RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – SEPTEMBER 28, 2021

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

E. Action Items

1. Consideration to forward a recommendation to the City Council of a Final Site Plan proposal for Take 5 Automotive and Drink Store Buildings, property located approximately 4021 and 4023 South Riverdale Road, Riverdale, Utah 84405; as requested by Blue Lube, LLC and Reeve & Associates, Inc.

All items presented by: Michael 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 24th day of September, 2021 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.

Michelle Marigoni
Riverdale City Recorder

RIVERDALE CITY
PLANNING COMMISSION AGENDA
September 28, 2021

AGENDA ITEM: E1

SUBJECT: Consideration to forward a recommendation to the City Council of a Final Site Plan proposal for Take 5 Automotive and Drink Store Buildings, property located approximately 4021 and 4023 South Riverdale Road, Riverdale, Utah 84405; as requested by Blue Lube, LLC and Reeve & Associates, Inc.

PRESENTER: Mike Eggett, Community Development

INFORMATION:

a. Exec Summ Take 5-Drink Store Final Site Plan – PC [20210928]
b. Take5-Drink Store Final Site Plan Review – 20210923
c. Dept Staff Reports – Take 5-Drink Shop Final PC [20210922]
d. City Eng Take 5 Review letter #2 – 15 Sept 2021
e. Take 5-Drink Shop App Update - 20210727
f. Development Agmt – Riverdale 210715
g. Riverdale Take 5 Material Board
h. Riverdale Take 5 Presentation
i Take 5 Building Signs
j A-201
k. Charcoal Gray Trim (002)
l. Concept Elevation 2[8]
m. 2021.09.09 Take5 lube 4023 Riverdale [r]

BACK TO AGENDA

Planning Commission
Executive Summary

For the Commission meeting on: 9-28-2021

Petitioner: *Reeve and Associates and Blue Lube, LLC*
Represented by Jeremy Draper and Taber Cope

Summary of Proposed Action

Jeremy Draper, with Reeve and Associates (on behalf of Blue Lube, LLC), has submitted Final Site Plan documentation for a proposed Take 5 oil change and automotive services shop located at approximately 4021 South Riverdale Road. Additionally, as a secondary component of this submittal they have also provided a proposed drink store drive-in location at approximately 4023 South Riverdale Road, which is located on the same lot. This site plan is being proposed for development on property that is located in a parking lot area north of Denny's and east of the Staples/Ross building. The property is currently owned by RSS UBSBB2012C4 CR NHM LLC Etal. On August 10, 2021, the Planning Commission provided a preliminary approval of the proposed site plan for this project. A public hearing is not required to consider this site plan proposal. Following the presentation and discussion of the proposal, the Planning Commission may make a motion to recommend City Council approval of the Take 5 and Drink Store site plan proposal, approval of the proposed site plan with any requested modifications, tabling the matter to a later date, or not recommend City Council approval of the proposed site plan with the appropriate findings of facts. If a recommendation is provided, then this matter could move forward to a future Final Site Plan approval consideration process with the City Council.

Title 10 Ordinance Guidelines (Code Reference)

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

The proposed development parcels are found on property located along the Riverdale Road on the north end of the City as currently owned by RSS UBSBB2012C4 CR NHM LLC Etal. The property is located in a CP-3 zoned area which requires that the developer prepare a development plan and enter into a development agreement for the use of the property. The requested use of automotive services and repair is a conditional use in this zone and will require a conditional use permit approval. The requested use of a drive-in drink and food services is a permitted zone but is subject to approval of the development agreement due to the CP-3 zoning on this site.

Attached with this executive summary is a document entitled "Preliminary Site Plan Review – Take 5 and Drink Store"; 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.

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 to recommend City Council approval of the Take 5 and Drink Store site plan proposal, approval of the proposed site plan with any requested modifications, tabling the matter to a later date, or not recommend City Council 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

_____

City Administrator

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

Final Site Plan Review – Take 5 and Drink Store Bldg, 4021 South and 4023 South Riverdale Road

Completed by Mike Eggett, Community Dev. Director on 8/3/2021 and 9/23/2021

Recommendation: City staff recommends that the Planning Commission examine and review items associated with this proposed final 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 recommend City Council approval of the final site plan, table the matter, or not recommend City Council approval of the proposed Take 5 and drink store building 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)	July 27, 2021 and Sept. 9, 2021
Date Application Submitted to City:	July 27, 2021
Date Fee Paid:	Paid on July 28, 2021 (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
Property Owner's name, address, and phone number	Blue Lube, LLC – Jared Whatcott, 1413 E. Nashi Lane, Draper, Utah 84020, 719-661-2075
Property Developer's name, address, and phone number	Blue Lube, LLC – Jared Whatcott, 1413 E. Nashi Lane, Draper, Utah 84020, 719-661-2075
Approving agency's name and address: Utility companies if applicable	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405, city name and address shown on cover sheet; other utility agencies name and contact info not provided, where applicable
Consulting Engineer's name, address, and phone number	Reeve & Associates, Inc, 5160 South 1500 West, Riverdale, Utah 84405, 801-621-3100
Licensed Land Surveyor's name, address, phone number, signature, and seal	Trevor Hatch – Reeve & Associates, Inc., 5160 South 1500 West, Riverdale, Utah 84405, 801-621-3100; seal provided and signature not provided at this time, but anticipated
Date	Yes – September 2021 and revision dates as well

Revision block with date and initials	Revision blocks shown with notes tracking
Sheet number and total sheets	Shown (11 total sheets), multiple elevation drawings submitted as well for both buildings
General	
Street names	Shown – Riverdale Road
Layouts of lots with lot numbers	Yes, shown one lot
Adjacent tract ownership and tax identification numbers	Adjacent tract ownership names and tax ID shown
Scale (minimum 1"=50' to 1"=10')	Yes, scale is shown, 1" = 20'
North arrow	Yes
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Existing easements identified, existing structures currently on site shown, existing utility lines shown on sheets 3 and 4; 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"
Layout	Sheet 4 should likely be called "Site Plan" but is currently showing as "Existing/Demolition Plan"
Landscaping (location and type with area calculations)	Yes, provided on sheets 9-11, area calculations shown on 1 and 9
Location of exterior lighting devices, signs, and outdoor advertising	Yes, location of existing lighting shown; existing sign location shown in packet; location of proposed onsite lighting devices provided on sheet 5.1; proposed signage locations shown in sign packet submittal; architectural elevations provided; planned building lighting identified on architectural and signage submittals; signage and lighting for drink store unknown at this time
Location of underground tanks, dumpsters, etc	No tanks present on site; dumpster and dumpster enclosure location shown in packet
Additional Information	

Benchmark	Shown
Basis of bearings	Shown
Legend	Shown on multiple sheets
PLAN AND PROFILE SHEETS	Site plan and profile sheets provided
Title Block	
Project name and address	Project name and address location shown
Approving Agency's name and address	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405, city name and address shown on cover sheet
Consulting Engineer's name, address, and phone number	Reeve & Associates, Inc, 5160 South 1500 West, Riverdale, Utah 84405, 801-621-3100
Date	Yes – September 2021 and revision dates as well
Scale	Yes, scale is showing
Revision block with date and initials	Revision blocks shown with notes tracking
Sheet number and total sheets	Shown (11 total sheets), multiple elevation drawings submitted as well for both buildings
General	
North arrow	Yes
Street names	Shown – Riverdale Road
Lot numbers	Yes, shown one lot
Reference to sheets showing adjacent areas	Not applicable
Center line stationing	Shown on plans
Existing natural ground	Shown on sheet 3
Signage	Building signage concepts shown on arch drawings and proposed signage submittals; may inquire more regarding future signage intent if desired
Height	See sign submittal packet
Size	See sign submittal packet
Locations	See sign submittal packet
Colors	See sign submittal packet
Lighting	Signage lighting unknown at this time
New and Existing Buildings	

Height and Size	Take 5: New building - Height = 19’ 10” at highest point; Building Pad area = approx. 1400-1500 sf; Drink Store: New building – Height = unknown at this time; Building Pad area = approx. 900 sf
Location, setbacks, and all dimensions	Take 5 approximates: front (southeast) setback – 24.30 ft at nearest point; rear (northwest) setback – 113.37 ft at nearest point; south side setback – exceeds minimum req distance; north side setback – 14.41 ft at nearest point; Drink Store approximates: front (southeast) setback – 45.51 ft at nearest point; rear (northwest) setback – 24.99 ft at nearest point; south side setback – exceeds minimum req distance; north side setback – exceeds minimum req distance
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	Retails services establishment and Drive-in food service
Show handicapped access	ADA accessible ramp and access areas shown and handicapped parking stalls shown
New and Existing Landscaping & Percentage	Landscaping identified on sheet 9-11; Percentage of landscaping provided for site is 25.2%, commercial landscaping plans subject to City Code 10-14-12B as applied to this project; project landscaping appears to be in compliance
Number of trees	11 trees, 119 shrubs, 38 Ornamental grasses, 92 perennials
Landscape plan showing all planting, hardscaping, berming, and watering	Planting, hardscaping shown; new site development requires gentle berming locations, as required in 10-14-12 (B.)(2.), shown and identified in landscaping plan and on sheet 5 to screen lights and traffic from impacting Riverdale Road; irrigation plan provided on sheets 10-11
Xeriscaping alternatives being considered	Yes, xeriscaping seems to be applied in the rock mulch and ground cover areas of landscape plan; for more, inquire of the developer
New and Existing Walls and Fences	
Location, design, and height	No existing on site fences in this area; 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)	20 dedicated parking stalls on site; additional parking options shown around site; handicapped parking space provided and shown; size meets city requirements; reciprocal parking agreement with property owners to west or to south probably should be considered for shared parking spaces use on property not included in site plan area; otherwise sufficient parking provided for uses
Location of employees' parking, customer parking, and handicapped parking	Established as shown in drawings; customer parking shared with employees, where applicable
Internal circulation pattern	Circulation pattern 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	Circulation pattern shown
New and Existing Streets	
All access points	Yes, this is shown
Center lines	Appears to be shown
Right-of-way lines	Shown, no dedicated right-of-way planned
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	Public signing installation, if any, should be coordinated with public works dept and paid for by applicant; roadway striping should be coordinated with public works if applicable
Light poles	Existing light poles shown on site; existing power equipment shown; location of onsite proposed light poles and equipment shown on sheet 5.1
Street lights	No existing street lights appear to be on site; location of onsite proposed light poles and equipment shown on sheet 5.1
Street name signs	Location of street name signs on site not applicable to this location
Stop signs	Location of stop signs on site not planned; may want to consider stop signs from drink shop routing
UDOT approval (if required for project)	Not subject to UDOT review or approval
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 6

Planting Strip	Yes, planting strips are landscaped and shown along Riverdale Road and private drive
New and Existing Storm Drainage	
Top of curb elevations	Shown on sheet 5, in detail on sheet 6
Slope of gutter	Shown on sheet 5, in detail on sheet 6
Manholes	Existing shown on multiple sheets; new shown on multiple sheets;
Invert elevations	Shown on sheet 5, in detail on sheet 6, defer to City Engineer
Length, size, slope, and type of mains and laterals	Shown on sheet 5, in detail on sheet 6, defer to City Engineer
Location of catch basins	Shown on multiple sheets in packet
Ditches, location and ownership	No waterway or ditches on this site
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	Updated calculations for retention system provided on sheet 5.0; defer to City Engineer
Method of storm water clean-up	Shown on sheets 7-8
New and Existing Sanitary Sewers	
Manholes	Existing shown on multiple sheets; new shown on multiple sheets;
Invert elevations	Shown on sheet 5.1, defer to City Engineer
Length, size, type, and slope of mains and laterals	Shown on sheet 5.1, defer to City Engineer
New and Existing Water Lines	
Length, size, type, and slope of mains and laterals	Shown on sheet 5.1, defer to City Engineer
Location, size, and type of water meters, valves, and fire hydrants	Shown on sheet 5.1, water meter size and location identified; type not identified; Location of existing valves shown; no new valves shown or anticipated; existing fire hydrants shown; location new fire hydrant planned site plan shown
New and Existing Gas Lines	
Size and type	Existing and new gas lines location shown, size, and type not determined yet
New and Existing Electrical Lines	
Size, location, and type	Existing power lines locations shown, new power lines not shown, size and type not identified
Location of power poles	Existing power poles and overhead lines location; new power poles location not planned

New and Existing Telephone Lines	
Location of poles, junction boxes, and manholes	Existing location of telephone lines and poles not shown, new telephone utility lines and poles not determined yet, associated manholes shown on various sheets where applicable
New and Existing Cable TV Lines	
Location of lines (if applicable)	Cable TV lines location not shown
DETAILED DRAWINGS	
Cross section of roadway (minimum 8" road base and 3" asphalt)	No applicable roadway cross sections for this project; onsite asphalt cross section shown on sheet 6
Cross section of curb and gutter (standard 30" high back)	Refer to sheet 6 for roadway cross section connection for curb, gutter, and sidewalk areas, defer to City Engineer
Gutter inlet box with bicycle safe grate	Locations shown on multiple sheets; not identified as bicycle safe grates on gutter inlet boxes; defer to City Engineer
Cleanout box	Locations not shown or identified, if applied to this site plan; defer to City Engineer
Thrust blocking	Not planned for this project; 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 for this project completed by CMT Engineering Laboratories on August 23, 2021
Drainage and runoff calculations	Updated calculations for retention system provided on sheet 5.0; 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	This is not applicable
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 with packet (multiple sheets for both buildings)
Corp of Engineers approval (if required)	Located inside of updated FEMA flood zone rated as 0.2% annual floodplain (Zone X – optional insurance); no Corp of Engineer's approval req.

Zoning compliance	Yes, Regional Planned Commercial (CP-3) Zone meets intended uses for site design; development agreement with City required to back development plan for area per 10-10B
RDA compliance (if applicable)	No applicable RDA regulations for this project area; this project is not in an RDA area
Use compliance	Yes, this use complies with the and zoning for this CP-3 zoned area, subject to development plan and agreement approval by City
Engineering comments and letter of approval recommendation	Engineering comments, along with Public Works, Police Department, Fire Department provided
Traffic study	Not currently required, unless deemed otherwise appropriate by the City
All Planning Commission and City Staff conditions for approval have been met	Currently Final Submission recommendation being considered by Planning Commission

DEPARTMENTAL STAFF REPORTS – 8/3/2021 to 9/22/2021

From: Shawn Douglas
Sent: Wed 9/22/2021 1:22 PM
To: Mike Eggett
Subject: Take 5

Mike,

These are my review comments for Take 5. I have tried to call Jeremy to discuss the storm water, but haven't been able to reach him. They look like they are okay with meeting the state requirement for retention. The problem is I don't believe there is currently any detention on site so they are not meeting are ordinance requirement for detention with a redevelopment. I think they would be okay to move forward with the understanding that this will need to be resolved. Thanks

Plan Review For Take 5

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. Requirements for detention/retention will need to be met.
3-Hydralic separator or BMP's to treat storm water before water inters underground retention/detention or city system.
4-The location and method of connection to the city line.
5-Provide proposed flows gpm/gpd.
6-Storm water prevention plan for construction site including BMP's. All storm water inspections will need to completed on Compliance Go. Construction entrance needs to be limited to one spot with fence or other BMP.
7-Note to certify retention/detention structure size after construction.
8-Retention/Detention structure design and materials shown.
9-Injection well permit if required.

Water

1-Provide what water shares will be used to meet water requirements.

Shawn Douglas
Riverdale City Public Works
801-394-5541 ext 1217

From: Scott Brenkman
Sent: Thu 9/16/2021 1:59 PM
To: Mike Eggett
Subject: RE: Review Comments needed - Final Site Plan Submittal for Take 5 and Drink Shop

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: Tue 8/3/2021 10:42 AM
To: Mike Eggett
CC: Randy Koger
Subject: RE: Review needed - Prelim Site Plan Submittal for Take 5 and Drink Shop

After working with Randy, I no additional recommendations.

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

From: Randy Koger
Sent: Tue 8/3/2021 10:19 AM
To: Mike Eggett
CC: Jared Sholly
Subject: RE: Review needed - Prelim Site Plan Submittal for Take 5 and Drink Shop

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. Ultimate responsibility for compliance rests with the owner/developer.



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

15 September 2021

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Take 5 – 4021 and 4023 Riverdale Road, Riverdale City**
Subj: Site Plan Improvement Drawings – Review #2

Dear Mike,

Attached for consideration is our engineering review of the "Improvement Plans" of the above referenced project.

The following items should be considered and addressed prior to receiving recommended approval from our office.

General Note:

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

Site Plan Considerations:

1. On the Site Plan drawings all utilities, easements and rights-of-ways need to be shown with ties and dimensions.

2. Cross-access agreements will need to be created and/or referenced from the initial establishment of the developable property to the new development.

3. Show a Public Utility Easement around the perimeter or on the site. Prepare documents to establish those easements.

4. The following notes need to be emphasized (**boldly noted**) on the drawings.

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

   - 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.

   - 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.

   - 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.

   - 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 Geotechnical Report will need to be updated to give the "percolation" value of the soils on site where storm water will be stored.

Utility - Issues:

Storm Water

1. The Storm Water calculations for the entire site will need to be additionally explained and submitted for review. There is a run-off and storage concept shown which is considerably different than the standards previously accepted in Riverdale City.

2. The following storm water issues will need to be explained:
   - Show the current storm water infrastructure for the initial approved site and include the initial storm water calculations and storage design and calcs.
     Where does the current overland storm waters flow to ?
     What detention/retention presently exists on site?
   - Riverdale City requires that the 85% percentile storm volume be managed and show how it will percolate into the soils along with the time associated.
   - Percolation test results must be furnished by the Geotechnical Engineer.
   - Show a plan & profile of the existing storm drain pipelines.
   - Inlet /outlet grates are required to stop animals from going upstream in the collection pipes.
   - Show and explain freeboard and overflow spillway design.
   - Show how the storm water falling on the site is managed or explain why it will be allowed to flow off-site and not controlled/managed.

3. On the "Utility Plan" (sheet 5.1) show the location of the "RP", irrigation double check backflow device upstream from the site water meter. No on the drawing where the detail for the backflow device can be found.

4. **A note** must be added to the storm water drawings that upon construction completion the detention basin storage volume must be checked by the design engineer and the volume actually constructed must be measured, and then certified in writing, by the design engineer, to the City Storm Water Manager.

