



**RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – JANUARY 14, 2020**

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

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

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

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

A. Welcome & Roll Call

B. Public Comment

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

C. Presentations and Reports

D. Consent Items

1. Consideration of Meeting Minutes from:
November 12, 2019 Work Session
November 12, 2019 Regular Meeting
2. Consideration to approve the 2020 annual meeting calendar

E. Action Items

1. Consideration of Conditional Use Permit request for Generations Automotive Repair at approximately 4224 Riverdale Road, Unit 3, Riverdale, Utah in the Regional Commercial (C-3) Zone, as requested by Rick Jones.
2. Consideration of recommendation to City Council for Amended Site Plan approval of proposed Riverdale Retail/Restaurant Building, property located approximately 4104 Riverdale Road, Riverdale, Utah 84405, as requested by The DRH Company and AWA Engineering Group.
3. Commission voting consideration to select Planning Commission Chair Member and Vice Chair Member.

All items presented by: Mike Eggett, Community Development

F. Discretionary Items

G. Adjournment

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

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 10th day of January, 2020 at the following locations: 1) Riverdale City Hall Noticing Board 2) the 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.

Shalee Evans
Riverdale City Recorder

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
January 14, 2020**

AGENDA ITEM: D1

SUBJECT: Consideration to approve meeting minutes.

PRESENTER: Shalee Evans, City Recorder

INFORMATION: [a. November 12, 2019 Planning Commission Work Session](#)
[b. November 12, 2019 Planning Commission Regular Meeting](#)

[BACK TO AGENDA](#)

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday, November 12, 2019 at 6:00 p.m., at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

Commissioners:	Robert Wingfield, Chairman Steve Hilton, Commissioner Kathy Eskelsen, Commissioner Rikard Hermann, Commissioner Wanda Ney, Commissioner
City Employees:	Mike Eggett, Community Development Shalee Evans, City Recorder
Excused:	Blair Jones, Commissioner Amy Ann Spiers, Commissioner
Visitors:	Valor Wingfield

The Planning Commission Work Session meeting began at 6:04 p.m. Chairman Wingfield welcomed the Planning Commissioners to the Work Session and stated for the record that all were in attendance, except for Commissioner Spiers and Commissioner Jones, who are excused.

Presentations and Reports:

Chairman Wingfield turned the time over to Mike Eggett, the Community Development Director who reported the following:

- Zao's Asian Café is open for business.
- The building on 300 and Riverdale Road is delayed and may come back as a new site plan review process.
- Quick Quack Car Wash is still being built.
- The landslide homes are in the process of being removed.
- The RDA is discussing development options for the property that sits just to the south of the old Farmers building.

Commissioner Ney asked what the status is on the senior living property is. Mike Eggett noted that they are trying to get it under demolition.

Consent Items:

Chairman Wingfield asked for any changes or corrections to the minutes for October 22, 2019 Regular and Work Session Planning Commission meeting. There were no changes requested.

Action Items:

Chairman Wingfield invited discussion regarding the first part of the action item, a public hearing to receive and consider comments regarding proposed amendments to the Alternative Land Uses and Transportation elements of the Riverdale City General Plan.

Mr. Eggett went over the executive summary which explained, A public hearing has been noticed and scheduled for tonight's meeting to consider the proposed amendments to these sections of the General Plan. All public hearing notices have been published and posted as is required by Utah state law. There have been no comments provided to staff as of the time of this reporting. Following the public hearing in this matter, the Planning Commission may discuss and consider taking action regarding the proposed General Plan language amendments.

Chairman Wingfield invited discussion regarding the second part of the action item, Consideration to forward a recommendation to the City Council regarding proposed amendments to the Alternative Land Uses and Transportation elements of the Riverdale City General Plan.

Mr. Eggett went over the executive summary which explained, During the most recent legislative session earlier this year, the State Legislature passed Senate Bill 34 which is entitled "Affordable Housing Modifications (4th Substitute)". This bill has established requirements for cities and counties to revise their General Plan documents to incorporate required amendments to the land use, transportation and traffic circulation, and moderate-income housing elements of their respective general plans. This bill also requires cities and counties to prepare annual reporting and review of the moderate income housing plan to be submitted to the Department of Workforce Services, local Association of Governments group, and the Metropolitan Planning Organization for our area, in addition to posting this report on our city website.

Discretionary Items:

There were no discretionary items for this meeting.

Adjourn:

Having no further business to discuss the Planning Commission adjourned at 6:17 p.m. to convene into their Regular Planning Commission Meeting located in the Council Chambers.

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, November 12, 2019, at 6:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Commissioners: Robert Wingfield, Chairman
Steve Hilton, Commissioner
Kathy Eskelsen, Commissioner
Rikard Hermann, Commissioner
Wanda Ney, Commissioner

City Employees: Mike Eggett, Community Development
Shalee Evans, City Recorder

Excused: Blair Jones, Commissioner
Amy Ann Spiers, Commissioner

Visitors: Dave Gailey Valor Wingfield

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:31p.m. Chairman Wingfield welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present with exception of Commissioner Jones and Commissioner Spiers who are excused.

B. Public Comment

Chairman Wingfield asked for any public comments and there were not any.

C. Presentations and Reports

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

- Zao's Asian Café is open for business.
- The building on 300 and Riverdale Road is delayed and may come back as a new site plan review process.
- Quick Quack Car Wash is still being built.
- The landslide homes are in the process of being removed.
- The RDA is discussing development options for the property that sits just to the south of the old Farmers building.
- The senior living property is trying to get under demolition.

D. Consent Items

1. Consideration to approve meeting minutes from the Planning Commission Meeting held on October 22, 2019.

Chairman Wingfield asked for changes or corrections to the Planning Commission meeting minutes for the October 22, 2019 Work Session and Regular Meeting. There were no changes requested.

MOTION: Commissioner Hermann moved to approve consent items meeting minutes as written.
Commissioner Eskelson seconded the motion.

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously.

E. Action Items

1. A. Public Hearing to receive and consider comments regarding proposed amendments to the Alternative Land Uses and Transportation elements of the Riverdale City General Plan.

MOTION: Commissioner Eskelson moved to open the public hearing. Commissioner Ney seconded the motion.

There was no discussion on this motion.

CALL THE QUESTION: The motion passed unanimously.

There were no public comments made during the public hearing.

MOTION: Commissioner Ney moved to close the public hearing. Commission Herman seconded the motion.

There was no discussion on this motion.

CALL THE QUESTION: The motion passed unanimously.

1. B. Consideration to forward a recommendation to the City Council regarding proposed amendments to the Alternative Land Uses and Transportation elements of the Riverdale City General Plan.

Mr. Eggett summarized an executive summary which explained, During the most recent legislative session earlier this year, the State Legislature passed Senate Bill 34 which is entitled "Affordable Housing Modifications (4th Substitute)". This bill has established requirements for cities and counties to revise their General Plan documents to incorporate required amendments to the land use, transportation and traffic circulation, and moderate-income housing elements of their respective general plans. This bill also requires cities and counties to prepare annual reporting and review of the moderate income housing plan to be submitted to the Department of Workforce Services, local Association of Governments group, and the Metropolitan Planning Organization for our area, in addition to posting this report on our city website.

MOTION: Commissioner Hermann moved to recommend approval to the City Council regarding the proposed amendments to the Alternative Land Uses and Transportation elements of the Riverdale City General Plan. Commissioner Hilton seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: All voted in favor. The motion passed unanimously.

F. Discretionary Items

There were no discretionary items for this meeting.

G. Adjournment

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

The meeting adjourned at 6:37p.m..

Robert Wingfield
Planning Commission Chair

Shalee Evans
City Recorder

Date Approved: _____

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
January 14, 2020**

AGENDA ITEM: D2

SUBJECT: Consideration to approve 2020 annual meeting calendar

PRESENTER: Shalee Evans, City Recorder

INFORMATION: [a. 2020 Planning Commission meeting calendar](#)

[BACK TO AGENDA](#)



PLANNING COMMISSION MEETINGS *2020 ANNUAL SCHEDULE*

Regular meetings of the Riverdale City Planning Commission will be held the second and fourth Tuesdays of the month at 6:30 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive. Additional meetings may be scheduled as necessary and pending proper legal notification.

January 14	June 23
January 28	July 14
February 11	July 28
February 25	August 11
March 10	August 25
March 24	September 8
April 14	September 22
April 28	October 13
May 12	October 27
May 26	November 10
June 9	November 24
	December 8
	December 22

****Joint Strategic Planning Meeting:** with City Council and Planning Commission held at 4360 Parker Drive, Riverdale, UT 84405 This meeting has historically taken place in the fall. Date to be determined.

Riverdale City is in compliance with the Americans with Disabilities Act, and provides special accommodations for all citizens in need of assistance.

Persons requesting accommodations should contact the City Offices (801) 394-5541 at least 48 hours in advance of the meeting.

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
January 14, 2020**

AGENDA ITEM: E1

SUBJECT: Consideration of Conditional Use Permit request for Generations Automotive Repair at approximately 4224 Riverdale Road, Unit 3, Riverdale, Utah in the Regional Commercial (C-3) Zone, as requested by Rick Jones.

PRESENTER: Mike Eggett, Community Development

INFORMATION:

- a. [Auto Repair Conditional Use Executive Summary](#)
- b. [Department Staff Reports-General Auto Repo Condition Use](#)
- c. [Conditional Use Application – Gener Auto, 4224 Riverdale Road, Unit 3](#)

[BACK TO AGENDA](#)



Planning Commission Executive Summary

For the Commission meeting on: 1-14-2020

Petitioner: Rick Jones

Summary of Proposed Action

Mr. Jones has filed for a conditional use permit to request a new use for an automotive repair facility, known as *Generations Auto Repair* at approximately 4224 Riverdale Road, Unit 3. This property is located in a Regional Commercial (C-3) zone and the requested location is within the same building wherein the Truly Nolen business is located. Within the C-3 zone matrix, automotive repair falls under the category of "repair including paint, body and fender, brake, muffler, upholstery or transmission work, provided conducted within completely enclosed building" as a conditional use review for approval by the Planning Commission. This required review allows the Commission to look at any outstanding health, safety, and welfare concerns that may exist in association with the newly proposed use in the C-3 zone.

Following the presentation and discussion of the proposal, the Planning Commission may make a motion to approve the conditional use request, approve with required conditions or improvements to the plan (as tied to City Code 10-19), or not approve the conditional use permit request for automotive repair services at this location, with sufficient findings of fact to support the decision.

Title 10 Ordinance Guidelines (Code Reference)

This Conditional Use Permit request is regulated under City Code 10-10A "Commercial Zones (C-1, C-2, C-3)" and 10-19 "Conditional Uses".

City staff has briefly discussed the building plan and details, along with relevant staff concerns, with Mr. Jones regarding this request for a conditional use permit at this location. Items of concern and discussion have been provided in the department staff report. The applicant has also provided imagery of the building location and supporting documentation for this business use. The applicant has stated that he understands the requirements of keeping the detailing shop and site clean and maintained and would make every effort to maintain the site in compliance with associated codes and standards for his industry. Further, Mr. Jones is aware of the City's concerns relative to on-street parking issues and is committed to maintaining his site so it does not impact 500 West due to on-street parking.

The criteria for issuing a Conditional Use Permit approval is as follows (additionally, for more information regarding this zone please defer to City Code 10-10A):

10-19-5: BASIS FOR REVIEW OF CONDITIONAL USE PERMIT:

The planning commission shall review a conditional use permit with evidence presented to establish that:

A. A conditional use shall be approved if reasonable conditions are proposed or can be imposed to mitigate

the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.

- B. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.
- C. The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community; and
- D. Such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complementary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs; and
- E. The proposed use conforms to the goals, policies and conditions specified in this chapter for such use; and
- F. That the proposed use conforms to the goals, policies and governing principles and land use of the master plan for the city; and
- G. The proposed use will not lead to the deterioration of the environment, or ecology of the general area, nor will it produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally affect, to any appreciable degree, public or private property, including the operation of existing uses thereon, in the immediate vicinity or the community or area as a whole. (Ord. 665, 8-19-2008)

Staff would encourage the Planning Commission to review this matter, including concerns noted herein, and then discuss these matters with the petitioner. Staff would then recommend that the Planning Commission act accordingly to make a motion to approve the conditional use request, approve with required conditions or improvements to the plan (as tied to City Code 10-19), or not approve the conditional use permit request for automotive repair services at this location, with sufficient findings of fact to support the decision.

General Plan Guidance (Section Reference)

The General Plan has this area listed for Planned Commercial - High uses.

Legal Comments - City Attorney

Steve Brooks, Attorney

Administrative Comments - City Administrator

Rodger Worthen, City
Administrator

DEPARTMENTAL STAFF REPORTS – 1/2/2020 to 1/8/2020

From: Shawn Douglas
Sent: Wed 1/8/2020 1:04 PM
To: Mike Eggett
Subject: RE: Conditional Use Permit - Automotive Repair Shop at 4224 Riv Rd, Unit 3

Mike the only comment I have on this is that they would need to verify there is an oil/water separator device in place or is going to be installed. Thanks

Shawn Douglas

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

From: Jared Sholly
Sent: Thu 1/2/2020 10:25 AM
To: Mike Eggett
CC: Randy Koger
Subject: RE: Conditional Use Permit - Automotive Repair Shop at 4224 Riv Rd, Unit 3

I have no issues

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

From: Scott Brenkman
Sent: Thu 1/2/2020 10:55 AM
To: Mike Eggett
Subject: RE: Conditional Use Permit - Automotive Repair Shop at 4224 Riv Rd, Unit 3

I do not have any concerns.

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

From: Rodger Worthen
Sent:
To:
Subject:

No comments were provided in this matter.

From: Randy Koger
Sent:
To:
Subject:

No comments were provided in this matter.



**Riverdale
City**

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

**CONDITIONAL USE PERMIT
APPLICATION**

DATE 12-23-19
ADDRESS OF SITE 4224 Riverdale Road, Unit 3, Riverdale, Utah, 84405
APPLICANT'S NAME Rick Jones
ADDRESS On File with the City
PHONE NUMBER

NOTE: Plans: Detailed location, site and building plans shall accompany the completed application forms provided by the city. For structures in existence, only a location plan need be provided.

☒ SITE PLAN RECEIVED ☒ BUILDING PLANS RECEIVED

Present Zoning of the Property: C-3 Present Use of the Property: Retail
Acreage of the Property: 0.36 Width of Property on the Street: 60' x 200'
Proposed Conditional Use of Property: Automotive Repair Shop

SIGNED: _____ DATE: _____

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

[Signature] OWNER _____ AGENT AS AUTHORIZED BY OWNER

PLANNING COMMISSION SCHEDULED TO HEAR THIS APPLICATION FOR CONDITIONAL USE ON:

DATE: 1/14/2020 DECISION OF COMMISSION: _____
SIGNATURE OF CHAIRPERSON: _____ DATE: _____

PLANNING COMMISSION PUBLIC HEARING:

DATE: _____ DECISION OF COMMISSION: _____
SIGNATURE OF CHAIRPERSON: _____ DATE: _____

Fee \$50.00 Date Paid: 12/27/2019 Receipt No. 117661225PT



Riverdale City
4600 South Weber River Drive
Riverdale, UT 84405
801-394-5541

XBP Confirmation Number: 72256292

Transaction detail for payment to Riverdale City.			Date: 12/27/2019 - 4:44:42 PM
Transaction Number: 117661225PT			
Visa — XXXX-XXXX-XXXX-1619			
Status: Successful			
Account #	Item	Quantity	Item Amount
10369000	Sundry Revenues	1	\$50.00

TOTAL: \$50.00

Billing Information
DENISE A JONES
, 84405

Transaction taken by: cjacobsen

Generations Automotive

Generations Automotive will be a full-service automotive repair facility servicing all makes and models. I have been in the automotive field for nearly 20 years as an ASE certified technician. I as well have experience as the head manager for repair centers and dealerships.

With this experience I understand the impacts that a service station can and may have on the surrounding businesses in the immediate area. There-fore all business conducted at our facility will be done indoors to help keep the noise levels to a minimum and the facility will always be kept clean and presentable with no vehicles sitting around on the premises for long periods of time, thus helping to create the lowest impact and as to not disturb neighboring businesses.

I have great compassion and integrity for the automotive industry and believe in the utmost of having a safe and clean working environment for our clientele and for our employees.

Thank you for your time and hope you consider "Generations Automotive" as a new business to the Riverdale area.

On behalf of myself (Rick Jones) and my spouse (Denise Jones) we greatly appreciate this opportunity.

4224 Riverdale Road

Zoned C-3

RE: Conditional Use Application permit for "Generations Auto" - Parking Layout

Members of the City Council and members of the City Planning,

In consideration for the Conditional Use Permit for "Generations Auto" please find the attached Parking Layout for 4224 Riverdale Road.

I ask the City Council and City Planning to take in consideration that due to the fact that when Riverdale Road was widened I lost 3 parking stalls in the front and now with the 550 West reconstruction I have lost an additional 2 parking stalls along the side of the building, because of the new sidewalk and not having a continuous drive way thus creating completely different parking arrangement. This now brings the total lost parking stalls to 5. This is limiting the parking use of the building that once was. In addition, Truly Nolen's employees do not store their vehicles at the building as they are allowed to take their work vehicles home with them thus leaving open parking to be used as reciprocal stalls.

The assigned parking stalls are as follows; 2 for Generations Auto and 2 for Truly Nolen along with 5 Reciprocal Stall as shown on the layout. Additional Reciprocal parking stalls are planned to be created in the future along the building in the area that was once gated, minding the newly placed power poles.

Thank you for your time and consideration,



Christopher A. Barnes, Trustee

James L. Baker Trust

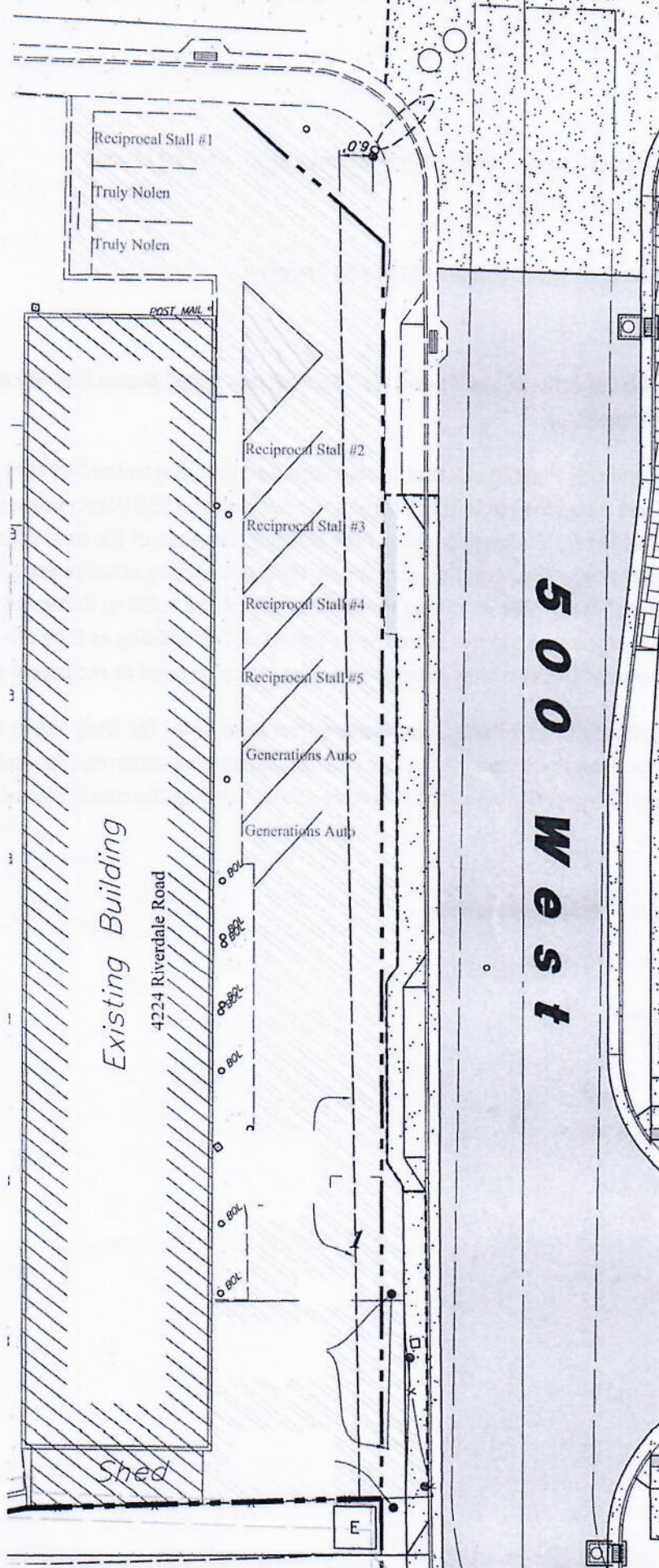
PO Box 3703

Ogden, Utah 84409

801-726-3172

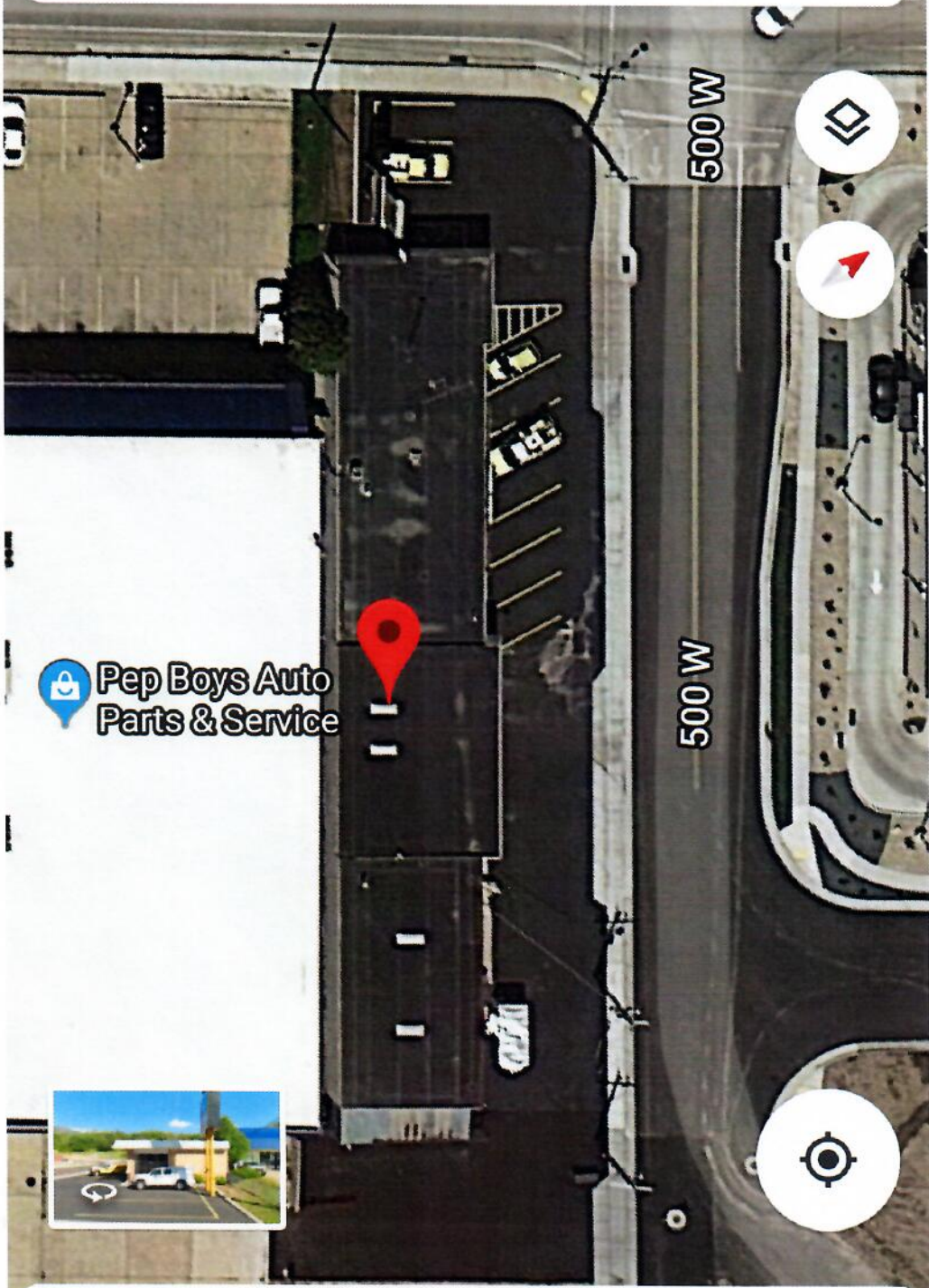
Riverdale Road

SR 261





4224 Riverdale Rd, R... X



Pep Boys Auto Parts & Service

4224 Riverdale Rd

Riverdale, UT 84405 · 13 min

At this address: Truly Nolen Pest & Termite Control - Com...



