RIVERDALE CITY COUNCIL AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – APRIL 18, 2023

5:30 p.m. – Work Session
No motions or decisions will be considered during this session, which is open to the public.

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

A. **Welcome & Roll Call**
B. **Pledge of Allegiance** – Steve Hilton, Councilmember
C. **Invocation** – TBA, by invitation

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

E. **Presentations and Reports**

1. Mayor's Report
2. City Administration Report
   a. Department Reports March
   b. April Anniversaries Employee Recognition
   c. Staffing Authorization Plans
   d. Community Development Report
4. Flood update/report

F. **Consent Items**

1. Consideration to approve meeting minutes from:
   April 4, 2023 Council Meeting

G. **Action Items**

1. Discussion and possible action regarding Riverdale Bike Park Phase 2.
   Presenter: Steve Brooks, City Administrator
2. Consideration to approve Final Site Plan for Riverdale Townhomes residential apartments project, located at approximately 4086 South 300 West, Riverdale, Utah 84405, as requested by Riverdale Center North, LLC and AWA Engineering.
   Presenter: Mike Eggett, Community Development Director

H. **Comments**

1. City Council
2. City Staff
3. Mayor

I. **Adjournment**

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

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 14th day of April 2023 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

**The City Council meeting on April 18, 2023 is viewable electronically and may be accessed by clicking on the link below. The regular City Council Chambers will be available for in-person participation with recommended social distancing followed. The agenda for the meeting is also attached above. **

https://www.youtube.com/channel/UCegcYe-pIXSRZGd5llencvA/videos?view_as=subscriber

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, April 4, 2023, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

City Council:
Braden Mitchell, Mayor
Alan Arnold, Councilmember
Bart Stevens, Councilmember
Steve Hilton, Councilmember
Annie Hansen, Councilmember
Karina Merrill, Councilmember

City Employees:
Steve Brooks, City Attorney/City Administrator
Mike Eggett, Community Development
Scott Brenkman, Police Chief
Rich Taylor, Community Services
Shawn Douglas, Public Works
Shalee Nay, Police Department

Visitors:
Mike Staten
Natalie Allgood
Nate Martinez
Randy Poulsen

A. Welcome & Roll Call

The City Council meeting began at 6:00 p.m. Mayor Mitchell called the meeting to order and welcomed all in attendance, including all Council Members and all members of the public.

B. Pledge of Allegiance

Mayor Mitchell invited Councilor Merrill to lead the Pledge of Allegiance.

C. Invocation

Mayor Mitchell invited Steve Brooks, City Attorney/City Administrator to give the Invocation.

D. Public Comment

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

Mike Staten approached the council with a presentation for additions to the bike park in Riverdale.

Natalie Allgood approached the council asking that the city looks into possibly getting an all-abilities park for children who are unable to play on normal playgrounds. She provided paperwork with grant information.

E. Presentations and Reports

1. Mayors Report

Mayor Mitchell wanted to discuss the possibility of flooding and the preparation the city is doing to help the situation. He asked Shawn Douglas, Public Works, to speak on the topic and provide information to the council about what has been done thus far within the city. Mr. Douglas stated that earlier during the week, Public Works and the Fire Department as well as volunteers had filled an estimated five hundred seventy sandbags. He noted that the city is concentrating on the areas that have had issues in the past. Mayor Mitchell and Shawn Douglas noted that the citizens of Riverdale do remarkable when assistance is needed. Mayor Mitchell spoke about the emergency volunteer program and how to enroll into the text notifications.

2. Utah Jazz Presentation

Nate Martinez with the Utah Jazz addressed the council and awarded Riverdale City with the Jr. Jazz Program of the Year. He thanked Riverdale City as well as Rich Taylor and Baylee with the Community Services Department for their dedication to the program. He presented Rich Taylor with a basketball that was autographed by the Utah Jazz basketball team.

3. City Council Assignment Reports

DRAFT

F. Consent Items

1. Consideration to approve the City Council meeting minutes from: Work Session and March 21, 2023 Regular Session.

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

MOTION: Councilmember Arnold moved to approve the meeting minutes. Councilmember Hilton seconded the motion. There was not any discussion regarding this motion. The motion passed unanimously in favor.

2. Advice and consent regarding the appointment of Randy Poulsen to the Planning Commission to fill a vacant position.

Mayor Mitchell invited discussion on the appointment of Randy Poulsen to take over the remainder of Commissioner Jones' term on the Planning Commission. He thanked Commissioner Jones for his years of service to the Commission and stated that there were many qualified candidates that were interviewed. Mayor Mitchell invited Randy Poulsen to address the council and introduce himself. The council were all in consensus to appoint Mr. Poulsen to the Planning Commission.

G. Action Items

1. Consideration of Resolution #2023-15 approving the 2023 Annual Wastewater Report.

Shawn Douglas, the Public Works Director, summarized the executive summary which explained: The Municipal Wastewater Planning Program is required by the State Division of Water Quality. We have completed the report as required by the Division of Water Quality. Our system is in good condition and the maintenance program that we have in place keeps it functioning well. During the last year we did not have any wastewater backups or overflows. I would recommend approval of the resolution.

MOTION: Councilmember Arnold moved to approve Resolution #2023-15, the 2023 Annual Wastewater Report. Councilmember Merrill seconded the motion.

Mayor Mitchell invited discussion regarding the motion. There was no discussion.

ROLL CALL VOTE: Councilmembers Merrill, Arnold, Stevens, Hansen, and Hilton all voted to approve.

2. Consideration of Ordinance #963 amending Title 10, Chapter 15 "Parking Loading Space; Vehicle Traffic and Access" of the Riverdale Municipal Code, regarding residential parking calculations and restaurant drive-through standards

Mike Eggett, in Community Development, summarized the executive summary which explained: Over the last month or two, the Community Development Director and City Administrator completed a few discussions and a review of parking standards for multi-family dwellings. At the conclusion of the discussions and review, it was determined than an update to the multi-family dwelling parking standards would be a benefit to consider amending and updating to better reflect the uses and needs of household units in multi-family settings. Therefore, the Community Development Department carried out a survey of cities to look at parking concepts for multi-family dwelling uses and identified a city code from the city of Saratoga Springs that is reflective of a distance relationship concept for parking access to household units. Further, the City Administrator and staff have determined that increasing the minimum parking requirement for each multifamily unit would be advantageous to better accommodate the parking needs of each unit in a multi-family project. There was also determined to be a need to update the parking ordinances regarding fast food drivethrough queuing and, as such, additional language was proposed to be amended to better clarify these queuing requirements. As a result, the provided proposed parking amendments (as found in the packet) reflect these ideas for consideration by the Council. On March 14, 2023, the Planning Commission held a public hearing to consider potential public comments regarding these proposed Municipal Code amendments to various sections of Title 10, Chapter 15. This public hearing, regarding the proposed code amendments, was posted and advertised in accordance with State Code. No public comments were provided prior to this public hearing or during the public hearing. At the conclusion of the public hearing, the Planning Commission ended the hearing and discussed the proposed land use codes amendments. Following the discussion of the proposed code amendments, the Planning Commission provided a favorable recommendation to the City Council to approve the proposed code amendments as found in the packet.

DRAFT

MOTION: Councilmember Arnold moved to approve Ordinance #963, amending Title 10, Chapter 15 "Parking Loading Space; Vehicle Traffic and Access" of the Riverdale Municipal Code, regarding residential parking calculations and restaurant drive-through standards. Councilmember Merrill seconded the motion. All voted in favor.

3. Discussion, direction, and action concerning deadlines on building permits and water rights on new and grandfathered developments

Steve Brooks, City Administrator, summarized the executive summary which explained that there has been a unique situation with the city code. He mentioned code 10-25-5 and noted that the code is not clear and that the proposal would be approved. He noted he wanted the council to be informed and unless there were any objections from the council that the permit would be approved. Mr. Brooks stated that the code will be brought up in the future to be amended. Councilmember Arnold asked what fees the developer would have to start over with. Steve Brooks noted that if the proposal was not approved that they would need to start over from the beginning with fees with an all new proposal. Councilmember Stevens wanted to clarify who was submitting the proposal and what exactly was being proposed. Mike Eggett, Community Development, stated that there will be a new Design Review Committee meeting regarding the plan.

H. Adjournment.

MOTION: Having no further business to discuss, Councilmember Arnold made a motion to adjourn. The motion was seconded by Councilmember Hilton; all voted in favor. The meeting was adjourned at 7:18 p.m.

I. Training: Strategic Planning

The City Council and City Staff will hold this training after RDA Meeting.

Date Approved:

DRAFT

Patrol Report March 2023

Missing person- Officers contacted a woman regarding a missing person. The complainant reported her mother was missing after her siblings received concerning text messages on 3/29/2023 at 1230 hours and they have not heard from her since. A cellphone ping was requested and the mother's phone was pinged in Park City. Summit County Sheriff's deputies responded to this location and found the mother's vehicle unoccupied. Riverdale Police contacted Summit County and they advised the mother was taken to a Park City hospital by them on 3/29/2023 and she was transported to a facility up in Logan.

Family Disturbance- A husband and wife were involved in a verbal argument at their home. They are at the beginning stages of a divorce and were arguing over finances and property. The husband left prior to the PD arriving and was later contacted by phone and he confirmed the argument was verbal.

Threatened Suicide- This case is in reference to a suicide threat. A female reported that she believes her father was suicidal due to him making concerning statements. The father was contacted and denied making any suicidal statements or wanting to harm himself. MCOT responded and spoke with the father. MCOT gave the father resources and set a follow up appointment. At this time the father was left home due to there being no probable cause that he was in danger to himself or others. Officers later responded again and found the father in his car attempting to kill himself. The father was transported to McKay Dee Hospital.

Psychiatric- This report is in reference to a female being reported as acting strange and saying aliens were attacking her in the parking lot of the LDS Church located at 1056 W 4400 S. The female was sitting in her vehicle and would not unlock the doors or speak to officers or medical. Officers used a lock out kit to unlock the vehicle, concerned that the female was in need of medical assistance. She immediately calmed down and spoke to us. The female was making strange and irrational statements and declined any assistance. The female did not make any statements regarding harming herself and eventually left in her vehicle.

Juvenile Disturbance- This case is in reference to a juvenile disturbance. The complainant reported her granddaughter was out of control and left the residence on foot. The granddaughter was found and did not want to go home with her grandparents. The granddaughter's mother was contacted and she asked that we take her to Archway until she could get her.

Traffic Stop- This report is in reference to a traffic stop on expired registration. The driver was found to have two active warrants for his arrest. The driver was taken into custody and issued a citation for his traffic violations. The vehicle was left with his wife.

DUI- This report is in refence to a DUI investigation and arrest that occurred at 4949 South 900 West in Riverdale. Police responded after it was reported that the suspect crashed her car in the parking lot of Sam's Club. Witnesses advised that she appeared to have passed out in her vehicle. Contact was made and field sobriety tests were conducted. The suspect was arrested for DUI. The DUI investigation was

completed at the Riverdale Station. The suspect was released on citation and to a responsible party. This case will be closed with citation.

Electronic Communication Harassment- Police were dispatched on an electronic communication harassment call. The complainant reported a male continues to text her asking her to have sex with him and to smoke weed with him. The female reported that she has told the male to stop texting her and has blocked his phone number. The female reported that the male made a new phone number through a third party app and continues to text her about the same inquiries. The female says she has not communicated back with the suspect since she has told him to stop texting her.

Suspicious Person- Officers responded to Dollar Tree where an employee reported a female transient with luggage was talking about how she is wanted for murder by police and she stated something about someone getting their face smashed in with a brick. The female was found and was trying to get to the bus stop to get back to Las Vegas. A records search was conducted, and she was not wanted and did not need any assistance.

Shots Fired/Assist OJ- Officers responded to a shots fired complaint in the area of 4675 S. Ridgeline Dr. The incident was later found to have occurred across the street in Washington Terrace. While enroute, Riverdale Officers spotted the suspect vehicle and initiated a felony stop on the car. The occupants were found to have been involved in a fight. Officers interviewed the suspects and learned that a 17 year old was the one who fired the shot. The suspect was the driver of the suspect vehicle. We learned that the gun was thrown from the car. It was later recovered in a mailbox on Cherry Dr. Officers assisted WCSO with the investigation.

Retail Theft- Officers were dispatched to Buckle at 4209 S. Riverdale Rd. regarding a retail theft that just occurred. Employees from Buckle called police after observing a female conceal merchandise and exit the store failing to render payment. The suspect had rolled marijuana joints with residue in her possession as well as a small spoon with dab on it. Post Miranda, the suspect admitted to the theft of the Buckle merchandise as well as being in possession of marijuana and the paraphernalia. It was also discovered the suspect had stolen merchandise from Ulta prior to this. The marijuana and paraphernalia were booked into evidence. The suspect has a history of retail theft and will be summoned for retail theft, possession of marijuana, and possession of drug paraphernalia.

Drug Arrest- Officers were driving north on Riverdale Rd conducting routine patrol when they observed a vehicle driving south with no headlights on. Officers stopped the car and while speaking to the driver at his car window they detected the odor of marijuana. A search of the front of the car yielded drug paraphernalia. The driver was cited for possession of drug paraphernalia.

DUI- Officers conducted a traffic stop at 4109 Riverdale. There were indications of impairment and a DUI investigation was completed. The driver was taken into custody for DUI.

Fleeing/DUI- Officers attempted to stop a vehicle for speeding at 550 W. Riverdale. The driver refused to pull over and sped away. A pursuit was not initiated, but a license plate was obtained. WCSO Deputies responded to the home in the Terrace and located the male as he was also the subject of an attempt to locate out of Clinton for DUI. The deputies knew he was heading home and waited for him

there. They secured him in handcuffs and then handed him off to us for the DUI investigation. The suspect was charged with speeding, evading and DUI. He was booked into the WCJ.

Threats- A father wanted to report threatening text messages via Snapchat that was sent to his daughter. The messages talked about going to their home and shooting them.

Sex Offense- A male reported a sex offense that occurred in 2001-2003. The allegations also extend into other states with other family members being victims. The victims and suspects are no longer Riverdale residents. The case is active.

Retail Theft- Officers responded to Best Buy on a retail theft. A male stole a speaker and left the area. The suspect was later located by officers driving on Riverdale Rd. Drug paraphernalia was found on the suspects person during a search incident to arrest. The suspect will be referred to juvenile court for retail theft.

Warrant- A suspect was arrested for a board of pardons F1 no bail warrant for aggravated sexual assault out of SLC. The suspect was arrested and booked into jail.

Robbery- Officers responded to Target on an assault. An employee was assaulted by an unknown male as they ran out of the store with stolen items. The vehicle was identified, and other parties involved were also identified. The case was forwarded to detectives.

Warrants- A male was found to have 4 active warrants all from Riverdale Justice Court. He was arrested and booked into jail.

Traffic Stop/Arrest-Officers stopped a vehicle for multiple violations. The passenger was found to have warrants for his arrest. The suspect was arrested and booked at Weber County Jail.

Overdose- Officers responded to an overdose complaint. A mother reported her son had messaged her that he had taken 10 pills in an attempt to kill himself. Contact was made with the son who advised he was not suicidal, but sent his mother the message to upset her. MCOT was contacted and counseled him.

Fight- This report pertains to a fight that broke out at the Riverdale Recreational Center. Several individuals were engaged in a physical altercation and left prior to officer's arrival. One juvenile male was slapped by an unknown adult male. A license plate for the suspect vehicle was obtained as they were leaving. Video surveillance was observed of the altercation taking place in the gym, there are no cameras that cover the parking lot where the second altercation took place. Statements were obtained from the victim, complainant, and another involved juvenile. Parents were notified and responded to the scene. The case was forwarded to detectives for investigation.

Drug violation- Officers responded on a reported family fight. There was no fight, however, marijuana was being used in the garage. A consent search was completed and marijuana, mushrooms and

paraphernalia were seized from the home. One adult will be referred for charges and two juveniles were issued citations.

Assist OJ- Syracuse PD contacted Riverdale PD advising a male used his brother's info during one of our traffic stops in 2021. Body camera was reviewed and confirmed the suspect used his brother's personal info. Syracuse PD booked the suspect into the Davis County Jail. Officers submitted an arrest warrant for the suspect for False info of an actual person.

Drug Violation- Officers responded to Denny's after employees kicked a male out of the women's bathroom. The male was using a flashlight to look for something on the floor. The employee later found a meth crystal and flushed it. The male suspect left in an older model Nissan passenger car with three other people. They were not located.

Family Disturbance- Two females were involved in an argument. The daughter is bipolar and has a history of having manic tantrums when they argue. Officers arrived and spoke with both parties. Both calmed down and planned to take her to her mother's home in SLC. The female was provided resources for her mental health issues.

Unattended Death- Officers responded to a fall. It was reported a male had a ground level fall. The male went into cardiac arrest. Medical was unable to resuscitate him. The male has been refusing to go to the doctor and hadn't been seen by a physician since 2019. It appeared he had several health issues. The male was transported to the medical examiner's office for an autopsy. CSI, ME and Detectives responded to assist.

Unattended Death- Officers responded to a cardiac arrest. A male was found deceased by his roommate. No signs of foul play. Officers were able to locate and notify Next of Kin.

DUI- Officers stopped a vehicle for a registration violation. The stop resulted in marijuana and a firearm being found. The driver was also found to be DUI by means of marijuana. Two citations and one summons were issued in this case.

Investigations Report March 2023

Sex Offense- It was reported that an adult male resident was located behind a locked door in the home with his minor daughter. The daughter disclosed that the male had touched her in a sexual manner. The male was interviewed, however denied the sexual assault. The male was ultimately booked into the Weber County Jail for several charges.

Retail Theft- An unidentified male and female couple selected a cart full of items at a local business and attempted to exit without paying for any of the merchandise. Upon being confronted by employees, the couple fled the area prior to police arrival. The suspects were ultimately identified and located by detectives. Both suspects confessed to the theft citing their drug use as their reason. They were booked into jail on multiple charges.

Retail Theft/Criminal Mischief- A male and female suspect entered a local business and worked together to steal merchandise as well as cut an employee's magnetic key from an employee counter. The male suspect was identified and will be issued a summons for retail theft and criminal mischief.

Tobacco Violation- Detectives assisted the Weber-Morgan Health Department with conducting an undercover tobacco buy operation. An employee at a local business neglected to check the underage participant's identification properly and sold her tobacco products. The employee was issued a citation for the offense and the business will be assessed a fine as well.

Retail Theft- An adult female entered a local business and stole several items of merchandise. The female was gone prior to police arrival. Detectives were able to identify the suspect as a current fugitive. A warrant for her arrest was issued.

Robbery- An adult male entered a local business and stole some merchandise. Upon leaving the business, the suspect physically assaulted an employee. The suspect was later identified and located by detectives. He was booked into jail on several charges.

Retail Theft- An adult male and adult female entered a local business, stole multiple items, and then left the area. Detectives were able to identify both suspects. The female suspect was located and was booked into jail. The male suspect will have a warrant issued for his arrest.

Domestic Violence Assault- An adult male and adult female were involved in a physical altercation at a local business. The male was ultimately arrested for DV Assault and was booked into jail.

Retail Theft- An adult male entered a local business and stole several items before running from loss prevention employees. The male was later identified and located by detectives. He was booked into jail.

Fight- Several individuals were involved in a physical altercation while playing basketball. Some of the involved individuals were subsequently identified and located by detectives. Several of the involved parties will be summonsed for Disorderly Conduct.

RIVERDALE POLICE DEPARTMENT
CRIME BULLETIN

April 2023
Report #23-4

March Police Calls

- **1529 Calls for Service**
  - **31 Animal Complaints**
  - **293 Crime Reports Written**
    - **9 Forgery/Fraud**
    - **2 Assault / Fights**
    - **14 Retail Thefts**
    - **3 Sex Offenses**
    - **18 Family Offenses**
    - **9 Disturbances**
    - **9 Burglary/Theft Complaints**
    - **67 Arrests**

The remainder of calls involved Welfare Checks, Disorderly Conduct, Suspicious Activities, Citizen Assists, Lost/Found property, Trespassing, Medical Assists, Warrant Services, etc.

Traffic Patrol and Enforcement

- **664 Traffic Stops resulting in:**
  - **471 Citations**
  - **678 Total Violations**
  - **207 Warnings Issued**

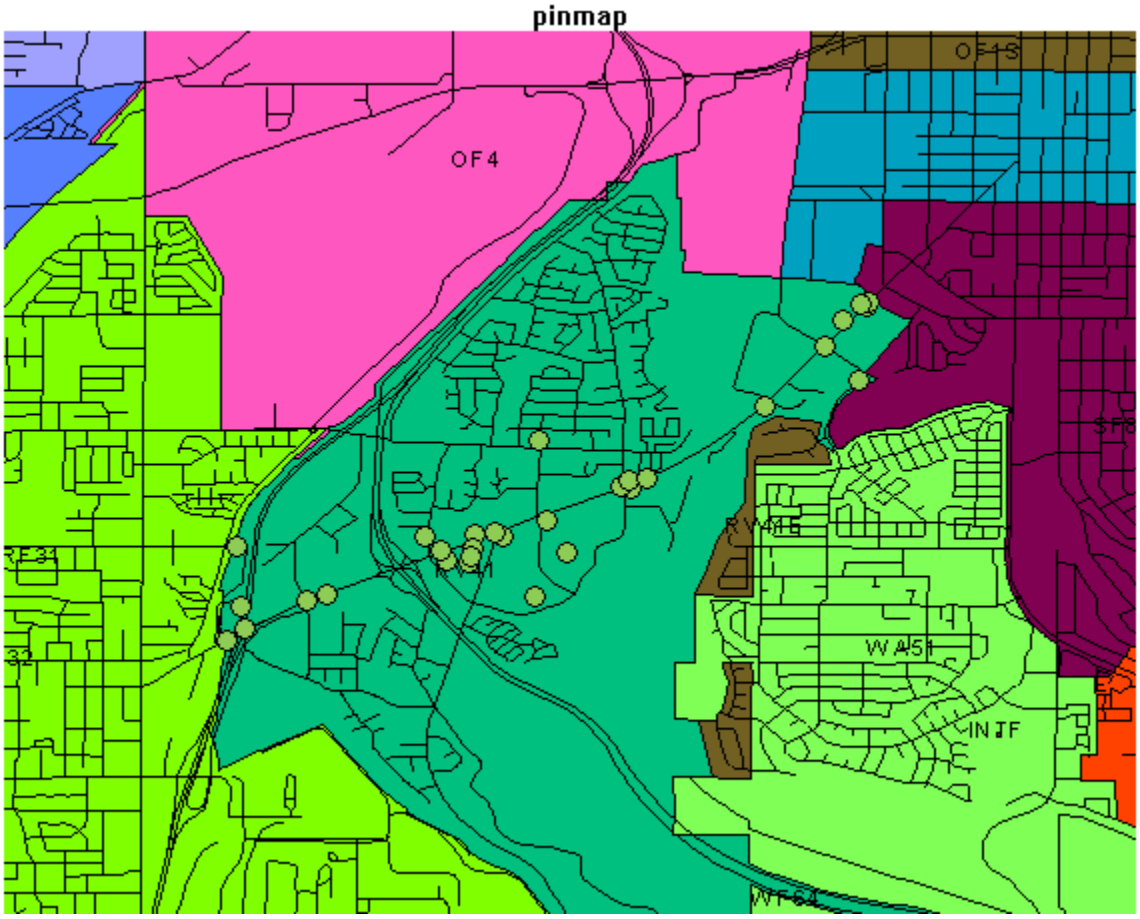
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RIVERDALE POLICE DEPARTMENT
CRIME BULLETIN

April 2023
Report #23-4

- **44 Traffic Accidents**



- **29 New Cases sent to Investigations**
- **30 Investigative Cases Closed**

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Mayor & City Council Monthly Summary Report
March 2023

Community Development Department:

- Sierra Trading Post – Final inspection
- Fiiz Drinks – Permanent power inspection
- Twisted Sugar – Final inspections
- Generator Supercenter – Racking inspection
- Shake Shack – Footings and foundation inspections
- Home inspections for various projects on residential lots
- Inspection of solar panel and equipment installation
- Inspection of permit activity on mobile home units
- Inspection of multiple sign installations
- Inspection of home with identified safety hazard
- Meeting with property owners, contractors, and developers to discuss project plans
- Building plan drawings and documents review
- Fire inspections, sprinkler inspections, fire investigations, and associated fire checks for various businesses
- Pick-up of various signs in violation of sign ordinance
- Participation in Generator Supercenter Ribbon Cutting/Grand Opening event
- Preapplication review meeting re: Hill small subdivision concepts
- Meeting with City Staff re: Future City budget
- Meeting with Chuck Leonhardt re: Ogden-Weber Chamber of Commerce
- Meeting with Jake Tate and Auggie Wasmund re: Riverdale Townhomes updated designs
- Meeting with Adam Long re: Redevelopment agency area administration
- Meeting with UDOT team re: 5600 South improvement updates
- WACOG Housing Subcommittee attendance by department member
- Riverdale General Plan reporting updates meetings attendance by department member
- Geographical Information Systems training and work by department member
- Department heads meetings attendance by department member
- Departmental meeting attendance by department members
- Moderate Income Housing updates ULCT training attendance by department member
- Weber County Emergency Managers meeting attendance by department member
- Potential flooding response discussion meeting attendance by department member
- FEMA training meeting attendance by department member
- Local Emergency Planning Committee participation by department member
- Fire Marshal's of Utah meeting attendance by department member

