



RIVERDALE CITY COUNCIL AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – February 4, 2020

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

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

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

A. Welcome & Roll Call

B. Pledge of Allegiance

C. Moment of Silence

D. Public Comment.

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

E. Presentations and Reports

1. Mayor's Report
 - a. Council Committee Assignment Reports
2. Swearing in of Justice Court Judge.
3. Swearing in of Fire Fighters, and employee recognition.
4. [Community Services Department Annual Report](#)
5. [Discussion of Proposed Policy Document – Park Development.](#)

F. Consent Items

1. [Consideration to approve meeting minutes from:](#)
January 21, 2020 City Council Work Session
January 21, 2020 City Council Regular Session
2. Consideration of reappointment of Robert Wingfield to Planning Commission with term to expire January 2024.
3. Consideration of reappointment of Blair Jones to Planning Commission with term to expire January 2024.
4. Consideration of appointment of Suzette DeMar to serve remainder 2-year term from February 2020 to January 2022.

G. Action Items

1. [Consideration 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.](#)

Presenter: Mike Eggett, Community Development

H. Discretionary Items

I. Adjournment

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 31st day of January at the following locations: 1) Riverdale City Hall Noticing Board 2) Riverdale City website at <http://www.riverdalecity.com/> 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html> and 4) the Standard-Examiner via email. Shalee Evans, City Recorder



COMMUNITY SERVICES DEPARTMENT

ANNUAL REPORT



PARKS AND RECREATION DIRECTOR'S MESSAGE

Riverdale City Mayor and Council:

I am pleased to present the 2019 Annual Report for the Community Services Department. Our Department is committed to provide a variety of safe, cost effective recreation opportunities, and facilities that improve the health and quality of life for the residents of Riverdale City.

On July 4, 2019 the City held our annual Old Glory Days celebration. This event consists of a 5K, parade, basketball and volleyball tournaments, baby contest, movie in the park, live entertainment, vendor booths, and fireworks. It was attended by thousands of people and is enjoyed by residents and their friends and families. These events are supported by hundreds of volunteer hours from members of our community.

We had many Live Fit events this spring. Live Fit encourages active and healthy lifestyles in our community. In May we held a Color Run at Riverdale Park. With over 100 participants who participated in the run and visiting with vendors it was a great event. We also did two different movies in the park as part of the Live Fit program. We showed 'Mary Poppins' on May 31 and 'How to Train your Dragon; The Hidden World' on August 25.

We held a Thanksgiving Lunch on November 22 at the Senior Center. We served over 245 lunches to area seniors. In addition, we held a Christmas Dinner on December 13 at the Senior Center. It is the only day that we don't serve lunch; instead we do a dinner with entertainment. We served over 175 dinners that evening.

The Community Services Department looks forward to new events and projects, but we are dedicated to the development and operation of our many established programs, leagues, and classes that connect with our residents at a very personal and family level. Please review our report, come out, and enjoy one of our programs, parks, or facilities. Please contact me with any questions or suggestions that you may have.

Respectfully,

Rich Taylor

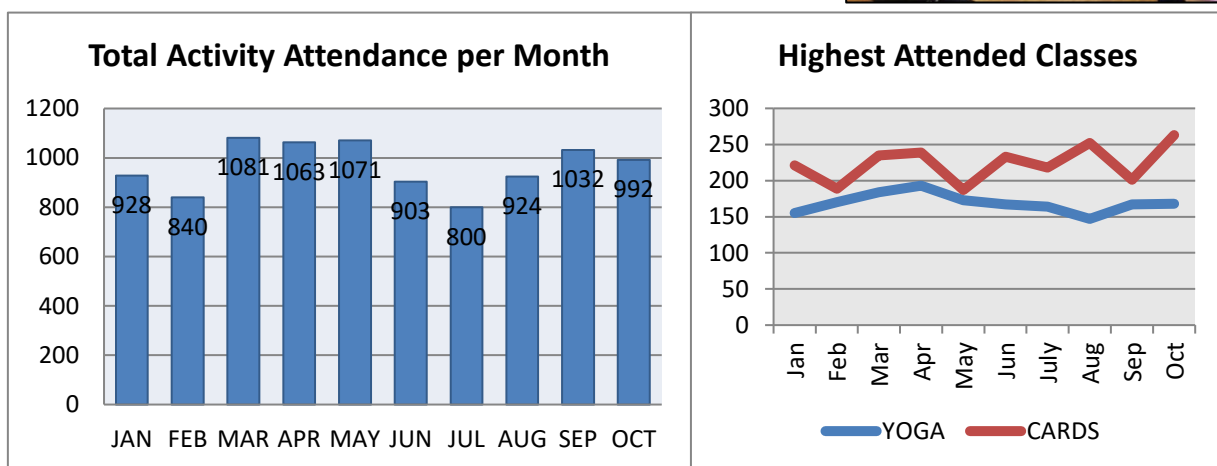
Community Services Director

RIVERDALE SENIOR CENTER

The Riverdale Senior Center is a place that seniors can gather, share old friendships as well as make new ones. The center offers a variety of activities and classes. We are here to strengthen and help seniors have a good life and hopefully touch each senior's life for good.

Activities

The Senior Center offers a wide variety of activities; cards, fitness classes, movies, stained glass, lapidary, quilting, and health classes. The two highest attended classes are Yoga and Card Games.



Service Project

The Riverdale Senior Board funded an appreciation bag and gift card raffle for the Police and Fire Departments, and local schools. The seniors got together and assembled and delivered all the gifts to each location.

Service Hours

We have had over 4100 hours donated by seniors at the Center. They volunteer at the front desk, taking lunch money, working on crafts, and teaching and leading different activities.

Events

The Senior Center has four Special Events every year- Senior Health Fair, Picnic in the Park, Thanksgiving Lunch, and Christmas Dinner.



LIVE FIT

We have a program called Riverdale Live Fit which just completed its 6th year. It is a free community wellness program that focuses on encouraging an active and healthy community. We have established relationships with other agencies and organizations including the Weber Morgan Health Department and America First to further our mission. This spring we did an activity every Monday for 5 weeks.



The first week was a family and friend Volleyball Tournament, the following week was a trail clean up activity for Earth Day, followed by a circuit training activity at Riverdale Park. Next we had an activity at the Bike Park and held races for different age groups. The 5-week run culminated in the Color Run at Riverdale Park. Along with the run we also had vendors and agencies set up booths and give out food and information to improve lifestyles in our community.



In addition to the spring activities we also did some movies in the park. The first movie in the park was on May 31 and we showed the new live action Mary Poppins movie. We also showed How to Train Your Dragon; The Hidden World on August 25. At both movies in the park we invited several food trucks where participants could purchase food.

In addition to these different events we have a Riverdale Live Fit Facebook group where we share information and resources on living an active and healthy lifestyle. This Facebook group has turned into an online community where members can encourage one another and share resources.

RIVERDALE YOUTH CITY COUNCIL

The Riverdale Youth City Council continues to thrive as a youth service organization that not only gives youth in our community important leadership opportunities, but also plans and organizes many community events. The Riverdale Youth City Council has volunteered more than 460 hours in our community in 2019. They planned & organized many events such as Valentine's Activity, Easter Egg Hunt, Old Glory Days Sunrise Service, and Halloween Party.



The Halloween party that the Riverdale Youth City Council held this year was attended by more than 400 members of our community. It has become a highly anticipated and important tradition in our community. One of the reasons the event was so successful is because the youth city council partnered with many organizations.

Sea Quest of Layton brought several animals and allowed participants to interact with them, in addition they donated annual passes to be given away to the pumpkin contest winners. Crumbl cookies in Riverdale gave a significant discount for the purchase of 500 cookies. Green Acres donated more than 25 pumpkins for the pumpkin contest. Finally, Tot Shots photography set up a photo booth and took pictures and donated them to the participants.

The Riverdale Youth City Council also attended Local Officials Day at the State Capitol on January 30. It is an event organized by the Utah League of Cities and Towns that gives youth a chance to learn about our state government. It is attended by youth city councils from all over the state. We had 5 youth benefit from this event.

OLD GLORY DAYS

Our annual Old Glory Days celebration was held in July this year. We have events held over the course of several days with most of them happening on July 4th. Many of you are familiar with our many different activities that accompany our celebration.

We had great attendance this year at all our different activities. We had almost 400 people participate in our races. We also had over 70 entrants in our parade. Many people continue to enjoy our vendor booths and live entertainment. New this year we offered inflatables free for the public. This was a highlight of many in attendance.

We ran into some weather issues on the evening of the 4th of July and were unable to launch the fireworks as planned. We cancelled the show and rescheduled it for the following evening. We had great attendance and great weather to watch the spectacular show. Although we only celebrate Old Glory Days for a few short days in the summer we are working on planning and organizing it throughout the year.



SUMMER PROGRAMS

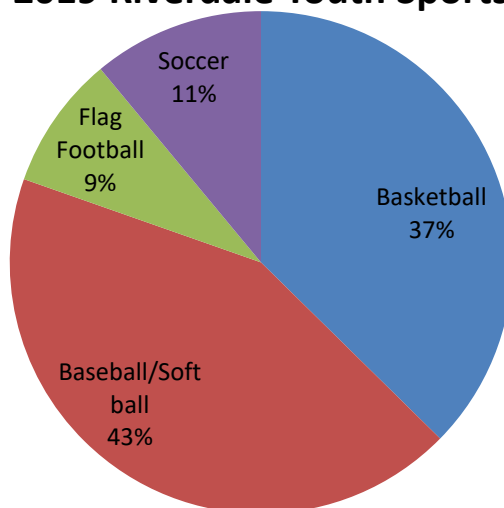
We offer many different summer programs. Our largest and most popular program is Summer Fun. We have classes at both Golden Spike Park and Riverdale Park. This 6-week program is filled with sports, activities, crafts, art projects, guest speakers, and different learning curriculum each day. Registration almost always fills up, so participants have learned to sign up early. In addition to summer fun we offer tennis lessons and archery lessons. We teach tennis at Riverdale Park and archery at Golden Spike Park. Our archery lessons always fill up quickly and are in high demand.



YOUTH RECREATION SPORTS

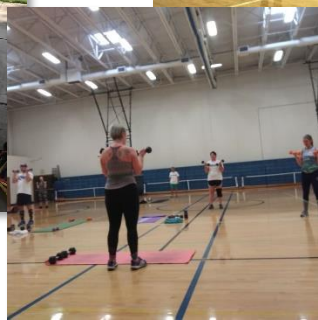
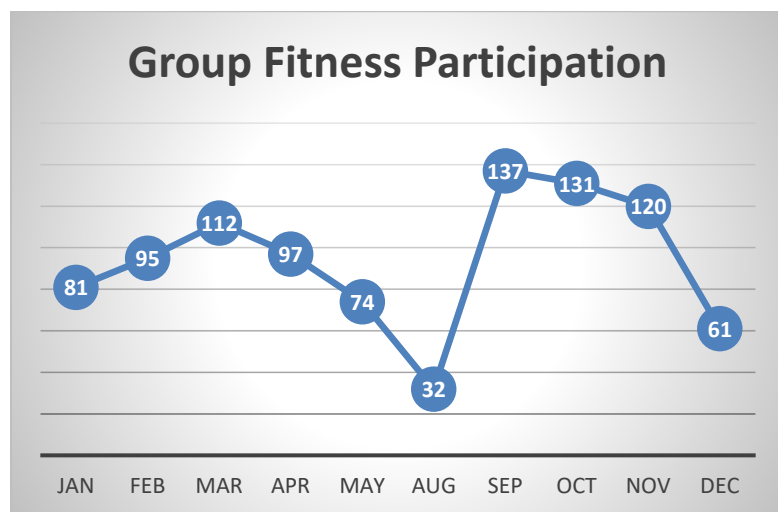
Youth sport participation increased by almost 11% from 2018 to 2019. The volleyball program was discontinued in 2019 due to low participation numbers. In April 2019 we held our second season of Soccer and then switched to a Fall/Spring format in September. We experienced almost a 40% decrease in soccer participation for our 2019/2020 registration after getting a positive response from the proposal to switch to a Fall/Spring format. Baseball/Softball was our largest sport accounting for 43% of our youth sports participation and Basketball saw the largest increase with 18%.

2019 Riverdale Youth Sports



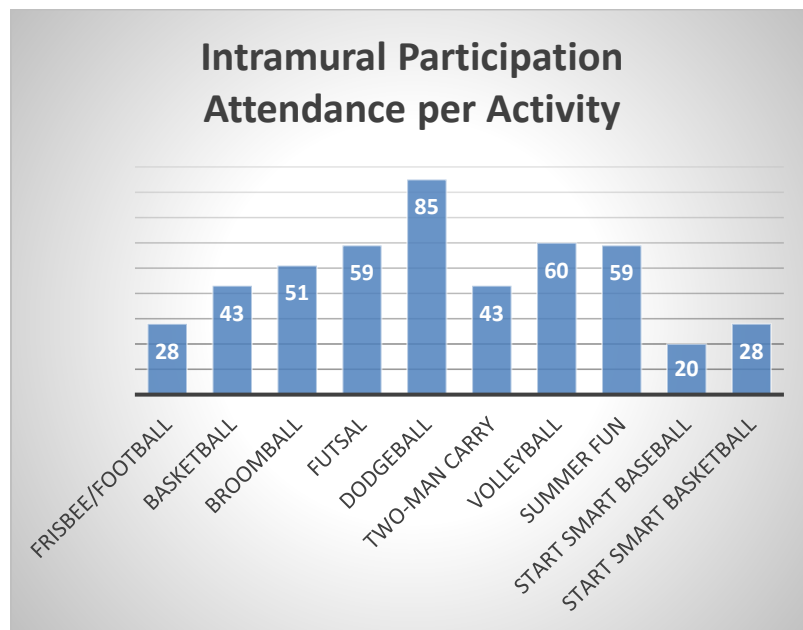
GROUP FITNESS

Group Fitness is held every day during the week for an hour in the mornings. We have two awesome instructors, Sherilyn and Heidi, that teach a different class each day. Mondays and Wednesdays, we have a class taught by Sherilyn called Total Body. This class encompasses weighted and body weight exercises to gain muscle mass, while achieving cardiovascular endurance. Tuesdays and Thursdays, we have had a PIYO class that is taught by Heidi. This class is a fast-paced fusion of Pilates and Yoga, revving your heart rate, strengthening your muscles, and stretching you out. Friday is Cardio Pump, taught by Heidi. This class involves cardio intervals mixed with strength moves using dumbbells to challenge your muscles and burn a lot of calories. A new class this last year called Abs Express was a big hit. This class is an intense 30-minutes class that focuses on the bodies core. The abdominal muscles provide movement and support to the trunk and back and assist in the breathing process.



INTRAMURALS

Intramural programs are after school programs where kids engage in many different and fun activities. These activities can include anything from learning a specific sport, to performing team building exercises, or relay races. These programs run twice a week for one hour each time. These intramurals teach kids good sportsmanship, how to work with others, body coordination, healthy habits, and how to stay active. There are 7 intramurals programs throughout the year. These include Ultimate Frisbee/Football, Basketball, Broomball, Futsal, Dodgeball, Two Man carry, and Volleyball.



We also have two programs that teach young kids ages 6-7 years old how to play Baseball and Basketball. These programs are called Start Smart Baseball and Start Smart Basketball. These programs teach kids the very simple basics of playing these team sports.

New this last year we ran a one-day program called “Fun-Fall Frenzy”. This one-day program included art, crafts, and relay races in the gym. The kids enjoyed themselves and made new friendships. During the kids’ winter break from school, we offer one day called “Winter Fun”. This full day is filled with fun activities, games, and crafts. This last year we had an increase in participation from 17 kids to 23 kids. We love to see more kids interested in these programs.





Declaration of Policy

(first reading of draft 02/04/2020 – for discussion purposes only)

INTRODUCTION

The parks and recreation program of any community is a major element to the quality of life and a primary contributor to how closely its citizens identify with their neighborhood and overall community life. Applicable elements of Parks and Open Space provide for a quality of life element needed within City recreation objectives. Elements such as passive or tranquil park use, trails, sports programming space, and community health options all benefit residents of the community. As such, this policy declaration supports the implementation of these goals and expands upon the goals and action items within the City's General Land Use Plan. This policy declaration further establishes direction and standards to City staff for the creation of recreation centered parks.

The City's General Plan states the following:

Riverdale has a limited amount of land set aside for recreation and leisure. Natural open spaces provide for better definition of neighborhoods as well as recreational opportunities. According to the 2010 U.S. Census Riverdale's population is approximately 8,500 residents. In 2010, 27.9 percent of the population was under the age of 18 and 11.6 percent of the population was 65 and older. These numbers suggest close attention to the needs of youth and seniors should be considered. Structured and unstructured recreation and leisure opportunities and facilities could also be made available. According to Planning the Neighborhood, an initiative of the American Public Health Association, there should be six to eight acres of park land per 1,000 persons. Riverdale has a population of 8,500 residents, suggesting 51 to 68 acres of city property should be in parks. Currently, Riverdale has about 21 acres of park land. The Committee also suggests that playgrounds be located within 1/4 to 1/2 miles away from each family household, and that larger community facilities should be within a 15- minute drive from every neighborhood. These criteria and others will provide objectives to guide the future of parks and recreation in Riverdale.

This policy document encapsulates recent City Council and Planning Commission discussions and proposed ideas relative to City surplus lands that could be utilized or constructed into public recreational areas, trails, parks and dual utility area open space. As per the City's General Plan goal the City is deficient in existing park and recreation space. In addition, existing park space is limited with constraints of more permanent use type facilities such as splash pads, bowery uses or constrained ball fields Existing parks are also surrounded by residential development, roadways and other buildings.

OBJECTIVE

Riverdale City is under-performing in available park space for resident use. As such, more recreation facilities are desired to support the demands of a community deficient in recreational opportunity space. To this end, Riverdale City desires to establish additional park property for the use and enjoyment of its residents.

In 2014, Riverdale City purchased approximately 17-acres of vacant land near the intersection of 900 West and River Park Drive. The property borders the Weber River to the east and 1050 West to the west. The intent of the land purchase is to develop a large park with low intense use for recreation activities of the City and its residents. The land is currently vacant and is adjacent active retail commercial uses. The value of the land has increased since its 2014 purchase by the City.

The City Council working with Planning Commission and City Staff have discussed the need for park development in the community for several years. A significant step towards this endeavor was the City purchase of the 17-acres in 2014. Namely, the impetus for this purchase was the timely low cost of the land and the need for new park space. However, Department heads and the Mayoral level discussion led to more policy ideas to re-evaluate a more beneficial use of lands currently held by the City in regard to park development. Most recently, the City Council discussed a proposal of selling the 17-acres to strategically fund development of other park acreage in the City. A substantial benefit of this idea is that ownership of the property by the City provides discretion in the use, design, and development of the 17-acre parcel.

