



RIVERDALE CITY COUNCIL AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – February 5, 2019

5:30 p.m. – Work Session (City Council Conference Room)

No motions or decisions will be considered during this session, which is open to the public.

6:00 p.m. – Council Meeting (Council Chambers)

A. Welcome & Roll Call

B. Pledge of Allegiance

C. Moment of Silence

D. Public Comment

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

E. Presentations and Reports

1. Mayor's Report
 - a. Outstanding Citizen Award – David Gailey

F. Consent Items

1. Consideration/Review of meeting minutes from:
December 18, 2018 City Council Work Session
December 18, 2018 City Council Regular Session
January 15, 2019 City Council Work Session
January 15, 2019 City Council Regular Meeting
2. Consideration of Planning Commission Appointment(s) to serve a 4-year term from February 2019 to January 2023.

G. Action Items

1. Consideration of **Resolution 2019-03**, amending the online PTIF (Public Treasurers Investment Fund) account management platform
Presenter: Cody Cardon, Business Administrator
2. Consideration of Final Site Plan Approval for Quick Quack Car Wash, located approximately 697 West Riverdale Road, Riverdale, Utah 84405; requested by QQ Utah 3, LLC
Presented by: Mike Eggett, Community Development Director

H. Discretionary Items

I. 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 1st day of February, 2019 at the following locations: 1) Riverdale City Hall Noticing Board 2) Riverdale City website at <http://www.riverdalecity.com/> 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html> and 4) A copy was also provided to the Standard-Examiner.

Jackie Manning
Riverdale City Recorder

**RIVERDALE CITY
CITY COUNCIL AGENDA
February 5, 2019**

AGENDA ITEM: F

SUBJECT: Consideration to approve meeting minutes.

PRESENTER: Jackie Manning, City Recorder

INFORMATION: a. [December 18, 2018 City Council Work Session](#)
b. [December 18, 2018 City Council Regular Meeting](#)
c. [January 15, 2019 City Council Work Session](#)
d. [January 15, 2019 City Council Regular Meeting](#)

[BACK TO AGENDA](#)

Minutes of the **Work Session** of the **Riverdale City Council & RDA** Tuesday, December 18, 2018 at 5:30 p.m., at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

City Council:	Norm Searle, Mayor Brent Ellis, Councilmember Alan Arnold, Councilmember Cody Hansen, Councilmember Bart Stevens, Councilmember
City Employees:	Rodger Worthen, City Administrator Steve Brooks, City Attorney Scott Brenkman, Police Chief Mike Eggett, Community Development Jackie Manning, City Recorder
Excused:	Rodger Worthen, City Administrator Braden Mitchell, Councilmember

CITY COUNCIL AGENDA

The Work Session meeting began 5:30 p.m. Mayor Searle welcomed the Council Members stating for the record that all were in attendance with the exception of Rodger Worthen, the City Administrator and Councilmember Braden Mitchell, who were both excused. It was noted Councilmember Mitchell could potentially arrive in time for the regular meeting.

Public Comment:

There were no known public comments.

Presentations and Reports:

Mayor Searle stated he will give his full report during the regular portion of the meeting. Mayor Searle invited comments and questions regarding the administration report, to which there were none.

Consent Items:

Mayor Searle invited any corrections or comments for the work session and regular meeting minutes for the City Council Meeting held on December 4, 2018. There were no requested changes.

Mayor Searle invited discussion regarding the second consent item, notification and update regarding the prosecuting software. Steve Brooks, the City Attorney, explained there was no cost for this software as it was purchased with grant funds. The only obligation to the city with acquiring this software will be for staff to attend training. This program syncs with the police department software. Funds for this software will be good for the next 5 years, at which point other funding options will need to be explored.

Action Items:

Mayor Searle invited discussion regarding the first action item, consideration of Resolution 2018-28, amendment to the General Plan, located within the housing policies section. Mike Eggett in Community Development, summarized the executive summary and invited questions. Councilmember Hansen noted the data within the report was collected from 2016 or earlier and asked why there wasn't more current data listed. Mr. Eggett explained this data is the most current data available from the Census Bureau.

Discretionary:

There was a brief discussion regarding the land use study currently being conducted by Hill Air Force Base (HAFB) to help mitigate the local impact to surrounding cities in anticipation of the future job growth at HAFB. There was a brief discussion regarding Riverdale City Boundaries with an emphasis on Falcon Hill, located within HAFB.

RDA AGENDA Items

Consent Items:

Mayor Searle invited discussion or corrections to the meeting minutes for the RDA Meeting that was held on November 20, 2018. There were no requested changes. There was no discussion regarding the annual meeting calendar.

Discretionary Items:

There were no RDA discretionary items.

Adjournment:

Having no further business to discuss the Council adjourned at 5:48 p.m. to convene into their Regular City Council Meeting.

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, December 18, 2018, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: City Council: Norm Searle, Mayor
Brent Ellis, Councilmember
Alan Arnold, Councilmember
Cody Hansen, Councilmember
Bart Stevens, Councilmember

City Employees: Steve Brooks, City Attorney
Mike Eggett, Community Development
Scott Brenkman, Police Chief
Jackie Manning, City Recorder

Excused: Rodger Worthen, City Administrator
Braden Mitchell, Councilmember

Visitors: Dave Leahy Chuck Kerkvliet

A. Welcome & Roll Call

The City Council meeting began at 6:00 p.m. Mayor Searle called the meeting to order and welcomed all in attendance, then excused Rodger Worthen, the City Administrator, and Councilmember Mitchell from tonight's meeting.

B. Pledge of Allegiance

Mayor Searle invited Councilmember Stevens to lead the Pledge of Allegiance.

C. Moment of Silence

Mayor Searle called for a moment of silence and asked everyone to remember our police officers, fire fighters, U.S. Military service members, and members of the City Council as they make decisions this evening.

D. Public Comment

Mayor Searle invited any member of the public with questions or concerns to address the Council and asked that they keep their comments to approximately three minutes. No action will be taken during public comment. There were no public comments.

E. Presentations and Reports

1. Mayors Report

Mayor Searle reported the central weber sewer district will be increasing their sewer fees by 2 percent in the upcoming year.

2. City Administration Report

The city administration report outlines staff anniversaries, full time employee (fte) allocation, community development (i.e. new businesses coming into the community or existing business remodels), individual staff monthly progress reports, and the condition of the treasury. It was noted Jared Hawkes has 10 years of service to the city.

F. Consent Items

1. Consideration to approve the City Council meeting minutes from: December 4, 2018 Work Session and Regular Session.

Mayor Searle invited any corrections or comments regarding the above referenced meeting minutes. There were no requested changes.

2. Notification and update regarding the prosecuting software.

Mr. Brooks explained the prosecuting software was purchased with grant funds. This software is at no cost to the city for the next 5 years. This software syncs with police software making it easier for prosecutors to obtain the information they need. The only obligation for this software will be for staff to attend trainings. At the end of 5 years if no grants can be

obtained Mr. Brooks will present funding options to the city council. Councilmember Stevens asked if other municipalities use this system. Mr. Brooks was unsure. There was a brief discussion regarding the available software various municipalities use for their police and court departments.

MOTION: Councilmember Ellis moved to approve the consent items as proposed. Councilmember Stevens seconded the motion. There was not any discussion regarding this motion. The motion passed unanimously in favor.

G. Action Items

1. Consideration of Resolution 2018-28, amendment to the General Plan, located within the housing policies section.

Mike Eggett, in Community Development, summarized the executive summary which explained:

Per State Code requirements, Riverdale City is expected to prepare a five-year update to the Housing Policies (Element) of the Riverdale General Plan. The last time this component was updated was over five years ago and, for this reason, we are required to review and then officially update this component in the General Plan with new statistical data and other information currently applicable to the Riverdale community. The State requires that these policies be reviewed and approved with a resolution supporting updated changes to community housing policies found within the General Plan.

The proposed updated language is attached in order to allow for a review of these proposed amendments to Housing Policies of the General Plan. Any proposed amendments to the General Plan require a public hearing to be held. A public hearing was appropriately noticed, according to State Code, and copies of this notice are found within your packet. A public hearing was held before the Planning Commission on December 11, 2018 and no comments were provided by members of the public. Following review and discussion of the proposed amendments, the Planning Commission approved a favorable motion to recommend City Council approval of the attached language amendment for the Housing Policies section of the General Plan.

Following review and discussion of this matter, the City Council may make a motion to approve the proposed General Plan changes to the Housing Policies section, approve the proposed language with any proposed changes to the updated language, table the matter to allow for additional future discussion, or not approve the proposed General Plan language changes as provided herein, with sufficient findings of fact noted to justify the decision.

Should this matter receive an approval of the resolution by City Council, the updated Housing Policies section of the General Plan would be forwarded to the Utah State Housing and Community Development department along with the resolution reflecting approval of these proposed amendments.

Title 10 Ordinance Guidelines (Code Reference)

This General Plan amendment review is regulated under City Code 10-1 "General", specifically 10-1-5 "Changes and Amendments", and the Utah State Code Annotated 10-9a-400 series of codes.

Changes made to the Housing Policies of the General Plan were made in conjunction with updated data that was provided by the Utah State Housing and Community Development Department and the U.S. Census Bureau databases. These updated statistics were utilized in the updated biennial moderate income housing report that has been already submitted to the Utah State Housing and Community Development Department and hereafter has been asked by this Department.

For the City Council's convenience, City Staff has provided the previous version of the Housing Policies section of the General Plan and an amended completed version of the Housing Policies section of the General Plan.

Following review and discussion of this matter, the City Council may make a motion to approve the proposed General Plan changes to the Housing Policies section, approve the proposed language with any proposed changes to the updated language, table the matter to allow for additional future discussion, or not approve the proposed General Plan language changes as provided herein, with sufficient findings of fact noted to justify the decision.

General Plan Guidance (Section Reference)

The Housing Policies section of the General Plan is being proposed for amendment to fulfill Utah State Moderate Income Housing reporting requirements.

There were no questions regarding this item.

MOTION: Councilmember Arnold moved to approve Resolution 2018-28, amendment to the General Plan, located within the housing policies section. Councilmember Hansen seconded the motion.

Mayor Searle invited discussion regarding the motion. There was not a discussion.

ROLL CALL VOTE: Councilmembers Arnold, Hansen, Stevens and Ellis all voted in favor of the motion.

H. Discretionary Items

There were no discretionary items.

I. Adjournment.

MOTION: Having no further business to discuss, Councilmember Arnold made a motion to adjourn. The motion was seconded by Councilmember Ellis; all voted in favor. The meeting was adjourned at 6:12 p.m.

Norm Searle, Mayor

Jackie Manning, City Recorder

Date Approved:

Minutes of the **Work Session** of the **Riverdale City Council** held Tuesday, January 15, 2019, at 5:30 p.m., at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

City Council:	Norm Searle, Mayor
	Braden Mitchell, Councilmember
	Brent Ellis, Councilmember
	Alan Arnold, Councilmember- via conference call
	Cody Hansen, Councilmember
	Bart Stevens, Councilmember
City Employees:	Rodger Worthen, City Administrator
	Steve Brooks, City Attorney
	Shawn Douglas, Public Works Director
	Jackie Manning, City Recorder

The City Council Work Session meeting began at 5:32 p.m. Mayor Searle welcomed all in attendance and noted for the record that Councilmember Arnold was participating via conference call.

Public Comment:

There were no known public comments.

Presentations and Reports:

Mayor Searle stated the class officers from Bonneville High School will be present to request funding for their annual senior class party. It was noted this annual request was included in the approved budget for the fiscal year.

There was a brief discussion regarding the city administration report, with regard to the meeting between South Weber and Riverdale for paramedic services. Rodger Worthen, the city administrator, explained South Weber is exploring all options to contract their paramedic services.

It was noted more information regarding the West Bench RDA are will be given at the next RDA meeting.

There was a brief discussion regarding the full time employee allotment and it was noted that Cody Cardon has returned to the city as the Business Administrator and Stacey Comeau will still remain as the City Treasurer.

Mr. Worthen noted the updated publication by the Utah Geological Survey (UGS), which information is now available on the city website.

Consent Items:

Mayor Searle stated due to the incorrect date of minutes being advertised on the city council agenda, the minutes for the December 18, 2018 meeting will be voted upon at the next city council meeting.

Action Items:

Mayor Searle invited discussion regarding the first action item, consideration and discussion to accept the financial audit for fiscal year 2018, as performed by Christensen, Palmer and Ambrose. Mr. Worthen explained there were no findings in the audit report. The full report will be given during the regular meeting.

Mayor Searle invited discussion regarding the second action item, consideration of Resolution 2019-01, an Interlocal Agreement between Riverdale and Weber County relating to obligations required for general permit for discharges from small municipal separate storm sewer systems (MS4's) Permit No. UTR090000. Shawn Douglas, the public works director, summarized the executive summary and invited questions. There was no discussion regarding this item.

Mayor Searle invited discussion regarding the third action item, Consideration of Ordinance 905, amendments to Title 3 Chapter 2, Liquor Control. Jackie Manning, the city recorder, summarized the executive summary and invited questions. There was no discussion regarding this item.

Mayor Searle invited discussion regarding the fourth action item, Consideration of Resolution 2019-02, multiple amendments to the consolidated fee schedule 1-12. Mrs. Manning summarized the executive summary and invited questions. There was no discussion regarding this item.

Discretionary Items:

Mayor Searle informed the council of a possible future annexation request for a parcel of land located near the 4400 South in the West Bench RDA Area. Mayor Searle explained the Utah Military Academy is looking to relocate their school in the future to the Convergys building in Ogden, and are hoping to utilize this portion of land, where part of the land is located in Riverdale City and the other portion is located in unincorporated Weber County, for recreational purposes. At this time there has been no formal annexation request. There was a discussion regarding the impact of adding utilities to

that parcel, as well as traffic concerns regarding that type of use for that parcel. It was noted that parcel was not currently zoned for recreational use.

Adjournment:

Having no further business to discuss the City Council adjourned at 6:03 p.m. to convene into their Regular City Council Meeting.

DRAFT

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, January 15, 2019, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: City Council: Norm Searle, Mayor
Braden Mitchell, Councilmember
Brent Ellis, Councilmember
Alan Arnold, Councilmember-participated via conference call
Cody Hansen, Councilmember
Bart Stevens, Councilmember

City Employees: Rodger Worthen, City Administrator
Steve Brooks, City Attorney
Mike Eggett, Community Development
Scott Brenkman, Police Chief
Jared Sholly, Fire Chief
Jackie Manning, City Recorder

Excused:

Visitors: Sam Hendrickson Maddie Gonzales David A. Leahy
Chuck Kerkvliet Suzette Demar

A. Welcome & Roll Call

The City Council meeting began at 6:07 p.m. Mayor Searle called the meeting to order and welcomed all in attendance, including all councilmembers and all members of the public.

B. Pledge of Allegiance

Mayor Searle invited Councilmember Hansen to lead the Pledge of Allegiance.

C. Moment of Silence

Mayor Searle called for a moment of silence and asked everyone to remember our police officers, fire fighters, U.S. Military service members, and members of the City Council as they make decisions this evening.

D. Public Comment

Mayor Searle invited any member of the public with questions or concerns to address the Council and asked that they keep their comments to approximately three minutes. No action will be taken during public comment.

Sam Hendrickson and Maddie Gonzales, members of student government for Bonneville High School, explained the senior class party gives students a fun, drug & alcohol free place to celebrate graduation. They asked if Riverdale City would help provide funding for this annual event. Mayor Searle explained it was in the budget.

Dave Leahy, a Riverdale City resident, stated the new plaques, near the purple-heart, on the Veterans Memorial looks good. He thanked the city staff members who assisted in completing that project.

E. Presentations and Reports

1. Mayors Report

There was no report for this item.

2. Bonneville High School Students – Regarding Annual Senior Class Party

This item was discussed during public comment.

3. City Administration Report

Rodger Worthen, the City Administrator, summarized the administration report which outlines staff anniversaries, full time employee (fte) allocation, community development (i.e. new businesses coming into the community or existing business remodels), individual staff monthly progress reports, and the condition of the treasury. Mr. Worthen thanked Rich Taylor, the Community Services Director, for all his hard work and efforts. Mr. Worthen informed the council that Cody Cardon was rehired as the Business Administrator.

4. Annual Court Report

F. Consent Items

1. ~~Consideration to approve the City Council meeting minutes from: January 2, 2019 City Council Work Session and Regular Meeting.~~

This item was not discussed due to a meeting date error.

G. Action Items

1. Consideration and discussion to accept the financial audit for fiscal year 2018, as performed by Christensen, Palmer and Ambrose.

Jeff Ambrose, with Christensen, Palmer & Ambrose, summarized the executive summary which explained:

The City is required to undergo an annual fiscal year financial and Utah State Compliance audit performed by an independent certified public accounting firm. After this audit is completed the results are presented to the Mayor and City Council for acceptance and the financial statements are required to be submitted to the State of Utah.

Mr. Ambrose thanked city staff, Stacey Comeau and Cody Cardon, for all their assistance in providing information for the audit. Mr. Ambrose stated the auditor report was clean, meaning there were no findings and no required adjustments. Mr. Ambrose provided a break-down of Riverdale City's expenditures and fund balances, as seen in the audit report. A copy of the report was retained for public record.

MOTION: Councilmember Mitchell moved to accept the results of the financial audit for fiscal year 2018, as performed by Christensen, Palmer, and Ambrose. Councilmember Ellis seconded the motion.

Mayor Searle invited discussion regarding the motion, to which there was none.

CALL THE QUESTION: Councilmembers Mitchell, Arnold, Hansen, Stevens, and Ellis all voted in favor of the motion.

2. Consideration of Resolution 2019-01, an Interlocal Agreement between Riverdale and Weber County relating to obligations required for general permit for discharges from small municipal separate storm sewer systems (MS4's) Permit No. UTR090000.

Shawn Douglas, the Public Works Director, summarized the executive summary which explained:

Riverdale City has been a member of the Weber County Storm Water Coalition for several years. This coalition provides training and education to help meet the state storm water requirements. This formal agreement will allow Riverdale City to continue participation in the coalition and provide documentation to the state showing membership. The fee for the coalition will be approximately \$2,000.00 per year. This could go up or down slightly depending on how many cities participate in the coalition. It will be paid for with money budgeted in the storm water budget.

MOTION: Councilmember Hansen moved to approve Resolution 2019-01, an Interlocal Agreement between Riverdale and Weber County relating to obligations required for general permit for discharges from small municipal separate storm sewer systems (MS4's) Permit No. UTR090000. Councilmember Mitchell seconded the motion.

Mayor Searle invited discussion regarding the motion, to which there was none.

ROLL CALL VOTE: Councilmembers Arnold, Hansen, Stevens, Ellis and Mitchell all voted in favor of the motion.

3. Consideration of Ordinance 905, amendments to Title 3 Chapter 2, Liquor Control.

Jackie Manning, the City Recorder, summarized the executive summary which explained:

The state legislature has made numerous updates to state liquor laws. In order to keep Riverdale City in compliance with state code, massive amendments are to be considered with Ordinance 905. Each section of Title 3 was carefully reviewed and revised to ensure full compliance of the law. These proposed changes were reviewed and by the City Attorney.