Fire Inspection / Code Enforcement Report: **see attached**

Monthly report – March, 2023

Legal Dept., City Attorney, City Admin. – Steve Brooks:

- Resolutions/Ordinances work–
  - Work concerning – Flooding, UDOT, West bench, Budgets, Cutrubus, Strategic Planning, Weber Basin, Senior Center, Leslies, Grand openings, Riverdale Town homes, GRAMMA, Emergency Operations, Panera, HR matters, signs, Roy water, Ritter, Water, Staff meetings, LPC, HAFB accidents, Reconveyances, Yates, Development agreements, Insurance, Code enforcement, MotorVu, Townhomes, Motel 6, Legislation, hillside, bike park,
- Legal research/review –
- Legal Department meetings/work –
- Planning commission review/ordin/mtgs/minutes
- Walk-ins/Police reviews/Court/Court screenings/Court filings
- Formal training attended- ULCT convention
- RSAC- Drug Court –
- Legal reviews of minutes/resolutions/ordinances
- Records request reviews

COURT MONTHLY REPORT

680 Total traffic cases — YTD 1867 (Jan. 1, 2023 to December 31, 2023)

5 DUI	410 Moving violations	0 FTA
0 Reckless/DUI red.	192 Non-moving violations	0 Other
70 License violations	3 Parking	

32 Total Misdemeanor cases — YTD 88 (Jan. 1, 2023 to Dec. 31, 2023)

0	Assault	0	Ill. sale Alc.	1 Dom. animal	8 Dom. violence
3	Theft	1	Other liq. viol.	0 Wildlife	7 Other misd./infrac
0	FTA	10	Contr. subst vio	0 Parks/rec.	
2	Public intox	0	Bad checks	0 Planning zon./Fire/Health	

613 Total cases disposed of this month — 4002 Total number of cases disposed of for the year (July 1, 2022 to June 30, 2023)

781 Total offenses this month — 4944 Total offenses for year (July 1, 2022 to June 30, 2023)

Small Claims — Total number of cases for the year (Jan. 1, 2022 to Dec. 31, 2022) -- Filed=1 Settled/Dismissed=0

0 Cases filed	0 Trials
0 Settled/dismissed	0 Default judgment

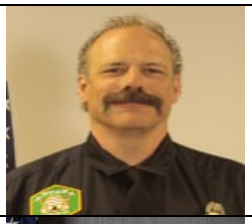
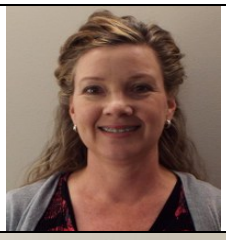
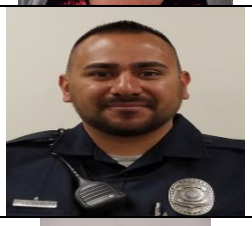
# CITATIONS BY AGENCY		**YTD** (July 1, 2022 to June 30, 2023)
Riverdale City	291	1478
UHP	256	2284

REVENUE/MISC. **YTD** (July 1, 2022 to June 30, 2023)

Total Revenue collected	$105,337.63	$ 735,137.63
Revenue Retained	$ 63,237.46	$ 427,937.93
Warrant Revenue	$ 35,062.00	$ 305,560.00
Issued warrants	81	660
Recalled warrants	156	837

RSAC MONTHY REPORT N/R

13	participants	62	drug tests given	1	walked away/warrants issued
1	orientations	0	in jail/violations	0	ordered to inpatient
1	new participant	4	positive UA's/tests/dilutes	0	other
0	graduates	1	incentive gifts		
0	terminated/quit	0	spice tests given		

Employee Recognition – April 2023 Anniversaries			
Years	Employee		Department
40		Paul Flaig	Fire
24		Scott Brenkman	Police
19		Casey Warren	Police
10		Mike Eggett	Community Development
7		Angie Pierce	Business Administration
5		Gerardo Vazquez	Police
1		Cody Pitkin	Fire

Riverdale City
Staffing Authorization Plan

Department: Elected - Mayor & Council

Job Code	Job Title / Incumbent	Election	Term of Office	Authorized	Actual
	Mayor			1.00	
	Braden Mitchell	2015	2022-2025		1.00
					
	Councilor / Mayor Pro Tem			1.00	
	Alan Arnold	2015	2020-2023		1.00
					
	Councilor			4.00	
	Steve Hilton	2020	2020-2023		1.00
	Bart Stevens	2017	2022-2025		1.00
	Anne Hansen	2022	2022-2025		1.00
	Karina Merrill	2022	2022-2023		1.00
	   				
	Total			6.00	6.00

Riverdale City
Staffing Authorization Plan

Department: Planning Commission

Job Code	Job Title / Incumbent	DOA-City	Term Apptm't	Authorized	Actual
	Open				
	Chairman			1.00	
	Kathy Eskelsen	2/1/2022	01-2026		1.00
					
	Vice Chairman			1.00	
	Kent Anderson	04/2020	01/2027		1.00
					
	Commissioner			5.00	
	Amy Spiers	07/2018	01/2025		1.00
	Randy Poulsen	04/2023	01/2024		1.00
	Rikard Hermann	12/2018	01/2025		1.00
	Wanda Ney	02/2019	01/2027		1.00
	Celeste Noland	01/2023	01/2024		1.00
	    				
	Total			7.00	7.00

Riverdale City
Staffing Authorization Plan

Department: City Administration

Job Code	Job Title / Incumbent	DOH-City	DOH-Position	FTE Authorized	FTE Actual
130/140	City Recorder			1.00	
	Michelle Marigoni	6/17/2021	6/17/2021		1.00
					
125	City Administrator/City Attorney			1.00	
	Steve Brooks	11/1/2004	2/1/2022		1.00
					
	Total			2.00	2.00

Riverdale City
Staffing Authorization Plan

Department: Legal Services

Job Code	Job Title / Incumbent	DOH-City	DOH-Position	FTE Authorized	FTE Actual
1042	Court Clerk III			1.00	
	Nicole Green	10/31/2021	10/31/2021		1.00
					
1045	Court Outreach Coord.			1.00	
	Joan Dailey	11/28/2005	11/28/2005		1.00
					
1040	Court Clerk II			0.50	
	Raelyn Boman	9/3/2013	11/1/2021		0.50
					
1070	Prosec. Attorney			0.50	
	Teral Tree	1/30/2017	1/30/2017		0.25
	Letitia Toombs	1/30/2017	1/30/2017		0.25
	 				
XXX	Justice Court Judge			0.50	
	Paul Olds	1/22/2020	1/22/2020		0.50
					
	Acting Dept Head			1.00	
	Cody Cardon				0.00
					
	Total			4.50	3.50

Riverdale City
Staffing Authorization Plan

Department: Community Development

Job Code	Job Title / Incumbent	DOH-City	DOH-Position	FTE Authorized	FTE Actual
325/310	Building Official			1.00	
	Jeff Woody	11/30/2022	11/30/2022		1.00
					
1710/330	Fire Insp./Code Enf.				
	Randy Koger	7/9/1990	1/1/2012	1.00	
					1.00
345/380	Comm Dev Dir			1.00	
	Michael Eggett	4/16/2013	4/16/2013		1.00
					
	Total			3.00	3.00

Riverdale City
Staffing Authorization Plan

Department: Business Administration - Civic Center Division

Job Code	Job Title / Incumbent	DOH-City	DOH-Position	FTE Authorized	FTE Actual
600	PT Custodian			0.75	
	Neil Amidan	8/1/2013	8/1/2013		0.25
	Steve Hodges	7/6/2015	7/6/2015		0.25
	Brenda Green	10/5/2018	10/5/2018		0.25





760	Civic Center Service Clerk			1.00	
	Cami Jacobsen	9/5/2017	9/5/2017		0.50
	Amy Cummings	10/21/2021	10/21/2021		0.50




720/200	Acctg. Clerk			0.50	
	Laurie Greenhalgh	5/16/2019	5/16/2019		0.50



730	Utility Billing Clerk			1.00	
	Angie Pierce	4/18/2016	4/18/2016		1.00



610	Fac. Custodial Coordinator/ Pub Comm Spec			1.00	
	Chris Stone	12/1/1992	12/1/1992		1.00



195/145	HR Manager/Treasurer			1.00	
	Stacey Comeau	1/31/2005	1/31/2005		1.00





165/780	Business Adminstrator			1.00	
	Cody Cardon	1/8/2019	1/8/2019		1.00



	Total			6.25	6.25

Riverdale City
Staffing Authorization Plan

Department: Business Administration - Community Services Division

Job Code	Job Title / Incumbent	DOH-City	DOH-Position	FTE Authorized	FTE Actual
XXX	Rec Assistant			2.75	
	Jayden Hansen	11/21/2022	11/21/2022		0.25
	Cole Lueders	11/21/2022	11/21/2022		0.25
	Dallin Woodbury	6/10/2021	6/10/2021		0.25
	Ashton Nicholls	12/22/2022	12/22/2022		0.25
	Lilie Wood	3/1/2023	3/1/2023		0.25
	Arzy Vernon	8/10/2022	8/10/2022		0.25
	Issac Martinez	6/1/2022	6/1/2022		0.25
	Mackenzy Higgins	6/24/2022	6/24/2022		0.25
	Tyson Pututau	3/1/2023	3/1/2023		0.25
	Maclane Loughton	8/19/2022	8/19/2022		0.25
	Open				0.00





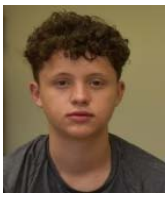













XXX	Group Fitness Instructor			0.50	
	Sherilyn Taylor-Brown	7/27/2017	7/27/2017		0.25
	Dione Silva	1/22/2020	1/22/2020		0.25




1266	Comm Services Cust Service Clerk			2.00	
	Karen Dille	9/13/1999	9/13/1999		0.50
	Shari Casper	5/23/2022	5/23/2022		0.33
	Betty Wilson	9/2/2014	9/2/2014		0.33
	Katie Peterson	11/30/2022	11/30/2022		0.33
	Angela Choate	12/3/2021	12/3/2021		0.33








1270	Rec Specialist			0.50	
	Baylee Cascaddan	8/31/2015	10/16/2021		0.25
	Elisa Anger	6/17/2016	8/1/2017		0.25




XXX	Sr. Center Worker RDA			0.50	
	Open				0.00
1570	Sr. Center Cook			0.50	
	Stephanie Olpin	1/13/2021	4/16/2021		0.50
					
1424	Sr. Center Kitchen Aide			0.25	
	Anissa Sterner	11/17/2022	11/17/2022		0.25
					
225	Seniors Program Specialist			1.00	
	Miranda Rizzi	3/20/2014	7/1/2017		1.00
					
340	Comm Services Director			1.00	
	Rich Taylor	6/30/2014	6/30/2014		1.00
					
	Rounding				0.18
	Total			9.00	8.25

Riverdale City
Staffing Authorization Plan

Department: Public Works

Job Code	Job Title / Incumbent	DOH-City	DOH-Position	FTE Authorized	FTE Actual
1230	Park Mtnc Specialist I			1.00	
	Zachary Henstra	5/24/2022	5/24/2022		1.00



1235	Park Mtnc Specialist II			0.00	
					0.00
1240	Park Mtnc Specialist III			2.00	
	Matthew Guymon	9/1/2017	1/16/2018		1.00
	John Flynn	10/2/2018	10/2/2018		1.00





2034	Assistant Public Works Director			1.00	
	Norm Farrell	8/17/1998	12/20/2004		1.00



1900	Crew Leader			2.00	
	Travis Gibson	5/2/2011	5/2/2011		1.00
	Bart Poll	8/24/1998	7/1/2004		1.00





2105	Utility Mtnc Operator I			1.00	
	Gage Bennett	3/2/2020	3/2/2020		1.00



2110	Utility Mtnc Operator II				1.00	
	Dallas Nalder	3/2/2020	3/2/2020			1.00



2115	Utility Mtnc Operator III				0.00	
2115/2030	PW Inspector/Operator III				1.00	
	Travis Dahle	7/18/2017	7/18/2017			1.00



2115/2000	Utility Mtnc Operator III/Equipment Mtnc Spec				1.00	
	Abraham Torres	5/9/2006	12/1/2022			1.00



2025	PW Director				1.00	
	Shawn Douglas	5/20/1991	10/16/2011			1.00



	Total				11.00	11.00

Riverdale City
Staffing Authorization Plan

Department: Police

Job Code	Job Title / Incumbent	DOH-City	DOH-Position	FTE Authorized	FTE Actual
XXX	School Crossing Guard			0.75	
	Kathy Doxey	8/10/2015	8/10/2015		0.25
	Lesley Kolczak	11/16/2022	11/16/2022		0.25
	Lindsey Bird	2/6/2023	2/6/2023		0.25
	  				
1510	Animal Control			1.00	
	Kimberlee Winn	5/31/2020	5/31/2020		1.00
					
2335	Patrol Secretary/Receptionist			1.00	
	Casey Baur	11/30/2022	11/30/2022		1.00
					
2310	Administrative Executive Assistant			1.00	
	Shalee Nay	7/1/2019	6/1/2021		1.00
					
1749	Pol Officer			15.00	
	Lynn Wright	7/1/2003	2/16/2004		1.00
	Evan Sullivan	9/16/2022	9/16/2022		1.00
	Noah Shears	2/16/2023	2/16/2023		1.00
	Juan Torres	12/1/2022	12/1/2022		1.00
	Tyrel Dalton	3/1/2018	3/1/2018		1.00
	Matthew Phillips	6/16/2016	6/16/2016		1.00
	Ryne Schofield	7/16/2016	7/16/2016		1.00

Robert Lovato	6/30/2016	6/30/2016		1.00
Luigi Panunzio	5/26/2016	5/26/2016		1.00
Jeffrey Dingman	3/21/2020	3/21/2020		1.00
Jacob Stanger	6/30/2018	6/30/2018		1.00
Jeffrey Edminster	9/30/2021	9/30/2021		1.00
Eddie List	11/16/2022	11/16/2022		1.00
Christopher Morreale	12/1/2022	12/1/2022		1.00
Nathen Zaugg	2/28/2023	2/28/2023		1.00
























1765 Pol Sgt 4.00

Michael McNeely	2/16/2018	3/1/2020	1.00
Derek Engstrom	11/16/2010	7/1/2015	1.00
Joel Pippin	2/16/2004	7/1/2016	1.00
Gerardo Vazquez	4/30/2018	12/16/2022	1.00






1745	Asst. Police Chief				1.00	
	Casey Warren		4/16/2004	7/1/2015		1.00



1740	Police Chief				1.00	
	Scott Brenkman		4/14/1999	7/1/2016		1.00



	Total				24.75	24.75

Riverdale City
Staffing Authorization Plan

Department: Fire

Job Code	Job Title / Incumbent	DOH-City	DOH-Position	FTE Authorized	FTE Actual
XXX	PT Firefighter			4.00	
	Colby Bailey	9/7/2022	9/7/2022		0.25
	Lance Beech	5/10/2017	5/10/2017		0.25
	Mitchel Preator	5/1/2017	5/1/2017		0.25
	Jordan Cubbedge	7/29/2014	7/29/2014		0.25







	Cody Pitkin	4/6/2022	4/6/2022		0.25
	Maximilian Higley	7/2/2018	7/2/2018		0.25
	Shawn Stanger	8/21/2019	8/21/2019		0.25
	Tyler Reece	3/31/2020	3/31/2020		0.25








	Open				0.00
	Open				0.00
	Open				0.00
	Open				0.00









	Open				0.00
	Open				0.00
	Open				0.00
	Open				0.00









2335	Fire Admin Secretary			0.50	
	Krystn Hinojosa	10/18/2004	10/18/2004		0.50



1695	FT Firefighter/EMT			9.00	
	Paul Flaig	4/4/1983	6/16/2011		1.00
	Dean Gallegos	8/21/1995	8/21/1995		1.00
	Steven Whetton	7/29/2014	8/31/2016		1.00
	JR VanDyke	7/28/2017	7/28/2017		1.00
	Cameron Cessna	6/27/2019	7/19/2019		1.00
	Jace Stromberg	8/10/2021	8/16/2022		1.00
	Marcus Garcia	11/20/2019	1/22/2023		1.00
	Michael Razey	12/6/2022	1/22/2023		1.00
	Dirk Playle	10/5/2022	10/5/2022		1.00



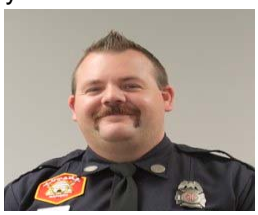









1675	Fire Captain			3.00	
	Matthew Hennessy	12/5/2005	2/1/2012		1.00
	Nathan Tracy	11/6/2012	8/1/2018		1.00
	Garrett Henry	9/21/2018	3/1/2019		1.00


1680	Fire Chief			1.00	
	Jared Sholly	10/21/2015	10/21/2015		1.00



	Rounding			0.00	0.00
	Total			17.50	15.50

COMMUNITY DEVELOPMENT PROJECTS STATUS REPORT

April 15, 2023

OPEN FOR BUSINESS



Sierra Trading Post held a ribbon cutting to celebrate the opening of their new store at 1101 W. Riverdale Road.

ONGOING DEVELOPMENTS

Sugar is planning to soon open their new location at 4139 S. Riverdale Road.

Cheddar's Scratch Kitchen has started construction at 4171 S. Riverdale Road and is anticipating opening in May.

FIIZ Drinks has started construction on their new location at 4023 S. Riverdale Road.

Americarpets is moving to their new location in the old RC Willey Warehouse building at 4040 S. Pacific Ave.

Shake Shack has started construction on their new Riverdale location at 4142 S. Riverdale Road.



CALL BEFORE YOU DIG
1-800-662-4111
48 HOURS PRIOR TO ANY CONSTRUCTION

RIVERDALE BIKE PARK PHASE 2

GENERAL NOTES:

1. ALL WORK SHALL CONFORM WITH IMBA TRAIL DIFFICULTY RATING SYSTEM CRITERIA.
2. DESIGN SHOWN IS CONCEPTUAL ONLY. ACTUAL LOCATION OF NEW LINES, AND LIMITS OF DISTURBANCE WILL BE DETERMINED THROUGH A DESIGN-BUILD PROCESS AS FOLLOWS:
   - 2.1. PUBLIC WORKS AND THE DESIGNER SHALL WALK THE SITE TOGETHER AND LOCATE NATIVE VEGETATION AND RIPARIAN AREAS TO BE PRESERVED. COTTONWOODS AND NATIVE FRUIT BUSHES SHALL BE PRESERVED, AS DESIGNATED BY PUBLIC WORKS.
   - 2.2. BASED ON THE DESIGN CONCEPT PROVIDED, DESIGNER SHALL SUPERVISE VOLUNTEER WORK TO CONSTRUCT THE NEW LINES, FITTING TO THE EXISTING TOPOGRAPHY AND VEGETATION TO REMAIN, AND ADJUSTING AS APPROPRIATE TO THE EXISTING CONDITIONS AND DYNAMICS OF THE BICYCLE.
   - 2.3. COMPLETED WORK SHALL BE REVIEWED BY THE DESIGNER AND AN AS-BUILT PLAN SHALL BE PREPARED BASED ON OBSERVED CONSTRUCTION AND FIELD MEASUREMENTS AS REQUIRED. DESIGNER SHALL REVIEW CONSTRUCTED FEATURES FOR COMPLIANCE WITH IMBA STANDARDS AND PROVIDE A SIGNED AS-BUILT DRAWING FOR CITY RECORDS.
3. BEGINNER LINE WILL COMPLY WITH IMBA GREEN OR "EASY" CRITERIA WITH AVOIDABLE BLUE OR "MORE DIFFICULT" FEATURES. INTERMEDIATE LINE WILL COMPLY WITH BLUE CRITERIA.

IMBA Trail Difficulty Rating System

	EASIEST WHITE CIRCLE	EASY GREEN CIRCLE	MORE DIFFICULT BLUE SQUARE	VERY DIFFICULT BLACK DIAMOND	EXTREMELY DIFFICULT DBL. BLACK DIAMOND
TRAIL WIDTH	72" (1,800 mm) or more	36" (900 mm) or more	24" (600 mm) or more	12" (300 mm) or more	6" (150 mm) or more
TREAD SURFACE	Hardened or surfaced	Firm and stable	Mostly stable with some variability	Widely variable	Widely variable and unpredictable
AVERAGE TRAIL GRADE	Less than 5%	5% or less	10% or less	15% or less	20% or more
MAXIMUM TRAIL GRADE	Max 10%	Max 15%	Max 15% or greater	Max 15% or greater	Max 15% or greater
NATURAL OBSTACLES AND TECHNICAL TRAIL FEATURES (TTF)	None	Unavoidable obstacles 2" (50 mm) tall or less Avoidable obstacles may be present Unavoidable bridges 36" (900 mm) or wider	Unavoidable obstacles 6" (200 mm) tall or less Avoidable obstacles may be present Unavoidable bridges 24" (600 mm) or wider TTF's 24" (600 mm) high or less, width of deck is greater than 1/2 the height	Unavoidable obstacles 15" (380 mm) tall or less Avoidable obstacles may be present May include loose rocks Unavoidable bridges 24" (600 mm) or wider TTF's 48" (1,200 mm) high or less, width of deck is less than 1/2 the height Short sections may exceed criteria	Unavoidable obstacles 15" (380 mm) tall or less Avoidable obstacles may be present May include loose rocks Unavoidable bridges 24" (600 mm) or narrower TTF's 48" (1,200 mm) high or greater, width of deck is unpredictable Many sections may exceed criteria




5 PROGRESSIVE-DIFFICULTY AVOIDABLE DROPS, MAX INTERMEDIATE (BLUE) DIFFICULTY 8" OFFSET


4 WOOD ROLLERS AND BERMED TURNS - INTERMEDIATE (BLUE) 24" MIN WIDTH, 0-24" HIGH


3 FLAT-TOP LOG WOOD FEATURE - INTERMEDIATE (BLUE)


1 ROCK GARDEN PER BEGINNER (GREEN) CRITERIA


2 ROCK GARDEN PER INTERMEDIATE (BLUE) CRITERIA

MICHAEL STATEN, P.E.
CIVIL ENGINEERING DESIGN
1014 WEST 4175 SOUTH
RIVERDALE, UTAH 84405
(801)589-2686
Mike.Staten.PE@gmail.com

FOR:
RIVERDALE CITY
4600 S WEBER RIVER DRIVE
RIVERDALE, UTAH
CONTACT:
RIVERDALE CITY
PHONE: 801-394-5547

RIVERDALE BIKE PARK PHASE 2
4800 SOUTH WEBER RIVER DRIVE
RIVERDALE, UTAH

SEAL
PROFESSIONAL ENGINEER — STATE OF UTAH — MICHAEL T. STATEN
NO. 369630
04/12/2023

PROJECT NO.
DESIGNED BY: MICHAEL STATEN, P.E.

ISSUED:

NO.	DATE	DESCRIPTION
1	04.12.23	ISSUED FOR APPROVAL

REVISIONS:

NO.	DATE	DESCRIPTION
△		
△		
△		
△		
△		

SITE PLAN

SHEET NUMBER
1 of 1

RIVERDALE CITY
CITY COUNCIL AGENDA
April 18, 2023

AGENDA ITEM: G2

SUBJECT: **Consideration to approve Final Site Plan for Riverdale Townhomes residential apartments project, located at approximately 4086 South 300 West, Riverdale, Utah 84405, as requested by Riverdale Center North, LLC and AWA Engineering.**

PRESENTER: Mike Eggett, Community Development Director

INFORMATION:

a. Exec Summ Final Riv Townhomes Site Plan – CC [20230418]
b. Riv Townhomes Final Sub Plan CC Review – 20230413
c. Dept Staff Reports – CC Riv Townhomes Final Plan
d. City Eng Review #5 – 13 Apr 2023 rec approval Riv Townhomes
e. Minutes from Planning Commission on Aug 9, 2022
f. Riv Townhomes Updates Site Plan App – 20220510
g. Riv Townhomes – Final Cost Estimate 2023-04-06
h. Riv Townhomes_Revised Ext Colors Imagery_2022-12-07
i. 21-188 Riverdale Townhomes [w engineering] – 20230329

BACK TO AGENDA

City Council
Executive Summary

For the Council meeting on: 4-18-2023	Petitioner: Riverdale Center North, LLC and Revival Development Represented by Jake Tate (AWA Engineering)

Summary of Proposed Action

Riverdale Center North, LLC and Revival Development, as represented by Jake Tate (with AWA Engineering), have returned with resubmitted Final Site Plan documentation for the Riverdale Townhomes Residential Site Plan proposal as located at approximately 4086 South 300 West in a Multiple-Family Residential R-4 zone.

