERIAL.
27. A WRITTEN APPLICATION TO THE UDPHE FOR AN ASBESTOS NOTICE OR PERMIT MAY BE REQUIRED. ALL ACM WASTE MUST BE DISPOSED OF AT AN APPROVED ASBESTOS WASTE DISPOSAL SITE REGARDLESS OF THE QUANTITY OR THE NECESSITY FOR A PERMIT. RECYCLING OF MATERIALS THAT ARE BONDED OR CONTAMINATED WITH ACM, SUCH AS FLOOR TILE OR MASTIC, IS NOT PERMITTED. DEMOLITION OF A BUILDING THAT HAS NON-FRIABLE ACM MUST BE COMPLETED WITHOUT CAUSING THE ACM TO BECOME FRIABLE. OPERATIONS SUCH AS CRUSHING OR PNEUMATIC JACKING OF MATERIALS CONTAINING ASBESTOS ARE NOT PERMITTED.
28. ALL MISSING, NON-FUNCTIONING, AND/OR DAMAGED SURFACE IMPROVEMENTS SHALL BE REPLACED (SIDEWALK, CURB & GUTTER, FENCING, ETC.).

SITE PLAN NOTES

1. ALL CURB AND GUTTER IS CATCH CURB UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE MEASURED FROM THE FLOWLINE UNLESS NOTED OTHERWISE.
3. ALL ON-SITE CURB AND GUTTER SHALL BE 6" VERTICAL WITH 12" GUTTER.
4. ALL ROADWAY CURB AND GUTTER SHALL BE PER UTAH DEPARTMENT OF TRANSPORTATION (UDOT) STANDARDS.
5. ALL CONSTRUCTION AND MATERIALS SHALL MEET RIVERDALE CITY REQUIREMENTS.
6. ALL IMPROVEMENTS SHALL BE PERFORMED IN A SINGLE PHASE OF CONSTRUCTION.
7. SECURITY FENCE REQUIRES APPROVAL BY SEPARATE PERMIT.
8. THE PROPOSED STORM SYSTEM AND STORMWATER DETENTION FACILITY ONSITE IS PRIVATELY OWNED AND MAINTAINED.
9. ALL GATE OPENINGS SHALL HAVE A MINIMUM 20' CLEAR WIDTH AND MEET RIVERDALE CITY FIRE DEPARTMENT SPECIFICATIONS.
10. GC SHALL BE RESPONSIBLE TO COORDINATE WITH RIVERDALE CITY AND UDOT FOR THE CONSTRUCTION WITHIN THE ROADWAY.

GRADING NOTES

1. REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN. DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING, CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE ENGINEER OF RECORD PRIOR TO BID.
2. NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL STATE AND LOCAL STORMWATER DISCHARGE AND EROSION CONTROL PERMITS ON SITE PRIOR TO ANY DISTURBANCE AND/OR GRADING ACTIVITY.
4. THIS DESIGN IS BASED ON A SOIL AND FOUNDATION INVESTIGATION. A COPY OF THIS REPORT IS AVAILABLE FOR INSPECTION BY THE CONTRACTORS.
5. ALL LANDSCAPING AREAS SHALL BE GRADED WITHIN 0.10' OF DESIGN WITH APPROVED TOP SOIL TO A MINIMUM DEPTH AS SPECIFIED BY THE LANDSCAPE ARCHITECT AND CITY SPECIFICATIONS.
6. ALL SPOT GRADES SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
7. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION. REFER TO EROSION CONTROL PLANS AND DETAILS FOR INFORMATION.
8. GENERAL CONTRACTOR TO PROVIDE BARRICADE PROTECTION WITH FLASHING LIGHTS AROUND ALL FOOTINGS, EXCAVATIONS AND ALL OFFSITE WORK.
9. SEE THE SITE SURVEY FOR SURVEY INFORMATION AND LEGAL DESCRIPTION.
10. THE PROPOSED STORM SYSTEM AND STORMWATER DETENTION FACILITY ONSITE IS PRIVATELY OWNED AND MAINTAINED.
11. IN LANDSCAPING AREAS ADJACENT TO PROPOSED BUILDING, MINIMUM SLOPE SHALL BE 5% FOR THE FIRST 5'.
14. ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL DIRT APPROVED BY GEOTECHNICAL ENGINEER AND SHALL BE PLACED AND COMPACTED PER GEOTECHNICAL REPORT RECOMMENDATIONS.
15. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
16. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

UTILITY NOTES

1. CAUTION – UTILITY CROSSING: FOR ALL DRY UTILITY AND WET UTILITY CROSSINGS, GC TO COORDINATE WITH DRY UTILITY PROVIDER TO ASSURE ADEQUATE CLEARANCES BETWEEN EXISTING/PROPOSED DRY UTILITY AND DRY OR WET UTILITY INSTALLATION. FOR WET UTILITY AND WET UTILITY CROSSINGS, GC TO CONFIRM INVERTS AND MINIMUM 18" VERTICAL CLEARANCE PRIOR TO INSTALLATION.
2. ALL PROPOSED STORM SEWER AND APPURTENANCES SHOWN ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
3. ANY EXISTING WATER OR SEWER SERVICE LINES THAT ARE NOT IN USE SHALL BE CAPPED AT THE MAIN PER RIVERDALE CITY REQUIREMENTS.
4. THE CONTRACTOR SHALL NOTIFY THE CITY, COUNTY AND REGULATORY AGENCY 72 WORKING HOURS PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE APPROVED PLANS, ONE COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY TEMPLATES FROM EQUIPMENT SUPPLIERS AND STUB LINES ACCORDINGLY.
7. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL TAP FEES REQUIRED. OWNER SHALL PAY FOR ALL SPECIAL ASSESSMENTS.
8. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE RESTORATION (I.E., LANDSCAPE, ASPHALT, CONCRETE, ETC.) REQUIRED FOR UTILITY WORK.
9. ASPHALT / ROAD BASE , ETC. (FOR PAVEMENT CONSTRUCTION) TO BE INSTALLED ABOVE PIPE BACKFILL SHALL BE ACCORDING TO GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT OR CITY/PURVEYOR STANDARDS, WHICHEVER IS MORE STRINGENT.
10. GRAVITY FLOW UTILITIES, INCLUDING SANITARY SEWER AND STORM DRAINAGE SYSTEMS, SHALL BE INSTALLED PRIOR TO PRESSURIZED AND DRY UTILITIES. ANY CONFLICTS, RELOCATIONS, MODIFICATIONS, DELAYS, OR REDESIGN EFFORTS RESULTING FROM THE INSTALLATION OF PRESSURIZED OR DRY UTILITIES BEFORE THE COMPLETION OF GRAVITY FLOW UTILITIES SHALL BE RESOLVED AT THE CONTRACTOR'S EXPENSE. ANY REQUIRED ENGINEERING REDESIGN OR CONSTRUCTION REVISIONS ASSOCIATED WITH SUCH CONFLICTS WILL BE PERFORMED ON A TIME-AND-MATERIALS BASIS AND BILLED TO THE CONTRACTOR.
11. THE CONTRACTOR SHALL VERIFY THE INVERTS OF THE DOWNSTREAM TIE IN POINTS FOR ALL GRAVITY FLOW UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION. REPORT ANY DISCREPANCY TO THE ENGINEER.
12. CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, WHETHER SHOWN OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY CONFLICTS TO THE ENGINEER UPON DISCOVERY.
13. ALL MANHOLE RIM ELEVATIONS GIVEN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL SET THE FINAL RIM ELEVATION BASED ON THE COMPLETED FINISH SURFACE.
14. LENGTHS OF PIPES ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. THEREFORE, LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE DIMENSIONS.
15. ALL POTABLE WATER MAINS AND SERVICE LINES SHALL BE BURIED AN ABSOLUTE MINIMUM OF 48" FROM FINISHED GRADE. THE MAXIMUM BURY SHALL BE 96", UNLESS ADDITIONAL DEPTH IS REQUIRED FOR UTILITY CROSSINGS OR OTHER CONFLICTS. WHEREVER SUCH CROSSINGS OR CONFLICTS OCCUR, THE CITY/PURVEYOR CROSSING DETAIL SHALL BE USED.
16. ALL STORM DRAIN AND SANITARY SEWER PIPES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 10' FROM ALL WATER LINES.
17. WHERE LINES CROSS, THERE SHALL BE A MINIMUM OF 18" CLEAR VERTICAL SEPARATION BETWEEN ALL WATER LINES AND STORM DRAIN, SANITARY SEWER, AND IRRIGATION LINES.
18. ANY STORM DRAIN LINE CROSSING MORE THAN 18" ABOVE A WATER LINE SHALL HAVE JOINTS ENCASED IN CONCRETE PER THE APPROPRIATE CROSSING DETAIL PROVIDED BY THE CITY / PURVEYOR. ANY STORM DRAIN LINE CROSSING LESS THAN 18" ABOVE A WATER LINE SHALL BE FULLY ENCASED IN CONCRETE PER THE APPROPRIATE ENCASEMENT DETAIL PROVIDED BY THE CITY / PURVEYOR.
19. ALL UTILITY LINES SHALL BE BEDDED IN ACCORDANCE WITH CITY / LOCAL PURVEYOR'S STANDARDS AND DETAILS, INCLUDED IN THE PLAN SET. STORM SEWER PIPE SHALL BE BEDDING CLASS "B" UNLESS THE GEOTECHNICAL ENGINEER OR CITY ENGINEER DEEM NECESSARY A CHANGE IN BEDDING CLASS DUE TO SOIL CONDITION.
20. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

PRIVATE STORM WATER NOTES

1. ALL STORM DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) CONFORMING TO ASTM C76, CLASS III OR CLASS IV, FOR PIPE DIAMETERS 15 INCHES AND LARGER. JOINTS FOR RCP SHALL CONFORM TO ASTM C443. STORM DRAINAGE PIPE 12 INCHES IN DIAMETER AND SMALLER SHALL BE PVC SDR-35 CONFORMING TO ASTM D3034. ANY STORM DRAINAGE PIPE LOCATED UNDER EXISTING, PROPOSED, OR FUTURE PAVEMENT OR TRAFFIC AREAS SHALL BE RCP, ASTM C76 CLASS III MINIMUM. RCP INSTALLED BY JACKING SHALL BE ASTM C76 CLASS V MINIMUM.
2. PROPOSED CATCH BASIN AND INLET BOX GRATES ARE TO BE BICYCLE PROOF. GRATES LOCATED WITHIN WALKWAYS ARE TO BE HEEL PROOF.
3. TOP OF GRATE (TG) AND FLOW LINE (FL) SPOT GRADES AT INLETS DO NOT INCLUDE GUTTER DEPRESSION.
4. ALL STORM DRAINAGE PIPE SHALL HAVE A MINIMUM COVER OF 18", UNLESS OTHERWISE NOTED. UNDER NO CIRCUMSTANCES WILL ANY PIPE HAVE LESS THAN 12" COVER FROM THE FINISH SURFACE TO THE OUTSIDE WALL OF THE PIPE.
5. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF ROOF AND CANOPY DOWNSPOUTS. CONTRACTOR IS RESPONSIBLE FOR FINAL COORDINATION OF SIZE, LOCATION, AND DEPTH OF ROOF DRAINS.

UDOT GENERAL NOTES

1. ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.
3. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
4. OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
5. OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS – COUNTY SURVEYOR TO BE NOTIFIED – COORDINATION WITH CERTAIN STATE AGENCIES).

BANK OF AMERICA

Riverdale

1055 W RIVERDALE RD
RIVERDALE, UT 84405

SERIAL NUM./MANH. ID: UT1-055
VERSION: UT1-055
BULLETIN: 02-2026

DELTA ISSUE DESCRIPTION DATE

Galloway
172 N East Promontory, Suite, 274
Farmington, UT 84025
801.953.1357
GallowayUS.com

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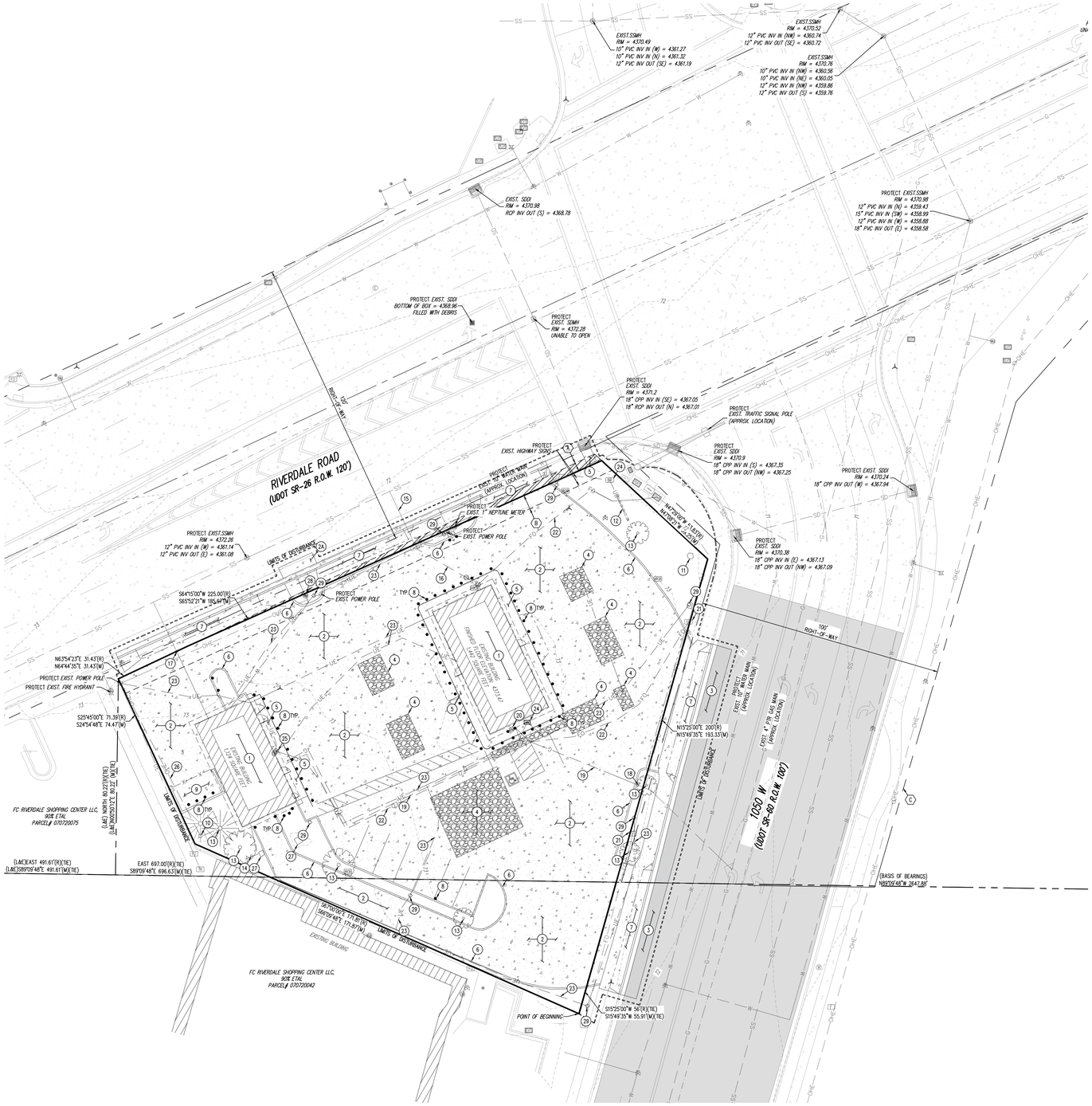
Owner Approval

UT1-055 — Job No.
As indicated — Scale

General Notes

C0.1

01 January 2000 221



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0 10 20

SCALE: 1"=20'

DEMOLITION SCHEDULE

1. DEMO EXISTING BUILDING.
2. DEMO EXISTING CONCRETE PAVEMENT.
24. DEMO AND REPLACE EXISTING CONCRETE PANELS TO NEAREST JOINT PER UDOT REQUIREMENTS. SEE DETAIL PV-DT-01 ON SHEET C2.7.
3. SAWCUT, REMOVE, AND REPLACE EXISTING ASPHALT PAVEMENT TO CENTER OF LANE PER UDOT REQUIREMENTS. SEE DETAIL PV-DT-01 ON SHEET C2.7.
4. DEMO EXISTING GRAVEL.
5. DEMO EXISTING SIDEWALK.
6. DEMO EXISTING CURB.
7. DEMO EXISTING DRIVEWAY.
8. DEMO EXISTING BOLLARD.
9. DEMO EXISTING TRASH ENCLOSURE & FENCE.
10. DEMO EXISTING POWER POLE.
11. DEMO EXISTING FLAG POLE.
12. DEMO EXISTING FUEL PRICE PYLON SIGN.
13. DEMO EXISTING TREE.
14. DEMO EXISTING SIGN.
15. PROTECT AND REUSE EXISTING SANITARY SEWER LATERAL (APPROX. LOCATION). CONTRACTOR TO FIELD VERIFY SIZE, LOCATION, MATERIAL, AND CONDITION OF LINE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF FINDINGS. SEE UTILITY PLAN.
16. DEMO EXISTING SANITARY SEWER LATERAL & ANY ASSOCIATED STRUCTURES FROM STUB TO BUILDING POINT OF CONNECTION. CAP AT PROPERTY LINE FOR PROPOSED TIE-IN CONNECTION. SEE UTILITY PLAN.
17. EXISTING SEWER LATERAL LOCATION UNKNOWN. CONTRACTOR TO FIELD VERIFY LOCATION AND EXTENTS AND CAP AT PROPERTY LINE PER RIVERDALE CITY STANDARDS.
18. PROTECT AND REUSE EXISTING GAS LATERAL (APPROX. LOCATION). CONTRACTOR TO COORDINATE WITH ENBRIDGE.
19. DEMO EXISTING GAS LINE.
20. DEMO EXISTING GAS METER.
21. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER TO REMOVE OR RELOCATE EXISTING UTILITY FIBEROPTIC PEDESTAL.
22. DEMO EXISTING FIBEROPTIC LINE.
23. DEMO EXISTING UNDERGROUND ELECTRIC LINE.
24. DEMO EXISTING ELECTRICAL PEDESTAL STRUCTURE.
25. DEMO EXISTING ELECTRICAL METER.
26. DEMO EXISTING OVERHEAD ELECTRICAL LINE.
27. DEMO EXISTING CONCRETE PAD.
28. DEMO EXISTING 1" WATER METER, CAP AND KILL EXISTING 1" LATERAL AT THE MAIN PER RIVERDALE CITY REQUIREMENTS.
29. DEMO EXISTING LIGHT POLE.

DEMOLITION LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- LIMITS OF DISTURBANCE
- ROAD CENTERLINE
- ROAD CROWN
- RIGHT-OF-WAY BOUNDARY LINE
- EXISTING EASEMENT LINE
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- EXISTING CURB AND GUTTER
- EXISTING CONCRETE TO REMAIN
- EXISTING CONCRETE TO BE REMOVED
- EXISTING ASPHALT TO REMAIN
- EXISTING FENCE TO REMAIN
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING TREE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12"ø)
- EXISTING OVERHEAD ELECTRICAL
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- EXISTING ELECTRIC LIGHT POLE
- EXISTING POWER POLE
- EXISTING ELECTRIC SWITCH BOX
- EXISTING ELECTRIC VAULT
- EXISTING PAD MOUNTED TRANSFORMER
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING FIBER OPTIC PEDESTAL
- EXISTING FIBER OPTIC VAULT
- EXISTING FIBER OPTIC PULLBOX
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY STORM MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER MANHOLE

EASEMENT SCHEDULE

(A) LESS AND EXCEPTING PARCEL CONTAINS: 33.50 SF
UDOT PARCEL 22

(B) GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: UTAH DEPARTMENT OF TRANSPORTATION
RECORDED: DECEMBER 18, 2008
ENTRY NO.: 2380914, OF THE OFFICIAL RECORDS

(C) GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
RECORDED: SEPTEMBER 3, 1942
ENTRY NO.: 70948
BOOK: 165
PAGE: 24, OF THE OFFICIAL RECORDS

NOTE: ALL MISSING, NON-FUNCTIONING, AND/OR DAMAGED SURFACE IMPROVEMENTS SHALL BE REPLACED (SIDEWALK, CURB & GUTTER, FENCING, ETC.).

