RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – APRIL 25, 2023

6:00 p.m. – Planning Commission Work Session Meeting *(Conference Room)*

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

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

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

A. Welcome & Roll Call

B. Public Comment

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

C. Presentations and Reports

D. Consent Items

1. Consideration of Meeting Minutes from:
   April 11, 2023 Work Session
   April 11, 2023 Regular Meeting

E. Action Items

1. Consideration of Preliminary Site Plan request for Tesla Riverdale, located at approximately 4851 South 1500 West, Riverdale, Utah 84405, as requested by 6S Development, LLC and AWA Engineering.

   Items presented by: Mike Eggett, Community Development

F. Comments

1. Planning Commission
2. City Staff

G. Adjournment

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

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 21st 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

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday April 11, 2023, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr, Riverdale City, Weber County, Utah.

Present:	Commissioners:	Kathy Eskelsen, Chairman Rikard Hermann, Commissioner Wanda Ney, Commissioner Celeste Noland, Commissioner Randy Poulsen, Commissioner
	City Employees:	Mike Eggett, Community Development Michelle Marigoni, City Recorder
	Excused:	Kent Anderson, Vice Chair Amy Ann Spiers, Commissioner

A. Welcome & Roll Call

The Planning Commission Work Session began at 6:00 p.m. Chair Eskelsen welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except Commissioners Anderson and Spiers who were excused.

B. Public Comment

C. Presentations and Reports

1. Recognition of former Planning Commissioner Blair Jones for his 15 plus years of service on the Planning Commission

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

- Randy Poulsen is the new Planning Commissioner. Randy introduced himself and said he has been in Riverdale for 42 years. He has three children and graduated from Bonneville High School. Mr. Eggett welcomed him and mentioned it will be busy in the next while.
- A new site plan submittal will be on the next meeting, which will be an auto dealership on the West Bench.
- Ashley Furniture has begun the building permit process. They will use approximately 60% of the space and lease the remaining area later.
- Cheddar's is tentatively opening near the end of May.
- The America First building has a foundation, and they are working on building the road.

D. Consent Items

1. Consideration of Meeting Minutes from March 14, 2023 Work Session, and March 14, 2023 Regular Meeting

Commissioner Eskelsen asked if there were any changes to the minutes. There were no changes.

E. Action Items

1. Consideration of Conditional Use Permit request for proposed body art/tattooing parlor studio property use located in a suite at approximately 750 West Riverdale Road within 5th Avenue Salons, as requested by Jayden Bell.

Mr. Eggett briefly went over the Conditional Use Application and other items in the packet. The zoning requires a conditional use permit. The other uses are salon-related, such as nails and eyelashes. The applicant has described the tattoo use as "fine line tattooing".

2. Presentation and discussion of 2023 Legislative Session outcomes/bills affecting land use and associated city codes as found in Title 10 of the Municipal Code.

Mr. Eggett explained the presentation will be based on legislative land use changes in 2023, which will result in some major changes to the process for land use decisions.

DRAFT

F. Comments

G. Adjournment

As there was no further business to discuss, the Planning Commission Work Session adjourned at 6:24 p.m.

Date Approved: _____

DRAFT

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, April 11, 2023, at 6:30 p.m., at the Civic Center, 4600 S Weber River Drive., Riverdale City, Weber County, Utah.

Present:	Commissioners:	Kathy Eskelsen, Chair Rikard Hermann, Commissioner Wanda Ney, Commissioner Celeste Noland, Commissioner Randy Poulsen, Commissioner
	City Employees:	Mike Eggett, Community Development Michelle Marigoni, City Recorder
	Excused:	Kent Anderson, Commissioner Amy Ann Spiers, Commissioner
	Visitors:	Jayden Bell Blair Jones Braden Mitchell Judy Young Christy Vale

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:30 p.m. Chair Eskelsen welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except Commissioners Anderson and Spiers who were excused.

B. Public Comment

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

C. Presentations and Reports

1. Recognition of former Planning Commissioner Blair Jones for his 15 plus years of service on the Planning Commission

   Chair Eskelsen thanked Mr. Jones for his help and guidance as chair. Mayor Mitchell spoke about Mr. Jones and said he has been doing it for many years, and not for the recognition. The Mayor thanked him for his help back when he was on the Planning Commission as well. Mr. Jones was responsible for the city spring cleanup starting. He has been here longer than most people. Mr. Jones thanked everyone as well. Mayor Mitchell presented Mr. Jones with a gift and his name plaques from his time on the commission.