Directions



Start



Save

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
January 14, 2020**

AGENDA ITEM: E2

SUBJECT: Consideration of recommendation to City Council for Amended Site Plan approval of proposed Riverdale Road, Riverdale, Utah 84405, as requested by the DRH Company and AWA Engineering Group.

PRESENTER: Mike Eggett, Community Development

INFORMATION:

- a. [Executive Summary Riverdale Retail Amend Site Plan](#)
- b. [4104 Riverdale Road Retail Building Amend Site Plan Review](#)
- c. [Dept Staff Reports](#)
- d. [4104 S. Eng. Rec Approval – 9 January 2020](#)
- e. [4104 S. Riv Retail Amend Site Plan App](#)
- f. [4104 S. Update Eng. Cost Est Offsite imp Riv Retail](#)
- g. [4104 S. Engineers Cost Est- approval letter 9 Jan 2020](#)
- h. [2019-12-30 Amended Plans \(condensed\) 4104 Riv Rd Retail](#)

[BACK TO AGENDA](#)



Planning Commission Executive Summary

For the Commission meeting on: 01-14-2020

Petitioner: *The DRH Company*
represented by Dee Hansen/Eric Malmberg

Summary of Proposed Action

The DRH Company, as represented by Dee Hansen and Eric Malmberg (project engineer), has applied for a Amended Site Plan review of a new retail/restaurant building and supporting facilities redevelopment project located at approximately 4104 South Riverdale Road on the old Lighthouse Chevron building site.

This parcel is zoned as the Community Commercial (C-2) zone and received a conditional use permit approval by the Planning Commission during their meeting held on June 11, 2019. Additionally, on June 18, 2019, the City Council approved the originally proposed 4104 South Riverdale Retail site plan. On May 30, 2019, this project also received Design Review Committee approval for the proposed exterior design elements of this proposed retail building and site.

This site plan is being proposed for redevelopment on property that is adjacent to a furniture store, an apartment complex, and across from a church and gas station/convenience store. The property is currently owned by BN Riverdale, LLC. A public hearing is not required to consider this Site Plan proposal.

Following the presentation and discussion of the proposal, the Planning Commission may make a motion to recommend City Council approval of the Amended Riverdale Retail pad site plan proposal, approval of the proposed amended site plan with any requested modifications, or not recommend approval of the proposed Amended Riverdale Retail site plan. If the proposed amended site plan was forwarded on with a favorable recommendation for approval, then this matter could be sent to City Council for final approval consideration.

Title 10 Ordinance Guidelines (Code Reference)

This Final Site Plan and Subdivision Plat review is regulated under City Code 10-25 "Development in All Zones", and is affected by City Codes 10-10A "Community Commercial Zones (C-2)", 10-11A "Light Manufacturing Use Zone (M-1)", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", 10-16 "Sign Regulations", and 10-19 "Conditional Uses".

The proposed development parcel is located on property east of Riverdale Road and south of 300 West on property currently owned by BN Riverdale, LLC. The property is located in a C-2 zoned area and the requested use of a restaurant/café site and/or retail site is a conditional use in these zones.

Attached with this executive summary is a document entitled "Amended Site Plan Review - Riverdale Retail Pad"; 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 Police Chief, the Fire Inspector, and contracted City Engineer. The Planning Commission should discuss concerns raised by these summaries.

Staff would encourage the Planning Commission to review this matter and then discuss with the petitioner concerns raised by staff and/or the Planning Commission. Staff would then recommend that the Planning Commission may make a motion to recommend City Council approval of the Amended Riverdale Retail pad site plan proposal, approval of the proposed amended site plan with any requested modifications, or not recommend approval of the proposed Amended Riverdale Retail site plan, with the appropriate findings of fact to support the decision

General Plan Guidance (Section Reference)

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

Legal Comments - City Attorney

Steve Brooks, Attorney

Administrative Comments - City Administrator

Rodger Worthen, City
Administrator



Riverdale City

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

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

CASE NO: 2019-03 DATE SUBMITTED: 12/23/2019

APPLICANT'S NAME: Anderson Wahlen & Associates (Contact: Eric Malmberg)

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

BUSINESS PHONE: 801-410-8500

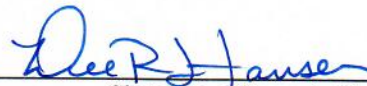
ADDRESS OF SITE: 4104 Riverdale Road, Riverdale, Utah

APPLICANT'S INTEREST: Site Plan Development for Starbucks Coffee and Retail Building

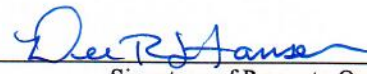
Application is hereby made to the Riverdale City Planning Commission requesting that the following permitted use, be approved on approx. 40,730 sq.ft. / 0.935 ac. of property in the Commercial (C-2) zone in (sq. ft./acreage)

accordance with the attached site plan.


Project Manager with
Anderson Wahlen
& Associates
Signature of Applicant


Signature of Property Owner

I authorize Anderson Wahlen & Associates to act as my representative in all matters relating to this application.


Signature of Property Owner

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

Fee: \$ \$187 Date paid: 12-30-2019

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

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

Date: 1-14-2020 Decision of Commission: _____

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

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

Date: _____ Decision of Council: _____

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405

394-5541

Receipt No: 15.534044

Dec 30, 2019

BN RIVERDALE LLC

Previous Balance:	.00
MISCELLANEOUS - ZONING & SUBDIV. FEE	187.00
10-34-1500 ZONING & SUB. FEES	

Total:	187.00
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CHECK	Check No: 3240	187.00
Total Applied:		187.00

Change Tendered:	.00
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Duplicate Copy

12/30/2019 2:09 PM

DEPARTMENTAL STAFF REPORTS – 1/8/2020-1/9/2020

From: Shawn Douglas
Sent: Wed 1/8/2020 2:04 PM
To: Mike Eggett
Subject: Riverdale Retail Amended

Mike,

Riverdale Retail Plan Review

Storm Water

1-Drainage system Long Term Operation and Maintenance Plan and BMPS will need to be submitted and approved. Upon approval they will need to be recorded with the plat.

2-A permit for the Injection Well will need to be filed with the state for approval.

3-Devices or BMP's to treat the storm water before it enters the underground system will need to be added and approved.

Streets

1-Do to the proximity to the intersection and the traffic configuration of the 300 W westbound lanes the entrance closest to Riverdale Road should be right in and right out only. Devices would need to be installed to ensure those movements.

Sewer

1-Abandoned sewer lines will need to be capped at the property line.

Other

1-The grades on the west entrance into the parking lot and the parking lot itself are steeper than we would normally see and should be looked at.

Shawn Douglas

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

From: Scott Brenkman
Sent: Wed 1/8/2020 11:56 AM

To: Mike Eggett

Subject: RE: 4104 S. Riverdale Rd - Retail Bldg Project Site Plan Amendment request

I have no concerns.

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:

To:

Subject:

Verbal confirmation of support for the Fire Marshal's comments.

From: Randy Koger

Sent: Wed 1/8/2020 4:07 PM

To: Mike Eggett

CC: Jared Sholly

Subject: RE: 4104 S. Riverdale Rd - Retail Bldg Project Site Plan Amendment request

I do not see any issues with this. As long as we will have access from John Paras's parking lot.



Fire Marshal/Code Enforcement Officer

Riverdale City

801-436-1241

From: Rodger Worthen

Sent: Thur 1/9/2020 9:29 AM

To: Mike Eggett

Subject: RE: 4104 S. Riverdale Rd - Retail Bldg Project Site Plan Amendment request

Mike-

I have no concerns with the proposed 300 West project moving forward. I believe the site which has accommodated a fuel service station for years can easily accommodate the new use of a restaurant or other retail establishment.

Thank you,

Rodger W.
Riverdale City Admin



5141 South 1500 West
Riverdale City, Utah 84405
801-866-0550

9 January 2020

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Riverdale Retail (300 West)**
Subj: Revised - Site Plan Improvement Drawings – Recommended Approval

Dear Mike,

I have completed my review of the recently submitted new Site Plan Improvement drawings, the Geotechnical Report and the Storm Water Calculations from AWA Engineering, the Developer's Design Engineer. The submitted drawings have been changed from the prior approved 4th March 2019 site drawings.

In my opinion the new drawings, the storm water calculations and miscellaneous changes still reflect the Standards of Riverdale City, along with the submitted "Engineers Cost Estimate" which has been increased to reflect several changes in the drawings.

I herewith recommend engineering approval of the Site Plan Improvement drawings, the storm water calculations and the cost estimates as submitted (See the 9th of January 2020 – Escrow letter).

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

Sincerely,
CEC, Civil Engineering Consultants, PLLC.

N. Scott Nelson, PE.
City Engineer

Cc. Shawn Douglas, Public Work Director
Jeff Woody, Building Official
Rodger Worthen, City Administrator



Riverdale City

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

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

CASE NO: 2019-03 DATE SUBMITTED: 12/23/2019

APPLICANT'S NAME: Anderson Wahlen & Associates (Contact: Eric Malmberg)

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

BUSINESS PHONE: 801-410-8500

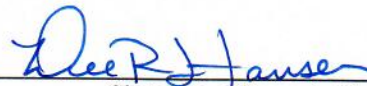
ADDRESS OF SITE: 4104 Riverdale Road, Riverdale, Utah

APPLICANT'S INTEREST: Site Plan Development for Starbucks Coffee and Retail Building

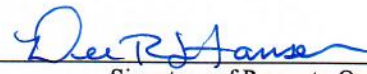
Application is hereby made to the Riverdale City Planning Commission requesting that the following permitted use, be approved on approx. 40,730 sq.ft. / 0.935 ac. of property in the Commercial (C-2) zone in (sq. ft./acreage)

accordance with the attached site plan.


Project Manager with
Anderson Wahlen
& Associates
Signature of Applicant


Signature of Property Owner

I authorize Anderson Wahlen & Associates to act as my representative in all matters relating to this application.


Signature of Property Owner

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

Fee: \$ \$187 Date paid: 12-30-2019

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

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

Date: 1-14-2020 Decision of Commission: _____

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

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

Date: _____ Decision of Council: _____

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405

394-5541

Receipt No: 15.534044

Dec 30, 2019

BN RIVERDALE LLC

Previous Balance:	.00
MISCELLANEOUS - ZONING & SUBDIV. FEE	187.00
10-34-1500 ZONING & SUB. FEES	

Total:	187.00
--------	--------

CHECK	Check No: 3240	187.00
Total Applied:		187.00

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

Duplicate Copy

12/30/2019 2:09 PM

Cost Estimate for Riverdale Retail Offsite Public Improvements

Offsite Improvements						
25	Concrete Sidewalk on Riverdale Road and 300 West	424	SF	\$4.00	SF	\$1,696.00
26	Repave Drive Approach onto 300 West	1	EA	\$5,000.00	EA	\$5,000.00
27	30-inch Curb & Gutter on Riverdale Road and 300 West	108	LF	\$18.00	LF	\$1,944.00
28	Fire Line Connection in Riverdale Road with 8"Tapping Sleeve	1	EA	\$6,000.00	EA	\$6,000.00
29	Traffic Control	1	LS	\$5,000.00	EA	\$5,000.00
30	Concrete Paving to Patch Riverdale Road from Fire Line Connection	535	SF	\$10.00	SF	\$5,350.00
31	Landscaping w/Irrigation	2,144	SF	\$4.00	SF	\$8,576.00
Total						\$33,566.00



5141 South 1500 West
Riverdale City, Utah 84405
801-866-0550

9 January 2020

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Riverdale Retail (300 West)**
Subj: Subdivision Improvement Escrow Amount – Engineering Approval

Dear Mike,

I reviewed the recently submitted “Engineers Cost Estimate” prepared by AWA Engineering for the required Subdivision Public Improvements for the above referenced Retail Project. I agree with the “Engineers Cost Estimate” for the quantities and costs associated with the installation of the required public improvements.

In my opinion the “Engineers Estimate – Escrow Amount” including the 10% warranty amount should be \$36,922.60.

Should you have any questions feel free to contact our office.

Sincerely,
CEC, Civil Engineering Consultants, PLLC.

N. Scott Nelson, PE.
City Engineer

Cc. Shawn Douglas, Public Work Director
Jeff Woody, Building Official
Rodger Worthen, City Administrator

Riverdale Retail

4104 South Riverdale Road
Riverdale, Utah



Vicinity Map
Not to Scale

Civil Engineer:
Anderson Wahlen & Associates
2010 N. Redwood Road
Salt Lake City, UT 84116

Owner/Developer:
The DRH Company
5445 South Highland Drive
Salt Lake City, UT 84117
Phone: 801-274-2002

Approving Agency:
Riverdale City
4600 South Weber River Drive
Riverdale, UT 84405

Abbreviations

BCR	Begin Curb Return	PVC	Polyvinyl Chloride
BCL	Barrier	PVI	Point of Vertical Intersection
BRW	Finish Grade - Bottom of Retaining Wall	RCP	Reinforced Concrete Pipe
CATV	Cable Television Box	RD	Roof Drain
CB	Catch Basin	SB	Signal Box
CMP	Corrugated Metal Box	SD	Storm Drain
CMB	Cleanout Box	SDMH	Storm Drain Manhole
COTG	Cleanout to Grade	SMH	Sewer Manhole
EA	Edge of Asphalt	SP	Signal Pole
EB	Electrical Box	SS	Sanitary Sewer
EC	End of Curve	SVZ	Sight Visibility Zone
EGR	End Curb Return	SW	Secondary Water
GS	Grade Break	TA	Top of Asphalt
GM	Gas Meter	TB	Telephone Box
HR	Hose Bib	TBC	Top Back of Curb
HP	High Point	TC	Top of Curb
I	Irrigation Line	TMH	Telephone Manhole
ICB	Irrigation Control Box	TP	Top of Concrete
Lip	Lip of Gutter	TRW	Finish Grade - Top of Retaining Wall
LP	Light Pole	TW	Top of Walk
MH	Manhole	VC	Vertical Curve
Mon	Monument	VPC	Vertical Point of Curve
PC	Point of Curvature	VPT	Vertical Point of Tangency
PCC	Point of Compound Curvature	WL	Waterline
PM	Power Meter	WP	Working Point
PP	Power Pole	WV	Water Valve
PT	Point of Tangency		

Legend

Proposed Curb & Gutter	Existing Improvements	Proposed Storm Drain
Proposed Open Face C & G	Existing Asphalt	Proposed Conduit Line
Proposed Asphalt	Existing Concrete	Proposed Power Line
Proposed Concrete	Existing Inlet Box	Proposed Gas Line
Proposed Truncated Domes	Existing Catch Basin	Proposed Secondary Water Line
Proposed Inlet Box	Existing Manhole	Proposed Roof Drain
Proposed Catch Basin	Existing Fire Hydrant	Proposed Fence
Proposed Manhole	Existing Water Valve	Ridge Line
Proposed Transformer	Existing Overhead Power Line	Grade Break
Proposed Meter Box	Existing Water	Proposed Contour
Proposed Water Meter	Existing Secondary Water	Direction of Drainage
Proposed Combo Box	Existing Sewer	Proposed Spot
Proposed Fire Hydrant	Existing Storm Drain	ADA Accessible Route
Proposed Water Valve	Existing Gas	Property Line
Proposed Water Line	Existing Power	Sawcut Line
Proposed Sanitary Sewer	Existing Telephone	Proposed Light Pole
Proposed Conduit Line	Existing Fence	Proposed Street Light
Proposed Power Line	Flowline	Proposed Building
Proposed Gas Line	Centerline	Existing Power Pole w/ Guy
Proposed Secondary Water Line	Existing Contour	Existing Utility Marker
Proposed Roof Drain	Existing Spot	Existing Post
Proposed Fence	Existing Light Pole	
	Existing Street Light	
	Existing Building	
	Existing Telephone Box	
	Existing Power Meter	
	Existing Electrical Box	
	Existing Electrical Cabinet	
	Existing Gas Meter	
	Existing Water Meter	
	Existing Irrig. Control Box	
	Existing Ballast	
	Existing Hose Bib	
	Working Point	
	Existing Deciduous Tree	
	Existing Coniferous Tree	
	Detail Number	
	Sheet Number	

Civil Sheet Index

CV	Cover Sheet
1 of 2	ALTA Survey
2 of 2	ALTA Survey
C0.1	Demolition Plan
C1.1	Site Plan
C2.1	Grading Plan
C2.2	Grading Details and Notes
C2.3	Accessible Details and Notes
C3.1	Utility Plan
C4.1	Details
C4.2	Details
C4.3	Details
C4.4	StormTech Details
C4.5	StormTech Details
C4.6	StormTech Details
C5.1	Erosion Control Plan - Phase 1
C5.2	Erosion Control Plan - Phase 2
C5.3	Erosion Control Details
L1.1	Landscape Plan
L1.2	Irrigation Plan
L3.1	Landscape & Irrigation Details

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Map Number 49057C0428E dated 16 December 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." (no shading)

Basis of Bearings

A line between monuments found for Northwest Corner and the North Quarter Corner of Section 8 was assigned the Weber County Survey bearing of South 89°26'02" East as the Basis of Bearings to retrace and honor the previous Survey and Subdivision Plat.

Benchmark

Brass Cap Monument for the North Quarter of Section 8, T5N, R1W, SLB&M Elevation = 4341.25 feet Assigned Observed November 24, 2015

Legal Description

A part of the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Weber County, Utah:

Beginning at the Northeast Corner of Greenhill Subdivision at Riverdale on the Southerly Line of 300 West Street as it exists at a 50 foot half-width located 1,221.80 feet North 89°26'02" West along the Section Line and 941.14 feet South 0°33'58" West from the North Quarter Corner of said Section 8; and running thence South 38°36'32" West 141.02 feet along the Northwestern Line of said Subdivision to an existing survey with Great Basin Engineering; thence North 52°29'40" West 289.05 feet along said 1977 Survey being a line falling within an existing wall to the South Line of the UDOT right-of-way for Riverdale Road the Northerly Line of as it exists on the ground; thence along said right-of-way Line the following two courses: North 38°24'20" East 118.27 feet and North 83°05'20" East 34.65 feet to the Southerly Line of said 300 West Street; thence South 52°10'01" East 265.16 feet along said 300 West Street to the Northeast corner of said Greenhill Subdivision at Riverdale and the point of Beginning.