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

UNLESS OTHERWISE NOTED, CONTRACTOR TO PROTECT LANDSCAPING IN PLACE AND REPLACE TO MATCH IF DISTURBED. CONTRACTOR TO CAP AND REINSTALL IRRIGATION AS NECESSARY TO MAINTAIN IRRIGATION TO EXISTING LANDSCAPING.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

BENCHMARK

SOUTHWEST CORNER OF SECTION 7 TOWNSHIP 5 NORTH RANGE 1 WEST
ELEVATION: 4376.10', ELEVATION DERIVED FROM PUBLISHED WEBER COUNTY SECTION TIE SHEET NAVD88

BASIS OF BEARING

BASIS OF BEARING: NORTH 89°09'48" WEST FROM THE SOUTH QUARTER CORNER OF SECTION 7, MONUMENTED BY A WEBER COUNTY 3" BRASS CAP (2005), TO THE SOUTHWEST CORNER OF SECTION 7, MONUMENTED BY A WEBER COUNTY 3" BRASS CAP (2020), TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN PER THE TESORO REFINING AND MARKETING COMPANY ALTA SURVEY, MCNEIL ENGINEERING DATED 2-11-2014

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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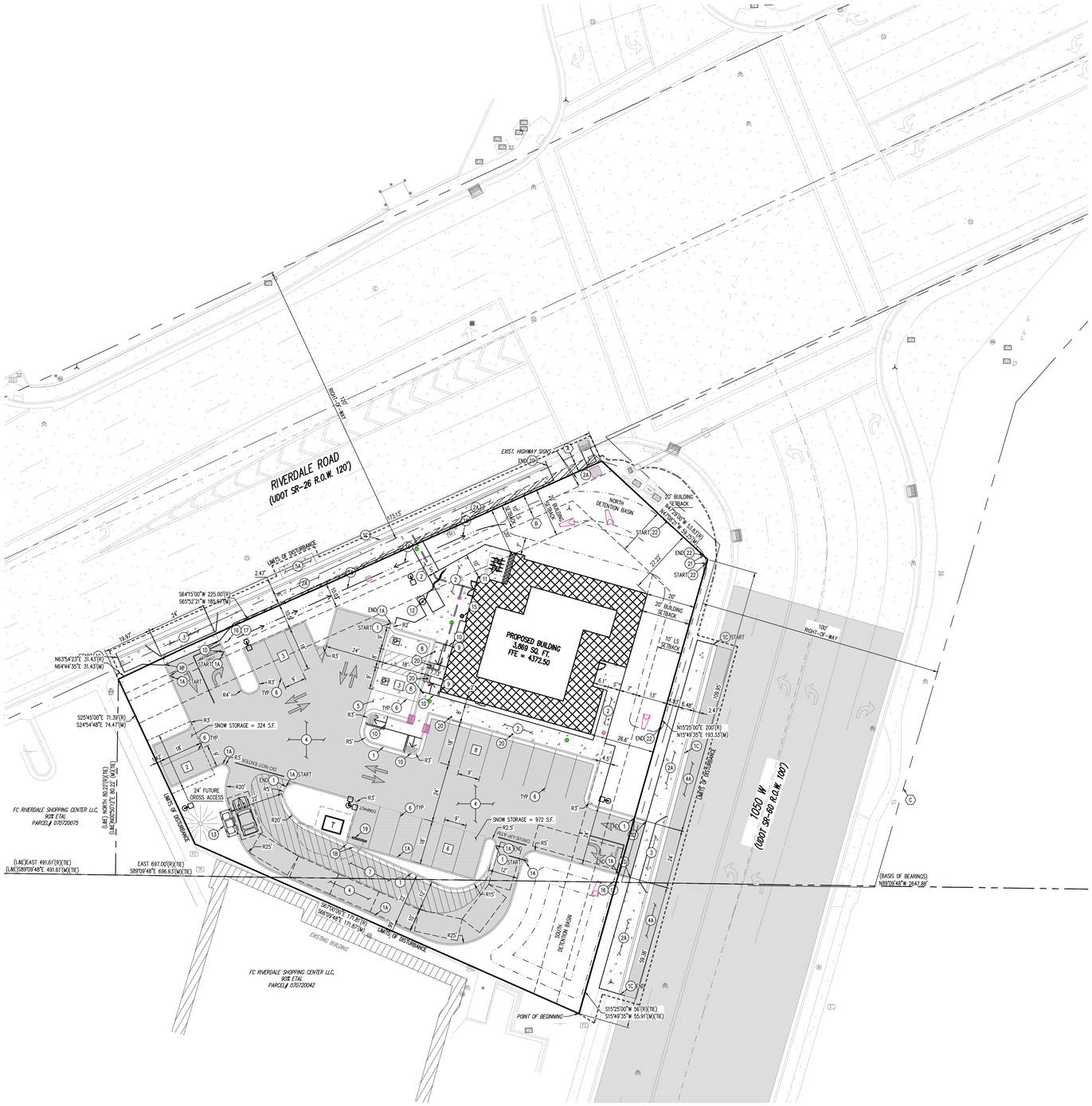
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UT1-055	As indicated
Job No.	Scale

Demolition Plan

C1.0

01 January 2000 21



N

0 10 20

SCALE: 1"=20'

SITE SCHEDULE

1. CONSTRUCT 24" CURB & GUTTER. SEE DETAIL 1 ON SHEET C2.5.
1A. CONSTRUCT 6" VERTICAL CURB. SEE DETAIL 2 ON SHEET C2.5.
1B. CONSTRUCT 3' CURB OPENING. SEE DETAIL 3 ON SHEET C2.5.
1C. CONSTRUCT UDOT TYPE B1 CURB & GUTTER PER UDOT STD. DETAIL GW 2A ON SHEET C2.6.
1D. CONSTRUCT TYPICAL CURB END TAPER FROM FULL HEIGHT CURB TO ZERO HEIGHT CURB.
2. CONSTRUCT STANDARD-DUTY CONCRETE SIDEWALK. SEE DETAIL 4 ON SHEET C2.5.
2A. CONSTRUCT UDOT SIDEWALK PER STD. DETAIL GW 3A ON SHEET C2.6.
3. CONSTRUCT FLARED DRIVEWAY PER UDOT STD. DETAIL GW 3A ON SHEET C2.6.
4. CONSTRUCT ASPHALT PAVEMENT. SEE DETAIL 6 ON SHEET C2.5.
4A. CONSTRUCT ASPHALT PAVEMENT PER UDOT STD. DETAIL PV DT-01 ON SHEET C2.7. MATCH EXISTING.
5. CONSTRUCT CONCRETE PAVEMENT. SEE DETAIL 5 ON SHEET C2.5.
5A. CONSTRUCT CONCRETE PAVEMENT PER UDOT STD. DETAIL PV 2 AND PV 3 ON SHEET C2.6 AND PV DT-01 & PV DT-02 ON SHEET C2.7. MATCH EXISTING CONCRETE.
6. PAINT 4" WHITE PARKING STRIPING. SEE DETAIL 14 ON SHEET C2.5.
7. PAINT "NO PARKING ZONE" STRIPING FOR PROPOSED BYPASS LANE. SEE DETAIL 14 ON SHEET C2.5.
8. CONSTRUCT ADA PARKING. SEE DETAILS 12 & 13 ON SHEET C2.5.
9. CONSTRUCT ADA PARKING SIGN. SEE DETAILS 9-11 ON SHEET C2.5.
10. CONSTRUCT ADA RAMP. SEE DETAIL 7 & 8 ON SHEET C2.5.
11. CONSTRUCT BIKE RACK. REF ARCHITECTURAL PLANS.
12. CONSTRUCT FLAG POLE. REF. ARCHITECTURAL PLANS.
13. CONSTRUCT ATM. REF. ARCHITECTURAL PLANS.
14. CONSTRUCT CLEARANCE BAR. REF. ARCHITECTURAL PLANS.
15. CONSTRUCT TRASH BIN. REF. ARCHITECTURAL PLANS.
16. CONSTRUCT 30"X30" MUTCD R1-1 STOP SIGN. SEE DETAIL 15 ON SHEET C2.5.
17. CONSTRUCT 18"24" MUTCD R3-5R RIGHT TURN ONLY SIGN.
18. CONSTRUCT LANDSCAPED SWALE. REF. SHEET C3.0.
19. INSTALL PRECAST WHEEL STOP. SEE DETAIL 16 ON SHEET C2.5.
20. INSTALL 6" BOLLARD. SEE DETAIL 17 ON SHEET C2.5.
21. CONSTRUCT EMERGENCY BERM OVERFLOW.
22. CONSTRUCT LANDSCAPED BERM.

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- LIMITS OF DISTURBANCE
- RIGHT-OF-WAY BOUNDARY LINE
- ROAD CENTERLINE
- ROAD CROWN
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- PROPOSED SWALE FLOWLINE
- TOP/BOTTOM OF DETENTION BASIN
- EXISTING TO REMAIN
- PROPOSED NEW
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING CONCRETE TO REMAIN
- PROPOSED SIDEWALK
- EXISTING ASPHALT TO REMAIN
- PROPOSED ASPHALT
- SNOW STORAGE AREA = 1,374 S.F.
- ADA PATH OF TRAVEL
- PARKING COUNT
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED PIPE BOLLARD
- PROPOSED ADA PARKING SYMBOL
- PROPOSED DETECTABLE WARNING TRUNCATED DOMES
- EXISTING TREE
- PROPOSED TRANSFORMER

EASEMENT SCHEDULE

(A) LESS AND EXCEPTING PARCEL CONTAINS: 33.50 SF
UDOT PARCEL 22

(B) GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
IN FAVOR OF: UTAH DEPARTMENT OF TRANSPORTATION
RECORDED: DECEMBER 18, 2008
ENTRY NO.: 2380914, OF THE OFFICIAL RECORDS

(C) GRANT OF EASEMENT AND/OR RIGHT-OF-WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN:
RECORDED: SEPTEMBER 3, 1942
ENTRY NO.: 70948
BOOK: 165
PAGE: 24, OF THE OFFICIAL RECORDS

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

BANK OF AMERICA

Riverdale

1055 W RIVERDALE RD
RIVERDALE, UT 84405

SERIAL NUM./MANH. ID:	UT1-055
VERSION:	UT1-055
BULLETIN:	02-2026

DELTA ISSUE DESCRIPTION DATE

Galloway
172 N East Promontory, Suite, 274
Farmington, UT 84025
801.953.1357
GallowayUS.com

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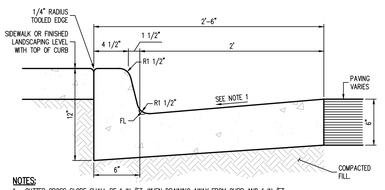
Owner Approval

UT1-055	As indicated
Job No.	Scale

Site Plan

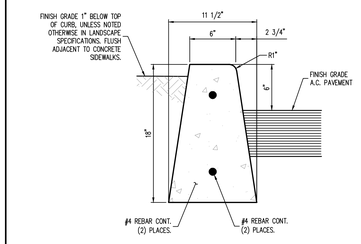
C2.0

01 January 2000 22:1

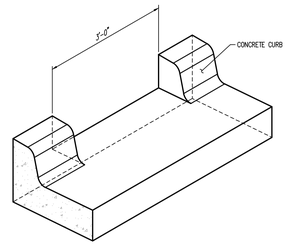


NOTES:
1. GUTTER CROSS SLOPE SHALL BE 1 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB.
2. CURB AND GUTTER SHALL BE ASTM C 150 TYPE II PORTLAND CEMENT CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS, 5–8% AIR CONTENT, +/– 2" SLUMP.
3. ALL EXPOSED CONCRETE SHALL HAVE A SACK FINISH.
4. CONTROL JOINTS SHALL BE INSTALLED AT 10 FOOT MAXIMUM INTERVALS AND AT THE END OF CURB RETURNS.
5. EXPANSION JOINTS SHALL BE INSTALLED AT 500 FOOT MAXIMUM INTERVALS AND/OR TO MATCH LOCATION OF EXPANSION JOINTS IN PAVING.

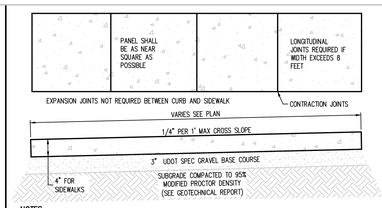
1 CATCH CURB AND 2' WIDE GUTTER (PRIVATE)
SCALE: 1 1/2" =1'-0"



2 CONCRETE VERTICAL CURB DETAIL (PRIVATE)
SCALE: 1 1/2" =1'-0"



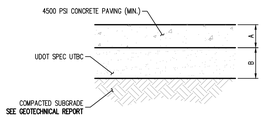
3 CURB OPENING
NOT TO SCALE



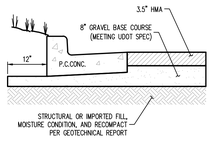
NOTES:
1. CONTRACTION JOINTS SHALL BE SPACED SO AS TO FORM AS NEAR SQUARE PANEL AS POSSIBLE, NO SINGLE PANEL SHALL EXCEED 8' ON ANY SIDE. CONTRACTION JOINTS SHALL BE 3/4" DEEP.
2. EXPANSION JOINTS OF 1/2" MASTIC MATERIAL SHALL BE PLACED AT THE FOLLOWING LOCATIONS:
   P.C.S. AND P.T.S OF CURVES
   GRADE BREAKS
   AT DRIVEWAYS
   AT OTHER LOCATIONS AS SPECIFIED BY ENGINEER
3. NO SIDEWALK SHALL BE PLACED WITHOUT A FINAL FORM INSPECTION BY THE ENGINEER
4. CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO EXISTING CITY AND STATE STANDARD SPECIFICATIONS.

4 CONCRETE SIDEWALK DETAIL (PRIVATE)
NOT TO SCALE

DIMENSION & TYPE		
AC + ABC	A	B
SIDEWALK	4"	3"
PARKING (STD)	4"	4"
LOADING/DUMPSTER (HEAVY)	6"	4"
APPROACHES (HEAVY)	6"	4"

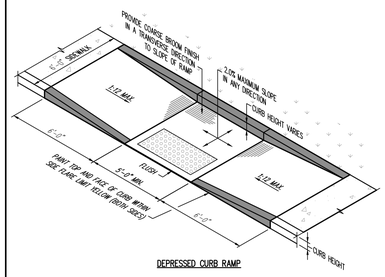


5 CONCRETE PAVING (PRIVATE)
NOT TO SCALE

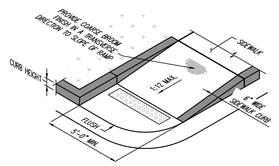


NOTES:
1. PAVEMENT SUBGRADE SHALL MEET A MINIMUM DESIGN RESILIENT MODULUS OF 4500 PSI

6 ASPHALT PAVING STANDARD DUTY (PRIVATE)
NOT TO SCALE

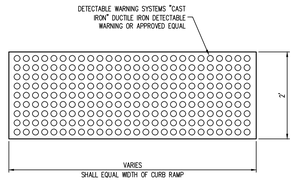


DEPRESSED CURB RAMP

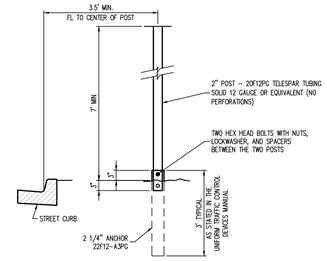


CURB RETURN RAMP

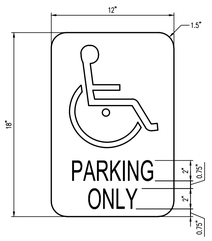
7 CURB RAMP (PRIVATE)
NOT TO SCALE



8 DETECTABLE WARNING SURFACE
NOT TO SCALE



9 STANDARD SIGN POST DETAIL
NOT TO SCALE



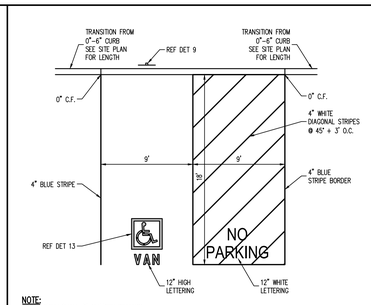
NOTE:
MATERIAL: 0.08 GAUGE ALUMINUM – WHITE BACKGROUND WITH BLUE COPY AND BORDER – SYMBOL HAS BLUE BACKGROUND, WHITE COPY WITH BLACK BORDER 1 1/2" RADIUS CORNERS WHITE 2 MOUNTING HOLES

10 ACCESSIBLE PARKING SIGN
NOT TO SCALE



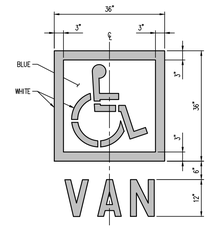
NOTE:
1. MATERIAL: 0.08 GAUGE ALUMINUM – BLUE BACKGROUND WITH WHITE COPY AND BORDER, 1–1/2" RADIUS CORNERS, WHITE, 2 MOUNTING HOLES.
2. SIGN USED WITH CORRESPONDING VAN SPACE.

11 MUTCD R7–8P "VAN ACCESSIBLE" SIGN
NOT TO SCALE



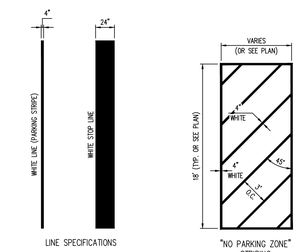
NOTE:
ALL STRIPING SHALL BE SHERWIN WILLIAMS TRAFFIC MARKING PAINT OR EQUIVALENT.

12 ACCESSIBLE PARKING DETAIL
NOT TO SCALE



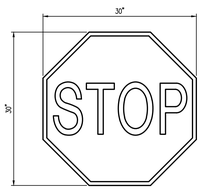
NOTES:
1. PROVIDE TWO COATS OF PAINT
2. BLUE BACKGROUND WITH WHITE BORDER AND WHITE ACCESSIBLE SYMBOL
3. PROVIDE VAN LETTERING ONLY AS NOTED ON THE SITE PLAN

13 ACCESSIBLE PARKING SYMBOL PAINTED
NOT TO SCALE



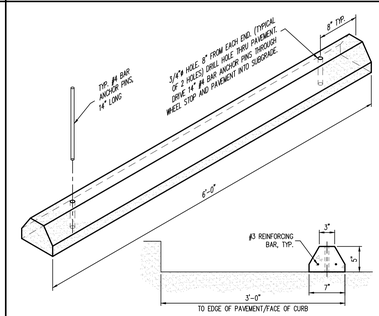
NOTES:
1. ALL ON–SITE STRIPING SHALL BE WHITE, APART FROM ADA BLUE STRIPING, UNLESS OTHERWISE NOTED.

14 PAVEMENT STRIPING
NOT TO SCALE

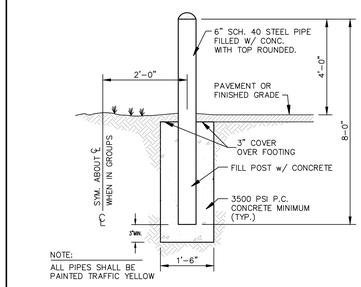


NOTES:
1. SIGN DETAILS ARE PROVIDED AS A MINIMUM STANDARD ONLY.
2. SIGNS SHALL COMPLY WITH JURISDICTION HAVING AUTHORITY.
3. CONTRACTOR SHALL COORDINATE WITH JURISDICTION HAVING AUTHORITY, SUPPLY & INSTALL.

15 MUTCD R1–1 "STOP" SIGN DETAIL
NOT TO SCALE



16 PRECAST WHEEL STOP DETAIL
NOT TO SCALE



NOTE:
ALL PIPES SHALL BE PAINTED TRAFFIC YELLOW

17 PIPE BOLLARD DETAIL
NOT TO SCALE

BANK OF AMERICA

Riverdale

1055 W RIVERDALE RD
RIVERDALE, UT 84405

SERIAL NUM./MANH. ID: UT1-055
VERSION: UT1-055
BULLETIN: 02-2026

DELTA ISSUE DESCRIPTION DATE

Galloway
172 N East Promontory, Suite, 274
Farmington, UT 84025
801.953.1357
GallowayUS.com

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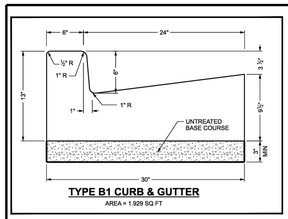
Owner Approval

UT1-055 Job No. | As indicated Scale

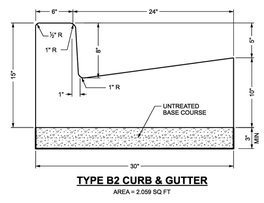
Site Details

C2.5

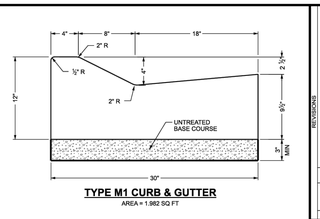
01 January 2000 221



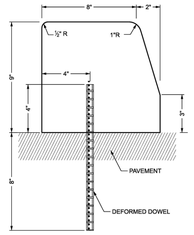
TYPE B1 CURB & GUTTER
AREA = 1.929 SQ FT



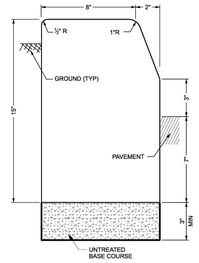
TYPE B2 CURB & GUTTER
AREA = 2.059 SQ FT



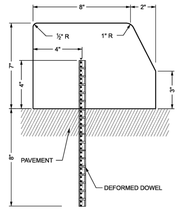
TYPE M1 CURB & GUTTER
AREA = 1.982 SQ FT



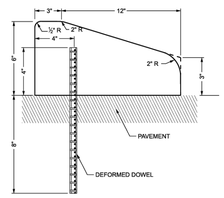
TYPE B3 CURB
AREA = 0.580 SQ FT



TYPE B4 CURB
AREA = 1.033 SQ FT



TYPE B5 CURB
RAISED MEDIAN
AREA = 0.490 SQ FT



TYPE M2 CURB
AREA = 0.484 SQ FT

NOTES:

1. USE ½ INCH DEFORMED DOWELS ON 5 FT MAXIMUM CENTERS.
2. PRECAST CURBS:
   A. MINIMUM OF 10 FT IN LENGTH.
   B. DOWELS AT A MINIMUM OF 3 PER 10 FT LENGTH.
   C. INCLUDE ADEQUATE REINFORCING STEEL TO WITHSTAND HANDLING STRESSES.
3. MEASURE CURB HEIGHT VERTICALLY FROM THE FLOW LINE OF THE GUTTER TO TOP BACK OF CURB.
4. REFER TO STD DWG GW 2B FOR CURB AND GUTTER AT ADA ACCESSES.