On August 9th, 2022, this matter was reviewed and discussed by the Planning Commission for final recommendation consideration. At the conclusion of discussion in the matter the Planning Commission forwarded a favorable recommendation to City Council for approval of this site plan proposal with the understanding to resolve staff and engineering concerns.

Additionally, on December 21st, 2022, the Design Review Committee held a meeting to discuss the architectural elements of this project, the landscaping aesthetic, and any associated signage. At the conclusion of the discussion, the Design Review Committee approved a variation of the submitted architectural elements of this project and supported the landscaping and signage planning for this project.

Later, on February 7, 2023, this matter came before the City Council for consideration of the Riverdale Townhomes Residential Site Plan. At the conclusion of discussion regarding this project, a motion was made to approve the Townhomes project with some guidance and this motion was supported with a second. Following discussion on the motion, a vote was held and this motion was not supported. Discussion regarding this action item then ended and the meeting moved forward with the next item on the Council agenda. As a result of this action, this matter did not receive approval or denial and is, therefore, back before the Council for reconsideration of this residential townhomes site plan proposal.

As part of this resubmittal, the applicants have listened to the feedback provided by City Staff and the Council during the February 7, 2023, meeting and have included additional interior parking spaces for guest parking by increasing guest parking availability with an additional 17 parking stalls to different locations on this plan.

The proposed site plan is now before the City Council for final approval consideration of the submitted plan. A public hearing is not required for review of this proposed site plan. The Engineer's Cost Estimate for this project has also been included and received a recommendation for approval by the City Engineer.

Following the presentation and discussion of the final site plan proposal, the City Council may make a motion to approve the site plan, approve with additional requirements and criteria, or not approve the proposed Riverdale Townhomes residential site plan with the appropriate findings of fact to support the decision. Should this final site plan proposal receive Council approval, then the site plan would be able to move forward to the next stage in the project developing relative to preconstruction activities.

Title 10 Ordinance Guidelines (Code Reference)

This Residential Subdivision Site Plan review is regulated under City Code 10-21 “Subdivisions” and is affected by City Codes 10-9E “Multiple-Family Residential Zone (R-4)”, 10-14 “Regulations Applicable to All Zones”, and 10-15 “Parking, Loading Space; Vehicle Traffic and Access”.

The petitioner’s properties are currently listed in the County Records under the ownership of Riverdale Center North, LLC. The majority of this site plan property is undeveloped and unused with some adjacent accessways and parking lots also existing on the proposed development property.

Attached with this executive summary is a supplementary document addressing items on the Preliminary Site Plan application and as directed by 10-21 of the City Code. Also attached, following this executive summary, are comments from the contracted City Engineer, Public Works Department, Fire Department, and Police Department. The City Council should discuss these summaries and any noted Planning Commission and/or staff concerns.

Staff encourages the City Council to review this matter, including concerns outlined herein, and then discuss with the petitioner concerns associated with this application. Staff would then recommend that the City Council make a motion to approve the site plan, approve with additional requirements and criteria, or not approve the proposed Riverdale Townhomes residential site plan with the appropriate findings of fact to support the decision.

General Plan Guidance (Section Reference)

The General Plan use for this property is currently set as “Planned Commercial - High” and this proposed project is in direct support of the planned commercial uses in this area of the City.

Legal Comments – City Attorney

_____
Steve Brooks, Attorney

Administrative Comments – City Administrator

_____
Steve Brooks, City Administrator

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

Preliminary Site Plan Review – Riverdale Townhomes Project, 4086 South 300 West

Completed by Mike Eggett, Community Dev. Director on 5/18/2022, 5/19/2022, 8/4/2022, 2/2/2023, and 4/13/2023

Recommendation: City staff recommends that the City Council examine and review this proposed final site plan. Items of consideration or note have been highlighted in yellow for potential discussion purposes. City staff recommends that the City Council act accordingly to approve the final site plan, approve the final site plan with additional comments or concerns to be addressed by the developer, or not approve the final site plan proposal for the Riverdale Townhomes project.

Date Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting)	May 10 2022, update on 7/19/2022, 1/24/2023, and 3/29/2023
Date Application Submitted to City:	May 10, 2022
Date Fee Paid:	Paid on May 17, 2022 (see application and receipt for details)
Subdivision/Site Plan – Preliminary Requirements	**Departmental Review Comments**
COVER SHEET	Provided
Title Block	
Project name and address	Project name shown and address location shown; units have been numbered for each building unit and block of units
Property Owner's name, address, and phone number	This information is provided on plan: Riverdale Center North, LLC, 5670 Wilshire Blvd, Suite 1250, Los Angeles, California 90036, 323-965-1510, Contact: Steven Usdan
Developer's name, address, and phone number	This information is provided on plan: Riverdale Center North, LLC, 5670 Wilshire Blvd, Suite 1250, Los Angeles, California 90036, 323-965-1510, Contact: Steven Usdan
Approving agency's name and address: Utility companies as applicable	Approving agency's name and address provided – Riverdale City, 4600 South Weber River Drive, Riverdale Utah 84405; utility companies name and address not provided, if applicable

Consulting Engineer's name, address, and phone number	Anderson Wahlen & Associates, 2010 North Riverdale Road, Salt Lake City, Utah 84116, 801-521-8529
Licensed Land Surveyor's name, address, phone number, signature, and seal	Anderson Wahlen & Associates, 2010 North Riverdale Road, Salt Lake City, Utah 84116, 801-521-8529
Date	Yes – 29 Mar, 2023
Revision block with date and initials	Revision block shown for use
Sheet number and total sheets	20 total sheets
General	
Street names	Shown – 300 West and Pacific Avenue
Layouts of lots with lot numbers and addresses	There is only one lot with 45 townhome units on the lot; units have been numbered for each building unit
Adjacent tract ownership and tax identification numbers	Adjacent property tract ownership names with tax ID numbers shown
Scale (minimum 1"=50' to 1"=10')	Yes, scale is shown as 1" = 20' and 1" = 30'
North arrow	Yes
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Existing easements shown, existing structures and utility lines shown; unsure of approvals provided to cross, use, relocate
Space for notes	Yes, provided
Contours	Yes, shown on multiple sheets
Public areas	Sidewalks and curb/gutter shown on multiple sheets; open space parcels identified
Vicinity Map	
Street names	Yes
Site location	Yes
North arrow	Yes
Scale	"Not to scale" noted
Landscaping (location and type with area calculations)	Landscaping plan shown on sheets L1.1-L2.2; area calculations shown on L1.1
Location of exterior lighting devices, signs, and outdoor advertising	Existing street lights shown and anticipated street lights shown; exterior lighting devices per each unit referenced on comment response sheet; no anticipated subdivision signage locations shown, if applicable

Location of underground tanks, dumpsters, etc	Underground tanks shown on sheet C3.1; dumpsters not anticipated for this site
Additional Information	
Benchmark	Shown, defer to City Engineer review
Basis of bearings	Shown, defer to City Engineer review
Legend	Yes, shown
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Existing easements shown, existing structures and utility lines shown; unsure of approvals provided to cross, use, relocate
PLAT SHEET	There is no plat for this residential site plan development; however there is a plat associated with this lot that has been submitted, "Riverdale Center V Subdivision, Amended"
PLAN AND PROFILE SHEETS	Site Plan and Utility Plan sheet provided
Title Block	
Project name and address	Project name shown and address location shown; units have been numbered for each building unit and block of units
Approving Agency's name and address	Approving agency's name and address provided – Riverdale City, 4600 South Weber River Drive, Riverdale Utah 84405
Consulting Engineer's name, address, and phone number	Anderson Wahlen & Associates, 2010 North Riverdale Road, Salt Lake City, Utah 84116, 801-521-8529
Date	Yes – 29 Mar, 2023
Scale	Yes, scale is shown as 1" = 20' and 1" = 30'
Revision block with date and initials	Revision block shown for use
Sheet number and total sheets	20 total sheets
General	
North arrow	Yes
Street names	Shown – 300 West and Pacific Avenue
Lot numbers	There is only one lot with 45 townhome units on the lot; units have been numbered for each building unit
Reference to sheets showing adjacent areas	Not applicable
Center line stationing	Shown on plans
Existing natural ground	Shown on sheet C0.1

Signage	Subdivision signage locations not shown, if applicable; may inquire future signage intent
Height	*Not available*
Size	*Not available*
Locations	*Not available*
Colors	*Not available*
Lighting	*Not available*
New and Existing Buildings	
Height and Size (multiple homes)	New building - Height = approx. 26 ft 5 inches tall; Building size = 1643 sf per unit; existing buildings and utility structures on site shown; may inquire for more details about the planned structures
Location, setbacks, and all dimensions	Setbacks along road are 20 feet, setbacks along rear perimeter or homes and subdivision are 16 feet at closest point; building footprints shown on drawings should be set to meet R-4 zoning reqs
Type of construction	Stucco and Brick mixture
Type of occupancy and proposed uses	Multiple family residential use on lot; townhomes are single family dwellings
Show handicapped access	ADA accessible ramp shown and identified on multiple sheets
New and Existing Landscaping & Percentage	Landscaping identified on sheets L1.1-L2.2; percentage of landscaping provided for site as compared to overall lot area is 31% and meets minimum requirement of 20% or more landscaping coverage per City Code 10-14-12(B.)(2.)
Number of trees	Per plant schedule on L1.2 there are 12 trees, 258 shrubs, 81 ornamental grasses, 81 perennials
Landscape plan showing all planting, hardscaping, berming, and watering	Planting, hardscaping shown; irrigation plan provided
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 fences identified on C0.1; new fences shown on sheet C1.0
Materials proposed for construction	Chainlink and vinyl fencing planned
New and Existing Parking	

Location, area, and layout of off-street parking (size of stalls, regular and handicapped)	Onsite guest parking: 39 stalls; 90 dedicated stalls provided and shown; handicapped parking spaces identified and shown; stalls size should meet city requirements, parking stalls need to be a minimum of 180 feet in size per 10-15-5(D.)(1.);
Location of guest parking, residential parking, and handicapped parking	Established as shown on drawings
Internal circulation pattern	Internal circulation not shown, may discuss traffic movement
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	Not shown, may discuss traffic movement
New and Existing Streets	
All access points	Yes, this is shown
Center lines	Yes, this is shown
Right-of-way lines	Shown, and identified as “right-of-way”
Face of curb lines	Yes, this is shown
Centerline slope	Yes, this is shown
Signing and striping	Signing installation should be coordinated with public works dept and paid for by applicant; roadway striping should be coordinated with public works;
Light poles	Existing street lights shown and anticipated street lights shown; exterior lighting devices per each unit referenced on comment response sheet
Street lights	Existing and proposed street lights along 300 West and Pacific Avenue shown
Street name signs	Signing installation, if any, should be coordinated with public works dept and paid for by applicant;
Stop signs	Signing installation, if any, should be coordinated with public works dept and paid for by applicant;
UDOT approval (if required for project)	Not applicable to this project
Sidewalk (4’ side with 4” of road base or 6’ side with 6” of road base through the approach)	Yes, shown and defined on sheet C4.1-C4.3 “Civil Details”
Planting Strip	Shown
New and Existing Storm Drainage	
Top of curb elevations	Shown, defer to City Engineer

Slope of gutter	Shown, defer to City Engineer
Manholes	Existing and new shown on multiple sheets
Invert elevations	Shown, defer to City Engineer
Length, size, slope, and type of mains and laterals	Shown on multiple sheets, identified on sheet C3.1, defer to City Engineer
Location of catch basins	Shown on multiple sheets
Ditches, location and ownership	No ditches or waterways of note
Approval to pipe, reroute or use	Other than future City approval, unknown if other approval required; defer to City Engineer
Calculations for retention system	Storm runoff and retention calculations shown on "Drainage Analysis" document for this project; defer to City Engineer
Method of storm water clean-up	Shown on sheet C5.1-C5.3; defer to Public Works Director
New and Existing Sanitary Sewers	
Manholes	Existing and new shown on multiple sheets
Invert elevations	Shown, defer to City Engineer
Length, size, type, and slope of mains and laterals	Shown on multiple sheets, identified on sheet C3.1, defer to City Engineer
New and Existing Water Lines	
Length, size, type, and slope of mains and laterals	Shown on multiple sheets, identified on sheet C3.1, defer to City Engineer
Location, size, and type of water meters, valves, and fire hydrants	Water meter locations shown on sheet C3.1: water meter size varies, type per public works; Location of new and existing valves shown; Existing and new fire hydrants shown
New and Existing Gas Lines	
Size and type	Existing and new: size and type not shown, however developer note identified on utility plat sheet that states, "Power meters, telephone boxes & gas meters to be located along ends of buildings. Coordinate with RMP, Dominion & Telecom Companies"
New and Existing Electrical Lines	

Size, location, and type	Existing locations shown; new electrical lines information not shown or provided, however developer note identified on utility plat sheet that states, "Power meters, telephone boxes & gas meters to be located along ends of buildings. Coordinate with RMP, Dominion & Telecom Companies"
Location of power poles	Existing locations shown; new power pole locations, if any, not shown, however developer note identified on utility plat sheet that states, "Power meters, telephone boxes & gas meters to be located along ends of buildings. Coordinate with RMP, Dominion & Telecom Companies"
New and Existing Telephone Lines	
Location of poles, junction boxes, and manholes	Existing and new: size and type not shown, however developer note identified on utility plat sheet that states, "Power meters, telephone boxes & gas meters to be located along ends of buildings. Coordinate with RMP, Dominion & Telecom Companies"
New and Existing Cable TV Lines	
Location of lines (if applicable)	Existing and new: size and type not shown, however developer note identified on utility plat sheet that states, "Power meters, telephone boxes & gas meters to be located along ends of buildings. Coordinate with RMP, Dominion & Telecom Companies"
DETAILED DRAWINGS	
Cross section of roadway (minimum 8" road base and 3" asphalt)	Where applicable, shown on sheets C4.1-C4.3 "Civil Details"; defer to City Engineer
Cross section of curb and gutter (standard 30" high back)	Shown on sheet C4.1 "Civil Details"; defer to City Engineer
Gutter inlet box with bicycle safe grate	Shown on sheet C4.2 "Civil Details"; bicycle safe grates identified in plans; defer to City Engineer
Cleanout box	Shown; defer to City Engineer
Thrust blocking	Not shown, note that will be installed where applicable to City Standards; defer to City Engineer
Special energy dissipating or drop manholes	May not be applicable; defer to City Engineer
ADDITIONAL INFORMATION	
Soils report	Provided as prepared by CMT Engineering on March 21, 2022

Drainage and runoff calculations	Storm runoff and retention calculations shown on "Drainage Analysis" document for this project; defer to City Engineer
Water right transfer documentation	Applicant needs to show proof of transfer to Public Works; defer to PW Director
Copy of protective covenants, codes, and regulations for development	No protective PRUD CCR's required for this project
Three large full set of plan drawings (24x36), one full set of plan drawings (11x17 sized), and one digital full set copy of plan drawings	Yes, provided as requested
Building elevation renderings	Building renderings concepts have been provided; Design Review Committee approved design renderings and application to townhomes
Corp of Engineers approval (if required)	Not applicable or required
Zoning compliance	Yes, Multiple-Family Residential (R-4) meets intended uses for site design
RDA compliance (if applicable)	Not applicable in this matter
Use compliance	Yes, site designed for Multiple-Family Residential homes at R-4 zoning density
Engineering comments and letter of approval recommendation	City Engineer, Public Works, Fire Dept, and Police Dept comments provided
Traffic study	Not applicable unless requested by City or PC
All Planning Commission and City Staff conditions for approval have been met	Currently consideration of Final Site Plan submission being reviewed by Council for final approval

DEPARTMENTAL STAFF REPORTS – 4/5/2023 to 4/13/2023

From: Shawn Douglas
Sent: Thu 4/13/2023 6:49 AM
To: Mike Eggett
Subject: Riverdale Townhomes

Mike,

I have attached my review comments for the Riverdale Townhomes. Thanks

Plan Review For Riverdale Townhomes

Storm Water

1-Drainage system operation and maintenance plan and BMPS approved and recorded with plat. The submitted plan doesn't match what the design plans show and needs to be updated. Needs to include BMPS, time schedules, cleaning procedure for pretreatment, and underground detention. We will also need an agreement and plan for the new detention system that is located off site.

Water

1-Provide what water shares will be used to meet water requirements.
2-The water service connection/meter and the sprinkler system line need to be the same size for the irrigation system.

Shawn Douglas

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

From: Scott Brenkman
Sent: Thu 4/6/2023 8:37 AM
To: Mike Eggett
Subject: RE: New review comments needed - Riverdale Townhomes updated final set for Council consid

I have no further concerns with this project.

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

sbrenkman@riverdalecity.com

From: Jared Sholly
Sent: Wed 4/5/2023 7:39 PM
To: Mike Eggett
Cc: Randy Koger
Subject: Re: New review comments needed - Riverdale Townhomes updated final set for Council consid

Mike, at this time. I will default to any changes Randy who is the Fire Marshal of Riverdale City with being out of town and not able to review all documents.

Thanks,

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

From: Randy Koger
Sent: Thu 4/6/2023 7:57 AM
To: Mike Eggett
Cc: Jared Sholly
Subject: RE: New review comments needed - Riverdale Townhomes updated final set for Council consid

I have no additional recommendations.

REVIEW COMMENTS:

The following review comments are based on information provided on the Preliminary Site Plan Proposal, and shall not extend to means, methods, techniques, sequences, or procedures of construction nor conformance to any specifications. Acceptance of the project is the prerogative of the Authority Having Jurisdiction.

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 rest with the owner.



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

13 April 2023

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Riverdale Townhomes Subdivision**
Subj: Improvement Drawings & Cost Estimate – Review #5 – recommend approval

Dear Mike,

We have completed the review of the "Improvement drawings" dated 29 March 2023 and herewith recommend approval with the following small concerns listed below to be corrected.

1. Place month and year below the title on the cover sheet C0.0
2. On sheet C1.1, label the sidewalk across the south entrance like what is shown on the north entrance.

We have completed the review of the "engineer's estimate" and find that the estimate has the waterline in excessive length as to what is in the public right-of-way. If developer is ok with overage, then I will agree the "engineer's cost estimate" of $324,008.48 and with including 10% for escrow the amount should be $356,409.33 for the quantities and costs associated with the installation of the required public improvements.

Please request the developer or his engineer to submit an **electronic copy** of the Site Plat & Improvement drawings and details to the Public Work Department for record keeping upon design completion.

Should you have any questions please contact me at your convenience.

Sincerely,
CEC, Civil Engineering Consultants, PLLC.

R. Todd Freeman, S.E, PE.
City Engineer

Cc. Shawn Douglas, Riverdale City Public Works Director
Jeff Woody, Riverdale City Building Official

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, August 9, 2022, at 6:30 p.m., at the Civic Center 4600 South Weber River Drive, Riverdale City, Weber County, Utah.

Present:	Commissioners:	Kathy Eskelsen, Chairman Robert Wingfield, Vice Chairman Blair Jones, Commissioner Rikard Hermann, Commissioner Wanda Ney, Commissioner
	City Employees:	Mike Eggett, Community Development Michelle Marigoni, City Recorder
	Excused:	Kent Anderson, Commissioner Amy Ann Spiers, Commissioner
	Visitors:	Jake Tate Natalie Nichols Tim Snideman Kim Choate Ted Didas Taukivuea

A. Welcome & Roll Call

B. The Planning Commission Meeting began at 6:33 p.m. Chairman Eskelsen welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except Commissioner Anderson and Commissioner Spiers, who were excused.

C. Public Comment

Chairman Eskelsen asked if any public were present with comments. There was no public comment.

D. Presentations and Reports

E. Chairman Eskelsen turned the time over to Mr. Eggett, who reported the following:

- City Council approved Lesleys Mobile Home Park rezone on 7/19
- Target's sign Conditional Use Permit was approved
- Sierra/HomeGoods have pulled building permits
- Sweeto Burrito building will be Super Chix
- J Dawgs pulled building permit

F. Consent Items

Consideration of Meeting Minutes from July 12, 2022 Work Session and July 12, 2022 Regular Meeting.
Chairman Eskelsen asked if there were any changes to the minutes. There were no changes. Commissioner Wingfield moved to approve the minutes; Commissioner Hermann seconded the motion, and all were in favor. Minutes approved.

G. Action Items

1. a. Public hearing to receive and consider comments regarding proposed updated roadway vacation petition for Cozy Dale Drive (1500 West), 4650 South, 4675 South, 4800 South, 1300 West, and 1350 West as located between approximately 4800 South and 4400 South, Riverdale, Utah, as requested by America First Federal Credit Union and AWA Engineering.

Mr. Eggett explained this was approved by the Planning Commission but needed to be done again to add 4800 South.

Commissioner Jones moved to open the public hearing. Seconded by Commissioner Wingfield. All in favor.
No public comment.
Commissioner Jones moved to close the public hearing. Seconded by Commissioner Wingfield. All in favor.

b. Consideration to forward a recommendation to the City Council regarding proposed roadway vacation petition for Cozy Dale Drive (1500 West), 4650 South, 4675 South, 4800 South, 1300 West, and 1350 West as located between approximately 4800 South and 4400 South, Riverdale, Utah, 84405 as requested by America First Federal Credit Union and AWA Engineering.

Motion: Commissioner Wingfield moved to forward a positive recommendation to the City Council.
Second: Commissioner Jones

Roll Call Vote:

Commissioner Spiers: Excused
Commissioner Anderson: Excused
Commissioner Eskelsen: Yes
Commissioner Jones: Yes
Commissioner Hermann: Yes
Commissioner Wingfield: Yes
Commissioner Ney: Yes

Passes unanimously.

2. Consideration to recommend City Council approval of the Final Site Plan for Shake Shack Riverdale, located at approximately 4142 South Riverdale Road, Riverdale, Utah 84405, as requested by Shake Shack and McNeil Engineering.

Mr. Eggett went over the executive summary and noted Ted Didas was present representing Shake Shack and McNeil Engineering. He explained most of the previous issues have been resolved, but they still need to figure out water rights and have a Design Review Committee review. Public Works has several comments pertaining to water and the city engineer has a few concerns. He went over these comments as noted in the packet.

Mr. Didas addressed the commission for questions. Mrs. Ney asked for clarification and if the comments need to be addressed before it is sent to City Council. Mr. Eggett explained this could be addressed in the motion. Mrs. Ney expressed concern about grass being included in the landscaping. Mr. Didas and Mr. Eggett clarified that this would be more like native grasses and drought resistant plants. Mr. Eggett noted there are some slope difficulties and

Motion: Commissioner Hermann moved to recommend approval of the site plan for Shake Shack, provided all staff and engineering concerns are addressed before the council meeting.
Second: Commissioner Ney

Roll Call Vote:

Commissioner Wingfield: Yes
Commissioner Hermann: Yes
Commissioner Jones: Yes
Commissioner Ney: Yes
Commissioner Eskelsen: Yes
Commissioner Spiers: Excused
Commissioner Anderson: Excused

Passes unanimously.

3. Consideration to recommend City Council approval of the Final Site Plan for Riverdale Townhomes residential project, located at approximately 4086 South 300 West, Riverdale, Utah 84405, as requested by Riverdale Center North, LLC and AWA Engineering.

Mr. Eggett went over the executive summary and said Jake Tate from AWA Engineering is representing all parties. No public hearing is required for this request.

Weber County has requested clear addressing on the final plat, due to the private roads, for emergency services. The water right transfer documentation is still needed. He went over staff and city engineer comments. These properties will be operated as rental units.

Mr. Tate addressed commissioners and said they are almost there on water rights, as they have acquired 18 acre feet. Mrs. Ney asked about the addressing and if the addresses change as the road bends. Mr. Tate said they will all have the same address, but each unit will have a block and unit number. Mr. Eggett explained how addressing is determined. Mrs. Eskelsen asked what the square footage is. Mr. Tate said it's about 1800 plus the garage. They will be two or three bedrooms. The living space will be on the second and third floors. The garages accommodate two cars and a separate lot with 33 stalls is available for visitor parking.

A member of the public asked if these homes are designed only for young people.
Mr. Tate said the vertical nature of the townhome does require stair usage, which may preclude some tenants, but there is no age requirement.

Motion: Commissioner Hermann moved to approve the preliminary site plan for Riverdale Townhomes provided all staff and engineering concerns are addressed.
Second: Commissioner Wingfield

Discussion on motion:

Roll Call Vote:

Commissioner Ney: Yes
Commissioner Wingfield: Yes
Commissioner Eskelsen: Yes
Commissioner Hermann: Yes
Commissioner Jones: Yes
Commissioner Anderson: Excused
Commissioner Spiers: Excused

Passes unanimously.