In summary, Riverdale City has opportunities regarding the 17-acres of property that benefit not only economic enhancements but increase other park property. To this end, the City currently owns 40 acres on the east of the Weber River south of Civic Center grounds. There have long been discussions of developing these 40 acres into a divided active and less-active park. These discussions and ideas by the City have not been aggressively pursued in previous years. However, this policy declaration now presents the feasibility of undertaking further park development that benefits Riverdale residents. City staff has listed the findings within this policy discussion and direction:

FINDINGS/CONSIDERATIONS

- Riverdale City has two significantly sized parcels of land that could be developed into a park, one parcel is 17-acres and the second is approximately 40-acres.
- The 40-acre parcel has been owned by Riverdale for many years and is adjacent the City hall building, the Weber River and trail system.
- Riverdale is currently deficient on available park space for residential use.
- There is a lack of both intense and passive park space within the city.

- The City's General Plan supports development of park space and identifies the shortage of current space.
- Riverdale City has been planning to provide additional park space and is seeking the best location with limited funding available.
- The 17-acre parcel has significant development value and potential. The development of said acreage largely would be at the beneficial discretion of City officials and planning.
- The City has options to develop the planned park on the 17-acre parcel or to build a park, using the park plan for the 17-acre parcel, incorporating it on the City owned 40-acre parcel. Proceeds from the sale of a portion of the 17-acres could be used to construct the other 40-acre park parcel or for the least a significant portion thereof.
- Portions of the 17-acre parcel would be strategically withheld by the City as the seller for recreational trails, open space and storm-water utility management.
- A private land developer has purchased the 68-acres south of City civic center and adjacent to the City owned 40-acre property. This developer desires to complete a major mixed residential development further enhancing the 40-acres and portions of the remaining 17-acres west of the Weber River.
- The 17-acre parcel has appreciated significantly at today's real-estate market value.
- RAMP grant applications should be sought to relieve some of the cost of park development.
- The larger 40-acre parcel lends to better park design than the 17-acre parcel.
- The City could retain strategic portions of the 17-acres to enhance trails, open connections across the Weber River to the 40-acre parcel, and storm water management along the river and for new growth of adjacent commercial interests.
- Development of one of these park parcels would benefit the residents and adjoining business.
- The 40-acre parcel is better positioned for maintenance by public works.
- The 40-acre parcel adjoins to the Civic Center property and adjacent sub-development land use proposals.
- Economic and financial benefits to Riverdale City to develop a portion of the 17-acres are significant and long term in nature.
- City Staff recently completed a wetland delineation study of the 40-acre parcel.

Proposed Policy Direction

The City Staff proposes to the City Council the adoption of this policy document for guidance and action of City staff. The policy direction would be to have City staff pursue the sale of a portion of the 17-acres of property; accomplish the sale strategically via a real estate contract with associated Request for Proposal (RFP) from interested parties; utilize the funds received to initiate the development of the remaining 40-acre parcel into a significant City recreational

park; and coordinate the development of the 17-acre portion for long-term economic vitality of Riverdale City.

The sale proceeds to be committed solely upon the development of the 40-acre parcel of land east of the Weber River and connecting the remaining City withheld portions on the west side of the Weber River to said park. Staff would be working with a Council selected developer, enjoining the Planning Commission, and ultimately coordinating with the City Council on proposals, designs, plan documents, and projected development ideas.

In conclusion, there are many positive benefits in the sale of surplus lands currently owned by the City. These benefits are directly related to previous land acquisitions that will enhance the City economically, provide for flood control along the Weber river, enhance City storm water infrastructure management, allow connectivity to the south side of Riverdale to trail and park networks, create positive economic development adjacent existing retail commercial areas, and ultimately provide extensive recreational opportunities for Riverdale residents.

Formally adopted via resolution of the Riverdale City Council on this _____ day of _____ 2020.

Riverdale City Mayor Norm Searle

Signature

**RIVERDALE CITY
CITY COUNCIL AGENDA
February 4, 2020**

AGENDA ITEM: F1

SUBJECT: Consideration to approve meeting minutes

PRESENTER: Shalee Evans, City Recorder

INFORMATION: a. [January 21, 2020 City Council Work Session](#)
b. [January 21, 2020 City Council Regular Session](#)

[BACK TO AGENDA](#)

Minutes of the **Work Session** of the **Riverdale City Council** held Tuesday, January 21, 2020, at 5:30 p.m., at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

City Council:	Norm Searle, Mayor Braden Mitchell, Councilmember Brent Ellis, Councilmember Alan Arnold, Councilmember Bart Stevens, Councilmember Steve Hilton, Councilmember
City Employees:	Rodger Worthen, City Administrator Steve Brooks, City Attorney Shalee Evans, City Recorder
Excused:	

The City Council Work Session meeting began at 5:31 p.m. Mayor Searle welcomed all in attendance and stated for the record that all Councilmembers are present.

Public Comment:

Mayor Searle asked if anyone knows of any public comment. There was no known public for tonight's meeting.

Presentations and Reports:

Mayor Searle wanted to make all Councilmembers aware of a resident that keeps emailing and staff and himself. He just wanted to note that the city has done all they can to assist this resident, however, his issue is a civil matter.

Mayor Searle asked if any Councilmembers had any questions for Rodger Worthen for this work session regarding the city administration report. There was no discussion.

Mayor Searle invited any discussion on the UTA Transit Presentation. Councilmember Stevens asked about the bus stops in Riverdale. Rodger Worthen, City Administrator, went over the stops in Riverdale and explained that two unfinished stops are getting upgraded within the next couple of weeks.

Consent Items:

Mayor Searle invited any corrections or comments for the work session and regular meeting minutes for the City Council Meetings held on January 7, 2020. There were no requested changes.

Action Items:

Mayor Searle invited discussion regarding the action item. Consideration and discussion to accept the financial audit for fiscal year 2018, as performed by Christensen, Palmer and Ambrose.

Rodger Worthen stated that required per state code we will have Jeff Ambrose presenting the audit. He noted that the audit was great and noted all of Cody Cardon's hard work with this matter. Mr. Worthen also wanted to inform everyone that there is a rumor going around the state legislature about increasing the percentage you can have in your city's savings account.

Mayor Searle asked Steve Brooks if he has any updates on the lawsuit that is currently going on. Mr. Brooks noted that he has attended depositions for that last two weeks and it will now be the city's turn in the lawsuit. Mayor Searle wanted to note all the hard work and countless hours that Mr. Worthen and Mr. Brooks have put into this matter.

Councilmember Stevens asked if the new tax law will affect the city of Riverdale. Rodger Worthen summarized that it will affect the city very little. If it does affect the city at all, it will be a positive impact.

Discretionary Items:

Councilmember Mitchell just wanted to mention that he was approached by a resident because an employee mistakenly told the resident incorrectly regarding jerseys at the community center. Mr. Worthen noted that we are discussing issues like this in the staff meeting coming up.

Adjournment:

Having no further business to discuss the City Council adjourned at 5:57 p.m. to convene into their Regular City Council Meeting.

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, January 21, 2020, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

City Council:	Norm Searle, Mayor Braden Mitchell, Councilmember Brent Ellis, Councilmember Alan Arnold, Councilmember Cody Hansen, Councilmember Bart Stevens, Councilmember
City Employees:	Rodger Worthen, City Administrator Steve Brooks, City Attorney Cody Cardon, Business Administration Scott Brenkman, Police Chief Shalee Evans, City Recorder Cindi Draper, Evidence Custodian
Visitors:	Jeff Ambrose Beth Holbrook Dave Leahy Trent Draper

A. Welcome & Roll Call

The City Council meeting began at 6:02 p.m. Mayor Searle called the meeting to order and welcomed all in attendance, including all Council Members and all members of the public.

B. Pledge of Allegiance

Mayor Searle invited Steve Brooks, City Attorney, to lead the Pledge of Allegiance.

C. Moment of Silence

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

D. Public Comment

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

E. Presentations and Reports

1. Mayors Report

Mayor Searle wanted to share that the police and fire department always are great working with surrounding cities. He shared a voicemail that he received from Roy City's Mayor, Robert Dandoy, thanking Riverdale for the amazing help with the plane crash that happened in Roy last week.

2. City administration report

Rodger Worthen, City Administrator, summarized the administration report which outlines staff anniversaries, full time employee (fte) allocation, community development (i.e. new businesses coming into the community or existing business remodels), individual staff monthly progress reports, and the condition of the treasury. Cindi Draper was recognized for her 25 years of service with the Riverdale city police station.

3. UTA Transit Presentation

UTA Trustee Beth Holbrook represents for Weber, Davis and Box Elder County. She presented the structural changes that are going to be happening here in Riverdale city regarding bus stops. She also reported on UTA operations in Northern Utah.

F. Consent Items

1. Consideration to approve the City Council meeting minutes from: Work Session and January 7, 2020 Regular Session.

Mayor Searle invited any corrections or comments regarding the above referenced meeting minutes.

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

G. Action Items

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

Jeff Ambrose with Christensen, Palmer and Ambrose. He thanked Cody Cardon for his work on preparing the audit financial statements. He noted the City is required to undergo an annual fiscal year financial and Utah State Compliance audit performed by an independent certified public accounting firm. After this audit is completed the results are presented to the Mayor and City Council for acceptance and the financial statements are required to be submitted to the State of Utah. He then presented the fiscal year budget. He noted the city's audit shows that the city is performing well with no audit findings.

MOTION: Councilmember Arnold moved to approve the financial audit for fiscal year 2018, Councilmember Hilton seconded the motion.

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

H. Discretionary Items

Brent Ellis noted that the fire department was on the front page of the standard examiner for ice rescue training and stated that he would like the city to give them recognition for their hard work.

Rodger Worthen stated that Councilmembers will need to try to keep February 13th available for an open house for the planning group regarding alternative transportation planning efforts.

I. Adjournment.

MOTION: Having no further business to discuss, Councilmember Mitchell made a motion to adjourn. The motion was seconded by Councilmember Arnold; all voted in favor. The meeting was adjourned at 6:38p.m.

Norm Searle, Mayor

Shalee Evans, City Recorder

Date Approved:

**RIVERDALE CITY
CITY COUNCIL AGENDA
February 4, 2020**

AGENDA ITEM: G1

SUBJECT: Consideration of the approval for the proposed 4104 S Riverdale Retail Amended Site Plan

PRESENTER: Mike Eggett, Community Development

INFORMATION:

- a. [Executive Summary Riverdale Retail Amended Site Plan](#)
- b. [4104 Riverdale Road Retail Building Amend Site Plan Review](#)
- c. [Department Staff Reports – Riverdale Retail Amend](#)
- d. [4104 S Eng Rec Approval – 16 January 2020](#)
- e. [4104 S. Riverdale Retail Amend Site Plan App](#)
- f. [4104 S. Update Eng Cost Est Offsite](#)
- g. [4104 S. Engineers Cost Est-approval letter 9 January 2020](#)
- h. [2019-01-23 Amended Riverdale Retail Plans \(Final\)](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the Council meeting on: 02-04-2020

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.

The amended site plan request was reviewed by the Planning Commission on January 14, 2020. At the conclusion of the discussion in this matter the Planning Commission provided a favorable recommendation to City Council to approve the Amended Site Plan request as submitted by The DRH Company at this 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 City Council may make a motion to approve the Amended Riverdale Retail pad site plan proposal, approve the proposed amended site plan with any requested modifications, or not approve the proposed Amended Riverdale Retail site plan. If the proposed amended site plan was approved by City Council, then this matter could move forward to a re-finalization of all preplanning items (including the escrow/bond establishment) and then move to updated preconstruction discussions for this site.

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.

The petitioner is requesting this amended site plan due to some challenges associated with the neighboring cross access use proposal on the previously approved site plan. The petitioner has tried for many months

to accomplish a cross easement access agreement with the neighboring property owners to the south of this site and The DRH Company has not been successful in accomplishing this effort. Therefore, the next alternative option for the petitioner is to work on the proposed amended site plan, as found herein.

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 City Council should discuss concerns raised by these summaries.

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

Amended Site Plan Review – Riverdale Retail Pad (old Lighthouse Chevron pad), 4104 South Riverdale Road

Completed by Mike Eggett, Community Dev. Director on 3/6/2019, 6/5/2019, 1/8/2020, and 1/16/2020

Recommendation: City staff recommends that the City Council examine and review items associated with this proposed amended site plan review. Items of consideration or note (if any) have been highlighted in yellow for potential discussion purposes. City staff recommends that the City Council act accordingly to approve the amended site plan or not approve the proposed Amended Riverdale Retail pad site plan with any additional comments, requirements or concerns to be addressed by the developer.

Date Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting)	Feb. 26, 2019; Update submitted May 28, 2019 and Dec. 30, 2019
Date Application Submitted to City:	February 26, 2019; Amended app on Dec. 30, 2019
Date Fee Paid:	Paid on Dec. 30, 2019 (see receipt for detail)
Site Plan – Preliminary Requirements	Departmental Review Comments
<i>COVER SHEET</i>	Provided
<u>Title Block</u>	
Project name and address	Project name and address location shown
Property Owner's/Developer's name, address, and phone number	Shown on cover page and application: The DRH Company, 5445 South Highland Drive, Salt Lake City, Utah 84117, 801-274-2002
Approving agency's name and address: Utility companies if applicable	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405; other utility agencies affected not identified in submittal, if applicable
Consulting Engineer's name, address, and phone number	Anderson Wahlen & Associates, 2010 North Redwood Road, Salt Lake City, Utah 84116, 801-521-8529
Licensed Land Surveyor's name, address, phone number, signature, and seal	Anderson Wahlen & Associates, 2010 North Redwood Road, Salt Lake City, Utah 84116, 801-521-8529; seal and signature shown
Date	Yes – 31 Dec, 2019
Revision block with date and initials	Revision block shown with notes and initialing

Sheet number and total sheets	Shown (21 total sheets: CV, ALTA Survey, C0.1-C5.3, L1.1-L3.1)
<u>General</u>	
Street names	Shown – 300 West and Riverdale Road
Layouts of lots with lot numbers	Yes, shown; one lot shown
Adjacent tract ownership and tax identification numbers	Tract ownership names and tax ID shown;
Scale (minimum 1"=50' to 1"=10')	Yes, scale is shown
North arrow	Yes
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Existing easements identified on ALTA survey and plat, old location of existing structures on site shown on ALTA, existing utility lines shown on sheet C0.1; unknown if approvals provided to cross, use, relocate
Space for notes	Yes, notes space and legend space provided
Contours	Yes, shown on ALTA sheet and multiple sheets
Public areas	Existing and planned sidewalks and curb/gutter shown on multiple sheets
<u>Vicinity Map</u>	
Street names	Yes
Site location	Yes
North arrow	Yes
Scale	Note of "Not to Scale"
<u>Layout</u>	
Landscaping (location and type with area calculations)	Yes, provided on sheets L1.1-L3.1
Location of exterior lighting devices, signs, and outdoor advertising	Yes, location of existing lighting, signage, and power equipment shown in packet; location of proposed lighting devices shown; existing signage to be used for outdoor advertising identified
Location of underground tanks, dumpsters, etc	Underground storm water chambers location identified on C3.1 and details on C4.4-4.6, no other tanks present on site; dumpster and dumpster enclosure location shown in packet
<u>Additional Information</u>	
Benchmark	Shown
Basis of bearings	Shown

Legend	Shown
<i>PLAN AND PROFILE SHEETS</i>	Site plan and profile sheets provided
<u>Title Block</u>	
Project name and address	Project name and address location shown
Approving Agency's name and address	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405
Consulting Engineer's name, address, and phone number	Anderson Wahlen & Associates, 2010 North Redwood Road, Salt Lake City, Utah 84116, 801-521-8529
Date	Yes – 31 Dec, 2019
Scale	Yes, scale is showing
Revision block with date and initials	Revision block shown with notes and initialing
Sheet number and total sheets	Shown (21 total sheets: CV, ALTA Survey, C0.1-C5.3, L1.1-L3.1)
<u>General</u>	
North arrow	Yes
Street names	Shown – 300 West and Riverdale Road
Lot numbers	Yes, shown; one lot shown
Reference to sheets showing adjacent areas	Not applicable
Center line stationing	Shown on plans
Existing natural ground	Shown on C0.1
<u>Signage</u>	Building signage concepts previously provided on arch drawings and in original packet; may inquire more regarding future signage intent if desired
Height	<i>Shown in original packet</i>
Size	<i>Shown in original packet</i>
Locations	<i>Shown in original packet</i>
Colors	<i>Shown in original packet</i>
Lighting	<i>Shown in original packet</i>
<u>New and Existing Buildings</u>	
Height and Size	New building - Height = 24 ft, 2 in; Building size = approx. 6,654 sq. ft.; Previous building and existing utility structures shown on sheet C0.1

Location, setbacks, and all dimensions	Yes, shown on proposed site plan (Sheet C1.1); approximates: front setback – minimum 161.5 feet at nearest point; rear setback – minimum 21.1 feet at nearest point; south side setback – unknown distance in footage at nearest point; north side setback – minimum 25.6 feet at nearest point
Type of construction	Materials for structure, texture, color appearance previously provided on architectural drawings; Design Review Committee approval previously provided on May 30, 2019
Type of occupancy and proposed uses	Regional commercial restaurant/café and retail
Show handicapped access	ADA accessible ramp and access areas shown and handicapped parking stalls shown
<u>New and Existing Landscaping & Percentage</u>	Percentage of landscaping provided for site is 22% exceeds requirement of 20% or more landscaping coverage per City Code 10-14-12(B.)(2.)
Number of trees	8 trees, 120 shrubs, 19 grasses, 3 perennials shown
Landscape plan showing all planting, hardscaping, berming, and watering	Planting, hardscaping shown; gentle berming locations, as required in 10-14-12 (B.)(2.), identified in landscaping plan; irrigation plan identified on L2.1 and L3.1
Xeriscaping alternatives being considered	Yes, xeriscaping seems to be applied in the rock mulch areas of landscape plan; for more, inquire of the developer
<u>New and Existing Walls and Fences</u>	
Location, design, and height	No existing fences on site; no new fences appear to be planned for site
Materials proposed for construction	No new fences planned for site
<u>New and Existing Parking</u>	
Location, area, and layout of off-street parking (size of stalls, regular and handicapped)	42 dedicated stalls are provided and shown; handicapped parking space provided and shown; size meets city requirements; per code adequate parking for use concepts
Location of employees' parking, customer parking, and handicapped parking	Established as shown in drawings; employee parking and customer parking appear shared
Internal circulation pattern	Drive thru shown; parking area circulation shown
<u>New and Existing Ingress and Egress</u>	
Location and size of points of ingress and egress for motor vehicles and internal use	Yes, shown
Circulation pattern	Yes, internal access and circulation shown with arrows; inquire more if desired

