



**RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – MAY 10, 2016**

6:00 p.m. – Planning Commission Work Session Meeting (City Offices)

The purpose of the work session is to review maps, plans, paperwork, etc. No motions or decisions will be considered during this session, which is open to the public.

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

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

A. Welcome & Roll Call

B. Open Communications

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

C. Presentations and Reports

D. Consent Items

1. Consideration of Meeting Minutes from:

April 26, 2016 Work Session

April 26, 2016 Regular Meeting

E. Action Items

1. Consideration of approval for reduction of rear yard space for mobile home placement on a lot in Riverside Village mobile home park, 4375 Weber River Drive, Riverdale, Utah 84405

2. Consideration of Preliminary Site Plan approval for Maverik, Inc., 900 West Riverdale Road, Riverdale, Utah 84405

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

F. Discretionary Items

G. Adjournment

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

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 6th day of May, 2016 at the Riverdale City Hall Noticing Board and on the City website at <http://www.riverdalecity.com/>. A copy was also provided to the Standard-examiner on May 6, 2016.

Jackie Manning
Riverdale City Recorder

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
May 10, 2016**

AGENDA ITEM: D

SUBJECT: Planning Commission Meeting Minutes

PETITIONER: Jackie Manning, City Recorder

ACTION REQUESTED: Consideration of approval.

INFORMATION: [April 26, 2016 Planning Commission Work Session](#)
[April 26, 2016 Planning Commission Regular Meeting](#)

[BACK TO AGENDA](#)

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday, April 26, 2016, at 6:00 PM, at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

Commissioners:	Steve Hilton, Chairman Blair Jones, Commissioner Kathy Eskelsen, Commissioner David Gailey, Commissioner Michael Roubinet, Commissioner Lori Fleming, Commissioner Robert Wingfield, Commissioner
City Employees:	Mike Eggett, Community Development Jackie Manning, City Recorder
Others Present:	No members of the public were present

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

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

- Pelican Station Restaurant has a new tenant and will be a Denny's Restaurant.
- Sweeto Burrito will open in May.
- Reeve Office Building and Associates has final inspection tomorrow.
- 2 weeks from today the Planning Commission will be reviewing a new Site Plan Submittal.

Consent Items:

Chairman Hilton asked for any changes or corrections to the meeting minutes for Regular and Work Session Planning Commission Meeting Minutes, for the April 12, 2016 meeting. There were no corrections requested.

Action Items:

Chairman Hilton invited discussion regarding the first action item, Consideration of Final Site Plan Approval ARS Flood and Fire Clean-up Parking Plan and Storm Water/Drainage System Improvements, 1708 W 4800 S, Riverdale, Utah 84405.

Mr. Eggett explained ARS has moved into the old Crown Mattress Building and has purchased the surrounding property. They have demolished the storage sheds to make additional parking. The increased parking will allow ARS to sublease a portion of their building to a gymnasium.

Mr. Eggett discussed the additional storm water requirements. He stated he received a new site plan today. He provided the Commission with a copy of the new site plan. He stated the City Engineer has provided a letter regarding the newest site plan indicating it reflected the standards of Riverdale City and he recommended approval of the new site plan.

Mr. Eggett stated the only outstanding item from a planning perspective pertains to hours of operation. The applicant is working on getting this information to Mr. Eggett. The gymnasium will be approximately 10,000 square feet and will have additional restroom requirements. The fire inspector noted the north end parking area of the main building has a speed bump that needs to be removed for easier fire apparatus access.

Commissioner Fleming noted the gymnasium has it advertised on their website that they will be open by May 7, 2016. Mr. Eggett stated ARS will not be given occupancy until they meet all the standards of Riverdale City of the Site Plan process and receive a business license.

Chairman Hilton invited discussion regarding the second action item, consideration of Final Site Plan approval for H&P Investments Flex Space Building, 770 W River Park Drive, Riverdale, Utah 84405.

Mr. Eggett explained this is a continuation of the previous Preliminary Site Plan approval from the Planning Commission on April 12, 2016. He stated the majority of staff requirements have been fulfilled. Mr. Eggett stated they will eventually need a dumpster. The applicant stated only the office space will be occupied opening day, and provided a location for a future dumpster, as occupants begin to lease the building.

Mr. Eggett discussed the department reports and the few outstanding items. Mr. Eggett informed the Planning Commission there is a lien on the property for sidewalk improvements done by Riverdale City. Mr. Eggett stated the applicant is working with the City Administration to get this issue resolved.

Discretionary Items:

Mr. Eggett informed the Planning Commission he will be bringing forth multiple code revisions shortly.

Adjourn:

Having no further business to discuss the Planning Commission adjourned at 6:23 PM to convene into their Regular Planning Commission Meeting located in the Council Chambers.

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, April 26, 2016, at 6:30 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

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

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

Visitors: Dave Loughton Jim Rumpsa Roger Green
Dave Pierson

A. Welcome & Roll Call

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

B. Open Communications

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

C. Presentations and Reports

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

- Denny's will begin construction in the old Pelican Café Site in Riverdale City soon.
- Sweeto Burrito will be open in May.
- Reeve Office Building will be open soon.
- Professional Office in the Brook Haven Building are expanding their building.
- Utah Behavioral Center will be opening next week.
- Brook Haven is almost fully leased.

D. Consent Items

Chairman Hilton asked for changes or corrections to the Planning Commission meeting minutes for April 12, 2016 Work Session and Regular Meeting. There were no corrections requested.

MOTION: Commissioner Eskelsen moved to approve consent items as proposed.
Commissioner Fleming seconded the motion.

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously.

E. Action Items

1. Consideration of Final Site Plan Approval ARS Flood and Fire Clean-Up Parking Plan and Storm Water/Drainage System Improvements, 1708 West 4800 South, Riverdale, Utah 84405.

Mr. Eggett summarized an executive summary which explained:

ARS Flood and Fire Clean-Up have applied for a Final Site Plan review of a Parking Improvement Plan and Storm Water System/Drainage Improvements Plan for property they own located at 1708 W 4800 South in a Planned Regional Commercial (CP-3) zone. The reason for this site plan application, is the separation of the ARS building to accommodate a building lease for a recreational/gymnasium facility on site. Due to the proposed recreation facility use on site, the parking code requires a larger amount of parking stalls than can currently be facilitated on the site with the current parking field. A public hearing is not required to consider this site plan proposal. A Preliminary Site Plan was deemed to be not required for this application based upon the nature of the site plan submittal for only the addition of parking and drainage improvements development. Following the presentation and discussion of the proposal, the Planning Commission may make a motion recommending final site plan approval of the Parking Improvement Plan and Storm Water System/Drainage Improvements Plan proposal, recommending approval of the proposed site plan with any requested

69 modifications, or not recommending site plan approval of the Parking Improvement Plan and Storm Water
70 System/Drainage Improvements Plan proposal. If a favorable final site recommendation was provided, then this matter
71 could move forward to a Final Site Plan review and consideration for approval by the City Council.
72

73 Title 10 Ordinance Guidelines (Code Reference)

74 This Final Site Plan review is regulated under City Code 10-25 "Development in All Zones", and is affected by City Codes
75 10-10B "Planned Commercial Zones (CP-1, CP-2, CP-3)", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking,
76 Loading Space; Vehicle Traffic and Access", and 10-16 "Sign Regulations".
77

78 The proposed development parcel is located on property currently owned ARS Flood and Fire and is located on the
79 old Crown Bedroom warehouse site, an existing non-approved storage buildings area to the north of the warehouse
80 building, and property located to the north of the storage buildings area. Historically, the non-approved storage buildings
81 area had buildings constructed without the appropriate permitting or land use approvals for development on this site and,
82 as a result, the current owners have opted to remove one of the buildings all together to accommodate more parking on
83 the site. The desire to lease a portion of the building for use as a 10,000 sf recreational/gymnasium facility is the reason
84 that this site plan proposal has been prepared. Due to the significant impacts to the parking area and based upon
85 standards found in Title 10, Chapter 15 of the City Code, the applicant is required to establish more parking for the site at
86 a ratio of 1 space per every 200 sf of recreation area. There is an opportunity for ARS to share parking stalls with the
87 recreational center use as long as the business hours of operation do not overlap.
88

89 Based upon the improvements being made to the site for additional parking area and in order to resolve issues that
90 currently exist on the site as a result of the non-approved storage buildings area, there is a need to establish and install
91 storm water and drainage system improvements that better facilitate the storm water activity on the site and protect the
92 area from negative environmental impacts due to the change. The City Engineer's comments, the submitted "Storm
93 Water Management" plan document, and the "Drainage Narrative and Calculations" document address this very matter
94 and have been provided with this application for further discussion and review.
95

96 The property is located in a CP-3 zone and all uses listed in the C-3 zone (whether permitted or conditional) would be
97 available for potential development and use on this lot. Per the applicant, the current uses are service based business,
98 warehouse, and proposed recreational uses.
99

100 Attached with this executive summary is a document entitled "Final Site Plan Review – ARS Flood and Fire Clean-Up
101 – Plan & Drainage Pond Improvements"; this is a supplementary document addressing items on the Final Site Plan
102 application document. Also attached, following this executive summary, are comments from the Public Works Director,
103 the Fire Chief, the Police Chief, the City Administrator, and contracted City Engineer. The Planning Commission should
104 discuss any concerns raised by these summaries.
105

106 Staff would encourage the Planning Commission to review this matter and then discuss with the petitioner concerns
107 raised by staff and/or the Planning Commission. Staff would then request that the Planning Commission may make a
108 motion recommending final site plan approval of the Parking Improvement Plan and Storm Water System/Drainage
109 Improvements Plan proposal, recommending approval of the proposed site plan with any requested modifications, or not
110 recommending site plan approval of the Parking Improvement Plan and Storm Water System/Drainage Improvements
111 Plan proposal. If a favorable final site recommendation is provided, then this matter will move forward to a Final Site Plan
112 review and consideration for approval by the City Council.
113

114 Mr. Eggett referred to the updated site plans that ARS submitted to the City Staff today. Mr. Eggett read a letter
115 received from the City Engineer as of today regarding the newly submitted site plan. Mr. Eggett read the letter dated April
116 26, 2016 for the record:
117

118 Dear Mike [Eggett],
119

120 I reviewed the response written comments from the Developer's Design Engineer and reviewed the changes as
121 completed on the site drawings. I also reviewed the updated comments and drawings with Mr. Shawn Douglas, [Public
122 Works Director], and in my opinion, the drawings now reflect the standards of Riverdale City. I herewith recommend
123 approval of the site and detail drawings as submitted. Should you have any questions feel free to contact me at my office.
124 Sincerely,
125

126 N. Scott Nelson, PE
127 Riverdale City Engineer
128

129 The applicant will provide the City Staff with their hours of operations for the ARS business as well as the gymnasium
130 shortly. Chairman Hilton inquired about the wall separation and the restroom facilities before occupancy can be reached.
131 Mr. Eggett Confirmed.
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137 **MOTION:** Commissioner Fleming moved to recommend approval to the City Council for the
138 proposed Final Site Plan Approval ARS Flood and Fire Clean-Up Parking Plan and Storm
139 Water/Drainage System Improvements, with the new drawings that were proposed
140 tonight, Located approximately 1708 West 4800 South, Riverdale, Utah 84405, subject to
141 any outstanding City Staff issues. Commissioner Wingfield seconded the motion.
142

143 There was no discussion regarding this motion.
144

145 **ROLL CALL VOTE:** Commissioners Wingfield, Roubinet, Eskelsen, Fleming, Jones, Hilton all in favor.
146

147 The motion passed unanimously.
148

149 **2. Consideration of Final Site Plan Approval for H&P Investments Flex Space Building, 770 West River Park**
150 **Drive, Riverdale, Utah 84405.**
151

152 Mr. Eggett summarized an executive summary which explained:
153

154 H&P Investments, as represented by Dave Pierson, have applied for a Preliminary Site Plan review of a Flex Building
155 Site Plan that will operate as a business park/office located at approximately 4800 South River Park Drive in a Regional
156 Commercial (C-3) zone. This site plan is being proposed for development on property currently owned by H&P
157 Investments. A public hearing is not required to consider this Site Plan proposal. The Preliminary Site Plan was
158 approved by the Planning Commission on April 12, 2016 with the understanding that any outstanding staff concerns be
159 resolved. This matter is now before the Planning Commission for Final Site Consideration and Recommendation to the
160 City Council. Following the presentation and discussion of the proposal, the Planning Commission may make a motion
161 recommending final site plan approval of the H&P Investments Flex Building proposal, recommending approval of the
162 proposed site plan with any requested modifications, or not recommending site plan approval of the H&P Investments
163 Flex Building proposal. If a favorable final site recommendation was provided, then this matter could move forward to a
164 Final Site Plan review and consideration for approval by the City Council.
165

166 Title 10 Ordinance Guidelines (Code Reference)

167 This Preliminary/Final Site Plan review is regulated under City Code 10-25 "Development in All Zones", and is affected by
168 City Codes 10-10A "Regional Commercial Zones (C-1, C-2, C-3)", 10-14 "Regulations Applicable to All Zones", 10-15
169 "Parking, Loading Space; Vehicle Traffic and Access", and 10-16 "Sign Regulations".
170