Below are references to state laws and rules that pertain to liquor laws:

Title 32B Alcoholic Beverage Control Act

https://le.utah.gov/xcode/Title32B/32B.html?v=C32B_1800010118000101

Utah Department of Alcoholic Beverage Control (DABC) 2012 Update Guide for Cities

https://abc.utah.gov/laws/documents/local_ordinance_and_abc_act.pdf

Title R81. Alcoholic Beverage Control, Administration effective October 1, 2018

<https://rules.utah.gov/publicat/code/r081/r081.htm>

Liquor Laws Affecting Residents & Visitors (DABC)

https://abc.utah.gov/laws/law_residents.html

Frequently Asked Questions (DABC)

https://abc.utah.gov/laws/law_faqs.html

Councilmember Hansen asked if Riverdale City had stricter liquor requirements than the State of Utah. Mrs. Manning confirmed Riverdale was not more strict than the State. Councilmember Ellis thanked Mrs. Manning for her diligence in updating the ordinance. Councilmember Mitchell asked for clarification regarding the single event permit definition, specifically in reference to the two time periods listed within the ordinance. Mrs. Manning explained those time frames were worded identically to what is in state code. There was a brief discussion regarding the amount of single events allowed per year.

MOTION: Councilmember Ellis moved to approve Ordinance 905, amendments to Title 3 Chapter 2, Liquor Control, as written. Councilmember Hansen seconded the motion.

Mayor Searle invited discussion regarding the motion. There was not a discussion.

ROLL CALL VOTE: Councilmembers Hansen, Stevens, Ellis, Mitchell and Arnold all voted in favor of the motion.

4. Consideration of Resolution 2019-02, multiple amendments to the consolidated fee schedule 1-12.

Mrs. Manning summarized the executive summary which explained:

There are two proposed revisions to the consolidated fee schedule. The first, in 1-12-3 Liquor Licenses, for the purpose of keeping consistency with the liquor ordinance. The change updates the name of various liquor licenses and adds a fee for taverns.

The second proposed revision would be to add a section (1-12-13) for annexation fees. Currently, Riverdale City does not have within the fee schedule a fee for the annexation application/process. The review process for annexations is lengthy and requires review from multiple staff members, such as, the City Recorder, the City Planner (Community Development Director), the City Engineer, and other staff as needed. Annexations also require multiple notifications and publications. The estimated time frame from start to finish is 6-8 months. Because of the heavy staff involvement, notification and publication fees, requirements, and length of time to complete, most cities within Utah require a fee for the annexation application process.

MOTION: Councilmember Hansen moved to approve Resolution 2019-02, multiple amendments to the consolidated fee schedule 1-12. Councilmember Stevens seconded the motion.

Mayor Searle invited discussion regarding the motion. There was not a discussion.

ROLL CALL VOTE: Councilmembers Stevens, Ellis, Mitchell, Arnold, and Hansen all voted in favor of the motion.

H. Closed Executive Session

(Roll Call Vote) Consideration of adjourning into a Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Act for the purpose of strategy sessions to discuss pending or reasonably imminent litigation.

MOTION: Councilmember Hansen moved to enter into the executive closed session for the purpose of strategy sessions to discuss pending or reasonably imminent litigation. Councilmember Mitchell seconded the motion.

Mayor Searle invited discussion regarding the motion, to which there was none.

ROLL CALL VOTE: Councilmembers Ellis, Mitchell, Arnold, Hansen and Stevens all voted in favor of the motion.

The executive session began at 6:35 p.m. and ended at 6:55 p.m.

MOTION: Councilmember Ellis moved to leave the executive closed session and resume the open portion of the regular city council meeting. Councilmember Arnold seconded the motion.

Mayor Searle invited discussion regarding the motion, to which there was none.

ROLL CALL VOTE: Councilmembers Mitchell, Arnold, Hansen, Stevens and Ellis all voted in favor of the motion.

I. Discretionary Items

Mayor Searle discussed the upcoming legislative session for 2019, and explained sales tax will be a topic of discussion with regard to the possibility of taxing services. He briefly discussed continued efforts in the current changing the redistribution of sales tax, which is distributed throughout cities based on populations. There was a brief discussion regarding online sales tax, and it was unknown how, if, or when, the state would distribute those taxes.

Mr. Worthen reminded the Council of the annual training in St. George, Utah that is hosted by the Utah League of Cities and Towns, the week of April 24th. Any councilmember interested in attending will need to notify Mr. Worthen or Mrs. Manning.

J. Adjournment.

MOTION: Having no further business to discuss, Councilmember Hansen made a motion to adjourn. The motion was seconded by Councilmember Ellis; all voted in favor. The meeting was adjourned at 7:01 p.m.

Norm Searle, Mayor

Jackie Manning, City Recorder

Date Approved: February 5, 2019

**RIVERDALE CITY
CITY COUNCIL AGENDA
February 5, 2019**

AGENDA ITEM: G1

SUBJECT: Consideration of Resolution 2019-03, amending the online PTIF (Public Treasurers Investment Fund) account management platform

PRESENTER: Rodger Worthen, City Administrator

INFORMATION: [a. Executive Summary](#)
[b. Resolution 2019-03](#)
[c. Exhibit A – PTIF Form](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the Council meeting on:
February 5, 2019

Petitioner:
Rodger Worthen, City Administrator

Summary of Proposed Action

Approval of Resolution 2019-03, amending the authorized users of the PTIF (Public Treasurers Investment Fund).

Summary of Supporting Facts & Options

We recommend the Business Administrator be added to the list of authorized users who have access and/or can transact with the PTIF. The current authorized users include the City Administrator and Human Resources Manager/Treasurer.

Legal Comments - City Attorney

Steve Brooks

Steve Brooks
City Attorney

Fiscal Comments - Business Administrator/Budget Officer

Cody Cardon

Cody Cardon
Business Administrator

Administrative Comments - City Administrator

Rodger Worthen

Rodger Worthen
City Administrator

Signatures were added electronically. Any comments are reflected accordingly.



RESOLUTION NO. 2019-03

**A RESOLUTION AMENDING THE AUTHORIZED USES OF RIVERDALE CITY'S
PUBLIC TREASURER'S INVESTMENT FUND (PTIF) ACCOUNTS.**

WHEREAS, The Utah Public Treasurers' Investment Fund (PTIF) is a short-term cash investment vehicle used by Riverdale City and invests primarily in investment-grade corporate notes, top tier commercial paper, money market mutual funds, and U.S. government agency obligations; and.

WHEREAS, in order for Riverdale City to participate in the PTIF as an investment tool, the city is obligated to adhere to certain requirements and procedures; and

WHEREAS, one such mandate requires that the City authorize at least two individuals from the City that shall have authority to make changes to PTIF accounts; and

WHEREAS, another recent employment change necessitates that a new individual be added as an authorized signator on the account(s); and

WHEREAS, the Council finds that it is in the best interest of the City and will promote the health, safety and general welfare of the community to comply with the requirements of the State Treasurer to act on behalf of the City concerning PTIF accounts.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of Riverdale City grants authority to and directs that Cody Cardon be added as an authorized person to make changes to Riverdale City PTIF accounts and certifies said decision as outlined in Exhibit "A" and further authorizes the Mayor to complete the necessary documentation in order to remain compliant with any state requirements.

Passed the _____ day of February, 2019.

RIVERDALE CITY

By: _____
Norm Searle, Mayor

Attest:

Jackie Manning, City Recorder



Office of the
State Treasurer

Public Entity Resolution

1. Certification of Authorized Individuals

I, Norm Searle (Name) hereby certify that the following are authorized: to add or delete users to access and/or transact with PTIF accounts; to add, delete, or make changes to bank accounts tied to PTIF accounts; to open or close PTIF accounts; and to execute any necessary forms in connection with such changes on behalf of Riverdale City (Name of Legal Entity). Please list at least two individuals.

Name	Title	Email	Signature(s)
Roger Worthen	City Administrator	rworthen@riverdalecity.com	
Stacey Comeau	Treasurer/Human Resources	scomeau@riverdalecity.com	
Cody Cardon	Business Administrator	ccardon@riverdalecity.com	

The authority of the named individuals to act on behalf of Riverdale City (Name of Legal Entity) shall remain in full force and effect until written revocation from Riverdale City (Name of Legal Entity) is delivered to the Office of the State Treasurer.

2. Signature of Authorization

I, the undersigned, Mayor (Title) of the above named entity, do hereby certify that the forgoing is a true copy of a resolution adopted by the governing body for banking and investments of said entity on the 5th day of February, 2019, at which a quorum was present and voted; that said resolution is now in full force and effect; and that the signatures as shown above are genuine.

Signature	Date	Printed Name	Title
		Norm Searle	Mayor

STATE OF UTAH)
)
COUNTY OF _____)

Subscribed and sworn to me on this 5th day of February, 2019, by Norm Searle (Name), as Mayor (Title) of Riverdale City (Name of Entity), proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(seal)

Signature _____

**RIVERDALE CITY
CITY COUNCIL AGENDA
February 5, 2019**

AGENDA ITEM: G2

SUBJECT: Consideration of the Final Site Plan Approval for Quick Quack Car Wash,
located approximately 697 West Riverdale Road, Riverdale, Utah 84405; requested by QQ Utah 3, LLC.

PRESENTER: Mike Eggett, Community Development

ACTION REQUESTED: Consideration to approve.

INFORMATION:

- a. [Executive Summary](#)
- b. [Planner Review](#)
- c. [Department Reports](#)
- d. [Engineer Letter/Review](#)
- e. [Application](#)
- f. [Engineer Estimate](#)
- g. [Royal Water Use Letter](#)
- h. [Assumption of Responsibility Letter for Riverdale](#)
- i. [Reciprocal Parking Easement Letter](#)
- j. [QQ Riverdale Full](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the Commission meeting on: 2-5-2019

Petitioner: *QQ Utah 3, LLC.*
represented by Joseph Earnest/Larvin Pollack

Summary of Proposed Action

QQ Utah 3 LLC., as represented by Joseph Earnest and/or Larvin Pollack, has submitted application for a Final Site Plan review of a new car wash site and facilities located at approximately 697 West Riverdale Road in a cross-zoned parcel within the Regional Commercial (C-3) zone and the Light Manufacturing Use (M-1) zone.

This site plan is being proposed for development on property that is adjacent to a tire repair store, a music store, and across from an automotive sales facility. The property is currently owned by River Corner, LLC. A public hearing is not required to consider this Site Plan proposal.

This final site plan submittal was reviewed by the Planning Commission on November 13, 2018. At the conclusion of discussion in the matter a motion was approved to recommend City Council approval of the proposed Quick Quack site plan, subject to resolving all outstanding staff concerns. Those noted staff concerns have been addressed at this time, with the understanding that currently noted staff comments will be fulfilled as part of the process prior to moving forward with a building permit for this site.

Following the presentation and discussion of the proposal, the City Council may consider making a motion to provide final approval of the Riverdale Quick Quack site plan proposal, recommend approval of the proposed site plan with any requested modifications, table the matter to allow for further discussion and review, or not provide final approval of the Riverdale Quick Quack site plan. If final approval is provided, then this matter could move forward in carrying out all activities required to move forward with a building permit on this site.

Title 10 Ordinance Guidelines (Code Reference)

This Final 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-3)", 10-11A "Light Manufacturing Use Zone (M-1)", 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 property south of Riverdale Road and east of 700 West on property currently owned by River Corner, LLC. The property is located in a mixed C-3 and M-1 zoned area and the requested use of car wash is a permitted use in these zones.

Attached with this executive summary is a document entitled "Final Site Plan Review - Quick Quack Car Wash"; 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, the Fire Inspector, and contracted City

Engineer. The City Council should discuss any concerns raised by these summaries.

Staff would encourage the City Council to review this matter and then discuss with the petitioner concerns raised by staff and/or the City Council. Staff would then recommend that the City Council make a motion to provide final approval of the Riverdale Quick Quack site plan proposal, recommend approval of the proposed site plan with any requested modifications, table the matter to allow for further discussion and review, or not provide final approval of the Riverdale Quick Quack site plan. If final approval is provided, then this matter could move forward in carrying out all activities required to move forward with a building permit on this site.

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

I don't have issues with this SO LONG AS the previous staff concerns have been resolved.

Steve Brooks

Steve Brooks
City Attorney

Administrative Comments - City Administrator

Rodger Worthen

Rodger Worthen
City Administrator

Signatures were added electronically. Any comments are reflected accordingly.



Final Site Plan Review – Quick Quack Car Wash, 697 West Riverdale Road

Completed by Mike Eggett, Community Dev. Director on 1/31/2018

Recommendation: City staff recommends that the City Council examine and review items associated with this proposed final site plan review. Items of consideration or note have been highlighted in yellow for potential discussion purposes. City staff recommends that the City Council act accordingly to provide final site plan approval or not approve the proposed Riverdale Quick Quack 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)	July 20, 2018, updated on October 31, 2018 and January 22, 2019
Date Application Submitted to City:	July 20, 2018
Date Fee Paid:	Paid on July 20, 2018 (see receipts for detail)
Site Plan – Preliminary Requirements	Departmental Review Comments
<i>COVER SHEET</i>	Provided
<u>Title Block</u>	
Project name and address	Project name and address location shown
Property Owner's name, address, and phone number	River Corner LLC, 4598 S. 700 W. Ste C, Riverdale, Utah 84405; <u>no phone number listed</u>
Developer's name, address, and phone number	Shown: Lonestar Builders, Attn: Joseph Earnest, QQ Utah County, PO Box 887, Springville, Utah 84663, 801-400-1944
Approving agency's name and address: Utility companies if applicable	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405; <u>other utility agencies not identified on plans</u>
Consulting Engineer's name, address, and phone number	Elevate Engineering, Attn: Larvin Pollock, 492 West 1200 North, Springville, Utah 84663, 801-718-5993; seal and signature shown
Licensed Land Surveyor's name, address, phone number, signature, and seal	Legend Engineering, Attn: Corey Neerings, 52 West 100 North, Heber City, Utah 84032; 435-654-4828; seal and signature not shown and not applicable
Date	Yes – January 21, 2019

Revision block with date and initials	Revision block shown; no notes or initialing yet
Sheet number and total sheets	Shown (22 total sheets, listed in index)
<u>General</u>	
Street names	Shown – 700 West, Riverdale Road, and 4600 South
Layouts of lots with lot numbers	Yes, shown (one lot development and adjacent lots)
Adjacent tract ownership and tax identification numbers	Adjacent tract ownership names and tax ID shown
Scale (minimum 1"=50' to 1"=10')	Yes, scale is shown on multiple sheets
North arrow	Yes
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Existing easements adjacent to site shown on sheet C-1, existing structures on site shown, existing utility lines shown on sheet C-1; <u>unknown if approvals provided to cross, use, relocate</u>
Space for notes	Yes, notes space provided
Contours	Yes, shown on sheets C-2 and C-6
Public areas	Existing sidewalks and curb/gutter shown on multiple sheets along all streets
<u>Vicinity Map</u>	
Street names	Yes
Site location	Yes
North arrow	Shown
Scale	Shown
<i>PLAT SHEET</i>	Not applicable, but associated responses shown below
<u>Title Block</u>	
Project name and address	Project name (Quick Quack Riverdale, UT), 697 West Riverdale Road, Riverdale, Utah 84405
Approving Agency's name and address	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405
Consulting Engineer's name, address, and phone number	Elevate Engineering, Attn: Larvin Pollock, 492 West 1200 North, Springville, Utah 84663, 801-718-5993
Date	Yes – January 21, 2019
Names of approving agents with titles, stamps, signatures, and license expiration dates	Not applicable
Names of approving departments (Attorney, Planning Commission, Mayor, Recorder)	Not applicable

Consulting Engineer's/Surveyor's stamp, signature, and license expiration date	Consulting engineer's seal, signature, and expiration date not shown
<u>Layout</u>	
Street Names	Shown – 700 West, Riverdale Road, and 4600 South
Layouts of lots with lot numbers	Yes, shown (one lot development and adjacent lots)
Bearings and distances for all property lines and section ties	Shown, where applicable; <u>defer to City Engineer review</u>
Legal description	Not applicable
Adjacent tract ownership and tax identification numbers	Adjacent 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, shown on sheet L-1; 25.9% landscaping for area shown in plan
Location of exterior lighting devices, signs, and outdoor advertising	Yes, location of existing and new lighting devices and power equipment shown in site plan packet and photometric sheet; future sign locations shown, <u>may inquire more if desired</u>
Location of underground tanks, dumpsters, etc	Underground storm water facilities identified, no other tanks identified on site; dumpster and dumpster enclosure location shown in packet on south end of wash tunnel facility, see sheet C-4 for detail
<u>Additional Information</u>	
Benchmark	Shown, where applicable
Basis of bearings	Shown, where applicable
Legend	Shown
PLAN AND PROFILE SHEETS	Site plan and profile sheets provided
<u>Title Block</u>	
Project name and address	Project name and address location shown
Approving Agency's name and address	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405
Consulting Engineer's name, address, and phone number	Elevate Engineering, Attn: Larvin Pollock, 492 West 1200 North, Springville, Utah 84663, 801-718-5993
Date	Yes – January 21, 2019

Scale	Yes, scale is shown
Revision block with date and initials	Revision block shown; no notes or initialing yet
Sheet number and total sheets	Shown (22 total sheets, listed in index)
<u>General</u>	
North arrow	Yes
Street names	Shown – 700 West and Riverdale Road
Lot numbers	Yes, shown (one lot development and adjacent lots)
Reference to sheets showing adjacent areas	Not applicable
Center line stationing	Shown on plans
Existing natural ground	Shown on multiple sheets
<u>Signage</u>	Building signage plans and renderings provided
Height	<i>Variable, monument sign 7'6"</i>
Size	<i>Variable, total requested 238 sq. ft.</i>
Locations	<i>Shown on site plans and elevation drawings</i>
Colors	<i>Shown in packet and on elevation drawings</i>
Lighting	<i>Shown in packet and on elevation drawings</i>
<u>New and Existing Buildings</u>	
Height and Size	New building - Height = approx. 37 ft. at highest point; Building size = approx. 3,305 sq. ft.; <u>previous buildings' location not shown</u> ; existing utility structures shown in packet
Location, setbacks, and all dimensions	Partially shown on proposed site plan (Sheet C-1); approximates (excluding large common area distances): <u>front setback – more than 20 ft for both buildings, not identified for either building</u> ; <u>rear setback – not identified</u> ; west side setback – 20 feet at nearest point for tunnel, more than 20 feet for other building; east side setback – approx. 37 ft to office bldg., approx. 70 ft to tunnel
Type of construction	Materials for structure and appearance provided with building elevation renderings
Type of occupancy and proposed uses	Regional commercial, car wash business
Show handicapped access	ADA accessible ramp and access areas shown and handicapped parking stalls shown

<u>New and Existing Landscaping & Percentage</u>	Yes, shown on sheet L-1; landscaping provided for site is 25.9% which exceeds req. of 20% or more landscaping coverage per City Code 10-14-12(B.)(2.); landscape screening/berms required by 10-14-12(B.)(2.)(b.) shown and identified on L-1
Number of trees	New landscape trees and plans: 10 trees, which exceeds req. for trees (per City Code 10-14-12(B.)(2.)(e.)), 81 shrubs, 35 grasses, 74 annuals/perennials shown
Landscape plan showing all planting, hardscaping, berming, and watering	Planting, hardscaping shown; landscape screening/berms along roadways, as required by 10-14-12(B.)(2.)(b.), shown and identified on L-1; irrigation plan shown on sheet L-2;
Xeriscaping alternatives being considered	Yes, xeriscaping seems to be applied with the boulders, mulch areas, ground cover, and decorative stones of landscape plan; for more, inquire of the developer
<u>New and Existing Walls and Fences</u>	
Location, design, and height	No existing fences on site; no new fences appear to be planned for site
Materials proposed for construction	No new fences planned for site
<u>New and Existing Parking</u>	
Location, area, and layout of off-street parking (size of stalls, regular and handicapped)	19 dedicated stalls appear to be available per cover sheet site map; handicapped parking space provided and shown; size meets city requirements; meets and exceed minimum requirement (5 stalls) per code for potential car wash uses; reciprocal parking agreement letter completed and provided for use of shared parking stalls on south lot adjacent to "Music Village/Crabtree Investments"
Location of employees' parking, customer parking, and handicapped parking	Established as shown in drawings; employee parking shown and customer parking shown
Internal circulation pattern	Parking area circulation shown
<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	Site circulation shown
<u>New and Existing Streets</u>	
All access points	Yes, this is shown
Center lines	Yes, this is shown

