RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – NOVEMBER 10, 2020

6:00 p.m. – Planning Commission Work Session Meeting *(Council Chambers)*

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

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

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

A. Welcome & Roll Call

B. Public Comment

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

C. Presentations and Reports

D. Consent Items

1. Consideration of Meeting Minutes from:
   October 13, 2020 Work Session
   October 13, 2020 Regular Meeting

E. Action Items

1. Consideration of Preliminary Subdivision Site Plan and Plat approval of Riverdale Landing Phase 2 Subdivision, property located approximately 400-500 West Riverdale Road, Riverdale, Utah 84405, as requested by Anderson Wahlen & Associates, Inc and the DRH Company.

2. Consideration of Preliminary Site Plan approval for Raising Cane's Restaurant, property located approximately 4168 South Riverdale Road, Riverdale, Utah 84405, as requested by Kimley-Horn and Raising Cane's Restaurants, LLC.

3. a. Discussion regarding proposed rezone request for properties located at approximately 1526, 1528, 1560, and 1580 West Ritter Drive, Riverdale, Utah.

   b. Consideration to set Public Hearing for Proposed Rezone Request from Agricultural (A-1) and Low-Impact Transition Overlay (LIT) Zoning to Multiple-Family Residential (R-4) Zoning for properties located at approximately 1526, 1528, 1560, and 1580 West Ritter Drive, Riverdale, Utah 84405, as requested by Riverdale Living, LLC

All items presented by: Mike Eggett, Community Development

F. Discretionary Items

G. Adjournment

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

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 6th day of November, 2020 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at http://www.riverdalecity.com/ 3) the Public Notice Website: http://www.utah.gov/pmn/index.html and 4) A copy was also provided to the Standard-Examiner.

Shalee Nay
Riverdale City Recorder

RIVERDALE CITY
PLANNING COMMISSION AGENDA
November 10, 2020

AGENDA ITEM: D1

SUBJECT: Consideration to approve meeting minutes.

PRESENTER: Shalee Nay, City Recorder

INFORMATION: A.October 13, 2020 Work Session

B. October 13, 2020 Regular Meeting

BACK TO AGENDA

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday, October 13, 2020 at 6:00 p.m., at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:	Commissioners:	Amy Ann Spiers, Chairman Blair Jones, Commissioner Rikard Hermann, Commissioner Suzette DeMar**,** Commissioner Kent Anderson, Commissioner
	City Employees:	Mike Eggett, Community Development Shalee Nay, City Recorder
	Excused:	Robert Wingfield, Commissioner Wanda Ney, Commissioner
	Visitors:	Jake Tate

The Planning Commission Work Session meeting began at 6:03 p.m. Chairman Spiers welcomed the Planning Commissioners to the Work Session and stated for the record that Commissioner Wingfield and Commissioner Ney are excused from tonight's meeting.

Presentations and Reports:

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

- Two of the Panunzio homes have been demoed.
- The home next to Greenhill Apartments along 300 West, will be demoed next week.
- The Comcast/Xfinity store is now open.
- The Zeppes building is now starting their interior building.
- Scandinavian Designs is just needing their final building permit.
- Aarons furniture store is working on getting a building permit.
- Chik-Fil-A is wanting more drive through space for up to 26 cars.
- Mayor Searle conducted interviews last week for the City Administration position.

Consent Items:

Chairman Spiers asked for any changes or corrections to the minutes for September 22, 2020 Regular and Work Session Planning Commission meeting. There were no requested changes.

Action Items:

Chairman Spiers invited any discussion on the first action item, Consideration of a recommendation to City Council for approval of proposed amendments to Title 10 of Riverdale City Code, specifically Chapters 13D, 14,16, 21, 25, and 28.

Mike Eggett, Community Development, went over the summary of reasoning for proposed code change which stated:
Title 10, Chapter 13D – Tag associated with Low-Impact Transition Overlay Zone should be "LIT" and not "C-L".
- Title 10, Chapter 14 – Suggested revision for accessory buildings to only be allowed to be one-story in height to halt the potential modification of an accessory building into an above-garage apartment/rental unit use within an accessory building. Requests for modification of an accessory building to this format has occurred in the past and these uses are currently a violation of all residential zoning codes within Riverdale City.
- Title 10, Chapter 16 – Suggested changes for commercial zones signage for signage heights along a freeway/interstate due to requests from property owners along freeway/interstate, as well as future planning for additional development needs and options for commercial signage along a freeway/interstate in RDA areas and other developed/developable areas within the current commercial district or future planned commercial areas.
- Title 10, Chapter 21 – Changes need to be made in the performance security section of the chapter due to updated State Codes adopted in February 2019 as affecting performance security rules for all cities to follow in working with developers, as found in State Code 10-9a-604.5.
- Title 10, Chapter 25 – Changes need to be made in the performance security section of the chapter due to updated State Codes adopted in February 2019 as affecting performance security rules for all cities to follow in working with developers, as found in State Code 10-9a-604.5.
- Title 10, Chapter 28 – Changes need to be made to the landscaping ordinance language

regarding landscaping escrow on residential properties to match previously amended language approved, as found in City Code 10-14-12. Also included a small change to definition of "Hardscape Space" to include "artificial grass/turf" since it is a non-irrigable surface and more in alignment with the other materials listed in "Hardscape Space" definition; further removed a redundancy of the term "planters" from "Hardscape Space" definition. Changes are also proposed to the overnight parking standards on "hard surfaces" to clarify the intended purpose of this language for overnight parking per guidance from the Code Enforcement Officer and City Attorney.

Utah Code
Page 1
Effective 5/14/2019

10-9a-604.5 Subdivision plat recording or development activity before required infrastructure is completed -- Improvement completion assurance -- Improvement warranty.

(1) A land use authority shall establish objective inspection standards for acceptance of a landscaping or infrastructure improvement that the land use authority requires.

(2)

(a) Before an applicant conducts any development activity or records a plat, the applicant shall:

(i) complete any required landscaping or infrastructure improvements; or

(ii) post an improvement completion assurance for any required landscaping or infrastructure improvements.

(b) If an applicant elects to post an improvement completion assurance, the applicant shall provide completion assurance for:

(i) completion of 100% of the required landscaping or infrastructure improvements; or

(ii) if the municipality has inspected and accepted a portion of the landscaping or infrastructure improvements, 100% of the incomplete or unaccepted landscaping or infrastructure improvements.

(c) A municipality shall:

(i) establish a minimum of two acceptable forms of completion assurance.

(ii) if an applicant elects to post an improvement completion assurance, allow the applicant to post an assurance that meets the conditions of this title, and any local ordinances.

(iii) establish a system for the partial release of an improvement completion assurance as portions of required landscaping or infrastructure improvements are completed and accepted in accordance with local ordinance; and

(iv) issue or deny a building permit in accordance with Section 10-9a-802 based on the installation of landscaping or infrastructure improvements.

(d) A municipality may not require an applicant to post an improvement completion assurance for:

(i) landscaping or an infrastructure improvement that the municipality has previously inspected and accepted.

(ii) infrastructure improvements that are private and not essential or required to meet the building code, fire code, flood or storm water management provisions, street, and access requirements, or other essential necessary public safety improvements adopted in a land use regulation; or

(iii) in a municipality where ordinances require all infrastructure improvements within the area to be private, infrastructure improvements within a development that the municipality requires to be private.

(3) At any time before a municipality accepts a landscaping or infrastructure improvement, and for the duration of each improvement warranty period, the municipality may require the applicant to:

(a) execute an improvement warranty for the improvement warranty period; and

(b) post a cash deposit, surety bond, letter of credit, or other similar security, as required by the municipality, in the amount of up to 10% of the lesser of the:

(i) municipal engineer's original estimated cost of completion; or

(ii) applicant's reasonable proven cost of completion.

(4) When a municipality accepts an improvement completion assurance for landscaping or infrastructure improvements for a development in accordance with Subsection (2)(c)(ii), the municipality may not deny an applicant a building permit if the development meets the requirements for the issuance of a building permit under the building code and fire code.

Utah Code
Page 2

(5) The provisions of this section do not supersede the terms of a valid development agreement, an adopted phasing plan, or the state construction code.

There was no discussion on this action item.

Chairman Spiers also invited discussion on the second action item, Consideration of recommendation to City Council for approval of amended small subdivision plat known as Riverdale Center VI Subdivision, property located approximately 4043 South Riverdale, Riverdale, Utah 84405; requested by Anderson Wahlen & Associates, Inc and CCA.

Mike Eggett, Community Development, stated that the applicants requested that this item be removed from tonight's agenda.

Chairman Spiers invited discussion on the third action item, Consideration of recommendation to City Council for approval of amended small subdivision plat known as RMRE 1050 West Retail Lot 1 Amended Subdivision, property located approximately 4978 South 1050 West, Riverdale, Utah 84405;
requested by Anderson Wahlen & Associates, Inc and CCA.

Mike Eggett went over the executive summary which explained, CCA (Kornwasser Group), as represented by Jake Tate, have applied for an amended small subdivision plat review and approval for the RMRE 1050 West Retail Lot 1 Amended Subdivision proposal located at approximately 4978 South 1050 West in a Retail/Commercial Park Overlay (RCP) zone. The proposed amended small subdivision plan is before the Planning Commission for final review and approval of the proposed plat amendment. A public hearing is not required for review of this proposed subdivision. Following the presentation and discussion of the final amended plat proposal, the Planning Commission may make a motion to provide approval of the amended plat and recommend City Council approval, approval with additional requirements and criteria, or not approve the amended plat and then recommend no support for the final approval of the proposed RMRE 1050 West Retail Lot 1 Amended Subdivision plat with the appropriate findings of fact. Should this proposal receive final approval, the proposed amended plat would be updated and sent to the City Council for Final Site Plat approval consideration.

Chairman Spiers then invited discussion on the fourth action item, Consideration of Preliminary Subdivision Site Plan and Plat approval of Riverdale Landing Phase 2 Subdivision, property located approximately 400-500 West Riverdale Road, Riverdale, Utah 84405, as requested by Anderson Wahlen & Associates, Inc and the DRH Company.

Mike Eggett went over the executive summary which explained, The DRH Company, as represented by Dee Hansen and Eric Malmberg (project engineer), has applied for a Preliminary Subdivision and Site Plan review of two new restaurant buildings with drive-thru, new private access drive aisles, new utilities, and supporting facilities development project for real estate located approximately between 400 and 500 West along Riverdale Road (to the direct north of Krispy Kreme). The affected parcels are zoned in the Community Commercial (C-2) zone and, therefore, this request would need to go through a conditional use review process at a later date in this project's timeline. This subdivision and site plan is being proposed for development on property that is adjacent to a café/restaurant, a vacant building, an apartment complex, and across the street from a commercial center. The property is currently owned by DRH Properties, LLC. A public hearing is not required to consider this subdivision and site plan proposal. Following the presentation and discussion of the proposal, the Planning Commission may make a motion giving preliminary approval of the Riverdale Landing Phase 2 subdivision and site plan proposal, approval of the proposed subdivision and site plan with any requested modifications, tabling the matter to a later date, or not giving preliminary approval of the proposed subdivision and site plan with the appropriate findings of facts. If preliminary approval is provided, then this matter could move forward to a future Final Subdivision and Site Plan recommendation consideration process with the Planning Commission.

Chairman Spiers invited discussion on the fifth and final action item, Consideration of Preliminary Site Plan approval for Raising Cane's Restaurant, property located approximately 4168 South Riverdale Road, Riverdale, Utah 84405, as requested by Kimley-Horn and Raising Cane's Restaurants, LLC.

Mike Eggett stated that the applicants requested to have this item removed from tonight's meeting.

Discretionary Items:

. There were no discretionary items.

Adjourn:

Having no further business to discuss the Planning Commission adjourned at 6:25 p.m. to convene into their Regular Planning Commission Meeting located in the Council Chambers.

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, October 13, 2020, at 6:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:	Commissioners:	Amy Ann Spiers, Chairman Blair Jones, Commissioner Rikard Hermann, Commissioner Suzette DeMar, Commissioner Kent Anderson, Commissioner
	City Employees:	Mike Eggett, Community Development Shalee Nay, City Recorder
	Excused:	Robert Wingfield, Commissioner Wanda Ney, Commissioner
	Visitors:	Jake Tate Alexander Usdan Eric Malmberg

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:30p.m. Chairman Spiers welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present with exception of Commissioner Wingfield who is excused.

B. Public Comment

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

C. Presentations and Reports

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

- Two of the Panunzio homes have been demoed.
- The home next to Greenhill Apartments along 300 West, will be demoed next week.
- The Comcast/Xfinity store is now open.
- The Zeppes building is now starting their interior building.
- Scandinavian Designs is just needing their final building permit.
- Aarons furniture store is working on getting a building permit.
- Chik-Fil-A is wanting more drive through space for up to 26 cars.
- Mayor Searle conducted interviews last week for the City Administration position.

D. Consent Items

1. Consideration to approve meeting minutes from the Planning Commission Meeting held on September 22, 2020

Chairman Spiers asked for changes or corrections to the Planning Commission meeting minutes for the September 22, 2020 Work Session and Regular Meeting. There were no requested changes.

MOTION: Commissioner Hermann moved to approve the meeting minutes. Commissioner Jones seconded the motion. All voted in favor. Motion passes.

There was no discussion regarding this motion.

E. Action Items

1. a. Public hearing to receive and consider comments regarding proposed amendments to Title 10 of Riverdale City Code, specifically Chapters 13D, 16, 21, 25, and 28.

MOTION: Commissioner Jones moved to open the public hearing. Commissioner Anderson seconded the motion. All voted in favor. The public hearing is now open.

There were no public comments made during the public hearing.

MOTION: Commissioner Jones moved to close the public hearing. Commissioner Hermann seconded the motion. All voted in favor. The public hearing is now closed.

b. Consideration of a recommendation to City Council for approval of proposed amendments to Title 10 of Riverdale City Code, specifically Chapters 13D, 14, 16, 21, 25, and 28.

Mr. Eggett went over the summary of reasons of this proposed code change, Title 10, Chapter 13D – Tag associated with Low-Impact Transition Overlay Zone should be "LIT" and not "C-L". Title 10, Chapter 14 – Suggested revision for accessory buildings to only be allowed to be one-story in height to halt the potential modification of an accessory building into an above-garage apartment/rental unit use within an accessory building. Requests for modification of an accessory building to this format has occurred in the past and these uses are currently a violation of all residential zoning codes within Riverdale City. Title 10, Chapter 16 – Suggested changes for commercial zones signage for signage heights along a freeway/interstate due to requests from property owners along freeway/interstate, as well as future planning for additional development needs and options for commercial signage along a freeway/interstate in RDA areas and other developed/developable areas within the current commercial district or future planned commercial areas. Title 10, Chapter 21 – Changes need to be made in the performance security section of the chapter due to updated State Codes adopted in February 2019 as affecting performance security rules for all cities to follow in working with developers, as found in State Code 10-9a-604.5.Title 10, Chapter 25 – Changes need to be made in the performance security section of the chapter due to updated State Codes adopted in February 2019 as affecting performance security rules for all cities to follow in working with developers, as found in State Code 10-9a-604.5.Title 10, Chapter 28 – Changes need to be made to the landscaping ordinance language regarding landscaping escrow on residential properties to match previously amended language approved, as found in City Code 10-14-12. Also included a small change to definition of "Hardscape Space" to include "artificial grass/turf" since it is a non-irrigable surface and more in alignment with the other materials listed in "Hardscape Space" definition; further removed a redundancy of the term "planters" from "Hardscape Space" definition. Changes are also proposed to the overnight parking standards on "hard surfaces" to clarify the intended purpose of this language for overnight parking per guidance from the Code Enforcement Officer and City Attorney.

MOTION Commissioner Anderson moved to approve proposed amendments to the Title 10 of Riverdale City Code. Commissioner DeMar seconded the motion. All commissioners voted in favor. Motion passes

There was no discussion on this motion.

2. Consideration of recommendation to City Council for approval of amended small subdivision plat known as Riverdale Center VI Subdivision, property located approximately 4043 South Riverdale, Riverdale, Utah 84405; requested by Anderson Wahlen & Associates, Inc and CCA.

Chairman Spiers noted that this action item has been struck from the agenda per applicants' request.

3. Consideration of recommendation to City Council for approval of amended small subdivision plat known as RMRE 1050 West Retail Lot 1 Amended Subdivision, property located approximately 4978 South 1050 West, Riverdale, Utah 84405; requested by Anderson Wahlen & Associates, Inc and CCA.

Mike Eggett went over the executive summary which explained, CCA (Kornwasser Group), as represented by Jake Tate, have applied for an amended small subdivision plat review and approval for the RMRE 1050 West Retail Lot 1 Amended Subdivision proposal located at approximately 4978 South 1050 West in a Retail/Commercial Park Overlay (RCP) zone. The proposed amended small subdivision plan is before the Planning Commission for final review and approval of the proposed plat amendment. A public hearing is not required for review of this proposed subdivision. Following the presentation and discussion of the final amended plat proposal, the Planning Commission may make a motion to provide approval of the amended plat and recommend City Council approval, approval with additional requirements and criteria, or not approve the amended plat and then recommend no support for the final approval of the proposed RMRE 1050 West Retail Lot 1 Amended Subdivision plat with the appropriate findings of fact. Should this proposal receive final approval, the proposed amended plat would be updated and sent to the City Council for Final Site Plat approval consideration.

Commissioner Anderson asked how important are the items that the city engineer listed, and if those items should be listed within the motion. Mike Eggett noted that if the commission is comfortable to make the motion, then those items would need to be included in the motion made.

MOTION: Commissioner Jones moved to forward to city council with a favorable recommendation after they have fixed all concerns from city engineer and staff. Commissioner Anderson seconded the motion.

There was no discussion on this motion.

ROLL CALL VOTE: All commissioners voted in favor. Motion passes.

4. Consideration of Preliminary Subdivision Site Plan and Plat approval of Riverdale Landing Phase 2 Subdivision property located approximately 400-500 West Riverdale Road, Riverdale, Utah 84405, as requested by Anderson Wahlen & Associates, Inc and the DRH Company.

Mike Eggett went over the executive summary which explained, The DRH Company, as represented by Dee Hansen and Eric Malmberg (project engineer), has applied for a Preliminary Subdivision and Site Plan review of two new restaurant buildings with drive-thru, new private access drive aisles, new utilities, and supporting facilities development project for real estate located approximately between 400 and 500 West along Riverdale Road (to the direct north of Krispy Kreme). The affected parcels are zoned in the Community Commercial (C-2) zone and, therefore, this request would need to go through a conditional use review process at a later date in this project's timeline. This subdivision and site plan is being proposed for development on property that is adjacent to a café/restaurant, a vacant building, an apartment complex, and across the street from a commercial center. The property is currently owned by DRH Properties, LLC. A public hearing is not required to consider this subdivision and site plan proposal. Following the presentation and discussion of the proposal, the Planning Commission may make a motion giving preliminary approval of the Riverdale Landing Phase 2 subdivision and site plan proposal, approval of the proposed subdivision and site plan with any requested modifications, tabling the matter to a later date, or not giving preliminary approval of the proposed subdivision and site plan with the appropriate findings of facts. If preliminary approval is provided, then this matter could move forward to a future Final Subdivision and Site Plan recommendation consideration process with the Planning Commission.

Commissioner Jones stated that this item has many items that need to be addressed. He noted that he is not comfortable forwarding this to the council with this many issues. Commissioner Spiers agreed. Commissioner Hermann asked if the applicant was aware of all the issues. Eric Malmberg, the applicant, stated that he was made aware of the city engineer's comments and the comments from city staff last Thursday. He noted that he has reached out to the city engineer and he is planning on having all issues fixed in a timely manner.

MOTION: Commissioner Jones moved to table this item until the applicant has all issues fixed from city engineer and staff. Commissioner DeMar seconded the motion.

There was no discussion on this motion.

ROLL CALL VOTE: All Commissioners voted in favor. Action item is tabled.

5. Consideration of Preliminary Site Plan approval for Raising Cane's Restaurant, property located approximately 4168 South Riverdale Road, Riverdale, Utah 84405, as requested by Kimley-Horn and Raising Cane's Restaurants, LLC.

Chairman Spiers stated that this item has been removed from tonight's agenda per applicants' request.

F. Discretionary Items

Commissioner Jones thanked the city staff and all who participated in helping clean up after the major windstorm that hit. Mr. Eggett noted that Stauffer's Towing was a huge help with getting the large tree stumps removed and hauled away.

G. Adjournment

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

The meeting adjourned at 7:17 p.m..

_____
Amy Spiers
Planning Commission Chair

_____
Shalee Nay
City Recorder

Date Approved:

RIVERDALE CITY
PLANNING COMMISSION AGENDA
November 10, 2020

AGENDA ITEM: E1

SUBJECT: Consideration of Preliminary Subdivision Site Plan and Plat approval of Riverdale Landing Phase 2 Subdivision, property located approximately 400-500 West Riverdale Road, Riverdale, Utah 84405, as requested by Anderson Wahlen & Associates, Inc and the DRH Company.

PRESENTER: Mike Eggett, Community Development

INFORMATION:

a. Exec Summ Riv Land Ph 2 Prelim Sub Site Plan – PC [20201110]

b. Riv Landing Ph 2 Prelim Subdiv and Site Plan Review – 20201104

c. Dept Staff Reports – Riv Land Ph 2 Prelim PC [20201105]

d. City Eng Review letter #2 – Riv Landing Ph 2 [20201105]

e. App Riv Landing Ph 2 Sub Full Update 20200925

f. Riverdale Landing Ph 2 Pad A Retail Bldg – Digital Color Board

g. Site Photometrics Complete Site Revised 10-26-20

h. Monument Sign Concept

i. 2020-10-27 Onsite Riverdale Landing Ph2s

j. Offsite RDA Riverdale landing Ph2 Plans

BACK TO AGENDA

Planning Commission
Executive Summary

For the Commission meeting on: 11-10-2020

Petitioner: *The DRH Company*
represented by Eric Malmberg

Summary of Proposed Action

The DRH Company, as represented by Eric Malmberg (project engineer), has applied for a Preliminary Subdivision and Site Plan review of two new restaurant buildings with drive-thru, new private access drive aisles, new utilities, and supporting facilities development project for real estate located approximately between 400 and 500 West along Riverdale Road (to the direct north of Krispy Kreme). The affected parcels are zoned in the Community Commercial (C-2) zone and, therefore, this request would need to go through a conditional use review process at a later date in this project's timeline. This subdivision and site plan is being proposed for development on property that is adjacent to a café/restaurant, a vacant building, an apartment complex, and across the street from a commercial center. The property is currently owned by DRH Properties, LLC. A public hearing is not required to consider this subdivision and site plan proposal. Following the presentation and discussion of the proposal, the Planning Commission may make a motion giving preliminary approval of the Riverdale Landing Phase 2 subdivision and site plan proposal, approval of the proposed subdivision and site plan with any requested modifications, tabling the matter to a later date, or not giving preliminary approval of the proposed subdivision and site plan with the appropriate findings of facts. If preliminary approval is provided, then this matter could move forward to a future Final Subdivision and Site Plan recommendation consideration process with the Planning Commission.

Title 10 Ordinance Guidelines (Code Reference)

This Preliminary Site Plan and Subdivision Plat review is regulated under City Code 10-21 "Subdivisions", 10-25 "Development in All Zones", and is affected by City Codes 10-10A "Community Commercial Zones (C-2)", 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 parcels are located on property east of Riverdale Road and north and adjacent to 500 West on property currently owned by DRH Properties, LLC. The property is located in a C-2 zoned area and the requested use of restaurants with drive-thru access is a conditional use in this zone.

Attached with this executive summary is a document entitled "Preliminary Subdivision and Site Plan Review – Riverdale Landing Phase 2"; this is a supplementary document addressing items on the Preliminary Subdivision and Site Plan application documents. Also attached, following this executive summary, are comments from the Public Works Director, the Police Chief, the Fire Department, and contracted City Engineer. The Planning Commission should discuss any concerns raised by these summaries.

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

Staff would encourage the Planning Commission to review this matter and then discuss with the petitioner concerns raised by staff and/or the Planning Commission. Staff would then recommend that the Planning Commission make a motion giving preliminary approval of the Riverdale Landing Phase 2 subdivision and site plan proposal, approval of the proposed subdivision and site plan with any requested modifications, tabling the matter to a later date, or not giving preliminary approval of the proposed subdivision and site plan with the appropriate findings of facts.

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

_____

Steve Brooks, Acting City Administrator

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405
801-394-5541

Preliminary Subdivision and Site Plan Review – Riverdale Landing Phase 2, 4182 and 4194 South Riverdale Road

Completed by Mike Eggett, Community Dev. Director on 10/7/2020 and 11/4/2020

Recommendation: City staff recommends that the Planning Commission examine and review items associated with this proposed preliminary subdivision and site plan review. Items of consideration or note (if any) have been highlighted in yellow for potential discussion purposes. City staff recommends that the Planning Commission act accordingly to approve the preliminary subdivision and site plan or not approve the proposed Riverdale Landing Phase 2 Subdivision and 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)	Sept. 29, 2020, update on Oct. 27, 2020
Date Application Submitted to City:	September 29, 2020
Date Fee Paid:	Paid on Sept. 29, 2020 (see receipt for detail)
Site Plan – Preliminary Requirements	**Departmental Review Comments**
COVER SHEET	Provided
Title Block	
Project name and address	Project name and addresses shown
Property Owner's name, address, and phone number	Property owner's name, address, and phone number shown, listed as DRH Co.
Property Developer's name, address, and phone number	Property developer's name, address, and phone number shown, listed as DRH Co.
Approving agency's name and address: Utility companies if applicable	Approving agency's name and address shown; other utility agencies name and address not provided as 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 provided and signature anticipated at later stage in process
Date	Yes – 27 Oct, 2020

Revision block with date and initials	Revision blocks shown and no comments yet
Sheet number and total sheets	Shown (33 total sheets: Site Plan and Sub documents, architectural renderings, lighting and photometrics, sign renderings, and RDA offsite road improvements project documents)
General	
Street names	Shown – 300 West, 500 West, 550 West, Riverdale Road, and Shared Drive (Branz Way)
Layouts of lots with lot numbers	Yes, shown; four proposed new lots shown
Adjacent tract ownership and tax identification numbers	Tract ownership names and tax ID numbers shown;
Scale (minimum 1"=50' to 1"=10')	Yes, scale is shown, 1" = 60' on subdivision plat and 1" = 20' on site plan sheets
North arrow	Yes
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Existing easements identified on subdivision sheets to be vacated, no existing structures currently on site, existing utility lines shown on multiple sheets; unknown if approvals provided to cross, use, relocate
Space for notes	Yes, provided
Contours	Yes, shown on multiple sheets
Public areas	Existing and planned sidewalks and curb/gutter shown on multiple sheets
Vicinity Map	
Street names	Yes
Site location	Yes
North arrow	Yes
Scale	Note of "Not to Scale"
PLAT SHEET	Provided
Title Block	
Project name and address	Project name and addresses shown
Approving Agency's name and address	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405, this is not shown on plat documentation anywhere
Consulting Engineer's name, address, and phone number	Anderson Wahlen & Associates, 2010 North Redwood Road, Salt Lake City, Utah 84116, 801-521-8529

Consulting Engineer's stamp, signature, and license expiration date	Anderson Wahlen & Associates, 2010 North Redwood Road, Salt Lake City, Utah 84116, 801-521-8529; engineer's stamp and signature provided
Date	Yes – 27 Oct, 2020
Names of approving agents with titles, stamps, signatures, and license expiration dates	Names of approving agents, titles shown; stamps shown; signatures not shown on plat at this time
Names of approving departments (Attorney, Planning Commission, Mayor, Engineer)	Shown on plat
Layout	
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 shown in packet; no existing signs or outdoor advertising; location of proposed on site lighting devices shown; signage concepts to be used for outdoor advertising provided with submission; architectural elevations provided; planned building lighting unknown
Location of underground tanks, dumpsters, etc	Underground storm water chambers location identified on C3.1 and details drawings of storm water chamber not provided, no other tanks present on site; dumpster and dumpster enclosure location shown in packet
Additional Information	
Benchmark	Provided
Basis of bearings	Provided
Legend	Provided
PLAN AND PROFILE SHEETS	Site plan and profile sheets provided
Title Block	
Project name and address	Project name and addresses shown
Approving Agency's name and address	Approving agency's name and address not shown Offsite Plans drawings: 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 – 27 Oct, 2020
Scale	Yes, scale is showing

Revision block with date and initials	Revision blocks shown and no comments yet
Sheet number and total sheets	Shown (33 total sheets: Site Plan and Sub documents, architectural renderings, lighting and photometrics, sign renderings, and RDA offsite road improvements project documents)
General	
North arrow	Yes
Street names	Shown – 300 West, 500 West, 550 West, Riverdale Road, and Shared Drive (Branz Way)
Lot numbers	Yes, shown; four proposed new lots shown
Reference to sheets showing adjacent areas	Not applicable
Center line stationing	Shown on plans
Existing natural ground	Provided
Signage	Building signage concepts not shown or provided at this time; may inquire more regarding future signage intent if desired; on site commercial center monument signage provided
Height	Monument – 6'6"
Size	Monument – approx. 26.72 sf
Locations	Monument location shown on site plan drawing
Colors	Monument rendering provided
Lighting	Monument lighting rendering provided
New and Existing Buildings	
Height and Size	New building - Height = Unknown at this time for either building; Building size Pad A = approx. 2,603 sq. ft., Pad B = approx. 2,603 sq. ft.
Location, setbacks, and all dimensions	Setbacks distances shown on sheets; approximates: front setback – unknown feet at nearest point, however more than exceeds minimum req of 20 ft; rear setback – Pad A = 40.7 ft at nearest point, Pad B = 38.2 ft at nearest point; south side setback – Pad A = 15.8 ft at nearest point, Pad B = internal 13 ft at nearest point; north side setback – Pad A = internal 14 ft at nearest point, Pad B = 16.3 ft at nearest point
Type of construction	Materials for structure, texture, color appearance provided on architectural drawings; DRC will be needed for this site plan

Type of occupancy and proposed uses	Regional commercial restaurants and drive-thru aisles for each pad
Show handicapped access	ADA accessible ramp and access areas shown and handicapped parking stalls shown
New and Existing Landscaping & Percentage	Percentage of landscaping provided for site is 20.8% and meets requirement of 20% or more landscaping coverage per City Code 10-14-12(B.)(2.)
Number of trees	13 trees, 145 shrubs, 7 perennials, 79 grasses
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 L1.1-L3.1
Xeriscaping alternatives being considered	Yes, xeriscaping seems to be applied a great deal in the decorative stone areas of landscape plan; for more, inquire of the developer
New and Existing Walls and Fences	
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
New and Existing Parking	
Location, area, and layout of off-street parking (size of stalls, regular and handicapped)	57 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
New and Existing Ingress and Egress	
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
New and Existing Streets	
All access points	Yes, this is shown
Center lines	Yes, this is shown
Right-of-way lines	Shown, "right-of-way" not identified
Face of curb lines	Yes, this is shown

Centerline slope	Shown on drawings for new private drives, road adjustments and established per previous 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/equipment shown on multiple sheets
Street lights	Yes, location of existing street light poles and power equipment shown; no newly proposed street light poles or devices appear to be planned
Street name signs	Location of street name signs on site not applicable to this location
Stop signs	Location of stop signs on site shown
UDOT approval (if required for project)	UDOT approval provided for private drive access (Branz Way) to Riverdale Road for this project; otherwise all internal access
Sidewalk (4' side with 4" of road base or 6' side with 6" of road base through the approach)	Yes, shown and defined on sheet C4.1; 500 West and shared driveway (Branz Way) shown on C1.1-1.2 and defined on C2.2
Planting Strip	No planting strips planned or available along Riverdale Road and internal private drive
New and Existing Storm Drainage	
Top of curb elevations	Shown on C2.1, in detail on sheet C4.1; 500 West and shared driveway shown on C1.1-2.1
Slope of gutter	Shown on C2.1, in detail on sheet C4.1; 500 West and shared driveway shown on C1.1-2.1
Manholes	Existing shown on multiple sheets; new shown on multiple sheets;
Invert elevations	Shown on C2.1, 500 West and shared driveway shown on C1.1 and C2.1, defer to City Engineer
Length, size, slope, and type of mains and laterals	Shown on C2.1 and 3.1, 500 West and shared driveway shown on C1.1 and C2.1, defer to City Engineer
Location of catch basins	Shown on C2.1 and 3.1, 500 West and shared driveway shown on C1.1 and C2.1
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, defer to City Engineer
Calculations for retention system	Appears to be shown on C3.1 and offsite plans on C2.1; defer to City Engineer
Method of storm water clean-up	Shown on sheets C2.1, C3.1, and C5.1-5.3; 500 West and shared driveway shown on C1.1, C2.1

New and Existing Sanitary Sewers	
Manholes	Existing shown on multiple sheets; new shown on multiple sheets;
Invert elevations	Shown on C2.1, 500 West and shared driveway shown on C1.1 and C2.1, defer to City Engineer
Length, size, type, and slope of mains and laterals	Shown on C2.1 and 3.1, 500 West and shared driveway shown on C1.1 and C2.1, defer to City Engineer
New and Existing Water Lines	
Length, size, type, and slope of mains and laterals	Shown on C2.1 and 3.1, 500 West and shared driveway shown on C1.1 and C2.1, defer to City Engineer
Location, size, and type of water meters, valves, and fire hydrants	Water meters not identified, size water meters unknown, type per public works; Location of new and existing valves shown on multiple pages in site plan and offsite plans on C2.1; Existing fire hydrants shown off site; new hydrants shown on offsite plans
New and Existing Gas Lines	
Size and type	Existing and new gas lines shown on multiple sheets, size shown; type not shown
New and Existing Electrical Lines	
Size, location, and type	Existing and new power lines locations shown, size and type not identified;
Location of power poles	Existing power poles and overhead lines location shown on multiple sheets; new power poles location shown on multiple sheets, where applicable
New and Existing Telephone Lines	
Location of poles, junction boxes, and manholes	Existing location of telephone lines shown; new telephone utility lines, junction boxes, poles and associated manholes not shown if applicable
New and Existing Cable TV Lines	
Location of lines (if applicable)	Cable TV lines not shown (if applicable)
DETAILED DRAWINGS	
Cross section of roadway (minimum 8” road base and 3” asphalt)	Refer to sheet C4.1 for roadway cross section
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; not identified as bicycle safe grates on gutter inlet boxes; defer to City Engineer

Cleanout box	Detail shown on sheets C4.3, location identified on multiple sheets; defer to City Engineer
Thrust blocking	Locations and detail not shown, where applicable; defer to City Engineer
Special energy dissipating or drop manholes	None showing and may not be applicable; defer to City Engineer
ADDITIONAL INFORMATION	
Soils report	Geotechnical report has been provided as completed by CMT Engineering Laboratories on September 10, 2019 for this site
Drainage and runoff calculations	Appears to be shown on C3.1 and offsite plans on C2.1; defer to City Engineer
Water right transfer documentation	Applicant needs to work with Public Works Department to provide adequate water rights for this site per 8-6-3 of City Code
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	Provided in packet
Corps of Engineers approval (if required)	Noted as FEMA flood zone determination outside of the 0.2% annual floodplain; no wetlands or Corps of Engineers approval req.
Zoning compliance	Yes, Community Commercial (C-2) meets intended uses for site design; conditional use permit approval will need to be provided by Planning Commission for proposed usage in C-2 zone, this is anticipated the same night as PC final review of project would occur
RDA compliance (if applicable)	In 550 West RDA area, but no applicable RDA regulations for this project
Use compliance	Yes, with understanding that Community Commercial (C-2) conditional use approval is needed 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	Currently Preliminary Submission approval consideration being reviewed by Planning Commission

DEPARTMENTAL STAFF REPORTS – 10/8/2020 to 11/5/2020

From: Shawn Douglas
Sent: Thu 11/5/2020 10:52 AM and 11:44 AM
To: Mike Eggett
Subject: Riverdale Landing

Mike,

This is my review for Riverdale Landing Phase 2. Thanks

Plan Review for Riverdale Landing Phase 2

Storm Water

1-Drainage system operation and maintenance plan and BMPS approved and recorded with plat.
2-Orfice plan detail, free board on detention/retention structure, free board on structure, and emergency overflow.
3-Hydralic separator or BMP's to treat storm water before water inters underground retention/detention or city system.
4-Storm water prevention plan for construction site including BMP's. All storm water inspections will need to completed on Compliance Go.
5-Notice of intent filed with state.
6-Note to certify retention/detention structure size after construction.
7-Retention/Detention structure design and materials shown.
8-Injection well permit if required.

Water

1-Meter box design as per Riverdale City standards.
2-Provide water usage peak demands.
3-Provide what water shares will be used to meet water requirements.

Other

1-Note requiring all construction and materials shall meet Riverdale City standards.
2-Note requiring all missing, nonfunctioning, and or damage surface improvements shall be replaced. (sidewalk, curb and gutter, fencing, etc.)
3-Cross access agreement for utilities.

Plan Review for Riverdale Landing Phase 2 Offsite

Storm Water

1-Drainage system operation and maintenance plan and BMPS approved and recorded with plat.
2-Orfice size, location and plan detail, free board on detention/retention structure, free board on structure, and emergency overflow.
3-Hydralic separator or BMP's to treat storm water before water inters underground retention/detention or city system.
4-Storm water prevention plan for construction site including BMP's. All storm water inspections will need to completed on Compliance Go.
5-Notice of intent filed with state.
6-Note to certify retention/detention structure size after construction.
7-Retention/Detention structure design and materials shown.
8-Injection well permit if required.
9-Location of detention basin is a problem for maintenance.

Streets

1-Street light on corner of 500 W
2-Radius on 500 W? Seems to sharper on the east side than the west is.

Water

1-Meter box design as per Riverdale City standards.
2-Remove water meter stub to North on Branz Way

Sewer

1-Manholes should be considered for the two sewer stubs on 500 W.
2-Remove sewer stub to North on Branz Way.

Other

1-Note requiring all construction and materials shall meet Riverdale City standards.
2-Note requiring all missing, nonfunctioning, and or damage surface improvements shall be replaced. (sidewalk, curb and gutter, fencing, etc.)

Shawn Douglas
Riverdale City Public Works
Sdouglas@Riverdalecity.com
801-394-5541 ext.1217

From: Scott Brenkman
Sent: Tue 11/3/2020 8:48 AM
To: Mike Eggett
Subject: RE: PC Mtg Preliminary Review request - Riverdale Landing Phase 2 Subdivision and Site Plan Proposal

I have no concerns.

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: Mike Eggett
Subject: RE: PC Mtg dept review request - Riverdale Landing Phase 2 Subdivision and Site Plan Proposal

No comments provided.

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

From: Randy Koger
Sent: Thu 10/8/2020 2:42 PM
To: Mike Eggett
CC: Jared Sholly
Subject: RE: PC Mtg dept review request - Riverdale Landing Phase 2 Subdivision and Site Plan Proposal

I do not see any issues at this time.

Comments made during this review are advisory and do not prevent the necessity of conforming with requirements which might have been overlooked in the review process.

Fire Marshal/Code Enforcement Officer
Riverdale City
801-436-1241

CIVIL ENGINEERING CONSULTANTS, PLLC.

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

5th November 2020

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Riverdale Landing, Phase 2 – Dedication and Vacation Plats, and Offsite Plans**
Subj: Preliminary Plat & Improvement Drawings Review

Dear Mike,

I have completed my review of the Preliminary Drawings of the above noted subdivision and submit the following comments for your consideration:

As the Subdivision moves forward - Please request the Developer or his Engineer, submit a response letter with their re-submittal of drawings answering all Engineering review comments contained herein.

Several review questions have been presented, and answers need to be provided.

1. An **electronic copy** of the final Plat, Improvement Drawings and Details must be submitted to the Public Work Department for record keeping via. our office, upon design completion and prior to approval of the final drawings from our office.

Dedication and Vacation Plat Concerns

Vacation Plat:

1. There are several proof-read errors which need to be checked by the Engineer and corrected.

2. A "Vacation Plat" will need to be provided separate from the "Subdivision Dedication Plat". Both separate Plat's can move forward simultaneously, as information is provided.

3. There are several easements shown on the submitted combined Plat which need to be identified as to location, bearing and distance ties are needed, the exact usage needs to be indicated, (Please

show bearings and distances width and length, etc.). The noted written and referenced "Easement Vacation Note" will need all easements to be shown on the plat.

4. What is being vacated? Show prior subdivision items - lot # 2 and lot #3, other items. Presently shown are the new items (roads, lots, easements for the new Plat, this seems to be in error for a vacation plat.

5. Remove the basis of bearing tie line to the proposed new Plat from the drawings.

6. The Riverdale City Engineer Signature block shall be written with the following:

   "I hereby certify that the "Office of the City Engineer" has examined the foregoing Plat and in our opinion the information conveyed herewith complies with the Public Works Standards and Specifications of Riverdale City."

7. Explain with key words what the vacating easements are along with the "Entry Numbers".

8. The Plat date needs to be shown and should have the "Month" with the year in the title box. There are also spelling errors which need to be corrected.

9. The name of the signers of the "Owner's Dedication" needs to be placed (printed) under the signature line to better identify signatures along with the title of the representative

10. There is an extra bearing S53°09'37"E in the center of Lot #203 which seems to be in error.

11. There are "Descriptions – bearings and distances" transposed upon the "Acknowledgement".

Dedication Plat:

1. Show the "Branz" access road on the Plat and label as a "Private Road" with a common easement to the Public.

2. Add the "Point of Beginning" to the drawing.

3. The developer's Engineer will need to re-check the boundary closure.

4. The following requirements are applicable and must be noted on the dedication Plat.

All Onsite "Utilities and Facilities" – On Private Property:

a. **Culinary Water Facilities:** All facilities i.e., pipes, service laterals, valves, bends, thrust blocks, fire hydrants, miscellaneous fittings are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.

b. **Sanitary Sewer Facilities:** All facilities i.e., pipes, manholes, laterals, pipeline cleaning, sewer backups are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.

c. **Storm Water Facilities:** All facilities i.e., pipes, manholes, inlet catch basins, orifice and orifice control structures, detention storage basins, overflow spillways are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.

d. **Roadways and Sidewalks Facilities:** All hard-surfacing facilities i.e., are the sole responsibility of the property owners to manage and repair to the City Standards when failures occur.

5. The Plat date needs to be shown and should have the "Month" with the year in the title box. There are also spelling errors which need to be corrected.

6. The name of the signers of the "Owner's Dedication" needs to be placed (printed) under the signature line to better identify signatures along with the title of the representative.

7. Please show "Point of Beginning".

8. The Riverdale City Engineer Signature block shall be written with the following:

   "I hereby certify that the "Office of the City Engineer" has examined the foregoing Plat and in our opinion the information conveyed herewith complies with the Public Works Standards and Specifications of Riverdale City."

9. Show in the "Legend" a note to set the property corners of the subdivision and centerline monuments.

10. There is an extra bearing S53°09'37"E in the center of Lot #203 which seems to be in error.

11. An address is needed for Lot #203.

12. There are several proof-read errors which need to be checked by the developer's Engineer and corrected prior to re-submittal.

Improvement Drawings

The submitted improvement drawings rely on the submitted Vacation and Dedication Plats, and in order to proceed properly the improvement drawings will need to be updated with all corrections made and then can be reviewed.

The drawings will need to be better reference to the Plat or the Vacation Plat. It would help if the submittal package, was better organized with explanation as to

Other items needing to be submitted:

1. The improvement drawings should be labeled as Lot #201 – Pad A & Pad B. Show utilities for the two pads. Will they have separate ownership for maintenance?

2. A Storm Water Management Plan needs to be submitted for review.

- The plan should include a sizing the storm water detention basin, inlet/outlet boxes orifice control, storm water treatment structures, graded basin floor, 12" perimeter freeboard, pipes, boxes, etc.
- Include a "Maintenance Plan".

3. A "Geotechnical Report" will need to be submitted for review. The report should address a pavement design, bearing capacity, ground water depths, soil percolation, typical geotechnical report items.

4. The improvement drawings will need to be finished:

    - Site flow pattern – directional arrows, pavement thicknesses, elevations.
    - Correct property lines inside of the site drawings, driving aisles.
    - Label all existing lots and streets to better clarify location of each site plan view.
    - Include all standard City details.
    - North arrows correctly placed with drawing scale on all drawings.
    - Plan & profile drawings for utilities.
    - Labels and dimensions all drawings.
    - Typical cross-sections, roadways, storm water features, etc.
    - Sidewalk and miscellaneous handicap required site features.
    - All details can be download at: https://www.cec-engineers.com/riverdale-city-standards.

If 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
Steve Brooks, City Attorney

Riverdale City

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

RIVERDALE CITY PLANNING COMMISSION
APPLICATION FOR COMMERCIAL SUBDIVISION SITE PLAN APPROVAL

CASE NO: 2020-07 DATE SUBMITTED: 9/22/2020 / 9/25/2020

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

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

PHONE: 801-410-8500 TAX I.D. NO: 060300047; 060300046; 060300044; 060310048; 060310049; 060300005; 060300006; 060300048; 060300049

ADDRESS OF SITE: South of 400 West & Riverdale Road, Riverdale, Utah

APPLICANT'S INTEREST: Site Plan Development for Restaurants on Pad A and Pad B

Application is hereby made to the Riverdale City Planning Commission requesting that a commercial subdivision consisting of (4) four (number of lots) lots be approved on 54,773 sq.ft. / 1.26 ac. (sq. ft./acreage) of property in the Commercial (C-2) zone in accordance with the attached site plan.

Eric Malmberg — Project Manager with Anderson Wahlen & Associates
Signature of Applicant

Lee R. Hansen
Signature of Property Owner

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

Lee R. Hansen
Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - $50 per lot/unit

Fee: $ $200.00 Date paid: 9/29/2020

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

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

Date: 10/13/2020, 11/10/2020, Decision of Commission: _____

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

Date: _____ Decision of Council: _____

Riverdale City

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

XBP Confirmation Number: 86757183

Transaction detail for payment to Riverdale City. **Date: 09/29/2020 - 12:09:31 PM**

Transaction Number: 134082796PT
Visa — XXXX-XXXX-XXXX-8943
Status: Successful

Account #	Item	Quantity	Item Amount
	Zoning ampamp Subdiv. Fee	1	$252.00
Notes: COMMERCIAL SITE PLAN APPROVAL			
	Zoning ampamp Subdiv. Fee	1	$200.00
Notes: COMMERCIAL SUBDIVISION SITE PLAN APPROVAL			
	Sundry Revenues	1	$75.00
Notes: CONDITIONAL USE PERMIT FEE			

TOTAL: $527.00

Billing Information
BRYNN ALEXANDER
, 84117

Transaction taken by: rboman

10-34-1500

Riverdale City

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

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

CASE NO: 2020-07 DATE SUBMITTED: 9/22/2020 9/25/2020

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: South of 400 West & Riverdale Road, Riverdale, Utah

APPLICANT'S INTEREST: Site Plan Development for Restaurants on Pad A and Pad B

Application is hereby made to the Riverdale City Planning Commission requesting that the following permitted use, be approved on approx. 54,773 sq.ft. / 1.26 ac. (sq. ft./acreage) of property in the Commercial (C-2) zone in accordance with the attached site plan.

Eric Malmberg — Project Manager with Anderson Wahlen & Associates
Signature of Applicant

Lee R. Hansen
Signature of Property Owner

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

Lee R. Hansen
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: $ $252.00 Date paid: 9/29/2020

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

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

Date: 10/13/2020, 11/10/2020 Decision of Commission: _____

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

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

Date: _____ Decision of Council: _____



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

XBP Confirmation Number: 86757183

Transaction detail for payment to Riverdale City. **Date: 09/29/2020 - 12:09:31 PM**

Transaction Number: 134082796PT
Visa — XXXX-XXXX-XXXX-8943
Status: Successful

Account #	Item	Quantity	Item Amount
	Zoning ampamp Subdiv. Fee	1	$252.00
Notes: COMMERCIAL SITE PLAN APPROVAL			
	Zoning ampamp Subdiv. Fee	1	$200.00
Notes: COMMERCIAL SUBDIVISION SITE PLAN APPROVAL			
	Sundry Revenues	1	$75.00
Notes: CONDITIONAL USE PERMIT FEE			

TOTAL: $527.00

Billing Information
BRYNN ALEXANDER
, 84117

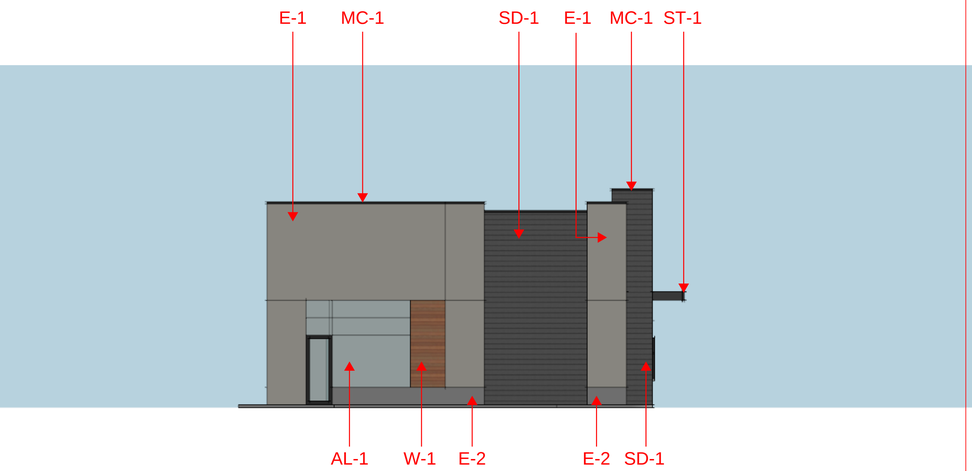
Transaction taken by: rboman



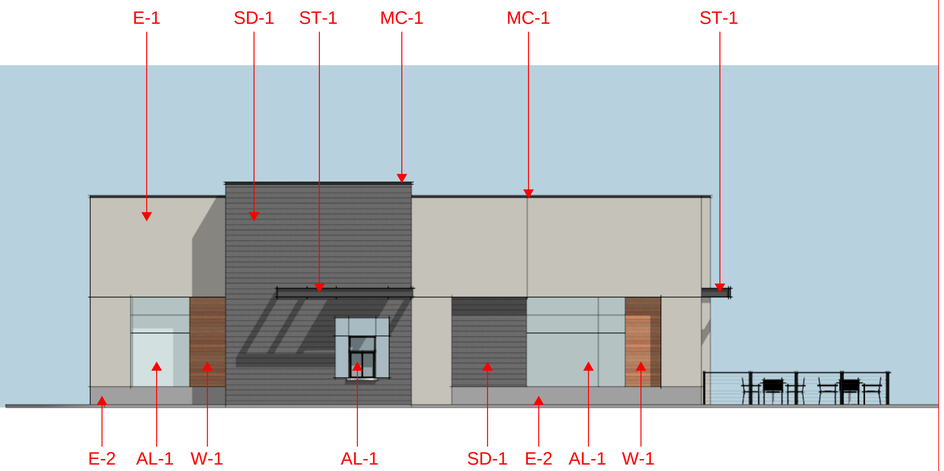




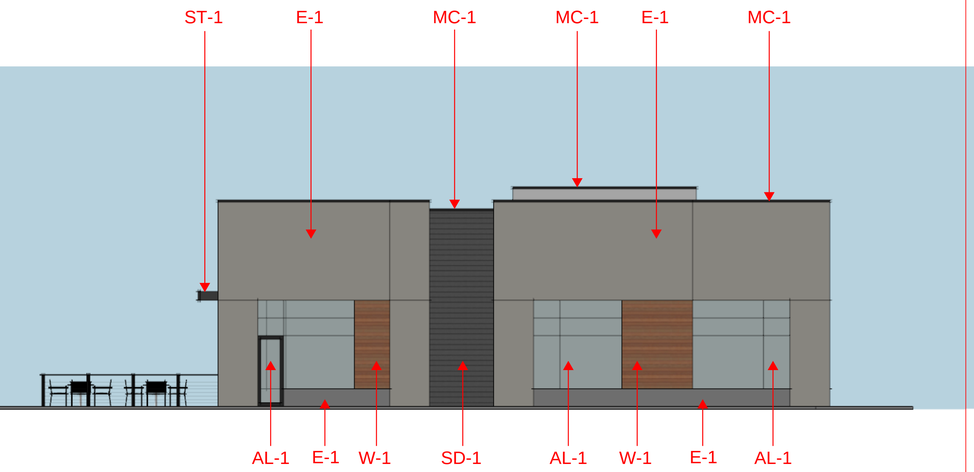




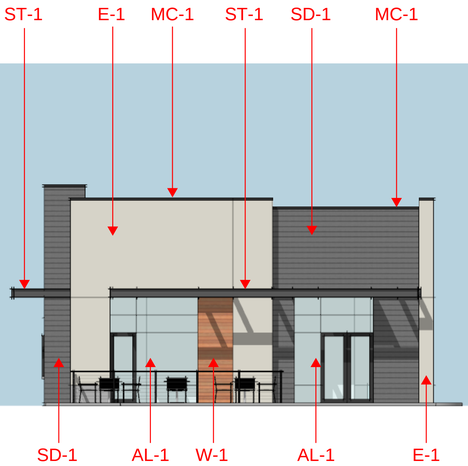
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

RIVERDALE LANDING PHASE II - PAD A RETAIL BUILDING (2,600 SF)

EXTERIOR FINISH LEGEND

E-1: EIFS
SANDPEBBLE FINE FINISH, BM OC-23 CLASSIC GRAY

E-2: EIFS
SANDPEBBLE FINE FINISH, SW 6233 SAMOVAR SILVER

SD-1: PAINTED HARDIE BOARD LAP SIDING
SHERWIN WILLIAMS - SW 6235 Foggy Day

W-1 SIMULATED WOOD SIDING
NICHIHA, VINTAGE WOOD, CEDAR

MC-1 PREFINISHED METAL CAP FLASHING
BLACK COLOR

ST-1 PAINTED STEEL CANOPY
SHERWIN WILLIAMS - SW 6993 BLACK OF NIGHT

AL-1 ALUMINUM STOREFRONT SYSTEM
SATIN BLACK FINISH



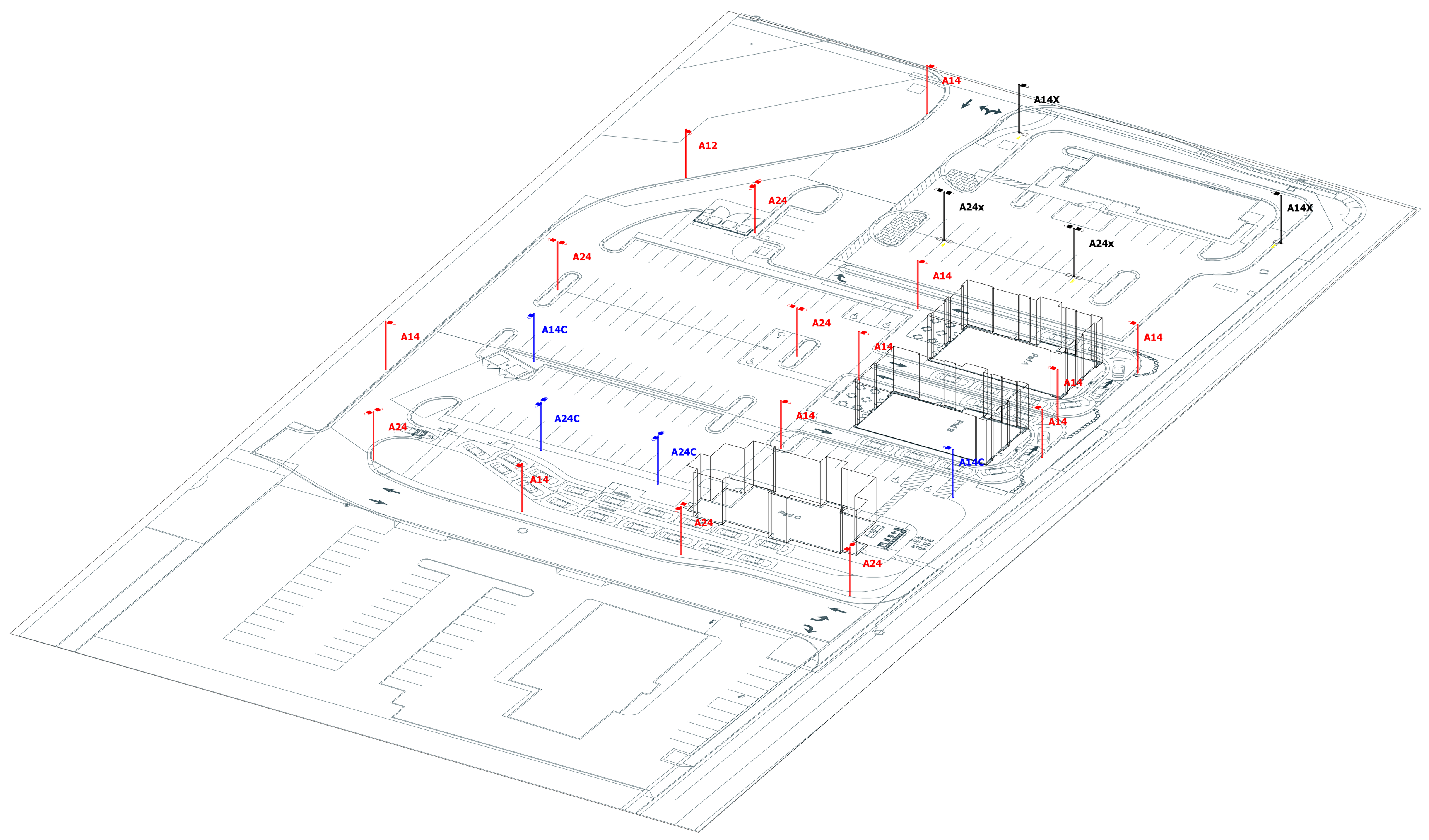
Babcock Design

RIVERDALE LANDING PHASE II - PAD A RETAIL BUILDING (2,600 SF)

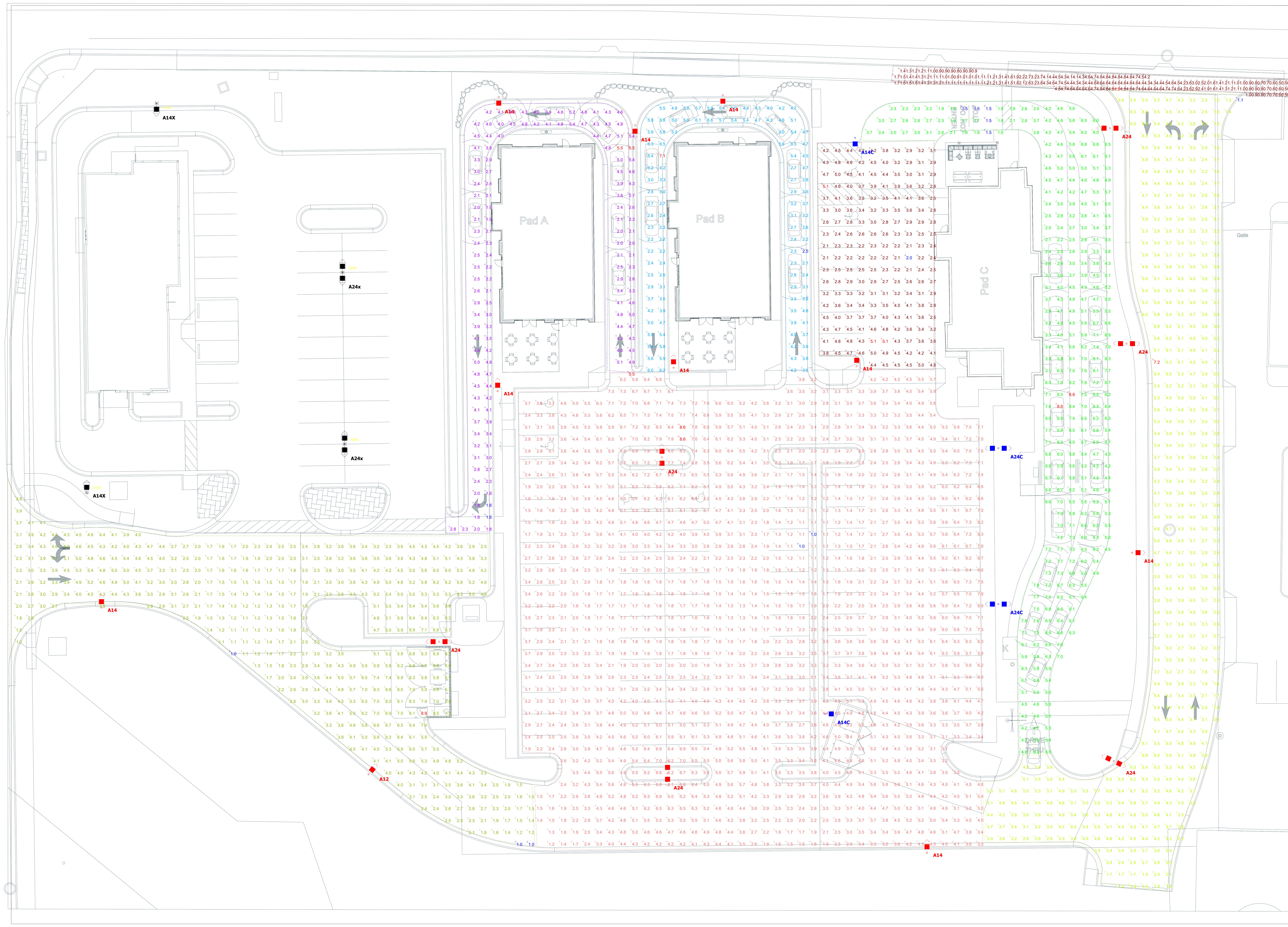
RIVERDALE CITY | UTAH

Salt Lake City 52 Exchange Place SLC, UT 84111 801.531.1144 | Boise 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcockdesign.com