171 The proposed development parcel is located on property currently owned by H&P Investments and is located directly
172 south of the Tony Divino Toyota site. The property is in a C-3 zone and all uses listed in this zone (whether permitted or
173 conditional) would be available for development and use on this lot. Per the applicant, the desired uses are professional
174 office, warehouse, and small business type uses.
175

176 Attached with this executive summary is a document entitled "Final Site Plan Review – H&P Investments – Flex
177 Building 1"; this is a supplementary document addressing items on the Preliminary/Final Site Plan application document.
178 Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police
179 Chief, the City Administrator, and contracted City Engineer. The Planning Commission should discuss any concerns
180 raised by these summaries.
181

182 Staff would encourage the Planning Commission to review this matter and then discuss with the petitioner concerns
183 raised by staff and/or the Planning Commission. Staff would then request that the Planning Commission may make a
184 motion recommending final site plan approval of the H&P Investments Flex Building proposal, recommending approval of
185 the proposed site plan with any requested modifications, or not recommending site plan approval of the H&P Investments
186 Flex Building proposal. If a favorable final site recommendation was provided, then this matter could move forward to a
187 Final Site Plan review and consideration for approval by the City Council.
188

189 Mr. Eggett discussed the preliminary site plan approval that took place at the previous Planning Commission Meeting
190 on April 12, 2016. Mr. Eggett stated the majority of outstanding items from city staff have been addressed.
191

192 **MOTION:** Commissioner Roubinet moved to recommend approval to the City Council for the
193 proposed Final Site Plan Approval for H&P Investments Flex Space Building, located
194 approximately 770 West River Park Drive, Riverdale, Utah 84405 contingent upon
195 the applicant meeting the outstanding items from City Staff. Commissioner Jones
196 seconded the motion.
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198 There was no discussion regarding this motion.
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Planning Commission Regular Meeting, April 26, 2016

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ROLL CALL VOTE: Commissioners Eskelsen, Fleming, Gailey, Jones, Hilton, Wingfield, Roubinet all voted in favor.

The motion passed unanimously.

F. Discretionary Items

There were no discretionary items discussed.

G. Adjournment

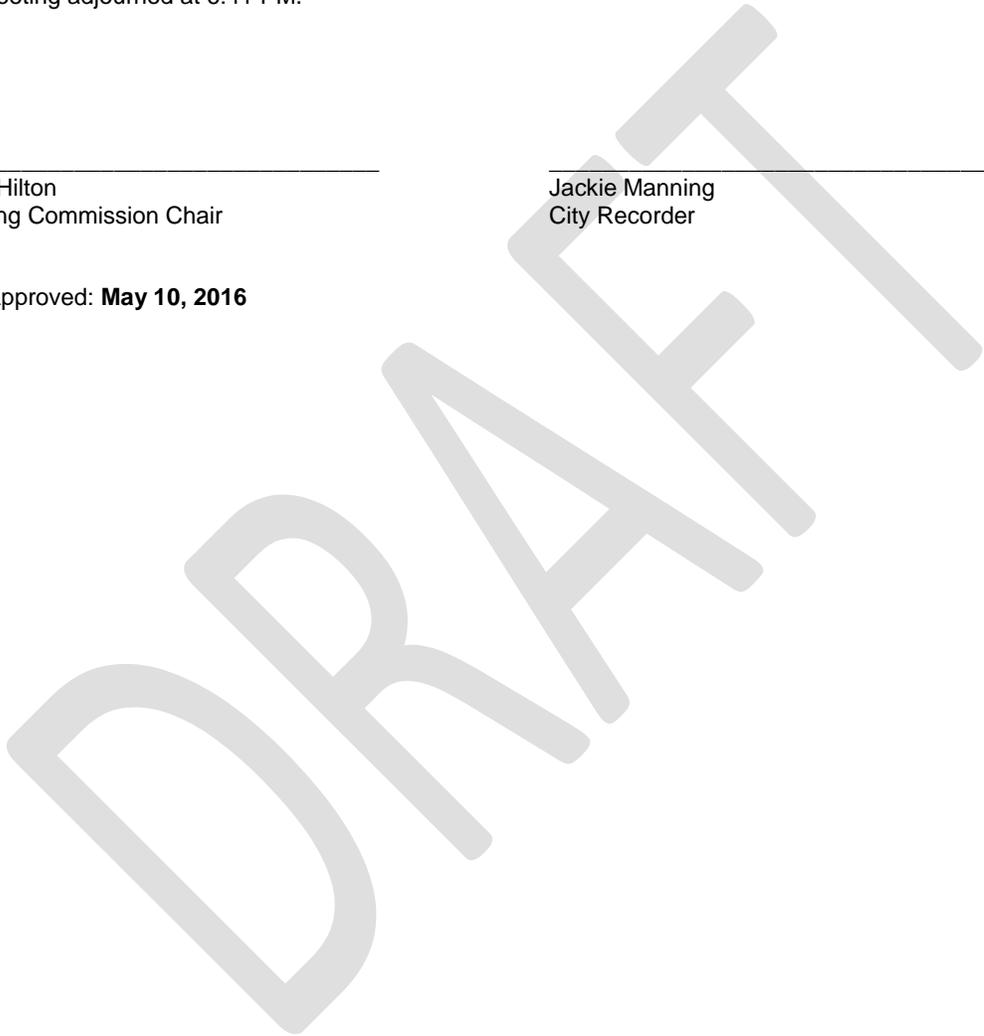
MOTION: There being no further business to discuss, Commissioner Fleming moved to adjourn the meeting. Commissioner Gailey seconded the motion; all voted in favor.

The meeting adjourned at 6:41 PM.

Steve Hilton
Planning Commission Chair

Jackie Manning
City Recorder

Date Approved: **May 10, 2016**



**RIVERDALE CITY
PLANNING COMMISSION AGENDA
May 10, 2016**

AGENDA ITEM: E1

SUBJECT: Reduction of rear yard space for mobile home, Riverside Village Mobile Home Park, 4375 Weber River Dr.

PETITIONER: Mike Eggett, Community Development

ACTION REQUESTED: Consideration of approval.

INFORMATION:

- a. [Executive Summary](#)
- b. [Riverside Village Request](#)
- c. [Department Staff Reports](#)

[BACK TO AGENDA](#)



Planning Commission Executive Summary

For the Commission meeting on: 05-10-2016

Petitioner: *Riverside Village Mobile Home Park*
represented by Dave Weddel

Summary of Proposed Action

The Riverside Village Mobile Home Park has applied for a rear yard setback review request for a trailer lot located inside of a cul-de-sac within this trailer park that is located at approximately 4375 South Weber River Drive in a Mobile Home Park-Recreational Vehicle Park (RMH-1) zone. This request is subject to the review of the Planning Commission per 10-9G-14(F.)(2.)(e.) of the Riverdale City Code. A public hearing is not required to consider this request. Following the presentation and discussion of the mobile home placement request, the Planning Commission may make a motion to approve the location of the mobile home as submitted, approval of the proposed mobile home location with any requested modifications, or not approve the location of the mobile home within the Riverside Village Mobile Home Park.

Title 10 Ordinance Guidelines (Code Reference)

This mobile home location request is regulated under City Code 10-9G "Mobile Home Park-Recreational Vehicle Park Zone (RMH-1)".

The language as found in the code in 10-9G-14(F.)(2.)(e.) states as follows:

"e. Yard space between the end of a mobile home and the boundary line: fifteen foot (15') minimum. Where due to the shape of the mobile home space it is desirable to locate the mobile home closer to the boundary line, the planning commission may authorize a reduction to allow the corner or end of a mobile home to be not less than five feet (5') from the park boundary."

Attached with this executive summary is a packet of information provided by the applicant which includes a letter of request for the approval to place a mobile home in the vacant lot, an aerial image of the lot wherein the trailer is being requested to be located, and a drawing of how the trailer would be located on the lot with a representation of the site back distances. Please note that the rear yard distance from the mobile home park property boundary is represented as being placed at a distance of 9 feet from the property boundary. Additionally, this trailer would be relocated from another mobile home park within Riverdale City.

Any staff feedback received before this meeting will be shared with the Planning Commission as part of the review discussion.

Staff would encourage the Planning Commission to review this matter and then discuss with the petitioner concerns raised by staff and/or the Planning Commission. Staff would then encourage the Planning Commission to make a motion to approve the location of the mobile home as submitted, approval of the proposed mobile home location with any requested modifications, or not approve the location of the mobile home within the Riverside Village Mobile Home Park.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Residential - Medium Density" and this request would comply with this land use.

Legal Comments - City Attorney

Steve Brooks, Attorney

Administrative Comments - City Administrator

Rodger Worthen, City
Administrator

Mike,

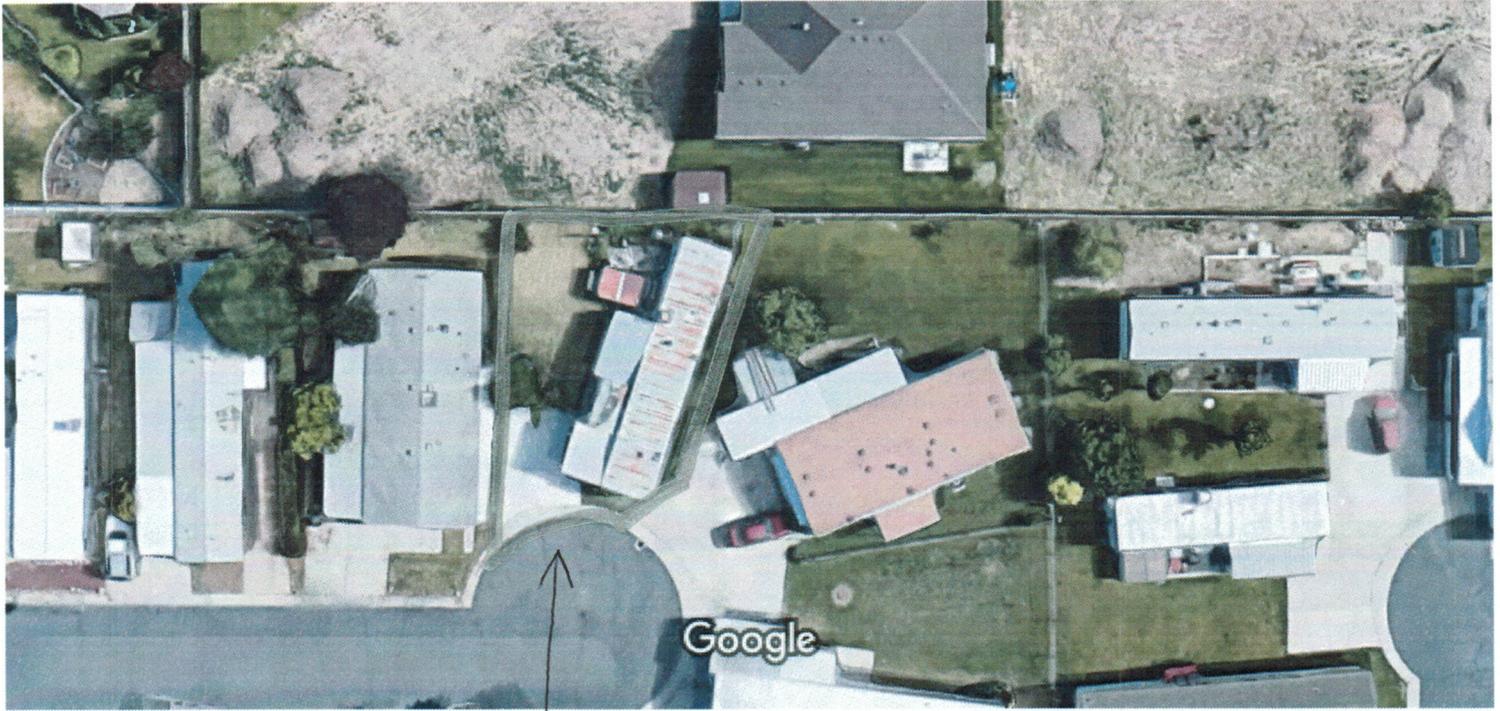
I would like to get on the schedule for the next planning & zoning meeting for Riverdale City. I would like to discuss a variance to the setback guidelines for a mobile home set. We need to request just a couple extra feet for the home to be placed on the last available lot in Riverside Village. The mobile home park we are moving the home out of is closing and our customer would like to stay in the area therefore the need for the variance. If you could please let me know when the next meeting is being held and what I need to do to get on the schedule that would be great.