5. Provide a "Storm Water Maintenance Schedule" and a "Maintenance Plan". The storm water **"Maintenance Chart/Record"** needs to be revised and placed in the improvement drawings for the on-site maintenance workers to follow. The Maintenance Chart/Record must be available for the City Storm Water Manager to review upon request. The "Maintenance Chart/Record" must be updated with the drawing changes noted above and submitted to Weber County for recordation with notification back to Riverdale City

Sanitary Sewer Issues:

1. Provide a plan and profile drawing showing the existing sanitary sewer pipelines and elevations as the sewer crosses the new development.

2. The sanitary sewer grease interceptor vault and sampling manhole details will need to be included in the drawings. What is the capacity of the grease interceptor vault? What is the diameter and details for the "Sampling Manhole" ?

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

Sincerely,
CEC, Civil Engineering Consultants, PLLC.



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

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

DocuSign Envelope ID: 5EBFBB77-F639-4CD6-B805-E3724DC8F4D2

Riverdale City

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405
Acct #10-34-1500

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

CASE NO: 2021-09 DATE SUBMITTED: July 27, 2021

APPLICANT'S NAME: Reeve & Associates, Inc c/o Jeremy Draper | jeremy@reeve.co

BUSINESS ADDRESS: 5160 S 1500 W, Riverdale, UT 84405

BUSINESS PHONE: 801-621-3100

ADDRESS OF SITE: 4023 Riverdale Road

APPLICANT'S INTEREST: New commercial development with oil change and co-tenant drive through.

Application is hereby made to the Riverdale City Planning Commission requesting that the following permitted use, be approved on 0.99 +/- acres (sq. ft./acreage) of property in the CP-3 zone in accordance with the attached site plan.

Christy M. Kennedy
Signature of Applicant

DocuSigned by:
24DDBCB1842B4F1...
Signature of Property Owner

I authorize Reeve & Associates, Inc. to act as my representative in all matters relating to this application.

Refer to attached Docusign Summary
Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - $400 per acre or portion of

Fee: $ 396.00 Date paid: 7-28-2021

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: Prelim. 8/10/2021; Final Rec. 9/28/2021 Decision of Commission: Prelim. Approve;

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

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

Date: _____ Decision of Council: _____

DocuSign

Certificate Of Completion

Envelope Id: 5EBFBB77F6394CD6B805E3724DC8F4D2
Subject: Please DocuSign: City site plan approval.pdf
Source Envelope:
Document Pages: 1
Certificate Pages: 1
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Signatures: 1
Initials: 0

Status: Completed

Envelope Originator:
Matthew Diamond
200 S. Biscayne Blvd., Suit 3550
Miami, FL 33131
matthew.diamond@rialtocapital.com
IP Address: 70.170.75.54

Record Tracking

Status: Original
7/27/2021 9:35:55 AM

Holder: Matthew Diamond
matthew.diamond@rialtocapital.com

Location: DocuSign

Signer Events	Signature	Timestamp
Adam Richard Singer adam.singer@rialtocapital.com Managing Director Rialto Capital Security Level: Email, Account Authentication (None)	DocuSigned by:  24DDBCB1842B4F1... Signature Adoption: Drawn on Device Using IP Address: 107.77.215.162 Signed using mobile	Sent: 7/27/2021 9:37:37 AM Viewed: 7/27/2021 9:52:39 AM Signed: 7/27/2021 9:52:53 AM

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	7/27/2021 9:37:37 AM
Certified Delivered	Security Checked	7/27/2021 9:52:39 AM
Signing Complete	Security Checked	7/27/2021 9:52:53 AM
Completed	Security Checked	7/27/2021 9:52:53 AM

Payment Events	Status	Timestamps

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

XBP Confirmation Number: 103671313

Transaction detail for payment to Riverdale City.			**Date: 07/28/2021 - 9:53:56 AM MT**
Transaction Number: 153469422PT **Visa — XXXX-XXXX-XXXX-9620** **Status: Successful**			
Account #	**Item**	**Quantity**	**Item Amount**
10341500	Sundry Revenues	1	$396.00
Notes: SITE PLAN APPROVAL APPLICATION			

TOTAL: $396.00

Billing Information
TAVER COPE
, 84020

Transaction taken by: rboman

DEVELOPMENT AGREEMENT

This Development Agreement is entered into as of this ___ day of _____, 2021 by and between Blue Lube Properties – Riverdale, LLC, a Utah limited liability company, as the developer of a project known as "Take 5 - Riverdale" (the "Project"), located at _____ in the City of Riverdale, a municipality and political subdivision of the State of Utah, by and through its City Council (the "City").

RECITALS:

A. Blue Lube Properties – Riverdale, LLC ("Developer") is the developer of real property located in the City of Riverdale, Weber County, Utah, located at 4043 Riverdale Road, Ogden, Utah. The legal description of the property is attached as Exhibit A, parcels of which are zoned CP-3 (the "Property").

B. Developer is willing to design and develop the Project in a manner that is in harmony with, and intended to promote, the long-range policies; goals; and objectives of the City's general plan, zoning and development regulations, as more fully set forth below.

C. The City, acting pursuant to its authority under *Utah Code Annotated*, § 10-9a-101, *et seq.,* and in furtherance of its land use policies; goals; objectives; ordinances; resolutions; and regulations, has made certain determinations with respect to the proposed Project and, in the exercise of its legislative discretion, has elected to approve this Development Agreement.

NOW, THEREFORE, in consideration of the mutual covenants, conditions, and terms as more fully set forth below, Developer and the City hereby agree as follows:

1. Approval of Overall Development Plan for Project.

1.1 Property Affected by This Agreement. It is the intention and understanding of the parties that the development will comply with all requirements of zoning. The Project will be contained withing the boundaries of the Property. No additional property may be added to this description for purposes of this Agreement, except by written amendment to this Agreement executed and approved by the parties hereto. In the event that circumstances change, the parties may agree to a deviation of the planned use and projected future phase site plans in a written amendment to this Agreement executed and approved by the parties hereto, with approval not unreasonably withheld.

1.2 Planned Uses. The planned uses in the Project, which have been approved as a part of the final site plan, include the following. All uses which are substantially similar or incidental to those listed below shall be considered approved planned uses.

a. Automobile including:

Parts sales
Repair including paint, body and fender, brake, muffler, upholstery or transmission work, provided conducted within completely enclosed building
Tire sales and service

b. Antique, import or souvenir shop
c. Bakery: Manufacture limited to goods retailed on premises
d. Candy: Store, confectionery
e. Car wash: Automatic/drive-through type and/or Manual spray
f. Cleaning: Dry cleaning establishment and/or Laundromat
g. Electronic equipment sales and service
h. Express and transfer parcel service (store)
i. Financial institution: Bank, Credit union, Payday loans/check cashing/consumer loans/title loans
j. Food service: Cafe or cafeteria, Delicatessen, Ice cream parlor, Restaurant, drive-in
k. Gold buying store including all precious metals
l. Household appliance sales and incidental service
m. Retail goods establishments
n. Retail service establishments
o. Smoke shop

2. The Developer represents to the City that the Plat for this proposed Development complies with all City, county, state, and federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances, and environmental regulations.

3. Specific Architectural and Design Standards. The Project shall comply with the specific architectural and design standards set forth below, in addition to the other applicable ordinances and regulations of Riverdale City.

3.1 Landscaping Requirements. The Landscaping requirements shall include landscaping in the areas adjacent to Project as set forth in the Site Plan attached as Exhibit B hereto (the "Site Plan").

3.2 Final Landscaping Plan. The final landscaping plan shall be in accordance with the Site Plan.

3.3 Architectural Standards. The Project shall comply with the architectural standards, which are intended to ensure that the front, side and rear exterior treatment of the buildings shall be as depicted on the Site pLan.

3.4 Parking. The Project shall comply with the proposed parking on the Site Plan and which shall be depicted on the final engineering and building plans.

3.5 Signs. The Developer represents to the City that all signage for this proposed Development complies with all City, county, state, and federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances, jurisdictional codes, and environmental regulations.

3.6 Utilities. All utilities, including drainage systems; sewer; gas and water lines; electrical; telephone and communication wires and related equipment; irrigation ditches and/or pipes, shall, where possible, be installed and maintained underground. Developer shall, at developer's expense, prepare; grant; and deliver to the City, any and all necessary utility easements for any and all city owned utilities.

3.7 Equipment.

a. Mechanical equipment (including, but not limited to components of plumbing, processing, heating, cooling, and ventilating systems) shall be appropriately screened as depicted on the approved Site Plan and related exhibits referenced herein.

b. Equipment, mechanical devices, electric transformers, utility pads, cable television and telephone boxes shall be appropriately screened, where possible, by vegetation, walls, fences, or otherwise enclosed in a manner harmonious with the overall architectural theme and character of the Project.

3.8 Additional Use Restrictions. The Property shall not be used in such a manner as to create a nuisance to any adjacent sites such as, but not limited to, vibration; sound; electro-mechanical disturbance and radiation; air or water pollution; dust; emissions of noxious matter; lighting impacts; building dilapidation; signage dilapidation; overgrown/unsightly landscaping; or placement, dumping or blowing refuse, paper or other garbage.

3.9 Substructures, Storage/Refuse Collections, Flags and Flag Poles, Etc.

a. All outdoor storage shall be visually screened from access streets, freeways, and adjacent property. This screen shall be architecturally compatible with the buildings.

b. No outdoor storage shall be permitted between a street and the building line. No outdoor storage shall be located within 100 feet of any residential use.

c. Refuse removal, trash collection, and lot sweeping shall occur between the hours of 7:00 a.m. and 10:00 p.m.

4. Vested Rights and Reserved Legislative Powers.

4.1 Vested Rights. Subject to the provisions of this Agreement, the Developer shall have the right to develop and construct the Project in accordance with

the uses, densities, intensities, and general configuration of development approved by this Agreement, subject to compliance with the other applicable ordinances and regulations of Riverdale City.

4.2 Reserved Legislative Powers. Nothing in this Agreement shall limit the City's future exercise of its police power in enacting generally applicable land use laws after the date of this Agreement. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of Developer under this Agreement based upon policies; facts; and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed change affecting the vested rights of the Project shall be of general application to all development activity in the City and, unless the City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Project under the compelling, countervailing public policy exception to the vested rights doctrine.

5. Design Review Committee.

5.1 The Design Review Committee shall meet on an as-needed basis to review final engineering and building plans for the Project. The Design Review Committee is authorized to grant building permit approval if the final engineering and building plans are in compliance with the provisions of this Agreement. In the event of a dispute between the Design Review Committee and the Developer, the issue (s) in dispute shall be submitted for a decision to the City Council. The Design Review Committee must review all aspects of the Project to ensure that it meets the plans approved by the Planning Commission and City Council. The Developer shall pay for any additional professional review of the projects as necessary.

5.2 Design Review Committed Membership and Organization. Unless otherwise listed by code, the Design Review Committee shall be:

a. Mayor (or his designee);
b. City Administrator;
c. Building & Zoning Official;
d. City Planner;
e. Planning Commission Chairman (or his designee);
f. Community Development Director; and
g. Public Works Director.

The mayor or in his absence, the City Administrator, shall serve as Chairman of the Design Review Committee. The City Building Official shall ensure developer compliance with all decisions of the Design Review Committee. The Design Review Committee may consult with other City staff and retain the services of other consultants (such as an architect,

landscape architect, or traffic engineer) as necessary to review technical compliance with the provisions of this Agreement.

6. Successors and Assigns.

6.1 Binding Effect. This Agreement shall be binding on the successors and assigns of Developer in the ownership or development of any portion of the Project.

6.2 Assignment. Neither this Agreement nor any of the provisions, terms, or conditions hereof can be assigned to any other party, individual or entity without assigning the rights, as well as the responsibilities, under this Agreement and without the prior written consent of the City, which consent shall not be unreasonably withheld. Any such request for assignment may be made by letter addressed to Riverdale City and the prior written consent of the City may also be evidenced by letter from the City to Developer. This restriction on assignment is not intended to prohibit or impede the sale of parcels of fully improved, partially improved, or unimproved land by Developer prior to construction of building improvement on the parcels, with Developer retaining all rights and responsibilities under this Agreement. Upon completion of the development project, as defined herein, Developer shall not be required to seek approval for alienation of the project.

7. General Terms and Conditions.

7.1 Term of Agreement. The terms of this Agreement shall be in place following the date of its adoption by the City Council, unless the Agreement is earlier terminated or its terms modified by written amendment to this Agreement.

7.2 Agreement to Run With The Land. This Agreement shall be recorded in the office of the Weber County Recorder against the Property and is intended to, and shall be, deemed to run with the land and shall be binding on all successors in the ownership of any portion of the Property.

7.3 Construction of Agreement. This Agreement shall be construed so as to effectuate the public purpose of implementing long-range planning objectives, obtaining public benefits, and protecting any compelling countervailing public interest, while providing reasonable assurances of continuing vested development rights.

7.4 State and Federal Law. The parties agree, intend and understand that the obligations imposed by this Agreement are only such as are consistent with state and federal law. The parties further agree that if any provision of this Agreement becomes, in its performance, inconsistent with state or federal

law, or is declared invalid, this Agreement shall be deemed amended to the extent necessary to make it consistent with state or federal law, as the case may be, and the balance of this Agreement shall remain in full force and effect.

7.5 Relationship of Parties and No Third-Party Rights. This Agreement does not create any joint venture, partnership, undertaking, or business arrangement between the parties hereto nor any rights or benefits to third parties.

7.6 Laws of General Applicability. Where this Agreement refers to laws of general applicability to the Project, this Agreement shall be deemed to refer to other laws of Riverdale City.

7.7 Integration. This Agreement contains the entire agreement between the parties with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed and approved by the parties hereto.

7.8 Applicable Law. This Agreement is entered into under and pursuant to, and is to be construed and enforceable in accordance with the laws of the State of Utah.

8. Miscellaneous provisions.

8.1 City Storm-Water Management Plan. To the extent allowable under the applicable Development Regulations, stormwater entering the subject Development will be collected and transported into the existing public drainage system in accordance with those standards and conditions approved and accepted by the City.

8.2 Development Site Clean Up. The Developer shall promptly clean up any and all dirt and debris deposited on public streets or public property as a result of construction activity on the Property. If Developer fails to clean up such dirt and debris within twenty-four (24) hours of notification by the City, the City shall clean-up said dirt and debris and Developer agrees to pay the City's costs of such cleanup within thirty (30) days of billing.

9. Default.

9.1 Events of Default. Upon the happening of one or more of the following events or conditions, Developer or City, as applicable, shall be in default ("Default") under this Agreement:

a. A warranty, representation or statement made or furnished by Developer under this Agreement is intentionally false or misleading in any material respect when it was made;

b. A determination by City made upon the basis of substantial evidence that Developer has not complied in good faith with one or more of the material terms or conditions of this Agreement;

c. Any other act or omission, either by City or Developer, which (i) violates the terms of this Agreement, or (ii) materially interferes with the intent and objectives of this Agreement.

9.2 Procedure Upon Default.

a. Upon the occurrence of Default, the non-defaulting party shall give the other party thirty (30) days written notice specifying the nature of the alleged default and, when appropriate, the manner in which said Default must be satisfactorily cured. In the event that the Default cannot reasonably be cured within thirty (30) days, the defaulting party shall have such additional time as may be necessary to cure such default so long as the defaulting party takes action to begin curing such default within such thirty (30) day period and thereafter proceeds diligently to cure the default. After proper notice and expiration of said thirty (30) day or other appropriate cure period without cure, the non-defaulting party may declare the other party to be in breach of this Agreement and may take the action specified in Section 9.3.

b. Any Default or inability to cure a Default caused by strikes, lockouts, labor disputes, acts of God, inability to obtain labor or materials or reasonable substitutes therefore, governmental restrictions, regulations, or controls, enemy or hostile governmental action, civil commotion, fire or other casualty, and other similar causes beyond the reasonable control of the party obligated to perform an obligation under this Agreement, shall excuse the performance of such obligation by such party for a period equal to the period during which any such event prevented, delayed or stopped any required performance or effort to cure a Default.

9.3 Breach of Agreement. Following the occurrence of a Default by Developer, after the expiration of all application notice and cure periods set forth above, City may declare Developer to be in breach of this Agreement and City (i) may elect to withhold approval of any or all building permits or certificates of occupancy applied for in the Project, but not yet issued; and (ii) shall be under no obligation to approve or to issue any additional building permits or certificates of occupancy for any building within the Project until Developer has cured such Default. In addition to such remedies, either City

or Developer may pursue whatever additional remedies it may have at law or in equity, including injunctive and other equitable relief.

9.4 Enforcement. The parties to this Agreement recognize that City has the right to enforce its rules, policies, regulations, ordinances, and the terms of this Agreement by seeking an injunction to compel compliance, or by withholding building permits or any other lawful means. In the event Developer violates the rules, policies, regulations or ordinances of City applicable to the Property or otherwise violates the terms of this Agreement, City may, without declaring a Default hereunder or electing to seek an injunction, upon given thirty (30) days written notice to Developer specifying the nature of the alleged violation and, when appropriate, the manner in which said violation must be satisfactorily cured (or such longer period as may be reasonably required by Develop so long as Developer has commenced the cure of such violation within such thirty (30) day period and has thereafter diligently proceeded to cure such default), take such actions as shall be deemed appropriate under law until such violations have been rectified by Developer, including the withholding of building permits. City shall be free from any liability arising out of the proper exercise of its rights under this paragraph.

9.5 No Waiver. Failure of a party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future time said right or any other right it may have hereunder. Unless this Agreement is amended by vote of the City Council taken with the same formality as the vote approving this agreement, no officer, official or agent of City has the power to amend, modify or later this Agreement or waive any of its conditions as to bind City by making any promise or representation not contained herein.

9.6 Attorney's Fees. Should any party hereto employ an attorney for the purpose of enforcing this Agreement, or any judgment based on this Agreement, for any reason or in any legal proceeding whatsoever, including insolvency, bankruptcy, arbitration, declaratory relief or other litigation, including appeals or rehearings, and whether or not an action has actually commenced, the prevailing party shall be entitled to receive from the other party thereto reimbursement for all attorney's fees and all costs and expenses. Should any judgment or final order be issued in any proceeding, said reimbursement shall be specified therein.