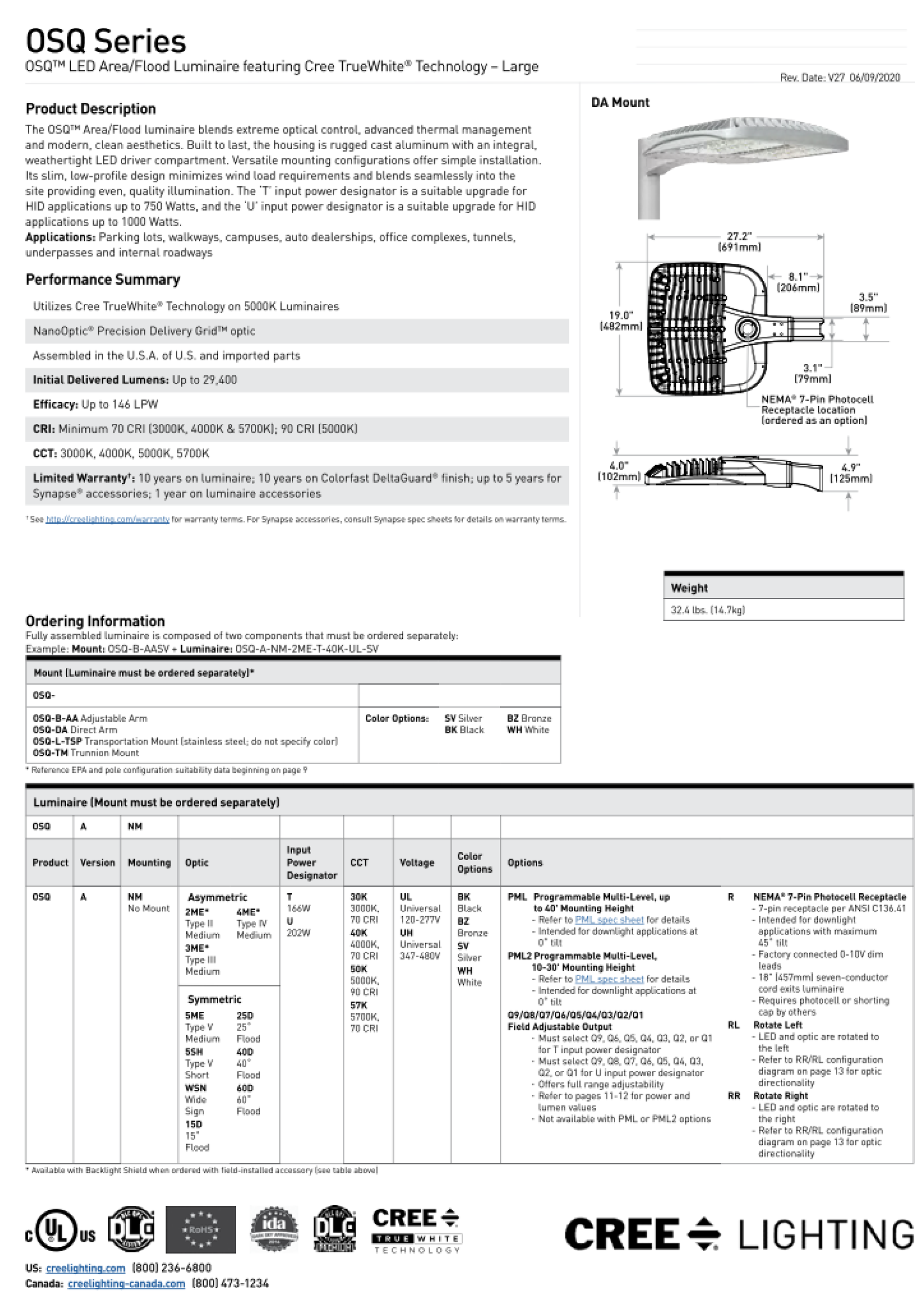
22 SEPTEMBER 2020



North East View



Plan View
Scale - 1" = 20ft



OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Large

Rev. Date: V27 06/09/2020

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'T' input power designator is a suitable upgrade for HID applications up to 750 Watts, and the 'U' input power designator is a suitable upgrade for HID applications up to 1000 Watts.
Applications: Parking lots, walkways, campuses, auto dealerships, office complexes, tunnels, underpasses and internal roadways

Performance Summary

Utilizes Cree TrueWhite® Technology on 5000K Luminaires
NanoOptic® Precision Delivery Grid™ optic
Assembled in the U.S.A. of U.S. and imported parts
Initial Delivered Lumens: Up to 29,400
Efficacy: Up to 146 LPW
CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)
CCT: 3000K, 4000K, 5000K, 5700K
Limited Warranty†: 10 years on luminaire; 10 years on Colorfast DeltaGuard® finish; up to 5 years for Synapse® accessories; 1 year on luminaire accessories

† See http://creelighting.com/warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

DA Mount

27.2" (691mm); 8.1" (206mm); 3.5" (89mm); 19.0" (482mm); 3.1" (79mm); NEMA® 7-Pin Photocell Receptacle location (ordered as an option); 4.0" (102mm); 4.9" (125mm)

Weight
32.4 lbs. (14.7kg)

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-B-AASV + **Luminaire:** OSQ-A-NM-2ME-T-40K-UL-SV

Mount (Luminaire must be ordered separately)*	
OSQ-	
OSQ-B-AA Adjustable Arm **OSQ-DA** Direct Arm **OSQ-L-TSP** Transportation Mount (stainless steel; do not specify color) **OSQ-TM** Trunnion Mount	**Color Options:** **SV** Silver **BK** Black **BZ** Bronze **WH** White

* Reference EPA and pole configuration suitability data beginning on page 9

Luminaire (Mount must be ordered separately)

OSQ	A	NM						
Product	Version	Mounting	Optic	Input Power Designator	CCT	Voltage	Color Options	Options
OSQ	A	NM No Mount	**Asymmetric** **2ME*** Type II Medium **3ME*** Type III Medium **4ME*** Type IV Medium **Symmetric** **5ME** Type V Medium **5SH** Type V Short **WSN** Wide Sign **15D** 15° Flood **25D** 25° Flood **40D** 40° Flood **60D** 60° Flood	**T** 166W **U** 202W	**30K** 3000K, 70 CRI **40K** 4000K, 70 CRI **50K** 5000K, 90 CRI **57K** 5700K, 70 CRI	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**PML** Programmable Multi-Level, up to 40' Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2** Programmable Multi-Level, 10-30' Mounting Height - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1** Field Adjustable Output - Must select Q9, Q6, Q5, Q4, Q3, Q2, or Q1 for T input power designator - Must select Q9, Q8, Q7, Q6, Q5, Q4, Q3, Q2, or Q1 for U input power designator - Offers full range adjustability - Refer to pages 11-12 for power and lumen values - Not available with PML or PML2 options **R** NEMA® 7-Pin Photocell Receptacle - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - 18" (457mm) seven-conductor cord exits luminaire - Requires photocell or shorting cap by others **RL** Rotate Left - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 13 for optic directionality **RR** Rotate Right - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 13 for optic directionality

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

CREE LIGHTING

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

Types A12, A14, A14C, A14X, A24, A24C, A24X

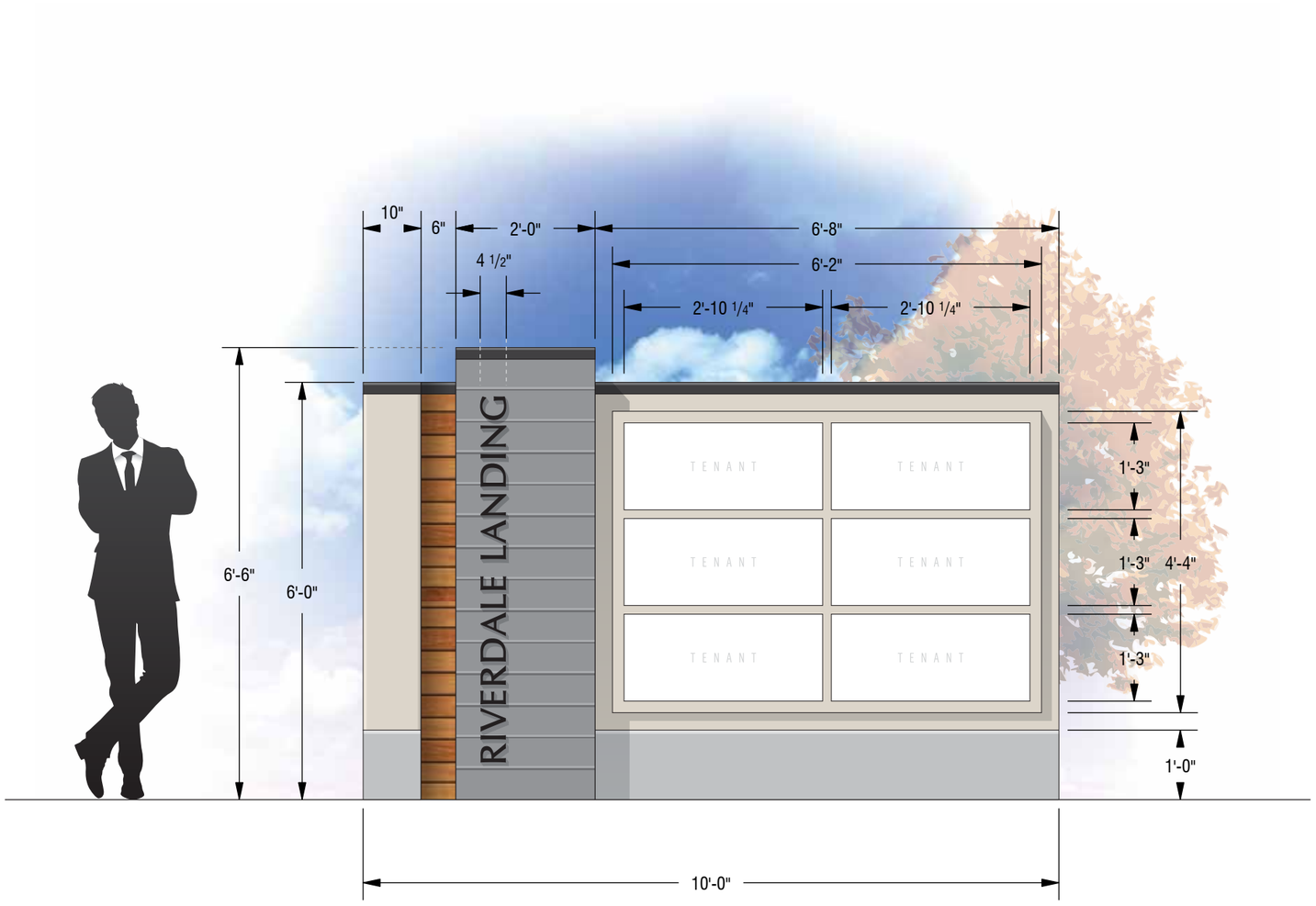
POLE HEIGHT IS 25', POLE BASE IS 2' = TOTAL 27'

Statistics

Description	Avg	Max	Min	Max/Min	Avg/Min	Symbol
Existing Entrance	3.7 fc	8.9 fc	1.0 fc	8.9:1	3.7:1	+
North New Drive	3.9 fc	7.2 fc	1.1 fc	6.5:1	3.5:1	+
PAD A Drive Thru	3.5 fc	5.5 fc	1.6 fc	3.4:1	2.2:1	+
PAD A,B,C Parking	3.8 fc	8.6 fc	1.0 fc	8.6:1	3.8:1	+
PAD B Drive Thru	4.1 fc	7.1 fc	2.0 fc	3.6:1	2.1:1	+
PAD C Drive Thru	5.1 fc	8.6 fc	1.5 fc	5.7:1	3.4:1	+
PAD C Extra Parking	3.4 fc	5.1 fc	2.0 fc	2.6:1	1.7:1	+
Sidewalk	2.3 fc	4.9 fc	0.2 fc	24.5:1	11.5:1	+

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution	Polar Plot	Notes
	A12		1	Cree Inc	OSQ-A-xx-2ME-T-57K-ULxxxxx CONFIGURED FROM OSQ-A-xx-2ME-U--40K-ULxxxxx	Cree OSQ Series Area Luminaire, Type II Medium, T Input Power Designator, 5700K CONFIGURED FROM Cree OSQ Series Area Luminaire, Type II Medium, U Input Power Designator, 4000K	CONFIGURED FROM MDA	1	OSQ-A-XX-2ME--T-57K-ULXXXXX_CONFIGURED.ies	22331	1	0.9	166	100%		Max: 17497cd	
	A14		9	Cree Inc	OSQ-A-xx-4ME-T-57K-ULxxxxx CONFIGURED FROM OSQ-A-xx-4ME-U--40K-ULxxxxx	Cree OSQ Series Area Luminaire, Type IV Medium, T Input Power Designator, 5700K CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium, U Input Power Designator, 4000K	CONFIGURED FROM MDA	1	OSQ-A-XX-4ME--T-57K-ULXXXXX_CONFIGURED.ies	22331	1	0.9	166	100%		Max: 15022cd	
	A14C		2	Cree Inc	OSQ-A-xx-4ME-T-57K-ULxxxxx CONFIGURED FROM OSQ-A-xx-4ME-U--40K-ULxxxxx	Cree OSQ Series Area Luminaire, Type IV Medium, T Input Power Designator, 5700K CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium, U Input Power Designator, 4000K	CONFIGURED FROM MDA	1	OSQ-A-XX-4ME--T-57K-ULXXXXX_CONFIGURED.ies	22331	1	0.9	166	100%		Max: 15022cd	
	A14X		2	Cree Inc	OSQ-A-xx-4ME-T-57K-ULxxxxx CONFIGURED FROM OSQ-A-xx-4ME-U--40K-ULxxxxx	Cree OSQ Series Area Luminaire, Type IV Medium, T Input Power Designator, 5700K CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium, U Input Power Designator, 4000K	CONFIGURED FROM MDA	1	OSQ-A-XX-4ME--T-57K-ULXXXXX_CONFIGURED.ies	22331	1	0.9	166	100%		Max: 15022cd	
	A24		6	Cree Inc	OSQ-A-xx-4ME-T-57K-ULxxxxx CONFIGURED FROM OSQ-A-xx-4ME-U--40K-ULxxxxx	Cree OSQ Series Area Luminaire, Type IV Medium, T Input Power Designator, 5700K CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium, U Input Power Designator, 4000K	CONFIGURED FROM MDA	1	OSQ-A-XX-4ME--T-57K-ULXXXXX_CONFIGURED.ies	22331	1	0.9	332	100%		Max: 15022cd	
	A24C		2	Cree Inc	OSQ-A-xx-4ME-T-57K-ULxxxxx CONFIGURED FROM OSQ-A-xx-4ME-U--40K-ULxxxxx	Cree OSQ Series Area Luminaire, Type IV Medium, T Input Power Designator, 5700K CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium, U Input Power Designator, 4000K	CONFIGURED FROM MDA	1	OSQ-A-XX-4ME--T-57K-ULXXXXX_CONFIGURED.ies	22331	1	0.9	332	100%		Max: 15022cd	
	A24x		2	Cree Inc	OSQ-A-xx-4ME-T-57K-ULxxxxx CONFIGURED FROM OSQ-A-xx-4ME-U--40K-ULxxxxx	Cree OSQ Series Area Luminaire, Type IV Medium, T Input Power Designator, 5700K CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium, U Input Power Designator, 4000K	CONFIGURED FROM MDA	1	OSQ-A-XX-4ME--T-57K-ULXXXXX_CONFIGURED.ies	22331	1	0.9	332	100%		Max: 15022cd	



INTERNALLY ILLUM DS MONUMENT SIGN

FACES
.1875" Acrylite White Acrylic
1st Surface Applied Plotted Vinyl

RETAINERS
2" .063 Aluminum
Painted; Satin Finish (to match building)

RETURNS
.063 Aluminum
Painted; Satin Finish (to match building)

ILLUMINATION
White LED
GE 6500K

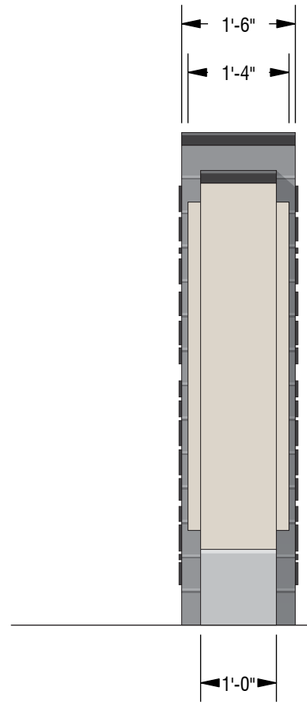
ACCENT COLUMN
.063 Aluminum Paneling to Match Building
Painted; Satin Finish (to match building)
.125" Aluminum Lettering
Painted; Satin Finish (black)
Mounted Flush to Accent Column as Required

VERTICAL WOOD ACCENT
Wood Paneling to Match Building (TBD)
White LED Accent Lighting Along Edge
(see sheet 1.02)

ACCENT TRIM
.063 Aluminum
Painted; Satin Finish (to match building)

MONUMENT BASE
.063 Aluminum
Painted; Satin Finish (to match building)

INSTALLATION
Concrete Footing & Steel Pole as Required



A Project Detail
SCALE 1/2" = 1'0"

Qty: 1 / ⦿ Install
26.72 ⧄

B Side Detail
SCALE 1/2" = 1'0"

UL	UL LABEL PLACEMENT	MONUMENTS SIGNS	PLACE LABEL TOWARDS THE BOTTOM OF GROUND SIGN ON BUILDING SIDE. ALL LABELS TO BE CENTERED AND STRAIGHT.

FILE PATH: NEW JOBSD / RIVERDALE LANDING / DESIGN / RDL RD M 001-20

SIGN
880 North 100 East, Lehi, UT 84043 801 766 0207

ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED, APPROVED AND MARKED PER N.E.C. 600-4. Inspected and labeled in accordance with UL Standards using UL listed parts and methods of installation in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

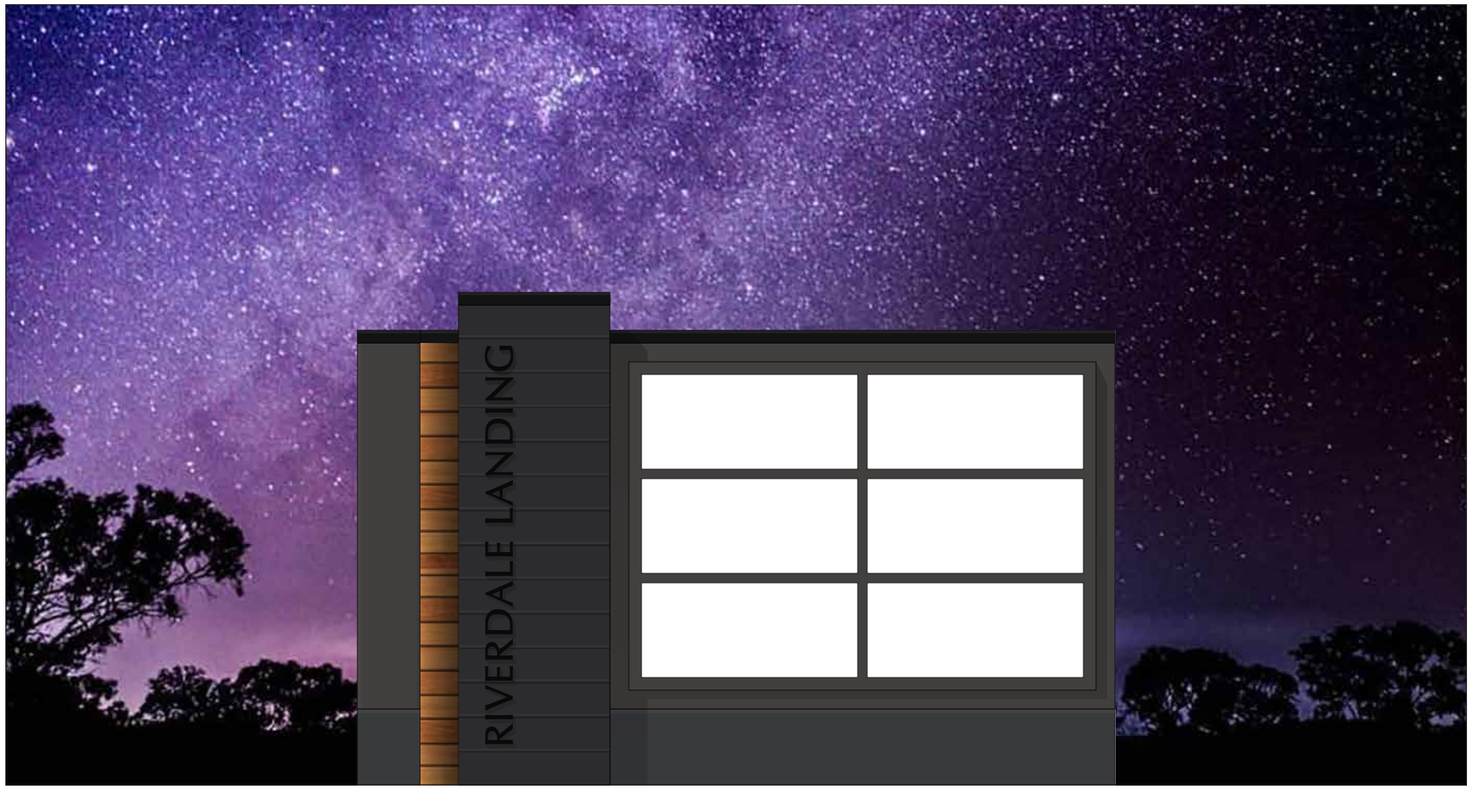
Volts Req'd: 120V Total Amps: 20.0 Circuits Req'd: 1

Primaries and final connection to sign by certified electrician.
Client to provide primary electric feed to within 6 feet of sign location.

APPROVED	CLIENT SIGNATURE	DATE
APPROVED	LANDLORD SIGNATURE	DATE

COMPANY Riverdale Landing
ADDRESS Riverdale, Utah
CITY STATE
CUSTOMER

DESIGN # RDL RD M 001-20
DATE 08/26/20
SHEET 1.01
SR Zane Latimer 801.755.2953



C Night View Rendering

SCALE 1/2" = 1'0"

UL LABEL PLACEMENT	MONUMENTS SIGNS	PLACE LABEL TOWARDS THE BOTTOM OF GROUND SIGN ON BUILDING SIDE. ALL LABELS TO BE CENTERED AND STRAIGHT.

FILE PATH: NEW JOBSD / RIVERDALE LANDING / DESIGN / RDL RD M 001-20

SIGN

880 North 100 East, Lehi, UT 84043 801 766 0207

ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED, APPROVED AND MARKED PER N.E.C. 600-4. Inspected and labeled in accordance with UL Standards using UL listed parts and methods of installation in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

Volts Req'd: 120V Total Amps: 20.0 Circuits Req'd: 1

Primaries and final connection to sign by certified electrician.
Client to provide primary electric feed to within 6 feet of sign location.

APPROVED	CLIENT SIGNATURE	DATE
APPROVED	LANDLORD SIGNATURE	DATE

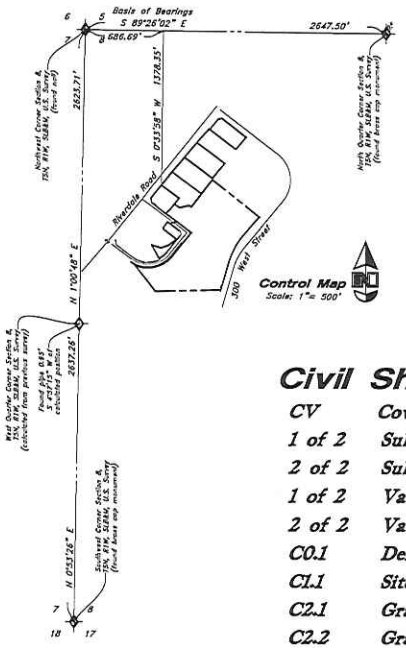
COMPANY	Riverdale Landing
ADDRESS	Riverdale, Utah
CITY STATE	
CUSTOMER	

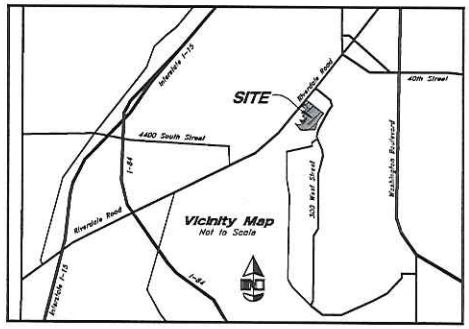
DESIGN #	RDL RD M 001-20
DATE	08/26/20
SHEET	1.02
SR	Zane Latimer 801.755.2953

Riverdale Landing Phase 2

Lot 201 (4194 South) And Lot 202 (4182 South) Riverdale Road

Riverdale, Utah





Property Owner - Developer

DRH Properties, LLC
5445 South Highland Dr.
Salt Lake City, UT 84117
Contact: Dee Hansen
Phone: 801-274-2002

Approving Agency

Riverdale City
4600 South Weber River Drive
Riverdale, UT 84405

Abbreviations

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

Legend

Proposed Curb & Gutter		Existing Improvements	
Proposed Open Face C & G		Existing Asphalt	
Proposed Asphalt		Existing Concrete	
Proposed Concrete		Existing Inlet Box	
Proposed Truncated Domes		Existing Catch Basin	
Proposed Inlet Box		Existing Manhole	
Proposed Catch Basin		Existing Fire Hydrant	FH
Proposed Manhole		Existing Water Valve	WV
Proposed Transformer		Existing Overhead Power Line	
Proposed Meter Box		Existing Water	W
Proposed Water Meter		Existing Secondary Water	SW
Proposed Combo Box		Existing Sewer	S
Proposed Fire Hydrant		Existing Storm Drain	SD
Proposed Water Valve		Existing Gas	G
Proposed Water Line		Existing Power	P
Proposed Sanitary Sewer		Existing Telephone	T
Proposed Storm Drain		Existing Fence	
Proposed Conduit Line		Flowline	
Proposed Power Line		Centerline	
Proposed Gas Line		Existing Contour	
Proposed Fire Line		Existing Spot	+78.00(EX)
Proposed Secondary Water Line		Existing Light Pole	
Proposed Roof Drain		Existing Street Light	
Proposed Fence		Existing Building	
Ridge line		Existing Telephone Box	TB
Grade Break		Existing Power Meter	PM
Proposed Contour		Existing Electrical Box	EB
Direction of Drainage		Existing Electrical Cabinet	ECAB
Proposed Spot	+ 78.00TA	Existing Gas Meter	GM
ADA Accessible Route		Existing Water Meter	WM
Property Line		Existing Irrig. Control Box	ICB
Sawcut Line		Existing Bollard	BOL
Proposed Light Pole		Existing Hose Bib	HB
Proposed Street Light		Working Point	
Proposed Building		Existing Deciduous Tree	
Existing Power Pole		Existing Coniferous Tree	
Existing Power Pole w/ Guy		Detail Number	
Existing Utility Marker		Sheet Number	
Existing Post			

Civil Sheet Index

CV	Cover Sheet
1 of 2	Subdivision Plat
2 of 2	Subdivision Plat
1 of 2	Vacation Plat
2 of 2	Vacation Plat
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
C5.1	Erosion Control Plan - Phase I
C5.2	Erosion Control Plan - Phase II
C5.3	Erosion Control Details
L1.1	Landscape Plan
L2.1	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 Community Map No. 49057C0435 F dated June 02, 2015. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual 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 Surveys.

Benchmark

(Brass Cap Monument) for the North Quarter of Section 8, T5N, R1W, SLB&M
Assigned Elevation = 4395.58 feet
Observed 29 Dec, 2016

Legal Description

All of Lot 201 as described on Riverdale Landing Phase 2 Subdivision

PRELIMINARY

#	DATE	DESCRIPTION
1	XXX	XXXX

Designed by: JB
Drafted by: DJW
Client Name:
DRH Co.
18-087 CV

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – awlengineering.net

Cover Sheet

Riverdale Landing Phase 2

Lot 201 (4194 South) and Lot 202 (4182 South) Riverdale Road
Riverdale, Utah

LICENSED PROFESSIONAL ENGINEER
No. 7294410-2202
DAVID J. WALMSLEY
STATE OF UTAH

27 Oct, 2020

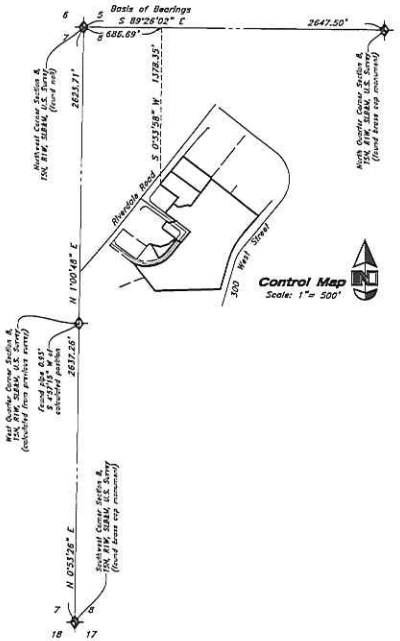
SHEET NO.
CV

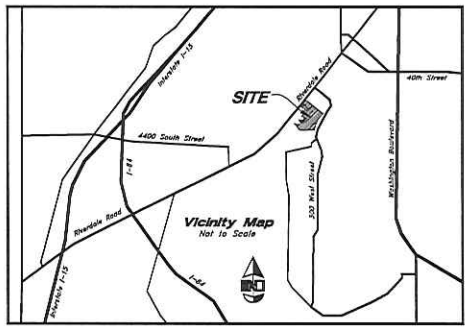
Riverdale Landing, Phase 2 Subdivision

All of Lots 2 and 3, Ruby River Plaza Subdivision Amended

Along with more land within the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian in Riverdale City, Weber County, Utah:

2020





Narrative

This Survey and Subdivision was requested by Dee Hansen to create 4 Lots.

This Survey retraces and honors a previous 2003 ALTA Survey by Great Basin Engineering – South which established the alignment of 500 West Street and the Parcels abutting to the North. A 2015 survey for Valley West Apartments by Anderson Wahlen & Associates was also honored which established general boundaries, control, and the new alignment of the 300 West improvements. A 2017 ALTA survey by Anderson Wahlen & Associates was also honored for this survey.

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 Surveys.

This area of Riverdale is notorious for deed problems and most descriptions have no basis of bearings and must be interpreted to fit together.

State Highway plans were acquired but no Right-of-way markers were recovered for the alignment of Riverdale Road.

Stakeout of lot corners will be placed as construction strategies have been determined.

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 West Northerly Corner of Riverdale Landing Phase 1 Subdivision on the Southeasterly Line of Riverdale Road located 686.69 feet South 89° 26' 03" East along the Section Line; and 1378.35 feet South 0°33'58" West from the Northwest Corner of said Section 8; and running thence along said Southeasterly Line of Riverdale Road the following four courses: Northeasterly along the arc of a 9,943.50 foot radius curve to the right a distance of 21.66 feet (Center bears South 51°37'05" East, Central Angle equals 0°07'29" and Long Chord bears North 38°26'39" East 21.66 feet) to a point of tangency; North 38°30'24" East 89.75 feet; North 39°39'14" East 206.29 feet; and North 39°39'07" East 2.89 feet; thence South 52°43'27" East 309.06 feet to the Northwesterly Line of Greenhill at Riverdale Subdivision; thence South 38°36'32" West 9.08 feet along said Northwesterly Line to the West Westerly Corner of said subdivision; thence South 51°19'52" East 536.55 feet along the Southwesterly Line of said subdivision to the most Southerly Corner thereof on the Westerly Line of 300 West Street; thence along said Westerly Line the following three courses: South 41°02'26" West 195.44 feet to a point of curvature; Southwesterly along the arc of a 675.00 foot radius curve to the left a distance of 295.18 feet (Central Angle equals 25°03'21" and Long Chord bears South 28°30'46" West 292.84 feet to a point of tangency; and South 15°59'05" West 256.81 feet to the North Line of Highland View Subdivision; thence along said North Line the following two courses: South 88°30'40" West 572.85 feet; and North 37°34'50" West 148.16 feet to the most Easterly Corner of Ruby River Subdivision as it was Amended by the Ruby River Plaza Subdivision Amended; thence along said subdivision boundary the following two courses : North 37°43'43" West 155.81 feet; and North 52°29'47" West 16.42 feet to the to the Southerly Line of 550 West Street as dedicated to 20.50 foot half-width; thence along said Southerly Line the following three courses: South 61°18'22" East 19.71 feet; Southeasterly, Easterly, and Northeasterly along the arc of a 261.09 foot radius curve to the left a distance of 370.77 feet (Center bears North 29°42'12" East, Central Angle equals 81°21'53" and Long Chord bears North 79°01'15" East 340.39 feet; and North 38°34'23" East 146.23 feet; to the Northeast End of said 550 West Street as dedicated; thence North 58°37'49" West 41.31 feet to the Northwesterly Line of said Street; thence along said Northwesterly Line of said Street the following two courses: South 38°24'23" West 141.21 feet; and Southwesterly along the arc of a 220.09 foot radius curve to the right a distance of 90.18 feet (Center bears North 51°39'41" West, Central Angle equals 23°28'50" and Long Chord bears South 50°04'34" West 89.55 feet) to the most Easterly Corner of Lot 1 of said Ruby River Plaza Subdivision; thence North 28°11'09" West 144.58 feet along the Easterly Line of said Lot 1 to the Northeasterly Corner thereof; thence along the old established Subdivision Line the following three courses: South 73°46'25" East 88.17 feet; North 69°16'35" East 68.50 feet; and North 49°41'35" East 78.60 feet; thence North 58°37'49" West 5.89 feet; thence North 28°47'00" East 8.30 feet; thence North 51°47'00" West 140.05 feet; thence North 25°08'28" East 8.29 feet; thence North 34°48'36" East 62.92 feet to the Southerly Line of 550 West Street as it exists at 25.00 feet half-width; thence along said Southerly Line the following two courses: South 53°09'37" East 24.47 feet; and North 76°50'23" East 65.27 feet; thence North 53°09'37" West 120.35 feet along the Northeasterly Line of said 550 West Street to the most Southerly Corner of Riverdale Landing Phase 1 Subdivision; thence along the boundaries of said subdivision the following four courses: North 36°50'23" East 31.49 feet; North 47°50'52" East 26.28 feet; North 38°00'31" East 122.37 feet to the most Easterly Corner; and North 53°19'37" West 134.27 feet to the point of beginning.

Contains 665,970 sq ft
or 15.289 acres
4 Lots

Surveyor's Certificate

I Bruce D. Pimper a Professional Land Surveyor in the State of Utah do hereby certify for, and on behalf of Anderson Wahlen & Associates; that this Plat of Riverdale Landing, Phase 2 Subdivision in Weber County, Utah has been correctly drawn to the designated scale and is true and correct representation of the herein described lands based on data compiled from records in the Weber County Recorder's Office and from a survey made on the ground.

Signed this day of , 20 .

362256
License No.

PRELIMINARY

Bruce D. Pimper

Owner's Dedication

Know all men by these presents that I/we, the undersigned owner(s) of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said plat Riverdale Landing, Phase 2 Subdivision, and do hereby dedicate, grant and convey to Riverdale City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage; and (3) those parcels designated as public open space, parks, trail or easements, or of similar designation.

In witness whereby I Have hereunto set my hand This _____ Day of _____ AD, 20____.

by: _____
Its:

by: _____
Its:

Acknowledgment

State of }
} ss
County of }

On this ____day of _____, 2020 personally appeared before me, _____ the signer of the foregoing instrument, who duly acknowledged to me that he is _____ of _____, and is authorized to execute the foregoing Dedication in its behalf and that he executed it in such capacity.

Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____
A Notary Public Commissioned in Utah

(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

_____
A Notary Public

Riverdale City Planning Commission	Riverdale City Engineer	Riverdale City Approval	Riverdale City Attorney
Approved by the Riverdale City Planning Commission on the _____ Day of _____ 20____.	I hereby certify that I have carefully investigated the lines of Survey of the foregoing plat and legal description of the land embraced therein, and find both to be correct and to agree with the lines and monuments on record in this office. Signed this _____ Day of _____ 20____.	This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Riverdale City, Utah this _____ Day of _____ 20____.	Approved by the Riverdale City Attorney on the _____ Day of _____ 20____.
_____ Chair, Riverdale City Planning Commission	_____ Riverdale City Engineer	_____ Riverdale City Mayor _____ Attest	_____ Riverdale City Attorney

Sheet 1 of 2

Weber County Recorder

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____

WEBER COUNTY RECORDER

BY: _____ DEPUTY

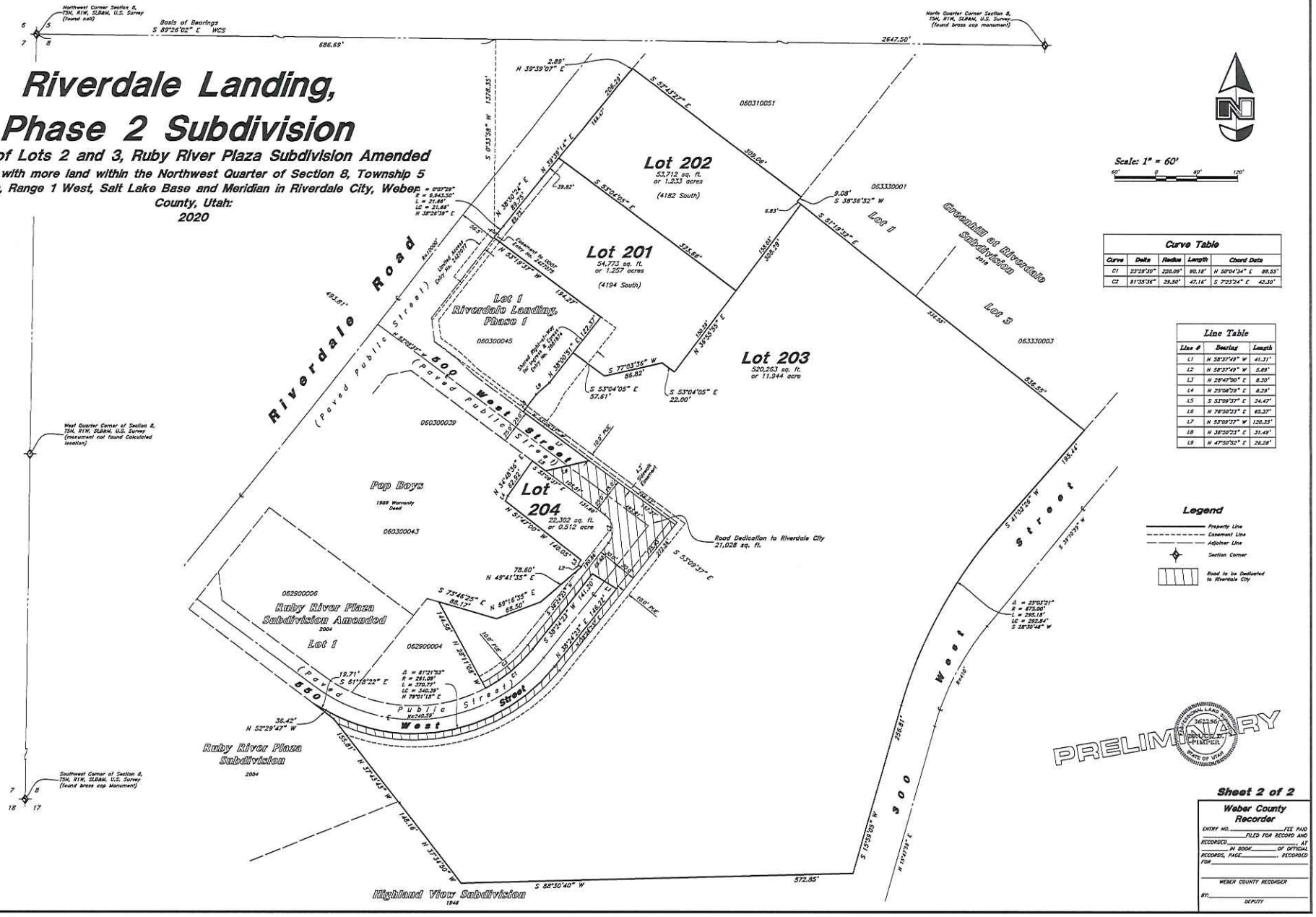
18-037 Sub P2

Riverdale Landing, Phase 2 Subdivision

All of Lots 2 and 3, Ruby River Plaza Subdivision Amended

Along with more land within the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian in Riverdale City, Weber County, Utah:

2020



Curve Table

Curve	Delta	Radius	Length	Chord Data
C1	23°28'30"	220.09'	90.18'	N 58°04'34" E 89.55'
C2	91°35'36"	29.50'	47.16'	S 7°23'24" E 42.30'

Line Table

Line #	Bearing	Length
L1	N 38°37'49" W	41.31'
L2	N 58°37'49" W	5.89'
L3	N 28°47'00" E	8.30'
L4	N 25°56'26" E	8.24'
L5	S 53°09'37" E	24.42'
L6	N 76°50'23" E	65.37'
L7	N 53°09'37" W	126.35'
L8	N 36°50'23" E	31.49'
L9	N 47°50'52" E	26.26'

Legend

- Property Line
- Easement Line
- Adjoiner Line
- Section Corner
- Road to be Dedicated to Riverdale City

PRELIMINARY

Sheet 2 of 2

Weber County Recorder

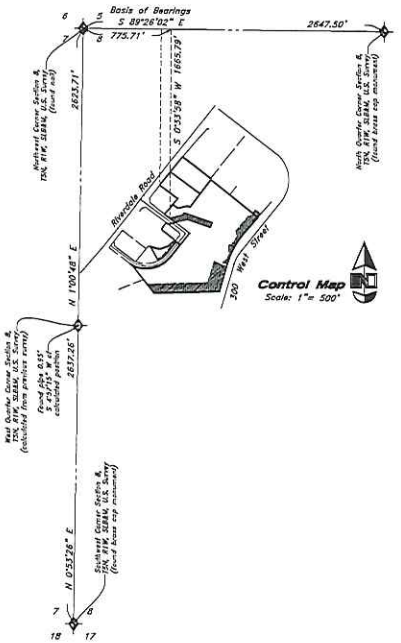
ENTRY NO. _____ FEE PAID _____
RECORDED _____ FILED FOR RECORD AND _____ AT _____
IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____

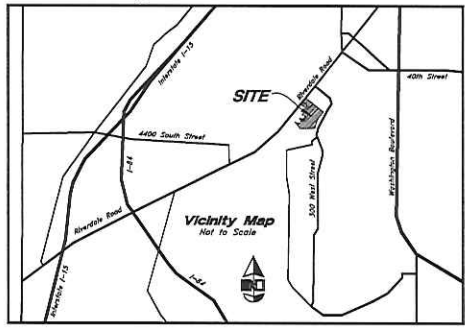
WEBER COUNTY RECORDER

BY: _____
DEPUTY

Riverdale Landing, Phase 2 Vacation Plat

Vacating a portion of 500 West Street and Riverdale City slope and utility easements within All of Lots 2 and 3, Ruby River Plaza Subdivision Amended along with more land within the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian in Riverdale City, Weber County, Utah: 2020





Narrative

This Survey and Vacation Plat was requested by Riverdale City in order to depict Vacated Easements and Right of Way.

This Survey retraces and honors a previous 2003 ALTA Survey by Great Basin Engineering - South which established the alignment of 300 West Street and the Parcels abutting to the North. A 2015 survey for Valley West Apartments by Anderson Wahlen & Associates was also honored which established general boundaries, control, and the new alignment of the 300 West Improvements. A 2017 ALTA survey by Anderson Wahlen & Associates was also honored for this survey.

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 Surveys.

This area of Riverdale is notorious for deed problems and most descriptions have no basis of bearings and must be interpreted to fit together.

State Highway plans were acquired but no Right-of-way markers were recovered for the alignment of Riverdale Road.

Slakeout of lot corners will be placed as construction strategies have been determined.

Descriptions

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

Beginning at a point on the Northeasterly Line of 500 West Street located 775.71 feet South 89°26'02" East along the Section Line; and 1665.79 feet South 0°33'58" West from the Northwest Corner of said Section 8; and running thence along the old right-of-way lines the following six courses: North 76°50'23" East 111.40 feet; North 38°28'23" East 27.62 feet; South 71°10'37" East 264.53 feet; South 18°40'23" West 50.00 feet; North 71°10'37" West 217.84 feet; South 76°50'23" West 104.22 feet; thence North 53°09'37" West 65.27 feet to the point of beginning.

Contains 18,289 sq ft

Vacating the Non-Buildable Area and 38' Utility, Slope & Roadway Easement on Lot 2, Ruby River Plaza Subdivision recorded January 12, 2004 as Entry No. 2004950 in Book 59 of Plats at Page 12 and on Lot 2, Ruby River Plaza Subdivision Amended recorded March 15, 2004 as Entry No. 2017704 in Book 59 of Plats at Page 38.

Vacating that Perpetual Slope Easement recorded May 23, 2005 as Entry No. 2104751.

Vacating that Perpetual Slope Easement recorded May 23, 2005 as Entry No. 2104753.

Surveyor's Certificate

I Bruce O. Pimper a Professional Land Surveyor in the State of Utah do hereby certify for, and on behalf of Anderson Wahlen & Associates; that this Vacation Plat of Riverdale Landing, Phase 2 Subdivision in Weber County, Utah has been correctly drawn to the designated scale and is true and correct representation of the herein described lands based on data compiled from records in the Weber County Recorder's Office and from a survey made on the ground.

Signed this day of , 20 .

License No. 362256 — Bruce O. Pimper

PRELIMINARY

Owner's Dedication

Know all men by these presents that I/we, the undersigned owner(s) of the hereon described tract of land, hereby vacate easements and right of way and name said plat Riverdale Landing, Phase 2 Vacation Plat, and do hereby vacate from Riverdale City, Utah: (1) all those parts or portions of said tract of land designated as streets; (2) those certain public utility and drainage easements as shown hereon.

In witness whereby I Have hereunto set my hand This _____ Day of _____ AD, 20____

by:

its:

Acknowledgment

State of }ss

County of }

On this _____ day of _____, 2020 personally appeared before me, _____ the signer of the foregoing instrument, who duly acknowledged to me that he is _____ of _____ and is authorized to execute the foregoing Dedication in its behalf and that he executed it in such capacity.

Notary Public Full Name: _____

Commission Number: _____

My Commission Expires: _____

A Notary Public Commissioned in Utah

(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 18)

_____
A Notary Public

Riverdale City Planning Commission	Riverdale City Engineer	Riverdale City Approval	Riverdale City Attorney
Approved by the Riverdale City Planning Commission on the _____ Day of _____ 20____.	I hereby certify that I have carefully investigated the lines of Survey of the foregoing plat and legal description of the land embraced therein, and find both to be correct and to agree with the lines and monuments on record in this office. Signed this _____ Day of _____ 20____.	This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Riverdale City, Utah this _____ Day of _____ 20____.	Approved by the Riverdale City Attorney on the _____ Day of _____ 20____.
_____ Chair, Riverdale City Planning Commission	_____ Riverdale City Engineer	_____ Riverdale City Mayor _____ Attest	_____ Riverdale City Attorney

Weber County Recorder

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____

_____
WEBER COUNTY RECORDER

BY: _____
DEPUTY

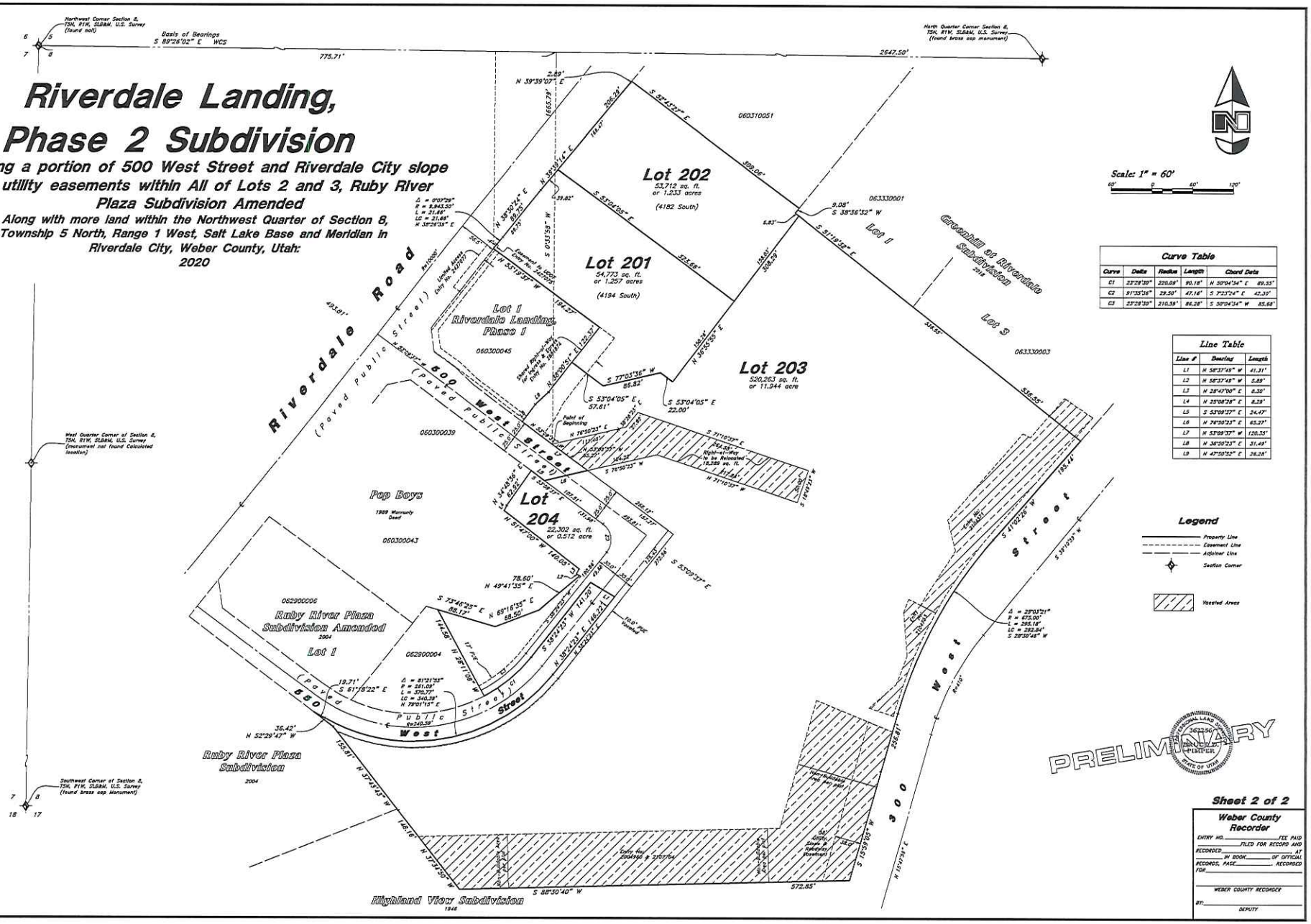
Sheet 1 of 2

15-037 Sh P2

Riverdale Landing, Phase 2 Subdivision

Vacating a portion of 500 West Street and Riverdale City slope and utility easements within All of Lots 2 and 3, Ruby River Plaza Subdivision Amended

Along with more land within the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian in Riverdale City, Weber County, Utah: 2020



Curve Table

Curve	Delta	Radius	Length	Chord Data
C1	23°28'30"	220.09'	90.16'	N 39°04'54" E 89.55'
C2	91°35'16"	29.50'	47.16'	S 7°23'24" E 42.30'
C3	23°28'30"	210.39'	86.26'	S 39°04'54" W 85.68'

Line Table

Line #	Bearing	Length
L1	N 58°37'48" W	41.31'
L2	N 58°37'48" W	5.29'
L3	N 28°47'00" E	8.39'
L4	N 25°08'26" E	8.29'
L5	S 53°09'37" E	24.47'
L6	N 76°50'23" E	65.23'
L7	N 53°09'37" W	120.35'
L8	N 36°50'23" E	31.49'
L9	N 47°50'52" E	26.28'

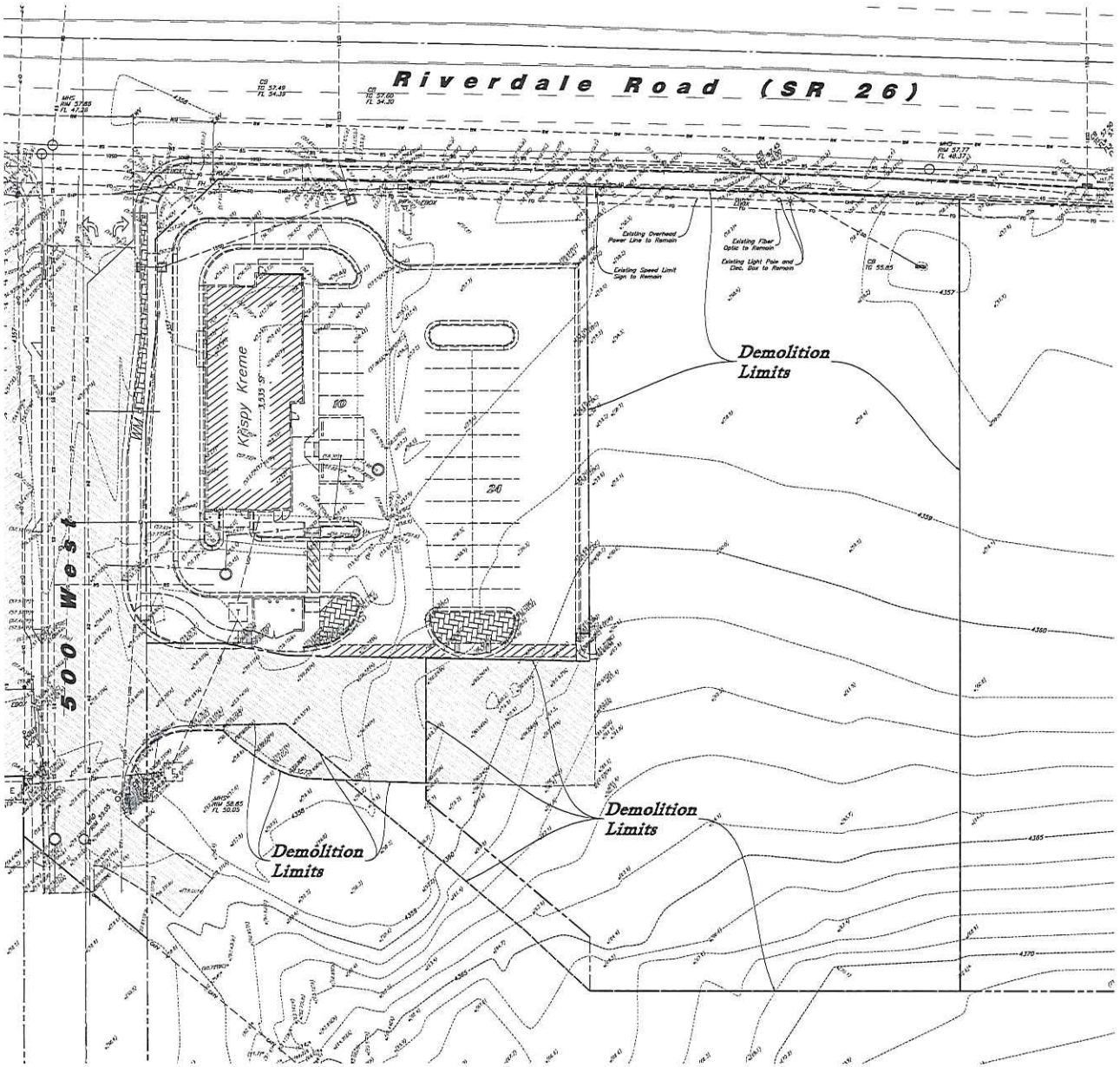
Sheet 2 of 2

Weber County Recorder

ENTRY NO. _____ FEE PAID _____
RECORDED _____ FILED FOR RECORD AND _____ AT _____
IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____

WEBER COUNTY RECORDER

BY: _____
DEPUTY



Scale: 1" = 20'

20' 0 20' 40'

General Demolition Notes:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, 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.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum 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.
6. Clear and grub trees, shrubs, and vegetation within construction limits, disposed to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is 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.
10. 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.
11. 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.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of soil materials or contaminated soil.
16. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

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.
BLUE STAKES OF UTAH
www.bluestakes.org
1-800-662-4111

PRELIMINARY

NO.	DATE	DESCRIPTION

Designed by: JR
Drafted by: DJW
Client Name:
DRH Co.
16-087 DM

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-3529 — Arlingtontgroup

Demolition Plan

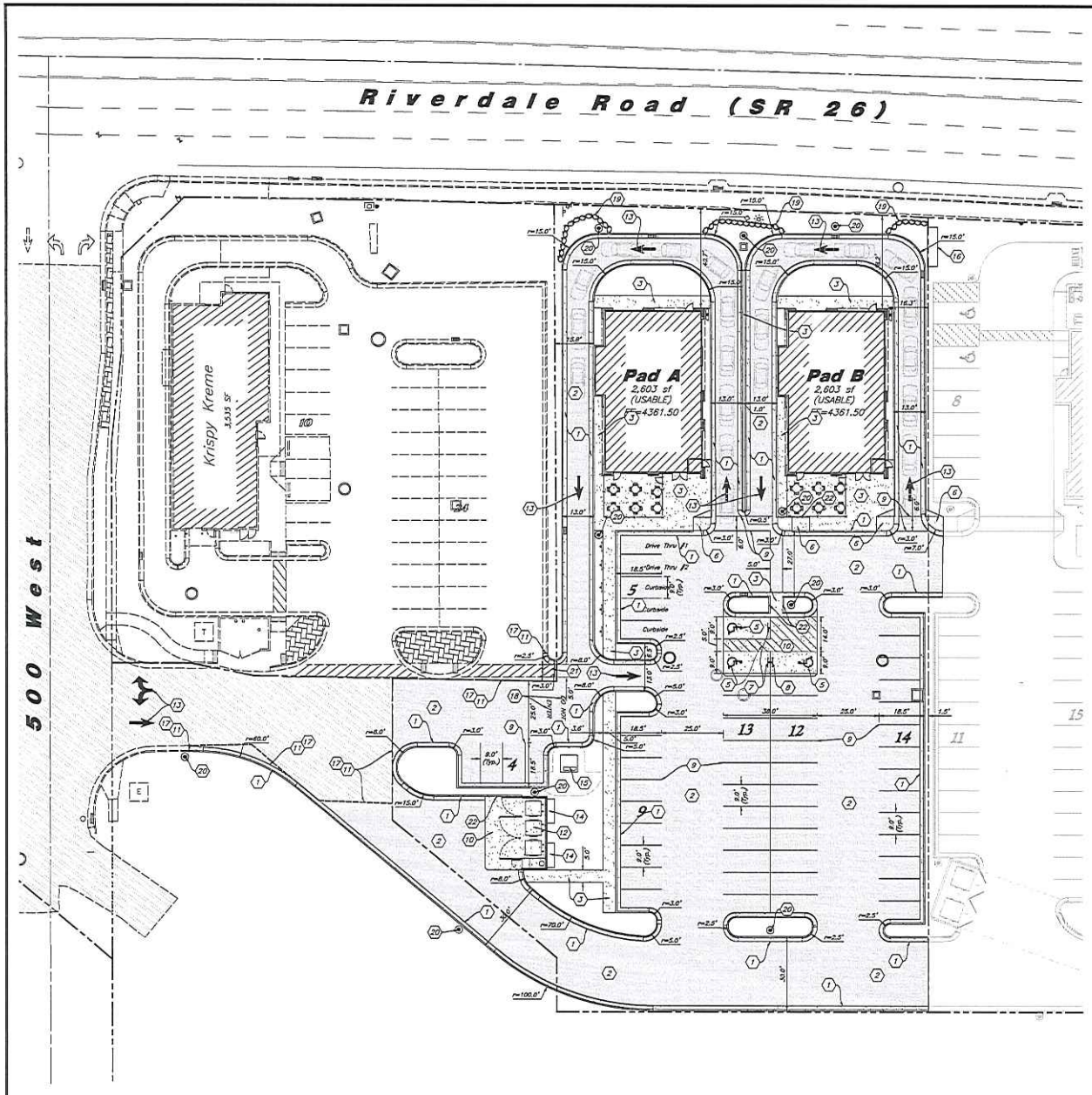
Riverdale Landing Phase 2

Lot 201 (4194 South) and Lot 202 (4182 South) Riverdale Road
Riverdale, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7254510-2202
DAVID W. LAULUSES
STATE OF UTAH

27 Oct, 2020

SHEET NO.
C0.1



Site Data

Site Area = 54,773 s.f. (1.26 ac.)
Landscape Area Provided = 11,381 s.f. (20.8%)
Impervious Area Provided = 38,186 s.f. (69.7%)
Building Area = 5,206 s.f. (9.5%)
Parking Required = 1/100 s.f. = 52 stalls
Parking Provided = 60 stalls (11.5/1,000)

Scale: 1" = 20'

20' 0 20' 40'

Site Construction Notes

1. Const. 24" Curb & Gutter (1 C4.1)
2. Const. Asphalt Paving (2 C4.1)
3. Const. Conc. Sidewalk (4 C4.1)
4. Not Used
5. Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (1 C2.3)
6. Const. Accessible Ramps per ICC/ANSI A117.1 (Latest Edition) (See Grading Details and Notes) (C2.3)
7. Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (2 C2.3) (3 C2.3)
8. Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (2 C2.3) (3 C2.3)
9. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness
10. Const. Conc. Paving (6 C4.1)
11. Sawcut; Provide Smooth Clean Edge
12. Dumpster Enclosure (See Arch. Plans)
13. Const. Directional Arrows per MUTCD
14. Power Meters (See Elec. Plans)
15. Transformer (See Elec. Plans)
16. Monument Sign for Pads A, B, & C (By Separate Permit)
17. Conn. & Match Existing Improvements
18. Const. "Do Not Enter" Pavement Message Striping
19. Const. 18" to 24" Retaining Rock
20. Light Pole (See Elec. Plans)
21. Const. 4" White Diagonal Paint Stripe. 45° @ 2.0' O.C.
22. Const. 6" Wide Conc. Curb Wall (20 C4.1)

General Site Notes:

1. All dimensions are to back of curb unless otherwise noted.
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Const. curb transition at all points where curb abuts sidewalk, see detail.
5. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
6. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

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.

Survey Control Note:

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

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

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

PRELIMINARY

NO.	DATE	DESCRIPTION
1	XX.X.X	XXXX

Designed by: JR
Drafted by: DJW
Client Name:
DRH Co.
16-087 SP

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-3529 – AWAengineering.net

Site Plan

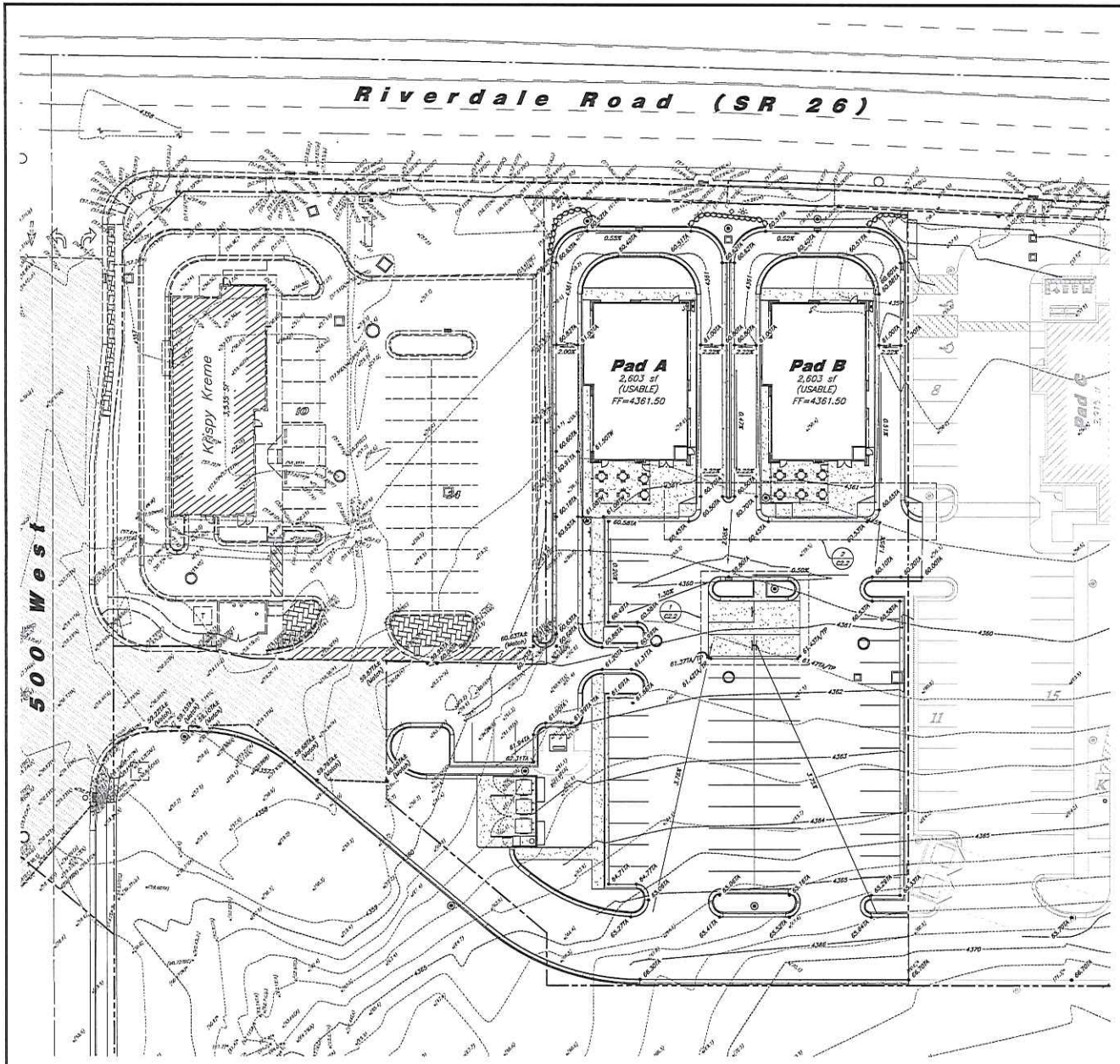
Riverdale Landing Phase 2

Lot 201 (4194 South) and Lot 202 (4182 South) Riverdale Road
Riverdale, Utah

REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
No. 7734140-2202
DAVID J. WALMSLEY

27 Oct, 2020

SHEET NO.
C1.1



Scale: 1" = 20'

20' 0 20' 40'

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 benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permittee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. The recommendations in the following Geotechnical Engineering Report by CMT Engineering Laboratories are included in the requirements of grading and site Preparation. The Report is titled "Geotechnical Engineering Study, Proposed Bronz Property Commercial Development, About 4700 South Riverdale Road, Riverdale, Utah"

    Project No.: 13250
    Dated: September 10, 2019
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Curb and Gutter Construction Notes:

1. Open face gutter shall be constructed where drainage is directed away from curb.
2. (1) 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. (2) Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
6. Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

1. Concrete sidewalk shall be constructed with a cross slope of 1.5% (2.00% Maximum) unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades shown on the plan. where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%
3. Refer to the Site Plan for sidewalk dimensions.