Thanks,


David Weddel

4-25-16

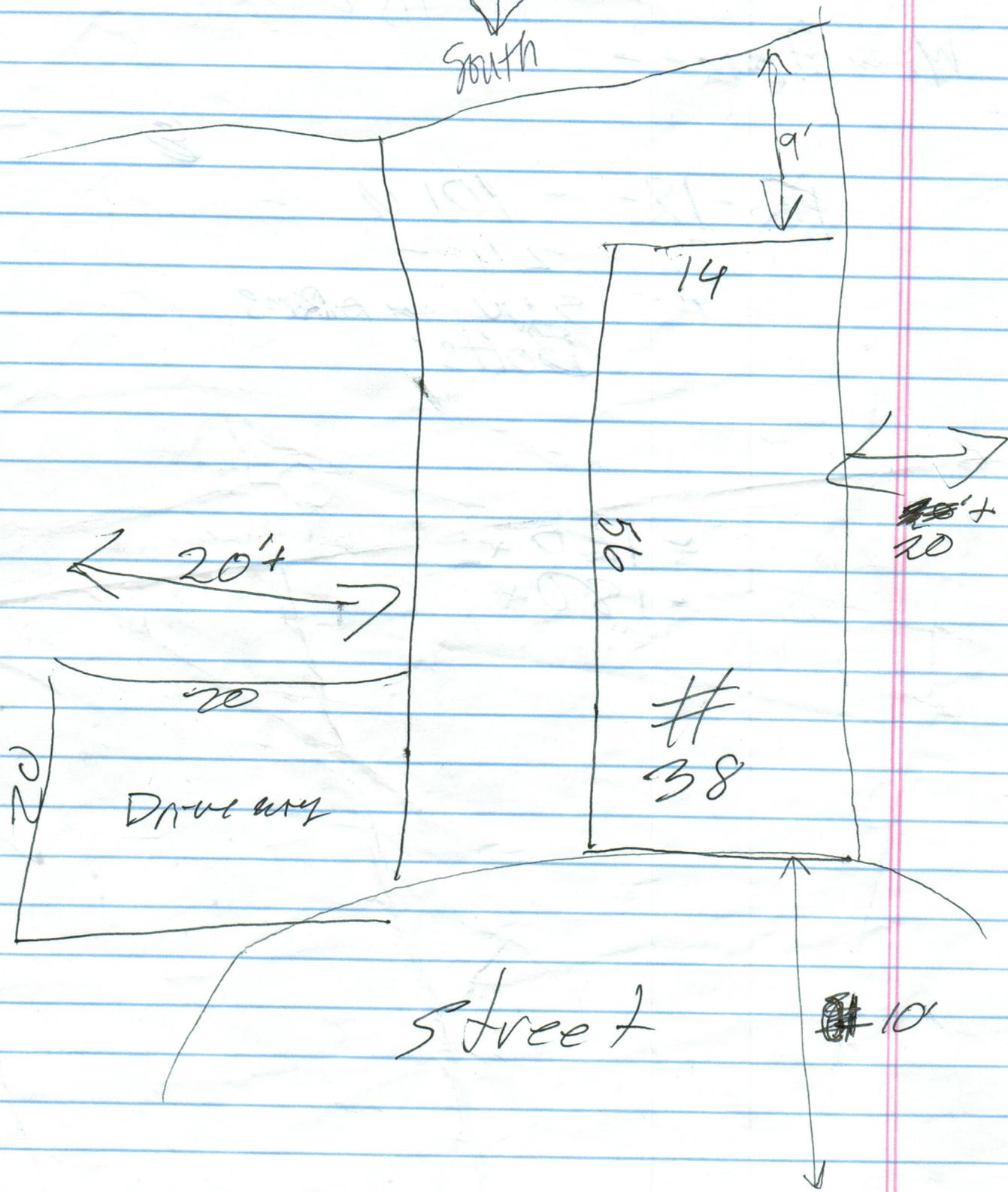
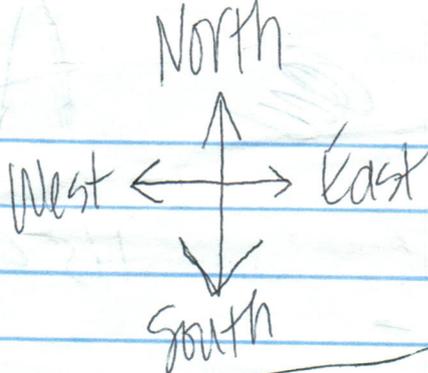
D+D Home Setters, LLC
801-721-1269



Imagery ©2016 Google, Map data ©2016 Google 20 ft

Google Maps

Proposed Lot



DEPARTMENTAL STAFF REPORTS – 5/4/2016

From: Scott Brenkman (Police Lieutenant)

Sent: Wednesday, May 4, 2016 3:13 PM

To: Mike Eggett

Subject: RE: Riverside Village - Trailer placement request of Planning Commission

I don't have any issues with this request.

Scott

From: Jared Sholly

Sent: Wednesday, May 4, 2016 7:07 PM

To: Mike Eggett

Subject: RE: Riverside Village - Trailer placement request of Planning Commission

Fire has no concerns

Jared

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
May 10, 2016**

AGENDA ITEM: E2

SUBJECT: Preliminary Site Plan Approval for Maverik, 900 W Riverdale Road.

PETITIONER: Mike Eggett, Community Development

ACTION REQUESTED: Consideration of approval.

INFORMATION:

- a. [Executive Summary](#)
- b. [Preliminary Site Plan Review](#)
- c. [Engineer Letter](#)
- d. [Department Staff Reports](#)
- e. [Application](#)
- f. [Construction Plans](#)
- g. [Elevation Drawings](#)

[BACK TO AGENDA](#)



Planning Commission Executive Summary

For the Commission meeting on: 05-10-2016

Petitioner: *Maverik, Inc.*,
represented by Elizabeth Hunt with *Maverik, Inc.*

Summary of Proposed Action

Maverik, as represented by Elizabeth Hunt, has applied for a Preliminary Site Plan review of a Gas Station and Convenience Store Site Plan located at approximately 900 West Riverdale Road in a Regional Commercial (C-3) zone. This site plan is being proposed for development on property currently owned by H&P Investments. A public hearing is not required to consider this Site Plan proposal. Following the presentation and discussion of the proposal, the Planning Commission may make a motion giving preliminary approval of the Riverdale Maverik site plan proposal, approval of the proposed site plan with any requested modifications, or not giving preliminary approval of the Riverdale Maverik site plan. If preliminary approval was provided, then this matter could move forward to a future Final Site Plan review process with the Planning Commission.

Title 10 Ordinance Guidelines (Code Reference)

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

The proposed development parcel is located on the southeast corner of 900 West and Riverdale Road on property currently owned by H&P Investments. The property is in a C-3 zone and all uses listed in this zone (whether permitted or conditional) would be available for development and use on this lot. Per the applicant, the desired uses are retail convenience store and gas station.

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

In addition to the Preliminary Site Plan documentation, a packet referencing the exterior building elevation design have been provided. The attached building renderings, materials summary, and landscaping have been reviewed by the City's Design Review Committee on April 29, 2016 wherein the Design Review Committee approved the submitted landscaping, materials, and overall aesthetics of the proposed structure.

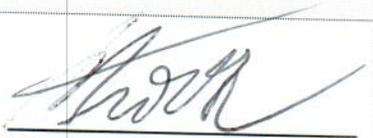
The Planning Commission is encouraged to briefly discuss signage plans with the petitioner to better understand how signage will work in this area; signage is regulated per City Code 10-16 (specifically section 8.(b.) for Commercial Districts); the applicant should be directed to adhere to this Code when contemplating signage.

Staff would encourage the Planning Commission to review this matter and then discuss with the petitioner concerns raised by staff and/or the Planning Commission. Staff would then recommend that the Planning Commission may make a motion giving preliminary approval of the Riverdale Maverik site plan proposal, approval of the proposed site plan with any requested modifications, or not giving preliminary approval of the Riverdale Maverik site plan. If preliminary approval was provided, then this matter could move forward to a future Final Site Plan review process with the Planning Commission.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Planned Commercial - High" and this proposed project would comply with this land use.

Legal Comments - City Attorney



Steve Brooks, Attorney

Administrative Comments - City Administrator

Rodger Worthen, City Administrator



Preliminary Site Plan Review – Riverdale Maverik, southeast corner 900 West Riverdale Road

Completed by Mike Eggett, Community Dev. Director on 5/3-4/2016

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

Date Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting)	April 22, 2016
Date Application Submitted to City:	April 22, 2016
Date Fee Paid:	Paid on April 25, 2016 (see receipt for detail)
Site Plan – Preliminary Requirements	Departmental Review Comments
<i>COVER SHEET</i>	Provided
<u>Title Block</u>	
Project name and address	Project name and address location shown, <u>project address needs to be updated; lot address to be determined by staff</u>
Property Owner’s name, address, and phone number	<u>Not shown on cover page or identified on application:</u> H&P Investments, 894 West Riverdale Rd., Riverdale, Utah 84405, 801-337-2257
Developer’s name, address, and phone number	Maverik, Inc – Troy Jorgensen, 185 South State Street, Suite 800, Salt Lake City, Utah 84111, 801-936-5557
Approving agency’s name and address: Utility companies if applicable	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405; <u>all other utility agencies affected are not identified in submittal</u>
Consulting Engineer’s name, address, and phone number	Reeve & Associates, 920 Chambers Street, Suite 14, Ogden, Utah 84403, 801-621-3100
Licensed Land Surveyor’s name, address, phone number, signature, and seal	Reeve & Associates, 920 Chambers Street, Suite 14, Ogden, Utah 84403, 801-621-3100; seal shown; <u>signatures not shown at current</u>

Date	Yes – April 22, 2016
Revision block with date and initials	Revision block shown; <u>no initialing</u>
Sheet number and total sheets	Shown (15 total sheets, C1-C12 and L1-L3)
<u>General</u>	
Street names	Shown – 900 West and Riverdale Road
Layouts of lots with lot numbers	Yes, shown; lot configurations need to be cleaned up to reflect adjusted lot line for the single development pad; reference to zone M-1 is not correct due to recent rezone and should reflect C-3
Adjacent tract ownership and tax identification numbers	Tract ownership names and tax ID shown
Scale (minimum 1"=50' to 1"=10')	Yes, scale is shown
North arrow	Yes
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	No existing easements identified if any exist, structures around site identified on sheet C3, existing utility lines shown on sheet C3; <u>unknown if approvals provided to cross, use, relocate</u>
Space for notes	Yes, notes and legend sheets provided
Contours	Yes, shown on sheets C3, C6, and C11
Public areas	Sidewalks and curb/gutter shown on sheets C3, C4, and C5
<u>Vicinity Map</u>	
Street names	Yes
Site location	Yes
North arrow	Yes
Scale	Note of "Not to Scale"
<i>PLAT SHEET</i>	<u>No new platting necessary for this project (use cover sheet)</u>
<u>Title Block</u>	
Project name and address	Project name and address location shown, <u>project address needs to be updated; lot address to be determined by staff</u>
Approving Agency's name and address	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405
Consulting Engineer's name, address, and phone number	Reeve & Associates, 920 Chambers Street, Suite 14, Ogden, Utah 84403, 801-621-3100
Date	Yes – April 22, 2016

Names of approving agents with titles, stamps, signatures, and license expiration dates	<u>Names of approving agents, titles, stamps, signatures, and expiration dates anticipated if applicable to proposal</u>
Names of approving departments (Attorney, Planning Commission, Mayor, Recorder)	Not applicable
Consulting Engineer's stamp, signature, and license expiration date	Yes – Engineer agency's logo, stamp, and contact information showing, signatures not shown at this time
<u>Layout</u>	
Street Names	Shown – 900 West and Riverdale Road
Layouts of lots with lot numbers	Yes, shown; lot configurations need to be cleaned up to reflect adjusted lot line for the single development pad; reference to zone M-1 is not correct due to recent rezone and should reflect C-3
Bearings and distances for all property lines and section ties	<u>Not shown; Defer to City Engineer review</u>
Legal description	<u>Not shown; Defer to City Engineer review</u>
Adjacent tract ownership and tax identification numbers	Tract ownership names and tax ID shown
Scale (minimum 1"=50')	Yes, scale is shown
North arrow	Yes
Owner's dedication certificate for subdivision (Notary Acknowledgement)	Not applicable
Landscaping (location and type with area calculations)	Yes, provided on sheets L1-L3
Location of exterior lighting devices, signs, and outdoor advertising	Yes, location of existing lighting, signs, and outdoor advertising shown in packet; location of proposed lighting shown on C5, C6, and C7; location of new signs/outdoor advertising shown on C6; <u>may inquire more if desired</u>
Location of underground tanks, dumpsters, etc	Underground tanks location identified on C5, C6, C7, and details on C10; dumpster and dumpster enclosure location shown in packet
<u>Additional Information</u>	
Benchmark	Not applicable
Basis of bearings	Not applicable
Legend	Not applicable
<i>PLAN AND PROFILE SHEETS</i>	Site Plan and supporting sheets provided
<u>Title Block</u>	