<u>New and Existing Streets</u>	
All access points	Yes, this is shown
Center lines	Yes, this is shown
Right-of-way lines	Shown, "right-of-way" identified
Face of curb lines	Yes, this is shown
Centerline slope	Shown on drawings and established per previous road development
Signing and striping	Signing installation should be coordinated with public works dept and paid for by applicant; roadway striping should be coordinated with public works if applicable
Light poles	Yes, location of existing light poles and power equipment shown; location of proposed light poles shown in packet
Street lights	Yes, location of existing street light poles and power equipment shown; no newly proposed street light poles or devices planned
Street name signs	Location of existing street name signs on site not applicable
Stop signs	Location of stop signs on site not applicable
UDOT approval (if required for project)	Have discussed access along Riverdale Road with UDOT; application submitted with UDOT regarding access plans and approval is in review process
Sidewalk (4' side with 4" of road base or 6' side with 6" of road base through the approach)	Yes, shown and defined on sheets C1.1, C4.1
Planting Strip	No planting strips planned or available along Riverdale Road and 300 West
<u>New and Existing Storm Drainage</u>	
Top of curb elevations	Shown on C3.1, in detail on sheet C4.1-4.3
Slope of gutter	Shown on C3.1, in detail on sheet C4.1-4.3
Manholes	Existing shown on multiple sheets; new shown on multiple sheets;
Invert elevations	Shown on C3.1, in detail on sheet C4.1-4.3, <u>defer to City Engineer</u>
Length, size, slope, and type of mains and laterals	Shown on C0.1-C3.1, in detail on sheet C4.1-4.3, <u>defer to City Engineer</u>
Location of catch basins	Shown on sheets C1.1-C3.1
Ditches, location and ownership	Waterway detail shown on C4.1
Approval to pipe, reroute or use	Other than future City approval, unknown if other UDOT approval required, <u>defer to City Engineer</u>

Calculations for retention system	Shown on C3.1
Method of storm water clean-up	Shown on sheets C4.4-4.6, C5.1, and C5.2
<u>New and Existing Sanitary Sewers</u>	
Manholes	Existing shown on multiple sheets; new shown on multiple sheets;
Invert elevations	Shown on C0.1-C3.1, in detail on sheet C4.1-4.3, <u>defer to City Engineer</u>
Length, size, type, and slope of mains and laterals	Shown on C3.1, in detail on sheet C4.1-4.3, <u>defer to City Engineer</u>
<u>New and Existing Water Lines</u>	
Length, size, type, and slope of mains and laterals	Shown on C0.1-C3.1, in detail on sheet C4.1-4.3, <u>defer to City Engineer</u>
Location, size, and type of water meters, valves, and fire hydrants	Shown on C0.1-C3.1, 1.0" water meter identified, type per public works; Location of new and existing valves shown on C0.1-C3.1; Existing fire hydrants shown near site, no new hydrants proposed
<u>New and Existing Gas Lines</u>	
Size and type	Existing and new gas lines shown on C0.1 and C3.1, size shown; <u>type not shown</u>
<u>New and Existing Electrical Lines</u>	
Size, location, and type	Existing power box location shown; existing and new power lines locations shown, <u>size and type not identified</u> ;
Location of power poles	Existing power poles and overhead lines location shown on sheets C0.1 and C3.1; new power poles location identified
<u>New and Existing Telephone Lines</u>	
Location of poles, junction boxes, and manholes	Existing location of telephone boxes and new telephone utility lines shown, poles and associated manholes not shown if applicable
<u>New and Existing Cable TV Lines</u>	
Location of lines (if applicable)	Cable TV lines shown
<i>DETAILED DRAWINGS</i>	
Cross section of roadway (minimum 8" road base and 3" asphalt)	Refer to sheet C4.1-4.3 for roadway cross section connection to curb, gutter, and sidewalk areas
Cross section of curb and gutter (standard 30" high back)	Shown on sheet C4.1, defer to City Engineer

Gutter inlet box with bicycle safe grate	Detail shown on sheet C4.2, locations identified on multiple sheets; identified as bicycle safe grates on gutter inlet boxes; <u>defer to City Engineer</u>
Cleanout box	Detail shown on sheets C4.1-4.6, locations identified on multiple sheets; <u>defer to City Engineer</u>
Thrust blocking	Not shown if applicable; <u>defer to City Engineer</u>
Special energy dissipating or drop manholes	None showing and may not be applicable; <u>defer to City Engineer</u>
ADDITIONAL INFORMATION	
Soils report	Geotechnical report has been provided as completed by GSH Geotechnical, Inc. on October 3, 2018 for this site; Unchanged for amendment
Drainage and runoff calculations	Shown on C3.1
Water right transfer documentation	Review with Public Works if needed
Copy of protective covenants, codes, and regulations for development	None provided or anticipated with this project
Three (3) total 11" X 17" copies of plan drawings, one large full set of plan drawings, and one digital full set copy of plan drawings	Yes, provided as requested
Building elevation renderings	Previously provided and in development file; previously approved by Design Review Committee
Corp of Engineers approval (if required)	Noted as FEMA flood zone determination outside of the 0.2% annual floodplain; no approval req.
Zoning compliance	Yes, Community Commercial (C-2) meets intended uses for site design; conditional use permit approval provided by Planning Commission for proposed usage in C-2 zone
RDA compliance (if applicable)	Not applicable in this matter
Use compliance	Yes, with understanding that Community Commercial (C-2) conditional use approval has been provided for this development request
Engineering comments and letter of approval recommendation	Engineering comments, along with Public Works, Police Department, Fire Department provided
Traffic study	Not currently required
All Planning Commission and City Staff conditions for approval have been met	<u>Currently Amended Site Plan Approval consideration being reviewed by City Council</u>

DEPARTMENTAL STAFF REPORTS – 1/8/2020-1/29/2020

From: Shawn Douglas
Sent: Wed 1/29/2020 3:07 PM
To: Mike Eggett
Subject: Riverdale Retail

Mike,

Riverdale Retail Plan Review

Storm Water

1-Drainage system Long Term Operation and Maintenance Plan and BMPS has been submitted and approved. It will need to be recorded with the plat before final occupancy is given.

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 considered for right in and right out only. Another option would be to allow the project to move forward as presented, with a binding agreement(Developers or other) that the developer/owner would install traffic control devices approved by the city if the west entrance traffic movements create traffic problems on 300 W that could be eliminated with traffic control devices.

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

16 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 (16 January 2020) - Site Plan Improvement Drawings – **Recommended Approval**

Dear Mike,

I have completed my review of the recently submitted (submitted today – 16 January 2020) new Site Plan Improvement drawings, and the Storm Water storage re-design from AWA Engineering, the Developer's Design Engineer. The submitted drawings have been changed from the prior approved 9th of January 2020 site drawings.

In my opinion the revised drawings, the storm water storage re-design still reflect the Standards of Riverdale City.

I herewith recommend engineering approval of the 16th of January 2020 Site Plan Improvement drawings.

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: Recommend City Council Approval

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

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

Date: 2-4-2020 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

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.

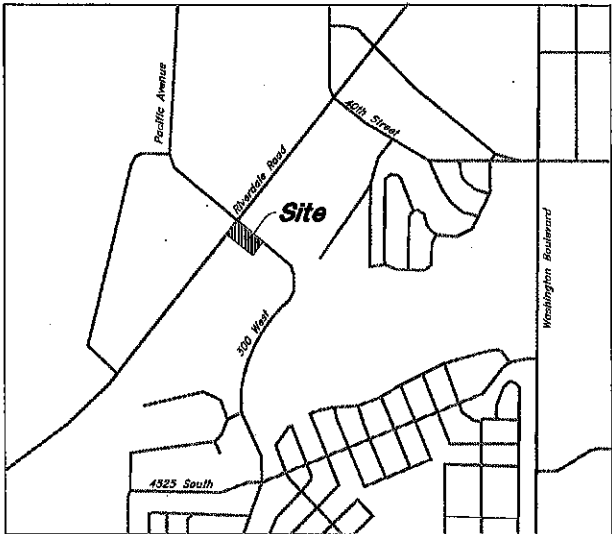
Sincerely,
CEC, Civil Engineering Consultants, PLLC.

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

BOR	Begin Curb Return	PVC	Polyvinyl Chloride
BOL	Ballard	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
CUP	Corrugated Metal Box	SD	Storm Drain
COB	Cleanout Box	SDMH	Storm Drain Manhole
COGS	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
ECR	End Curb Return	SW	Secondary Water
GB	Grade Break	TA	Top of Asphalt
GM	Gas Meter	TB	Telephone Box
HB	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
LP	Lip of Gutter	TRW	Finish Grade - Top of Retaining Wall
LP	Light Pole	TW	Top of Walk
MH	Manhole	VC	Vertical Curve
Moa	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 Storm Drain
Proposed Asphalt	Existing Concrete	Proposed Storm Drain
Proposed Concrete	Existing Inlet Box	Proposed Storm Drain
Proposed Truncated Domes	Existing Catch Basin	Proposed Storm Drain
Proposed Inlet Box	Existing Manhole	Proposed Storm Drain
Proposed Catch Basin	Existing Fire Hydrant	Proposed Storm Drain
Proposed Manhole	Existing Water Valve	Proposed Storm Drain
Proposed Transformer	Existing Overhead Power Line	Proposed Storm Drain
Proposed Meter Box	Existing Water	Proposed Storm Drain
Proposed Water Meter	Existing Secondary Water	Proposed Storm Drain
Proposed Combo Box	Existing Sewer	Proposed Storm Drain
Proposed Fire Hydrant	Existing Storm Drain	Proposed Storm Drain
Proposed Water Valve	Existing Gas	Proposed Storm Drain
Proposed Water Line	Existing Power	Proposed Storm Drain
Proposed Sanitary Sewer	Existing Telephone	Proposed Storm Drain
Proposed Storm Drain	Existing Fence	Proposed Storm Drain
Proposed Conduit Line	Existing Flowline	Proposed Storm Drain
Proposed Power Line	Existing Centerline	Proposed Storm Drain
Proposed Gas Line	Existing Contour	Proposed Storm Drain
Proposed Secondary Water Line	Existing Spot	Proposed Storm Drain
Proposed Roof Drain	Existing Light Pole	Proposed Storm Drain
Proposed Fence	Existing Street Light	Proposed Storm Drain
Ridge Line	Existing Building	Proposed Storm Drain
Grade Break	Existing Telephone Box	Proposed Storm Drain
Proposed Contour	Existing Power Meter	Proposed Storm Drain
Direction of Easements	Existing Electrical Box	Proposed Storm Drain
Proposed Spot	Existing Electrical Cabinet	Proposed Storm Drain
ADA Accessible Route	Existing Gas Meter	Proposed Storm Drain
Property Line	Existing Water Meter	Proposed Storm Drain
Sewer Line	Existing Trip Control Box	Proposed Storm Drain
Proposed Light Pole	Existing Backboard	Proposed Storm Drain
Proposed Street Light	Existing Hose Bib	Proposed Storm Drain
Proposed Building	Working Point	Proposed Storm Drain
Existing Power Pole w/ Guy	Existing Deciduous Tree	Proposed Storm Drain
Existing Utility Marker	Existing Coniferous Tree	Proposed Storm Drain
Existing Post		Proposed Storm Drain

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	Contech CDS SD Manhole 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 18 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

Brown Cap Monument for the North Quarter of Section 8, T5N, R1W, S1E&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 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 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 N. Redwood Road, Salt Lake City, Utah 84116
801 521-8528 - anwa-engineering.net

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



31 Dec, 2019

SHEET NO.

CV

Title Information

This survey was completed using Title Report Commitment No. NCS-322796-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 means 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 1697 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, 1999 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 8. 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 49037C0428E 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.

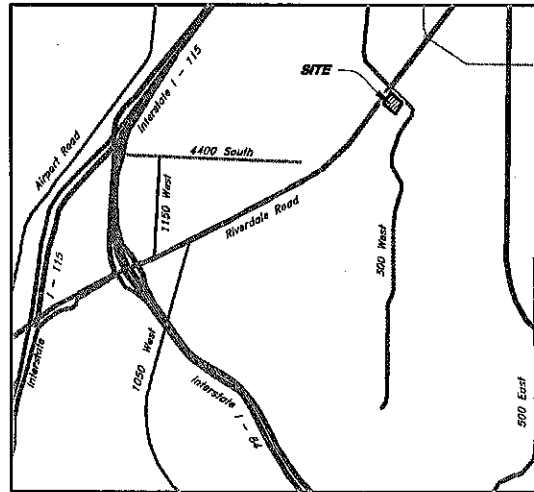
A line between monuments found for Northwest Corner and the North Quarter Corner of Section 8 was assigned the Weber County Survey bearing of South 89°26'02" East as the Basis of Bearings to retrace and honor the previous Survey and Subdivision Plat.

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 plot in Riverdale Road by strict math. However, all three deeds call for the Easterly fence (now the Greenhill of 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 retaining 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, SLB&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 857.54 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 TO A POINT 72.5 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM SAID CENTERLINE AT ENGINEERS STATION 152+67.48; THENCE NORTH 83°02' EAST 34.65 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 39°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 39°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 289.05 along said 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

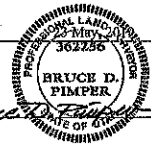
Certification

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 hereof. The field work was completed on October 15, 2018.

Date:

Bruce D. Pimper
Utah PLS No. 362256



ALTA / NSPS Land Title Survey

Riverdale Retail

4104 South Riverdale Road
Riverdale, Utah 84405

28 May, 2019

SHEET NO.

1

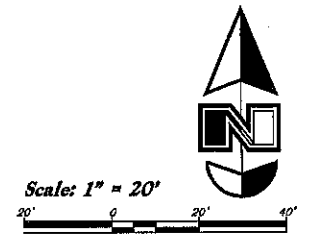
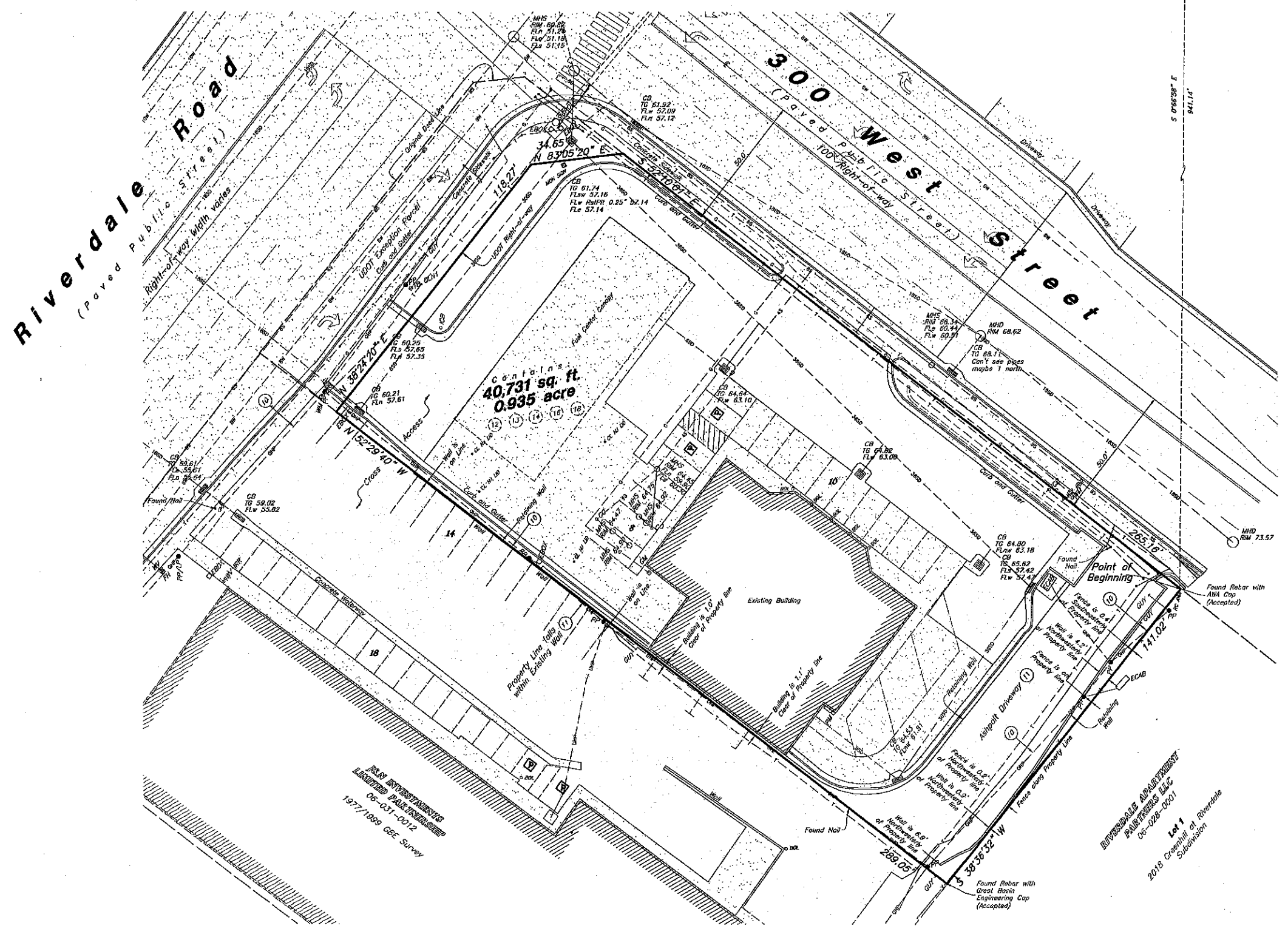
Northwest Corner Section 8,
T8N, R1W, SLB&M, U.S. Survey
(found brass cap monument)

S 89°26'02" E WCS (basis of Bearing)

6 5
7 8

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

2647.50' Measured
1221.80'



- Legend**
- Property Line
 - Easement Line
 - Adjoiner Line
 - Section Corner
 - Centerline Monument
 - Set Rebar & Cap stamped AWA
 - Set Nail & Washer stamped AWA
 - Set scribble mark in concrete
 - Manhole
 - Catch Basin
 - Fire Hydrant
 - Water Valve
 - Gas Meter
 - Sanitary Sewer Line
 - Culinary Water Line
 - Storm Drain Line
 - Fiber Optic Line
 - Gas Line
 - Overhead Power
 - Buried Electric
 - Buried Cable
 - Telephone Line
 - Power Pole
 - Guy Wire
 - Sign
 - Fence Line
 - Light Pole
 - Telephone Box
 - Electrical Box
 - Corrugated Metal Pipe
 - Reinforced Concrete Pipe
 - Centerline
 - Deciduous Tree
 - Coniferous Tree
 - Asphalt
 - Concrete