Right-of-way lines	Cover sheet legend identifies r-o-w delineation on applicable sheets
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	Location of existing and proposed light poles shown; site lighting shown on photometric sheet; building lighting plan shown on photometric sheet
Street lights	Location of existing and proposed street light poles and devices shown where applicable
Street name signs	Location of existing street name signs not applicable
Stop signs	Location of street stop signs not applicable; <u>private stop sign locations not identified if any</u>
UDOT approval (if required for project)	No UDOT approval required for this project
Sidewalk (4' side with 4" of road base or 6' side with 6" of road base through the approach)	Yes, existing sidewalk location shown and new location shown, details shown on sheet C-4
Planting Strip	No planting existing planting strip along site
<u>New and Existing Storm Drainage</u>	
Top of curb elevations	Shown on multiple sheets, in detail on sheet C-4
Slope of gutter	Shown on multiple sheets, in detail on sheet C-4
Manholes	Existing shown on multiple sheets; new shown on sheets C-3 and C-5
Invert elevations	Shown on multiple sheets, <u>defer to City Engineer</u>
Length, size, slope, and type of mains and laterals	Shown on multiple sheets, in detail on sheet C-5, <u>defer to City Engineer</u>
Location of catch basins	Shown on multiple sheets, in detail on sheet C-5
Ditches, location and ownership	No ditches or waterways planned for site
Approval to pipe, reroute or use	Only City approval req, <u>defer to City Engineer</u>
Calculations for retention system	Shown on sheet C-2, <u>defer to City Engineer</u>
Method of storm water clean-up	Shown on sheet C-6
<u>New and Existing Sanitary Sewers</u>	
Manholes	Existing shown on multiple sheets; new shown on sheets C-3 and C-5

Invert elevations	Shown on multiple sheets, <u>defer to City Engineer</u>
Length, size, type, and slope of mains and laterals	Shown on multiple sheets, in detail on sheet C-5, <u>defer to City Engineer</u>
<u>New and Existing Water Lines</u>	
Length, size, type, and slope of mains and laterals	Shown on multiple sheets, in detail on sheet C-5, <u>defer to City Engineer</u>
Location, size, and type of water meters, valves, and fire hydrants	Shown on C-3, 2" water meter identified, type per public works; Location of new and existing valves shown on C-3; Existing fire hydrants shown, no new hydrants proposed
<u>New and Existing Gas Lines</u>	
Size and type	<u>Existing and new gas lines not shown, size and type not shown; coordinated with gas company</u>
<u>New and Existing Electrical Lines</u>	
Size, location, and type	Existing transformer location and meter box shown; existing power lines shown; <u>new power lines locations on site not shown, size and type not identified; coordinated with electrical company</u>
Location of power poles	Existing power poles and overhead lines location shown along Riverdale Road
<u>New and Existing Telephone Lines</u>	
Location of poles, junction boxes, and manholes	Existing location of telephone boxes shown; <u>new telephone utility lines not shown; poles and associated manholes not shown if applicable; coordinated with telecom company</u>
<u>New and Existing Cable TV Lines</u>	
Location of lines (if applicable)	<u>Cable TV lines not shown, as applicable</u>
<i>DETAILED DRAWINGS</i>	
Cross section of roadway (minimum 8" road base and 3" asphalt)	Refer to sheet C-4 for roadway cross section connection to curb, gutter, and sidewalk areas
Cross section of curb and gutter (standard 30" high back)	Shown on sheet C-4, <u>defer to City Engineer</u>
Gutter inlet box with bicycle safe grate	Detail shown on sheet C-5.1, locations identified on multiple sheets; identified as bicycle proof; <u>defer to City Engineer</u>
Cleanout box	Detail shown on sheet C-5.1, locations identified on multiple sheets; <u>defer to City Engineer</u>
Thrust blocking	Detail shown on sheet C-5.1; <u>defer to City Engineer</u>
Special energy dissipating or drop manholes	None showing and may not be applicable; <u>defer to City Engineer</u>

<i>ADDITIONAL INFORMATION</i>	
Soils report	Geotechnical Study report provided as completed by Earthtec Engineering on June 21, 2018; <u>per City Engineer direction may need refinement</u>
Drainage and runoff calculations	Shown on sheet C-2, <u>defer to City Engineer</u>
Water right transfer documentation	Review with Public Works if needed
Copy of protective covenants, codes, and regulations for development	Not applicable to this project
Three (3) total 24" X 36" full sets of plan drawings, one (1) small full set of plan drawings (11"x17"), and one digital full set copy of plan drawings	Yes, provided as requested
Building elevation renderings	Provided, defer to elevation renderings in packet
Corp of Engineers approval (if required)	Not applicable or required for this project area
Zoning compliance	Yes, Regional Commercial (C-3) and Light Manufacturing (M-1) zones meets intended uses for site design
RDA compliance (if applicable)	Not applicable in this matter
Use compliance	Yes, car wash facility use is compliant with Regional Commercial (C-3) and Light Manufacturing Use (M-1) zoning
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 required
All Planning Commission and City Staff conditions for approval have been met	<u>Currently Final Site Plan proposal being considered for approval by City Council</u>

DEPARTMENTAL STAFF REPORTS – 1/2/2019 to 1/31/2019

From: Shawn Douglas
Sent: Thu 1/31/2019 8:49 AM
To: Mike Eggett
Subject: Quick Quack

Mike,

I have included my final review for quick Quack. All of the items listed will take place as the project moves forward. I would recommend approval. Thanks

Storm Water

- 1-Long term operation and maintenance plan needs to be recorded with plat.
- 2-Notice of intent for storm water permit will need to be filed with the State of Utah.
- 3-Owner needs to record with the plat the provided responsibility letter.

Shawn Douglas

Public Works Director
801/394/5541 ext.1217
Sdouglas@Riverdalecity.com

From: Rodger Worthen
Sent: Tue 1/30/2019 5:08 PM
To: Mike Eggett
Subject: RE: City Council Review Comments needed for Quick Quack Car Wash Final Approval review - February 5, 2019

Mike-

I have no further comments on the proposed car wash. Recommend the construction site plan move forward.

Thank you

Rodger W.

From: Scott Brenkman
Sent: Wed 1/2/2019 11:53 AM

To: Mike Eggett

Subject: RE: City Council Review Comments needed for Quick Quack Car Wash Final Approval review

No comments, or concerns from me.

Thanks,

Scott

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

From: Jared Sholly

Sent: Wed 1/23/2019 5:41 PM

To: Mike Eggett

Subject: Re: City Council Review Comments needed for Quick Quack Car Wash Final Approval review - February 5, 2019

I have none.

*Jared Sholly
Fire Chief
Riverdale City Fire Department
Cell: 801-628-6562
Office: 801-394-7481*

31 January 2019

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Quick Quack Car Wash Site**
Subj: Site Plan Improvement Drawings - Approval

Dear Mike,

I have completed my review of the recently submitted drawings and calculations from the Developer's Design Engineer, in regards to my last review of the 7th January 2019. In my opinion the drawings and calculations now reflect the Standards of Riverdale City.

I herewith recommend approval of the drawings and calculations as submitted. I also recommend approval of the Engineers Estimate.

Should you have any questions feel free to contact me at my office.

Sincerely,
CEC, Civil Engineering Consultants, PLLC.



N. Scott Nelson, PE., SE.
City Engineer

Cc. Rodger Worthen, City Administrator
Shawn Douglas, Public Works Director
Jeff Woody, Building Official and Inspector



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: 2018-04 DATE SUBMITTED: 7-20-2018

APPLICANT'S NAME: QQ Utah 3 LLC - Joseph Earnest

ADDRESS: On File

PHONE: On File TAX I.D. NO: 06-012-0005

ADDRESS OF SITE: 697 West Riverdale Road Riverdale UT 84405

APPLICANT'S INTEREST: Quick Quack Car Wash

Application is hereby made to the Riverdale City Planning Commission requesting that the following permitted use, be approved on 31.873 SF/0.73 Acres of property in the C-3 Commercial zone in (sq. ft./acreage)

accordance with the attached site plan.

[Signature]
Signature of Applicant

[Signature] *
Signature of Property Owner

I authorize Joseph Earnest to act as my representative in all matters relating to this application.

[Signature] *
Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - \$200 per acre or portion of
Fee: \$ 146.⁰⁰ Date paid: July 20, 2018 (see attached receipt)

Planning Commission set public hearing: Yes ☐ No ☒ Date of Public Hearing: N/A

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

Date: 8-14-2018, 10-23-2018, 11-13-2018 Decision of Commission: Prelim. site plan approved; Tabled; Rec. CC approval, resolve staff concerns

City Council set public hearing: Yes ☐ No ☒ Date of Public Hearing: N/A

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

Date: 2-6-2019 Decision of Council: _____

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405

394-5541

Receipt No: 15.521912

Jul 20, 2018

QQ UTAH 3; LLC

Previous Balance:	.00
BUILDING PERMITS - SITE PLAN APPROVAL 697 W RIVERDALE RD	146.00
10-32-2200 BUILDING PLAN/DEV FEES	

Total:	146.00
--------	--------

CHECK	Check No: 1145	146.00
Total Applied:		146.00

Change Tendered:	.00
------------------	-----

07/20/2018 11:17 AM



Quick Quack Riverdale

Engineer's Estimate for Improvements

12/19/18

Item Description	Estimated Quantity	Unit	Unit Price	Estimated Quantity x Unit Price
Pavement				
1 4" Asphalt	1500	SF	\$1.75	\$2,625.00
2 6" Road Base	1500	SF	\$0.62	\$930.00
3 6" Granular Subbase	1500	SF	\$0.75	\$1,125.00
4 Curb and Gutter	118	LF	\$13.50	\$1,593.00
5 6" Road Base	1040	SF	\$0.62	\$644.80
6 Concrete Walkways (4" thick)	1040	SF	\$4.00	\$4,160.00
7 Remove Existing Drive Approach	3	EA	\$1,250.00	\$3,750.00
SUBTOTAL				\$14,827.80

Sanitary Sewer

8 6" PVC Sewer Pipe	52	LF	\$35.00	\$1,820.00
9 Tie in to Existing Main	1	EA	\$800.00	\$800.00
10 Abandon Existing Sewer Lateral	1	EA	\$1,500.00	\$1,500.00
11 Sewer Manhole	1	EA	\$1,500.00	\$1,500.00
SUBTOTAL				\$5,620.00

Water

12 Water Lateral Tap	1	EA	\$1,000.00	\$1,000.00
13 Abandon Existing Water Lateral	1	EA	\$1,500.00	\$1,500.00
14 2" Water Line	38	LF	\$14.00	\$532.00
SUBTOTAL				\$3,032.00

Landscaping

15 Landscaping	1	EA	\$1,750.00	\$1,750.00
SUBTOTAL				\$1,750.00

Misc.

16 BMP's - Inlet Protection	1	EA	\$500.00	\$500.00
SUBTOTAL				\$500.00

TOTAL= \$25,729.80

Memorandum

To: Lonestar Builders
492 West 1200 North
Springville, Utah 84663

From: Mark Makin, P.E.

Date: January 22, 2019

Subject: Quick Quack Car Wash, Riverdale, Utah – Projected Water Use

As requested, we have evaluated the anticipated water use for the Quick Quack Car Wash in Riverdale, Utah.

The following is based on cars washed and actual water usage (meter readings/GPM) for typical locations. In that the Riverdale location has a longer tunnel which allows more water to drain from the vehicle, we anticipate that the reclaim rate will be higher and the carry out rate as well as the water use per vehicle will be less than shown below:

We anticipate that the facility has the capacity to wash up to 450 cars in a 24 hour period.

1. The average gallons of water use per vehicle = 75 gallons (100%)
2. Evaporation and Carry Out Rate = 26.25 gallons (35%)
3. Reclaim water rate = 48.75 gallons (65%)

The conclusion is that 26.25 gallons of new water will be required to wash each vehicle.

If 450 cars are washed in a 24 hour period the maximum amount of 11,812.5 gallons of waste water is anticipated. An additional 30 gallons over a 24 period of waste water is expected to be discharged from the Lavatories, toilet and sink. Totaling 11,842.5 gallons a day.



QQ Utah 3, LLC

From: QQ Utah 3, LLC
492 W 1200 N
Springville, UT 84663

January 18, 2019

To: City of Riverdale
4600 South Weber River Drive
Riverdale, UT 84405

RE: Consent to Assume Responsibility

Dear City of Riverdale,

QQ Utah 3, LLC, ("QQU3") the future tenant at 699 W Riverdale Road intends on constructing and owning a Quick Quack Car Wash at the beforementioned address. QQU3 desires to create and maintain an amicable relationship with the City of Riverdale.

The Public Utility Director of the City of Riverdale has raised a concern regarding the potential for water coming off of vehicles exiting the car wash to drip onto 700 West to create ice during cold conditions. QQU3 is confident that the unique extended length of our proposed Riverdale Quick Quack Car Wash tunnel and conveyor belt are sufficient to eliminate the materialization of this concern. However, despite QQU3's confidence, in the event that this concern occurs and ice develops onto 700 West as a direct result of the car wash (that but for the car wash the ice would not exist), then QQU3 hereby assumes all responsibility to eliminate this ice.

In addition, if this concern occurs, QQU3 has remedial solutions in mind to eliminate the ice, and hereby commits to implement these solutions. An example of such a remedy is, due to the extended length of the car wash tunnel, QQU3 may add additional dryer blowers, as many as needed, to sufficiently eliminate excess water on vehicles exiting the car wash to stop ice build-up on 700 West.

Regards,



Dallas Hakes
Managing Member
QQ Utah 3, LLC

492 W 1200 N, Springville, UT 84663

From:
Joseph Earnest
Entitlements Director and General Counsel
Lonestar Builders
492 W 1200 N
Springville, UT 84663

August 7, 2018

To:
The City of Riverdale
4600 S Weber River Drive
Riverdale, UT 84405

RE: Reciprocal Parking Easement Agreement

To Whom It May Concern:

QQ Utah 3, LLC, who is the future tenant at 699 W Riverdale Road intends on abiding by the terms of the lease signed with the landlord of the same property, who is River Corner, LLC. Gage Crabtree is the individual speaking on behalf of River Corner, and is the landlord.

The executed lease states as follows:

GROUND LEASE

699 W Riverdale Road, Riverdale, UT

1. **PARTIES.** This Lease is between River Corner, LLC, a Wyoming limited liability company (“Landlord”), and QQ Utah 3 LLC, a Delaware limited liability company (“Tenant”). The phrase “the date of this Lease” shall mean and refer to the date upon which this Lease shall have been executed by both Landlord and Tenant.

2. **PREMISES.** Landlord grants and leases to Tenant and Tenant takes and leases from Landlord the premises located at 699 W Riverdale Road, Riverdale, Weber County, Utah – parcel number 06-012-0005 with ingress/egress along 700 West and 4600 South Street, as currently acceptable, and across the adjoining property owned or with easement rights by Landlord or its affiliates, subsidiaries and entities with common control (the “Premises”), as more particularly described in the attached Exhibit A and shown outlined on the site plan attached as Exhibit B (the “Site Plan”), both of which have been initialed by the parties and are a part of this Lease, together with all rights and appurtenances thereto belonging or in any wise incident or appertaining thereto. The Premises consists of approximately 0.8 acre (34,874) square feet of land. Landlord shall deliver Premises to Tenant separately parceled, subdivided and recorded by Landlord with the proper governmental agencies. Additionally, Tenant shall have use of up to four parking stalls for employee use in parking area directly to the south of the Premises as shown on Exhibit B. Landlord shall provide the legal description and tax ID number of the Parcel to Tenant prior to the Diligence Deadline. The Site Plan or recorded subdivision shall provide reasonable access to the Adjoining Parcel, parcel number 063100001.

As indicated, QQ Utah 3 only has access to, up to four parking stalls for employee use, no more than four.

As QQ Utah 3 does not have parking rights that exceed the four stalls. The city's request that QQ Utah 3 grants a reciprocal parking easement to Crabtree seems like maybe the city doesn't have the context it needs. Crabtree retains all of the parking rights except for four stalls, as it pertains to the parking stalls shown on the south end of the Quick Quack site plan.

Let me know if you have any questions.

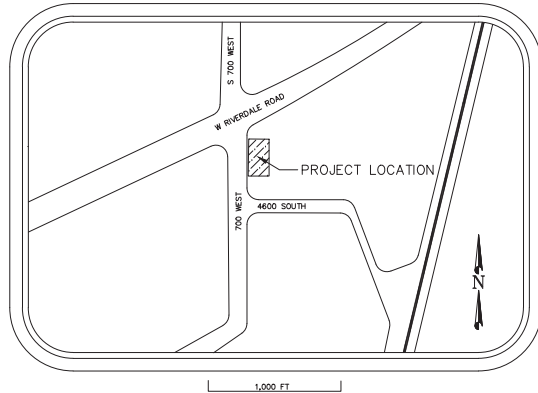
Best,

A handwritten signature in black ink, appearing to read "Joseph Earnest", with a long horizontal flourish extending to the right.

Joseph Earnest
Entitlements Director and General Counsel
Lonestar Builders
801.400.1944

QUICK QUACK RIVERDALE, UT

VICINITY MAP



INDEX

- C-0 Cover Sheet
- C-1 Site Plan
- C-2 Grading Plan
- C-3 Utility Plan
- C-4 Details
- C-5.1 Utility Details
- C-5.2 Utility Details
- C-6 SWPPP Plan
- C-7 SWPPP Details
- L-1 Landscape Plan
- L-2 Irrigation Plan
- L-3 Irrigation Details
- Photometric Plan
- A100 Dimension Floor Plan
- A200 Exterior Elevations
- A200 Exterior Color Elevations
- Signage Plans

DEVELOPER:

NAME:
JOSEPH EARNEST
LONESTAR BUILDERS
ADDRESS:
QQ UTAH COUNTY PO BOX 887
SPRINGVILLE, UT 84663
(801) 400-1944

OWNER:

NAME:
RIVER CORNER, LLC
ADDRESS:
4598 S 700 W, STE C
RIVERDALE, UT 84405

PROJECT ENGINEER:

NAME:
LARVIN POLLOCK
ELEVATE ENGINEERING
ADDRESS:
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
(801) 718-5993

SURVEYOR:

NAME:
CORY NEERINGS
LEGEND ENGINEERING
ADDRESS:
52 WEST 100 NORTH
HEBER CITY, UT 84032
(435) 654-4828

APPROVING AGENCY:

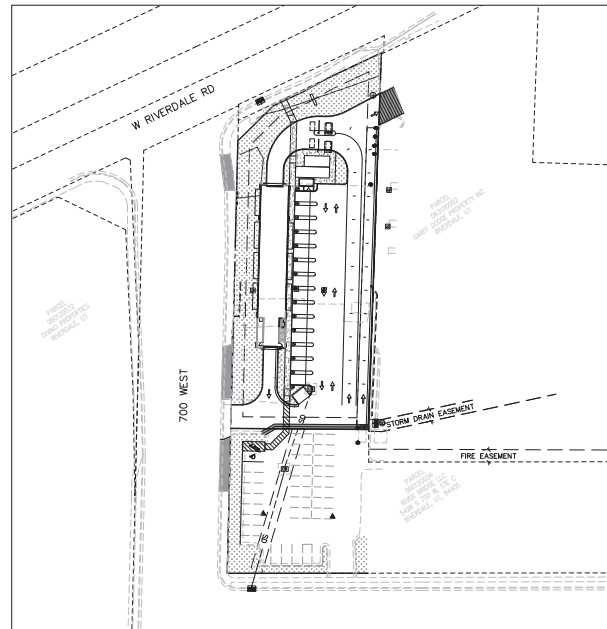
NAME:
RIVERDALE CITY
ADDRESS:
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE, UT 84405

SITE DATA

LEASE AREA: 34,308 SF (0.79 ACRES)
BUILDING AREA: 3,305 SF± 9.6%
PAVEMENT AREA: 22,119 SF± 64.5%
LANDSCAPE AREA: 8,884 SF± 25.9%

ZONING: C-3 COMMERCIAL
PERMITTED USE

PLEASE SEE RIVERDALE CITY GENERAL NOTES FOR CITY SPECIFIC DIRECTION.