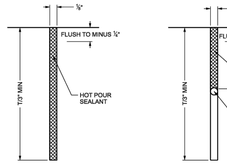
REVISIONS

NO.	BY	DESCRIPTION	DATE
A	MCVOY	REMOVED DESIGN ONLY NOTES	1-15-26
1	BJM	LEGEND ADDITION OF DEMO AND NEW SECTIONS	2-6-26

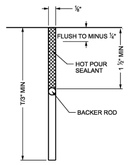
UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
STANDARD DRAWING EDITION
2026 Standard Drawing

CONCRETE CURB AND GUTTER TYPES
STANDARD DRAWING TITLE

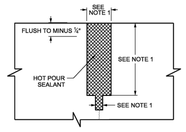
STD. DWG. NO.
GW 2A



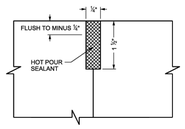
DETAIL "A"



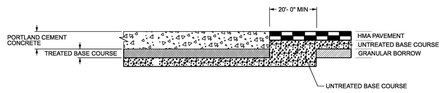
DETAIL "B"
OPTIONAL INSTALLATION



DETAIL "D"
REHABILITATION OF EXISTING SILICONE JOINT



DETAIL "C"



DETAIL "E"
CONCRETE TO FLEXIBLE PAVEMENT TRANSITION

NOTES:

1. DIMENSIONS MAY VARY DEPENDING ON ORIGINAL JOINT CONSTRUCTION.

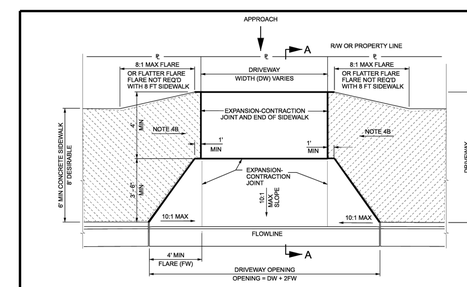
REVISIONS

NO.	BY	DESCRIPTION	DATE
A	BJM	DIRECT NUMBER CHANGED, NOTES	1-15-26

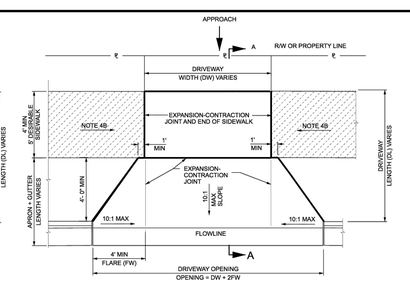
UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
STANDARD DRAWING EDITION
2026 Standard Drawing

CONCRETE PAVEMENT DETAILS 1 OF 2
STANDARD DRAWING TITLE

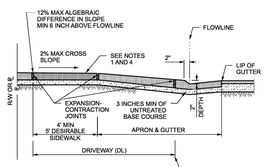
STD. DWG. NO.
PV 2



FLARED DRIVEWAY WITH ADJACENT SIDEWALK



FLARED DRIVEWAY WITH PARKSTRIP



SECTION A-A

DRIVEWAY FLARE AREA CHART	
FLARED DRIVEWAY	
DISTANCE FROM BACK OF CURB TO SIDEWALK	FLARE AREA
3 FT	18 ft ²
4 FT	24 ft ²
6 FT	36 ft ²
8 FT	48 ft ²
10 FT	60 ft ²
ADD (DL)(DW) FOR TOTAL QUANTITY	
QUANTITY CALCULATED USING A 6 INCH CURB	



EXPANSION-CONTRACTION JOINT DETAIL

NOTES:

1. SIDEWALK CROSS SLOPE DIMENSIONS SHOWN ARE NOT SUBJECT TO CONVENTIONAL INDUSTRY TOLERANCES. CONSTRUCT SIDEWALKS AND RAMPS SUCH THAT THE MAXIMUM OR MINIMUM VALUES ARE NOT EXCEEDED. WORK THAT EXCEEDS THOSE VALUES WILL NOT BE ACCEPTED.
2. MAXIMUM DISTANCE BETWEEN CONTROL JOINTS 10 FT LATERALLY AND LONGITUDINALLY SPACED EQUALLY.
3. PROVIDE EXPANSION-CONTRACTION JOINTS IN CONCRETE SIDEWALK AT 30 FT INTERVALS AND WHERE CONCRETE SIDEWALK ABUTS THE DRIVEWAY.
4. FLARED CONCRETE DRIVEWAY
   A. RESIDENTIAL = 6 INCH THICK, COMMERCIAL = 7 INCH THICK. USE THESE THICKNESSES FOR APRON, SIDEWALK WITHIN DRIVEWAY AREA, APPROACH AND FLARE.
   B. DEPRESS THE LONGITUDINAL SLOPE OF THE SIDEWALK AT A MAXIMUM RATE OF 5 PERCENT TO MEET THE APRON - APPROACH ELEVATION IF THE GRADES SHOWN ON THE SLOPE DETAIL CANNOT BE MET. THE TOP BACK OF SIDEWALK IS TO BE A MINIMUM 6 INCHES ABOVE THE FLOWLINE OF CURB AND GUTTER AT ALL TIMES.
5. USE UNTREATED BASE COURSE UNDER ALL SIDEWALKS AND DRIVEWAYS.
6. REMOVE EXISTING SIDEWALK AND REPLACE BACK TO NEAREST EXPANSION-CONTRACTION JOINT.

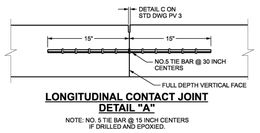
REVISIONS

NO.	BY	DESCRIPTION	DATE
A	MCVOY	REMOVED DESIGN ONLY NOTES	1-15-26
1	BJM	LEGEND ADDITION OF DEMO AND NEW SECTIONS	2-6-26

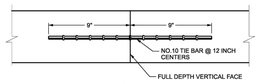
UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
STANDARD DRAWING EDITION
2026 Standard Drawing

CONCRETE DRIVEWAYS AND SIDEWALKS
STANDARD DRAWING TITLE

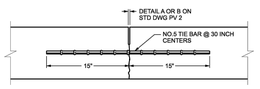
STD. DWG. NO.
GW 3A



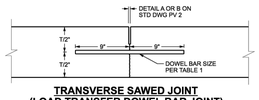
LONGITUDINAL CONTACT JOINT
DETAIL "A"
NOTE: NO. 5 TIE BAR @ 15 INCH CENTERS IF DRILLED AND EPOXIED.



MID-PANEL CONTACT JOINT
DETAIL "B"



LONGITUDINAL SAWED JOINT
DETAIL "C"
(T/3 SAW CUT W/ AGGREGATE INTERLOCK BELOW)

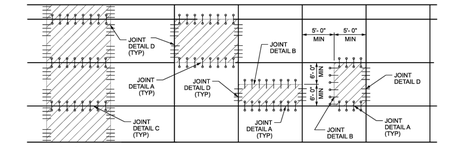


TRANSVERSE SAWED JOINT
(LOAD TRANSFER DOWEL BAR JOINT)
DETAIL "D"

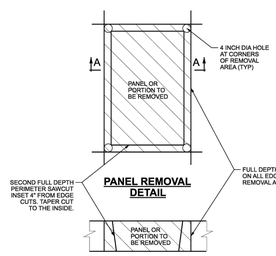
INSTALL DOWEL BARS PARALLEL TO THE CENTERLINE AND TO THE PAVEMENT SURFACE. LIMIT DEVIATIONS FROM PARALLEL TO ± ¼ INCH IN THE LENGTH OF THE DOWEL BAR.

JOINT SECTION DETAILS

TABLE 1	
PAVEMENT THICKNESS	DOWEL BAR DIAMETER
LESS THAN 9"	1"
9" AND < 11"	1.25"
11" OR GREATER	1.5"

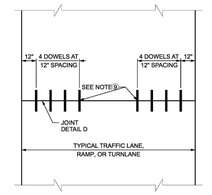


TYPICAL PAVEMENT PANEL REPLACEMENT



PANEL REMOVAL DETAIL

SECTION A-A



LOAD TRANSFER DOWEL BAR LAYOUT FOR NEW PAVEMENT

NOTES:

1. COAT ALL BARS ACCORDING TO STANDARD SPECIFICATION 03211.
2. USE DEFORMED REINFORCING BAR FOR TIE BARS.
3. USE SMOOTH DOWEL BARS.
4. MAKE FULL DEPTH SAWCUT AROUND ALL EDGES OF PANELS OR PORTIONS REPLACED. MINIMIZE OVERCUT INTO ADJACENT PANELS.
5. REPLACE THE ENTIRE PANEL WHEN REPLACING A PARTIAL PANEL IF THE WIDTH OF REMAINING PORTION IS LESS THAN THE MINIMUM SHOWN.
6. DO NOT INSTALL DOWEL BARS IN THE SHOULDERS UNLESS DIRECTED TO DO SO BY THE PROJECT SPECIFIC SPECIAL PROVISION OR PLAN SHEET.
7. PARTIAL PANEL REPLACEMENTS APPLY ONLY TO THE REHABILITATION OF EXISTING PAVEMENTS AND NOT TO PROJECTS CONSTRUCTING NEW OR ORIGINAL PAVEMENT. REPAIRS TO PAVEMENT ON NEW PROJECTS REQUIRE FULL PANEL REPLACEMENT.
8. ELIMINATE TIE BARS THAT INTERFERE WITH "LOAD TRANSFER DOWEL BARS".
9. THREE DOWELS, INSTEAD OF FOUR, AT 12 INCH SPACING UNDER EACH WHEEL PATH IS ACCEPTABLE, WHEN CONCRETE IS ON ASPHALT. REMOVE THE INSIDE DOWEL BAR IN EACH WHEEL PATH.

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	BJM	DIRECT NUMBER CHANGED AND DETAIL TITLES CHANGED	2-6-26

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
STANDARD DRAWING EDITION
2026 Standard Drawing

CONCRETE PAVEMENT DETAILS 2 OF 2
STANDARD DRAWING TITLE

STD. DWG. NO.
PV 3

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BANK OF AMERICA

Riverdale

1055 W RIVERDALE RD
RIVERDALE, UT 84405

SERIAL NUM./MANH. ID: UT1-055
VERSION: UT1-055
BULLETIN: 02-2026

DELTA	ISSUE	DESCRIPTION	DATE

Galloway
172 N East Promontory, Suite, 274
Farmington, UT 84025
801.953.1357
GallowayUS.com

Owner Approval

UT1-055 — As indicated
Job No. — Scale

Site Details

C2.6

01 January 2000 221

TABLE 1
PAVEMENT SECTION THICKNESS

SECTION ELEMENT	EXISTING THICKNESS SEE NOTE 7	MINIMUM THICKNESS	SPECIFICATION SECTION
HMA	6 inches	6"	02741
UNTREATED BASE COURSE	6 inches	6"	02721
GRANULAR BORROW	12 inches	12"	02056
PCCP - SEE NOTE 10	n/a	Existing	02752 AND 02753
RGC - SEE NOTE 9	11 inches	Existing	03058

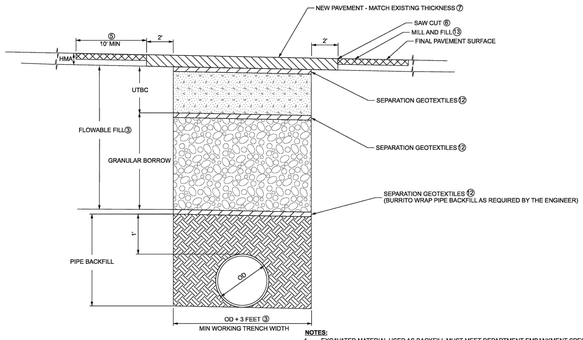


TABLE 2
SEAL COAT REQUIREMENTS - SEE NOTE 8

TYPE	SPECIFICATION SECTION	REMARKS
MICRO-SURFACING	02736S	
CHIP SEAL TYPE 1 WITH EMULSION LMCRS-2	02785	ESTIMATED 0.45 GAL/SQ YD APPLICATION RATE.
SLURRY SEAL	02789	MAY BE USED IF UDOT PROJECT IS PLANNED IN THE AREA WITHIN 12 MONTHS.
BONDED WEARING COURSE - TYPE B	02787	TOP 1 INCH OF HMA MINIMUM.
STONE MATRIX ASPHALT	02744	TOP 1.5 INCH OF HMA MINIMUM.
HI MOD HMA	027405	TOP 1.5 INCH OF HMA MINIMUM.

NOTES:

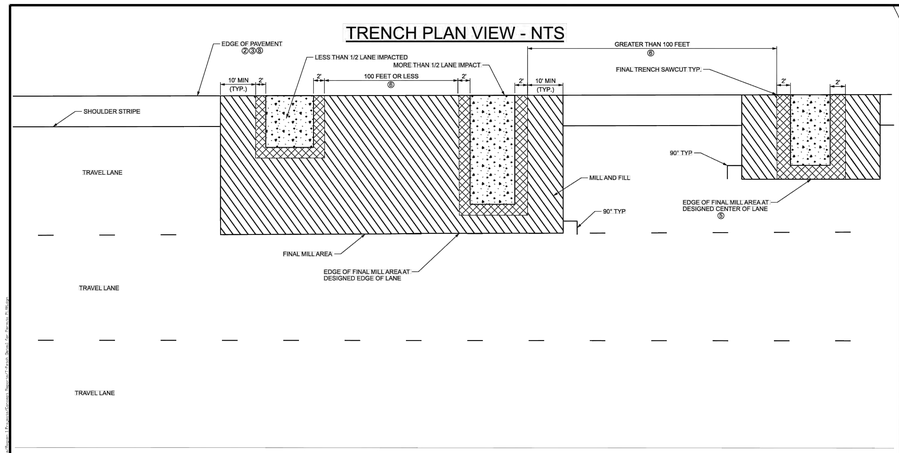
1. EXCAVATED MATERIAL USED AS BACKFILL MUST MEET DEPARTMENT EMBANKMENT SPECIFICATIONS AND COMPACTION REQUIREMENTS AS SPECIFIED IN SECTION 02056.
2. SEE STANDARD DRAWING PV-10 FOR PAVEMENT EDGE REQUIREMENTS. MAY BE PLACED OVER PIPE BACKFILL ON A STATE HIGHWAY OR UTILITY CROSSING AS SHOWN ON STANDARD DRAWING PV-11.
3. TRENCH WIDTHS OF 4 FEET AND LESS SHALL USE FLOWABLE FILL PER UDOT SPECIFICATION 03870. COLLECT CYLINDERS PER SPECIFICATION 03055. TRENCHES WITH WIDTHS GREATER THAN 4 FEET MAY USE FLOWABLE FILL OR GRANULAR BORROW AND UTBC - PROVIDE DOCUMENTATION OF COMPACTION FROM A UDOT - QUALIFIED LABORATORY.
4. TRENCHES ARE TO BE CUT AT RIGHT ANGLES TO THE TRAVEL LANES. PATCHES REQUIRE AT LEAST A ONE TO TWO INCH, DEPENDING ON SEAL COAT, ROTOMILL APPROACHING AND LEAVING THE PATCH IN ALL TRAVEL LANES IMPACTED BEFORE FINAL ASPHALT PLACEMENT.
5. ALL TRENCHES WITHIN 100 FT DISTANCE MUST HAVE A TWO INCH MILL, DEPENDING ON SEAL COAT, AND REPLACED AS A SINGLE PATCH.
6. ALL FINAL PARALLEL SAWCUTS OR ROTOMILLING SHALL BE LOCATED ON THE FINAL LANE EDGE LINES OR THE FINAL CENTER OF LANE. SAWCUTS MUST BE CLEANED AND A TACK COAT APPLIED BEFORE ASPHALT PLACEMENT.
7. EXISTING ASPHALT THICKNESS MUST BE VERIFIED AND ADJUSTED TO MEET PAVEMENT SECTION AS PROVIDED BY THE ENGINEER OR THE MINIMUM THICKNESS, AS SHOWN IN TABLE 1, WHICHEVER IS GREATER. PROVIDE DOCUMENTATION OF COMPACTION FROM A UDOT - QUALIFIED LABORATORY.
8. SEAL COAT REQUIRED ON ALL NEW PAVEMENT PLACED IN UDOT ROW, SEE TABLE 2 FOR SEAL COAT REQUIREMENTS. MATCH EXISTING SEAL COAT. COORDINATE WITH REGION PERMIT ENGINEER FOR SEAL COAT MATERIAL, MATCH EXISTING SEAL COAT.
9. USE RAPID STRENGTH CONCRETE, SPECIFICATION 03058, FOR ALL PANEL REPLACEMENTS IN TRAVEL LANES. USE RAPID STENGTH CONCRETE FOR ALL PANEL REPLACEMENTS DURING OCTOBER 15 TO APRIL 15.
10. SHOULDER PANELS MAY BE PORTLAND CEMENT CONCRETE PER SPECIFICATIONS 02752 AND 02753.
11. ALL CONCRETE SAWCUT LINES MUST BE AT CONCRETE PANEL JOINTS. FULL PANEL REPLACEMENTS ARE REQUIRED.
12. SEPARATION GEOTEXTILES ARE REQUIRED BETWEEN HMA AND FLOWABLE FILL. FOR OTHER APPLICATIONS SEE SPECIFICATIONS FOR USE OR AS REQUIRED BY THE ENGINEER.
13. MILL AND FILL DEPTH SHALL BE 2 INCHES PLUS THE DEPTH OF THE SEAL COAT, SEE TABLE 2 FOR SEAL COAT REQUIREMENTS. MAXIMUM MILL AND FILL DEPTH IS 3 INCHES.

UTAH DEPARTMENT OF TRANSPORTATION
APPROVED
PROFESSIONAL ENGINEER
DATE 1/26/2026
DRAWN BY CD
CHECKED BY SG
PROJECT
PROJECT NUMBER
UDOT TRENCH DETAIL
SHEET NO. PV DT-01

REVISIONS

NO.	APPROVED BY	REMARKS

TRENCH PLAN VIEW - NTS



NOTES:

1. BORING IS REQUIRED IF TRENCH IMPACTS MORE THAN 1 LANE UNLESS APPROVED BY THE UDOT ENGINEER.
2. FOR SHOULDER CONSTRUCTION (GRADING) WITHIN 6 FEET OF THE EDGE OF ASPHALT, 6 INCHES OF UNTREATED BASE COURSE IS REQUIRED, TYPE III PLACEMENT PER SPECIFICATION 02721, OVER THE REQUIRED GRANULAR BORROW PER SPECIFICATION 02056. PROVIDE DOCUMENTATION OF COMPACTION FROM A UDOT QUALIFIED LABORATORY.
3. FOR SHOULDER CONSTRUCTION MORE THAN 6 FEET FROM THE EDGE OF ASPHALT AND OUTSIDE OF DRIVEWAY AREAS, PLACE 3 INCHES OF TOPSOIL OVER GRANULAR BORROW PER SPECIFICATION 02056. PLACE BROADCAST SEED MIX AND WOOD FIBER MULCH OVER TOPSOIL.
4. REPLACE ALL IMPACTED STRIPING WITH MATCHING TYPE: PAINT, TAPE, EPOXY, THERMOPLASTIC AND ANY MATCHING GROOVED IN PREPARATION.
5. ALL FINAL PARALLEL SAWCUTS OR ROTOMILLING SHALL BE LOCATED ON DESIGNED LANE LINES OR DESIGNED CENTER OF LANE. SAWCUTS MUST BE CLEANED AND A TACK COAT APPLIED BEFORE ASPHALT PLACEMENT.
6. ALL TRENCHES WITHIN 100 FT DISTANCE MUST HAVE A MILL AND FILL, DEPENDING ON SEAL COAT, AND REPLACED AS A SINGLE PATCH.
7. SEE PV DT-01 FOR T-PATCH EXTENTS, PAVEMENT THICKNESS, AND MILL AND FILL DEPTH REQUIREMENTS.
8. SEE STANDARD DRAWING PV-11 FOR PAVEMENT EDGE REQUIREMENTS. SEE ROADWAY DESIGN MANUAL DRAWING 4.1 FOR SLOPE REQUIREMENTS ON SHOULDERS.