REV	DATE	DESCRIPTION
X	XXX	XXXX

Designed by: JR
Drafted by: DJW
Client Name:
DRH Co.

16-087 GR

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAengineering.net

Grading Plan

Riverdale Landing Phase 2

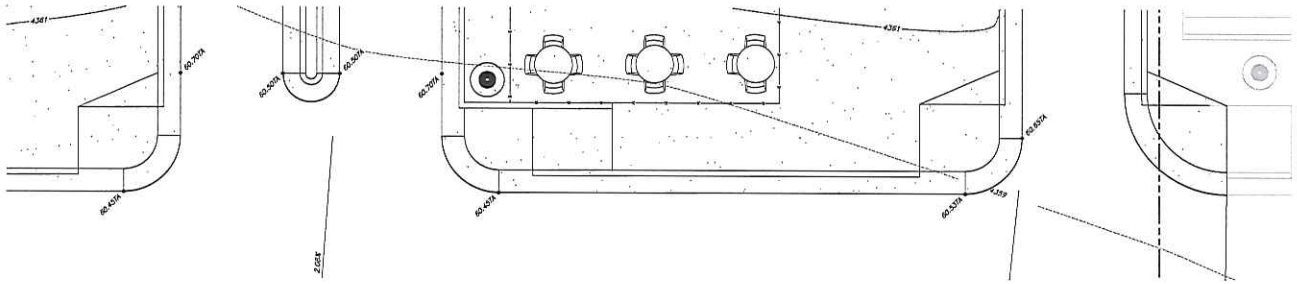
Lot 201 (4194 South) and Lot 202 (4182 South) Riverdale Road
Riverdale, Utah

PRELIMINARY

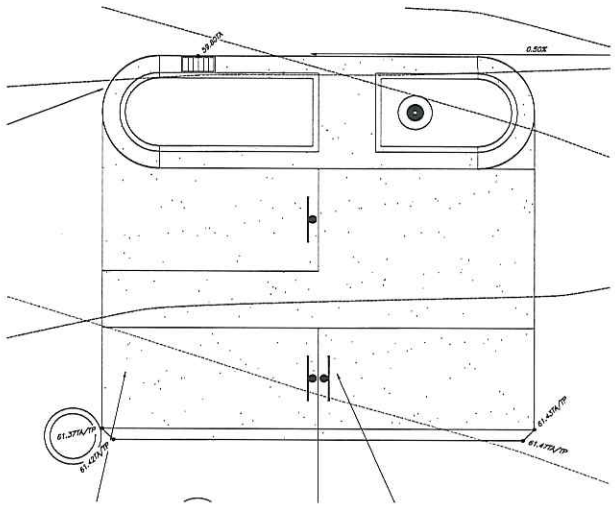
LICENSED PROFESSIONAL ENGINEER
No. 7314446-2202
DAVID J. WALKENHORST
STATE OF UTAH

27 Oct, 2020

SHEET NO.
C2.1



2 **Curb Ramp Detail**
Scale: 1" = 3'



1 **Accessible Stalls Grading Detail**
Scale: 1" = 3'

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

Public Curb Ramp Construction Notes

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

Private Curb Ramp Construction Notes

1. Slopes provided are per Anderson Wahlen & 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 state of Accessible and Useable Buildings and Facilities (ICC/ANSI A117.1-Latest Edition) and/or FHAA.
3. Counter slopes of adjoining gutters & paving adjacent to the curb ramp shall not be steeper than 4.50%.
4. Accessible ramp flares shall be poured separately from ramp to ensure proper slopes.
5. Contractor to transition curb or sidewalk height from 6" to 0" reveal. Curb or sidewalk height to match ramp throughout transition.

PRELIMINARY

#	DATE	REVISION
1	XXX	XXXX

Designed by: JH
Drafted by: DJW
Client Name:
DRH Co.
16-087 GP

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAengineering.net

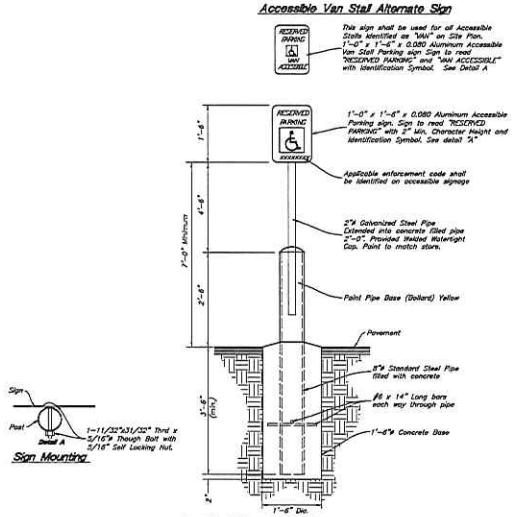
Grading Details and Notes

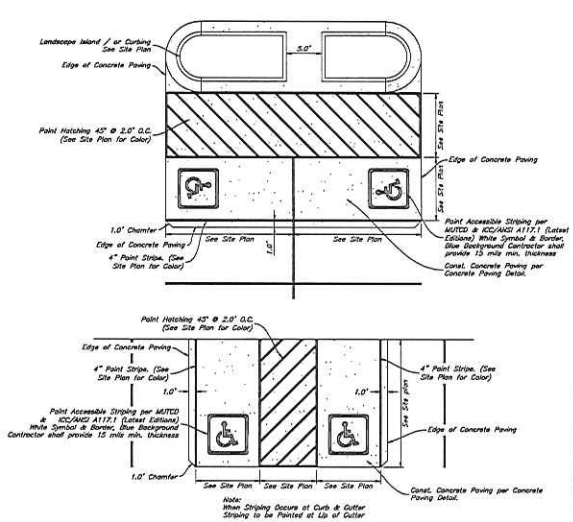
Riverdale Landing Phase 2
Lot 201 (4194 South) and Lot 202 (4182 South) Riverdale Road
Riverdale, Utah

LICENSED PROFESSIONAL ENGINEER
No. 7394445-2202
DAVID J. WALMSLEY
STATE OF UTAH

27 Oct, 2020

SHEET NO.
C2.2





PRELIMINARY

#	DATE	DESCRIPTION

Designed by: JR
Drafted by: DJH
Client Name:
DRH Co.
16-087 GP

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 — AWAengineering.net

Accessible Details and Notes

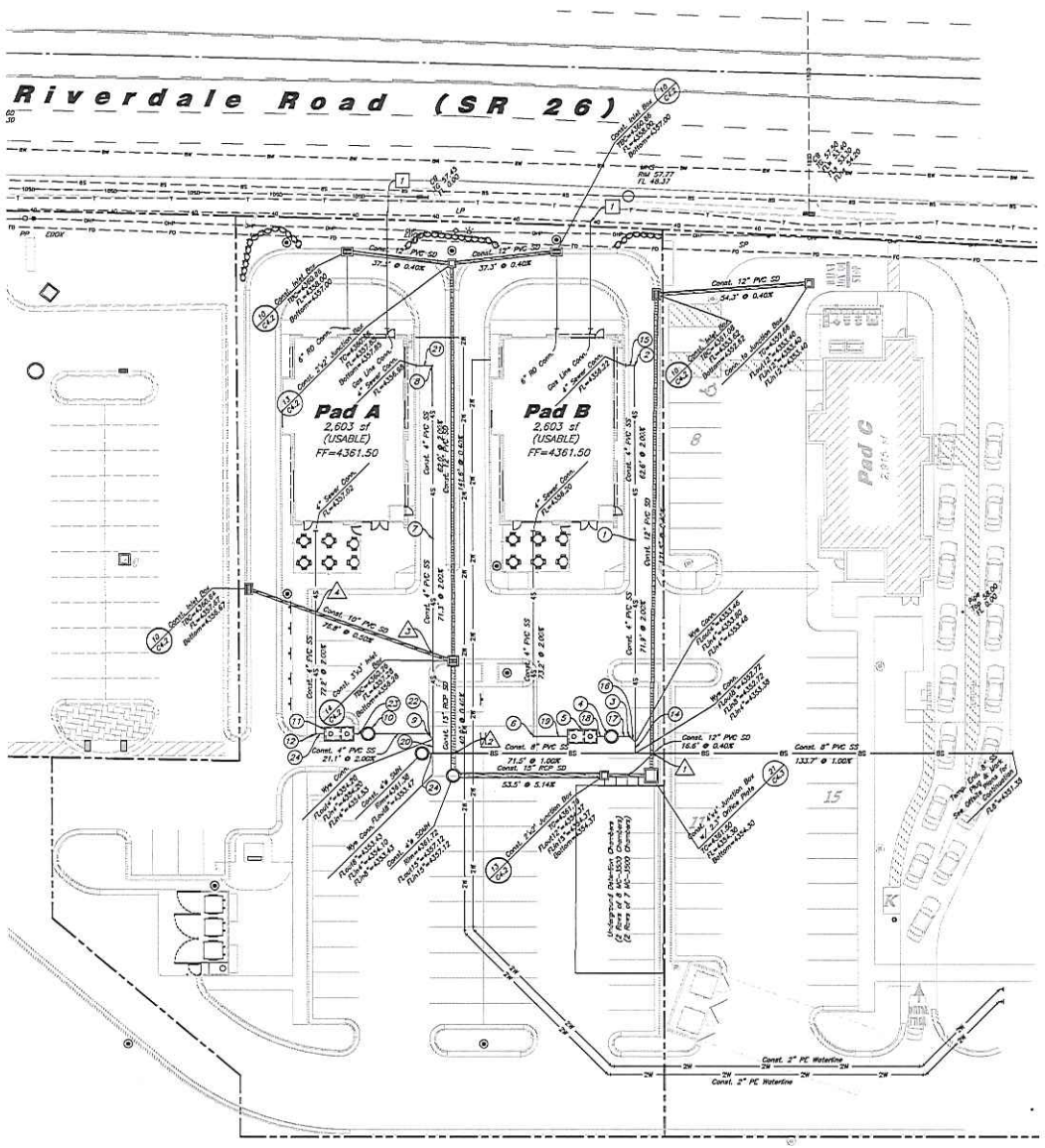
Riverdale Landing Phase 2

Lot 201 (4194 South) and Lot 202 (4182 South) Riverdale Road
Riverdale, Utah

STATE OF UTAH — LICENSED PROFESSIONAL ENGINEER — No. 7394419-2202 — DAVID J. HALMSTAD — 10/27/20

27 Oct, 2020

SHEET NO.
C2.3



(1) Const. 4" C.O.T.C. — Flout4"=4354.90 — Flin4"=4354.90 — 17 C4.3
(2) Const. 4" C.O.T.C. — Flout4"=4356.15 — Flin4"=4356.15 — 17 C4.3
(3) Const. 4" C.O.T.C. — Flout4"=4353.85 — Flin4"=4353.85 — 17 C4.3
(4) Const. 4" Sampling MH — Flout4"=4352.99 — Flin4"=4354.18
(5) Const. Grease Interceptor — Flout4"=4354.39 — Flin4"=4354.39
(6) Const. 4" C.O.T.C. — Flout4"=4354.73 — Flin4"=4354.74 — 17 C4.3
(7) Const. 4" C.O.T.C. — Flout4"=4355.63 — Flin4"=4355.63 — 17 C4.3
(8) Const. 4" C.O.T.C. — Flout4"=4356.87 — Flin4"=4356.87 — 17 C4.3
(9) Const. 4" C.O.T.C. — Flout4"=4354.39 — Flin4"=4354.59 — 17 C4.3
(10) Const. 4' Sampling MH — Flout4"=4355.01 — Flin4"=4355.21
(11) Const. Grease Interceptor — Flout4"=4355.42 — Flin4"=4355.42
(12) Const. 4" C.O.T.C. — Flout4"=4355.58 — Flin4"=4355.58 — 17 C4.3

(13) Const. 8" PVC SS — 4.0" @ 1.00%
(14) Const. 4" PVC SS — 4.0" @ 2.00%
(15) Const. 4" PVC SS — 3.2" @ 2.00%
(16) Const. 4" PVC SS — 2.8" @ 2.00%
(17) Const. 4" PVC SS — 11.6" @ 2.00%
(18) Const. 4" PVC SS — 10.2" @ 2.00%
(19) Const. 4" PVC SS — 17.2" @ 2.00%
(20) Const. 4" PVC SS — 5.0" @ 2.00%
(21) Const. 4" PVC SS — 5.7" @ 2.00%
(22) Const. 4" PVC SS — 2.8" @ 2.00%
(23) Const. 4" PVC SS — 10.2" @ 2.00%
(24) Const. 4" PVC SS — 8.2" @ 2.00%

Conn. to Exist. 4" Gas Line

PIPE CROSSING — 12.0 INCH PVC PIPE: ID: 4354.27 — 8.0 INCH PVC PIPE: CD: 4353.33 — SEPARATION: 0.94'
PIPE CROSSING — 12 INCH CONCRETE PIPE: ID: 4357.15 — 8.0 INCH PVC PIPE: CD: 4354.03 — SEPARATION: 3.12'
PIPE CROSSING — 10.0 INCH PVC PIPE: ID: 4357.32 — 4.0 INCH PVC PIPE: CD: 4355.14 — SEPARATION: 2.18'
PIPE CROSSING — 10.0 INCH PVC PIPE: ID: 4357.54 — 4.0 INCH PVC PIPE: CD: 4356.76 — SEPARATION: 0.78'

Const. 30 StormTech (Model MC-3500) Chambers per Manufacturer Stds. Contractor to Provide Submittal on Full Chamber, Isolator Row, and Header/Manifold System for Approval Prior to Installation.

6.206 of Required
6.366 of Provided
Top of Chambers = 4358.05
Bottom of Chamber = 4354.30
Bottom of Stone = 4353.55
Flin = 4354.37
Flout = 4354.30

Scale: 1" = 20'
20' 0 20' 40'

General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. 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.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

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

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type 'K.'

Water Main Lines and Fire Lines

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

Sanitary Sewer Lines

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

Storm Drain Lines

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger – Reinforced Concrete Pipe, ASTM C76, Class III

Pad A Building Data	
Type:	V-B
Square Footage:	2,603
Fire Sprinkled:	Y
Building Height:	1
Fire Flow Required:	1,500 gpm

Pad B Building Data	
Type:	V-B
Square Footage:	2,603
Fire Sprinkled:	Y
Building Height:	1
Fire Flow Required:	1,500 gpm

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 Water Calculations

Developed Conditions for Pads A & B

Area Type	Area (ft^2)	C
Roof	5208	0.9
Hard Surfaces	28186	0.95
Landscape	11301	0.15
Subtotals=	54773	

Total= 1.26 acres
C average= 0.78

Frequency: 100 Year — Release Rate (CFS)= 0.25 (0.2 CFS/Acre)

Time (min)	Intensity (in/hr)	Total Vol. (ft^3)	Release Vol (ft^3)	Required Storage (ft^3)
5	6.69	2025	75	1949
10	5.24	3060	151	2909
15	4.34	3828	226	3602
30	2.92	5149	453	4696
45	2.34	6189	679	5510
60	1.81	6363	905	5477
90	1.43	7564	1358	6206
120	1	7053	1811	5242
180	0.686	7257	2716	4541
360	0.382	8082	5432	2650
720	0.235	9944	10864	-920
1440	0.131	11087	21728	-10641

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	
100 Year Event	
Q=CdA(2g(h^1/2	
Flow (Q) =	0.25
Head (h) =	3
Cd=	0.62
Area (in^2)=	4.20
Dia (in) =	2.31

Storm Drain & Sanitary Sewer Note:
All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

Know what's below. Call 811 before you dig. BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. www.bluestakes.org 1-800-662-4111

PRELIMINARY

Designed by: JR
Drafted by: DJW
Client Name:
DRH Co.
18-087 UT

#	DATE	DESCRIPTION
1	XX/XX	XXXX

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWAengineering.net

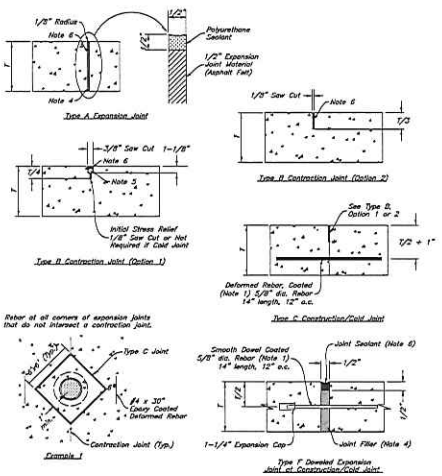
Utility Plan
Riverdale Landing Phase 2
Lot 201 (4154 South) and Lot 202 (4182 South) Riverdale Road
Riverdale, Utah

LICENSED PROFESSIONAL ENGINEER — JAMES D. WAHLEN — 162222 — STATE OF UTAH

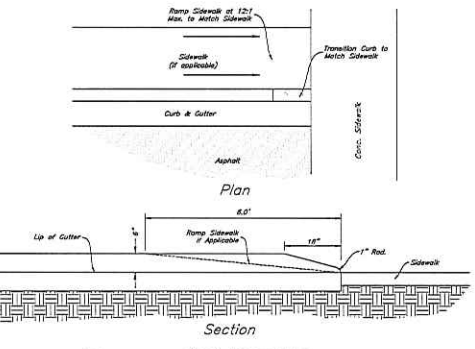
27 Oct, 2020

SHEET NO.
C3.1

1. REINFORCEMENT: ASTM A 615, grade 60, galvanized or epoxy coated deformed steel rebar or smooth steel dowels with diameter and length as indicated.
   A. Space rebar and dowels at 12 to 15 inches on center.
   B. Grease dowels to provide movement in expansion joints.
   C. Keep tie bars in the vertical center of the concrete slab and perpendicular to the joint during concrete placement.
2. SAWING: Keep at least 3 working power saws on-site when concrete is being placed. Saw crack control joints (contraction joints) before shrinkage cracking takes place. Do not tear or ravel concrete during sawing. In cool weather, the joint sawing may be delayed only for the time required to prevent tearing and raveling the concrete. Cut joints to dimensions recommend by sealant manufacturer and approved by ENGINEER.
3. JOINTS: Lay out joints to aid construction and control random cracking.
   A. Joint Spacing shall be 12 feet maximum on center in both directions.
   B. Extend transverse contraction joints continuously across the full width of the concrete. Make the joints coincide with curb and gutter joints.
   C. Make adjustments in joint locations to meet inlet or manhole locations.
   D. Expansion Joints shall be placed where concrete abuts a building wall, sidewalk, curb, gutter or any immovable structure.
4. JOINT FILLER: Bituminous (Asphalt or tar) mastic, ASTM D994. Formed and encased between 2 layers of bituminous saturated felt or 2 layers of glass-fiber felt extending to the bottom of the concrete slab.
5. BACKER ROD: Round Rods. It must be oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant.
6. JOINT SEALANT: Hot applied, Asphalt base type, ASTM D 3405. Remove dirt, oil, and curing compounds from joint reservoir. Seal joints immediately after cleaning.



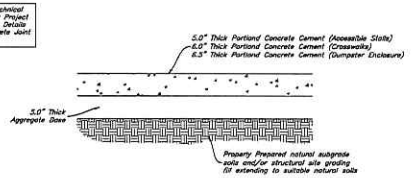
9 Concrete Joint Detail
Not to Scale



8 Curb Transition
Not to Scale

7 Not Used
Not to Scale

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

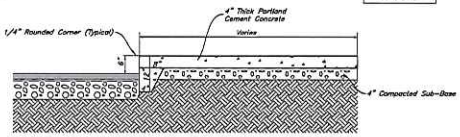


6 Concrete Paving Section
Not to Scale

Contraction Joints
A. Spacing = 10' O.C.

Expansion Joints
A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start of end of curb radius.

1. See Concrete Joint Detail

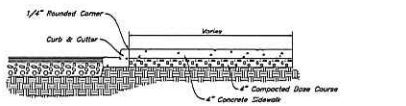


5 Thickened Edge Walk
Not to Scale

Contraction Joints
A. Spacing = 10' O.C.

Expansion Joints
A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start of end of curb radius.

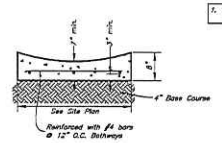
1. See Concrete Joint Detail



4 Typical Sidewalk Detail
Not to Scale

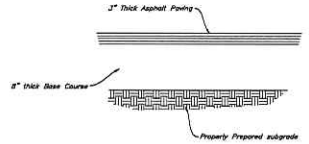
Contraction Joints
A. Spacing = 10' O.C.
B. 1/8" Wide by 2" Deep

1. See Concrete Joint Detail



3 Typical Waterway Detail
Not to Scale

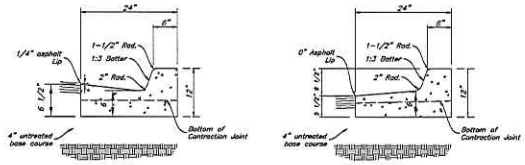
1. See Geotechnical Report for Project



2 Standard Asphalt Section
Not to Scale

1. Contraction Joints
   A. Spacing = 10' o.c., see joint detail
   B. 1/8" wide by 2" deep from top of curb at 15'-0" intervals
2. Expansion Joints
   A. Make expansion joints full depth, see joint detail
   B. Place expansion joint at all cold joints
   C. Expansion joints are required at ends of all radii 0.08.
   D. Required 5'-0" on each side of drainage structures
   E. Required at 90'-0" maximum intervals in straight curb and gutter
   F. Provide #4 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (5" thick bituminous filler material)
3. 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement
4. Provide (2) #4 x 2'-6" long tie bars to connect existing and new curb and gutter
5. Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.
6. All radii shall be true arcs
7. Medium to light broom finish on all exterior concrete

1. See Concrete Joint Detail



Note: All Curb and Gutter to be Standard Unless Otherwise Noted

1 24" Curb And Gutter
Not to Scale

PRELIMINARY

NO.	DATE	DESCRIPTION
1	XX/XX	XXXX

Designed by: JR
Drafted by: DJW
Client Name:
DRH Co.
16-027.07

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 — AWengineering.net

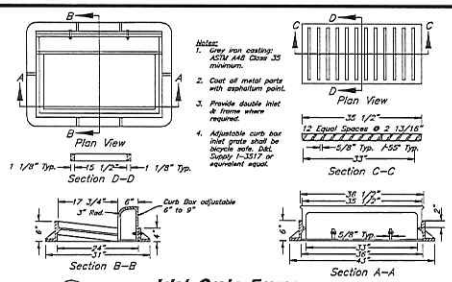
Details

Riverdale Landing Phase 2

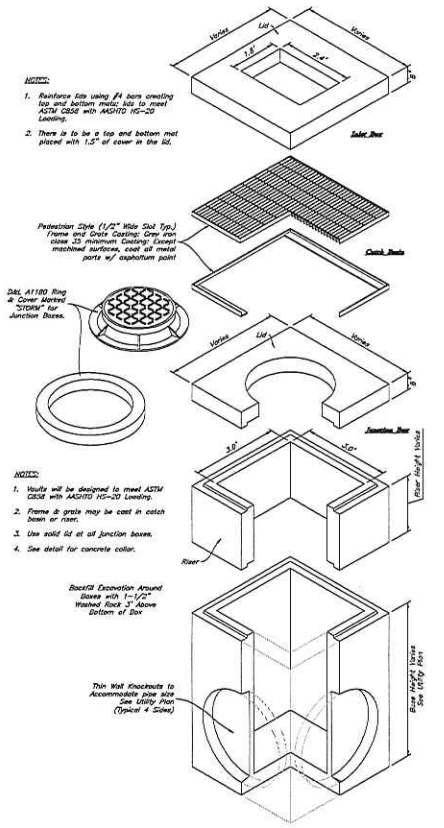
Lot 201 (4194 South) and Lot 202 (4182 South) Riverdale Road
Riverdale, Utah

27 Oct, 2020

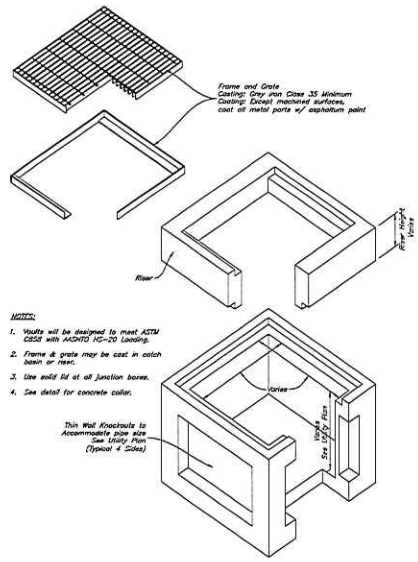
SHEET NO.
C4.1



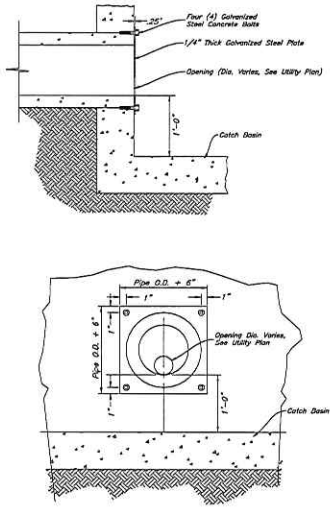
15 Inlet Grate Frame
Not to Scale



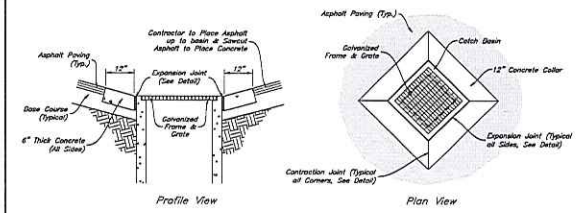
Precast 3' x 3' Catch Basin
Junction Box/Inlet
14
Not to Scale



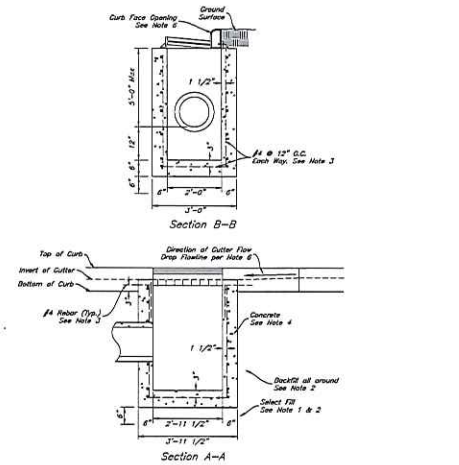
13 Precast Catch Basin
Not to Scale



12 Orifice Plate Detail
Not to Scale

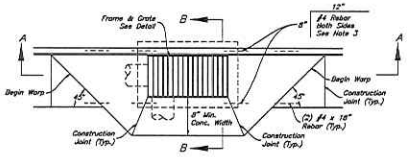


11 Concrete Collar Detail
Not to Scale



Catch Basin Notes:

1. Select Fill: Use untreated base course grade 1 or grade 3/4 per APWA Section 02056. Use of sewer rock or recycled aggregate requires Engineers written approval.
2. Backfill: Install and compact all backfill material or APWA Section 02321.
3. Reinforcement: Use ASTM A 615, grade 60 deformed steel rebar. See APWA Section 03200.
4. Concrete: Class 4,000 per APWA Section 03304. Place per APWA Section 03310. Apply a sealing / curing compound per APWA Section 03390 or use an acceptable alternate curing method.
5. Pipe Laterals: The drawing shows alternate connections to the curb outlet. Refer to construction drawings for connection locations.
6. Curb Face Opening: Make opening 4 inches high. Provide at least a 2 inch drop from the gutter flowline to the invert of the curb face opening.
7. Conc. Apron in front of inlet Grate to be 8" min. & 12" max.



10 Curb Inlet with Single Grate
Not to Scale

PRELIMINARY

#	DATE	DESCRIPTION
1	XX/X	XXXX

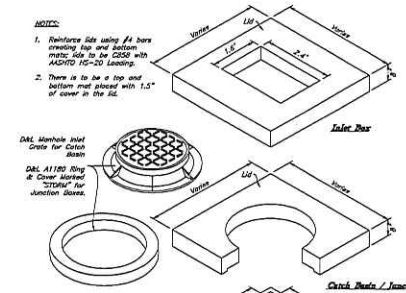
Designed by: JR
Drafted by: DJW
Client Name:
GMH Co.
16–087 DT

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521–8529 – awa-engineering.net

Details
Riverdale Landing Phase 2
Lot 201 (4194 South) and Lot 202 (4182 South) Riverdale Road
Riverdale, Utah

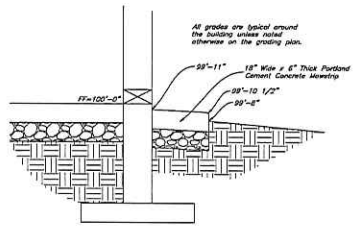
27 Oct, 2020

SHEET NO.
C4.2



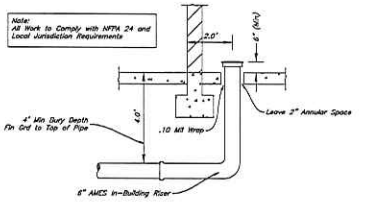
Precast 4' x 4' Catch Basin Junction Box/Inlet Box

21 Not to Scale



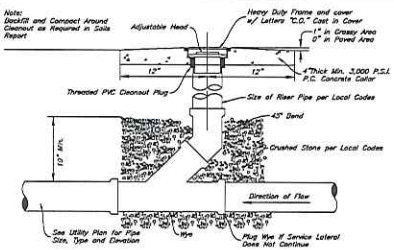
Concrete Mowstrip

19 Not to Scale



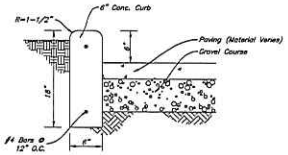
Fire Riser Stub-In Detail

18 Not to Scale



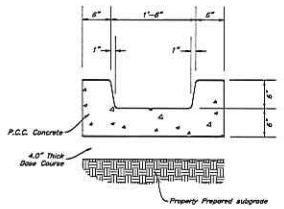
Typical Cleanout Detail

17 Not to Scale



Curb Wall Detail

20 Not to Scale



Thru Planter Drainage Channel Detail

16 Not to Scale

PRELIMINARY

#	DATE	DESCRIPTION
	XXX	XXXX

Designed by: JR
Drafted by: DJW
Client Name: DRH Co.
16-087 DT

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-3529 - AWAengineering.net

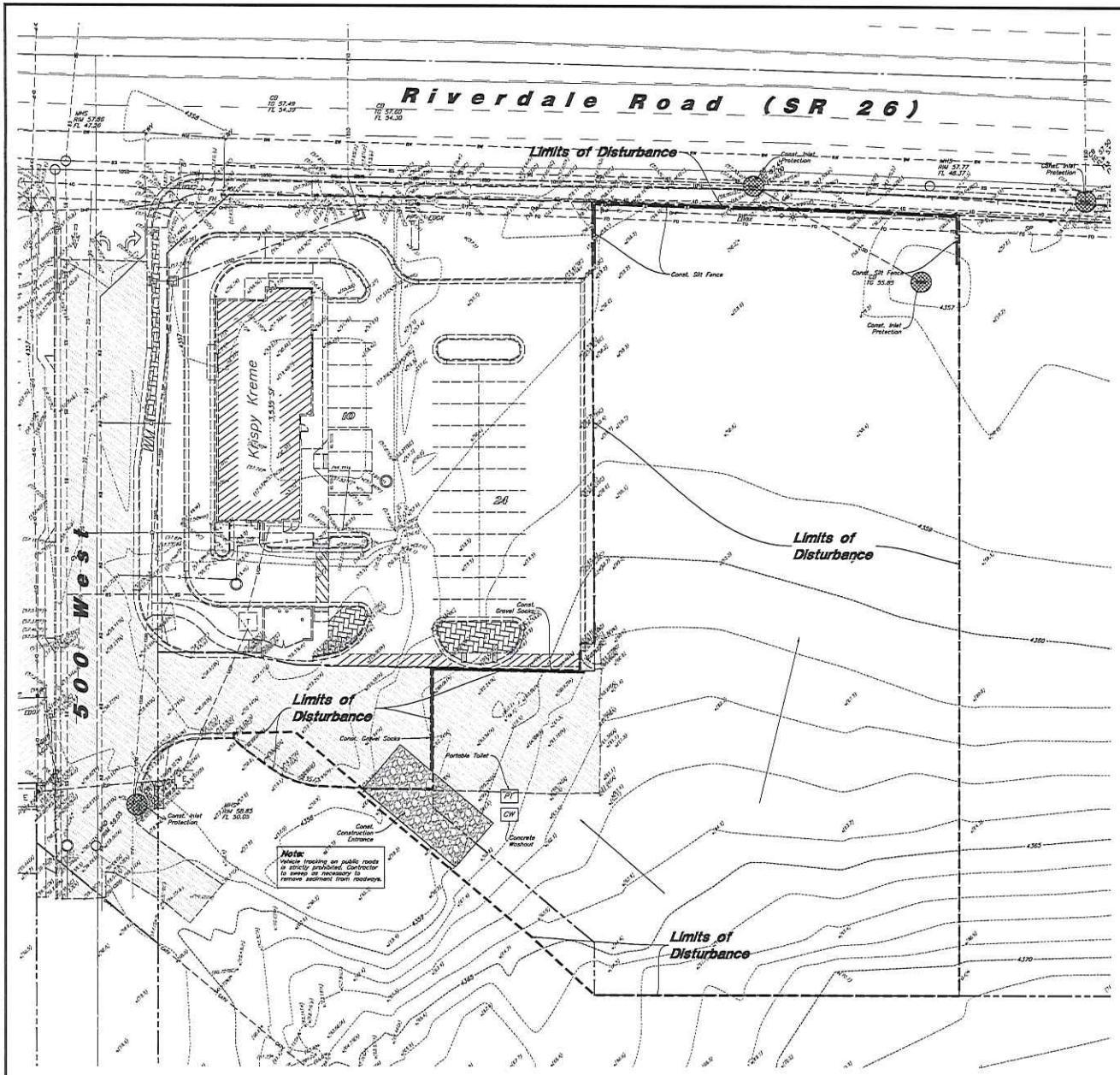
Details

Riverdale Landing Phase 2

Lot 201 (4194 South) and Lot 202 (4182 South) Riverdale Road
Riverdale, Utah

27 Oct, 2020

SHEET NO.
C4.3



Scale: 1" = 20'

20' 0 20' 40'

Legend

- Place Inlet Protection at all inlet locations to prevent bases from silting.
- Silt Fence
- Limit of Disturbance
- Construction Entrance / Truck Wash (50'x24' Min.)
- Concrete Washout Area (CW)
- Portable Toilet (PT)
- Gravel Sack
- Existing Contour
- Existing Spot (+70.00%)
- Proposed Contour (78)

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.

#	DATE	DESCRIPTION
1	XXX	XXX

Designed by: JR
Drafted by: DJW
Client Name: DRH Co.
16-087 CC

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAengineering.net

PRELIMINARY

Erosion Control Plan - Phase 1

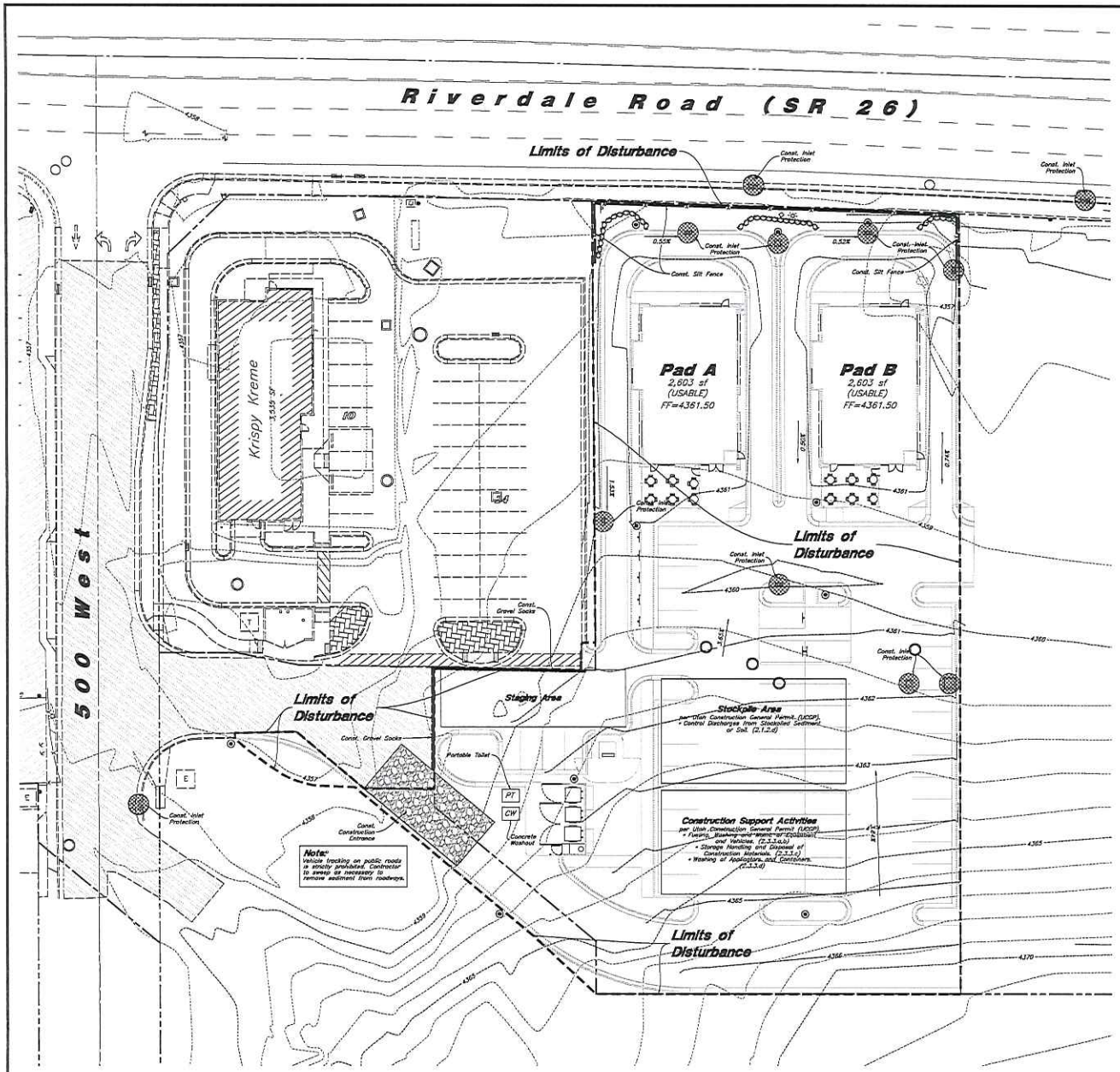
Riverdale Landing Phase 2

Lot 201 (4184 South) and Lot 202 (4182 South) Riverdale Road
Riverdale, Utah

LICENSED PROFESSIONAL ENGINEER
5377441-2202
DAVID J. WAHLEN
STATE OF UTAH

27 Oct, 2020

SHEET NO.
C5.1



Scale: 1" = 20'

20' 0 20' 40'

Legend

- Place Inlet Protection at all Inlet Locations to prevent boxes from silting.
- Silt Fence — SF
- Limit of Disturbance
- Construction Entrance / Truck Wash (50'x24' Min.)
- Concrete Washout Area — CW
- Portable Toilet — PT
- Gravel Sack
- Existing Contour — 4360
- Existing Spot — +(4360)
- Proposed Contour — 78

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.

#	DESCRIPTION	DATE
X	XXX	XXX

Designed by: JR
Drafted by: DJW
Client Name:
DRH Co.
16-087 CC

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – awinginc.net

Erosion Control Plan - Phase 2

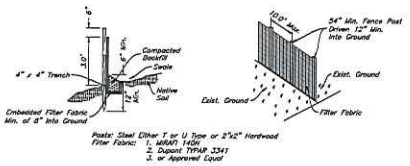
Riverdale Landing Phase 2

Lot 201 (4194 South) and Lot 202 (4182 South) Riverdale Road
Riverdale, Utah

PRELIMINARY

27 Oct, 2020

SHEET NO.
C5.2

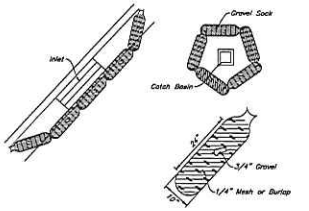


Posts: Steel Either T or U Type or 2"x2" Hardwood
Filter Fabric: 1. MIRAFI 140N
2. Dupont TYPAR 3341
3. or Approved Equal

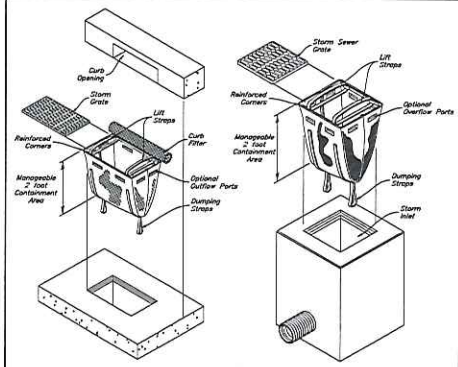
Notes:

1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
3. Collected material shall be removed when "bulges" develop in the silt fence.

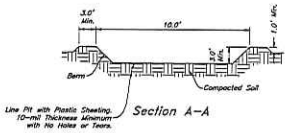
3 **Silt Fence Section**
Not to Scale

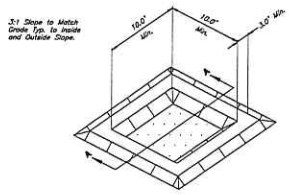


5 **Gravel Sock Sediment Barrier**
Not to Scale

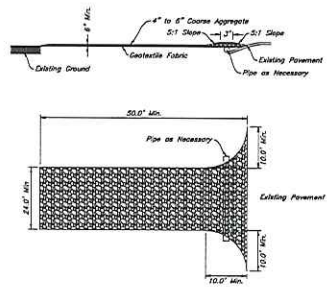


2 **Dandy Sack Inlet Protection**
Not to Scale





4 **Concrete Washout**
Not to Scale



1 **Stabilized Construction Entrance**
Not to Scale

PRELIMINARY

#	DATE	DESCRIPTION
	XXX	XXX

Designed by: JR
Drafted by: DJH
Client Name:
DRH Co.
16-087 CC

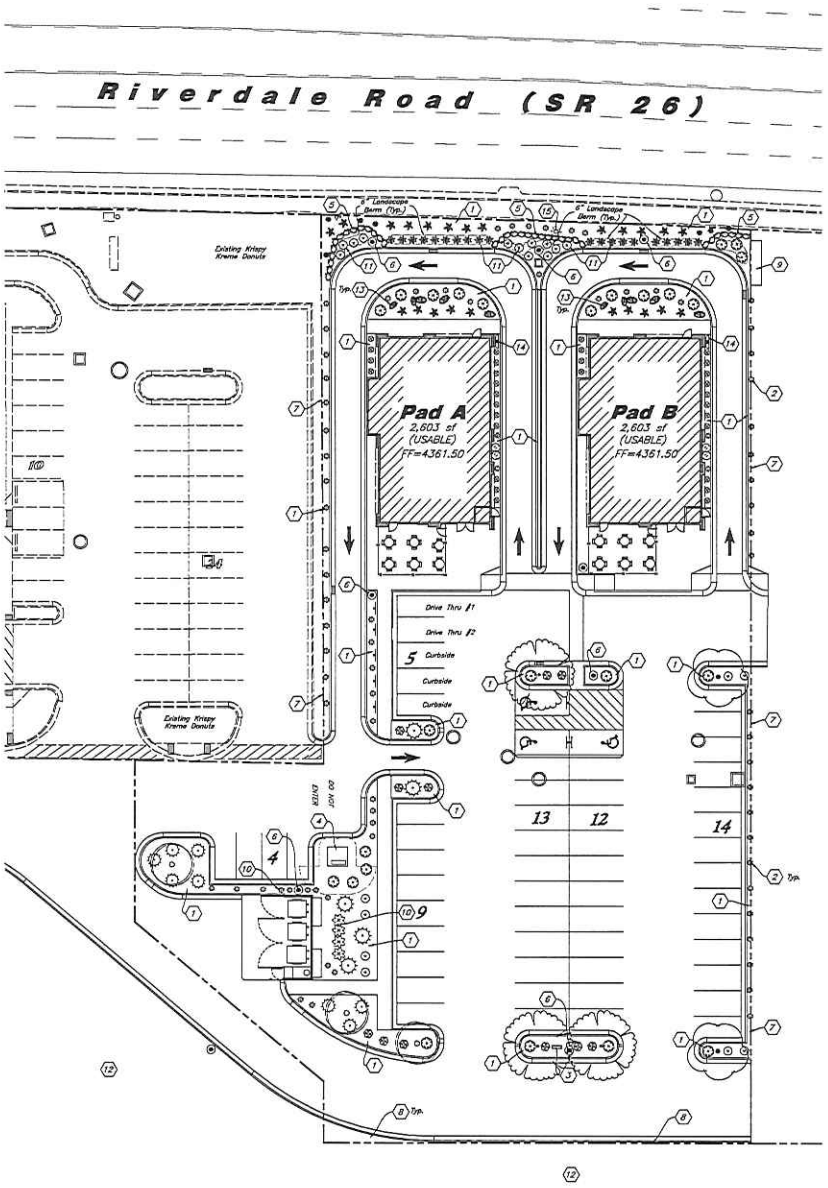
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-3529 - AWAssoc@aol.com

Erosion Control Details

Riverdale Landing Phase 2
Lot 201 (4194 South) and Lot 202 (4182 South) Riverdale Road
Riverdale, Utah

27 Oct, 2020

SHEET NO.
C5.3



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	5	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Black Pine	6–8' Ht.	Detail: 3/L3.1
	3	Prunus sargentii 'Columnaris' / Columnar Sargent Cherry	2" Cal. / 6–8' Ht.	Detail: 2/L3.1
	2	Tilia cordata 'Corzam' / Corinthian Littleleaf Linden	2" Cal. / 6–8' Ht.	Detail: 2/L3.1
	3	Zelkova serrata 'Musashino' / Musashino Zelkova	2" Cal. / 8–10' Ht.	Detail: 2/L3.1

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	20	Cornus sericea 'Arctic Fire' / Arctic Fire Dogwood	5 gal	Detail: 1/L3.1
	4	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	5 gal	Detail: 1/L3.1
	25	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Juniper	5 gal	Detail: 1/L3.1
	20	Ligustrum vulgare 'Lodense' / Lodense Privet	5 gal	Detail: 1/L3.1
	4	Prunus x cistena / Purple Leaf Sand Cherry	5 gal	Detail: 1/L3.1
	8	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal	Detail: 1/L3.1
	23	Rosa Meidiland series 'Red' / Red Meidiland Rose	5 gal	Detail: 1/L3.1
	11	Spiraea x bumalda 'Froebelii' / Frobel Spirea	5 gal	Detail: 1/L3.1
	30	Taxus x media 'Dark Green Spreader' / Dark Green Spreader Yew	5 gal	Detail: 1/L3.1

PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	7	Nepeta x faassenii 'Dropmore' / Catmint	1 gal	Detail: 1/L3.1

GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	79	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Grass	1 gal	Detail: 1/L3.1

MATERIAL SCHEDULE

	Decorative Stone – Install a (4) Four Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Shrub Planters and Planted Prior to Installation; Stone Shall be 2–4" Diameter Crushed, Fractured, and Tan Rust Color (Copper Canyon) from Staker Parson (385–239–0854); Submit Sample for Approval	Detail: 4/L3.1
	Landscape Boulder – Boulders Shall be 3–4' in Diameter, Angular, and Match Decorative Stone Color; Boulders Shall be Recessed into Ground and Washed Upon Completion of Installation; Submit Photo for Approval	Detail: 5/L3.1

Rocks in the Retaining Wall Shall Match the Decorative Stone Color and Shall be Angular and be Interlocked Together; Rocks Shall be a Minimum of 2' in Diameter; Excess Dirt Shall be Removed from Between and on Top Rocks and Decorative Stone Added in Between Rocks; Rock Retaining Wall Shall be Washed Off and Installation; Coordinate with Grading Plan on Height of Rock Retaining Wall

General Landscape Notes:

1. Plant material quantities are provided for bidding purposes only. It is the contractors 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.
2. Contractor shall call Blue Stake before excavation for plant material.
3. 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 appurtenances, etc. which occurs as a result of the landscape construction.
4. 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.
5. 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.
6. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
7. 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.
8. 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.
9. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
10. 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.
11. It is the contractors 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.
12. The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants.
13. The contractor shall install all landscape material per plan, notes and details.
14. Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
15. No grading or soil placement shall be undertaken when soils are wet or frozen.
16. Existing or 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.
17. 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.
18. Provide an 8 inch depth of existing or imported topsoil in all shrub areas and 12 inch depth in parking islands. Parking islands shall be slightly bermed up in the middle.
19. 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.
20. Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole. Dress 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.
21. All new plants shall be balled and burlapped or container grown, unless otherwise noted on plant schedule.
22. Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive a specified stone over Dewitt Pro5 weed barrier. 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.
23. All deciduous trees shall be double staked per tree staking details as needed. Verify that all trees are straight. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Tree ties shall be V.I.T. Cinche Ties #2132.
24. 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.

Scale: 1" = 20'

20' 0 20' 40'

Landscape Data

Zone: C-2 Commercial Zone
Site Area = 54,773 s.f. (1.26 ac.)
Landscape Area Required = 10,955 s.f. (20%)
Landscape Area Provided = 11,381 s.f. (20.8%)
Xeriscape Landscape = 6,508 s.f. (57%)
Hardscape = 4,873 s.f. (43%)
Lawn Area = 0 s.f. (Nonxeriscape)
Xeriscape Landscape Required = 5,694 s.f. (50%)
Xeriscape Landscape Provided = 11,387 s.f. (100%)
Site Trees: 1 Tree per 5,000 s.f. of Lot Area
Site Trees Required = 11 Trees (11 Provided) *
3.5' High Shrub Hedge Provided for Screening Drive-Thru

* No More than 33% of all Newly Planted Trees May be the Same Variety.

Landscape Notes:

1. See Sheet L3.1 for Landscape Details.
2. All Landscape Material Shall be Fully Irrigated By an Automatic Irrigation System. Drip for Planting Areas and Spray for Lawn Areas. See Irrigation Sheets L2.1 for Layout and Sheet L2.1 for Details.
3. Adjust Landscape Material as Needed to Allow Access to all New and Existing Utilities. Irrigation Components Shall be Spaced Between Plant Material to Allow Easy Access for Maintenance.
4. All Areas Disturbed by Construction Shall be Landscaped and Not Left Undone.
5. Landscape Screening Shall be Used to Screen All Parking and Loading Areas Visible From Roadways. Landscape Screening Shall Consist of a Shrub Hedge 3' Tall with a 6" Berm. See Plan for Locations

Landscape Keynotes

1. Install Shrub Planter with Weed Barrier and Decorative Stone
2. Ornamental Grasses Shall be Planted and Lined up with New Parking Stall Striping and Adjacent Retail Parking Stall Striping
3. Irrigation Backflow Preventer Enclosure – See Irrigation Plan for More Detail
4. New Elect. Transformer; Proposed Plant Material Around Transformer is Low Growing to Provide Easy Access to Transformer
5. Install Rock Retaining Wall; See Civil Plans for Grading and Construction of Wall; Upon Completion of Installation of Wall, Dirt Shall be Cleaned Out Between Rocks and on Top of Rocks; Decorative Stone Shall be Installed Between Rocks in Wall; Rocks for Wall Shall be a Minimum of 2' in Diameter
6. Light Pole – See Elect. Plan
7. Blend New Landscape into Existing
8. Area Behind Curb Shall be Graded Only and Not Receive Landscape Treatment
9. New Sign by Separate Permit; Verify Exact Location of Sign and That Plant Material Doesn't Block Sign; Contact LA as Needed to Determine New Planting Scheme
10. Install Planting Screen for Dumpster
11. Install Drive Thru Landscape Screen; Screening Shall Consist of a 3' Tall Plant Material Planted on a 6" High Gentle Berm; Verify That Initial Plant Material is at Least 24" Tall
12. Undeveloped Area – Not a Part of Site
13. Install Landscape Boulder
14. Menu Ordering Board; Keep Area Clear of Plant Material
15. Existing Light Pole

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

PRELIMINARY

NO.	DATE	DESCRIPTION
X	XXX	XXX

Designed by: JR
Drafted by: DJW
Client Name
DRH Co.
16-087 LS

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWAengineering.net

Landscape Plan

Riverdale Landing Phase 2

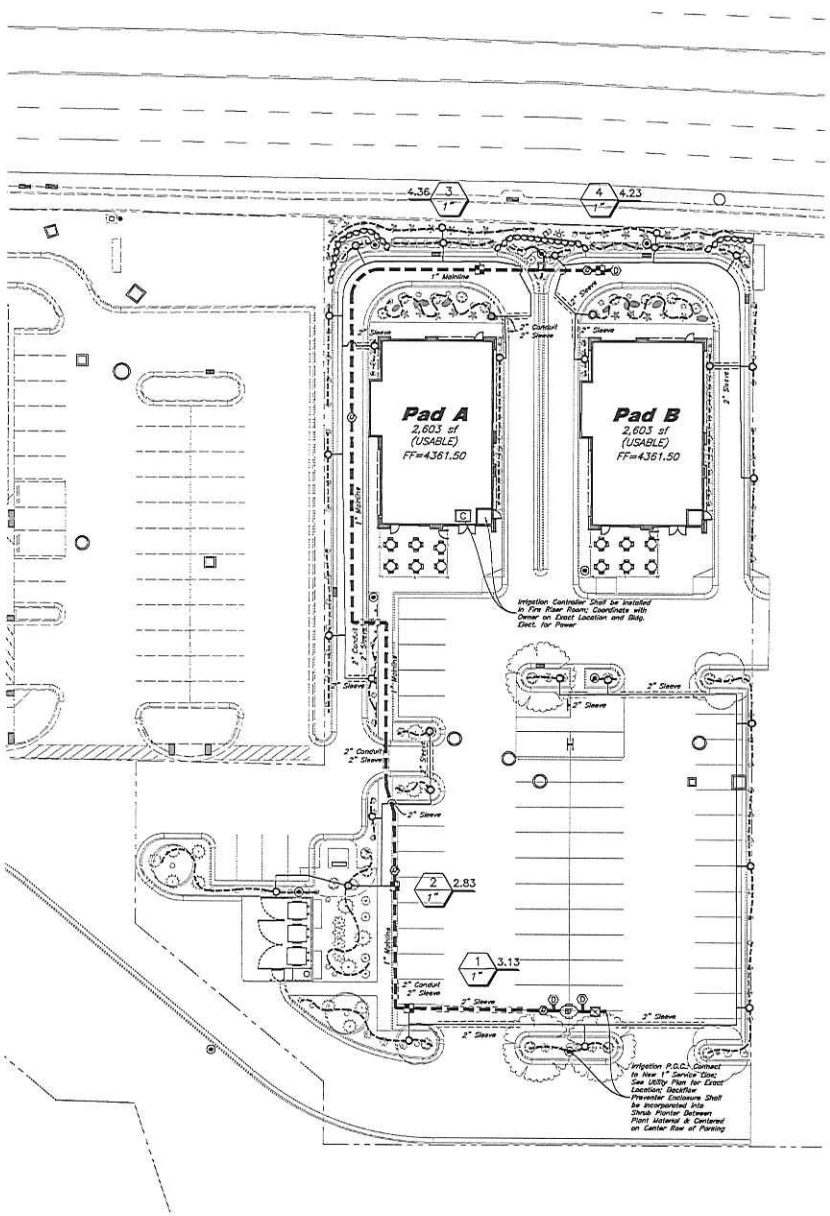
Lot 201 (4194 South) and Lot 202 (4182 South) Riverdale Road
Riverdale, Utah

State of Utah – Jared R. Mancil – 10777202 – Registered Landscape Architect – 10/27/2020

27 Oct, 2020

SHEET NO.
L1.1

w:\16-087 Riverdale Property\plot\16-087 LS.dwg, 10/27/2020 10:55:43 AM, 1:1



IRRIGATION SCHEDULE

Symbol	Manufacturer/Model #	Description	Notes	Detail
Valves				
	Rain Bird XCZ-100-PRB-COM	Drip Remote Control Valve Kit	1 Inch Size; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	12/L3.1
	Rain Bird 44RC	Quick Coupler Valve with Swing Joint	1 Inch Size; Install in 10" Round Valve Box with 3" Depth of Gravel over Weed Barrier	14/L3.1
D	Watts-Horce 750	Manual Drain Valve	1/2" Inch Size; Install at End of Mainline in a 10" Round Valve Box with 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 XBS-075 Rain Bird XD-100 Rain Bird XB-20PC Rain Bird TS050 Rain Bird DSC-025 Rain Bird MDCFCAP	3/4" Distribution Tubing – Pipe shown on Plan is Schematic; Adjust as Needed 1/4" Distribution Tubing – Install one per Emitter Anti-Bug Emitter (2 Gal/Hr.) – 1 per Perennial, 2 per Shrub & Ornamental Grass, 5 per Tree Tie Down Stake – Tubing to be Staked every 3' Diffuser Bug Cap – Install one per Emitter Removable Flush Cap – Install at the End of Each Line		6&15/L3.1
P.O.C. Components				
	Mueller Criseal Mark II	Stop and Waste Valve	1 Inch Size; Install in 10" Round Valve Box with Weed Barrier and Gravel Sump	11/L3.1
BF	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 GuardShack Enclosure (RGS-1) on Poured Concrete Pad w/ Frost Guard (FG-1) & 2 Locks (GS-AMPHX); 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	16/L3.1
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 Inch; Minimum Pipe Size Shall be 1 Inch for PVC Pipe	16/L3.1
Controller				
C	Rain Bird ESP4MCI	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 Located under Concrete and Asphalt Paving at specified depths	Contractor shall Coordinate the Installation of Sleeving with the Installation of Concrete Flatwork and Asphalt Paving. All Sleeving is by the Landscape Contractor unless otherwise noted.	10/L3.1

Valve Callout: Valve Number / Valve Floor / Valve Size

Scale: 1" = 20'

20' 0 20' 40'

Main Service Line & Other Irrigation Components Are Shown in Paved Or Hardscape Surfaces For Clarity Purposes ONLY! Install All Irrigation Components within Landscaped Areas.

Irrigation Notes

1. See Sheet L3.1 for Plant Layout and Sheet L3.1 for Planting Details.
2. See Sheet L3.1 for Irrigation Details.
3. The Irrigation Requires a Minimum of 50 psi Static Pressure.

General Irrigation Notes:

1. 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 appurtenances, etc. which occurs as a result of the landscape construction.
2. 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.
3. 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.
4. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
5. 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.
6. The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
7. The contractor shall install all irrigation material per plan, notes and details.
8. Irrigation system components must be premium quality only and installed to manufactures 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, winterize, repair, and adjust system.
9. Irrigation system guarantee for all materials and workmanship shall be one year from the time of store opening or final project acceptance (whichever is longer). Guarantee will include, but is not limited to winterizing, spring activation, repair, trench settling, backfilling depressions, and repairing fresco damage. Contractor must contact Landscape Architect to schedule pre and post guarantee inspection meetings. Failure to do so will mean the official guarantee period has not been activated or de-activated.
10. Irrigation system check must be done before the system is backfilled. Irrigation mainline and each control valve section must be flushed and pressure checked. Assure the complete system has no documented problems and full head to head coverage with adequate pressure for system operation. Adjust system to avoid spray on building, hardscape, and adjacent property. Any problems or plan discrepancies must be reported to the landscape architect.
11. Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings. one (1) inch minimum size. Solvent weld all joints as per manufactures specifications for measured static p.s.i. Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve (12) inches. Adopt system to manual compression air blowout.
12. Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 40 fittings. Solvent weld all joints as per manufactures specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be eighteen (18) inches minimum.
13. Install dielectric fittings whenever dissimilar metals are joined.
14. Design locations are approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards. Maintain 100(X) percent irrigation coverage of areas indicated.
15. Controller valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades.
16. Control valve wire shall be #14 single conductor white for common wire, red for hot wire and blue for the spare wire. Provide (2) two spare wire that runs the length of the mainline and to the controller. All wiring shall be UF-UL rated. All connections shall be made with water tight connectors (DBY/Y 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.
17. Control valve size, type, quantity, and location to be approved by landscape architect. Install in heavy duty plastic vandal proof box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic feet of pea gravel for sump in base of boxes. Boxes to be Carson Brooks or equal.
18. Quick couplers shall be a Rain Bird 44RC with a one inch Lasco unitized swing joint assembly. Support with rebar in each retainer lug. Install where shown on the plans.
19. 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.
20. All irrigation pipe running through walls, under sidewalk, asphalt, or other hard surface shall be sleeved prior to paving. It is the irrigation contractors responsibility to coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty-four (24) inches minimum. Depth for lateral sleeves shall be sixteen (16) inches minimum. Sleeves shall be a minimum of two sizes larger than the pipe to be sleeved. All valve wiring shall be contained in separate sleeving.
21. Plans are diagrammatic and approximate due to scale, where possible, all piping is to be installed within the planting areas. No tees, ells, or changes in direction shall occur under hardscape.
22. It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
23. The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent possible overspray onto walks, roadways, and/or buildings as much as possible. This shall include selecting the best degree of arc to fit the site and to throttle the flow control of each valve to obtain the optimum operating pressure for each system. All mainlines shall be flushed prior to the installation of irrigation heads.
24. 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 planting area or island with a PVC to poly tubing adaptor. No poly tubing shall run under pavement.
25. Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.
26. Provide and install all manufacturer's recommended surge and lighting protection equipment on all controllers.
27. 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.
28. 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.
29. 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.
30. 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.