Contains 40,731 sq. ft.
or 0.935 acre

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801-321-6225 - AndersonWahlen.net

Cover Sheet
Riverdale Retail
4104 South Riverdale Road
Riverdale, Utah 84405



27 Dec, 2019

SHEET NO.
CV

Title Information

This survey was completed using Title Report Commitment No. NCS-922796-SLC1 dated August 24, 2018 from First American Title Insurance Company:

The following survey related items circled (Solid) from Schedule B - Part II of the title report are plotted on the survey:

The following survey related items circled (Dashed) from Schedule B - Part II of the title report blanket all or a portion of this site but contain nothing to plot:

The following survey related items not circled from Schedule B - Part II of the title report could not be plotted:

- 9 Any charge upon the land by reason of its inclusion in Weber Basin Water Conservancy District, Central Weber Sewer Improvement District, Riverdale City and the Northern Utah Environmental Resource Agency ("NUERA").
- 10 The rights of other parties, their successors and assigns, if any, in and to an overhead transmission line, its poles, lines, circuits, attachments, stubs, cross-arms, guys and anchors, if any, along the Southerly, Easterly and Westerly boundary lines of said property and along Riverdale Road, together with rights of ingress and egress for the maintenance, operation, repair and replacement of the same, as evidenced by a visual inspection of the premises.
- 11 Existing retaining walls and driveways as disclosed by visual inspection of the premises, record legal descriptions and map documents of record.
- 12 Notice of Adoption of Redevelopment Plan Entitled "Riverdale Road Neighborhood Development Plan" and the matters stated therein, and any charges or assessments arising thereunder, recorded October 31, 1989 as Entry No. 1092972 in Book 1570 at Page 1637 of Official Records covers the site along with more land but contains nothing to plot.
- 13 Agreement for Driveway Easement, executed by and between Seven "C" Enterprises, Inc. and Earl F. Hill, as Trustee of the Earl F. and Ada Joan H. Hill Family Trust, and the terms, covenants running with the land, conditions, restrictions, easements and all matters stated therein, recorded May 7, 1989 as Entry No. 1634150 in Book 2010 at Page 374 of Official Records covers this site along with the parcel to the southwest of the site but contains nothing to plot.
- 14 Notice of Adoption of Redevelopment Project Area Plan Entitled "550 West Redevelopment Project Area Plan" the matters stated therein, and any charges or assessments arising thereunder, recorded July 20, 2005 as Entry No. 2116997 of Official Records covers the site along with more land but contains nothing to plot.
- 15 Certificate of Creation of the Northern Utah Environmental Resource Agency ("NUERA"), recorded January 20, 2015 as Entry No. 2718461 of Official Records affects site along with more land but contains nothing to plot.
- 16 Hazard Substances Certificate and Indemnity Agreement, in favor of ZB, N.A., dba Zions First National Bank, and the covenants, conditions, restrictions and matters stated therein, recorded June 6, 2017 as Entry No. 2861397 of Official Records and Hazard Substances Certificate and Indemnity Agreement, in favor of ZB, N.A., dba Zions First National Bank, and the covenants, conditions, restrictions and matters stated therein, recorded June 6, 2017 as Entry No. 2861399 of Official Records covers the site but contains nothing to plot.
- 22 Vehicular access is limited to openings permitted by the Utah State Department of Transportation in accordance with Section 41-6a-714, Utah Code Annotated, as amended 2005.

Notes

The location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. No underground explorations were performed.

According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.

ALTA requirements do not mention trees or vegetation. The Surveyor has shown significant observation of trees under Table A Item Number 6. Trees from Adjoining Parcels may canopy over the property which may not show on this survey.

Pertaining to ALTA requirement No. 8: There were no observed areas of substantial refuse on the site.

Pertaining to ALTA requirement No. 9: There are 18 parking stalls on this site, of which 2 are designated for handicap parking and access. Partial parking stalls that fall on Lot Lines are not included within this stall count.

Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Map Number 49057C0428E dated 16 December 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." (no shading)

Narrative

This Survey was requested by The DRH Company prerequisite to purchase of this property.

This Survey retraces and honors a previous 1977 Survey by Great Basin Engineering and a previous 2016 survey by AWA.

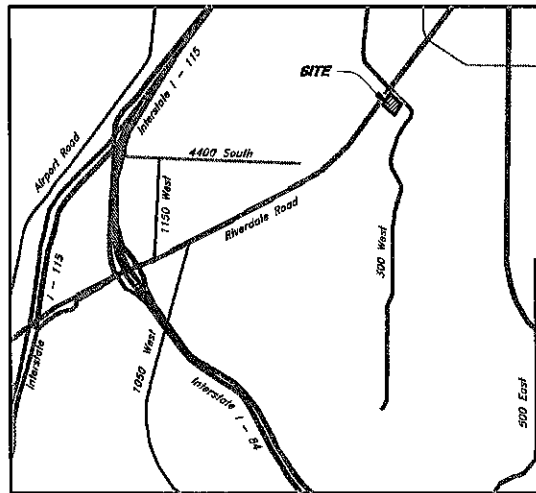
A line between monuments found for Northwest Corner and the North Quarter Corner of Section 8 was assigned the Weber County Survey bearing of South 89°26'02" East as the Basis of Bearings to retrace and honor the previous Survey and Subdivision Plat.

Most of the surrounding deed descriptions reviewed do not specify the basis of bearings and cannot be placed geometrically from the section corner monuments but must be interpreted to match existing occupation.

This property along with the two parcels adjacent to the South plat in Riverdale Road by strict math. However, all three deeds call for the Easterly fence (now the Greenhill at Riverdale Subdivision boundary) therefore these deeds have been interpreted to that line.

The improved as-surveyed description has been provided to honor the deed calls to the existing fence on the East, the relating wall on the South, the UDOT taking on the West, and the road right-of-way on the North as they exist on the ground.

No Property Corners were placed with this Survey.



Vicinity Map
Not to Scale

Benchmark

Brass Cap Monument for the North Quarter of Section 8, T5N, R1W, S16&M
Elevation = 4341.25 feet Assigned
Observed November 24, 2015

Record Descriptions

COMBINED PARCEL:
PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT THE SOUTHEASTERLY LINE OF A 99 FOOT ROAD (RIVERDALE ROAD), SAID POINT BEING ALSO SOUTH 728.42 FEET AND WEST 1475.72 FEET AND SOUTH 38°21' WEST 36.63 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; RUNNING THENCE SOUTH 38°21' WEST 129.36 FEET, MORE OR LESS TO THE SOUTHWESTERLY CORNER AND SOUTHWESTERLY BOUNDARY LINE OF THE PROPERTY CONVEYED BY EARL F. HILL AND ADA JEAN HILL, AS GRANTORS, IN FAVOR OF KAR KWIK, INC., A UTAH CORPORATION, AS GRANTEE, BY QUIT CLAIM DEED, RECORDED JANUARY 11, 1988 AS ENTRY NO. 1035501 IN BOOK 1532 AT PAGE 2163 OF OFFICIAL RECORDS OF WEBER COUNTY; THENCE SOUTH 52°33' EAST 325.24 FEET ALONG SAID QUIT CLAIM DEED ENTRY NO. 1035501 TO THE SOUTHEAST CORNER OF SAID QUIT CLAIM DEED ENTRY NO. 1035501; THENCE NORTH 38°21' EAST 141.07 FEET ALONG AN EXISTING FENCE LINE TO THE SOUTHWESTERLY LINE OF A 100 FOOT ROAD; THENCE NORTH 52°17' WEST 311.63 FEET ALONG SAID SOUTHWESTERLY LINE OF SAID 100 FOOT ROAD; THENCE SOUTH 83°02' WEST 19.09 FEET TO THE POINT OF BEGINNING.

THE AFORESAID DESCRIPTION IS A COMBINATION OF THE FOLLOWING TWO PRIOR RECORD DESCRIBED PARCELS, PURSUANT TO THE "REQUEST FOR COMBINATION" RECORDED ON JULY 29, 2005, AS ENTRY NO. 2119108 OF WEBER COUNTY OFFICIAL RECORDS.

COMBINATION PARCEL 1:

PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT THE SOUTHEASTERLY LINE OF A 99 FOOT ROAD (RIVERDALE ROAD), SAID POINT BEING ALSO SOUTH 728.42 FEET AND WEST 1475.72 FEET AND SOUTH 38°21' WEST 36.63 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; RUNNING THENCE SOUTH 38°21' WEST 121.36 FEET ALONG THE SOUTHEASTERLY LINE OF SAID 99 FOOT ROAD; THENCE SOUTH 53°04' EAST 325.30 FEET ALONG AN EXISTING FENCE LINE; THENCE NORTH 38°21' EAST 130.14 FEET ALONG AN EXISTING FENCE LINE TO THE SOUTHWESTERLY LINE OF SAID 100 FOOT ROAD; THENCE NORTH 52°17' WEST 311.63 FEET ALONG SAID SOUTHWESTERLY LINE OF SAID 100 FOOT ROAD; THENCE SOUTH 83°02' WEST 19.09 FEET TO THE POINT OF BEGINNING.

COMBINATION PARCEL 2:

PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT ON THE EASTERLY LINE OF RIVERDALE ROAD, SAID POINT BEING 957.54 FEET NORTH 89°54' WEST ALONG THE SECTION LINE, 1048.52 FEET SOUTH 38°21' WEST ALONG THE CENTERLINE OF RIVERDALE ROAD AND 49.52 FEET SOUTH 53°04' EAST FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, RUNNING THENCE SOUTH 53°04' EAST 325.30 FEET TO AN EXISTING 6 FOOT CHAIN LINK FENCE, THENCE SOUTH 38°21' WEST 10.93 FEET ALONG SAID FENCE TO A POINT IN LINE WITH THE SOUTH EDGE OF AN EXISTING CONCRETE WALL, THENCE NORTH 52°33' WEST 325.24 FEET ALONG THE SOUTHERLY EDGE OF SAID WALL AND WALL EXTENDED TO THE EASTERLY LINE OF RIVERDALE ROAD, THENCE NORTH 38°21' EAST 8.0 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING. (AS DESCRIBED BY QUIT CLAIM DEED, RECORDED JANUARY 11, 1988 AS ENTRY NO. 1035501 IN BOOK 1532 AT PAGE 2163 OF OFFICIAL RECORDS OF WEBER COUNTY, BEING THE PROPERTY CONVEYED BY EARL F. HILL AND ADA JEAN HILL, AS GRANTORS, IN FAVOR OF KAR KWIK, INC., A UTAH CORPORATION, AS GRANTEE)

LESS AND EXCEPT THEREFROM:

THAT PORTION CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY SPECIAL WARRANTY DEED, RECORDED ON SEPTEMBER 22, 2005, AS ENTRY NO. 2130698 OF THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER, STATE OF UTAH, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF AN EXISTING HIGHWAY, STATE ROUTE 26, KNOWN AS PROJECT NO. SP-0026(4)0, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NW1/4NW1/4, SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY AT A POINT 36.30 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM THE CENTERLINE OF SAID PROJECT AT ENGINEERS STATION 152+78.02, SAID POINT BEING ALSO SOUTH 728.42 FEET AND WEST 1475.72 FEET AND SOUTH 38°21' WEST 36.63 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 8; RUNNING THENCE SOUTH 38°21' WEST 129.36 FEET; THENCE SOUTH 53°04' EAST 36.20 FEET TO A POINT 72.5 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM THE SAID CENTERLINE OF ENGINEERS STATION 151+49.22; THENCE NORTH 38°21' EAST 118.26 FEET A POINT 72.5 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM SAID CENTERLINE AT ENGINEERS STATION 152+67.48; THENCE NORTH 83°02' EAST 34.85 FEET; THENCE NORTH 52°17' WEST 47.14 FEET; THENCE SOUTH 83°02' WEST 19.09 FEET TO THE POINT OF BEGINNING.

Improved As Surveyed Description

A part of the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Weber County, Utah:

Beginning at the Northeast Corner of Greenhill Subdivision at Riverdale on the Southerly Line of 300 West Street as it exists at a 50 foot half-width located 1,221.80 feet North 89°26'02" West along the Section Line and 941.14 feet South 0°33'58" West from the North Quarter Corner of said Section 8; and running thence South 38°36'32" West 141.02 feet along the Northwesterly Line of said Subdivision to an existing rebar with Great Basin Cap being the most Easterly Corner of a 1977 Survey by Great Basin Engineering; thence North 52°29'40" West 286.05 along said 1977 Survey being a line falling within an existing wall to the South Line of the UDOT right-of-way for Riverdale Road the Northerly Line of as it exists on the ground; thence along said right-of-way Line the following two courses: North 38°24'20" East 118.27 feet and North 83°05'20" East 34.65 feet to the Southerly Line of said 300 West Street; thence South 52°10'01" East 265.16 feet along said 300 West Street to the Northeast corner of said Greenhill Subdivision at Riverdale and the point of Beginning.

Contains 40,731 sq. ft.
or 0.935 acre

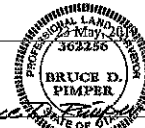
Certification

To The DRH Company, First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 7(a), 8, 9 and 11 of Table A thereof. The field work was completed on October 15, 2018.

Date:

Bruce D. Pimper
Utah FLS No. 362256



ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84115
801.221.4629 - anw@anw.com

ALTA / NSPS Land Title Survey
Riverdale Retail
4104 South Riverdale Road
Riverdale, Utah 84405

28 May, 2019

SHEET NO.

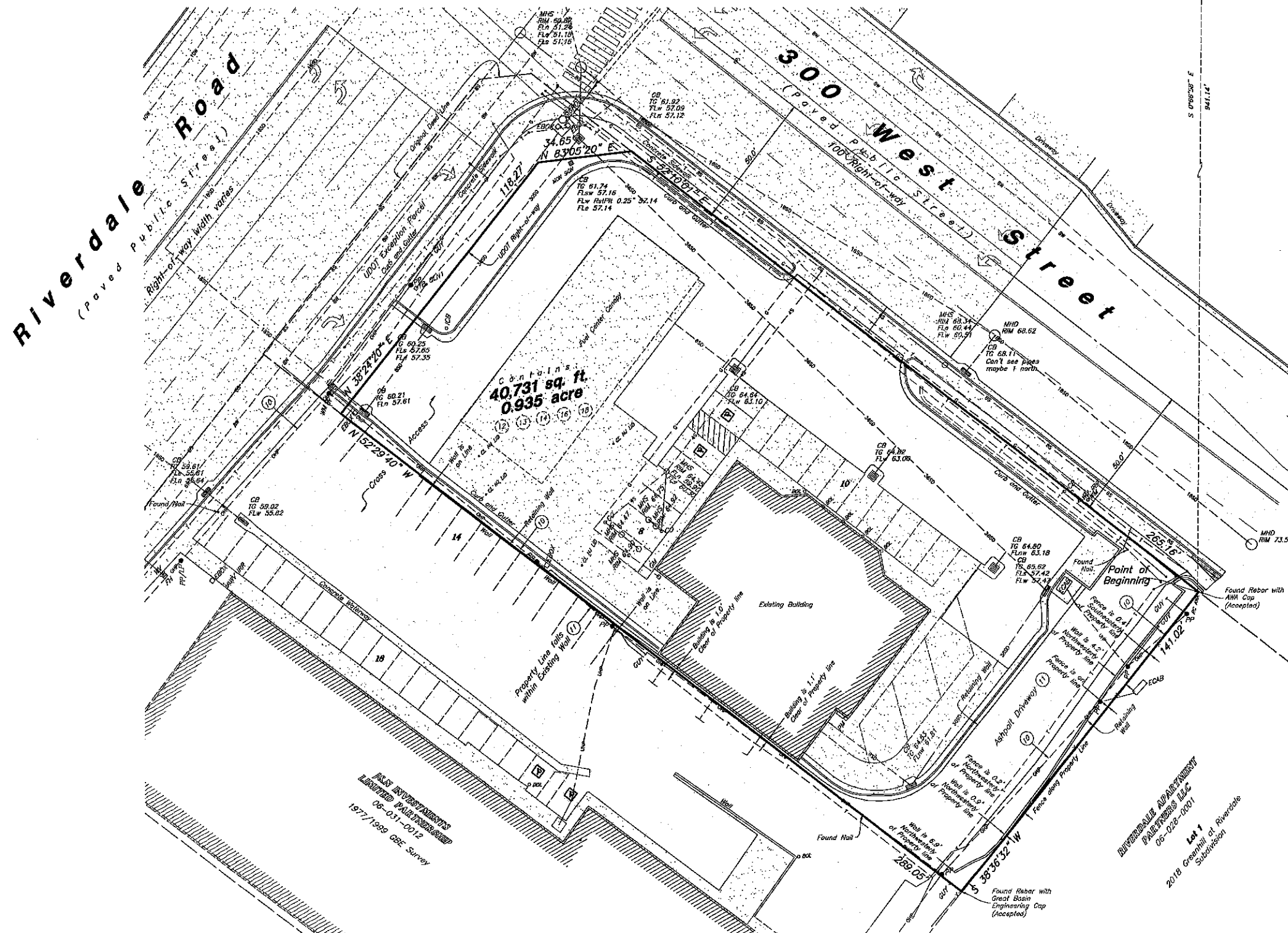
1

Northwest Corner Section 8,
T8N, R1W, S10&M, U.S. Survey
(found brass cap monument)

S 89°26'02" E WCS (Basis of Bearing)

North Quarter Corner Section 8,
T8N, R1W, S10&M, U.S. Survey
(found brass cap monument)

2647.50' Measured
1221.00'



Scale: 1" = 20'



Legend

- Property Line
- Easement Line
- Adjoiner Line
- Section Corner
- Centerline Monument
- Set Rebar & Cap stamped AWA
- Set Nail & Washer stamped AWA
- Set scribe mark in concrete
- MH Manhole
- CB Catch Basin
- FH Fire Hydrant
- WV Water Valve
- GM Gas Meter
- SS Sanitary Sewer Line
- WL Culinary Water Line
- SD Storm Drain Line
- FO Fiber Optic Line
- GL Gas Line
- OP Overhead Power
- BE Buried Electric
- BC Buried Cable
- TL Telephone Line
- PP Power Pole
- GUY Guy Wire
- Sign
- Fence Line
- LP Light Pole
- TB Telephone Box
- EB Electrical Box
- CM Corrugated Metal Pipe
- RCP Reinforced Concrete Pipe
- Centerline
- Deciduous Tree
- Coniferous Tree
- Asphalt
- Concrete

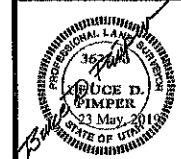
ALTA INVESTMENTS
LIMITED PARTNERSHIP
06-011-0012
1977-1999 GBE Survey

RIVERDALE APARTMENT
PARTNERS LLC
06-028-0001
Lot 1
2018 Grant at Riverdale
Subdivision

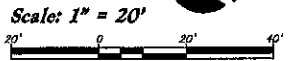
Designed by: BF
Drafted by: AR
Client Name: DRH
18-144cs

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.321.6225 - awh@andersonwahl.com

ALTA / NSPS Land Title Survey
Riverdale Retail
4104 South Riverdale Road
Riverdale, Utah 84405



28 May, 2019
SHEET NO.
2



1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, sidewalks, walls, fences, railroad, asphalt, waterlines, gas lines, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum in situ density as determined by ASTM D 1557-70. (Note results to be shown on all excavated areas showing to be backfilled per the geotechnical report prepared for the project.)
6. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown inside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is to not be relied upon as being exact or complete. Contractor shall contact utility companies having jurisdiction for their location. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Sloicelopes shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Demolition site to be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. Demolish existing buildings and clear from site. (including removal of all footings and foundations.)
16. If ASBESTOS is found in existing structure, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
17. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of soil materials or contaminated soil.
18. All existing tank removal activities are to comply with requirements of the Utah Department of Environmental Quality Division of Environmental Response and Remediation and the County Health Department. The Utah Department and Site Department are to be notified at least 72-hours before removing the tanks.

- Submit the Health Department's DUST closure application to the Health Department - attached, and pay the associated fee.
- The Health Department will send a closure plan approval letter when the closure plan is approved.
- Keep a copy of the approved closure plan on-site during removal activities
- The Health Department will be on-site to observe the tanks being pulled out of the ground and the soil sampling of the excavation
- Send a closure notice to DERR - form is attached, within 90 days after the tanks are pulled
- Contact Sherrie Waters or David Wilson at DERR at 801-536-4138 for additional information.

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

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

 **BLUE STAKES OF UTAH**
UTILITY MODIFICATION CENTER, INC.
www.bluestakes.org
1.800.463.4111

General Note:

- All improvements shall meet or exceed Riverdale City Standards.
- 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.

REV	DATE	DESCRIPTION
1	06/27/2019	Attendance #2
2	07/18/2019	Attendance #3
3	07/22/2019	Attendance #4

Designed by: BP
Drafted by: AR
Client Name:
DRH

18-144DM



ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84115
801 521-8529 - AWA@andersonwahlen.net

Demolition Plan
Riverdale Retail
4104 South Riverdale Road
Riverdale, Utah 84405



27 Dec, 2019

SHEET NO.

CO.1

Site Data
Site Area = 40,730 s.f. (0.9350 ac.)
Landscape Area Provided = 9,111 s.f. (22%)
Impervious Area Provided = 27,785 s.f. (62%)
Building Area = 6,654 s.f. (16%)
Parking Required = 36 stalls

Restaurant Parking = 1/100 s.f. = 22 stalls
Retail Parking = 1/300 s.f. = 14 stalls

Parking Provided = 42 stalls (6.31/1,000)

General Site Notes:

1. All dimensions are to back of curb unless otherwise noted.
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. Able markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Const. curb transition at all points where curb abuts sidewalk, see detail.
5. Contractor shall place asphalt paving in the direction of vehicle travel where possible.

Construction Survey Note:

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

General Note:

- All improvements shall meet or exceed Riverdale City Standards.
- 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.