ALTA INVESTMENTS
LIMITED PARTNERSHIP
05-03-0012
1977/1999 GBC Survey

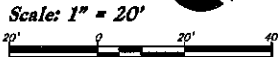
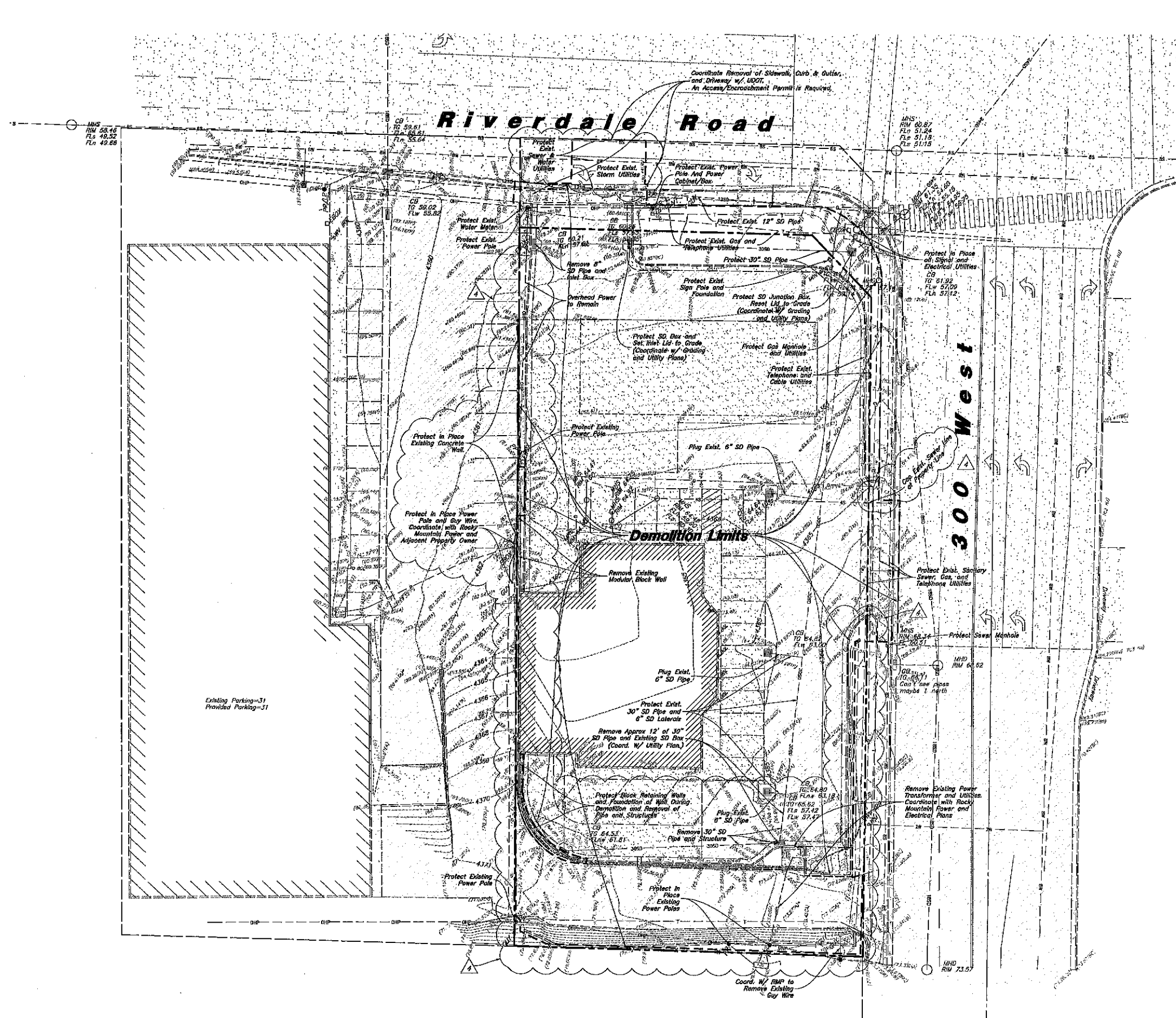
RIVERDALE APARTMENT
SANTITAS LLC
05-028-0001
Lot 1
2015 Greenhill at Riverdale

ANNA
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Suite 200, Utah 84116
801.521.4529 - annaengineering.net

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



28 May, 2019
SHEET NO.
2



General Demolition Notes:

- Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
- Refer to site improvement plans for more details on limits of removal.
- All curbs, gutters, walls, slabs, walls, fences, firework, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
- All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
- Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
- Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
- DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
- Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
- The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
- Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
- Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
- Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
- Install traffic warning devices as needed in accordance with local standards.
- Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
- Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
- If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
- If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of solid materials or contaminated soil.
- All existing fuel 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 Health Department and Fire Department are to be notified at least 72-hours before removing the tanks.
 - Submit the Health Department's UST 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 Sherris Waters or David Wilson at DERR at 801-536-4139 for additional information.

CAUTION:

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

Know what's below.

Call 811 before you dig.

BLAKE STANLEY OF UTAH
UTAH HOMEOWNERS CENTER, INC.
www.blakestanley.com
1-800-652-4111

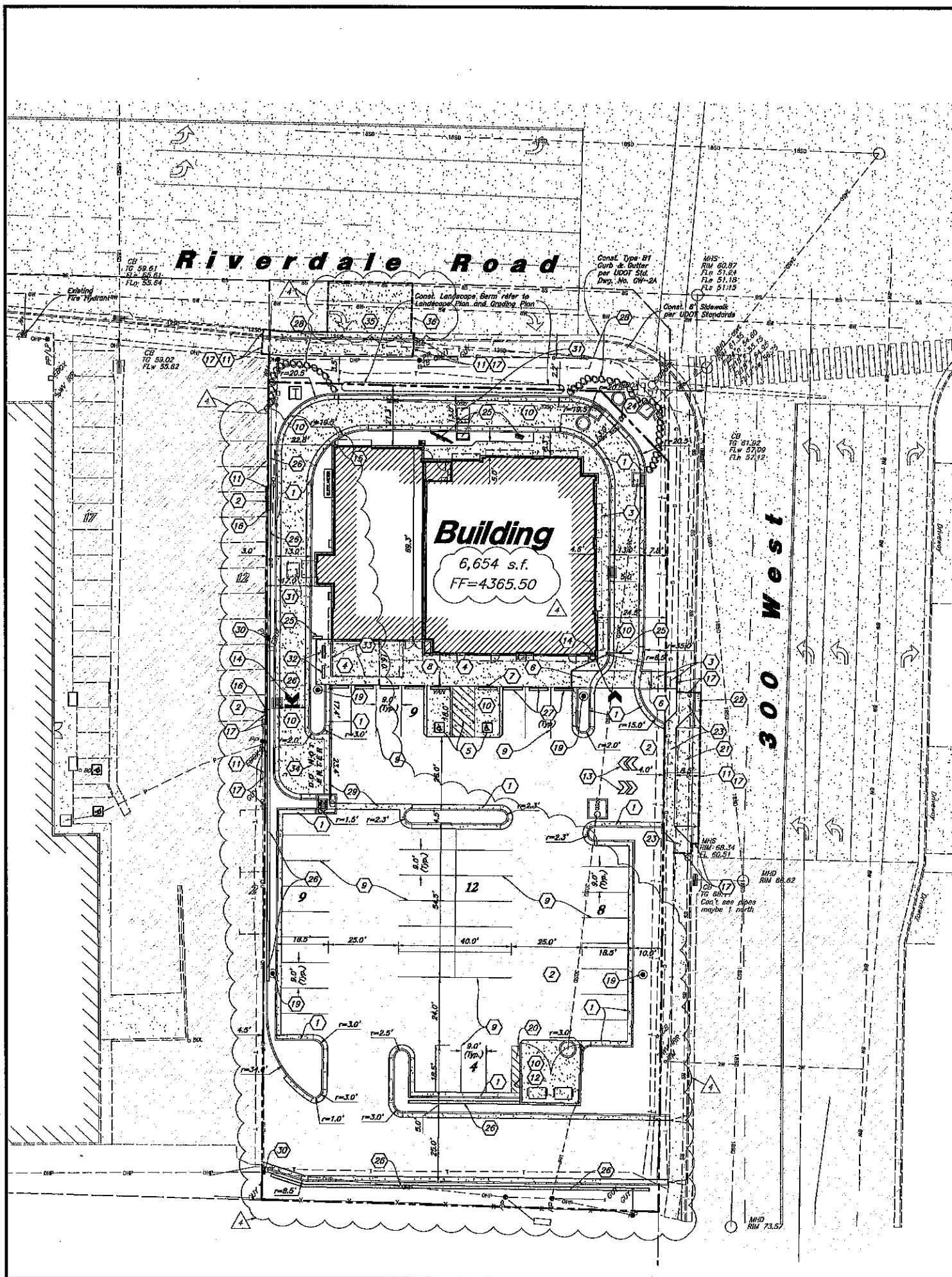
General Note:

- 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.

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Suite 100, City, Utah 84116
801-501-8500 - AWAengineering.net

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





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 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 instruments and for verifying any additional control points shown on an ALTA survey, improvement plan, or an 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.

General Site Notes:

- All dimensions are to back of curb unless otherwise noted.
- Fire lane markings and signs to be installed as directed by the Fire Marshal.
- Stake markings, directional arrows and stop bars will be painted of each driveway as shown on the plans.
- Const. curb transition at all points where curb abuts sidewalk, see detail.
- Contractor shall place asphalt paving in the direction of vehicle travel where possible.
- Sawcut lines made in state highway are to be cut along existing joints or between existing concrete panels where possible. Any portion of an existing concrete panel that is cut, disturbed, or undermined, will require the full concrete panel to be replaced per UDOT pavement section standards. See UDOT Construction Note and Pavement Section Detail.

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.

UDOT NOTES

- UDOT reserves the right, at its option, to install a rolled median island or restrict the access to a right-in right-out at any time.
- Work on the UDOT right-of-way is seasonally restricted from October 15 to April 15.
- ROW Work: Work is not allowed on the right-of-way during the AM/PM peak traffic hours (6:00 - 9:00 AM and 3:30 - 6:00 PM). Additional work restrictions or modifications may be imposed at the time of the encroachment permit.
- Replace all pavement markings in kind (tape with tape and paint with paint). Install all point lines with permanent point application per UDOT specification 02765. Point must have at least 6 months of life as determined by UDOT's Permit Office.
- All new pavement, arrows and symbols marking within the right-of-way shall be pre-formed thermos plastic. All letters, arrows, and symbols shall conform with "Standard Alphabet for Highway Signs and Pavement Markings" adopted by the Federal Highway Administration.
- All signs installed on the UDOT right-of-way must be high intensity grade (Type IX sheeting) with a B3 slip base. Install all signs per UDOT SN series Standard Drawings.
- Before commencing work on the State Highway, the general contractor is required to obtain an encroachment permit from the applicable Region's Permit Office before working within the State right-of-way.
- No road cuts allowed on this job.
- For all utility taps (road cuts), use flowable fill per UDOT's current mix design (90-150 psi) UDOT spec. 03375.
- All utilities within the paved surface must be bared.
- For excavations outside of the roadway, backfill with UDOT approved granular borrow and road base. Compaction per UDOT spec. 02556 and 02721.
- Owner, developer, and/or the contractor is required to hire an independent company for all testing within the UDOT right-of-way.
- Owner, developer, and the contractor are responsible for any damage to the UDOT right-of-way that may be directly or indirectly caused by the development activity.
- Traffic signal installation or modification requires a separate warranty bond once the work has been completed and accepted. The permittee is responsible for hiring an independent inspection company to perform inspection services for all signal work completed. For a list of the UDOT approved contractors and consultants contact the appropriate Region Traffic Signals Engineer.
- Partial concrete panel replacement is not allowed. When panels are removed, the entire panel is required to be replaced per UDOT standards, specifications, and standard drawings.
- Double saw cut the concrete to prevent the spalling of other concrete panels and to avoid over cuts. Over cuts and spalls will require full panel replacement.
- All above ground features including utilities (poles, fire hydrants, boxes, etc.) must be relocated out of the MSHTD clear zone or a minimum of 18" behind curb.
- All construction within the UDOT right-of-way shall conform to the most current UDOT standard (including supplemental) drawings and specifications, found at www.udot.utah.gov/inside-UDOT/Project-Development-Standards-and-Specifications.

UDOT Construction Note:

For concrete roadway construction within the UDOT ROW, Contractor to install 11 inches of Portland Cement Concrete Pavement per UDOT Standard Specification 02732 and 02753; over 3 inches of UDOT approved hot mix asphalt (HMA), PG-Grade #4-34 asphalt binder, 1 inch nominal max, 7-75-115 gradation per UDOT Standard Specification 02741; over 6 inches untreated base course UDOT per UDOT Specification 02721. Contractor to provide documentation of compaction from a UDOT-qualified laboratory.

11" UDOT APPROVED PORTLAND CEMENT CONCRETE

3" HMA UDOT APPROVED MIX DESIGN

6" UNTREATED BASE COURSE

PAVEMENT SECTION FOR STATE HIGHWAY

NOTE: ALL MATERIALS TO MEET UDOT SPECIFICATIONS

Site Construction Notes

- Const. 24" Curb & Gutter
- Const. Asphalt Paving
- Const. Conc. Sidewalk
- Const. Thickened Edge Sidewalk
- Const. Accessible Striping per MUTCD & ICQ/ANSI A117.1 (Latest Edition) White Symbol & Border, Blue Background Contractor shall provide 15 mil min. thickness (See Sheet C2.3 for Accessible Details and Notes)
- Const. Accessible Ramp per ICQ/ANSI A117.1 (Latest Edition) (See Sheet C2.3 for Accessible Details and Notes)
- Const. Accessible Sign per MUTCD & ICQ/ANSI A117.1 (Latest Edition) (See Sheet C2.3 for Accessible Details and Notes)
- Const. Accessible VMS Sign per MUTCD & ICQ/ANSI A117.1 (Latest Edition) (See Sheet C2.3 for Accessible Details and Notes)
- Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mil min. thickness
- Const. Conc. Paving
- Sawcut: Provide Smooth Clean Edge
- Dumpster Enclosure (See Arch. Plans)
- Const. Painted Starbucks Directional Arrows Color White 1M2151 (White) by Sherwin Williams
- Const. Painted Starbucks Directional Arrows Color Pantone 369-C (Green) by Sherwin Williams
- Const. Barriers (See Architectural Plans)
- Protect in Place Existing Concrete Wall on Adjacent Property.
- Conn. & Match Existing Improvements
- Const. Railing to Match Existing Railing at Top of Wall with 3" Standard Pipe Galvanized, Primed, & Painted (Typ.) at Members and 3" Standard Pipe Verticals @ 6'-0" O.C. Max.
- Const. Light Pole (See Elec. Plans)
- Const. 4" Paint Stripe 45° @ 2.0' O.C.
- Const. Drive Approach per Riverdale City 2018 Construction & Development Standards.
- Const. 30" Conc. Curb & Gutter per Riverdale City 2018 Construction & Development Standards.
- Const. Sidewalk per Riverdale City 2018 Construction & Development Standards.
- Existing Fylon Sign to Remain. (By Owner)
- Const. Directional Signage, Menu Board, and Drive-Through Infrastructure (See Architectural Plans)
- Const. Modular Block Retaining Wall. Contractor to Provide Design of Wall for Civil Engineer to Review.
- Const. Concrete Wheel Stop
- Const. 18" to 24" Reclaiming Rock
- Const. 2" Conc. Waterway
- Existing Power Pole. Coordinates with Rocky Mountain Power and Electrical and Utility Plans.
- Install Detector Loop Conducts 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.
- Furnish and Install Blue Rocks. (See Architectural Plans)
- Const. Decorative Handrail (See Architectural Plans)
- Const. Painted Message "Do Not Enter"
- Const. Conc. Paving per UDOT Standards See UDOT Construction Note for Pavement Section Details
- Sawcut: Provide Smooth Clean Edge. See General Site Note 6.

ANDERSON WAHLEN & ASSOCIATES
 2010 North Redwood Road, Salt Lake City, Utah 84115
 801.521.9529 - awh@andersonwahlen.com

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



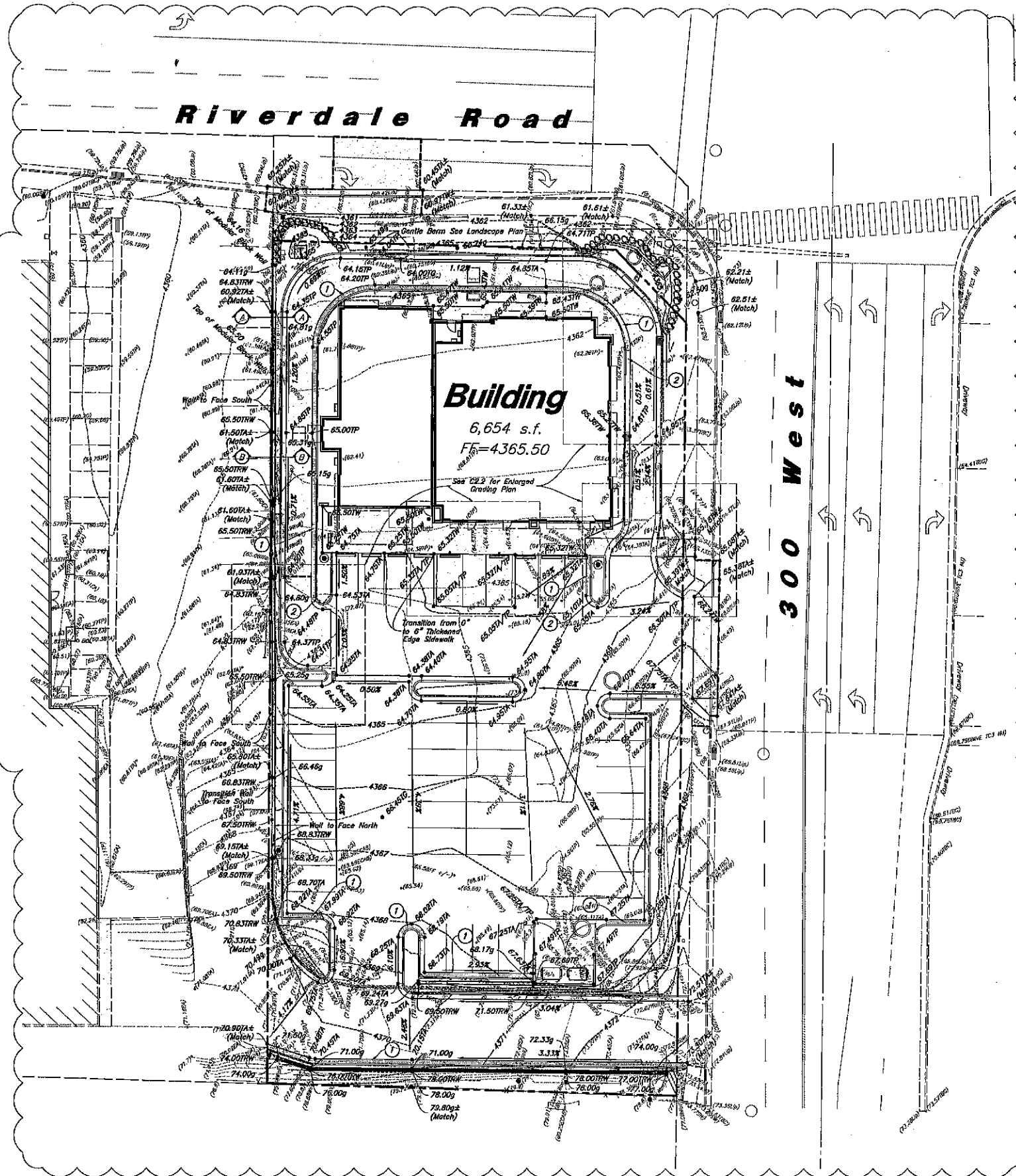
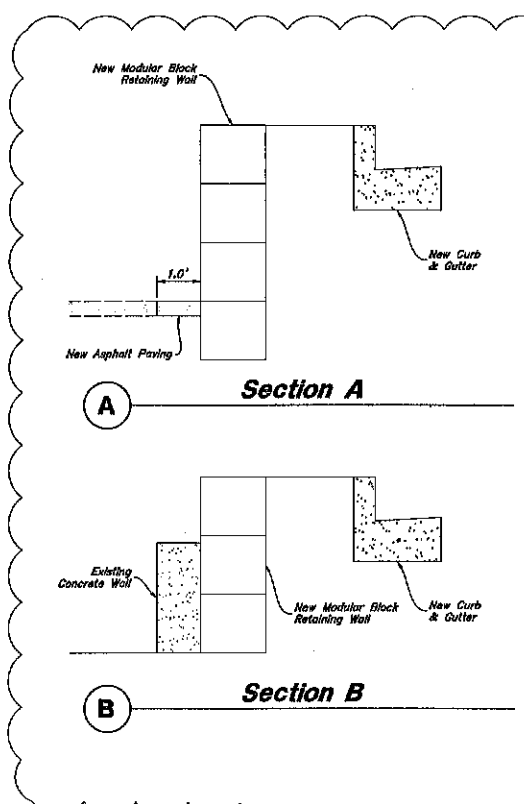
17 Sept, 2019

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 composition 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. Dist 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 GSH 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".
Project No.: 2384-004-18
Date: October 3, 2018
 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 soil materials or contaminated soils.