VALVE SCHEDULE

VALVE STATION	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP. RATE
1	1"	SHRUBS – DRIP EMITTERS	3.13	32.37	46.60	0.19 in/h
2	1"	SHRUBS – DRIP EMITTERS	2.83	32.00	46.32	1.04 in/h
3	1"	SHRUBS – DRIP EMITTERS	4.36	33.46	48.85	1.13 in/h
4	1"	SHRUBS – DRIP EMITTERS	4.23	33.33	48.82	1.09 in/h

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

PRELIMINARY

#	DATE	DESCRIPTION
	XXX	XXX

Designed by: JR
Drafted by: LJW
Client Name: DRH Co.
16-087.10

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWAssoc@xmission.com

Irrigation Plan

Riverdale Landing Phase 2

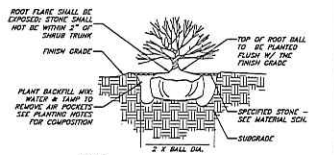
Lot 201 (4194 South) and Lot 202 (4152 South) Riverdale Road
Riverdale, Utah

STATE OF UTAH – Jared N. Manwaring – No. 7969802 – REGISTERED LANDSCAPE ARCHITECT – 10/27/2020

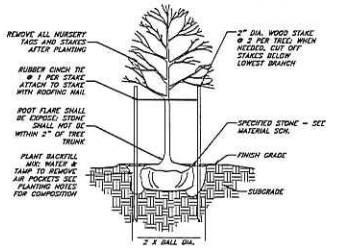
27 Oct, 2020

SHEET NO.
L2.1

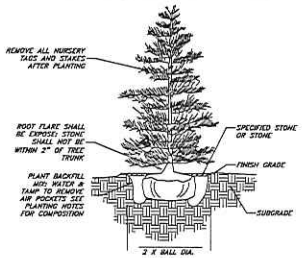
A:\16-087 Riverdale Property\Layout\16-087 IR.dwg, 10/22/2020 11:53:39 AM, 1:1



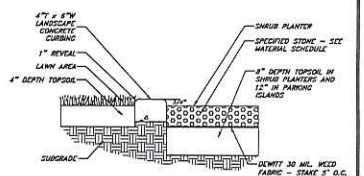
1 **SHRUB PLANTING**
Not to Scale



2 **DECIDUOUS TREE PLANTING**
Not to Scale



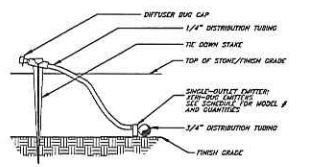
3 **EVERGREEEN TREE PLANTING**
Not to Scale



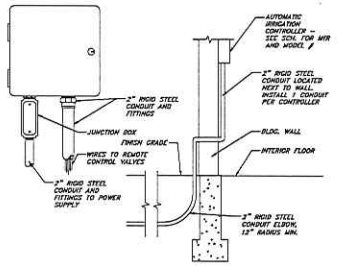
4 **LANDSCAPE CONCRETE CURBING**
Not to Scale



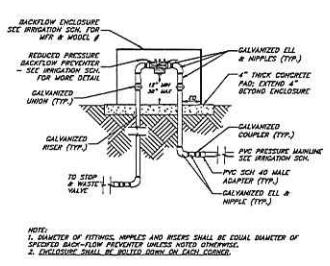
5 **LANDSCAPE BOULDER**
NOT TO SCALE



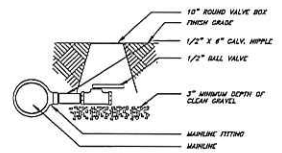
6 **EMITTER INTO DISTRIBUTION TUBE**
NOT TO SCALE



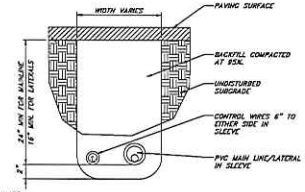
7 **IRR. CONTROLLER - INDOOR WALL MOUNT**
Not to Scale



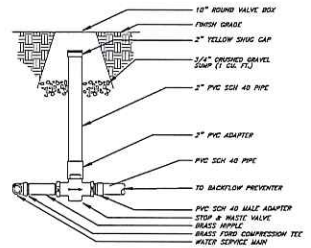
8 **BACKFLOW PREVENTION DEVICE**
NOT TO SCALE



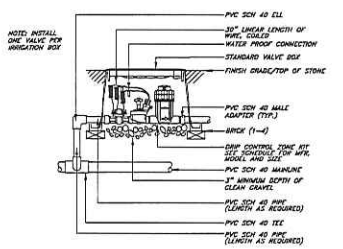
9 **MANUAL DRAIN VALVE**
NOT TO SCALE



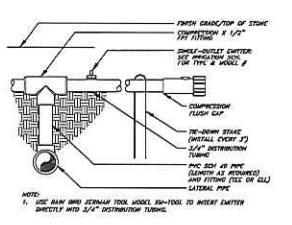
10 **PIPE SLEEVING**
Not to Scale



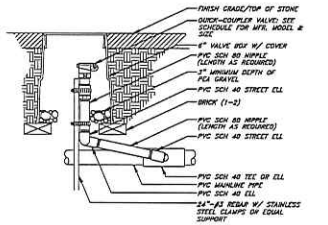
11 **STOP & WASTE VALVE**
NOT TO SCALE



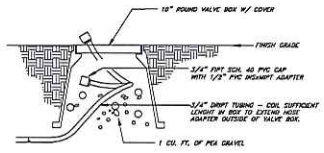
12 **DRIP CONTROL VALVE**
NOT TO SCALE



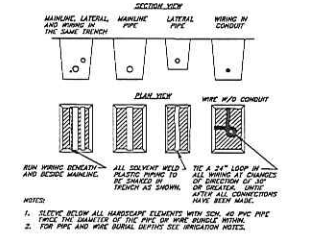
13 **PVC TO POLY PIPE CONNECTION**
NOT TO SCALE



14 **QUICK COUPLING VALVE**
NOT TO SCALE



15 **COMPRESSION FLUSH CAP**
NOT TO SCALE



16 **PIPE & WIRE TRENCHING**
NOT TO SCALE

PRELIMINARY

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

#	DATE	DESCRIPTION
1	XXX	XXXX

Designed by: JR
Drafted by: DJW
Client Name: DRH Co.
16-067.IR

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAengineering.net

Landscape & Irrigation Details

Riverdale Landing Phase 2
Lot 201 (4194 South) and Lot 202 (4182 South) Riverdale Road
Riverdale, Utah

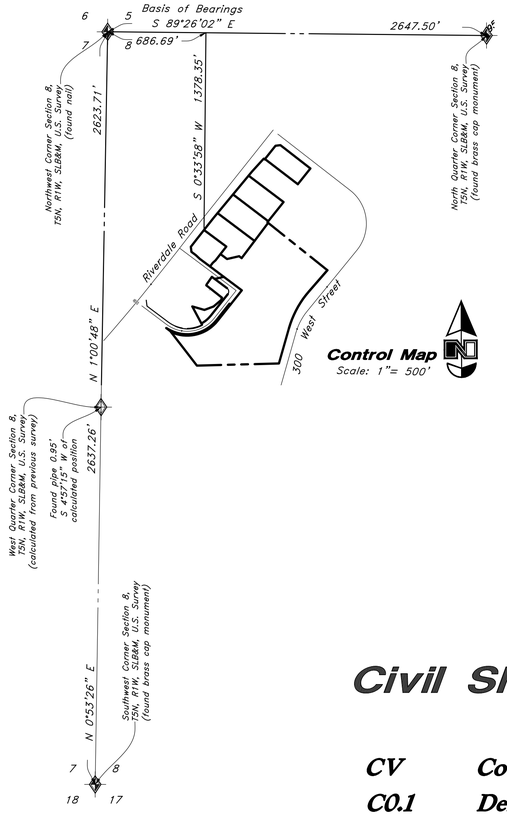
Licensed Architect — Jared R. Manwill — 9146805-5301 — 10/27/2020

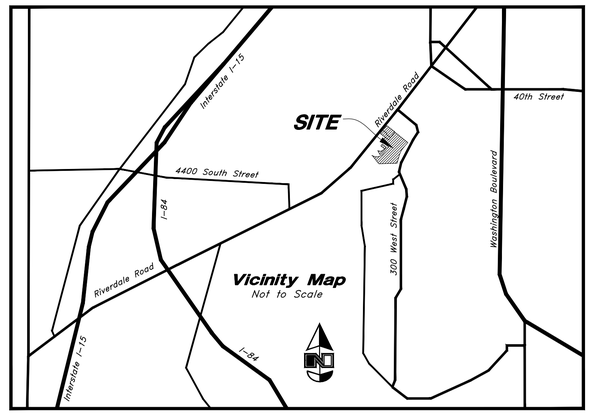
27 Oct, 2020

SHEET NO.
L3.1

a:\16-067 Riverdale Property\drawings\16-067 Plan 10/27/2020 10:53:54 AM 1:1

Riverdale Landing Phase 2
Offsite Plans
500 West Riverdale Road
Riverdale, Utah





Abbreviations

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

Legend

Proposed Curb & Gutter		Existing Improvements	
Proposed Open Face C & G		Existing Asphalt	
Proposed Asphalt		Existing Concrete	
Proposed Concrete		Existing Inlet Box	
Proposed Truncated Domes		Existing Catch Basin	
Proposed Inlet Box		Existing Manhole	
Proposed Catch Basin		Existing Fire Hydrant	FH
Proposed Manhole		Existing Water Valve	WV
Proposed Transformer	T	Existing Overhead Power Line	-O/H-
Proposed Meter Box		Existing Water	-W-
Proposed Water Meter		Existing Secondary Water	-SW-
Proposed Combo Box	C	Existing Sewer	-S-
Proposed Fire Hydrant		Existing Storm Drain	-SD-
Proposed Water Valve		Existing Gas	-G-
Proposed Water Line	-W-	Existing Power	-P-
Proposed Sanitary Sewer	-S-	Existing Telephone	-T-
Proposed Storm Drain		Existing Fence	-X-
Proposed Conduit Line	-C-	Flowline Centerline	
Proposed Power Line	-P-	Existing Contour	78'
Proposed Gas Line	-G-	Existing Spot	78.00TA
Proposed Fire Line	-F-	Existing Light Pole	
Proposed Secondary Water Line	-SW-	Existing Street Light	
Proposed Roof Drain	-RD-	Existing Building	
Proposed Fence	-X-	Existing Telephone Box	TB
Ridge line	-R-	Existing Power Meter	PM
Grade Break	-GB-	Existing Electrical Box	EB
Proposed Contour	78'	Existing Electrical Cabinet	ECAB
Direction of Drainage		Existing Gas Meter	GM
Proposed Spot	78.00TA	Existing Water Meter	WM
ADA Accessible Route		Existing Irrig. Control Box	ICB
Property Line		Existing Bollard	BOL
Sawcut Line		Existing Hose Bib	HB
Proposed Light Pole		Working Point	
Proposed Street Light		Existing Deciduous Tree	
Proposed Building			
Existing Power Pole		Existing Coniferous Tree	
Existing Power Pole w/ Guy			
Existing Utility Marker		Detail Number	XX
Existing Post		Sheet Number	XX

Civil Sheet Index

CV	Cover Sheet
C0.1	Demolition Plan
C0.2	Demolition Plan
C1.1	500 West Improvement Plan
C1.2	500 West Improvement Plan
C1.3	Shared Drive (Branz Way) Improvement Plan
C2.1	Shared Drive Grading/Utility Plan
C2.2	Shared Drive Grading Details and Notes
C3.1	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 Community Map No. 49057C0436 F dated June 02, 2015. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual 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 Surveys.

Benchmark

Brass Cap Monument for the North Quarter of Section 8, T5N, R1W, SLB&M
Assigned Elevation = 4395.56 feet

Observed 29 Dec, 2016

	X	XXXX
	XXX	DATE
REV		DESCRIPTION

Designed by: JR
Drafted by: DJW
Client Name:
DRH Co.

16-087 CV-offsite

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 AWAengineering.net

Cover Sheet

Riverdale Landing Phase 2
Offsite Plans
500 West Riverdale Road
Riverdale, Utah

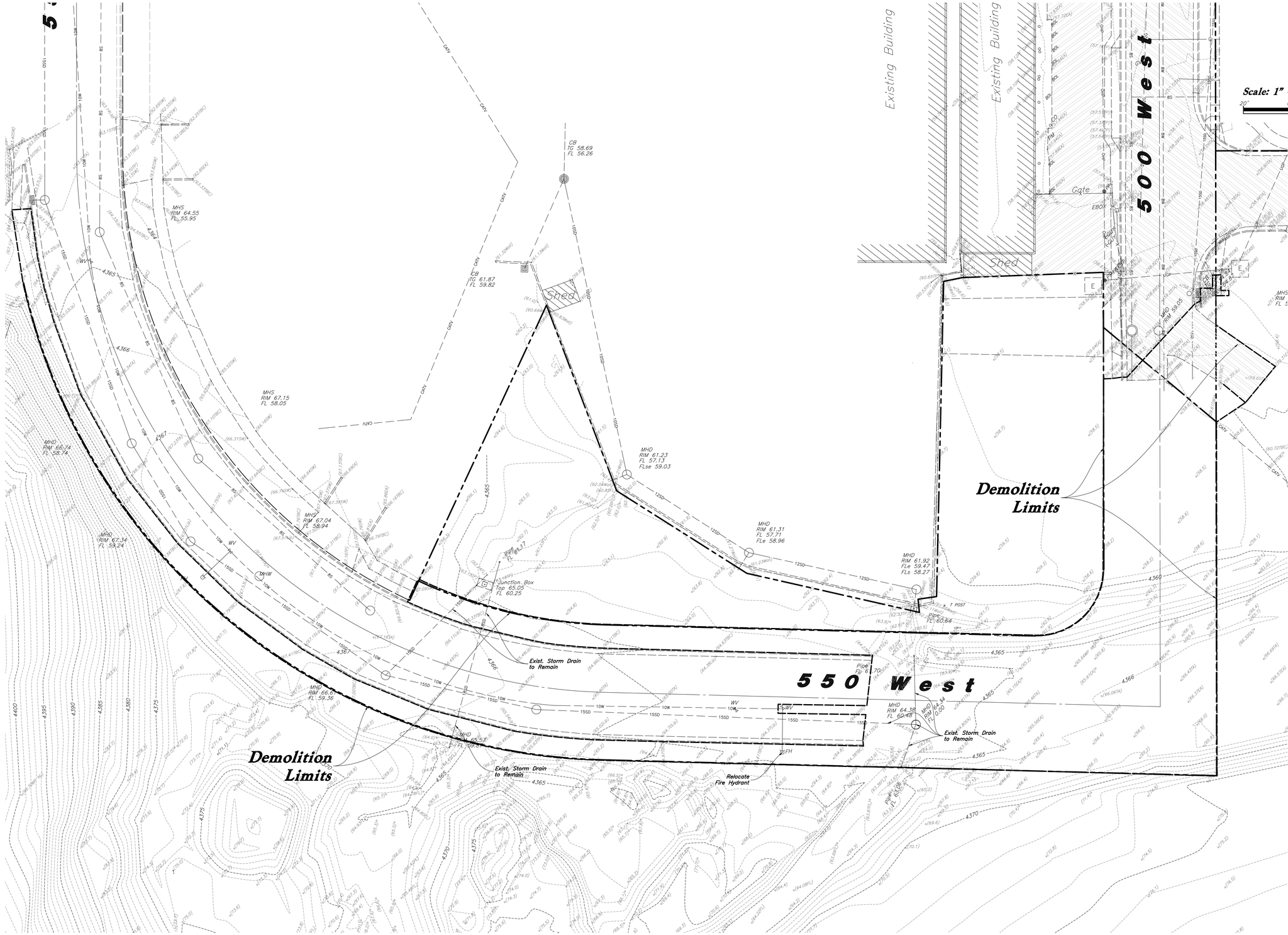
LICENSED PROFESSIONAL ENGINEER
NO. 7776441-2202
BRENT H. MALMBERG
07/31/2020
STATE OF UTAH

PRELIMINARY

27 Oct, 2020

SHEET NO.
CV

W:\16-087 Riverdale Property\dwgs\16-087 CV-offsite.dwg, 10/27/2020 12:55:17 PM, 1:1, DJW



General Demolition Notes:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, 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.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum 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.
6. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is 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.
10. 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.
11. 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.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
16. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

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.

PRELIMINARY

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

500 West Street
(Public)

REV	DATE	DESCRIPTION
X	XXX	XXXX

Designed by: JR
Drafted by: DJW
Client Name:
DRH Co.
16-087 DM-offsite

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 AWAengineering.net

Demolition Plan

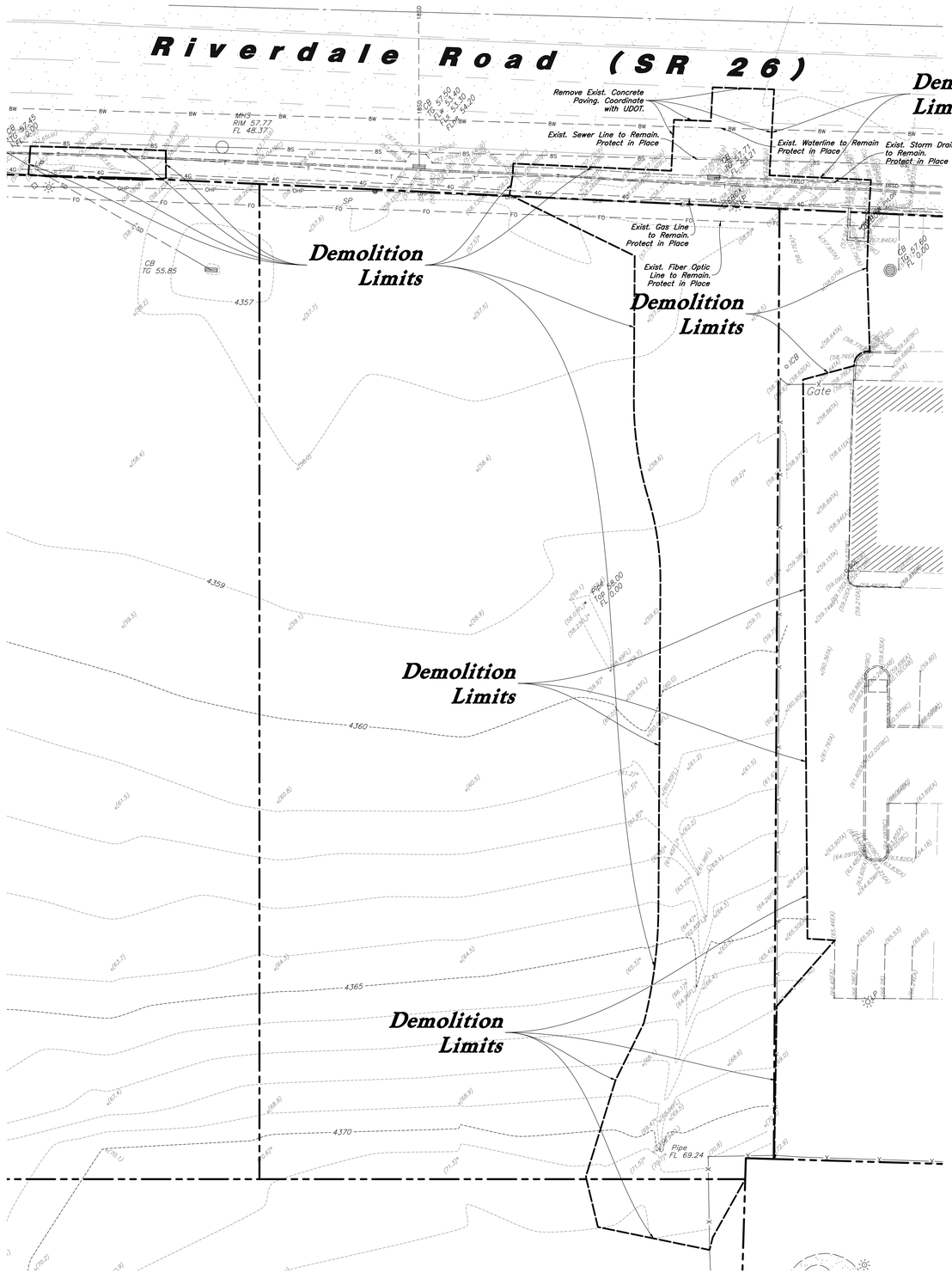
Riverdale Landing Phase 2
Offsite Plans
500 West Riverdale Road
Riverdale, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7746441-2202
ERIC R.
MAUBERG
STATE OF UTAH

22 Sep, 2020

SHEET NO.
C0.1

W:\16-087 Riverdale Property\dwgs\16-087 DM-offsite.dwg, 10/27/2020 12:49:09 PM, 1:1, DJW



Scale: 1" = 20'

20' 0 20' 40'

General Demolition Notes:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, 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.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum 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.
6. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is 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.
10. 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.
11. 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.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
16. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

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.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

PRELIMINARY

REV	DATE	DESCRIPTION
X	XXX	XXXX

Designed by: JR
Drafted by: DJW
Client Name: DRH Co.
16-087 DM-offsite

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAengineering.net

Demolition Plan

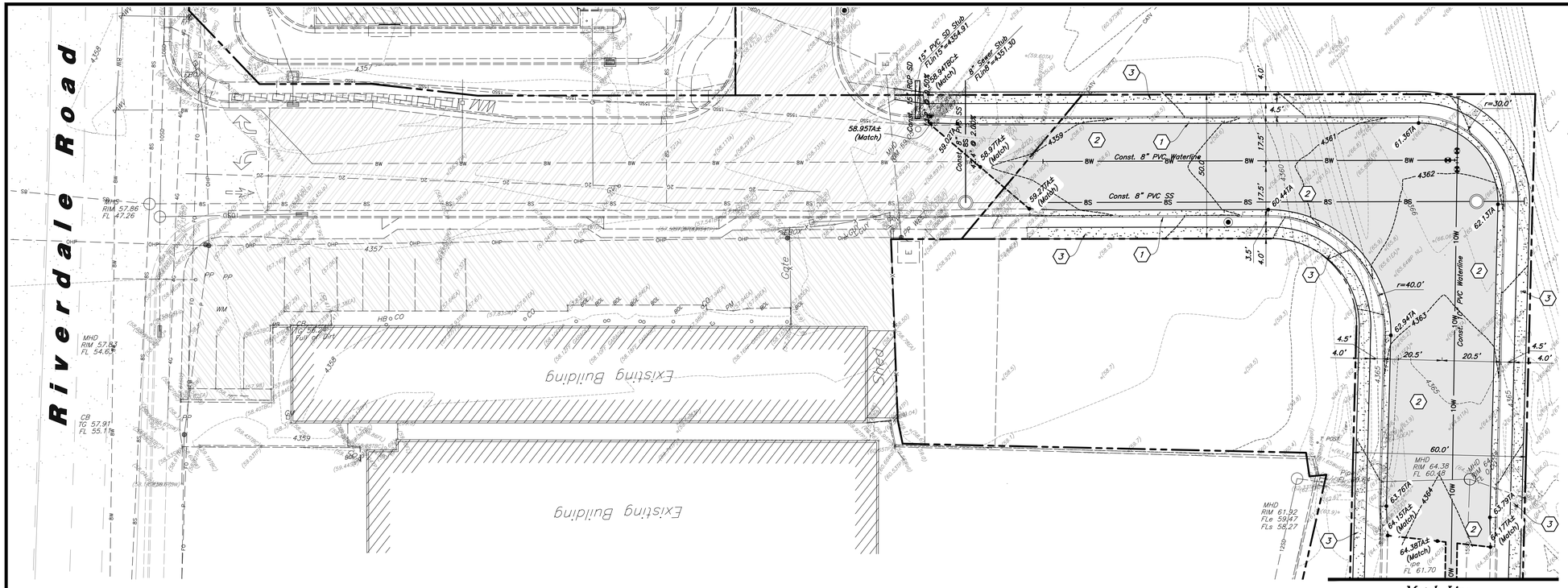
Riverdale Landing Phase 2 Offsite Plans
500 West Riverdale Road
Riverdale, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7706441-2202
STEVEN R. MALMBERG
STATE OF UTAH
10/27/2020

22 Sep, 2020

SHEET NO.
C0.2

W:\16-087 Riverdale Property\dwgs\16-087 DM-offsite.dwg, 10/27/2020 12:48:24 PM, 1:1, DJW



Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'

20' 0 20' 40'

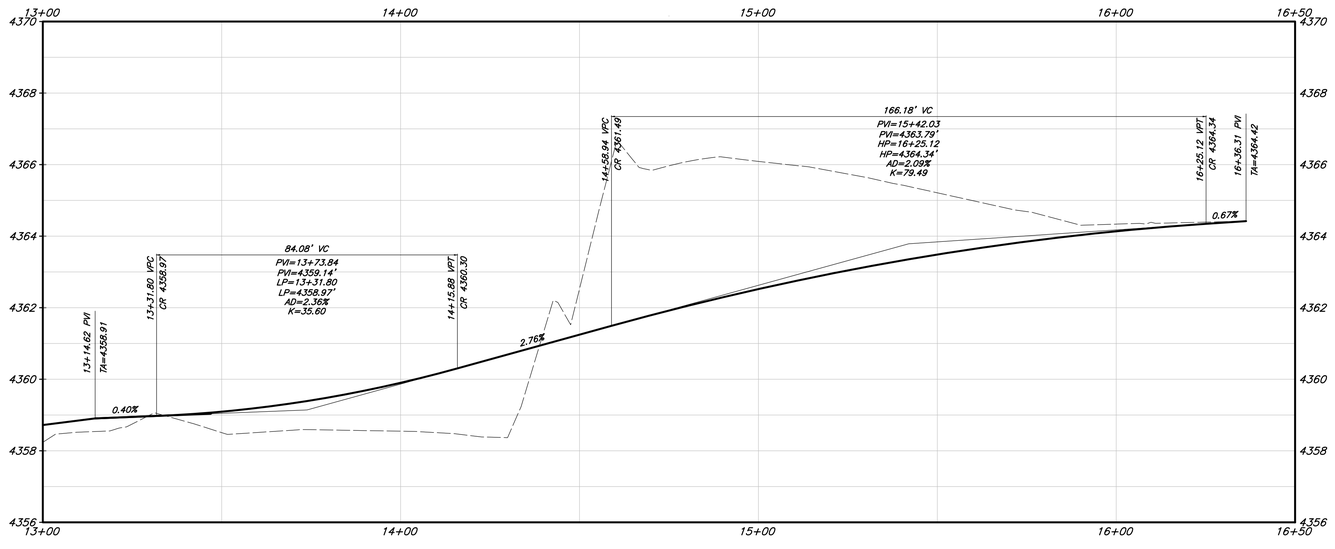
Site Construction Notes

1. Const. 30" Type B1 Curb & Gutter per UDOT Std. Dwg. No. GW-2A
2. Const. Asphalt Paving per Riverdale City Standards
3. Const. Conc. Sidewalk per Riverdale City Std. Dwg. No. ST-1
4. Const. Conc. Sidewalk per UDOT Std. Dwg. No. PA-5
5. Const. Accessible Ramp per UDOT Std. Dwg. Nos. PA-1 and PA-4
6. Const. 8" Solid White Paint Stripe
7. Const. Conc. Paving per UDOT Standards See UDOT Construction Note for Pavement Section Details.
8. Sawcut; Provide Smooth Clean Edge. See General Site Note 7.
9. Const. Directional Arrows per MUTCD
10. Const. 24" White Stop Bar
11. Relocated Street Name Sign
12. Conn. & Match Existing Improvements
13. Const. 30" Curb and Gutter per Riverdale City Std. Dwg. No. ST-02
14. Const. Double 4" Solid Yellow Stripe
15. Remove "Right Turn Only" Sign below "Stop Sign" Relocate "Stop Sign" R1-1
16. Const. 6" Thick Stamped Concrete (see Landscape Plans)
17. Const. Driveway per Riverdale City Std. Dwg. ST-3
18. Const. 4" Paint Stripe
19. Const. 4" Paint Stripe @ 45° and 2' O.C.

General Site Notes:

1. Stalls designated as Accessible will require a painted Accessible symbol and sign. (See Details)
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. All dimensions are to back of curb unless otherwise noted.
5. Const. curb transition at all points where curb abuts sidewalk.
6. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
7. 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.

500 West Street



Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

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.

PRELIMINARY

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

REV	DATE	DESCRIPTION
X	XXX	XXXX

Designed by: JR
Drafted by: DJW
Client Name: DRH Co.
16-087 PP-offsite

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 AWAengineering.net

500 West Improvement Plan

Riverdale Landing Phase 2 Offsite Plans

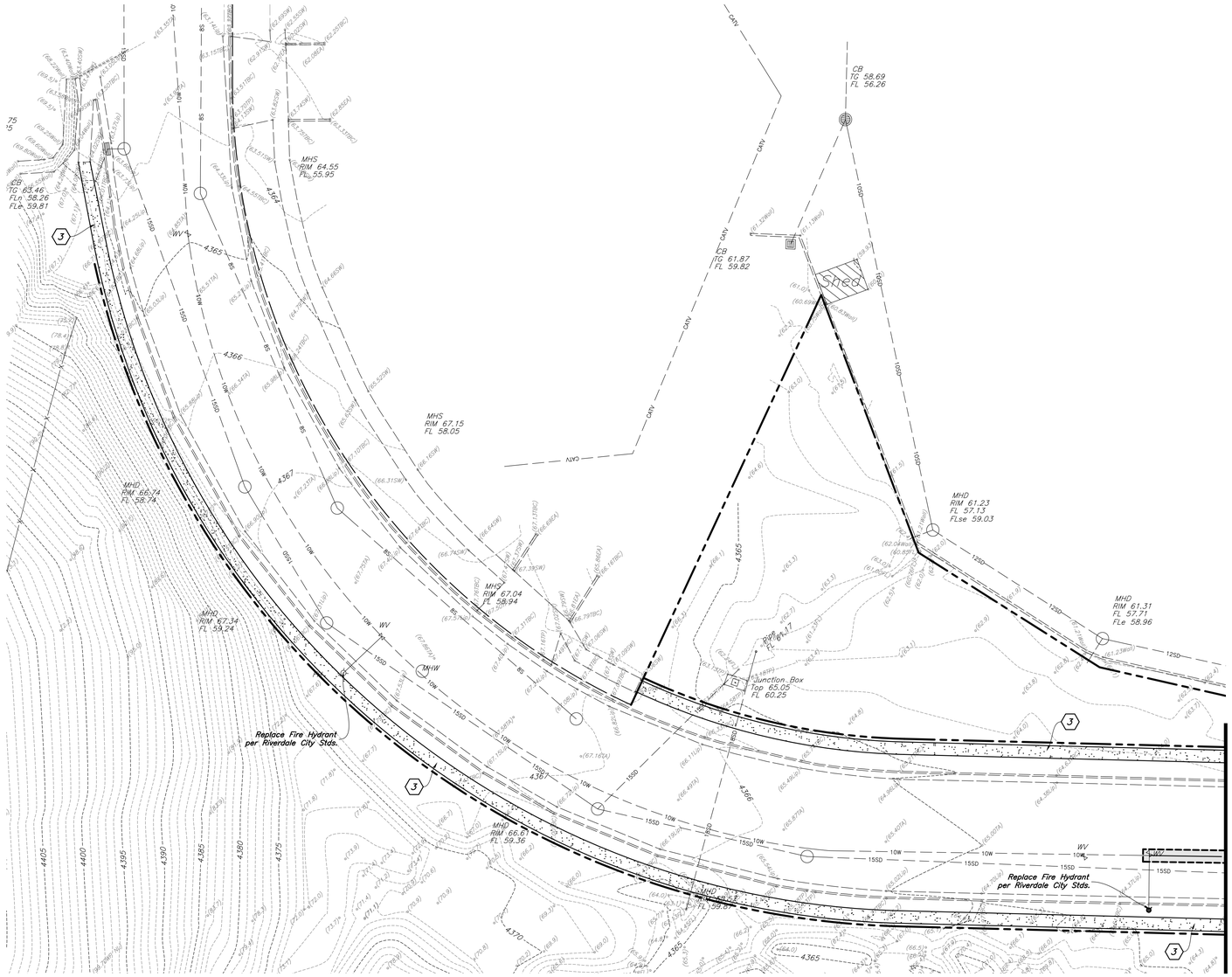
500 West Riverdale Road
Riverdale, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7776441-2202
ERIC H. MALMBERG
STATE OF UTAH
10/27/2020

27 Oct, 2020

SHEET NO.
C1.1

W:\16-087 Riverdale Property\dwgs\16-087 PP-offsite.dwg, 10/27/2020 12:56:24 PM, 1:1, DJW



Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'

20' 0 20' 40'

Site Construction Notes

1. Const. 30" Type B1 Curb & Gutter per UDOT Std. Dwg. No. GW-2A
2. Const. Asphalt Paving per Riverdale City Standards
3. Const. Conc. Sidewalk per Riverdale City Std. Dwg. No. ST-1
4. Const. Conc. Sidewalk per UDOT Std. Dwg. No. PA-5
5. Const. Accessible Ramp per UDOT Std. Dwg. Nos. PA-1 and PA-4
6. Const. 8" Solid White Paint Stripe
7. Const. Conc. Paving per UDOT Standards See UDOT Construction Note for Pavement Section Details.
8. Sawcut; Provide Smooth Clean Edge. See General Site Note 7.
9. Const. Directional Arrows per MUTCD
10. Const. 24" White Stop Bar
11. Relocated Street Name Sign
12. Conn. & Match Existing Improvements
13. Const. 30" Curb and Gutter per Riverdale City Std. Dwg. No. ST-02
14. Const. Double 4" Solid Yellow Stripe
15. Remove "Right Turn Only" Sign below "Stop Sign" Relocate "Stop Sign" R1-1
16. Const. 6" Thick Stamped Concrete (see Landscape Plans)
17. Const. Driveway per Riverdale City Std. Dwg. ST-3
18. Const. 4" Paint Stripe
19. Const. 4" Paint Stripe @ 45° and 2' O.C.

General Site Notes:

1. Stalls designated as Accessible will require a painted Accessible symbol and sign. (See Details)
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. All dimensions are to back of curb unless otherwise noted.
5. Const. curb transition at all points where curb abuts sidewalk.
6. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
7. 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.

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.

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

PRELIMINARY

REV	DATE	DESCRIPTION
X	XXX	XXXX

Designed by: JR
Drafted by: DJW
Client Name:
DRH Co.

16-087 PP-offsite

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 AWAengineering.net

500 West Improvement Plan

Riverdale Landing Phase 2 Offsite Plans

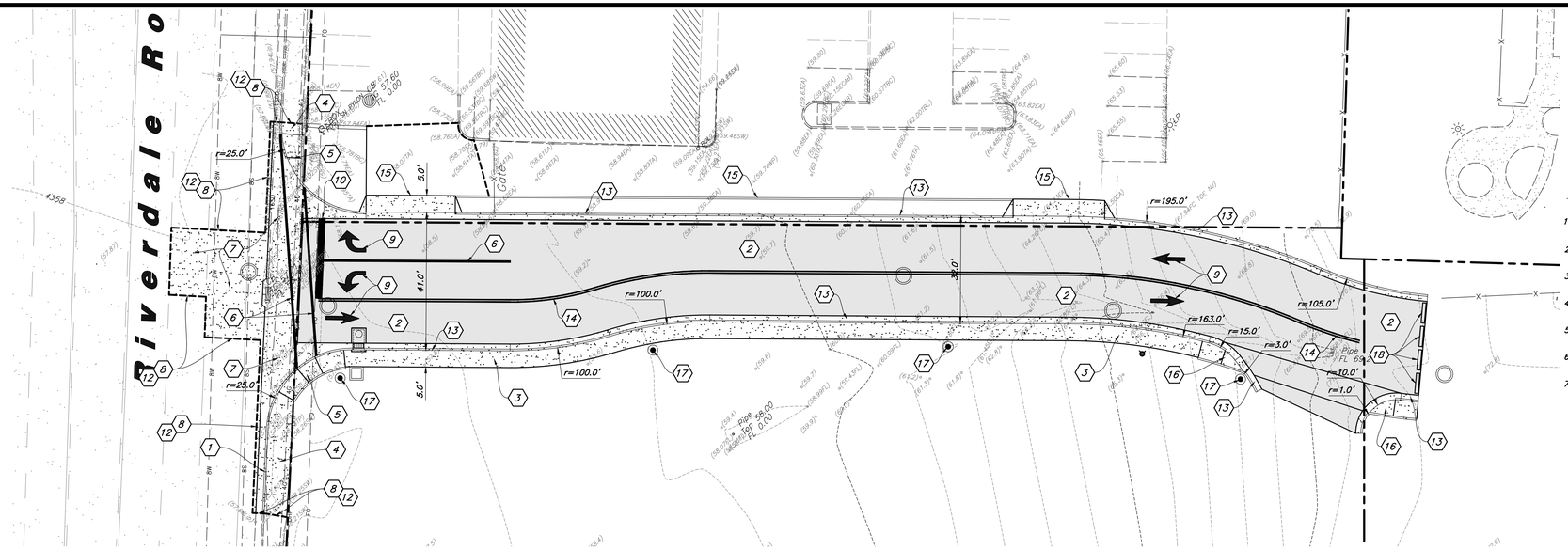
500 West Riverdale Road
Riverdale, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7746441-2202
ERIC H. MALMBERG
STATE OF UTAH

27 Oct, 2020

SHEET NO.
C1.2

W:\16-087 Riverdale Property\dwgs\16-087 PP-offsite.dwg, 10/27/2020 12:57:28 PM, 1:1, DJW



Scale: 1" = 20'

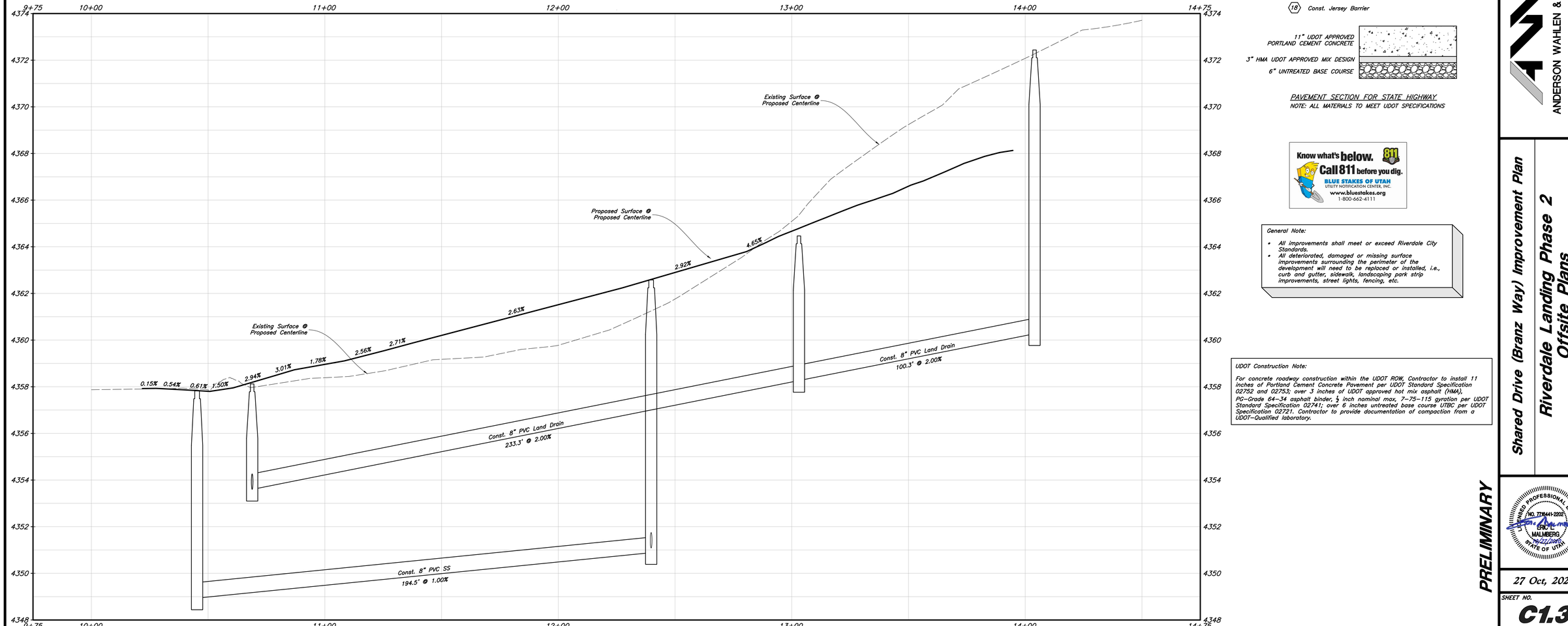
20' 0 20' 40'

General Site Notes:

1. Stalls designated as Accessible will require a painted Accessible symbol and sign. (See Details)
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. All dimensions are to back of curb unless otherwise noted.
5. Const. curb transition at all points where curb abuts sidewalk.
6. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
7. 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.

Site Construction Notes

1. Const. 30" Type B1 Curb & Gutter per UDOT Std. Dwg. No. GW-2A
2. Const. Asphalt Paving
3. Const. Conc. Sidewalk
4. Const. Conc. Sidewalk per UDOT Std. Dwg. No. PA-5
5. Const. Accessible Ramp per UDOT Std. Dwg. Nos. PA-1 and PA-4
6. Const. 8" Solid White Paint Stripe
7. Const. Conc. Paving per UDOT Standards See UDOT Construction Note for Pavement Section Details.
8. Sawcut; Provide Smooth Clean Edge. See General Site Note 7.
9. Const. Directional Arrows per MUTCD
10. Const. 24" White Stop Bar
11. Const. Stop Sign per MUTCD R1-1
12. Conn. & Match Existing Improvements
13. Const. 24" Curb and Gutter
14. Const. Double 4" Solid Yellow Stripe
15. Const. Driveway per Riverdale City Std. Dwg. ST-3
16. Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
17. Const. Light Pole (See Elec. Plans)
18. Const. Jersey Barrier



PAVEMENT SECTION FOR STATE HIGHWAY
NOTE: ALL MATERIALS TO MEET UDOT SPECIFICATIONS

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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.

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 02752 and 02753; over 3 inches of UDOT approved hot mix asphalt (HMA), PG-Grade 64-34 asphalt binder, ½ inch nominal max, 7-75-115 gyration per UDOT Standard Specification 02741; over 6 inches untreated base course UTBC per UDOT Specification 02721. Contractor to provide documentation of compaction from a UDOT-Qualified laboratory.

PRELIMINARY

REV	DATE	DESCRIPTION
X	XXX	XXXX

Designed by: JR
Drafted by: DJW
Client Name: DRH Co.
16-087 PP-offsite

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 AWEngineering.net

Shared Drive (Branz Way) Improvement Plan

Riverdale Landing Phase 2 Offsite Plans

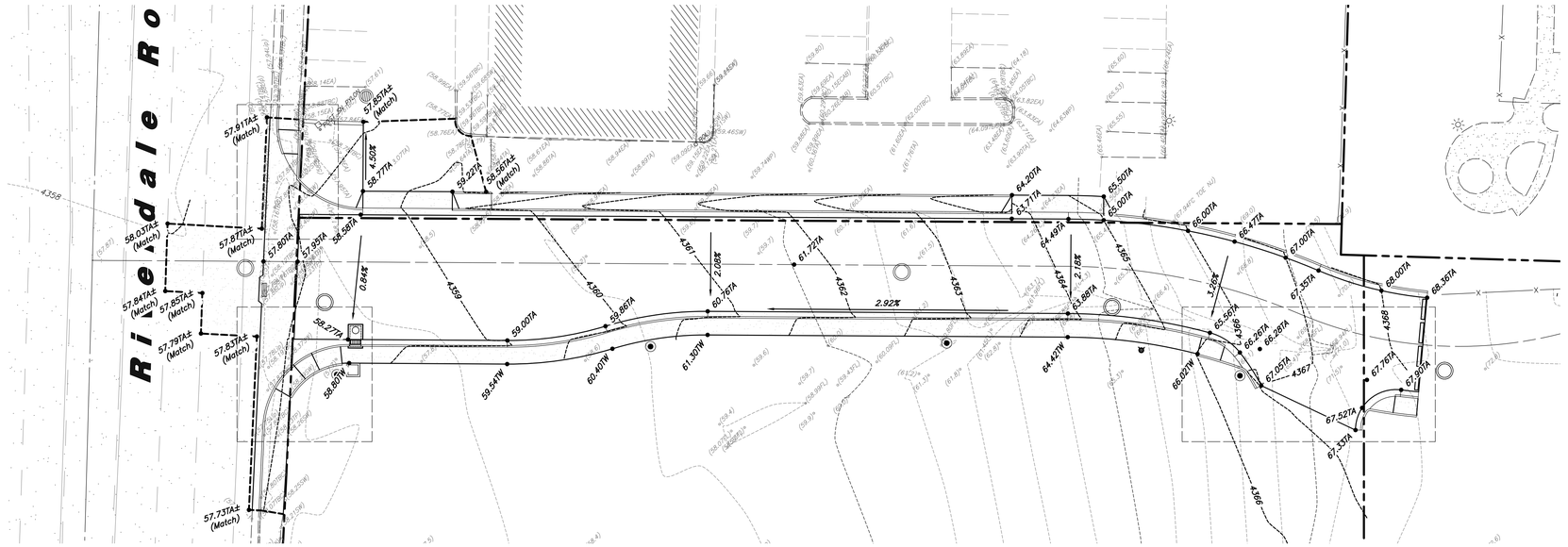
500 West Riverdale Road
Riverdale, Utah

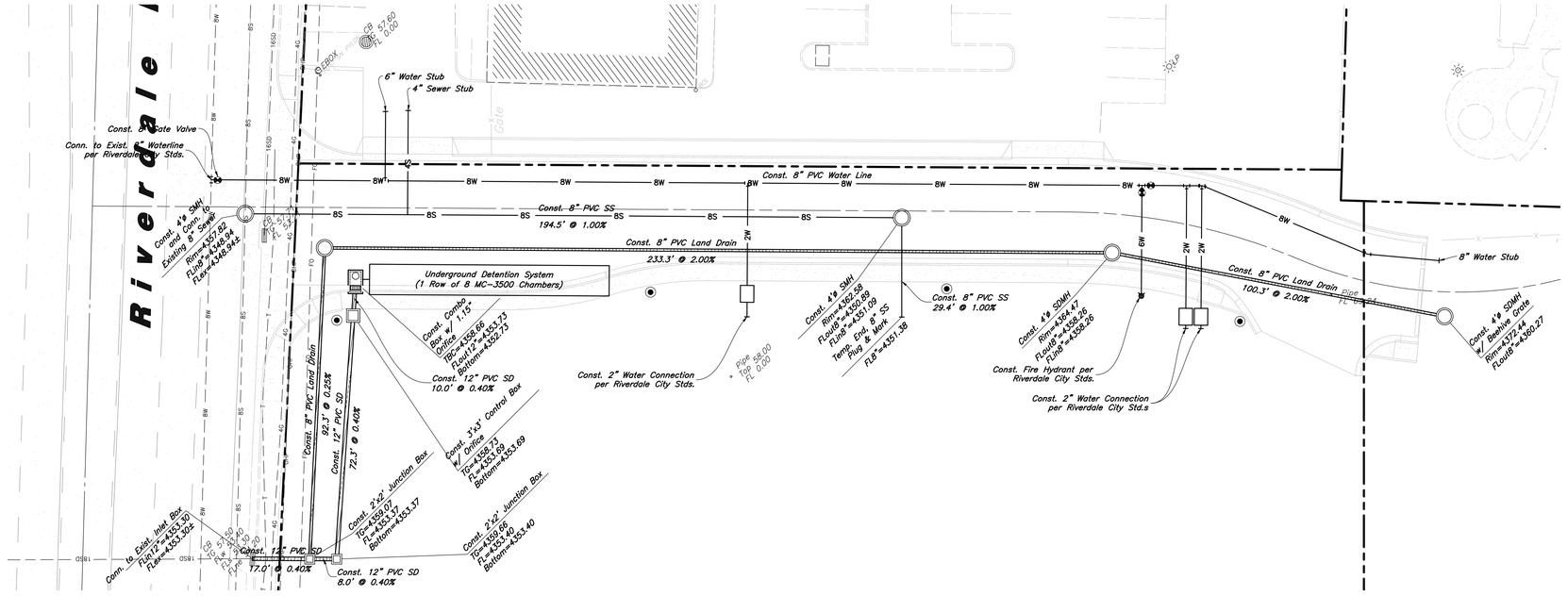
LICENSED PROFESSIONAL ENGINEER
NO. 7716441-2202
ERIC L. MALMBERG
STATE OF UTAH

27 Oct, 2020

SHEET NO.
C1.3

W:\16-087 Riverdale Property\dwgs\16-087 PP-offsite.dwg, 10/27/2020 12:50:38 PM, 1:1, DJW





Storm Water Calculations

Developed Conditions for Branz Way (Private Drive)

Area Type	Area (ft^2)	C
Roof	0	0.9
Hard Surfaces	13285	0.95
Landscape	0	0.15
Subtotal=	13285	
Total=	0.30	acres
C average=	0.95	

Frequency: 100 Year — **Release Rate (CFS)= 0.06 (0.2 CFS/Acre)**

Time (min)	Intensity (in/hr)	Total Vol. (ft^3)	Release Vol (ft^3)	Required Storage (ft^3)
5	6.89	599	18	581
10	5.24	911	37	874
15	4.34	1132	55	1077
30	2.92	1523	110	1413
45	2.34	1831	165	1666
60	1.81	1888	220	1668
90	1.43	2237	329	**1908**
120	1	2086	439	1647
180	0.686	2147	659	1488
360	0.382	2391	1318	1073
720	0.235	2941	2635	306
1440	0.131	3279	5270	-1991

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

100 Year Event	
Q=CdAo(2gh)^1/2	
Flow (Q) =	0.06
Head (h) =	3
Cd=	0.62
Area (in^2)=	1.02
Dia (in) =	**1.14**

Const. 8 StormTech (Model MC-3500) Chambers per Manufacturer Stds. Contractor to Provide Submittal on Full Chamber, Isolator Row, and Header/Manifold System for Approval Prior to Installation.

1,906 cf Required
1,945 cf Provided
Top of Chambers = 4357.48
Bottom of Chamber = 4353.73
Bottom of Stone = 4352.92
FL = 4353.73

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

PRELIMINARY

REV	DATE	DESCRIPTION
X	XXX	XXXX

Designed by: JR
Drafted by: DJW
Client Name: DRH Co.
16-087 GRUT-offsite

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAengineering.net

Shared Drive Grading/Utility Plan
Riverdale Landing Phase 2
Offsite Plans
500 West Riverdale Road
Riverdale, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7716449-2202
ERIC L. MALMBERG
STATE OF UTAH

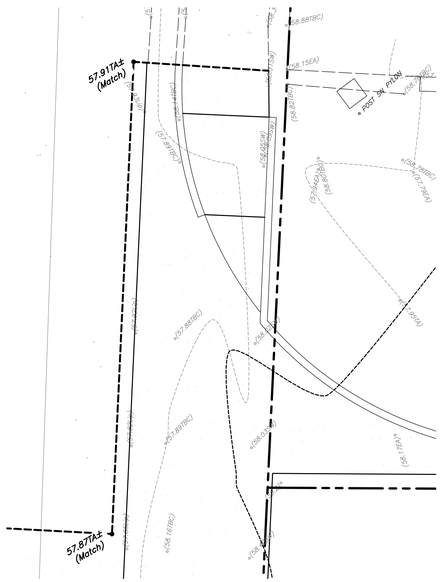
27 Oct, 2020

SHEET NO.
C2.1

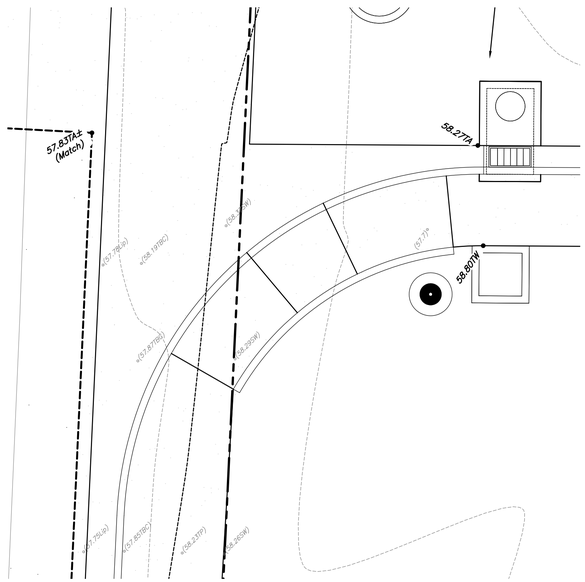
W:\16-087 Riverdale Property\dwgs\16-087 GRUT-offsite.dwg, 10/27/2020 12:38:10 PM, 1:1, DJW



Private
Curb Ramp Detail
2 — Scale: 1" = 5'



Public
Curb Ramp Detail
3 — Scale: 1" = 5'



Public
Curb Ramp Detail
1 — Scale: 1" = 5'

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

Public Curb Ramp Construction Notes

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

Private Curb Ramp Construction Notes

1. Slopes provided are per Anderson Wahlen & 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 state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1–Latest Edition) and/or FHAA.
3. Counter slopes of adjoining gutters & paving adjacent to the curb ramp shall not be steeper than 4.50%.
4. Accessible ramp flares shall be poured separately from ramp to ensure proper slopes.
5. Contractor to transition curb or sidewalk height from 6" to 0" reveal. Curb or sidewalk height to match ramp throughout transition.

PRELIMINARY

REV	DATE	DESCRIPTION
X	XXX	XXXX

Designed by: JR
Drafted by: DJW
Client Name:
DRH Co.

16-087 GRUT-offsite

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAengineering.net

Shared Drive Grading Details and Notes

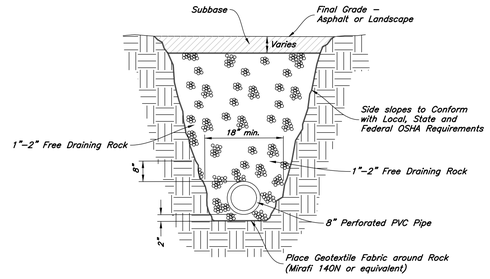
Riverdale Landing Phase 2
Offsite Plans
500 West Riverdale Road
Riverdale, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7746441-2202
ERIC D. MALMBERG
STATE OF UTAH

27 Oct, 2020

SHEET NO.
C2.2

W:\16-087 Riverdale Property\steps\16-087 GRUT-offsite.dwg, 10/27/2020 12:44:56 PM, 1:1, DJW



1 **Land Drain Detail**

Scale: 1" = 5'

PRELIMINARY

REV	DATE	DESCRIPTION
X	XXX	XXXX

Designed by: JR
Drafted by: DJW
Client Name:
DRH Co.

16-087 DT-offsite

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAengineering.net

Details

Riverdale Landing Phase 2
Offsite Plans
500 West Riverdale Road
Riverdale, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7776441-2202
ERIC V. MALMBERG
STATE OF UTAH

27 Oct, 2020

SHEET NO.
C3.1

W:\16-087 Riverdale Property\dwgs\16-087 DT-offsite.dwg, 10/27/2020 12:44:05 PM, 1:1, DJW

RIVERDALE CITY
PLANNING COMMISSION AGENDA
November 10, 2020

AGENDA ITEM: E2

SUBJECT: Consideration of Preliminary Site Plan approval for Raising Cane's Restaurant, property located approximately 4168 South Riverdale Road, Riverdale, Utah 84405, as requested by Kimley-Horn and Raising Cane's Restaurants, LLC.

PRESENTER: Mike Eggett, Community Development

INFORMATION:

A. Exec Summ Raising Canes Prelim Site Plan – PC [20201110]

B. Raising Cane's Bldg Prelim Site Plan Review – 20201104

C. Dept Staff Reports – Raising Canes Prelim PC [20201105]

D. City Eng Review letter #2 – Raising Cane's 20201105

E. App Raising Canes Site Plan Update 20200929

F. C614 Riverdale Project Narrative

G. C614 Riverdale Rendered Elevations

H. C614 Riverdale, UT Signage 2020.09.21

I. Raising Cane's Riverdale Site Plans 20201027

BACK TO AGENDA

Planning Commission
Executive Summary

For the Commission meeting on: 11-10-2020

Petitioner: *Kimley-Horn/Raising Cane's Restaurants* represented by Maurissa Muha and Chris Bick

Summary of Proposed Action

Kimley-Horn/Raising Cane's Restaurants, as represented by Maurissa Muha and Chris Bick, has applied for a Preliminary Site Plan review of a new restaurant building with drive-thru and supporting facilities development project for real estate located at approximately 4168 South Riverdale Road (to the direct south of the old Farmers Insurance building). The affected parcels are zoned in the Community Commercial (C-2) zone and, therefore, this request would need to go through a conditional use review process at a later date in this project's timeline. This site plan is being proposed for development on property that is adjacent to a café/restaurant, a vacant building, an apartment complex, and across the street from a commercial center. The property is currently owned by DRH Properties, LLC. A public hearing is not required to consider this site plan proposal. Following the presentation and discussion of the proposal, the Planning Commission may make a motion giving preliminary approval of the Raising Cane's site plan proposal, approval of the proposed site plan with any requested modifications, tabling the matter to a later date, or not giving preliminary approval of the proposed site plan with the appropriate findings of facts. If preliminary approval is provided, then this matter could move forward to a future Final Site Plan recommendation consideration process with the Planning Commission.

Title 10 Ordinance Guidelines (Code Reference)

This Preliminary Site Plan review is regulated under City Code 10-25 "Development in All Zones", and is affected by City Codes 10-10A "Community Commercial Zones (C-2)", 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 parcels are located on property east of Riverdale Road and north of 500 West on property currently owned by DRH Properties, LLC. The property is located in a C-2 zoned area and the requested use of restaurants with drive-thru access is a conditional use in this zone.

Attached with this executive summary is a document entitled "Preliminary Site Plan Review – Raising Cane's (Riverdale Landing Phase 2)"; 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 Department, and contracted City Engineer. The Planning Commission should discuss any concerns raised by these summaries.

The Planning Commission is encouraged to briefly discuss signage and lighting plans with the petitioner to better understand how site lighting and signage will work in this area; signage is regulated per City Code 10-16 (specifically section 8.(b.) for Commercial Districts); the applicant should be directed to adhere to this Code when contemplating signage. Signage information for this site has been provided in your packet. No site lighting plan has been provided as part of this submission.

Staff would encourage the Planning Commission to review this matter and then discuss with the petitioner concerns raised by staff and/or the Planning Commission. Staff would then recommend that the Planning Commission make a motion giving preliminary approval of the Raising Cane's site plan proposal, approval of the proposed site plan with any requested modifications, tabling the matter to a later date, or not giving preliminary approval of the proposed site plan with the appropriate findings of facts.

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

_____

Steve Brooks, Acting City Administrator

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405
801-394-5541

Preliminary Site Plan Review – Raising Cane's (Riverdale Landing Phase 2), 4168 South Riverdale Road

Completed by Mike Eggett, Community Dev. Director on 10/6-7/2020 and 11/4/2020

Recommendation: City staff recommends that the Planning Commission examine and review items associated with this proposed preliminary site plan review. Items of consideration or note (if any) have been highlighted in yellow for potential discussion purposes. City staff recommends that the Planning Commission act accordingly to approve the preliminary site plan or not approve the proposed Raising Cane's 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)	Sept. 29, 2020, updated on Oct. 27, 2020
Date Application Submitted to City:	September 29, 2020
Date Fee Paid:	Paid on Sept. 29, 2020 (see receipt for detail)
Site Plan – Preliminary Requirements	**Departmental Review Comments**
COVER SHEET	Provided
Title Block	
Project name and address	Project name and address location shown; address location needs to be updated to reflect new address of 4168 South Riverdale Road
Property Owner's name, address, and phone number	Shown on cover page and application: DRH Properties LLC, 5445 South Highland Drive, Salt Lake City, Utah 84117, 801-654-0120
Property Developer's name, address, and phone number	Shown on cover page and application: Raising Cane's Restaurants LLC, 6800 Bishop Road, Plano, Texas 75024, 972-769-3364
Approving agency's name and address: Utility companies if applicable	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405; other utility agencies name and address provided as well
Consulting Engineer's name, address, and phone number	Kimley-Horn, 111 East Broadway, Suite 400, Salt Lake City, Utah 84111, 385-235-6536
Licensed Land Surveyor's name, address, phone number, signature, and seal	Diamond Land Surveying, 6891 South 700 West, Suite 150, Midvale, Utah 84047, 801-266-5099; seal and signature not provided at this time, may not be applicable to this application

Date	Yes – 10/26/2020
Revision block with date and initials	Revision blocks shown and notes provided
Sheet number and total sheets	Shown (25 total sheets), also 10 sheets for signage
General	
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 on the ALTA survey sheet
Scale (minimum 1"=50' to 1"=10')	Yes, scale is shown, 1" = 20'
North arrow	Yes
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Existing easements identified on ALTA survey page, no existing structures currently on site, existing utility lines shown on sheet C7.0; unknown if approvals provided to cross, use, relocate
Space for notes	Yes, provided
Contours	Yes, shown on multiple sheets
Public areas	Existing and planned sidewalks and curb/gutter shown on multiple sheets
Vicinity Map	
Street names	Yes
Site location	Yes - project location shown is the wrong location for the project site, should be one lot to the southwest on the vicinity map
North arrow	Yes
Scale	Note of "Not to Scale"
Layout	
Landscaping (location and type with area calculations)	Yes, provided on sheets L1.0-IR2.1
Location of exterior lighting devices, signs, and outdoor advertising	Yes, location of existing lighting shown in packet; no existing signs or outdoor advertising; location of proposed onsite lighting devices not shown; signage to be used for outdoor advertising provided with submission; architectural elevations provided; planned building lighting unknown

Location of underground tanks, dumpsters, etc	Underground storm water chambers location identified on C7.0 and details on C8.3-8.5, no other tanks present on site; dumpster and dumpster enclosure location shown in packet
Additional Information	
Benchmark	Shown on ALTA survey
Basis of bearings	Shown on ALTA survey
Legend	Shown on ALTA survey
PLAN AND PROFILE SHEETS	Site plan and profile sheets provided
Title Block	
Project name and address	Project name and address location shown; address location needs to be updated to reflect new address of 4168 South Riverdale Road
Approving Agency's name and address	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405
Consulting Engineer's name, address, and phone number	Kimley-Horn, 111 East Broadway, Suite 400, Salt Lake City, Utah 84111, 385-235-6536
Date	Yes – 10/26/2020
Scale	Yes, scale is showing
Revision block with date and initials	Revision blocks shown and notes provided
Sheet number and total sheets	Shown (25 total sheets), also 10 sheets for signage
General	
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 ALTA survey
Signage	Building signage concepts shown on arch drawings and in sign packet; may inquire more regarding future signage intent if desired
Height	Shown in packet
Size	Shown in packet
Locations	Shown in packet

Colors	Shown in packet
Lighting	Shown in packet
New and Existing Buildings	
Height and Size	New building - Height = Unknown at this time; Building size = approx. 3,598 sq. ft.
Location, setbacks, and all dimensions	Yes, shown on dimensional control plan (Sheet C5.1); approximates: front setback – minimum 29.7 feet at nearest point; rear setback – minimum large distance exceeds minimum requirement at nearest point; south side setback – 47.8 feet at nearest point; north side setback – approx. 75 feet at nearest point
Type of construction	Materials for structure, texture, color appearance provided on architectural drawings; DRC will be needed for this site plan
Type of occupancy and proposed uses	Regional commercial restaurant and drive-thru
Show handicapped access	ADA accessible ramp and access areas shown and handicapped parking stalls shown
New and Existing Landscaping & Percentage	Percentage of landscaping provided for site is 17.6% (9,236 provided and 10,497 sf required), therefore does not meet minimum requirement of 20% or more landscaping coverage per City Code 10-14-12(B.)(2.)
Number of trees	12 trees, 217 shrubs
Landscape plan showing all planting, hardscaping, berming, and watering	Planting, hardscaping shown; gentle berming locations, as required in 10-14-12 (B.)(2.), not identified in landscaping plan, gentle berms should be identified along the western and northern edge of site plan area; irrigation plan identified on L1.0-IR2.1
Xeriscaping alternatives being considered	Yes, xeriscaping seems to be applied in the rock mulch areas of landscape plan; for more, inquire of the developer
New and Existing Walls and Fences	
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
New and Existing Parking	
Location, area, and layout of off-street parking (size of stalls, regular and handicapped)	33 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
New and Existing Ingress and Egress	
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
New and Existing Streets	
All access points	Yes, this is shown
Center lines	Yes, this is shown
Right-of-way lines	Shown, "right-of-way" not identified
Face of curb lines	Yes, this is shown
Centerline slope	Shown on drawings and established per previous and other project 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 onsite proposed light poles and equipment not shown in packet
Street lights	Yes, location of existing street light poles and power equipment shown; no newly proposed street light poles or devices appear to be planned
Street name signs	Location of street name signs on site not applicable to this location
Stop signs	Location of stop signs on site shown
UDOT approval (if required for project)	UDOT approval provided for private drive access (Branz Way) to Riverdale Road for this project; otherwise all internal access
Sidewalk (4' side with 4" of road base or 6' side with 6" of road base through the approach)	Yes, shown and defined on sheet C8.0
Planting Strip	No planting strips planned or available along Riverdale Road and internal private drive
New and Existing Storm Drainage	
Top of curb elevations	Shown on C6.0, in detail on sheet C8.0
Slope of gutter	Shown on C6.0, in detail on sheet C8.0
Manholes	Existing shown on multiple sheets; new shown on multiple sheets;

Invert elevations	Shown on C6.0, in detail on sheet C8.0-8.5, defer to City Engineer
Length, size, slope, and type of mains and laterals	Shown on C6.0-C7.0, in detail on sheet C8.0-8.5, defer to City Engineer
Location of catch basins	Shown on sheets C6.0-C7.0
Ditches, location and ownership	Waterway detail shown on C8.0
Approval to pipe, reroute or use	Other than future City approval, unknown if other UDOT approval required, defer to City Engineer
Calculations for retention system	Shown on C6.0; defer to City Engineer
Method of storm water clean-up	Shown on sheets C3.0-3.2, C6.0, C7.0, C8.0-8.5
New and Existing Sanitary Sewers	
Manholes	Existing shown on multiple sheets; new shown on multiple sheets;
Invert elevations	Shown on C6.0-C7.0, in detail on sheet C8.0-8.5, defer to City Engineer
Length, size, type, and slope of mains and laterals	Shown on C6.0-C7.0, in detail on sheet C8.0-8.5, defer to City Engineer
New and Existing Water Lines	
Length, size, type, and slope of mains and laterals	Shown on C6.0-C7.0, in detail on sheet C8.0-8.5, defer to City Engineer
Location, size, and type of water meters, valves, and fire hydrants	Shown on C6.0-C7.0, 1.5" water meter identified, type per public works; Location of new and existing valves shown on C6.0-C7.0; no existing fire hydrants on site; new hydrant locations in Riverdale Landing Phase 2 project shown for site
New and Existing Gas Lines	
Size and type	Existing and new gas lines shown on C7.0, size shown; type not shown
New and Existing Electrical Lines	
Size, location, and type	Existing and new power lines locations shown, size and type not identified;
Location of power poles	Existing power poles and overhead lines location shown on sheets C6.0 and C7.0; new power poles location not identified, where applicable
New and Existing Telephone Lines	
Location of poles, junction boxes, and manholes	Existing location of telephone boxes and new telephone utility lines, poles and associated manholes not shown on C7.0 where applicable
New and Existing Cable TV Lines	
Location of lines (if applicable)	Cable TV lines not shown (if applicable)

DETAILED DRAWINGS	
Cross section of roadway (minimum 8" road base and 3" asphalt)	Refer to sheet C8.0 for roadway cross section connection to curb, gutter, and sidewalk areas
Cross section of curb and gutter (standard 30" high back)	Shown on sheet C8.0, defer to City Engineer
Gutter inlet box with bicycle safe grate	Detail shown on sheet C8.2, locations identified on multiple sheets; identified as bicycle safe grates on gutter inlet boxes; defer to City Engineer
Cleanout box	Detail shown on sheets C8.1, location identified on multiple sheets; defer to City Engineer
Thrust blocking	Detail shown on sheets C8.3; defer to City Engineer
Special energy dissipating or drop manholes	None showing and may not be applicable; defer to City Engineer
ADDITIONAL INFORMATION	
Soils report	Geotechnical report has been provided as completed by CMT Engineering Laboratories on September 10, 2019 for this site
Drainage and runoff calculations	Shown on C6.0; defer to City Engineer
Water right transfer documentation	Applicant needs to work with Public Works Department to provide adequate water rights for this site per 8-6-3 of City Code
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	Provided as last sheet in packet
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 will need to be provided by Planning Commission for proposed usage in C-2 zone, this is anticipated the same night as PC final review of project would occur
RDA compliance (if applicable)	In 550 West RDA area, but no applicable RDA regulations for this project
Use compliance	Yes, with understanding that Community Commercial (C-2) conditional use approval is needed 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	Currently Preliminary Submission approval consideration being reviewed by Planning Commission

DEPARTMENTAL STAFF REPORTS – 10/1/2020 to 11/5/2020

From: Shawn Douglas
Sent: Wed 11/4/2020 7:57 AM
To: Mike Eggett
Subject: Raising Cane's

Mike,

I have attached the review for Raising Cane's

Plan Review For Raising Cane's

Storm Water

1-Drainage system operation and maintenance plan and BMPS approved and recorded with plat.
2-Orfice size, location and plan detail, free board on detention/retention structure, free board on structure, and emergency overflow.
3-Hydralic separator or BMP's to treat storm water before water inters underground retention/detention or city system.
4-Grading and drainage plan including direction of flows and slope percentages.
5-Notice of intent filed with state.
6-Note to certify retention/detention structure size after construction.
7-Injection well permit.
8-It appears there is a curb inlet box after the orifice structure, that would need to be tied in before the orifice.