9.7 Notices.

All notices hereunder shall be given in writing by certified mail, postage prepaid, at the following addresses:

If to the City: Riverdale City Council

4600 South Weber Drive
Riverdale, Utah 84405
Fax No.: (801) 399-5784

With a copy to: Riverdale City Attorney
4600 South Weber Drive
Riverdale, Utah 84405
Fax No.: (801) 399-5784

If to Developer: Blue Lube Properties – Riverdale, LLC
% Jared Whatcott
1413 E. Nashi Lane
Draper, Utah 84020

9.8 Effectiveness of Notice. Any notices sent by certified mail shall be effective on the date on which such notice is sent. Any party may change its address or notice by giving written notice to the other party in accordance with the provisions with this section.

9.9 Applicable Law. This Agreement is entered into under and pursuant to, and is to be construed and enforceable in accordance with, the laws of the State of Utah.

DATED as of the day and year first written above.

Blue Lube Properties – Riverdale, LLC

By _____
Its _____

RIVERDALE CITY

Attest:

_____
City Recorder

_____
By
Mayor

EXHIBIT A
Legal Description

PARCEL E:

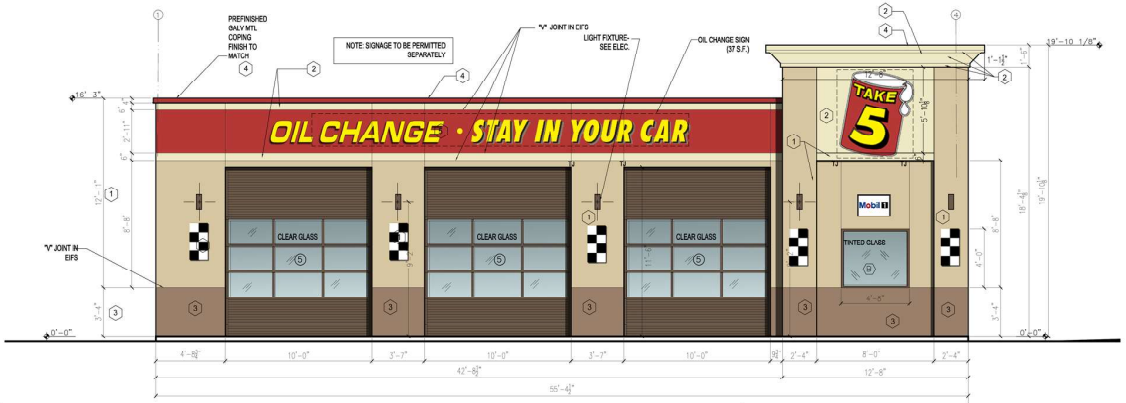
Part of the Southwest Quarter of Section 5, Township 5 North, Range 1West, Salt Lake Base and Meridian, Riverdale City, Weber County, Utah, described as follows:

Beginning at a point which bears East 404.57 feet, North 534.48 feet and South 83°14'16" East 1164.79 feet from the Southwest Corner of said Section 5 and running thence North 55° East 353.54 feet; thence Southeasterly along the arc of a 195 foot radius curve to the right, a distance or 37.03 feet (L.C. bears South 15°26'33" East 36.97 feet); thence South 10° East 28.13 feet; thence Southeasterly along the arc of a 165 foot radius curve to the left, a distance of 110.21 feet (L.C. bears South 29°08'05" East 108.17 feet); thence South 38°14'54" West 20.31feet; thence South 51°45'06" East 30.00 feet to the West Line of Riverdale Road; thence along said West Line South 38°14'54" West 62.98 feet; thence North 83°14'16" West 331.31 feet to the point of beginning.

The following is shown for information purposes only: Tax ID No. 05-139-0078

EXHIBIT B

SITE PLAN



SOUTH ELEVATION

EXTERIOR FINISH SCHEDULE

NO.	AREA	COATS	COLOR	FINISH
1	EIFS MAIN COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #7693, STONEBRIAR	FINISH TO MATCH STO "MEDIUM SAND" OR DRYVIT "SANDPEBBLE FINE"
2	EIFS ACCENT BAND AND FACE EIFS CORNICE	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #7678, COTTAGE CREAM	FINISH TO MATCH STO "FINE SAND" OR DRYVIT "SANDBLAST"
3	EIFS WAINSCOT	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #6097, STURDY BROWN	FINISH TO MATCH STO "MEDIUM SAND" OR DRYVIT "SANDPEBBLE"
4	COPING	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #6871, POSITIVE RED	FINISH TO BE KYNAR 500 PREFINISHED
5	EIFS SECONDARY COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #6871, POSITIVE RED	FINISH TO MATCH STO "MEDIUM SAND" OR DRYVIT "SANDPEBBLE FINE"
6				
7	BOLLARDS	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #6871, POSITIVE RED	-----

EXTERIOR FINISH NOTES:

1. EIFS TO BE STO THERM CI CLASSIC, DRYVIT OUTSULATION PLUS MD OR APPROVED EQUAL.
2. EIFS TO HAVE ULTRA HIGH IMPACT MESH TO 4' 0" AFF.
3. EIFS TO HAVE HIGH IMPACT MESH FROM 4'-0" AFF TO 8'-0" AFF
4. EIFS TO HAVE STANDRARD IMPACT MESH ABOVE 8' 0" AFF.
5. METAL ROOF TO BE ATAS DUTCH SEAM OR BERRIDGE MANUF. WITH DEEP VEE PANELS AND 2" BATTEN CAPS.
6. METAL ROOF PANELS TO BE 24 GA. GALVALUME WITH KYNAR 500, 2.0 MILS THICK FLOUROCARBON FINISH..
7. METAL COPING TO BE PREFINISHED, 24 GA. GALVALUME WITH KYNAR 500, 2.0 MILS THICK FLOUROCARBON FINISH..

COLOR 1: EIFS FIELD:
SW 7693 STONEBRIAR

COLOR #2: EIFS ACCENTS AND COPING
SW 7678 COTTAGE CREAM

COLOR 3: EIFS BASE
SW 6097 STURDAY BROWN

COLOR 4, 5, 7: EIFS, COPING, AND BOLLARDS:
SW 6871 POSITIVE RED

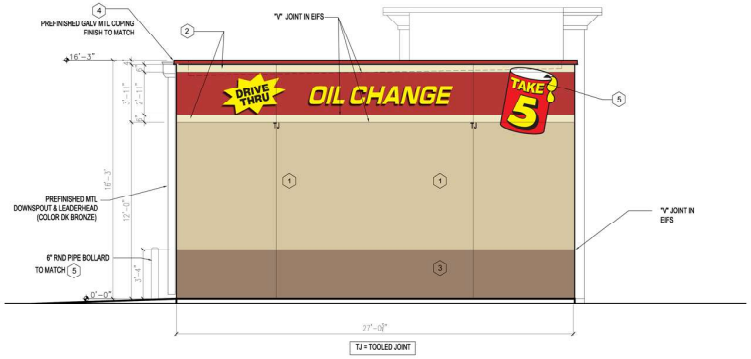
COLOR 8: H.M. DOOR AND FRAME, DOWNSPOUTS , OVERHEAD DOORS
SW 6076 TURKISH COFFEE

Take 5
4023 Riverdale Road
Riverdale, Utah

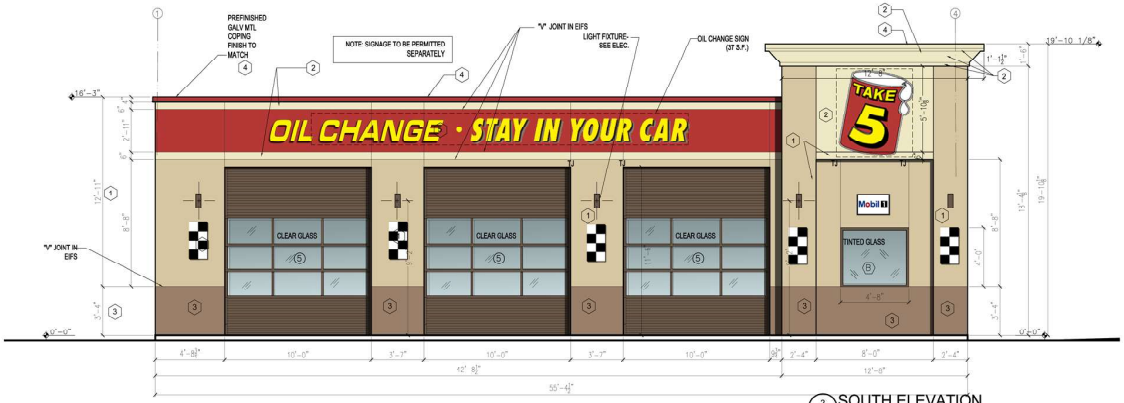
CRA ARCHITECTURE
CHILDREY ROBINSON ASSOCIATES



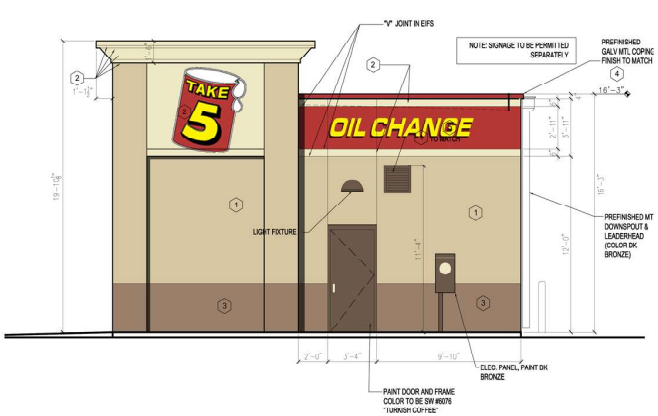
1 A-200 NORTH ELEVATION
1/4"=1'-0"



3 A-200 WEST ELEVATION
1/4"=1'-0"



2 A-200 SOUTH ELEVATION
1/4"=1'-0"



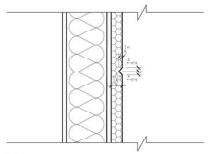
4 A-200 EAST ELEVATION
1/4"=1'-0"

EXTERIOR FINISH SCHEDULE

NO.	AREA	COATS	COLOR	FINISH
1	EIFS MAIN COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #7693, STONEBRIAR	FINISH TO MATCH STO "MEDIUM SAND" OR DRYVIT "SANDPEBBLE FINE"
2	EIFS ACCENT BAND AND FACIA, EIFS CORNICE	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #7678, COTTAGE CREAM	FINISH TO MATCH STO "FINE SAND" OR DRYVIT "SANDBLAST"
3	EIFS WAINSCOT	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #6097, STURDY BROWN	FINISH TO MATCH STO "MEDIUM SAND" OR DRYVIT "SANDPEBBLE"
4	COPING	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #6871, POSITIVE RED	FINISH TO BE KYNAR 500 PREFINISHED
5	EIFS SECONDARY COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #6871, POSITIVE RED	FINISH TO MATCH STO "MEDIUM SAND" OR DRYVIT "SANDPEBBLE FINE"
6				
7	BOLLARDS	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #6871, POSITIVE RED	-----

EXTERIOR FINISH NOTES:

1. EIFS TO BE STO THERM CI CLASSIC, DRYVIT OUTSULATION PLUS MD OR APPROVED EQUAL.
2. EIFS TO HAVE ULTRA-HIGH IMPACT MESH TO 4'-0" AFF .
3. EIFS TO HAVE HIGH IMPACT MESH FROM 4'-0" AFF TO 8'-0" AFF
4. EIFS TO HAVE STANDRARD IMPACT MESH ABOVE 8'-0" AFF.
5. METAL ROOF TO BE ATAS DUTCH SEAM OR BERRIDGE MANUF. WITH DEEP VEE PANELS AND 2" BATTEN CAPS.
6. METAL ROOF PANELS TO BE 24 GA. GALVALUME WITH KYNAR 500, 2.0 MILS THICK FLOUROCARBON FINISH..
7. METAL COPING TO BE PREFINISHED, 24 GA. GALVALUME WITH KYNAR 500, 2.0 MILS THICK FLOUROCARBON FINISH..



5 A-200 EIFS V-JOINT DETAIL
1 1/2"=1'-0"

TAKE 5 / 5 MINUTE OIL CHANGE
4023 RIVERDALE ROAD
RIVERDALE, UT 84405

FOR: BLUELUBE LLC, TABER COPE
RIVERDALE, UT

CHILDREY ROBINSON ASSOCIATES
1212 KENTUCKY WORTH AVENUE
LOUISVILLE, KENTUCKY 40204
PHONE: 764-7516600 FAX: 764-376-6606
www.childrey-robinson.com

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Written dimensions take precedence over scaled dimensions.

SEALS

REVISIONS

REV.	DESCRIPTION

DATE
6-23-2021

SHEET NAME
ELEVATIONS

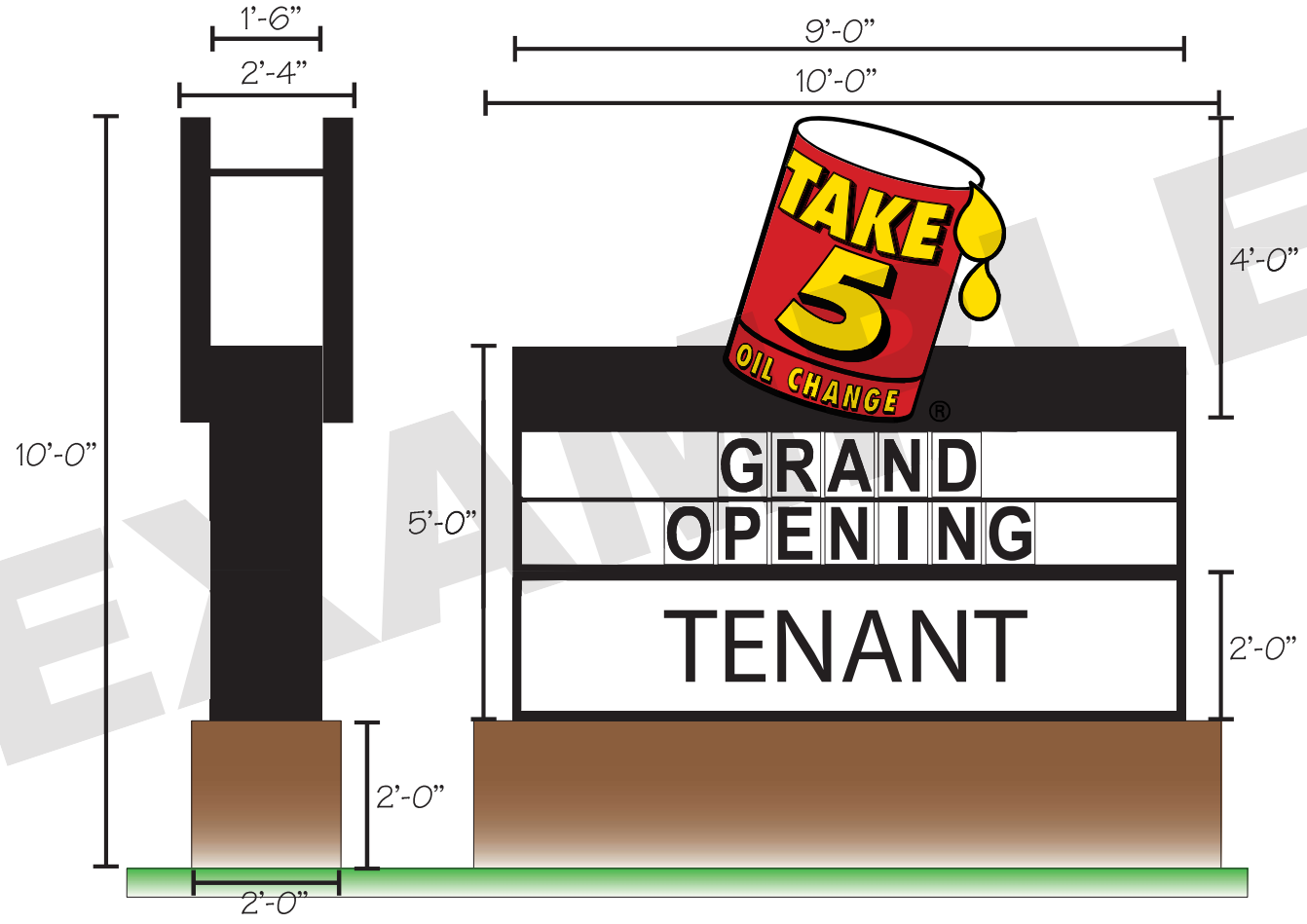
SHEET NUMBER
A-200

D:\CHUCK\TAKE 5 RIVERDALE (UT)\BASE 052821.DWG

1 MONUMENT SIGN

QUANTITY

SCOPE OF WORK:
MANUFACTURE & INSTALL ONE (1) D/F MONUMENT SIGN



EXAMPLE

JOB/MATERIAL DESCRIPTION:

BLACK ALUMINUM CONSTRUCTION
WHITE ACRYLIC FACES
CHANGEABLE COPY
INTERNALLY ILLUMINATED OIL CAN
INTERNALLY ILLUMINATED CABINET
DIRECT POLE EMBEDMENT INSTALL
ALUMINUM SKIRTING PAINTED TBD

FILE NAME: 07_TAKE 5 MONUMENT.PDF

POWER REQUIREMENTS
(1) 20 AMP CIRCUIT
120 VOLTS
UL LISTED

NOTE: COLORS ON THIS RENDERING ARE INDICATIONS ONLY & MAY NOT MATCH ACTUAL SIGN COLOR, SEE DESCRIPTION FOR ACTUAL COLOR SPECS.

THIS IS AN ORIGINAL DRAWING CREATED BY UNIVERSAL SIGN SUBMITTED FOR YOUR PERSONAL USE. HOWEVER, IT REMAINS THE PROPERTY OF UNIVERSAL SIGNS. YOU ARE NOT AUTHORIZED TO REPRODUCE,COPY OR EXHIBIT IN ANY WAY, SHAPE OR FORM.