- 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 marking. 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.

Accessibility 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.

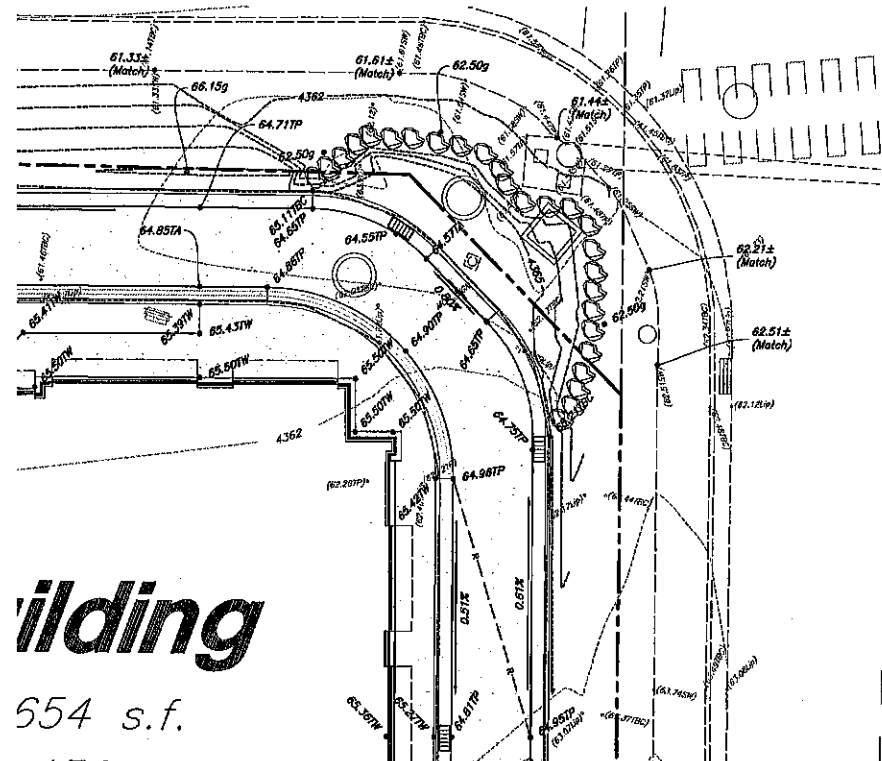
The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1-Latest Edition) and/or FWA.

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

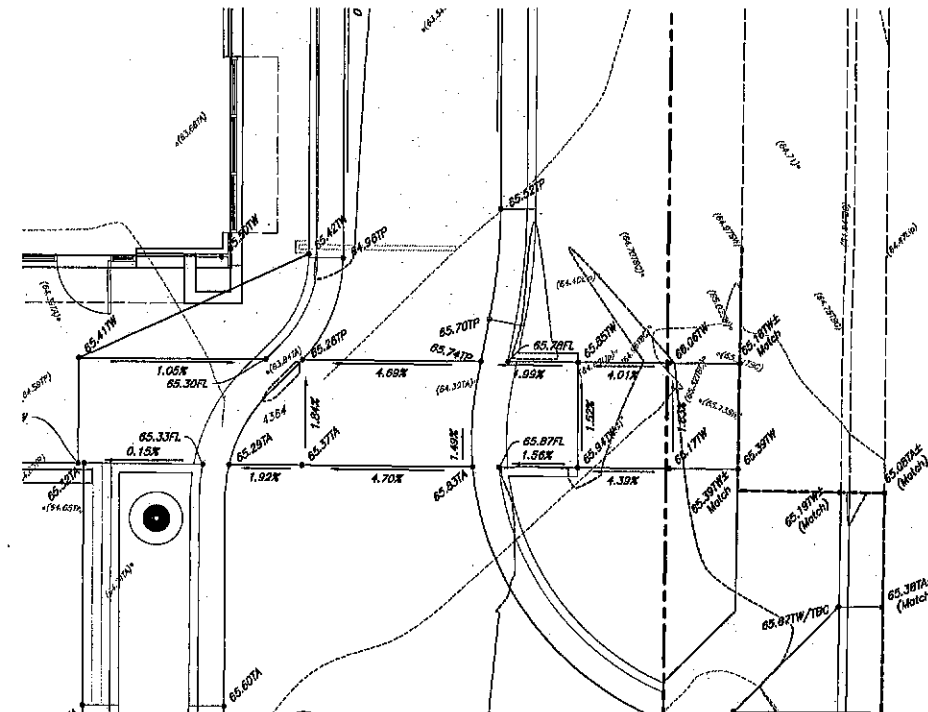
ANDERSON WAHLEN & ASSOCIATES
2010 North Bedford Road, Salt Lake City, Utah 84116
801.521.8525 - AWhalen@awh.com

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

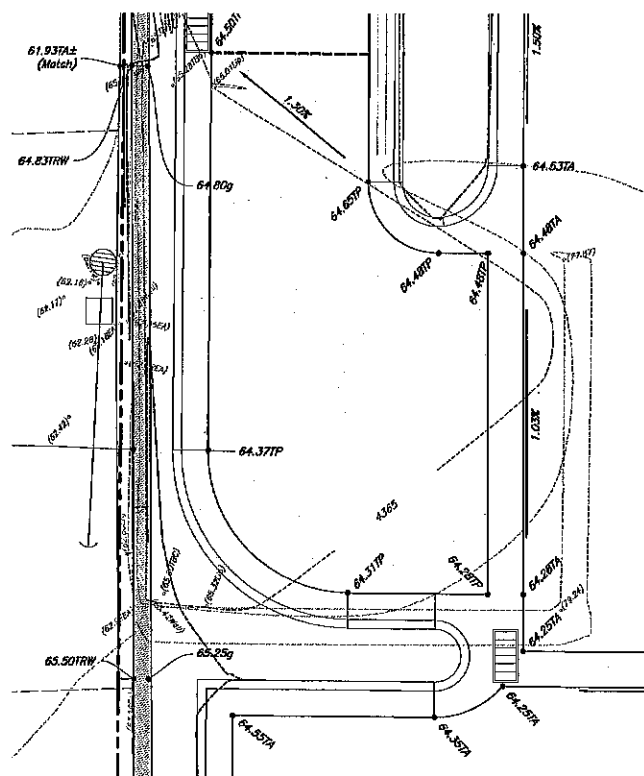
31 Dec, 2019
SHEET NO.
C2.1



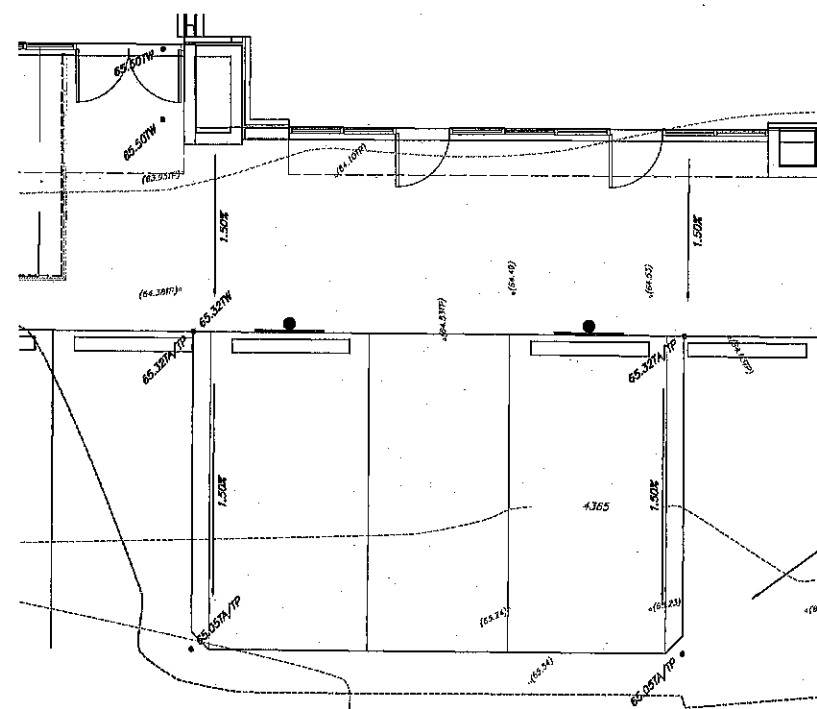
4 Enlarged Grading Detail
Scale: 1" = 10'



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 or 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 FAAA.*

Private Curb Ramp Construction Notes

1. Slopes provided are per Anderson, Whitton & Associates design standards. Slopes shown are below ADA and ICC maximum 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 edition of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1-Latest Edition) and/or FMVA.
3. Counter slopes of adjoining gutters & paving adjacent to the curb ramp flare shall be steeper than 4.50%.
4. Accessible ramp flares shall be poured separately from ramp 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 edition of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1-Latest Edition) and/or FMVA.
6. Contractor to transition curb height from 6" to 0" curb height to match ramp through out transition.

REY	DATE	DESCRIPTION
4	12/30/2019	Adelantum #5
3	07/22/2019	Adelantum #4
2	07/18/2018	Adelantum #3
1	06/27/2019	Adelantum #2

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

18-144GR



ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 527-8529 — AWAengineering.net

Grading Details and Notes

Riverdale Retail
4104 South Riverdale Road

4104 South Riverdale Road
Riverdale, Utah 84405



31 Dec, 2019

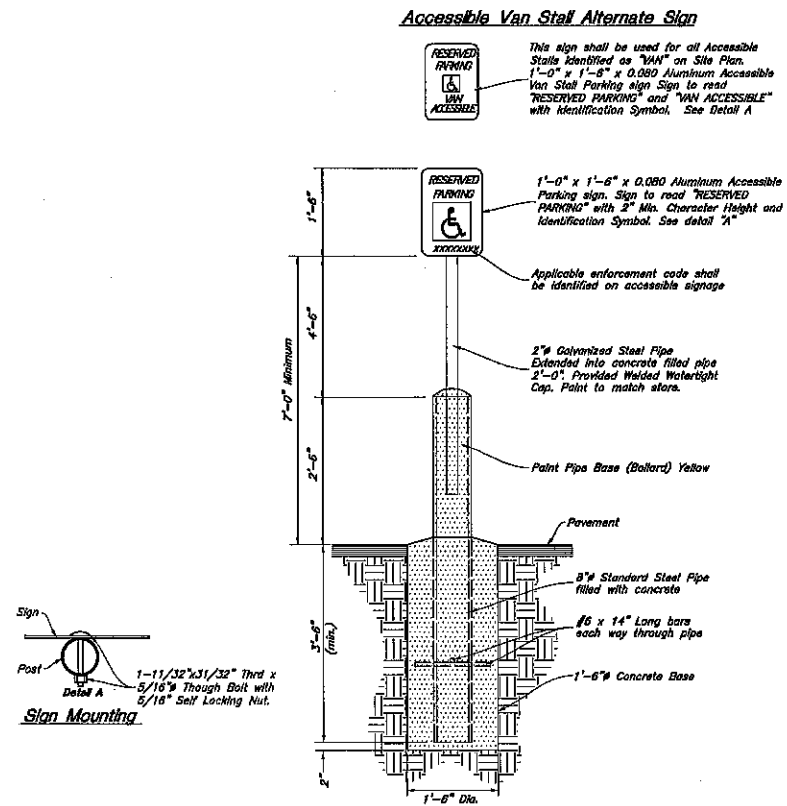
SHEET NO.

C2.2

6 Not Used
Not to Scale

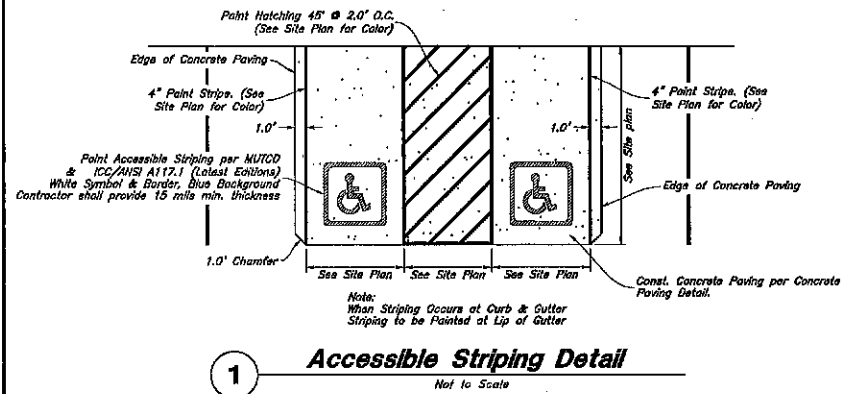
4 Not Used
Not to Scale

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



REV	DATE	DESCRIPTION
4	12/10/2019	Adendum #5
3	07/22/2019	Adendum #4
2	07/18/2019	Adendum #3
1	09/27/2019	Adendum #2

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

18-1440R

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.8528 - AWEngineering.net

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



31 Dec, 2019

SHEET NO.

C2.3

Storm Water Calculations				
Developed Conditions				
Area Type	Area (ft ²)	C		
Road	1,052	0.9		
Hard Surface	2,000	0.05		
Landscape	111	0.15		
Subtotal	3,163			
Total	0.94	acres		
Coverage	0.76			
Frequency	100 Year	Release Rate (CFS)	0.22	(0.2 CFS/Acre)
Time (min)	Intensity (in/hr)	Total Vol. (ft ³)	Release Vol. (ft ³)	Required Storage (ft ³)
5	6.89	1474	66	1409
10	5.24	2243	132	2111
15	4.34	2756	198	2558
30	2.92	3749	306	3443
45	2.34	4507	393	4114
60	1.81	4946	491	4455
90	1.43	5506	737	4769
120	1	6136	982	5154
180	0.686	6285	1473	4812
360	0.382	6866	2445	4421
720	0.235	7242	3402	3840
1440	0.131	6074	1826	4248

Rainfall intensity for 100-year return period was provided by the City Engineer for Riverdale and includes the 90 minute Time of Concentration.