Water

1-Provide water usage peak demands.
2-Provide what water shares will be used to meet water requirements.

Other

1-Note requiring all missing, nonfunctioning, and or damage surface improvements shall be replaced. (sidewalk, curb and gutter, fencing, etc.)
2-Square footage of impervious surface of the lot.

Shawn Douglas
Riverdale City Public Works
Sdouglas@Riverdalecity.com
801-394-5541 ext.1217

From: Scott Brenkman
Sent: Tue 11/3/2020 8:43 AM
To: Mike Eggett
Subject: RE: PC Mtg Preliminary Review request - Raising Cane's (Riverdale Landing Phase 2) Site Plan Proposal

I have no concerns.

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

From: Jared Sholly
Sent: Thu 10/1/2020 9:44 AM
To: Mike Eggett
Subject: RE: PC Mtg dept review request - Raising Canes (Riv Landing Ph 2) Site Plan Proposal

I don't have any issues.

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

From: Randy Koger
Sent: Thu 11/5/2020 11:32 AM
To: Mike Eggett
CC: Jared Sholly
Subject: RE: PC Mtg Preliminary Review request - Raising Cane's (Riverdale Landing Phase 2) Site Plan Proposal

I have no additional recommendations.

Comments made during this review are advisory and do not prevent the necessity of conforming with requirements which might have been overlooked in the review process.

Fire Marshal/Code Enforcement Officer
Riverdale City
801-436-1241

CIVIL ENGINEERING CONSULTANTS, PLLC.

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

5th November 2020

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Raising Cane's – Chicken Fingers**
Subj: Site Improvement Preliminary Drawings Review

Dear Mike,

The Preliminary Plan submittal for the above referenced commercial development is herewith recommended for "Preliminary Plan Approval". The approval is recommended on the condition that the subdivision "Lot" for this development, is approved prior to the **Raising Cane's – Chicken Fingers** commercial development receiving "Final Approval":

Concerns to be addressed with the "Final Drawing Submittal":

1. The "Geotechnical Engineering Study" is recommended for approval. All conditions and recommendations of the Study **must** be followed and documented.

2. The Grading Plan for the development must consider and state that any excavation for the building structure must be placed on suitable natural soils or on structural/engineered fill material as discussed in the "Geotechnical Engineering Study".

   This soil requirement is found on page 2 of the "Geotechnical Engineering Study", where it states there is 6" to as much as 5.50' of non-engineered fill material on the site.

3. On the ALTA/NSPS drawing a spring and 8" diameter drainage piping is shown in the center of the Site. This will need to be addresses and resolved in the drainage plan drawings.

4. **Storm Water Concerns:**

   - The calculations for the 85% storm volume will need to be addressed and calculations submitted for review on the management of this storm water volume. The percolation valve of the soil for the initial (85%) storage volume will need to be submitted.

It appears that the underground storm water storage facilities may be into the groundwater. A minimum of 24" above the ground water is required. At the storage facility location shown on the drawings the ground water depth per the geotechnical report is approximately 4' to 8' deep.

- A note must be placed upon the plans stating that upon completion of the detention basin the construction volume must be check and certified in writing that the design storage volumes have been met. The certification letter must be submitted to the Public Works Director.

- A storm water filtering manhole (i.e., Bay-Saver, Storm-Ceptor or other approved) will be required prior to the isolation chamber. The sizing calculations and details for the filtering manhole will need to be submitted for review.

- The "orifice' calculations will need to be submitted for review.

- Observation manholes will need to be placed on both sides of the "Isolation Row".

- The storm water peak volume was checked at 90-minutes and the volume was calculated at 3,820 cubic feet. We request that the developer's engineer check his calculations at the 90-minute interval.

- A storm water maintenance / schedule will need to be prepared, submitted for review, and added to the drawings.

- The flow directional arrows and drainage slopes will need to be shown on the drawings.

5. **Roadway & Utilities Concerns:**

- When will the adjacent roadway improvements and utilities be designed and installed? The fire line will need to be connected and installed before occupancy, and all utilities.

- The 8" adjacent waterline will need to be looped. Whom will be designing and submitting the design of the roadway and improvements?

- Show the grease interceptor vault and sizing in the detail drawings.

- Has the Utah Department of Transportation (UDOT) given approval for the roadway connection the North of the site?

If 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
Steve Brooks, City Attorney

10-34-1500

Riverdale City

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

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

CASE NO: 2020-08 DATE SUBMITTED: 9-28-2020

APPLICANT'S NAME: Maurissa Muha & Chris Bick

ADDRESS: 111 East Broadway STE 600 Salt Lake City, Utah 84111

PHONE: 303-223-4864 (Maurissa) TAX I.D. NO: 060310049

ADDRESS OF SITE: Near approximately 400 North Riverdale Road

APPLICANT'S INTEREST: Site Plan Approval

Application is hereby made to the Riverdale City Planning Commission requesting that the following permitted use, be approved on 53,712 SF / 1.23 AC (sq. ft./acreage) of property in the Commercial (C-2) zone in accordance with the attached site plan.

Chris Bick
Signature of Applicant

Lee R Hansen
Signature of Property Owner

I authorize Maurissa Muha & Chris Bick to act as my representative in all matters relating to this application.

Lee R Hansen
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: $ $246.00 Date paid: 9/29/2020

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

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

Date: 10-13-2020, 11-10-2020 Decision of Commission:

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

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

Date: Decision of Council:



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

XBP Confirmation Number: 86758308

Transaction detail for payment to Riverdale City. **Date: 09/29/2020 - 12:48:32 PM**

Transaction Number: 134084156PT
Mastercard — XXXX-XXXX-XXXX-1561
Status: Successful

Account #	Item	Quantity	Item Amount
10-34-1500	Zoning ampamp Subdiv. Fee	1	$246.00
10-36-9000	Sundry Revenues	1	$75.00
Notes: CONDITIONAL USE PERMIT FEE			

TOTAL: $321.00

Billing Information
MAURISSA MUHA
, 84405

Transaction taken by: cjacobsen

PM DESIGN GROUP, INC.

7200 South Alton Way, Suite B270

Centennial, CO 80112

September 21, 2020

Community Development Department
City of Riverdale
4600 South Weber River Drive
Riverdale, Utah 84405

RE: Raising Cane's Project Narrative

The purpose of this memo is to provide the Community Development Department at the City of Riverdale a brief description of our proposed project located at Riverdale Road & 400 West, Riverdale, Utah.

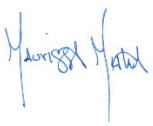
We are proposing a single story 3,351 sq.ft. Raising Cane's Chicken Fingers restaurant with covered patio and proposed double drive-thru. The existing parcel is currently a 53,712 sq.ft. (1.23 acre) vacant commercial lot. The existing parcel is zoned C-2 Community Commercial lot, the Drive-thru is considered a conditional use. The building's occupancy is Assembly A-2 and the construction type is VB. This building will also be sprinklered.

Site improvements will include two new preview boards and menu boards as well as new landscape around the parcels perimeter. A trash enclosure matching the main building's exterior materials will be installed as well as new site lighting. Any existing site lighting will be relocated as required and will meet the City's land development code.

We are very excited that the building will have Raising Cane's new prototype design and finishes, which we believe will complement the existing businesses within and the surrounding the developments. We are proposing a covered patio, which will not be enclosed. The maximum building height proposed is 19'-10". In addition to the above mentioned restaurant, the development will also include enhanced site conditions such as paved parking, landscaping, lighting, and utility service extensions.

Our design team have taken into consideration the City of Riverdale's development code in the preparation of our Site Plan package and supporting documents for our formal planning submittal.

I look forward to working with the Community Development Department for our proposed project. Please let me know if you should have any questions or concerns.
Sincerely,



Maurissa Muha | Project Manager
PM DESIGN GROUP, INC.
7200 S Alton Way, Suite B-270 | Centennial, Co 80112
Office: 303.223.4864 | E: mmuha@pmdginc.com

P4 HV V iiF Elevations



FRONT ENTRY ELEVATION
SCALE: 1" = 12'-0"



DRIVE THRU ELEVATION
SCALE: 1" = 12'-0"



SIDE ENTRY ELEVATION
SCALE: 1" = 12'-0"



REAR ELEVATION
SCALE: 1" = 12'-0"

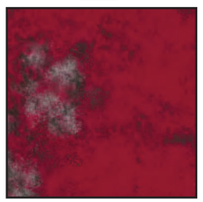
MATERIAL FINISHES

EM-3



HOT ROLLED STEEL W/ CARBON GRADE FINISH · W/ CLEAR, MATTE POWDER COAT FINISH

EM-4



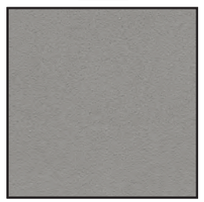
RECLAIMED METAL PANEL: VINTAGE CAR HOOD OCCURS AT FACE OF THE "1" ELEMENT ONLY

EWF-1



BELDEN NORMAN BRICK MASONRY MEDIUM RANGE, SMOOTH, IRON SPOT. MORTAR TO MATCH SOLOMON PRODUCTS IO H, WEATHERED HORIZONTAL STRIKE. VERTICAL JOINTS ARE FLUSH

EWF-2



"SW 7669 SUMMIT GRAY" PORTLAND CEMENT STUCCO

EWF-4



BORAL: "ALAMO" MODULAR BRICK. MORTER TO MATCH SOLOMON PRODUCTS IO H, LIGHT BUFF SACK RUB FINISH.

EWF-5



"132 MOUNTAIN FOG" PORTLAND CEMENT STUCCO

EWF-6



"456 OYSTER SHELL" CEMENT STUCCO

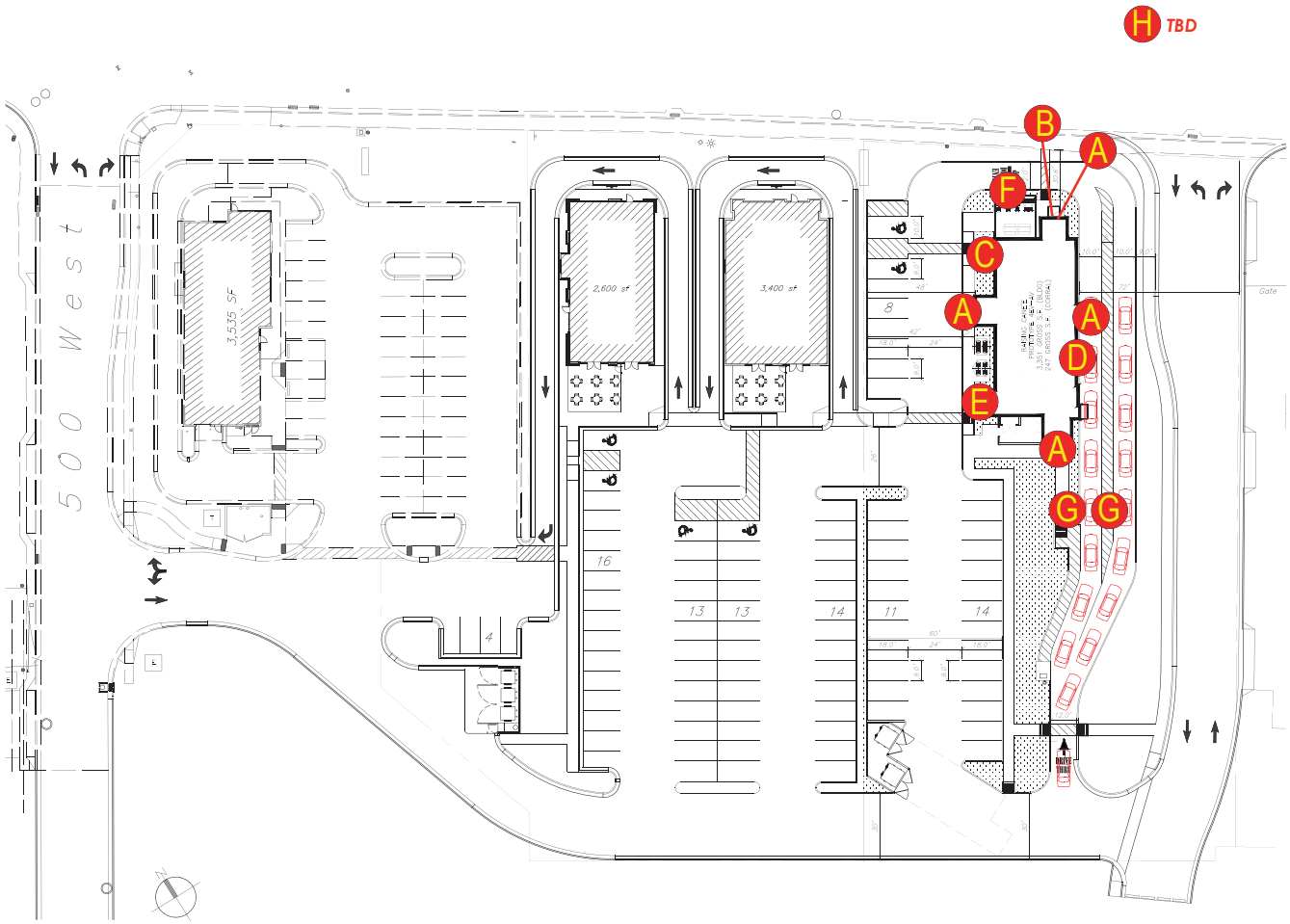
EWS-2



ALUMINUM STOREFRONT SYSTEM FINISH: ANODIZED BLACK

07/04/2020

SITEMAP



	QTY.	CODE	DESCRIPTION
A	4	WS-8FT	4x8 Wall Sign
B	1	ONS	Open Sign
C	1	CFNS	Chicken Fingers Neon Sign
D	1	PMRL	Painted Mural
E	1	BD-1	Blue Dog
F	1	CAN	One Love Canopy Letters
G	2	DTMB	DT Menuboard
H	1	TEN	Tenant

No development or LL restrict as of 7/29/20. MSP is currently underway and approx. approval is Sept./Oct 2020.

Likely have a multi-tenant panel instead of freestanding sign per city

Aggregate SF allowance for lot is 3xLF of building front, max 138.75 SF

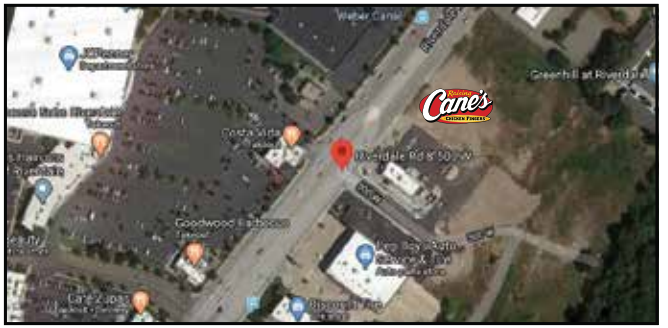
Per city, submit all signage desired and they will review

Mural painted on the wall may require design review committee

Art, Blue Dog on substrate and cove lighting are subject to review

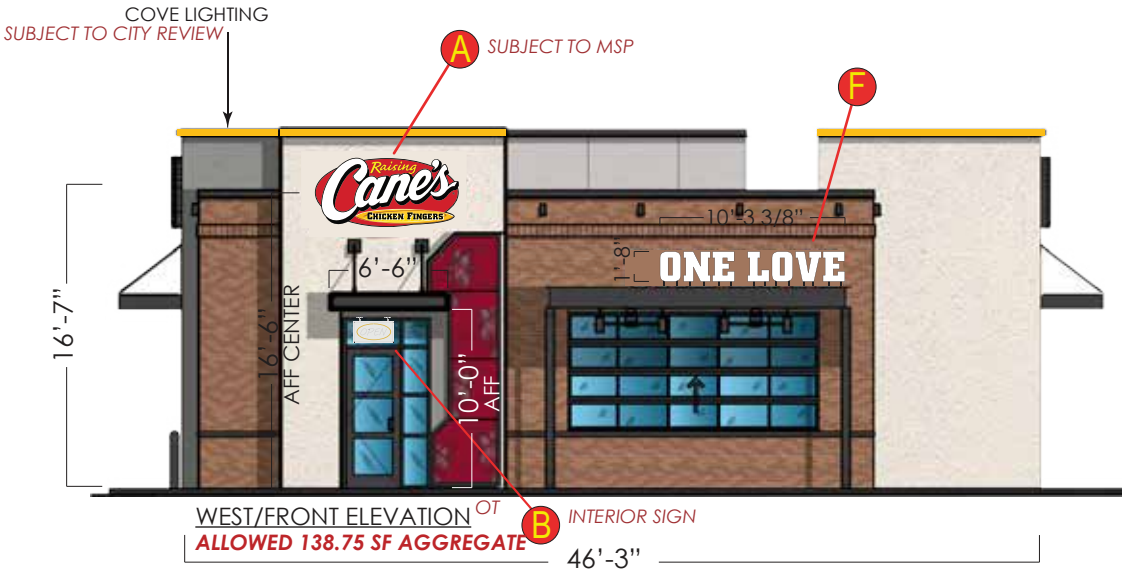
Menu boards count in SF allowance for lot

	YES	NO
BLUE DOG	☑	☐
MURAL	☑	☐
FLAGS	☐	☑
OLH	☐	☑

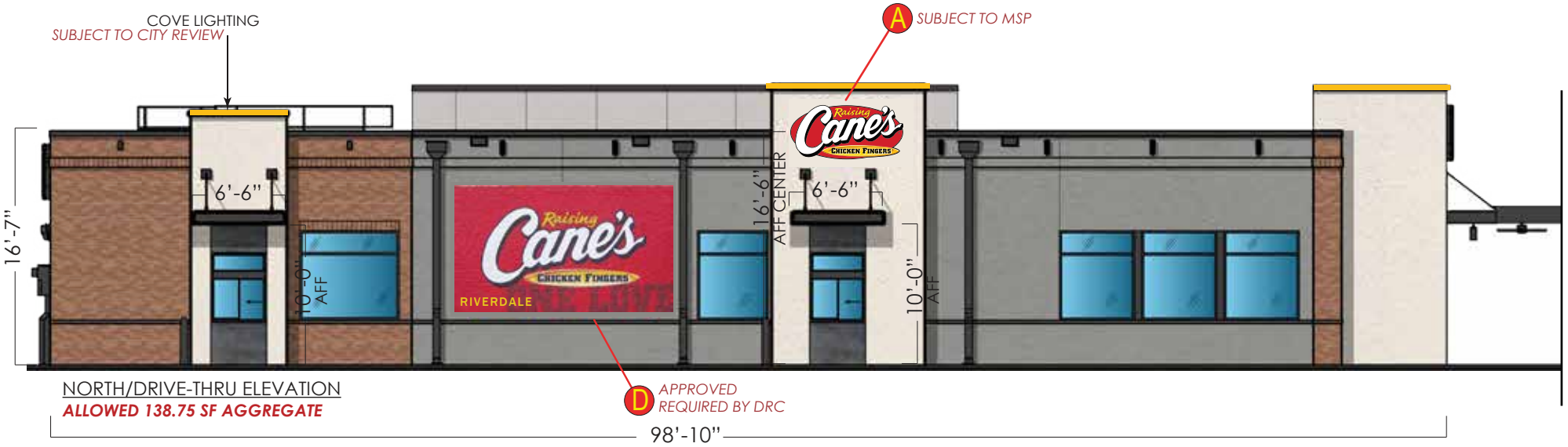


Location: Riverdale, UT	**AGI Rep:** G.W.	This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.	
Site ID: RC0614	**AGI PM:** Anthony Molina		
Date: 08/03/2020	**Drawn by:** M. Folden		

ELEVATIONS



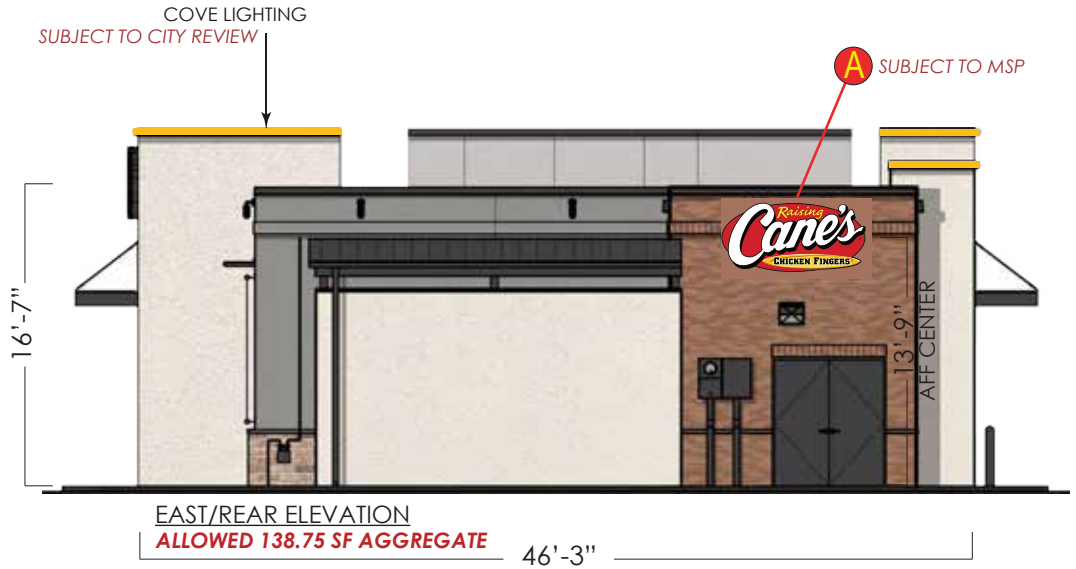
	QTY.	CODE	DESCRIPTION
A	4	WS-8FT	4x8 Wall Sign
B	1	ONS	Open Sign
C	1	CFNS	Chicken Fingers Neon Sign
D	1	PMRL	Painted Mural
E	1	BD-1	Blue Dog
F	1	CAN	One Love Canopy Letters
G	2	DTMB	DT Menuboard
H	1	TEN	Tenant



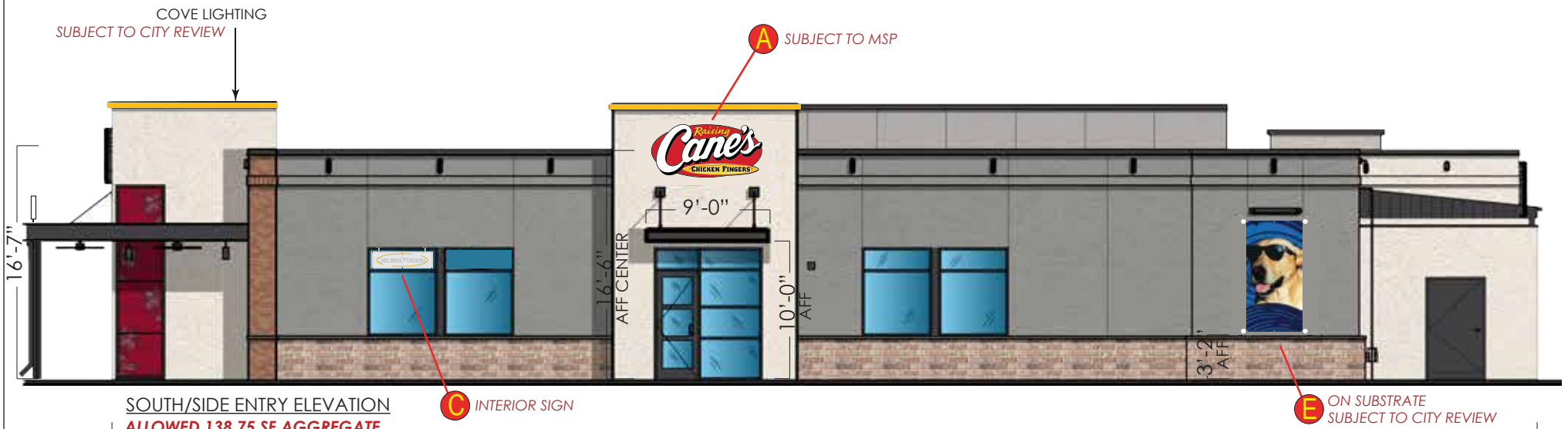
Scale: 3/32"=1'

Location: Riverdale, UT	**AGI Rep:** G.W.	This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.	
Site ID: RC0614	**AGI PM:** Anthony Molina		
Date: 08/03/2020	**Drawn by:** M. Folden		

ELEVATIONS



	QTY.	CODE	DESCRIPTION
A	4	WS-8FT	4x8 Wall Sign
B	1	ONS	Open Sign
C	1	CFNS	Chicken Fingers Neon Sign
D	1	PMRL	Painted Mural
E	1	BD-1	Blue Dog
F	1	CAN	One Love Canopy Letters
G	2	DTMB	DT Menuboard
H	1	TEN	Tenant



Scale: 3/32"=1'

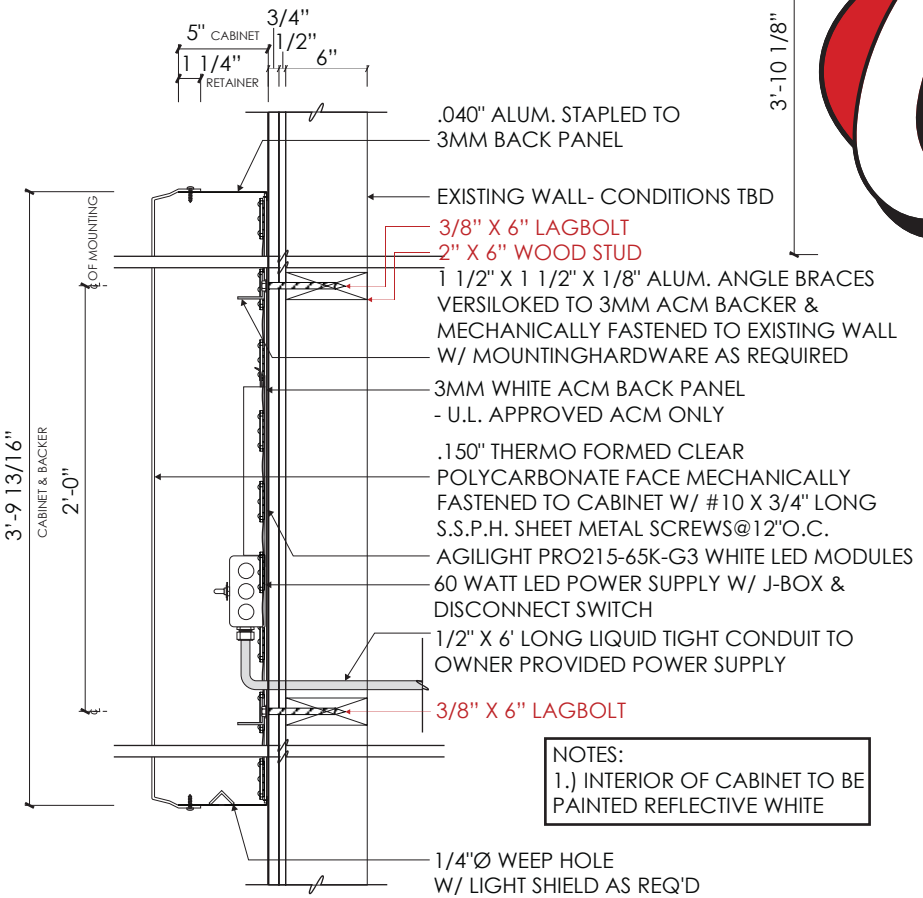
Location: Riverdale, UT	**AGI Rep:** G.W.	This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.	
Site ID: RC0614	**AGI PM:** Anthony Molina		
Date: 08/03/2020	**Drawn by:** M. Folden		

A

CUTSHEET

WS-8FT

SUBJECT TO MSP



NOTES:
1.) INTERIOR OF CABINET TO BE PAINTED REFLECTIVE WHITE

SECTION



FRONT ELEVATION

COPY & DROP SHADOW ARE AS FOLLOWS: **'RAISING' IS FIRST SURFACE APPLIED TRANSLUCENT VINYL 3M #3630-015 'YELLOW', DROP SHADOW IS FIRST SURFACE APPLIED TRANSLUCENT VINYL 3M #3630-53 'CARDINAL RED'**

BORDER IS **PAINTED 'BLACK'**

BACKGROUND IS **SURFACE APPLIED TRANSLUCENT VINYL 3M #3630-73 'RED'**

.150" THERMO FORMED CLEAR POLYCARBONATE FACE

REGISTER MARK IS **PAINTED 'BLACK'**

DOUBLE EMBOSSED LETTERS ARE **PAINTED SECOND SURFACE 'WHITE'**

EMBOSS AROUND LETTERS IS **PAINTED SECOND SURFACE 'BLACK'**

EMBOSSED SURFBOARD IS AS FOLLOWS:
-SIDES ARE **PAINTED TO MATCH PANTONE #109C 'YELLOW'**
-GRAPHICS ARE **SECOND SURFACE APPLIED DIGITAL PRINT**

30.75

Square Footage

ELECTRICAL DATA	
VOLTAGE	120
AMPERAGE	1.8

COLOR CHART

- 3M #3630-15 'YELLOW'
- 3M #3630-73 'RED'
- 3M #3630-53 'CARDINAL RED'

Location: Riverdale, UT	**AGI Rep:** G.W.	
Site ID: RC0614	**AGI PM:** Anthony Molina	
Date: 08/03/2020	**Drawn by:** M. Folden	

This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

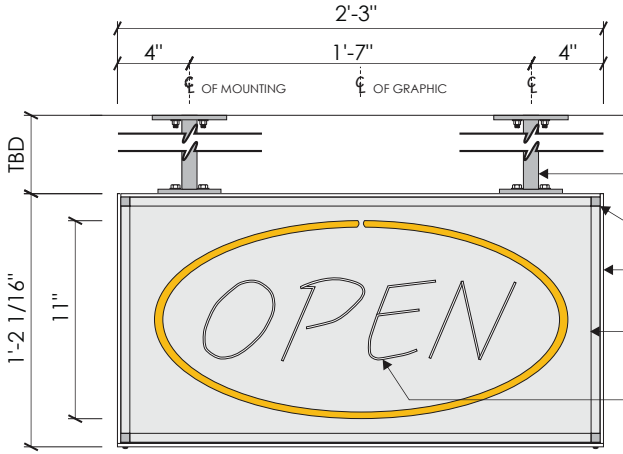
B

CUTSHEET

ONS (H)

INTERIOR SIGN

PIPE LENGTH TO BE VERIFIED



1/2" GALVANIZED STEEL PIPE & FILANGES W/MILL FINISH

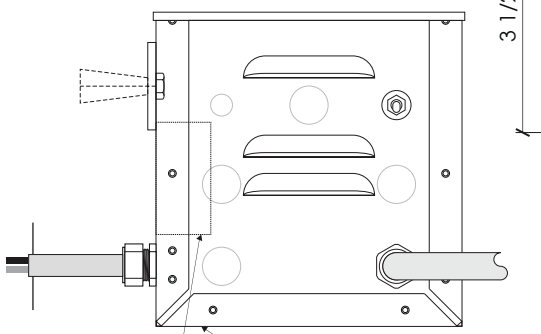
1/2" X 1/2" ALUM. SQUARE TUBE FRAME W/MILL FINISH

3/16" CLEAR POLYCARBONATE CASE

NEON YELLOW OVAL IS **13MM NEON VOLTARC 'CLEAR BRITE YELLOW'**

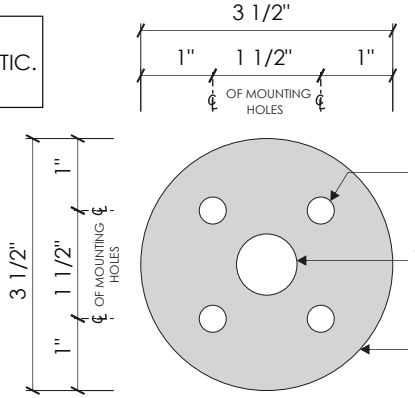
NEON LETTERS ARE **10MM NEON VOLTEC 'SNOW WHITE'**

NOTES:
1.) TRANSFORMER IS MOUNTED REMOTELY IN ATTIC. TRANSFORMERS ARE TO BE ELECTRONIC.



EXISTING TRANSFORMER BOX

LIGHTING COMPONENTS
LC-2-12-3-C (2,000-12,000V 30 MA)
MOUNTED IN REMOVE TRANSFORMER BOX



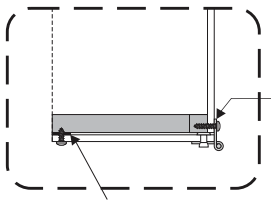
3/8" Ø THRU HOLE FOR 1/4" MOUNTING HARDWARE

THREADED HOLE FOR 1/2" Ø GALVANIZED STEEL PIPE

1/4" GALVANIZED STEEL PIPE FLANGE

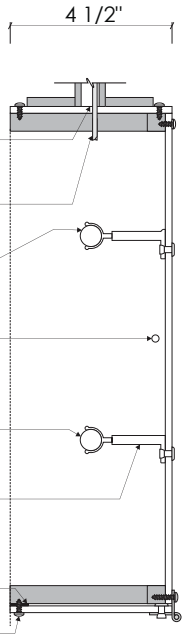
PIPE FLANGE DETAIL

BLOW UP DETAIL



1 1/2" CONTINUOUS PIANO HINDGE IS POP RIVETED TO POLYCARBONATE BOTTOM & MECHANICALLY FASTENED TO POLYCARBONATE BACKER & ALUM. TUBE FRAME
2/ #6 S.S.P. H. SHEET METAL SCREWS

(3) STRIPS OF 1/2" WIDE BLACK VELCRO TO CLOSE POLYCARBONATE DOOR @ TUBE FRAME
-DOOR IS SECURED W/ (2) #6 S.S.P.H. SHEET METAL SCREWS



ELECTRICAL PASS THRU MOUNTING TUBE ACCESS REMOTE POWER IN ATTIC

TECNOLUX SILIFLEX GTO 15

NEON YELLOW SWOOPS ARE **13MM NEON VOLTARC 'CLEAR BRITE YELLOW'**

GTO WIRE

NEON LETTERS ARE **10MM VOLTEC 'SNOW WHITE'**

GRAB IT TUBE SUPPORTS ARE POP RIVETED TO BACK OF POLYCARBONATE CASE

1/2" WIDE VELCRO

DOOR IS SECURED WITH (2) #6 S.S.P.H. SHEET METAL SCREWS

ELECTRICAL DATA	
VOLTAGE	120
AMPERAGE	2.1

Raising Cane's Chicken Fingers	**Location:** Riverdale, UT	**AGI Rep:** G.W.	This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.
	Site ID: RC0614	**AGI PM:** Anthony Molina	
	Date: 08/03/2020	**Drawn by:** M. Folden	

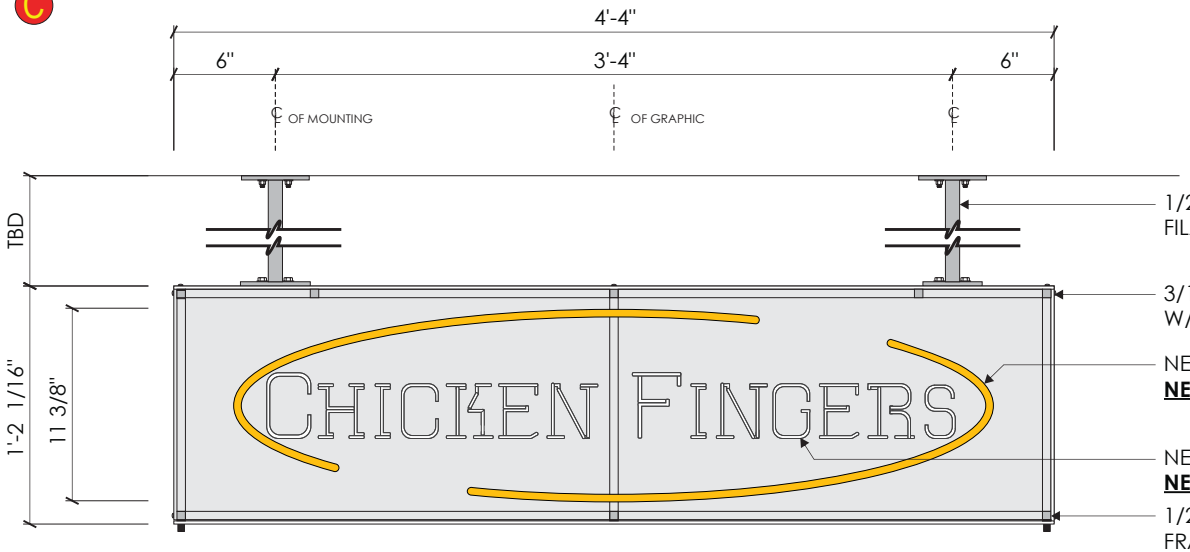
AGI

CUTSHEET

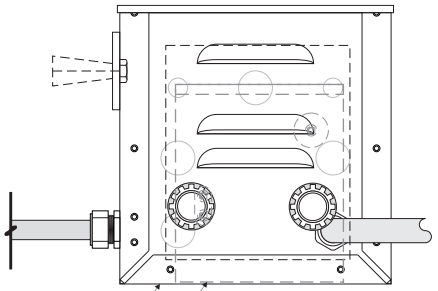
Chicken Fingers Neon Sign

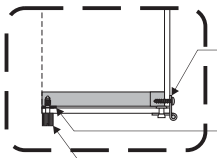
INTERIOR SIGN

PIPE LENGTH TO BE VERIFIED



FRONT ELEVATION



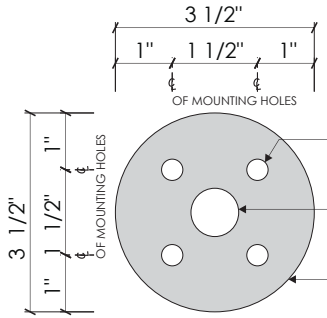


1 1/2" CONTINUOUS PIANO HINGE IS POP RIVETED TO POLYCARBONATE BOTTOM & MECHANICALLY FASTENED TO POLYCARBONATE BACKER & ALUM. TUBE FRAME W/ #6 S.S.P.H. SHEET METAL SCREWS

(1) STRIP OF 1/2" WIDE CLEAR 3M DUAL LOCK POLYCARBONATE DOOR @ TUBE FRAME @ CENTER ONLY

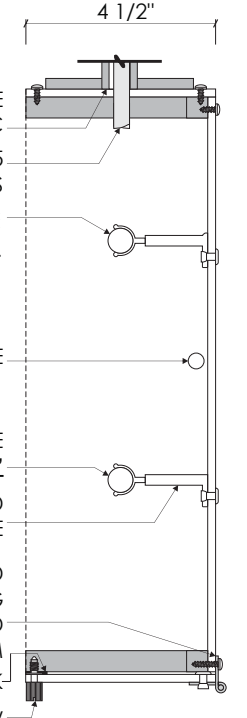
3/16" POLYCARBONATE CASE W/ MATTE FINISH IS OPEN @ FRONT W/ #10-32 X 5/8" LONG 18-8 S.S. KNURLED HEAD CAPTIVE PANEL SCREW W/ SLOTTED DRIVE MCMASTER CARR #91035A508 W/ 18-8 S.S. RETAINER FOR 10-32 THREAD MCMASTER CARR #91065A720

BLOW UP DETAIL



PIPE FLANGE DETAIL

ELECTRICAL DATA	
VOLTAGE	120
AMPERAGE	2.1



SECTION VIEW

Location: Riverdale, UT	**AGI Rep:** G.W.	This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.	
Site ID: RC0614	**AGI PM:** Anthony Molina		
Date: 08/03/2020	**Drawn by:** M. Folden		

D

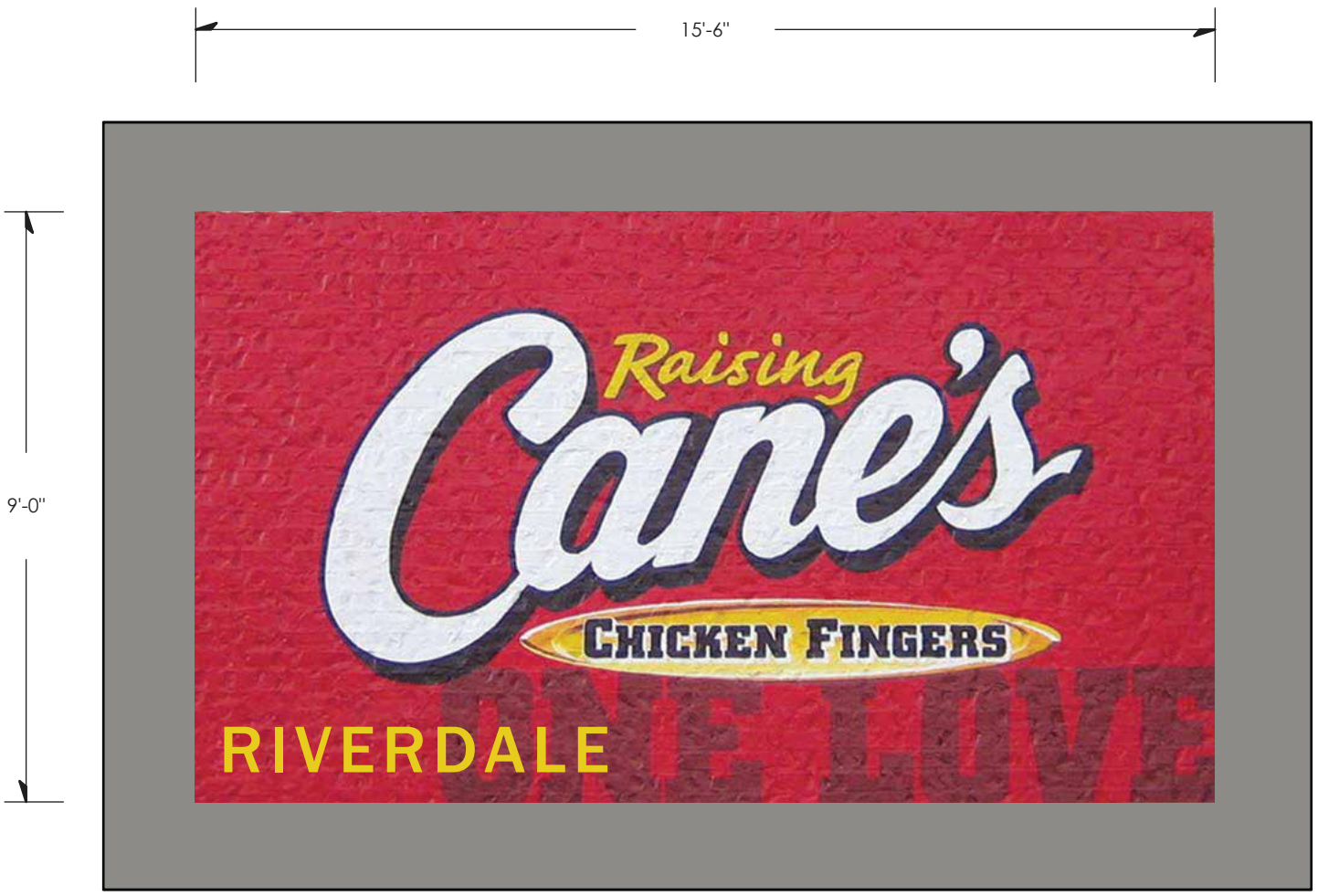
CUTSHEET

PMRL (0915)

LIKELY COUNTS IN SF

MUST BE APPROVED BY DESIGN REVIEW COMMITTEE

SUBJECT TO MSP



139.50

Square Footage

FOR ARTIST RENDERING USE ONLY
MURAL PROVIDED BY OTHER VENDOR

Location: Riverdale, UT	**AGI Rep:** G.W.	This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.	PAGE 13
Site ID: RC0614	**AGI PM:** Anthony Molina		
Date: 08/03/2020	**Drawn by:** M. Folden		

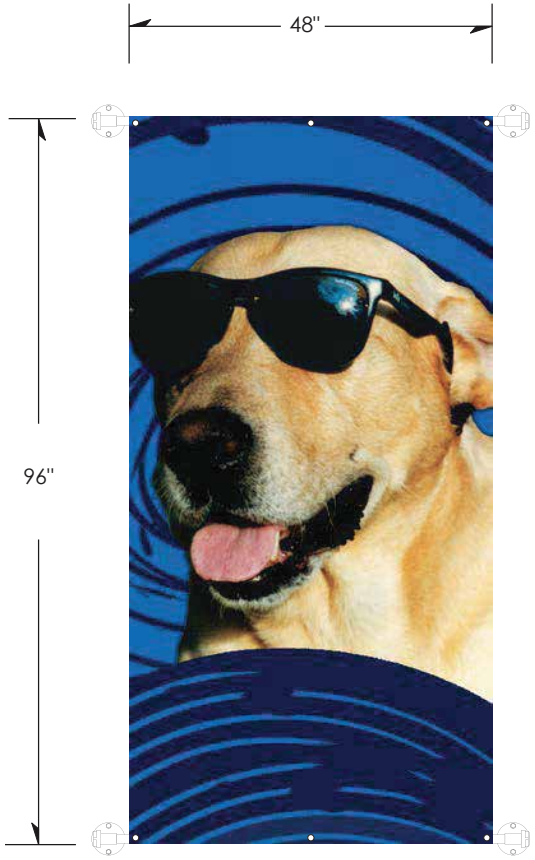
E

CUTSHEET

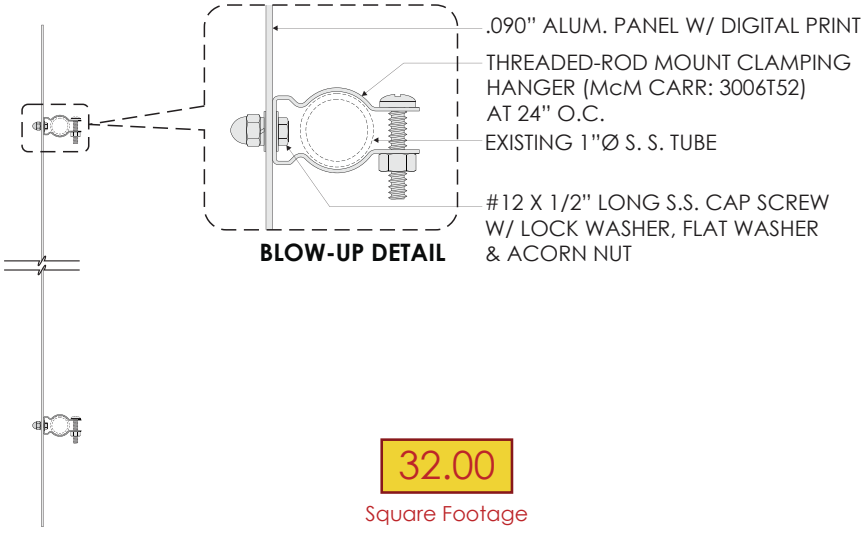
Blue Dog on Substrate

SUBJECT TO CITY REVIEW AS ART

SUBJECT TO MSP



THIS IS A DIGITAL PRINT ON ALUMINUM SUBSTRATE AND RIGID.

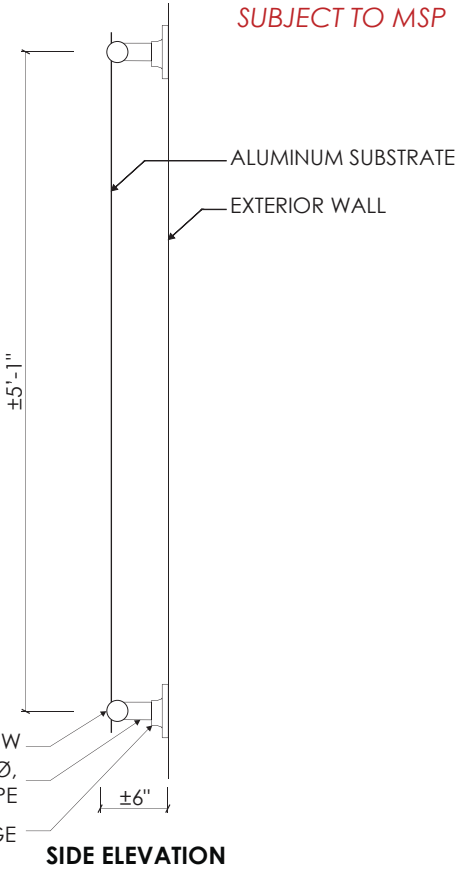


BLOW-UP DETAIL

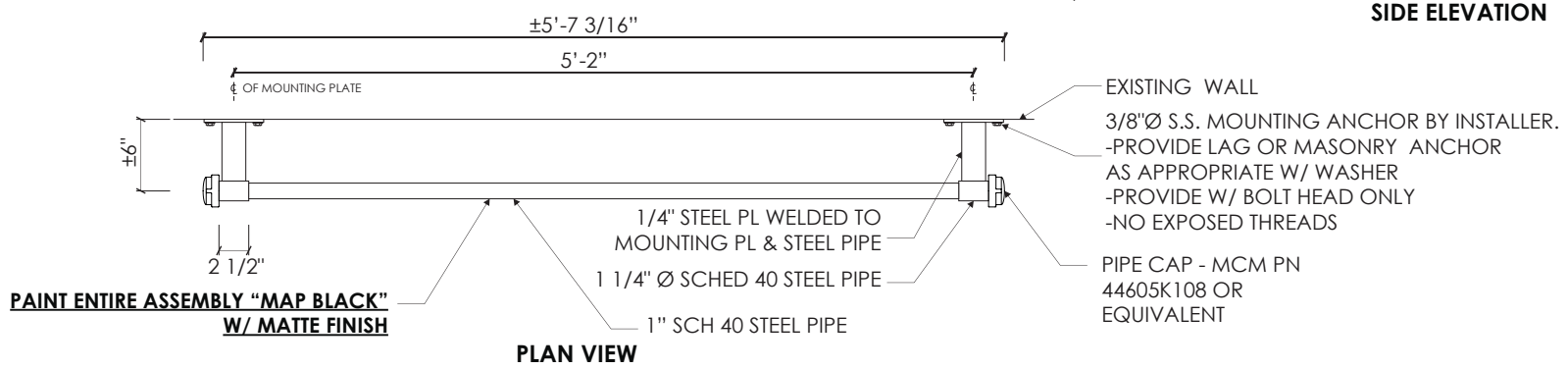
SIDE VIEW

32.00

Square Footage



SIDE ELEVATION



PLAN VIEW

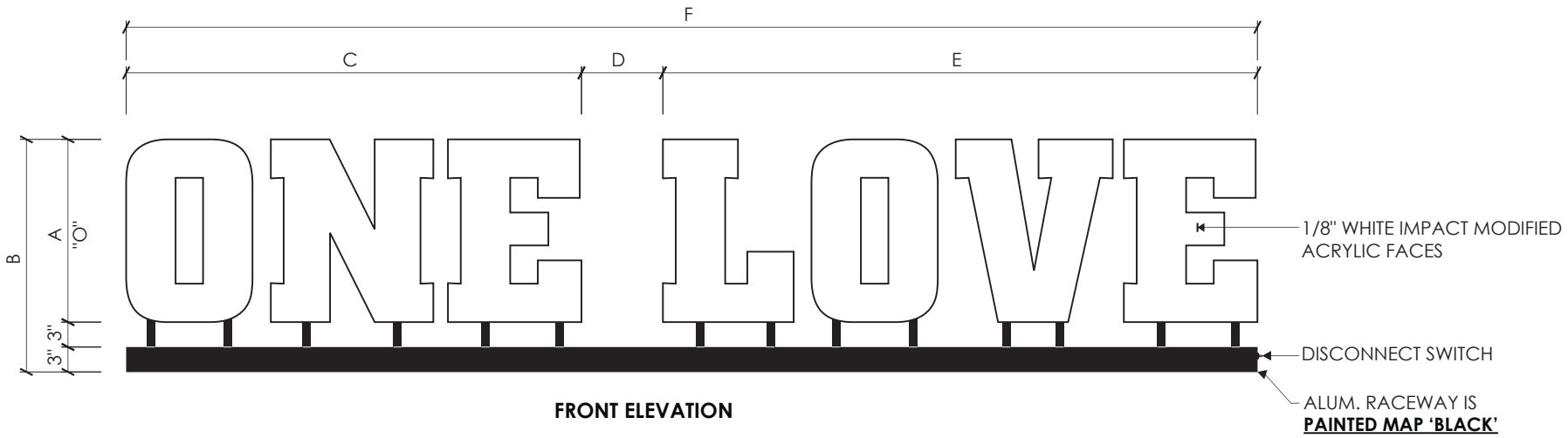
Location: Riverdale, UT	**AGI Rep:** G.W.	This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.	
Site ID: RC0614	**AGI PM:** Anthony Molina		
Date: 08/03/2020	**Drawn by:** M. Folden		

F

CUTSHEET

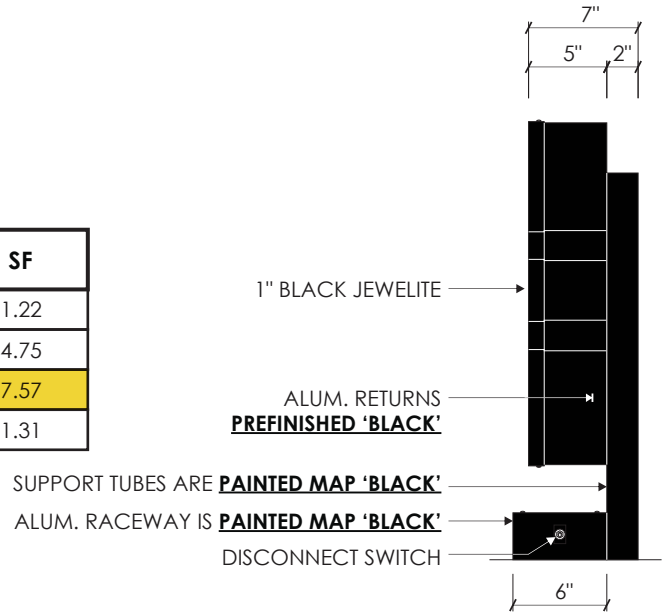
One Love 20" Canopy Letters

SUBJECT TO CITY REVIEW AND MSP (OVER SF ALLOWANCE)



FRONT ELEVATION

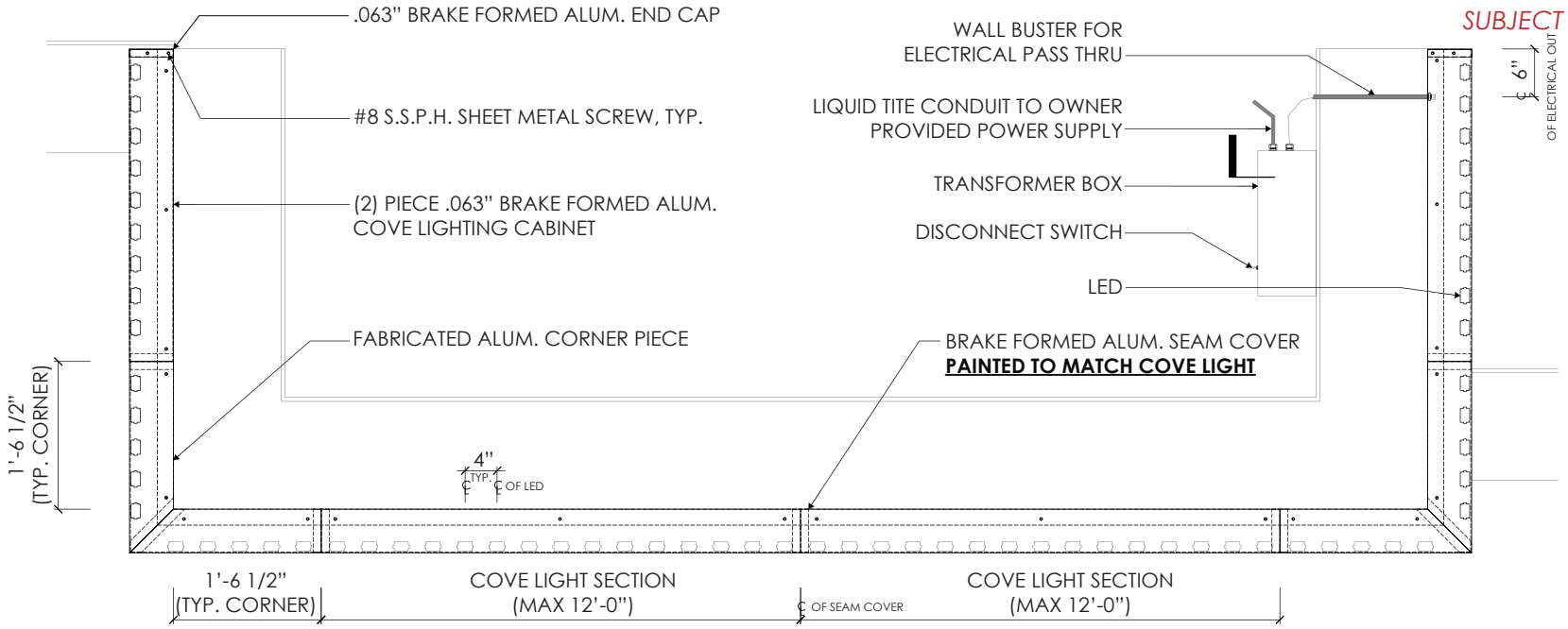
SIGN SIZE	A	B	C	D	E	F	SF
OL-16	16"	±1'-10 9/16"	±3'-3 13/16"	±7 1/8"	±4'-4"	±8'-3	11.22
OL-18	18"	2'-0"	±3'-8 13/16"	±8"	±4'-10 1/2"	±9'-3 3/8"	14.75
OL-20	20"	2'-2"	±4'-1 13/16"	±8 15/16"	±5'-5"	±10'-3 3/8"	17.57
OL-22	22"	2'-4"	±4'-6 3/4"	±9 13/16"	±5'-11 1/2"	±11'-4 1/8"	21.31



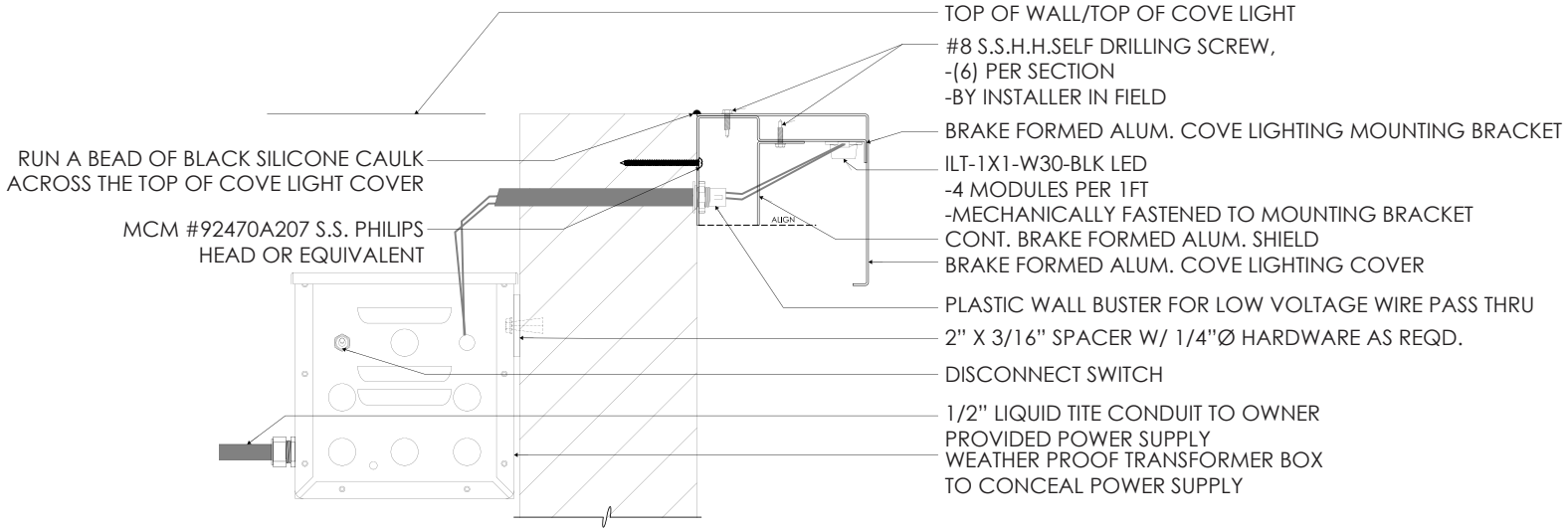
SIDE VIEW

Location: Riverdale, UT	**AGI Rep:** G.W.	This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.	
Site ID: RC0614	**AGI PM:** Anthony Molina		
Date: 08/03/2020	**Drawn by:** M. Folden		

CUTSHEET
Cove Lighting ILT
SUBJECT TO CITY REVIEW AND MSP



STRUCTURAL PLAN VIEW



SECTION

Location: Riverdale, UT	**AGI Rep:** G.W.	This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.	
Site ID: RC0614	**AGI PM:** Anthony Molina		
Date: 08/03/2020	**Drawn by:** M. Folden		

CIVIL CONSTRUCTION PLANS FOR

Raising Cane's Chicken Fingers

RESTAURANT #614

RIVERDALE ROAD (SR 26) AND 500 WEST
RIVERDALE , UTAH

BASIS OF BEARING

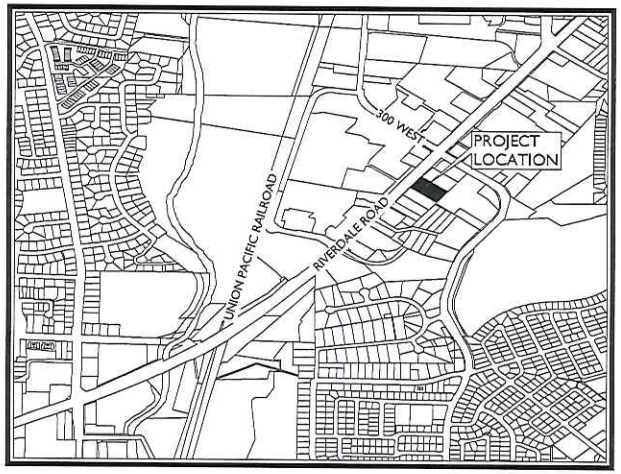
SEE SURVEY

BENCHMARK

SEE SURVEY

LEGAL DESCRIPTION

SEE SURVEY



VICINITY MAP

NOT TO SCALE

NORTH

CONSULTANTS

PROPERTY OWNER:
DRH PROPERTIES LLC
5445 O HIGHLAND DR
SALT LAKE CITY UT, 84117
CONTACT: SPENCER CONNELLY
PHONE: (801) 654-0120

DEVELOPER:
RAISING CANE'S RESTAURANTS, LLC
6800 BISHOP ROAD
PLANO, TX 75024
CONTACT: LUANNE FOSTER
PHONE: (972) 769-3364

CIVIL ENGINEER:
KIMLEY»HORN
111 EAST BROADWAY, SUITE 400
SALT LAKE CITY, UT 84111
CONTACT: CHRIS BIOK, P.E.
PHONE: (385) 295-6536

SURVEYOR:
DIAMOND LAND SURVEYING
6891 SOUTH 700 WEST, SUITE 150
MIDVALE, UT 84047
CONTACT: NATHAN WEBER
PHONE: (801) 268-5098

ARCHITECT
PM DESIGN GROUP
7200 SOUTH ALTON WAY SUITE B-270
CENTENNIAL, CO 80112
CONTACT:MAURISSA MUHA
PHONE: (303) 223-8464

DRY UTILITY CONSULTANT
M UTILITY DESIGN
324 AVENIDA DE LA ESTRELLA, STE. B
SAN CLEMENTE, CA 92672
CONTACT:NICOLE CAPLAN
PHONE: (949) 582-2755

AGENCY CONTACTS

PLANNING:
CITY OF RIVERDALE PLANNING DIVISION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE , UT 84405
CONTACT: MICHAEL EGGETT
PHONE: (801) 394-5541 EXT 1215

FIRE DEPARTMENT:
RIVERDALE FIRE AND RESCUE
4334 SOUTH PARKER DRIVE
RIVERDALE , UT 84405
CONTACT: JARED SHOLLY
PHONE: (801) 394-7481

GAS SERVICE:
DOMINION ENERGY
PO BOX 45360
SALT LAKE CITY, UT 84145-0360
CONTACT:DONNIE ZIEMKI
PHONE: (888) 324-3448

ELECTRIC:
ROCKY MOUNTAIN POWER
12840 SOUTH PONY EXPRESS
DRAPER, UT 84020
CONTACT: LOUIS LOPEZ
PHONE: (801) 576-6227

TELEPHONE:
CENTURYLINK
1425 WEST 3100 SOUTH
SALT LAKE CITY, UT 84119
CONTACT: BEATRICE MIDDLETON
PHONE: (801) 974-8145

WATER DEPARTMENT:
CITY OF RIVERDALE PUBLIC WORKS
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE , UT 84405
CONTACT: SHAWN DOUGLAS
PHONE: (801) 394-5541 EXT 1217

SANITARY SEWER:
CITY OF RIVERDALE PUBLIC WORKS
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE , UT 84405
CONTACT: SHAWN DOUGLAS
PHONE: (801) 394-5541 EXT 1217

STORM DRAIN:
CITY OF RIVERDALE PUBLIC WORKS
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE , UT 84405
CONTACT: SHAWN DOUGLAS
PHONE: (801) 394-5541 EXT 1217

SHEET INDEX

C1.0	COVER SHEET
C2.0	GENERAL NOTES
SHEET 1 OF 1	ALTA SURVEY (FOR REFERENCE ONLY)
C3.0	EROSION CONTROL COVER SHEET
C3.1	EROSION CONTROL PLAN
C3.2	EROSION CONTROL CONSTRUCTION DETAILS
C4.0	NOT USED
C5.0	SITE KEYNOTE PLAN
C5.1	DIMENSION CONTROL PLAN
C5.2	STRIPING AND SIGNAGE PLAN
C6.0	GRADING PLAN
C7.0	UTILITY PLAN
C8.0	CONSTRUCTION DETAILS
C8.1	CONSTRUCTION DETAILS
C8.2	CONSTRUCTION DETAILS
C8.3	CONSTRUCTION DETAILS
C8.4	CONSTRUCTION DETAILS
C8.5	CONSTRUCTION DETAILS
C8.6	CONSTRUCTION DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES
L2.1	LANDSCAPE DETAILS
IR1.0	IRRIGATION PLAN
IR2.0	IRRIGATION NOTES AND DETAILS
IR2.1	IRRIGATION DETAILS

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY RIVERDALE CITY AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK WITHIN PUBLIC R.O.W. OR EASEMENTS SHALL BE INSPECTED AND APPROVED BY THE RIVERDALE CITY PUBLIC WORKS INSPECTOR AND WITH THE DEPARTMENT OF TRANSPORTATION INSPECTOR, INSPECTION SERVICES AND CONSTRUCTION CERTIFICATION TO BE PROVIDED BY ENGINEER OF RECORD.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT 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. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE RIVERDALE CITY PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH RIVERDALE CITY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
8. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
9. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE M.U.T.C.D. TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (CITY, COUNTY, OR STATE) FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE AND AVAILABLE TO THE RIVERDALE CITY PUBLIC WORKS INSPECTOR AT ALL TIMES. AS-BUILT INFORMATION TO BE GIVEN TO ENGINEER UPON PROJECT COMPLETION.
13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
14. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AT THE LIMITS OF CONSTRUCTION, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.
15. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
16. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTH MOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED EQUIPMENT SHALL GENERALLY BE LIMITED TO THE PERIOD BETWEEN 6:00 A.M. AND 10:00 P.M. EVERYDAY UNLESS OTHERWISE APPROVED BY THE CITY.
17. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL TEMPORARY POWER, TELEPHONE AND WATER TO THE SITE. PAYING ALL FEES EXCLUDING TAP FEES AND SYSTEM DEVELOPMENT FEES, REFERRING TO ARCHITECTURAL PLANS FOR THE EXACT LOCATION AND DIMENSIONS OF BUILDING DOTS, RAMPS, TRUCK DOCKS, AND UTILITY ENTRANCE LOCATIONS.
19. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, RAMPS AND TRUCK DOCKS. PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.