Project name and address	Project name and address location shown, <u>project address needs to be updated; lot address to be determined by staff</u>
Approving Agency's name and address	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405
Consulting Engineer's name, address, and phone number	Reeve & Associates, 920 Chambers Street, Suite 14, Ogden, Utah 84403, 801-621-3100
Date	Yes – April 22, 2016
Scale	Yes, scale is showing
Revision block with date and initials	Revision block shown; <u>no initialing</u>
Sheet number and total sheets	Shown (15 total sheets, C1-C12 and L1-L3)
<u>General</u>	
North arrow	Yes
Street names	Shown – 900 West and Riverdale Road
Lot numbers	Yes, shown; <u>lot configurations need to be cleaned up to reflect adjusted lot line for the single development pad; reference to zone M-1 is not correct due to recent rezone and should reflect C-3</u>
Reference to sheets showing adjacent areas	Not applicable
Center line stationing	Shown on plans
Existing natural ground	Shown on C3 and C4
<u>Signage</u>	Building signage not shown and unknown; <u>may inquire regarding future signage intent</u>
Height	<i>Not available</i>
Size	<i>Not available</i>
Locations	<i>Not available</i>
Colors	<i>Not available</i>
Lighting	<i>Not available</i>
<u>New and Existing Buildings</u>	
Height and Size	New building - Height = approx. 20'; Building size = approx. 5,518 sq. ft.; Existing buildings and utility structures shown on sheets C3 and C4

Location, setbacks, and all dimensions	Yes, shown on proposed site plan (Sheet C5); approximates: front setback – minimum 47 feet at nearest point to gas canopy; rear setback – minimum 26.8 feet at nearest point; west side setback – minimum 55 feet at nearest point; east side setback – minimum 42 feet at nearest point
Type of construction	Composed of stone, concrete, cement board, batten siding, and ornamental features; see pre design imagery for concepts
Type of occupancy and proposed uses	Regional commercial retail: gas island and convenience store
Show handicapped access	ADA accessible ramp and access areas shown and handicapped parking stalls shown
<u>New and Existing Landscaping & Percentage</u>	Percentage of landscaping for site is 8.8%, consider counting “picnic areas”; requires 20% or more landscaping coverage per City Code 10-14-12(B.)(2.)
Number of trees	14 trees, 108 shrubs, 30 perennials shown
Landscape plan showing all planting, hardscaping, berming, and watering	Planting, hardscaping shown (see landscape comment above); some form of gentle berming along the road, as required in 10-14-12 (B.)(2.) not shown; irrigation plan identified on L2
Xeriscaping alternatives being considered	Yes, xeriscaping seems to be applied in the rock mulch and decorative boulder areas of landscape plan; for more, inquire of the developer
<u>New and Existing Walls and Fences</u>	
Location, design, and height	<u>No existing fences on site; no new fences appear to be planned for site</u>
Materials proposed for construction	No new fences planned for site
<u>New and Existing Parking</u>	
Location, area, and layout of off-street parking (size of stalls, regular and handicapped)	27 dedicated stalls are provided and shown; handicapped parking space provided and shown; additional parking provided in fueling area; size meets city requirements; per code adequate parking for use (19 stalls required)
Location of employees’ parking, customer parking, and handicapped parking	Established as shown in drawings; <u>employee parking and customer parking not identified</u>
Internal circulation pattern	Yes, shown with arrows; <u>inquire more if desired</u>
<u>New and Existing Ingress and Egress</u>	
Location and size of points of ingress and egress for motor vehicles and internal use	Yes, shown
Circulation pattern	Yes, shown with arrows; <u>inquire more if desired</u>

<u>New and Existing Streets</u>	
All access points	Yes, this is shown
Center lines	Yes, this is shown
Right-of-way lines	Not shown and identified as r-o-w
Face of curb lines	Yes, this is shown
Centerline slope	Shown on drawings and established per previous road development
Signing and striping	<u>Signing installation should be coordinated with public works dept and paid for by applicant; roadway striping should be coordinated with public works if applicable;</u>
Light poles	Sites of proposed lighting shown on C5, C6, and C7, <u>building lighting unknown;</u>
Street lights	Sites of proposed lighting shown on C5, C6, and C7
Street name signs	<u>Signing installation should be coordinated with public works dept and paid for by applicant;</u>
Stop signs	<u>Signing installation should be coordinated with public works dept and paid for by applicant;</u>
UDOT approval (if required for project)	Have discussed access along Riverdale Road with UDOT; <u>may inquire more regarding access plan and approvals from UDOT</u>
Sidewalk (4' side with 4" of road base or 6' side with 6" of road base through the approach)	Yes, shown and defined on sheets C5-C8
Planting Strip	Not identified on drawings, if existing on site
<u>New and Existing Storm Drainage</u>	
Top of curb elevations	Shown on sheet C6, and detail on sheet C8
Slope of gutter	Shown on sheet C6, and detail on sheet C8
Manholes	Existing shown on multiple sheets; no new planned or identified
Invert elevations	Noted and shown on C6-C8, <u>defer to City Engineer</u>
Length, size, slope, and type of mains and laterals	Shown on sheets C5-C9, <u>defer to City Engineer</u>
Location of catch basins	Shown on sheets C6 and C7
Ditches, location and ownership	No ditches or waterways of note shown
Approval to pipe, reroute or use	Other than future City approval, <u>unknown if other UDOT approval required, defer to City Engineer</u>
Calculations for retention system	<u>Unable to identify retention system/storm drainage calculations</u>

Method of storm water clean-up	Shown on sheets C11 and C12
<u>New and Existing Sanitary Sewers</u>	
Manholes	Existing shown on multiple sheets; no new planned or identified
Invert elevations	Noted and shown on C6-C8, <u>defer to City Engineer</u>
Length, size, type, and slope of mains and laterals	Shown on sheets C5-C9, <u>defer to City Engineer</u>
<u>New and Existing Water Lines</u>	
Length, size, type, and slope of mains and laterals	Shown on sheets C5-C9, <u>defer to City Engineer</u>
Location, size, and type of water meters, valves, and fire hydrants	No water meter locations shown, size of water meter not identified, type per public works; Location of new and existing valves shown; Existing fire hydrants shown, one new hydrant proposed, type and size unknown
<u>New and Existing Gas Lines</u>	
Size and type	Existing and new gas lines shown on C5-C7, <u>size and type not shown</u>
<u>New and Existing Electrical Lines</u>	
Size, location, and type	Existing power box location shown; existing and new power lines locations shown, <u>size and type not shown</u> ;
Location of power poles	Existing power poles and overhead lines location shown on sheets C5-C7
<u>New and Existing Telephone Lines</u>	
Location of poles, junction boxes, and manholes	Existing location of telephone boxes and new telephone utility lines shown, <u>poles and associated manholes not shown if applicable</u>
<u>New and Existing Cable TV Lines</u>	
Location of lines (if applicable)	Cable TV lines not shown and may not be applicable
<i>DETAILED DRAWINGS</i>	
Cross section of roadway (minimum 8" road base and 3" asphalt)	Shown on sheet C8 relative to access connection to road right-of-way
Cross section of curb and gutter (standard 30" high back)	Shown on sheet C8, <u>defer to City Engineer</u>
Gutter inlet box with bicycle safe grate	Detail shown on sheet C9, locations identified on multiple sheets; <u>unknown if bicycle safe grates</u> ; <u>defer to City Engineer</u>
Cleanout box	Detail shown on sheet C9, locations identified on multiple sheets; <u>defer to City Engineer</u>

Thrust blocking	<u>Not shown if applicable; defer to City Engineer</u>
Special energy dissipating or drop manholes	None showing and may not be applicable; <u>defer to City Engineer</u>
<i>ADDITIONAL INFORMATION</i>	
Soils report	No geotechnical report has been provided for this site; a geotechnical report will need to be provided for this project for use by multiple departments
Drainage and runoff calculations	Unable to identify retention system/storm drainage calculations
Water right transfer documentation	Review with Public Works if needed
Copy of protective covenants, codes, and regulations for development	None provided or anticipated with this project
Eight (8) total 11" X 17" copies of plan drawings, one large full set of plan drawings, and one digital full set copy of plan drawings	Yes, provided as requested
Building elevation renderings	Attached to packet and provided
Corp of Engineers approval (if required)	Not applicable or required; please remove the "flood information data" note from cover sheet
Zoning compliance	Yes, Regional Commercial (C-3) meets intended uses for site design
RDA compliance (if applicable)	Not applicable in this matter
Use compliance	Yes, Regional Commercial (C-3) uses anticipated for this development
Engineering comments and letter of approval recommendation	Engineering comments, along with Public Works, Police Department, Fire Department, and City Administrator comments have been provided
Traffic study	Not currently provided; <u>may have been required and requested by UDOT, if desire for information</u>
All Planning Commission and City Staff conditions for approval have been met	<u>Currently Preliminary Submission being reviewed by Planning Commission</u>

4 May 2016

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Maverik Store – 900 West & Riverdale Road**
Subj: Site Plan Improvement Drawings

Dear Mike,

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

General Note:

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

Site Plan – Improvement Drawings

1. Notes need to be placed on the Site Plan improvement drawings indicating all deteriorated, damaged or missing surface improvements surrounding the perimeter of the development and on-site be replaced or installed; i.e., curb and gutter, sidewalk, landscaping park strip improvements, asphalt patching, landscaping replacement, concrete improvement, etc.
2. A Geotechnical Report will need to be submitted for review.
3. All proposed improvements along and within the right-of-way of Riverdale Road must receive written approval from Utah Department of Transportation (UDOT). The written UDOT approval will need to be forwarded to our office for review and compliance checking.
4. The site Storm Water Calculations and Drawings will need to be submitted for review by our office and Public Works for compliance with the new State of Utah storm water requirements. The storm water design should include, but is not limited to the following list:
 - Calculation & design drawings of the storm water system collection, storage and release.

- The storm water basin(s) should be considered as “Retention Basin”.
 - A 12” freeboard berm needs to be shown in the site plan drawings on all basin(s).
 - A storm water treatment structure will need to be incorporated into the site design and placed prior to storm water leaving the site. The storm water (oil, trash, sediment) interceptor manhole (storm septic or equal) should be installed as a storm water best management practice (bmp) feature. This treatment structure needs to be installed east of the sidewalk on private property and maintained by Maverik Inc. A maintenance schedule and maintenance plan will need to be prepared and included with the site drawings.
 - An over flow spillway needs to be incorporated into the design.
 - The storm water outlet/orifice structure needs to be shown in detail. The orifice structure(s) need to be designed in order for the orifice to be cleaned without a person having to reach under water in the basin or structure to unplug debris from the orifice. We recommend not using “snout(s)” units because they limit access.
 - Storm water grates should be placed on all inlets and outlets into the retention basins to keep animals out of the storm water collection system.
 - A note needs to be placed on the drawings indicating the capacity of the storm water treatment structure vs. the discharge capacity from the retention basins into the treatment structure.
 - The Developer’s Engineer will be required to survey the constructed (finished) storm water retention basin(s) and verify the storm water storage is provided.
 - The existing storm water box along the northerly side of the site where the bus turn-out is located should be constructed / modified and reconstructed with a round manhole lid rather than a rectangular lid.
 - All inlet catch basins should have a bicycle safe grate (vane grate) with an open hood at the front of the curb & gutter face.
5. The culinary water connection for the 8” diameter water line should be connected to the existing water line pipe on 900 West Street. The pipe materials should be shown on the drawings. The water pipe line materials should be pvc, C-900, dr 18 or better.
 6. An additional 8” culinary water gate valve will need to be shown for installation at the easterly side of the site where the waterline is tee’d north & south and planned to be extended in the future.
 7. The location of the irrigation connection and backflow device (RP) will need to be shown on the drawings along with a detail drawing.
 8. The 2” diameter culinary water meter and pipe line supply will need a utility vault for access and reading of the meter. A detail drawing of the vault will need to be submitted for review.
 9. The sanitary sewer sampling manhole detail will need to be included within the drawings.
 10. The existing sanitary sewer lateral pipeline on the northerly side of the site will need to be inspected for condition, diameter and slope with that information being placed on the drawings.
 11. I would suggest that the existing sidewalks along 900 West and Riverdale Road be removed and relocated to provide a 5-foot wide park-strip area for winter snow storage. The existing driveway approaches and curb & gutter which are not going to be used with the new Maverik Store will need to be removed and replaced with standard curb & gutter.

12. The bus stop concrete queue /waiting pad will need to be provided with the site improvements which are planned and shown to be updated per UTA requirements. Design approval from Utah Transit Authority (UTA) will need to be submitted.

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

Sincerely,
CEC, Civil Engineering Consultants, PLLC.

A handwritten signature in black ink, appearing to read "N. Scott Nelson". The signature is fluid and cursive, with a long horizontal stroke at the end.

N. Scott Nelson, PE.
City Engineer

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

DEPARTMENTAL STAFF REPORTS – 4/27/2016

From: Shawn Douglas

Sent: Wednesday, April 27, 2016 1:32 PM

To: Mike Eggett

Subject: maverik

Mike, here is a list of the items I have so far on the Maverick site. I'm sure there will be more as they continue to submit updates. Thanks

Maverick

- 1-Drainage system operation and maintenance plans need to be provided and recorded.
- 2-Retention for site needs to be provided based on the new state requirements.
- 3-A device to clean up storm water before it leaves the site needs to be provided.
- 4-Method of connection to city storm drain needs to be provided.
- 5-Provide proposed storm water flows and calculations.
- 6-A note to certify retention pond size and elevation needs to be included on the plans.
- 7-Concrete wash out needs to be on the building site.
- 8-Left turn on 900 W needs to be deleted, due to interference with existing turn lanes.
- 9-Concrete in sidewalks and approaches needs to be 6" thick.
- 10-Water meter needs to be placed in park strip and connected to city main.
- 11-Existing water service needs to be capped at city main.
- 12-Fire line needs to be connected to city main in 900 W and labeled on the plans as a private line.
- 13-Backflow preventer size, type and location needs to be shown.
- 14-Provide proposed water usage demands.
- 15-Provide proposed sanitary sewer flows.
- 16-Show size and condition of existing sanitary sewer service.
- 17-Note on the plans requiring all construction and materials shall meet Riverdale City standards.
- 18-Note on the plans requiring all missing, nonfunctioning or damaged surface improvements shall be replaced

19-Gravel turn arounds are not allowed.