UTAH DEPARTMENT OF TRANSPORTATION
APPROVED
PROFESSIONAL ENGINEER
DATE 1/26/2026
DRAWN BY CD
CHECKED BY SG
PROJECT
PROJECT NUMBER
UDOT TRENCH DETAIL
SHEET NO. PV DT-02

REVISIONS

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Riverdale

1055 W RIVERDALE RD
RIVERDALE, UT 84405

SERIAL NUM./MANH. ID: UT1-055
VERSION: UT1-055
BULLETIN: 02-2026

DELTA ISSUE DESCRIPTION DATE

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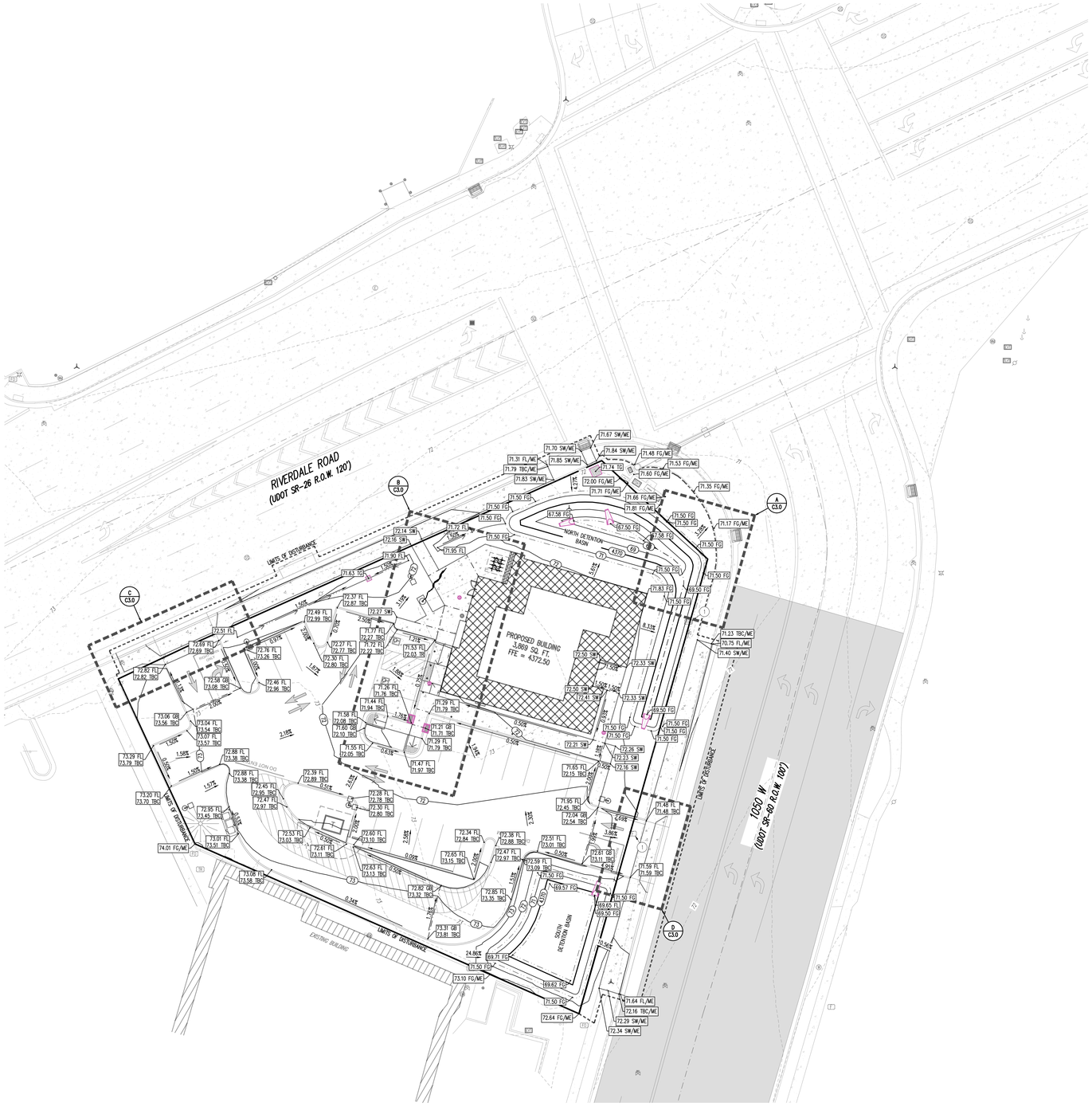
Owner Approval

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Site Details

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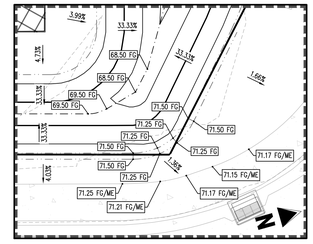


GRADING LEGEND

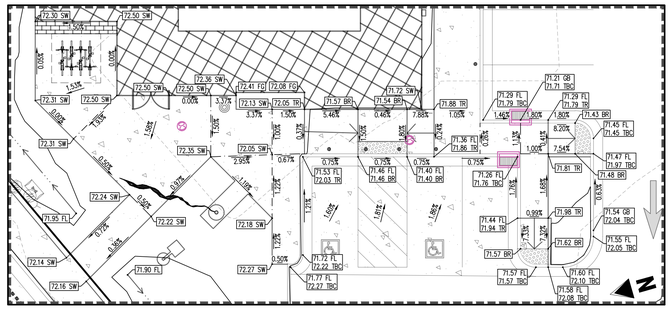
	LIMITS OF DISTURBANCE
4370	EXISTING MAJOR CONTOUR
71	EXISTING MINOR CONTOUR
4370	PROPOSED MAJOR CONTOUR
71	PROPOSED MINOR CONTOUR
	PROPOSED GRADE BREAK
15.00	PROPOSED SPOT ELEVATION
TBC	PROPOSED TOP BACK OF CURB
FL	PROPOSED FLOWLINE ELEVATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
SW	TOP OF SIDEWALK
HP	HIGH POINT
ME	MATCH EXISTING
BR	BOTTOM OF RAMP
TR	TOP OF RAMP
TG	TOP OF GRATE

GRADING SCHEDULE

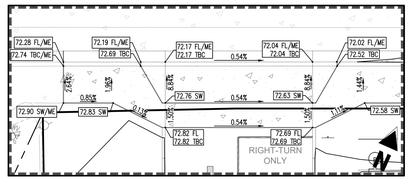
1. RAISE RIM OF EXISTING STRUCTURE TO MATCH FINISHED GRADE.



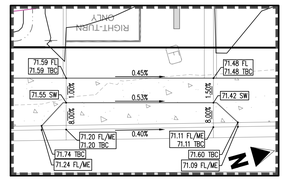
GRADING DETAIL A: BERM OVERFLOW DETAIL
SCALE: 1"=10'



GRADING DETAIL B: ADA RAMPS
SCALE: 1"=10'



GRADING DETAIL C: RIVERDALE RD DRIVE APPROACH
SCALE: 1"=10'



GRADING DETAIL D: 1050 W DRIVE APPROACH
SCALE: 1"=10'

DETENTION INFORMATION
(SEE DRAINAGE REPORT FOR CALCULATIONS)

	NORTH BASIN	SOUTH BASIN
TOP OF POND ELEVATION =	4371.50'	4371.50'
TOP OF WATER ELEVATION =	4370.50'	4370.50'
BAFFLE WALL ELEVATION =	7370.50'	–
BOTTOM OF POND ELEVATION =	4367.50'	4369.50'
GROUNDWATER ELEVATION =	±4363.00'	±4363.00'
PROVIDED DETENTION VOLUME (CUBIC FEET) =	1,904	782
TOTAL PROVIDED DETENTION VOLUME (CUBIC FEET) =	2,686	
UDOT REQUIRED DETENTION VOLUME (100-YR 24-HR) (CUBIC FEET) =	2,460	
REQUIRED 80TH PERCENTILE LID VOLUME (0.5" RAINFALL DEPTH) (CUBIC FEET) =	0 (FOR REDEVELOPMENT)	
ALLOWABLE RELEASE RATE (CFS/ACRE) =	0.20	
2" ORIFICE RELEASE RATE (CFS) =	0.19	
SITE AREA (ACRES) =	0.72	
CUMULATIVE RUNOFF COEFFICIENT =	0.64	

SOIL PREPARATION AND PAVEMENT DESIGN NOTE

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS: GEOTECHNICAL ENGINEERING EXPLORATION AND ANALYSIS: PROPOSED BANK OF AMERICA

GEOTECHNICAL ENGINEER: TERRACON

PROJECT NO: 61255274 **DATE:** JANUARY 30, 2026

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

BENCHMARK

SOUTHWEST CORNER OF SECTION 7 TOWNSHIP 5 NORTH RANGE 1 WEST
ELEVATION: 4376.10', ELEVATION DERIVED FROM PUBLISHED WEBER COUNTY SECTION TIE SHEET NAVD88

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING FIRE APPARATUS MUST BE INSTALLED TO THE BUILDING FROM THE MAIN ACCESS AND SURROUNDING ALL SIDES OF THE BUILDING WITHIN 150 FEET OF ALL POINTS ALONG BUILDING EXTERIOR PRIOR TO BRINGING COMBUSTIBLES ON SITE. (ROAD TO BE 20 FOOT MINIMUM INTERIOR TURNING RADIUS AND ABLE TO SUPPORT THE WEIGHT OF FIRE APPARATUS H-20 LOADING SUPPORTING A GROSS VEHICLE WEIGHT OF 80,000 POUNDS.) ON-SITE HYDRANTS MUST ALSO BE INSTALLED AND OPERATIONAL (UNLESS WAIVED BY FIRE DEPARTMENT).

BANK OF AMERICA

Riverdale

1055 W RIVERDALE RD
RIVERDALE, UT 84405

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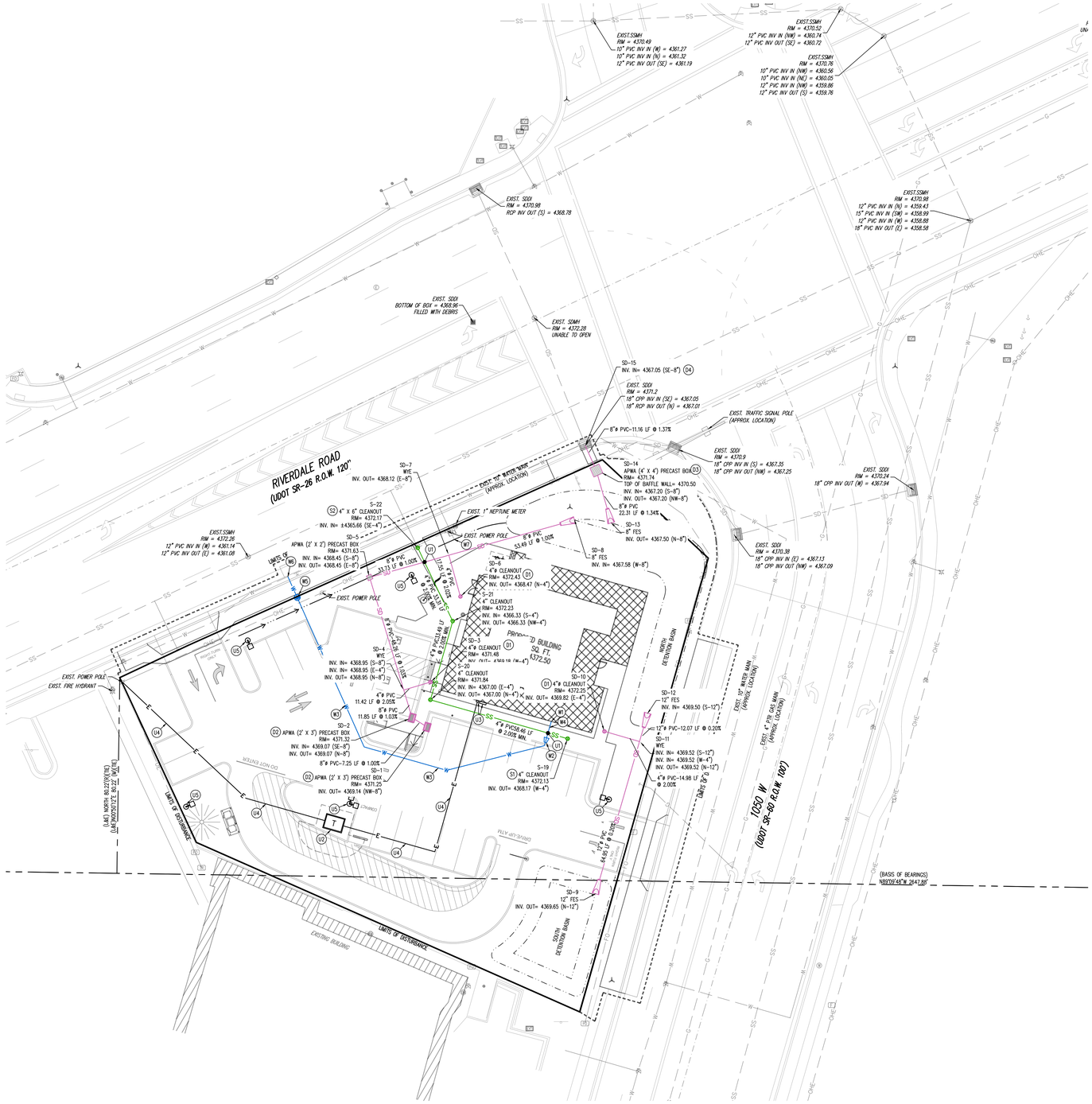
Owner Approval

UT1-055 Job No. | As indicated Scale

Grading Plan

C3.0

01 January 2000 22:1



N

0 10 20

SCALE: 1"=20'

UTILITY KEYNOTES

- U1 CONSTRUCT UTILITY CROSSING. CONTRACTOR TO MAINTAIN MINIMUM 1.5' CLEAR SPACE BETWEEN UTILITIES FROM OUTER EDGE TO OUTER EDGE OF PIPE.
- U2 INSTALL TRANSFORMER. SEE ELECTRICAL PLANS FOR DETAILS.
- U3 INSTALL UTILITY CT CABINET, METER, AND MAIN SERVICE DISCONNECT. SEE ELECTRICAL PLANS FOR DETAILS.
- U4 SCHEMATIC POWER CONDUIT LOCATION FOR REFERENCE ONLY. SEE ELECTRICAL PLANS FOR DETAILS.
- U5 CONSTRUCT LIGHT POLE. SEE PHOTOMETRIC PLANS FOR DETAILS.

SANITARY SEWER SCHEDULE

- S1 CONSTRUCT SANITARY SEWER CLEANOUT AT BUILDING POINT OF CONNECTION. SEE PLUMBING PLANS FOR CONTINUATION.
- S2 CONSTRUCT CONNECTION TO EXISTING SANITARY SEWER STUB (APPROX. LOCATION). CONTRACTOR TO FIELD VERIFY EXISTING SIZE, LOCATION & DEPTH PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RESULTS.

WATER SCHEDULE

- W1 CONSTRUCT 2" CULINARY WATER BUILDING POINT OF CONNECTION. SEE PLUMBING PLANS FOR CONTINUATION.
- W2 CONSTRUCT 1.5" X 2" WATER REDUCER.
- W3 CONSTRUCT 1.5" CTS BLUE POLY SDR 9 PIPE WITH TRACER WIRE PER RIVERDALE CITY DETAIL 1, "CULINARY WATER CONNECTION & CONCRETE COLLAR DETAILS".
- W4 CONSTRUCT 2" CTS BLUE POLY SDR 9 PIPE WITH TRACER WIRE PER RIVERDALE CITY DETAIL 1, "CULINARY WATER CONNECTION & CONCRETE COLLAR DETAILS".
- W5 CONSTRUCT 1.5" WATER METER IN 30" BOX PER RIVERDALE CITY DETAIL 1, "CULINARY WATER CONNECTION & CONCRETE COLLAR DETAILS'.
- W6 CONSTRUCT 1.5" CONNECTION TO EXISTING WATER MAIN PER RIVERDALE CITY DETAIL 1, "CULINARY WATER CONNECTION & CONCRETE COLLAR DETAILS". CONTRACTOR TO FIELD VERIFY EXISTING SIZE, LOCATION & DEPTH PRIOR TO CONSTRUCTION AND MATCH EXISTING.
- W7 CONSTRUCT CONNECTION TO EXISTING 1" WATER METER AND BACKFLOW PREVENTER. SEE IRRIGATION PLANS FOR CONTINUATION.

STORM DRAIN SCHEDULE

- D1 CONSTRUCT ROOF DRAIN CONNECTION. SEE PLUMBING PLANS FOR CONTINUATION.
- D2 CONSTRUCT CATCH BASIN WITH SNOUT. SEE DETAIL 2 ON SHEET C4.6.
- D3 CONSTRUCT CATCH BASIN WITH BAFFLE WALL AND 2" ORIFICE PLATE. SEE DETAIL 1 ON SHEET C4.6.
- D4 CONSTRUCT CONNECTION TO EXISTING UDOT CURB INLET. CONTRACTOR TO FIELD VERIFY EXISTING SIZE, LOCATION & DEPTH PRIOR TO CONSTRUCTION. MATCH EXISTING INVERT ELEVATION.

UTILITY LEGEND

- LIMITS OF DISTURBANCE
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- SS — EXISTING SANITARY SEWER
- SS — PROPOSED SANITARY SEWER
- SD — EXISTING STORM SEWER
- SD — PROPOSED STORM SEWER
- PROPOSED STORM SEWER (LARGER THAN 12"ø)
- OHE — EXISTING OVERHEAD ELECTRICAL
- UE — EXISTING UNDERGROUND ELECTRICAL
- UE — PROPOSED UNDERGROUND ELECTRICAL
- FO — EXISTING FIBER OPTIC LINE
- G — EXISTING GAS LINE
- G — PROPOSED GAS LINE
- EXISTING POWER POLE
- EXISTING ELECTRIC LIGHT POLE
- PROPOSED SITE LIGHTING
- EXISTING ELECTRIC SWITCH BOX
- EXISTING ELECTRIC VAULT
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING PAD MOUNTED TRANSFORMER
- PROPOSED PAD MOUNTED TRANSFORMER
- EXISTING FIBER OPTIC PEDESTAL
- EXISTING FIBER OPTIC VAULT
- EXISTING FIBER OPTIC PULLBOX
- EXISTING TRAFFIC SIGNAL CABINET
- EXISTING TRAFFIC SIGNAL VAULT
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY STORM MANHOLE
- PROPOSED STORM INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT

DETENTION INFORMATION (SEE DRAINAGE REPORT FOR CALCULATIONS)

	NORTH BASIN	SOUTH BASIN
TOP OF POND ELEVATION =	4371.50'	4371.50'
TOP OF WATER ELEVATION =	4370.50'	4370.50'
BAFFLE WALL ELEVATION =	7370.50'	–
BOTTOM OF POND ELEVATION =	4367.50'	4369.50'
GROUNDWATER ELEVATION =	±4363.00'	±4363.00'
PROVIDED DETENTION VOLUME (CUBIC FEET) =	1,904	782
TOTAL PROVIDED DETENTION VOLUME (CUBIC FEET) =	2,686	
UDOT REQUIRED DETENTION VOLUME (100-YR 24-HR) (CUBIC FEET) =	2,460	
REQUIRED 80TH PERCENTILE LID VOLUME (0.5" RAINFALL DEPTH) (CUBIC FEET) =	0 (FOR REDEVELOPMENT)	
ALLOWABLE RELEASE RATE (CFS/ACRE) =	0.20	
2" ORIFICE RELEASE RATE (CFS) =	0.19	
SITE AREA (ACRES) =	0.72	
CUMULATIVE RUNOFF COEFFICIENT =	0.64	

CONTRACTOR RESPONSIBLE FOR AS-BUILT SURVEY TO CERTIFY DETENTION POND SIZE UPON COMPLETION.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

UTILITY NOTES

1. CAUTION – UTILITY CROSSING FOR ALL DRY UTILITY AND WET UTILITY CROSSINGS, GC TO COORDINATE WITH DRY UTILITY PROVIDER TO ASSURE ADEQUATE CLEARANCES BETWEEN EXISTING/PROPOSED DRY UTILITY AND DRY OR WET UTILITY INSTALLATION. FOR WET UTILITY AND WET UTILITY CROSSINGS, GC TO CONFIRM INVERTS AND MINIMUM 18" VERTICAL CLEARANCE PRIOR TO INSTALLATION.
2. ALL PROPOSED STORM SEWER AND APPURTENANCES SHOWN ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.

NOTE: LENGTHS OF STORM/SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE, LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

BANK OF AMERICA

Riverdale

1055 W RIVERDALE RD
RIVERDALE, UT 84405

SERIAL NUM./MANH. ID: UT1-055
VERSION: UT1-055
BULLETIN: 02-2026

DELTA ISSUE DESCRIPTION DATE

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Farmington, UT 84025
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Owner Approval

UT1-055 — As indicated
Job No. — Scale

Utility Plan

C4.0

01 January 2000

Precast box

1. GENERAL

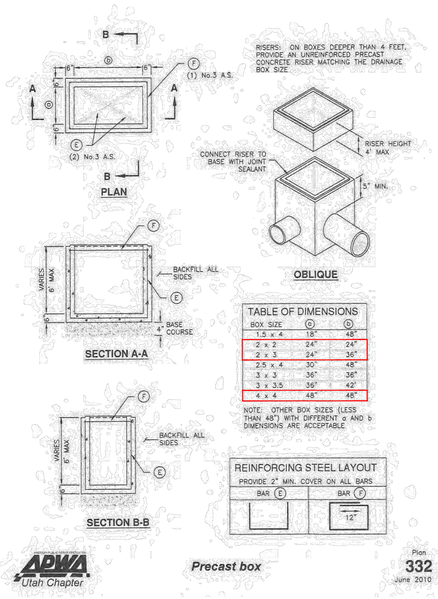
A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
B. This drawing is acceptable where the water table elevation is less than 3 feet above the floor of the box. If elevation of water table is higher, engineering calculations and drawings must be submitted to and approved by the ENGINEER.
C. Submit bar design detail for ENGINEER's review.

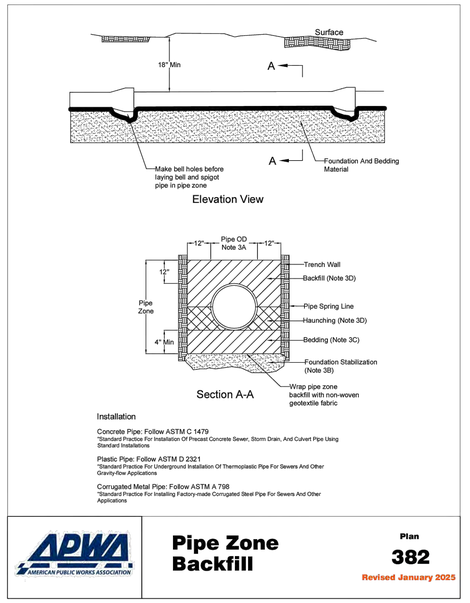
2. PRODUCTS

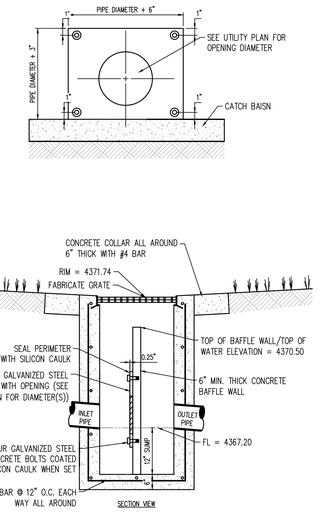
A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
C. Precast Concrete: Class 4000 precast, APWA Section 03 40 00.
D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615. Coated steel is not required for small drainage structures shown on this drawing.
E. Frame and Cover (or Grate): Use the appropriate unit indicated in the Contract Documents.
F. Joint Sealant: Rubber-based, compressible.