Orifice Sizing Calculations

100 Year Event	
Q=CdA _o (2gh) ^{1/2}	
Flow (Q) =	0.22
Head (h) =	3
Cd =	0.62
Area (ft ²) =	3.07
Dia (in) =	2.16

Stormwater Detention Volume

Total Stormwater Detention Required = 4,322 CF

Total Stormwater Detention Provided = 4,472 CF

Pipe Storage Volumes for New and Existing Pipes:

66 LF of 30" = 1,885 CF

261 LF of 30" = 1,201 CF

49 LF of 18" = 65 CF

45 LF of 12" = 35 CF

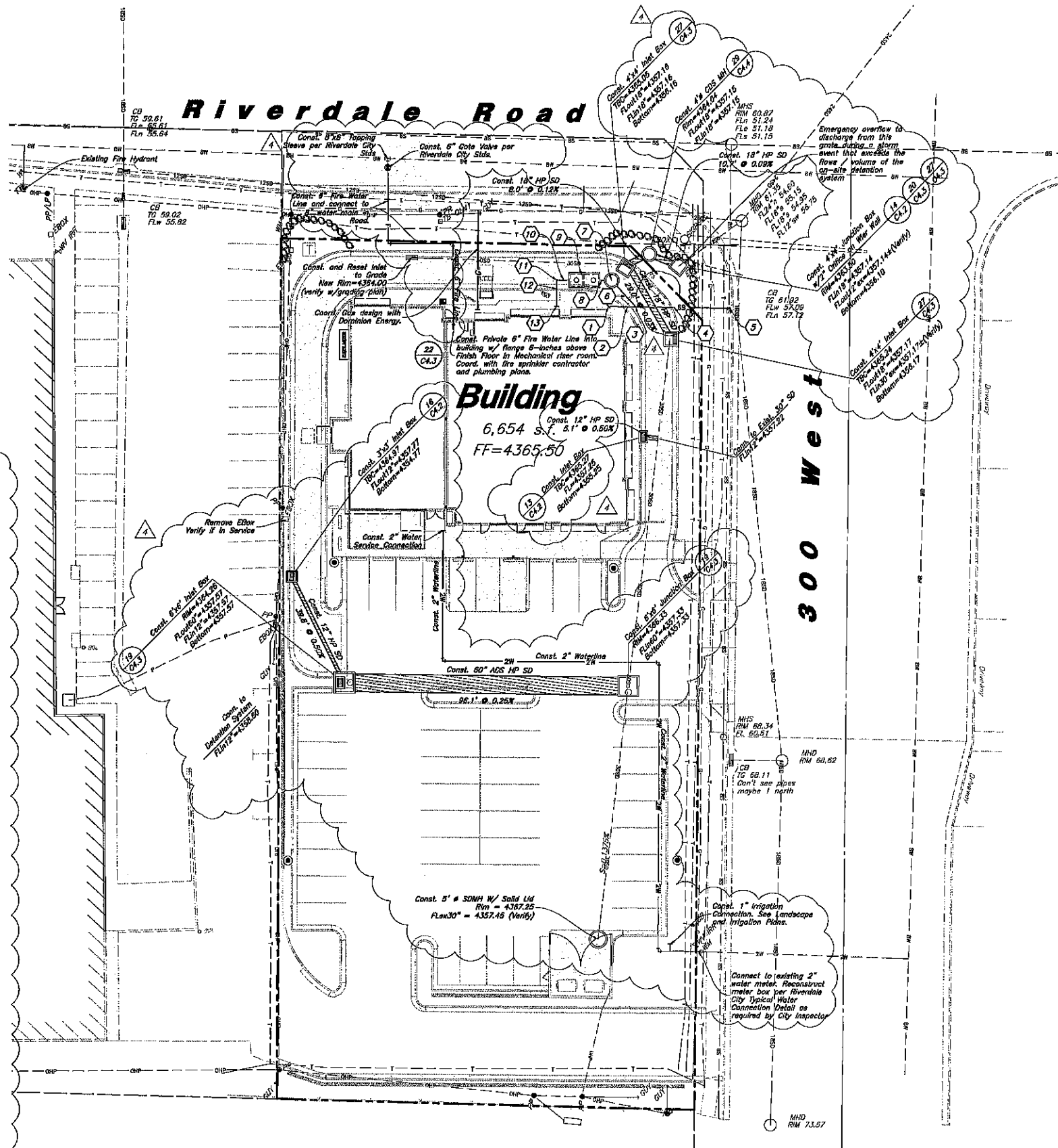
New and Existing Junction Box Volume = 1,186 CF

Total Pipe and Box Storage Volume = 4,472 CF

TOTAL STORM-WATER STORAGE PROVIDED ON SITE = 4,472 CF
TOTAL STORM-WATER STORAGE REQUIRED ON SITE = 4,322 CF

Sanitary Sewer Keynotes:

- Const. 6" Sanitary Sewer Connection
FLH=4355.32
- Const. 6" PVC SS
9.2' @ 2.01%
- Const. 4" PVC Connection
FLH=4355.14
- Const. 6" PVC SS
31.7' @ 2.01%
- Const. Sanitary Sewer Connection per
Riverdale City Standards (SS-3)
FLH=4354.50
FLH=4353.75±
(Contractor to Verify Location & Depth)
- Const. 4" PVC SS
10.0' @ 1.02%
- Const. 4" Sampling Manhole per Riverdale
City Standards (SS-2)
Rim=4364.75
FLH=4356.65
FLH=4356.05
- Const. 4" PVC SS
2.5' @ 2.00%
- Const. Grease Trap (1500 Gal Min) (See
Plumbing Plan)
Rim=4363.82
FLH=4356.90
FLH=4357.15
- Const. 4" PVC SS
4.4' @ 4.74%
- Const. 4" C.O.T.G.
FLH=4357.36
- Const. 4" PVC SS
8.7' @ 4.74%
- Const. 4" Grease Sewer Connection
FLH=4357.77



General Utility Notes:

- All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify City Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans.
- Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- Upon completion of the excavation for the underground storm-water detention chamber, contractor to survey and verify chamber basin volume and elevation. Survey and calculations are to be provided to the City Inspector / Engineer or Riverdale City Public Works Director for approval that excavated volume is adequate for underground detention before backfill activities are allowed.

Utility Piping Materials:

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

Culinary Service Laterals

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

Water Main Lines and Fire Lines

- Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 200

Sanitary Sewer Lines

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

Storm Drain Lines

- 12" pipe or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- 15" pipes or larger - ADS HP storm pipe

Stormwater Storage Calculations:

Design will incorporate and use existing storm drainage pipe storage and a new culvert outlet to control release into public storm system.

CAUTION:

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

Storm Drain Note:

All Storm Drainage Pipe Lengths and Slopes are from Center of Box to Center of Box.



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 gutters, sidewalks, landscaping, parking strip improvements, street lights, fencing, etc.

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84115
801.521.2525 - andersonwahlen.com

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



31 Dec, 2019

SHEET NO.

C3.1



Not to Scale



Not to Scale



Not to Scale



Not to Scale



Not to Scale

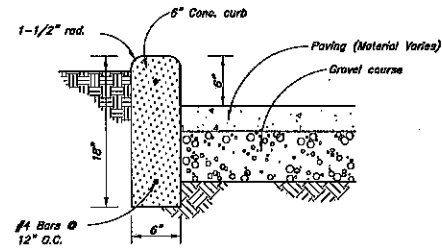


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31 Dec, 2019

SHEET NO.

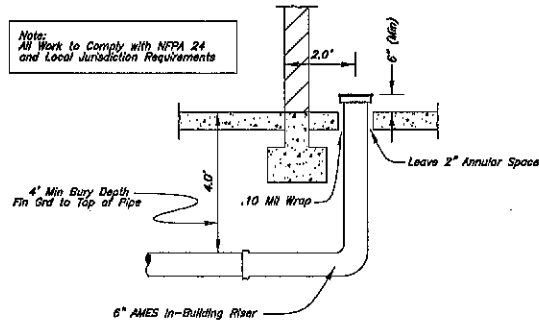
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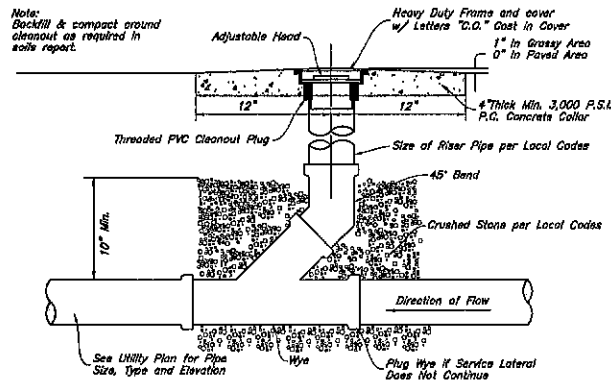
28 **Curb Wall Detail**
Not to Scale

23 **Not Used**
Not to Scale

24 **Not Used**
Not to Scale



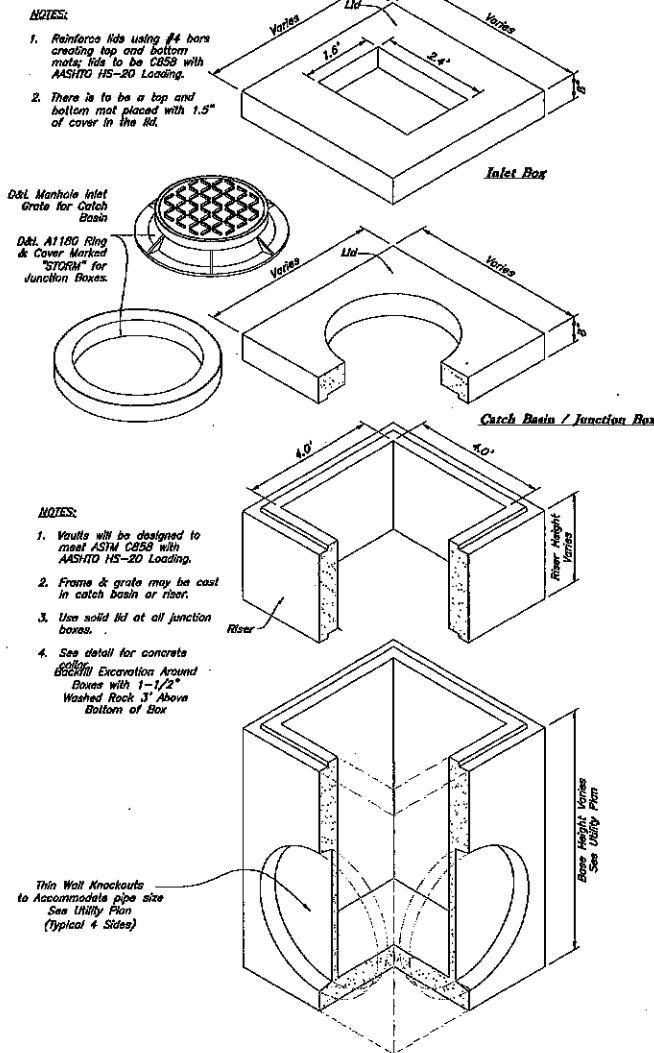
22 **Fire Riser Stub-in Detail**
Not to Scale



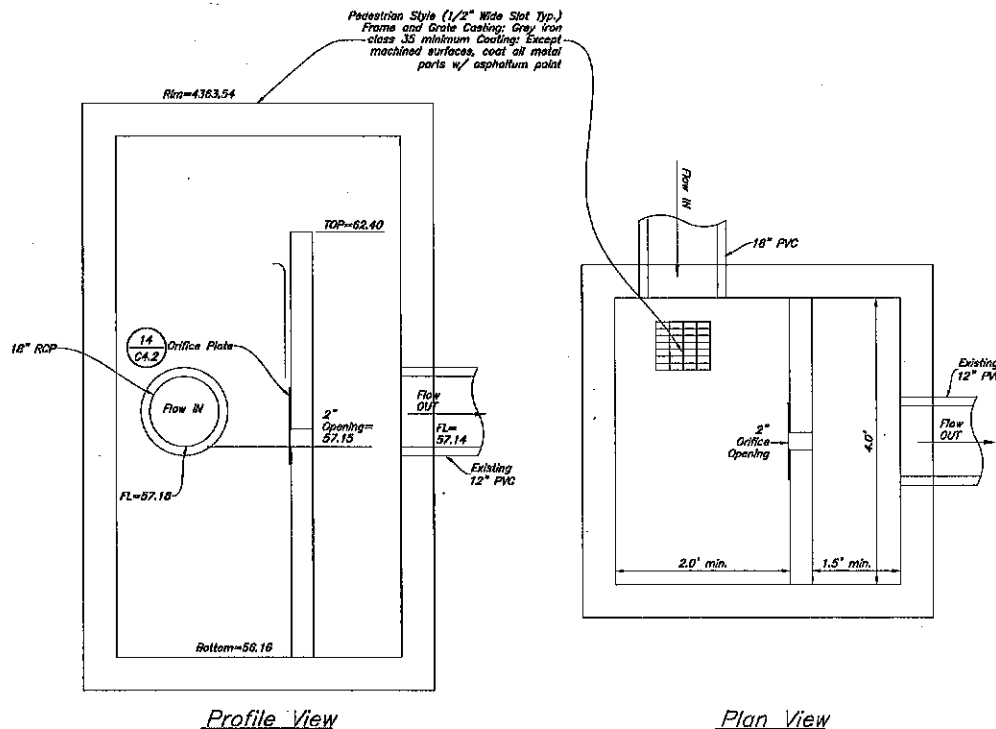
21 **Typical Cleanout Detail**
Not to Scale

25 **Not Used**
Not to Scale

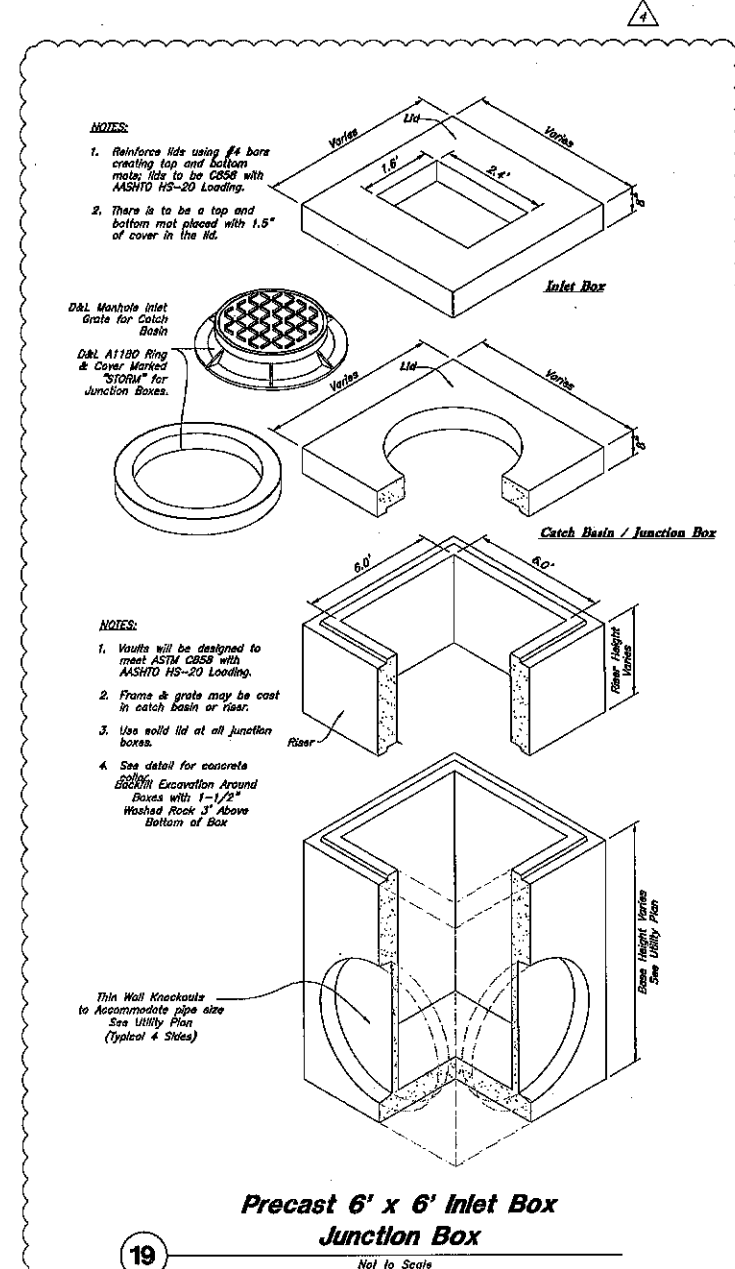
26 **Not Used**
Not to Scale



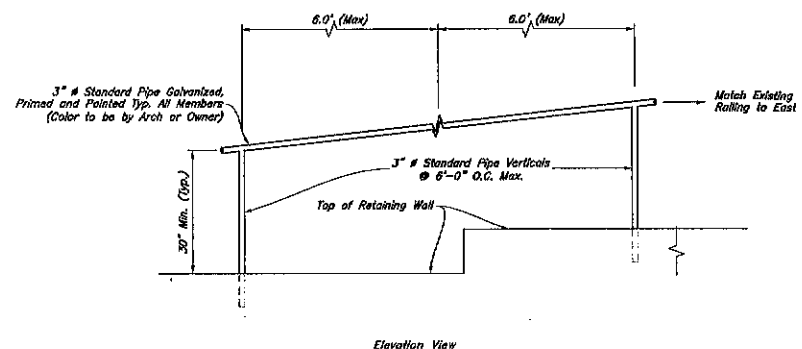
27 **Precast 4' x 4' Catch Basin Junction Box/Inlet Box**
Not to Scale



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

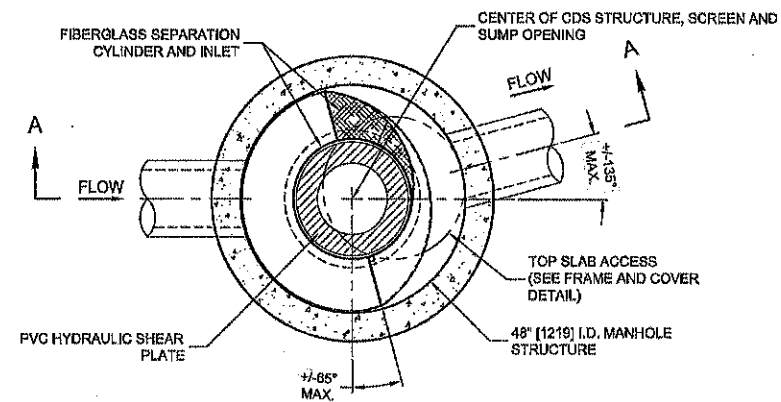


19 **Precast 6' x 6' Inlet Box Junction Box**
Not to Scale

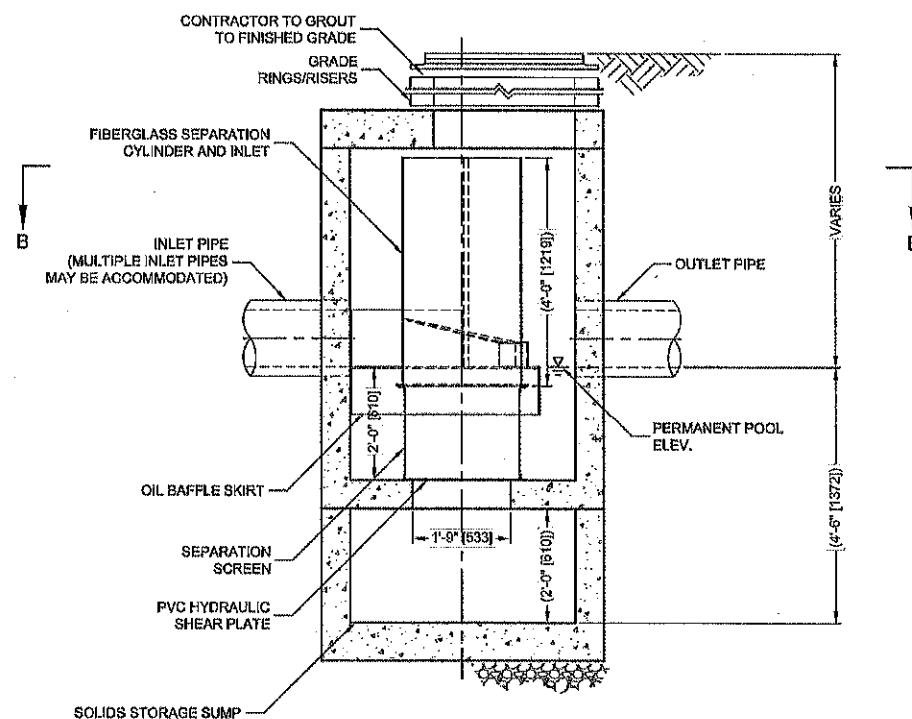


18 **Railing Detail**
Not to Scale

DESIGNED BY	BP
DRAWN BY	AP
CHECKED BY	ORH
DATE	12/20/2019
PROJECT	18-1440T
ANDERSON WAHLEN & ASSOCIATES 2010 North Redwood Road, Suite 100, Layton, UT 84040 801.321.8559 - awahlen@andersonwahlen.com	
Details Riverdale Retail 4104 South Riverdale Road Riverdale, Utah 84405	
31 Dec, 2019 SHEET NO. C4.3	



PLAN VIEW B-B
N.T.S.