Shawn Douglas

Public Works Director

801/394/5541 ext.1217

Sdouglas@rivedalecity.com

From: Rodger Worthen

Sent: Wednesday, April 27, 2016 2:36 PM

To: Mike Eggett

Subject: RE: Preliminary Site Plan Review – Maverik Convenience Store and Fuel

Mike,

Two items:

1- identify ADA sidewalk ramps on 900 west street entrance.

2- there is a "no-mans" land between the mavrik building and the dumpster enclosure with no pedestrian access passage between the two. The area seems limited for space to make adjustments and therefore may be what it is...any thoughts from the group on how to address this issue? It may not be a significant concern and really is not a negative to store site but a hinderance to pedestrians that may attempt to circumnavigate the store.

Thanks,

RW

From: Scott Brenkman (Police Lieutenant)

Sent: Wednesday, April 27, 2016 4:06 PM

To: Mike Eggett

Subject: RE: Preliminary Site Plan Review – Maverik Convenience Store and Fuel

I did not see any concerns with the plan.

Thanks,

Scott

From: Jared Sholly

Sent:

To: Mike Eggett

Subject: RE: Preliminary Site Plan Review – Maverik Convenience Store and Fuel

No comments were provided by the Fire Department relative to this matter. Should I receive comments after this is placed in the packet, I will share the Fire Department's comments with the Planning Commission.



Riverdale City

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405

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

CASE NO: 2016-03 DATE SUBMITTED: 4-22-2016

APPLICANT'S NAME: Maverik Inc Elizabeth Hunt

ADDRESS: 185 So State St, Ste 800, SLC, UT 84111

PHONE: 801-683-3690

ADDRESS OF SITE: SEC of 900 W + Riverdale Rd

APPLICANT'S INTEREST: build & operate Maverik Convenience Store with Fuel Sales.

Application is hereby made to the Riverdale City Planning Commission requesting that the following permitted use, be approved on 58,975 sf (1.35 acre) of property in the C-3 zone in (sq. ft./acreage)

accordance with the attached site plan.

Elizabeth Hunt
Signature of Applicant

[Signature]
Signature of Property Owner

I authorize Maverik Inc/Elizabeth Hunt relating to this application.

to act as my representative in all matters

[Signature]
Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - \$200 per acre or portion of

Fee: \$ 270.00

Date paid: 4-25-2016

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

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

Date: 5-10-2016

Decision of Commission: _____

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

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

Date: _____

Decision of Council: _____

General Notes:

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UNINCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
- TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- CONTACT THE OWNER THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
- ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
- CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE ADVISED WHERE THE PROJECT IS LOCATED AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
- CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED, WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS RECORDED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
- CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
- CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES, OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE

Utility Notes:

- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS). PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
- ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
- CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
- CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
- CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
- SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
- CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
- UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
- ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES:

- ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
 - Spraying DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
 - TRACKING STRAW PERPENDICULAR TO SLOPES
 - INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Legend

— w — w —	= PROPOSED CULINARY WATER LINE	BLDG	= BUILDING
— EX w —	= EXISTING CULINARY WATER LINE	C&G	= CURB & GUTTER
— SS —	= PROPOSED SANITARY SEWER LINE	CB	= CATCH BASIN
— EX SS —	= EXISTING SANITARY SEWER LINE	C.F.	= CUBIC FEET
— SD —	= PROPOSED STORM DRAIN LINE	FFE	= FINISH FLOOR ELEVATION
— EX SD —	= EXISTING STORM DRAIN LINE	FG	= FINISHED GRADE
— RD —	= PROPOSED ROOF DRAIN LINE	FH	= FIRE HYDRANT
— GAS —	= PROPOSED GAS LINE	FL	= FLOW LINE
— EX GAS —	= EXISTING GAS LINE	GB	= GRADE BREAK
— EX CTV —	= EXISTING CABLE TV LINE	INV	= INVERT
— EX ELE —	= EXISTING UNDERGROUND POWER LINE	L.F.	= LINEAR FEET
— EX OHP —	= EXISTING OVERHEAD POWER LINE	NG	= NATURAL GRADE
— EX FB —	= EXISTING FIBER OPTIC LINE	PP	= POWER/UTILITY POLE
— EX TEL —	= EXISTING TELEPHONE LINE	RIM	= RIM OF MANHOLE
— EX UTIL —	= EXISTING UTILITY LINE	R.O.W.	= RIGHT-OF-WAY
— * — *	= EXISTING FENCE LINE	TBC	= TOP BACK OF CURB
	= EXISTING RAILROAD TRACKS	TOA	= TOP OF ASPHALT
●	= PROPOSED FIRE HYDRANT	TOC	= TOP OF CONCRETE
○	= EXISTING FIRE HYDRANT	TOI	= TOP OF PUMP ISLAND
●	= PROPOSED MANHOLE	TSW	= TOP OF SIDEWALK
○	= EXISTING MANHOLE	WM	= WATER METER
○ c.o.	= EXISTING CLEAN-OUT		= EXISTING ASPHALT PAVEMENT
I	= PROPOSED GATE VALVE		= EXISTING CONCRETE PAVEMENT
X	= EXISTING GATE VALVE		= PROPOSED GRAVEL AREA
	= PROPOSED WATER METER		= PROPOSED CONCRETE
	= EXISTING WATER METER		= PROPOSED CONCRETE PAVING OR ALTERNATE BID PAVING
	= PROPOSED CATCH BASIN		
	= EXISTING CATCH BASIN		
	= PLUG & BLOCK		
	= STREET LIGHT		
	= SIGN		

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900 WEST STREET & RIVERDALE ROAD
RIVERDALE, UTAH
PERMIT SET



DATE	STATUS

PROJECT NUMBER	?????
FILE	
DRAWN BY	R. Hansen
CHECKED BY	J.Nate Reeve, P.E.
SCALE	As indicated

NOTES & LEGEND SHEET

RA Reeve & Associates, Inc.

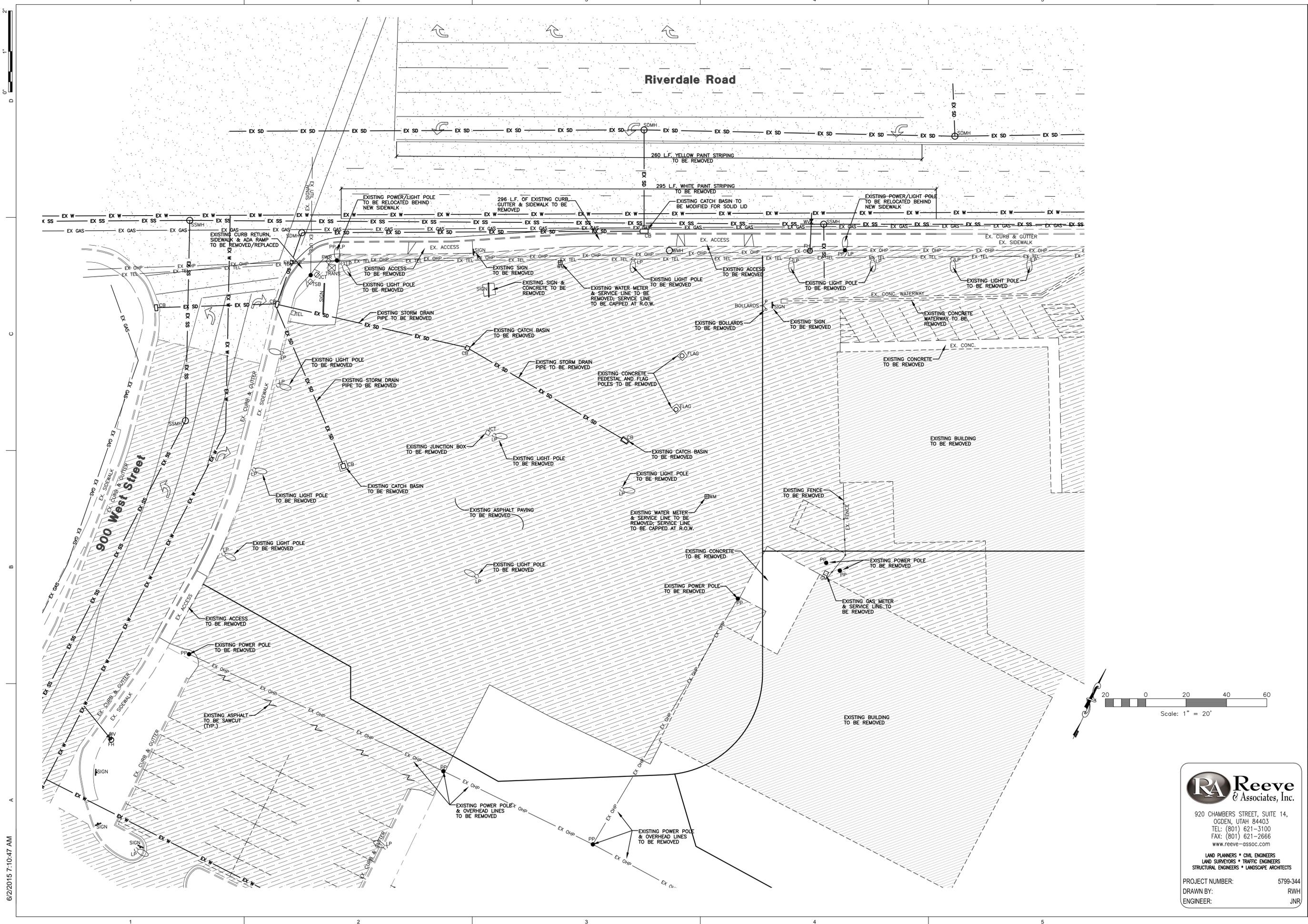
920 CHAMBERS STREET, SUITE 14,
OGDEN, UTAH 84403
TEL: (801) 621-3100
FAX: (801) 621-2666
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PROJECT NUMBER: 5799-344
DRAWN BY: RWH
ENGINEER: JNR