3. EXECUTION

A. Concrete Placement: Provide 2-inches of concrete cover over reinforcing steel.
B. Lifting Points: Provide at least 2 lifting points per section that avoid interference with the reinforcing steel and that are designed according to PCI (Prestressed Concrete Institute) design handbook. Lift only from the engineered lifting points.
C. Depth: Drainage boxes and riser combinations that exceed 8-feet from finished grade to the bottom of the box requires ENGINEER's approval. Submit design calculations and shop drawings.
D. Core Holes:
1) Provide core holes that are at least 4" larger than attaching outer pipe diameter. Cut core holes at the manufacturing plant unless ENGINEER permits field core holes.
2) Center core holes to leave 2" of concrete measured horizontally from inside wall of the box to core hole. Locate core hole vertically so bottom of core hole will be at or above floor elevation with at least 5-inches of concrete directly above the core hole to the top of the box.
3) Deviations from core hole tolerances require shop drawings. Shop drawings will identify lifting point number and location.
E. Precast Top: Design precast top for AASHTO HL-93 live loads and submit rebar detail and stamped design drawings to ENGINEER. Show connection detail for frame and grate or cover.





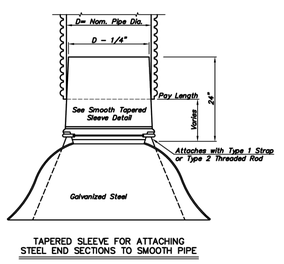


1 4' X 4' CATCH BASIN WITH ORIFICE PLATE & BAFFLE WALL
NOT TO SCALE

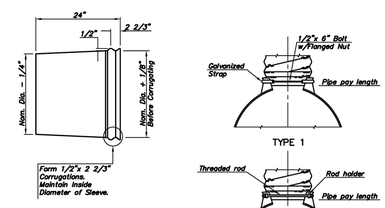
END SECTIONS FOR ROUND PIPE									
Dia.	Gauge	Weight	* A	* B	* H	* L	* W	Slope	Overall Width
6"	18	10	4	1	3	8	12	2	20"
8"	18	14	5 3/4	5	4	14 1/2	16	2 1/4	27 1/2"
10"	18	17	7 5/8	6	6	14 1/2	20	2 1/2	35 1/4"
12"	16	25	7	6	6	21	24	2 1/2	38"
15"	16	33	8	8	6	26	30	2 1/2	46"
18"	16	42	8	10	6	31	36	2 1/2	52"
21"	16	49	9	12	6	36	42	2 1/2	60"
24"	16	65	10	13	6	41	48	2 1/2	68"
30"	14	123	12	16	8	51	60	2 1/2	84"
36"	14	135	14	19	9	60	72	2 1/2	100"
42"	12	320	16	22	11	69	84	2 1/2	116"
48"	12	375	18	27	12	78	90	2 1/4	126"
54"	12	440	18	30	12	84	102	2 1/4	138"
60"	12/10	610	18	33	12	87	114	2	150"
66"	12/10	697	18	36	12	87	120	2	156"
72"	12/10	720	18	39	12	87	126	2	162"
78"	12/10	810	18	42	12	87	132	1 1/2	168"
84"	12/10	850	18	45	12	87	138	1 1/2	174"
90"	12/10	910	24	37	12	87	144	1 1/2	192"
96"	12/10	985	25	35	12	87	150	1 1/2	200"

END SECTIONS FOR ARCHED PIPE									
Span & Rise	Round Equivalent	Gauge	Weight	* A	* B	* H	* L	* W	Slope	Overall Width
17x13	15"	16	25	7	9	6	19	30	2 1/2	44"
21x15	18"	16	32	7	10	6	23	36	2 1/2	50"
24x18	21"	16	42	8	12	6	28	42	2 1/2	58"
28x20	24"	16	52	9	14	6	32	48	2 1/2	66"
35x24	30"	14	92	10	16	8	39	60	2 1/2	80"
42x29	36"	14	133	12	18	9	46	75	2 1/2	99"
49x33	42"	12	233	13	21	12	53	85	2 1/2	111"
57x38	48"	12	315	18	26	12	63	90	2 1/2	126"
53x41	48"	12	330	18	25	12	63	90	2 1/2	126"
64x43	54"	12	357	18	30	12	70	102	2	138"
60x46	54"	12	375	18	34	12	70	102	2	138"
71x47	60"	12/10	480	18	33	12	77	114	1 1/2	150"
66x51	60"	12/10	487	18	33	12	77	116	1 1/2	152"
77x52	66"	12/10	616	18	36	12	77	126	1 1/2	162"
73x55	66"	12/10	625	18	36	12	77	126	1 1/2	162"
83x57	72"	12/10	670	18	39	12	77	138	1 1/2	174"
81x59	72"	12/10	680	18	39	12	77	138	1 1/2	174"
87x63	78"	12/10	739	20	38	12	77	148	1 1/2	192"
95x67	84"	12/10	755	20	34	12	87	162	1 1/2	206"
103x71	90"	12/10	810	20	38	12	87	174	1 1/2	216"
112x75	96"	12/10	907	20	40	12	87	174	1 1/2	222"

** – Dimensions in Inches Plus or Minus Standard Shop Tolerance.*

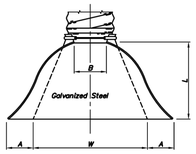


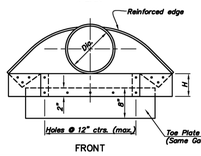
TAPERED SLEEVE FOR ATTACHING STEEL END SECTIONS TO SMOOTH PIPE

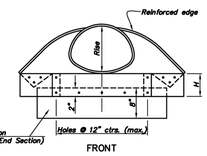


SMOOTH TAPERED SLEEVE DETAIL

NOTE: Metal to be 12 Gage Smooth Galvanized in Accordance with AASHTO M218.







GENERAL NOTES

Toe plate extensions where specified, to be punched to match holes in apron lip. 3/8" bolts to be furnished. The length of toe plate to be as follows:
W + 10" for 15" to 30" diameter pipes inclusive.
W + 20" for 36" to 60" diameter pipes inclusive.
W + 10" for pipes arches with rise of 13" to 29" inclusive.
W + 20" for pipes arches with rise of 33" to 75" inclusive.

Multiple panel end sections shall have lap seams which are to be tightly joined by bolts. Corner plate, and toe plate to be same gauge as end section.

For 60" and larger diameter pipe end sections, reinforced edges to be supplemented with hot dipped galvanized stiffener angles.

For 77"x 52" and larger pipe arch end sections, reinforced edges and center panel seams to be supplemented by hot dipped galvanized stiffener angles.

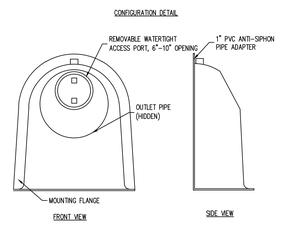
SHEET NO.	TOTAL SHEETS

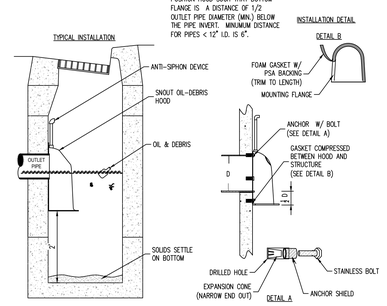
No.	Date	Revisions

STANDARD END SECTION FOR ROUND & ARCHED PIPES

NOTES

1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
REST MANAGEMENT PRODUCTS, INC.
53 MT. ARCHER RD.
LYME, CT 06371
(860) 434-0277, (860) 434-3195 FAX
TOLL FREE: (800) 504-8008 OR (888) 434-0277
WEB SITE: www.bmpinc.com
OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE).
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TI/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
INSTALLATION KIT SHALL INCLUDE:
A. INSTALLATION INSTRUCTIONS
B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
D. 3/8" STAINLESS STEEL BOLTS
E. ANCHOR SHIELDS





2 SNOUT DETAIL
NOT TO SCALE

BANK OF AMERICA

Riverdale

1055 W RIVERDALE RD
RIVERDALE, UT 84405

SERIAL NUM./MANH. ID:	UT1-055
VERSION:	UT1-055
BULLETIN:	02-2026

DELTA ISSUE DESCRIPTION	DATE

Galloway
172 N East Promontory, Suite, 274
Farmington, UT 84025
801.953.1357
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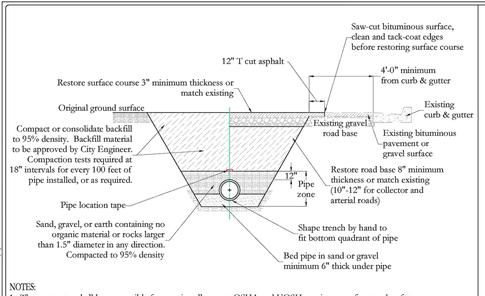
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Owner Approval

UT1-055	As indicated
Job No.	Scale

Utility Details

C4.6



NOTES:

1. The contractor shall be responsible for meeting all current OSHA and UOSH requirements for trench safety.

2. Contractor shall locate all underground utilities before laying pipe within 200' of said utilities which may be exposed, damaged or crossed as shown on the drawings or as "blue staked" the contractor will make arrangements with the utility company to move the utility if necessary or obtain permission from the project engineer to modify grade of pipeline in order to go around utilities.

3. The contractor shall determine the actual location of existing service connections and utilities and take the necessary steps to avoid them. Contractor is responsible for any damage occurring during construction.

4. All sewer lines to be installed at a minimum 10' distance from any water lines and installed with a minimum of 4' cover to the top of the pipe.

5. All sanitary sewer pipelines shall be air & displacement tested along with a video tape recording of the pipelines interior, per the requirements of "Section 6, Paragraph G" of the "Technical Specifications".

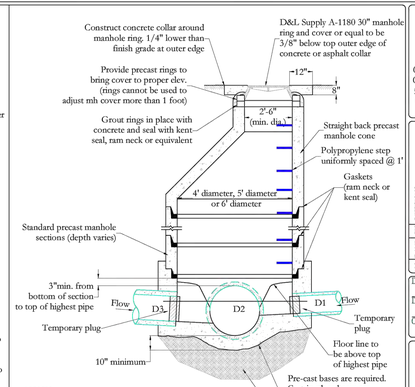
6. All Sanitary Sewer pipelines shall be re-video recorded/taped for displacement failures just prior to the expiration of the 1-year warrantee period. Should the pipeline be displaced horizontally or vertically the Public Works Director and/ or the City Engineer shall determine the extent of the required repairs. It shall be the Contractors full responsibility to immediately make all required repairs and all costs associated with the repairs shall be paid by the Contractor.

7. With all private construction, the Contractor must submit to Riverdale City Public Works the "As Constructed" Plans, copies of the video recording of the pipe line testing and all the collection pipes (storm & sewer) must be cleaned.

8. All abandoned lines 6" and larger are to be flow filled with lean concrete. Manhole to be removed shall be removed to within the 24" above the abandoned pipe.

STANDARD SEWER TRENCH CROSS-SECTION 1

SCALE: NONE



NOTES:

1. If grade allows, inverts of D1 & D3 shall be required to match top of D2.

2. After all grading around manhole has been completed and final surfacing is in place, remove debris and temporary plugs or plywood from inside of manholes.

3. If manhole is to be poured in place, follow same pattern as shown except use 10" minimum wall thickness.

4. Manholes deeper than 20 feet shall have an 18" thick concrete base.

5. Cone and wall sections shall conform with ASTM C-478 standard.

6. Abandoned manholes are to be removed to within the 24" of top of abandoned pipe

STANDARD SANITARY SEWER MANHOLE 2

SCALE: NONE

CIVIL ENGINEERING CONSULTANTS, P.L.L.C.
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

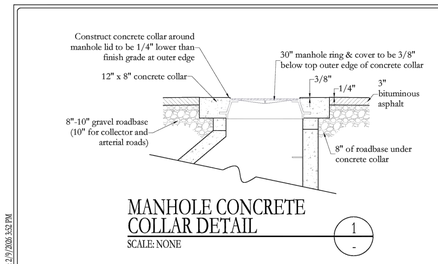
NO.	DATE:	BY:	REVISIONS

DATE: DECEMBER 2025
DRAWN: JEO/KSM
CHECKED: RTF

PROJECT LOCATION: CONSTRUCTION & DEVELOPMENT STANDARDS RIVERDALE CITY, UTAH
TITLE: SANITARY SEWER TRENCH & MANHOLE DETAILS

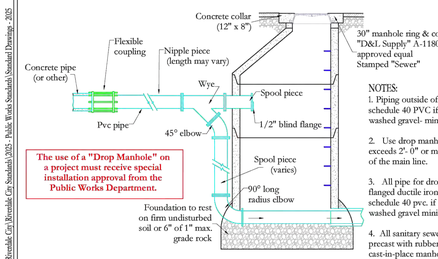
CLIENT: RIVERDALE CITY
PROJECT NUMBER: RC.00002
FILE: 09-10 rc SS stds.dwg
SHEET: 10 of 22

LOCATION: Z:\CEC Clients\Riverdale City\Riverdale City Standards\2025 - Public Works Standards\Standard Drawings - 2025 DATE: 2/9/2026 3:52 PM



MANHOLE CONCRETE COLLAR DETAIL 1

SCALE: NONE



NOTES:

1. Piping outside of manhole may be schedule 40 PVC if encased in 3/4" washed gravel- min. 6" cover.

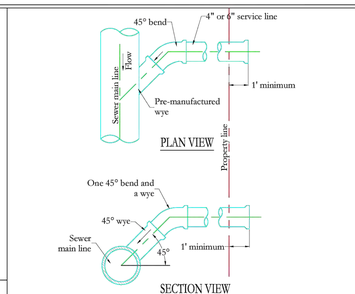
2. Use drop manhole only when drop exceeds 2'-0" or more above the flow line of the main line.

3. All pipe for drop manhole to be flanged ductile iron pipe or alternate schedule 40 pvc. if encased in 3/4" washed gravel minimum.

4. All sanitary sewer manholes shall be precast with rubber boot seal. Any cast-in-place manholes must be approved by Riverdale City prior to installation.

STANDARD SANITARY SEWER DROP MANHOLE 2

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/commerial 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 "Inserta 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 CONNECTION 3

SCALE: NONE

CIVIL ENGINEERING CONSULTANTS, P.L.L.C.
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

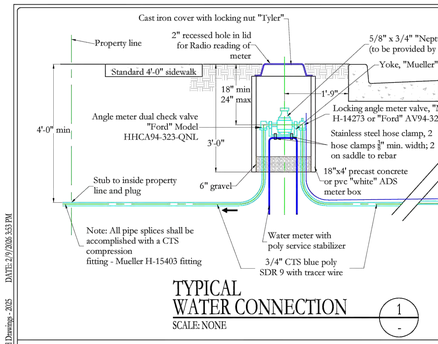
NO.	DATE:	BY:	REVISIONS

DATE: DECEMBER 2025
DRAWN: JEO/KSM
CHECKED: RTF

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

CLIENT: RIVERDALE CITY
PROJECT NUMBER: RC.00002
FILE: 09-10 rc SS stds.dwg
SHEET: 11 of 22

LOCATION: Z:\CEC Clients\Riverdale City\Riverdale City Standards\2025 - Public Works Standards\Standard Drawings - 2025 DATE: 2/9/2026 3:53 PM



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

TYPICAL WATER CONNECTION 1

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: 3/4" CTS blue poly SDR 9 with tracer wire.

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 saddle. Direct taps not allowed to PVC. Direct taps to ductile iron are allowed.

7. Back flow prevention devices are required.

8. 1-1/2" and 2" meters require a meter setter Mueller H1423 with Mueller H15428 fittings or approved equal.

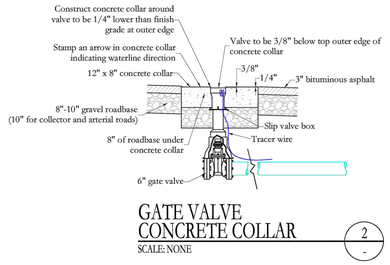
9. All meters over 1" are required to have a bypass.

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.

12. All mechanical joint restraint (e.g. megalug) connections, flange fittings and all other fittings using connection bolts must be furnished and installed with blue bolts.

13. No splices are allowed on tracer wire; continuous from fire hydrant to fire hydrant; fire hydrant shall have one line in and one line out. Locating wire to be installed on poly service.



GATE VALVE CONCRETE COLLAR 2

SCALE: NONE

CIVIL ENGINEERING CONSULTANTS, P.L.L.C.
5141 SOUTH 1500 WEST
RIVERDALE, UT 84405
801.866.0550

NO.	DATE:	BY:	REVISIONS

DATE: DECEMBER 2025
DRAWN: JEO/KSM
CHECKED: RTF

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

CLIENT: RIVERDALE CITY
PROJECT NUMBER: RC.00002
FILE: ~19-21 rc CW stds.dwg
SHEET: 20 of 22

01 January 2000 22:1

BANK OF AMERICA

Riverdale

1055 W RIVERDALE RD
RIVERDALE, UT 84405

SERIAL NUM./MANH. ID: UT1-055
VERSION: UT1-055
BULLETIN: 02-2026

DELTA ISSUE DESCRIPTION DATE

Galloway

172 N East Promontory, Suite, 274
Farmington, UT 84025
801.953.1357
GallowayUS.com

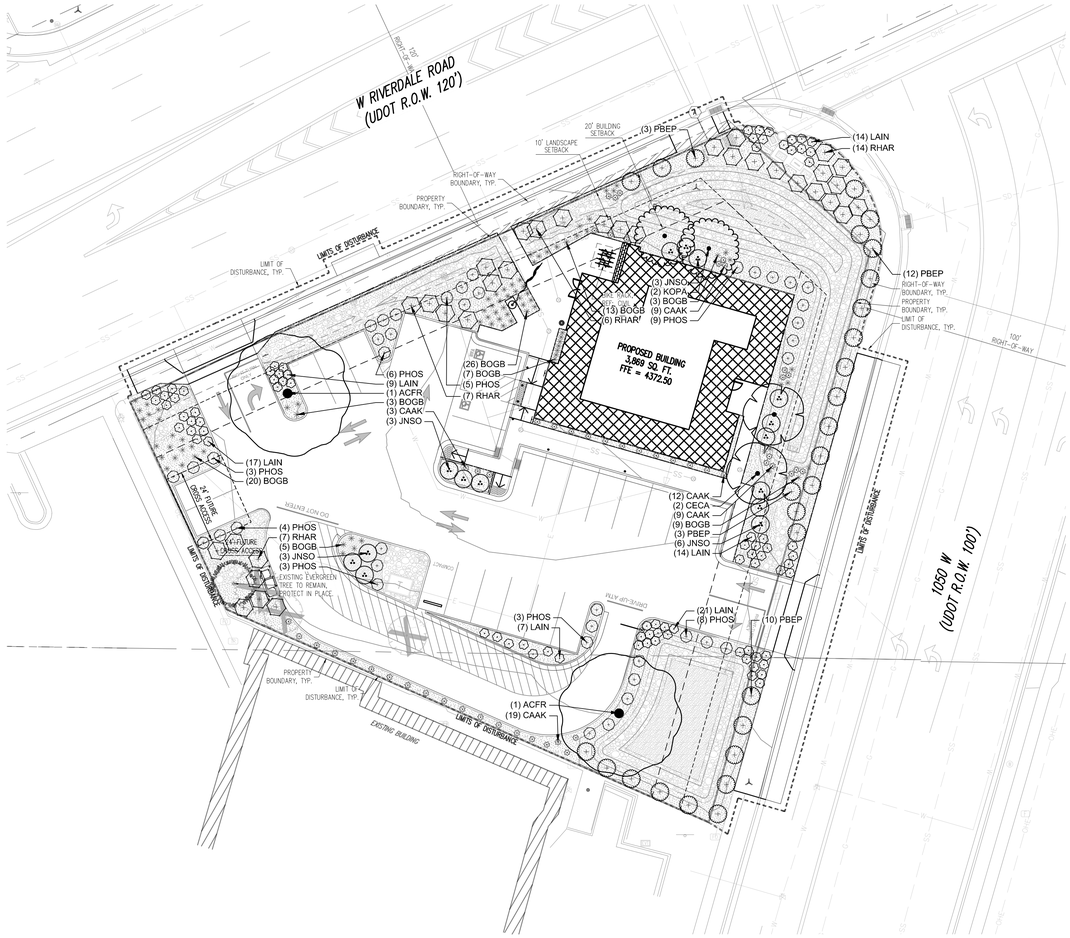
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Owner Approval

UT1-055 — Job No.
As indicated — Scale

Utility Details

C4.5



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE
DECIDUOUS TREES								
	ACFR	2	AUTUMN BLAZE FREEMAN MAPLE	ACER X FREEMANII 'JEFFERSRED' TM	B&B	2" CAL	50`X40`	LOW
	CECA	2	EASTERN REDBUD	CERCIS CANADENSIS	B&B	2" CAL	25`X20`	LOW
	KOPA	2	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	B&B	2" CAL	25`X20`	LOW
EXISTING TREES								
	EXTR	2	EXISTING DECIDUOUS TREE	TO BE REMOVED				
	EXER	1	EXISTING EVERGREEN TREE	TO BE REMOVED				
	EXET	1	EXISTING EVERGREEN TREE	TO REMAIN				

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE
DECIDUOUS SHRUBS							
	PHOS	41	SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD' TM	#5 CONT.	4`X4`	MODERATE
	PBEP	28	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'P011S' TM	#5 CONT.	1.5`X6`	VERY LOW
	RHAR	34	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	#5 CONT.	3`X8`	LOW
EVERGREEN SHRUBS							
	JNSO	15	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	#5 CONT.	1`X6`	VERY LOW
	LAIN	82	HIDCOTE GIANT LAVENDER	LAVANDULA X INTERMEDIA 'HIDCOTE GIANT"	#1 CONT.	2`X3`	LOW
ORNAMENTAL GRASSES							
	BOGB	86	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	#1 CONT.	2`X2`	LOW
	CAAK	52	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5`X2`	LOW

GROUNDCOVER SCHEDULE

SYMBOL	QTY	NAME
MULCH		
	1,069 SF	1" 'MOJAVE MAGIC' ROCK MULCH
	7,451 SF	3/4" 'RUSTIC RED' ROCK MULCH
	5,146 SF	6" 'RUSTIC RED' ROCK COBBLE

LANDSCAPE REQUIREMENTS

CODE SECTION	LOCATION	FORMULA	TAKE-OFFS			REQUIRED			PROVIDED		
			LF	SF	QTY	TREES	SHRUBS	OTHER	TREES	SHRUBS	OTHER
GENERAL LANDSCAPE											
10-14-12.B.2	OVERALL	20% OF LOT AREA SHALL BE LANDSCAPED		31,399 SF				6,280 SF			6,280 SF
10-14-12.B.2.e	OVERALL	1 TREE / 5,000 SF LOT AREA		31,399 SF		6 TREES			6 TREES		

REFERENCE RIVERDALE CITY MUNICIPAL CODE VER. NOV. 12, 2025.