PLANS SUBMITTAL/REVIEW LOG

NO.	DESCRIPTION	DATE	MILESTONE
1	80% SET	09/10/2020	PROGRESS SET
2			
3			
4			
5			

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

Client

RC614 - RIVERDALE & 500 WEST
RIVERDALE, UT

Architect Information:

PM DESIGN
Architectural Solutions Group
7200 South Alton Way
Suite B-270
Centennial, CO 80112
PH. 303.223.7931
E-MAIL:
twoody@pmdginc.com

Kimley»Horn
111 EAST BROADWAY
SUITE 600
SALT LAKE CITY, UT 84111
PH: 385-212-3176

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

Revisions:

#	Date	Description

Sheet Title

COVER SHEET

Date: 10/26/2020
Project Number: 063610009
Drawn By: CPB

Sheet Number

C1.0

ENGINEERING CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK AND ALL OTHER DELETERIOUS MATERIAL.
2. ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. THE LOCATIONS SHOWN ARE FOR BIDDING PURPOSES ONLY. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTORS RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. NOR, FOR TEMPORARY BRACING AND SHORING OF SAME, IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
3. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
4. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, AND EROSION CONTROL PLANS AND INSPECTION REPORTS (SWPPP).
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL CORES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
9. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
10. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE IN ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
11. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
12. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN RIGHTS-OF-WAYS SHALL BE IN ACCORDANCE WITH RIVERDALE CITY SPECIFICATIONS AND STANDARDS. (LATEST EDITION)
13. CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGGERS, AND ALL OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH MUTCD CONSTRUCTION AREA TRAFFIC CONTROL.
14. CONTRACTOR TO VERIFY ELEVATIONS OF ALL EXISTING IMPROVEMENTS WHERE CONNECTIONS ARE TO BE MADE AND SHALL ADVISE ENGINEER OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
15. RECORD SURVEY: CONTRACTOR SHALL SUPPLY THE ENGINEER OF RECORD A "RECORD DRAWING" OF CONSTRUCTED SITE IMPROVEMENTS INCLUDING CURB & GUTTER, STRIPING, GRADING, LIGHTING, LANDSCAPE, STORM SEWER, SANITARY SEWER, WATER, GAS, POWER, TELEPHONE AND CABLE FACILITIES INDICATING AS-BUILT DATA IN A "STRAIGHTFORWARD" FORMAT VERSION OF THE SITE DEVELOPMENT PLANS. RECORD SURVEY SHALL IDENTIFY ANY HORIZONTAL AND VERTICAL CHANGES TO THE APOREMENTIONED IMPROVEMENTS.
16. VARIANCES FROM THE NOISE ORDINANCES OR WORK HOURS REGULATED BY RIVERDALE CITY MUNICIPAL CODE MUST BE APPLIED FOR BY THE GENERAL CONTRACTOR TO RIVERDALE CITY.

ENGINEERING DEMOLITION NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT IS CONSTRUCTED IN ACCORDANCE WITH THESE DOCUMENTS AND IN COMPLIANCE WITH CODES INDICATED HEREIN. THE QUALITY OF WORKMANSHIP AND INSTALLATION OF MATERIALS SPECIFIED BY THE ENGINEER ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER WILL NOT BE HELD RESPONSIBLE FOR ANY SUBSTANDARD OR INSUFFICIENT WORKMANSHIP, MATERIALS OR SERVICES PROVIDED IN THE EXECUTION OF ANY PHASE OF CONSTRUCTION OF THIS PROJECT.
2. ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS AND ALL GENERAL CONTRACTORS ARE TO ENSURE THAT ALL MANUFACTURER'S WARRANTIES SHALL BE HONORED.
3. ALL DEMOLITION MATERIALS NOT REUSED OR RELOCATED SHALL BE REMOVED BY THE CONTRACTOR. COORDINATE WITH THE OWNER REGARDING MATERIALS TO BE SALVAGED BY THE OWNER.
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING, STORING AND PROTECTING OF EXISTING MATERIALS TO BE RELOCATED ON-SITE OR OWNER SUPPLIED MATERIALS AND EQUIPMENT UNTIL IT HAS BEEN INSTALLED AND ACCEPTED BY THE OWNER.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THE SAFETY OF ALL PERSONS ON THE JOB SITE AT ALL TIMES INCLUDING (BUT NOT LIMITED TO) ALL GENERAL CONTRACTORS, VENDORS, DESIGN STAFF PROFESSIONALS AND INSPECTION PERSONNEL.
6. ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER AND IN STRICT ACCORDANCE WITH OSHA REGULATIONS.
7. DURING DEMOLITION AND RECONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE OWNERS CONSTRUCTION MANAGER, ANY SAFETY BARRIERS AND/OR BARRICADES USED.
8. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE ADEQUATE SHORING, BRACING AND SUPPORT SYSTEMS AND TO KEEP EXISTING INTACT AND IN SAFE CONDITION DURING THE REMOVAL OF ITEMS AND NEW CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY FOR MEANS AND METHODS OF DEMOLITION AND NEW CONSTRUCTION.
9. ALL CONDITIONS SHOWN TO BE "EXISTING" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THIS PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE OWNER AND THE ENGINEER PRIOR TO MAKING ANY CHANGES.
10. THE CONTRACTOR SHALL FIELD VERIFY THE EXTENT OF DEMOLITION.
11. WHEN UTILITIES ARE REMOVED, CAP AND SEAL A MINIMUM OF 8' BELOW FINISH GRADE.
12. THE CONTRACTOR SHALL USE A WET SAW FOR SLAB SAWING. NO JACK HAMMERS WILL BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE OWNER'S CONSTRUCTION MANAGER.

ENGINEERING SITE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
2. CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING GRADE AT ALL TIE IN LOCATIONS.
3. CONTRACTOR SHALL PROVIDE PIPE BOLLARDS SHOWN ON SITE PLAN FOR PROTECTION OF ALL ABOVE GROUND UTILITIES AND APPURTENANCES IN DRIVE AREA, AS WELL AS, TO PROTECT ALL ACCESSIBLE SIGNS.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE, SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, AND TELEPHONE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS, COORDINATE WITH ANY UTILITY COMPANIES FOR APPROVED LOCATIONS AND SCHEDULING OF TIE-INS/CONNECTIONS TO THEIR FACILITIES.
5. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
6. CONTRACTOR TO REMOVE OR RELOCATE, WHEN APPLICABLE, ALL EXISTING BUILDINGS, FOUNDATIONS, BASEMENTS, CONNECTING IMPROVEMENTS, DRAIN PIPES, SANITARY SEWER PIPES, POWER POLES, AND GUY WIRES, WATER METERS AND WATER LINES, WELLS, SIDEWALKS, SIGN POLES, UNDERGROUND GAS, SEPTIC TANKS, AND ASPHALT, SHOWN AND NOT SHOWN, WITHIN CONSTRUCTION LIMITS AND WHERE NEEDED, TO ALLOW FOR NEW CONSTRUCTION AS SHOWN.
7. ALL PAINT USED FOR PARKING STRIPING SHALL BE PER SITE SPECIFIC SPECIFICATIONS.
8. ALL ACCESSIBLE SIGNS SHALL BE BUILT INSIDE PIPE BOLLARD PER DETAILS. REFERENCE CONSTRUCTION DETAILS.
9. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT POACHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
12. ALL CURBED RADII ARE TO BE 3 FEET UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5 FEET.
13. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
14. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.

ENGINEERING PAVING NOTES

1. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
2. UNLESS OTHERWISE INDICATED ON THE PLANS OR THE SPECIFICATIONS, ALL CONCRETE USED ON THE SITE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF F'c 4,000 PSI IN 28 DAYS.
3. ALL CONCRETE SIDEWALKS SHALL HAVE CONTROL JOINTS CUT ON 5' CENTERS AND EXPANSION JOINTS PLACED ON 25' CENTERS. CONCRETE PAVEMENT JOINTS SHALL BE SPACED AT 12' CENTERS MAXIMUM.
4. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
5. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
6. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.

ENGINEERING SANITARY SEWER NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
2. ALL GRAVITY SANITARY SEWER LINES SHALL BE PVC SDR-35 SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
3. DISTANCES FOR SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. THEREFORE, DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
4. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.
5. ALL SANITARY SEWER MAIN TESTING SHALL BE ACCORDANCE WITH THE SOUTH DAVIS SEWER DISTRICT STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL PROVIDED TO THE ENGINEER, THE OWNER, AND THE GOVERNING AUTHORITY PRIOR TO THE START OF THE WARRANTY PERIOD.
6. COMPACTION OF ALL TRENCHES WITHIN THE PUBLIC ROW MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE CITY ENGINEER PRIOR TO FINAL ACCEPTANCE.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.
8. CONTRACTOR TO USE OSHA STANDARDS FOR ALL TRENCHING AND HAVE AN OSHA STANDARD TRENCH BOX WITH A LADDER FOR EGRESS.

ENGINEERING GRADING NOTES

1. CONTOURS ON SIDEWALKS AND PRIVATE/PUBLIC ROADWAYS ARE TO FINISH GRADE.
2. FOR GROUND TREATMENT OF ALL OPEN AREAS WITHIN THE PROJECT SITE, REFER TO LANDSCAPE PLANS.
3. FIELD DENSITY TESTS SHALL BE TAKEN AT REGULAR FREQUENCY AS REQUIRED IN THE GEOTECHNICAL REPORT AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
5. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS.
6. SOD OR SIDEWALK(S) MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
7. THE CONTRACTOR MUST CONSTRUCT AND MAINTAIN A PERMANENT VEGETATIVE PROTECTIVE COVER FOR EROSION AND SEDIMENT CONTROL ON ALL LAND SURFACES EXPOSED OR DISTURBED BY CONSTRUCTION OF THE PERMITTED PROJECT. THE PROTECTIVE COVER MUST BE INSTALLED WITHIN FOURTEEN DAYS AFTER FINAL GRADING OF THE AFFECTED LAND SURFACE.
8. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND OR OTHER FINAL LANDSCAPE PLANTING IS WELL ESTABLISHED.
9. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN COMPACTED BASE MATERIAL. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED.
10. STRIP TOPSOIL AND ORGANIC MATTER AND PAVING MATERIAL FROM ALL AREAS UNDER BUILDING. TOPSOIL MAY BE STOCKPILED ON SITE FOR REPLACEMENT ON SLOPES IN GREEN AREAS. STOCKPILED TOPSOIL MAY NEED TO BE AMENDED TO MEET PROJECT SPECIFICATION SECTIONS.
11. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
12. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
13. UNLESS OTHERWISE SHOWN, NO PROPOSED SLOPE SHALL EXCEED THREE (3) HORIZONTAL TO ONE (1) VERTICAL. ALL SLOPED AREAS MUST BE PROTECTED FROM EROSION.
14. IF STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS ARE STOCKPILED ON THE SITE, TOPSOIL MAY BE PLACED TO A HEIGHT OF FIVE FEET. SILT FENCE SHALL BE PLACED AROUND THE BASE OF THE STOCKPILE AND THE STOCKPILE SHALL BE SEEDED WITH NATIVE SEED MIX IMMEDIATELY AFTER STRIPPING OPERATIONS ARE COMPLETE.
15. ON-SITE MATERIALS SUITABLE FOR FILL BENEATH DRIVES AND PARKING AREAS BEYOND 5 FEET OF THE BUILDING SHALL BE COMPACTED IN ACCORDANCE WITH GUIDELINES PRESENTED IN THE SOILS REPORT.
16. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS THAT DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB, GUTTER, AND UTILITIES.
17. BENCHMARK VERIFICATION: CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARK(S). BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
18. ALL UTILITIES (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.
19. ALL EARTH MOVING AND PLACEMENT OPERATIONS SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS IDENTIFIED IN THE GEOTECH REPORT. THE CONTRACTOR SHALL HAVE A SIGNED AND SEALED COPY OF THE GEOTECH REPORT ON THE SITE AT ALL TIMES.
20. THE CONTOURS SHOWN REPRESENT FINAL GRADE. THE TOP 6 INCHES OF MATERIAL IN THE LANDSCAPE AREAS SHALL BE TOP SOIL AS SPECIFIED IN THE LANDSCAPE PLANS.
21. GRADES WITHIN ASPHALT AND/OR CONCRETE PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.05 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AT ALL TIMES TO INSURE NO STANDING WATER. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLANS. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.
22. SPOT ELEVATIONS REPRESENT FLOW LINE OR TOP OF ASPHALT UNLESS OTHERWISE NOTED.
23. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORM. THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.

ENGINEERING DRAINAGE AND UTILITY NOTES

1. ON-SITE GRADING HAS BEEN PROVIDED TO MAINTAIN THE EXISTING DRAINAGE PATTERNS.
2. ALL BEDDING SHALL BE ASTM C-33 NO. 67 STONE. THE BEDDING SHALL BE 6-8" DEEP UNDER THE PIPE AND BACKFILLED TO SPRING LINE EXCEPT IN AREAS OF UNSUITABLE BACKFILL THEN BEDDING MATERIAL SHALL BE PLACED TO A LEVEL 12" ABOVE PIPE.
3. A MINIMUM CLEARANCE OF EIGHTEEN (18) INCHES IS REQUIRED WHENEVER A STORM WATER CROSSES OVER A WATER OR SANITARY SEWER MAIN. IF EIGHTEEN (18) INCHES OF CLEARANCE CANNOT BE MAINTAINED, A CONCRETE CRADLE SHALL BE INSTALLED.
4. A MINIMUM CLEARANCE OF EIGHTEEN (18) INCHES IS REQUIRED WHENEVER A WATER MAIN CROSSES OVER A SANITARY SEWER. CONCRETE ENCASEMENT OF THE SANITARY SEWER WILL BE REQUIRED IF THE CLEARANCE IS LESS THAN EIGHTEEN (18) INCHES AND WILL BE INSTALLED. ENCASEMENT WILL EXTEND TEN (10) FEET EITHER SIDE OF THE CROSSING FOR A TOTAL LENGTH OF TWENTY (20) FEET.
5. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION. THE ENGINEER OF RECORD MUST REVIEW AND APPROVE PRIOR TO ORDERING.
6. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED. AND ANY EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
7. THE CONTRACTOR SHALL DE-SILT ALL DRAINAGE STRUCTURES AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
8. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER PRIOR TO EXCAVATION.
10. A CONCRETE ENCASEMENT WILL BE REQUIRED WHENEVER A SANITARY SEWER MAIN CROSSES OVER A WATER MAIN. CONCRETE CRADLES OR ENCASEMENTS ARE NOT REQUIRED WHENEVER A WATER MAIN OR SANITARY SEWER MAIN CROSSES OVER A STORM SEWER UNLESS REQUIRED BY THE ENGINEER AND/OR CITY.
11. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO RIVERDALE CITY STANDARDS, SPECIFICATIONS, AND PLANS.
12. THRUST BLOCKS SHALL BE USED AT ALL BENDS AND FITTINGS. TIE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.
13. PROVIDE NO LESS THAN 48 INCHES OF COVER FROM TOP OF PIPE TO FINISHED GRADE.
14. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET FOR STORM AND SANITARY SEWERS SHALL BE MAINTAINED BETWEEN THE WATERLINE AND OTHER UTILITIES RUNNING PARALLEL TO THE DESIGNED MAINLINES.
15. WATERLINES SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE RIVERDALE CITY STANDARDS, SPECIFICATIONS, AND PLANS. LEAKAGE CRITERIA MUST BE IN ACCORDANCE WITH THE 2017 EDITION OF THE APWA AND RIVERDALE CITY AMENDMENTS.
16. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES, AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.

Raising Cane's Chicken Fingers
Restaurant Support Office
6300 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

Client

RC614 - RIVERDALE & 500 WEST RIVERDALE, UT

Architect Information
PM DESIGN
Architectural Solutions Group
7200 South Alton Way
Suite B-270
Centennial, CO 80112
PH: 303.221.7931
E-MAIL:
twoody@pmdginc.com

Kimley»Horn
111 EAST BROADWAY
SUITE 600
SALT LAKE CITY, UT 84111
PH: 385-212-3178

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

Revisions

#	Date	Description

Sheet Title

GENERAL NOTES

Date:	10/16/2020
Project Number:	093610000
Drawn By:	CPB

Sheet Number

C2.0

ALTA / NSPS LAND TITLE SURVEY
APPROX. 4216 RIVERDALE ROAD
RIVERDALE, UTAH 84405

File No.: TX20203558
Commitment Date: May 29, 2020 at 8:00am

To: Raising Cane's Restaurants, L.L.C., a Louisiana limited liability company
ZNARD, L.L.C.
Old Republic National 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 1, 2, 4, 5, 6(a), 6(b), 7(a), 8, 9, 11, 13 and 20(a). The field work was completed on August 11, 2020.

Date of Plat: September 23, 2020

Nathan B. Weber, PLS
License No. 5152762

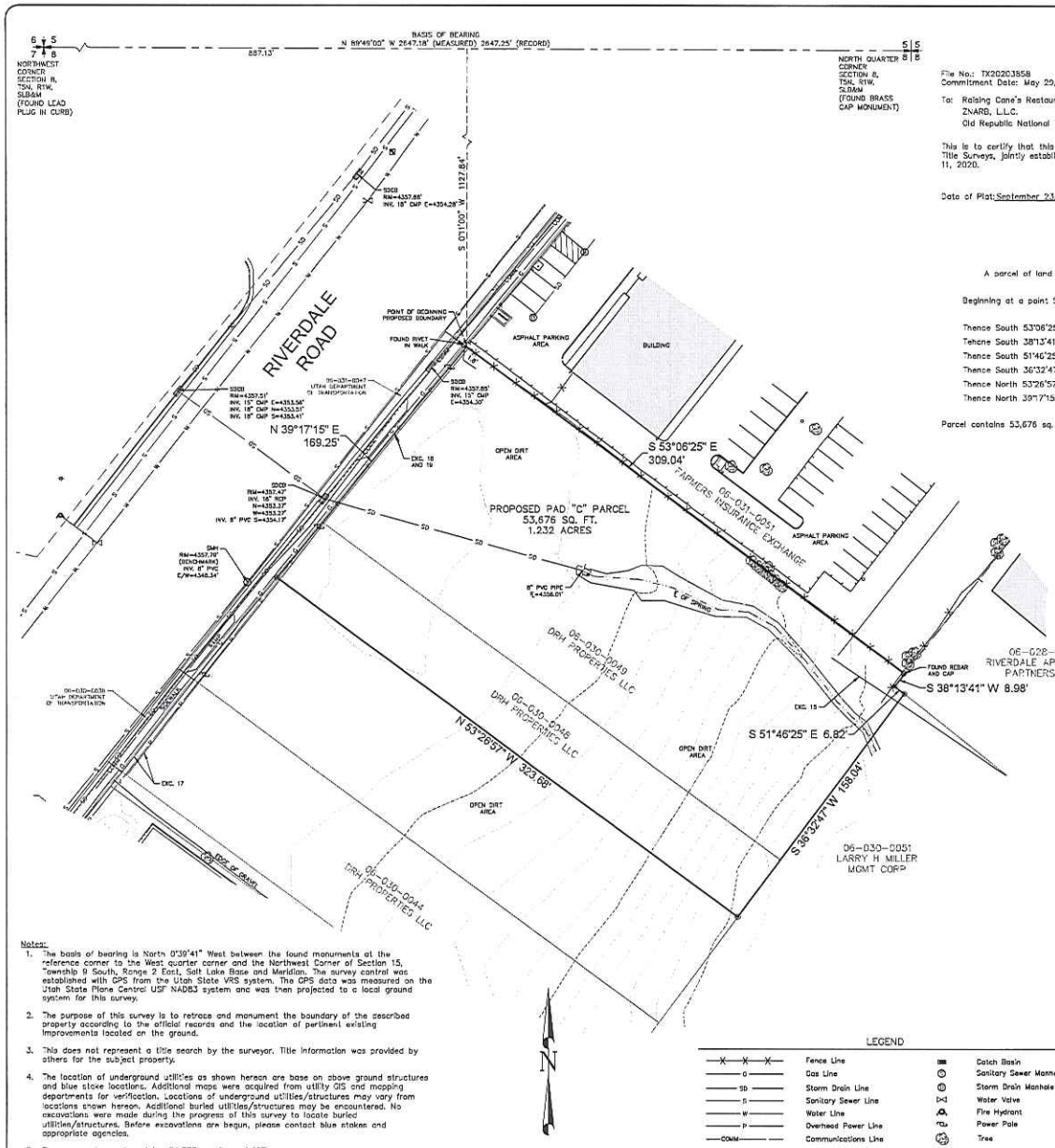
Proposed Pad "C" Description

A parcel of land located in the Northwest quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian more particularly described as follows:

Beginning at a point South 89°49'00" East 887.13 feet along the section line and South 0°11'00" West 1127.84 feet from the northwest corner of said Section 8 and running;

Thence South 53°06'25" East 309.04 feet;
Tehene South 38°13'41" West 8.98 feet;
Thence South 51°46'25" East 6.82 feet;
Thence South 36°32'47" West 158.04 feet;
Thence North 53°26'57" West 323.68 feet;
Thence North 39°17'15" East 169.25 feet to the point of beginning.

Parcel contains 53,676 sq. ft. 1.232 acres.



LEGEND

Fence Line	Catch Basin
Gas Line	Sanitary Sewer Manhole
Storm Drain Line	Storm Drain Manhole
Sanitary Sewer Line	Water Valve
Water Line	Fire Hydrant
Overhead Power Line	Power Pole
Communications Line	Tree
Edge of Asphalt	Quarter Section Corner
Boundary Line	Section Corner Monument
Adjoiner Line	Property Corner
Section Line	

SCHEDULE B – SECTION II
EXCEPTIONS

13. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein:
In favor of: Mountain Fuel Supply Company
Recorded: June 4, 1948
Entry No.: 143276
Book: 292
Page: 158, of the Official Records
Exact location cannot be determined due to erroneous section number and missing page of the legal description

Survey Findings: Unable to determine location of easement. This item may or may not affect the property.

14. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein:
In favor of: Mountain Fuel Supply Company
Recorded: June 4, 1948
Entry No.: 143277
Book: 292
Page: 162, of the Official Records
Exact location cannot be determined due to erroneous section number and missing page of the legal description

Survey Findings: Unable to determine location of easement. This item may or may not affect the property.

15. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein:
In favor of: The Mountain States Telephone and Telegraph Company
Recorded: June 8, 1972
Entry No.: 572363
Book: 995
Page: 773, of the Official Records
Possible overlap onto Parcel C

Survey Findings: The described easement crosses into the proposed parcel. No observed evidence of telecommunications in area of the easement. This item affects the proposed parcel.

17. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein:
In favor of: Utah Department of Transportation
Recorded: May 19, 2010
Entry No.: 2473129, of the Official Records

Survey Findings: The easement is located southwest of the proposed parcel as shown. This item does not affect the proposed parcel.

18. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein:
In favor of: Utah Department of Transportation
Recorded: May 19, 2010
Entry No.: 2473132, of the Official Records

Survey Findings: The easement is located in the northwestern portion of the proposed parcel as shown. This item affects the proposed parcel.

19. Grant of Easement and/or Right-of-Way and the terms, conditions and limitations contained therein:
In favor of: Utah Department of Transportation
Recorded: May 19, 2010
Entry No.: 2473135, of the Official Records

Survey Findings: The easement is located in the northwestern portion of the proposed parcel as shown. This item affects the proposed parcel.

Notes:

1. The basis of bearing is North 0°39'41" West between the found monuments at the reference corner to the West quarter corner and the Northwest Corner of Section 15, Township 5 South, Range 2 East, Salt Lake Base and Meridian. The survey control was established with GPS from the Utah State VRS system. The GPS data was measured on the Utah State Plane Central USF NAD83 system and was then projected to a local ground system for this survey.
2. The purpose of this survey is to retrace and monument the boundary of the described property according to the official records and the location of pertinent existing improvements located on the ground.
3. This does not represent a title search by the surveyor. Title information was provided by others for the subject property.
4. The location of underground utilities as shown hereon are base on above ground structures and blue stake locations. Additional maps were acquired from utility GIS and mapping departments for verification. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. Before excavations are begun, please contact blue stakes and appropriate agencies.
5. The proposed parcel contains 54,773 sq. ft. or 1.257 acres.
6. The proposed parcel has access to a Riverdale Road, a dedicated street or road.
7. The proposed parcel lies within Flood Zone X per the FEMA Flood Map No. 49057C0436F, effective 06/02/2015.
8. The proposed parcel does not contain any buildings or parking spaces at the time of the survey.



VICINITY MAP
NOT TO SCALE

BENCHMARK:
TOP OF SEWER MANHOLE LOCATED NORTHWEST OF THE PROPERTY AS SHOWN
ELEV. = 4357.79'

LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH , RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

NO.	DATE	REVISIONS	BY

DRAWN BY: MSD SHEET DATE: 9/17/2020

NATHAN B. WEBER 5152762 — 9/23/20 — LICENSED LAND SURVEYOR — STATE OF UTAH

DIAMOND LAND SURVEYING, LLC
Boundary Surveys · Topography Surveys · Subdivisions · Construction Staking · ALTA/ACSM Surveys
6351 South 700 West Ste. 150, Murray, UT 84123
Phone (801) 266-9099
office@diamondlandsurveying.com
www.diamondlandsurveying.com

ALTA/NSPS LAND TITLE SURVEY
APPROX. 4222 RIVERDALE ROAD
RIVERDALE, UTAH

KIMLEY–HORN

COPYRIGHT
ALL REPORTS, DRAWINGS, PLOTS, PLANS, FIELD NOTES, DRAWINGS, SPECIFICATIONS, PUBLICATIONS, AND OTHER DOCUMENTS PREPARED BY THE CONSULTANT AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE CONSULTANT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE CLIENT SHALL BE PERMITTED TO RETAIN COPIES, INCLUDING REPRODUCIBLE COPIES, OF THE CONSULTANT'S INSTRUMENTS OF SERVICE FOR INFORMATION AND REFERENCE IN CONNECTION WITH THE CLIENT'S USE AND OCCUPANCY OF THE PROJECT. THE CONSULTANT'S INSTRUMENTS OF SERVICE SHALL NOT BE USED BY THE CLIENT OR ANY OTHER PERSON OR ENTITY ASSOCIATED WITH THE PROJECT FOR ANY PURPOSE OTHER THAN AS SET FORTH IN THIS AGREEMENT, OR ON ANY OTHER PROJECT, EXTENSION TO THIS PROJECT, OR ANY REVISIONS TO THIS PROJECT WITHOUT PRIOR WRITTEN AGREEMENT OF THE CONSULTANT. ANY UNAUTHORIZED USE, REUSE, OR MODIFICATION OF THESE INSTRUMENTS OF SERVICE WITHOUT PRIOR WRITTEN AGREEMENT OF THE CONSULTANT WILL BE AT THE CLIENT'S AND USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE CONSULTANT. THE CLIENT SHALL INDEMNIFY AND HOLD HARMLESS THE CONSULTANT AND ALL PERSONS AND ENTITIES ACTING ON BEHALF OF THE CONSULTANT FROM ANY CLAIMS, LIABILITY, OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND COURT COSTS ARISING OUT OF OR IN CONNECTION WITH SUCH UNAUTHORIZED USE, REUSE, OR MODIFICATION BY THE CLIENT OR ANY PERSON OR ENTITY THAT ACQUIRES OR OBTAINS THE INSTRUMENTS OF SERVICE FROM OR THROUGH THE CLIENT WITHOUT THE CONSULTANT'S PRIOR WRITTEN AGREEMENT.

DATE PLOTTED 9/23/20
JOB No. 20-164
SHEET 1 OF 1

EROSION CONTROL PLAN
FOR
RAISING CANE'S (RC614)
RIVERDALE ROAD (SR 26) AND 500 WEST
RIVERDALE, UTAH

STORM WATER POLLUTION PREVENTION PLAN GENERAL NOTES
EROSION CONTROL GENERAL NOTES

1. THE STORMWATER MANAGEMENT PLAN IN COMPRISED OF THESE DRAWINGS ("SITE MAP"), THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATION SECTION 02370 ("STORMWATER MANAGEMENT PLAN"), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER MANAGEMENT SHALL OBTAIN A COPY OF THE STORMWATER MANAGEMENT PLAN AND THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (UPDES) AND BECOME FAMILIAR WITH THOR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATE BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
5. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON-SITE OR SHALL BE READILY AVAILABLE TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THOUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORMWATER MANAGEMENT MEASURES PRESENTED ON THIS PLAN, AND IN THE STORMWATER MANAGEMENT PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 21 DAYS SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
17. CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DOWNSTREAM DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS HALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS. THE 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.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, DIVERSION SWALES, ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
22. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE RIVERDALE CITY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.
23. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
24. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES HALL BE DISPOSED OD WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED HEN ALL SOIL-DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% HAS BEEN EMPLOYED.
25. THE SITE IS LOCATED WITHIN ZONE X. ZONE X IS AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN. ZONING INFORMATION IS BASED ON FEMA MAP #49057C0436F, WEBER COUNTY, UTAH AND INCORPORATED AREAS. EFFECTIVE DATE JUNE 2, 2015.
26. THERE WILL BE NO ASPHALT OR CONCRETE BATCH PLANTS ON SITE.
27. THE POTENTIAL FOR SOIL EROSION FOR THIS SITE IS SLIGHT TO MODERATE.
28. DAILY INSPECTIONS BY THE PROJECT SUPERINTENDENT, BI-WEEKLY INSPECTIONS BY THE CONTRACTOR'S COMPLIANCE OFFICER, AND MONTHLY INSPECTIONS BY THE OWNER'S CONSTRUCTION MANAGER MUST BE MADE TO DETERMINE THE EFFECTIVENESS OF THE SWPPP.

CONSULTANTS

PROPERTY OWNER:
DAH PROPERTIES LLC
5445 S HIGHLAND DR
SALT LAKE CITY UT, 84117
CONTACT: SPENCER CONNELLY
PHONE: (801) 654-0120

DEVELOPER:
RAISING CANE'S RESTAURANTS, LLC
6800 BISHOP ROAD
PLANO, TX 75024
CONTACT: LUARON FOSTER
PHONE: (972) 769-3364

CIVIL ENGINEER:
KIMLEY-HORN
111 EAST BROADWAY, SUITE 400
SALT LAKE CITY, UT 84111
CONTACT: CHRIS BICK, P.E.
PHONE: (385) 335-6536

SURVEYOR:
DIAMOND LAND SURVEYING
6891 SOUTH 700 WEST, SUITE 150
MIDVALE, UT 84047
CONTACT: NATHAN WEBER
PHONE: (801) 286-5099

ARCHITECT
PM DESIGN GROUP
7200 SOUTH ALTON WAY SUITE B-270
CENTENNIAL, CO 80112
CONTACT: MAURICIA MUHA
PHONE: (303) 223-8464

DRY UTILITY CONSULTANT
1+ UTILITY DESIGN
324 AVENIDA SC LA ESTRELLA, STE. B
SAN CLEMENTE, CA 92672
CONTACT: NICOLE CAPLAN
PHONE: (949) 582-2755

AGENCY CONTACTS

PLANNING:
CITY OF RIVERDALE PLANNING DIVISION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE , UT 84405
CONTACT: MICHAEL EGGETT
PHONE: (801) 394-5541 EXT 1215

FIRE DEPARTMENT:
RIVERDALE FIRE AND RESCUE
4334 SOUTH PARKER DRIVE
RIVERDALE , UT 84405
CONTACT: JARED SHOLLY
PHONE: (801) 394-7481

GAS SERVICE:
DOMINION ENERGY
PO BOX 45360
SALT LAKE CITY, UT 84145-0360
CONTACT: BONNIE ZIEMSKI
PHONE: (888) 324-3448

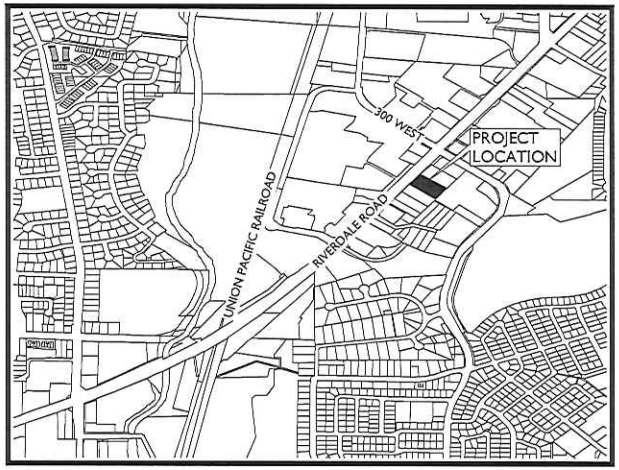
ELECTRIC:
ROCKY MOUNTAIN POWER
13840 SOUTH PONY EXPRESS
DRAPER, UT 84020
CONTACT: LOUIS LOPEZ
PHONE: (801) 576-6227

TELEPHONE:
CENTURYLINK
1425 WEST 3100 SOUTH
SALT LAKE CITY, UT 84119
CONTACT: DESIREE MIDDLETON
PHONE: (801) 974-8145

WATER DEPARTMENT:
CITY OF RIVERDALE PUBLIC WORKS
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE , UT 84405
CONTACT: SHAWN DOUGLAS
PHONE: (801) 394-5541 EXT 1217

SANITARY SEWER:
CITY OF RIVERDALE PUBLIC WORKS
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE , UT 84405
CONTACT: SHAWN DOUGLAS
PHONE: (801) 394-5541 EXT 1217

STORM DRAIN:
CITY OF RIVERDALE PUBLIC WORKS
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE , UT 84405
CONTACT: SHAWN DOUGLAS
PHONE: (801) 394-5541 EXT 1217



VICINITY MAP
NOT TO SCALE
NORTH

SHEET INDEX

C3.0	EROSION CONTROL COVER SHEET
C3.1	EROSION CONTROL PLAN
C3.2	EROSION CONTROL DETAILS

STORM WATER POLLUTION PREVENTION PLAN MAINTENANCE NOTES

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THE THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTIONS ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREAS SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%
7. IF THE STONES IN THE GRAVEL INLET SEDIMENT FILTERS BECOME CLOGGED WITH SEDIMENT, THE STONES MUST BE PULLED AWAY, CLEANED AND REPLACED.
8. THE EMBANKMENT OF THE SEDIMENTATION BASIN SHALL BE CHECKED REGULARLY TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT.
9. ALL TEMPORARY SEDIMENT TRAP AND SEDIMENTATION BASIN STRUCTURES SHALL BE CHECKED DAILY TO ENSURE THAT THEY ARE STRUCTURALLY SOUND AND HAVE NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT. SEDIMENT DEPOSITION SHALL BE REMOVED PERIODICALLY TO ENSURE FULL VOLUME IS AVAILABLE IN THE POND.
10. THE CONTRACTOR SHALL ENSURE THAT OFF-SITE AREAS USED FOR BORROW OR SPOIL OF MATERIALS USED FOR THIS PROJECT ARE PERMITTED IN ACCORDANCE WITH UPDES REQUIREMENTS AND APPROPRIATE EROSION CONTROL MEASURE AND BMP'S BE PLACED TO ENSURE THAT EROSION SEDIMENT IS CONTAINED.

SOIL EROSION / SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE														
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
TEMPORARY SEDIMENT CONTROLS																		
CLEAR AND GRUB SITE																		
MASS GRADING																		
EXCAVATE UTILITIES, BLDG. FOUNDATION																		
SITE CONSTRUCTION																		
PERMANENT CONTROL STRUCTURES																		



OGDEN, UT QUADRANGLE MAP
NORTH

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH
1-800-662-4111
811 Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT 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. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tel: 972-769-3100 Fax: 972-769-3101

PM DESIGN
Architectural Solutions Group
7200 South Alton Way
Suite B-270
Centennial, CO 80112
PH: 303.223.7931
E-MAIL:
twoody@pmdginc.com

Kimley»Horn
111 EAST BROADWAY
SUITE 600
SALT LAKE CITY, UT 84111
PH: 385-212-3178

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

Date:

RC614 - RIVERDALE & 500 WEST
RIVERDALE, UT

Architect Information

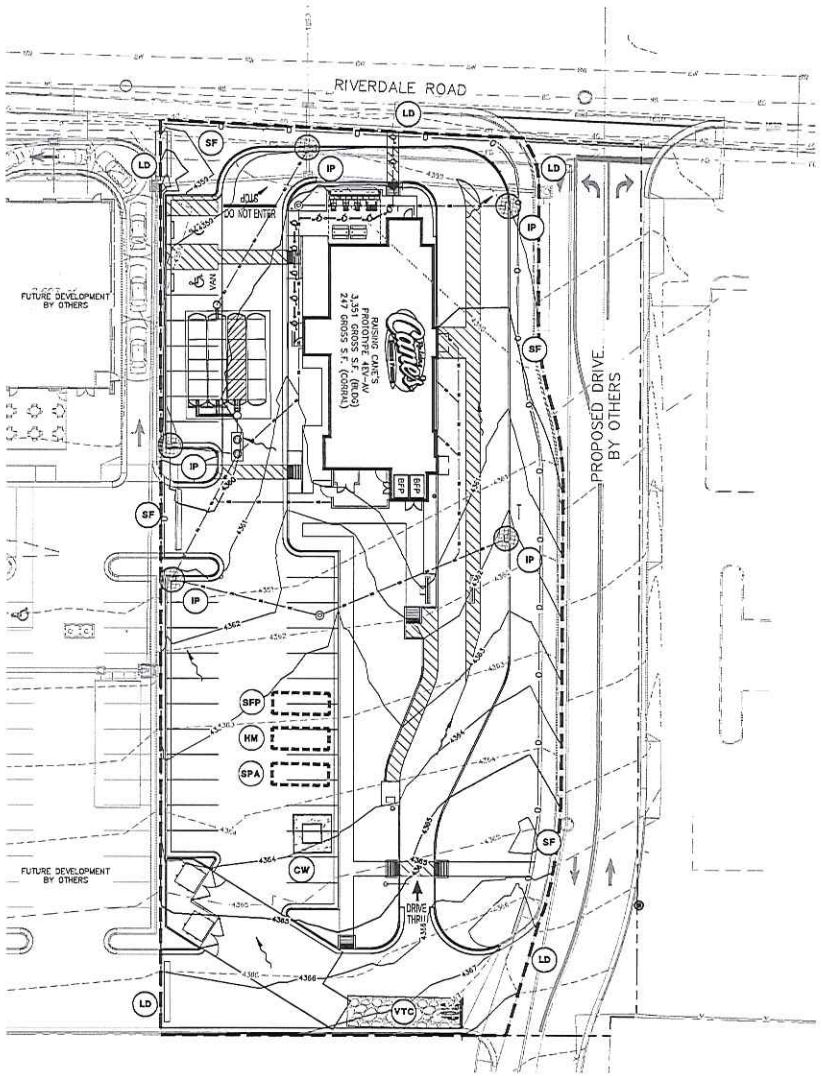
Revisions:

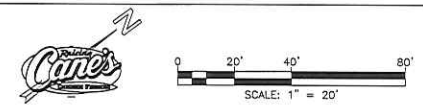
#	Date	Description

Sheet Title
EROSION CONTROL COVER SHEET

Date: 10/26/2020
Project Number: 003610009
Drawn By: CPB

Sheet Number
C3.0





GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
4. CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES BEFORE CONSTRUCTION AND PROTECT IN PLACE UNLESS NOTED ON THE PLANS.
5. THE CONTRACTOR SHALL EXERCISE CAUTION AND USE CONSTRUCTION TECHNIQUES TO PROTECT AND PRESERVE EXISTING PERMANENT SURVEY MONUMENTS. ALL SURVEY MONUMENTS DISTURBED (PROPOSED AND EXISTING) SHALL BE REPLACED AND/OR REHABILITATED IN ACCORDANCE WITH STANDARDS BY A PROFESSIONAL LAND SURVEYOR RETAINED BY THE CONTRACTOR.

SEQUENCE OF CONSTRUCTION

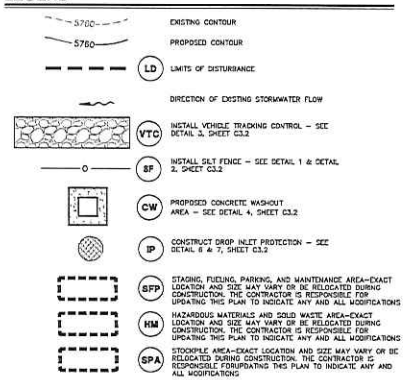
PHASE I
1. INSTALL PERIMETER BOUNDARY SEDIMENT CONTROLS INCLUDING: STABILIZED CONSTRUCTION EXIT(S), SWPPP INFORMATION SIGN, HYDRAULIC CONTROL STRUCTURES (SWALES, CHECK DAMS, SEDIMENT POND, ETC.) AND SILT FENCING.
2. PREPARE TEMPORARY PARKING AND STORAGE AREAS. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASONS AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
3. DEMOLITION OF EXISTING IMPROVEMENTS PER SITE PLAN.
4. START MASS GRADING THE SITE AND CONSTRUCTION OF ROADS.
5. TEMPORARILY SEED ANY DENUDED AREAS. MAINTAIN SITE PROTECTION AND STABILIZED CONSTRUCTION EXITS.
6. EXCAVATE AND INSTALL UTILITIES, BUILDING FOUNDATION, ETC.
7. START VERTICAL CONSTRUCTION OF THE BUILDING.
8. FINAL GRADING OF THE SITE.
9. INSTALL CURB AND GUTTER, AND SIDEWALKS.
10. INSTALL ASPHALT PARKING LOT.
11. FINAL STABILIZATION AND LANDSCAPING.

MAINTENANCE

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
2. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
3. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
4. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

LEGEND



CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH
1-800-662-4111
811 Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT 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. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road Plano, TX 75024
T/Fax: 972-769-3100 Fax: 972-769-3101

Client

RC614 - RIVERDALE & 500 WEST RIVERDALE, UT

Architect of Record
PM DESIGN
Architectural Solutions Group
7200 South Alton Way
Suite B-270
Centennial, CO 80112
PH: 303.221.7931
E-MAIL:
twoody@pmdginc.com

Kimley»Horn
111 EAST BROADWAY
SUITE 600
SALT LAKE CITY, UT 84111
PH: 385-212-3176

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

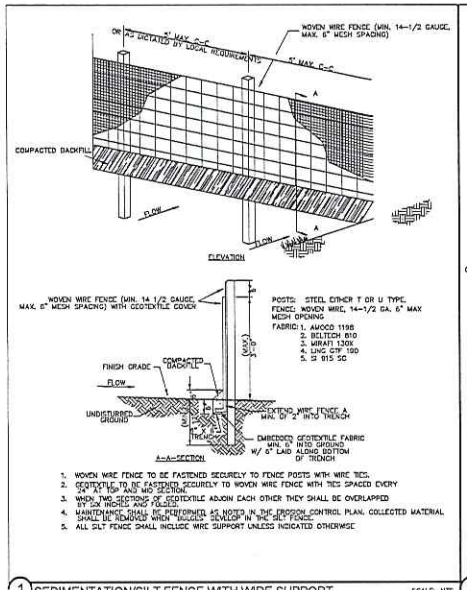
Revisions

#	Date	Description

Sheet Title
EROSION CONTROL PLAN

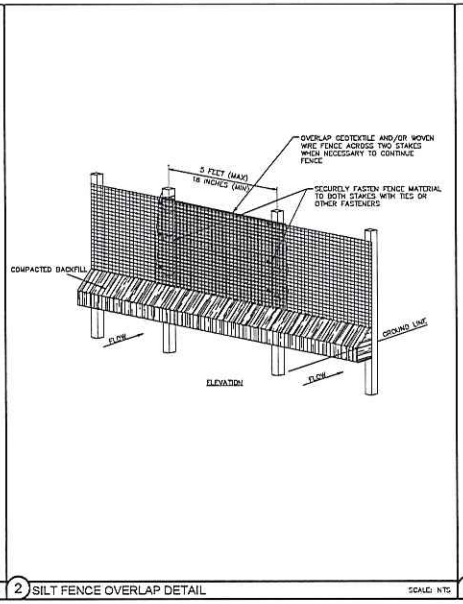
Date	10/26/2020
Project Number	093010000
Drawn By	CPB

Sheet Number
C3.1

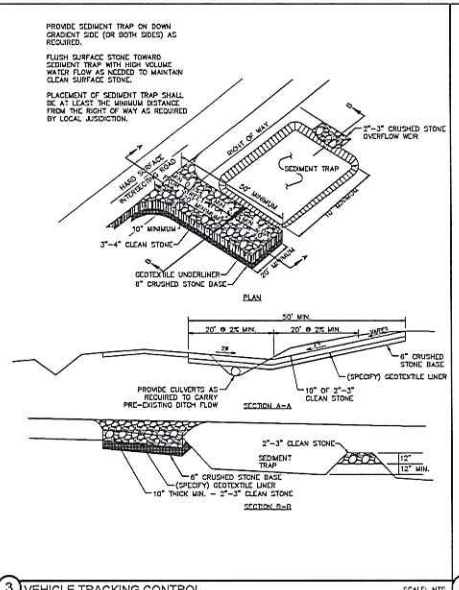


1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
2. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS INDICATED OTHERWISE

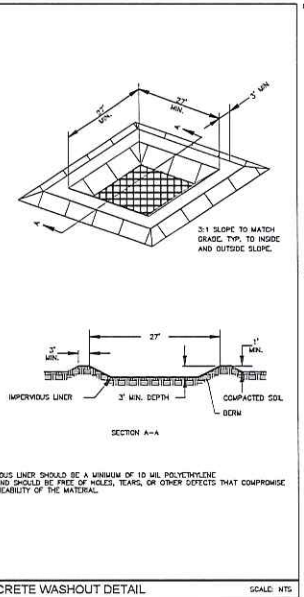
1 SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT SCALE: NTS



2 SILT FENCE OVERLAP DETAIL SCALE: NTS



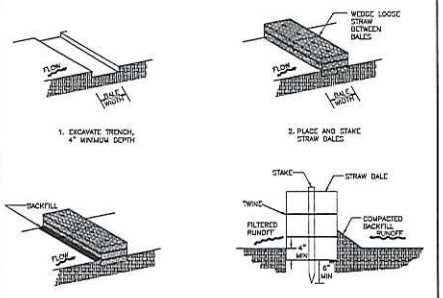
3 VEHICLE TRACKING CONTROL SCALE: NTS



NOTES

1. IMPERVIOUS LINER SHOULD BE A MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

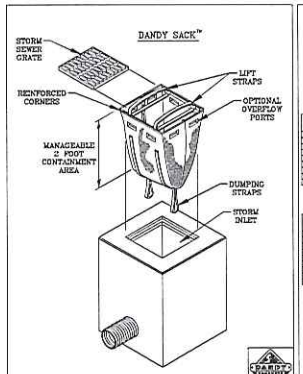
4 CONCRETE WASHOUT DETAIL SCALE: NTS



NOTES:

1. WHEN USED AS A CONTINUOUS PERIMETER FILTER BARRIER THE MAXIMUM TRIBUTARY AREA IS LIMITED TO 0.25 ACRES PER 100 FEET OF BARRIER.
2. INSPECT, REPAIR, AND REPLACE (IF NECESSARY) THE FILTERS AFTER EACH STORM EVENT.
3. ALL BALES MUST BE REPLACED AFTER 12 MONTHS UNLESS APPROVAL IS GRANTED BY THE ENGINEERING DIVISION FOR LONGER USE.

5 STRAW BALE DIKE SCALE: NTS



DETAIL OF INLET SEDIMENT CONTROL DEVICE

DANDY SACK™ SPECIFICATIONS

NOTE: THE DANDY SACK™ WILL BE MANUFACTURED IN THE U.S.A. FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

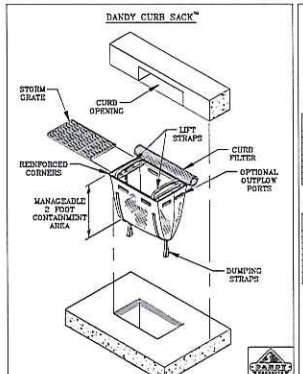
HI-FLOW DANDY SACK™ (SAFETY ORANGE)

Mechanical Properties	Test Method	Units	Value
Grab Tensile Strength	ASTM D 4632	kN (lbs)	0.556 (125) x 0.445 (100)
Grab Tensile Elongation	ASTM D 4632	%	15
Puncture Strength	ASTM D 4833	kN (lbs)	0.311 (70)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	>1034 (>150)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.311 (70) x 0.311 (70)
UV Resistance	ASTM D 4355	%	70
Apparent Opening Size	ASTM D 4751	mm (US Std. Sieve)	0.475 (#40)
Flow Rate	ASTM D 4491	l/min/m²(gal/min/ft²)	3623 (89)
Permittivity	ASTM D 4491	sec⁻¹	2.85

*Note: All Dandy Sacks™ can be ordered with our optional oil absorbent pillows

PROJECT:		DR. BY:
CITY/STATE:	DATE:	DR. NO:

6 DROP INLET PROTECTION DETAIL SCALE: NTS



DETAIL OF INLET SEDIMENT CONTROL DEVICE WITH CURB FILTER

DANDY CURB SACK™ SPECIFICATIONS

NOTE: THE DANDY CURB SACK™ WILL BE MANUFACTURED IN THE U.S.A. FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

HI-FLOW DANDY CURB SACK™ (SAFETY ORANGE)

Mechanical Properties	Test Method	Units	Value
Grab Tensile Strength	ASTM D 4632	kN (lbs)	0.556 (125) x 0.445 (100)
Grab Tensile Elongation	ASTM D 4632	%	15
Puncture Strength	ASTM D 4833	kN (lbs)	0.311 (70)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	>1034 (>150)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.311 (70) x 0.311 (70)
UV Resistance	ASTM D 4355	%	70
Apparent Opening Size	ASTM D 4751	mm (US Std. Sieve)	0.475 (#40)
Flow Rate	ASTM D 4491	l/min/m²(gal/min/ft²)	3623 (89)
Permittivity	ASTM D 4491	sec⁻¹	2.85

*Note: All Dandy Sacks™ can be ordered with our optional oil absorbent pillows

7 CURB INLET PROTECTION DETAIL SCALE: NTS

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tel: 972-769-3100 Fax: 972-769-3101

Store

RC614 - RIVERDALE & 500 WEST
RIVERDALE, UT

Architect Information

PM DESIGN
Architectural Solutions Group
7200 South Alton Way
Suite B-270
Centennial, CO 80112
PH: 303.220.7931
E-MAIL:
twoody@pmdginc.com

Kimley»Horn
111 EAST BROADWAY
SUITE 600
SALT LAKE CITY, UT 84111
PH: 385-213-3176

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

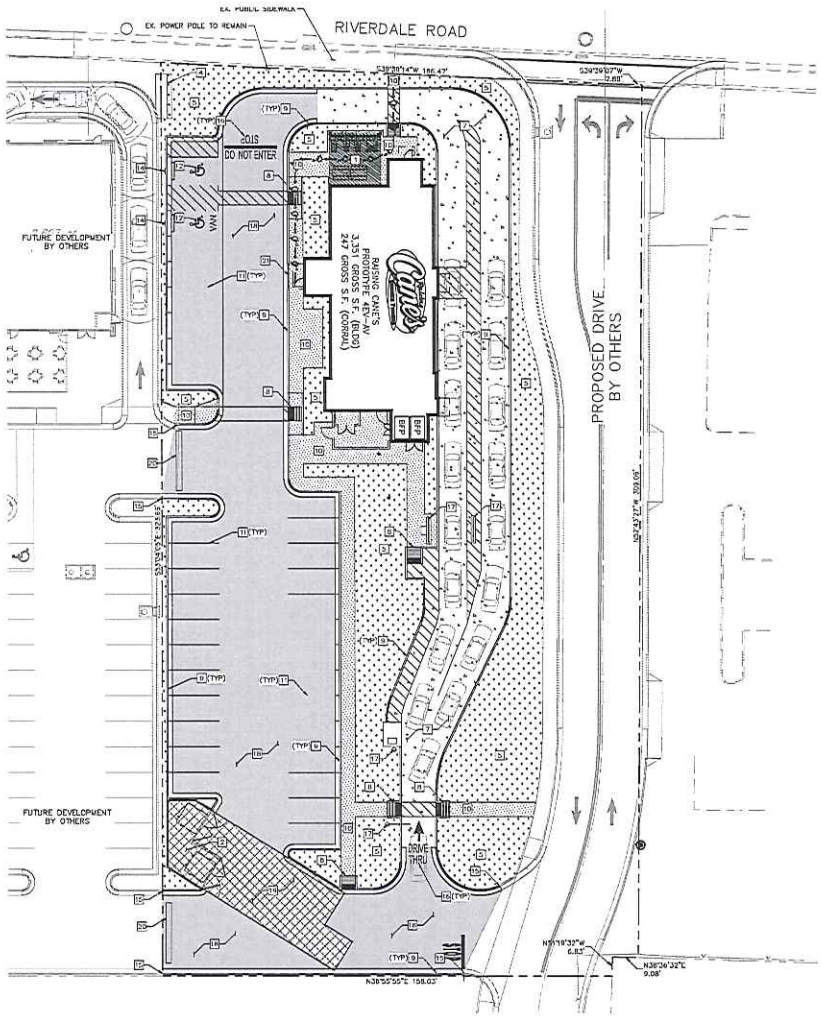
Revisions

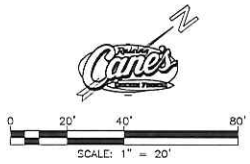
#	Date	Description

Sheet Title
EROSION CONTROL DETAILS

Date: 10/26/2020
Project Number: 093618000
Drawn By: CPB

Sheet Number
C3.2





GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
4. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
5. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/MEP PLANS FOR SITE LIGHTING & ELECTRICAL PLAN.
6. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SLCO. ALL COSTS SHALL BE INCLUDED IN BASE BID.
8. ALL PROPOSED PAVING IN CITY R.O.W., EASEMENTS AND FIRE LANE TO CONFORM TO CITY OF SOUTH JORDAN DETAILS AND STANDARDS.
9. CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.
10. REFERENCE LANDSCAPE PLANS FOR PROPOSED BUFFERS, SCREENING, AND PLANTING.
11. PER FEMA MAP NUMBER 49057C0436F DATED JUNE 2, 2015, THIS PROPERTY IS WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
12. BUILDING IS FIRE SPRINKLED.