6/2/2015 7:10:47 AM

C2



6/2/2015 7:10:47 AM

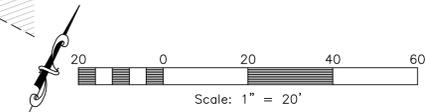
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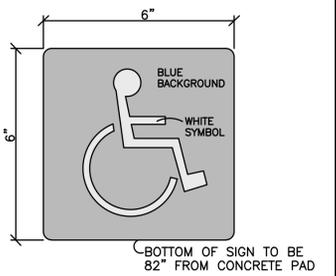
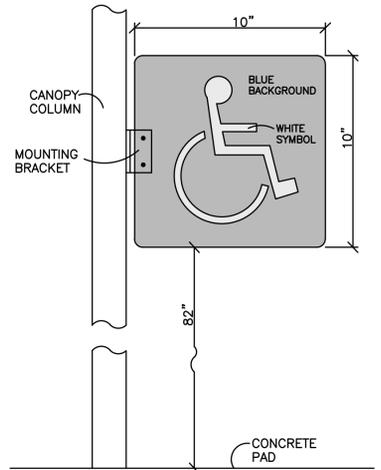
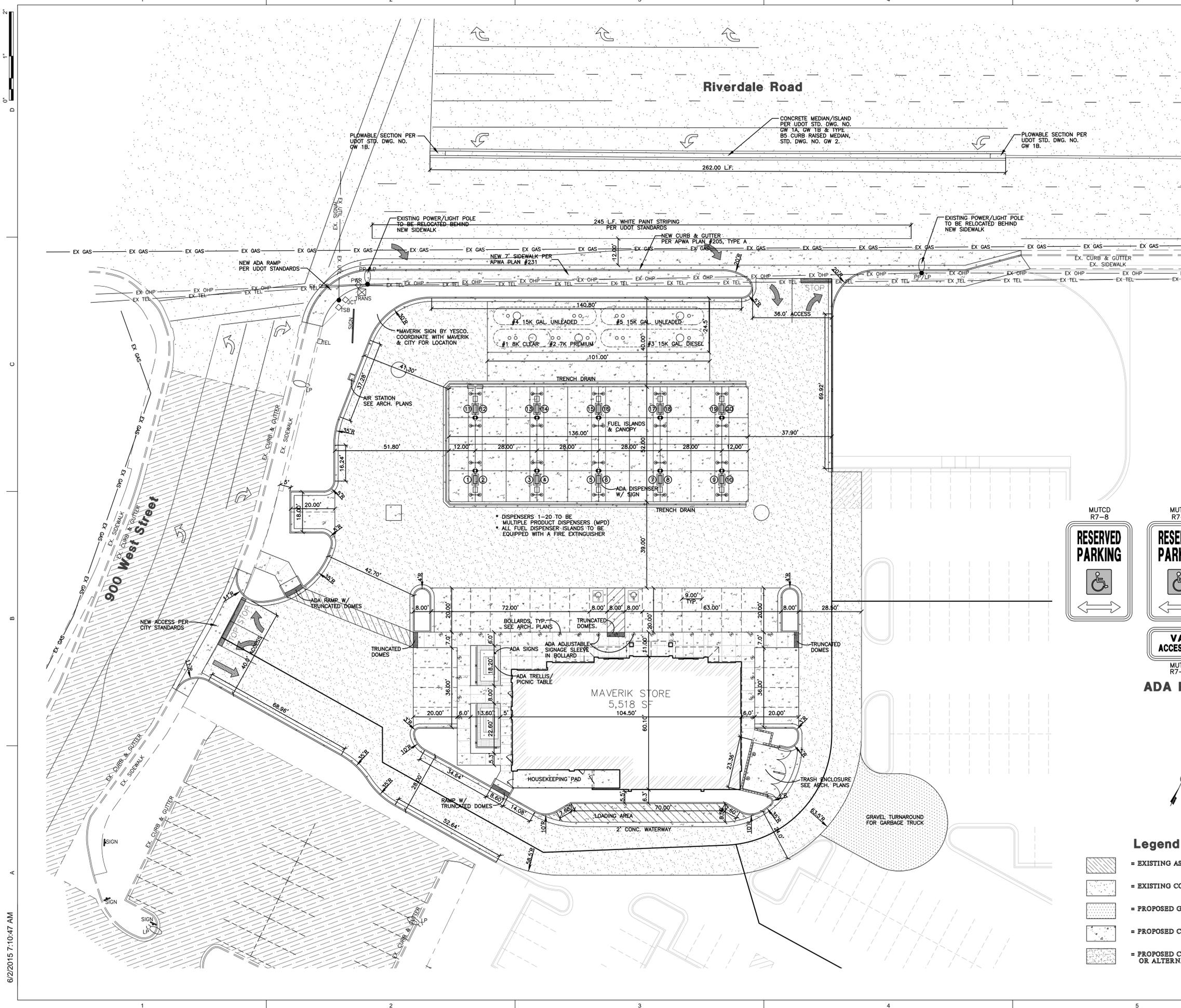
PROJECT NUMBER: ?????
FILE: R. Hansen
DRAWN BY: R. Hansen
CHECKED BY: J. Nate Reeve, P.E.
SCALE: As indicated

DEMOLITION PLAN

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PROJECT NUMBER: 5799-344
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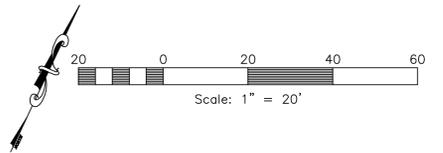


2 SIGNS ARE TO BE MOUNTED ON THE OUTSIDE OF ONE TRELIS POST, FACING DIFFERENT DIRECTIONS.



ADA Parking Signage

- NOTES:
- WHERE PARKING SPACES THAT ARE RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEELCHAIR VANS, A "VAN ACCESSIBLE" (R7-8P) PLAQUE SHALL BE MOUNTED BELOW THE R7-8 SIGN.
 - THE R7-8 SIGN SHALL HAVE A GREEN LEGEND AND BORDER AND A WHITE WHEELCHAIR SYMBOL ON A BLUE SQUARE, ALL ON A WHITE BACKGROUND.
 - THE R7-8P PLAQUE SHALL HAVE A GREEN LEGEND AND BORDER ON A WHITE BACKGROUND.
 - SIGNS SHALL BE MOUNTED A MINIMUM OF 60" FROM BOTTOM OF SIGN TO TOP OF SIDEWALK.



- Legend**
- EXISTING ASPHALT PAVEMENT
 - EXISTING CONCRETE PAVEMENT
 - PROPOSED GRAVEL AREA
 - PROPOSED CONCRETE
 - PROPOSED CONCRETE PAVING OR ALTERNATE BID PAVING

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ADVENTURE'S FIRST STOP
MAVERIK

RIVERDALE MAVERIK
 900 WEST STREET & RIVERDALE ROAD
 RIVERDALE, UTAH
 PERMIT SET

REGISTERED PROFESSIONAL ENGINEER
 375328
 J. NATE REEVE
 STATE OF UTAH

DATE	STATUS
DATE	REVISION

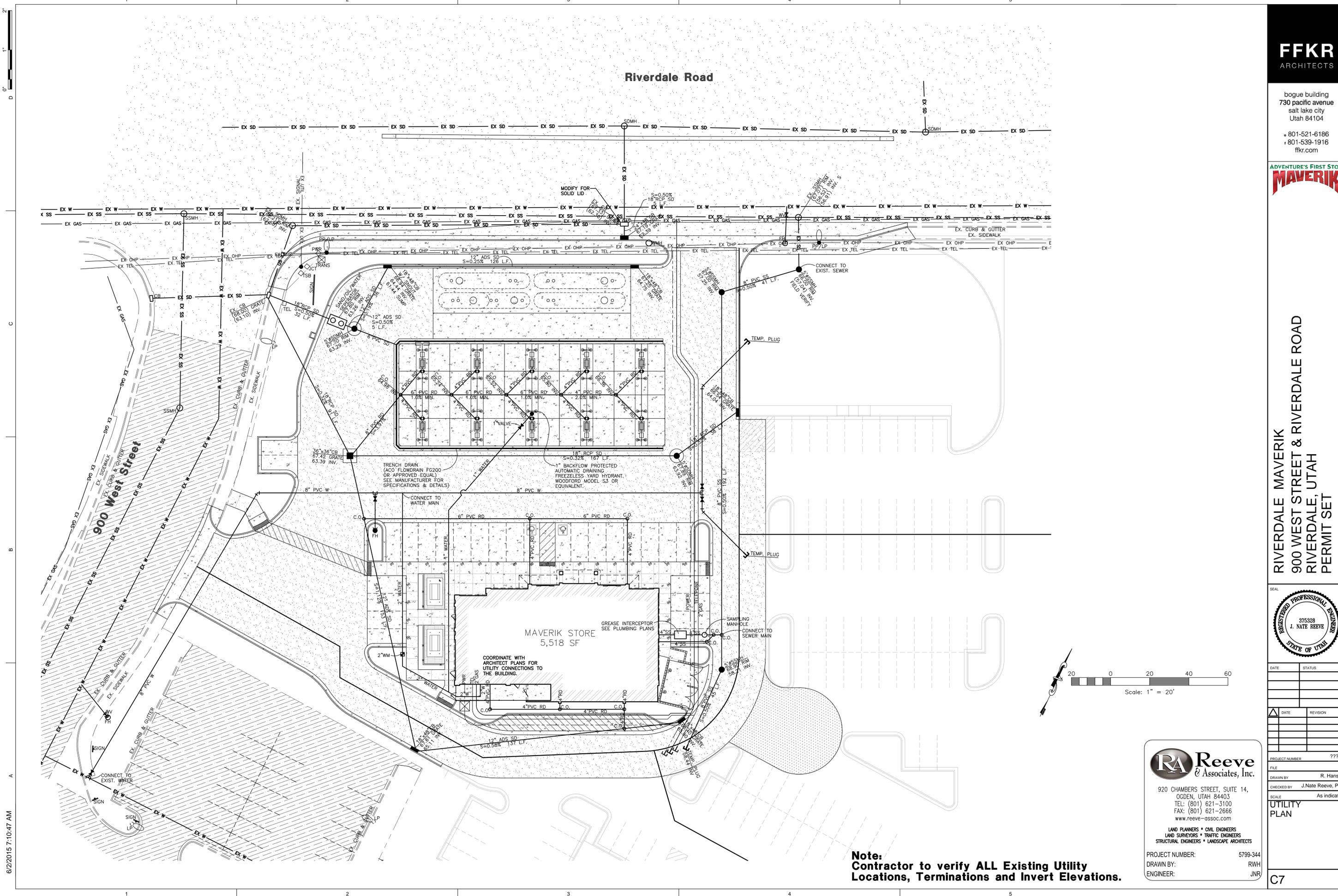
PROJECT NUMBER: ?????
 FILE: R. Hansen
 DRAWN BY: R. Hansen
 CHECKED BY: J. Nate Reeve, P.E.
 SCALE: As indicated

PROPOSED SITE PLAN

PROJECT NUMBER: 5799-344
 DRAWN BY: RWH
 ENGINEER: JNR

C5

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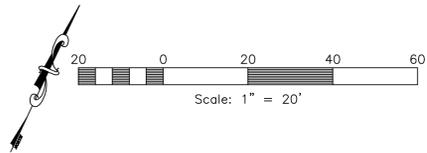


Riverdale Road

900 West Street

MAVERIK STORE
5,118 SF

Note:
Contractor to verify ALL Existing Utility Locations, Terminations and Invert Elevations.



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UTILITY PLAN
C7

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MAVERIK, INC.

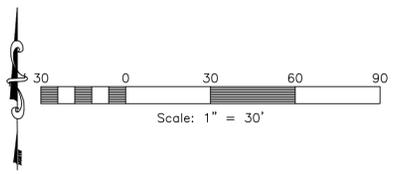
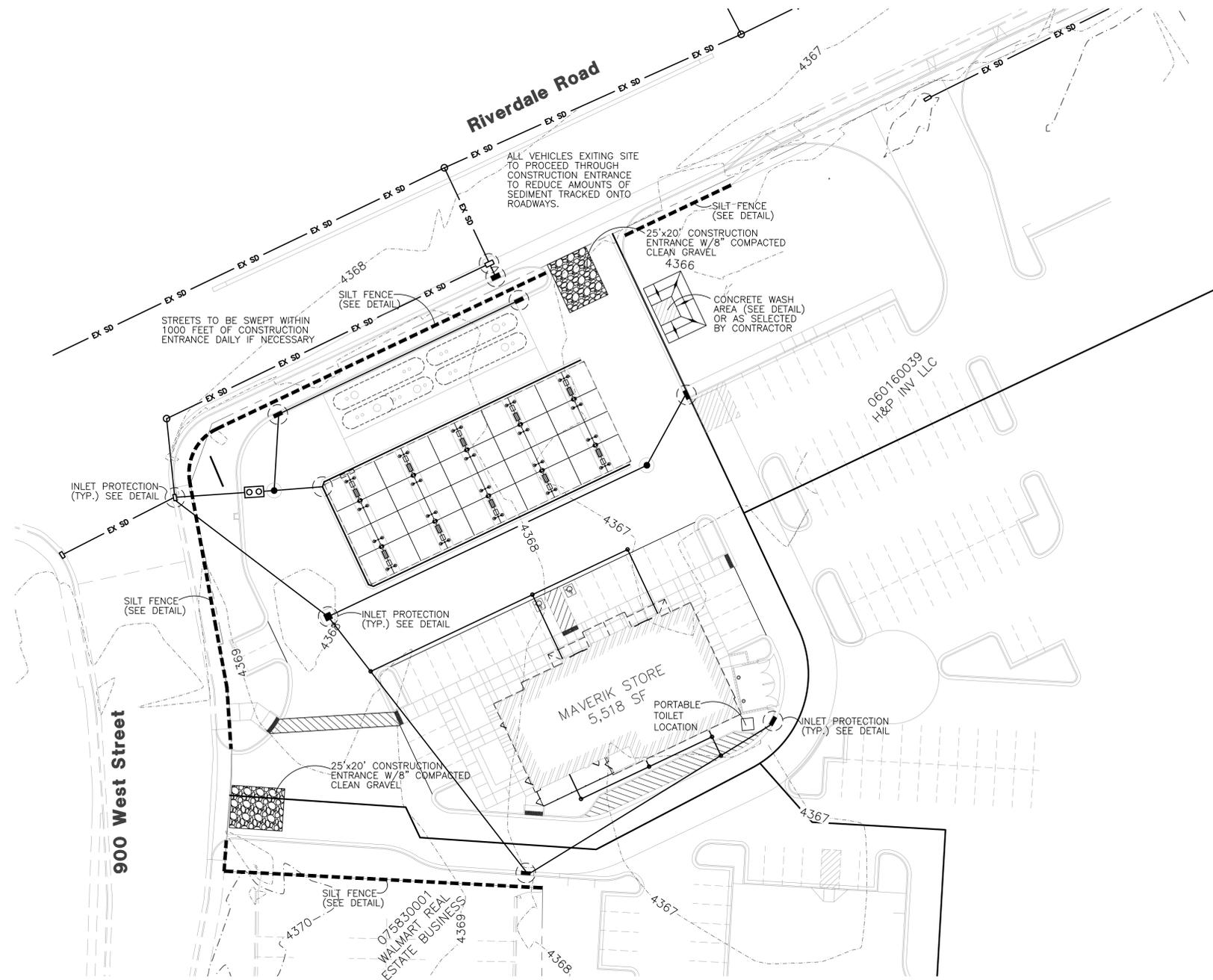
900 West Street & Riverdale Road

Storm Water Pollution Prevention Plan Exhibit

RIVERDALE, WEBER COUNTY, UTAH
APRIL 2016



Vicinity Map
NOT TO SCALE



Construction Activity Schedule

- PROJECT LOCATION.....RIVERDALE, WEBER COUNTY, UT
- PROJECT BEGINNING DATE.....APRIL 2016
- BMP'S DEPLOYMENT DATE.....APRIL 2016
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....TROY JORGENSEN @ MAVERIK (877) 936-5557 UNTIL GENERAL CONTRACTOR IS HIRED
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

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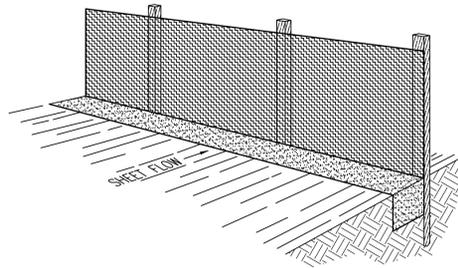
CHECKED BY: J. Nate Reeve, P.E.