SITE MAP
1"=40'

LEGEND & ABBREVIATION TABLE

R.O.W./PROPERTY LINE	---	EXISTING CURB AND GUTTER	---
EASEMENT LINE	---	PROPOSED CURB AND GUTTER	---
CENTER LINE	---	INVERT ELEVATION	I.E.
PROPOSED TRAIL	---	TOP BACK CURB	TBC
PROPOSED WATER LINE	W-W-W	TOP ASPHALT	TA
PROPOSED PRESSURIZED IRRIGATION	PI-PI-PI	TOP OF GRATE	TOG
PROPOSED GROUND WATER DRAIN	GW-GW-GW	FINISHED GRADE	FG
PROPOSED SEWER LINE	SS-SS-SS	TOP OF CONCRETE	TC
PROPOSED STORM DRAIN LINE	SD-SD-SD	HIGH WATER ELEVATION	HWE
EXISTING SEWER LINE	SS-SS-SS	CATCH BASIN	CB
EXISTING WATER LINE	W-W-W	SURFACE FLOW DIRECTION	→
EXISTING STORM DRAIN LINE	SD-SD-SD	PROPOSED STREET LIGHT	☼
EXISTING CONTOUR	42.47	STORM DRAIN MANHOLE	⊙
FINISHED CONTOUR	47.00	SANITARY SEWER MANHOLE	⊙
		PROPOSED WATER VALVE	⊙

NOTE:
ALL DETERIORATED, DAMAGED OR MISSING SURFACE IMPROVEMENTS SURROUNDING THE PERIMETER OF THE DEVELOPMENT WILL NEED TO BE REPLACED OR INSTALLED, I.E., CURB AND GUTTER, SIDEWALK, LANDSCAPING PARK STRIP IMPROVEMENTS, STREET LIGHTS, FENCING, ETC.

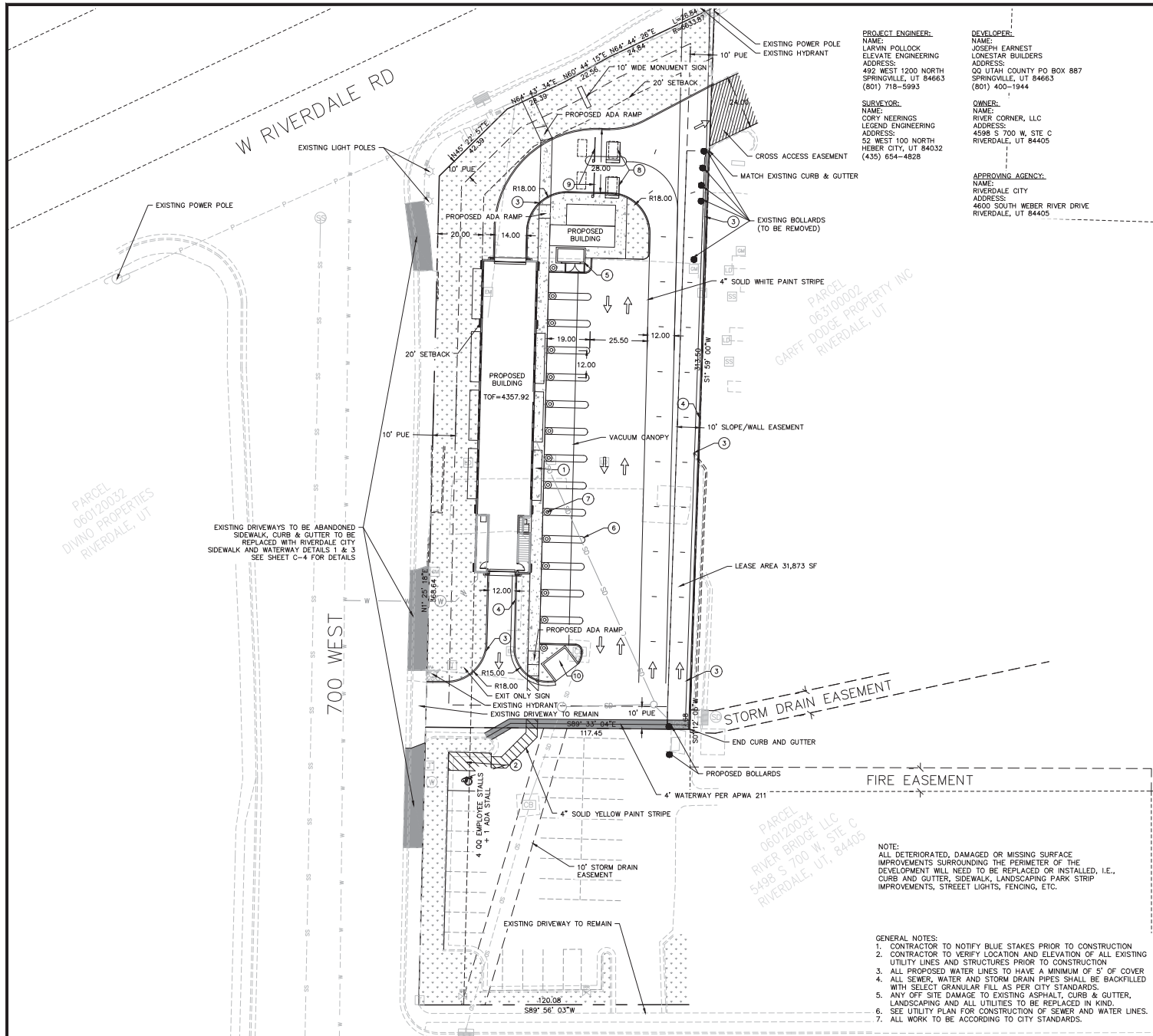
ELEVATE ENGINEERING
402 WEST 1200 NORTH
SPRINGVILLE, UT 84663
(801) 718-5993
larvin@elevateeng.com

ELEVATE
ENGINEERING

QUICK QUACK RIVERDALE
COVER SHEET
697 WEST RIVERDALE ROAD, RIVERDALE, UT, 84405



SHEET:
C-0
DATE: Jan 21, 2019



PROJECT ENGINEER:
NAME: LARVIN POLLOCK
ELEVATE ENGINEERING
ADDRESS: 492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
(801) 718-5993

SURVEYOR:
NAME: CORY NEERINGS
LEGEND ENGINEERING
ADDRESS: 52 WEST 100 NORTH
HEBER CITY, UT 84032
(435) 654-4828

DEVELOPER:
NAME: JOSEPH EARNEST
LONESTAR BUILDERS
ADDRESS: QQ UTAH COUNTY PO BOX 887
SPRINGVILLE, UT 84663
(801) 400-1944

OWNER:
NAME: RIVER CORNER, LLC
ADDRESS: 4598 S 700 W, STE C
RIVERDALE, UT 84405

APPROVING AGENCY:
NAME: RIVERDALE CITY
ADDRESS: 4600 SOUTH WEBER RIVER DRIVE
RIVERDALE, UT 84405

LEGEND

LOT LINES (PROPERTY)

EXISTING CURB AND GUTTER

PROPOSED CURB AND GUTTER

EXISTING FENCE

INVERT ELEVATION

TOP OF ASPHALT

TOP BACK OF CURB

PROPOSED

EXISTING GRADE

FINISHED FLOOR ELEVATION

LANDSCAPE AREA

CONCRETE AREA

SITE DATA

LEASE AREA: 34,308 SF (0.79 ACRES)
BUILDING AREA: 3,305 SF ± 9.6%
PAVEMENT AREA: 22,119 SF ± 64.5%
LANDSCAPE AREA: 8,884 SF ± 25.9%

ZONING: C-3 COMMERCIAL
PERMITTED USE

BUILDING DATA

CONSTRUCTION TYPE: V-B

SPRINKLERS: NO

SETBACKS:

FRONT=20 FEET

REAR=20 FEET

SIDE=0 FEET

STREET SIDE=20 FEET

VACUUM STALLS: 14 STALLS

TUNNEL LENGTH: 137 FEET

STACKING: 25 STALLS

PARKING TABULATION

REQUIRED: 4 PER PROFESSIONAL STAFF + 1 PER SUBORDINATE STAFF

PROVIDED: 4 STALLS

1 ADA STALL

NOTES:

1. PROPOSED 5' SIDEWALK PER APWA PLAN 231. SEE SHEET C-4 FOR DETAILS.
2. ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER ADA AND APWA STANDARDS. SEE SHEET C-4 FOR DETAILS.
3. PROPOSED CURB & GUTTER TYPE E PER APWA PLAN 205. SEE SHEET C-4 FOR DETAILS.
4. PROPOSED CURB TYPE P PER APWA PLAN 209. SEE SHEET C-4 FOR DETAILS.
5. CONSTRUCT VACUUM ENCLOSURE WITH CONCRETE PAD AND APRON. INSTALL OWNER PROVIDED VACUUM EQUIPMENT, UNDERGROUND TRUNK LINES, PIPING, ETC. COORDINATE WITH ARCHITECTURAL PLANS. SEE SHEET C-4 FOR DETAILS.
6. PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
7. INSTALL OWNER PROVIDED "TOMMY BALL" PLANTERS/GARBAGE RECEPTACLE (TYPICAL). COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
8. INSTALL OWNER PROVIDED PAY STATIONS WITH CANOPIES. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
9. INSTALL OWNER PROVIDED GATES AND LOOP DETECTION SYSTEM. COORDINATE TIMING OF INSTALLATION PRIOR TO CONSTRUCTION OF PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.
10. PROPOSED DUMPER LOCATION. SEE SHEET C-4 FOR DETAILS.

NOTE:
ALL DETERIORATED, DAMAGED OR MISSING SURFACE IMPROVEMENTS SURROUNDING THE PERIMETER OF THE DEVELOPMENT WILL NEED TO BE REPLACED OR INSTALLED, I.E., CURB AND GUTTER, SIDEWALK, LANDSCAPING PARK STRIP IMPROVEMENTS, STREET LIGHTS, FENCING, ETC.

GENERAL NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
6. SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.



Scale in Feet

NO.	REVISIONS	BY	DATE

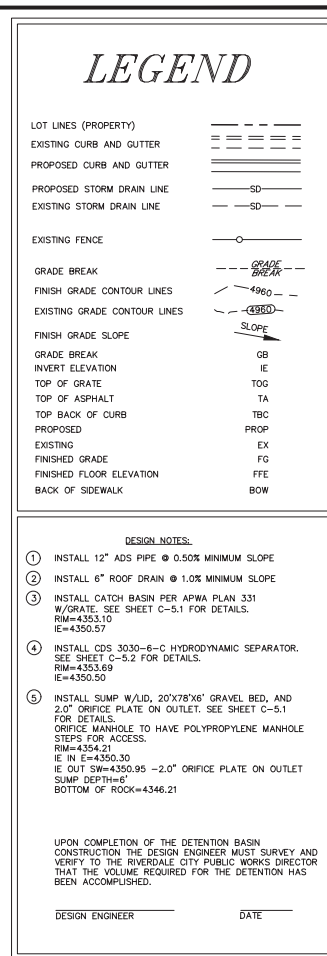
ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
(801) 718-5993
WWW.ELEVATEENGINEERING.COM

ELEVATE
ENGINEERING

QUICK QUACK RIVERDALE
SITE PLAN
697 WEST RIVERDALE ROAD, RIVERDALE, UT, 84405

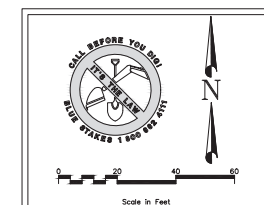


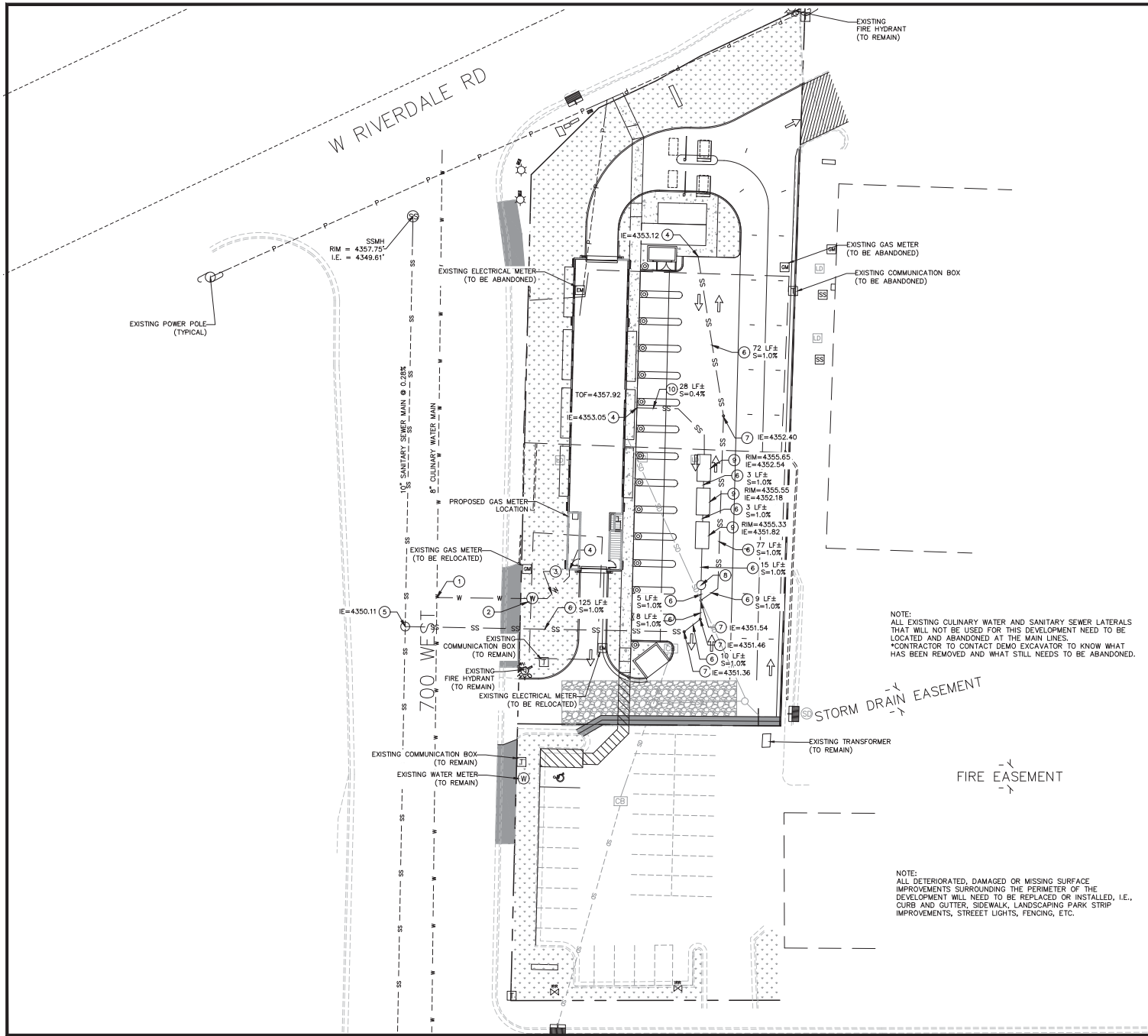
SHEET:
C-1
DATE: Jan 21, 2019

[illegible]

I HEREBY CERTIFY THAT THIS DESIGN FOR THE ONSITE DRAINAGE OF THIS DEVELOPMENT WAS PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE PROVISIONS OF THE RIVERDALE CITY DESIGN STANDARDS AND REGULATIONS, AND WAS DESIGNED TO COMPLY WITH THE PROVISIONS THEREOF. I UNDERSTAND THAT RIVERDALE CITY DOES NOT AND WILL NOT ASSUME LIABILITY FOR DRAINAGE FACILITIES DESIGN.

NOTE:
ALL DETERIORATED, DAMAGED OR MISSING SURFACE
IMPROVEMENTS SURROUNDING THE PERIMETER OF THE
DEVELOPMENT WILL NEED TO BE REPLACED OR INSTALLED, I.E.,
CURB AND GUTTER, SIDEWALK, LANDSCAPING PARK STRIP
IMPROVEMENTS, STREET LIGHTS, FENCING, ETC.





LEGEND

PROPERTY/ROW LINE	---
EXISTING CURB AND GUTTER	---
PROPOSED CURB AND GUTTER	---
PROPOSED STORM DRAIN LINE	---
EXISTING STORM DRAIN LINE	---
PROPOSED SEWER LINE (BY OTHERS)	---
EXISTING SEWER LINE	---
PROPOSED WATER LINE (BY OTHERS)	---
EXISTING WATER LINE	---
EXISTING FENCE	---
INVERT ELEVATION	IE
PROPOSED	PROP
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE

DESIGN NOTES:

- CONNECT TO EXISTING WATER MAIN PER CITY STANDARDS.
- INSTALL 2" SERVICE & WATER METER VAULT PER RIVERDALE CITY STANDARD DRAWING 16-18 rc CW. SEE SHEET C-5.1. METER BOX SIZE TO BE 36" WITH A 30" Ø ID & GRADE RINGS.
- INSTALL 2" POLY WATER LINE PER RIVERDALE CITY STANDARDS.
- END ALL UTILITIES 5' FROM BUILDING, SEE PLUMBING PLANS FOR CONTINUATION.
- CONNECT TO EXISTING SEWER MAIN WITH JUNCTION MANHOLE PER RIVERDALE CITY DWG 09-10 rc SS - SHEET 9 DTL 2. SEE SHEET C-5.1 FOR DETAILS. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO ANY CONSTRUCTION.
- INSTALL 6" PVC SDR-35 SEWER PIPE AT 1% SLOPE.
- INSTALL 6" CLEANOUT.
- INSTALL 48" SANITARY SEWER SAMPLING MANHOLE PER RIVERDALE CITY SEWER DWG 09-10 rc SS - SHEET 9 DTL 2. SEE SHEET C-5.1 FOR DETAILS.
RIM=4355.00
IE IN=4351.67
IE OUT=4451.59
- INSTALL 1500 GAL. GREASE INTERCEPTOR/RECLAIM TANKS. INSTALL 3' OF 6" PVC SDR-35 SEWER PIPE AT 1% MIN. SLOPE BETWEEN TANKS, COORDINATE WITH PLUMBING PLANS FOR DETAILS. SEE APWA DETAIL 441 ON SHEET C-5.1.
- INSTALL 8" PVC SDR-35 SEWER PIPE AT 0.4% SLOPE.