Survey Control Note:

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

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

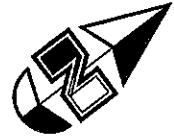
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the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

Scale: 1" = 20'



Site Construction Notes

1. Const. 24" Curb & Gutter (1)
2. Const. Asphalt Paving (2)
3. Const. Conc. Sidewalk (3)
4. Const. Thickened Edge Sidewalk (4)
5. Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (5)
6. Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (6)
7. Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (7)
8. Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (8)
9. Const. 4" White Paint Stripes (Typ.) (9)
10. Const. Conc. Paving (10)
11. Sawcut; Provide Smooth Clean Edge (11)
12. Dumpster Enclosure (See Arch. Plans) (12)
13. Const. Painted Starbucks Directional Arrows Color White 1X2151 (White) by Sherwin Williams (13)
14. Const. Painted Starbucks Directional Arrows Color Pantone 389-C (Green) by Sherwin Williams (14)
15. Const. Bollards (See Architectural Plans) (15)
16. Protect in Place Existing Concrete Wall on Adjacent Property. (16)
17. Conn. & Match Existing Improvements (17)
18. Const. Railing to Match Existing Railing at Top of Wall with 3" Standard Pipe Galvanized, Primed, & Painted (Typ.) all Members and 3" Standard Pipe Verticals @ 6'-0" O.C. Max. (18)
19. Const. Light Pole (See Elec. Plans) (19)
20. Const. 4" Point Stripes 45° @ 2.0' O.C. (20)
21. Const. Drive Approach per Riverdale City 2018 Construction & Development Standards. (21)
22. Const. 30" Conc. Curb & Gutter per Riverdale City 2018 Construction & Development Standards. (22)
23. Const. Sidewalk per Riverdale City 2018 Construction & Development Standards. (23)
24. Existing Pylon Sign to Remain. (By Owner) (24)
25. Const. Directional Signage, Menu Board, and Drive-Through Infrastructure (See Architectural Plans) (25)
26. Const. Modular Block Retaining Wall. Contractor to Provide Design of Wall for Civil Engineer to Review. (26)
27. Const. Concrete Wheel Stop (27)
28. Const. 18" to 24" Retaining Wall (28)
29. Const. 3" Conc. Waterway (29)
30. Existing Power Pole. Coordinate with Rocky Mountain Power and Electrical and Utility Plans. (30)
31. Install Detector Loop Conduits Prior to Installation of Drive Through Lane Surface. Detector Loop Provided by Starbucks. Coordinate Installation Details and Location of Detector Loops and Conduit With Starbucks. (31)
32. Flush and Install Bins Racks. (See Architectural Plans) (32)
33. Const. Decorative Handrail (See Architectural Plans) (33)
34. Const. Painted Message "Do Not Enter" (34)



Anderson Wahlen & Associates
2010 North Redwood Road, Suite 200, Salt Lake City, Utah 84116
801.521.4429
awah@awah.com

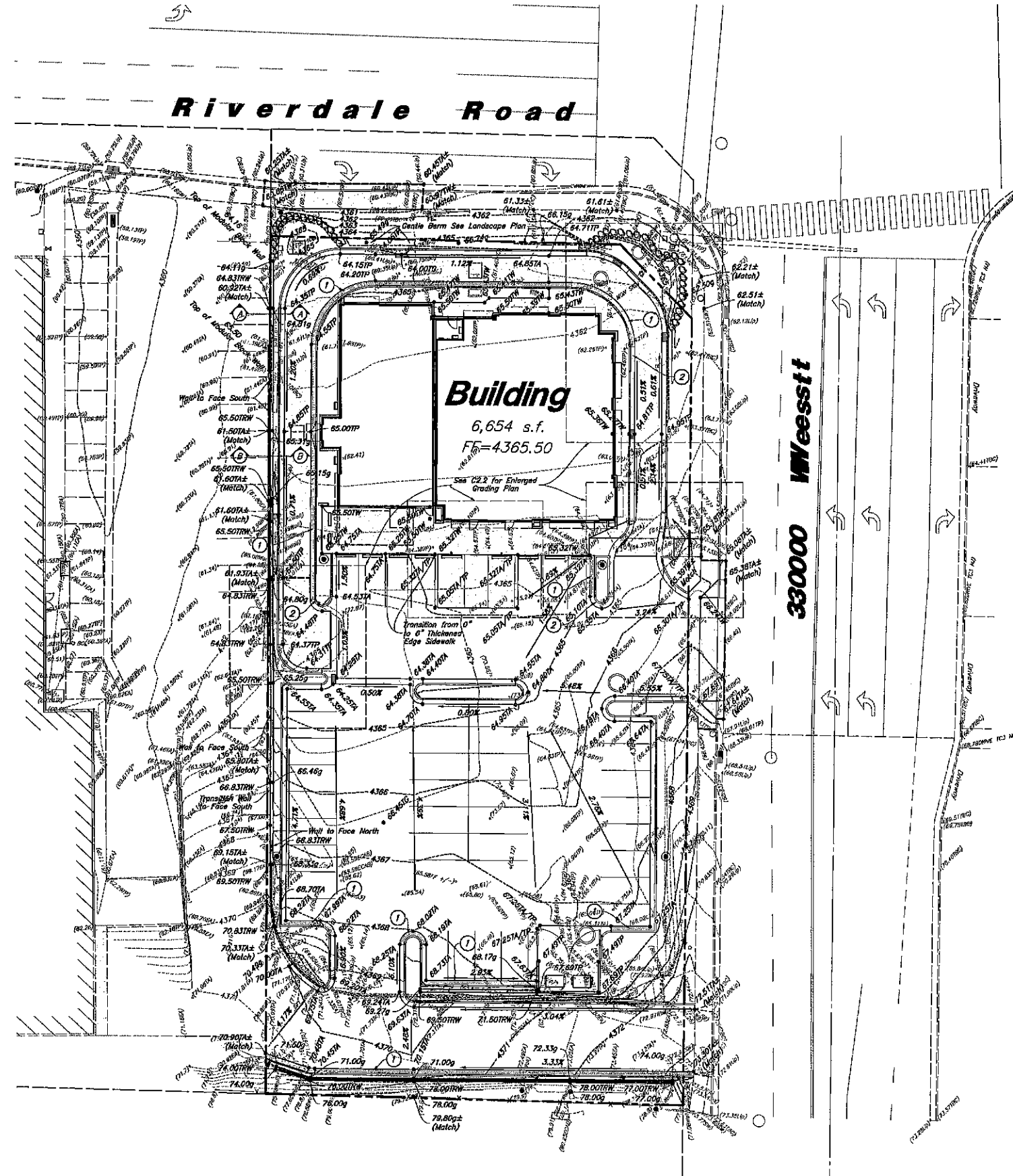
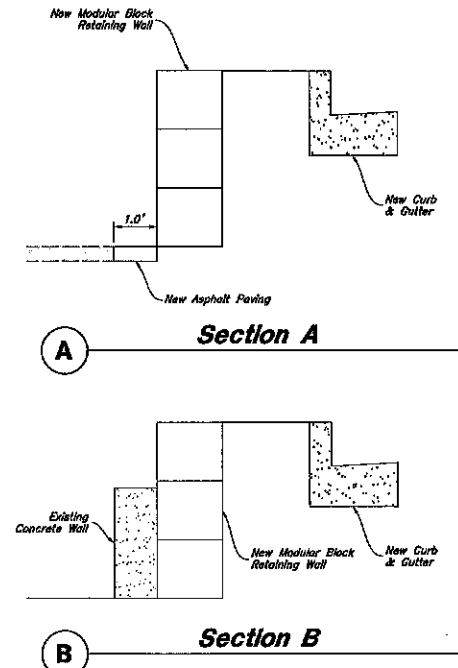
Site Plan
Riverdale Retail
4104 South Riverdale Road
Riverdale, Utah 84405



27 Dec, 2019

SHEET NO.

C1.1



Scale: 1" = 20'

General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be banded into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permittee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. The recommendations in the following Geotechnical Engineering Report by GSI Geotechnical, Inc. are included in the requirements of grading and site preparation. The Report is titled "Report Geotechnical Study Proposed Riverdale Chevron Pad 300 West Riverdale Road Riverdale, Utah".
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Curb and Gutter Construction Notes:

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

General Note:

- All improvements shall meet or exceed Riverdale City Standards.
- 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.

Accessible Note:

Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If Grades on plans do not meet this requirement notify Consultant immediately.

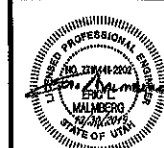
The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ADA/ABA 1117.1-Latest Edition) and/or FWA.

Designed by: BP
 Drafted by: AR
 Client Name: DRH

18-144GR

ANDERSON WAHLEN & ASSOCIATES
 2010 North Riverdale Road, Salt Lake City, Utah 84116
 801.521.0025 - andersw@andw.com

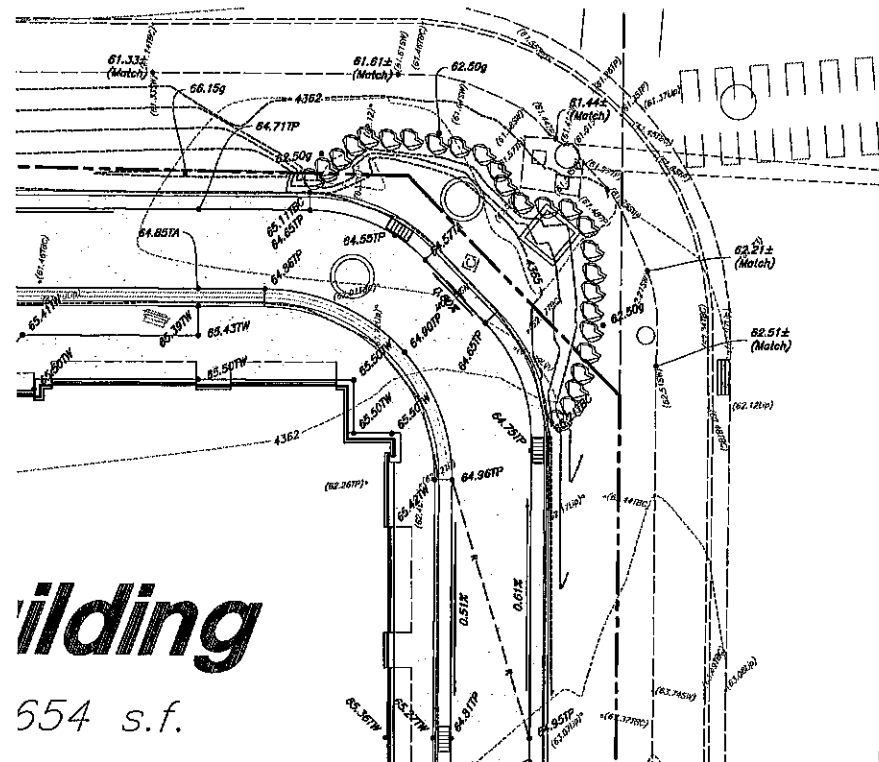
Grading Plan
Riverdale Retail
 4104 South Riverdale Road
 Riverdale, Utah 84403



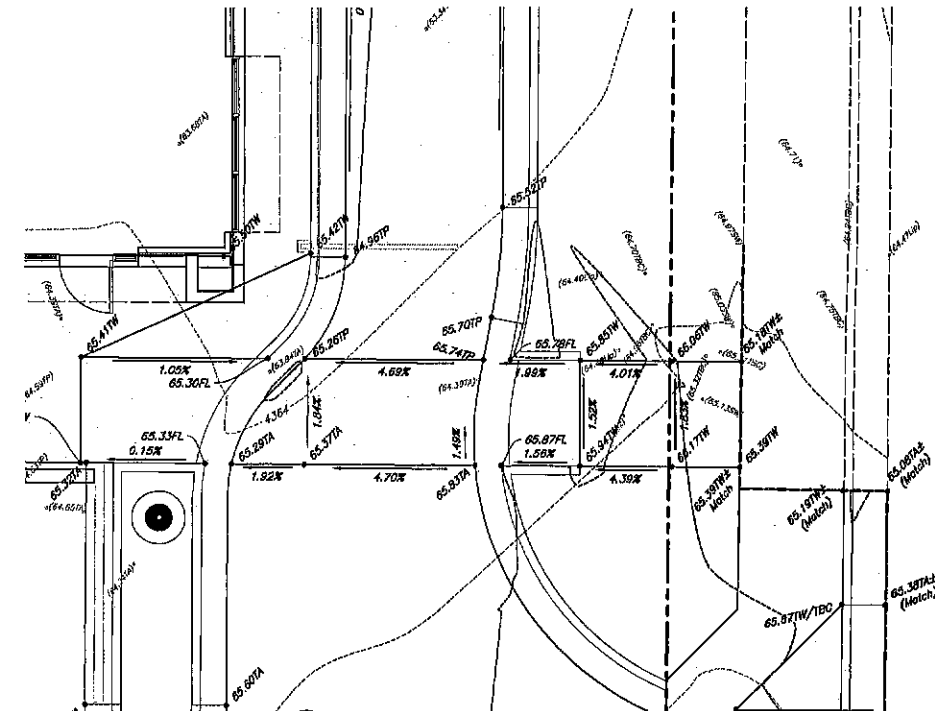
27 Dec, 2019

SHEET NO.

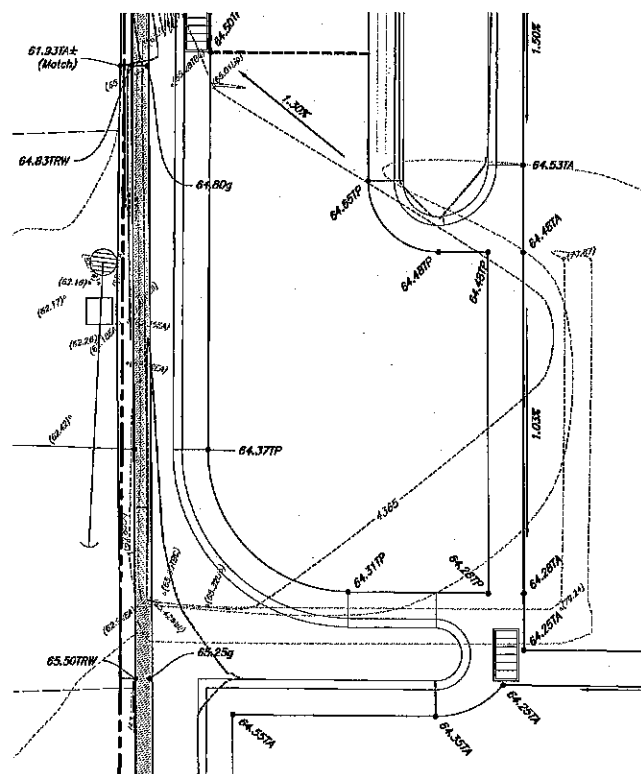
C2.1



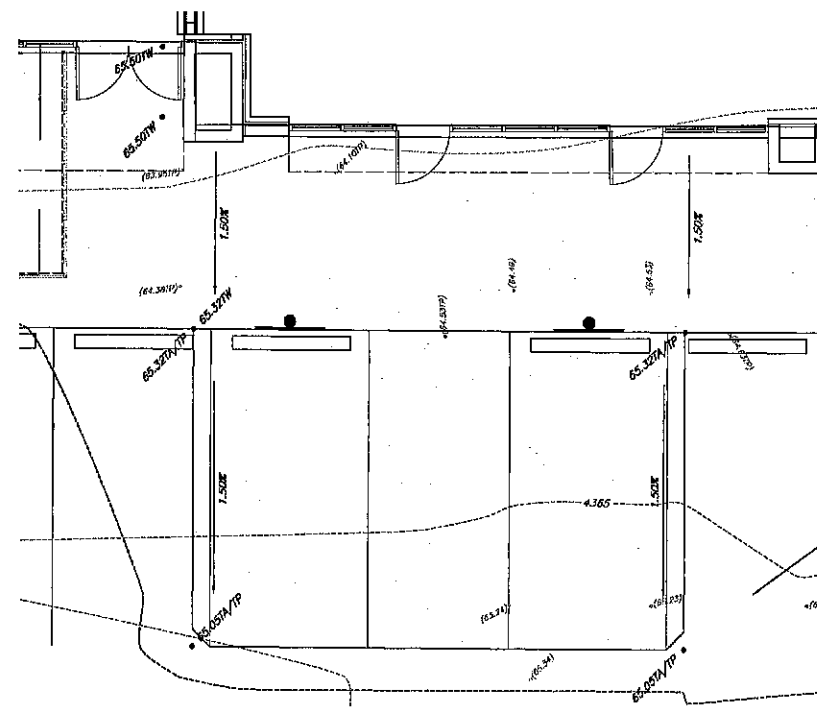
4 Enlarged Grading Detail
Scale: 1" = 10'



2 Enlarged Grading Detail
Scale: 1" = 5'



3 Enlarged Grading Detail
Scale: 1" = 5'



1 Enlarged Grading Detail
Scale: 1" = 5'

Prior to any construction of any Accessible Improvements, a Pre-Construction meeting shall be held between Contractor and Engineer. Contractor is responsible to contact Engineer and Schedule Pre-Construction Meeting

Public Curb Ramp Construction Notes

1. *All public curb ramps shall be constructed in accordance with governing municipalities standards and specifications.*
2. *It is the contractors responsibility to obtain governing municipalities standards and specifications.*
3. *The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1-Latest Edition) and/or FHWA.*

Private Curb Ramp Construction Notes

1. Slopes provided are per Anderson, Whitely & Associates design standards. Slopes shown are below ADA and ICC minimum requirements, unless noted otherwise in project plans.
2. The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1 - Latest Edition) and/or FMMA.
3. Counter slopes of adjoining gutters & paving adjacent to the curb ramp shall not be steeper than 4.50%.
4. Accessible ramp flares shall be poured separately from ramps to ensure proper slopes.
5. The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1 - Latest Edition) and/or FMMA.
6. Contractor to transition curb height from 6" to 0" curb. Curb height to match ramp thigh out transition.

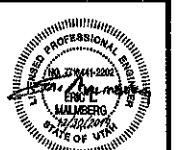
REV	DATE	DESCRIPTION
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2	07/18/2019	Advantium #3
1	06/21/2019	Advantium #2



ANDERSON WAHLEN & ASSOCIATES
 2010 North Redwood Road, Salt Lake City, Utah 84115
 801 521-8525 — AWAengineering.net

Trading Details and Notes

Riverdale Retail
4104 South Riverdale Road
Riverdale, Utah 84405



27 Dec, 2019

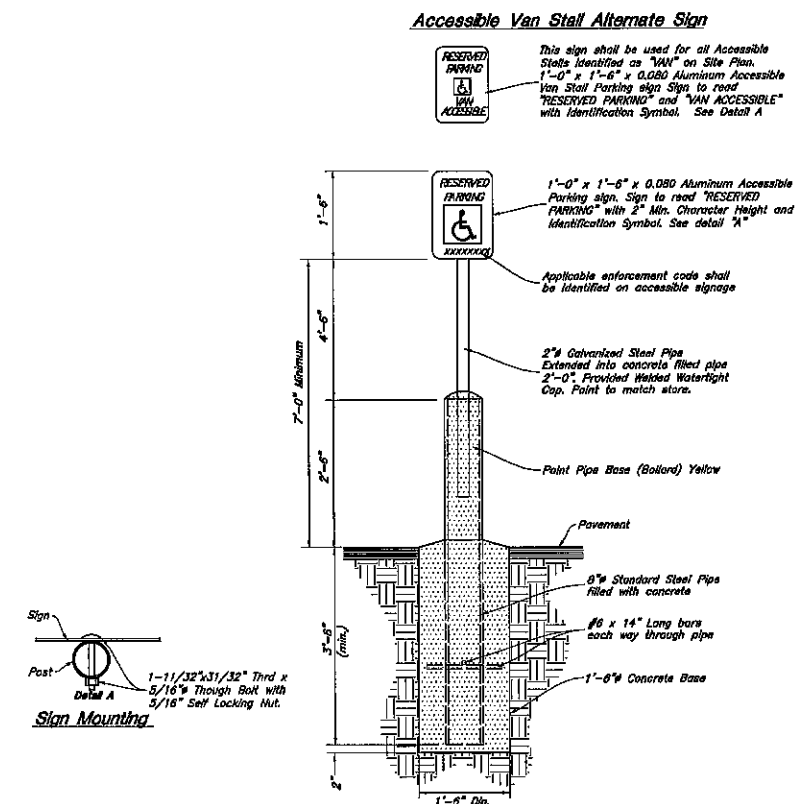
SHEET NO.