N

0 10 20

SCALE: 1" = 20'

GROUNDCOVER PRODUCT SAMPLES



3/4" 'RUSTIC RED' ROCK MULCH



1" 'MOJAVE MAGIC' ROCK MULCH



6" 'RUSTIC RED' ROCK COBBLE

NOTE: GROUNDCOVER PRODUCT IMAGE SAMPLES ARE PROVIDED FOR REFERENCE ONLY FOR DESIGN INTENT. PRODUCT AVAILABILITY, COST, CONTRACTOR PREFERENCE, ETC. MAY RESULT IN DIFFERENT PRODUCTS INSTALLED IN THE FIELD. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT PRODUCT SAMPLES TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SAMPLE PRODUCTS AND IMAGES ARE AVAILABLE THROUGH GREYSTONE LANDSCAPE PRODUCTS, OGDEN, UT.

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

BANK OF AMERICA

Riverdale

1055 W RIVERDALE RD
RIVERDALE, UT 84405

SERIAL NUM./MANH. ID: UT1-055
VERSION: UT1-055
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DELTA ISSUE DESCRIPTION DATE

Galloway
172 N East Promontory, Suite, 274
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Owner Approval

UT1-055 — As indicated
Job No. — Scale

Landscape Plan

L1.0

01 January 2000 221

LANDSCAPE NOTES

GENERAL

1. THESE PLANS ARE FOR ENTITLEMENT PURPOSES ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
2. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
3. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR APPROVAL OF AN AMENDED PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
5. CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
6. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
7. 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. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
8. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
9. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. FOR GRADING INFORMATION REFER TO THE CIVIL ENGINEER'S DRAWINGS, SEE PHOTOMETRIC PLAN FOR FREE STANDARD LIGHTING AND LOCATION INFORMATION.
10. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
11. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
12. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE UTAH LANDSCAPE CONTRACTORS ASSOCIATION.
13. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION

1. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
2. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ABSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECTS PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. WEED CONTROL: CONTRACTOR TO APPLY PRE-EMERGENT HERBICIDE TO SHRUB BEDS PER MANUFACTURER'S SPECIFICATIONS.
4. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
5. AT A MINIMUM, 4 CUBIC YARDS PER 1,000 SF OF PREMIUM 3 ORGANIC COMPOST, OR APPROVED EQUAL, SHALL BE INCORPORATED INTO TOPSOIL FOR ALL BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS PER 1,000 SF OF PREMIUM 3 ORGANIC COMPOST, OR APPROVED EQUAL, FOR ALL NATIVE SEED AREAS. AMENDMENT SHALL BE ROTOTILLED INTO THE TOP 6-8 INCHES OF TOPSOIL.
6. ALL PARKING ISLAND SOIL TO BE TILLED OR AMENDED TO A MINIMUM DEPTH OF 30".

PLANTING

1. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
2. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
3. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T-STAKES' SHALL BE USED FOR TREES. TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS TO ALLOW FOR ESTABLISHMENT.
4. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
5. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
7. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
8. PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER PER PLAN. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A MINIMUM 14 GAUGE ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: DARK GREEN.
9. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
10. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
11. ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.
12. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.; MULCH, EDGER, LANDSCAPE FABRIC, ETC.

MULCHING

1. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL A MIN OF 3' DIA.
2. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
3. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS OR UNDER DECOMPOSED GRANITE/CRUSHER FINES/BREEZE UNLESS OTHERWISE NOTED ON PLANS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
4. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
5. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
6. ALL PLANTING AREAS ON SLOPES OVER 3:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.
7. ALL LANDSCAPE BOULDERS SHOWN ON PLAN ARE TO BE A MINIMUM OF 10-12 CUBIC FEET.

PRESERVATION

1. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
2. ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT ORANGE CONSTRUCTION SAFETY FENCE SHOULD BE USED IN THIS APPLICATION. SUBMIT PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.

TREE PROTECTION NOTES:

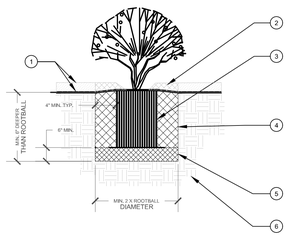
1. USE CITY OF RIVERDALE TREE PROTECTION NOTES (IF AVAILABLE), TREE PROTECTION NOTES BELOW SHALL BE USED FOR FURTHER INTEGRATION.
2. "PROTECTED ZONE" FOR EXISTING TREES: BEFORE BEGINNING ANY DEMOTION OR CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING AROUND ALL EXISTING TREES WITHIN THE CONSTRUCTION ZONE THAT ARE TO BE SAVED. THE FENCE SHALL BE INSTALLED NO CLOSER TO THE TREE THAN THE EDGE OF THE TREE'S PROTECTED ZONE. GENERALLY DEFINED AS THE AREA BEGINNING FIVE FEET OUTSIDE OF THE TREE'S DRIPLINE AND EXTENDING TOWARDS THE TREE (OR AS FAR AWAY FROM THE TRUNK AS PRACTICABLE). THE FENCING SHALL BE OF A MATERIAL AND HEIGHT ACCEPTABLE TO THE LANDSCAPE ARCHITECT. ALL CONTRACTORS AND THEIR CREWS SHALL NOT BE ALLOWED INSIDE THIS "PROTECTED ZONE" NOR SHALL THEY BE ALLOWED TO STORE OR DUMP FOREIGN MATERIALS WITHIN THIS AREA. NO WORK OF ANY KIND, INCLUDING TRENCHING, SHALL BE ALLOWED WITHIN THE PROTECTED ZONE EXCEPT AS DESCRIBED BELOW. THE FENCING SHALL REMAIN AROUND EACH TREE TO BE SAVED UNTIL THE COMPLETION OF CONSTRUCTION OPERATIONS.
3. TEMPORARY MULCH: TO ALLEVIATE SOIL COMPACTION IN ANTICIPATED AREAS OF HIGH CONSTRUCTION TRAFFIC, AND ONLY WHERE FENCING CANNOT BE SET FIVE FEET OUTSIDE OF THE DRIPLINE, THE CONTRACTOR SHALL INSTALL A LAYER OF MULCH, 9'-12" THICK, OVER ALL EXPOSED EARTH FROM THE TREE TRUNK TO 0' OUTSIDE OF THE DRIPLINE. THIS LAYER SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. WHEN PLANTING OPERATIONS ARE COMPLETED, THE MULCH SHALL BE REDISTRIBUTED THROUGHOUT ALL PLANTING AREAS IN A 3" THICK "PERMANENT" MULCH LAYER.
4. NECESSARY WORK: WHEN IT BECOMES NECESSARY TO ENTER THE "PROTECTED ZONE", SUCH AS FOR FINE GRADING, IRRIGATION INSTALLATION, AND PLANTING OPERATIONS, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE FOLLOWING RULES:
   - EVERY EFFORT SHALL BE MADE TO PRESERVE THE EXISTING GRADE AROUND PROTECTED TREES IN AS WIDE AN AREA AS POSSIBLE.
   - TRENCHING WITHIN THE PROTECTED ZONE OF EXISTING TREES SHALL BE PERFORMED BY HAND, AND WITH EXTREME CARE NOT TO SEVER ROOTS 1-1/2" IN DIAMETER AND LARGER. WHERE ROOTS 1-1/2" IN DIAMETER AND LARGER ARE ENCOUNTERED, THE CONTRACTOR SHALL TUNNEL UNDER SAID ROOTS. EXPOSED ROOTS THAT HAVE BEEN TUNNELED UNDER SHALL BE WRAPPED IN WET BURLAP AND KEPT MOIST WHILE THE TRENCH IS OPEN.
   - WHERE ROOTS 1-1/2" IN DIAMETER OR LARGER MUST BE CUT DUE TO EXTENSIVE GRADE CHANGES, THOSE ROOTS MUST BE EXPOSED BY HAND DIGGING AND CUT CLEANLY. RAGGED CUTS GENERALLY DO NOT HEAL PROPERLY, AND MAY LEAVE THE TREE OPEN TO PESTS AND PATHOGENS.
   - WHERE TRENCHING NEAR TREES HAS ALREADY OCCURRED FROM PREVIOUS CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CONFINE HIS TRENCHING OPERATIONS TO THE PREVIOUSLY-CREATED TRENCHES, WHILE ADHERING TO THE CONDITIONS SET FORTH IN 3B.
5. POTENTIAL CONFLICTS: THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARBORIST SHOULD ANY POTENTIAL CONFLICTS ARISE BETWEEN THESE SPECIFICATIONS AND/OR LARGE ROOTS ENCOUNTERED IN THE FIELD, AND CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL NOT TAKE ANY ACTION IN SUCH CONFLICTS WITHOUT THE ARBORIST'S WRITTEN APPROVAL. THE ARBORIST SHALL HAVE FINAL AUTHORITY OVER ALL METHODS NECESSARY TO HELP ENSURE THE PROTECTION AND SURVIVAL OF EXISTING TREES.
6. PRUNING: PRUNE ONLY THE TREES THAT ARE INDICATED ON THE PLANS AS REQUIRING PRUNING. PRUNE TREES ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE / ANSI A300 STANDARDS:
   - REMOVE ALL DEAD WOOD.
   - PRUNE LIVE WOOD FOR HEALTH OR STRUCTURAL REASONS ONLY, INCLUDING THE NEED TO ELIMINATE DISEASED OR DAMAGED GROWTH, ELIMINATE STRUCTURALLY UNSOUND GROWTH, REDUCE THE POTENTIAL FOR WIND TOPPLING OR WIND DAMAGE, OR TO MAINTAIN GROWTH WITHIN LIMITED SPACE. DO NOT REMOVE MORE THAN 25% OF ANY TREE'S LIVE FOLIAGE IN ANY ONE GROWING SEASON. PRUNE ONLY TO INTERNATIONAL SOCIETY OF ARBORICULTURE/ANSI A300 STANDARDS, AND ONLY UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST.
   - FINAL CUTS SHALL BE MADE JUST OUTSIDE THE SHOULDER RING AREA. EXTREMELY FLUSHED CUTS WHICH PRODUCE LARGE WOUNDS SHALL NOT BE MADE.
   - ALL TRIMMING CUTS SHALL BE PERFORMED IN SUCH A MANNER AS TO PROMOTE THE NATURAL GROWTH AND SHAPE OF EACH TREE SPECIES.
   - IMPROPER PRUNING METHODS INCLUDING, BUT NOT LIMITED TO, "TOPPING", "TIPPING", "HEADING BACK", "DEHORNING", AND "LIONTAILING" WILL NOT BE ALLOWED. THE CONTRACTOR SHALL PAY FOR ALL WORK NECESSARY TO CORRECT SUCH PRUNING WHEN PERFORMED BY HIS CREWS OR SUBCONTRACTORS.
   - SHOULD THE CONTRACTOR REQUIRE MORE INFORMATION, THE CONTRACTOR SHALL CONTACT THE ISA AT (217) 355-9411 FOR A COPY OF THE ANSI A300 PRUNING STANDARDS. CONTRACTOR SHALL ADHERE TO THE METHODS AND PRACTICES SET FORTH IN THIS DOCUMENT.
7. LANDSCAPE AND IRRIGATION (NATIVE TREES ONLY): ANY FUTURE LANDSCAPE AND IRRIGATION SHOULD ADHERE TO THE FOLLOWING GUIDELINES:
   - NO IRRIGATION OR PLANTING SHOULD OCCUR CLOSER THAN 8'-10' FROM THE TRUNK.
   - WHERE IRRIGATION DOES OCCUR WITHIN THE PROTECTED ZONE, DRIP IRRIGATION SHOULD BE USED WHEREVER POSSIBLE. ADDITIONALLY, ONLY PLANTS WITH LOW WATER NEEDS SHOULD BE PLANTED WITHIN THE PROTECTED ZONE, SPACED FAR APART WHERE CLOSE TO THE TREE. PLANTS MAY BE SPACED CLOSER TOGETHER NEAR THE EDGE OF THE PROTECTED ZONE.

LANDSCAPE GUARANTEE AND MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF ONE YEAR. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE ONE YEAR SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

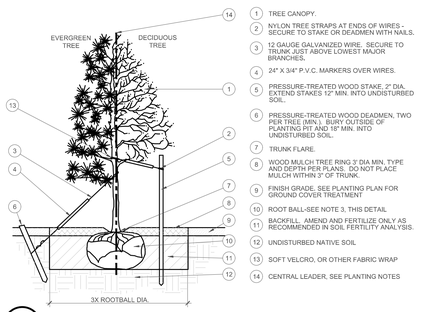
UTILITY NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.



1. FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
2. SHREDDED BARK MULCH, 3" MIN. DEPTH, ROUGHLY THE EXTENTS OF ROOTBALL
3. PLANT ROOT BALL. SET TOP ROOTBALL 2" ABOVE ADJACENT GRADE. IN BERMED AREAS SET ROOTBALL 2" ABOVE LOWER ADJACENT GRADE - INSTALL WATER RING (2' - 3" HT.)
4. BACKFILL MIX (PER PLANTING SPECIFICATIONS). AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. JET BACKFILL WITH WATER TO ELIMINATE VOIDS.
5. COMPACTED BACKFILL MIX (75%).
6. UNDISTURBED NATIVE SOIL.

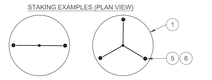
2 SHRUB AND PERENNIAL DETAIL
SCALE: NOT TO SCALE



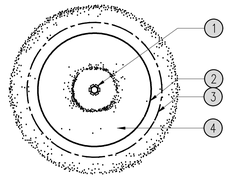
1. TREE CANOPY.
2. NYLON TREE STRAPS AT ENDS OF WIRES - SECURE TO STAKE OR REASEMEN WITH NAILS.
3. 12 GAUGE GALVANIZED WIRE. SECURE TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
4. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
5. PRESSURE-TREATED WOOD STAKE, 2" DIA. EXTEND STAKES 12" MIN. INTO UNDISTURBED SOIL.
6. PRESSURE-TREATED WOOD DEADMEN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
7. TRUNK FLARE.
8. WOOD MULCH TREE RING 3' DIA MIN. TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 3" OF TRUNK.
9. FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
10. ROOT BALL-SEE NOTE 3, THIS DETAIL
11. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
12. UNDISTURBED NATIVE SOIL
13. SOFT VELCRO, OR OTHER FABRIC WRAP
14. CENTRAL LEADER, SEE PLANTING NOTES

NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 1"-5" ABOVE FINISH GRADE.
3. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL.
4. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH.
5. REMOVE ALL NURSERY STAKES AFTER PLANTING.
6. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
7. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.

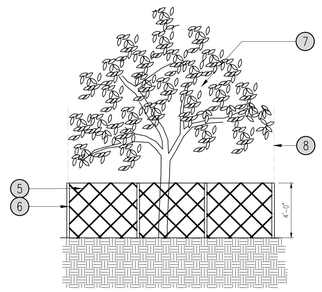
STAKING EXAMPLES (PLAN VIEW)



3 TREE PLANTING DETAIL
SCALE: NOT TO SCALE



1. TRUNK PROTECTION BOARDS MIN. 2" THICK. BENEATH BOARDS ARE 3-4 LAYERS OF BURLAP AROUND TRUNK. TIE BOARDS SECURELY AT TOP, BOTTOM & CENTER WITH HEAVY DUTY CORD, WIRE, OR CABEL CHOKERS.
2. OUTLINE OF TREE CROWN (EDGE OF DRIPLINE) CORRESPONDS WITH ROOT SPREAD.
3. CONSTRUCTION FENCING (MIN. 4' HEIGHT)
4. WOOD MULCH – SEE MULCH
5. PLASTIC ORANGE CONSTRUCTION FENCE TIED TO T-POST
6. T-POST AT 8'-0" O.C. (TYP.)
7. EXISTING TREE
8. DRIPLINE



3 TREE PROTECTION DETAIL
SCALE: NOT TO SCALE

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

BANK OF AMERICA

Riverdale

1055 W RIVERDALE RD
RIVERDALE, UT 84405

SERIAL NUM./MANH. ID:	UT1-055
VERSION:	UT1-055
BULLETIN:	02-2026

DELTA	ISSUE DESCRIPTION	DATE

Galloway
172 N East Promontory, Suite, 274
Farmington, UT 84025
801.953.1357
GallowayUS.com

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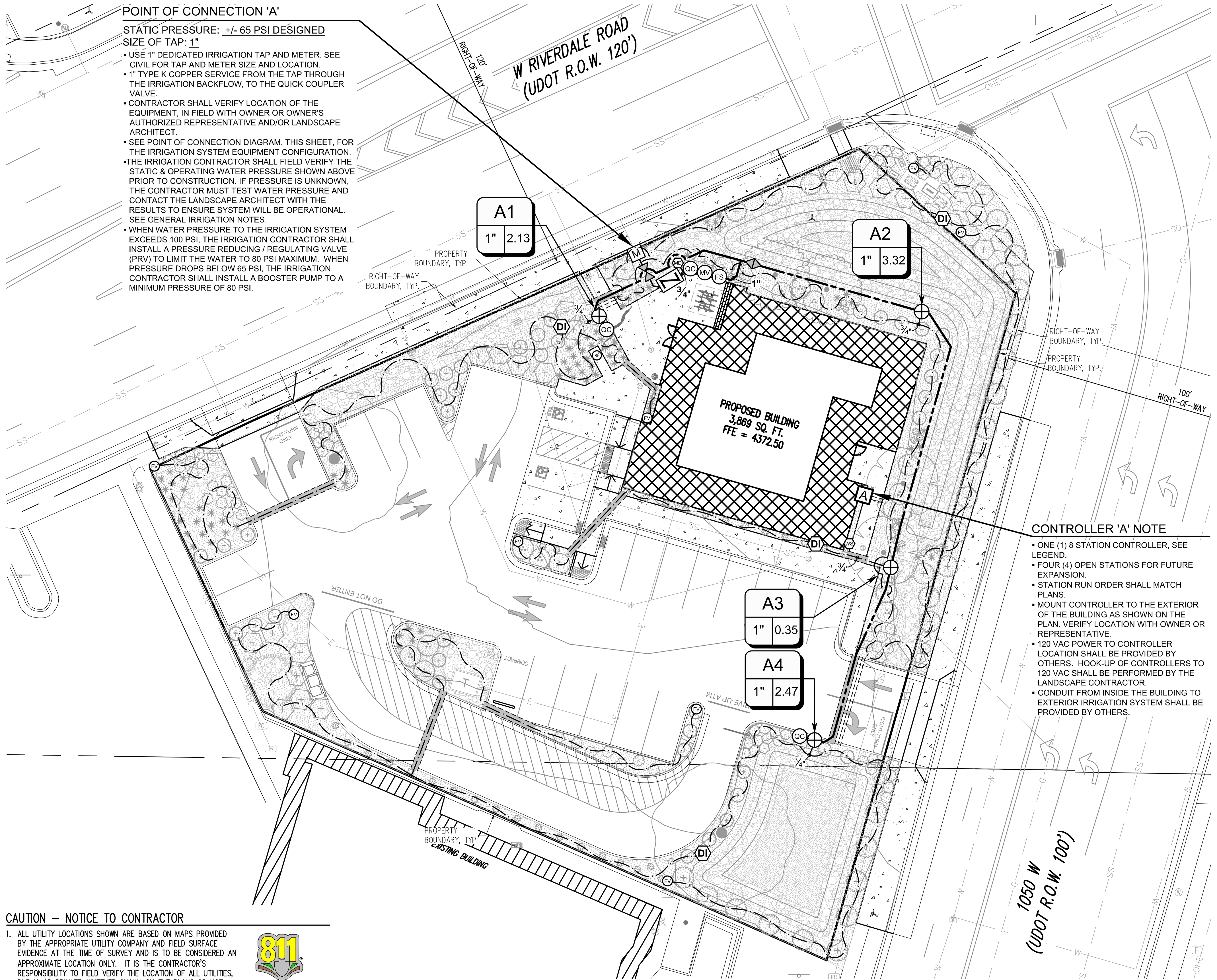
Owner Approval

UT1-055	As indicated
Job No.	Scale

Landscape Notes & Details

L2.0

21 January 2000 221



POINT OF CONNECTION 'A'

STATIC PRESSURE: +/- 65 PSI DESIGNED
SIZE OF TAP: 1"

- USE 1" DEDICATED IRRIGATION TAP AND METER. SEE CIVIL FOR TAP AND METER SIZE AND LOCATION.
- 1" TYPE K COPPER SERVICE FROM THE TAP THROUGH THE IRRIGATION BACKFLOW, TO THE QUICK COUPLER VALVE.
- CONTRACTOR SHALL VERIFY LOCATION OF THE EQUIPMENT, IN FIELD WITH OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
- SEE POINT OF CONNECTION DIAGRAM, THIS SHEET, FOR THE IRRIGATION SYSTEM EQUIPMENT CONFIGURATION.
- THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE SHOWN ABOVE PRIOR TO CONSTRUCTION. IF PRESSURE IS UNKNOWN, THE CONTRACTOR MUST TEST WATER PRESSURE AND CONTACT THE LANDSCAPE ARCHITECT WITH THE RESULTS TO ENSURE SYSTEM WILL BE OPERATIONAL. SEE GENERAL IRRIGATION NOTES.
- WHEN WATER PRESSURE TO THE IRRIGATION SYSTEM EXCEEDS 100 PSI, THE IRRIGATION CONTRACTOR SHALL INSTALL A PRESSURE REDUCING / REGULATING VALVE (PRV) TO LIMIT THE WATER TO 80 PSI MAXIMUM. WHEN PRESSURE DROPS BELOW 65 PSI, THE IRRIGATION CONTRACTOR SHALL INSTALL A BOOSTER PUMP TO A MINIMUM PRESSURE OF 80 PSI.