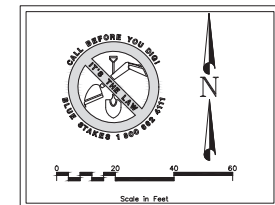
GENERAL NOTES:

- CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
- ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
- ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
- ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
- SEE GRADING AND DRAINAGE PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
- ALL WORK TO BE ACCORDING TO CITY STANDARDS.

PRIVATE UTILITIES

CONTRACTOR TO CONTACT THE FOLLOWING COMPANIES PRIOR TO ANY CONSTRUCTION. EXACT LOCATION OF THESE UTILITIES TO BE DESIGNED AND COORDINATED BY THE FOLLOWING COMPANIES.

QUESTAR GAS - 801-853-6597
ROCKY MOUNTAIN POWER - 801-756-1310
CENTURY LINK - 801-536-6975



NOTE:
ALL DETERIORATED, DAMAGED OR MISSING SURFACE IMPROVEMENTS SURROUNDING THE PERIMETER OF THE DEVELOPMENT WILL NEED TO BE REPLACED OR INSTALLED, I.E., CURB AND GUTTER, SIDEWALK, LANDSCAPING PARK STRIP IMPROVEMENTS, STREET LIGHTS, FENCING, ETC.

NOTE:
ALL EXISTING CULINARY WATER AND SANITARY SEWER LATERALS THAT WILL NOT BE USED FOR THIS DEVELOPMENT NEED TO BE LOCATED AND ABANDONED AT THE MAIN LINES.
*CONTRACTOR TO CONTACT DEMO EXCAVATOR TO KNOW WHAT HAS BEEN REMOVED AND WHAT STILL NEEDS TO BE ABANDONED.

NO.	REVISIONS	BY	DATE

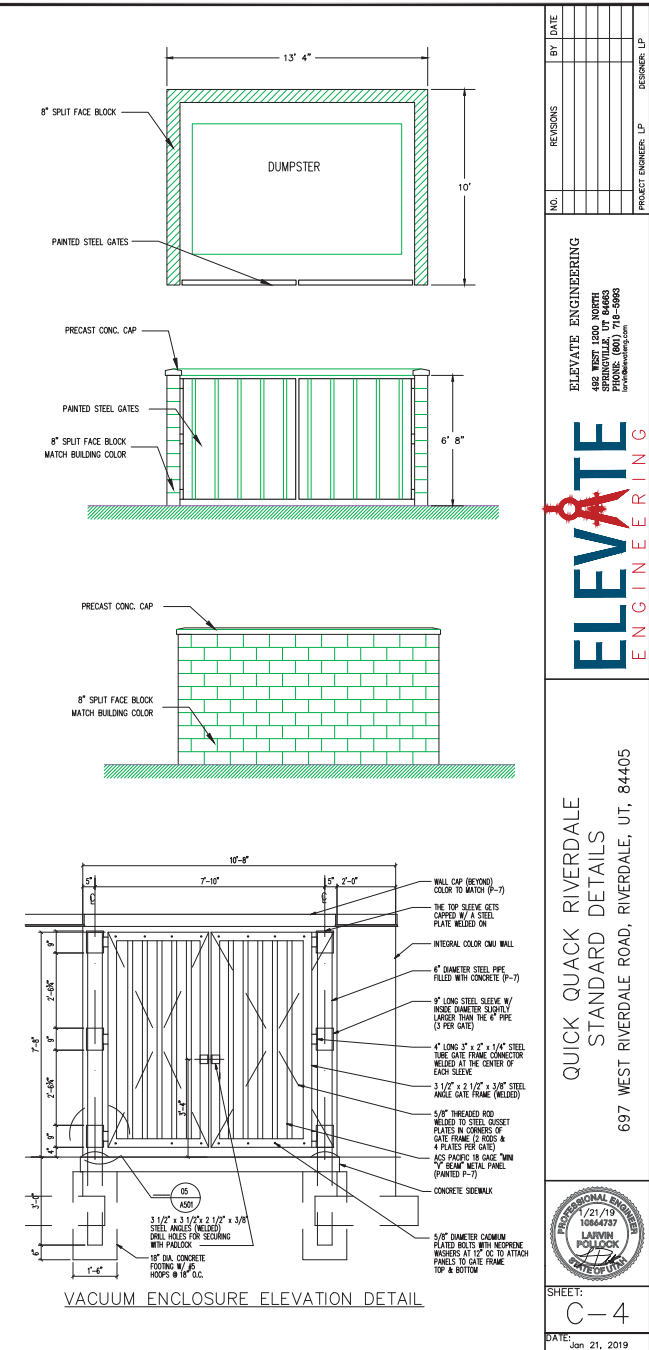
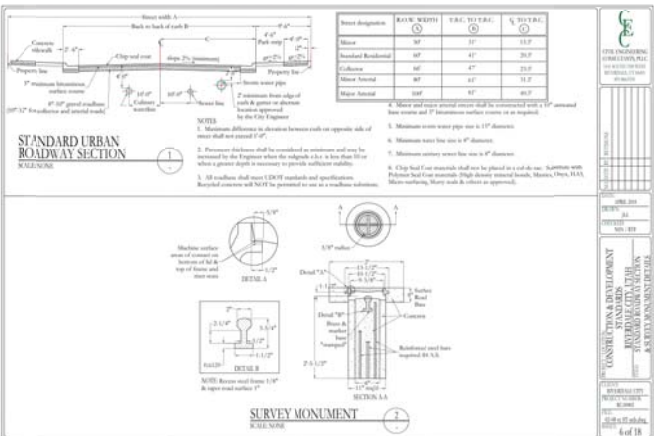
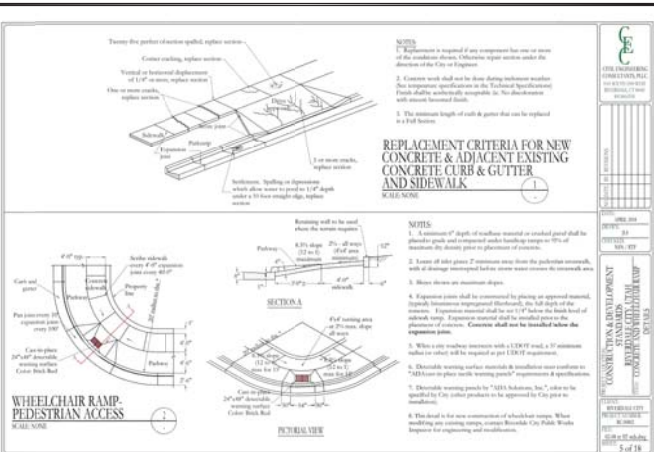
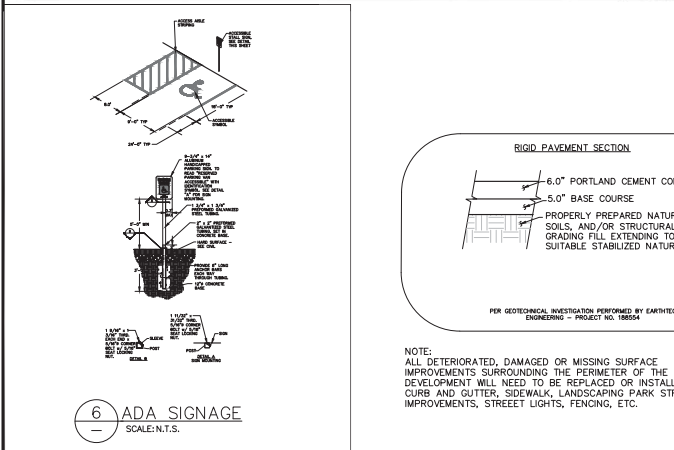
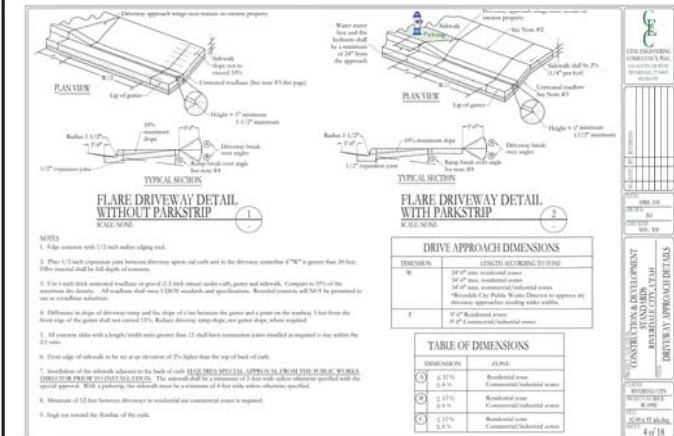
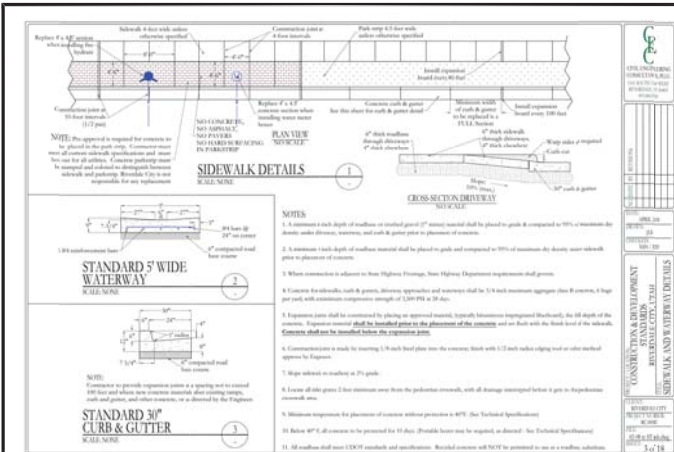
ELEVATE ENGINEERING
402 WEST 1000 NORTH
SPRINGVILLE, UT 84403
(801) 776-0660
PROJECT ENGINEER: LP
DESIGNER: LP

ELEVATE
ENGINEERING

QUICK QUACK RIVERDALE
UTILITY PLAN
697 WEST RIVERDALE ROAD, RIVERDALE, UT, 84405



SHEET:
C-3
DATE: Jan 21, 2019



PART 3 – EXECUTION

3.1 HANDLING AND STORAGE

1. The contractor shall exercise care in the storage and handling of the SWTD components prior to and during installation. Any repair or replacement costs associated with events occurring after delivery is accepted and unloading has commenced shall be borne by the contractor.

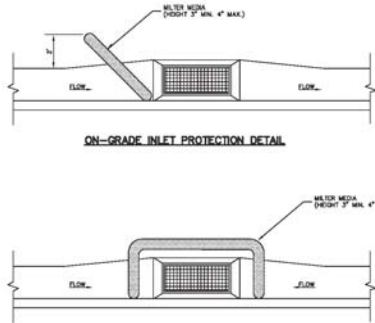
3.2 INSTALLATION

1. The SWTD shall be installed in accordance with the manufacturer's recommendations and related sections of the contract documents. The manufacturer shall provide the contractor installation instructions and offer on-site guidance during the important stages of the installation as identified by the manufacturer at no additional expense. A minimum of 72 hours notice shall be provided to the manufacturer prior to their performance of the services included under this subsection.

 CONTECH CONCRETE SOLUTIONS			
2. The contractor shall fill all voids associated with lifting provisions provided by the manufacturer. These voids shall be filled with non-shrink grout and finished with a surface consistent with the finished surface. The contractor shall install all precasting lifting provisions flush with the adjacent concrete surface in a manner, which leaves no sharp points or edges. 3. The contractor shall remove all loose material and pooling water from the SWPD prior to the transfer of operational responsibility to the Owner.			
TABLE 1 Storm Water Treatment Device Hydraulic and Storage Capacities			
CDS Model	Treatment Capacity (mgd/acre)	Minimum Surge Capacity (mgd/acre)	Minimum Oil Storage Capacity (mgd/acre)
CDS2015-G	0.7 (119.8)	0.5 (6.4)	70 (266)
CDS2015-H	0.7 (119.8)	0.5 (1.4)	70 (265)
CDS2015	0.7 (119.8)	1.3 (1.0)	92 (348)
CDS2020	1.1 (171.2)	2.1 (1.6)	131 (466)
CDS2025	1.6 (45.3)	3.1 (3.0)	145 (541)
CDS2030	2.0 (56.6)	2.1 (1.8)	148 (552)
CDS2035	3.0 (85.2)	2.1 (1.6)	205 (778)
CDS3035	3.8 (106.2)	2.1 (1.6)	234 (865)
CDS4030	4.5 (127.4)	5.6 (6.3)	407 (1540)
CDS4040	6.0 (169.9)	5.6 (6.3)	402 (1482)
CDS4045	7.5 (212.4)	5.6 (6.3)	534 (2012)
CDS5020-D	1.1 (31.2)	1.3 (1.0)	131 (465)
CDS5020-E	2.0 (56.6)	2.1 (1.8)	148 (552)
CDS3030-D	3.0 (85.0)	2.1 (1.8)	205 (778)
CDS3035-D	3.8 (106.2)	2.1 (1.8)	234 (865)
CDS4035-D	4.5 (127.4)	4.3 (3.3)	328 (1,211)
CDS4040-D	6.0 (169.9)	4.3 (3.3)	396 (1,490)
CDS4045-D	7.5 (212.4)	4.3 (3.3)	430 (1,627)
CDS5040-D	10.0 (254.9)	5.6 (6.3)	490 (1,854)
CDS5045-D	14.0 (398.4)	5.6 (6.3)	599 (2,228)
CDS5668-D	19.0 (538.1)	5.6 (6.3)	733 (2,774)
CDS5678-D	25.0 (708.0)	5.6 (6.3)	874 (3,087)
CDS3000-D	3.0 (85.0)	2.1 (1.8)	205 (778)
CDS5042-D	8.0 (254.9)	19.1 (5.5)	264 (1,112)
CDS5047-D	11.0 (312.4)	19.1 (5.5)	367 (1,328)
CDS7070-D	26.0 (733.6)	19.1 (5.5)	914 (3,459)
CDS10060-D	50.0 (149.6)	5.0 (5.8)	702 (2,997)
CDS10030-D	50.0 (149.6)	5.0 (5.8)	1057 (4,000)
CDS10030-D	60.0 (181.2)	5.0 (5.8)	1320 (4,969)

[illegible][illegible]

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (SWMP). IT IS NOT INCLUDING OF ALL PRACTICES AVAILABLE AND IS ONLY UPON TO THE CONSTRUCTION OF THIS MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



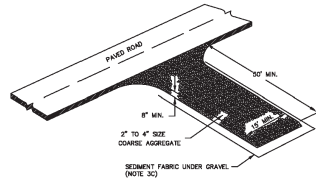
Inlet protection - gravel sock

September 2008 11 Plan No. 124 Drawing 1 of 3

- Inlet protection - gravel sock**
- DESCRIPTION: Placement of gravel sock on grade upstream of, or in front of storm drain inlets to filter or pond water runoff.
 - APPLICATION: At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
 - INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
 - On-grade inlet protection:
 - On-grade inlet protection should be used when completely blocking a storm drain inlet box would result in forcing water further downstream would cause flooding or other undesirable results.
 - Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
 - Install filter media just upstream of the inlet box.
 - Filter media shall butt tightly against the face of the curb and angle at approximately a 45 degree angle away from the curb to trap runoff between the media and the curb.
 - Excessive flows will flow either over or around the filter media and into the inlet box.
 - Drop inlet protection:
 - Drop inlet protection should be used at low points in the curb and when diverting flows further downstream will not cause undesirable results.
 - Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
 - Install filter media around the entire perimeter of the inlet grate.
 - Filter media shall butt tightly against the face of the curb on both sides of the inlet grate.
 - Excessive flows will either flow around the media or over the top and into the inlet box.
 - Expect ponding around the inlet box.
 - MAINTENANCE:
 - Inspect inlet protection after every large storm event and at a minimum of once monthly.
 - Remove sediment accumulated when it reaches 2 inches in depth.
 - Replace filter media when damage has occurred or when medium is no longer functioning as intended.

10

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (SWMP). IT IS NOT INCLUDING OF ALL PRACTICES AVAILABLE AND IS ONLY UPON TO THE CONSTRUCTION OF THIS MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



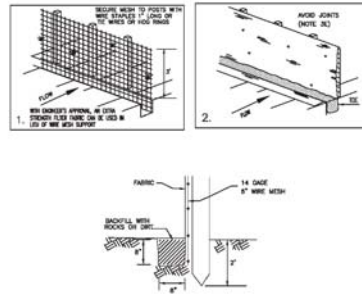
Stabilized roadway entrance

February 2008 19 Plan No. 126

- Stabilized roadway entrance**
- DESCRIPTION: A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
 - APPLICATION: At any site where vehicles and equipment enter the public right of way.
 - INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
 - Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
 - Compact subgrade.
 - Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).
 - MAINTENANCE:
 - Requires periodic top dressing with additional stones.
 - Prevent tracking or flow of mud into the public right-of-way.
 - Periodic top dressing with 2 inches stone may be required, as conditions demand, and repair any structures used to trap sediments.
 - Inspect daily for loss of gravel or sediment buildup.
 - Inspect adjacent areas for sediment deposit and install additional controls as necessary.
 - Expand stabilized area as required to accommodate activities.

18

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (SWMP). IT IS NOT INCLUDING OF ALL PRACTICES AVAILABLE AND IS ONLY UPON TO THE CONSTRUCTION OF THIS MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



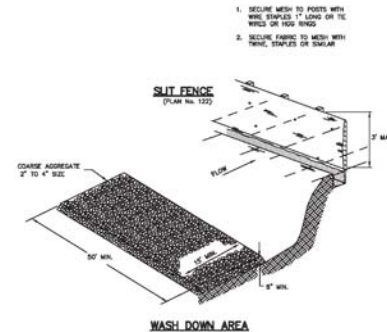
Silt fence

February 2008 7 Plan No. 122

- Silt fence**
- DESCRIPTION: A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
 - APPLICATION: To intercept sediment from disturbed areas of limited extent.
 - Perimeter Control: Place barrier at down gradient limits of disturbance.
 - Sediment Barrier: Place barrier at toe of slope or soil stockpile.
 - Protection of Existing Waterways: Place barrier at top of stream bank.
 - Inlet Protection.
 - INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
 - Synthetic filter fabric shall be a pervious sheet of polypropylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg. F. to 120 deg. F.
 - Butlap shall be 10 ounces per square yard of fabric.
 - Posts for silt fences shall be either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet. Steel posts shall have projections for fastening wire to them.
 - The fabric is cut on site to desired width, unrolled, and draped over the barrier. The fabric toe is secured with rocks or dirt. The fabric is secured to the mesh with twine, staples or similar devices.
 - When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
 - When used to control sediments from a steep slope, silt fences should be placed away from the toe of the slope for increased holding capacity.
 - MAINTENANCE:
 - Inspected immediately after each rainfall and at least daily during prolonged rainfall.
 - Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
 - Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
 - Re-anchor fence as necessary to prevent shortcutting.
 - Inspect for runoff bypassing ends of barriers or undercutting barriers.