UNIVERSAL SIGNS
A FULL SERVICE SIGN SHOP
2451 S. 600 W. #100 SALT LAKE CITY, UT 84115
801-467-8700 • universalsign.com • Since 1982

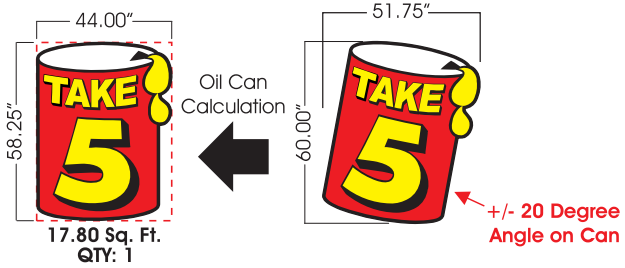
TAKE 5
TABER COPE - 719-661-2075
tabercope@gmail.com
4023 Riverdale Road, Riverdale, UT

INTERNATIONAL SIGN ASSOCIATION
UTAH SIGN ASSOCIATION MEMBER

1 CHANNEL LETTERS

QUANTITY

SCOPE OF WORK:
MANUFACTURE & INSTALL CHANNEL LETTERS



ADDITIONAL ELEMENT

ALUMINUM PANS



Quantity: 4
Size: As in drawing
Color: Black and White
Returns: 1"
Mounting: Angle into facade

NOTE: CENTERED UNDER LIGHTS AND 6" DOWN FROM THE BOTTOM OF SCONCE VERTICALLY

336.00"

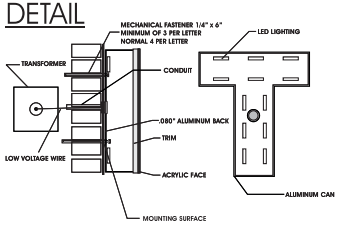
17.50"

OIL CHANGE • STAY IN YOUR CAR

40.83 Sq. Ft.
QTY: 1
Sq. Ft. Signage: 58.63
Signage Allowance: 200.00 Sq. Ft. aggregate
1 sign per street/parking facing facade

NOTES:
- IF ELECTRICIAL LINE/J-BOX IS WITHIN 6' OF ELECTRICAL, CONNECTION TO BE HANDLED BY INSTALLER. IF NOT ELECTRICAL HANDLED BY OWNER/GC
- IF ROOF PENETRATIONS ARE NECESSARY, THEY ARE TO BE SEALED BY A ROOFER. THIS IS HANDLED BY THE GC/OWNER
- REMOVAL AND DISPOSAL OF EXISTING WALL SIGNS HANDLED BY GC/OWNER

DETAIL





SPECIFICATIONS

ILLUMINATED CHANNEL LETTERS

Quantity: See Above
Size: As in drawing
Trim: 1"
Trim Color: Black
Return Color: Black
Face Color: Red
Face: 1/8" Acrylic
Letter Interior: Gloss White
Illumination: LED
Mounting: Studded Letters

FILE NAME: 07_TAKE 5 MONUMENT.PDF

POWER REQUIREMENTS
(1) 20 AMP CIRCUIT
120 VOLTS
UL LISTED

NOTE: COLORS ON THIS RENDERING ARE INDICATIONS ONLY & MAY NOT MATCH ACTUAL SIGN COLOR, SEE DESCRIPTION FOR ACTUAL COLOR SPECS.

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A FULL SERVICE SIGN SHOP
2451 S. 600 W. #100 SALT LAKE CITY, UT 84115
801-467-8700 • universalsign.com • Since 1982

TAKE 5
TABER COPE - 719-661-2075
tabercope@gmail.com
4023 Riverdale Road, Riverdale, UT

INTERNATIONAL SIGN ASSOCIATION

UTAH SIGN ASSOCIATION MEMBER

1 CHANNEL LETTERS

QUANTITY

SCOPE OF WORK:
MANUFACTURE & INSTALL CHANNEL LETTERS

221.50"

18.00"

STAY IN YOUR CAR

INFORMATIVE/INSTRUCTIONAL MESSAGE
(NOT COUNTED TOWARD ALLOWANCE)
QTY: 1



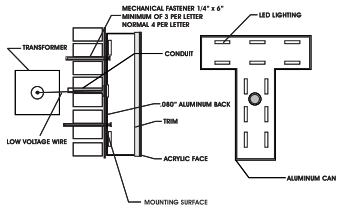
1 NORTH ELEVATION
A-200 1/4"=1'-0"

SPECIFICATIONS

ILLUMINATED
CHANNEL LETTERS

Quantity: See Above
Size: As in drawing
Trim: 1"
Trim Color: Black
Return Color: Black
Face Color: Red
Face: 1/8" Acrylic
Letter Interior: Gloss White
Illumination: LED
Mounting: Studded Letters

DETAIL



SPECIFICATIONS

ILLUMINATED
CHANNEL LETTERS

Quantity: See Above
Size: As in drawing
Trim: 1"
Trim Color: Black
Return Color: Black
Face Color: Red
Face: 1/8" Acrylic
Letter Interior: Gloss White
Illumination: LED
Mounting: Studded Letters

FILE NAME: 07_TAKE 5 MONUMENT.PDF

POWER REQUIREMENTS
(1) 20 AMP CIRCUIT
120 VOLTS
UL LISTED

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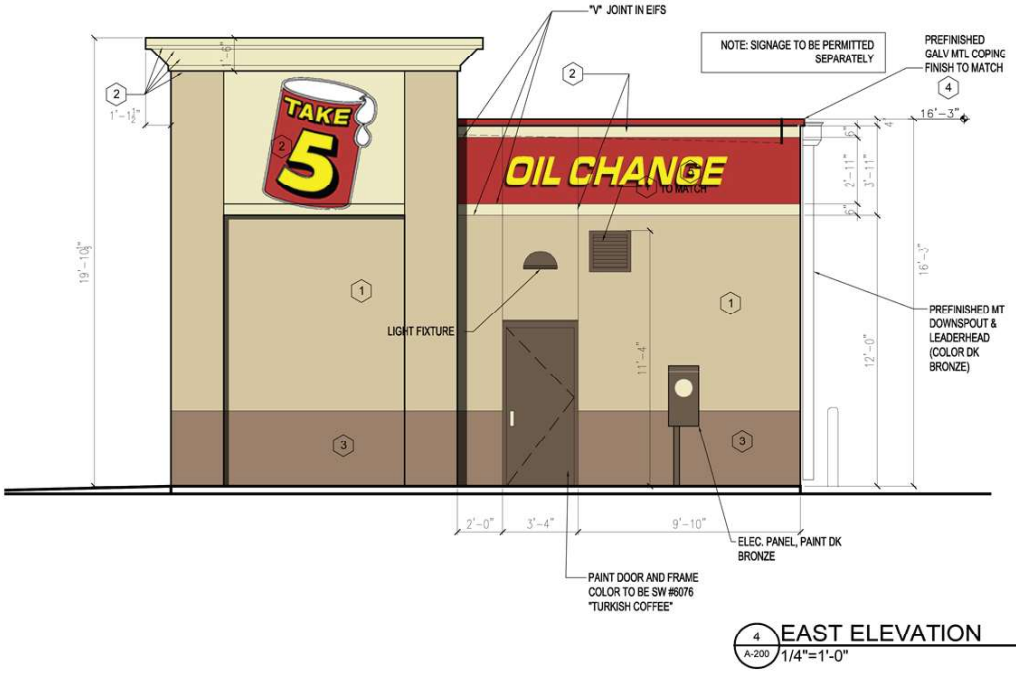
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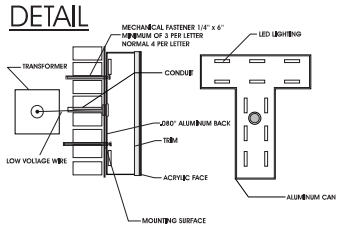
1 CHANNEL LETTERS
QUANTITY

SCOPE OF WORK:
MANUFACTURE & INSTALL
ONE (1) D/F MONUMENT SIGN



4 A-200 EAST ELEVATION
1/4"=1'-0"

DETAIL



SPECIFICATIONS
ILLUMINATED
CHANNEL LETTERS

Quantity: See Above
Size: As in drawing
Trim: 1"
Trim Color: Black
Return Color: Black
Face Color: Yellow
Face: 1/8" Acrylic
Letter Interior: Gloss White
Illumination: LED
Mounting: Studded Letters

FILE NAME: 07_TAKE 5 MONUMENT.PDF

POWER REQUIREMENTS
(1) 20 AMP CIRCUIT
120 VOLTS
UL LISTED

NOTE: COLORS ON THIS RENDERING ARE INDICATIONS ONLY & MAY NOT MATCH ACTUAL SIGN COLOR, SEE DESCRIPTION FOR ACTUAL COLOR SPECS.

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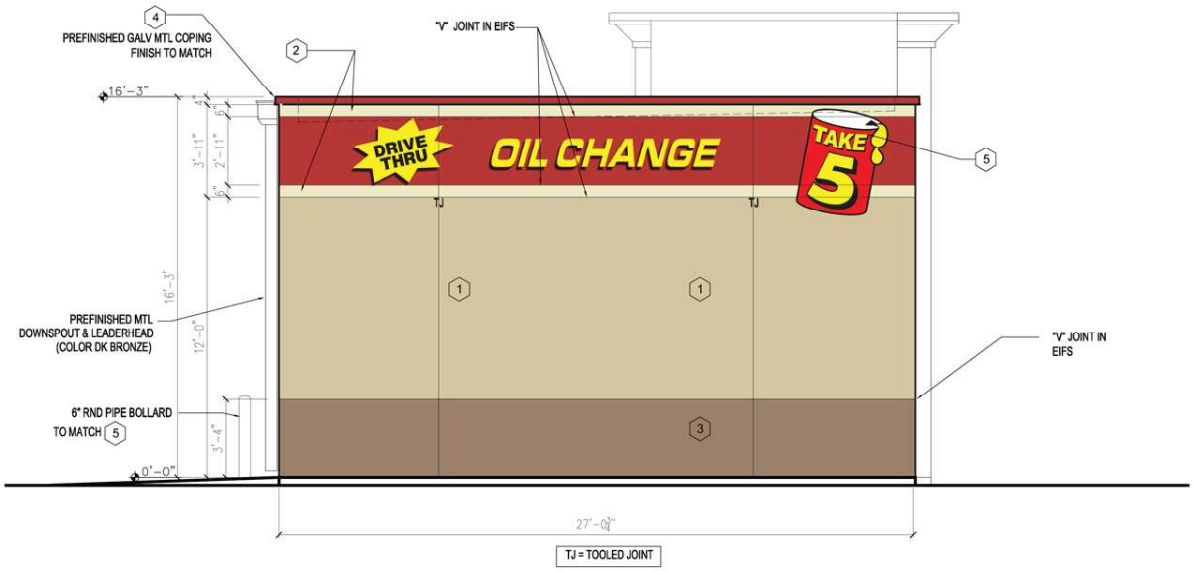
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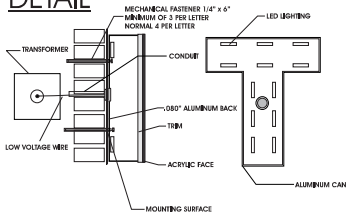
1 CHANNEL LETTERS
QUANTITY

SCOPE OF WORK:
MANUFACTURE & INSTALL
ONE (1) D/F MONUMENT SIGN



3 A-200 WEST ELEVATION
1/4"=1'-0"

DETAIL



SPECIFICATIONS

ILLUMINATED
CHANNEL LETTERS

Quantity: See Above
Size: As in drawing
Trim: 1"
Trim Color: Black
Return Color: Black
Face Color: Yellow
Face: 1/8" Acrylic
Letter Interior: Gloss White
Illumination: LED
Mounting: Studded Letters

FILE NAME: 07_TAKE 5 MONUMENT.PDF

POWER REQUIREMENTS
(1) 20 AMP CIRCUIT
120 VOLTS
UL LISTED

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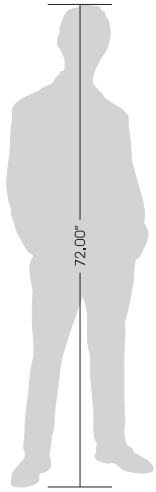
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4023 Riverdale Road, Riverdale, UT

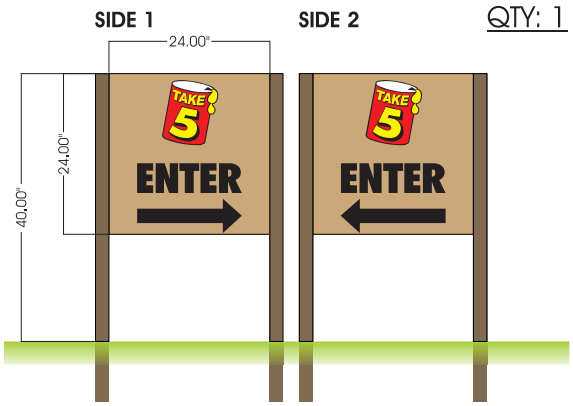
INTERNATIONAL SIGN ASSOCIATION
UTAH SIGN ASSOCIATION MEMBER

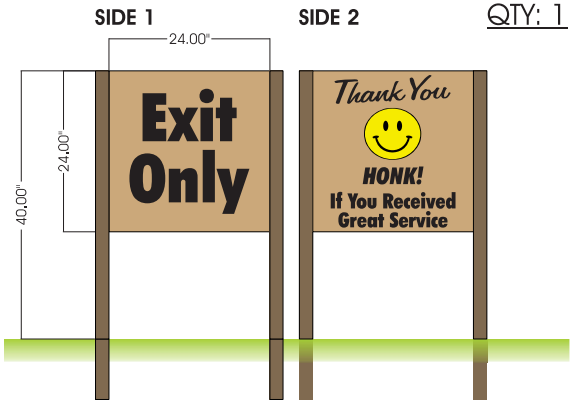
1 DIRECTIONAL SIGNS

QUANTITY

SCOPE OF WORK:
MANUFACTURE & INSTALL
D/F DIRECTIONAL SIGNS







SPECIFICATIONS

NON ILLUMINATED
DOUBLE-SIDED POST & PANEL

Quantity:
See above
Size:
As in drawing
Material:
Aluminum square tubing and panels
Face Color:
SW 7693 Stonebriar and
as determined by message
Leg Color:
SW 6076 Turkish Coffee
Mounting:
Into Earth
Sq. Ft. Signage:
4.00

FILE NAME: 07_TAKE 5 MONUMENT.PDF

POWER REQUIREMENTS
(1) 20 AMP CIRCUIT
120 VOLTS
UL LISTED

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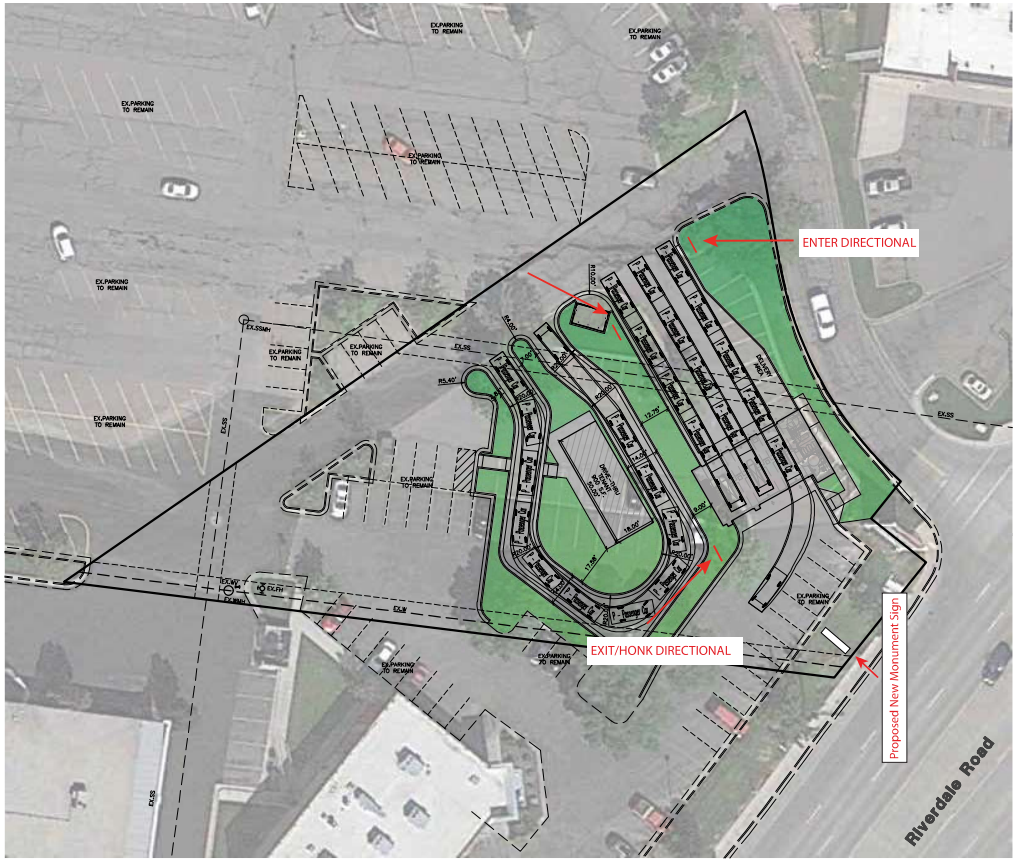
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UTAH SIGN ASSOCIATION MEMBER

1 MONUMENT SIGN

QUANTITY

SCOPE OF WORK:
MANUFACTURE & INSTALL ONE (1) D/F MONUMENT SIGN



JOB/MATERIAL DESCRIPTION:

BLACK ALUMINUM CONSTRUCTION
WHITE ACRYLIC FACES
CHANGEABLE COPY
INTERNALLY ILLUMINATED OIL CAN
INTERNALLY ILLUMINATED CABINET
DIRECT POLE EMBEDMENT INSTALL
ALUMINUM SKIRTING PAINTED TBD