SCALE: As indicated

STORM WATER POLLUTION PREVENTION PLAN EXHIBIT

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- Describe all BMP's to protect storm water inlets:
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
- Describe BMP's to eliminate/reduce contamination of storm water from:
 - Equipment / building / concrete wash areas:
To be performed in designated areas only and surrounded with silt fence barriers.
 - Soil contaminated by soil amendments:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - Areas of contaminated soil:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - Fueling area:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle maintenance areas:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle parking areas:
To be performed in designated areas only and surrounded with silt fence.
 - Equipment storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Materials storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Waste containment areas:
To be performed in designated areas only and surrounded with silt fence.
 - Service areas:
To be performed in designated areas only and surrounded with silt fence.
- Construction Vehicles and Equipment:
 - Maintenance
 - Maintain all construction equipment to prevent oil or other fluid leaks.
 - Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.
 - Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
 - Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
 - Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
 - Fueling
 - If fueling must occur on-site, use designated areas away from drainage.
 - Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
 - Cover retention area with an impervious material and install in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
 - Use drip pans for any oil or fluid changes.
 - Washing
 - Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
 - If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
 - Use phosphate-free, biodegradable soaps.
 - Do not permit steam cleaning on-site.
- Spill Prevention and Control
 - Minor Spills:
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
 - Contain the spread of the spill.
 - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
 - If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up properly dispose of contaminated soil.
 - If the spill occurs during rain, cover the impacted area to avoid runoff.
 - Record all steps taken to report and contain spill.
 - Major Spills:
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
- Post Roadway / Utility Construction
 - Maintain good housekeeping practices.
 - Enclose or cover building material storage areas.
 - Properly store materials such as paints and solvents.
 - Store dry and wet materials under cover, away from drainage areas.
 - Avoid mixing excess amounts of fresh concrete or cement on-site.
 - Perform washout of concrete trucks offsite or in designated areas only.
 - Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
 - Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
 - All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
 - Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
- Erosion Control Plan Notes
 - The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
 - A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
 - Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
 - Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.
 - All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
 - Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
 - All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the Engineer of record of the governing agency.
 - The placement of additional devices to reduce erosion damage within the site is left to the discretion of the Engineer of record.
 - Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
 - Erosion control devices will be modified as need as the project progresses, and plans of these changes submitted for approval by the engineer of record and the governing agency.
- Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.



Perspective View

INSTALLATION
The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

Slope Steepness (%)	Max. Slope Length m (ft)
<2%	30.5m (100ft)
2-5%	22.9m (75ft)
5-10%	15.2m (50ft)
10-20%	7.6m (25ft)
>20%	4.5m (15ft)

PREFABRICATED SILT FENCE ROLLS

- Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
- Unroll the silt fence, positioning the post against the downstream wall of the trench.
- Adjacent rolls of silt fence should be joined by nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
- Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
- Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

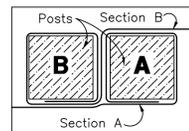


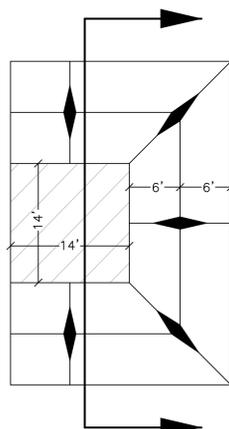
Figure 1:
Top View of
Roll-to-Roll Connection

FIELD ASSEMBLY:

- Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
- Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing

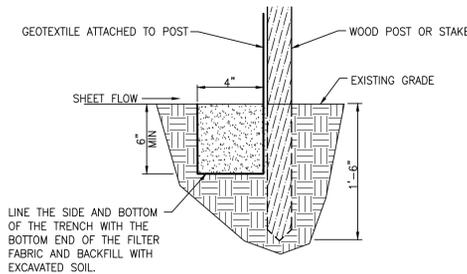
Silt Fence Detail

SCALE: NONE



Concrete Washout Area w/ 10 mil Plastic Liner

SCALE: NONE



Section

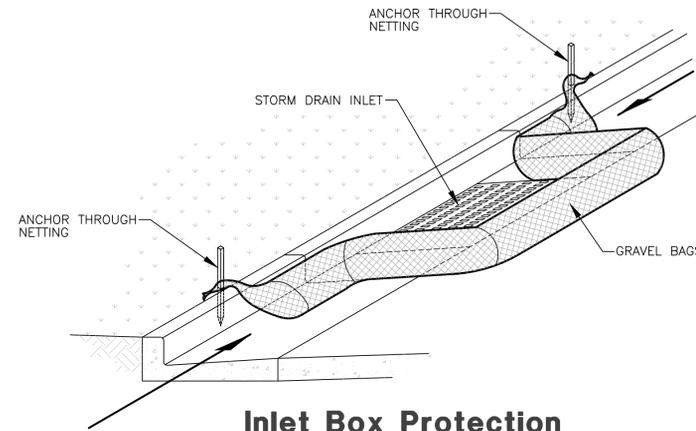
should generally be less than three (3) times the height of the fence.
If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6").
Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom of the trench.
The geotextile shall then be stapled or wired to the posts. An extra 20-50cm (8-20") of geotextile shall extend into the trench.

INSPECTION

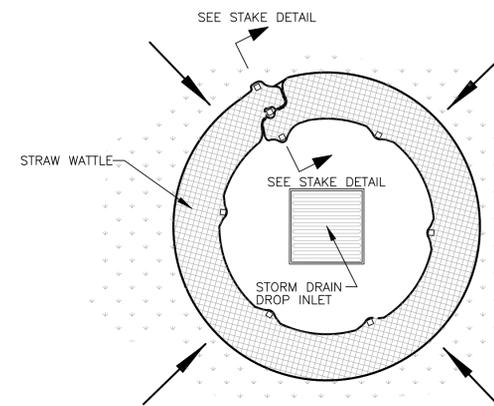
- Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately.
- When sediment deposits behind the silt fence are one-third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during cleanout.

REMOVAL

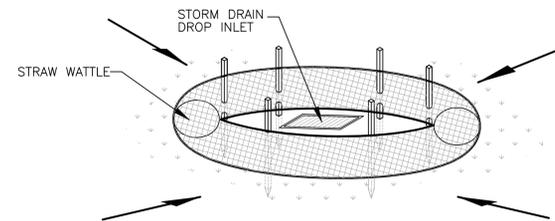
- Silt fence should not be removed until construction ceases and the upslope area has been properly stabilized and/or revegetated.



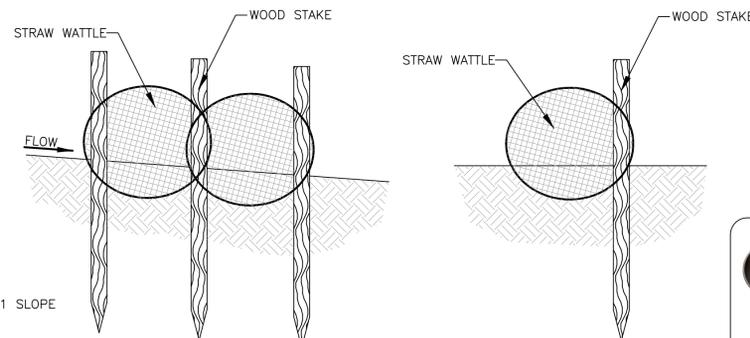
Inlet Box Protection



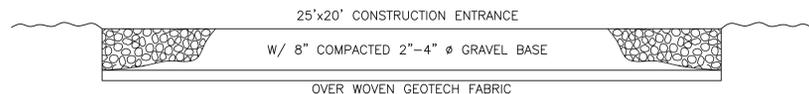
Plan View



Drop Inlet Protection



Stake Detail



Cross Section 25' x 20' Construction Entrance



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PROJECT NUMBER: 5799-344
DRAWN BY: RWH
ENGINEER: JNR

FFKR
ARCHITECTS

bogue building
730 pacific avenue
salt lake city
Utah 84104

• 801-521-6186
• 801-539-1916
ffkr.com

ADVENTURE'S FIRST STOP
MAVERIK

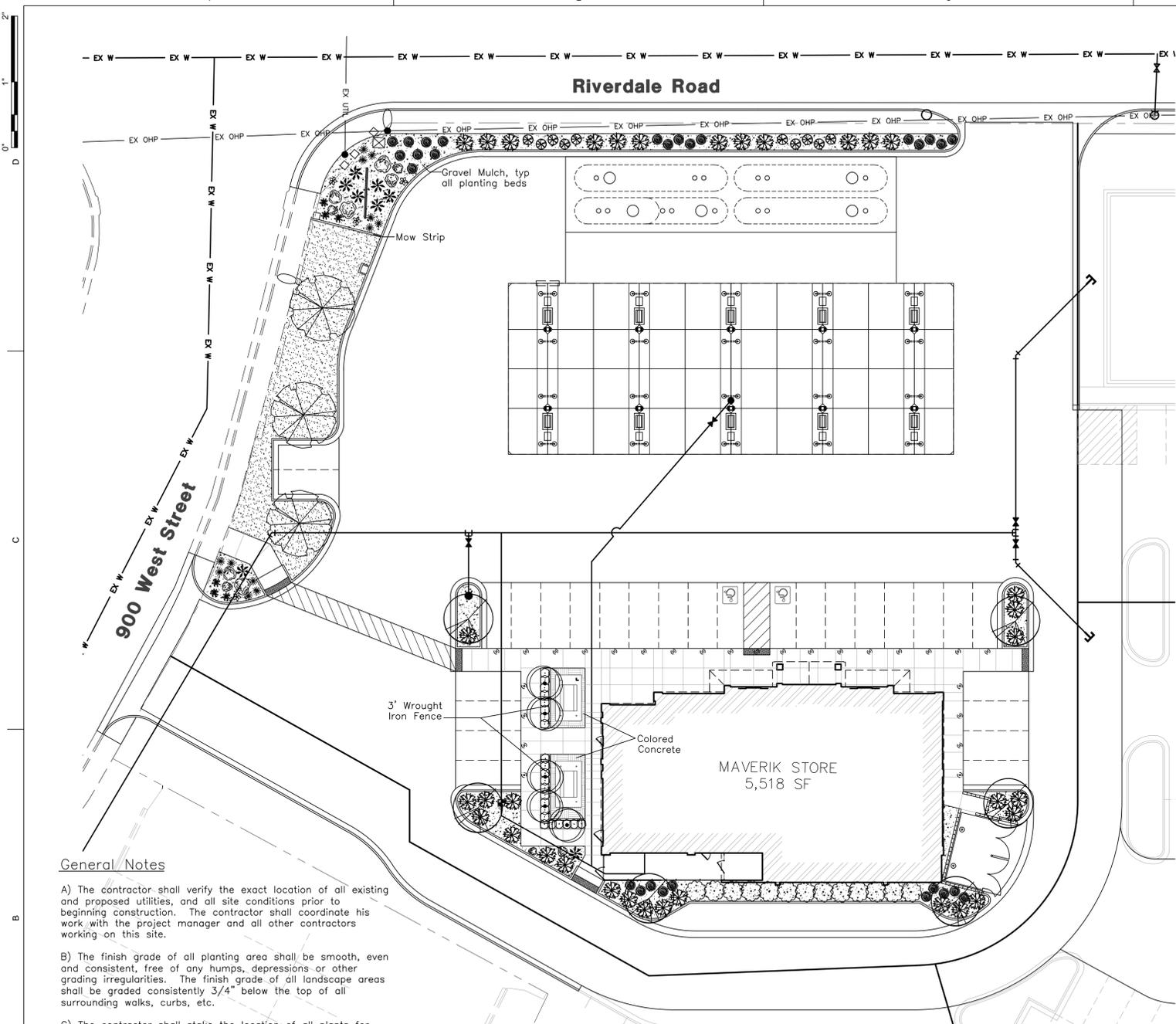
RIVERDALE MAVERIK
900 WEST STREET & RIVERDALE ROAD
RIVERDALE, UTAH
PERMIT SET



DATE	STATUS
DATE	REVISION

PROJECT NUMBER: ?????
FILE: R. Hansen
DRAWN BY: R. Hansen
CHECKED BY: J.Nate Reeve, P.E.