6

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (SWMP). IT IS NOT INCLUDING OF ALL PRACTICES AVAILABLE AND IS ONLY UPON TO THE CONSTRUCTION OF THIS MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



Equipment and vehicle wash down area

February 2008 17 Plan No. 125

- Equipment and vehicle wash down area**
- DESCRIPTION: A temporary stabilized pad of gravel for general washing of equipment and construction vehicles.
 - APPLICATION: At any site where regular washing of vehicles and equipment will occur. May also be used as a filling point for water trucks limiting erosion caused by overflow or spillage of water.
 - INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
 - Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
 - Compact subgrade.
 - Place filter fabric under wash down area if desired (recommended for wash area that remains more than 3 months).
 - Install silt fence down gradient (see Plan No. 122).
 - MAINTENANCE:
 - Requires periodic top dressing with additional stones.
 - Solely used to control sediment in wash water. Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff (such as fertilizer equipment or concrete equipment).
 - The wash area shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way.
 - Periodic top dressing with 2 inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
 - Inspect daily for loss of gravel or sediment buildup.
 - Inspect adjacent area for sediment deposit and install additional controls as necessary.
 - Expand stabilized area as required to accommodate activities.
 - Maintain silt fence as outlined in Plan No. 122.

16

NO.	REVISIONS	BY	DATE

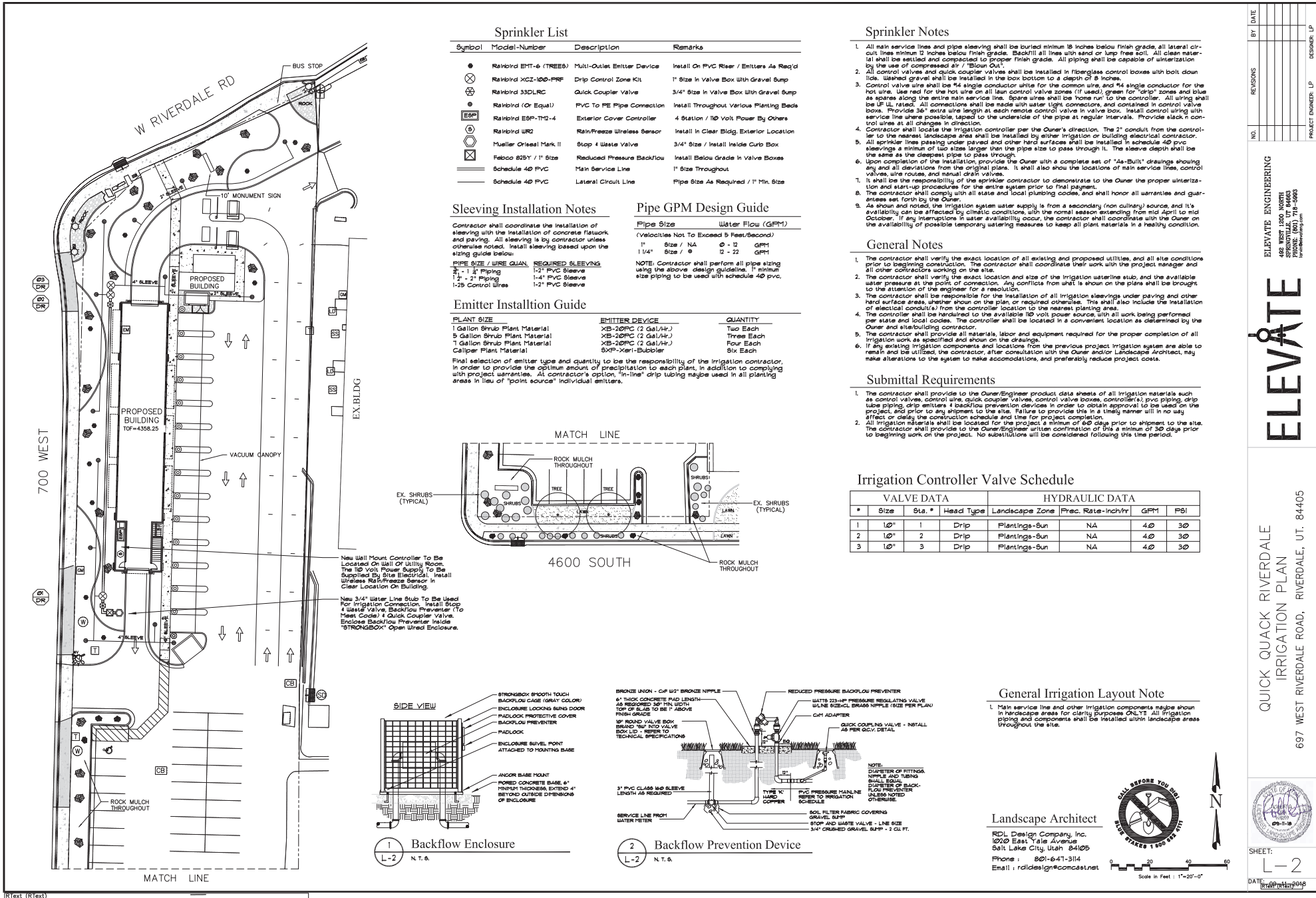
ELEVATE ENGINEERING
465 WEST 1200 NORTH
SPRINGVILLE, UT 84603
PHONE: (801) 716-5990
FAX: (801) 716-5991

ELEVATE
ENGINEERING

QUICK QUACK RIVERDALE
SWPPP DETAILS
697 WEST RIVERDALE ROAD, RIVERDALE, UT, 84405



SHEET:
C-7
DATE: Jan 21, 2019



Sprinkler List

Symbol	Model-Number	Description	Remarks
●	Rainbird EMT-6 (TREES)	Multi-Outlet Emitter Device	Install On PVC Riser / Emitters As Req'd
⊗	Rainbird XGZ-100-PRF	Drip Control Zone Kit	1" Size In Valve Box With Gravel Bump
⊗	Rainbird 33DLRC	Quick Coupler Valve	3/4" Size In Valve Box With Gravel Bump
⊗	Rainbird (Or Equal)	PVC To PE Pipe Connection	Install Throughout Various Planting Beds
⊗	Rainbird ESP-TM2-4	Exterior Cover Controller	4 Station / 120 Volt Power By Others
⊗	Rainbird UR2	Rain/Freeze Wireless Sensor	Install In Clear Bldg. Exterior Location
⊗	Mueller Orisat Mark II	Stop & Waste Valve	3/4" Size / Install Inside Curb Box
⊗	Felco 825Y / 1" Size	Reduced Pressure Backflow	Install Below Grade In Valve Boxes
⊗	Schedule 40 PVC	Main Service Line	1" Size Throughout
⊗	Schedule 40 PVC	Lateral Circuit Line	Pipe Size As Required / 1" Min. Size

Sleeving Installation Notes

Contractor shall coordinate the installation of sleeving with the installation of concrete network and paving. All sleeving is by contractor unless otherwise noted. Install sleeving based upon the sizing guide below.

PIPE SIZE / WIRE GUN	REQUIRED SLEEVING
1" - 1 1/2" Piping	1-2" PVC Sleeve
2" - 2 1/2" Piping	1-4" PVC Sleeve
3" - 3 1/2" Piping	1-6" PVC Sleeve

Emitter Installation Guide

PLANT SIZE	EMITTER DEVICE	QUANTITY
1 Gallon Shrub Plant Material	XB-20PC (2 Gal/Hr.)	Two Each
5 Gallon Shrub Plant Material	XB-20PC (2 Gal/Hr.)	Three Each
7 Gallon Shrub Plant Material	XB-20PC (2 Gal/Hr.)	Four Each
Caliper Plant Material	SWP-Var-Bubbler	Six Each

Final selection of emitter type and quantity to be the responsibility of the irrigation contractor, in order to provide the optimum amount of precipitation to each plant, in addition to complying with project warranties. At contractor's option, "in-line" drip tubing may be used in all planting areas in lieu of "point source" individual emitters.

Pipe GPM Design Guide

Pipe Size	Water Flow (GPM)
-----------	------------------

(Velocities Not To Exceed 8 Feet/Second)	
1" Size / NA	8 - 12 GPM
1 1/4" Size / 8	12 - 22 GPM

NOTE: Contractor shall perform all pipe sizing using the above design guidelines. 1" minimum size piping to be used with schedule 40 pvc.

Sprinkler Notes

- All main service lines and pipe sleeving shall be buried minimum 18 inches below finish grade, all lateral circuit lines minimum 12 inches below finish grade. Backfill all lines with sand or lump free soil. All clean material shall be settled and compacted to proper finish grade. All piping shall be capable of winterization by the use of compressed air / "blow out".
- All control valves and quick coupler valves shall be installed in fiberglass control boxes with bolt down lids. Weathered gravel shall be installed in the box bottom to a depth of 8 inches.
- Control valve wire shall be #14 single conductor wire for the common wire and #14 single conductor for the hot wire. Use red for the hot wire on all lawn control valve zones (if used), green for "drip" zones and blue as spares along the entire main service line. Spare wires shall be "home run" to the controller. All wiring shall be UF IL rated. All connections shall be made with water tight connections, and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with service line where possible, taped to the underside of the pipe at regular intervals. Provide slack in control wires at all changes in direction.
- Contractor shall locate the irrigation controller per the Owner's direction. The 2" conduit from the controller to the nearest landscape area shall be installed by either irrigation or building electrical contractor.
- All sprinkler lines passing under paved and other hard surfaces shall be installed in schedule 40 pvc sleeves a minimum of two sizes larger than the pipe size to pass through it. The sleeve depth shall be the same as the deepest pipe to pass through.
- Upon completion of the installation, provide the Owner with a complete set of "As-Built" drawings showing dry and all deviations from the original plans. It shall also show the locations of main service lines, control valves, wire routes, and manual drain valves.
- It shall be the responsibility of the sprinkler contractor to demonstrate to the Owner the proper winterization and start-up procedures for the entire system prior to final payment.
- The contractor shall comply with all state and local plumbing codes, and shall honor all warranties and guarantees set forth by the Owner.
- As shown and noted, the irrigation system water supply is from a secondary (non-saltwater) source, and its availability can be affected by climatic conditions with the normal season extending from mid April to mid October. If any interruptions in water availability occur, the contractor shall coordinate with the Owner on the availability of possible temporary watering measures to keep all plant materials in a healthy condition.

General Notes

- 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 their work with the project manager and all other contractors working on the site.
- The contractor shall verify the exact location and size of the irrigation waterline stub, and the available water pressure at the point of connection. Any conflicts from what is shown on the plans shall be brought to the attention of the engineer for a resolution.
- The contractor shall be responsible for the installation of all irrigation sleeves under paving and other hard surface areas, whether shown on the plan, or required otherwise. This shall also include the installation of electrical conduit(s) from the controller location to the nearest planting area.
- The controller shall be hardwired to the available 120 volt power source, with all work being performed per state and local codes. The controller shall be located in a convenient location as determined by the Owner and the building contractor.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.
- If any existing irrigation components and locations from the previous project irrigation system are able to remain and be utilized, the contractor, after consultation with the Owner and/or Landscape Architect, may make alterations to the system to make accommodations, and preferably reduce project costs.

Submission Requirements

- The contractor shall provide to the Owner/Engineer product data sheets of all irrigation materials such as control valves, control wire, quick coupler valves, control valve boxes, controllers, pvc piping, drip tube piping, drip emitters, backflow prevention devices in order to obtain approval to be used on the project, and prior to any shipment to the site. Failure to provide this in a timely manner will in no way affect or delay the construction schedule and time for project completion.
- All irrigation materials shall be located for the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to beginning work on the project. No substitutions will be considered following this time period.

Irrigation Controller Valve Schedule

VALVE DATA				HYDRAULIC DATA			
#	Size	Sta. #	Head Type	Landscape Zone	Prec. Rate-Inch/yr	GPM	PSI
1	1/2"	1	Drip	Plantings-Sun	NA	4.0	30
2	1/2"	2	Drip	Plantings-Sun	NA	4.0	30
3	1/2"	3	Drip	Plantings-Sun	NA	4.0	30

General Irrigation Layout Note

- Main service line and other irrigation components may be shown in landscape areas for clarity purposes ONLY. All irrigation piping and components shall be installed within landscape areas throughout the site.

Landscape Architect

RDL Design Company, Inc.
2210 East Yale Avenue
Salt Lake City, Utah 84106
Phone : 801-641-3114
Email : rdl@designcompany.net



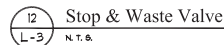
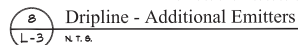
SHEET:
L-2
DATE: 09-01-2018
PROJECT: 2018-0001

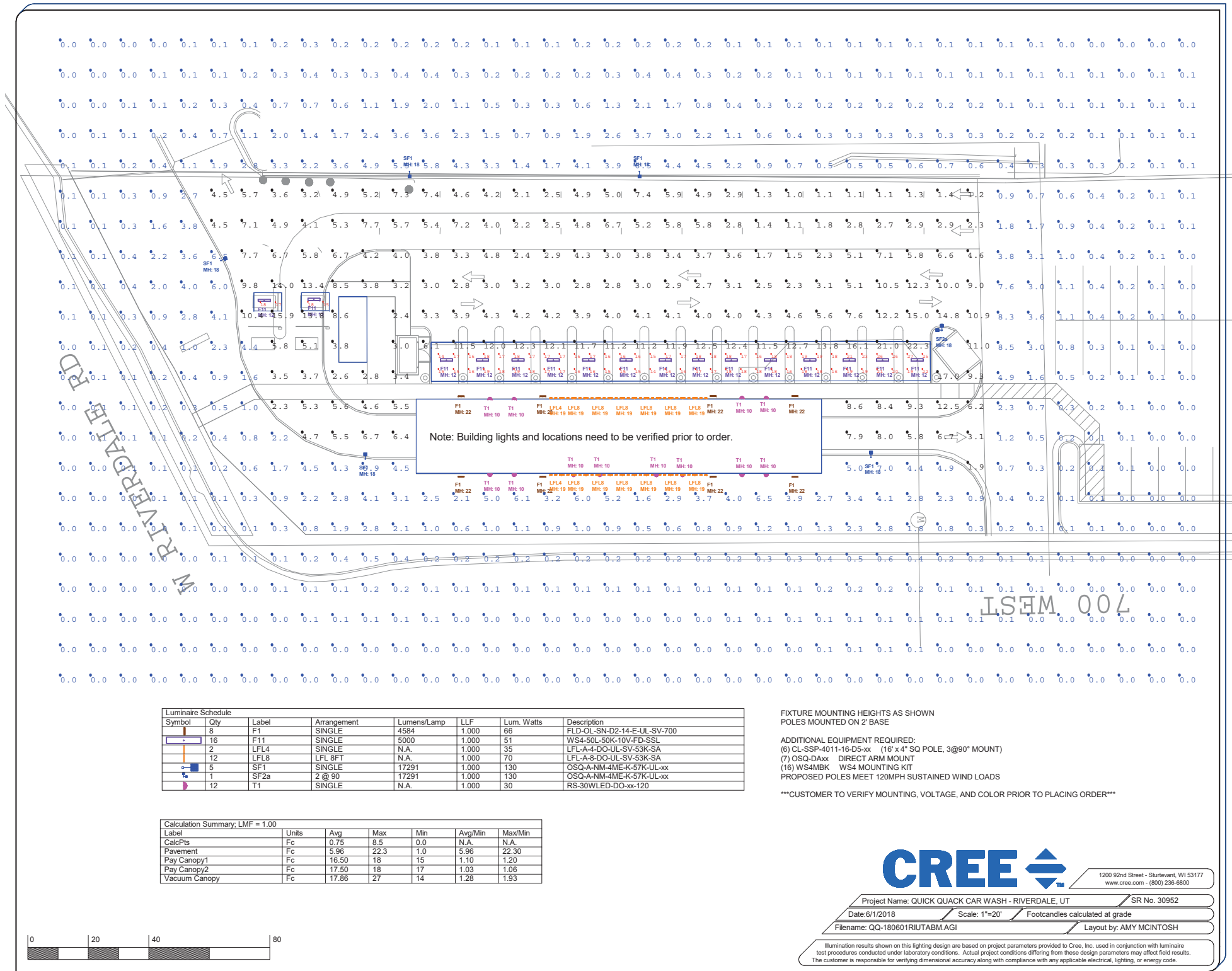
ELEVATE ENGINEERING
400 WEST 400 NORTH
SPRINGVILLE, UT 84406
PHONE: (801) 718-0993
WWW.ELEVATEENGINEERING.COM

ELEVATE

QUICK QUACK RIVERDALE
IRRIGATION PLAN
697 WEST RIVERDALE ROAD, RIVERDALE, UT. 84405







Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Description
	8	F1	SINGLE	4584	1.000	66 FLD-OL-SN-D2-14-E-UL-SV-700
	16	F11	SINGLE	5000	1.000	51 WS4-50L-50K-10V-FD-SSL
	2	LFL4	SINGLE	N.A.	1.000	35 LFL-A4-DO-UL-SV-53K-SA
	12	LFL18	N.A.	N.A.	1.000	70 LFL-A8-DO-UL-SV-53K-SA
	5	SF1	SINGLE	17291	1.000	130 OSQ-A-NM-4ME-K-57K-UL-xx
	1	SF2a	2 @ 90	17291	1.000	130 OSQ-A-NM-4ME-K-57K-UL-xx
	12	T1	SINGLE	N.A.	1.000	30 RS-30WLED-DO-xx-120

Calculation Summary; LMF = 1.00						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Fc	0.75	8.5	0.0	N.A.	N.A.
Pavement	Fc	5.96	22.3	1.0	5.96	22.30
Pay Canopy1	Fc	16.50	18	15	1.10	1.20
Pay Canopy2	Fc	17.50	18	17	1.03	1.06
Vacuum Canopy	Fc	17.86	27	14	1.28	1.93

FIXTURE MOUNTING HEIGHTS AS SHOWN
POLES MOUNTED ON 2' BASE

ADDITIONAL EQUIPMENT REQUIRED:
(6) CL-SSP-4011-16-D5-xx (16' x 4" SQ POLE, 3@90° MOUNT)
(7) OSQ-DAXx DIRECT ARM MOUNT
(16) WS4MBK WS4 MOUNTING KIT
PROPOSED POLES MEET 120MPH SUSTAINED WIND LOADS