SITE KEYNOTES

1. PROPOSED COVERED PATIO.
2. RECYCLING/TRASH DUMPSTER LOCATION. REFER TO ARCHITECTURAL PLANS FOR DETAILS OF SCREENING, GATES, BOLLARDS, AND MASONRY.
3. BOLLARD IN CURB. REFER TO ARCHITECTURAL PLANS FOR DETAIL.
4. PROPOSED MONUMENT SIGN LOCATION. REFER TO SIGNAGE PLAN FOR DETAILS.
5. LANDSCAPE AREA (TYP). REFER TO LANDSCAPE PLANS FOR DETAILS.
6. CONSTRUCT LIGHT DUTY ASPHALT CONCRETE PAVEMENT PER DETAIL ON SHEET C8.0.
7. CONSTRUCT STANDARD DUTY PORTLAND CEMENT CONCRETE PAVEMENT PER DETAIL ON SHEET C8.0.
8. CONSTRUCT SIDEWALK RAMP AND DETECTABLE WARNING SYSTEM PER DETAIL ON SHEET C8.1.
9. CONSTRUCT 6" TYPE A VERTICAL CURB AND GUTTER PER DETAIL ON SHEET C8.0.
10. CONSTRUCT CONCRETE SIDEWALK PER DETAIL ON SHEET C8.0.
11. PAVING STRIPING. REFERENCE C5.2 – STRIPING AND SIGNAGE PLAN.
12. ADA PARKING STALL PER DETAIL ON SHEET C8.0.
13. FURNISH AND INSTALL INSTALL ADA SIGN AND POST. REFERENCE C8.0.
14. FURNISH AND INSTALL INSTALL VAN ACCESSIBLE ADA SIGN AND POST. REFERENCE C8.0.
15. TIE PROPOSED CURB & GUTTER TO EXISTING CURB & GUTTER WITH SMOOTH, CONTINUOUS TRANSITION.
16. DIRECTIONAL PAVEMENT MARKING. REFERENCE SHEET C5.2 – STRIPING AND SIGNAGE PLAN.
17. DRIVE THRU ORDER BOARD, PRE-ORDER BOARD OR HEIGHT DETECTOR. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
18. CONSTRUCT STANDARD DUTY ASPHALT CONCRETE PAVEMENT PER DETAIL ON SHEET C8.0.
19. CONSTRUCT HEAVY DUTY PORTLAND CEMENT CONCRETE PAVEMENT PER DETAIL ON SHEET C8.0.
20. FURNISH AND INSTALL JERSEY BARRIERS.
21. FURNISH AND INSTALL HANDRAIL.

SITE INFORMATION

SITE AREA	53,712 SF (1.23 AC)
LANDSCAPING PROVIDED	9,237 SF (.417%)
BUILDING AREA	3,351 SF
PARKING PROVIDED	33 STALLS
ADA ACCESSIBLE PARKING	2 STALLS
VAN ACCESSIBLE PARKING	2 STALLS

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY. DO NOT PAINT)
- STANDARD DUTY PORTLAND CEMENT CONCRETE PAVEMENT. PAVEMENT TO BE INTEGRAL BLACK COLOR. REFER TO PAVEMENT DETAILS ON SHEET C8.0
- HEAVY DUTY PORTLAND CEMENT CONCRETE PAVEMENT. PAVEMENT TO BE INTEGRAL BLACK COLOR. REFER TO PAVEMENT DETAILS ON SHEET C8.0
- LIGHT DUTY ASPHALT CONCRETE PAVEMENT. REFER TO PAVEMENT DETAILS ON SHEET C8.0
- STANDARD DUTY ASPHALT CONCRETE PAVEMENT. REFER TO PAVEMENT DETAILS ON SHEET C8.0
- PROPOSED SIDEWALK PAVEMENT PER DETAIL ON SHEET C8.0.
- PROPOSED LANDSCAPE
- PROPOSED PATIO SIDEWALK PAVEMENT. REFERENCE ARCH. PLANS FOR DETAILS.

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH
1-800-662-4111
811
Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT 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. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Raising Cane's Chicken Fingers
Restaurant Support Center
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

Client

RC614 - RIVERDALE & 500 WEST
RIVERDALE, UT

Architect Information
PM DESIGN
Architectural Solutions Group
7200 South Alton Way
Suite B-270
Centennial, CO 80112
PH: 303.223.7931
E-MAIL:
twoody@pmdginc.com

Kimley»Horn
111 EAST BROADWAY
SUITE 600
SALT LAKE CITY, UT 84111
PH: 385-212-3178

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

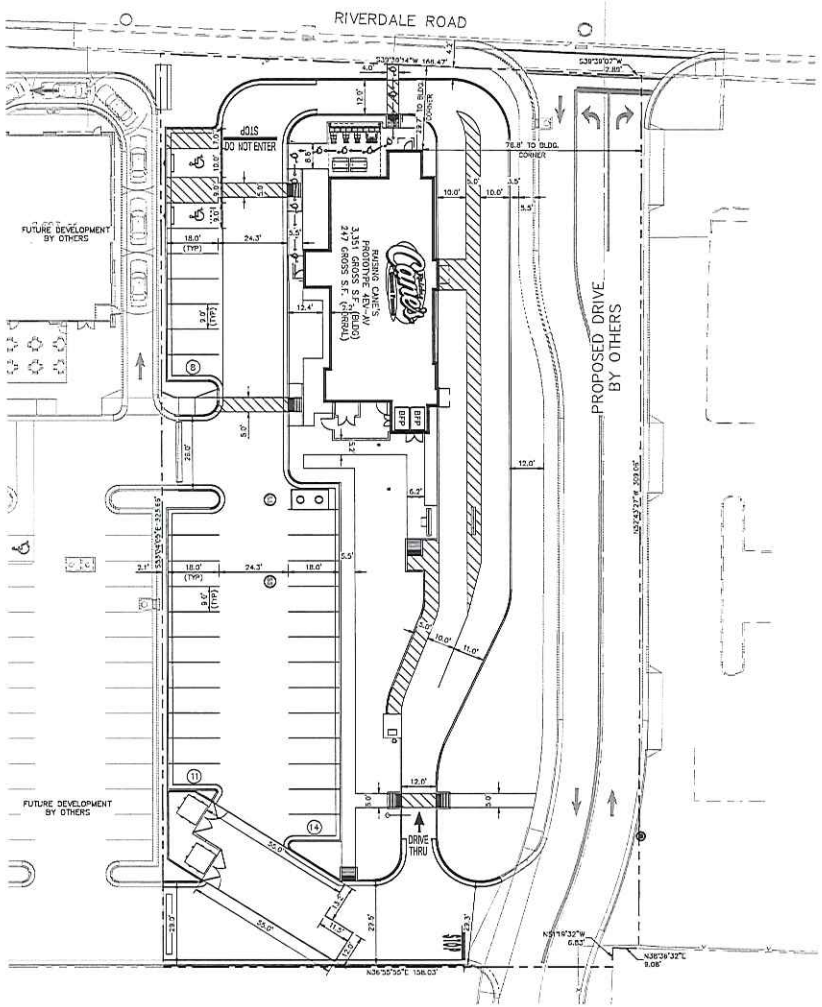
Revisions

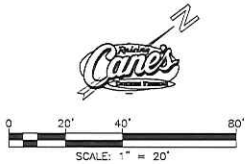
#	Date	Description

Sheet Title
SITE KEYNOTE PLAN

Date 10/26/2020
Project Number 093616009
Drawn By CPB

Sheet Number
C5.0





GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
5. ALL CURBS SHALL BE 6" STANDARD EXCEPT WHERE OTHERWISE NOTED ON PLANS.
6. REFERENCE LANDSCAPE PLANS FOR PROPOSED BUFFERS, SCREENING, AND PLANTING.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- (3) PROPOSED PARKING COUNT

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW. BLUE STAKES OF UTAH 1-800-662-4111 Dig Safely. 811 Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT 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. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tel: 972-769-3100 Fax: 972-769-3101

Client:

RC614 - RIVERDALE & 500 WEST
RIVERDALE, UT

Architect Information:

PM DESIGN
Architectural Solutions Group
7200 South Alton Way
Suite B-270
Centennial, CO 80112
PH: 303.223.7931
E-MAIL: lwoody@pmdginc.com

Kimley»Horn
111 EAST BROADWAY
SUITE 600
SALT LAKE CITY, UT 84111
PH: 385-212-3176

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

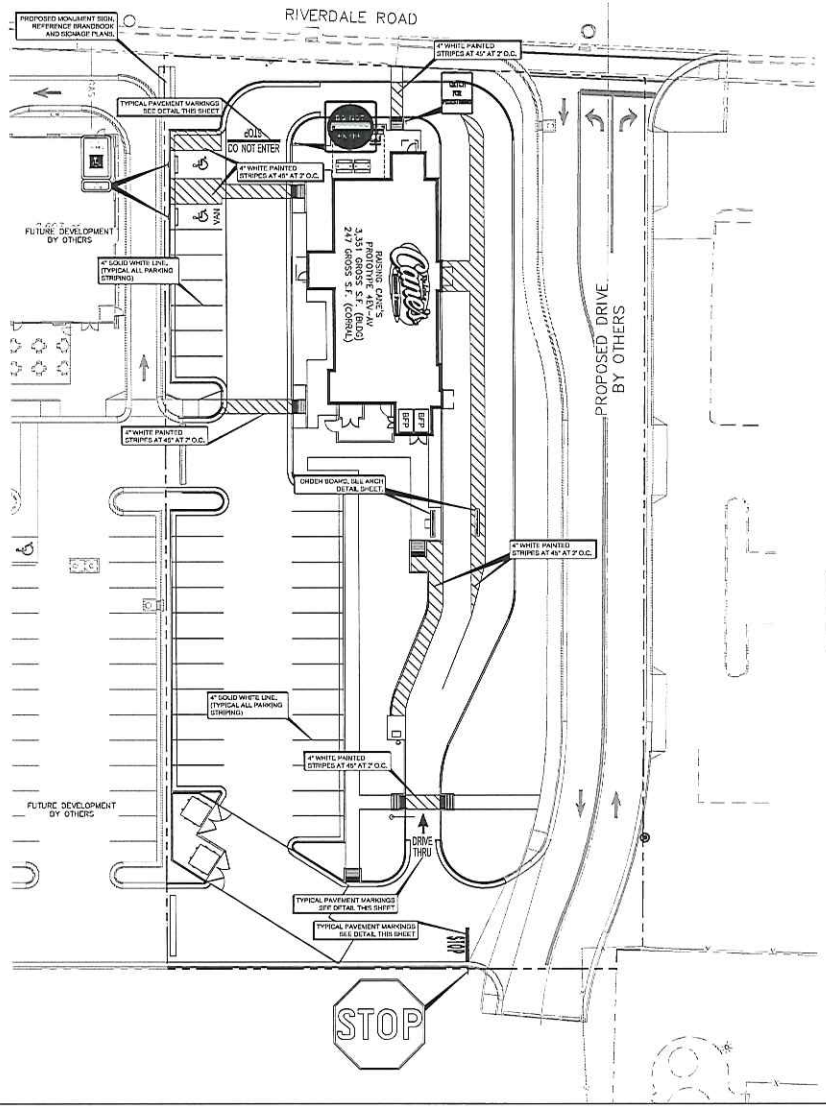
Revisions:

#	Date	Description

Sheet Title:
DIMENSION CONTROL PLAN

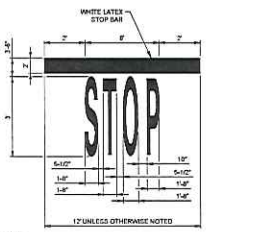
Date: 10/26/2020
Project Number: 093618009
Drawn By: CPB

Sheet Number:
C5.1



LEGEND

PROPERTY LINE
RIGHT-OF-WAY LINE
ADJACENT PROPERTY LINE



NOTE:
1. ALL TRAFFIC MARKINGS TO BE FLAT LATEX AS PER DIMENSIONS SHOWN.

STOP BAR DETAIL
N.T.S.

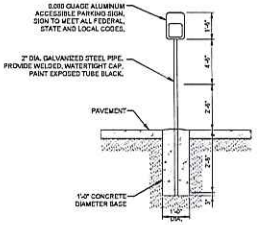


STANDARD RED AND WHITE SIGN R5-1 30"X30"
STANDARD 30X30 RED STOP SIGN "2" 30"x30"

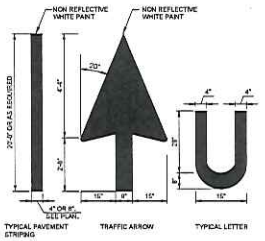


"D" 18"x24"
"E1" 18"x24"
"E2" 18"x24"

STANDARD PARKING LOT SIGNS
N.T.S.

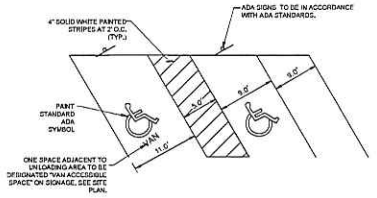


"ACCESSIBLE PARKING" SIGN POST DETAIL
N.T.S.



NOTE:
PAINT SHALL BE APPLIED AT A THICKNESS OF 22 WET MILS AND 15 DRY MILS.

TYPICAL PAVEMENT MARKINGS

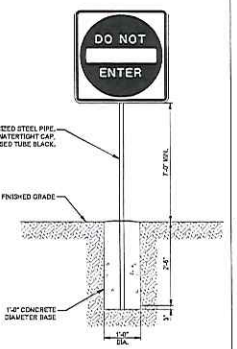


ACCESSIBLE PARKING DETAIL
N.T.S.

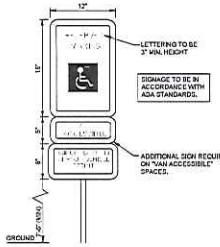


NOTE:
PAINT SHALL BE APPLIED AT A THICKNESS OF 22 WET MILS AND 15 DRY MILS.

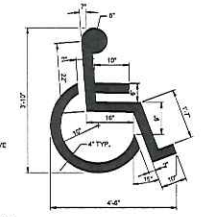
DO NOT ENTER /ONE WAY BAR STRIPING



SIGN POST DETAIL
N.T.S.



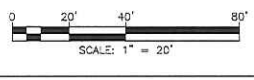
ADA SIGN DETAIL
N.T.S.



NOTE:
1. ALL TRAFFIC MARKINGS TO BE LATEX AS PER DIMENSIONS SHOWN.

ADA PARKING SYMBOL DETAIL





CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
811
Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT 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. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

Date:

RC614 - RIVERDALE & 500 WEST
RIVERDALE, UT

Architect Information
PM DESIGN
Architectural Solutions Group
7200 South Alton Way
Suite B-270
Centennial, CO 80112
PH: 303.223.7701
E-MAIL:
twoody@pmaginc.com

Kimley»Horn
111 EAST BROADWAY
SUITE 600
SALT LAKE CITY, UT 84111
PH: 385-212-3170

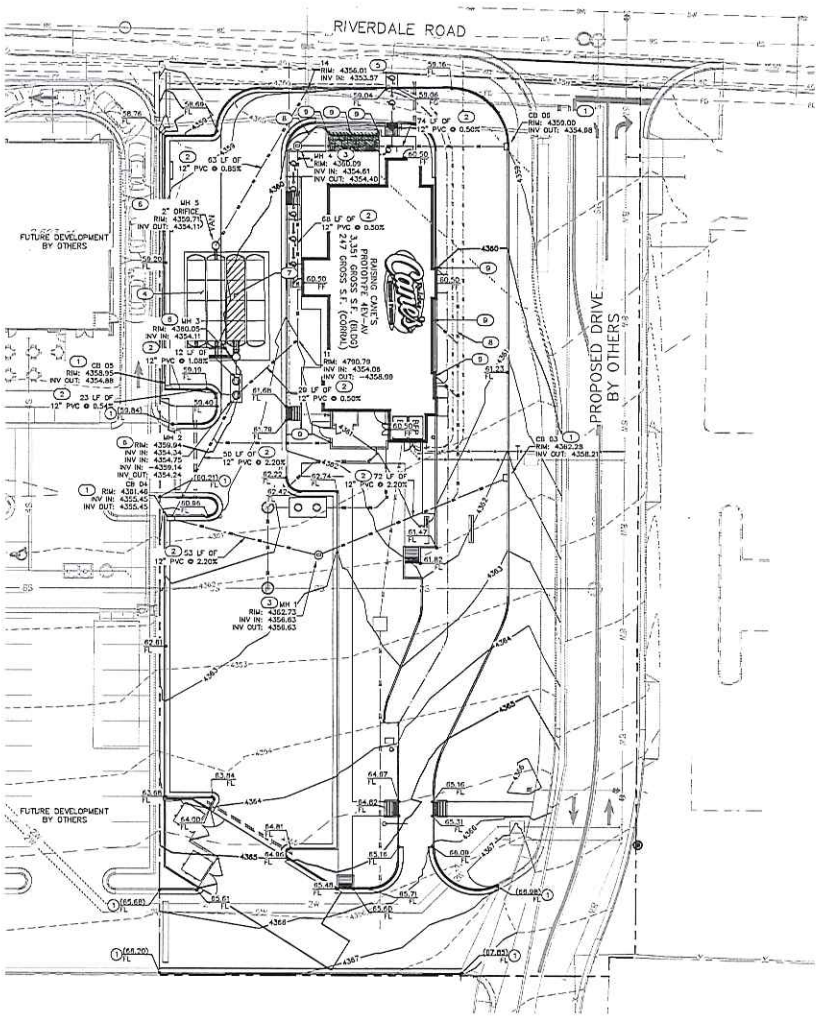
PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

Revisions		
#	Date	Description

Sheet Title
STRIPING AND SIGNAGE PLAN

Date:	10/26/2020
Project Number:	069610009
Drawn By:	CPB

Sheet Number
C5.2



GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING GRADES SHOWN ON THE PLAN.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE. IF A CONFLICT OCCURS BETWEEN THESE PLANS AND FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
3. ALL GRADING AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.

   ENGINEER: TERRACON CONSULTANTS, INC.
   ADDRESS: 6949 S HIGH TECH DRIVE, SUITE 100 MIDVALE, UTAH 84047
   PHONE: (801) 545-8500
   DATE: SEPTEMBER 1, 2020
   PROJECT No.: 81205144
4. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
5. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
6. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. MINOR ADJUSTMENTS TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE ARE ACCEPTABLE. IF NECESSARY, UPON PRIOR APPROVAL OF ENGINEER, PAVING INSTALLED SHALL "FLUSH OUT" AT ANY JUNCTURE WITH EXISTING PAVING.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT 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. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
8. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
9. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
10. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
11. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
12. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
13. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
14. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 4H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
16. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOTPRINT DIMENSIONS.
17. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND FINAL GEOTECH REPORT FOR BUILDING SUBGRADE PREPARATION REQUIREMENTS.
18. CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.
19. ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS NOTED OTHERWISE. TO GET TOP OF CURB ELEVATIONS ADD 6" TO THE ELEVATION SHOWN.
20. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
21. ANY PROPOSED CONTOURS SHOWN ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
22. REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING GRADING OPERATIONS.
23. ALL VEGETATION SHALL BE CLEARED AND GRUBBED FOR ALL AREAS TO BE DISTURBED.
24. ALL FILL TO BE PLACED SHALL BE IN ACCORDANCE WITH THE CURRENT APPLICABLE GEOTECHNICAL REPORT RECOMMENDATIONS.
25. REFER TO CITY OF RIVERDALE STANDARD DETAILS FOR CONSTRUCTION OF STORM INLETS AND MANHOLES.
26. CONTRACTOR TO VERIFY ALL EXISTING FLOW LINES PRIOR TO START OF CONSTRUCTION AND NOTIFY ENGINEER OF DISCREPANCIES.
27. CAST-IN-PLACE STRUCTURES SHALL BE USED FOR PUBLIC STORM PER CITY REQUIREMENTS. PRE-CAST JUNCTION BOXES AND STRUCTURES IN PUBLIC EASEMENTS AND ROW REQUIRE SIGNED AND SEALED SHOP DRAWINGS AND MIX DESIGNS TO BE SUBMITTED TO THE CITY FOR REVIEW PRIOR TO INSTALLATION.
28. ALL STORM SEWER PIPE SHALL BE RCP/RCB IN CITY EASEMENTS PER CITY CODE.
29. PIPE MATERIALS RCB, RCP, HDPE, OR OTHER AS APPROVED BY RIVERDALE CITY & EOR.

0 20' 40' 80'

SCALE: 1" = 20'

GRADING NOTES

(1) MATCH EXISTING.

STORM DRAIN NOTES

(1) FURNISH AND INSTALL CURB INLET PER DETAIL ON SHEET C8.2.
(2) FURNISH AND INSTALL STORM DRAIN PIPE, SIZE, MATERIAL AND SLOPE PER PLAN.
(3) FURNISH AND INSTALL STORM DRAIN MANHOLE WITH SNOUT PER DETAIL ON SHEET C8.2.
(4) FURNISH AND INSTALL 3,522 CU.FT UNDERGROUND STORAGE. SEE DETAILS ON SHEETS C8.3-C8.5.
(5) CONNECT TO EXISTING STORM DRAIN STRUCTURE, CONTRACTOR TO FIELD VERIFY INVERT ELEVATION AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. CONTRACTOR TO ADJUST EX. GRATE TO PROPOSED GRADE.
(6) FURNISH AND INSTALL STORM DRAIN MANHOLE OUTFALL WITH SNOUT PER DETAIL ON SHEET C8.3.
(7) UNDERGROUND DETENTION SYSTEM ISOLATOR ROW FOR REFERENCE ONLY. DO NOT PAINT.
(8) FURNISH AND INSTALL 8" PVC STORM DRAIN PIPE AT 1.0% MIN. FURNISH AND INSTALL CLEANOUTS AS SHOWN, (2) TYP.
(9) CONTRACTOR TO COORDINATE ROOF DRAIN CONNECTIONS. REFERENCE ARCHITECTURAL ROOF PLAN.

DETENTION CALCULATIONS

	A =	0.82	ac	Total project area.
	Pavement Area:	23,131	98	C (Curve Number)
	Building	3,351	94	C (Curve Number)
	Landscape	9,237	79	C (Curve Number)
	CN =	92.71		Weighted for development.
	Q_{allow} =	0.16	cfs	Allowable discharge based on 0.20 cfs/acre.
	S	0.79	inches	

Required Storage

Time Elapsed (min.)	Rainfall Total (in.)	Runoff (cu.ft.)	Allow. Discharge (cu.ft.)	Storage Req'd (cu.ft.)
5	0.57	2656	49	2607
15	1.08	3215	148	3067
30	1.46	3713	295	3418
60	1.89	4026	590	
120	2.00	4173	1181	2992
180	2.05	4208	1771	2439
360	2.27	4339	3542	796
720	2.81	4902	7085	-2183
1440	3.12	4705	14170	-9465

Required Storage = 3418 cu.ft.

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	EXISTING IMPROVEMENTS
	SAWCUT LINE
	GRADE BREAK
4200	EXISTING MAJOR CONTOUR
4201	EXISTING MINOR CONTOUR
4200	PROPOSED MAJOR CONTOUR
4201	PROPOSED MINOR CONTOUR
(66.24) FG	EXISTING GRADE SPOT ELEVATION
67.66 FG	PROPOSED GRADE SPOT ELEVATION

ABREVIATIONS

67.66 FG	FINISHED GRADE SPOT ELEVATION
67.66 FF	FINISHED FLOOR SPOT ELEVATION
67.66 TC	TOP OF CURB SPOT ELEVATION
67.66 FL	FLOW LINE SPOT ELEVATION
67.66 HP	HIGH POINT SPOT ELEVATION

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH
1-800-662-4111
Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT 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. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

Client

RC614 - RIVERDALE & 500 WEST
RIVERDALE, UT

Architect Information
PM DESIGN
Architectural Solutions Group
7200 South Alton Way
Suite B-270
Centennial, CO 80112
PH: 303.223.7931
E-MAIL:
twoody@pmdginc.com

Kimley»Horn
111 EAST BROADWAY
SUITE 600
SALT LAKE CITY, UT 84111
PH: 385-213-3178

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

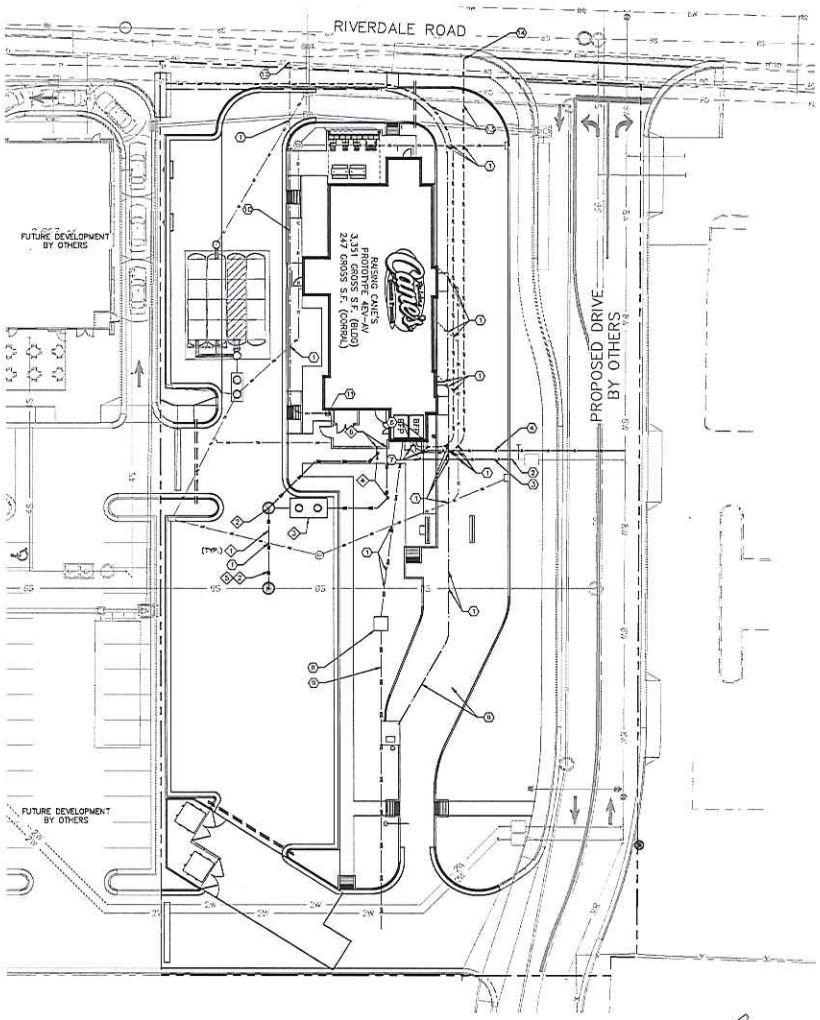
Revisions

#	Date	Description

Sheet Title
GRADING AND DRAINAGE PLAN

Date: 10/26/2020
Project Number: 063810000
Drawn By: CPB

Sheet Number
C6.0



GENERAL NOTES

1. ALL ABOVE GROUND UTILITY APPURTENANCES SHALL BE ADJUSTED TO MATCH PROPOSED FINISHED GRADE ELEVATIONS.
2. CONTRACTOR TO FIELD VERIFY EXISTING INVERT ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
3. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
4. PROJECT SHALL COMPLY WITH ALL THE APWA AND RIVERDALE CITY SPECIFICATIONS AND REQUIREMENTS.
5. ALL CONSTRUCTION IN THE CULINARY WATERLINE AND SANITARY SEWER LINE PIPE ZONE SHALL COMPLY WITH APWA AND RIVERDALE CITY SPECIFICATIONS AND REQUIREMENTS.
6. SEE MEP PLANS FOR ALL UTILITY CONNECTIONS INTO BUILDING.
7. REFER TO RIVERDALE CITY STANDARD AND DETAILS FOR TRENCHING, BEDDING, BACKFILL, AND TRENCH COMPACTION REQUIREMENTS.
8. REFER TO ARCHITECTURE PLANS FOR LOCATION AND SIZING OF SLEEVES FOR FRANCHISE UTILITIES, IRRIGATION, ETC.
9. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
10. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
11. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
    PRIVATE: PVC SDR 35 PER ASTM D 3034
12. WATER LINES SHALL BE AS FOLLOWS:
    PRIVATE (LARGER THAN 3 INCHES): PVC DR-18 (C-900) PER ASTM D 2241 WITH POLYWRAPPED CAST IRON OR DUCTILE IRON FITTINGS (CLASS 50)
    PRIVATE (3 INCHES OR SMALLER): TYPE "K" SOFT COPPER, ASTM B88 OR PVC DR-18 (C-900) PER ASTM D 2241 OR ADS POTABLE WATER SERVICE TUBING (POLYFLEX – CTS PE4710) (AS ALLOWED BY THE CITY, SEE NOTE 16)
13. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE RIVERDALE CITY OF WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER LINE AND WITH UTAH DEQ GUIDELINES FOR UTILITY CROSSINGS.
14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DEFLECT ELECTRIC, GAS, CABLE, AND TELEPHONE CONDUIT AND PIPING AS REQUIRED TO AVOID UTILITY CONFLICTS.
15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT 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. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY PERMITS, INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CITY CODES AND/OR UTILITY SERVICE COMPANIES.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS IN REGARDS TO TAPS, HYDRANTS, VALVES, ETC.
18. CONTRACTOR IS RESPONSIBLE FOR PAVEMENT REPLACEMENT REQUIRED FOR ALL UTILITY INSTALLATIONS PER RIVERDALE CITY STANDARDS.
19. WATER TIGHT CONNECTION SHALL BE MADE USING A RESILIENT CONNECTOR "SEAL BOOT" PER ASTM C-923.
20. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4 FEET COVER ON ALL WATER LINES.
21. POLYFLEX BY ADS TO BE USED IN PLACE OF COPPER WHERE ALLOWED BY CITY. CONTRACTOR TO VERIFY WITH CITY WHETHER IT CAN BE USED AND VERIFY WITH MEP REQUIRED INTERNAL DIAMETER FOR SUFFICIENT WATER FLOW TO BUILDING.
22. ALL SANITARY SEWER AND WATER WORK DESIGNATED AS "PRIVATE" IN THIS SET OF PLANS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, PERMITTED AND INSPECTED BY THE CITY BUILDING INSPECTION DIVISION AND INSTALLED BY A LICENSED PLUMBER.

UTILITY NOTES

1	CAUTION! – POSSIBLE UTILITY CROSSING – FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION AND INFORM ENGINEER OF ANY DISCREPANCIES. REFER TO UTILITY CROSSING TABLE ON THIS SHEET.
2	CONNECT TO EXISTING 1.5" WATER METER PER APWA AND RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
3	FURNISH AND INSTALL 2" WATER LINE PER APWA AND RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
4	FURNISH AND INSTALL 8" FIRE WATER LINE PER APWA AND RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
5	NOT USED.
6	STUB AND CAP SERVICE. SEE MEP PLANS BY OTHERS FOR CONTINUATION.
7	FURNISH AND INSTALL BEND WITH THRUST BLOCK PER APWA STANDARDS AND SPECIFICATIONS.
8	PROPOSED TRANSFORMER. CONTRACTOR SHALL COORDINATE CONNECTION AND LINE WITH ROCKY MOUNTAIN POWER.
9	FURNISH AND INSTALL (1) 6" PVC CONDUIT FOR ELECTRICAL SERVICE.
10	PROPOSED GAS LINE.
11	PROPOSED GAS METER.
12	CONNECT TO EXISTING GAS LINE. TO BE INSTALLED BY OTHERS. COORDINATE CONNECTION WITH DOMINION ENERGY.
13	FURNISH AND INSTALL (2) 4" PVC CONDUIT FOR TELEPHONE SERVICE.
14	CONNECT TO EXISTING TELEPHONE SERVICE. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING SERVICE AND INFORM ENGINEER OF ANY DISCREPANCIES.

SANITARY SEWER NOTES

1	FURNISH AND INSTALL 6" PVC SANITARY SEWER LINE PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
2	FURNISH AND INSTALL SANITARY SEWER MANHOLE PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
3	FURNISH AND INSTALL GREASE INTERCEPTOR PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
4	FURNISH AND INSTALL SANITARY SEWER CLEANOUT PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
5	CONNECT TO EXISTING RIVERDALE CITY SANITARY SEWER PER RIVERDALE CITY STANDARDS AND SPECIFICATIONS.
6	STUB AND CAP SERVICE. SEE PLUMBING PLANS BY OTHERS FOR CONTINUATION.

LEGEND

- PROPERTY LINE
- PROPOSED CURB IMPROVEMENTS
- W — EXISTING WATER LINE
- PROPOSED WATER LINE
- S — EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- G — EXISTING GAS LINE
- PROPOSED GAS LINE
- E — EXISTING POWER LINE
- PROPOSED POWER LINE
- SD — EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED POWER POLE

N

0 20' 40' 80'

SCALE: 1" = 20'

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW. BLUE STAKES OF UTAH 1-800-662-4111 Dig Safely. 811 Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT 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. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tel: 972-769-3100 Fax: 972-769-3101

Client

RC614 - RIVERDALE & 500 WEST
RIVERDALE, UT

Architect Information
PM DESIGN
Architectural Solutions Group
7200 South Alton Way
Suite B-270
Centennial, CO 80112
PH: 303.220.7931
E-MAIL:
twoody@pmdginc.com

Kimley»Horn
111 EAST BROADWAY
SUITE 600
SALT LAKE CITY, UT 84111
PH: 385-212-3178

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

Revisions		
#	Date	Description

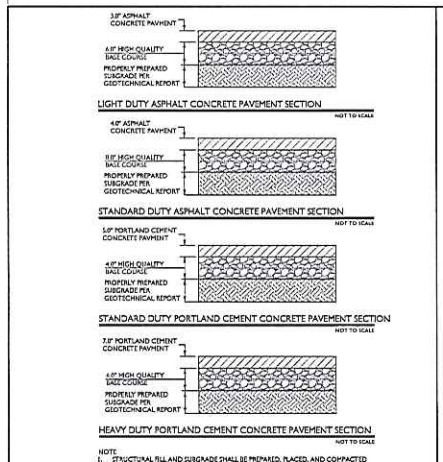
Sheet Title

UTILITY PLAN

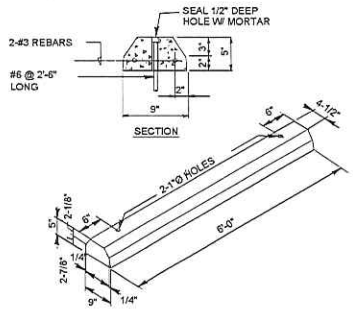
Date	10/26/2020
Project Number	093610009
Drawn By	CPB

Sheet Number:

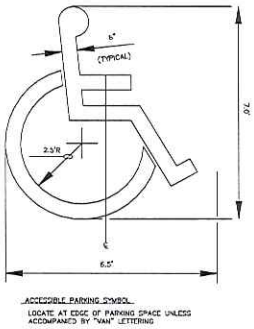
C7.0



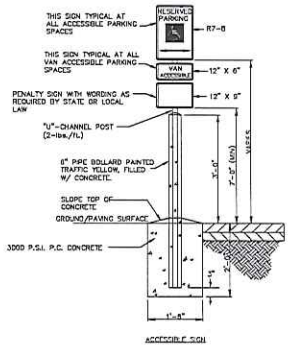
1 PAVEMENT SECTIONS SCALE: NTS



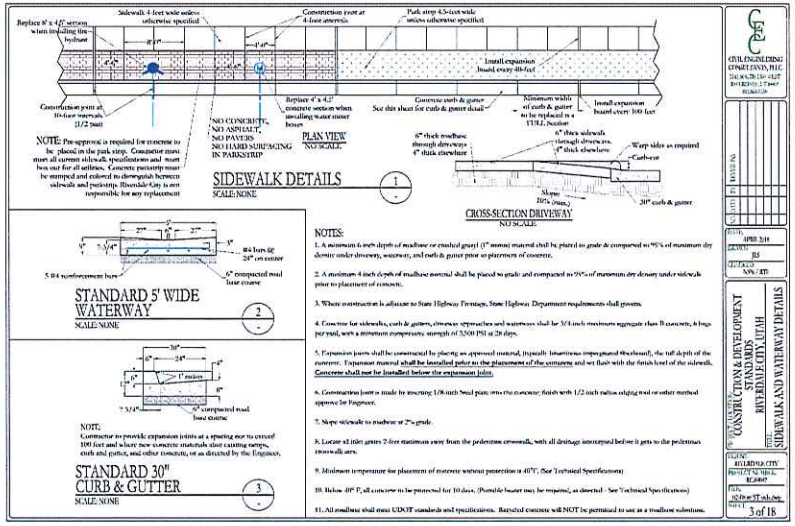
2 CONCRETE WHEEL STOP SCALE: NTS



4 ADA PAVEMENT MARKING DETAIL SCALE: NTS

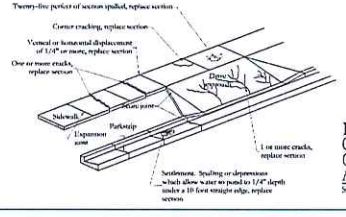


6 ADA PARKING SIGN DETAIL SCALE: NTS



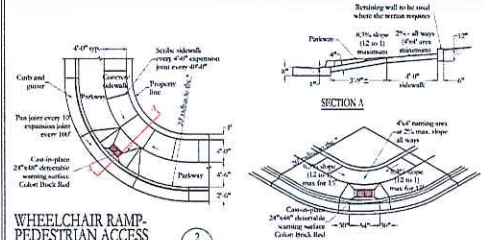
NOTES:
1. A minimum 6-inch depth of roadbase or crushed gravel (¾" minus) material shall be placed to grade & compacted to 95% of maximum dry density under driveway, waterway, and curb & gutter prior to placement of concrete.
2. A minimum 4-inch depth of roadbase material shall be placed to grade and compacted to 95% of maximum dry density under sidewalk prior to placement of concrete.
3. Where construction is adjacent to State Highway Frontage, State Highway Department requirements shall govern.
4. Concrete for sidewalks, curb & gutters, driveway approaches and waterways shall be 3/4-inch maximum aggregate class B concrete, 6 bags per yard, with a minimum compressive strength of 3,500 PSI at 28 days.
5. Expansion joints shall be constructed by placing an approved material, (typically bituminous impregnated fiberboard), the full depth of the concrete. Expansion material shall be installed prior to the placement of the concrete and set flush with the finish level of the sidewalk. Concrete shall not be installed below the expansion joint.
6. Construction joint is made by inserting 1/8-inch bead plate into the concrete finish with 1/2 inch radius edging tool or other method approve by Engineer.
7. Slope sidewalk to roadway at 2%-grade.
8. Locate all inlet grates 2-feet maximum away from the pedestrian crosswalk, with all drainage intercepted before it gets to the pedestrian crosswalk area.
9. Minimum temperature for placement of concrete without protection is 40°F. (See Technical Specifications)
10. Below 40° F, all concrete to be protected for 10 days. (Portable heater may be required, as directed - See Technical Specifications)
11. All roadbase shall meet UDOT standards and specifications. Recycled concrete will NOT be permitted to use as a roadbase substitute.

CIVIL ENGINEERING CONSULTANTS, PLLC
DESIGNED: BJS
DRAWN: BJS
CHECKED: NSW / RTP
CONSTRUCTION & DEVELOPMENT STANDARDS
RIVERDALE CITY, UTAH
SIDEWALK AND WATERWAY DETAILS
SCALE: AS NOTED
DATE: APRIL 2014
SHEET NO. 3 of 18



NOTES:
1. Replacement is required if any component has one or more of the conditions shown. Otherwise repair section under the direction of the City or Engineer.
2. Concrete work shall not be done during inclement weather. Due temperature specifications in the Technical Specifications) Finish shall be aesthetically acceptable (ie. No discoloration with smooth broomed finish.
3. The maximum length of curb & gutter that can be replaced is a Full Section.

REPLACEMENT CRITERIA FOR NEW CONCRETE & ADJACENT EXISTING CONCRETE CURB & GUTTER AND SIDEWALK
SCALE: NONE
1



WHEELCHAIR RAMP-PEDESTRIAN ACCESS
SCALE: NONE
2

NOTES:
1. A minimum 6" depth of roadbase material or crushed gravel shall be placed to grade and compacted under handicap ramps to 95% of maximum dry density prior to placement of concrete.
2. Locate all inlet grates 2' maximum away from the pedestrian crosswalk, with all drainage intercepted before storm water crosses the crosswalk area.
3. Slopes shown are maximum slopes.
4. Expansion joints shall be constructed by placing an approved material, (typically bituminous impregnated fiberboard), the full depth of the concrete. Expansion material shall be set 1/4" below the finish level of sidewalk ramp. Expansion material shall be installed prior to the placement of concrete. Concrete shall not be installed below the expansion joint.
5. When a city roadway intersects with a UDOT road, a 35' minimum radius (or other) will be required as per UDOT requirement.
6. Detectable warning surface materials & installation must conform to "ADA cast-in-place tactile warning panels" requirements & specifications.
7. Detectable warning panels by "ADA Solutions, Inc.", color to be specified by City (other products to be approved by City prior to installation).
8. This detail is for new construction of wheelchair ramps. When modifying any existing ramps, contact Riverdale City Public Works Inspector for engineering and modification.

CIVIL ENGINEERING CONSULTANTS, PLLC
DESIGNED: BJS
DRAWN: BJS
CHECKED: NSW / RTP
CONSTRUCTION & DEVELOPMENT STANDARDS
RIVERDALE CITY, UTAH
CONCRETE AND SIDEWALK RAMP DETAILS
SCALE: AS NOTED
DATE: APRIL 2014
SHEET NO. 5 of 18

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

Client:
RC614 - RIVERDALE & 500 WEST RIVERDALE, UT

Architect Information:
PM DESIGN
Architectural Solutions Group
7300 South Alton Way
Suite B-270
Centennial, CO 80112
PH: 303.223.7931
E-MAIL:
twoody@pmdginc.com

Kimley»Horn
111 EAST BROADWAY
SUITE 600
SALT LAKE CITY, UT 84111
PH: 385-213-3170

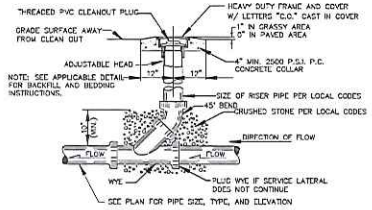
PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

Revisions:		
#	Date	Description

Sheet Title:
CONSTRUCTION DETAILS

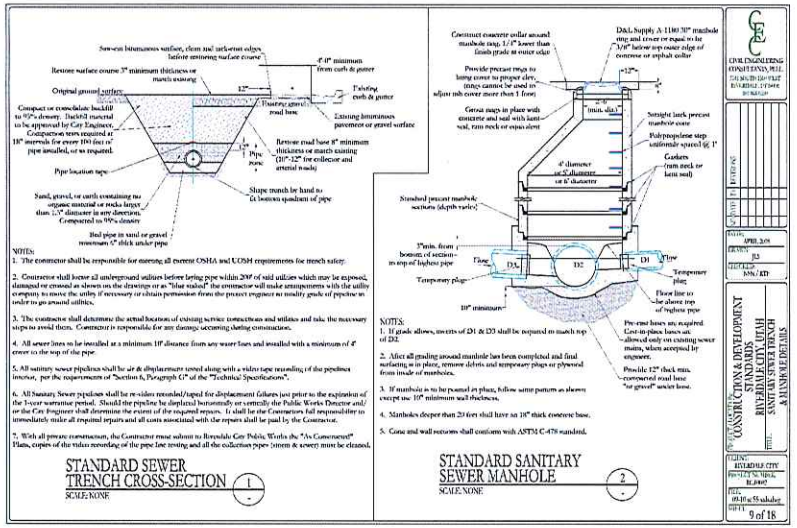
Date: 10/26/2020
Project Number: 093610009
Drawn By: CPS
Check Number:

C8.0



7 SANITARY SEWER CLEANOUT AND WYE SCALE: NTS

8 NOT USED SCALE: NTS



STANDARD SEWER TRENCH CROSS-SECTION 1 SCALE: NONE

NOTES:
1. If grade allows, inverts of D1 & D3 shall be required to match top of D2.
2. After all grading around manhole has been completed and final surfacing is in place, remove debris and temporary plugs or plywood from inside of manholes.
3. If manhole is to be poured in place, follow same pattern as shown except use 10" minimum wall thickness.
4. Manholes deeper than 20 feet shall have an 18" thick concrete base.
5. Cone and wall sections shall conform with ASTM C-478 standard.

STANDARD SANITARY SEWER MANHOLE 2 SCALE: NONE

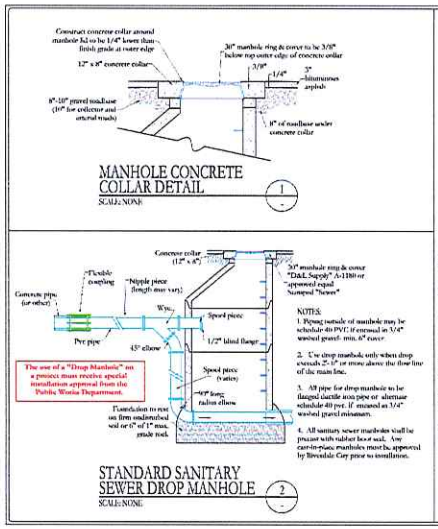
CIVIL ENGINEERING CONSULTANTS, PLLC
330 SOUTH 500 EAST
RIVERDALE, UTAH
801-814-0393

DESIGN | DRAWN | CHECKED

DATE: APRIL 2018
DRAWING: B3
CHECKED: MW / RW

CONSTRUCTION & DEVELOPMENT STANDARDS
RIVERDALE CITY, UTAH
SANITARY SEWER TRENCH & MANHOLE DETAILS

ENGINEER: RIVERDALE CITY
PROJECT MGR.: RANDY SUDWEEKS, P.E.
TITLE: 09-10 or 55 wks.doc
SHEET: 9 of 18

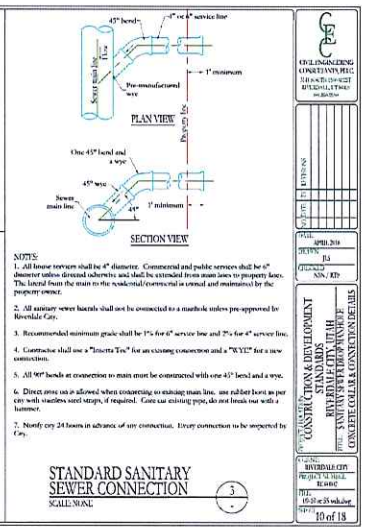


MANHOLE CONCRETE COLLAR DETAIL 1 SCALE: NONE

The use of a "Drop Manhole" on a project must receive special installation approval from the Public Works Department.

NOTES:
1. Piping outside of manhole may be schedule 40 PVC if encased in 3/4" washed gravel- min. 6" cover.
2. Use drop manhole only when drop exceeds 2'-0" or more above the flow line of the main line.
3. All pipe for drop manhole to be flanged ductile iron pipe or alternate schedule 40 pvc if encased in 3/4" washed gravel minimum.
4. All sanitary sewer manholes shall be precast with rubber boot seal. Any cast-in-place manholes must be approved by Riverdale City prior to installation.

STANDARD SANITARY SEWER DROP MANHOLE 2 SCALE: NONE



NOTES:
1. All house services shall be 4" diameter. Commercial and public services shall be 6" diameter unless directed otherwise and shall be extended from main lines to property lines. The lateral from the main to the residential/commercial is owned and maintained by the property owner.
2. All sanitary sewer laterals shall not be connected to a manhole unless pre-approved by Riverdale City.
3. Recommended minimum grade shall be 1% for 6" service line and 2% for 4" service line.
4. Contractor shall use a "Inserta Tee" for an existing connection and a "WYE" for a new connection.
5. All 90° bends at connection to main must be constructed with one 45° bend and a wye.
6. Direct cross ties is allowed when connecting to existing main line. use rubber boot as per city with stainless steel straps, if required. Core cut existing pipe, do not break out with a hammer.
7. Notify city 24 hours in advance of any connection. Every connection to be inspected by City.

STANDARD SANITARY SEWER CONNECTION 3 SCALE: NONE

CIVIL ENGINEERING CONSULTANTS, PLLC
330 SOUTH 500 EAST
RIVERDALE, UTAH
801-814-0393

DESIGN | DRAWN | CHECKED

DATE: APRIL 2018
DRAWING: B3
CHECKED: MW / RW

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

ENGINEER: RIVERDALE CITY
PROJECT MGR.: RANDY SUDWEEKS, P.E.
TITLE: 09-10 or 55 wks.doc
SHEET: 10 of 18

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

Client:

RC614 - RIVERDALE & 500 WEST
RIVERDALE, UT

Architect Information:

PM DESIGN
Architectural Solutions Group
7200 South Alton Way
Suite B-270
Centennial, CO 80112
PH: 303.221.7931
E-MAIL:
twoody@pmdginc.com

Kimley»Horn
111 EAST BROADWAY
SUITE 600
SALT LAKE CITY, UT 84111
PH: 385-212-3176

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

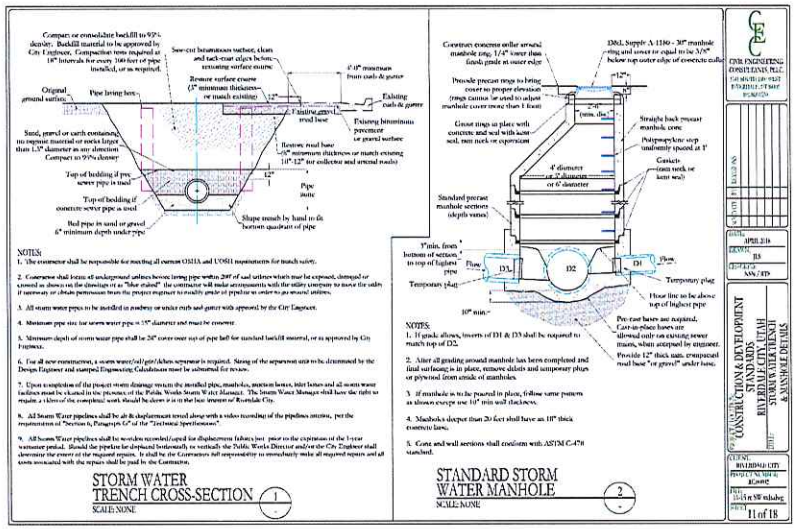
Revisions

#	Date	Description

Sheet Title:
CONSTRUCTION DETAILS

Date: 10/26/2020
Project Number: 063510009
Drawn By: CPB

Sheet Number:
C8.1



NOTES:

1. The contractor shall be responsible for meeting all current OSHA and UOSH requirements for trench safety.
2. Contractor shall locate all underground utilities before laying pipe within 200' of said utilities which may be exposed, damaged or crossed as shown on the drawings or as "blue staked". the contractor will make arrangements with the utility company to move the utility if necessary or obtain permission from the project engineer to modify grade of pipeline in order to go around utilities.
3. All storm water pipes to be installed in roadway or under curb and gutter with approval by the City Engineer.
4. Minimum pipe size for storm water pipe is 15" diameter and must be concrete.
5. Minimum depth of storm water pipe shall be 2.0' cover over top of pipe bell for standard backfill material, or as approved by City Engineer.
6. For all new construction, a storm water/oil/grit/debris separator is required. Sizing of the separator unit to be determined by the Design Engineer and stamped Engineering Calculations must be submitted for review.
7. Upon completion of the project storm drainage system the installed pipe, manholes, junction boxes, inlet boxes and all storm water facilities must be cleaned to the pleasure of the Public Works Storm Water Manager. The Storm Water Manager shall have the right to require a video of the completed work should he deem it in the best interest of Riverdale City.
8. All Storm Water pipelines shall be air & displacement tested along with a video recording of the pipelines interior, per the requirements of "Section 6, Paragraph G" of the "Technical Specifications".
9. All Storm Water pipelines shall be wooden mandrel tested for displacement (obtuse) just prior to the expiration of the 1-year warrantee period. Should the pipeline be displaced horizontally or vertically the Public Works Director and/or the City Engineer shall determine the extent of the required repairs. It shall be the Contractors full responsibility to immediately make all required repairs and all costs associated with the repairs shall be paid by the Contractor.

STORM WATER TRENCH CROSS-SECTION 1
SCALE: NONE

NOTES:

1. If grade allows, inverts of D1 & D3 shall be required to match top of D2.
2. After all grading around manhole has been completed and final surfacing is in place, remove debris and temporary plugs or pinwood from inside of manholes.
3. If manhole is to be poured in place, follow same pattern as shown except use 10" min wall thickness.
4. Manholes deeper than 20 feet shall have an 18" thick concrete base.
5. Cone and wall sections shall conform with ASTM C-478 standard.

STANDARD STORM WATER MANHOLE 2
SCALE: NONE

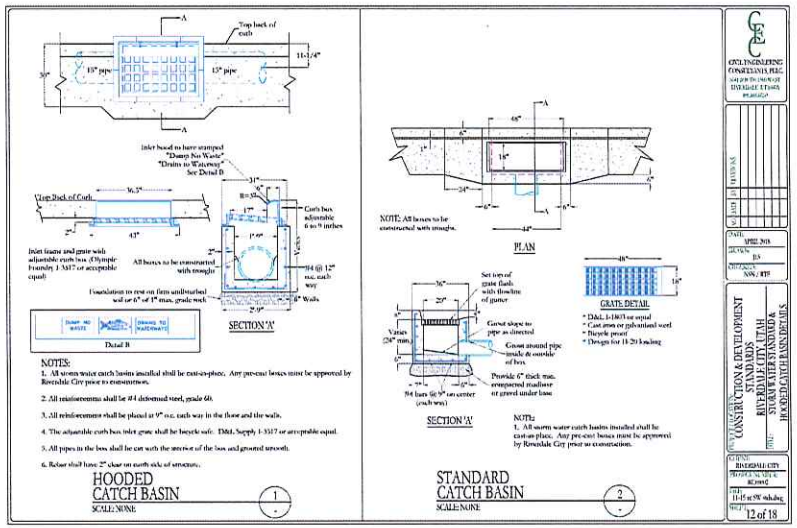
CIVIL ENGINEERING CONSULTANTS, PLLC
5282 SOUTH 320 WEST, SUITE 200
MURRAY, UTAH 84107
PH (801) 747-1262

NO.	DESCRIPTION	DATE

DATE: APRIL 2016
DESIGN: BS
DRAWN: BS
CHECKED: NSW / BTS

CONSTRUCTION & DEVELOPMENT STANDARDS
RIVERDALE CITY, UTAH
STORM WATER STANDARD & ASSOCIATED DETAILS

CLIENT: RIVERDALE CITY
PROJECT NAME: RC614
DATE: 11-15 or SW rdtabg
SHEET: 11 of 18



NOTES:

1. All storm water catch basins installed shall be cast-in-place. Any pre-cast boxes must be approved by Riverdale City prior to construction.
2. All reinforcement shall be #4 deformed steel, grade 60.
3. All reinforcement shall be placed at 9" o.c. each way in the floor and the walls.
4. The adjustable curb box inlet grate shall be bicycle safe. D&L Supply I-3317 or acceptable equal.
5. All pipes in the box shall be cut with the interior of the box and grouted smooth.
6. Rebar shall have 2" clear on earth side of structure.

HOODED CATCH BASIN 1
SCALE: NONE

NOTE:

1. All storm water catch basins installed shall be cast-in-place. Any pre-cast boxes must be approved by Riverdale City prior to construction.

STANDARD CATCH BASIN 2
SCALE: NONE

CIVIL ENGINEERING CONSULTANTS, PLLC
5282 SOUTH 320 WEST, SUITE 200
MURRAY, UTAH 84107
PH (801) 747-1262

NO.	DESCRIPTION	DATE

DATE: APRIL 2016
DESIGN: BS
DRAWN: NSW / BTS
CHECKED:

CONSTRUCTION & DEVELOPMENT STANDARDS
RIVERDALE CITY, UTAH
STORM WATER STANDARD & ASSOCIATED DETAILS

CLIENT: RIVERDALE CITY
PROJECT NAME: RC614
DATE: 11-15 or SW rdtabg
SHEET: 12 of 18

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

Client:

RC614 - RIVERDALE & 500 WEST RIVERDALE, UT

Architect Information:

PM DESIGN
Architectural Solutions Group
7200 South Alton Way
Suite B-270
Centennial, CO 80112
PH. 303.223.7931
E-MAIL:
twoodyll@pmdginc.com

Kimley»Horn
111 EAST BROADWAY
SUITE 600
SALT LAKE CITY, UT 84111
PH: 385-210-3176

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

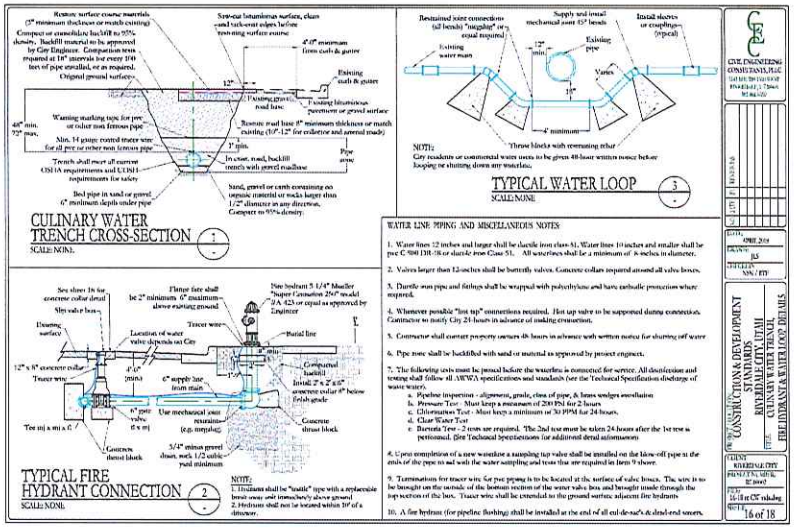
Revisions:

#	Date	Description

Sheet Title:
CONSTRUCTION DETAILS

Date: 10/26/2020
Project Number: 093610009
Drawn By: CPB

Sheet Number:
C8.2


Restore surface course materials (3" minimum thickness or match existing). Compact or consolidate backfill to 95% density. Backfill material to be approved by City Engineer. Compaction tests required at 10' intervals but every 100 feet of pipe installed, or as required.
Original ground surface.
Saw-cut bituminous surface, clean sand tack-coat edges before restoring surface course
4'-0" minimum from curb & gutter
Existing curb & gutter
12"
Existing gravel road base
Existing bituminous pavement or gravel surface
Restore road base 8" minimum thickness or match existing (UP-12" for collector and arterial roads)
Warning marking tape for pvc or other non ferrous pipe
Min. 14 gauge coated tracer wire for all pvc or other non ferrous pipe
3" min.
Pipe zone
In street, road, backfill trench with gravel roadbase
Trench shall meet all current OSHA requirements and UDOT requirements for safety
Sand, gravel or earth consisting on organic material or rocks larger than 1/2" diameter in any direction. Compact to 95% density.
Bed pipe in sand or gravel 6" minimum depth under pipe
CULINARY WATER TRENCH CROSS-SECTION
SCALE: NONE
1
Restrained joint connections (all bends "tangible" or equal required)
Supply and install mechanical joint 45° bends
Install sleeves or couplings (typical)
Existing water main
12" min.
Existing pipe
Valve
18"
4' minimum
Thrust blocks with restraining rebar
NOTE:
City residents or commercial water users to be given 48-hour written notice before looping or shutting down any waterline.
TYPICAL WATER LOOP
SCALE: NONE
3
WATER LINE PIPING AND MISCELLANEOUS NOTES
1. Water lines 12 inches and larger shall be ductile iron class 51. Water lines 10 inches and smaller shall be pvc C 900 DR-18 or ductile iron Class 51. All waterlines shall be a minimum of 8 inches in diameter.
2. Valves larger than 12-inches shall be butterfly valves. Concrete collars required around all valve boxes.
3. Ductile iron pipe and fittings shall be wrapped with polyethylene and have cathodic protection where required.
4. Whenever possible "hot tap" connections required. Hot tap valve to be supported during connection. Contractor to notify City 24-hours in advance of making connection.
5. Contractor shall contact property owners 48 hours in advance with written notice for shutting off water
6. Pipe zone shall be backfilled with sand or material as approved by project engineer.
7. The following tests must be passed before the waterline is connected for service. All disinfection and testing shall follow all AWWA specifications and standards (see the Technical Specification discharge of water waters).
a. Pipeline Inspection - alignment, grade, class of pipe, & lines wedges installation
b. Pressure Test - Must keep a minimum of 200 PSI for 2 hours
c. Chlorination Test - Must keep a minimum of 30 PPM for 24 hours.
d. Clear Water Test
e. Bacteria Test - 2 tests are required. The 2nd test must be taken 24 hours after the 1st test is performed. (See Technical Specifications for additional detail information)
8. Upon completion of a new waterline a sampling tap valve shall be installed on the blow-off pipe at the ends of the pipe to sit with the water sampling and tests that are required in Item 9 above.
9. Terminations for tracer wire for pvc piping is to be located at the surface of valve boxes. The wire is to be brought on the outside of the bottom section of the water valve box and brought inside through the top section of the box. Tracer wire shall be extended to the ground surface adjacent fire hydrants
10. A fire hydrant (for pipeline flushing) shall be installed at the end of all cul-de-sac's & dead-end streets.
CIVIL ENGINEERING CONSULTANTS, PLLC
DATE: APRIL 2018
DRAWN: BS
CHECKED: NSW / BTF
CONSTRUCTION & DEVELOPMENT STANDARDS
RIVERDALE CITY, UTAH
CULINARY WATER TRENDCH, FIRE HYDRANT & WATER LOOP DETAILS
CLIENT: RIVERDALE CITY
PROJECT NO.: RC4002
SHEET: 16 of 18
TITLE: 16-18 of CE ruleing
16 of 18
Saw cut 8in for concrete collar detail
Flange fitte shall be 2" minimum 6" maximum above existing ground
New bedrunt 5 1/4" Mueller "Super Centurion 250" model 2/A 423 or equal as approved by Engineer
Slip valve box
Drawing surface
Tracer wire
Location of water valve depends on City
Burial line
12" x 8" concrete collar
4'-0" min.
Compacted backfill
Tee inj a mi a c / 6" supply line from main
Intial 2' x 2' x 6" concrete collar 8" below finish grade
6" gate valve (l x m)
Use mechanical joint restraints (e.g. megalug)
Concrete thrust block
Gaskets thrust block
5/4" minus gravel drain, wash 1/2 subbase road minimum
TYPICAL FIRE HYDRANT CONNECTION
SCALE: NONE
2
NOTE:
1. Hydrants shall be "lanlde" type with a replaceable bonnet assy and immediately above ground
2. Hydrants shall not be located within 10' of a driveway.
Cast iron cover with locking nut "Tyler"
Property line
2" hole in lid for Radio reading of meter
Standard 4'-0" sidewalk
18" min. 24" max
Angle meter dual check valve "Ford" Model VH1CA44-325-QNL
4'-0" min.
5'-0"
Locking angle meter valve, "Mueller" H-14273 or "Ford" FVA94-323-WQNL
Meter Size | Meter Box Size
3/4" | 18"
1" | 24" box
1-1/2" | 30"
2" | 36" box with 30" lid and grade ring
Minimum 6"
5" to 6" of road
18"x18" precast concrete or pvc "white," ADS meter box
Horizontal loop
Stub to inside property line and plug
Corporation stop "Mueller" 3/4 H 15702 Iron pipe thread
45°
Culinary water main finish grade to top of pipe 4'-6"
Note: All pvc pipe splices shall be accomplished with a CTS compression fitting - Mueller H-15401 fitting
3/4" Type K Copper
TYPICAL WATER CONNECTION
SCALE: NONE
1
NOTES:
1. Backfill: Install backfill in lifts not exceeding 8" after compaction. Contract each lift to an average dry density of 95% with no density test result less than 92%.
2. Residential water meters provided by City. Commercial and industrial water meters to be approved by City.
3. Pipe: Type K copper pipe.
4. Placement: All meters are to be centered in the park strip and must be placed near midpoint of the lot. Meters must not be located in a driveway, or in a sidewalk, and must be 24" away from driveway approaches.
5. Property owner is responsible for service line from property side of meter.
6. Tips to PVC C900 require brass double strap saddles. Direct taps not allowed to PVC. Direct taps to ductile iron are allowed.
7. Back flow prevention devices not required.
8. 1-1/2" and 2" meters require a meter saver Mueller 111423 with Mueller 111542S fittings or approved equal.
9. All meters over 1" is required to have a bypass.
10. Water meter size shall be the same size as the supply line into site.
11. Any standards and specifications not shown shall follow all APWA specifications.
Concrete concrete collar around valve to be 1/4" lower than finish grade at outer edge
Valve to be 3/16" below top outer edge of concrete collar
12" x 8" concrete collar
~3/16"
1/4"
3" bituminous asphalt
8"-10" gravel roadbase (10" for collector and arterial roads)
Slip valve box
8" of roadbase under concrete collar
Tracer wire
Gate valve
GATE VALVE CONCRETE COLLAR
SCALE: NONE
2
CIVIL ENGINEERING CONSULTANTS, PLLC
DATE: APRIL 2018
DRAWN: BS
CHECKED: NSW / BTF
CONSTRUCTION & DEVELOPMENT STANDARDS
RIVERDALE CITY, UTAH
CULINARY WATER CONNECTION & CONCRETE COLLAR DETAILS
CLIENT: RIVERDALE CITY
PROJECT NO.: RC4002
SHEET: 17 of 18
TITLE: 16-18 of CE ruleing
17 of 18
Install manhole ring & cover with concrete collar centered over the water meter for meter reading with 2" remote read hole.
Finish grade
Install manhole ring & cover with concrete collar for access
Install polypropylene stairs for access
Install "brass strainer"
3" or larger water meter
3" & LARGER WATER METER VAULT
SCALE: NONE
1
"Smith Blair" 663 or "Romac" 550 stainless steel flange sleve
FL x FL or FL x MJ stopping gate valve at City discretion
Flexible joint or coupling within 3'-0" of valve, typical
Thrust and anchor block, with reinforcing steel tie-downs
HOT TAP CONNECTION DETAIL
SCALE: NONE
2
Tee with cap
90° elbow
Tee
Cap or plug
Elbow
Reducer
Cross
All utility trenching within road right-of-ways which are 60' wide or wider shall have flowable backfill material
Safe bearing loads
Soil type | Safe bearing load (ksf)
Sand | 1500
Sand & gravel | 1500
Sand & gravel cemented with clay | 2000
Shale | 6000
Thrust block area against trench wall (square feet) = Thrust on fitting / Safe bearing load of soil
All trenching for service connections shall have 100% roadbase backfill material above the pipe zone within any road right-of-way
Thrust on fittings in pounds @ 1 pound per square inch of water pressure *
Pipe size | Tees | 90° bends | 45° bends | 22.5° bends
6" | 65.8 | 93 | 50.4 | 25.5
10" | 307.5 | 132 | 82.4 | 41.7
12" | 133.3 | 216.4 | 117.2 | 59.4
* multiply thrust by maximum water pressure
CONCRETE THRUST BLOCK DETAILS*
SCALE: NONE
3
*All bolts on pipe fittings to be kept clear of concrete, Mega-lugs or One-Lok to be used with thrust blocks
GENERAL NOTES
1. Bolt & nut accessories shall be in accordance with ANSI/AWWA C111/A21.11 having a fluoropolymer coating that is VOC compliant, resin-bolded and thermally cured. (Ie. "Blue Bolts" or equal)
CIVIL ENGINEERING CONSULTANTS, PLLC
DATE: APRIL 2018
DRAWN: BS
CHECKED: NSW / BTF
CONSTRUCTION & DEVELOPMENT STANDARDS
RIVERDALE CITY, UTAH
THRUST BLOCK & WATERLINE CONSTRUCTION DETAILS
CLIENT: RIVERDALE CITY
PROJECT NO.: RC4002
SHEET: 16-18 of CE ruleing
18 of 18
PROJECT INFORMATION
ENGINEERED PRODUCT MANAGER
ADS SALES REP
PROJECT NO.
ADS
ADVANCED DRAINAGE SYSTEMS, INC.
SiteASSIST
FOR STORMTECH INSTRUCTIONS DOWNLOAD THE INSTALLATION APP
RAISING CANE'S
UTAH, UT
MC-3500 STORMTECH CHAMBER SPECIFICATIONS
1. CHAMBERS SHALL BE STORMTECH MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 65/75 DESIGNATION E3.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) 75-YEAR DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS H-10 MIN/ AASHTO DF/SKEW TRUCK (VFT LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PAVING (5 WHEEL) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
- TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTERNAL, INTERLOCKING STIFFENING LEGS.
- TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 8".
- TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, ALTHE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.9 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 540 LBS/IN/IN, AND 5) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
- THE STRUCTURAL EVALUATION SHALL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER.
- THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.65 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD. THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
- THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT BEND LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM
1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
- STONE SHOOTER LOCATED OFF THE CHAMBER BED.
- BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
- BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM 9" (152 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.
NOTES FOR CONSTRUCTION EQUIPMENT
1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
- NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
- NON-RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
- WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.
USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.
CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.
ADS_UNDERGROUND_INC.