FILE NAME: 07_TAKE 5 MONUMENT.PDF

POWER REQUIREMENTS
(1) 20 AMP CIRCUIT
120 VOLTS
UL LISTED

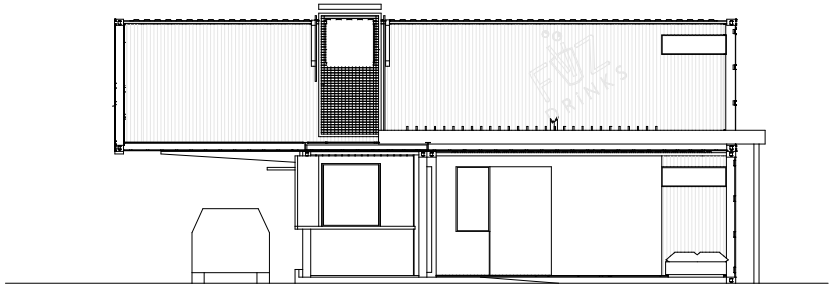
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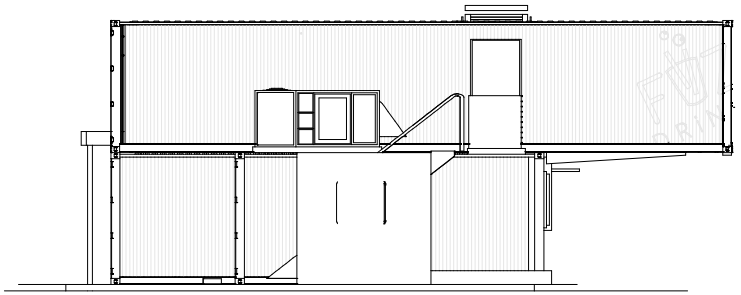
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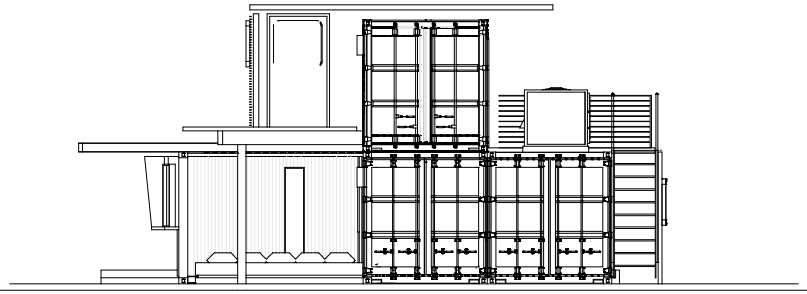
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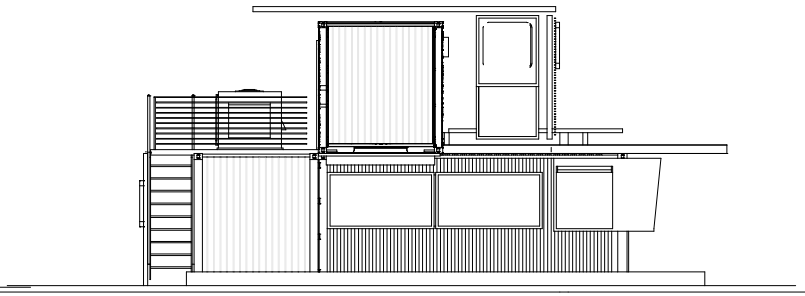
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UTAH SIGN ASSOCIATION MEMBER









FFKR ARCHITECTS
730 Pacific Avenue - Salt Lake City, Utah 84104
O 801.521.5355 - FFKR.COM

PROJECT # 21035

DATE STATUS

EXTERIOR ELEVATIONS

A-201

File : X:\2021\21035 FIZZMOUND\02-Dwg\02-Sheets\A-201.dwg Mar 16, 2021 - 3:08pm By: preston




Swig
Swig

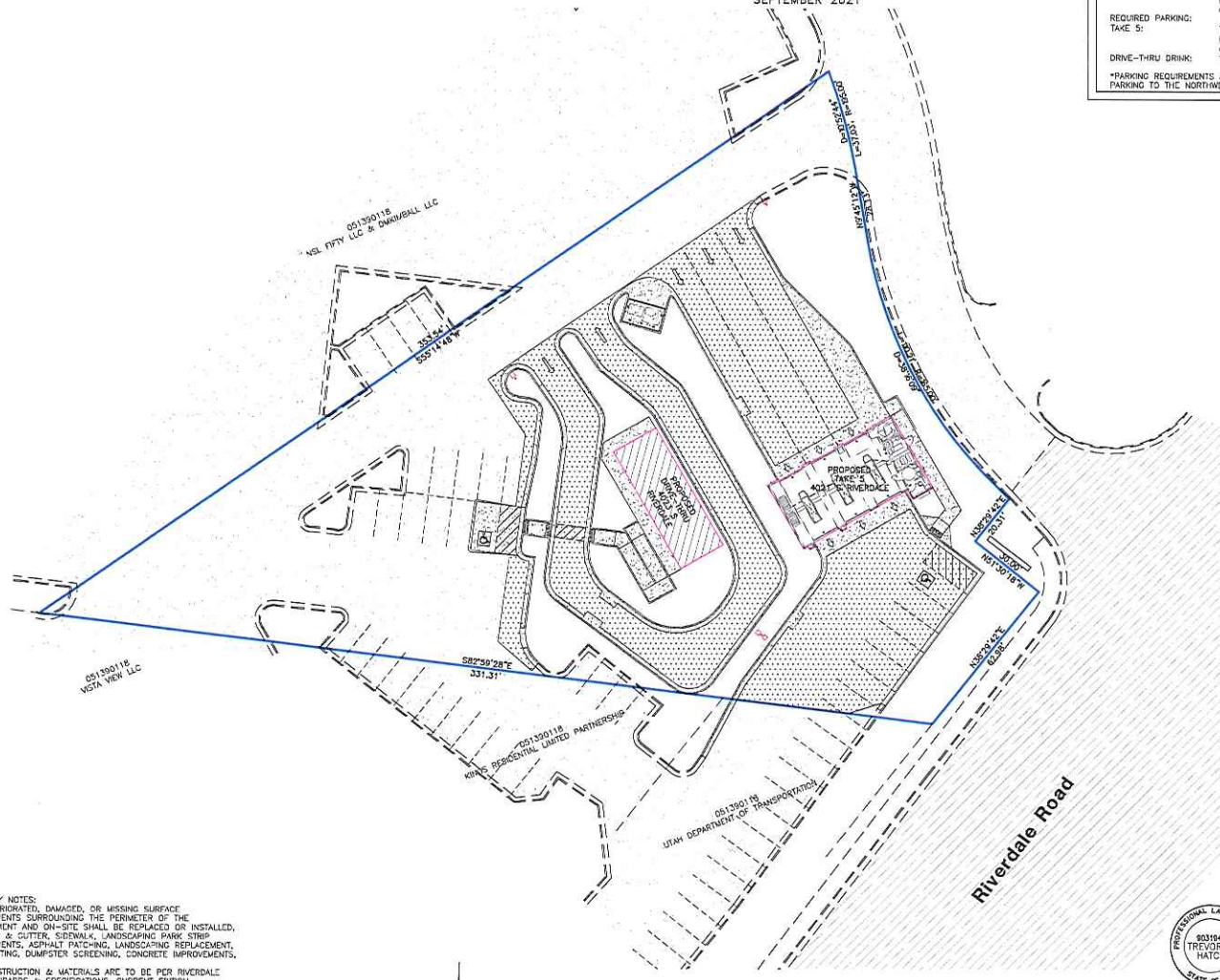
Reeve & Associates, Inc. - Solutions You Can Build On

Project Narrative/Notes/Revisions

1. 07/27/2021 JM – COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
2. 09/08/2021 JM – REVISED PER CITY COMMENTS.

Take 5
4023 Riverdale
Improvement Plans

RIVERDALE, WEBER COUNTY, UTAH
SEPTEMBER 2021



RIVERDALE CITY NOTES:
1. ALL DETERIORATED, DAMAGED, OR MISSING SURFACE IMPROVEMENTS SURROUNDING THE PERIMETER OF THE DEVELOPMENT AND ON-SITE SHALL BE REPLACED OR INSTALLED, I.E. CURB & GUTTER, SIDEWALK, LANDSCAPING PARK STRIP IMPROVEMENTS, ASPHALT PATCHING, LANDSCAPING REPLACEMENT, SITE LIGHTING, DUMPSTER SCREENING, CONCRETE IMPROVEMENTS, ETC..
2. ALL CONSTRUCTION & MATERIALS ARE TO BE PER RIVERDALE CITY STANDARDS & SPECIFICATIONS, CURRENT EDITION.

NOTICE:
THESE PLANS WERE CREATED UTILIZING COLORS FOR UTILITIES & OTHER INFRASTRUCTURE.
IF PRINTED IN, OR COPIED TO BLACK & WHITE, SOME LINE WORK MAY NOT SHOW UP PROPERLY.

Scale: 1" = 20'

UTILITY PROVIDERS:		
SEWER	RIVERDALE CITY	801-394-5541
WATER	RIVERDALE CITY	801-394-5541
STORM DRAIN	RIVERDALE CITY	801-394-5541
POWER	PACIFICORP	1-888-221-7070
GAS	DOMINION ENERGY	1-866-366-4357
CABLE TV	COMCAST	1-800-934-6489
TELEPHONE	CENTURYLINK	1-844-574-8124

Approving Agency
RIVERDALE CITY
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UTAH 84405
APPROVED DATE

SITE DATA

APN#05-139-0078

PARCEL AREA:	43,127 S.F. (0.99 ACRES)	
BUILDING AREA:	2,348 S.F.	5.4%
TOTAL HARDSCAPE:	29,032 S.F.	69.4%
LANDSCAPE AREA:	10,874 S.F.	25.2%
PARKING STALLS:	17 STALLS (does not include drive-thru queues and shared parking stalls)	
REQUIRED PARKING: TAKE 5:	10 STALLS (1 ADA) (1 stall per employee and 5 extra)	
DRIVE-THRU DRINK:	10 STALLS (1 ADA)	

*PARKING REQUIREMENTS ARE MET WITH ALL THE SHARED PARKING TO THE NORTHWEST.

SEPTEMBER 2021



Vicinity Map
NOT TO SCALE

Sheet Index

Sheet 1 - Cover/Index Sheet
Sheet 2 - Notes/Legend
Sheet 3 - Existing/Demolition Plan
Sheet 4 - Proposed Site Plan
Sheet 5.0 - Grading Plan
Sheet 5.1 - Utility Plan
Sheet 6 - Civil Details
Sheet 7 - Storm Water Pollution Prevention Plan Exhibit
Sheet 8 - Storm Water Pollution Prevention Plan Details
Sheet 9 - Landscape Plan
Sheet 10 - Irrigation Plan
Sheet 11 - Irrigation Details

Engineer's Notice To Contractors
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Elevation Datum:
Site Benchmark:
THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN A FOUND BRASS CAP MONUMENT AT THE SOUTH ¼ AND A FOUND BRASS CAP MONUMENT WITNESSING THE SOUTHWEST CORNER OF SECTION 5, SHOWN HEREON AS N89°26'02"W. THE BENCHMARK IS THE FOUND BRASS CAP MONUMENT AT THE SOUTH ¼ CORNER OF SECTION 5, SHOWN HEREON AS 4340.70.

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

Architect:

Geotechnical Report:
Project No.: 16979
CMT Engineering
2796 S. Redwood Road
West Valley, Utah 84119
PH: (801) 908-5859

Surveyor:
Trevor Hatch
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

Landscape Architect:
Nathan Peterson
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

Owner/Developer:
Blue Lube, LLC
Jared Whatcott
1413 E. Nashi Lane
Draper, Utah 84020

Project Contact:
Jeremy Draper
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

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REVISIONS
DATE | DESCRIPTION

Take 5
4021 & 4023 Riverdale Road
RIVERDALE, WEBER COUNTY, UTAH
Cover/Index Sheet

PROFESSIONAL ENGINEER
5536480
JEREMY A. DRAPER
09/09/2021
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: JUNE 2021
Name: TAKE 5 (4021) FUTURE TENANT (4023) RIVERDALE RD
Number: 7477-06

1
11 Total Sheets

General Notes:

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

Utility Notes:

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

Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES 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 APPROPRIATE UTILITY COMPANIES AT LEAST 48 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 THESE PLANS.

THE CONTRACTOR AGREES THAT THEY 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. 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 ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

NOTE:
1. SAWCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT
2. CONTRACTOR TO VERIFY 2% MIN. AND 5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER

Survey Control Note:

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR 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 ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

Erosion Control General Notes:

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

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

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

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

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

Maintenance:

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

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

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

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

EXPOSED SLOPES:

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

All Onsite Utilities and Facilities – On Private Property:
1. 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.
2. 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.
3. 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.
4. 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.

Legend

= PROPOSED SECONDARY WATER LATERAL	= PROPOSED WATER METER	PP	= POWER/UTILITY POLE
= PROPOSED LAND DRAIN LATERAL	= EXISTING WATER METER	P.U.E.	= PUBLIC UTILITY EASEMENT
= PROPOSED WATER LATERAL	= PROPOSED CATCH BASIN	RCP	= REINFORCED CONCRETE PIPE
= PROPOSED SEWER LATERAL	= EXISTING CATCH BASIN	RIM	= RIM OF MANHOLE
= PROPOSED CULINARY WATER LINE	= DRAINAGE SWALE	R.O.W.	= RIGHT-OF-WAY
= EXISTING CULINARY WATER LINE	= PLUG W/ 2" BLOW-OFF	SD	= STORM DRAIN
= PROPOSED SECONDARY WATER LINE	= PLUG & BLOCK	SS	= SANITARY SEWER
= EXISTING SECONDARY WATER LINE	= STREET LIGHT	TBC	= TOP BACK OF CURB
= PROPOSED SANITARY SEWER LINE	= SIGN	TOA	= TOP OF ASPHALT
= EXISTING SANITARY SEWER LINE	BLDG = BUILDING	TOC	= TOP OF CONCRETE
= PROPOSED STORM DRAIN LINE	C&G = CURB & GUTTER	TOFF	= TOP OF FINISHED FLOOR
= EXISTING STORM DRAIN LINE	CB = CATCH BASIN	TOI	= TOP OF PUMP ISLAND
= PROPOSED LAND DRAIN LINE	C.F. = CUBIC FEET	TSW	= TOP OF SIDEWALK
= EXISTING LAND DRAIN LINE	C.F.S. = CUBIC FEET PER SECOND	W	= CULINARY WATER
= PROPOSED IRRIGATION LINE	FC = FENCE CORNER	WM	= WATER METER
= EXISTING IRRIGATION LINE	FF = FINISH FLOOR		= EXISTING ROADWAY PAVEMENT
= FENCE LINE	FFE = FINISH FLOOR ELEVATION		= PROPOSED ASPHALT PAVEMENT
= PROPOSED FIRE HYDRANT	FG = FINISHED GRADE		= PROPOSED CONCRETE
= EXISTING FIRE HYDRANT	FH = FIRE HYDRANT		= PROPOSED GRAVEL
= PROPOSED MANHOLE	FL = FLOW LINE	4800	= EXISTING CONTOUR GRADE
= EXISTING MANHOLE	GB = GRADE BREAK	*4800*	= PROPOSED CONTOUR GRADE
= PROPOSED SEWER CLEAN-OUT	INV = INVERT		
= PROPOSED GATE VALVE	L.F. = LINEAR FEET		
= EXISTING GATE VALVE	NG = NATURAL GRADE		

NOTICE:
THESE PLANS WERE CREATED UTILIZING COLORS FOR UTILITIES & OTHER INFRASTRUCTURE.
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TEL: (801) 621-3100 www.reeve-assoc.com
SURVEYING • CIVIL ENGINEERING • LAND DEVELOPMENT • PROJECT MANAGEMENT

REVISIONS
DATE | DESCRIPTION

Take 5
4021 & 4023 Riverdale Road
RIVERDALE, WEBER COUNTY, UTAH

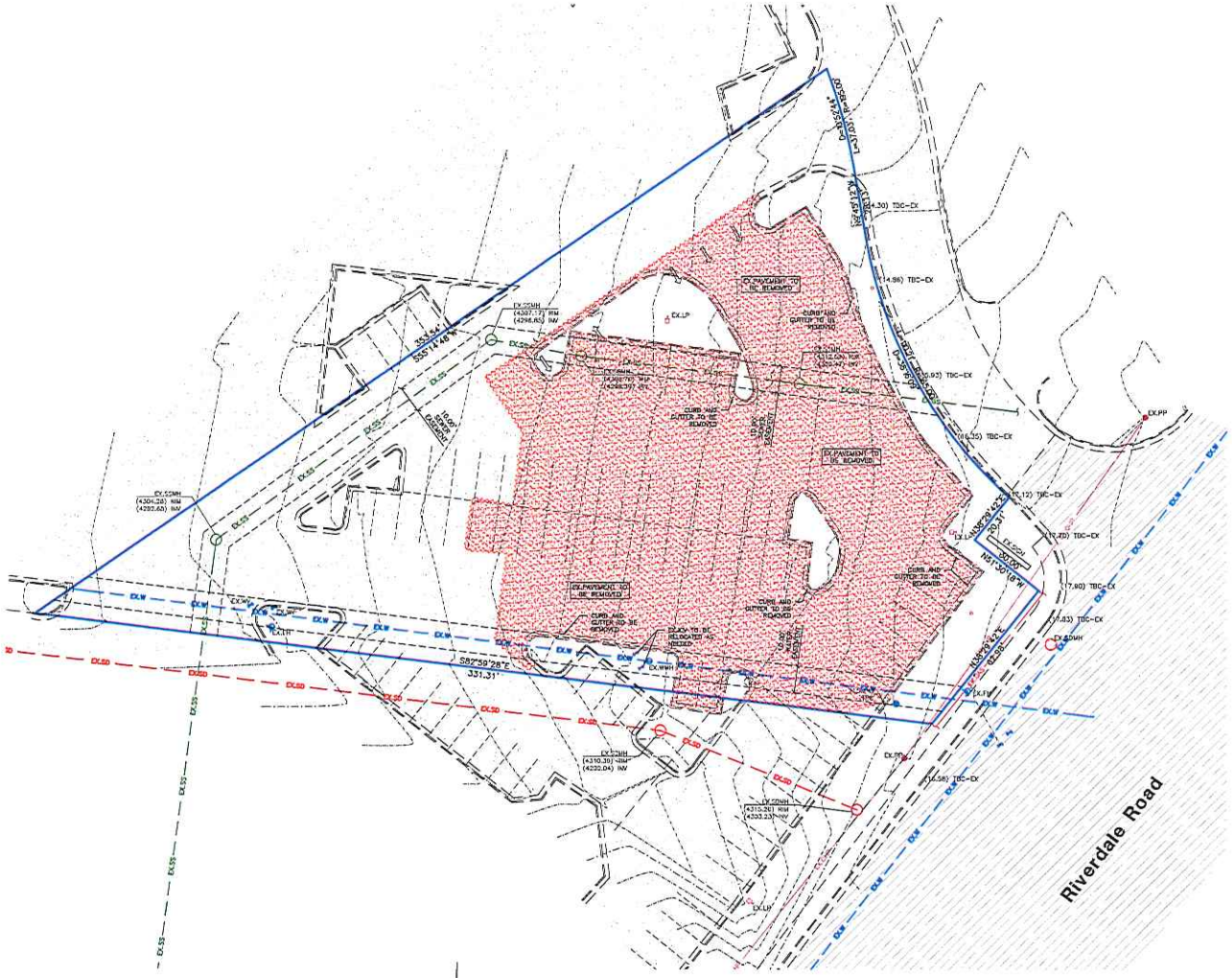
Notes/Legend

LICENSED PROFESSIONAL ENGINEER — JEREMY A. DRAPER — 09/09/2021 — STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: JUNE 2021
Name: TAKE 5 (4021) FUTURE TENANT (4023) RIVERDALE RD
Number: 7477-08