   Mr. Eggett thanked Mr. Jones for helping him do his job when he first started and invited him to keep in contact and not to hesitate to express his ideas in the future.

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

- Randy Poulsen is the new Planning Commissioner. Randy introduced himself and said he has been in Riverdale for 42 years. He has three children and graduated from Bonneville High School. Mr. Eggett welcomed him and mentioned it will be busy in the next while.
- A new site plan submittal will be on the next meeting, which will be an auto dealership on the West Bench.
- Ashley Furniture has begun the building permit process. They will use approximately 60% of the space and lease the remaining area later.
- Cheddar's is tentatively opening near the end of May.
- The America First building has a foundation, and they are working on building the road.

D. Consent Items

1. Consideration of Meeting Minutes from March 14, 2023 Work Session, and March 14, 2023 Regular Meeting

Motion: Commissioner Hermann moved to approve the minutes from March 14, 2023
Second: Commissioner Noland

DRAFT

All in favor, minutes approved.

E. Action Items

1. Consideration of Conditional Use Permit request for proposed body art/tattooing parlor studio property use located in a suite at approximately 750 West Riverdale Road within 5th Avenue Salons, as requested by Jayden Bell.

Mr. Eggett explained this will be in conjunction with a nail and eyelash salon. This tattooing is described as “fine line tattooing”. There were no concerns from department heads and the zoning requires a conditional use permit. He went over the code and other items in the packet, noting other similar uses have been approved in the same building.

Jayden Bell, a North Ogden resident, approached the commission for questions. Commissioner Ney asked about the specifics of the tattooing. Jayden said it includes cosmetic and very fine, small artwork.

Motion: Commissioner Noland moved to approve the Conditional Use Permit for proposed body art/tattooing parlor studio property use located in a suite at approximately 750 West Riverdale Road within 5th Avenue Salons, as requested by Jayden Bell.
Second: Commissioner Hermann

Commissioners Polled:

Commissioner Poulsen:	Yes
Commissioner Noland:	Yes
Commissioner Hermann:	Yes
Commissioner Spiers:	Absent
Commissioner Anderson:	Absent
Commissioner Ney:	Yes
Commissioner Eskelsen:	Yes

Motion passes unanimously.

Christy Vale, the realtor responsible for the leasing at 5th Avenue explained there are 32 studio suites, and they are all beauty related. Most tenants are hair stylists and barbers. There are several nail technicians as well. Judy Young explained the first building she opened was in South Ogden, the second is in Layton, they are all full and the Riverdale one is nearly full. She explained each suite is a separate business owner and they are selective with their tenants. Commissioner Ney asked if each tenant was licensed on their own. Ms. Young said every business owner has a business license.

Mr. Poulsen commented that the perspective of tattoos has greatly changed recently and transitioned from negative to positive.

2. Presentation and discussion of 2023 Legislative Session outcomes/bills affecting land use and associated city codes as found in Title 10 of the Municipal Code.

Mr. Eggett went over the 2023 Annual Land Use Legislative Update presentation from the Utah League of Cities and Towns, as included in the packet.

F. Comments

G. Adjournment

As there was no further business to discuss, Commissioner Hermann moved to adjourn. This was seconded by Commissioner Noland. All were in favor and the Planning Commission meeting adjourned at 7:51 p.m.

Date Approved: _____

DRAFT

RIVERDALE CITY
PLANNING COMMISSION AGENDA
April 11, 2023

AGENDA ITEM: E1

SUBJECT: **Consideration of Preliminary Site Plan request for Tesla Riverdale, located at approximately 4851 South 1500 West, Riverdale, Utah 84405, as requested by 6S Development, LLC and AWA Engineering.**

PRESENTER: Mike Eggett, Community Development

INFORMATION:

a. Exec Summ Tesla Prelim Site Plan PC [20230425]
b. Tesla Prelim Site Plan Review – 20230425
c. Dept Staff Reports – Tesla Prelim Site Plan PC [20230420]
d. Tesla – City Eng Review letter #1 20230420
e. Tesla-6S Dev Site Plan App – 20230411
f. Tesla Cost Estimate 2023-04-11
g. 2023-04-04 Tesla Drainage Report
h. E2 6S Dev – Riverdale City UT – Tesla SSD Exterior Elevations
i. E2 6S Dev – Riverdale City UT – Tesla SSD Materials
j. 2023-04-11 Tesla Riverdale Dwgs
k. E1.1 – SITE PHOTOMETRIC