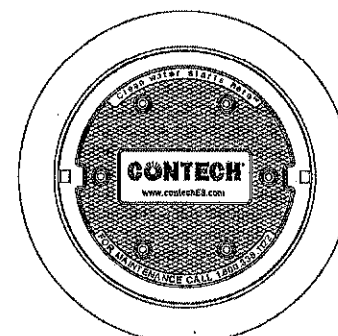
ELEVATION A-A
N.T.S.

CDS2015-4-C DESIGN NOTES

THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION

- GRATED INLET ONLY (NO INLET PIPE)
- GRATED INLET WITH INLET PIPE OR PIPES
- CURB INLET ONLY (NO INLET PIPE)
- CURB INLET WITH INLET PIPE OR PIPES
- SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
- BEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	
WATER QUALITY FLOW RATE (CFS OR L/s)	*
PEAK FLOW RATE (CFS OR L/s)	*
RETURN PERIOD OF PEAK FLOW (YRS)	*
SCREEN APERTURE (2400 OR 4700)	*
PIPE DATA:	I.E. MATERIAL DIAMETER
INLET PIPE 1	* * *
INLET PIPE 2	* * *
OUTLET PIPE	* * *
RIM ELEVATION	*
ANTI-FLOTATION BALLAST	WIDTH HEIGHT
NOTES/SPECIAL REQUIREMENTS:	
* PER ENGINEER OF RECORD	

GENERAL NOTES

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
- FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
- CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
- STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
- PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

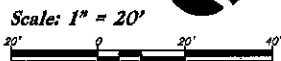
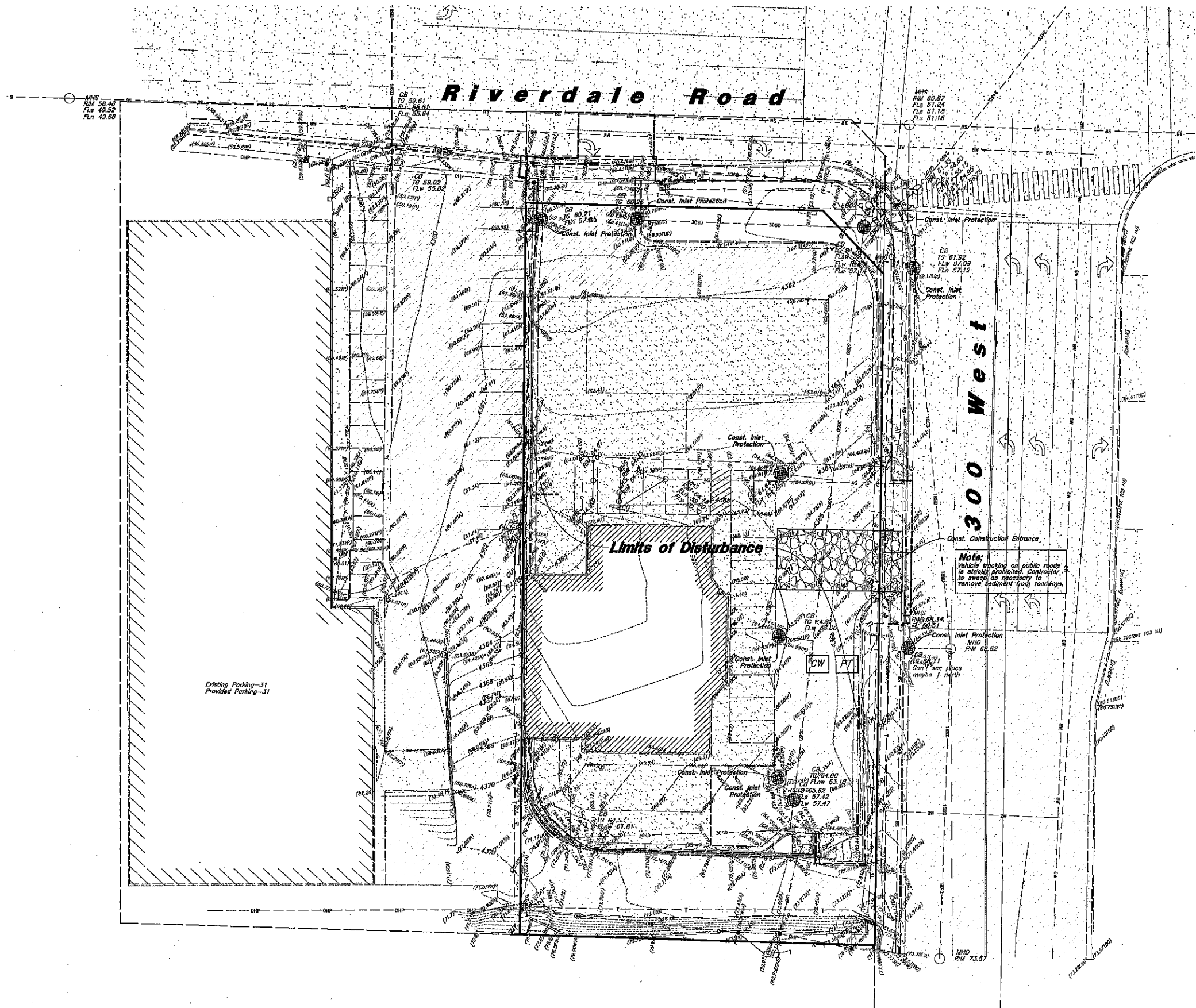
INSTALLATION NOTES

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
- CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH
ENGINEERED SOLUTIONS LLC

www.contechES.com
9026 Centre Pointe Dr., Suite 400, West Chester, OH 45389
903-338-1122 513-845-7000 513-845-7993 FAX

CDS2015-4-C
INLINE CDS
STANDARD DETAIL



Legend

- Place Inlet Protection at all Inlet Locations to prevent boxes from sitting.
- Silt Fence
- Limit of Disturbance
- Construction Entrance / Truck Wash (20'x24' Min.)
- Concrete Washout Area
- Portable Toilet
- Gravel Sock
- Existing Contour
- Existing Spot
- Proposed Contour



Erosion Control Notes

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

See Erosion Control Details on C5.3

Erosion Control Plan - Phase 1

Riverdale Retail
4104 South Riverdale Road
Riverdale, Utah 84405

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Suite 100, Provo, Utah 84601
801.521.8320 - AWAengineering.net

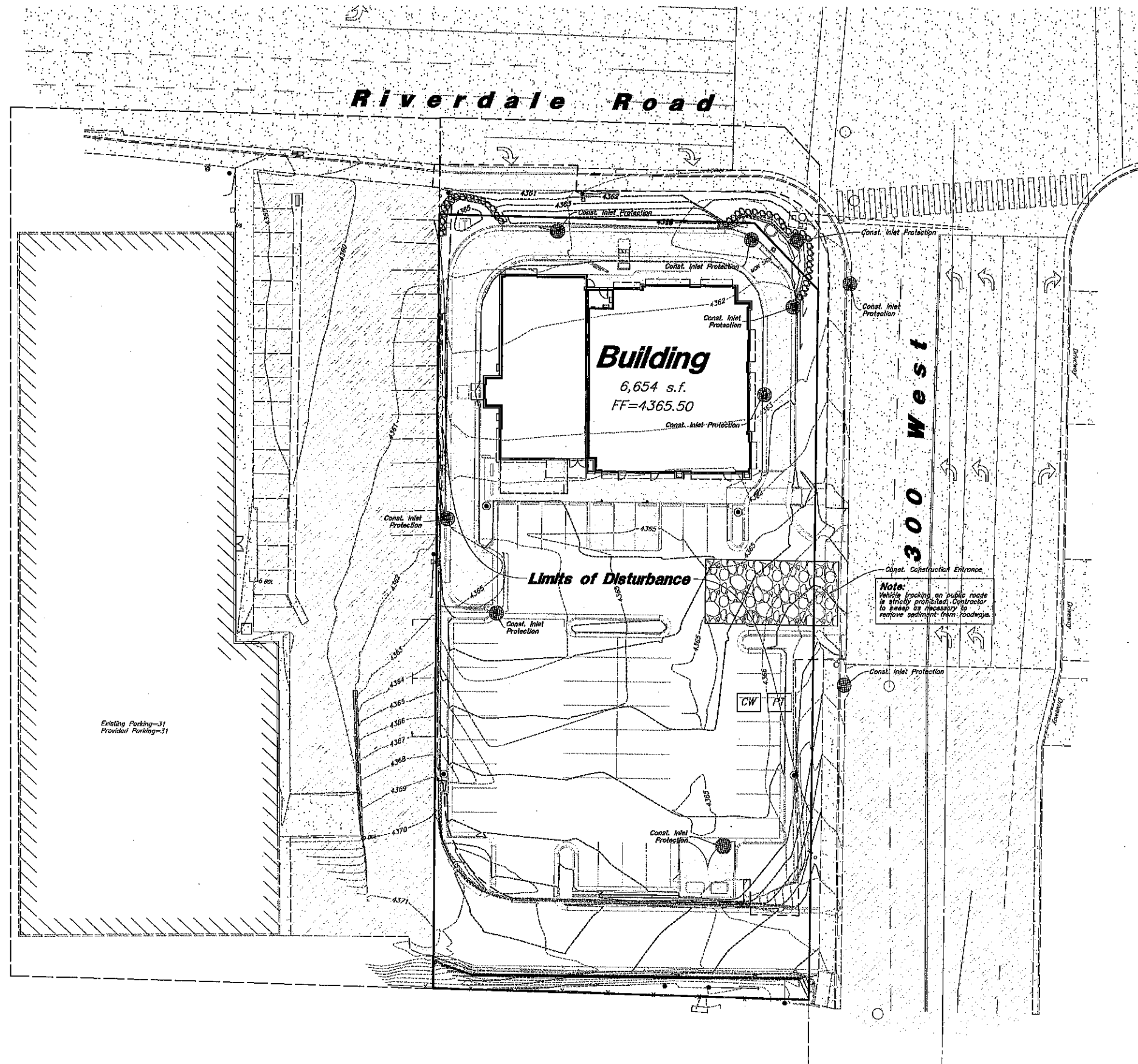
Designed by: BP
Drafted by: AR
Client Name: DRH

REV	DATE	DESCRIPTION
1	06/27/2019	Adendum #2
2	07/18/2019	Adendum #3
3	07/22/2019	Adendum #4
4	12/30/2019	Adendum #5



31 Dec, 2019

SHEET NO.
C5.1



Scale: 1" = 20'

Legend

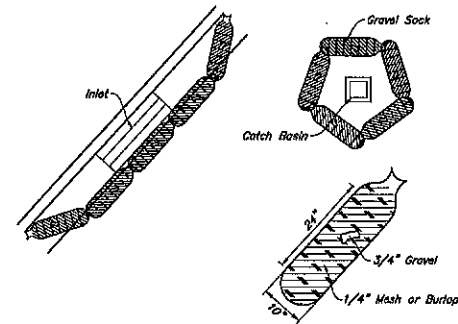
- Place Inlet Protection at all Inlet Locations to prevent boxes from filling.
- Silt Fence
- Limit of Disturbance
- Construction Entrance / Truck Wash (50'x24' Min.)
- Concrete Washout Area
- Portable Toilet
- Gravel Sock
- Existing Contour
- Existing Spot
- Proposed Contour

Erosion Control Notes

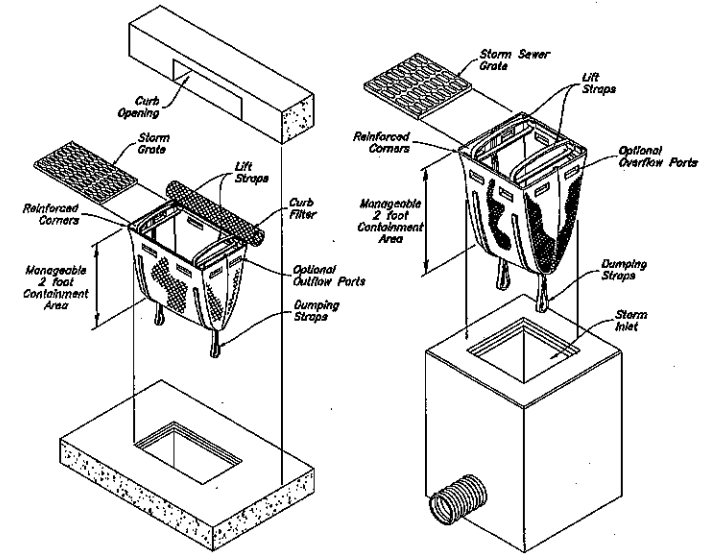
1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
3. All Construction equipment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

See Erosion Control Details on C5.3

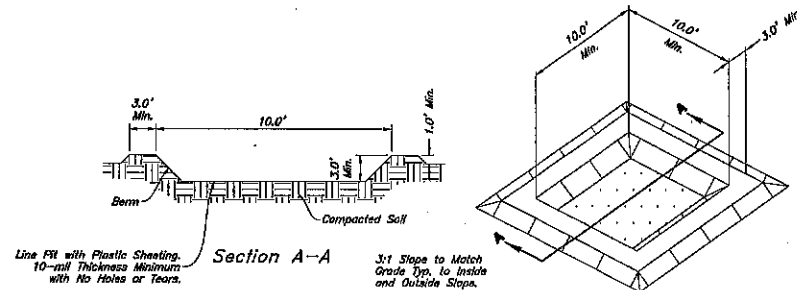
DESIGNED BY: BP DRAWN BY: AR CHECKED BY: DRH 18-144EC	ANDERSON WAHLEN & ASSOCIATES 2010 North Redwood Road, Suite 100, Salt Lake City, Utah 84116 801.521-8529 - www.andersonwahlengroup.com
Erosion Control Plan - Phase 2 Riverdale Retail 4104 South Riverdale Road Riverdale, Utah 84405	31 Dec, 2019 SHEET NO. C5.2



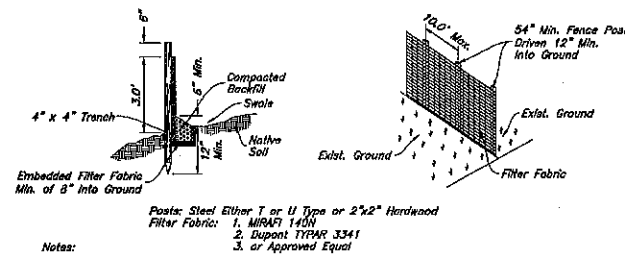
Gravel Sock Sediment Barrier
Not to Scale



Dandy Sack Inlet Protection
Not to Scale

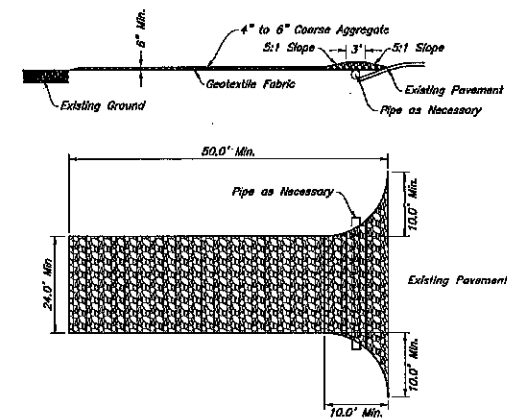


Concrete Washout
Not to Scale



- 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

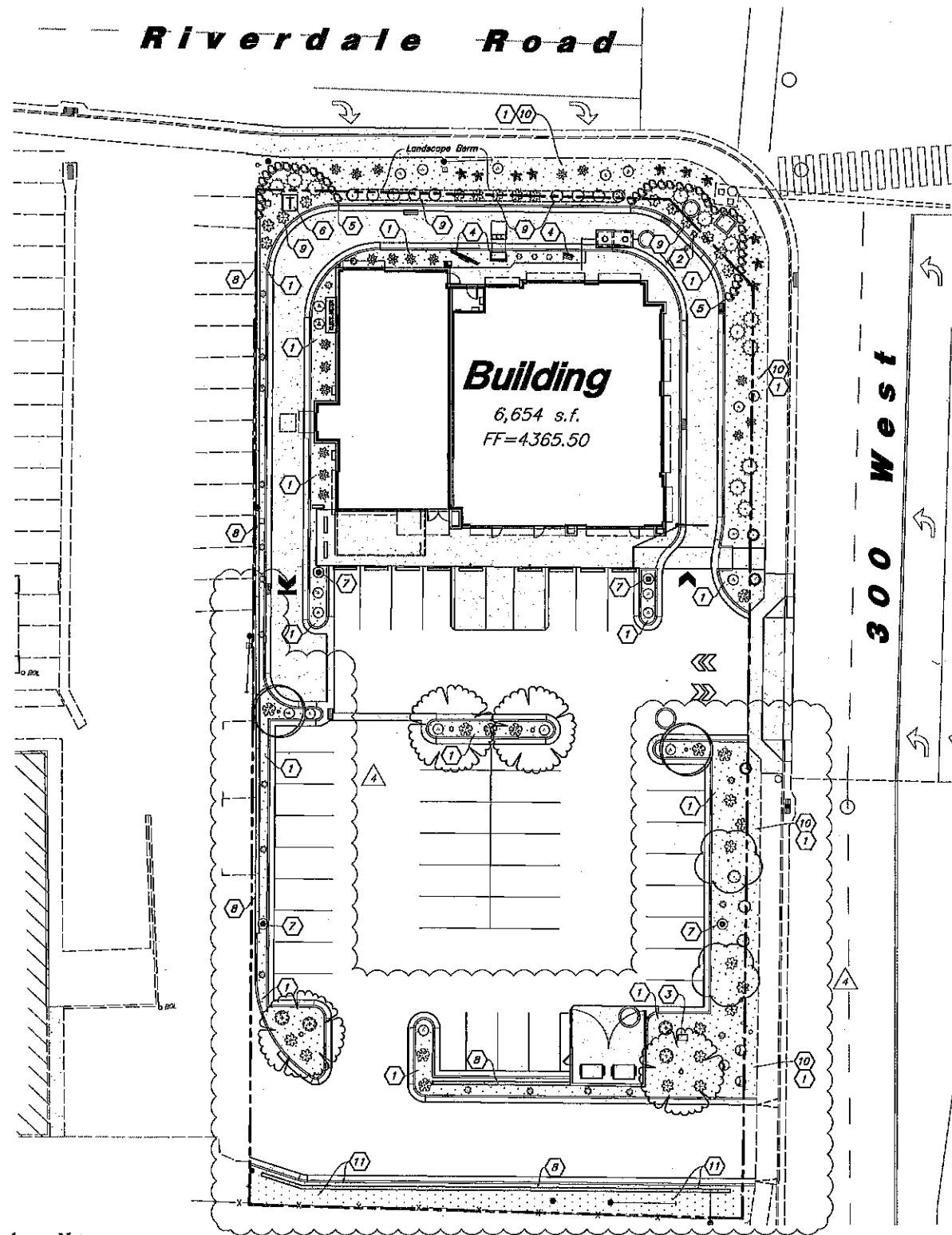
ANDERSON WAHLEN & ASSOCIATES
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Erosion Control Details
Riverdale Retail
4104 South Riverdale Road
Riverdale, Utah 84405



31 Dec, 2019
SHEET NO.
C5.3

Riverdale Road



PLANT SCHEDULE

DTY.	BOTANICAL / COMMON NAME	SIZE	REMARKS
2	Prunus argentea 'Columnaris' / Columnar Sargent Cherry	2" Cal. / 6-8' Ht.	Detail: 2/L3.1
2	Pyrus calleryana Chanticleer / Ornamental Pear	2" Cal. / 6-8' Ht.	Detail: 2/L3.1
4	Zelkova serrata 'Munshiro' / Munshiro Zelkova	2" Cal. / 8-10' Ht.	Detail: 2/L3.1
DTY.	BOTANICAL / COMMON NAME	SIZE	REMARKS
3	Corytophia 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 'Globose' / Dwarf Globe Blue Spruce	5 gal	Detail: 1/L3.1
27	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 Meidland series 'Red' / Red Meidland Rose	5 gal	Detail: 1/L3.1
19	Spiraea x bumalda 'Froebelii' / Froebel Spiraea	5 gal	Detail: 1/L3.1
DTY.	BOTANICAL / COMMON NAME	SIZE	REMARKS
19	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Grass	1 gal	Detail: 1/L3.1
DTY.	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 ProS Wood 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 Staker Parson (801-819-8889); Submit Sample for Approval	Detail: 3/L3.1
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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. Drip for Planting Areas and Spray for Lawn Areas. See Irrigation Sheets 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. Landscaper 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, Unit Shall be Cleared 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 Landscaping Note 5.
- Existing Landscape & Irrigation Shall be Removed & New Installed as Shown on Plan
- After Wall is Constructed, Remove All Weeds and Weeds; Trees/Shrubs; Install a Layer of Wood 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 Stike 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 opportunities, 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, landscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all landscape 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, drought, 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.

18. Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.

19. Provide an 8 inch depth of stockpiled or imported topsoil in all shrub areas. Parking islands shall be slightly bermed up in the middle.

20. 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.

21. 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 wood mulch shall be installed in the plant well and extend up near the base of the plant. The wood mulch shall be covered with the specified stone and the remainder of the planter.

22. All new plants shall be balled and burlapped or container grown, unless otherwise noted on plant schedule.

23. Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive a specified stone over Dewitt ProS 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 stone shall be washed after installation.

24. 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 ties shall be V.I.T. Clinch Ties #C132.

25. 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, Suite 200, Salt Lake City, Utah 84118
801-521-5525 - awh@andersonwahlen.com

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



27 Dec, 2019

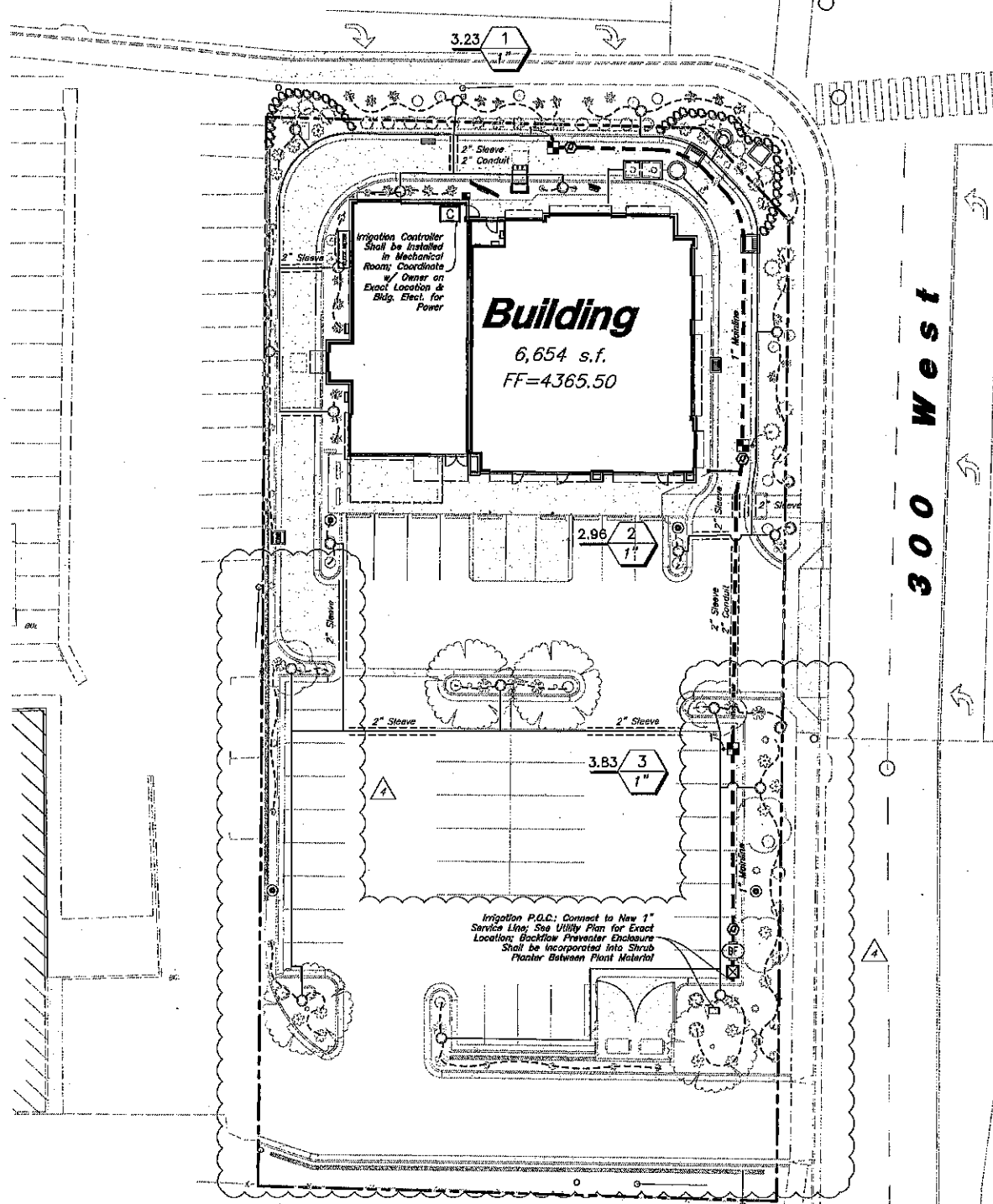
SHEET NO.

L1.1



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Riverdale Road



IRRIGATION SCHEDULE

Symbol	Manufacturer/Model #	Description	Notes	Detail
Valves				
	Rain Bird X2Z-100-PR8-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
	Rain Bird 33DR0	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
	Rain Bird X2S-075	3/4" Distribution Tubing - Pipe shown on Plan is Schematic; Adjust as Needed		
	Rain Bird X2-100	1/4" Distribution Tubing - Install one per Emitter		
	Rain Bird 300PC	Anti-Siphon Backflow Preventer (AOS-1) on Poured Concrete Pad w/ Front Guard (FG-1) & 2 Locks (OS-AWPX); Enclosure Color to be Woodlands Tan		
	Rain Bird TS025	Tie Down Stake - Tubing to be Staked every 3'		
	Rain Bird DBC-025	Diffuser Bug Cap - Install one per Emitter		
	Rain Bird MDC2XP	Removable Flush Cap - Install at the End of Each Line		
P.O.C. Components				
	Murrett Critical 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 (AOS-1) on Poured Concrete Pad w/ Front Guard (FG-1) & 2 Locks (OS-AWPX); 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 Pipes	5/L3.1
Controller				
	Rain Bird ESP4ME1	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 Surfaced For Clarity Purposes ONLY! Install All Irrigation Components within Landscaped Areas.

Irrigation Notes

- See Sheet L1.1 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	32.68	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, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- 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 state and local laws for all specified materials and workmanship. Substitutions must be approved by landscape architect. Provide owner and maintenance personnel with instruction manual and all products data to operate, check, maintain, repair, and adjust system.
- Irrigation system guarantee for all materials and workmanship shall be one year from the time of start opening or final project acceptance (whichever is later). Guarantee will include, but is not limited to winterizing, spring activation, repair, trench setting, backfilling depressions, and repaving 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 re-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 full head to head coverage with adequate pressure and 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 mainlines 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. Line depth must be eighteen (18) inches minimum.
- Install electric 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.
- Control 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 grades.
- 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 wires that run the length of the mainline and to the controller. All wiring shall be UF-BL rated. All connections shall be made with water tight connectors (NPT/PT 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 foot of pea gravel for sump in base of boxes. Boxes to be Carson Brooks or equal.
- Quick couplers shall be a Rain Bird 33DR0 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 all 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 contractor's responsibility to coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty-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 diagrammatic and approximate due to scale, where possible, all piping is to be installed within the planting areas. No tees, elbows, or changes in direction shall occur under hardscape.
- It is the contractor's 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 overpray 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.



Know what's below.
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Irrigation Plan

Riverdale Retail

4104 South Riverdale Road
Riverdale, Utah 84405



ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Suite 84116
801 521-8529 - awh@andwh.com

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

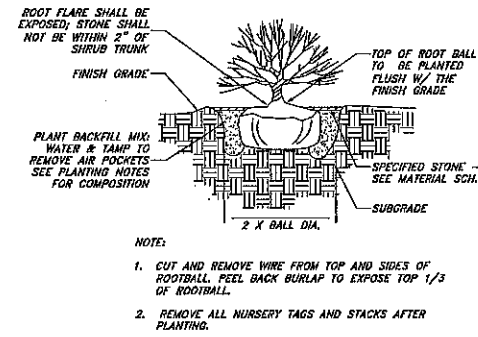
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NO.	DATE	DESCRIPTION
1	12/20/2019	ADDENDUM #3
2	07/22/2019	ADDENDUM #4
3	07/19/2019	ADDENDUM #5
4	09/27/2019	ADDENDUM #2

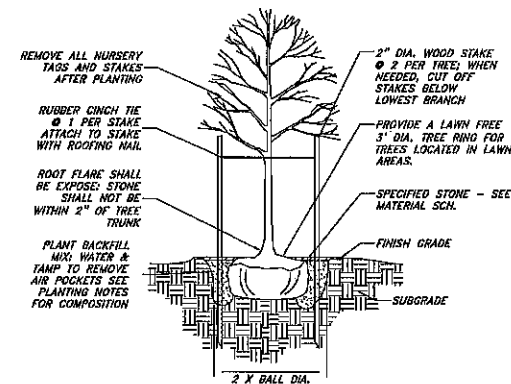
27 Dec, 2019

SHEET NO.

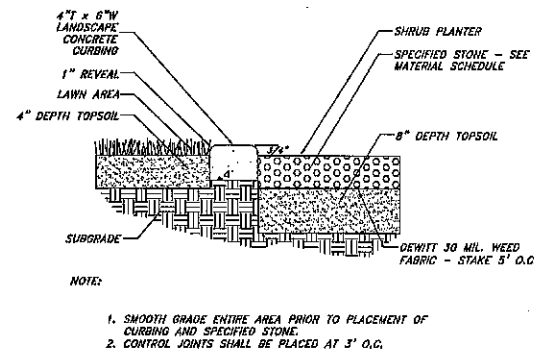
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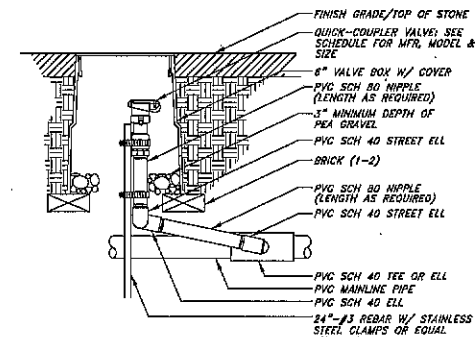
1 SHRUB PLANTING
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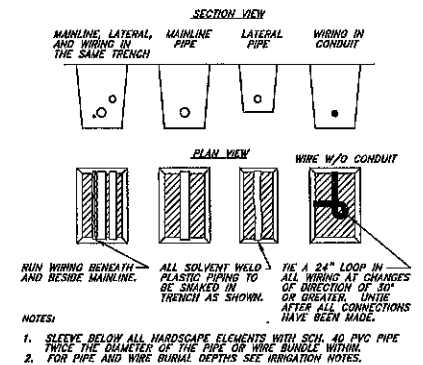
2 DECIDUOUS TREE PLANTING
Not to Scale



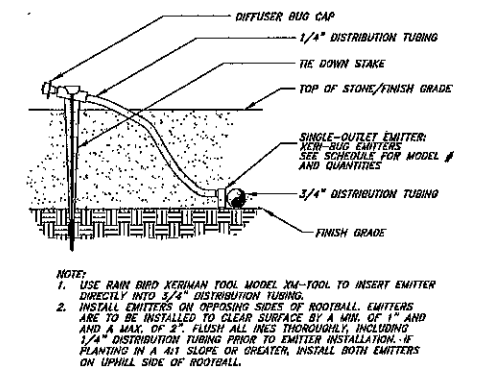
3 LANDSCAPE CONCRETE CURBING
Not to Scale



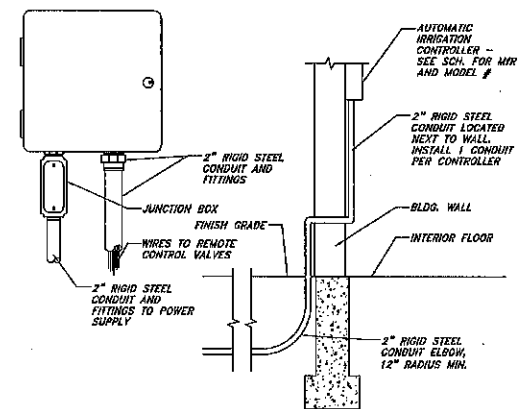
4 QUICK COUPLING VALVE
NOT TO SCALE



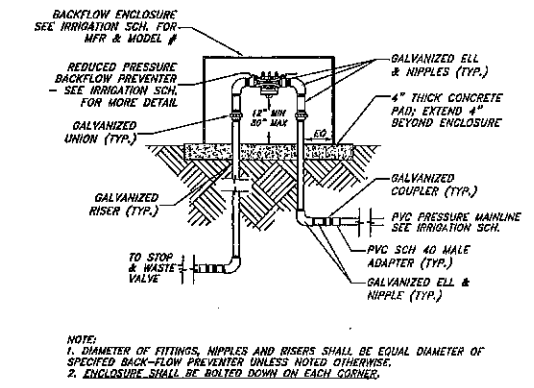
5 PIPE & WIRE TRENCHING
NOT TO SCALE



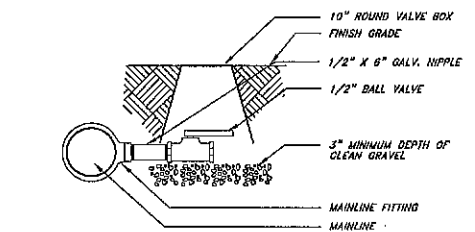
6 EMITTER INTO DISTRIBUTION TUBE
NOT TO SCALE



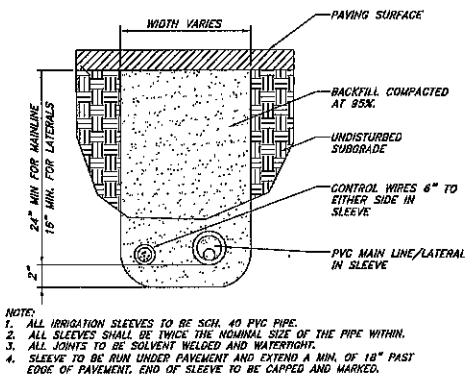
7 IRR. CONTROLLER - INDOOR WALL MOUNT
Not to Scale



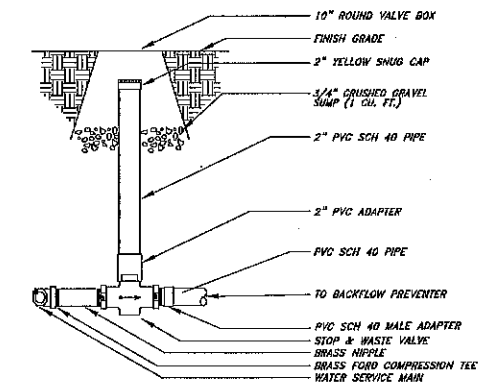
8 BACKFLOW PREVENTION DEVICE
NOT TO SCALE



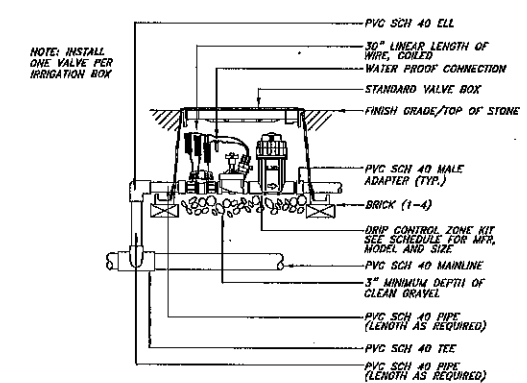
9 MANUAL DRAIN VALVE
NOT TO SCALE



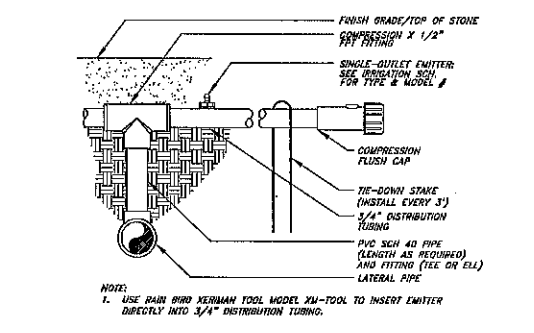
10 PIPE SLEEVING
Not to Scale



11 STOP & WASTE VALVE
NOT TO SCALE



12 DRIP CONTROL VALVE
NOT TO SCALE



13 PVC TO POLY PIPE CONNECTION
NOT TO SCALE

Designed by: BP
Drafted by: AR
Client Name: DRH
18-144R
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State of Utah
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811
Know what's below.
Call before you dig.
L3.1

27 Dec, 2019
SHEET NO.
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