2

11 Total Sheets



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4021 & 4023 Riverdale Road
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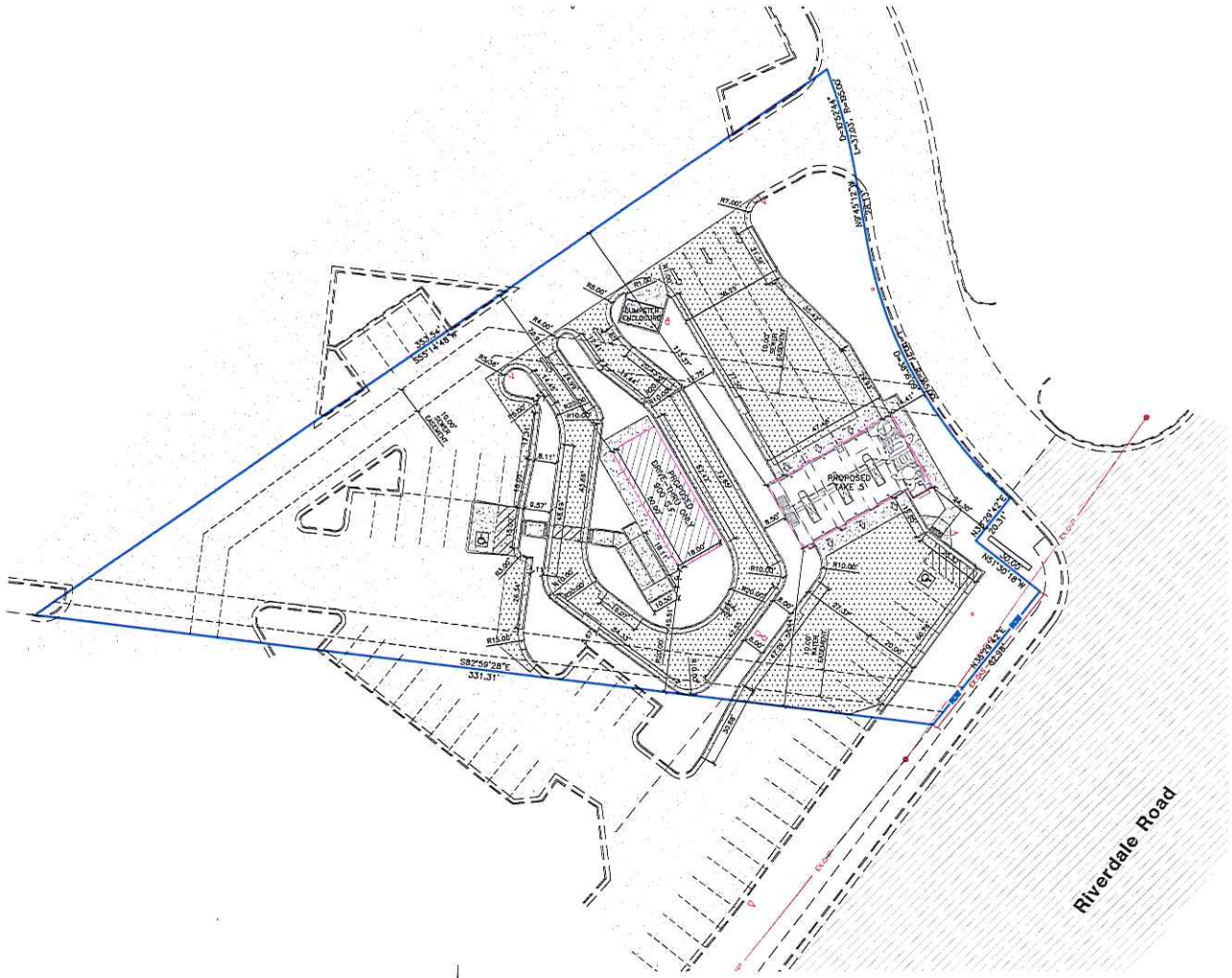
Existing/Demolition Plan

REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
5538480
JEREMY A. DRAPER
09/09/2021

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: JUNE 2021
Name: TAKE 5 (4021) FUTURE TENANT (4023) RIVERDALE RD
Number: 7477-06

3
11 Total Sheets

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Scale: 1" = 20'

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REVISIONS

DATE	DESCRIPTION

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4021 & 4023 Riverdale Road
RIVERDALE, WEBER COUNTY, UTAH

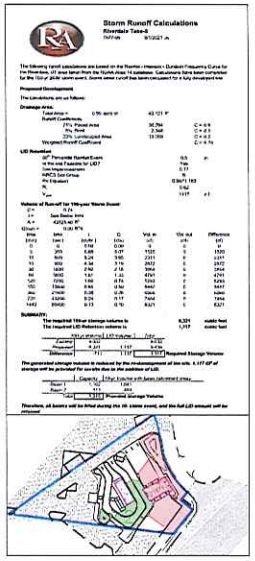
Existing/Demolition Plan

LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH
5538480
JEREMY A. DRAPER
09/09/2021

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: JUNE 2021
Name: TAKE 5 (4021) FUTURE TENANT (4023) RIVERDALE RD
Number: 7477-06

4
11 Total Sheets





Storm Runoff Calculations
Riverdale Take-5
04/19/21

The following runoff calculations are based on the Thornton / Hanson - Duration Frequency Curve for the Riverdale, UT area taken from the NOAA Atlas 14 database. Calculations have been completed for the 10-yr 24-hr storm event. Storm sewer runoff has been calculated for a fully developed site.

Proposed Development

The calculations are as follows:

Drainage Area

Total Area = 0.96 acres or 43,121 ft²
Runoff Coefficients
75% Paved Area 32,354 C = 0.9
0% Roof 2,348 C = 0.9
25% Landscaped Area 10,769 C = 0.2
Weighted Runoff Coefficient C = 0.76

LID Retention

90th Percentile Rainfall Event P1
in the mid Feasatch for LID? Yes
Low Impact Index 0.77
NRCS Soil Group C
Fill (Volume) 0.90(P) 1.93
n 0.42
Y_ave 1.117 in

Volume of Runoff for 100-year Storm Event

Q = 0.71
I = See Below Intro
A = 43,121 sq. ft.
Q Total = 0.92 ft³/s

Time (min)	Time (hr)	I (in/hr)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	0.1	3.68	0.67	1,931	0	1,931
10	0.2	4.76	0.86	2,501	0	2,501
15	0.3	5.50	1.00	2,891	0	2,891
30	0.5	6.54	1.19	3,434	0	3,434
60	1	7.85	1.43	4,123	0	4,123
90	1.5	8.62	1.57	4,529	0	4,529
120	2	9.16	1.67	4,812	0	4,812
180	3	9.94	1.81	5,222	0	5,222
240	4	10.49	1.91	5,510	0	5,510
360	6	11.23	2.04	5,899	0	5,899
720	12	12.34	2.25	6,481	0	6,481
1440	24	13.63	2.48	7,160	0	7,160

Summary:

The required 100-yr storage volume is 6,321 cubic feet
The required LID Retention volume is 1,117 cubic feet

Volume (cf)	Required LID Volume	Total
Provided	4,321	5,438
Required	1,117	6,321
Difference	3,204	-883 Required Storage Volume

The generated storage volume is reduced by the re-development of an adj. 1,177 SF of drainage will be provided for on-site due to the addition of LID.

Capacity	3-Bay Volume with basin retained (cf)
Basin 1	1,931
Basin 2	2,891
Total	4,822 Provided Storage Volume

Therefore, all basins will be filled during the 10- storm event, and the full LID amount will be provided.

BASIN 1 STAGE STORAGE TABLE

ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
4,310.84	261.39	N/A	N/A	0.00	N/A	0.00
4,311.00	282.51	0.16	44.31	44.31	44.29	44.29
4,312.00	592.91	1.00	442.26	486.57	433.55	477.84
HIGHWATER 4,312.84	906.24	0.84	629.26	1115.83	624.60	1102.44
4,313.00	971.84	0.16	150.25	1266.09	150.22	1252.66

BASIN 2 STAGE STORAGE TABLE

ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
4,307.00	12.98	N/A	N/A	0.00	N/A	0.00
4,308.00	88.49	1.00	50.73	50.73	45.12	45.12
HIGHWATER 4,308.56	156.83	0.56	68.09	119.42	67.78	112.90
4,309.00	223.67	0.44	83.71	203.13	83.28	196.18
4,309.56	342.26	0.56	158.46	361.59	157.29	353.47

Scale: 1" = 20'

THE STORM WATER DRAWINGS THAT UPON CONSTRUCTION COMPLETION THE DETENTION /NASIN STORAGE VOLUME MUST BE CHECKED BY THE DESIGN ENGINEER AND THE VOLUME ACTUALLY CONSTRUCTED MUST BE MEASURED, AND THEN CERTIFIED IN WRITING, BY THE DESIGN ENGINEER, TO THE CITY STORM WATER MANAGER. STORM DRAIN CATCH BASIN TO HAVE HOODED INLETS

NOTICE:
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5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
PH: (801) 621-3100 FAX: (801) 621-2666
LAND DEVELOPMENT • SURVEYING • WATER RESOURCES

REVISIONS
DATE | DESCRIPTION

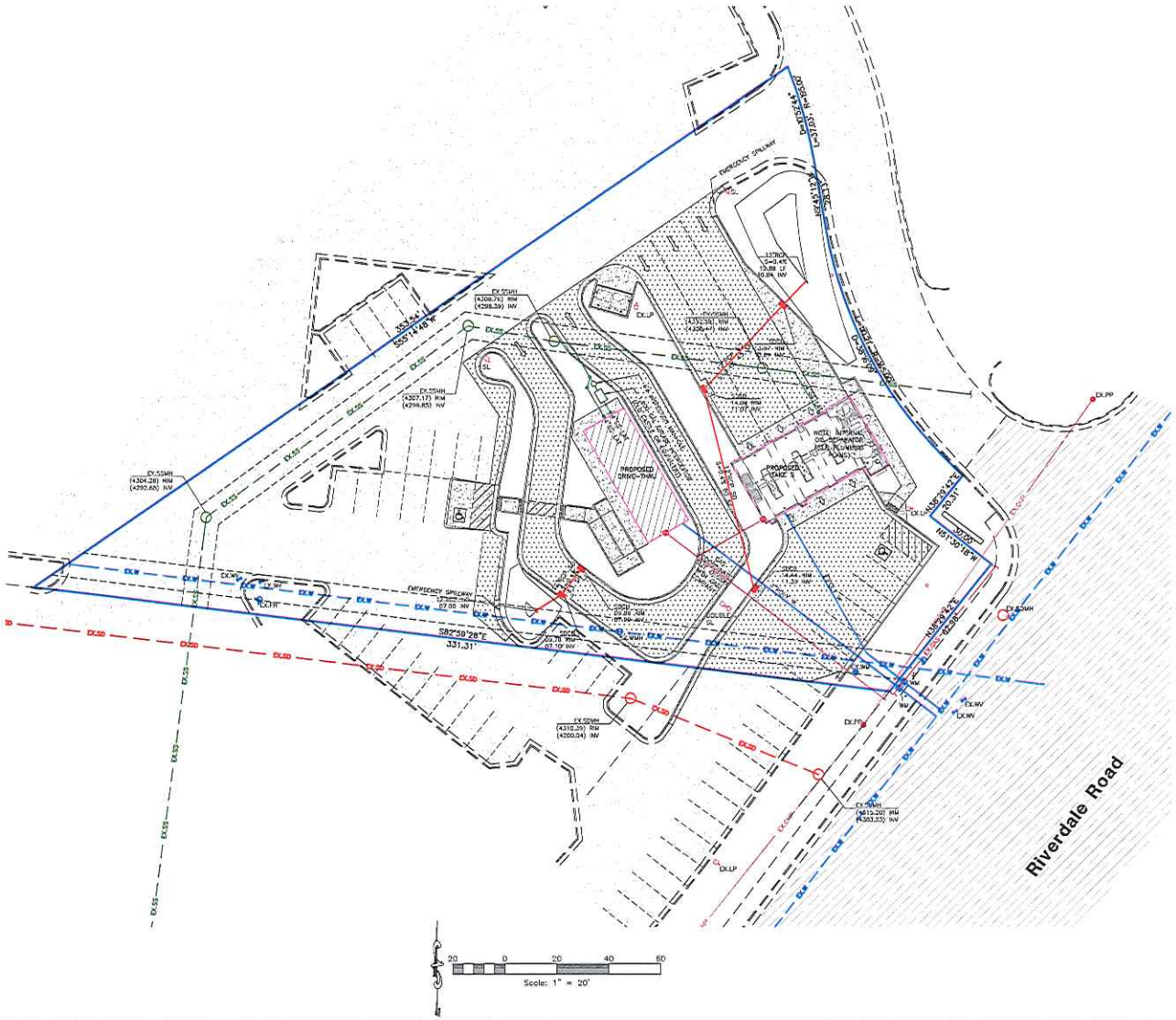
Take 5
4021 & 4023 Riverdale Road
RIVERDALE, WEBER COUNTY, UTAH

Grading Plan

REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
JEREMY A. DRAPER
09/09/2021

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: JUNE 2021
Name: TAKE 5 (4021) FUTURE TENANT (4023) RIVERDALE RD
Number: 7477-06

5.0
11 Total Sheets



All Onsite Utilities and Facilities – On Private Property:
1. 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.
2. 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.
3. 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.
4. 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.

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LAND DEVELOPMENT • SURVEYING • WATER RESOURCES
TRAFFIC ENGINEERING • STRUCTURAL ENGINEERING • MUNICIPAL ENGINEERING

REVISIONS
DATE | DESCRIPTION

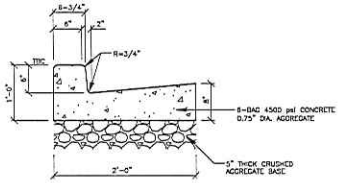
Take 5
4021 & 4023 Riverdale Road
RIVERDALE, WEBER COUNTY, UTAH

Utility Plan

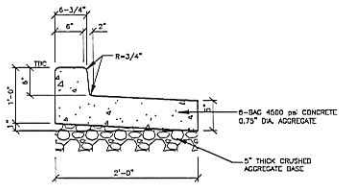
LICENSED PROFESSIONAL ENGINEER
5510402
JEREMY A. DRAPER
05/09/2021
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: JUNE 2021
Name: TAKE 5 (4021) FUTURE TENANT (4023) RIVERDALE RD
Number: 7477-06

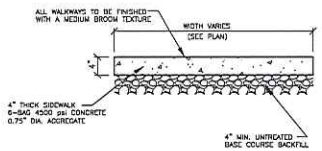
5.1
11 Total Sheets



24" On-Site 'L' Type Curb & Gutter
SCALE: NONE

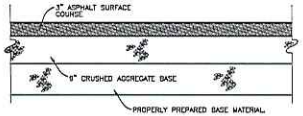


24" On-Site Outfall 'L' Curb & Gutter
SCALE: NONE



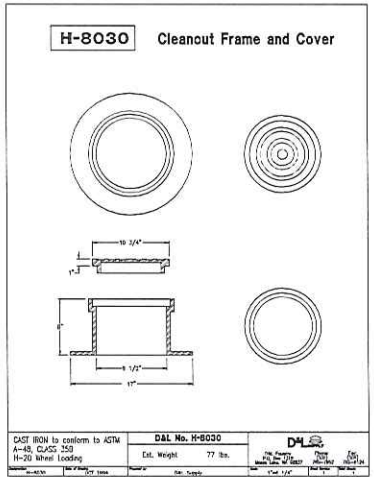
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL)

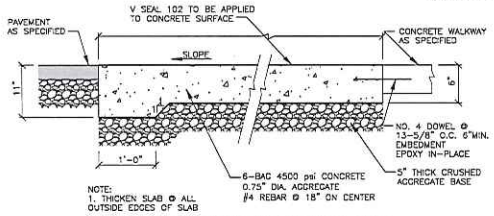
Concrete Walkway
SCALE: NONE



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL)

Typical On-Site Asphalt Paving
SCALE: NONE

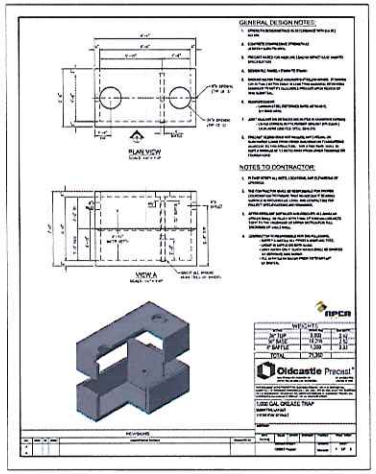


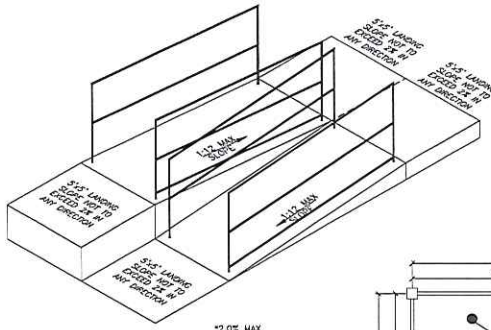


NOTE:
1. THICKEN SLAB @ ALL OUTSIDE EDGES OF SLAB

(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL)

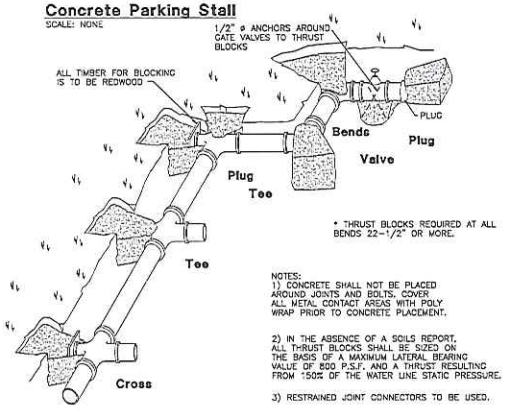
Concrete Parking Stall
SCALE: NONE





*2.0% MAX. CROSS-SLOPE

ADA Ramp With Rails
SCALE: NONE



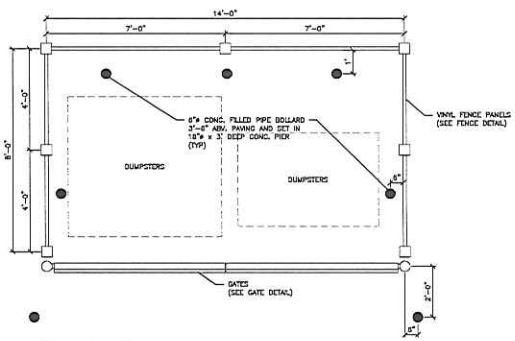
* THRUST BLOCKS REQUIRED AT ALL BENDS 22-1/2° OR MORE.