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

Client

RC614 - RIVERDALE & 500 WEST
RIVERDALE, UT

Architect Information:
PM DESIGN
Architectural Solutions Group
7200 South Alton Way
Suite B-270
Centennial, CO 80112
PH. 303.223.7931
E-MAIL:
twoody@pmdginc.com

Kimley»Horn
111 EAST BROADWAY
SUITE 600
SALT LAKE CITY, UT 84111
PH: 385-212-3176

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

Revisions:
#	Date	Description

Sheet Title:
CONSTRUCTION DETAILS

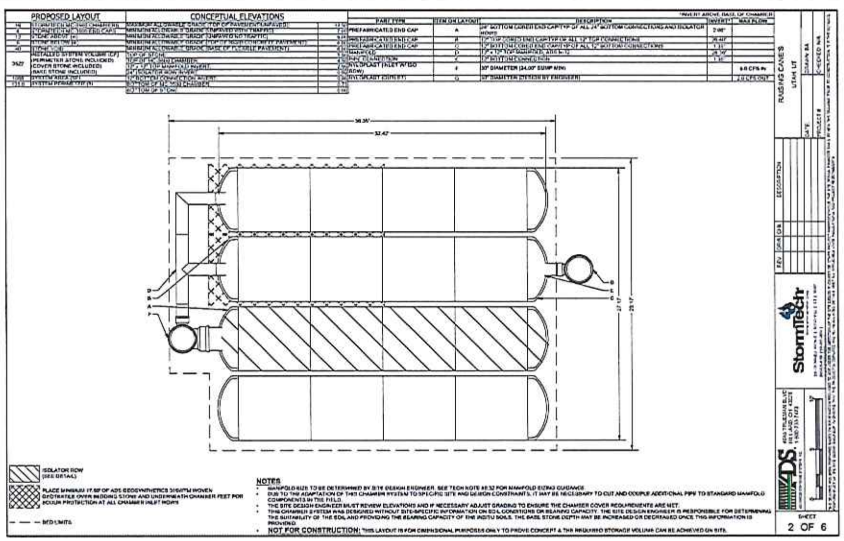
Date: 10/26/2020
Project Number: 093610009
Drawn By: CPB

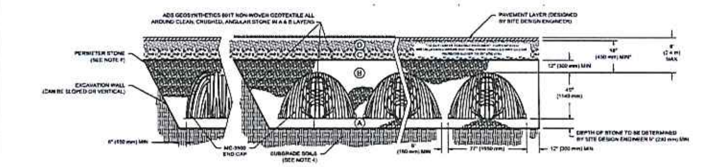
Sheet Number:
C8.3

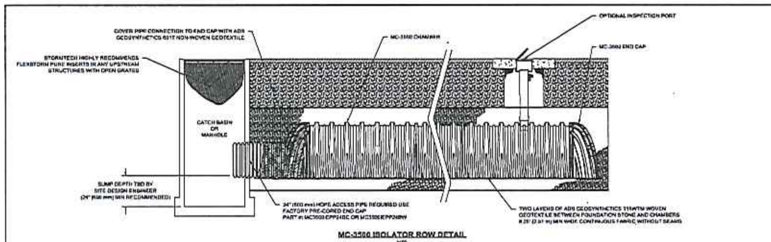
ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS *	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145¹ A-1, A-2-4, A-3 OR AASHTO M43¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43¹ 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43¹ 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

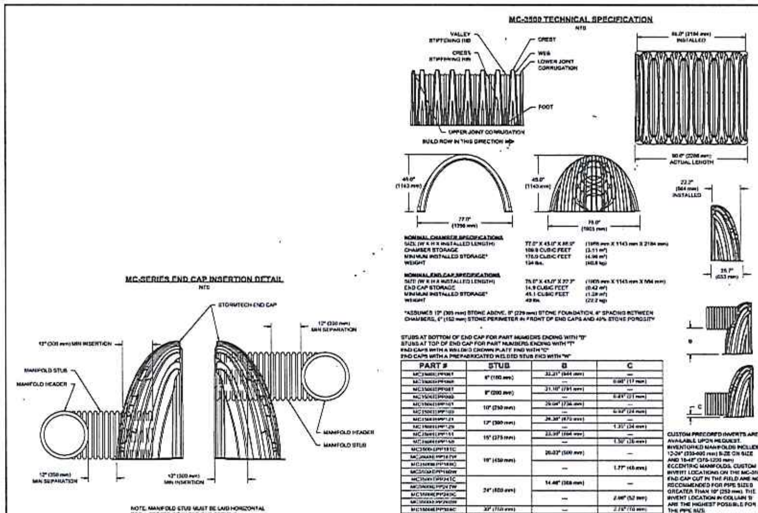
PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.







INSPECTION & MAINTENANCE



SHEET 2 OF 6 — SHEET 3 OF 6 — SHEET 4 OF 6 — SHEET 5 OF 6

RAISING CANE'S
UTAH UT

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

Store:
RC614 - RIVERDALE & 500 WEST RIVERDALE, UT

Architect Information:
PM DESIGN
Architectural Solutions Group
7200 South Alton Way
Suite B-270
Centennial, CO 80112
PH. 303.223.7931
E-MAIL:
twoody@pmdginc.com

Kimley»Horn
111 EAST BROADWAY
SUITE 600
SALT LAKE CITY, UT 84111
PH: 385-212-3176

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

Revisions: #	Date	Description

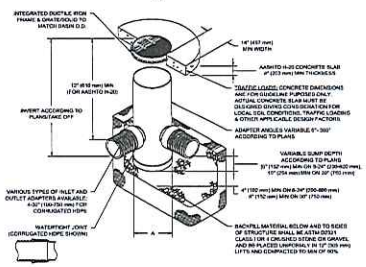
Sheet Title:
CONSTRUCTION DETAILS

Date:	10/26/2020
Project Number:	035510000
Drawn by:	CPB
Sheet Number:	

C8.4

NYLOPLAST DRAIN BASIN

NTS



NOTES

1. 8-30" (200-750 mm), GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MADE AS DETAILED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D822 2 FOR CORRUGATED HDPE (ADS) & HANCOR DUAL WALL & EDS 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION. WWW.NYLOPLAST-US.COM
6. TO ORDER CALL 888-821-6710

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2813AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20

NYLOPLAST

SHEET 6 OF 6

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele 972-769-3100 Fax 972-769-3101

Store:

RC614 - RIVERDALE & 500 WEST RIVERDALE, UT

Architect Information:

PM DESIGN
Architectural Solutions Group
7200 South Alton Way
Suite B-270
Centennial, CO 80112
PH. 303.223.7931
E-MAIL:
twoody@pmdginc.com

Kimley»Horn
111 EAST BROADWAY
SUITE 600
SALT LAKE CITY, UT 84111
PH: 385-212-3178

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

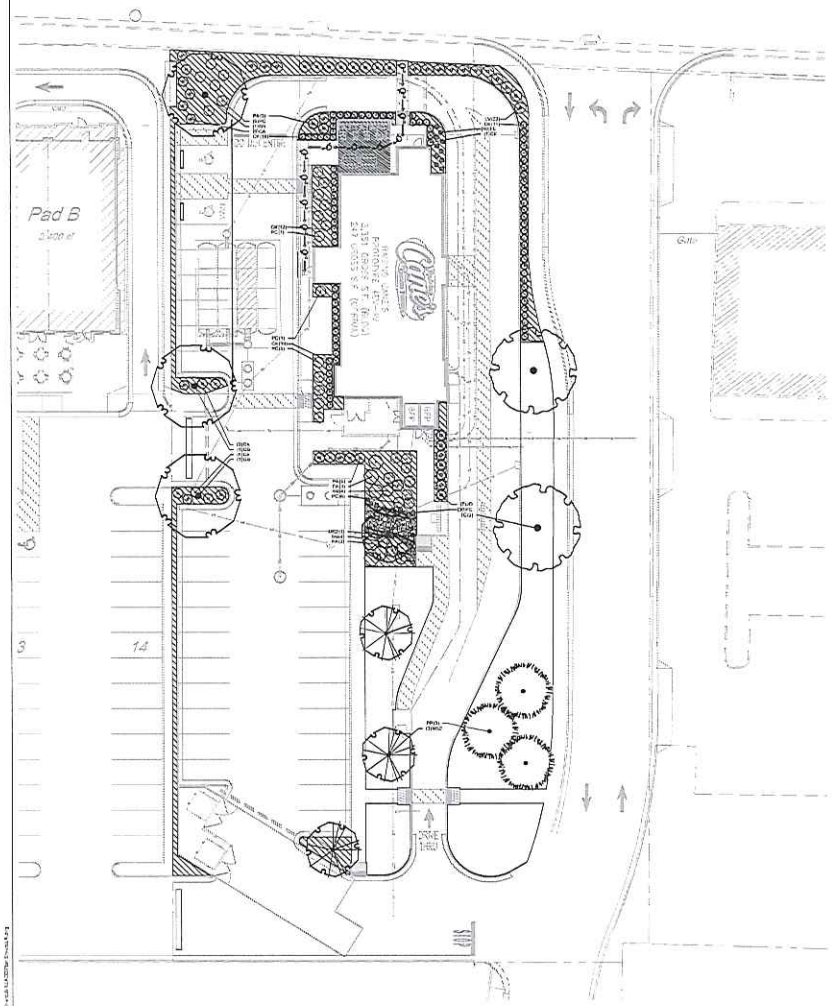
Revisions:

#	Date	Description

Sheet Title:
CONSTRUCTION DETAILS

Date: 10/26/2020
Project Number: 093610009
Drawn By: CPB

Sheet Number:
C8.5



PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	GS	3	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	B & B	2" CAL MIN	6' - 10' HT, MIN.
	TC	2	TILIA CORDATA	LITTLELEAF LINDEN	B & B	2" CAL MIN	12'-14' HT MIN
EVERGREEN TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**
	PP	3	PINUS PONDEROSA	PONDEROSA PINE	B & B		6' HT MIN
ORNAMENTAL TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**
	MS2	4	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	B & B	2" CAL MIN	10' HT MIN
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	**SIZE**
	CA	14	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	5 GAL	SEE PLAN	24" FULL
	CK	87	CALAMAGROSTIS X ACUTIFLORA 'KARL FOURSTER'	FEATHER REED GRASS	5 GAL	SEE PLAN	18" HT MIN
	FA	6	FORSYTHIA X 'ARNOLD'S DWARF'	ARNOLD'S DWARF FORSYTHIA	5 GAL	SEE PLAN	18" FULL
	FE	48	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL	SEE PLAN	12" FULL
	JO	7	JUNIPERUS X MEDIA 'OLD GOLD'	OLD GOLD JUNIPER	5 GAL	SEE PLAN	24" FULL
	LV	22	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	5 GAL	SEE PLAN	24" FULL
	PA	8	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	SEE PLAN	18" FULL
	PC	25	PINUS MUGO 'COMPACTA'	DWARF MUGO PINE	5 GAL	SEE PLAN	24" FULL
	SN	8	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	5 GAL	SEE PLAN	18" FULL
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**SPACING**	**SPACING**
	RM	3,983 SF	ROCK MULCH	1"-3" RIVER ROCK MULCH	-	-	-	
	RM2	129 SF	ROCK MULCH	2"-4" RIVER ROCK MULCH	-	-	-	
	SOD	8,161 SF	POA PRATENSIS	KENTUCKY BLUEGRASS	SOD	SOD	-	

NET SITE AREA (SF)	PERCENT MINIMUM LANDSCAPE AREA (%)	LANDSCAPE AREA (SF) REQ./PROVIDED	TREES (1/5,000 SF OF LOT AREA) REQ./ PROV.
52,483	20%	10,497 SF / 9,236 SF	11 TREES/11 TREES

LANDSCAPE REQUIREMENTS:

1. RAISING CANES SITE NEEDS TO BE 100 PERCENT READY FOR LANDSCAPE INSTALLATION AND LANDRY'S LANDSCAPE WILL MAKE A SITE VISIT THE WEEK BEFORE THE SCHEDULED INSTALL TO CONFIRM THAT THE SITE IS COMPLETED AND READY FOR INSTALLATION.
2. LANDRY'S LANDSCAPE WILL PERFORM FINAL FINE GRADING OF THE SITE'S TOP 4 INCH OF LANDSCAPE AREAS PRIOR TO SOD INSTALLATION. ALL OTHER SITE GRADING TO BE DONE BY THE GENERAL CONTRACTOR.
3. BEFORE INTITIAL LANDSCAPE INSTALLATION AND FINAL FINE GRADING, ALL DEBRIS IS TO BE REMOVED FROM THE SITES LANDSCAPE AREAS BY THE GENERAL CONTRACTOR (INCLUDING BUT NOT LIMITED TO) ALL CONCRETE DEBRIS, TRASH, AND WOOD FORMS.
4. FINAL SITE CLEANUP AND PRESSURE WASHING IS TO BE CONDUCTED BY THE GENERAL CONTRACTOR. LANDRY'S LANDSCAPE WILL REMOVE ALL TRASH AND MATERIAL RELATED TO THE LANDSCAPE INSTALL ALONG WITH PRESSURE WASHING ANY DISTURBED AREAS DUE TO THE INSTALL AND BLOW THE SITE CLEAN UPON COMPLETION. ANY ADDITIONAL PRESSURE WASHING SERVICES LANDRY'S CAN PROVIDE FOR AN ADDITIONAL CHARGE
5. CONTRACTOR TO REPLACE ANY DAMAGED EXISTING LANDSCAPE IN KIND.

0 20' 40' 80'

SCALE: 1" = 20'

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW. BLUE STAKES OF UTAH 1-800-662-4111 Dig Safely. 811 Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT 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. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

Store

RC614 - RIVERDALE & 500 WEST RIVERDALE, UT

Architect Information
PM DESIGN
Architectural Solutions Group
7200 South Alton Way
Suite B-270
Centennial, CO 80112
PH: 303.223.7931
E-MAIL:
twoody@pmdginc.com

Kimley»Horn
111 EAST BROADWAY
SUITE 600
SALT LAKE CITY, UT 84111
PH: 385-212-3176

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

Revisions

#	Date	Description

Sheet Title

LANDSCAPE PLAN

Date:	10/26/2020
Project Number:	093610009
Drawn By:	CPB

Sheet Number

L1.0

GENERAL LANDSCAPE SPECIFICATIONS

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC., THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS ($400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER, UPON APPROVAL. DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.

c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.

d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN ¾ INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.

g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.

h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.

i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

E. SOIL MIXTURE

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. UNLESS OTHERWISE NOTED ON PLANS, MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH DARK BROWN FINES BY MOUNTAIN HIGH SAVATREE OR APPROVED EQUAL. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6' MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

I. DIGGING AND HANDLING

1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.

2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

3. B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

L. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

M. PLANTING PROCEDURES

1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.

6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.

8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.

9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMEN.

10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.

11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".

13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.

14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION "E".

16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.

19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.

21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

N. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADING IF NECESSARY.

b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

O. EDGING

a. CONTRACTOR SHALL INSTALL 4"X¼" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

P. CLEANUP

1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

Q. PLANT MATERIAL MAINTENANCE

1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

R. FINAL INSPECTION AND ACCEPTANCE OF WORK

1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

S. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH
1-800-662-4111
Dig Safely.
811
Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT 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. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Raising Cane's CHICKEN FINGERS
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

Client

RC614 - RIVERDALE & 500 WEST
RIVERDALE, UT

Architect Information
PM DESIGN
Architectural Solutions Group
7200 South Alton Way
Suite B-270
Centennial, CO 80112
PH. 303.223.7931
E-MAIL:
lwoody@pmdginc.com

Kimley»Horn
111 EAST BROADWAY
SUITE 600
SALT LAKE CITY, UT 84111
PH: 385-212-3176

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

Revisions

#	Date	Description

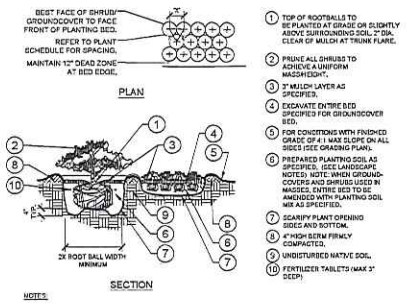
Sheet Title

LANDSCAPE NOTES

Date	10/26/2020
Project Number	093510000
Drawn By	CPB

Sheet Number

L2.0



1. TOP OF ROOTBALLS TO BE PLANTED AT GRADE OR SLIGHTLY ABOVE SURROUNDING SOIL, 2" DIA. CLEAR OF MULCH AT TRUNK FLARE.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH LAYER AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FOR CONDITIONS WITH FINISHED GRADE OF 4:1 MAX SLOPE ON ALL SIDES (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUNDCOVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY PLANT OPENING SIDES AND BOTTOM.
8. 4" HIGH BERM FIRMLY COMPACTED.
9. UNDISTURBED NATIVE SOIL.
10. FERTILIZER TABLETS (MAX 3" DEEP)

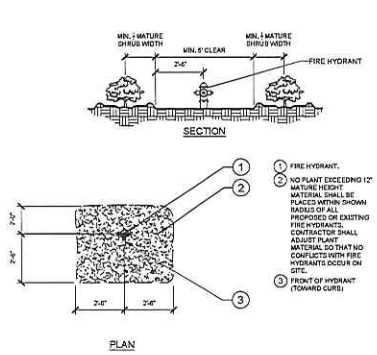
NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING AREAS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

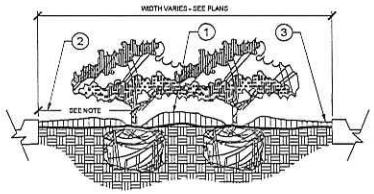
C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY PROJECT LANDSCAPE ARCHITECT.

1 SHRUB/GROUNDCOVER PLANTING
L2.1 SECTION / PLAN NTS



1. FIRE HYDRANT.
2. NO PLANT EXCEEDING 12" MATURE HEIGHT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. FRONT OF HYDRANT (TOWARD CURB)

2 SHRUB PLANTING AT FIRE HYDRANT
L2.1 SECTION / PLAN NTS



1. CROWN ISLANDS @ 8:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 30" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS.
3. 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

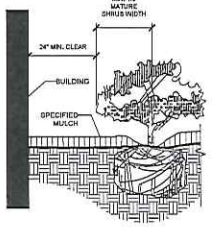
NOTES:

A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.

B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).

C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

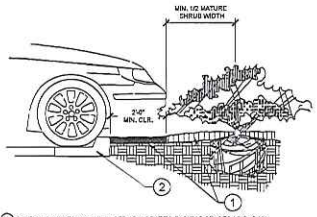
3 PLANTED PARKING LOT ISLANDS/MEDIANS
L2.1 SECTION NTS



NOTES:

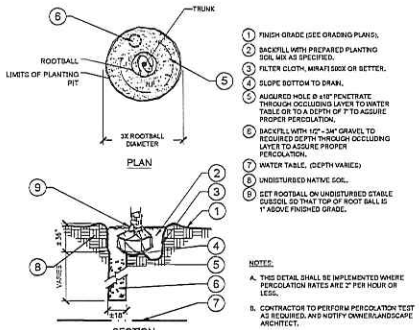
1. CLEAR ZONE: 30" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

4 PLANTINGS ADJACENT TO BUILDINGS
L2.1 SECTION NTS



1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
2. CURB / PARKING LOT EDGE.

5 PARKING SPACE/CURB PLANTING
L2.1 SECTION NTS



1. FINISH GRADE (SEE GRADING PLANS).
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER.
4. SLOPE BOTTOM TO DRAIN.
5. AUGURED HOLE @ ±18" PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7'-0 ASSURE PROPER PERCOLATION.
6. BACKFILL WITH 1/2" - 3/4" GRAVEL TO REQUIRED DEPTH THROUGH OCCLUDING LAYER TO ASSURE PROPER PERCOLATION.
7. WATER TABLE. (DEPTH VARIES)
8. UNDISTURBED NATIVE SOIL.
9. SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISHED GRADE.

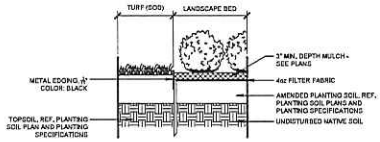
NOTES:

A. THIS DETAIL SHALL BE IMPLEMENTED WHERE PERCOLATION RATES ARE 2" PER HOUR OR LESS.

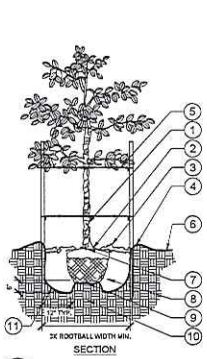
B. CONTRACTOR TO PERFORM PERCOLATION TEST AS REQUIRED, AND NOTIFY OWNER/LANDSCAPE ARCHITECT.

C. SEE TYPICAL TREE PLANTING DETAIL THIS SHEET FOR PLANT STAKING.

6 POOR DRAINAGE CONDITION
L2.1 SECTION / PLAN NTS



7 METAL EDGER AT PLANTING BED
L2.1 1" = 1'
9434164894-27



1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5. 8'x 2" TREATED LODGE POLE PINE TREE STAKES, TWO (2) PER TREE. AVOID PENETRATING ROOT BALL. 14 GAUGE, ANNEALED STEEL GUY WIRE. STAPLE ENDS TO INSIDE OF TREE STAKE. ADJUST TENSION BY TURNING WIRE PAIRS FROM THE MIDDLE
6. FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

8 TREE PLANTING - STAKING
L2.1 SECTION / PLAN NTS

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH
1-800-662-4111
Dig Safely.
811
Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT 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. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

Date

RC614 - RIVERDALE & 500 WEST
RIVERDALE, UT

Architect Information

PM DESIGN
Architectural Solutions Group
7200 South Alton Way
Suite B-270
Centennial, CO 80112
PH: 303.223.7931
E-MAIL:
twoody@pmdginc.com

Kimley»Horn
111 EAST BROADWAY
SUITE 600
SALT LAKE CITY, UT 84111
PH: 385-212-3170

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

Revisions

#	Date	Description

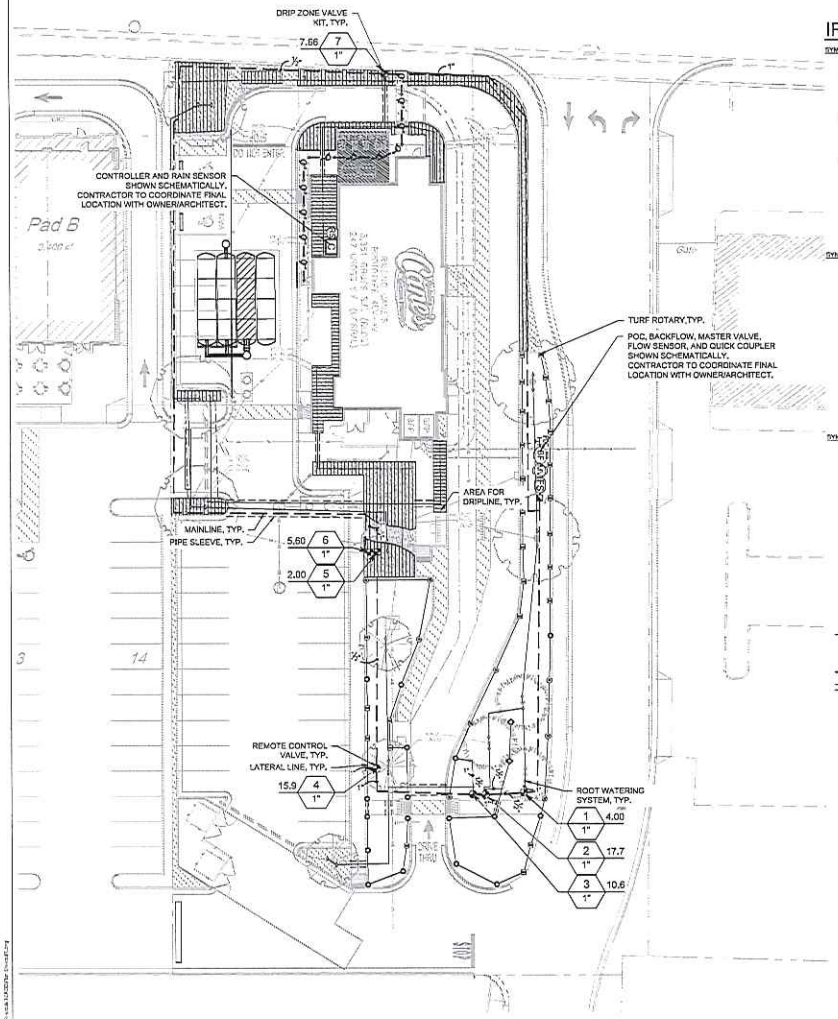
Sheet Title

LANDSCAPE DETAILS

Date	10/26/2020
Project Number	093610009
Drawn By	CPB

Sheet Number

L2.1



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
R-VAN14 R-VAN14-NOZ	RAIN BIRD R-VAN14 1806-SAM-P45 TURF ROTARY, 8'-14' 45-270 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1806 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2" NPT FEMALE THREADED INLET.	28	45
R-VAN18 R-VAN18-NOZ	RAIN BIRD R-VAN18 1806-SAM-P45 TURF ROTARY, 13'-18' 45-270 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1806 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2" NPT FEMALE THREADED INLET.	17	45
R-VAN24 R-VAN24-NOZ	RAIN BIRD R-VAN24 1806-SAM-P45 TURF ROTARY, 17'-24' 45-270 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1806 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2" NPT FEMALE THREADED INLET.	10	45
1401 1402	RAIN BIRD RWS-M-B-CODE 1401 MINI ROOT WATERING SYSTEM WITH 4.0" DIAMETER X 18.0" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH CHECK VALVE, AND SAND SOCK FOR SANDY SOIL.	24	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS, 1" BALL VALVE WITH 1" PEB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER, 0.30PM TO 260PM.	4
	RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.	2
	RAIN BIRD OPERING DRIP SYSTEM OPERATION INDICATOR, STEM RISES 6" FOR CLEAR VISIBILITY WHEN DRIP SYSTEM IS CHARGED TO A MINIMUM OF 20PSI. INCLUDES 1/4" DIP 1/4" DISTRIBUTION TUBING WITH CONNECTION FITTING PRE-INSTALLED.	4
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-CV-06-18 XFD-CV DRAGON-RACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 4.3 PSI CHECK VALVE, 0.6 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. SPECIFY 90° INSERT FITTINGS.	1,080 L.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	3
	RAIN BIRD 44LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	1
MV	RAIN BIRD PEB 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1
BF	WATTS LF009 1" LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTER.	1
FS	RAIN BIRD FS-100-B 1" FLOW SEASON FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL AND ESP-LXD CENTRAL CONTROL SYSTEMS. BRASS MODEL. SUGGESTED OPERATING RANGE OF 2.0 GPM TO 40.0 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	1
POC "#1"	POINT OF CONNECTION 1"	1
	IRRIGATION LATERAL LINE: PVC CLASS 200 EDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN. WITH ALL OTHERS BEING 3/4" IN SIZE.	1,010 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40	761.1 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40	161.4 L.F.

Valve Callout
Valve Number
Valve Flow
Valve Size

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD XCZ-100-PRB-COM	1"	BUBBLER	4.00		30.11	47.67	0.83 in/h
2	RAIN BIRD PEB	1"	TURF ROTARY	17.73		30.76	85.82	0.51 in/h
3	RAIN BIRD PEB	1"	TURF ROTARY	10.36		47.71	71.86	0.43 in/h
4	RAIN BIRD PEB	1"	TURF ROTARY	15.91		48.69	89.27	0.86 in/h
5	RAIN BIRD XCZ-100-PRB-COM		BUBBLER	2.00		31.80	49.01	0.84 in/h
6	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	5.60		34.57	54.08	0.43 in/h
7	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	7.66		35.86	69.01	0.43 in/h

CRITICAL ANALYSIS

Generated: 2020-09-14 14:13

P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Point of Connection Size: 1"
Flow Available: 20.24 gpm

PRESSURE AVAILABLE
Static Pressure at POC: 105.78 psi
Pressure Available: 105.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 20.29 gpm
Flow Available at POC: 20.24 gpm
Residual Flow Available: -0.05 gpm

Pressure Req. at Critical Station: 52.66 psi
Loss for Fittings: 0.51 psi
Loss for Main Line: 0.09 psi
Loss for POC to Valve Elevation: 0.00 psi
Loss for Backflow: 14.83 psi
Loss for Master Valve: 5.14 psi
Critical Station Pressure at POC: 73.45 psi
Pressure Available: 105.00 psi
Residual Pressure Available: 78.55 psi

0 20' 40' 80'
SCALE: 1" = 20'

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH
1-800-662-4111
Dig Safely.
811
Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT 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. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Raising Cane's Chicken Fingers
Restaurant Support Center
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

Owner

RC614 - RIVERDALE & 500 WEST
RIVERDALE, UT

Architectural Information
PM DESIGN
Architectural Solutions Group
7200 South Alton Way
Suite B-270
Centennial, CO 80112
PH: 303.223.7931
E-MAIL:
twoody@pmdginc.com

Kimley»Horn
111 EAST BROADWAY
SUITE 600
SALT LAKE CITY, UT 84111
PH: 385-212-3176

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

Revisions

#	Date	Description

Sheet Title:
IRRRIGATION PLAN

Date:	10/26/2020
Project Number:	003616009
Drawn By:	CPB

Sheet Number:
IR1.0

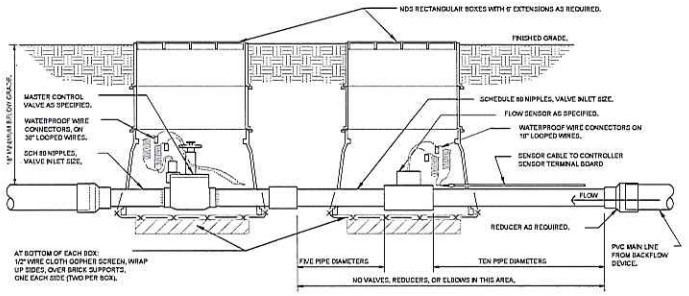
GENERAL IRRIGATION SPECIFICATIONS AND NOTES

1. THE SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE. ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
2. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
3. ALL CONSTRUCTION SHALL CONFORM TO TOWN, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
4. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
5. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE, REFER TO CRITICAL ANALYSIS FOR ASSUMED STATIC PRESSURE.
6. CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
7. IRRIGATION DESIGN IS SCHEMATIC ONLY. FULL AND COMPLETE SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
9. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
10. IRRIGATION CONTRACTOR TO COORDINATE POWER SUPPLY TO ELECTRIC CONTROLLERS WITH ELECTRICAL CONTRACTOR.
11. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
12. IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN. ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
13. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS, AS SPECIFIED.
14. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
15. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
16. INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES. FINAL LOCATION SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
17. CONTRACTOR TO COORDINATE LOCATION OF ALL METERS AND BACKFLOW ASSEMBLIES WITH PROJECT OWNER.
18. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
19. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
20. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.
21. ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SLEEVES AS NOTED, WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
22. SLEEVES UNDER EXISTING PAVEMENT MUST BE DIRECTIONAL BORE, OPEN CUT IS NOT AN OPTION.
23. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
24. THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
25. ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN VALVE BOXES.
26. ALL UNSIZED PIPE SHALL BE 3/4" UNLESS OTHERWISE NOTED ON PLAN, SEE LATERAL PIPE SIZING REQUIREMENTS.
27. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
28. IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. SUBSURFACE, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
29. ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND DRIP INDICATOR.
30. IRRIGATION CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL CONTROLLER AND RAIN SENSOR LOCATIONS. THE CONTROLLER SHALL BE PLACED IN A LOCKING CABINET APPROPRIATE FOR ITS LOCATION, (INDOOR VS. OUTDOOR USE)
31. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
32. LOCATE THE AUTOMATIC RAIN / FREEZE SENSOR SHUTOFF DEVICE IN AN AREA THAT IS UNOBSTRUCTED BY TREES, ROOF OVERHANGS, OR ANY OTHER OVERHEAD OBJECT. THE SENSOR SHALL NOT BE PLACED WITHIN THE SPRAY ZONE OF ANY SPRINKLER HEAD, INCLUDING OFF-SITE IRRIGATION. CONTRACTOR SHALL LOCATE SENSOR WITHIN CLOSE PROXIMITY TO THE IRRIGATION CONTROLLER.
33. CONTRACTOR SHALL PERFORM HYDRO-TESTING OF MAIN LINES.

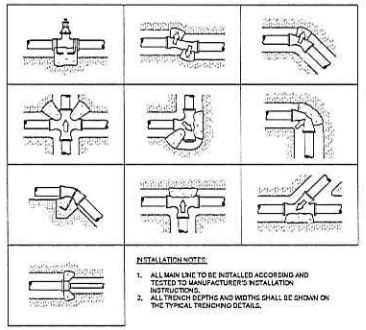
HYDRO-TESTING TO BE PERFORMED AS LISTED:

THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF TESTING, PRIOR TO BACKFILLING. CONTRACTOR SHALL FILL PIPING WITH WATER, IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE, TAKING CARE TO PURGE THE AIR FROM IT. A SMALL, HIGH PRESSURE PUMP OR OTHER MEANS OF MAINTAINING A CONTINUOUS WATER SUPPLY SHALL BE CONNECTED TO THE PIPING AND SET SO AS TO MAINTAIN 125 PSI FOR TWO (2) HOURS WITHOUT INTERRUPTION. CONTRACTOR SHALL MAKE ANY NECESSARY CORRECTIONS AND RETEST THE SYSTEM UNTIL THE OWNER'S REPRESENTATIVE IS SATISFIED THAT THE SYSTEM IS REASONABLY SOUND.

34. ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS' SPECIFICATIONS.
35. ALL CONTROL WIRE SHALL BE INSTALLED IN A 1" ELECTRICAL CONDUIT.
36. CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
37. ALL UNIMPROVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR.
38. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

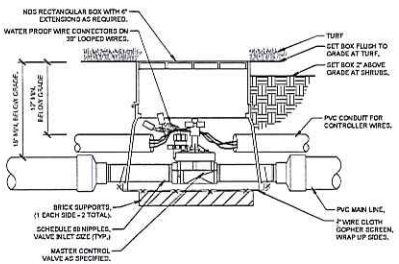


1 MASTER CONTROL VALVE / FLOW SENSOR ASSEMBLY
M2.0 SECTION NTS

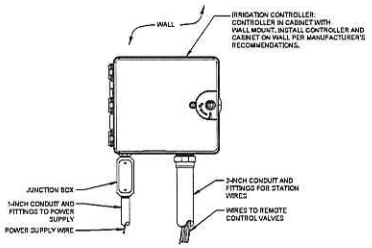


INSTALLATION NOTES:
1. ALL MAIN LINE TO BE INSTALLED ACCORDING AND TESTED TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. ALL TRENCH DEPTHS AND WIDTHS SHALL BE SHOWN ON THE TYPICAL TRENCHING DETAILS.

2 TYPICAL THRUST BLOCK
M2.0 SECTION NTS

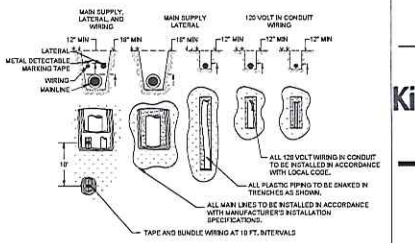


3 MASTER CONTROL VALVE
M2.0 SECTION NTS



NOTES:
1. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 10 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

4 IRRIGATION CONTROLLER - WALL MOUNT
M2.0 ELEVATION NTS



5 TYPICAL TRENCHING
M2.0 SECTION NTS

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH
1-800-662-4111
Dig Safely.

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

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT 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. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

Date

RC614 - RIVERDALE & 500 WEST RIVERDALE, UT

Architect Information
PM DESIGN
Architectural Solutions Group
7200 South Alton Way
Suite B-270
Centennial, CO 80112
PH: 303.223.7931
E-MAIL:
twoody@pmdginc.com

Kimley»Horn
111 EAST BROADWAY
SUITE 600
SALT LAKE CITY, UT 84111
PH: 385-212-3176

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

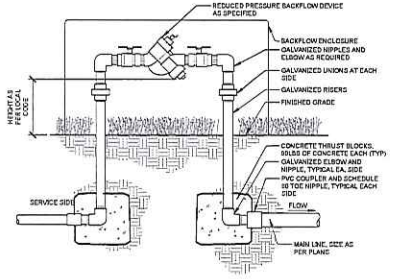
Revisions:

#	Date	Description

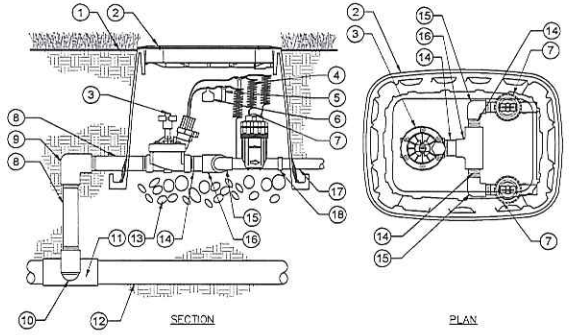
Sheet Title:
IRRIGATION NOTES AND DETAILS

Date	10/26/2020
Project Number	093610000
Drawn By	CPB

Sheet Number:
IR2.0

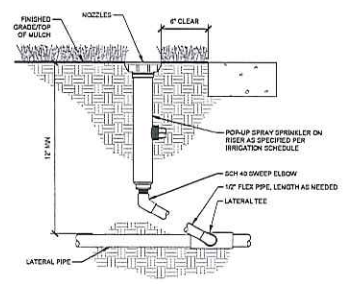


6 BACKFLOW PREVENTER
IR2.1 SECTION NTS

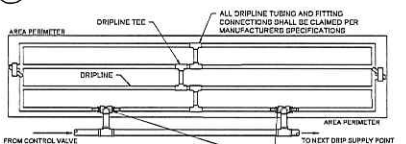


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH LOCKING COVER
3. REMOTE CONTROL VALVE
4. 30-INCH LINEAR LENGTH OF WIRE, COILED
5. WATERPROOF CONNECTION
6. ID TAG
7. PRESSURE REGULATING QUICK CHECK BASKET FILTER
8. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
9. PVC SCH 40 ELL
10. PVC SCH 80 NIPPLE (3-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
11. PVC SCH 40 TEE OR ELL
12. MAINLINE PIPE
13. 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
14. PVC SCH 80 NIPPLE, CLOSE
15. PVC SCH 40 ELL
16. PVC SCH 40 TEE
17. LATERAL PIPE
18. PVC SCH 40 FEMALE ADAPTOR

7 DRIP ZONE VALVE KIT
IR2.1 SECTION / PLAN NTS

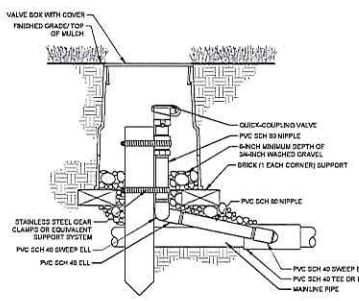


8 TYPICAL SPRAY / ROTAR HEAD
IR2.1 SECTION NTS



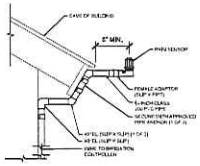
NOTE:
1. DRIP TUBING TO BE ROUTED IN THE PLANT MATERIAL BED WITH AT MAXIMUM LATERAL SPACING OF 18 INCHES.
2. DRIP TUBING TO BE INSTALLED IN A GRID PATTERN. DRIP TUBING SHALL NOT BE INSTALLED IN A LONG CONTINUOUS RUN.
3. CONTRACTOR TO REFER TO IRRIGATION PLAN FOR LOCATION OF CONTROL VALVES THAT UTILIZE MULTIPLE DRIPLINE SUPPLY CONNECTIONS.

9 TYPICAL DRIPLINE
IR2.1 PLAN NTS

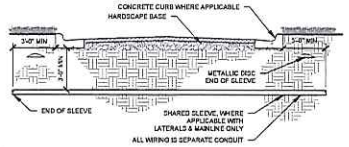


NOTE:
FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

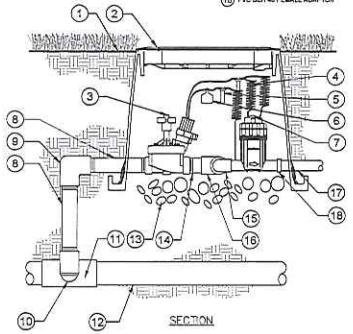
10 TYPICAL QUICK COUPLER
IR2.1 SECTION NTS



11 RAIN SENSOR - BUILDING MOUNT
IR2.1 SECTION NTS

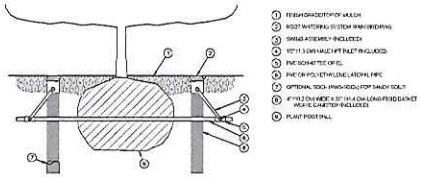


12 TYPICAL SLEEVING
IR2.1 SECTION NTS



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH LOCKING COVER
3. REMOTE CONTROL VALVE
4. 30-INCH LINEAR LENGTH OF WIRE, COILED
5. WATERPROOF CONNECTION
6. ID TAG
7. PRESSURE REGULATING QUICK CHECK BASKET FILTER
8. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
9. PVC SCH 40 ELL
10. PVC SCH 80 NIPPLE (3-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
11. PVC SCH 40 TEE OR ELL
12. MAINLINE PIPE
13. 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
14. PVC SCH 80 NIPPLE, CLOSE
15. PVC SCH 40 ELL
16. PVC SCH 40 TEE
17. LATERAL PIPE
18. PVC SCH 40 FEMALE ADAPTOR

13 1" DRIP ZONE VALVE KIT
IR2.1 1" = 1'
30-0110-Q-R-K



1. FINISH GRADE/TOP OF MULCH
2. ROOT WATERING SYSTEM MANUFACTURING
3. SWING ASSEMBLY INCLUDED
4. 90° 1.5 DRY VALVE HPT INLET INCLUDED
5. PVC SCH 40 TEE OR ELL
6. PVC OR POLYETHYLENE LATERAL PIPE
7. OPTIONAL SOCK (PWS-SOCK) FOR SANDY SOILS
8. 4" (10.2 CM) WIDE X 30" (76.4 CM) LONG PERFORATED GASKET MESH IS DIAMETER INCLUDED
9. PLANT ROOT BALL

NOTES:
1. POSITION 2 OUTLETS OR MORE EQUALLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TRUNK.
2. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.
3. PWS-SERIES AVAILABLE IN THE FOLLOWING MODELS:
PWS-SERIES: 1.0 GPM MAX VOLUME, CHECK VALVE
PWS-SERIES: 0.5 GPM MAX VOLUME, CHECK VALVE
PWS-SERIES: 0.25 GPM MAX VOLUME, NO PVC DOME ASSEMBLY
PWS-SERIES: 1.0 GPM MAX VOLUME, NO CHECK VALVE
PWS-SERIES: 0.5 GPM MAX VOLUME, NO CHECK VALVE
4. WHEN INSTALLED IN SLOPED LANDSCAPE SOILS, ADD SPLIT IN SOCK SHAPE, UNDER 45 DEGREES AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE PWS HAS BEEN INSTALLED, FILL THE GASKET WITH PEA GRAVEL BEFORE LOOPING LID.
6. OPTIONAL PWS-SOCK FOR USE IN SANDY SOILS.

14 ROOT WATERING SYSTEM
IR2.1 NTS
30-0110-Q-R-K

CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.
BLUE STAKES OF UTAH
1-800-662-4111
Know what's below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT 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. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Raising Cane's Chicken Fingers
Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele. 972-769-3100 Fax. 972-769-3101

Store:

RC614 - RIVERDALE & 500 WEST
RIVERDALE, UT

Architect Information
PM DESIGN
Architectural Solutions Group
7200 South Alton Way
Suite S-270
Centennial, CO 80112
PH. 303.220.7931
E-MAIL:
twoody@pmdginc.com

Kimley»Horn
111 EAST BROADWAY
SUITE 600
SALT LAKE CITY, UT 84111
PH: 385-212-3170

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

Revisions:

#	Date	Description

Sheet Title:
IRRIGATION DETAILS

Date:	10/26/2020
Project Number:	003010009
Drawn By:	CPB

Sheet Number:
IR2.1

RIVERDALE CITY
PLANNING COMMISSION AGENDA
November 10, 2020

AGENDA ITEM: E3

SUBJECT: Consideration to set Public Hearing for Proposed Rezone Request from Agricultural (A-1) and Low-Impact Transition Overlay (LIT) Zoning to Multiple-Family Residential (R-4) Zoning for properties located at approximately 1526, 1528, 1560, and 1580 West Ritter Drive, Riverdale, Utah 84405, as requested by Riverdale Living, LLC

PRESENTER: Mike Eggett, Community Development

INFORMATION: A.1560 Ritter Drive Rezone Request

BACK TO AGENDA

Riverdale City

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

RIVERDALE CITY
REZONE REQUEST APPLICATION

DATE SUBMITTED: 10-15-20 **FEE SCHEDULE: $250**

APPLICANT NAME: Riverdale Living, LLC PHONE NUMBER: 801-497-6802

APPLICANT ADDRESS: 236 N 3050 W
Layton, UT 84041

ADDRESS OF SITE: 1526, 1528, 1560, 1580, W Ritter Dr

PROPERTY OWNER: Riverdale Living, LLC, and The L. Leon Poulsen Revocable Trust

---

PRESENT ZONING: Agriculture and LIT

PRESENT USE: Residential Homes

PROPOSED ZONING: R-4 (Alternatively Parcel A, 1.96ac, to LIT from Ag.)

PROPOSED USE: Townhomes

PROPERTY ACREAGE: 5.67 ac

Answer the following questions with specifics on a separate sheet. This information will be forwarded to the Planning Commission members for review.

A. Why should the present zoning be changed?

B. How is the proposed change in harmony with the City General Plan for this area?

C. If the proposed change is not in harmony, what conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?

D. How is the change in the public interest as well as the applicant's desire?

Signature of Applicant

Signature of Property Owner POA

I authorize Riverdale Living, LLC to act as my representative in all matters relating to this application.

Riverdale City

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

APPLICATION REQUIREMENTS AND PROCEDURE FOR REZONE REQUEST

1. The applicant shall submit to the City Recorder the following:

   a. Completed REZONE REQUEST APPLICATION formally requesting a rezone and stating the reasons for the request.

   b. PROPERTY PLAT MAP of the area of the requested rezone. Plats are available at the Weber County Recorder's Office.

   c. LEGAL DESCRIPTION of the subject property.

   d. REZONE REQUEST FEE of $250 as established by resolution of the Riverdale City Council.

2. The Planning Commission, following the public hearing, will consider action to approve or deny the rezone request. The Planning Commission may take up to thirty (30) days following the public hearing to act on the rezone request. The decision of the Planning Commission will be forwarded to the City Council with the Planning Commission recommendation. The City Council will then make the final decision. If the request is approved, an ordinance will be signed and filed. The application / property owner may obtain a copy of the ordinance if desired.

3. If approved, the rezone will become effective upon posting of the ordinance.

Planning Commission scheduled public hearing:

Date: _____ Decision: _____

City Council consideration of application:

Date: _____ Decision: _____

Riverdale Living, LLC
263 N 3050 W
Layton, UT 84041

October 14, 2020

Riverdale City
4600 So. Weber River Drive
Riverdale, Utah 84405

Re: ***Rezone Request***

Dear Members of the Planning Commission,

Many if not all of you are aware that for several years we (Riverdale Living, LLC) have attempted to initiate the construction of phase 1 of our senior living project and have met with one setback after another with both the equity and debt portions of our financing. We originally paid a commercial price for land that is still zoned for agricultural use on the phase 1 parcel in the hopes that the intended use for assisted living would come to fruition. In addition to over three years of interest payments, we have made expenditures towards architectural, engineering and other development costs. Over the course of the last three years of effort towards building the assisted living we have had many investors and banks commit to the project, only to back out for one reason or another, many of their reasons being less than legitimate, leading us into litigation in order to receive a refund our deposits.

Some of the lack of interest that we were previously experiencing was due to an influx in the general Utah and local market of senior living product, but more recently the disinterest is primarily a result of underperforming senior facilities, many of which are struggling to maintain occupancy rates at sustainable levels. In a recent meeting with the operator of Chancellor Gardens in Layton, an established 130 unit assisted living facility that is located just north of Davis Hospital, it was reported that they were operating at a monthly deficit in the 6 digits as a result of the combined effect of vacancy rates reaching the low 70% range and increased costs resulting from COVID. It was after this meeting that we decided that the odds of a successful project in the senior living industry were becoming too great and to continue on this path was untenable.

Our request for a rezone to the R4 zone that is now before the commission has been delayed for in excess of one year because we wanted to make sure we did everything in our power to accomplish the project we set out to achieve and we are consciously aware and extremely grateful for the abiding support of the city. We cannot say enough about Riverdale City staff and the counsels for their assistance and support, which has exceeded anything we've seen in our development career. With you we lament the reality that perhaps this project was not meant to be. Prior to our attempts, others had made similar attempts at senior living that met with the same result. In addition to a great deal of our own time and resource, we have investing partners who have many of their resources tied up in our project as well. Although we reluctantly bring our

request forward, we carry forward enthusiasm that the new direction is the right one. We have already been experiencing much more support in all of our current efforts in this direction.

For the following reasons we believe our project fits within the general plan of the city and will harmoniously contribute to the City of Riverdale. The City of Riverdale is relatively small in terms of its geographical size, but has a great deal of commercial business and is a highly important gateway for the surrounding areas. This project will bring more permanent residents into a community relatively high in business and low in residential, which is the foundational core of any city. We chose a multifamily use emphasizing the "for sale" product (as opposed to apartments) as it fosters more established residents, and as home prices continue to rise drastically, it offers a more affordable product to individuals who desire to own their residence. Furthermore, our property sits adjacent to the Cherry Creek Apartments which are directly to the rear, with flanking commercial uses on both sides and a few single family homes across the street on the front or south side. The R4 zone will allow for the highest quality materials, landscaping and amenities. We will be able to provide conceptual materials as the architectural renderings progress.

We reiterate our thanks to Riverdale City for understanding these unique circumstances and for the ongoing support as we continue to work together to produce an exceptional project.

Sincerely,

Josh Yeates
Riverdale Living, LLC

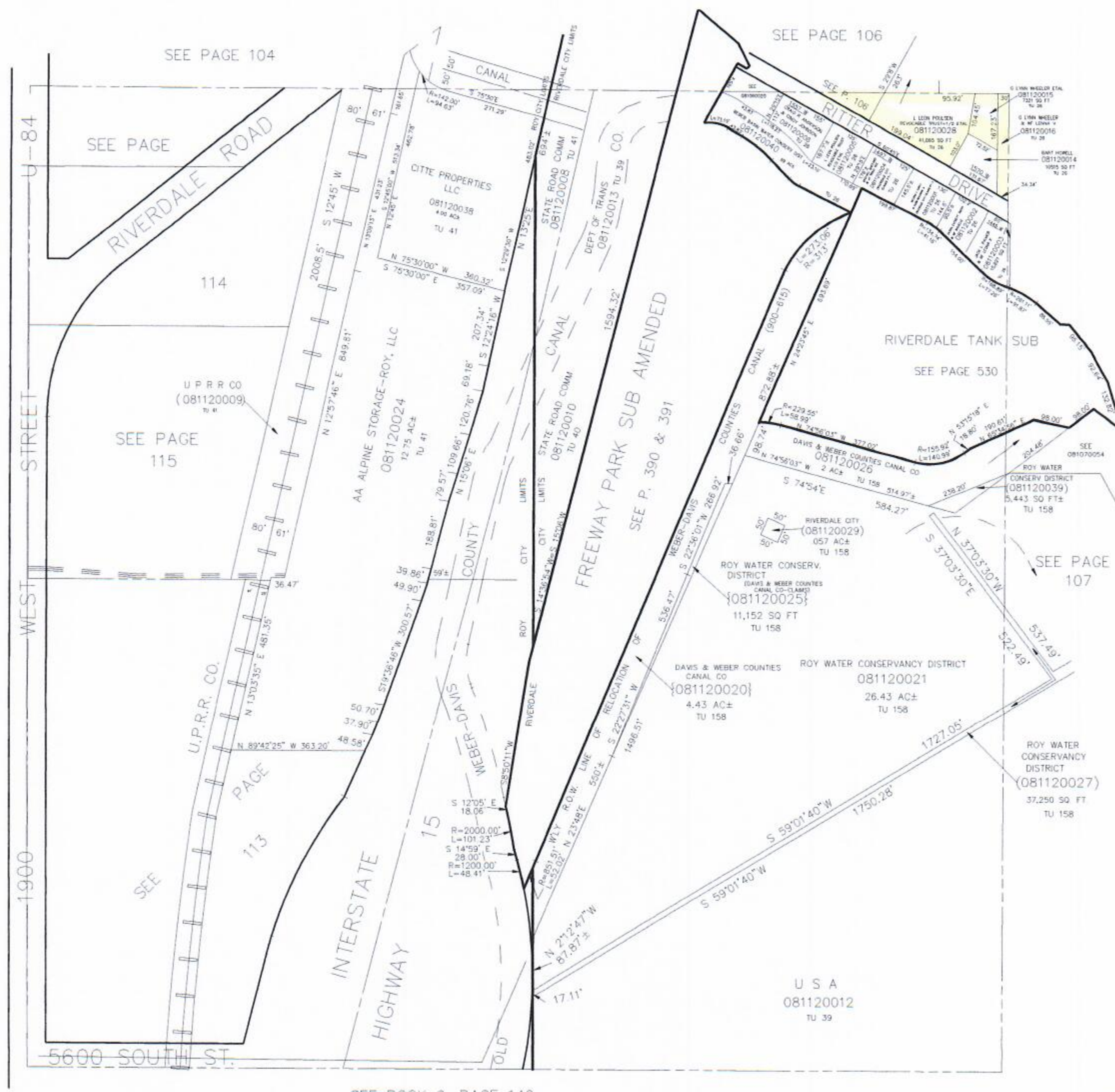
S.W. 1/4

SECTION 13, T.5N., R.2W., S.L.B. & M.

IN RIVERDALE CITY & ROY CITY

SCALE 1"=200'

TAXING UNIT: 26,39,40,41,158



8

SEE BOOK 9, PAGE 140

L.D.T. 5-87

S.E. 1/4 OF N.W. 1/4

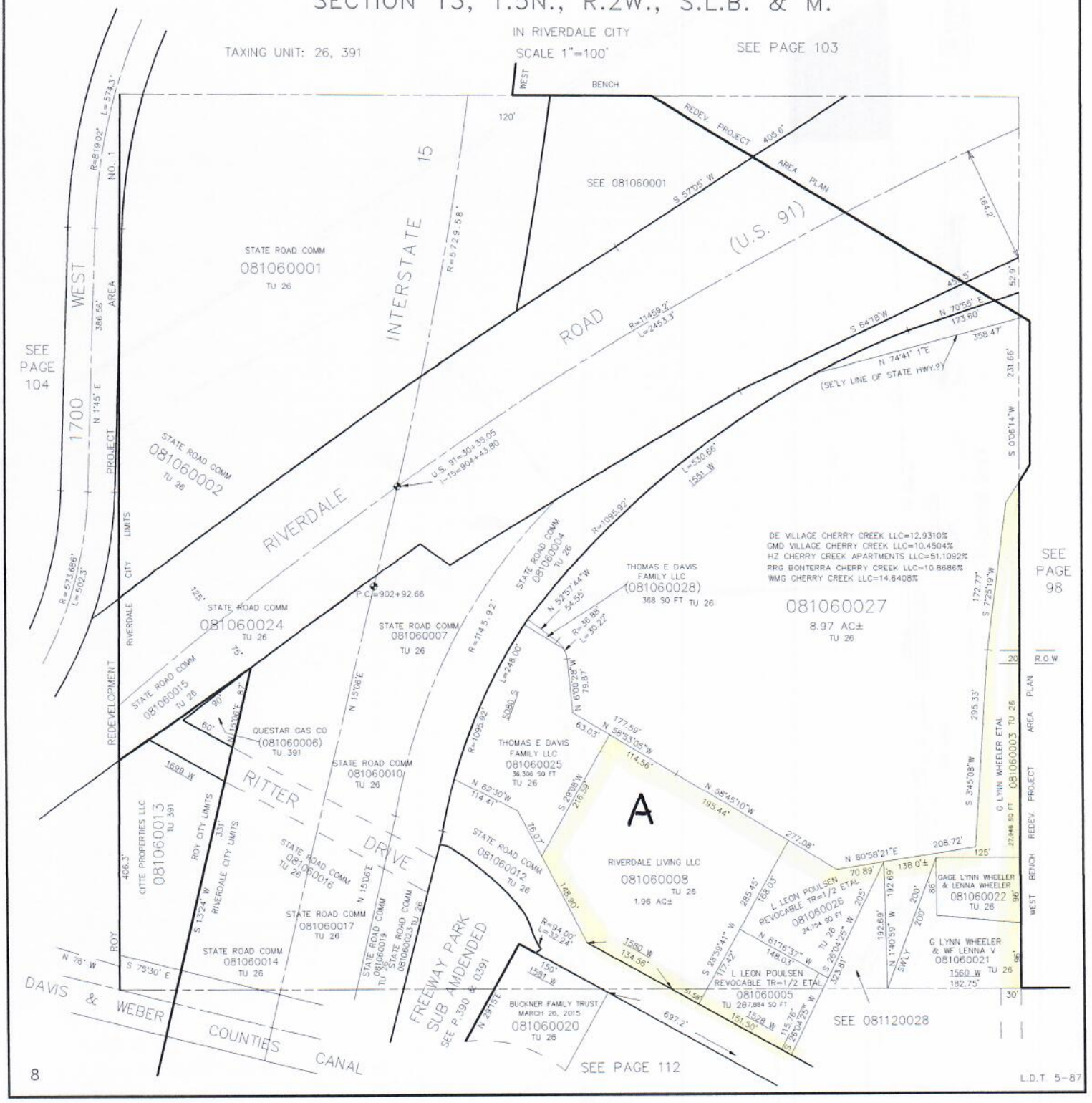
SECTION 13, T.5N., R.2W., S.L.B. & M.

IN RIVERDALE CITY

TAXING UNIT: 26, 391

SCALE 1"=100'

SEE PAGE 103



L.D.T 5-87

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405 394-5541

Receipt No: 15.539924 Oct 27, 2020

RIVERDALE LIVING, LLC

Previous Balance:		.00
MISCELLANEOUS - REZONE FEE/1526,1528,1560,1580, W RITTER DR. 10-34-1500 ZONING & SUB. FEES		250.00
Total:		250.00
CHECK	Check No: 1168	250.00
Total Applied:		250.00
Change Tendered:		.00

10/27/2020 4:51 PM