G2.2

6 Not Used
Not to Scale

4 Not Used
Not to Scale

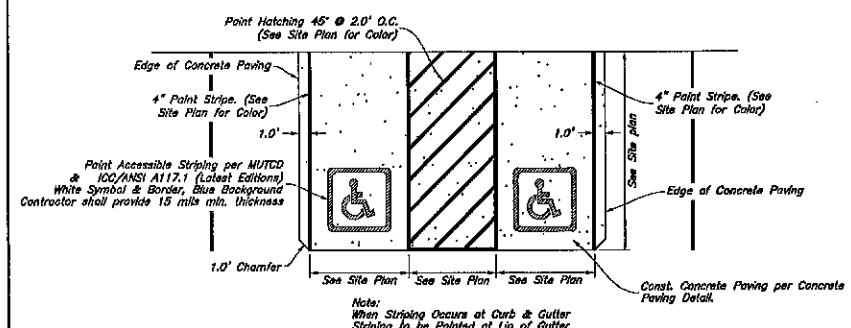
2 In Parking Lot Areas
Accessible Parking Sign w/ Bollard
Not to Scale



5 Not Used
Not to Scale

3 Not Used
Not to Scale

1 Accessible Striping Detail
Not to Scale



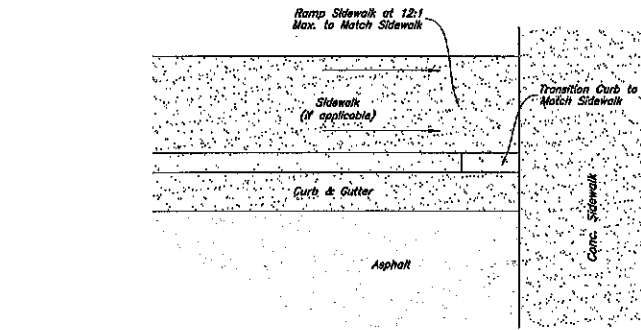
3	07/22/2019	Anderson #4
2	07/19/2019	Anderson #3
1	06/22/2019	Anderson #2
REV	DATE	DESCRIPTION

Designed by: BP
Drafted by: AR
Client Name: DRH
18-144GR

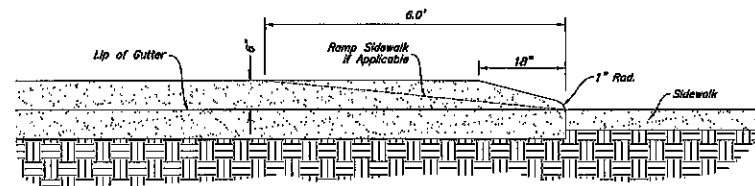
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.321.6020 - awhengineering.net

Accessible Details and Notes
Riverdale Retail
4104 South Riverdale Road
Riverdale, Utah 84405

27 Dec, 2019
SHEET NO.
C2.3

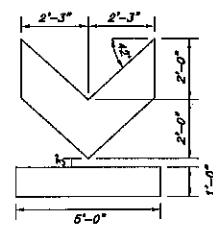


Plan

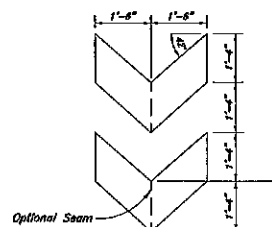


Section

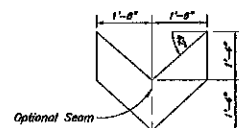
10 Curb Transition Not to Scale



Arrow - Exit



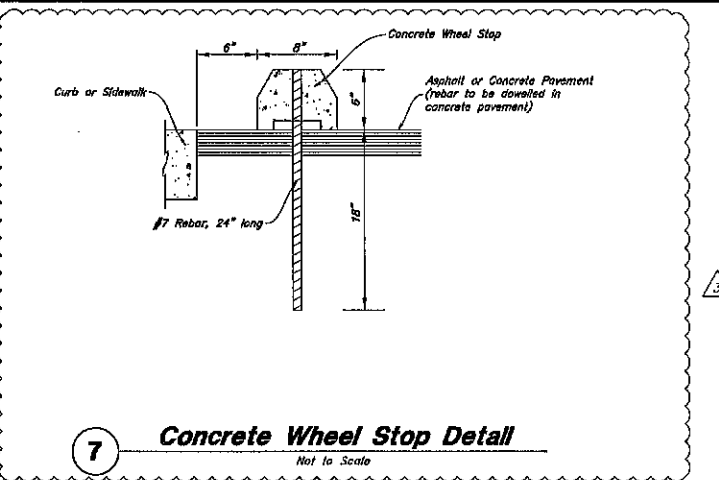
Arrow - Double



Arrow - Single

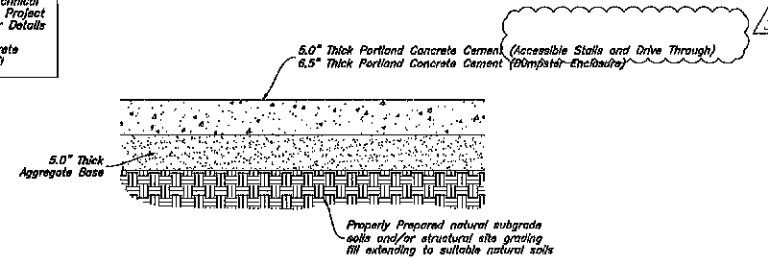
9 Starbuck Painted Direction Arrows Not to Scale

8 Not Used Not to Scale



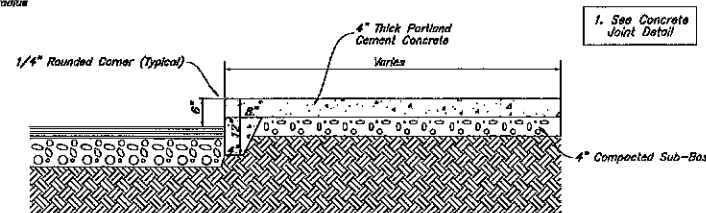
7 Concrete Wheel Stop Detail Not to Scale

1. See Geotechnical Report for Project for Further Details
2. See Concrete Joint Detail



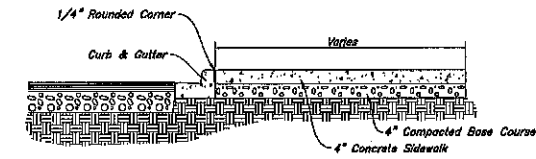
6 Concrete Paving Section Not to Scale

1. See Concrete Joint Detail
2. See Concrete Joint Detail



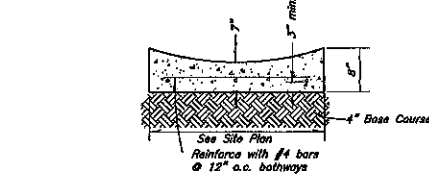
5 Thickened Edge Walk Not to Scale

1. See Concrete Joint Detail
2. See Concrete Joint Detail
3. See Concrete Joint Detail

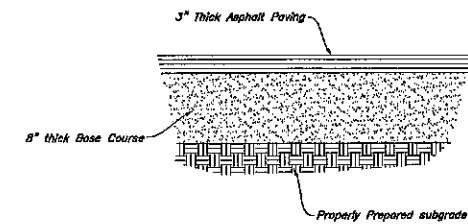


4 Typical Sidewalk Detail Not to Scale

1. See Concrete Joint Detail
2. See Concrete Joint Detail
3. See Concrete Joint Detail

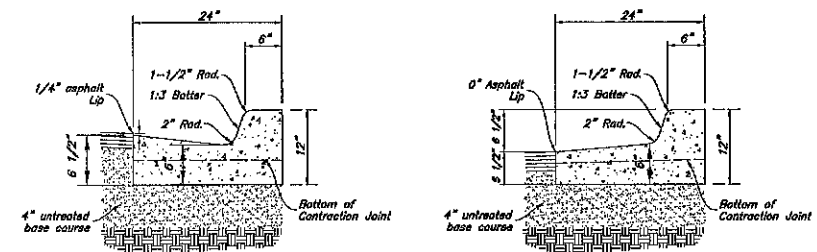


3 Typical Waterway Detail Not to Scale



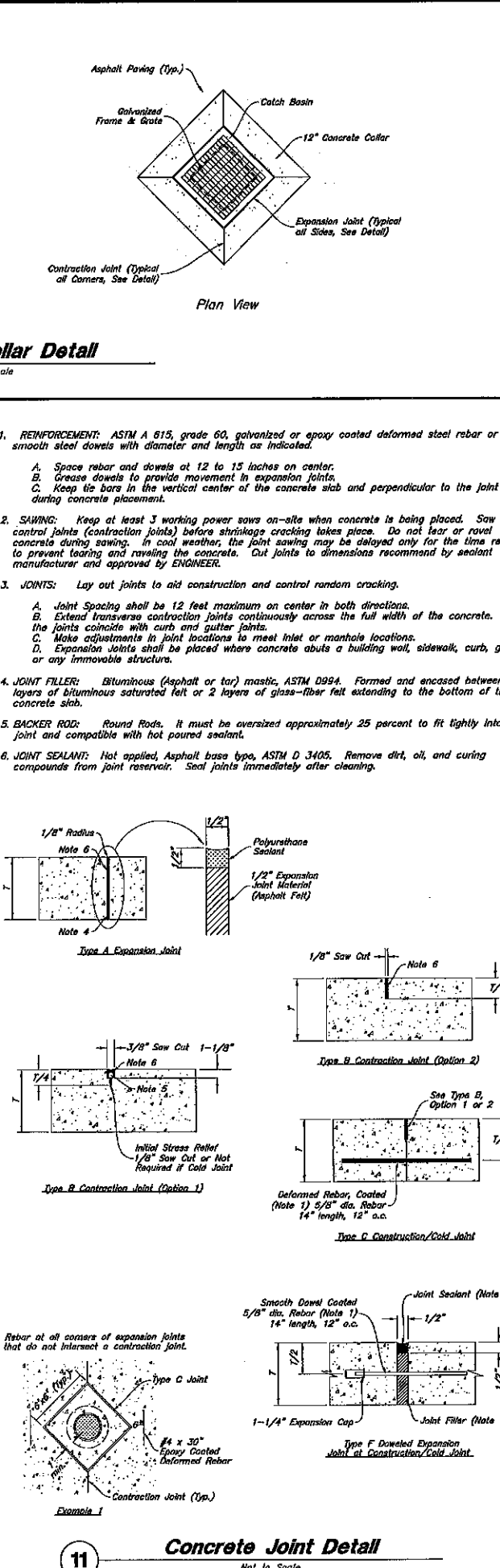
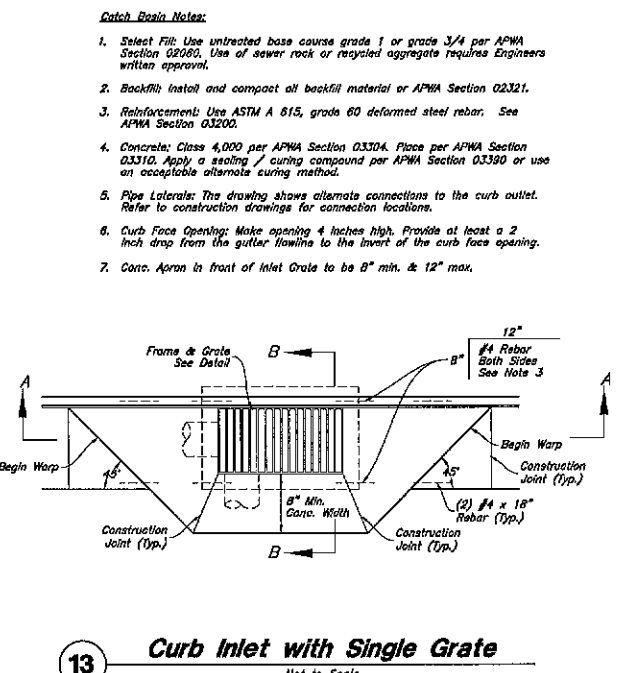
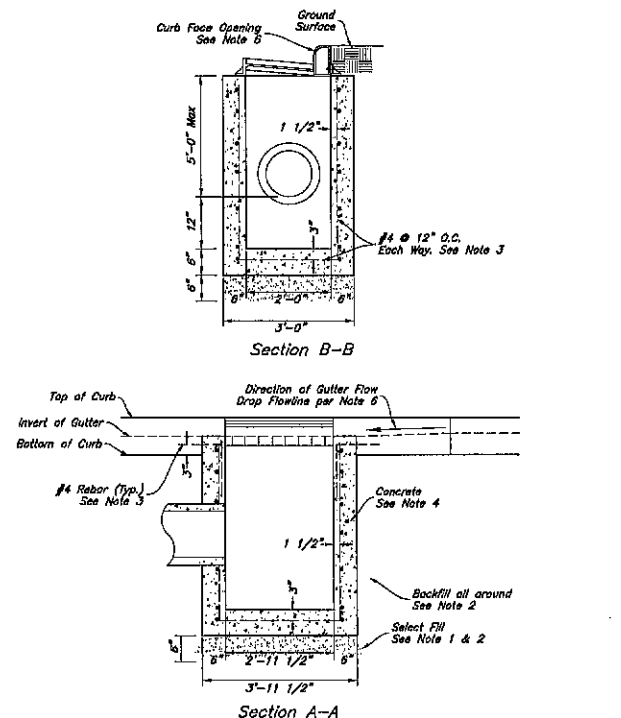
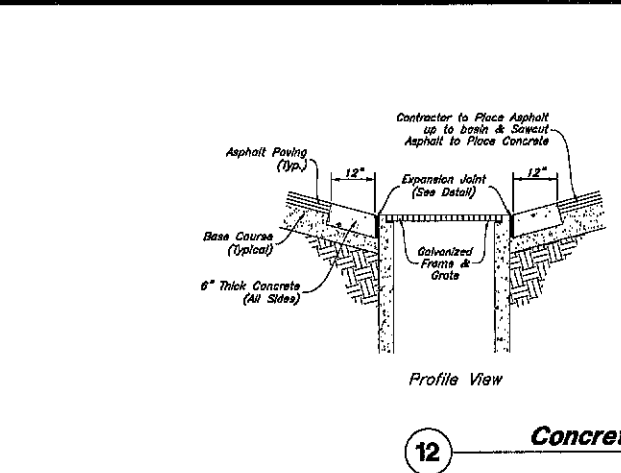
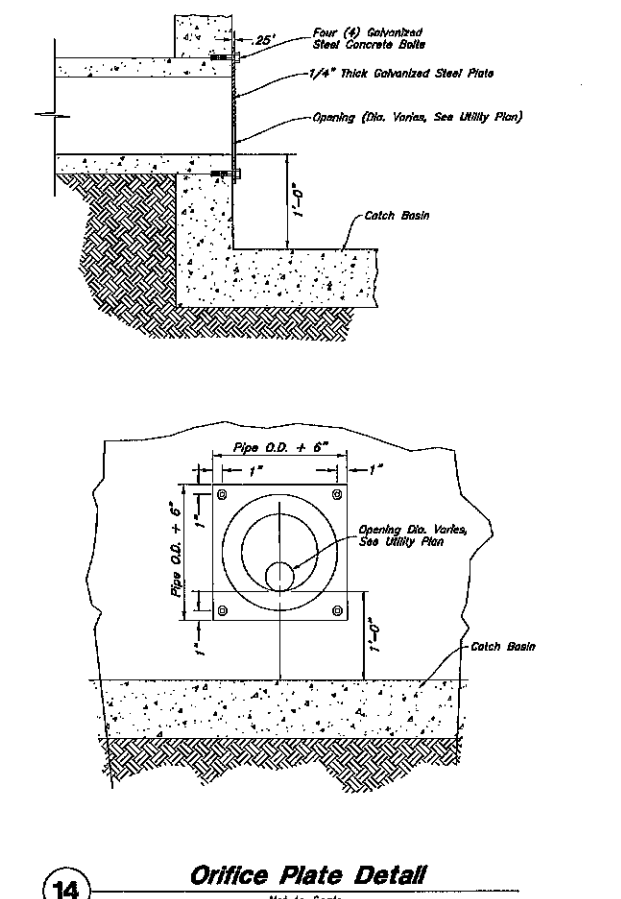
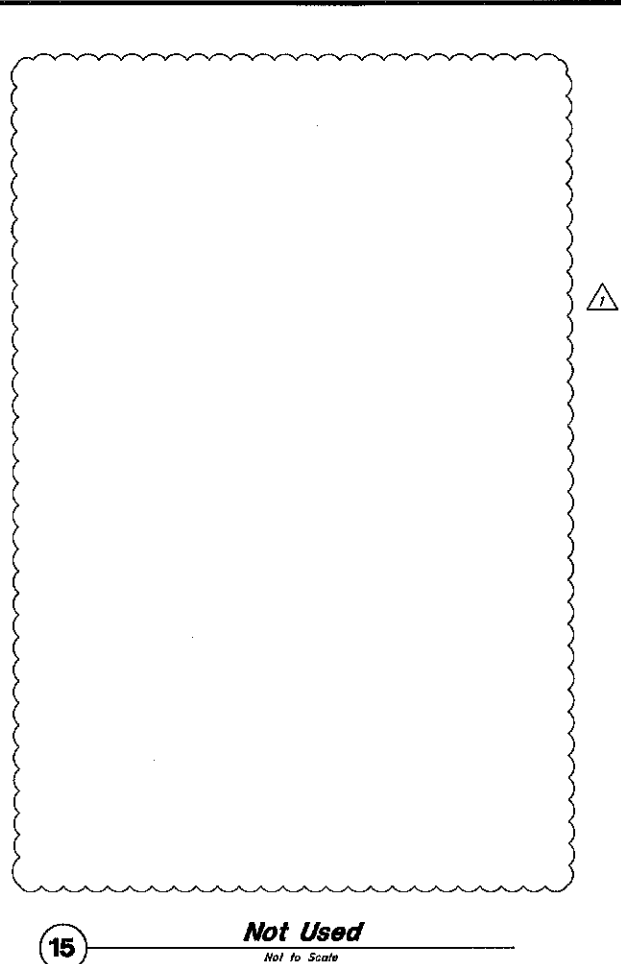
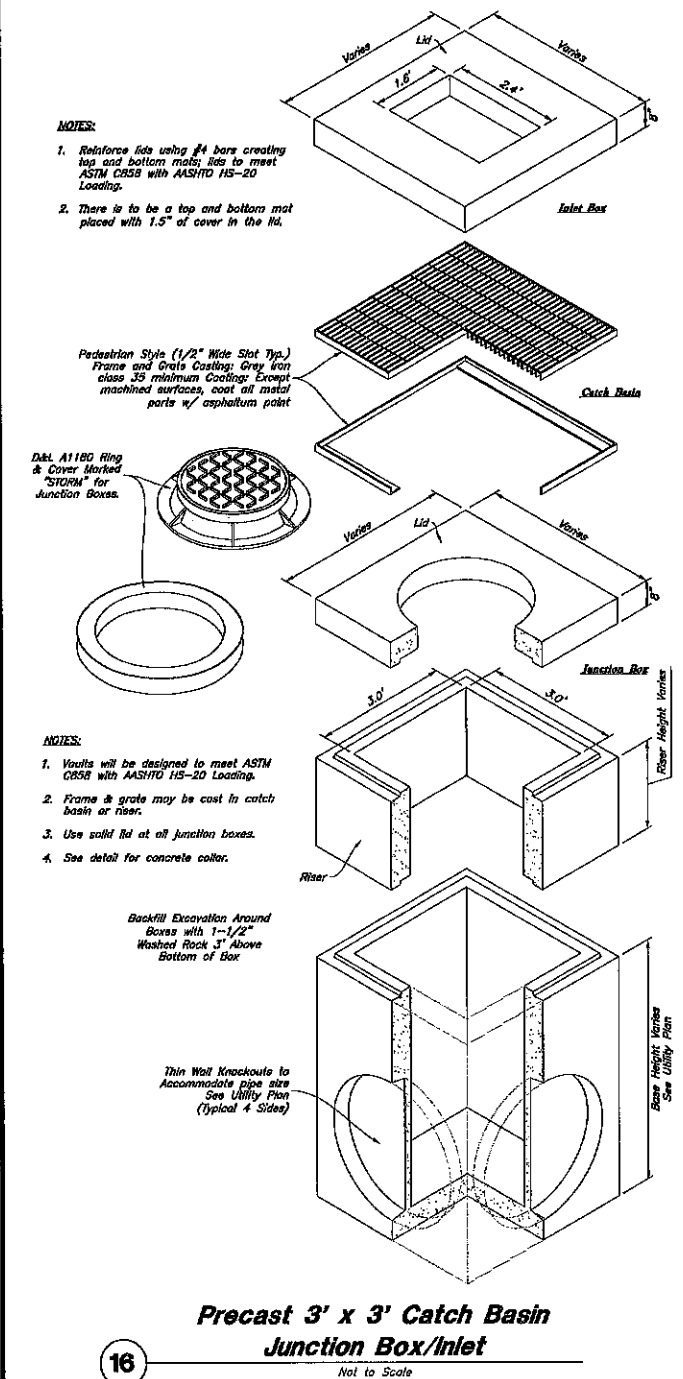
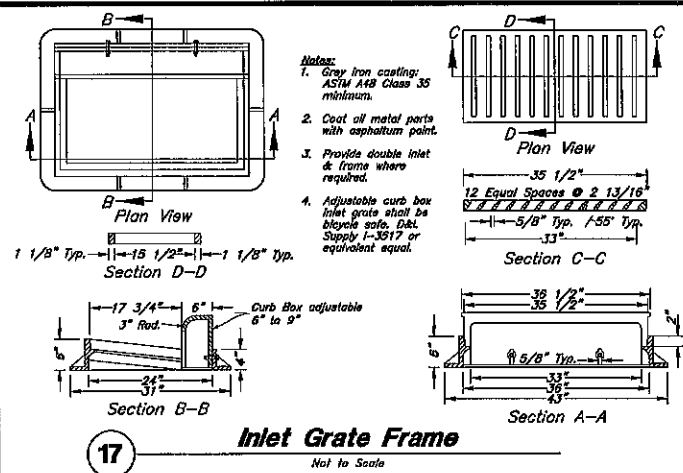
2 Standard Asphalt Section Not to Scale

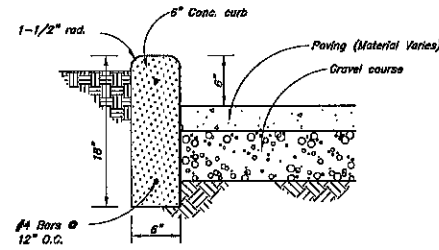
1. Contraction Joints
A. Spacing = 10' o.c.
B. 1/8" wide by 2" deep from top of curb at 15'-0" intervals
2. Expansion Joints
A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at ends of all radii 0.00.
D. Required 6'-0" on each side of drainage structure
E. Required at 90'-0" maximum intervals in straight curb and gutter
F. Provide #8 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (3/4" thick bituminous filler material)
3. 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement
4. Provide (2) #8 x 2'-6" long tie bars to connect existing and new curb and gutter
5. Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.
6. All radii shall be true arcs
7. Medium to light broom finish on all exterior concrete