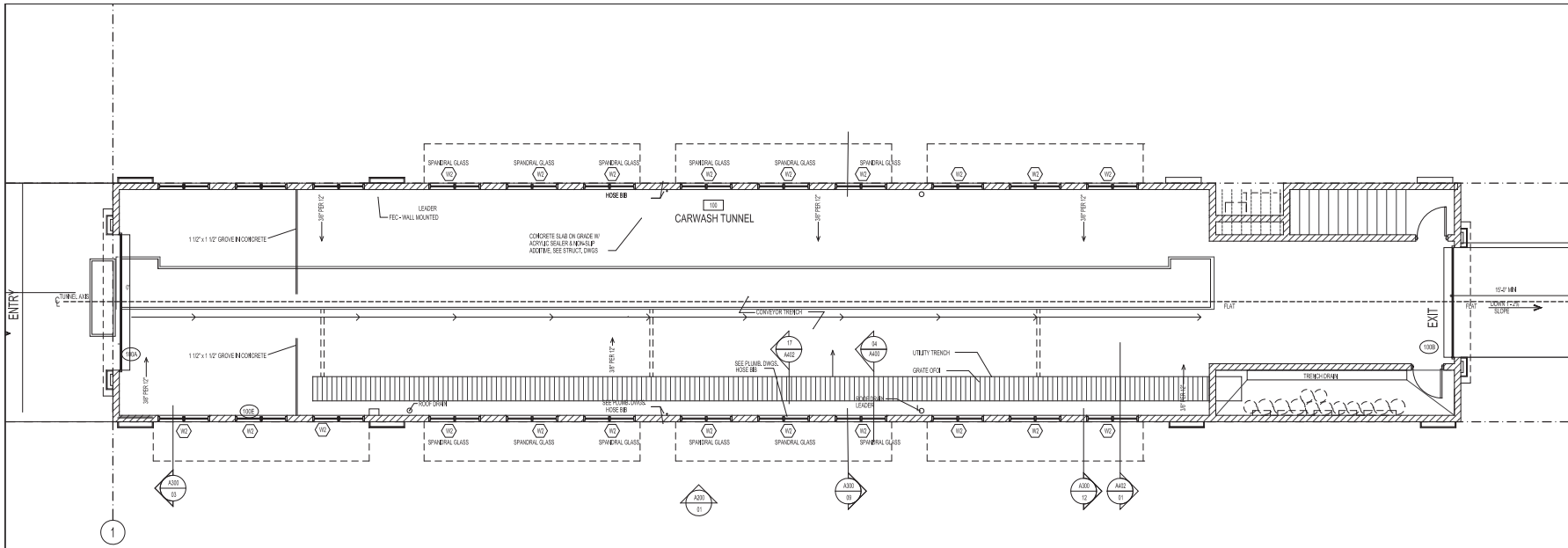
CUSTOMER TO VERIFY MOUNTING, VOLTAGE, AND COLOR PRIOR TO PLACING ORDER



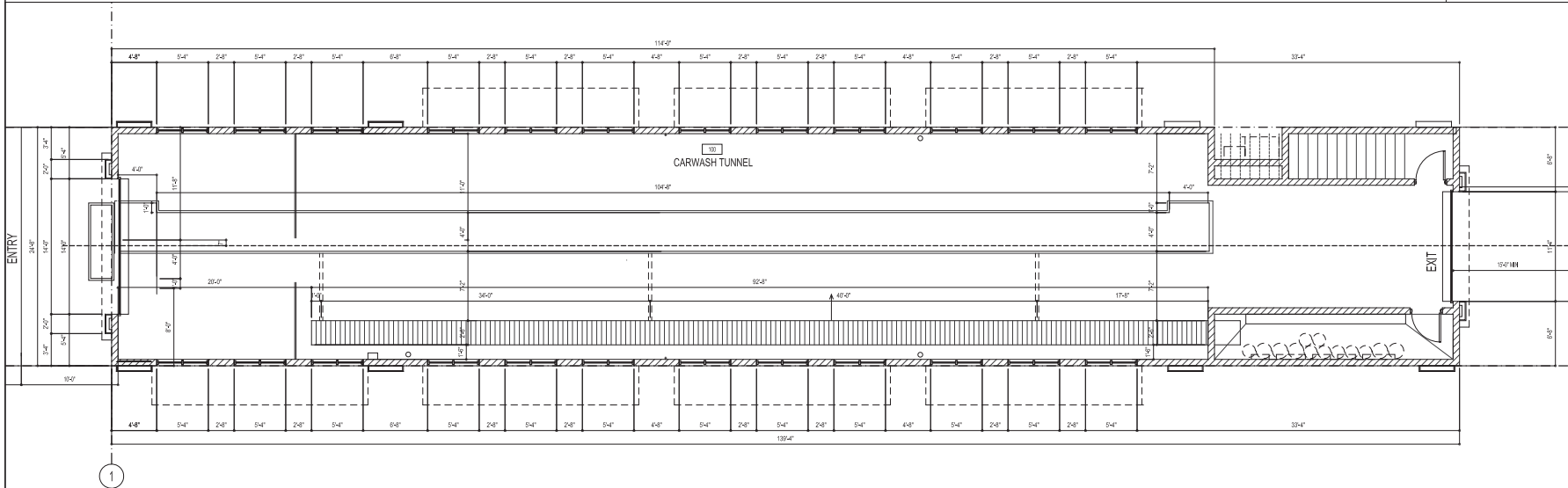
1200 92nd Street - Sturtevant, WI 53177
www.cree.com - (800) 236-8800

Project Name: QUICK QUACK CAR WASH - RIVERDALE, WI		SR No. 30952	
Date: 6/1/2018	Scale: 1"=20'	Footcandles calculated at grade	
Filename: QQ-180601RIUTABM.AGI		Layout by: AMY MCINTOSH	

Illumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.



ANNOTATION FLOOR PLAN SCALE: 3/16" = 1'-0" 02



DIMENSION FLOOR PLAN SCALE: 3/16" = 1'-0" 01

PROJECT NOTES

ALL EXTERIOR WALL TO BE FILLED WITH PERLITE INSULATION

Service counters 36 maximum height. Also areas used for check writing must have an area that is no more than 34 inches maximum in height. Work service counters 28-34 inches maximum in height ANSI 904.4.2 & 904.4.3 (Front Reception Counters and Breakroom)

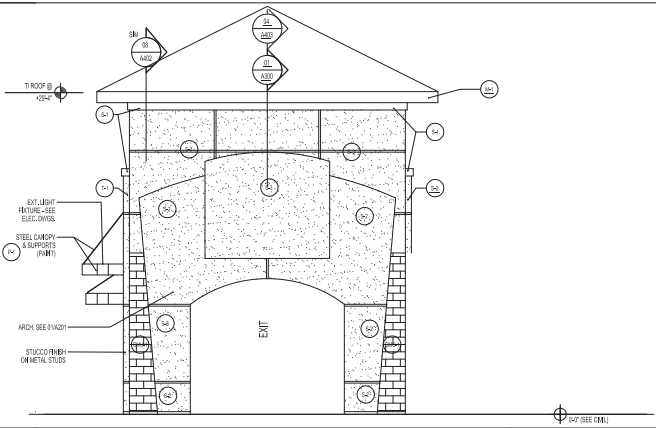
PROJECT TITLE



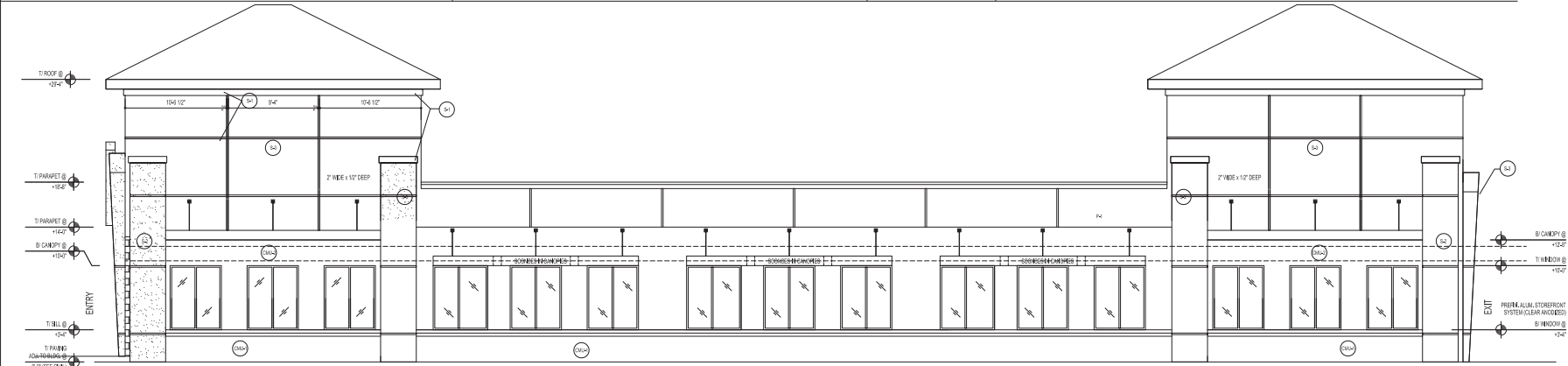
DATE: March 9 2018
REVISIONS:

A100

EXTERIOR FINISH SCHEDULE		
LINE	MATERIAL	COLOR / MANUFACTURER
01G1	SPRUCE-FAÇE CMU	INTEGRAL COLOR (DARK GREY) TO MATCH SW T205 "BACKDROP"
01G2	SMOOTH-FAÇE CMU	INTEGRAL COLOR (LIGHT GREY) TO MATCH SW T205 "DOSSIER ENTRY"
S1	STUCCO	MATCH SW T205 "STANDARD" GREEN
S2	STUCCO	MATCH SW T205 "SHERIDAN" YELLOW
S3	STUCCO	MATCH SW T205 "SHOWBOUNT" WHITE
P1	PAINT	SW T205 "STANDARD" GREEN
P2	PAINT	SW T205 "SHERIDAN" YELLOW
P3	PAINT	SW T205 "BACKDROP" (DARK GREY)
P4	PAINT	SW T205 "TRICOLOR" BLACK
S4	STAINLESS STEEL ROOFING	MATCH SW T205 "STANDARD" GREEN



EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 04



EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 02

PROJECT NOTES

PROJECT TITLE

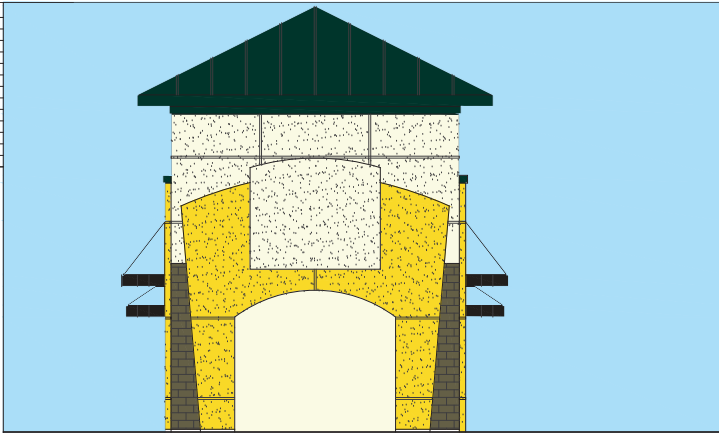


DATE: March 9 2018
REVISIONS:

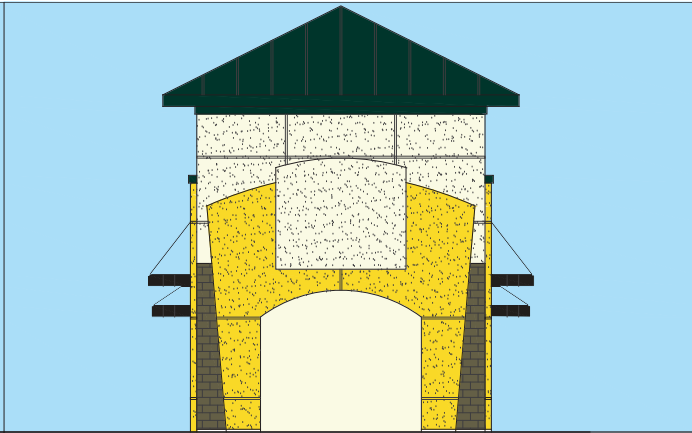
A200

EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 01

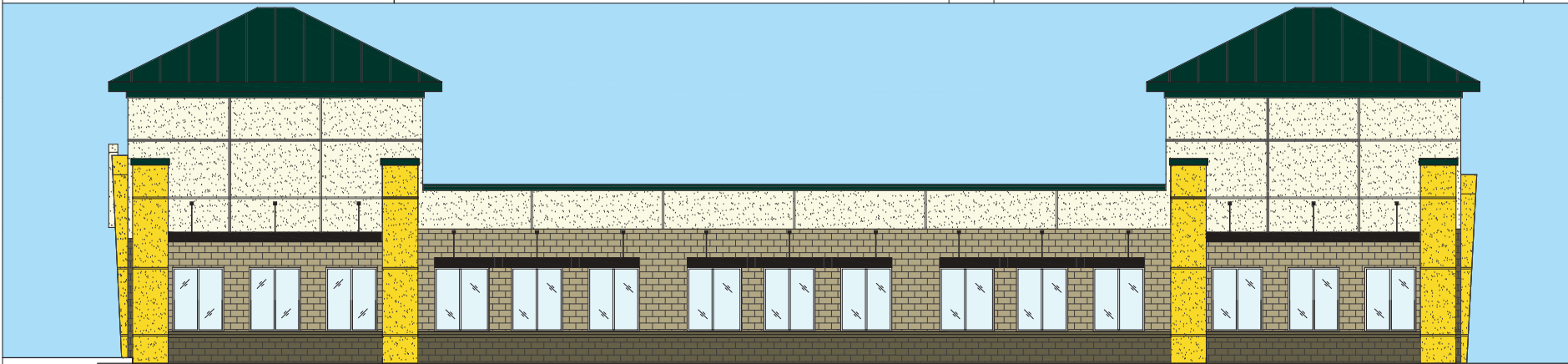
EXTERIOR FINISH SCHEDULE		
LABEL	MATERIAL	COLOR/ MANUFACTURER
DM-1	SPURFACE CMU	INTERIOR COLOR (DARK GREY) TO MATCH SW 1025 "BACKDROP"
DM-2	SPURFACE CMU	INTERIOR COLOR (LIGHT GREY) TO MATCH SW 700 "LOADING PATH"
S-1	STUCCO	MATCH SW 6705 "STARBOARD" (GREEN)
S-2	STUCCO	MATCH SW 6603 "CHEERFUL" (YELLOW)
S-3	STUCCO	MATCH SW 7004 "SNOWBOUND" (WHITE)
P-1	PAINT	SW 6705 "STARBOARD" (GREEN)
P-2	PAINT	SW 6603 "CHEERFUL" (YELLOW)
P-3	PAINT	SW 1025 "BACKDROP" (DARK GREY)
P-7	PAINT	SW 6205 "TRACON-BLACK"
MC-1	STANDING SEAM ROOFING	MATCH SW 6705 "STARBOARD" (GREEN)



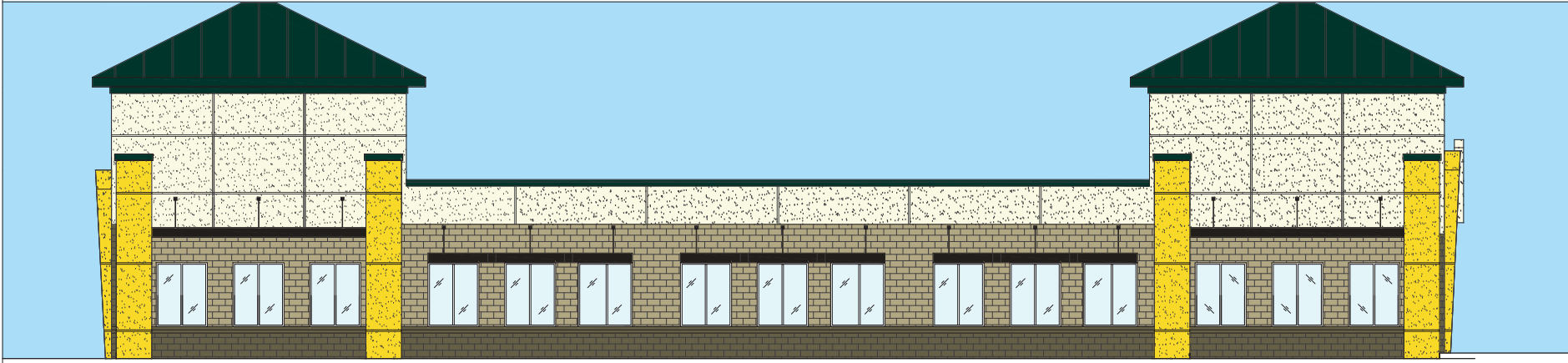
EXTERIOR ELEVATION 04



EXTERIOR ELEVATION 03



EXTERIOR ELEVATION 02 SCALE: 3/16" = 1'-0"



EXTERIOR ELEVATION 01 SCALE: 3/16" = 1'-0"

QUICK QUACK CAR WASH | PROPOSED SIGNAGE | WALL SIGN

MANUFACTURE AND INSTALL

(2) SETS OF FRONT LIT WALL SIGNS WITH VACUUM-FORMED FACES

- A FACES: 3/16" CLEAR PLEX, VACUUM-FORMED WITH VINYL AND PAINTED GRAPHICS ON 2ND SURFACE
- B RETAINERS: ALL ALUMINUM, 2" PAINTED WHITE
- C RETURNS: ALL ALUMINUM 8" DEEP, PAINTED WHITE
- D BACKS: ALL ALUMINUM STOCK COLOR
- E ILLUMINATION: WHITE LEDS
CANNOT EXCEED 2 FT CANDLES AS MEASURED 1 FT. FROM THE SURFACE OF THE SIGN
- F POWER SUPPLY: HOUSED IN SIGN CABINET
- G FLUSH MOUNTED TO FASCIA (SEE ATTACHMENT DETAIL)

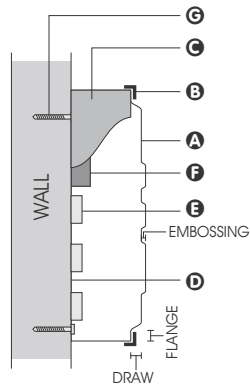
- DISCONNECT SWITCH AT SIGN
- 120V SERVICE SUPPLIED BY OTHERS

POWER REQUIREMENTS

PROVIDED BY OTHERS

(1) 20 AMP CIRCUIT

120 VOLTS



TYPICAL SECTION VIEW

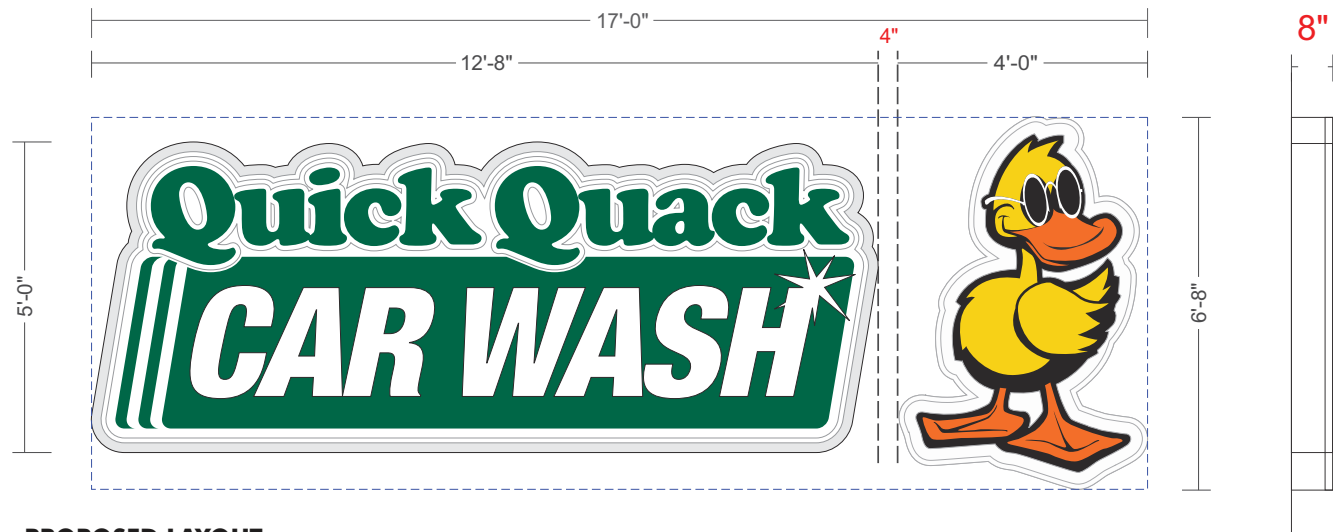
NTS

- PMS 3425, 3M EMERALD GREEN 230-126
- PMS 7404, 3M YELLOW 230015
- PMS ORANGE 021, 3M ORANGE 230-44
- PMS BLACK, 3M BLACK 230-22