H. Comments

I. Adjournment

As there was no further business to discuss, Commissioner Hermann moved to adjourn. This was seconded by Commissioner Ney and the Planning Commission meeting adjourned at 7:02 p.m.

Date Approved: **8/23/2022**

DocuSign Envelope ID: AC83A6EE-BCA3-4CD4-9E36-BEB53E809CE5

Riverdale City

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

RIVERDALE CITY PLANNING COMMISSION
APPLICATION FOR RESIDENTIAL SUBDIVISION
SITE PLAN APPROVAL

CASE NO: 2022-07 DATE SUBMITTED: 5-10-2022

APPLICANT'S NAME: Anderson Wahlen & Associates - Jake Tate

ADDRESS: 2010 North Redwood Road, SLC, UT 84116

PHONE: 801-410-8505

ADDRESS OF SITE: 300 West Street & Pacific Avenue

APPLICANT'S INTEREST: Owner's Authorized Agent

Application is hereby made to the Riverdale City Planning Commission requesting that a residential subdivision consisting of 45 units (number of lots) lots be approved on 12.94 acres (sq. ft./acreage) of property in the R-4 zone in accordance with the attached site plan.

Signature of Applicant

DocuSigned by: Steven Usdan D1006B688EC34E7...
Signature of Property Owner

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

DocuSigned by: Steven Usdan D1006B688EC34E7...
Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - $150 per lot/unit

Fee: $ 6,750.00 Date paid: 5-17-2022

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

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

Date: 5/24/2022 (Prelim.); 8/9/2022 (Final Rec.) Decision of Commission: Approved; Recommend Approval, resolve staff/engineer concerns

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

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

Date: 2/7/2023; 4/18/2023 Decision of Council:

Riverdale City

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

XBP Confirmation Number: 120843624

Transaction detail for payment to Riverdale City.			**Date: 05/17/2022 - 4:47:44 PM MT**
Transaction Number: 173075745PT **VisaXXXX-XXXX-XXXX-1386** **Status: Successful**			
Account #	**Item**	**Quantity**	**Item Amount**
10341500	Zoning ampamp Subdiv. Fee	1	$800.00
10341500	Zoning ampamp Subdiv. Fee	1	$6750.00
Notes: ANDERSON WAHLEN			

TOTAL: $7550.00

Billing Information
BRET WAHLEN
, 84405

Transaction taken by: Admin acummings

Riverdale Townhomes Offsite Improvements

OFF-SITE CONSTRUCTION ESTIMATE

This is a Conceptual Estimate prepared prior to receiving Surveys or Preliminary design plans and will change upon completion of these items.

Offsite

Item No.	Description	Quantity		Unit Price		Cost
	Site Improvements					
1	Standard Paving & Base	4,538	SF	$5.50	SF	$24,959.00
2	24" Conc. Curb and Gutter	525	LF	$30.00	LF	$15,750.00
3	Concrete Sidewalk	960	SF	$6.50	SF	$6,240.00
4	Concrete Paving	1,100	SF	$8.50	SF	$9,350.00
5	Landscape Parkstrip	1,917	SF	$6.50	SF	$12,460.50
6	ADA Ramps	4	EA	$1,000.00	EA	$4,000.00
7	No Parking Sign	4	EA	$600.00	EA	$2,400.00
8	Street Striping	1	LS	$3,000.00	LS	$3,000.00
9	Street Lights	2	EA	$8,000.00	EA	$16,000.00
	Storm Drain					
10	15" RCP (Includes Trenching)	109	LF	$48.00	LF	$5,232.00
11	18" RCP (Includes Trenching)	94	LF	$55.00	LF	$5,170.00
12	Inlet Box / Catch Basin / Junctio	2	EA	$6,500.00	EA	$13,000.00
13	Combo Box	1	EA	$8,000.00	EA	$8,000.00
	Water					
14	8" PVC (WL Includes Trenching	2,000	LF	$60.00	LF	$120,000.00
15	8" Gate Valve	6	EA	$4,000.00	EA	$24,000.00
16	8"x8"x6" Tee	1	EA	$2,000.00	EA	$2,000.00
17	8"x8"x8" Tee	2	EA	$2,500.00	EA	$5,000.00
	Sewer					
18	8" PVC (SS) (Includes Trenchin	47	LF	$55.00	LF	$2,585.00
19	SS 5'Ø Manhole	1	EA	$5,000.00	EA	$5,000.00
				SUBTOTAL		**$281,746.50**

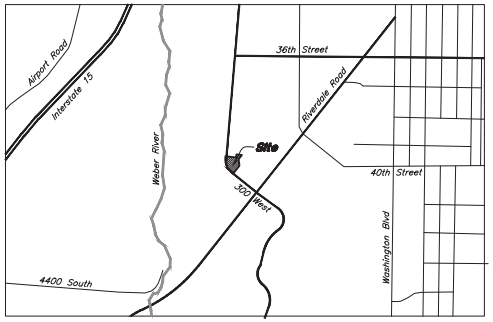
SUBTOTAL	**$281,746.50**
15% Contingency	**$42,261.98**
TOTAL	**$324,008.48**



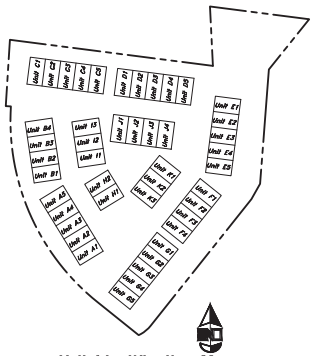


Riverdale Townhomes

4086 South 300 West Street
Riverdale, Utah



Vicinity Map
Not to Scale



Unit Identification Map
1:80 Scale

Civil Sheet Index

C0.0	Cover Sheet
	Subdivision Plat
C0.1	Demolition Plan
C1.0	Overall Site Plan
C1.1	Site Plan
C2.1	Grading Plan
C2.2	Grading Details and Notes
C3.1	Utility Plan
C4.1	Details
C4.2	Details
C4.3	Details
C4.4	Details
C4.5	Details
C5.1	Erosion Control Plan - Phase 1
C5.2	Erosion Control Plan - Phase 2
C5.3	Erosion Control Details
L1.1	Landscape Plan
L1.2	Landscape Notes & Details
L2.1	Irrigation Plan
L2.2	Irrigation Notes & Details

Abbreviations

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

Legend

Proposed Curb & Gutter		Existing Improvements	
Proposed Open Face C & G		Existing Asphalt	
Proposed Asphalt		Existing Concrete	
Proposed Concrete		Existing Inlet Box	
Proposed Truncated Domes		Existing Catch Basin	
Proposed Inlet Box		Existing Manhole	
Proposed Catch Basin		Existing Fire Hydrant	FH
Proposed Manhole		Existing Water Valve	WV
Proposed Transformer		Existing Overhead Power Line	-OHP-
Proposed Meter Box		Existing Water	-W-
Proposed Water Meter		Existing Secondary Water	-SW-
Proposed Combo Box		Existing Sewer	-S-
Proposed Fire Hydrant		Existing Storm Drain	-SD-
Proposed Water Valve		Existing Gas	-G-
Proposed Water Line		Existing Power	-P-
Proposed Sanitary Sewer		Existing Telephone	-T-
Proposed Storm Drain		Existing Fence	-X-
Proposed Conduit Line	-C-	Flowline	
Proposed Power Line	-P-	Centerline	
Proposed Gas Line	-G-	Existing Contour	1420
Proposed Fire Line	-F-	Existing Spot	1420.50(X)
Proposed Secondary Water Line	-SW-	Existing Light Pole	
Proposed Roof Drain	-RD-	Existing Street Light	
Proposed Fence	-X-	Existing Building	
Ridge line	-R-	Existing Telephone Box	TB
Grade Break	-GB-	Existing Power Meter	PM
Proposed Contour	78	Existing Electrical Box	EB
Direction of Drainage		Existing Electrical Cabinet	ECAB
Proposed Spot	78.00TA	Existing Gas Meter	GM
ADA Accessible Route		Existing Water Meter	WM
Property Line		Existing Irrig. Control Box	ICB
Sawcut Line		Existing Bollard	BOL
Proposed Light Pole		Existing Hose Bib	HB
Proposed Street Light		Working Point	
Proposed Building		Existing Deciduous Tree	
Existing Power Pole		Existing Coniferous Tree	
Existing Power Pole w/ Guy			
Existing Utility Marker		Detail Number	XX
Existing Post		Sheet Number	XX

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

Property Owner - Developer

Riverdale Center North, LLC.
5760 Wilshire Blvd., Suite 1250
Los Angles, CA 90036
Contact: Steven Usdan
Phone: 323-965-1510

Approving Agency

Riverdale City
4600 South Weber River Drive
Riverdale, UT 84405

Civil Engineer

AWA
2010 North Redwood Road
Salt Lake City, UT 84116
Contact: Jake Tate
Office: 801-521-8529
Direct: 801-410-8505
Cell: 801-910-5340

Construction Material Note

All Construction Materials shall meet Riverdale City Standards

Damaged Improvement Note

All missing, nonfunctioning and / or damaged surface improvements shall be replaced. (Sidewalk, Curb & Gutter, Fencing etc...)

Basis of Bearings

A line between monuments found for the Northwest Corner and the North Quarter Corner of Section 8, T5N, R1W, SLB&M, U.S. Survey was assigned the Weber County bearing of South 89°26'02" East as the Basis of Bearings to place the Survey on the NAD 1983 Utah North Zone State Plane datum.

Legal Description

All of Lots 1 and 5 of Riverdale Center V Subdivision, recorded on June 2, 2020 as Entry No. 3058632 in Book 87 on Page 84 of Official Records of Weber County, all of Lot 1 of R.C. Wiley Riverdale Subdivision, recorded on July 2, 2009 as Entry No. 2421845 in Book 70 on Page 18 of the Official Records of Weber County, together with more land, lying within the Southwest Quarter of Section 5 and the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Riverdale City, Weber County, Utah:

Beginning on the Northeasterly line of 300 West Street as it exists at 40.00 foot half-width, located 380.25 feet South 89°26'02" East along the Section line; and 197.51 feet South 51°16'02" East from a nail found marking the Northwest Corner of said Section 8; and running thence Northeasterly, Northerly, and Northeasterly along the arc of a 316.56 foot curve to the right a distance of 303.02 feet (Center bears South 38°43'58" East, Central Angle equals 54°50'40" and Long Chord bears North 23°20'42" West 291.58 feet) along said Northeasterly line; thence North 86°25'22" West 7.00 feet along a radial line to the Easterly line of Pacific Avenue as it exists at a 33.00 foot half-width; thence North 3°34'38" East 90.59 feet along said Easterly line; thence South 82°40'22" East 270.01 feet; thence North 3°34'38" East 80.00 feet; South 82°40'22" East 136.34 feet; thence North 38°43'58" East 255.10 feet; thence South 82°40'22" East 346.00 feet to the most Northerly Corner of Lot 3 of said Riverdale Center V Subdivision; thence along the Westerly and Southeasterly lines of said Center V Subdivision the following two courses: South 21°23'10" West 179.00 feet to the most Westerly Corner of said Lot 3; and South 51°16'02" East 429.89 feet to the Northwesterly line of Riverdale Road; thence South 38°43'58" West 18.37 feet along said Northwesterly line to the most Easterly Corner of Lot 2 of said R.C. Wiley Riverdale Subdivision; thence along the Northeasterly, Northwesterly and Southwesterly lines of said Lot 2 the following 3 courses: North 51°38'59" West 244.40 feet; South 38°43'58" West 192.00 feet; and South 51°16'02" East 255.78 feet to said Northwesterly line of Redwood Road; thence South 39°52'57" West 163.03 feet along said Northwesterly line to a Southeasterly extension of the Northeasterly line of Lot 2 of said Riverdale Center V Subdivision; thence North 51°16'02" West 216.41 feet to and along said Northeasterly line to the most Northerly Corner of said Lot 2; thence South 38°43'58" West 121.02 feet along the Northwesterly line of said Lot 2 to the Westerly Corner thereof; thence South 31°13'02" West 166.61 feet; thence North 51°16'02" West 17.00 feet; thence South 38°43'58" West 84.82 feet to said Northeasterly line of 300 West Street; thence North 51°16'02" West along said Northeasterly line to a point of tangency and the point of beginning.

REV	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC
Client Name:
Revival Development
21-188 CV

AWA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Cover Sheet
Riverdale Townhomes
4086 South 300 West Street
Riverdale, Utah

PROFESSIONAL ENGINEER
NO. 7884935
5/29/23
Jake Tate
STATE OF UTAH

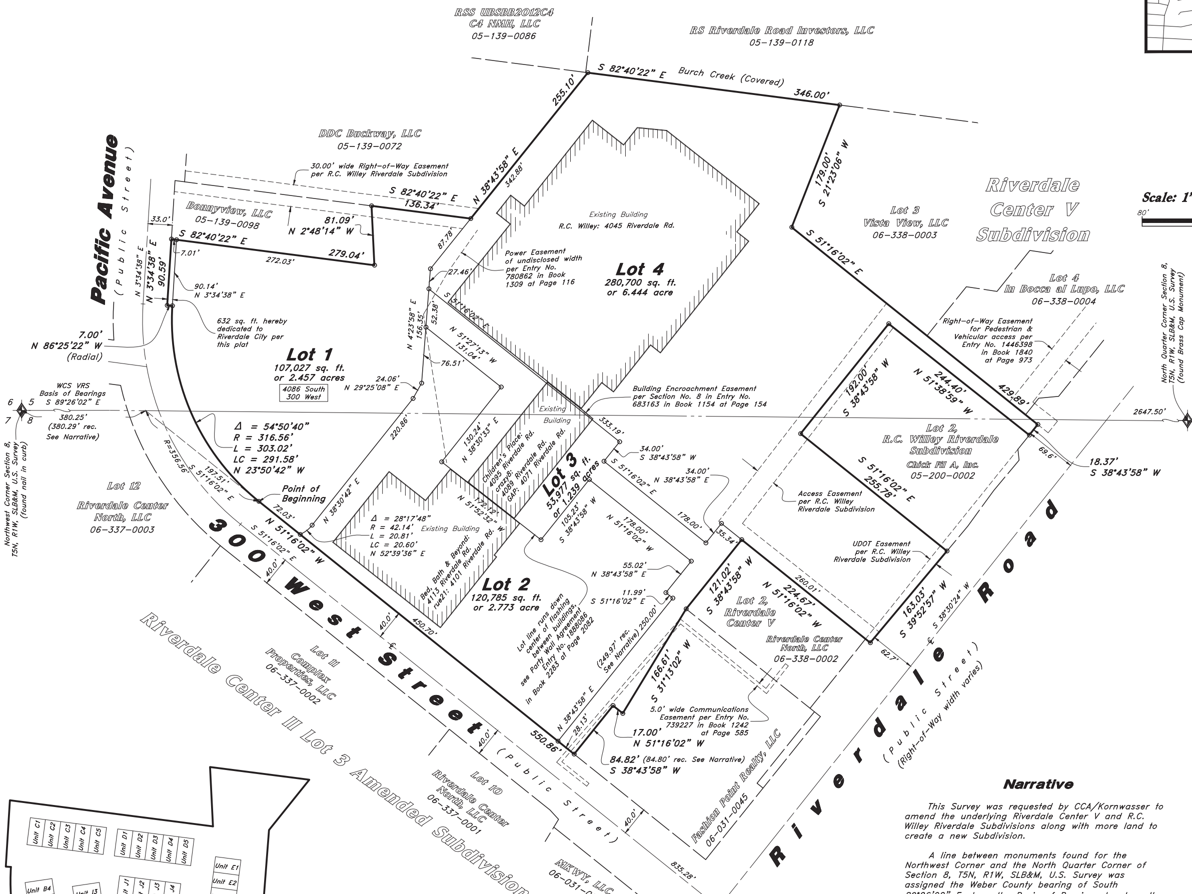
29 Mar, 2023

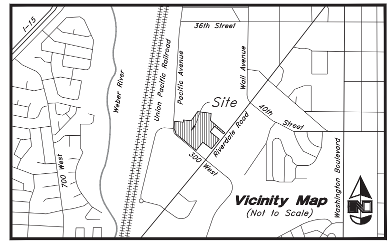
SHEET NO.
C0.0

21-188 SUB amended

Riverdale Center V Subdivision, Amended

Amending all of Lots 1 and 5 of Riverdale Center V Subdivision, and all of Lot 1 of R.C. Willey Riverdale Subdivision, together with more land, being a part of the Southwest Quarter of Section 5 and the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Riverdale City, Weber County, Utah
August 2022





Legend

- Property Line
- Easement Line
- Adjoiner Line
- Section Line
- Center Line
- Section Corner
- Set 5/8" rebar with plastic cap or nail with Brass Tag stamped 'AWA'

Scale: 1" = 80'

80' 0 80' 160'

Surveyors Certification

I, Ken B. Hawkes, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 8707113 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of Anderson Wahlen & Associates that by authority of the owners I have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as RIVERDALE CENTER V SUBDIVISION, AMENDED.

Boundary Description

All of Lots 1 and 5 of Riverdale Center V Subdivision, recorded on June 2, 2020 as Entry No. 3058632 in Book 87 at Page 84 of the Official Records of Weber County, all of Lot 1 of R.C. Willey Riverdale Subdivision, recorded on July 2, 2009 as Entry No. 2421845 in Book 70 at Page 18 of the Official Records of Weber County, together with more land, lying within the Southwest Quarter of Section 5 and the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Riverdale City, Weber County, Utah:

Beginning on the Northeasterly line of 300 West Street as it exists at 40.00 foot half-width, located 380.25 feet South 89°26'02" East along the Section line; and 197.51 feet South 51°16'02" East from a nail found marking the Northwest Corner of said Section 8; and running thence Northwesterly, Northerly, and Northeasterly along the arc of a 316.56 foot radius curve to the right a distance of 303.02 feet (Center bears South 38°43'58" East, Central Angle equals 54°50'40" and Long Chord bears North 23°50'42" West 291.58 feet) along said Northeasterly line; thence North 86°25'22" West 7.00 feet along a radial line to the Easterly line of Pacific Avenue as it exists at a 33.00 foot half-width; thence North 3°34'38" East 90.59 feet along said Easterly line; thence South 82°40'22" East 279.04 feet; thence North 2°48'14" West 81.09 feet; South 82°40'22" East 136.34 feet; thence North 38°43'58" East 255.10 feet; thence South 82°40'22" East 346.00 feet to the most Northerly Corner of Lot 3 of said Riverdale Center V Subdivision; thence along the Westerly and Southwesterly lines of said Riverdale Center V Subdivision the following two courses: South 21°23'06" West 179.00 feet to the most Westerly Corner of said Lot 3; and South 51°16'02" East 429.89 feet to the Northwesterly line of Riverdale Road; thence South 38°43'58" West 18.37 feet along said Northwesterly line to the most Easterly Corner of Lot 2 of said R.C. Willey Riverdale Subdivision; thence along the Northeasterly, Northwesterly and Southwesterly lines of said Lot 2 the following three courses: North 51°38'59" West 244.40 feet; South 38°43'58" West 192.00 feet; and South 51°16'02" East 255.78 feet to said Northwesterly line of Redwood Road; thence South 39°52'57" West 163.03 feet along said Northwesterly line to a Southeasterly extension of the Northeasterly line of Lot 2 of said Riverdale Center V Subdivision; thence North 51°16'02" West 224.67 feet to and along said Northeasterly line to the most Northerly Corner of said Lot 2; thence South 38°43'58" West 121.02 feet along the Northwesterly line of said Lot 2 to the Westerly Corner thereof; thence South 31°13'02" West 166.61 feet; thence North 51°16'02" West 17.00 feet; thence South 38°43'58" West 84.82 feet to said Northeasterly line of 300 West Street; thence North 51°16'02" West 550.86 feet along said Northeasterly line to a point of tangency and the point of beginning.

Contains 12.927 acres
or 563,122 sq. ft.
4 Lots

Date: ____________________

PRELIMINARY

Ken B. Hawkes
Utah PLS No. 8707113

Professional Land Surveyor 8707113 Ken B. Hawkes State of Utah

Acknowledgment

State of
County of } ss

On the ______ day of ________________, 20___, personally appeared before me, the undersigned Notary Public, ________________, who being by me duly sworn did say that they are the ________________ of Bonnyview, LLC, by authority of its members or its articles of organization, and they acknowledged to me that said limited liability company executed the same.

Notary Public Full Name: ____________________
Commission Number: ______________
My Commission Expires: ______________
A Notary Public Commissioned in ______________

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

____
A Notary Public

Acknowledgment

State of
County of } ss

On the ______ day of ________________, 20___, Steven Usdan personally appeared before me, the undersigned Notary Public, who being by me duly sworn did say that he is the Managing Member of Riverdale Center North, LLC, by authority of its members of its articles of organizations, and they acknowledged to me that said limited liability company executed the same.

Notary Public Full Name: ____________________
Commission Number: ______________
My Commission Expires: ______________
A Notary Public Commissioned in ______________

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

____
A Notary Public

Owner's Dedication

Know all men by these presents that we, the undersigned Owners of the described tract of land to be hereafter known as RIVERDALE CENTER V SUBDIVISION, AMENDED, do hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. We hereby consent and give approval to the recording of this plat for all purposes shown herein.

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

Riverdale Center North, LLC, a Delaware Limited Liability Company

____
By: Steven Usdan
Its: Managing Member

Bonnyview, LLC

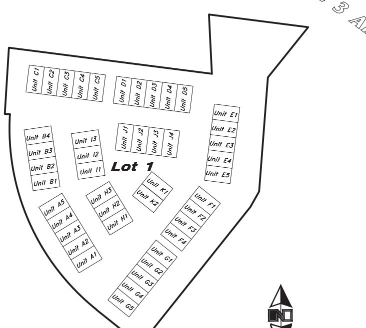
____
By:
Its:

Narrative

This Survey was requested by CCA/Kornwasser to amend the underlying Riverdale Center V and R.C. Willey Riverdale Subdivisions along with more land to create a new Subdivision.

A line between monuments found for the Northwest Corner and the North Quarter Corner of Section 8, T5N, R1W, SLB&M, U.S. Survey was assigned the Weber County bearing of South 89°26'02" East as the Basis of Bearings to place the Survey on the NAD 1983 Utah North Zone State Plane datum.

The Southwesterly line of Lot 5 of Riverdale Center V Subdivision was rectified to match the intent of the record underlying plat with an even 40.00 foot half-width to the road centerline.



Unit Identification Map
1:80 Scale

Existing Agreements

This Subdivision is located in an existing property development subject to existing Cross-Access, Maintenance, underground utilities, and other relevant agreements contained in the following recorded Declarations, Agreements and amendments thereof, records of Weber County, Utah:

Entry No. 683163, Book 1154, Page 154
Entry No. 716563, Book 1206, Page 650
Entry No. 841288, Book 1387, Page 230
Entry No. 1367204, Book 1774, Page 2751
Entry No. 1446398, Book 1840, Page 973
Entry No. 1832697, Book 2215, Page 2128
Entry No. 2039188
Entry No. 2491461

AWA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Approving Agency

Riverdale City
4600 South Weber River Drive
Riverdale, UT 84405

Riverdale City Planning Commission

Approved by the Riverdale City Planning Commission on the

________ Day of

____________ 20_____.

____
Chair, Riverdale City Planning Commission

Riverdale City Engineer

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

Signed this __________ Day of ____________ 20_____.