Standard Open Face

1 24" Curb And Gutter Not to Scale

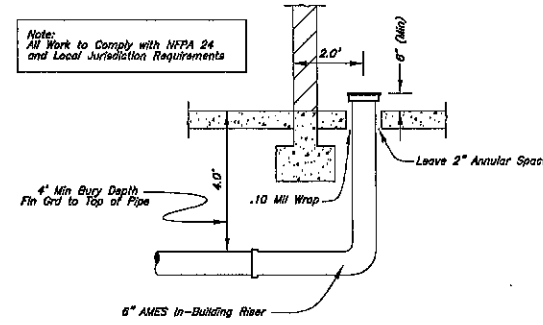




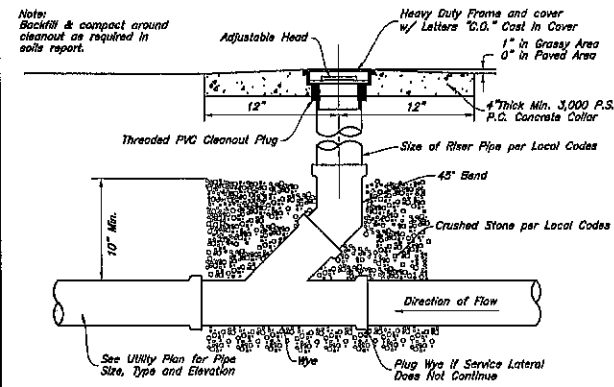
28 Curb Wall Detail
Not to Scale

23 Not Used
Not to Scale

24 Not Used
Not to Scale

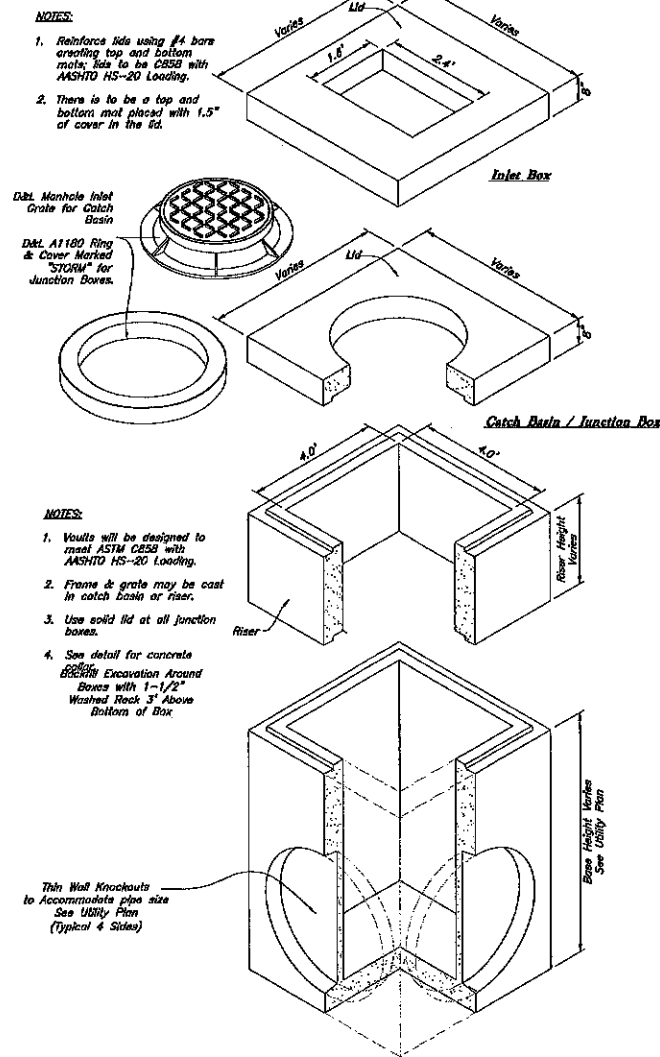


22 Fire Riser Stub-in Detail
Not to Scale



21 Typical Cleanout Detail
Not to Scale

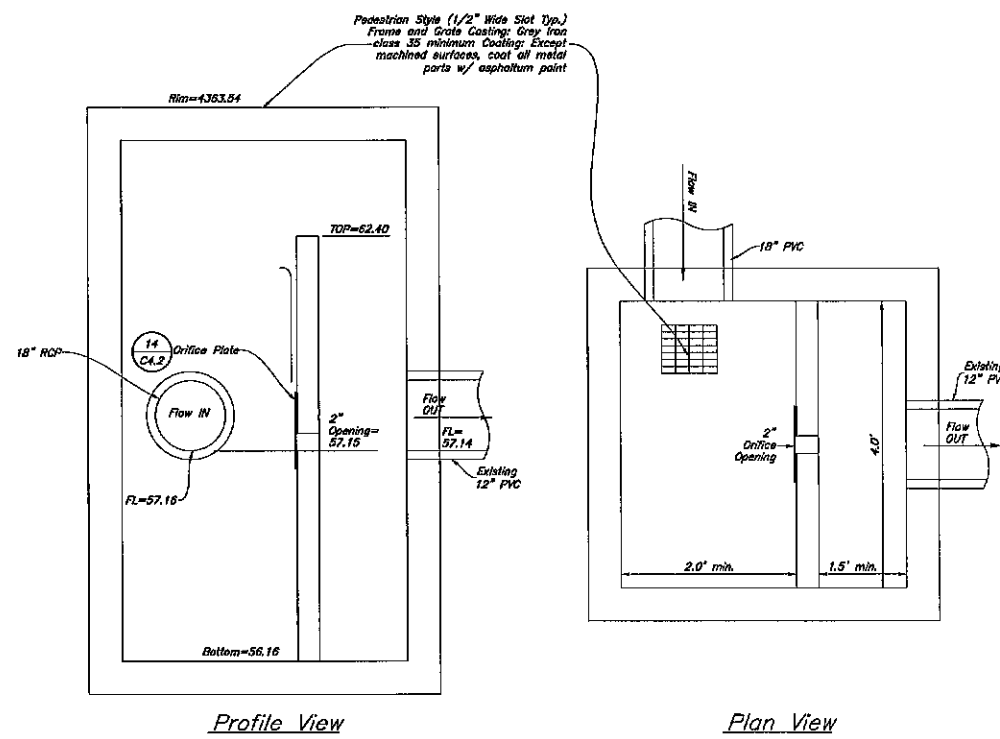
19 Not Used
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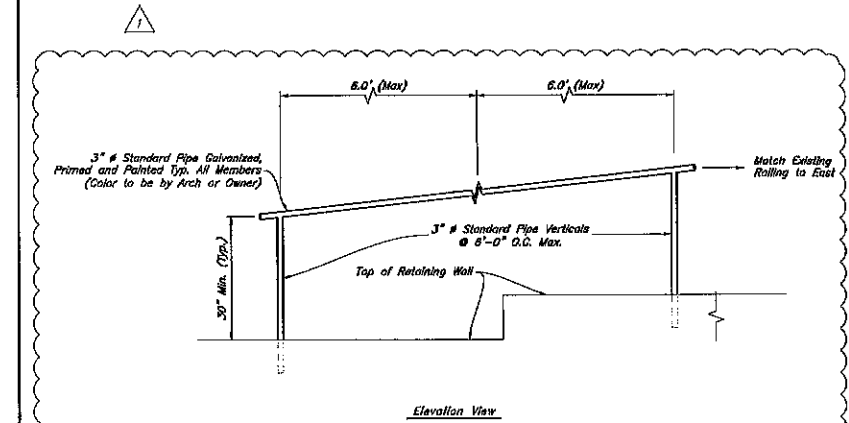
27 Precast 4' x 4' Catch Basin Junction Box/Inlet Box
Not to Scale

25 Not Used
Not to Scale

26 Not Used
Not to Scale



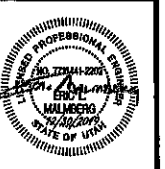
20 4'x4' Junction Box w/ Weir Wall
Not to Scale



18 Railing Detail
Not to Scale

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84115
801.221-0228 - awh@andwh.com

Riverdale Retail
4104 South Riverdale Road
Riverdale, Utah 84405



27 Dec, 2019
SHEET NO.
C4.3



Riverdale Retail

Riverdale, UT

STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH MC-3500 OR APPROVED EQUAL.
- CHAMBERS SHALL BE MADE FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPED FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2416, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2767, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
 - A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2767 AND BY AASHTO FOR THERMOPLASTIC PIPE.
 - A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET, THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2416 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
 - STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

- STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS.

STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONE-ROOTED LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM 1" (25 mm) SPACING BETWEEN THE CHAMBER ROWS.
- INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (305 mm) INTO CHAMBER END CAPS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4"-2" (20-50 mm) MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
- STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

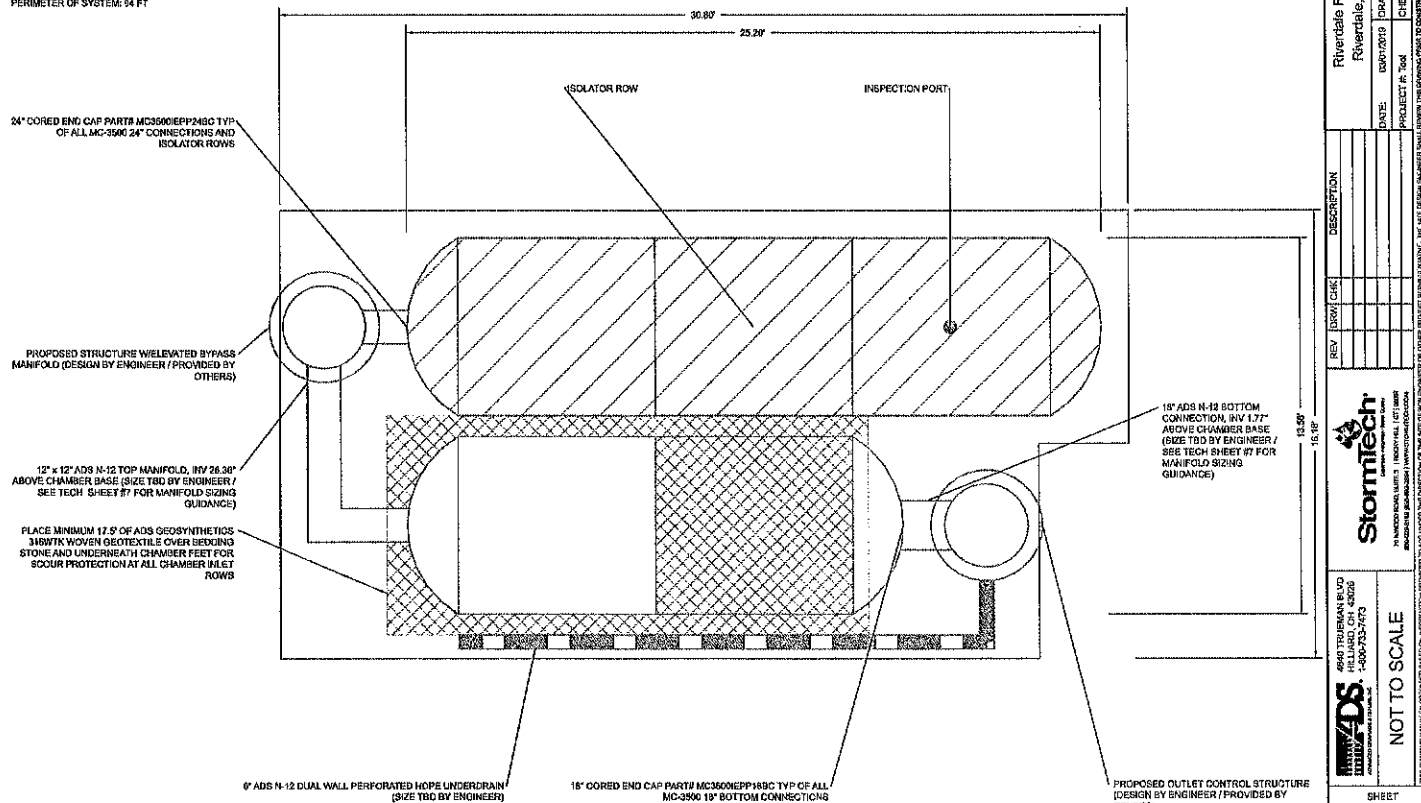
NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
 - THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIED LOADERS, DUMP TRUCKS OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE.
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
 - FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.
- USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.
- CONTACT STORMTECH AT 1-888-692-2894 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

CONCEPTUAL LAYOUT

(3) STORMTECH MC-3500 CHAMBERS
(4) STORMTECH MC-3500 END CAPS
INSTALLED WITH 12" COVER STONE, 9" BASE STONE, 40% STONE VOID
INSTALLED SYSTEM VOLUME: 146 CF
AREA OF SYSTEM: 373 SF
PERIMETER OF SYSTEM: 14 FT

COMPUTER GENERATED CONCEPTUAL LAYOUT - NOT FOR CONSTRUCTION



NO.	DATE	DESCRIPTION
1	07/22/2019	Addendum #1
2	07/19/2019	Addendum #2
3	07/22/2019	Addendum #3

Designed by: BP
Drafted by: AR
Client Name: DMH
18-1440T

ANDERSON WAHLEN & ASSOCIATES
2010 North Riverdale Road, Salt Lake City, Utah 84115
801.321.8821 - anderswahl.com

StormTech - Details
Riverdale Retail
4104 South Riverdale Road
Riverdale, Utah 84405

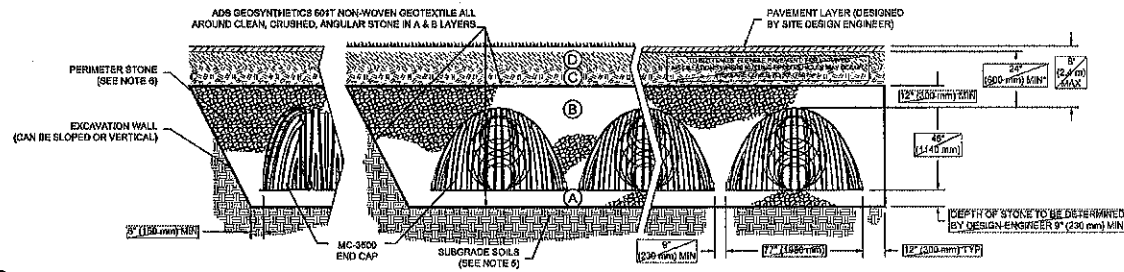


27 Dec, 2019
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ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF THE FINISHED GRADE OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBBASE REQUIREMENTS.	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDED STONE (B) LAYER TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SURFACE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL-AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL-GRADED MATERIAL AND 98% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A) LAYER TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm).	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm).	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. 13

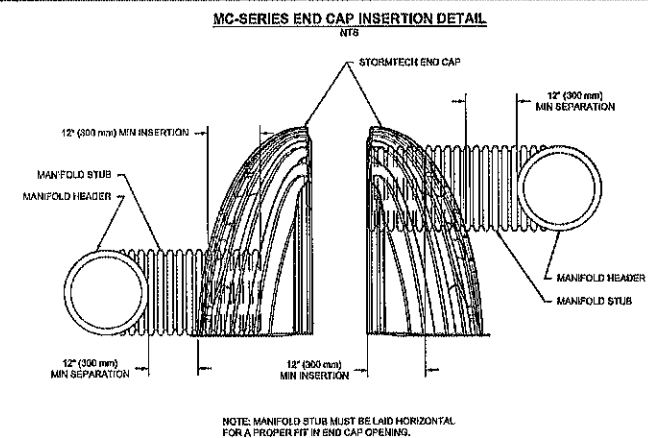
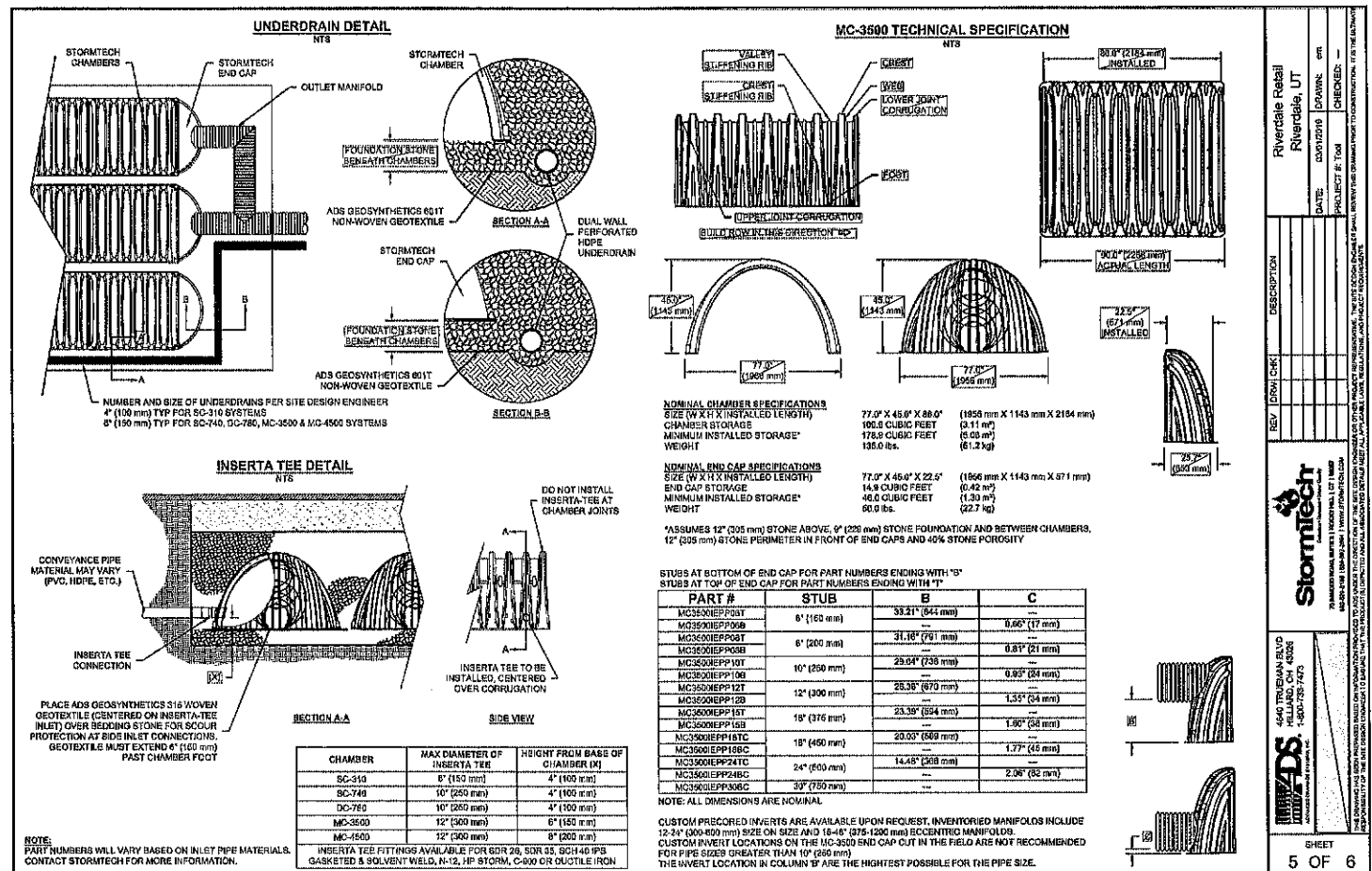
- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE."
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) MAX LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

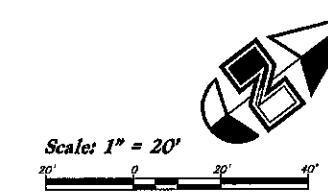
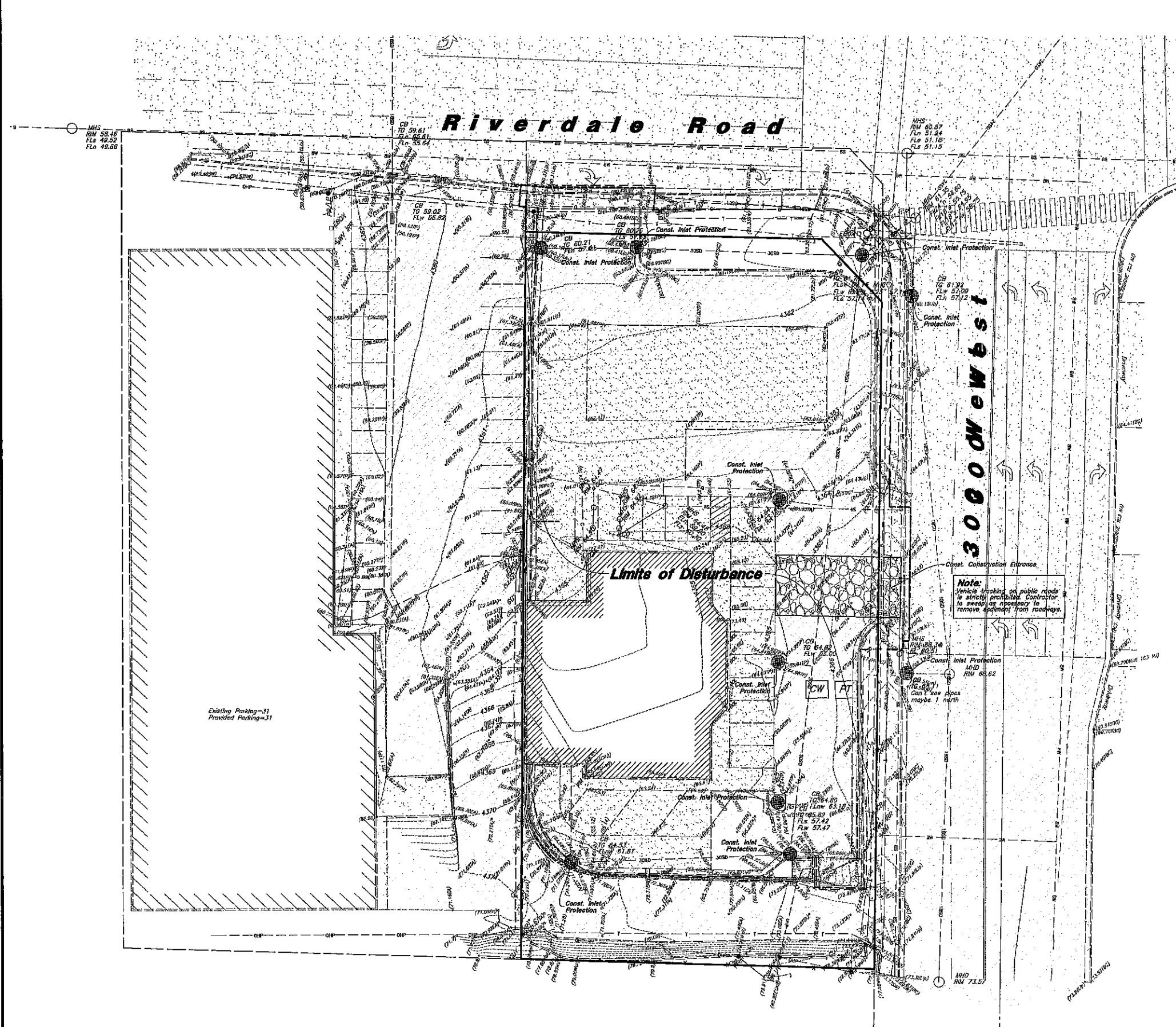