NIGHT VIEW



A1 PRIMARY SIGNAGE



PROPOSED LAYOUT

SCALE: 1/2"=1'-0"

PROPOSED SIGNAGE = 113.33 SF

QUICK QUACK CAR WASH | PROPOSED SIGNAGE | WALL SIGN

MANUFACTURE AND INSTALL

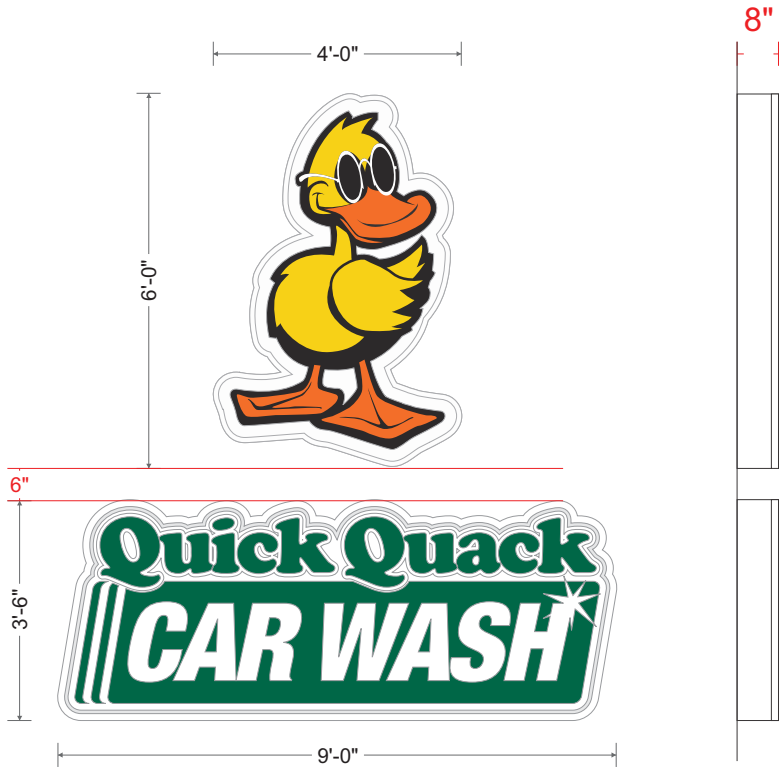
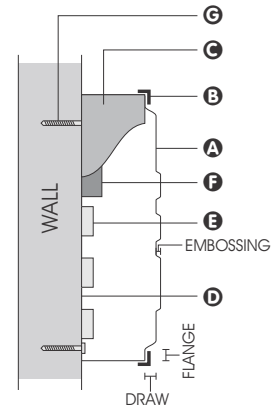
(1) SET OF NON-ILLUMINATED WALL SIGNS WITH VACUUM-FORMED FACES

(1) SET OF ILLUMINATED WALL SIGNS WITH VACUUM-FORMED FACES

- A FACES: 3/16" CLEAR PLEX, VACUUM-FORMED WITH VINYL AND PAINTED GRAPHICS ON 2ND SURFACE
- B RETAINERS: ALL ALUMINUM, 2" PAINTED WHITE
- C RETURNS: ALL ALUMINUM 8" DEEP, PAINTED WHITE
- D BACKS: ALL ALUMINUM STOCK COLOR
- E ILLUMINATION: WHITE LEDS
- F POWER SUPPLY: HOUSED IN SIGN CABINET
- G FLUSH MOUNTED TO FASCIA (SEE ATTACHMENT DETAIL)

- DISCONNECT SWITCH AT SIGN
- 120V SERVICE SUPPLIED BY OTHERS

POWER REQUIREMENTS PROVIDED BY OTHERS
(1) 20 AMP CIRCUIT
120 VOLTS



PROPOSED LAYOUT
SCALE: 1/2"=1'-0"

PROPOSED SIGNAGE = 55.50 SF



- B1 SECONDARY SIGNAGE
NOT ILLUMINATED
- B2 SECONDARY SIGNAGE

- PMS 3425, 3M EMERALD GREEN 230-126
- PMS 7404, 3M YELLOW 230015
- PMS ORANGE 021, 3M ORANGE 230-44
- PMS BLACK, 3M BLACK 230-22

Utah Contractors: 375809-5501 • Nevada:60486 • Colorado:237787 • Idaho:RCE-29969

ALLIED
ELECTRIC SIGN
& Awning

Signs that build business!

UTAH COUNTY:
1852 N. 1300 W.
(801) 489-3645
WWW.ALLIED-SIGN.COM

DRAWING STEPS	☐ CONCEPT
	☐ ESTIMATING
	☐ PERMIT/LANDLORD
	☐ PRODUCTION/INSTALL
DRAWING REVIEW	☐ SURVEY
	☐ PRODUCTION REVIEW
	☐ INSTALL REVIEW

Client: Quick Quack Car Wash	SALES APPROVAL:
Address:	Designer: Richard
File Name:	Sales: Regina

CUSTOMER APPROVAL	REVISIONS
SIGNATURE	

SALT LAKE CITY: 1920 S. 900 W., SALT LAKE CITY, UT • (801) 972-5503

OGDEN: 2924 Pennsylvania Avenue • (801) 621-4612

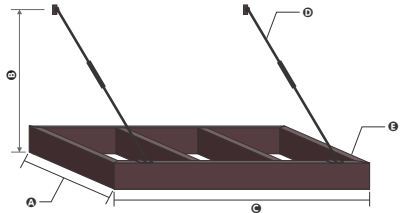
QUICK QUACK CAR WASH | PROPOSED SIGNAGE | METAL CANOPIES

MANUFACTURE AND INSTALL

(4) SUSPENDED METAL CANOPIES

- Ⓐ PROJECTION: (4) @ 4'-0"
- Ⓑ DROP: (2) @ 3'-8", (2) @ 7'-0"
- Ⓒ WIDTH: (4) @ 23'-4"
- Ⓓ TURNBUCKLE AND RODS, PAINTED P1
- Ⓔ CANOPY FRAME: 2"x12" ALL ALUMINUM CONSTRUCTION, PAINTED P1

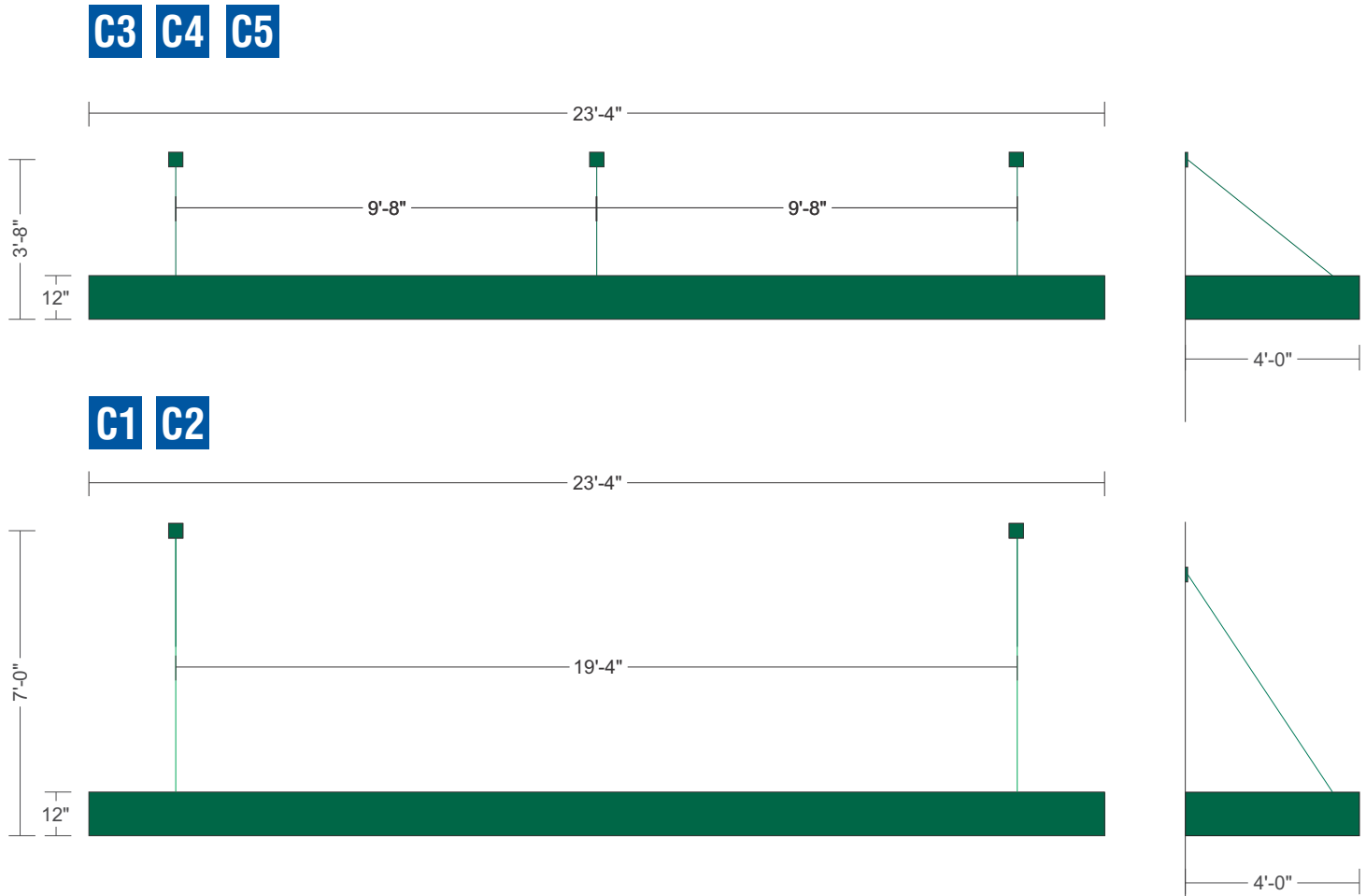
 PAINT TO MATCH SW 6755 "STARBOARD" GREEN



TYPICAL METAL AWNING
NTS (FINAL FRAMING MAY VARY)

PROPOSED LAYOUT

SCALE: 3/8" = 1'-0"



3 of 6



ALLIED ELECTRIC SIGN & AWNING
Signs that build business!

UTAH COUNTY:
1852 N. 1300 W.
(801) 489-3645
WWW.ALLIED-SIGN.COM

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY ALLIED ELECTRIC SIGN. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH THE PROJECT BEING PLANNED FOR YOU. IT IS NOT TO BE REPRODUCED, COPIED OR EXHIBITED.

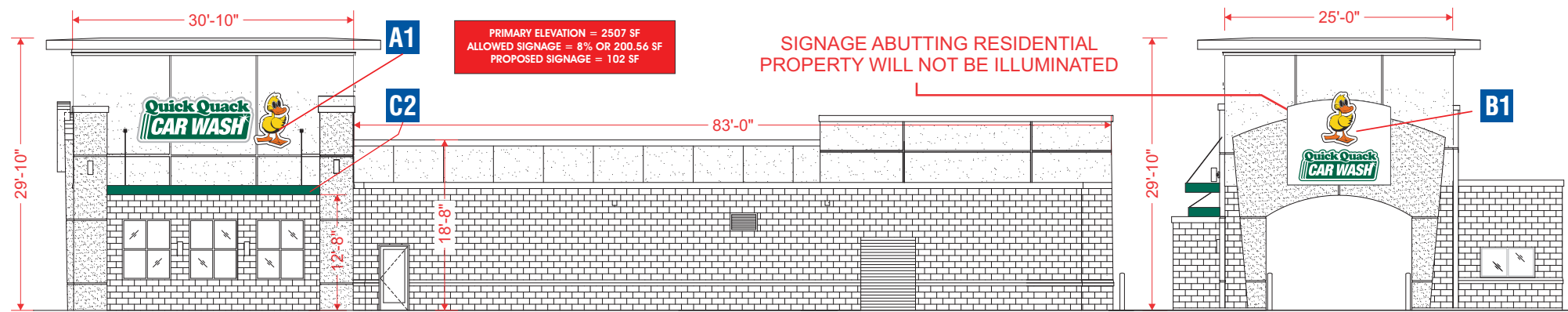
DRAWING STEPS	DRAWING REVIEW	Client: Quick Quack Car Wash	SALES APPROVAL:	CUSTOMER APPROVAL	REVISIONS
☐ CONCEPT	☐ SURVEY	Address:	Designer: Richard	SIGNATURE	
☐ ESTIMATING	☐ PRODUCTION REVIEW	File Name:	Sales: Regina		
☐ PERMIT/LANDLORD	☐ INSTALL REVIEW				
☐ PRODUCTION/INSTALL	☐ RELEASE				

SALT LAKE CITY: 1920 S. 900 W., SALT LAKE CITY, UT • (801) 972-5503

OGDEN: 2924 Pennsylvania Avenue • (801) 621-4612

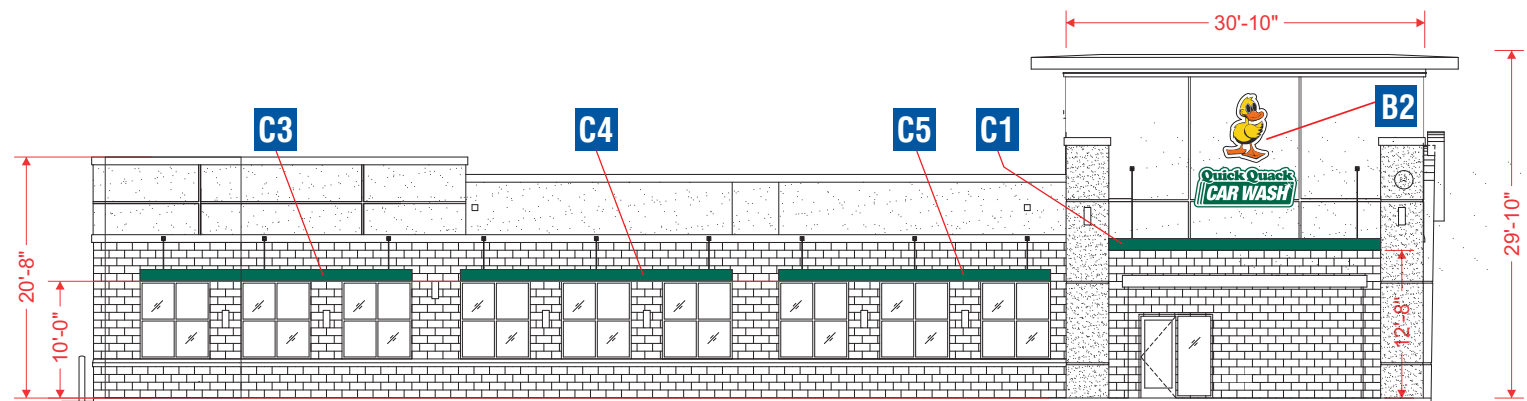


QUICK QUACK CAR WASH | PROPOSED SIGNAGE | ELEVATIONS



PRIMARY ELEVATION
SCALE: 3/32"=1'-0"

SECONDARY ELEVATION
SCALE: 3/32"=1'-0"



SECONDARY ELEVATION
SCALE: 3/32"=1'-0"

Utah Contractors: 375809-5501 • Nevada:60486 • Colorado:237787 • Idaho:RCE-29969

ALLIED
ELECTRIC SIGN & Awning
Signs that build business!

UTAH COUNTY:
1852 N. 1300 W.
(801) 489-3645
WWW.ALLIED-SIGN.COM

DRAWING STEPS
☐ CONCEPT
☐ ESTIMATING
☐ PERMIT/LANDLORD
☐ PRODUCTION/INSTALL

DRAWING REVIEW
☐ SURVEY
☐ PRODUCTION REVIEW
☐ INSTALL REVIEW

Client: Quick Quack Car Wash	SALES APPROVAL:
Address:	Designer: Richard
File Name:	Sales: Regina

CUSTOMER APPROVAL	REVISIONS
SIGNATURE	

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY ALLIED ELECTRIC SIGN. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH THE PROJECT BEING PLANNED FOR YOU. IT IS NOT TO BE REPRODUCED, COPIED OR EXHIBITED.

SALT LAKE CITY: 1920 S. 900 W., SALT LAKE CITY, UT • (801) 972-5503 OGDEN: 2924 Pennsylvania Avenue • (801) 621-4612

ISA LIMITED NIBOC

QUICK QUACK CAR WASH | PROPOSED SIGNAGE | MONUMENT SIGN

MANUFACTURE AND INSTALL

(1) D/F MONUMENT SIGN

- A MAIN SIGN BODY: ALL ALUMINUM CONSTRUCTION, PAINTED P1-P2
- B FACES: 3/16" CLEAR PLEX, VACUUM-FORMED WITH VINYL AND PAINTED GRAPHICS ON 2ND SURFACE
- C RETAINERS: 1" .090 ALUMINUM" PAINTED P2
- D REVEAL: 1" PAINTED WHITE
- E "OPEN" SIGN: ALL ALUMINUM CONSTRUCTION, 3/16" TRANS WHITE SG PLEX WITH VINYL GRAPHICS APPLIED
- F ADDRESS: 1/4" FCO ALUMINUM PAINTED BLACK
- G STONE BASE: ****TO MATCH BUILDING**** INSTALLED BY 3RD PARTY
- H MOW PAD: CONC. 3" ABOVE GRADE

- INTERNALLY ILLUMINATED WITH WHITE LEDs
- ****CANNOT EXCEED 2 FT CANDLES AS MEASURED 1 FT. FROM THE SURFACE OF THE SIGN****
- POWER SUPPLY HOUSED IN SIGN BODY
- SUPPORT AND FOOTING (TBD)
- DISCONNECT SWITCH AT SIGN
- 120V SERVICE SUPPLIED BY OTHERS
- ELECTRICAL SWEEP BY OTHERS
- ELECTRICAL GROUNDED TO PIPE SUPPORT

-  PMS 3425, 3M EMERALD GREEN 230-126
-  PMS 7404, 3M YELLOW 230015
-  PMS ORANGE 021, 3M ORANGE 230-44
-  PMS BLACK, 3M BLACK 230-22

PROPOSED SIGNAGE = 25 SQ.FT.



PROPOSED LAYOUT

SCALE: 3/4"=1'-0"

5 of 6



Utah Contractors: 375809-5501 • Nevada:60486 • Colorado:237787 • Idaho:RCE-29969

ALLIED ELECTRIC SIGN & Awning

Signs that build business!

UTAH COUNTY:
1852 N. 1300 W.
(801) 489-3645
WWW.ALLIED-SIGN.COM

DRAWING STEPS	DRAWING REVIEW
☐ CONCEPT	☐ SURVEY
☐ ESTIMATING	☐ PRODUCTION REVIEW
☐ PERMIT/LANDLORD	☐ INSTALL REVIEW
☐ PRODUCTION/INSTALL	☐ AS-BUILT

Client: Quick Quack Car Wash	SALES APPROVAL:
Address:	Designer: Richard
File Name:	Sales: Regina

CUSTOMER APPROVAL	REVISIONS
SIGNATURE	

SALT LAKE CITY: 1920 S. 900 W., SALT LAKE CITY, UT • (801) 972-5503 OGDEN: 2924 Pennsylvania Avenue • (801) 621-4612