____
Riverdale City Engineer

Owner/Developer

CCA/Kornwasser
5670 Wilshire Blvd., Ste. 1250
Los Angeles, CA 90036
323-965-1510

Riverdale City Approval

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Riverdale City, Utah this

________ Day of ______________ 20_____.

______________ ______________
Riverdale City Mayor Attest

Riverdale City Attorney

Approved by the Riverdale City Attorney on the

________ Day of ______________ 20_____.

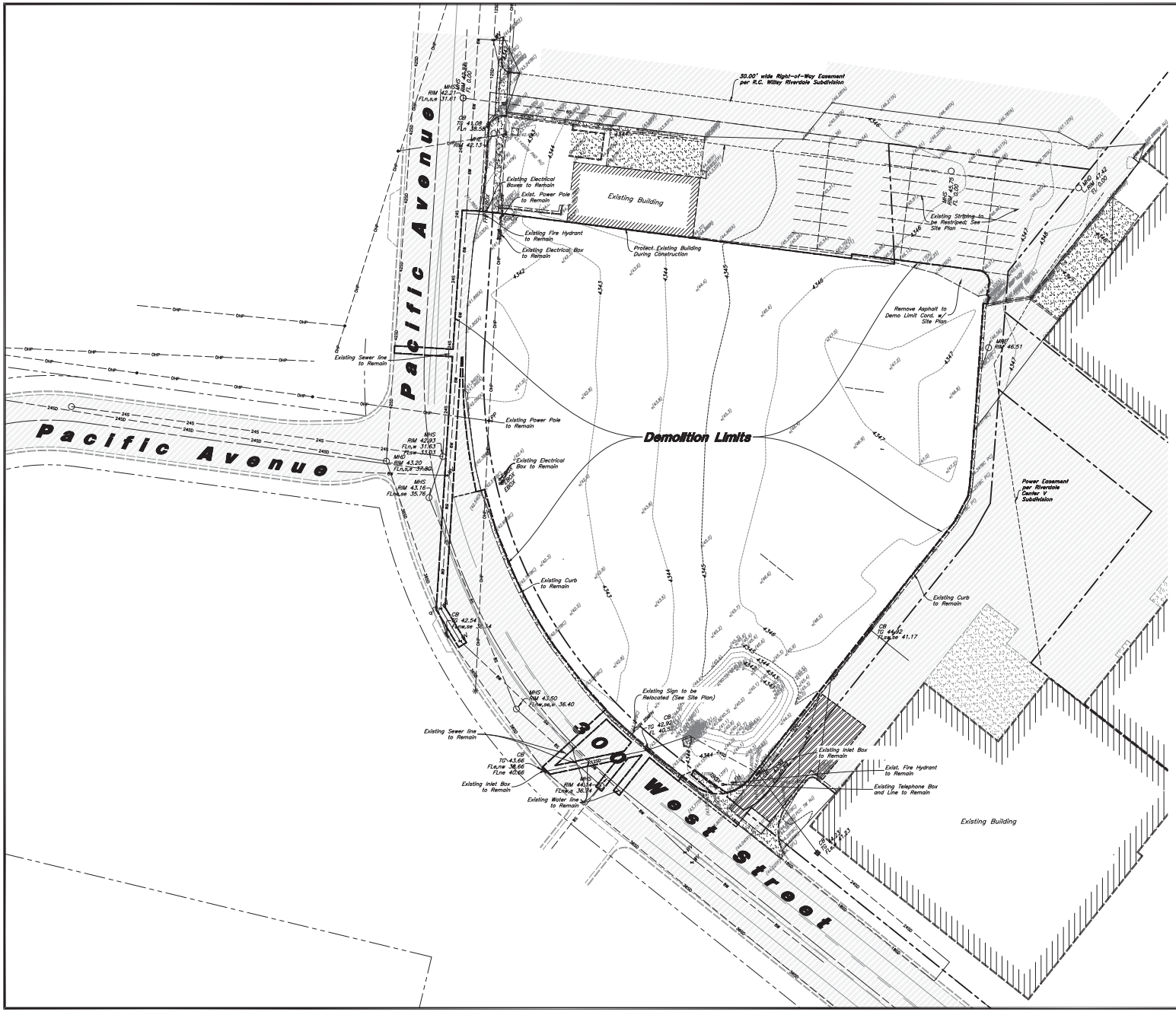
____
Riverdale City Attorney

Weber County Recorder

ENTRY NO.______________FEE PAID
______________FILED FOR RECORD AND
RECORDED______________________, AT
________ IN BOOK________ OF OFFICIAL
RECORDS, PAGE__________. RECORDED
FOR______________________________

____
WEBER COUNTY RECORDER

BY:______________________________
DEPUTY



General Demolition Notes:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
16. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
17. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
18. Remove and dispose of any existing unused storm drain pipe.

CAUTION :

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

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

Property Owner - Developer

Riverdale Center North, LLC.
5760 Wilshire Blvd., Suite 1250
Los Angles, CA 90036
Contact: Steven Usdan
Phone: 323-965-1510

Approving Agency

Riverdale City
4600 South Weber River Drive
Riverdale, UT 84405

Civil Engineer

AWA
2010 North Redwood Road
Salt Lake City, UT 84116
Contact: Jake Tate
Office: 801-521-8529
Direct: 801-410-8505
Cell: 801-910-5340

REV.	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC
Client Name:
Revival Development
21-188 DM

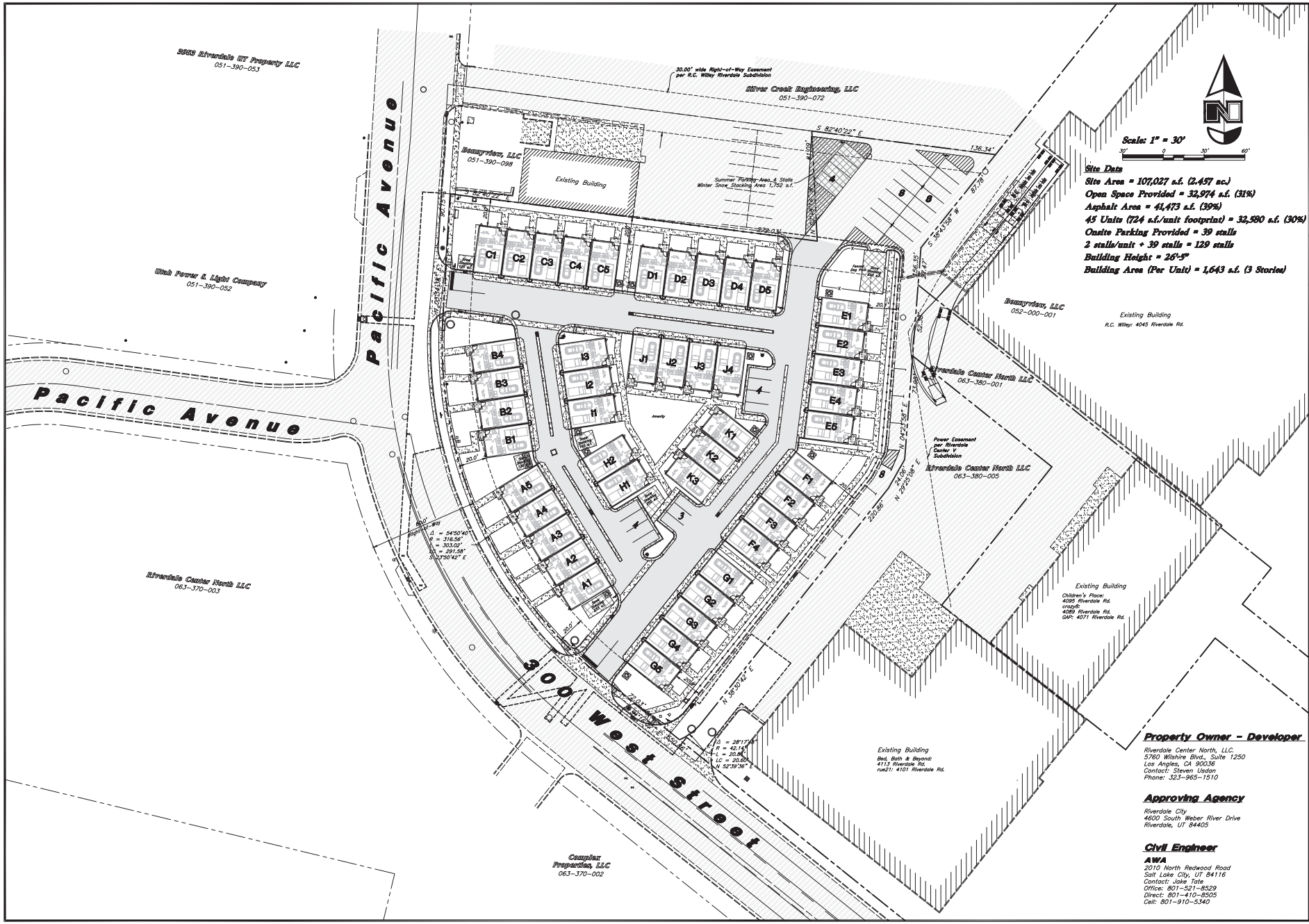
AWA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Demolition Plan
Riverdale Townhomes
4086 South 300 West Street
Riverdale, Utah

LICENSED PROFESSIONAL ENGINEER NO. 7884935 3/29/23 Jed Luke Tate II STATE OF UTAH

29 Mar, 2023

SHEET NO.
C0.1


Scale: 1" = 30'
30' 0 30' 60'
Site Data
Site Area = 107,027 s.f. (2.457 ac.)
Open Space Provided = 32,974 s.f. (31%)
Asphalt Area = 41,473 s.f. (39%)
45 Units (724 s.f./unit footprint) = 32,580 s.f. (30%)
Onsite Parking Provided = 39 stalls
2 stalls/unit + 39 stalls = 129 stalls
Building Height = 26'-5"
Building Area (Per Unit) = 1,643 s.f. (3 Stories)
Pacific Avenue
300 West Street
Silver Creek Engineering, LLC
051-390-072
Bonnyview, LLC
051-390-098
Existing Building
Utah Power & Light Company
051-390-052
Riverdale Center North LLC
063-370-003
Complex Properties, LLC
063-370-002
Bonnyview, LLC
052-000-001
Existing Building
R.C. Willey: 4045 Riverdale Rd.
Riverdale Center North LLC
063-380-001
Riverdale Center North LLC
063-380-005
Existing Building
Children's Place: 4095 Riverdale Rd.
crocs®: 4089 Riverdale Rd.
GAP: 4071 Riverdale Rd.
Existing Building
Bed, Bath & Beyond: 4113 Riverdale Rd.
rue21: 4101 Riverdale Rd.
Property Owner - Developer
Riverdale Center North, LLC.
5760 Wilshire Blvd., Suite 1250
Los Angles, CA 90036
Contact: Steven Ucatan
Phone: 323-965-1510
Approving Agency
Riverdale City
4600 South Weber River Drive
Riverdale, UT 84405
Civil Engineer
AWA
2010 North Redwood Road
Salt Lake City, UT 84116
Contact: Jake Tate
Office: 801-521-8529
Direct: 801-410-8505
Cell: 801-910-5340
Designed by: JT
Drafted by: DC
Client Name:
Revival Development
21-188 SP
AWA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net
Overall Site Plan
Riverdale Townhomes
4086 South 300 West Street
Riverdale, Utah
NO. 7884935
Jake Tate
29 Mar, 2023
SHEET NO.
C1.0



Scale: 1" = 20'

20' 0 20' 40'

Site Construction Notes

1. Const. 24" Curb & Gutter (1 C4.1)
2. Const. Asphalt Paving (2 C4.1)
3. Const. Conc. Sidewalk (4 C4.1)
4. Const. 6" Conc. Curbwall (3 C4.1)
5. Const. Conc. Crosswalk (6 C4.1)
6. Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets) (20 C4.3)
7. Const. 4' Height Chainlink Fence w/ Gates
8. Const. Asphalt Paving Per Riverdale Stds
9. Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
10. Const. Conc. Paving (6 C4.1)
11. Sawcut; Provide Smooth Clean Edge
12. Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
13. Const. Accessible Ramp per APWA Stds (19 C4.3)
14. Const. Conc. Curb & Gutter per Riverdale City Stds (17 C4.3)
15. Const. Conc. Sidewalk per Riverdale City Stds (17 C4.3)
16. Const. Stop Sign per MUTCD (9 C4.1)
17. Const. Drive Approach per Riverdale City Stds (18 C4.3)
18. Conn. & Match Existing Improvements
19. Existing Conc. Sidewalk
20. Existing Curb & Gutter
21. Const. 6' Height Vinyl Fence
22. Const. 2' Conc. Waterway (7 C4.1)
23. Adjust Guy Wire to Down Guy Coord w/ RMP
24. Const. Street Light per Riverdale City Stds.
25. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
26. Const. 24" White Stop Bar
27. Const. Heavy Duty Asphalt Paving (2 C4.1)
28. Contractor to Repair Street Pavement Striping Damaged with New Paving
29. Summer Parking Area; Winter Snow Storage
30. Const. Signage "Townhome Guest Parking Only"
31. Const. "No Parking" Sign per MUTCD Std. R7-2
32. Const. Decorative Conc. Paving

General Site Notes:

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

Construction Survey Note:

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

Snow Stack Area
3,160 s.f. provided

Property Owner - Developer

Riverdale Center North, LLC.
5760 Wilshire Blvd., Suite 1250
Los Angles, CA 90036
Contact: Steven Usdan
Phone: 323-965-1510

Approving Agency

Riverdale City
4600 South Weber River Drive
Riverdale, UT 84405

Civil Engineer

AWA
2010 North Redwood Road
Salt Lake City, UT 84116
Contact: Jake Tate
Office: 801-521-8529
Direct: 801-410-8505
Cell: 801-910-5340

Survey Control Note:

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

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

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

REV	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC
Client Name:
Revival Devolpment
21-188 SP

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Site Plan

Riverdale Townhomes

4086 South 300 West Street
Riverdale, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7884935
3/29/23
Jake Tate
STATE OF UTAH

29 Mar, 2023

SHEET NO.
C1.1



General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permitee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. The recommendations in the following Geotechnical Engineering Report by CMT Engineering Laboratories are included in the requirements of grading and site Preparation. The Report is titled "COA Riverdale North Multi-Family Development"

    Project No.: 17998
    Dated: Mar 21, 2022
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Curb and Gutter Construction Notes:

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

Sidewalk Construction Notes:

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

Front Porch Step Table

1	Const 1 Conc. Riser see Grades for Height
2	Const 2 Conc. Riser see Grades for Height
3	Const 3 Conc. Riser see Grades for Height

Property Owner - Developer

Riverdale Center North, LLC.
5760 Wilshire Blvd., Suite 1250
Los Angles, CA 90036
Contact: Steven Usdan
Phone: 323-965-1510

Approving Agency

Riverdale City
4600 South Weber River Drive
Riverdale, UT 84405

Civil Engineer

AWA
2010 North Redwood Road
Salt Lake City, UT 84116
Contact: Jake Tate
Office: 801-521-8529
Direct: 801-410-8505
Cell: 801-910-5340

REV	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC
Client Name:
Revival Development
21-188 GR

AWA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Grading Plan

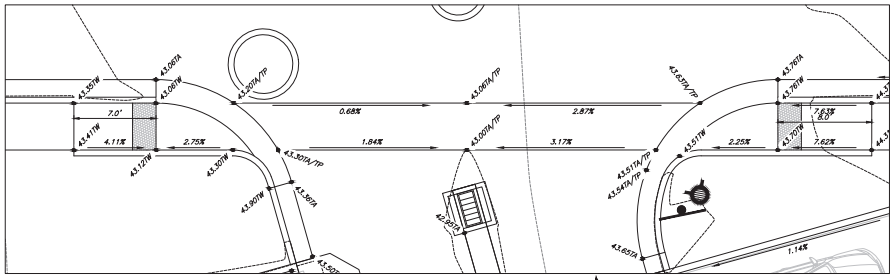
Riverdale Townhomes

4086 South 300 West Street
Riverdale, Utah

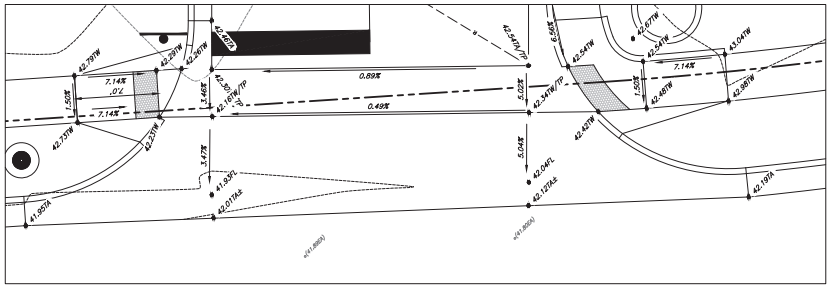
LICENSED PROFESSIONAL ENGINEER
NO. 7884935
3/29/23
Jake Lance Tate II
STATE OF UTAH

29 Mar, 2023

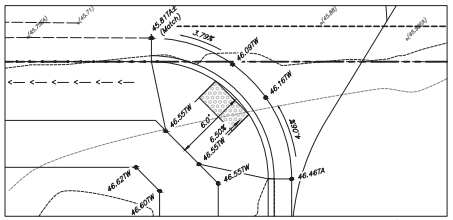
SHEET NO.
C2.1



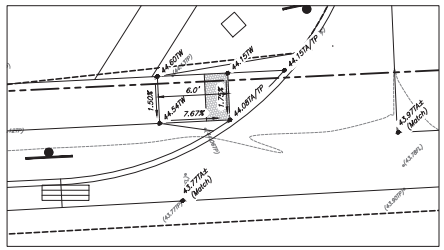
Private Curb Ramp Detail
4 — Scale: 1" = 5'



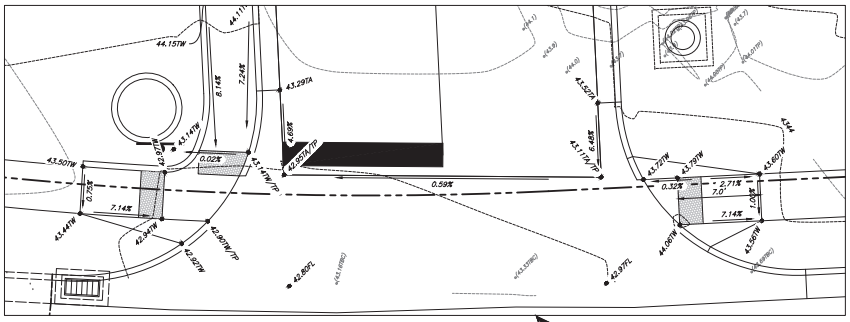
Public Curb Ramp Detail
3 — Scale: 1" = 5'



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



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



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

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

Public Curb Ramp Construction Notes

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

Private Curb Ramp Construction Notes

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

Property Owner - Developer

Riverdale Center North, LLC.
5760 Wilshire Blvd., Suite 1250
Los Angles, CA 90036
Contact: Steven Usdan
Phone: 323-965-1510

Civil Engineer

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Direct: 801-410-8505
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Approving Agency

Riverdale City
4600 South Weber River Drive
Riverdale, UT 84405

REV.	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC
Client Name:
Revival Development
21-188 GR

AWA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Grading Details and Notes
Riverdale Townhomes
4086 South 300 West Street
Riverdale, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7884938
329623
Jake Tate
STATE OF UTAH

29 Mar, 2023

SHEET NO.
C2.2

Property Owner - Developer

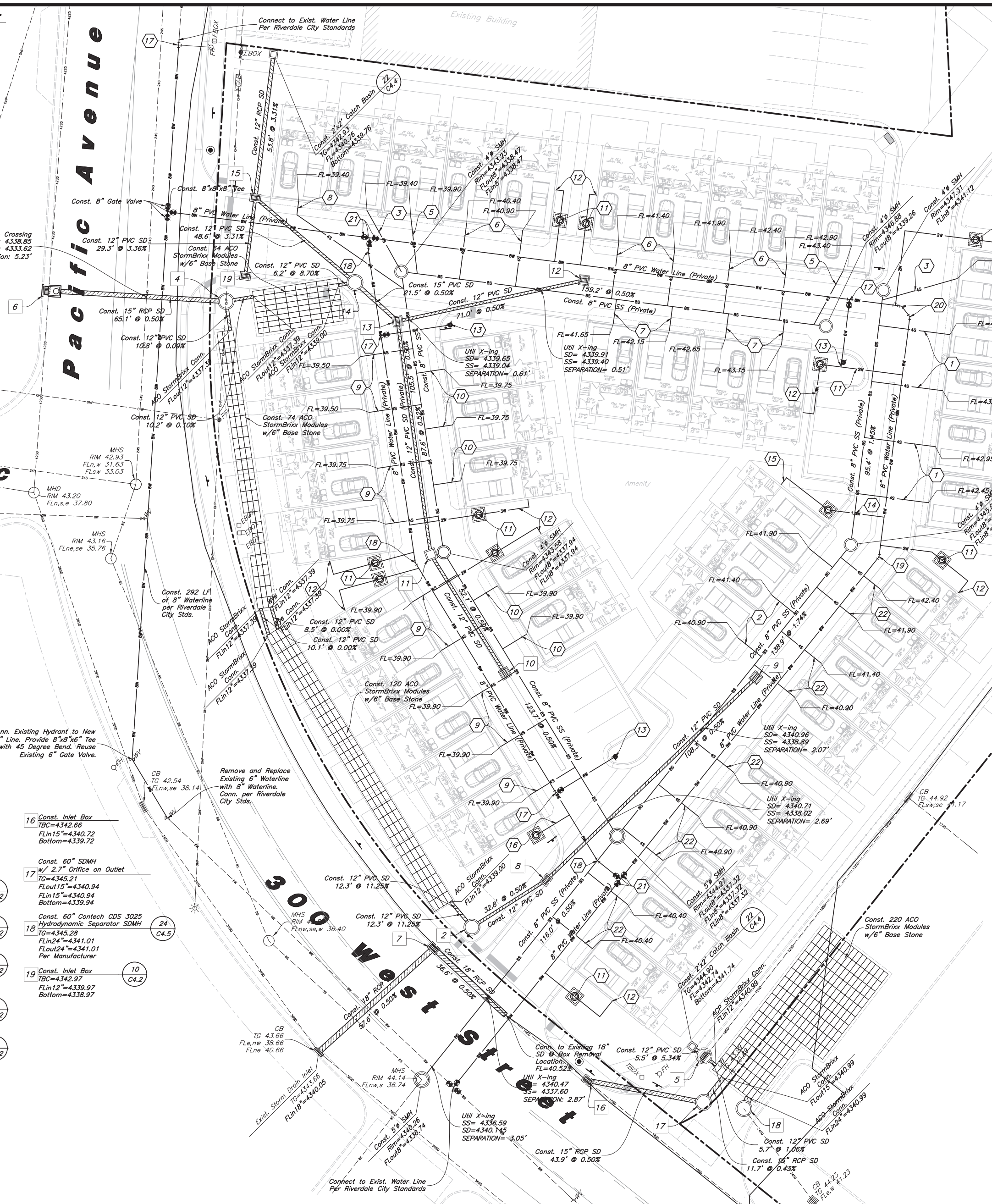
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Storm Drain Keynotes

2 Const. 60" Contech CDS 2025 Hydrodynamic Separator SDMH (23/C4.5)
TG=4344.25
FLout12"=4340.39
FLin12"=4340.39
Per Manufacturer

4 Const. 60" SDMH w/ 3" Orifice on Outlet
TG=4342.19
FLout15"=4337.75
FLin12"=4337.38
FLin12"=4337.38
Bottom=4337.38

5 Replace Existing Inlet Box with 60" Contech CDS 2020 Hydrodynamic Separator SMH w/ Inlet Grate (25/C4.5)
TG=4346.44
FLout12"=4341.05
FLin12"=4342.44
Bottom=4340.89

6 Const. Combo Box
TBC=4339.70
FLin15"=4337.43
Bottom=4336.43

7 Const. Inlet Box (10/C4.2)
TBC=4343.28
FLout18"=4340.34
FLin18"=4340.34
Bottom=4339.34

8 Const. Inlet Box (10/C4.2)
TBC=4344.60
FLout12"=4340.55
FLin12"=4340.55
Bottom=4339.55

9 Const. 3'x3' Catch Basin w/out Hood (14/C4.2)
TG=4344.38
FLout12"=4341.09
Bottom=4340.09

10 Const. 3'x3' Catch Basin w/out Hood (14/C4.2)
TG=4343.27
FLout12"=4340.35
Bottom=4339.35

11 Const. 3'x3' Junction Box (14/C4.2)
TG=4343.60
FLout12"=4340.09
FLin12"=4340.09
Bottom=4339.09

12 Const. 3'x3' Catch Basin w/out Hood (14/C4.2)
TG=4345.09
FLout12"=4339.99
Bottom=4339.99

13 Const. 3'x3' Catch Basin w/out Hood (14/C4.2)
TG=4342.85
FLout15"=4339.63
FLin12"=4339.63
FLin12"=4339.63
Bottom=4338.63

14 Const. 60" Contech CDS 2025 Hydrodynamic Separator SDMH (23/C4.5)
TG=4342.77
FLout12"=4339.54
FLin15"=4339.53
FLin12"=4337.38
Per Manufactuer

15 Const. Inlet Box (10/C4.2)
TBC=4343.06
FLout12"=4338.99
FLout12"=4338.99
FLin12"=4338.99
Bottom=4337.99

16 Const. Inlet Box
TBC=4342.66
FLin15"=4340.72
Bottom=4339.72

17 Const. 60" SDMH w/ 2.7" Orifice on Outlet
TG=4345.21
FLout15"=4340.94
FLin15"=4340.94
Bottom=4339.94

18 Const. 60" Contech CDS 3025 Hydrodynamic Separator SDMH (24/C4.5)
TG=4345.28
FLin24"=4341.01
FLout24"=4341.01
Per Manufacturer

19 Const. Inlet Box (10/C4.2)
TBC=4342.97
FLin12"=4339.97
Bottom=4338.97

Sewer & Water Keynotes

1. Const. 4" PVC SS Lateral 26' @ 2.00% min.
2. Const. 4" PVC SS Lateral 11' @ 2.00% min.
3. Const. 4" PVC SS Lateral 29' @ 2.00% min.
4. Not Used
5. Const. 4" PVC SS Lateral 22' @ 2.00% min.
6. Const. 4" PVC SS Lateral 21' @ 2.00% min.
7. Const. 4" PVC SS Lateral 9' @ 2.00% min.
8. Const. 4" PVC SS Lateral 53' @ 2.00% min.
9. Const. 4" PVC SS Lateral 20' @ 2.00% min.
10. Const. 4" PVC SS Lateral 11' @ 2.00% min.
11. Const. 2" PE Water Connection & Meter per Riverdale City Standards.
12. Const. 2" Water Connection
13. Const. Fire Hydrant w/ Valve per Riverdale City Standards
14. Const. 1.5" PE Water Connection & Meter per Riverdale City Standards.
15. Const. 1.5" Water Connection
16. Const. 1" PE Irrigation Connection & Meter per Riverdale City Standards.
17. Const. 8"x8"x6" Tee
18. Const. 11.25° Bend
19. Const. 22.5° Bend
20. Const. 45° Bend
21. Const. 8" Gate Valve
22. Const. 4" PVC SS Lateral 19' @ 2.00% min.