BACK TO AGENDA

Planning Commission
Executive Summary

For the Commission meeting on: 4-25-2023	Petitioner: *6S Development, LLC and AWA Engineering* represented by Sam Moore and Jake Tate

Summary of Proposed Action

Tesla/6S Development, LLC, as represented by Jake Tate with AWA Engineering and Sam Moore, have submitted Preliminary Site Plan documentation for a automobile sales and service center for real estate located at approximately 4851 South 1500 West (on a Redevelopment Agency lot site next to I-15). The affected parcel is zoned in the Regional Commercial (C-3) zone and also is in the West Bench RDA area. The requested use as an automobile sales and service location requires the applicant group to apply for a conditional use permit for this project proposal; this application is anticipated for the final review of this site plan request. A public hearing is not required to consider this site plan proposal.

As it relates to the Preliminary Site Plan proposal, following the presentation and discussion of the proposal, the Planning Commission may make a motion providing approval of the proposed Tesla Riverdale Preliminary Site Plan, approval of the proposed preliminary site plan with any requested modifications, tabling the matter to a later date, or not providing approval for the proposed preliminary site plan with the appropriate findings of facts. If approval is provided, then this matter could move forward to a future final site plan consideration process with the Planning Commission.

Title 10 Ordinance Guidelines (Code Reference)

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

The proposed development parcel is located west of 1500 West and east of I-15 on property currently owned by the Redevelopment Agency of Riverdale. The property is located in a C-3 zoned area and the requested use of automobile sales and service is a conditional use in this zone. As stated above, the property developer will need to pursue a conditional use permit approval for this use on this property.

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

Staff would encourage the Planning Commission to review this matter and then discuss with the petitioner concerns raised by staff and/or the Planning Commission. Staff would then recommend that the Planning Commission make a motion providing approval of the proposed Tesla Riverdale Preliminary Site Plan, approval of the proposed preliminary site plan with any requested modifications, tabling the matter to a later date, or not providing approval for the proposed preliminary site plan with the appropriate findings of facts.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as “Planned Commercial - High” and this proposed project would comply with this land use.	
Legal Comments – City Attorney	
	_____ Steve Brooks, Attorney
Administrative Comments – City Administrator	
	_____ Steve Brooks, City Administrator

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

Preliminary Site Plan Review: Tesla Riverdale, 4851 South 1500 West

Completed by Mike Eggett, Community Dev. Director on 4/19/2023

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

Date Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting)	April 11, 2023
Date Application Submitted to City:	April 11, 2023
Date Fee Paid:	April 12, 2023 (see receipt for detail)
Site Plan – Preliminary Requirements	**Departmental Review Comments**
COVER SHEET	Provided
Title Block	
Project name and address	Project name and address location shown; address will need to be updated on site plan drawings to 4851 South 1500 West
Property Owner's name, address, and phone number	6S Development, LLC, Attn: Sam Moore, 18333 Preston Rd, Suite 500, Dallas, TX 75252; 817-505-8117
Property Developer's name, address, and phone number	6S Development, LLC, Attn: Sam Moore, 18333 Preston Rd, Suite 500, Dallas, TX 75252; 817-505-8117
Approving agency's name and address: Utility companies if applicable	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405 (This needs to be added to cover sheet); other utility agencies name and contact info not provided, where applicable
Consulting Engineer's name, address, and phone number	AWA Engineering, Attn: Jake Tate, 2010 North Redwood Road, Salt Lake City, Utah 84116, 801-410-8505

Licensed Land Surveyor's name, address, phone number, signature, and seal	AWA Engineering, 2010 North Redwood Road, Salt Lake City, Utah 84116, 801-410-8505; seal and signature provided where applicable
Date	Yes – 11 April, 2023
Revision block with date and initials	Revision blocks shown and no notes yet
Sheet number and total sheets	Shown (28 total sheets), elevation plans submitted as well
<u>General</u>	
Street names	Shown – 4800 South and 1500 West
Layouts of lots with lot numbers	Yes, shown
Adjacent tract ownership and tax identification numbers	Tract ownership names and tax ID
Scale (minimum 1"=50' to 1"=10')	Yes, scale is shown, 1"=20' and 1"=40'
North arrow	Yes
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Existing easements clearly identified and shown on multiple pages, existing structures currently on site shown, existing utility lines shown on sheets; plans provided showing approvals to cross, use, relocate utilities
Space for notes	Yes, provided
Contours	Yes, shown on multiple sheets
Public areas	Existing and planned sidewalks and curb/gutter shown on multiple sheets, newly dedicated public areas shown as well
<u>Vicinity Map</u>	
Street names	Yes
Site location	Yes
North arrow	Yes
Scale	Note of "Not to Scale"
<u>Layout</u>	
Landscaping (location and type with area calculations)	Yes, provided on sheet L1.0-L2.2, area calculations shown on L1.0
Location of exterior lighting devices, signs, and outdoor advertising	Yes, location of existing lighting and signs shown in packet; location of proposed onsite lighting devices shown in packet and on lighting plan; proposed signage locations shown; architectural elevations provided