NOTES:
1) CONCRETE SHALL NOT BE PLACED AROUND JOINTS AND BOLTS. COVER ALL METAL CONTACT AREAS WITH POLY WRAP PRIOR TO CONCRETE PLACEMENT.

2) IN THE ABSENCE OF A SOILS REPORT, ALL THRUST BLOCKS SHALL BE SIZED ON THE BASIS OF A MAXIMUM LATERAL BEARING VALUE OF 800 P.S.F. AND A THRUST RESULTING FROM 150± OF THE WATER LINE STATIC PRESSURE.

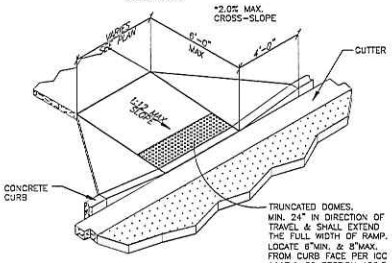
3) RESTRAINED JOINT CONNECTORS TO BE USED.

Thrust Block Detail
SCALE: NONE

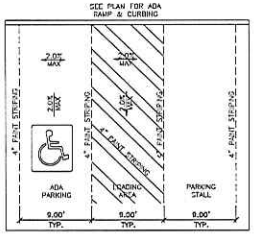


Dumpster Enclosure
SCALE: NONE

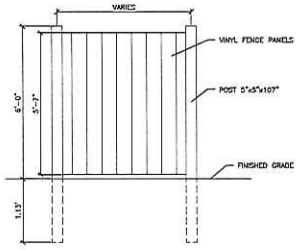
NOTE:
1. ALL HARDWARE TO BE GALVANIZED UNLESS OTHERWISE NOTED
2. ALL STEEL POSTS AND GATE FRAME TO BE PRIMED AND PAINTED WITH 2 COATS EACH. COLOR TO BE DARK BRONZE SW6076
3. ALL STEEL MEMBERS TO BE SHOP WELDED, PROVIDED SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. ALL STEEL TO BE PAINTED DARK BRONZE SW6076
4. ALL METAL FRAMING, POST AND HARDWARE TO BE PRIMED AND PAINTED W/ MIN. 1 COAT PRIMER, AND 2 COATS FINISH, PAINT TO BE OIL BASED AND COLOR TO BE DARK BRONZE SW6076



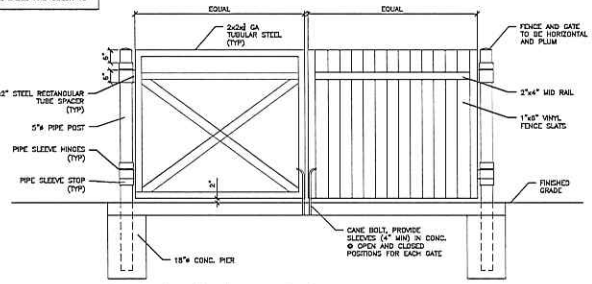
ADA Ramp Detail
SCALE: NONE



Typical ADA Parking Stall Detail
SCALE: NONE



Dumpster Enclosure Fence
SCALE: NONE



Dumpster Enclosure Gate
SCALE: NONE

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Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
801.621.3100 • FAX 801.621.2666
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
WATER CHANGES • SOLDIER CREEKS • UNDERWATERS

REVISIONS
DESCRIPTION | DATE

Take 5
4021 & 4023 Riverdale Road
RIVERDALE, WEBER COUNTY, UTAH

Civil Details

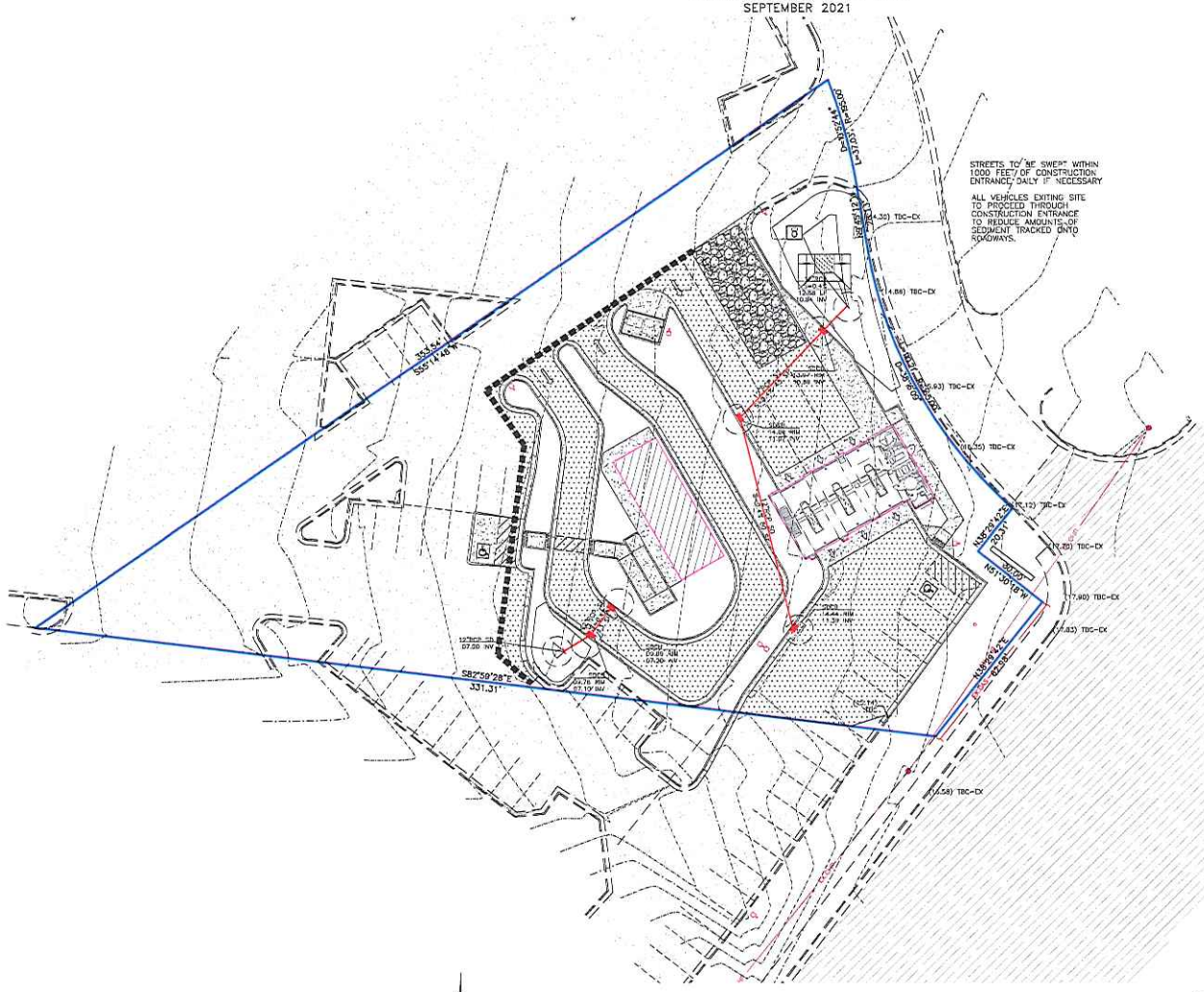
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
9338480
JEREMY A. DRAPER
09/09/2021

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: JUNE 2021
Name: TAKE 5 (4021) FUTURE TENANT (4023) RIVERDALE RD
Number: 7477-06

6
11 Total Sheets

Take 5
4023 Riverdale
Storm Water Pollution Prevention Plan Exhibit

RIVERDALE, WEBER COUNTY, UTAH
SEPTEMBER 2021





Vicinity Map
NOT TO SCALE

Construction Activity Schedule

- PROJECT LOCATION.....RIVERDALE CITY, WEBER COUNTY, UTAH
- PROJECT BEGINNING DATE.....AUGUST 2021
- BMP'S DEPLOYMENT DATE.....AUGUST 2021
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....TBD
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

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(801) 621-3100 FAX: (801) 621-2666
UNE PLANNING • CIVIL ENGINEERING • LAND SURVEYING
WATER RESOURCES • LAND DEVELOPMENT • TRANSPORTATION

REVISIONS
DATE | DESCRIPTION

Take 5
4021 & 4023 Riverdale Road
RIVERDALE, WEBER COUNTY, UTAH
Storm Water Pollution Prevention Plan Exhibit

PROFESSIONAL ENGINEER
5504455
JEREMY A. DRAPER
09/09/2021
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: JUNE 2021
Name: TAKE 5 (4021) FUTURE TENANT (4023) RIVERDALE RD
Number: 7477-06

7
11 Total Sheets

Notes:

1. Describe all BMP's to protect storm water inlets:
   All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).

2. Describe BMP's to eliminate/reduce contamination of storm water from:
   a. Equipment / building / concrete wash areas:
      To be performed in designated areas only and surrounded with silt fence barriers.
   b. Soil contaminated by soil amendments:
      If any contaminates are found or generated, contact environmental engineer and contacts listed.
   c. Areas of contaminated soil:
      If any contaminates are found or generated, contact environmental engineer and contacts listed.
   d. Fueling area:
      To be performed in designated areas only and surrounded with silt fence.
   e. Vehicle maintenance areas:
      To be performed in designated areas only and surrounded with silt fence.
   f. Vehicle parking areas:
      To be performed in designated areas only and surrounded with silt fence.
   g. Equipment storage areas:
      To be performed in designated areas only and surrounded with silt fence.
   h. Materials storage areas:
      To be performed in designated areas only and surrounded with silt fence.
   i. Waste containment areas:
      To be performed in designated areas only and surrounded with silt fence.
   j. Service areas:
      To be performed in designated areas only and surrounded with silt fence.

3. BMP's for wind erosion:
   Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion

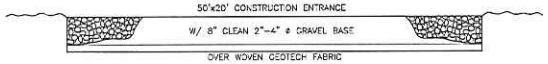
4. Construction Vehicles and Equipment:
   a. Maintenance
      - Maintain all construction equipment to prevent oil or other fluid leaks.
      - Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.
      - Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
      - Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
      - Segregate and recycle waste, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
   b. Fueling
      - If fueling must occur on-site, use designated areas away from drainage.
      - Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
      - Cover retention area with an impervious material and install in in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
      - Use drip pans for any oil or fluid changes.
   c. Washing
      - Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
      - If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
      - Use phosphate-free, biodegradable soaps.
      - Do not permit steam cleaning on-site.

5. Spill Prevention and Control
   a. Minor Spills:
      Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
      - Contain the spread of the spill.
      - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
      - If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
      - If the spill occurs during rain, cover the impacted area to avoid runoff.
      - Record all steps taken to report and contain spill.
   b. Major Spills:
      On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal repartable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.

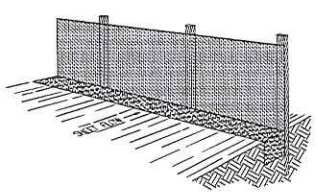
6. Post Roadway / Utility Construction
   a. Maintain good housekeeping practices.
   b. Enclose or cover building material storage areas.
   c. Property store materials such as paints and solvents.
   d. Store dry and wet materials under cover, away from drainage areas.
   e. Avoid mixing excess amounts of fresh concrete or cement on-site.
   f. Perform washout of concrete trucks offsite or in designated areas only.
   g. Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
   h. Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
   i. All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
   j. Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.

7. Erosion Control Plan Notes
   a. The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
   b. A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
   c. Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
   d. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. this should be confirmed by survey or other means acceptable to the engineer of record.
   e. All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
   f. Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
   g. All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.
   h. The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
   i. Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
   j. Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.

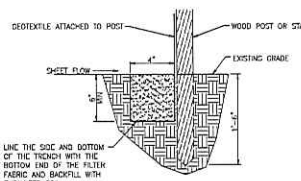
8. Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
   a. Part II.D.4 of general permit UTRC00000 identifies the minimum inspection requirements.
   b. Part II.D.4.C identifies the minimum inspection report requirements.
   c. Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.



Cross Section 50' x 20' Construction Entrance



Perspective View
Figure 2



Section

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

TABLE 1:
Recommended Maximum Slope Lengths for Silt Fence
(Richardson & Middlebrooks, 1991)

Slope Steepness (%)	Max. Slope Length m (ft)
<2%	30.5m (100ft)
2-5%	22.0m (75ft)
5-10%	15.2m (50ft)
10-20%	7.6m (25ft)
>20%	4.5m (15ft)

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

FIELD ASSEMBLY:
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing should generally be less than three (3) times the height of the fence.
*If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6").
*Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom of the trench.
*The geotextile shall then be stapled or wired to the posts. An extra 20-50cm (8-20") of geotextile shall extend into the trench.

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

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

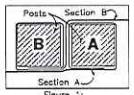
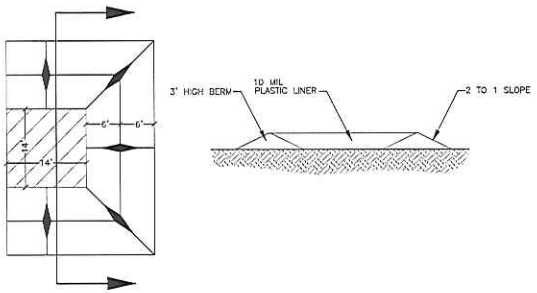
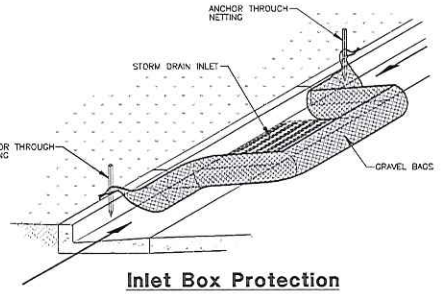


Figure 1:
Top View of
Roll-to-Roll Connection

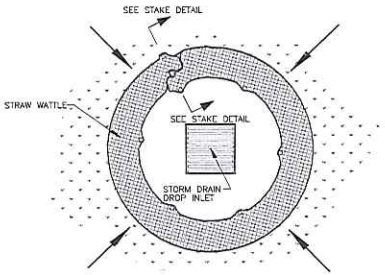
Silt Fence Detail
SCALE: NONE



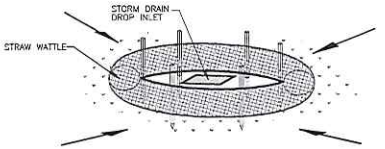
Concrete Washout Area
w/ 10 mil Plastic Liner
SCALE: NONE



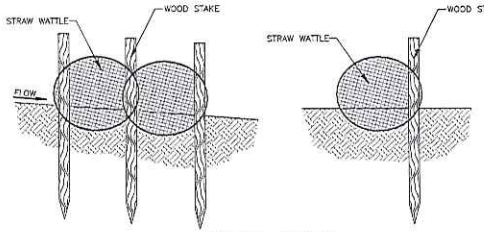
Inlet Box Protection



Plan View



Drop Inlet Protection



Stake Detail

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TRAFFIC ENGINEERING • STRUCTURAL ENGINEERING • LANDSCAPE ARCHITECTURE

REVISIONS	
DATE	DESCRIPTION

Take 5
4021 & 4023 Riverdale Road
RIVERDALE, WEBER COUNTY, UTAH

Storm Water Pollution Prevention Plan Details

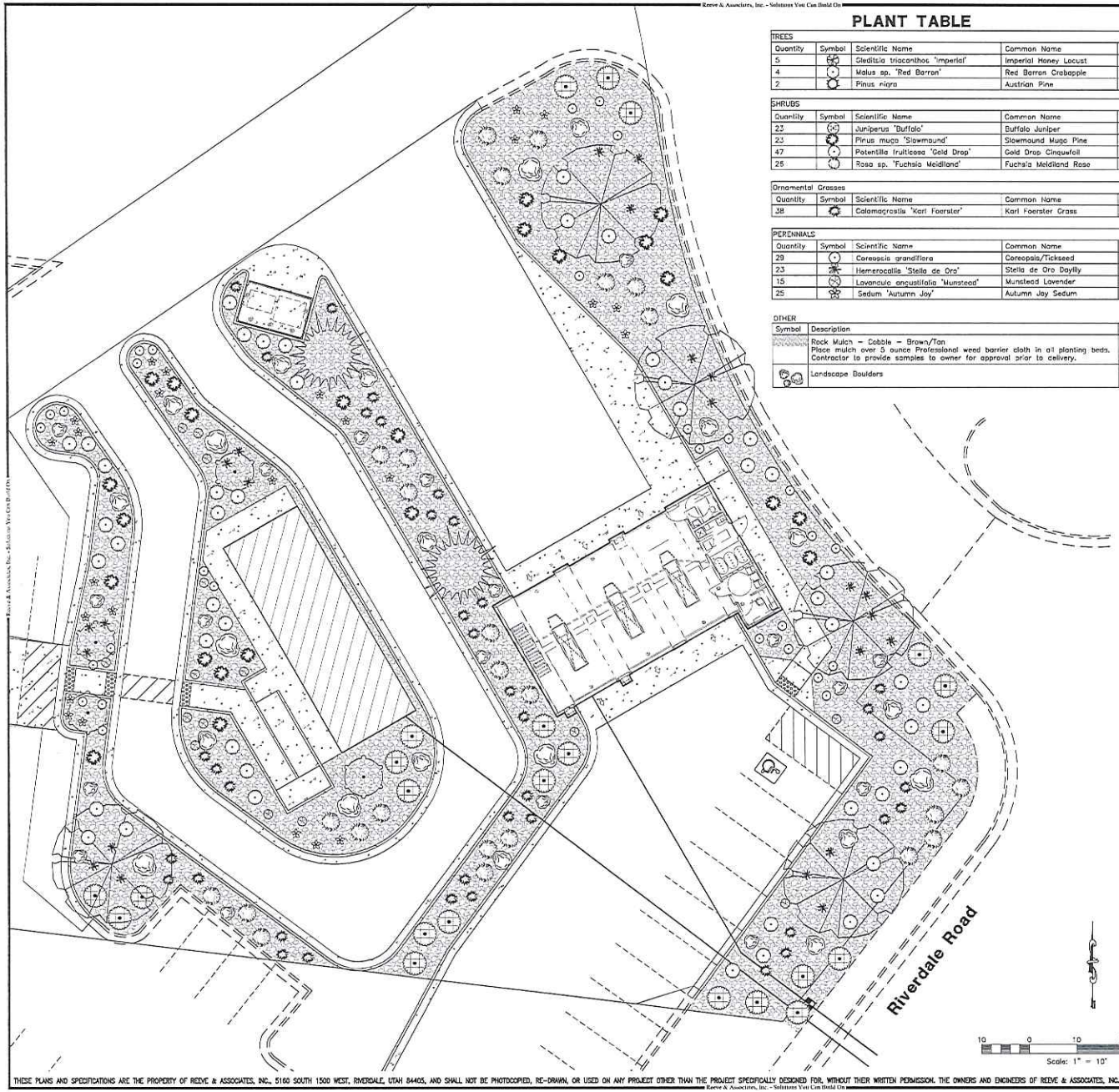
REGISTERED PROFESSIONAL ENGINEER
5550450
JEREMY A. DRAPER
09/09/2021
STATE OF UTAH

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: J. MEYERS
Begin Date: JUNE 2021
Name: TAKE 5 (4021) FUTURE TENANT (4023) RIVERDALE RD
Number: 7477-06

8
11 Total Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

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PLANT TABLE

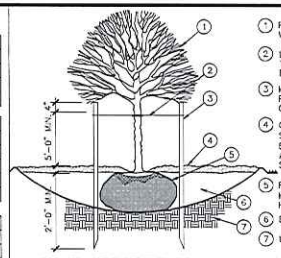
TREES				
Quantity	Symbol	Scientific Name	Common Name	Size
5		Gleditsia triacanthos 'Imperial'	Imperial Honey Locust	2" cal.
4		Malus sp. 'Red Barron'	Red Barron Crabapple	2" cal.
2		Pinus nigra	Austrian Pine	6' Ht.