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

General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

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

Culinary Service Laterals

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

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900 DR-18

Sanitary Sewer Lines

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

Storm Drain Lines

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

Riverdale Townhomes

Const. ACO StormBrixx (or similar) per Manufacturer Stds. Contractor to Provide Submittal on Full Design Prior to Installation.

6,762 cf Required
6,819 cf Provided
Top of Module = 4340.20
Bottom of Module = 4337.20
Bottom of Stone = 4336.20
FLin = 4339.00
FLout = 4337.39

CAUTION :

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

Note to Contractor:
Retention/Detention System Installation must be Certified by Design Engineer Prior to Backfilling System.

Power meters, Telephone Boxes & Gas Meters to be Located along Ends of Buildings. Coordinate with RMP, Dominion & Telecom Companies.

Storm Drain & Sanitary Sewer Note:

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

Onsite Utility Connection Notes:

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

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

REV	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC
Client Name: Revival Devolpment
21-188 UT

AWA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Utility Plan

Riverdale Townhomes
4086 South 300 West Street
Riverdale, Utah

LICENSED PROFESSIONAL ENGINEER NO. 7884935 3/29/23 Earl LaVar Tate II STATE OF UTAH

29 Mar, 2023

SHEET NO.
C3.1

1. REINFORCEMENT: ASTM A 615, grade 60, galvanized or epoxy coated deformed steel rebar or smooth steel dowels with diameter and length as indicated.

   A. Space rebar and dowels at 12 to 15 inches on center.
   B. Grease dowels to provide movement in expansion joints.
   C. Keep tie bars in the vertical center of the concrete slab and perpendicular to the joint during concrete placement.

2. SAWING: Keep at least 3 working power saws on-site when concrete is being placed. Saw crack control joints (contraction joints) before shrinkage cracking takes place. Do not tear or ravel concrete during sawing. In cool weather, the joint sawing may be delayed only for the time required to prevent tearing and raveling the concrete. Cut joints to dimensions recommend by sealant manufacturer and approved by ENGINEER.

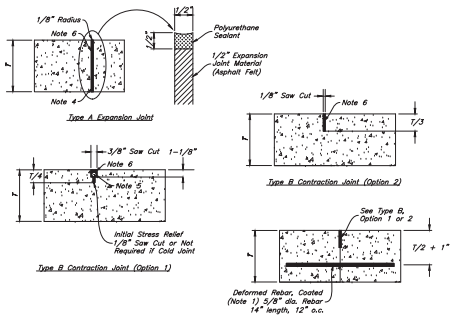
3. JOINTS: Lay out joints to aid construction and control random cracking.

   A. Joint Spacing shall be 12 feet maximum on center in both directions.
   B. Extend transverse contraction joints continuously across the full width of the concrete. Make the joints coincide with curb and gutter joints.
   C. Make adjustments in joint locations to meet inlet or manhole locations.
   D. Expansion Joints shall be placed where concrete abuts a building wall, sidewalk, curb, gutter or any immovable structure.

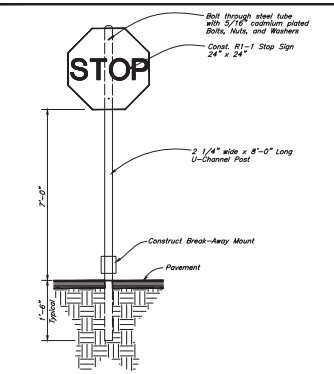
4. JOINT FILLER: Bituminous (Asphalt or tar) mastic, ASTM D994. Formed and encased between 2 layers of bituminous saturated felt or 2 layers of glass-fiber felt extending to the bottom of the concrete slab.

5. BACKER ROD: Round Rods. It must be oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant.

6. JOINT SEALANT: Hot applied, Asphalt base type, ASTM D 3405. Remove dirt, oil, and curing compounds from joint reservoir. Seal joints immediately after cleaning.



9 Concrete Joint Detail
Not to Scale

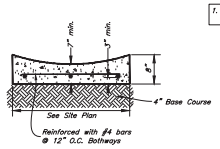


8 Stop Sign Detail
Not to Scale

Contraction Joints

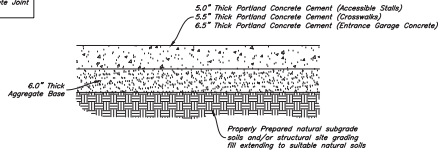
A. Spacing = 10' O.C.
B. 1/8" Wide by 2" Deep

1. See Concrete Joint Detail



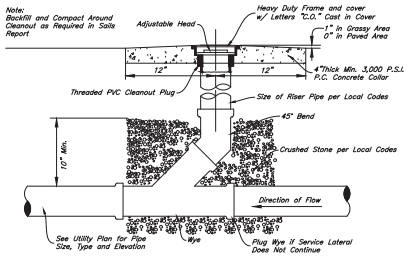
7 Typical Waterway Detail
Not to Scale

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



6 Concrete Paving Section
Not to Scale

Note: Backfill and Compact Around Cleanout as Required in Soils Report



5 Typical Cleanout Detail
Not to Scale

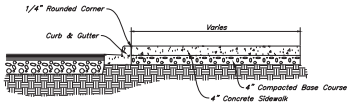
Contraction Joints

A. Spacing = 10' O.C.

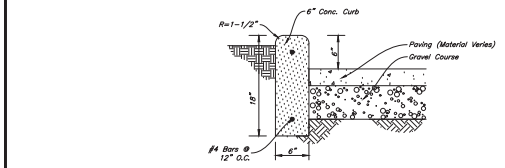
Expansion Joints

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

1. See Concrete Joint Detail

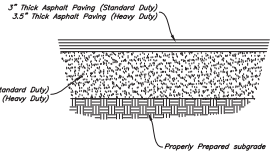


4 Typical Sidewalk Detail
Not to Scale



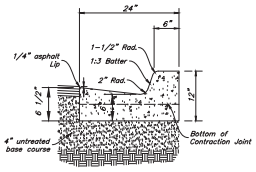
3 Curb Wall Detail
Not to Scale

1. See Geotechnical Report for Project

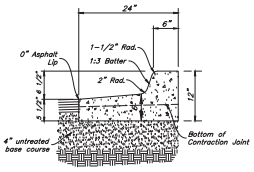


2 Standard Asphalt Section
Not to Scale

1. Contraction Joints
   A. Spacing = 10' o.c., see joint detail
   B. 1/8" wide by 2" deep from top of curb at 15'-0" intervals
2. Expansion Joints
   A. Make expansion joints full depth, see joint detail
   B. Place expansion joint at all cold joints
   C. Expansion joints are required at ends of all radii 0.08.
   D. Required 5'-0" on each side of drainage structures
   E. Required at 90'-0" maximum intervals in straight curb and gutter
   F. Provide #6 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (½" thick bituminous filler material)
3. 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement
4. Provide (2) #6 x 2'-6" long tie bars to connect existing and new curb and gutter
5. Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.
6. All radii shall be true arcs
7. Medium to light broom finish on all exterior concrete



Standard



Open Face

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

1. See Concrete Joint Detail

1 24" Curb And Gutter
Not to Scale

Property Owner - Developer

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5760 Wilshire Blvd., Suite 1250
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21-188 DT

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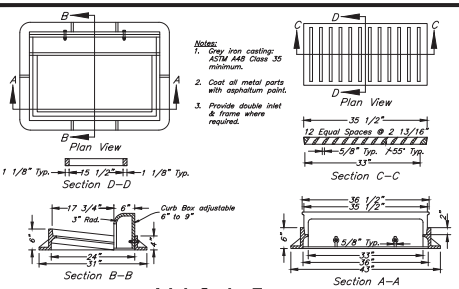
Riverdale Townhomes
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Riverdale, Utah

Details

LICENSED PROFESSIONAL ENGINEER
NO. 7884935
3/29/23
Brad Lakin Tate II
STATE OF UTAH

29 Mar, 2023

SHEET NO.
C4.1

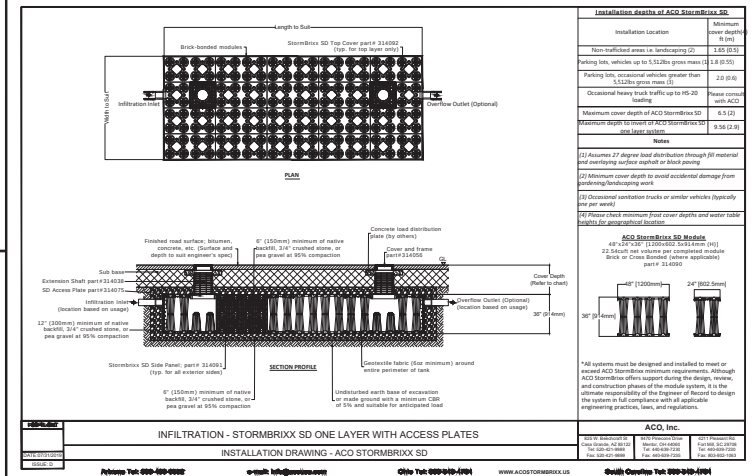


Notes:
1. Grey iron casting: ASTM A48 Class 35 minimum.
2. Coat all metal parts with asphaltum paint.
3. Provide double inlet & frame where required.

Inlet Grate Frame

15

Not to Scale



Installation depths of ACO StormBrixx SD

Installation Location	Minimum cover depth ft (m)
Non-trafficked areas i.e. landscaping (2)	1.65 (0.5)
Parking lots, vehicles up to 5,512lbs gross mass (1)	1.8 (0.55)
Parking lots, occasional vehicles greater than 5,512lbs gross mass (3)	2.0 (0.6)
Occasional heavy truck traffic up to HS-20 loading	Please consult with ACO
Maximum cover depth of ACO StormBrixx SD	6.5 (2)
Maximum depth to invert of ACO StormBrixx SD one layer system	9.56 (2.9)

Notes

(1) Assumes 27 degree load distribution through fill material and overlaying surface asphalt or block paving

(2) Minimum cover depth to avoid accidental damage from gardening/landscaping work

(3) Occasional sanitation trucks or similar vehicles (typically one per week)

(4) Please check minimum frost cover depths and water table heights for geographical location

ACO StormBrixx SD Module

48"x24"x36" (1200x600x914mm (Hx)
22.5Kcuft net volume per completed module
Brick or Cross-Bonded (where applicable)
part# 314090

*All systems must be designed and installed to meet or exceed ACO StormBrixx minimum requirements. Although ACO StormBrixx offers support during the design, review, and construction phases of the module system, it is the ultimate responsibility of the Engineer of Record to design the system in full compliance with all applicable engineering practices, laws, and regulations.

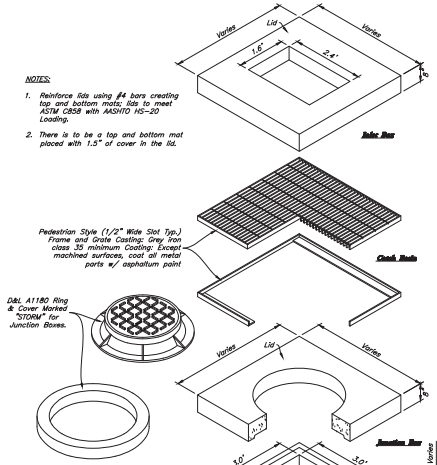
INFILTRATION - STORMBRIXX SD ONE LAYER WITH ACCESS PLATES

INSTALLATION DRAWING - ACO STORMBRIXX SD

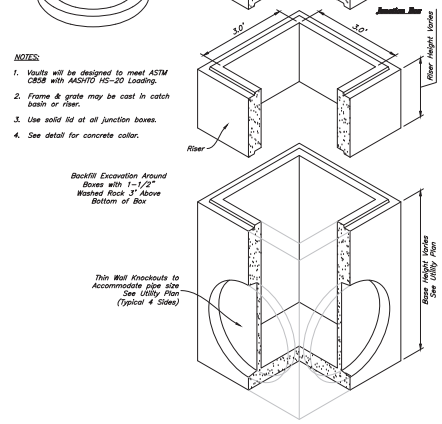
ACO, Inc.

ACO StormBrixx

13



NOTES:
1. Reinforce lids using #4 bars creating top and bottom mats; lids to meet ASTM C858 with AASHTO HS–20 Loading.
2. There is to be a top and bottom mat placed with 1.5" of cover in the lid.

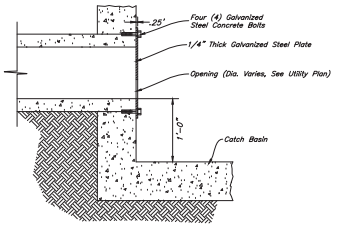


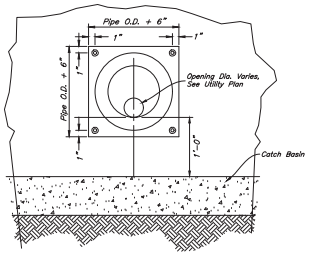
NOTES:
1. Vaults will be designed to meet ASTM C858 with AASHTO HS–20 Loading.
2. Frame & grate may be cast in catch basin or riser.
3. Use solid lid at all junction boxes.
4. See detail for concrete collar.

Precast 3' x 3' Catch Basin Junction Box/Inlet

14

Not to Scale





Orifice Plate Detail

12

Not to Scale

Property Owner - Developer

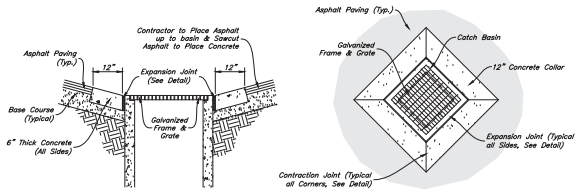
Riverdale Center North, LLC.
5760 Wilshire Blvd., Suite 1250
Los Angles, CA 90036
Contact: Steven Usdan
Phone: 323-965-1510

Approving Agency

Riverdale City
4600 South Weber River Drive
Riverdale, UT 84405

Civil Engineer

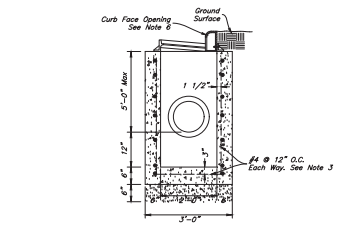
AWA
2010 North Redwood Road
Salt Lake City, UT 84116
Contact: Jake Tate
Office: 801-521-8529
Direct: 801-410-8505
Cell: 801-910-5340

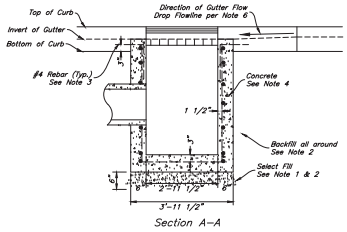


Concrete Collar Detail

11

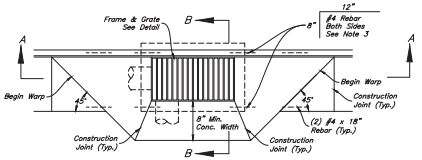
Not to Scale





Catch Basin Notes:

1. Select Fill: Use untreated base course grade 1 or grade 3/4 per APWA Section 02060. Use of sewer rock or recycled aggregate requires Engineers written approval.
2. Backfill: Install and compact all backfill material or APWA Section 02321.
3. Reinforcement: Use ASTM A 615, grade 60 deformed steel rebar. See APWA Section 03200.
4. Concrete: Class 4,000 per APWA Section 03304. Place per APWA Section 03310. Apply a sealing / curing compound per APWA Section 03390 or use an acceptable alternate curing method.
5. Pipe Laterals: The drawing shows alternate connections to the curb outlet. Refer to construction drawings for connection locations.
6. Curb Face Opening: Make opening 4 inches high. Provide at least a 2 inch drop from the gutter flowline to the invert of the curb face opening.
7. Conc. Apron in front of Inlet Grate to be 8" min. & 12" max.



Curb Inlet with Single Grate

10

Not to Scale

REV	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC
Client Name:
Revival Development

21-188 DT

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Riverdale Townhomes

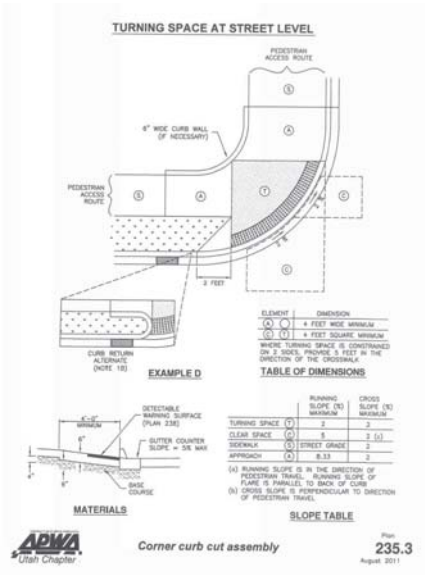
4086 South 300 West Street
Riverdale, Utah

Details

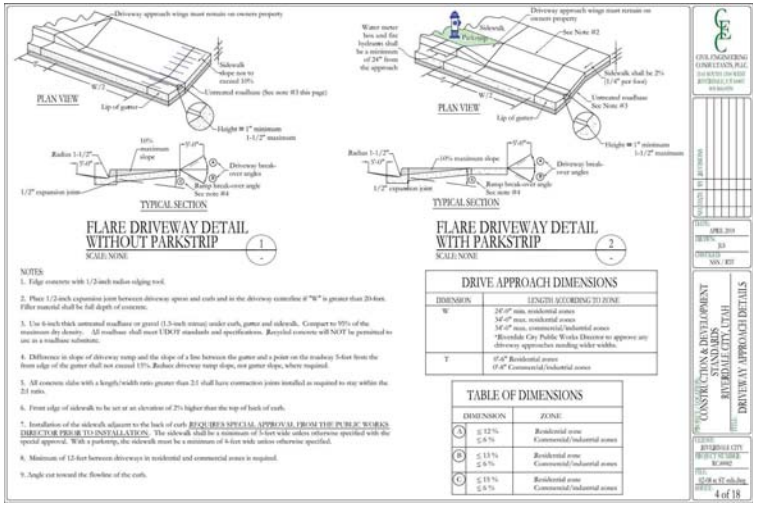
NO. 7884935
3/29/23
Jake Tate
State of Utah

29 Mar, 2023

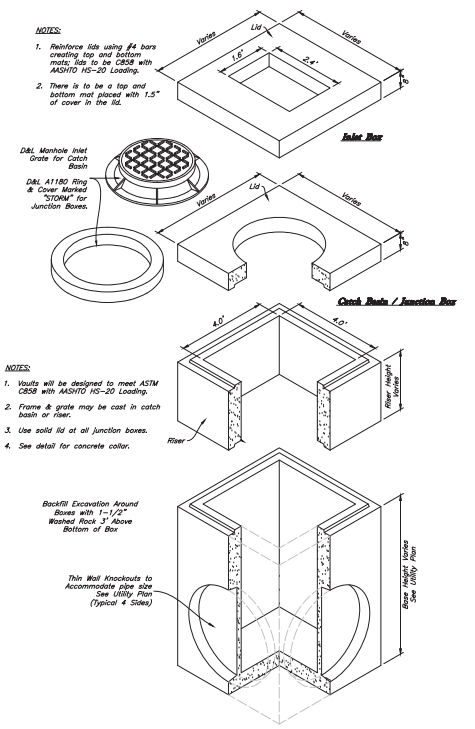
SHEET NO.
C4.2



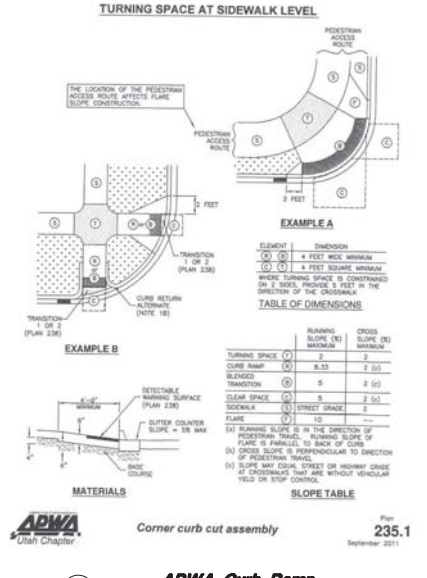
20 **APWA Curb Ramp**
Not to Scale



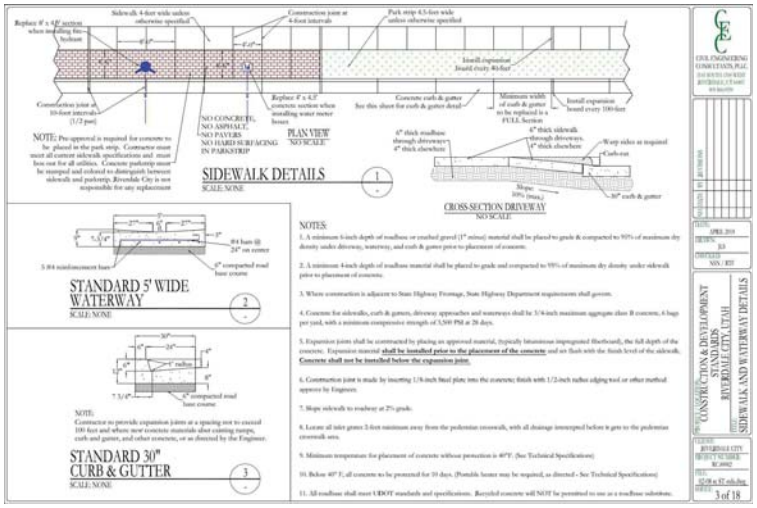
18 **Riverdale City Drive Approach**
Not to Scale



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



19 **APWA Curb Ramp**
Not to Scale



17 **Riverdale City Sidewalk, Curb And Gutter**
Not to Scale

Property Owner - Developer

Riverdale Center North, LLC.
5760 Wilshire Blvd., Suite 1250
Los Angles, CA 90036
Contact: Steven Usdan
Phone: 323-965-1510

Approving Agency

Riverdale City
4600 South Weber River Drive
Riverdale, UT 84405

Civil Engineer

AWA
2010 North Redwood Road
Salt Lake City, UT 84116
Contact: Jake Tate
Office: 801-521-8529
Direct: 801-410-8505
Cell: 801-910-5340

REV.	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC
Client Name:
Revival Development
21-188 DT

AWA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Details

Riverdale Townhomes
4086 South 300 West Street
Riverdale, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7884938
JOSEPH
Hall Lake Tate II
STATE OF UTAH

29 Mar, 2023

SHEET NO.
C4.3

Maintenance Steps

Step 1
Locate the access cover on the surface connected to the tank.

Step 2
Once located, safely open the lid and place it out of the way.

Step 3
Perform an inspection of the tank to locate any debris. This can be done visually, with or without an inspection camera.

Step 4
If your tank has standing water in it already, you will need to vacuum and remove that water first before visually inspecting the tank.

Step 5
Use the high pressure jet nozzle or wand to loosen and suspend any solid debris that has built up.

Step 6
A minimum water pressure of 8 PSI is recommended. The maximum pressure depends on the geotextile fabric chosen. Please check with fabric manufacturer for max PSI.

Step 7
To ensure correct insertion of a high pressure jet nozzle we recommend using a pipe elbow.

Step 8
Once the water level has reached 3 inches or more, shut the water off and remove the high pressure nozzle.