NOTES:

- MC-3500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2118 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2767 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDEDMENT, AND FILL MATERIALS.
- THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

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104	07/22/2019	BR	REVISION: 103. PERMIT REQUIREMENTS	PROJECT # 100-753-773
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108	07/22/2019	BR	REVISION: 107. PERMIT REQUIREMENTS	PROJECT # 100-753-773
109	07/22/2019	BR	REVISION: 108. PERMIT REQUIREMENTS	PROJECT # 100-753-773
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142	07/22/2019	BR	REVISION: 141. PERMIT REQUIREMENTS	PROJECT # 100-753-773





Legend

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

Erosion Control Notes

- Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
- The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
- All Construction equipment will enter thru Designated Construction Entrances.
- Coordinate Entrance locations with the local jurisdiction.
- Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
- Silt Fences shall be Repaired to their Original Conditions if Damaged. Sediment shall be removed from Silt Fences when it reaches one-half the Height of the Silt Fence.
- The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
- All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
- Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc.) to Prevent Erosion.
- Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Fused.
- Inlet Protection Devices shall be installed immediately upon individual inlets becoming functional.
- This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
- Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
- Re-vegetate areas where landscaping has died or not taken hold.
- Direct storm water runoff around disturbed soils with berms or dirt swales.
- Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
- Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

See Erosion Control Details on C5.3

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Erosion Control Plan - Phase 1

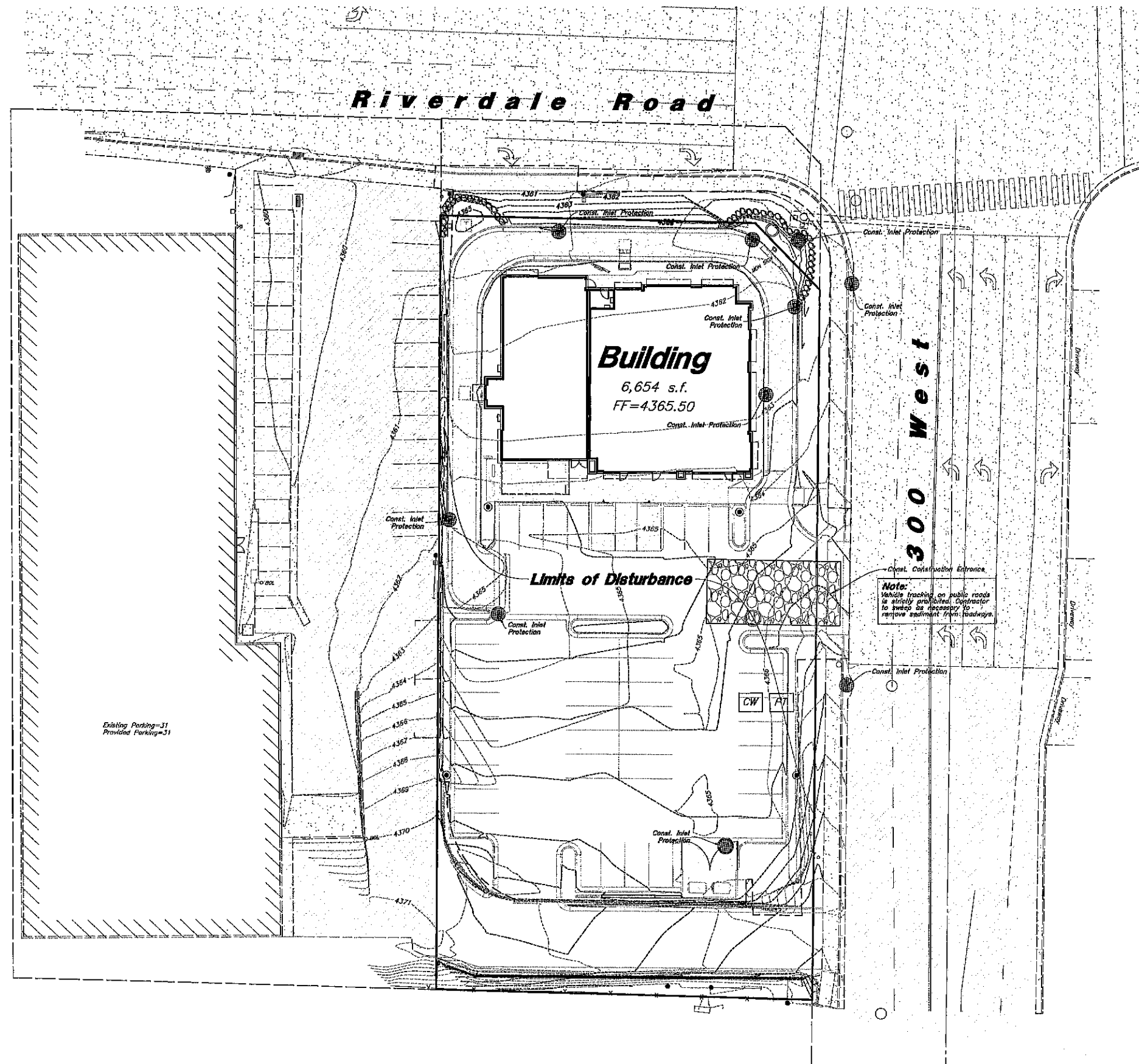
Riverdale Retail

4104 South Riverdale Road
Riverdale, Utah 84405

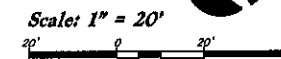
PROFESSIONAL ENGINEER
No. 27445-2201
MAINESE
STATE OF UTAH

27 Dec, 2019

SHEET NO.
C5.1



Existing Parking=31
Provided Parking=31



Legend

Place Inlet Protection at all Inlet Locations to prevent boxes from silting.

Silt Fence

Limit of Disturbance

Construction Entrance / Truck Wash (50'x24' Min.)

Concrete Washout Area

Portable Toilet

Gravel Sock

Existing Contour

Proposed Contour



Erosion Control Notes

- Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
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- This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
- Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
- Re-vegetate areas where landscaping has died or not taken hold.
- Divert storm water runoff around disturbed soils with berms or dirt swales.
- Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
- Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

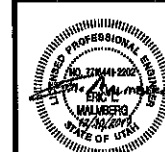
See Erosion Control
Details on C5.3

Erosion Control Plan - Phase 2

Riverdale Retail

4104 South Riverdale Road
Riverdale, Utah 84405

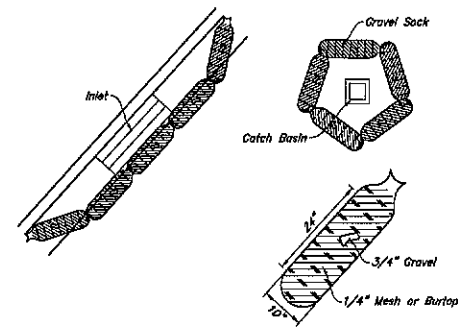
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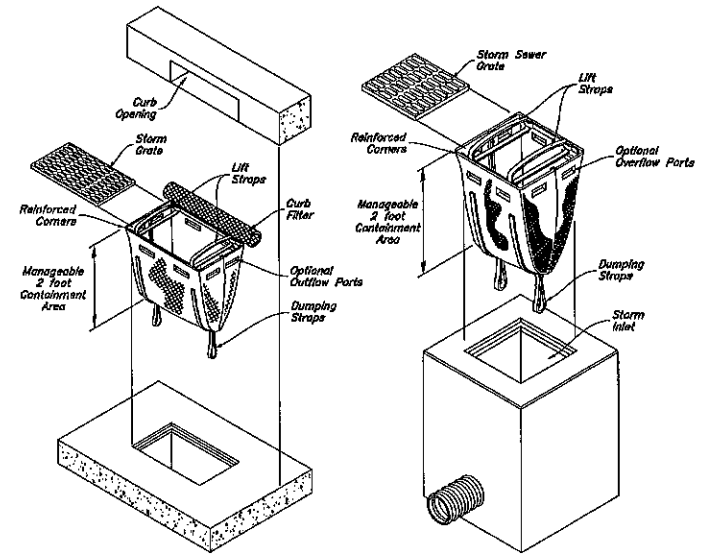
27 Dec, 2019

SHEET NO.

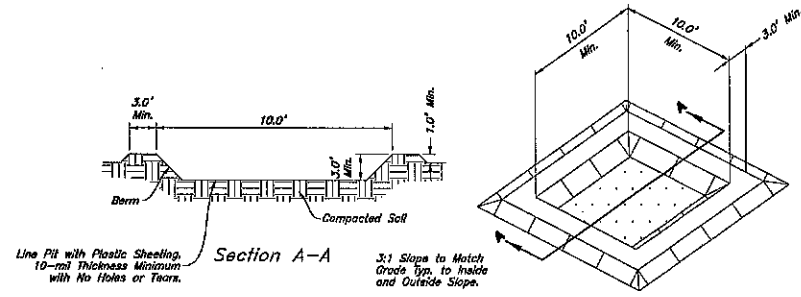
C5.2



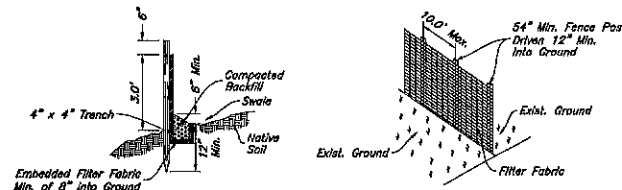
Gravel Sock Sediment Barrier
Not to Scale



Dandy Sack Inlet Protection
Not to Scale

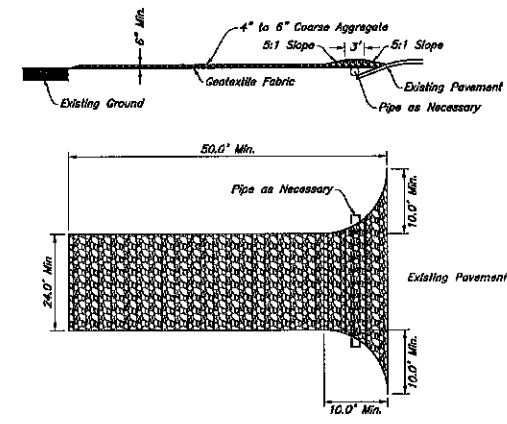


Concrete Washout
Not to Scale



- Posts: Steel Filter T or U Type or 2"x2" Hardwood
Filter Fabric: 1. M/R/F 140H
2. Dupont TYFAR 3341
3. or Approved Equal
- Notes:
1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
 2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
 3. Collected material shall be removed when "bulges" develop in the silt fence.

Silt Fence Section
Not to Scale



Stabilized Construction Entrance
Not to Scale

Designed by: BR
Drafted by: AR
Client Name: DRH

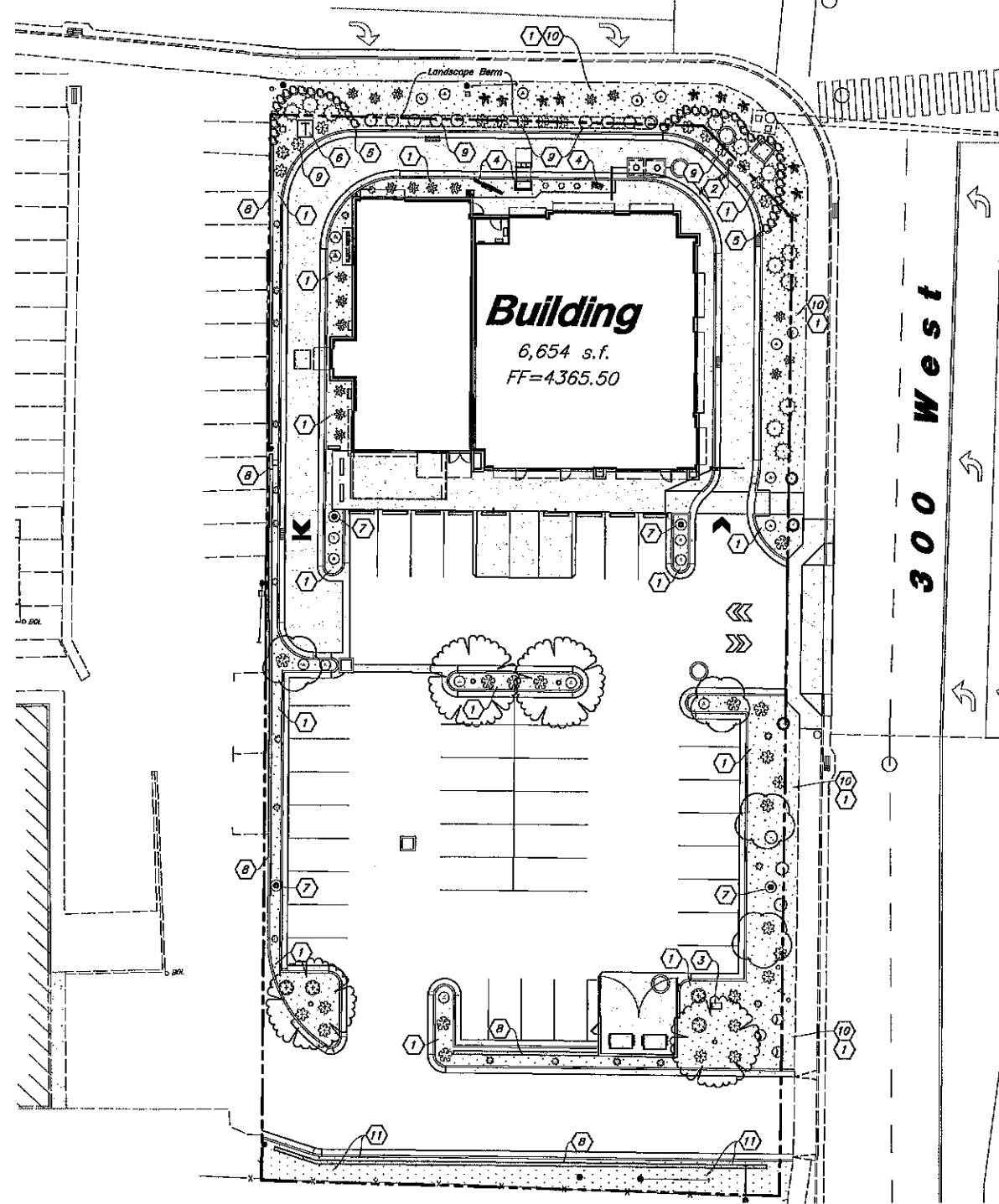
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Erosion Control Details
Riverdale Retail
4104 South Riverdale Road
Riverdale, Utah 84405



27 Dec, 2019
SHEET NO.
C5.3

Riverdale Road



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	4	Pyrus calleryana 'Jock' / Jock Flowering Pear	2" Cal. / 8-8' Ht.	Detail: 2/L3.1
	4	Zelkova serrata 'Munashino' / Musashino Zelkova	2" Cal. / 8-10' Ht.	Detail: 2/L3.1
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	3	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Shrub	5 gal	Detail: 1/L3.1
	4	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Juniper	5 gal	Detail: 1/L3.1
	12	Ligustrum vicaryi / Golden Privet *	5 gal	Detail: 1/L3.1
	18	Ligustrum vulgare 'Lodense' / Lodense Privet	5 gal	Detail: 1/L3.1
	3	Picea pungens 'Glabosa' / Dwarf Globe Blue Spruce	5 gal	Detail: 1/L3.1
	28	Prunus x cistena / Purple Leaf Sand Cherry *	5 gal	Detail: 1/L3.1
	2	Rhamnus frangula 'Fine Line' / Fine Line Buckthorn	5 gal	Detail: 1/L3.1
	12	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	Detail: 1/L3.1
	9	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal	Detail: 1/L3.1
	10	Rosa Meland series 'Red' / Red Meland Rose	5 gal	Detail: 1/L3.1
	19	Spiraea x bumalda 'Froebelii' / Froebel Spiraea	5 gal	Detail: 1/L3.1
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	19	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Grass	1 gal	Detail: 1/L3.1
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	3	Lavandula angustifolia 'Munstead' / Munstead English Lavender	1 gal	Detail: 1/L3.1

*All Plant Material for Drive Thru Screening Shall Have a Minimum Height of 24" at Time of Planting (14 Purple Leaf Sand Cherries & 9 Golden Privets)

MATERIAL SCHEDULE

Decorative Stone - Install a (4) Four inch Depth over Dewitt Pro's Weed Barrier or Approved Equal. Stone Shall be Used in all Shrub Planters and Washed Upon Completion of Installation. Stone Shall be 2" Diameter Crushed, Fractured, and Tan Rust Color (Copper Canyon) from Steyer Pavers (801-815-9089). Submit Sample for Approval.	Detail: 3/L3.1
---	----------------

Landscape Data

Zone: C-2 Commercial Zone
 Site Area = 40,730 s.f. (0.9350 ac.)
 Landscape Area Required = 8,146 s.f. (20%)
 Landscape Area Provided = 9,111 s.f. (22%)
 Lawn Area = 0 s.f. (Nonxeriscape)
 Xeriscape Landscape Required = 4,556 s.f. (50%)
 Xeriscape Landscape Provided = 9,111 s.f. (100%)
 Site Trees: 1 Tree per 5,000 s.f. of Lot Area
 Site Trees Required = 8 Trees (8 Provided)
 Landscape Berm Provided for Screening Drive-Thru

General Landscape Notes

- See Sheet L3.1 for Landscape Details.
- All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System, Cap for Planting Area and Spray for Lawn Area. See Irrigation Sheet L3.1 for Layout and Sheet L3.1 for Details.
- Adjust Landscape Material as Needed to Allow Access to all New & Existing Utilities. Irrigation Components Shall be Spaced Between Plant Material to Allow Easy Access for Maintenance.
- All Areas Disturbed by Construction Shall be Landscaped & Not Left Undone.
- Landscape Screening Shall be Used to Screen All Parking & Loading Areas Visible From Roadways. Landscape Screening Shall Consist of a 6" High Berm in Shrub Planter w/ 3" Tall Plant Material. Landscape Screening Shall Provide the 6" High Berm Where Specified on Plan. See Plan for Locations.

Landscape Keynotes

- New Shrub Planter w/ Decorative Stone
- Existing Pylon Sign to Remain
- Irrigation Backflow Preventer Enclosure - See Irrigation Plan for More Detail
- Menu Ordering Board - Adjust Plant Material as Needed to Accommodate Ordering Board
- New Rock Retaining Wall. See Civil Plans for Grading & Construction of Wall. Upon Completion of Installation of Wall, Dirt Shall be Graded Out Between Rocks and on Top of Rocks. Decorative Stone Shall be Installed Between Rocks in Wall.
- Elect. Transformer - See Elect. Plan
- Light Pole - See Elect. Plan
- New Retaining Wall - See Civil Plans
- Drive Thru & Parking Lot Landscape Screen - Screening Shall Consist of 3-4" Tall Plant Material. Verify That Initial Plant Material is at Least 24" Tall. See General Landscape Note 6.
- Existing Landscaping & Irrigation Shall be Removed & New Installed as Shown on Plan
- After Wall is Constructed, Remove All Weeds and Volunteer Trees/Shrubs; Install a Layer of Weed Barrier With Decorative Stone Below and on Top of Wall. Verify That Wall is Clean and Free of Soil. Wash Top of Wall as Needed. All Areas Shall Receive Landscape Treatment and Not be Left Undone.

Landscape Notes

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

landscape contractor shall perform a soil test on the imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.