CONTROLLER 'A' NOTE

- ONE (1) 8 STATION CONTROLLER, SEE LEGEND.
- FOUR (4) OPEN STATIONS FOR FUTURE EXPANSION.
- STATION RUN ORDER SHALL MATCH PLANS.
- MOUNT CONTROLLER TO THE EXTERIOR OF THE BUILDING AS SHOWN ON THE PLAN. VERIFY LOCATION WITH OWNER OR REPRESENTATIVE.
- 120 VAC POWER TO CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. HOOK-UP OF CONTROLLERS TO 120 VAC SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.
- CONDUIT FROM INSIDE THE BUILDING TO EXTERIOR IRRIGATION SYSTEM SHALL BE PROVIDED BY OTHERS.

CAUTION – NOTICE TO CONTRACTOR

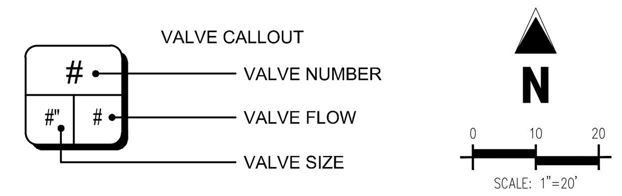
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811 Know what's below. Call before you dig.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM
A1	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	2.13
A2	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	3.32
A3	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	0.35
A4	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	2.47

VALVE CALLOUT

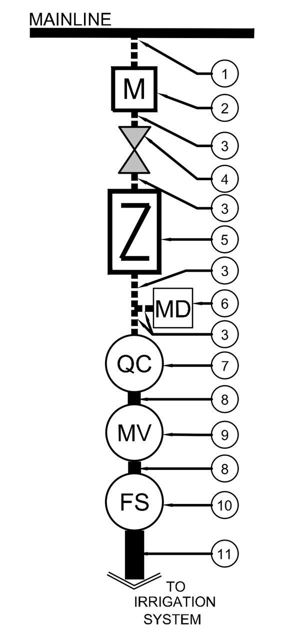


IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
⊕	HUNTER ICZ-101-25-LF 1" DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 25 PSI. FLOW RANGE: .5 GPM - 15 GPM. 150 MESH STAINLESS STEEL SCREEN.	SHEET IR2.0 DETAIL 1
FV	NIBCO 4660-T 3/4" SCHEDULE 40 MANUAL FLUSH VALVE. CONNECT TO DRIP POLYTUBING FOR WINTERIZATION/BLOWOUT.	SHEET IR2.0 DETAIL 2
DI	HUNTER ECO-ID-12 DRIP OPERATION INDICATOR: 1/2IN. FPT CONNECTION WITH 15 PSI - 100 PSI OPERATING PRESSURE.	SHEET IR2.0 DETAIL 3
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-B POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5 GPH, 1.0 GPH, 2.0 GPH, 4.0 GPH, AND 6.0 GPH. CAN BE INSERTED INTO 1/2IN. AND 3/4IN. TUBING AND HAVE PRESSURE COMPENSATING FROM 15 PSI-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE.	
	EMITTER SCHEDULE: -1 GALLON AND SMALLER: 2, HEB-5-B EMITTER PER PLANT (1 GPH TOTAL) -5 GALLON: 2, HEB-10-B EMITTERS PER PLANT (2 GPH TOTAL) -10-15 GALLONS & UPRIGHT JUNIPERS: 3, HEB-10-B EMITTERS PER PLANT (3 GPH TOTAL) -1" TO 2-1/2" CALIPER TREES: 4, HEB-10-B EMITTERS PER PLANT (4 GPH TOTAL) -3" TO 4" CALIPER TREES: 6, HEB-10-B EMITTERS PER PLANT (6 GPH TOTAL)	SHEET IR2.0 DETAIL 4

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
QC	HUNTER HQ-44LRC 1" QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY.	SHEET IR2.0 DETAIL 5
	NIBCO 4660-S SCHEDULE 40 MANUAL BALL VALVE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 3/4" - 3"	SHEET IR2.0 DETAIL 6
	NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4IN. - 3IN.	SHEET IR2.0 DETAIL 7
MV	HUNTER IBV-FS 1" 1IN. BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY FACTORY INSTALLED OPTION.	SHEET IR2.0 DETAIL 8
MD	1" NIBCO T-113-K 1" CLASS 125 BRONZE MANUAL DRAIN VALVE WITH CROSS HANDLE	SHEET IR2.0 DETAIL 9
	FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER	SHEET IR2.0 DETAIL 10
A	HUNTER I2C-0800-M 8 STATION OUTDOOR MODULAR CONTROLLER. NO MODULE REQUIRED. COMMERCIAL USE. METAL CABINET.	SHEET IR2.0 DETAIL 11
WS	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, MOUNT TO GUTTER OR ROOF. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.	SHEET IR2.0 DETAIL 12
FS	HUNTER HFS-100 FLOW SENSOR FOR USE WITH ACC CONTROLLER, 1IN. SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP.	SHEET IR2.0 DETAIL 13
M	WATER METER 1" USE 1" DEDICATED IRRIGATION TAP AND METER, REFERENCE CIVIL FOR TAP AND METER SIZE AND LOCATION.	N/A
	IRRIGATION DRIP SUPPLY TUBING: POLYETHYLENE PIPE SDR-7 SIZE: 3/4"	SHEET IR2.0 DETAIL 14
	IRRIGATION SERVICE LINE: TYPE K COPPER PIPE SIZE: 1" UNLESS OTHERWISE NOTED ON THE PLAN	SHEET IR2.0 DETAIL 14
	IRRIGATION MAINLINE: PVC SCHEDULE 40 SIZE: 1"	SHEET IR2.0 DETAIL 14
	WIRE SLEEVE: PVC SCHEDULE 40 SIZE: 2"	SHEET IR2.0 DETAIL 14
	PIPE SLEEVE: PVC SCHEDULE 40 SIZE: DOUBLE THE SIZE OF PIPE INSERTED	SHEET IR2.0 DETAIL 14

TYPICAL POINT OF CONNECTION SCHEMATIC DIAGRAM



1. IRRIGATION SERVICE STUB OFF MAINLINE. SEE CIVIL FOR TAP SIZE & LOCATION
2. IRRIGATION METER, SEE CIVIL FOR SIZE & LOCATION
3. 1" K COPPER WATER SERVICE PIPE
4. GATE VALVE
5. 1" BACKFLOW DEVICE
6. 1" MANUAL DRAIN VALVE
7. 1" QUICK COUPLER
8. 1" PVC LINE, CLASS 200 PIPE
9. 1" MASTER VALVE
10. 1" FLOW SENSOR
11. 1" MAINLINE, SCH. 40 PVC PIPE

WINTERIZATION PROCEDURES:
TURN OFF SYSTEM AT THE GATE VALVE DOWNSTREAM OF THE IRRIGATION METER. OPEN ONE CONTROL VALVE TO RELIEVE PRESSURE SLOWLY OPEN BLOW OUT VALVE. REPEAT PROCEDURE FOR ALL BLOW OUT VALVES ALONG IRRIGATION MAINLINE.

IRRIGATION DISCLAIMER

1. DRAWINGS ARE DIAGRAMMATIC, IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE OF PLANTING AREAS FOR CLARITY ONLY. CONTRACTOR SHALL AVOID CONFLICTS WITH PLANT MATERIALS AND ARCHITECTURAL FEATURES ALL PIPING AND WIRING SHALL BE INSTALLED IN PLANTING AREA OR IN SLEEVES. NO PIPING UNDER TREES OR SHRUBS WILL BE ACCEPTED.
2. CONTRACTOR SHALL INSTALL MAINLINES ±12" FROM PAVEMENT EDGE IN PLANTING AREAS. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON THESE PLANS.
3. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE AND VISIBLE IRRIGATION EQUIPMENT (CONTROLLERS, BACKFLOW PREVENTERS, METER PITS, ETC.) WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE INSTALLATION OF THESE ITEMS SHALL BE INTEGRATED WITHIN DESIGNATED LANDSCAPE AREAS. FAILURE TO LOCATE THIS EQUIPMENT IN AN APPROVED LOCATION MAY RESULT IN THE IRRIGATION CONTRACTOR BEING REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
4. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION OF ANY COMPONENT OF THE IRRIGATION SYSTEM. AFTER FIELD VERIFICATION, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE OWNER, OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT, & IRRIGATION DESIGNER OF THE PRESSURE READING FOR THE TAP.
5. ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 5' AWAY FROM ANY BUILDING FOUNDATION. ADDITIONAL REQUIREMENTS MAY BE LISTED IN THE GEOTECHNICAL REPORT REGARDING IRRIGATION NEAR BUILDING FOUNDATIONS. CONTRACTOR IS RESPONSIBLE TO ABIDE BY THE 5' MINIMUM DISTANCE AND/OR THE GEOTECHNICAL REPORT REQUIREMENTS. IF THIS EQUIPMENT IS SHOWN WITHIN THE 5' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.
6. REFER TO THIS SHEET AND SHEET IR2.0 FOR IRRIGATION NOTES AND IRRIGATION DETAILS.

UTILITY NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

WIRING/SLEEVING NOTES

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES.

GENERAL IRRIGATION NOTES

1. IRRIGATION DESIGN IS BASED ON THEORIES, ASSUMPTIONS, AND/OR INFORMATION PROVIDED BY CIVIL MODELS/UTILITIES/MUNICIPAL ENTITIES AND THUS, IS DIAGRAMMATIC IN NATURE. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR GRAPHIC CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
2. REFER TO SPECIFICATIONS (AS APPROPRIATE) FOR SUBMITTALS, INSPECTIONS AND OTHER APPLICABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.
3. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. CONTRACTOR SHALL THOROUGHLY REVIEW PLANS & REPORT ANY CONFLICTS OR DISCREPANCIES TO OWNER'S REPRESENTATIVE IMMEDIATELY.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE EXISTED AT THE TIME OF THE IRRIGATION DESIGN PREPARATION. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT GIVEN, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY TO BRING THE SYSTEM TO A PROPER WORKING CONDITION, AND TO THE OWNER'S SATISFACTION.
5. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, RETAINING WALLS, ETC. THE IRRIGATION CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALL, UNDER ROADWAY PAVING, ETC.
6. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
7. SEE CIVIL ENGINEER'S DRAWINGS FOR IRRIGATION POINT OF CONNECTION (TAP) AND DOMESTIC WATER SUPPLY.
8. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS
9. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE POINT OF CONNECTION NOTE TAG(S) ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DIFFERENCES BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED OR PRESSURES HAVE GREATLY CHANGED PRIOR TO THE START OF THE IRRIGATION SYSTEM CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR RECOMMENDING A SOLUTION AND PROVIDING AN ADD ALTERNATE BID FOR IRRIGATION COSTS.
10. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE.
11. NO MORE THAN 90% OF AVAILABLE MINIMUM STATIC WATER PRESSURE WAS USED IN PREPARATION OF THESE PLANS, FURTHERMORE, THE MAXIMUM FLOW THROUGH THE METER SHOULD NOT EXCEED 75% OF THE MAXIMUM SAFE FLOW.
12. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
13. INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN ON THE PLANS AND DETAILS. NO SUBSTITUTIONS OF EQUIPMENT WILL BE ACCEPTABLE WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT OR THE OWNERS REPRESENTATIVE. THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO REMOVE AND REPLACE ALL UNAPPROVED SUBSTITUTED EQUIPMENT AT HIS OWN COST IF SO DIRECTED BY THE OWNER.
14. WHEN INSTALLING IRRIGATION PIPE AND EQUIPMENT NEXT TO HARDSCAPE (SUCH AS WALLS, CURBS, OR WALKS), PLACE PIPE AS CLOSE AS POSSIBLE TO HARDSCAPE TO AVOID CONFLICTS WITH PLANTING. REFER TO MAINLINE TRENCHING DETAILS FOR ADDITIONAL INFORMATION.
15. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V.A.C. ELECTRICAL POWER TO CONTROLLERS AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.
16. THE RAIN SENSOR SHALL BE LOCATED NEAR THE IRRIGATION CONTROLLER, AND SHALL BE MOUNTED AS SHOWN ON THE DETAIL AND/OR LEGEND. LOCATE SENSOR AWAY FROM TALL TREES, SHRUBS, AND OTHER POTENTIAL OBSTRUCTIONS.
17. ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF, 600 VOLT TEST, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH 3M'S "DBY-DIRECT BURIAL SPLICE KIT". THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.
18. CONTRACTOR SHALL PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL REMOTE CONTROL VALVES.
19. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3M'S "DBY-DIRECT BURIAL SPLICE KIT" (UNLESS OTHERWISE SPECIFIED).
20. PROVIDE ADDITIONAL IRRIGATION CONTROL WIRES TO THE AMOUNT OF OPEN ZONES ON THE CONTROLLER ALONG EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLERS.
21. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. ALL SLEEVING SHALL BE PVC SCHEDULE 40 PIPE. SLEEVES FOR MAINLINE AND LATERAL LINES SHALL BE A MINIMUM TWICE THE DIAMETER OF THE ENCLOSED PIPE; SLEEVES FOR CONTROL WIRES SHALL BE AS PER THE SLEEVING / WIRING NOTE AND THE WIRING SLEEVE LEGEND ITEM AS SHOWN ON THESE DRAWINGS.
22. TRENCH BACKFILL MATERIAL SHALL BE FREE OF ROCKS, GLASS, AND OTHER EXTRANEOUS MATERIALS LARGER THAN 1" IN DIAMETER. BACKFILL SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY.
23. WHERE VALVES ARE LOCATED IN CLOSE PROXIMITY TO EACH OTHER, CLUSTER VALVES INTO MANIFOLDS. INSTALL NO MORE THAN ONE VALVE PER VALVE BOX.
24. MANUAL DRAIN VALVE, FOR FREEZE PROTECTION, ARE TO BE LOCATED AT ALL LOW POINTS OF IRRIGATION LATERAL LINES. WHERE THE LOW POINT IS AT THE END OF THE LINE, LOCATE DRAIN VALVE A MINIMUM OF 12" DOWNSTREAM FROM THE LAST SPRINKLER HEAD. SEE DETAIL FOR VALVE ORIENTATION.
25. USE TEFLON TAPE ON ALL PVC MALE PIPE THREADS ON ALL SWING JOINT AND VALVE ASSEMBLIES.
26. ALL IRRIGATION HEADS, INCLUDING FIXED-SPRAY AND DRIP DEVICES, SHALL BE SET PERPENDICULAR TO THE FINISH GRADE OF THE AREA TO BE IRRIGATED.
27. ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 3' AWAY FROM ANY BUILDING FOUNDATION. IF THIS EQUIPMENT IS SHOWN WITHIN THE 3' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.
28. EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE, IT IS THE INTENT OF THE IRRIGATION DESIGN TO INDICATE ALL SPRAY HEADS AS "POP-UPS". IN THE EVENT THAT POP-UP HEADS HAVE NOT BEEN SPECIFIED IN TURF AREAS, IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BRING THIS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING AND CONSTRUCTION.
29. ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE OR THE LANDSCAPE ARCHITECT BEFORE INSTALLATION. STAKED LOCATIONS SHALL BE SPACED TO PROVIDE HEAD-TO-HEAD COVERAGE. RECOMMENDED SETBACK DISTANCE OF ALL PROPOSED IRRIGATION HEADS IS 12" FROM BACK OF CURB AND EDGE OF PAVEMENT.
30. FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST NOZZLE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS.
31. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN TURF AREAS SHALL BE INSTALLED SO THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH THE ADJACENT SIDEWALK, OR PAVING. ALL POP-UP HEADS AWAY FROM HARDSCAPE EDGES IN TURF SHALL BE 1" ABOVE THE FINISH GRADE TO PREVENT CONTACT WITH MOWERS.
32. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
33. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
34. UPON COMPLETION OF INSTALLATION OF IRRIGATION SYSTEM, IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING:
    A. ACCURATE AND COMPLETE "AS BUILT" PLANS OF IRRIGATION SYSTEM INCLUDING 8-1/2" X 11" ZONE MAP TO BE PLACED INSIDE EACH CONTROLLER BOX.
    B. LOG ON ALL WATER WINDOWS, RUN SCHEDULE TIMES, AND OTHER CHANGES AND/OR MODIFICATIONS TO THE IRRIGATION SYSTEM SINCE INSTALLATION.
    C. ONE HOUR OF TRAINING TO OWNER ON IRRIGATION SYSTEM AND CONTROLLER OPERATION.
    D. THREE OF EACH TYPE OF HEAD AND EMITTER INSTALLED.
    E. ONE OF EACH TYPE OF VALVE INSTALLED.
    F. REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
35. PRIOR TO ACCEPTANCE OF IRRIGATION SYSTEM AT THE END OF THE MAINTENANCE PERIOD, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING: CURRENT SCHEDULE RUN TIME AND WATER WINDOW LOG, ALONG WITH NOTING ANY OTHER PERTINENT INFORMATION.
36. UNLESS OTHERWISE SPECIFIED, THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ANYTHING DAMAGED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
37. CONTRACTOR SHALL INSTALL MAINLINES ±12" FROM PAVEMENT EDGE IN PLANTING AREAS. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON THESE PLANS.
38. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND SPECIFICATIONS, THE PLAN SHALL TAKE PRECEDENCE.
39. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.

CRITICAL ANALYSIS

Water Source Information:	Use 1" dedicated irrigation tap and meter, reference civil for tap and meter size and location.
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available	18.2 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	65 PSI
Elevation Change:	3 ft
Service Line Size:	1"
Length of Service Line:	10 ft
Pressure Available:	63 PSI
DESIGN ANALYSIS	
Flow Velocity:	5 Ft.sec.
Maximum Station Flow:	3.32 GPM
Flow Available at POC:	18.2 GPM
Residual Flow Available:	14.8 GPM
Critical Station:	A2
Design Pressure:	30 PSI
Friction Loss:	0.04 PSI
Fittings Loss:	0 PSI
Elevation Loss:	0 PSI
Loss through Valve:	3.67 PSI
Pressure Req. at Critical Station:	33.7 PSI
Loss for Fittings:	0.06 PSI
Loss for Main Line:	0.59 PSI
Loss for POC to Valve Elevation:	-0.43 PSI
Loss for Backflow:	11.8 PSI
Loss for Master Valve:	2.25 PSI
Loss for Water Meter:	0.2 PSI
Critical Station Pressure at POC:	48.2 PSI
Pressure Available:	63 PSI
Residual Pressure Available:	14.8 PSI

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

01 January, 2000 22.1

BANK OF AMERICA

Riverdale

1055 W RIVERDALE RD
RIVERDALE, UT 84405

SERIAL NUM./MANH. ID: UT1-055
VERSION: UT1-055
BULLETIN: 02-2026

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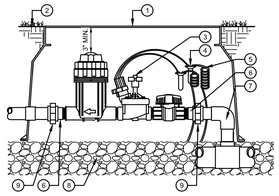
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Owner Approval
UT1-055 As indicated
Job No. Scale

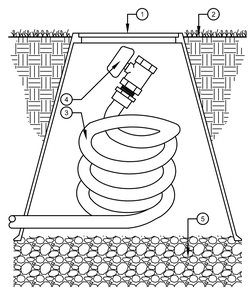
Irrigation Plan

IR1.0



1. CARSON VALVE BOX OR APPROVED EQUAL. STATION NUMBER BRAND ON LID.
2. FINISH GRADE
3. DRIP ZONE KIT PER PLAN
4. WATERPROOF CONNECTORS (2)
5. 24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL
9. PVC SLIP UNIONS

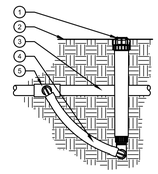
1 REMOTE DRIP CONTROL VALVE
N.T.S.



1. CARSON VALVE BOX OR APPROVED EQUAL. "FV" BRAND ON LID.
2. FINISH GRADE
3. POLYPIPE DRIP LINE, COIL AN ADDITIONAL 36" WITHIN BOX
4. MANUAL FLUSH BALL VALVE PER IRRIGATION SCHEDULE
5. 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL

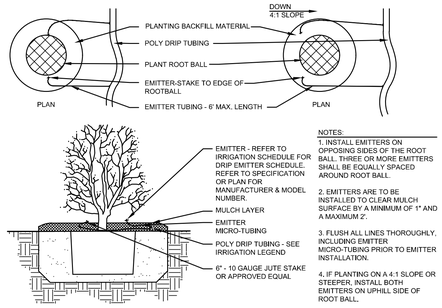
NOTE: KINKED PINCHED, OR OTHERWISE DAMAGED POLYPIPE WILL NOT BE ACCEPTED.

2 MANUAL FLUSH DRAIN VALVE
N.T.S.



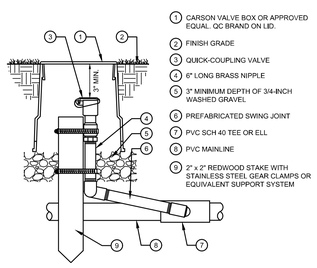
1. PRESSURE INDICATOR PER IRRIGATION SCHEDULE
2. FINISHED GRADE
3. DRIPPER LINE
4. FLEX TUBING
5. SLIP X SLIP X FPT REDUCING TEE. USE MARLEX STREET ELBOWS FOR SWING JOINTS.