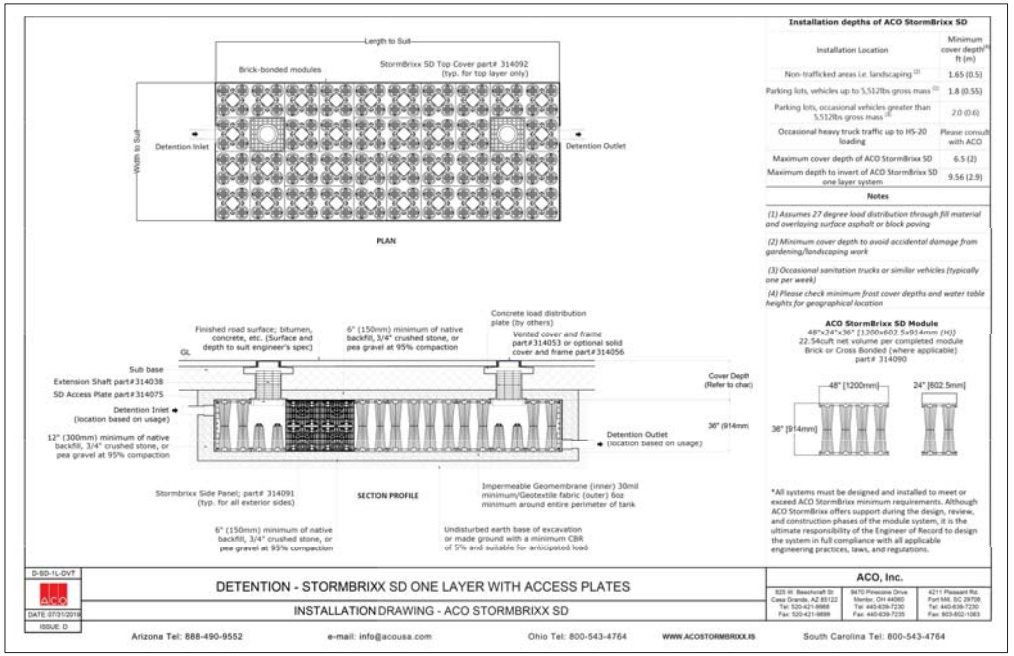
Step 9
Insert the vacuum hose via the remote access unit or access plate and begin removing the debris that is now suspended in water. Do this until all the water has been removed.

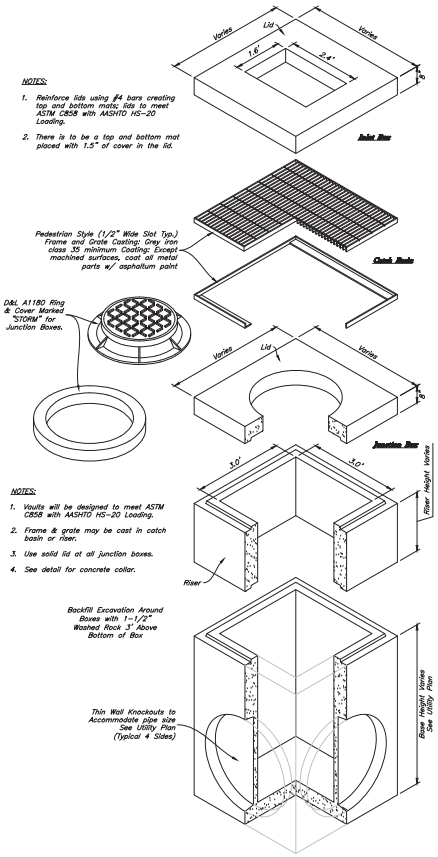
Step 10
Not all water and debris may come out in the first round, repeat steps 5 through 7.

Step 11
Once it appears all debris has been removed, inspect the tank again to make sure everything has been cleared.

Step 12
Once the tank is clear of debris and water, remove all equipment used and place the cover back on the tank. Secure cover accordingly.

Alternatively, a nearby fire hydrant can be used to suspend debris within the StormBrixx system before vacuuming up the water.





Precast 2' x 2' Catch Basin Junction Box/Inlet
Not to Scale

ACO -StormBrixx SD Details
Not to Scale

Property Owner - Developer
Riverdale Center North, LLC.
5760 Wilshire Blvd., Suite 1250
Los Angles, CA 90036
Contact: Steven Usdan
Phone: 323-965-1510

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

Civil Engineer
AWA
2010 North Redwood Road
Salt Lake City, UT 84116
Office: 801-521-8529
Direct: 801-410-8505
Cell: 801-910-5340

REV.	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC
Client Name:
Revival Development
21-188 DT

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

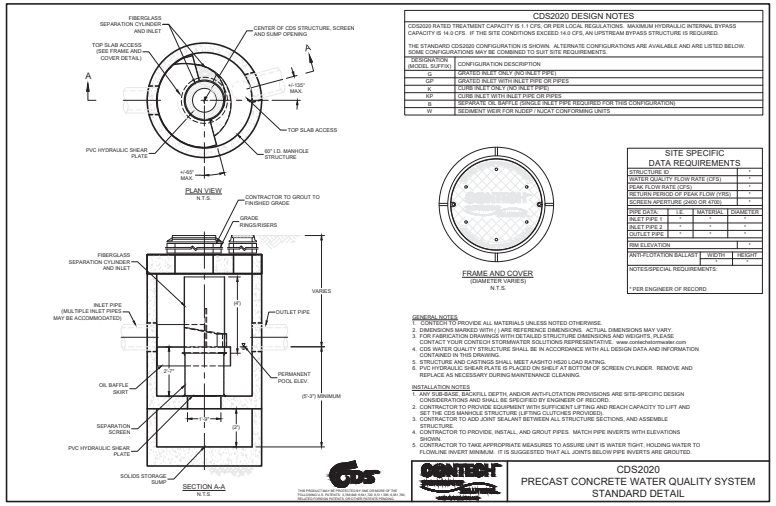
Riverdale Townhomes
4086 South 300 West Street
Riverdale, Utah

Details

LICENSED PROFESSIONAL ENGINEER
NO. 7884938
329623
Joel Lake Tate II
STATE OF UTAH

29 Mar, 2023

SHEET NO.
C4.4



CDS2020 DESIGN NOTES
CDS2020 RATED TREATMENT CAPACITY IS 1.1 CFS, OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 14.0 CFS. IF THE SITE CONDITIONS EXCEED 14.0 CFS, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.
THE STANDARD CDS2020 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

DESIGNATION (MODEL SUFFIX)	CONFIGURATION DESCRIPTION
G	GRATED INLET ONLY (NO INLET PIPE)
GP	GRATED INLET WITH INLET PIPE OR PIPES
K	CURB INLET ONLY (NO INLET PIPE)
KP	CURB INLET WITH INLET PIPE OR PIPES
B	SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
W	SEDIMENT WIER FOR NJDEP / NJCAT CONFORMING UNITS

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

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

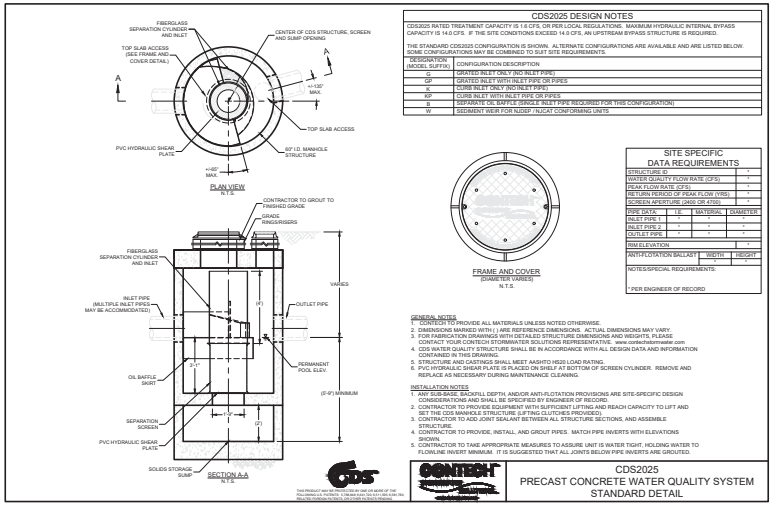
GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH STORMWATER SOLUTIONS REPRESENTATIVE. www.contechstormwater.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE AND CASTINGS SHALL MEET AASHTO HS20 LOAD RATING.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

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

CONTECH STORMWATER SOLUTIONS
www.contechstormwater.com
9025 Centre Pointe Dr, Suite 400, West Chester, OH 45069
800.338.1122 513.645.7000 513.645.7993 FAX

CDS2020
PRECAST CONCRETE WATER QUALITY SYSTEM
STANDARD DETAIL

25 **CDS2020**
Not to Scale



CDS2025 DESIGN NOTES
CDS2025 RATED TREATMENT CAPACITY IS 1.6 CFS, OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 14.0 CFS. IF THE SITE CONDITIONS EXCEED 14.0 CFS, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.
THE STANDARD CDS2025 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

DESIGNATION (MODEL SUFFIX)	CONFIGURATION DESCRIPTION
G	GRATED INLET ONLY (NO INLET PIPE)
GP	GRATED INLET WITH INLET PIPE OR PIPES
K	CURB INLET ONLY (NO INLET PIPE)
KP	CURB INLET WITH INLET PIPE OR PIPES
B	SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
W	SEDIMENT WIER FOR NJDEP / NJCAT CONFORMING UNITS

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

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

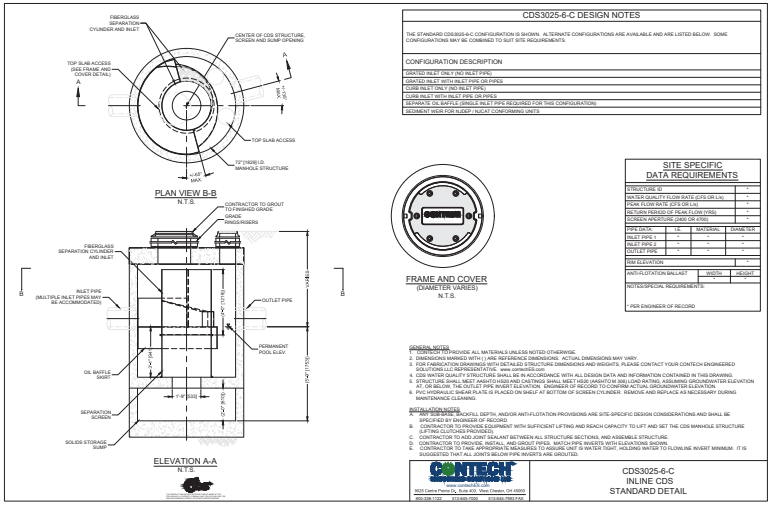
GENERAL NOTES
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3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH STORMWATER SOLUTIONS REPRESENTATIVE. www.contechstormwater.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE AND CASTINGS SHALL MEET AASHTO HS20 LOAD RATING.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

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

CONTECH STORMWATER SOLUTIONS
www.contechstormwater.com
9025 Centre Pointe Dr, Suite 400, West Chester, OH 45069
800.338.1122 513.645.7000 513.645.7993 FAX

CDS2025
PRECAST CONCRETE WATER QUALITY SYSTEM
STANDARD DETAIL

23 **CDS2025**
Not to Scale



CDS3025-6-C DESIGN NOTES
THE STANDARD CDS3025-6-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

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

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

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

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. INLET PIPE INVERT ELEVATIONS MUST BE EQUAL TO OR HIGHER THAN THE OUTLET PIPE INVERT ELEVATION MINUS 67.00" (1702) AS SHOWN. THE OUTLET PIPE INVERT ELEVATION, ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

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

CONTECH STORMWATER SOLUTIONS
www.contechstormwater.com
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800.338.1122 513.645.7000 513.645.7993 FAX

CDS3025-6-C
INLINE CDS
STANDARD DETAIL

24 **CDS3025**
Not to Scale

Property Owner - Developer

Riverdale Center North, LLC.
5760 Wilshire Blvd., Suite 1250
Los Angles, CA 90036
Contact: Steven Usdan
Phone: 323-965-1510

Approving Agency

Riverdale City
4600 South Weber River Drive
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Civil Engineer

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2010 North Redwood Road
Salt Lake City, UT 84116
Contact: Jake Tate
Office: 801-521-8529
Direct: 801-410-8505
Cell: 801-910-5340

REV.	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC
Client Name:
Revival Development
21-188 DT

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Details

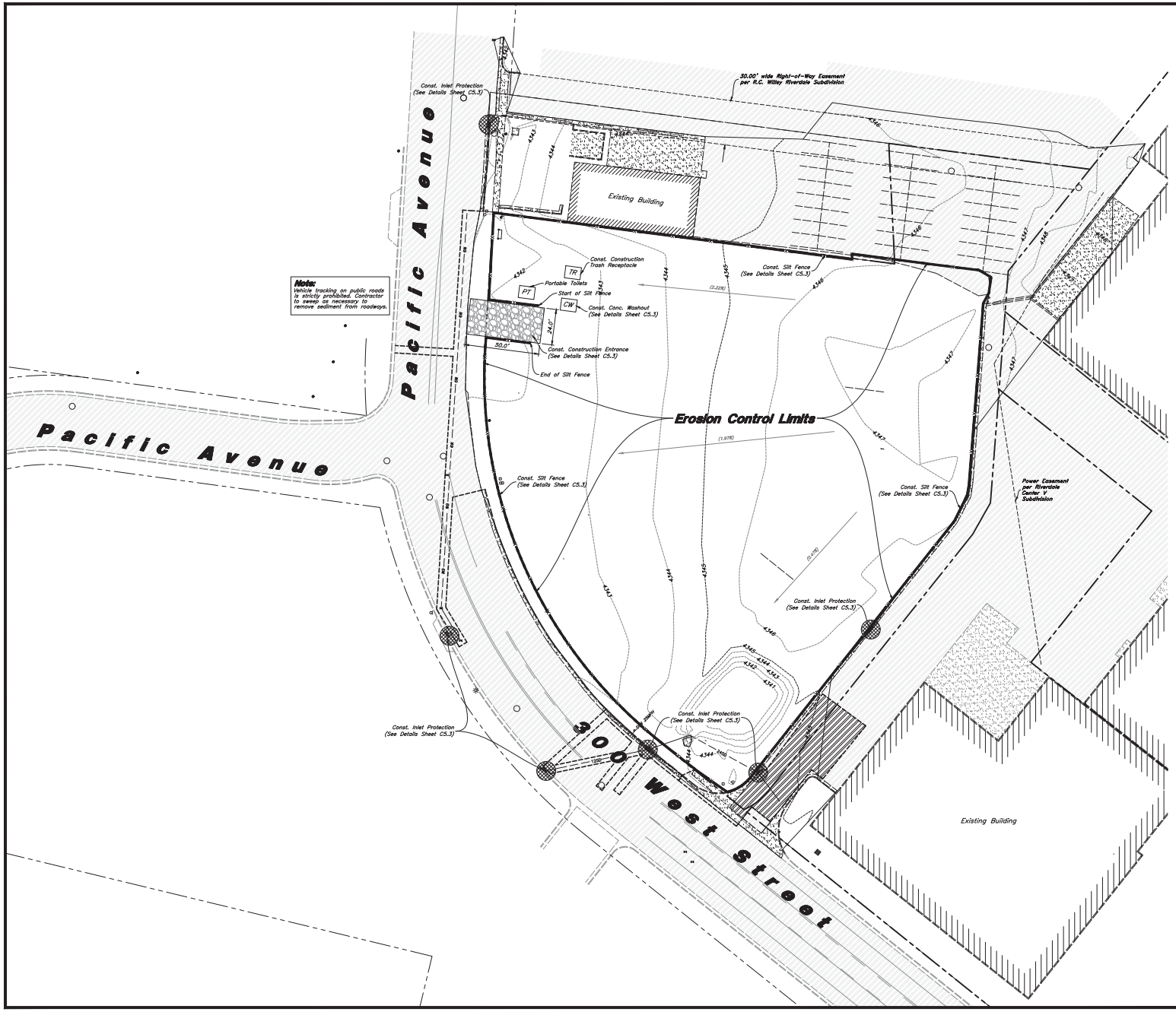
Riverdale Townhomes

4086 South 300 West Street
Riverdale, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7884938
3/29/23
Brad Lakin Tate II
STATE OF UTAH

29 Mar, 2023

SHEET NO.
C4.5



Scale: 1" = 30'

30' 0 30' 60'

Legend

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

Erosion Control Notes

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

Property Owner - Developer

Riverdale Center North, LLC.
5760 Wilshire Blvd., Suite 1250
Los Angles, CA 90036
Contact: Steven Usdan
Phone: 323-965-1510

Approving Agency

Riverdale City
4600 South Weber River Drive
Riverdale, UT 84405

Civil Engineer

AWA
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Salt Lake City, UT 84116
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REV.	DATE	DESCRIPTION

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Revival Development
21-188 EC1

2010 North Redwood Road, Salt Lake City, Utah 84116
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Erosion Control Plan - Phase 1

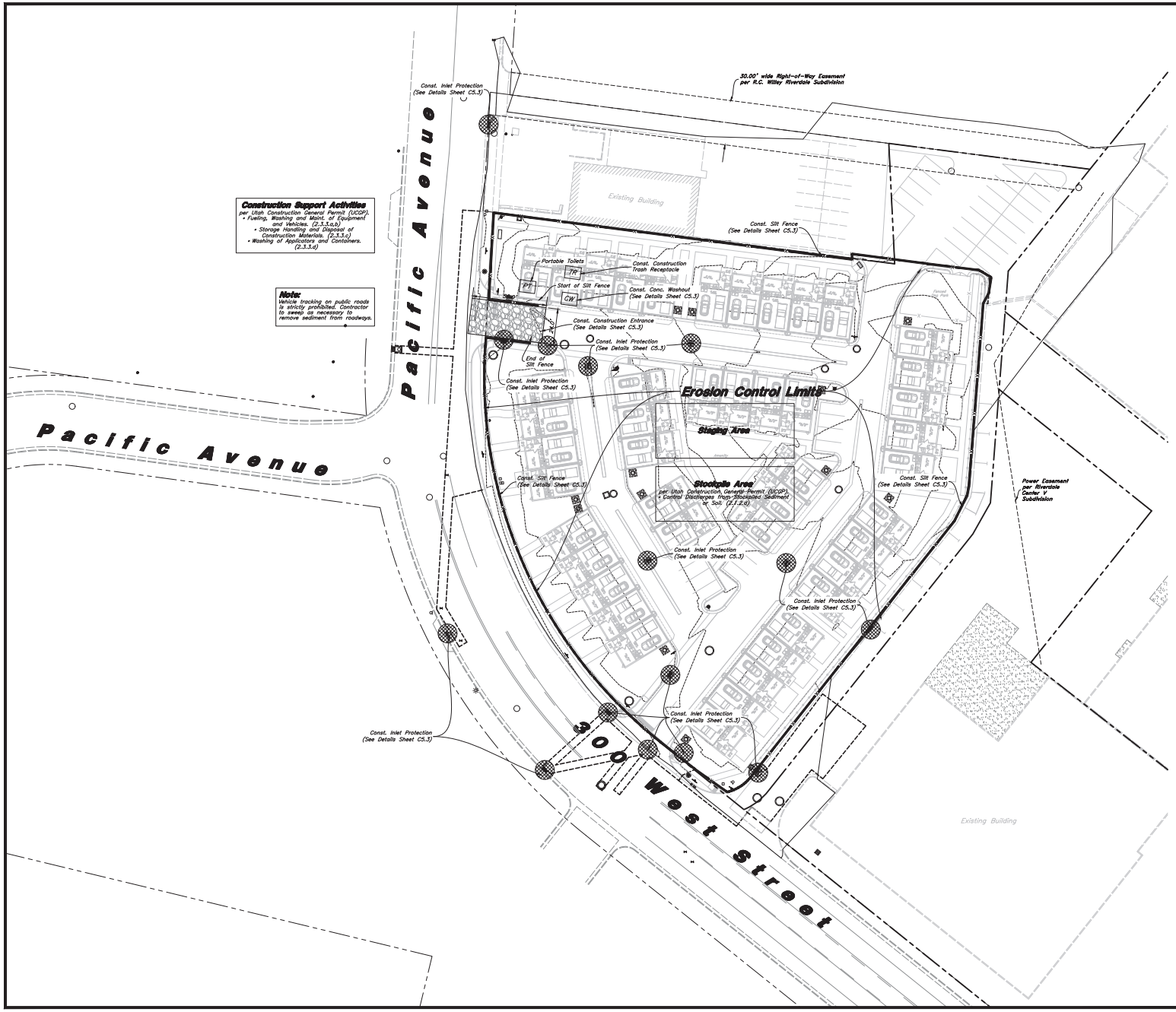
Riverdale Townhomes

4086 South 300 West Street
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LICENSED PROFESSIONAL ENGINEER
NO. 7884935
3/29/23
Brad Lakin Tate II
STATE OF UTAH

29 Mar, 2023

SHEET NO.
C5.1



Construction Support Activities
per Utah Construction General Permit (UCGP).
- Fueling, Washing and Maint. of Equipment and Vehicles. (2.3.3.a,b)
- Storage Handling and Disposal of Construction Materials. (2.3.3.c)
- Washing of Applicators and Containers. (2.3.3.d)

Note:
Vehicle tracking on public roads is strictly prohibited. Contractor to sweep as necessary to remove sediment from roadways.

Scale: 1" = 30'

30' 0 30' 60'

Legend

- Place Inlet Protection at all Inlet Locations to prevent boxes from silting.
- Silt Fence
- Limit of Disturbance
- Construction Entrance / Truck Wash (50'x24' Min.)
- Concrete Washout Area — CW
- Portable Toilet — PT
- Construction Trash Receptacle — TR
- Gravel Sock
- Existing Contour — 78
- Existing Spot — +(78.00%)
- Proposed Contour — 78

Erosion Control Notes

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Approving Agency

Riverdale City
4600 South Weber River Drive
Riverdale, UT 84405

Civil Engineer

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REV.	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC
Client Name:
Revival Development
21-188 EC2

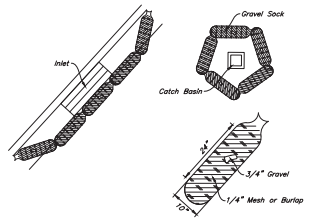
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Erosion Control Plan - Phase 2
Riverdale Townhomes
4086 South 300 West Street
Riverdale, Utah

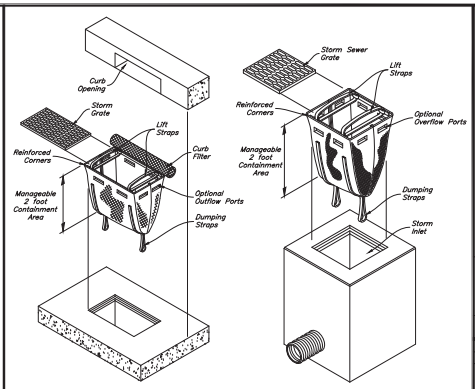
LICENSED PROFESSIONAL ENGINEER
NO. 7884935
9/29/23
Jake Tate
STATE OF UTAH

29 Mar, 2023

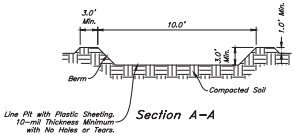
SHEET NO.
C5.2

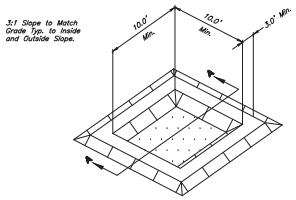


5 Gravel Sock Sediment Barrier
Not to Scale

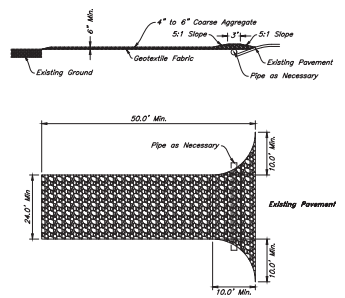


2 Dandy Sack Inlet Protection
Not to Scale

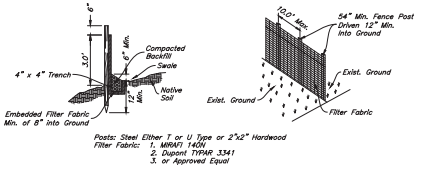




4 Concrete Washout
Not to Scale



1 Stabilized Construction Entrance
Not to Scale



Notes:

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

3 Silt Fence Section
Not to Scale

Property Owner - Developer

Riverdale Center North, LLC.
5760 Wilshire Blvd., Suite 1250
Los Angles, CA 90036
Contact: Steven Usdan
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Approving Agency

Riverdale City
4600 South Weber River Drive
Riverdale, UT 84405

Civil Engineer

AWA
2010 North Redwood Road
Salt Lake City, UT 84116
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REV.	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC
Client Name:
Revival Development
21-188 EC2

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Erosion Control Details

Riverdale Townhomes
4086 South 300 West Street
Riverdale, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7884935
3/29/23
Jake Tate II
STATE OF UTAH

29 Mar, 2023

SHEET NO.
C5.3



Scale: 1" = 20'

20' 0 20' 40'

Landscape Data

Zone: Multiple-Family Residential (R-4)

Site Area = 107,027 s.f. (2.457 ac.)

Open Space Required = 32,108 s.f. (30%)

Open Space Provided = 32,974 s.f. (31%)

Shrub Area = 21,535 s.f. (65%)

Lawn Area = 1,173 s.f. (4%)

Artificial Turf Area = 1,202 s.f. (4%)

Hardscape Area = 9,064 s.f. (27%) •

Offsite Shrub Area = 1,922 s.f.