Location of underground tanks, dumpsters, etc	Underground tank location shown; dumpster and dumpster enclosure location shown in packet
Additional Information	
Benchmark	Appear to be shown on cover sheet, defer to City Engineer
Basis of bearings	Appear to be shown on cover sheet, defer to City Engineer
Legend	Shown on sheet C0.0
PLAN AND PROFILE SHEETS	Site plan and profile sheets provided
Title Block	
Project name and address	Project name and address location shown
Approving Agency's name and address	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405 (This needs to be added to cover sheet)
Consulting Engineer's name, address, and phone number	AWA Engineering, Attn: Jake Tate, 2010 North Redwood Road, Salt Lake City, Utah 84116, 801-410-8505
Date	Yes – 11 April, 2023
Scale	Yes, scale is showing
Revision block with date and initials	Revision blocks shown and no notes yet
Sheet number and total sheets	Shown (28 total sheets), elevation plans submitted as well
General	
North arrow	Yes
Street names	Shown – 4800 South and 1500 West
Lot numbers	Yes, shown
Reference to sheets showing adjacent areas	Not applicable
Center line stationing	Shown on plans
Existing natural ground	Shown on sheet C0.1
Signage	New signage locations shown; some proposed building signage shown on architectural rendering sheet; may inquire more regarding future signage intent if desired
Height	Future final sign height for each sign is unknown; maximum of 40' allowed and 60' along I-15
Size	Size of signs is unknown at this time; building signs sizing is shown on architectural renderings

Locations	Some building signage concepts shown on arch drawing
Colors	Building signage coloration provided; other on site signage coloration not provided at this time
Lighting	Signage lighting unknown at this time
New and Existing Buildings	
Height and Size	New building - Height = approximately 22-26 feet at highest point; Building size = total 50,355 sf
Location, setbacks, and all dimensions	Building setbacks provided; approximates: south setback – 55.90 ft at nearest point; north setback – 277.58 ft at nearest point; front (east) setback – 206 feet at nearest point; back (west) setback – 63.50 feet at nearest point; all meet and exceed minimum requirements
Type of construction	Materials for structure, texture, color appearance provided on architectural rendering; DRC has met and approved the building colorations and material, signage concepts, and landscape plan (with understanding to get up to 20% landscape)
Type of occupancy and proposed uses	Automobile sales and servicing
Show handicapped access	ADA accessible ramp and access areas shown and handicapped parking stalls shown
New and Existing Landscaping & Percentage	Landscaping identified on sheets L-1.0-L2.2; Percentage of landscaping provided for site is currently 17% as shown on sheet L-1.0 table, therefore landscaping plan does not currently meet minimum requirement of 20% or more landscaping coverage per City Code 10-14-12(B.)(2.)
Number of trees	48 trees, 223 shrubs, 71 ornamental grasses, 15 perennials
Landscape plan showing all planting, hardscaping, berming, and watering	Planting, hardscaping shown; new site development requires gentle berming locations, as required in 10-14-12 (B.)(2.) to screen drive thru and parking area from motorists along road, which is not shown nor identified in landscaping plan or other plan drawings, although shrub row screening has been provided, 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	Existing fence location shown; no new fences appear to be planned for site