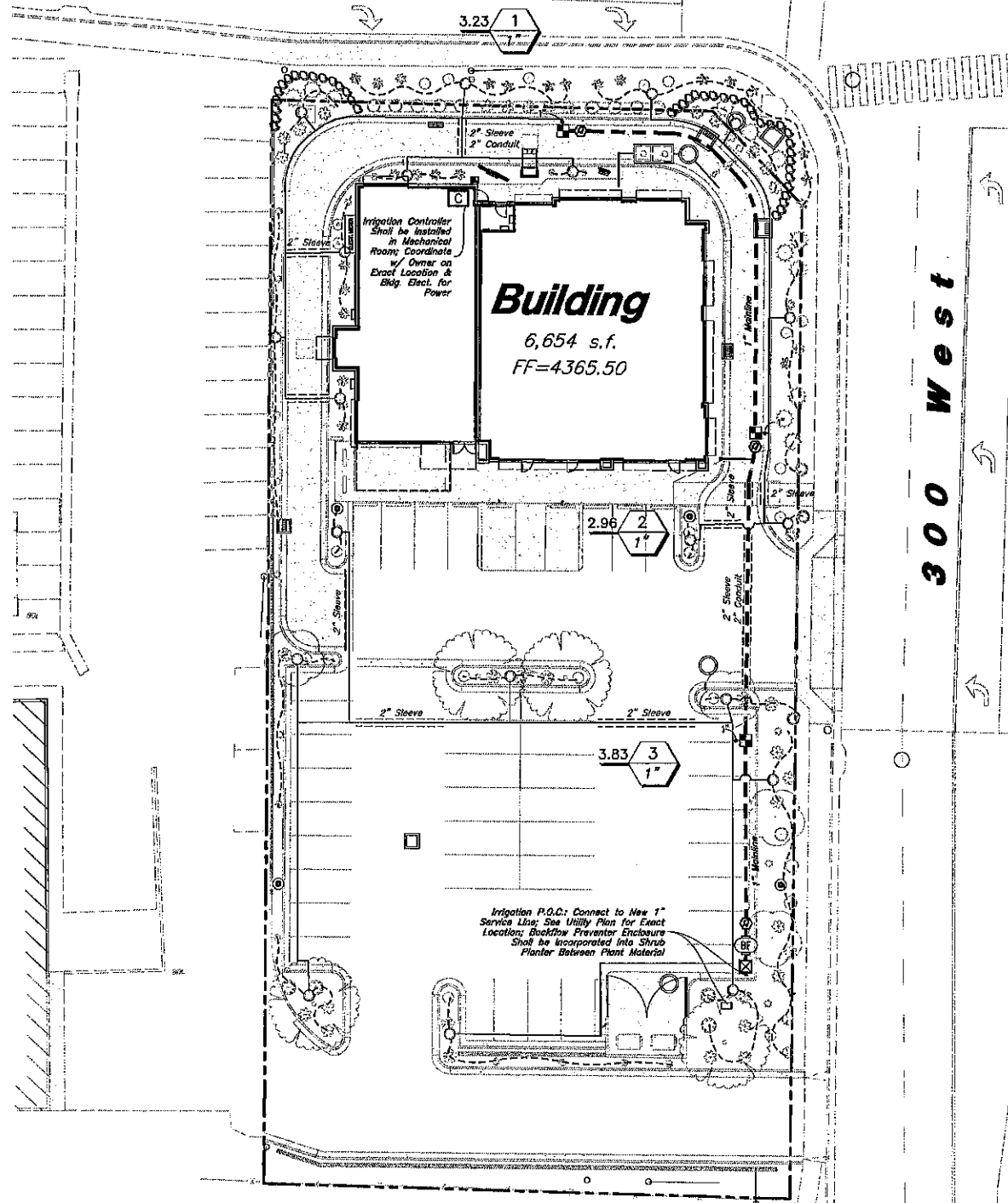
- Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be assessed by sampling the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
- Provide an 8 inch depth of stockpiled or imported topsoil in all shrub areas. Parking islands shall be slightly bermed up in the middle.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls shall be planted flush with the finish grade.
- Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pop, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed. Fine ground weed mulch shall be installed in the plant well and extend up over the base of the plant. The weed mulch shall be covered with the specified stone and the remainder of the planter.
- All new plants shall be balled and burlapped or container grown, unless otherwise noted on plant schedule.
- Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive a specified stone over Dewitt Pro's weed barrier or approved equal. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas. All stones shall be washed after installation.
- All deciduous trees shall be double staked per tree staking details as needed. Verify that all trees are straight. It is the contractor's responsibility to remove tree staking in a timely manner once staked trees have taken root. Tree staking shall be V.I.T. Choice Tree #6732.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

Anderson Wahlen & Associates
 2010 North Redwood Road, Salt Lake City, Utah 84116
 801-521-8525 - AWahlengroup.net

Landscape Plan
 Riverdale Retail
 4104 South Riverdale Road
 Riverdale, Utah 84405

26 Dec, 2019
 L1.1

Riverdale Road



IRRIGATION SCHEDULE

Symbol	Manufacturer/Model #	Description	Notes	Detail
Valves				
	Rohr Bird X02-100-PRB-COM	Drip Remote Control Valve	1 inch Drip Control Zone Kit; install in Standard Valve Box w/ 3" Depth of Gravel over Weed Barrier; install w/ Water Proof Wire Connectors	12/L3.1
	Rohr Bird J330RC	3/4 inch Quick Coupler Valve w/ Swing Joint	Install in 10" Round Valve Box w/ 3" Depth of Gravel over Weed Barrier	4/L3.1
	Matco-Norca 759	Manual Drain Valve	1/2" inch Size; install at End of Mainline in a 10" Round Valve Box w/ 6" Depth Sump of Gravel over Weed Barrier	9/L3.1
Drip				
	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	13/L3.1
	Rohr Bird X05-075	3/4" Distribution Tubing - Pipe shown on Plan is Schematic; Adjust as Needed		
	Rohr Bird X0-100	1/4" Distribution Tubing - install one per Emitter		
	Rohr Bird X0-200C	1/4" Bug Emitter (2 GPH) - 1 per Row, 2 per Shrub/Orn. Grass, 5 per Tree		
	Rohr Bird T5025	Tie Down Stake - Tubing to be Staked every 3'		
	Rohr Bird DBC-025	Diffuser Bug Cap - install one per Emitter		
	Rohr Bird MDCFCAP	Removable Flush Cap - install at the End of Each Line		
P.O.C. Components				
	Muller Orisole Mark II	Stop & Waste Valve	1 inch Size; install in 10" Round Valve Box w/ Weed Barrier and Gravel Sump	11/L3.1
	Wilkins 375XL Series	Reduce Pressure Backflow Assembly	1 inch Size; Backflow shall be Properly Installed & Tested to Meet County Requirements, and Meet all State and Local Health Safety Laws and Ordinances; install in GuardShed Enclosure (FOS-1) on Poured Concrete Pad w/ Frost Guard (FG-1) & 2 Locks (GS-ANFKA); Enclosure Color to be Woodlands Tan	8/L3.1
Pipes				
	Schedule 40 PVC	Mainline Pipe	1 inch Size; Schedule 40 Fittings shall be used for Mainline Components	5/L3.1
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked shall be 1 inch; Minimum Pipe Size shall be 1 inch for PVC Pipe	6/L3.1
Controller				
	Rohr Bird ESP4MEI	4 Station Indoor Controller	See Plan for Location of Controller; Coordinate Power Supply With Building Electrical Contractor	7/L3.1
Sleeving				
	Schedule 40 PVC	Provide for Irr. Mainlines, Laterals, and Controller Wire	Contractor shall coordinate the installation of Sleeving with the installation of Concrete Footwork and Asphalt Paving. All Sleeving is by the Landscape Contractor unless otherwise noted.	10/L3.1

General Irrigation Note

Main Service Line & Other Irrigation Components are Shown in Paved or Hardscape Surfaces for Clarity Purposes ONLY. Install All Irrigation Components within Landscaped Areas.

Irrigation Notes

- See Sheet L3.1 for Plant Layout and Sheet L3.1 for Planting Details.
- See Sheet L3.1 for Irrigation Details.

VALVE SCHEDULE

VALVE STATION	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ P.O.C.	PRECIP. RATE
1	1"	SHRUBS - DRIP EMITTERS	3.23	32.40	47.33	0.81 in/h
2	1"	SHRUBS - DRIP EMITTERS	2.96	32.11	46.55	0.57 in/h
3	1"	SHRUBS - DRIP EMITTERS	3.83	32.98	47.29	0.27 in/h

Irrigation Notes

- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site furnishings, etc. which occurs as a result of the landscape construction.
- The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- 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.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personal injury and property damage insurance. Clean-up must be performed daily, and all landscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
- The contractor shall install all irrigation material per plan, notes and details.
- Irrigation system components must be premium quality only and installed to manufacturers requirements and specifications. The contractor is responsible for checking slots and local laws for all specified materials and workmanship. Substitutions must be approved by landscape architect. Provide owner and maintenance personnel with instruction manual and all products data to operate, check, winterize, repair, and adjust system.
- Irrigation system guarantees for all materials and workmanship shall be one year from the time of store opening or final project acceptance (whichever is longer). Guarantee will include, but is not limited to winterizing, spring activation, repair, trench setting, backfilling depressions, and repairing freeze damage. Contractor must contact Landscape Architect to schedule pre and post guarantee inspection meetings. Failure to do so will mean the official guarantee period has not been activated or de-activated.
- Irrigation system check must be done before the system is backfilled. Irrigation mainline and each control valve section must be flushed and pressure checked. Assume the complete system has no documented problems and fill head to head coverage with adequate pressure for system operation. Adjust system to avoid spray on building, hardscape, and adjacent property. Any problems or plan discrepancies must be reported to the landscape architect.
- Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings, one (1) inch minimum size. Solvent weld all joints as per manufacturers specifications for measured static p.s.i. Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve (12) inches. Adapt system to manual compression air blowout.
- Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 80 fittings. Solvent weld all joints as per manufacturers specifications for measured static pressure. Use teflon tape on all threaded joints. Lateral depth must be eighteen (18) inches minimum.
- Install dielectric fittings whenever dissimilar metals are joined.
- Design locations are approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards. Maintain 100% percent irrigation coverage of areas indicated.
- Controller valves to be grouped together whenever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grade.
- Control valve wire shall be #14 single conductor; white for common wire, red for hot wire and blue for the spare wire. Provide (2) two spare wire that runs the length of the mainline and to the controller. All wiring shall be UF-12, rated. All connections shall be made with water tight connectors (USP/1 or equivalent) and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible. Provide slack in control wires at all changes in direction.
- Control valve size, type, quantity, and location to be approved by landscape architect. Install in heavy duty plastic vandal proof box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic feet of pea gravel for sump in base of boxes. Boxes to be Carson Brooks or equal.

- Quick couplers shall be a Rohr Bird J330RC with a 3/4 inch Losco utilized swing joint assembly. Support with rebar in each retainer lug. Install where shown on the plans.
- Irrigation system backfill must occur only after system check is completed as specified. Use only rock free clean fill around pipes, valves, drains, or any irrigation system components. Water settle oil trenches and excavations.
- All irrigation pipe running through walls, under sidewalk, asphalt, or other hard surface shall be sleeved prior to paving. It is the irrigation contractors responsibility to coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty-four (24) inches minimum. Depth for lateral sleeves shall be sixteen (16) inches minimum. Sleeves shall be a minimum of two sizes larger than the pipe to be sleeved. All valve wiring shall be contained in separate sleeving.
- Plans are approximate and approximate due to scale, where possible, all piping is to be installed within the planting areas. No less, else, or changes in direction shall occur under hardscape.
- It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
- The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent possible overspray onto walks, roadways, and/or buildings as much as possible. This shall include selecting the best degree of arc to fit the site and to throttle the flow control of each valve to obtain the optimum operating pressure for each system. All mainlines shall be flushed prior to the installation of irrigation heads.
- All sprinkler heads shall be set perpendicular to finish grade of the areas to be irrigated and shall be installed 6-8" from buildings walls, or within 4" of pavement, curbs, or header edges.
- Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting drip irrigated planter areas. Poly tubing or drip line shall be run off the rigid PVC in each planter area or island with a PVC to poly tubing adapter. No poly tubing shall run under pavement.
- Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.

- Provide and install all manufacturer's recommended surge and lightning protection equipment on all controllers.
- All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.
- Upon completion and approval of irrigation system, irrigation contractor to provide the owner with two sets of drawings indicating actual location of piping, valves, sprinkler heads, wiring, and zones.
- An irrigation zone map shall be provided in a protective jacket and be kept with the main irrigation controller. The map shall show all approved irrigation and include all zone valve locations.
- 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.



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Irrigation Plan

Riverdale Retail

4104 South Riverdale Road
Riverdale, Utah 84405



26 Dec, 2019

SHEET NO.

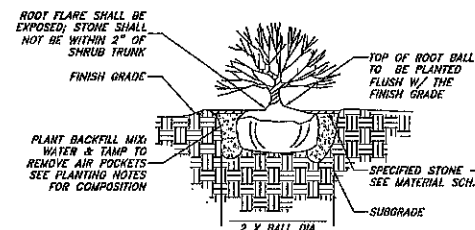
L2.1

Designed by: BP
Drafted by: AR
Client Name:
DRH

18-144R

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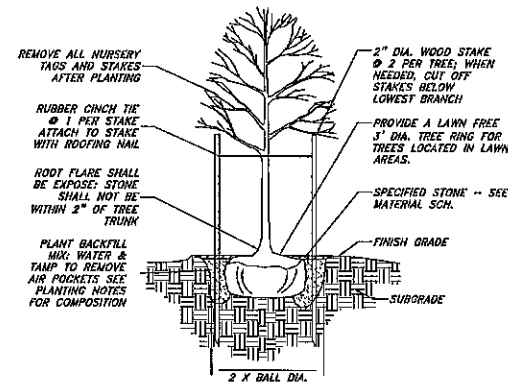
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1	07/27/2019	Adendum #2
2	07/18/2019	Adendum #3
3	07/23/2019	Adendum #4



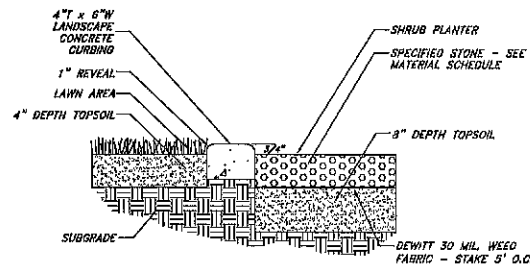
NOTE:

1. CUT AND REMOVE WIRE FROM TOP AND SIDES OF ROOTBALL. PULL BACK BURLAP TO EXPOSE TOP 1/3 OF ROOTBALL.
2. REMOVE ALL NURSERY TAGS AND STACKS AFTER PLANTING.

1 SHRUB PLANTING
Not to Scale



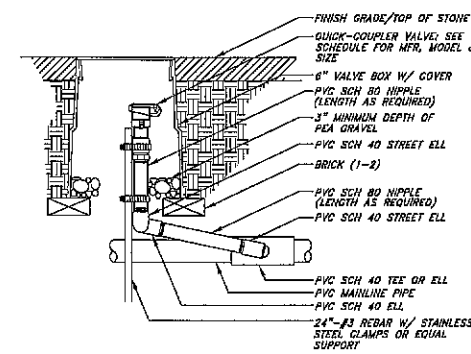
2 DECIDUOUS TREE PLANTING
Not to Scale



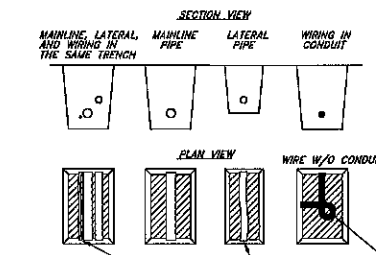
NOTE:

1. SMOOTH GRADE ENTIRE AREA PRIOR TO PLACEMENT OF CURBING AND SPECIFIED STONE.
2. CONTROL JOINTS SHALL BE PLACED AT 3' O.C.

3 LANDSCAPE CONCRETE CURBING
Not to Scale



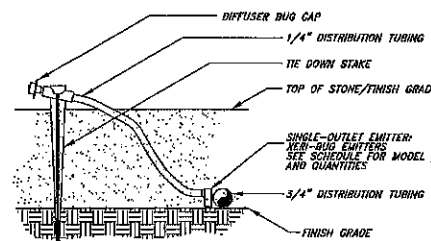
4 QUICK COUPLING VALVE
NOT TO SCALE



NOTES:

1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH. 40 PVC PIPE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE IRRIGATION NOTES.

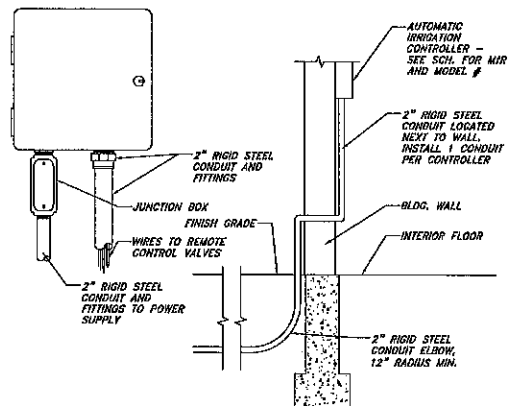
5 PIPE & WIRE TRENCHING
NOT TO SCALE



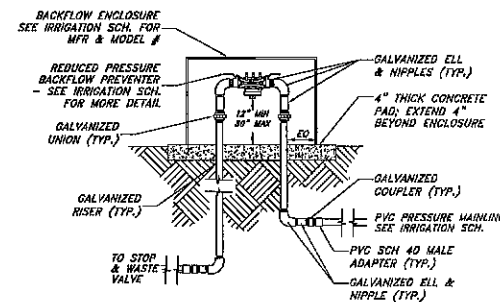
NOTE:

1. USE RAIN BIRD XERIMAN TOOL MODEL XM-100L TO INSERT EMITTER DIRECTLY INTO 3/4\"/>
- 2. INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MIN. OF 1\"/>

6 EMITTER INTO DISTRIBUTION TUBE
NOT TO SCALE



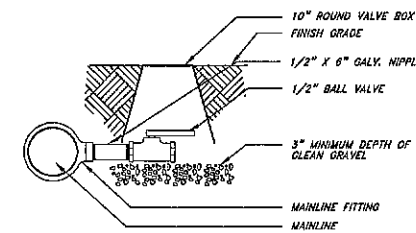
7 IRR. CONTROLLER - INDOOR WALL MOUNT
Not to Scale



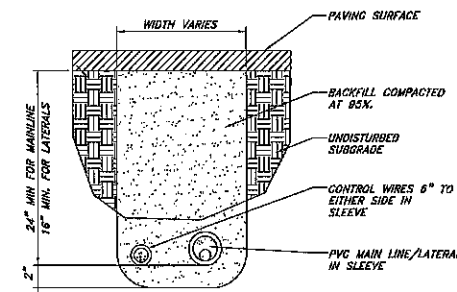
NOTE:

1. DIAMETER OF FITTINGS, NIPPLES AND RISERS SHALL BE EQUAL DIAMETER OF SPECIFIED BACK-FLOW PREVENTER UNLESS NOTED OTHERWISE.
2. ENCLOSURE SHALL BE BOLTED DOWN ON EACH CORNER.

8 BACKFLOW PREVENTION DEVICE
NOT TO SCALE



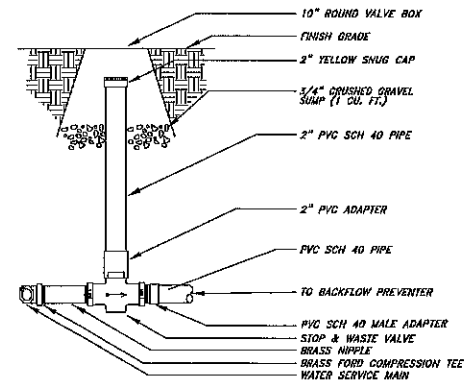
9 MANUAL DRAIN VALVE
NOT TO SCALE



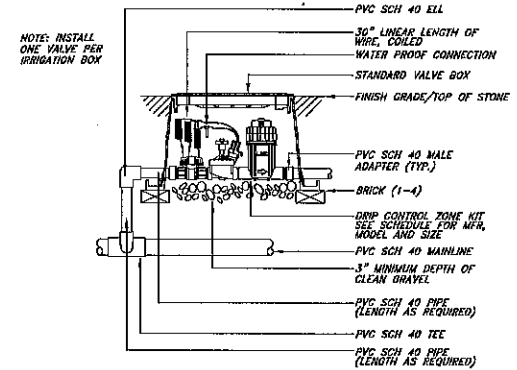
NOTE:

1. ALL IRRIGATION SLEEVES TO BE SCH. 40 PVC PIPE.
2. ALL SLEEVES SHALL BE TWICE THE NOMINAL SIZE OF THE PIPE WITHIN.
3. ALL JOINTS TO BE SOLVENT WELDED AND WATER-TIGHT.
4. SLEEVE TO BE RUN UNDER PAVEMENT AND EXTEND A MIN. OF 18\"/>

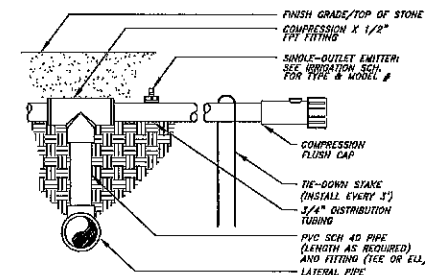
10 PIPE SLEEVING
Not to Scale



11 STOP & WASTE VALVE
NOT TO SCALE



12 DRIP CONTROL VALVE
NOT TO SCALE



NOTE:

1. USE RAIN BIRD XERIMAN TOOL MODEL XM-100L TO INSERT EMITTER DIRECTLY INTO 3/4\"/>

13 PVC TO POLY PIPE CONNECTION
NOT TO SCALE

Designed by: BP
Drafted by: AR
Client Name: DRH

18-144R

ANDERSON WAHLEN & ASSOCIATES
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Landscape & Irrigation Details
Riverdale Retail
4104 South Riverdale Road
Riverdale, Utah 84405

Seal of Utah
P. M. M...
12/26/2019
Landscape Architect

26 Dec, 2019

SHEET NO.

L3.1

811
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Call before you dig.

18-144R-01-01-02-03-04-05-06-07-08-09-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-12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**RIVERDALE CITY PLANNING COMMISSION
BYLAWS AND RULES OF ETHICAL CONDUCT
AS AMENDED FEBRUARY 3, 2004**

Riverdale City Planning Commission shall be governed by the provisions of all applicable State Statutes, City Ordinances, and these Bylaws and Rules of Conduct.

I. MEMBERS.

- A. Chair and Vice Chair.** Every two years the Planning Commission shall elect a Chair and Vice Chair who may be elected to succeed themselves during the first regularly scheduled meeting in January. The Chair and the Vice Chair shall be elected from the voting members of the Planning Commission by a majority of the total membership. The Chair, or in his/her absence or incapacity, the Vice Chair, shall preside over all meetings and hearings of the Planning Commission and shall execute all official documents and letters of the Planning Commission. In the event that both the Chair and Vice Chair are absent from the meeting, and a quorum is present, the senior remaining member of the Commission shall act as the Interim Chair.
- B. Secretary.** The City Council may appoint the Secretary of the Planning Commission upon recommendation of the Planning Commission.
- C. Staff.** The Planning Commission may recommend to the City Council the appointment of a Director of Planning and other staff as may become necessary from time to time.
- D. Voting.**
- 1.** The Chair, or Vice Chair in the absence of the Chair, shall vote on all questions before the Commission.
 - 2.** An affirmative vote of not less than (4) voting members present at the meeting shall decide all matters under consideration by the Planning Commission, unless otherwise provided for in these rules. Voting shall be by voice vote and shall be recorded by "yeas" and "nays". The number of abstentions and the names of members voting either "yea" or "nay" or abstaining shall be recorded on the request of any member.
- E. Parliamentary Procedure.** Parliamentary procedure in Commission meetings shall be governed by Robert's Rules of Order, as revised.
- F. Record of Meetings.** The Secretary of the Commission shall keep an accurate record of the proceedings and perform other duties as the Commission may determine.