No More Than 33% of all Newly Planted Trees May be the Same Variety

Xeriscape Landscape = 96%; Xeriscape Areas Shall Consist of Shrub Areas with Drought Tolerant Plant Material

• Hardscape Areas Doesn't Include Existing and New Vehicular Asphalt Paving Areas and Buildings. Hardscape Areas Include all Walkways

Landscape Notes:

1. All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Drip for Shrub Areas and Spray for Lawn Areas. See Irrigation Sheet L2.1 for Irrigation Layout and Sheet L2.2 for Irrigation Notes and Details.
2. Adjust Landscape Material as Needed to Allow Access to all New and Existing Utilities. Irrigation Components Shall be Spaced Between Plant Material to Allow Easy Access for Maintenance.
3. All Areas Disturbed by Construction Shall be Landscaped and Not Left Undone.
4. No Edging Shall be Used Between Different Size Stone. Provide a Nice Straight Defined Edge Between Stone Types.
5. See Civil Site Plan for Snow Staking Locations.

Landscape Keynotes

1. Install Shrub Planter with Weed Barrier and Decorative Stone; See Material Schedule for Stone Type
2. Install Artificial Turf for Dog Park; See Material Schedule for More Detail
3. 6' High Vinyl Fence – See Civil Plans for More Detail; Verify that Decorative Stone is Installed at Base of Fence on Both Sides of the Fence
4. Install Lawn – See Plant Schedule
5. Install Landscape Concrete Curbing Between Lawn and Shrub Area
6. Dog Park Fence – See Civil Plans for More Detail
7. Install Landscape Boulder – See Material Schedule for More Detail
8. Install Irrigation Reduced Pressure Backflow Preventer (RPBP); See Irrigation Plan for More Detail
9. Install Weed Barrier and Decorative Stone Between Units for Grade Transition; See Material Schedule for Stone Type; Verify that Stone is Secure in Planter so that it Doesn't Leave Planter; Compact Stone as Needed
10. Street Light – See Site Elect. Plans
11. Existing/New Fire Hydrant – See Utility Plan for More Detail; Evenly Space Plant Material Around Hydrant Allowing Access

    UT – Existing/New Manhole or Utility; Evenly Space Plant Material Around Utilities Allowing Access to Utility

Property Owner - Developer

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

REV	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC
Client Name:
Revival Development

21-188 LS

AWA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Landscape Plan

Riverdale Townhomes

4086 South 300 West Street
Riverdale, Utah

State of Utah
Jared R. Morrell
No. 7140439-5301
Licensed Landscape Architect
03/29/2023

29 Mar, 2023

SHEET NO.
L1.1

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	3	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	2" Cal. / 8–10' Ht.
	2	Quercus robur 'Fastigiata' / Skyrocket English Oak	2" Cal. / 6–8' Ht.
	3	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	2" Cal. / 6–8' Ht.
	4	Tilia cordata 'Corzam' / Corinthian Littleleaf Linden	2" Cal. / 6–8' Ht.

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	38	Buxus x 'Green Mound' / Green Mound Boxwood	2 gal
	13	Cornus sericea 'Ivory Halo' / Variegated Redtwig Dogwood	5 gal
	11	Cornus sericea 'Kelseyi' / Kelseyi Dogwood	2 gal
	13	Euonymus alatus 'Compactus' / Compact Burning Bush	5 gal
	6	Forsythia x 'Gold Tides' / Golden Tide Forsythia	5 gal
	8	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Juniper	5 gal
	10	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal
	18	Ligustrum vulgare 'Lodense' / Lodense Privet	2 gal
	11	Philadelphus x 'Snowwhite Fantasy' / Snow White Sensation Mock Orange	5 gal
	3	Picea pungens 'Globosa' / Dwarf Globe Blue Spruce	5 gal
	18	Prunus x cistena / Purple Leaf Sand Cherry	5 gal
	2	Rhus aromatica 'Gro–Low' / Gro–Low Fragrant Sumac	2 gal
	20	Rosa x 'Meigalpio' / Red Drift Rose	2 gal
	13	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea	2 gal
	14	Spiraea x bumalda 'Limemound' / Limeound Spirea	2 gal
	42	Taxus x media 'Dark Green Spreading' / Dark Spreading Yew	2 gal

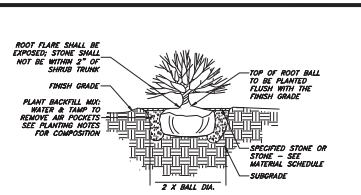
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
	40	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal
	35	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	1 gal

PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	16	Aquilegia x 'McKana Hybrid' / McKana Hybrid Columbine	1 gal
	3	Hemerocallis x 'Red Hot Returns' / Red Hot Returns Daylily	1 gal
	38	Heuchera x 'Black Taffeta' / Black Taffeta Coral Bells	1 gal
	18	Hosta fortunei 'Fire and Ice' / Fire & Ice Hosta	1 gal
	13	Nepeta x faassenii 'Dropmore' / Catmint	1 gal

LAWN	QTY	BOTANICAL / COMMON NAME	TYPE
	1,173 sf	BioTurf Dwarf Fescue Sod (Water Wise Turf) / Source: Biograss Sod Farm (Sandy, UT)	sod

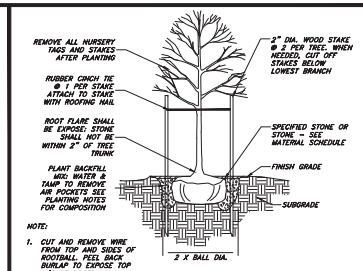
MATERIAL SCHEDULE

	Decorative Stone #1 – Install a (3) Three Inch Depth over DewItt Pro5 Weed Barrier; Stone Shall be Used in all Shrub Planters Where Shown on Plan; Stone Shall be Washed Prior to Installation; Stone Shall be 1" Diameter Fractured Stone from Staker Parsons Copper Canyon Plt (385–239–0804); Submit Sample for Approval	Detail: 4/L1.2
	Decorative Stone #2 – Install a (6) Six Inch Depth over DewItt Pro5 Weed Barrier; Stone Shall be Used in all Shrub Planters Where Shown on Plan; Stone Shall be Washed Prior to Installation; Stone Shall be 3–5" Diameter Fractured Wasatch Gray Colored Stone from Staker Parsons Lehi Plt (385–239–0804); Submit Sample for Approval	Detail: 4/L1.2
	3–4' Dia. Min. Landscape Boulder – Boulders Shall be Angular, Earth Tone Colors and Shall Match Decorative Stone; All Boulders Shall be Recessed 3 Inches into Ground and Washed Upon Completion	Detail: 5/L1.2
	Artificial Turf – Turf Shall be Install in Dog Park Area Only per Manufacturers Specifications; Turf Manufacturer Shall be Rocky Mountain Artificial Turf at (801)–721–3556 or Approved Equal; Artificial Turf Type Shall be Installed per Manufacturer's Specifications; Coordinate with Owner on Turf Type Wanted; Irrigation Shall be Integrated into Turf Area to Cool Area Off and to Rinse Dog Waste From Surface; Installer Shall Provide Positive Drainage in Turf Areas	None



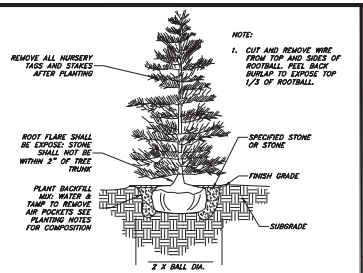
NOTE:
1. CUT AND REMOVE WIRE FROM TOP AND SIDES OF ROOTBALL. PEEL BACK BURLAP TO EXPOSE TOP 1/3 OF ROOTBALL.
2. REMOVE ALL NURSERY TAGS AND STACKS AFTER PLANTING.

1 SHRUB PLANTING — Not to Scale



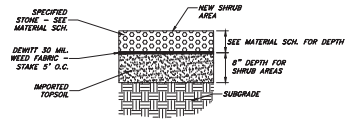
NOTE:
1. CUT AND REMOVE WIRE FROM TOP AND SIDES OF ROOTBALL. PEEL BACK BURLAP TO EXPOSE TOP 1/3 OF ROOTBALL.

2 DECIDUOUS TREE PLANTING — Not to Scale

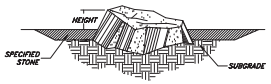


NOTE:
1. CUT AND REMOVE WIRE FROM TOP AND SIDES OF ROOTBALL. PEEL BACK BURLAP TO EXPOSE TOP 1/3 OF ROOTBALL.

3 EVERGREEN TREE PLANTING — Not to Scale



4 LANDSCAPE PREPARATION — Not to Scale



NOTE:
1. USE CARE TO MINIMIZE MARRING & SCRATCHING
2. BURY BOULDER INTO SOIL, KEEPING BEST VISUAL SIDE ABOVE GROUND.

5 LANDSCAPE BOULDER — Not to Scale

General Landscape Notes:

1. Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
2. Contractor shall call Blue Stake before excavation for plant material.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
4. The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
7. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean–up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
8. All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. in addition, all new plant material shall be of specimen quality.
9. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
10. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
11. It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
12. The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants
13. The contractor shall install all landscape material per plan, notes and details.
14. Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
15. No grading or soil placement shall be undertaken when soils are wet or frozen.
16. Imported topsoil shall be used for all landscape use. The landscape contractor shall perform a soil test on imported topsoil and amend per soil test recommendations. Soil test shall be done by certified soil testing agency. Imported topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. Topsoil shall be installed in all landscaping areas.
17. Prior to placement of topsoil in all landscaping areas, remove all construction debris and trash. All subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
18. Provide an 8 inch depth of imported topsoil in all shrub areas.
19. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
20. Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
21. All new plants shall be balled and burlapped or container grown, unless otherwise noted on plant schedule.
22. Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive a specified stone over DewItt Pro5 weed barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas. All stone shall be washed prior to installation.
23. All deciduous trees shall be double staked per tree staking details as needed. Verify that all trees are straight. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Tree ties shall be V.I.T. Cinche Ties #CT32.
24. Install landscape concrete curbing between lawn and shrub areas. Curbing shall be installed level and uniform and shall match top finish grades of concrete walks and curbs. See landscape concrete curbing detail.
25. Provide a 4 inch depth of imported topsoil in all lawn areas.
26. Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
27. All lawn areas to have uniform grades by float raking. Prior to laying sod, apply a starter fertilizer at a rate recommended by the manufacturer. Sod must be laid with no gaps between pieces on a carefully prepared topsoil layer. Sod to be slightly below finish grade and concrete walks and curbing. The laid sod must be immediately watered after installation. Any burned areas will require replacement. Adjust sprinkler system to assure healthy green survival of the sod without water waste.
28. All trees located in lawn areas shall have a 24 inch diameter tree ring with wood mulch.
24. Landscape Installer shall repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period. Failures include, but are not limited to, the following: Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner, or incidents that are beyond Installer's control. Warranty period shall be 12 months and begin at date of final project acceptance.

Property Owner - Developer

Riverdale Center North, LLC.
5760 Wilshire Blvd., Suite 1250
Los Angles, CA 90036
Contact: Steven Usdan
Phone: 323–965–1510

Approving Agency

Riverdale City
4600 South Weber River Drive
Riverdale, UT 84405

Civil Engineer

AWA
2010 North Redwood Road
Salt Lake City, UT 84116
Contact: Jake Tate
Office: 801–521–8529
Direct: 801–410–8505
Cell: 801–910–5340

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REV	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC
Client Name:
Revival Development
21–188 LS

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521–8529 - AWAengineering.net

Landscape Notes & Details
Riverdale Townhomes
4086 South 300 West Street
Riverdale, Utah

State of Utah — Jared R. Metcalf — No. 7740436–5301 — 03/29/2023 — Licensed Landscape Architect

29 Mar, 2023

SHEET NO.
L1.2



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

Scale: 1" = 20'

20' 0 20' 40'

Irrigation Notes

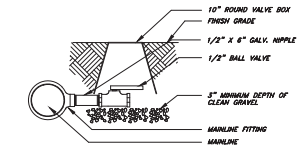
1. See Sheet L1.1 for Plant Layout and Sheet L1.2 for Planting Details.
2. See L2.2 for Irrigation Details and Irrigation Schedule.
3. The Irrigation System Requires a Minimum of 58 psi to Function. Verify Static Pressure.
4. The Irrigation System is Equipped with a Smart Controller and a Rain Sensor.

VALVE SCHEDULE

VALVE STATION	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP. RATE
1	1"	Area for Drip Emitters	2.19	41.9	56.0	0.91 in/h
2	1"	Area for Drip Emitters	3.33	42.6	56.7	0.7 in/h
3*	1"	Turf Rotor	5.88	26.8	41.3	0.83 in/h
4	1"	Area for Drip Emitters	3.21	42.5	56.6	0.76 in/h
5	1"	Area for Drip Emitters	2.4	41.9	56.0	0.65 in/h
6	1"	Area for Drip Emitters	2.58	42.0	56.0	0.04 in/h
7**	1"	Turf Rotor	6.02	26.9	41.1	0.55 in/h
8	1"	Area for Drip Emitters	3.27	42.5	56.6	0.68 in/h
9	1"	Area for Drip Emitters	4.26	43.5	57.7	0.73 in/h
10	1"	Area for Drip Emitters	4.11	43.3	57.4	0.96 in/h

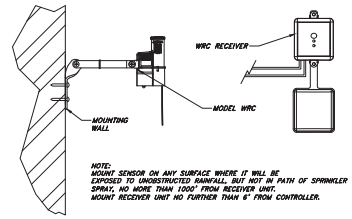
* Irrigation in the Dog Park Shall be Used Temporarily to Refresh Area

** Irrigation to be Used for Active Recreational Area



12 MANUAL DRAIN VALVE

NOT TO SCALE



NOTE:
MOUNT SENSOR ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY, NO MORE THAN 1000' FROM RECEIVER UNIT. MOUNT RECEIVER UNIT NO FURTHER THAN 6' FROM CONTROLLER.

13 WIRELESS RAIN SENSOR

NOT TO SCALE

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Irrigation Plan
Riverdale Townhomes
4086 South 300 West Street
Riverdale, Utah

State of Utah
Jared R. Morgell
No. 7190426-5301
Licensed Landscape Architect
03/29/2023

29 Mar, 2023

SHEET NO.
L2.1

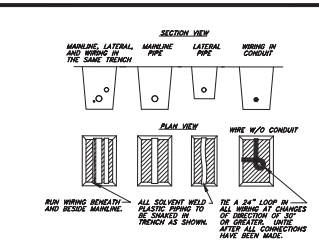
IRRIGATION SCHEDULE

Symbol	Manufacturer/Model #	Description	Notes	Detail
Rotors				
	Rain Bird 3504-PC	4" Pop-Up Rotor with Adjustable Nozzles	Adjust Radius Reduction Screws as Needed to Achieve Appropriate Radii Coverages	8/L2.2
Valves				
	Rain Bird 100-PEB	Lawn Remote Control Valve	1 Inch Size; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	11/L2.2
	Rain Bird XCZ-100-PRB-COM	Drip Remote Control Valve	1 Inch Size; Drip Control Zone Kit; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	9/L2.2
	Rain Bird 44RC	Quick Coupler Valve with Swing Joint	1 Inch Size; Install in 10" Round Valve Box with 3" Depth of Gravel over Weed Barrier	3/L2.2
	Matco-Norca 759	Manual Drain Valve	3/4" Inch Size; Install at End of Mainline in a 10" Round Valve Box with 6" Depth Sump of Gravel Over Weed Barrier	12/L2.1
Drip				
	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	4/L2.2
	Rain Bird XBS-040 Rain Bird XD-100 Rain Bird XB-20PC Rain Bird 150ZS Rain Bird DBC-025 Rain Bird MDCFCAP	3/4" Distribution Tubing - Pipe shown on Plan is Schematic; Adjust as Needed 1/4" Distribution Tubing - Install one per Emitter Xerl-Bug Emitter (2 Gal/Hr.) - 1 Perennial, 2 Shrub, 1 Ornamental Grass, 3 Tree Tie Down Stake - Tubing to be Staked every 3' Diffuser Bug Cap - Install one per Emitter Removable Flush Cap - Install at the End of Each Line		2/L2.2
P.O.C. Components				
	Mueller Orliseal Mark II	Stop & Waste Valve	1 1/2 Inch Size; Install in 10" Round Valve Box with Weed Barrier and Gravel Sump	6/L2.2
BF	Zurn Wilkins 375XL	Reduce Pressure Backflow Preventer (State Approved Backflow Device)	1 1/2 Inch Size; Backflow Shall be Properly Installed & Tested to Meet County Requirements, and Meet all State and Local Health Safety Laws and Ordinances; Install in GuardShack Enclosure (RCS-2) on Poured Concrete Pad with Frost Guard (FG-2) & 2 Locks (GS-AWPKA); Enclosure Color to be Woodland Tan	10/L2.2
Pipes				
	Schedule 40 PVC	Mainline Pipe	1 1/2 and 1 Inch Size; Control Wiring Shall be Tucked Under Mainline for Protection; Schedule 80 Fittings Shall be Used for Mainline Components	1/L2.2
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 Inch; Minimum Pipe Size Shall be 1 Inch for PVC Pipe	1/L2.2
Controller				
C	Hunter HCC-800-M Hunter ICM-400	8 Station Base Model WiFi Controller with Hydrawise Technology and 4 Station Module (Smart Controller)	See Plan for Location of Controller; Coordinate Power Supply With Building Electrical Contractor; Provide Zone Map with Controller	7/L2.2
RS	Hunter WR-CLIK	Wireless Rain Shut-off Sensor	Install Sensor on Corner of Bldg. per Manufacturer's Specifications	13/L2.1
Sleeving				
	Schedule 40 PVC	Provide for Irr. Mainlines, Laterals, and Controller Wire Located under Concrete and Asphalt Paving at specified depths	Contractor shall Coordinate the Installation of Sleeving with the Installation of Concrete Flatwork and Asphalt Paving. All Sleeving is by the Landscape Contractor unless otherwise noted.	5/L2.2

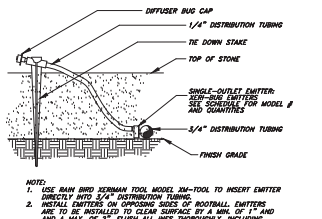
Valve Callout: Valve Number, Valve Flow, Valve Size

General Irrigation Notes:

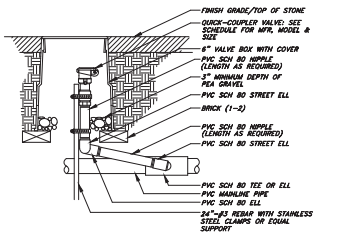
1. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
2. The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
3. The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.
4. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
5. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
6. The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
7. The contractor shall install all irrigation material per plan, notes and details.
8. Irrigation system components must be premium quality only and installed to manufactures requirements and specifications. The contractor is responsible for checking state and local laws for all specified materials and workmanship. Substitutions must be approved by landscape architect. Provide owner and maintenance personnel with instruction manual and all products data to operate, check, winterize, repair, and adjust system.
9. Irrigation installer shall repair or replace irrigation components and accessories that fail in materials and workmanship within specified warranty period. The warranty shall be 12 months and shall begin with final project acceptance.
10. Irrigation system check must be done before the system is backfilled. Irrigation mainline and each control valve section must be flushed and pressure checked. Assure the complete system has no documented problems and full head to head coverage with adequate pressure for system operation. Adjust system to avoid spray on building, hardscape, and adjacent property. Any problems or plan discrepancies must be reported to the landscape architect.
11. Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings. one (1) inch minimum size. Solvent weld all joints as per manufactures specifications for measured static p.s.i. Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve (12) inches. Adapt system to manual compression air blowout.
12. Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 80 fittings. Solvent weld all joints as per manufactures specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be eighteen (18) inches minimum.
13. Install dielectric fittings whenever dissimilar metals are joined.
14. Design locations are approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards. Maintain 100(%) percent irrigation coverage of areas indicated.
15. Controller valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades.
16. Control valve wire shall be #14 single conductor: white for common wire, red for hot wire and blue for the spare wire. Provide (2) two spares wire that runs the length of the mainline and to the controller. All wiring shall be UF-UL rated. All connections shall be made with water tight connectors (DBR/Y or equivalent) and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible. Provide slack in control wires at all changes in direction.
17. Control valve size, type, quantity, and location to be approved by landscape architect. Install in heavy duty plastic vandal proof box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic feet of pea gravel for sump in base of boxes. Boxes to be Carson Brooks or equal.
18. Quick couplers shall be a Rain Bird 44RC with a one inch Lasco unlitized swing joint assembly. Support with rebar in each retainer lug. Install where shown on the plans.
19. Irrigation system backfill must occur only after system check is completed as specified. Use only rock free clean fill around pipes, valves, drains, or any irrigation system components. Water settle all trenches and excavations.
20. All irrigation pipe running through walls, under sidewalk, asphalt, or other hard surface shall be sleeved prior to paving. It is the irrigation contractors responsibility to coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty-four (24) inches minimum. Depth for lateral sleeves shall be sixteen (16) inches minimum. Sleeves shall be a minimum of two sizes larger than the pipe to be sleeved. All valve wiring shall be contained in separate sleeving.
21. Plans are diagrammatic and approximate due to scale, where possible, all piping is to be installed within the planting areas. No tees, ells, or changes in direction shall occur under hardscape.
22. It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
23. The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent possible overspray onto walks, roadways, and/or buildings as much as possible. This shall include selecting the best degree of arc to fit the site and to throttle the flow control of each valve to obtain the optimum operating pressure for each system. All mainlines shall be flushed prior to the installation of irrigation heads.
24. Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting drip irrigated planter areas. Poly tubing or drip line shall be run off the rigid PVC in each planting area or island with a PVC to poly tubing adapter. No poly tubing shall run under pavement.
25. Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.
26. Provide and install all manufacturer's recommended surge and lighting protection equipment on all controllers.
27. All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.
28. An irrigation zone map shall be provided in a protective jacket and be kept with the main irrigation controller. The map shall show all approved irrigation and include all zone valve locations.



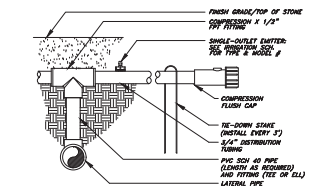
1 **PIPE & WIRE TRENCHING** — NOT TO SCALE



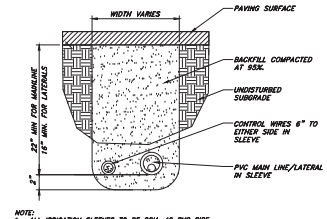
2 **EMITTER INTO DISTRIBUTION TUBE** — NOT TO SCALE



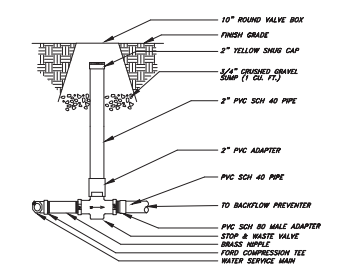
3 **QUICK COUPLING VALVE** — NOT TO SCALE



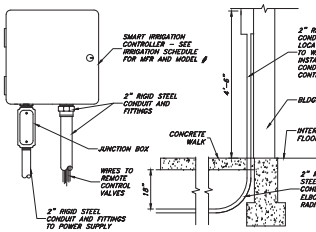
4 **PVC TO POLY PIPE CONNECTION** — NOT TO SCALE



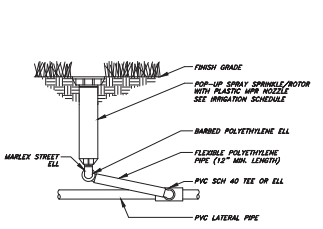
5 **PIPE SLEEVING** — Not to Scale



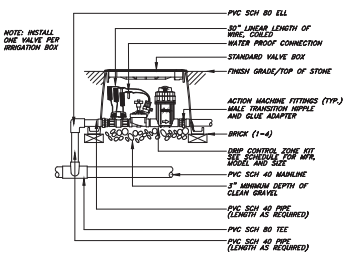
6 **STOP & WASTE VALVE** — NOT TO SCALE



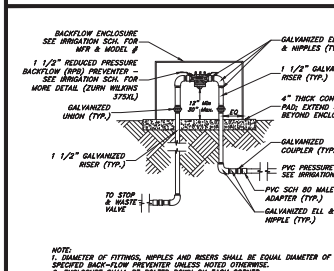
7 **SMART IRRIGATION CONTROLLER - OUTDOOR WALL MOUNT** — Not to Scale



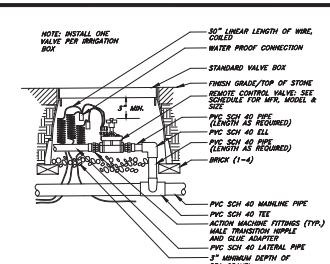
8 **POP-UP ROTOR HEAD** — NOT TO SCALE



9 **DRIP CONTROL VALVE** — NOT TO SCALE



10 **BACKFLOW PREVENTION DEVICE** — NOT TO SCALE



11 **REMOTE CONTROL VALVE** — NOT TO SCALE

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