SCALE: As indicated
**STORM WATER
POLLUTION
PREVENTION
PLAN DETAILS**



General Notes

A) The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate his work with the project manager and all other contractors working on this site.

B) The finish grade of all planting area shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 3/4" below the top of all surrounding walks, curbs, etc.

C) The contractor shall stake the location of all plants for approval prior to planting. Trees shall be located equidistant from all surrounding plant material. Shrubs and ground covers shall be triangular and equally spaced.

D) The plant materials list is provided as an indication of the specific requirements of the plants specified, wherever in conflict with the planting plan, the planting plan shall govern.

E) The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.

F) All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications. The Owner/Landscape Architect decision will be final.

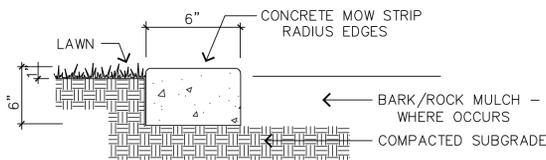
G) The contractor shall keep the premises, storage areas and paving areas neat and orderly at all times. Remove trash, sweep, clean, hose, etc. daily.

H) The contractor shall plant all plants per the planting details, stake/guy as shown. Top of root balls shall be planted flush with grade.

I) The contractor shall not impede drainage in any way. The contractor shall always maintain positive drainage away from the building, walls, etc.

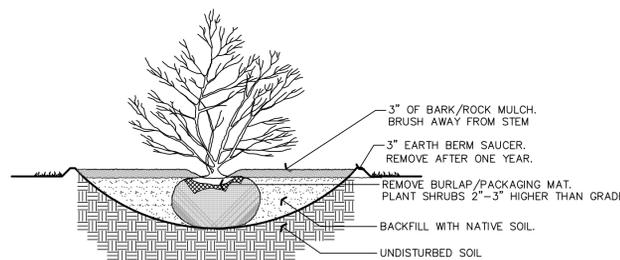
J) The contractor shall maintain all work until ALL work is complete and accepted by the Owner. In addition, the contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing, cleaning, insecticides, herbicides, etc.

K) Maverik Corporation shall be responsible for landscape maintenance beyond construction period.



CONCRETE MOW STRIP

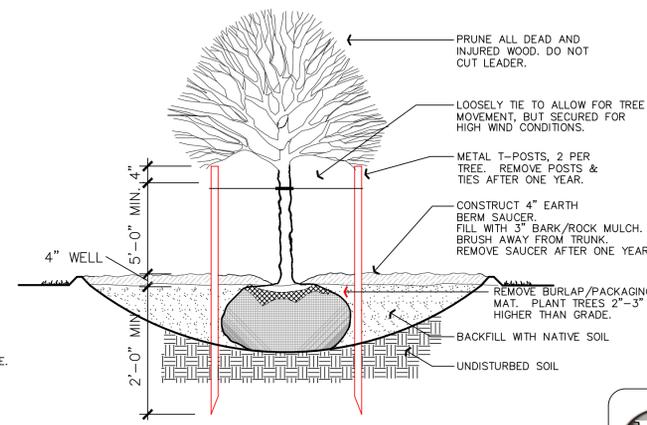
SCALE: NOT TO SCALE



NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

SHRUB PLANTING

SCALE: NOT TO SCALE



NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

DECIDUOUS TREE PLANTING

SCALE: NOT TO SCALE

Plant Table

TREES

Quantity	Symbol	Scientific Name	Common Name	Planting Size
5	(Symbol)	Carpinus betulus 'Fastigiata'	Columnar Hornbeam	2" cal.
3	(Symbol)	Malus 'Prairie Fire'	Prairie Fire Crabapple	2" cal.
6	(Symbol)	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2" cal.

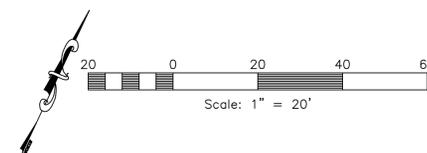
SHRUBS

Quantity	Symbol	Scientific Name	Common Name	Planting Size
13	(Symbol)	Euonymus alatas 'Compacta'	Dwarf Burning Bush	5 gal.
34	(Symbol)	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 gal.
23	(Symbol)	Ligustrum v. 'Lodense'	Lodense Privet	5 gal.
10	(Symbol)	Potentilla 'Gold Drop', or equal	Gold Drop Potentilla, or equal	5 gal.
28	(Symbol)	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	5 gal.

PERENNIALS

Quantity	Symbol	Scientific Name	Common Name	Planting Size
8	(Symbol)	Calamagrostis 'Karl Foerster'	Karl Foerster Grass	5 gal.
6	(Symbol)	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
12	(Symbol)	Iris pallida 'Variegata'	Variegated Sweet Iris	1 gal.
4	(Symbol)	Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.

- (Symbol) Decorative Boulders
- (Symbol) Turf Grass - To be sodded.
- (Symbol) 3" Layer of 2" minus crushed rock mulch over Dewitt Pro 5 Weed Barrier Cloth, or equal.



6/2/2015 7:10:47 AM



DATE	STATUS

DATE	REVISION



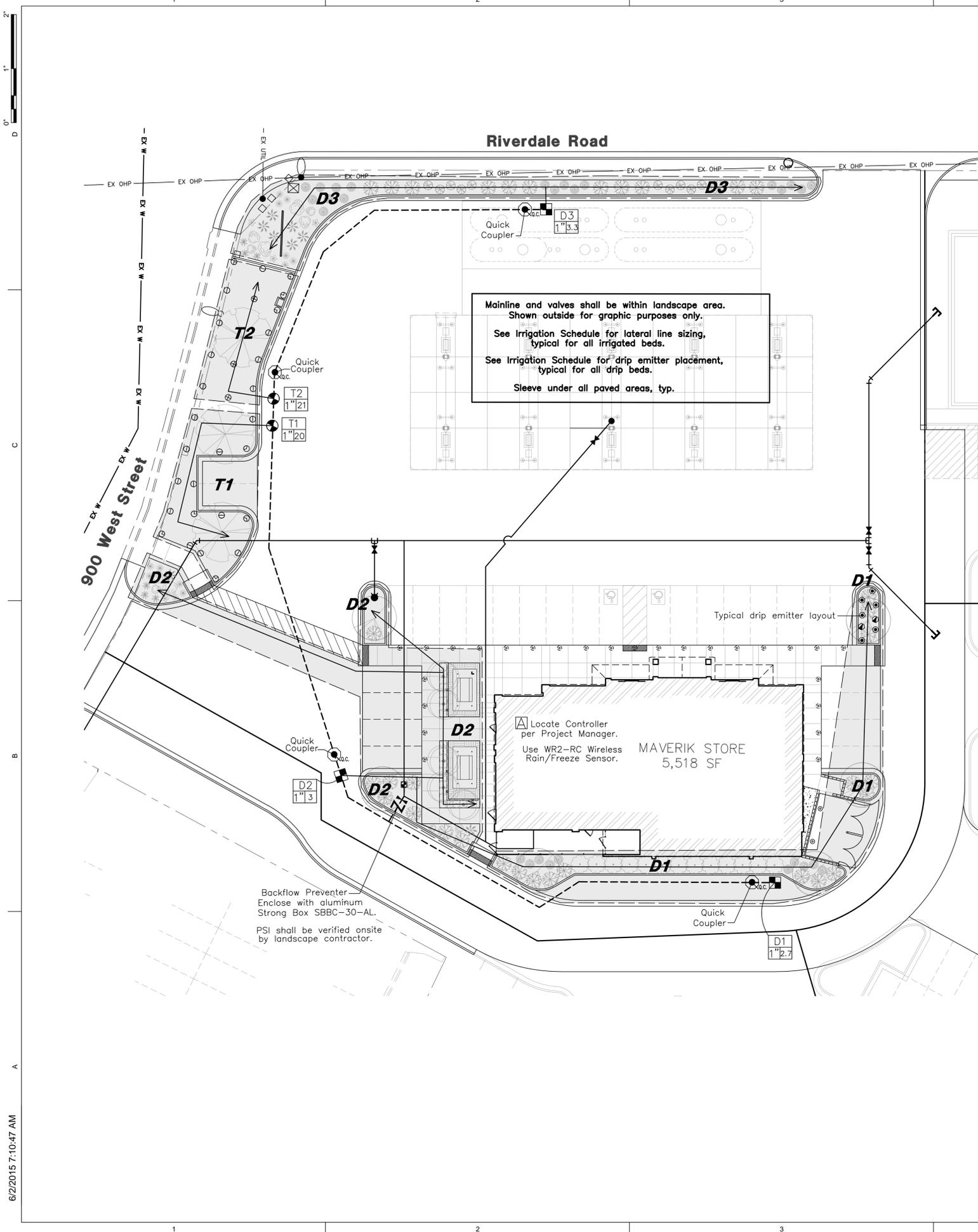
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PROJECT NUMBER: 5799-344
DRAWN BY: RWH
ENGINEER: JNR

PROJECT NUMBER: ??????
FILE: R. Hansen
DRAWN BY: R. Hansen
CHECKED BY: J. Nate Reeve, P.E.
SCALE: As indicated

LANDSCAPE PLAN



IRRIGATION SCHEDULE

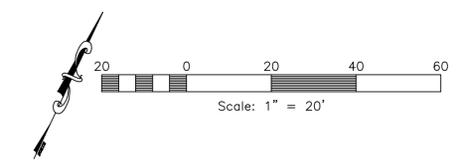
SYMBOL	MANUFACTURER	CATALOG NUMBER	DESCRIPTION
⊙⊙⊙⊙	RAINBIRD	RD-1800-SAM-PRS-SERIES U12 SERIES	1800 SERIES SPRAY BODY 12"R PLASTIC NOZZLE
⊙	RAINBIRD	RWS-B-C-1401	ROOT WATERING SERIES, 0.25 GPM, 2 EMITTERS/TREE
⊙	RAINBIRD	XB-T-20-PC	XERIBUG THREADED DRIP EMITTERS, 2 GAL/HOUR 1 EMITTER/1 GAL. PLANT, 2 EMITTERS/5 GAL. PLANT.
⊙	RAINBIRD	XCZ-100-PRB-COM	COMMERCIAL CONTROL ZONE KIT DRIP VALVE
⊙	RAINBIRD	PEB SERIES	PRESSURE REGULATING PLASTIC VALVE
⊙	VALVE NO & CONTROLLER		VALVE ID BOX
SIZE	GPM		1-1/2" MAINLINE - SCHEDULE 40 PVC
---			LATERAL LINE - CLASS 200 PVC, SIZED AS FOLLOWS 3/4" (0-10 gpm), 1" (10-16 gpm), 1 1/4" (16-26 gpm), 1 1/2" (26-35 gpm), 2" (35-55 gpm)
⊙	RAINBIRD	ESP 8 LXME:120 VAC	INDOOR/OUTDOOR MOUNT BASE CONTROLLER.
---			SLEEVING - SCHEDULE 40 PVC, 2 SIZES GREATER THAN INTERIOR PIPE SLEEVING USED WHENEVER IRRIGATION IS PLACED UNDER PAVED AREAS.
⊙			GATE VALVE - SIZE PER PIPE - PLACE SLEEVE OVER VALVE
Z	WILKENS	MODEL 375 OR EQUAL	BACKFLOW PREVENTION, SIZE AS PER CITY/COUNTY REGULATIONS.
⊙	RAINBIRD	MODEL 44LRC	1" QUICK COUPLING VALVE
---			IRRIGATION ZONES

NOTE: USE RAINBIRD HE-VAN SERIES VARIABLE ARC NOZZLES WHERE NECESSARY, FOR AREAS LESS THAN 15' RADIUS, TO MAINTAIN PROPER COVERAGE. USE R-VAN ROTARY NOZZLES FOR AREAS UP TO 24' RADIUS. DO NOT USE BOTH HE-VAN AND R-VAN NOZZLES IN THE SAME IRRIGATION ZONE.

NOTE: RAINBIRD MODEL ANEMOMETER: SHALL BE A 3-CUP ANEMOMETER PROVIDING WIND SPEED MEASUREMENTS FROM 4-80 MPH THE METER ELECTRONICS SHALL BE HOUSED IN A WEATHER-TIGHT ENCLOSURE EXCEEDING NEMA 4 AND 6 SPECIFICATIONS. THE WIND SPEED METER SHALL INCLUDE A MOUNTING BRACKET AND 20 FT. PF CABLE.

NOTE: USE STRONG BOX SBBC 30 AL ALUMINUM BOX TO ENCLOSE BACKFLOW PREVENTER.

NOTE: USE WR2-RC WIRELESS RAIN/FREEZE SENSOR.



DATE	STATUS
DATE	REVISION

PROJECT NUMBER: ??????

FILE: R. Hansen

DRAWN BY: R. Hansen

CHECKED BY: J.Nate Reeve, P.E.

SCALE: As indicated

IRRIGATION PLAN

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