SHRUBS				
Quantity	Symbol	Scientific Name	Common Name	Size
23		Juniperus 'Buffalo'	Buffalo Juniper	5 gal.
23		Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 gal.
47		Potentilla fruticosa 'Gold Drop'	Gold Drop Cinquefoil	5 gal.
25		Rosa sp. 'Fuchsia Meidiland'	Fuchsia Meidiland Rose	5 gal.

Ornamental Grasses				
Quantity	Symbol	Scientific Name	Common Name	Size
38		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	1 gal.

PERENNIALS				
Quantity	Symbol	Scientific Name	Common Name	Size
29		Coreopsis grandiflora	Coreopsis/Tickseed	1 gal.
23		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
15		Lavandula angustifolia 'Munstead'	Munstead Lavender	1 gal.
25		Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.

OTHER		
Symbol	Description	Size/Type
	Rock Mulch – Cobble – Brown/Tan Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	2" Diameter 3" Depth
	Landscape Boulders	3'-5' Diameter

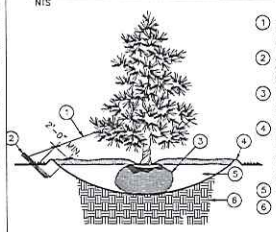


1. PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
2. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
3. METAL T-POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR.
5. REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE.
6. BACKFILL WITH NATIVE SOIL
7. UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.

DECIDUOUS TREE PLANTING

NTS

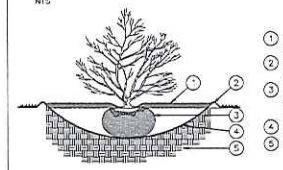


1. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS
2. 4' x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH – BRUSH MULCH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR
5. BACKFILL WITH NATIVE SOIL
6. UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.

CONIFEROUS TREE PLANTING

NTS

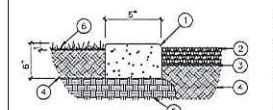


1. 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
2. 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"-3" HIGHER THAN GRADE.
4. BACKFILL WITH NATIVE SOIL
5. UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.

SHRUB PLANTING

NTS



1. 6"X6" CONCRETE MOW STRIP WITH RADIUS EDGES
2. BARK/ROCK MULCH
3. FINISH GRADE/WEED FABRIC
4. TOPSOIL
5. COMPACTED SUBGRADE
6. LAWN

CONCRETE MOW STRIP

NTS

PLANTING NOTES

1. This planting plan is diagrammatic and plant locations are approximate.
2. Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
3. Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
4. Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
5. Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
6. All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
7. Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
8. Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
9. Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
10. Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
11. Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.
12. Provide a 3' minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" minimum depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
13. The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.

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PHONE: (801) 621-3100 FAX: (801) 621-2666
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
WATER ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	
DATE	DESCRIPTION

Take 5
4023 Riverdale
WEBER COUNTY, UTAH

Landscape Plan

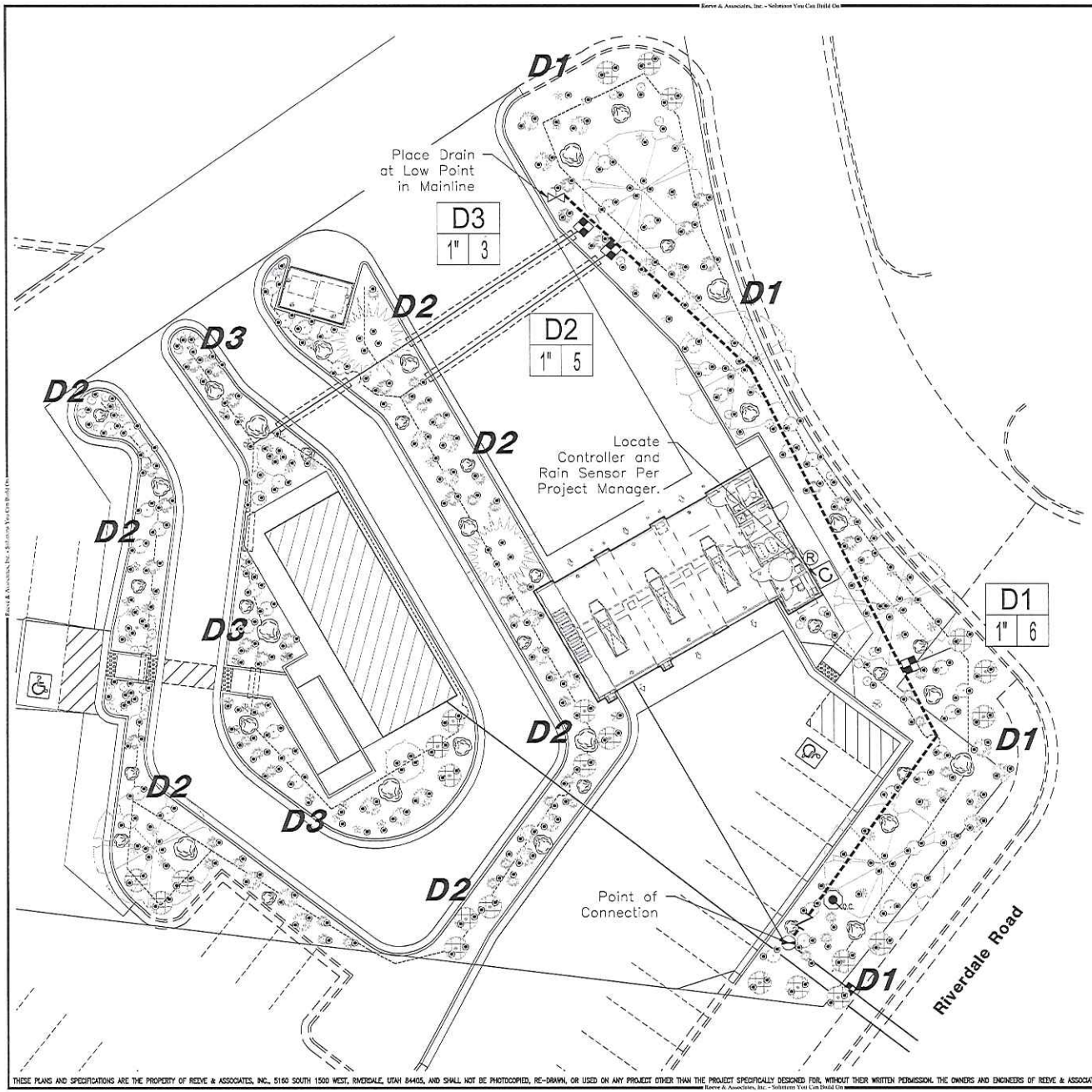
LICENSED LANDSCAPE ARCHITECT
SEAL
NATHAN C. PETERSON
7477-0601
STATE OF UTAH

Project Info.

Engineer:	NATHAN PETERSON
Drafter:	N. PETERSON
Begin Date:	JUNE 2021
Name:	TAKE 5
	4023 RIVERDALE RD
Number:	7477-06

9

11 Total Sheets



IRRIGATION SCHEDULE

EQUIP.	SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
		FORD	BC11-444SWM-NL	STOP AND WASTE
		WILKINS STRONGBOX	975XL2 SBBC-30AL	BACKFLOW PREVENTION ASSEMBLY ALUMINUM BACKFLOW ENCLOSURE
		RAINBIRD	MODEL 44LRC	1" QUICK COUPLING VALVE
		FORD	B111-333-NL 3/4"	MANUAL DRAIN VALVE ASSEMBLY
	C	RAINBIRD	ESP LXME	120 VAC-INDOOR/OUTDOOR CONTROLLER
		RAINBIRD	WR2-RC	WIRELESS RAIN SENSOR
		RAINBIRD	XCZ-100-PRB-COM	DRIP REMOTE CONTROL VALVE

PIPE	SYMBOL		CATALOG #	DESCRIPTION
		SCH. 40	PVC MAIN LINE	PRESSURIZED IRRIGATION MAIN LINE
1"		SCH. 40	PVC LATERAL LINE	IRRIGATION LINE; SIZE AS FOLLOWS: 3/4" (0-8 gpm), 1" (8-12 gpm), 1 1/4" (12-22 gpm), 1 1/2" (22-30 gpm), 2" (30-50 gpm)
		SCH. 40	PVC SLEEVE	2 X DIA. - USE UNDER PAVEMENT

DRIP	SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
		RAINBIRD	XB-T-20-PC	XERIBUG DRIP EMITTERS, 2 GAL/HOUR 1 EMITTER PER 1 GALLON PLANT 2 EMITTERS PER 5 GALLON PLANT 4 EMITTERS PER TREE (OUTSIDE TURF AREAS)
		PVC/POLY	DRIP LATERAL LINE	1/2"-3/4" LATERAL SUPPLY LINE

LABELS

D1 — DRIP IRRIGATION ZONE NUMBER

D1 / 1" / 5 — DRIP VALVE NUMBER; GALLONS PER MINUTE; VALVE SIZE

Scale: 1" = 10'

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REVISIONS

DATE	DESCRIPTION

Take 5
4023 Riverdale
WEBER COUNTY, UTAH

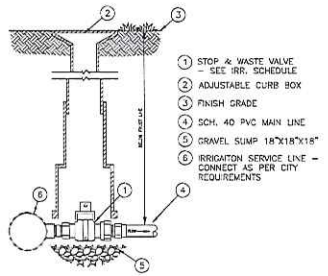
Irrigation Plan

LICENSED LANDSCAPE ARCHITECT
NATHAN C. PETERSON
07/22/2021
STATE OF UTAH

Project Info.
Engineer: NATHAN PETERSON
Drafter: N. PETERSON
Begin Date: JUNE 2021
Name: TAKE 5 4023 RIVERDALE RD
Number: 7477-06

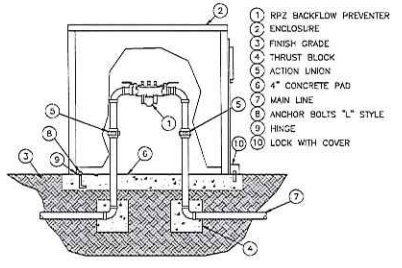
10
11 Total Sheets

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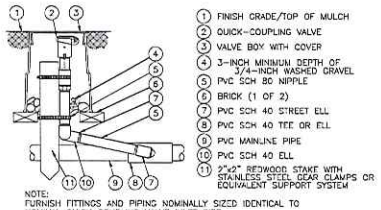
STOP & WASTE ASSEMBLY

N.T.S.



BACKFLOW PREVENTER

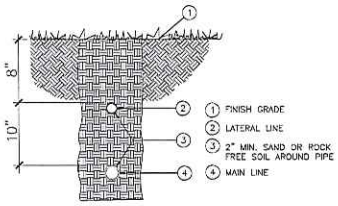
N.T.S.



NOTE:
FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

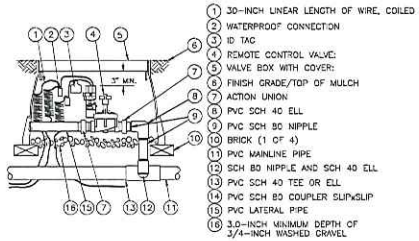
QUICK COUPLING VALVE

N.T.S.



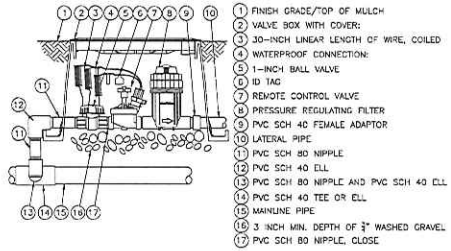
TRENCH SECTION

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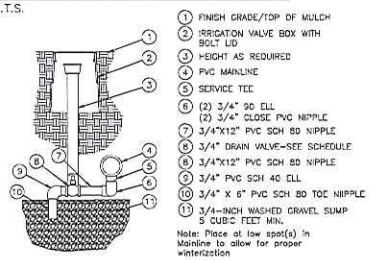
REMOTE CONTROL VALVE

N.T.S.



REMOTE CONTROL DRIP VALVE

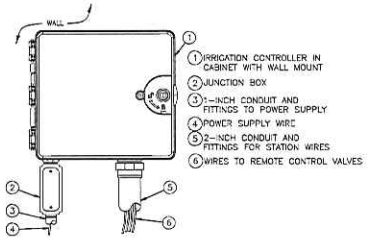
N.T.S.



Note: Place at low spot(s) in Mainline to allow for proper winterization

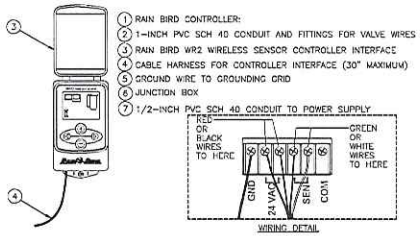
MANUAL DRAIN VALVE

N.T.S.



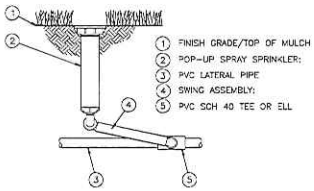
IRRIGATION CONTROLLER

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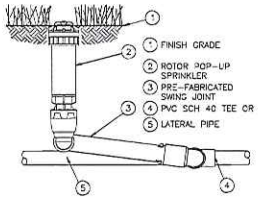
WIRELESS RAIN SENSOR

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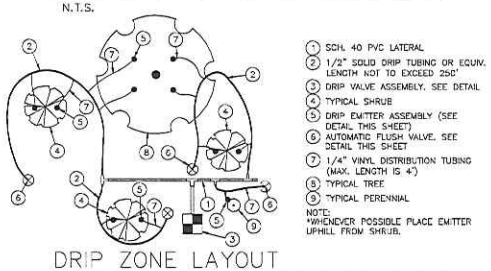
POP-UP SPRAY HEAD

N.T.S.



ROTOR POP-UP HEAD

N.T.S.



NOTE:
*WHENEVER POSSIBLE PLACE EMITTER UPHILL FROM SHRUB.

DRIP ZONE LAYOUT

N.T.S.

IRRIGATION NOTES

1. This irrigation plan is diagrammatic and equipment locations are approximate. Equipment and piping may be shown outside landscape areas for graphic purposes only.
2. Place sleeves where piping crosses under paved areas prior to being paved. Sleeves shall be twice the diameter of the largest irrigation line to be sleeved.
3. The intention of the Contracting Officer's rep and consultant is to have constructed, under the construction contract, a complete project ready for use. The general contractor and his sub-contractors should view these documents accordingly. Any apparent question, incomplete area, areas of discrepancy or contradiction in these documents should be brought to the attention of the Contracting Officer's rep prior to bidding. By submitting a bid on this project, the bidder certifies that he has fully informed himself of the requirements of the construction drawings, as they relate to his work, and has read and understands the notes and specifications. Also, that any questions, incomplete areas, discrepancies or contradictions have been brought to the attention of the Contracting Officer's rep and that they have been resolved.
4. Willful installation of this work when it is obvious there exists job/site conditions or discrepancies on the plans that are detrimental to the project and that should be brought to the attention of the Contracting Officer's rep will be back-charged to the installer. The installer assumes full responsibility to correct the work at his own expense if he fails to give the required notification for resolution.
5. Existing landscape outside the limits of disturbance shall be protected and repaired, if damaged, at no additional cost to the owner.
6. Refer to irrigation schedule and details for more information.
7. Hand trenching only shall occur within the drip line of existing trees. Machine trenching is strictly prohibited.
8. Consult with General Contractor, in conjunction with the design team, before cutting through tree roots 2" or larger.
9. Spray, rotor and rotary heads are intended to provide head to head coverage with minimal over-spray onto non-irrigated areas.
10. Quantities provided are for convenience only. The contractor is required to verify quantities and adjust bid and construction accordingly. If major discrepancies exist, notify Contracting Officer's rep immediately.
11. Water pressure shall be verified on site by landscape contractor.
12. See Irrigation schedule for lateral line sizing, typical for all irrigated areas.

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REVISIONS
DATE | DESCRIPTION

Take 5
4023 Riverdale
WEBER COUNTY, UTAH

Irrigation Details

LICENSED LANDSCAPE ARCHITECT
NATHAN C. PETERSON
07/27/2021
STATE OF UTAH

Project Info.
Engineer: NATHAN PETERSON
Drafter: N. PETERSON
Begin Date: JUNE 2021
Name: TAKE 5 4023 RIVERDALE RD
Number: 7477-06

11
11 Total Sheets

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