3 DRIP LINE PRESSURE INDICATOR
N.T.S.



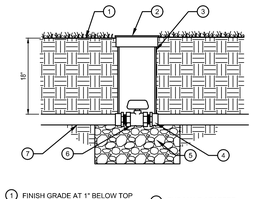
NOTES:
1. INSTALL EMITTERS ON OPPOSING SIDES OF THE ROOT BALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
2. EMITTERS ARE TO BE INSTALLED TO CLEAR MULCH SURFACE BY A MINIMUM OF 1" AND A MAXIMUM 2".
3. FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
4. IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
5. EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.

4 DRIP EMITTERS LAYOUT
N.T.S.



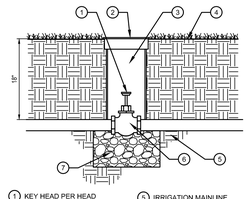
1. CARSON VALVE BOX OR APPROVED EQUAL. QC BRAND ON LID.
2. FINISH GRADE
3. QUICK-COUPLING VALVE
4. 6" LONG BRASS NIPPLE
5. 3" MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
6. PREFABRICATED SWING JOINT
7. PVC SCH 40 TEE OR ELL
8. PVC MAINLINE
9. 2" x 2" REDWOOD STAKE WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM

5 QUICK COUPLER
N.T.S.



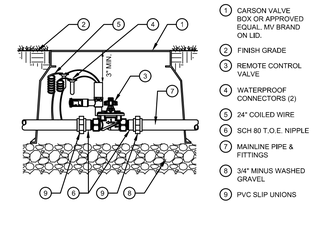
1. FINISH GRADE AT 1" BELOW TOP OF BOX IN TURF AREAS. 2" BELOW TOP OF BOX IN SHRUB/GROUNDCOVER AREAS
2. CARSON VALVE BOX OR APPROVED EQUAL. BV BRAND ON LID.
3. EXTENSION SECTION AS NECESSARY TO MEET GRADE
4. PVC MALE ADAPTER
5. 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL
6. PLASTIC BALL VALVE (SIZED PER MAINLINE)
7. IRRIGATION MAINLINE

6 BALL VALVE
N.T.S.



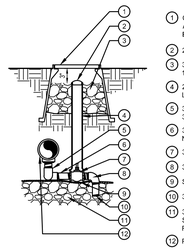
1. KEY HEAD PER HEAD
2. CARSON VALVE BOX OR APPROVED EQUAL.
3. 4" PVC SLEEVE
4. FINISH GRADE AT 1" BELOW TOP OF BOX IN TURF AREAS; 2" BELOW TOP OF BOX IN SHRUB/GROUNDCOVER AREAS
5. IRRIGATION MAINLINE
6. GATE VALVE (SIZED PER MAINLINE)
7. 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL

7 GATE VALVE
N.T.S.



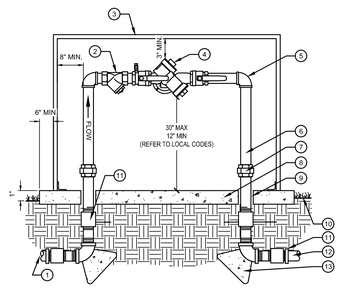
1. CARSON VALVE BOX OR APPROVED EQUAL. MV BRAND ON LID.
2. FINISH GRADE
3. REMOTE CONTROL VALVE
4. WATERPROOF CONNECTORS (2)
5. 24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAINLINE PIPE & FITTINGS
8. 3/4" MINUS WASHED GRAVEL
9. PVC SLIP UNIONS

8 MASTER VALVE
N.T.S.



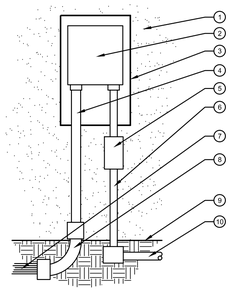
1. CARSON VALVE BOX OR APPROVED EQUAL. DV BRAND ON LID.
2. 2" VALVE MARKER
3. 3/4" CRUSHED GRAVEL SUMP 1 CU. FT.
4. 2" CL160 PVC ACCESS SLEEVE - LENGTH AS REQUIRED
5. 3/4" FxF SCH.80 PVC 90 ELL (2)
6. 3/4"x6" SCH. 80 GALVANIZED STEEL NIPPLE
7. 3/4" McDONALD #6101 SERIES VALVE
8. 3/4" MxF SCH.40 PVC 90 ELL
9. SOIL BLANKET COVERING SUMP
10. 3/4"x4" PVC NIPPLE SCH. 80
11. 3/4" CRUSHED GRAVEL SUMP SEE TECHNICAL SPECIFICATIONS FOR SUMP SIZE
12. PRESSURE MAINLINE

9 MANUAL DRAIN VALVE
N.T.S.



1. COPPER SERVICE LINE
2. BRASS WYE STRAINER W/60 MESH SCREEN
3. GUARDSHACK POWDER COAT BACKFLOW ENCLOSURE
4. BACKFLOW PREVENTER UNIT
5. BRASS 90 DEGREE ELLS (TYP.)
6. BRASS NIPPLES (TYPICAL)
7. BRASS UNION (TYPICAL)
8. 4" CONCRETE PAD - SLOPE TO DRAIN AWAY FROM BACKFLOW PREVENTER
9. PVC CONCRETE SLEEVE
10. FINISH GRADE 1" BELOW PAD
11. BRASS COUPLING
12. MAINLINE CONNECTION- ADAPT AS NECESSARY ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES
13. 12"X12"X12" THRUST BLOCKS

10 BACKFLOW PREVENTER, REDUCED PRESSURE
N.T.S.

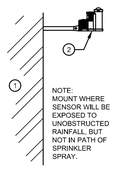


NOTE: VERIFY FINAL LOCATION WITH OWNER PRIOR TO INSTALLATION.

1. EXTERIOR WALL.
2. CONTROLLER PER SCHEDULE.
3. LOCKING VANDAL-RESISTANT ENCLOSURE. ATTACH TO WALL PER MANUFACTURER'S SPECIFICATIONS.
4. PVC CONDUIT FOR CONTROL WIRES.
5. LOCKABLE ELECTRIC DISCONNECT BOX PER APPLICABLE CODES.
6. 120 VOLT POWER WIRES IN CONDUIT. INSTALL PER APPLICABLE CODES.
7. CONTROL WIRES.
8. INSTALL PVC SWEEP 1" - 6" BELOW FINISH GRADE. WIRES SHALL SHARE MAINLINE TRENCHING WHEREVER POSSIBLE.
9. FINISH GRADE.
10. ELECTRICAL SOURCE PER APPLICABLE ELECTRICAL CODES.

NOTE: CONTRACTOR SHALL PROVIDE AND INSTALL AN EIGHT FOOT LONG COPPER GROUNDING ROD INTO THE GROUND FOR THE CONTROLLER. PROVIDE PROPER INSTALLATION FOR CONTROLLER PER NEC REQUIREMENTS, MANUFACTURER RECOMMENDATIONS, AND LOCAL BUILDING CODES. ALL ELECTRICAL EQUIPMENT TO BE INSTALLED BY A CERTIFIED ELECTRICIAN.

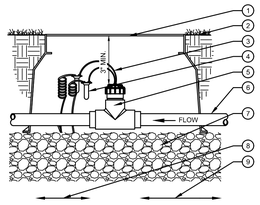
11 WALL MOUNT CONTROLLER
N.T.S.



NOTE:
MOUNT WHERE SENSOR WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY.

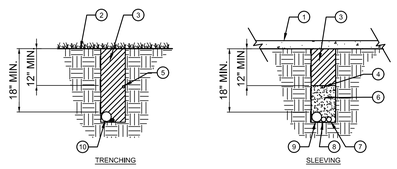
1. EXTERIOR WALL OR POLE
2. WEATHER SENSOR

12 WEATHER SENSOR
N.T.S.



1. CARSON VALVE BOX OR APPROVED EQUAL. FS BRAND ON LID.
2. FINISH GRADE
3. MIN. 18/2 WIRE TO CONTROLLER, MAX WIRE DISTANCE RUN OF 1,000'
4. DBRY-6 WIRE CONNECTORS (2)
5. FLOW SENSOR AS REFERENCED IN IRRIGATION LEGEND
6. PVC MAINLINE PIPE
7. 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL
8. ALLOW MINIMUM DISTANCE OF 10X FLOW SENSOR SIZE FROM NEAREST UPSTREAM VALVE, FITTING, OR REDUCING COUPLER FROM EDGE OF FLOW SENSOR
9. ALLOW MINIMUM DISTANCE OF 5X FLOW SENSOR SIZE FROM NEAREST DOWNSTREAM VALVE, FITTING OR REDUCING COUPLER FROM EDGE OF FLOW SENSOR

13 FLOW SENSOR
N.T.S.



NOTE:
EXTEND SLEEVES INTO LANDSCAPE AREAS 12" BEYOND EDGE OF HARDSCAPE

1. PAVEMENT SURFACE
2. FINISH GRADE
3. TRENCH BACKFILL
4. LOCATOR WIRE WITH BURIED CAUTION TAPE IF SPECIFIED
5. PVC IRRIGATION LATERAL - BURIED MIN. 12" BELOW GRADE
6. SAND BACKFILL
7. PVC LATERAL SLEEVE SEE PLANS FOR SIZE
8. 2" MIN. PVC WIRE SLEEVE FOR CONTROL WIRES
9. PVC MAINLINE SLEEVE SEE PLANS FOR SIZE
10. PVC IRRIGATION MAINLINE

14 PIPE & SLEEVE INSTALLATION
N.T.S.

ESTIMATED WATER DEMAND ANALYSIS

Type	Square Feet	Acreage	Inches /Month	Inches/ Year	Feet/ Year	Estimated Demand (Acre Ft/Yr)	Gallons/Year
Turf	0	0.00	6.4	38.4	3.2	0.00	0
Xeriscape	8,463	0.19	2.86	17.16	1.43	0.28	90,530
					Total:	0.28	90530

Notes:
~ Use the above demand as a rough guide. Demand may change based on numerous factors.
~Analysis assumes a six month irrigation period.
~ Plant water requirements (in/mo, in/yr, ft/yr) provided by City of Riverdale.

PEAK SINGLE VALVE IRRIGATION DEMAND: 3.32 GPM

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

BANK OF AMERICA

Riverdale

1055 W RIVERDALE RD
RIVERDALE, UT 84405

SERIAL NUM./MANH. ID: UT1-055
VERSION: UT1-055
BULLETIN: 02-2026

DELTA ISSUE DESCRIPTION DATE

Galloway
172 N East Promontory, Suite, 274
Farmington, UT 84025
801.953.1357
GallowayUS.com

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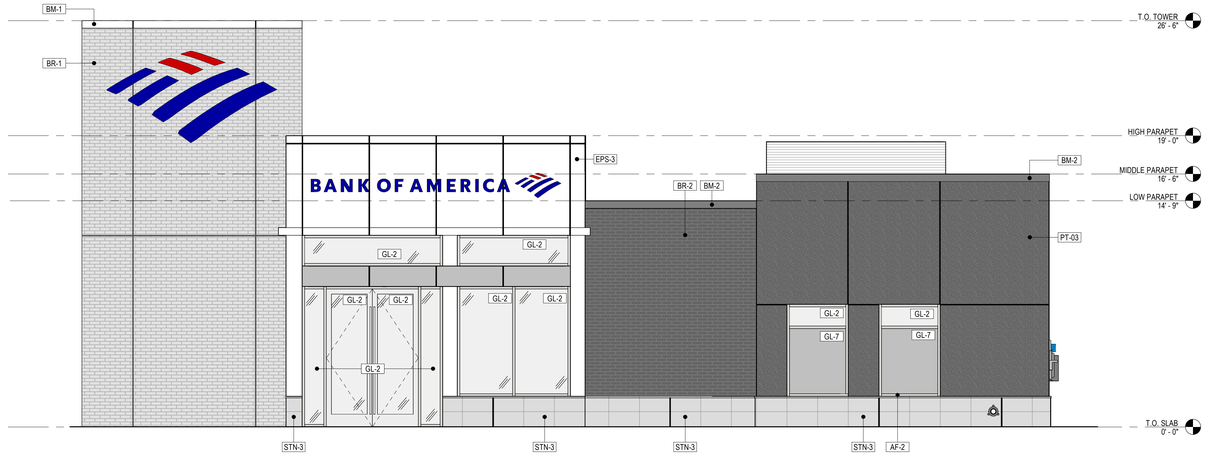
Owner Approval

UT1-055 As indicated
Job No. Scale

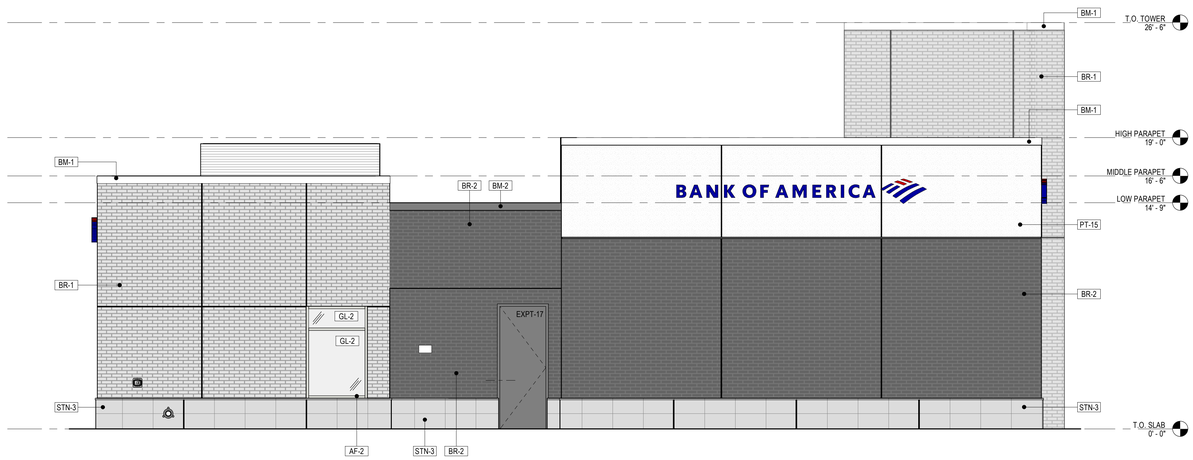
Irrigation Notes & Details

IR2.0

21 January 2000 221



1 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"



2 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"



3 WEST - RENDER

EXTERIOR FINISH SCHEDULE

ALUMINUM STOREFRONT

AF-2	ALUMINUM STOREFRONT SYSTEM: CLEAR ANODIZED ALUMINUM. REFER TO A00.51 FOR DIMENSIONS AND GLAZING TYPES.

EXTERIOR METAL PANEL CLADDING SYSTEM

EPS-1	MANUFACTURER: CITADEL PRODUCT: ENVELOPE 2000 RAINSCREEN SYSTEM (RS) FINISH: CLEAR ANODIZED SATIN
EPS-3	MANUFACTURER: CITADEL PRODUCT: ENVELOPE 2000 RAINSCREEN SYSTEM (RS) FINISH: ARCTIC WHITE SATIN

CEMENT PLASTER

PT-03	MANUFACTURER: PAREX USA PREMIER STUCCO PRODUCT: PAREX ARMOURWALL WATERMASTER DM CI STUCCO FINISH: FINE ESSENCE TEXTURE COLOR: MATCH BENJAMIN MOORE CHARCOAL SLATE FLAT
PT-15	MANUFACTURER: PAREX USA PREMIER STUCCO PRODUCT: PAREX ARMOURWALL WATERMASTER DM CI STUCCO FINISH: FINE ESSENCE TEXTURE FINISH: MATCH CITADEL ENVELOPE ARCTIC WHITE FLAT

EXTERIOR STONE CLADDING SYSTEM

STN-3	MANUFACTURER:ECHELON MASONRY PRODUCT: 12x24, 1" CORDOVA STONE VENEER W/ GRIDWORX SK VENTILATED FACADE CLADDING SYSTEM FINISH: GRANITE, GROUND FACE

BRICK VENEER

BR-1	MANUFACTURER: GLEN-GERY PRODUCT: 2 1/4" X 7 5/8", 5/8" THIN BRICK VENEER, MODULAR WITH ELITE THIN TECH WALL SYSTEM FINISH: ASPEN WHITE SMOOTH MORTAR: BRILLIANT WHITE
BR-2	MANUFACTURER: GLEN-GERY PRODUCT: 2 1/4" X 7 5/8", 5/8" THIN BRICK VENEER, MODULAR WITH ELITE THIN TECH WALL SYSTEM FINISH: ONYX SMOOTH MORTAR: CHARCOAL GRAY

GLAZING

GL-2	1" CLEAR TEMPERED INSULATED GLAZING AS SPECIFIED
GL-7	1" INSULATED BACK-PAINTED SPANDRAL GLAZING PANEL FINISH: TO MATCH AF-2

EXTERIOR PAINT
(PAINTED TO MATCH STUCCO)

EXPT-17	FINISH: BENJAMIN MOORE CHARCOAL SLATE FLAT

BREAK METAL FLASHING

BM-1	BRAKE METAL AT EPS-3 & PT-15 COLOR SHALL MATCH WALL FINISH PER SAMPLE
BM-2	BRAKE METAL BASE AT PT-03 COLOR SHALL MATCH WALL FINISH PER SAMPLE
BM-3	BRAKE METAL BASE AT STN-3 COLOR SHALL MATCH WALL FINISH PER SAMPLE
BM-4	BRAKE METAL BASE AT AF-2 COLOR SHALL MATCH WALL FINISH PER SAMPLE

EXTERIOR SEALANT COLOR

GLAZING AT STOREFRONT	MATCH STOREFRONT
METAL PANEL SIDING (EPS-3)	MATCH METAL PANEL
STONE CLADDING (STN-3)	MATCH STONE
STUCCO (PT-03 AND PT-15)	MATCH STUCCO
BRICK VENEER (BR-1)	MATCH BRICK

BANK OF AMERICA

RIVERDALE

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5		ISSED FOR CD_90	09.24.2026
4		ISSUED FOR DD_F	08.26.2026
3		ISSUED FOR DD_90	07.31.2026
2		ISSUED FOR DD_60/COE	04.17.2026
1		ISSUED FOR SD_F	03.31.2026

IA INTERIOR ARCHITECTS

DENVER
1750 15TH STREET, FLOOR 3
DENVER, CO 80202
TEL 303-672-8500

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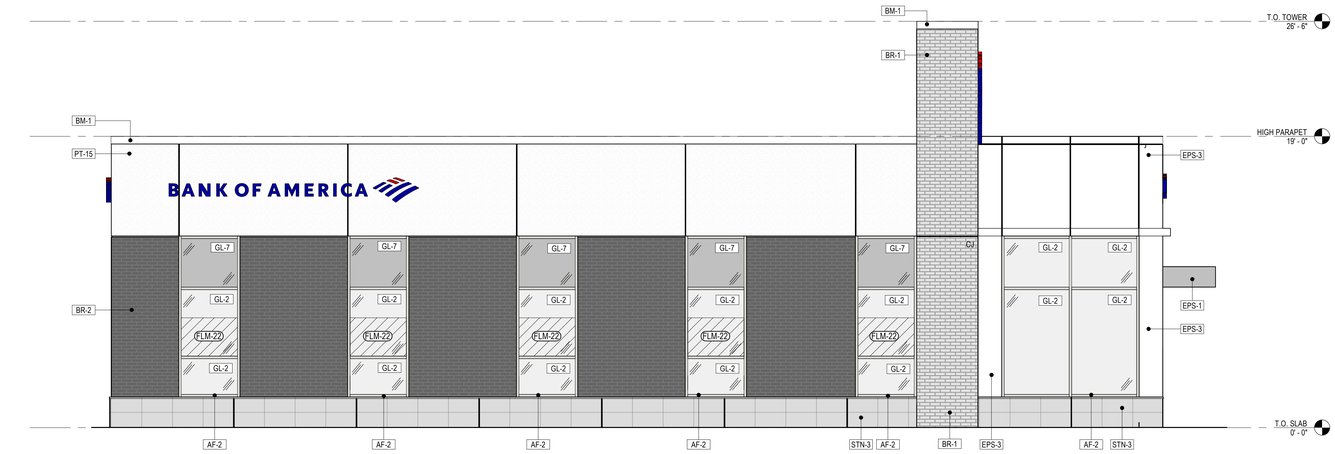
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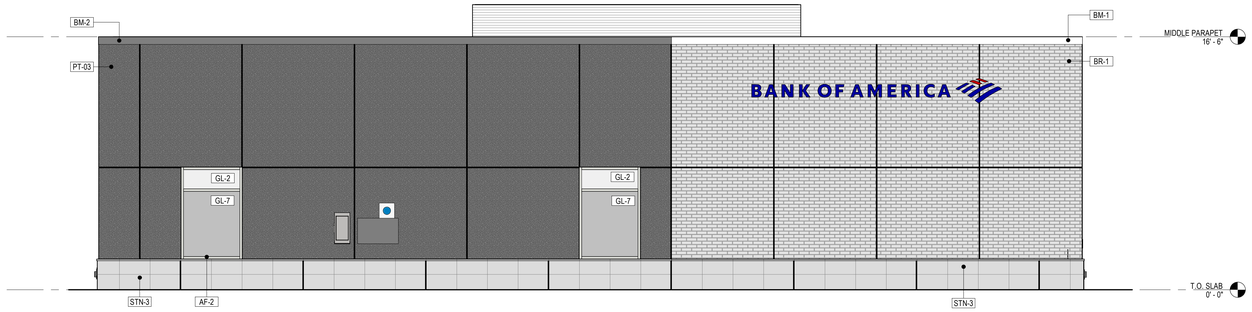
EXTERIOR ELEVATIONS - RENDER

A09.15

10/2026 2:29:48 PM



2 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



3 EAST - RENDER

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EXTERIOR ELEVATIONS - RENDER

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