Materials proposed for construction	No new fences planned for site
New and Existing Parking	
Location, area, and layout of off-street parking (size of stalls, regular and handicapped)	317 dedicated stalls are provided and shown; handicapped parking space provided and shown; size meets city requirements
Location of employees' parking, customer parking, and handicapped parking	Established as shown in drawings; employee parking and customer parking appear shared
Internal circulation pattern	Internal circulation identified
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	Internal circulation identified; inquire more if desired
New and Existing Streets	
All access points	Yes, this is shown
Center lines	Yes, this is shown
Right-of-way lines	Shown, dedicated "right-of-way" not identified
Face of curb lines	Yes, this is shown
Centerline slope	Shown on drawings and established per previous and other project road development
Signing and striping	Public signing installation should be coordinated with public works dept and paid for by applicant, where applicable; roadway striping should be coordinated with public works, where applicable
Light poles	Yes, location of existing light poles and power equipment shown, where applicable; location of onsite proposed light poles and equipment shown in packet
Street lights	Yes, location of existing street light poles and power equipment shown; no newly proposed street light poles or devices appear to be planned
Street name signs	Location of street name signs on site not applicable to this location
Stop signs	Location of stop signs on site not shown or identified, where applicable
UDOT approval (if required for project)	UDOT approvals not required for this site; a traffic plan has been prepared for this site however
Sidewalk (4' side with 4" of road base or 6' side with 6" of road base through the approach)	Yes, shown and details on sheet C4.1
Planting Strip	This is shown and landscaping shown

New and Existing Storm Drainage	
Top of curb elevations	Shown on C2.1-2.2, in detail on sheets C4.1-C4.4
Slope of gutter	Shown on C2.1-2.2, in detail on sheets C4.1-C4.4
Manholes	Existing shown; new shown on multiple sheets
Invert elevations	Shown on C2.1-2.2, in detail on sheets C4.1-C4.4, defer to City Engineer
Length, size, slope, and type of mains and laterals	Shown on C2.1-2.2, in detail on sheets C4.1-C4.4, defer to City Engineer
Location of catch basins	Shown on multiple sheets in packet
Ditches, location and ownership	Waterways shown as located on this site
Approval to pipe, reroute or use	Other than future City approval, unknown if other approval required, defer to City Engineer
Calculations for retention system	Provided in storm water analysis report, defer to City Engineer
Method of storm water clean-up	Shown on sheets C5.1-5.3
New and Existing Sanitary Sewers	
Manholes	Existing shown; new shown on multiple sheets
Invert elevations	Shown on C3.1-3.2, defer to City Engineer
Length, size, type, and slope of mains and laterals	Shown on C3.1-3.2, in detail on sheets C4.1-C4.4, defer to City Engineer
New and Existing Water Lines	
Length, size, type, and slope of mains and laterals	Shown on C3.1-3.2, in detail on sheets C4.1-C4.4, defer to City Engineer
Location, size, and type of water meters, valves, and fire hydrants	Shown on C3.1-3.2, water meter location and size shown, type not identified; Location of existing valves shown; Location of new valves shown; Location of new fire hydrants on site shown
New and Existing Gas Lines	
Size and type	Existing gas lines shown, note on C3.1-3.2; new lines location, size, and type not shown, where applicable
New and Existing Electrical Lines	
Size, location, and type	Existing power lines locations shown, note on C3.1-3.2; new lines location, size, and type not shown, where applicable
Location of power poles	Existing power poles and overhead lines location; new power poles location not shown, if planned
New and Existing Telephone Lines	

Location of poles, junction boxes, and manholes	Existing location of telephone lines shown, note on C3.1-3.2; new lines location, size, and type not shown, where applicable
New and Existing Cable TV Lines	
Location of lines (if applicable)	Cable TV lines not shown, where applicable; refer to note on C3.1-3.2
DETAILED DRAWINGS	
Cross section of roadway (minimum 8" road base and 3" asphalt)	Refer to sheets C4.1-4.4 where applicable for roadway cross section connection to curb, gutter, and sidewalk areas
Cross section of curb and gutter (standard 30" high back)	Shown on sheets C4.1, defer to City Engineer
Gutter inlet box with bicycle safe grate	Detail drawing provided on sheet C4.2-4.3, locations identified on multiple sheets; gutter inlet boxes identified as having bicycle safe grates; defer to City Engineer
Cleanout box	Detail shown on sheets C4.2-4.3, location identified on multiple sheets; defer to City Engineer
Thrust blocking	None showing and may not be applicable; defer to City Engineer
Special energy dissipating or drop manholes	None showing and may not be applicable; defer to City Engineer
ADDITIONAL INFORMATION	
Soils report	Geotechnical report has been provided as completed by GSH Geotechnical, Inc on September 8, 2021 for this site
Drainage and runoff calculations	Provided in storm water analysis report, defer to City Engineer
Water right transfer documentation	Applicant needs to work with Public Works Department to provide adequate water rights for this site per 8-6-3 of City Code
Copy of protective covenants, codes, and regulations for development	No CCR's for this project are expected
Three (3) total 11" X 17" copies of plan drawings, one large full set of plan drawings, and one digital full set copy of plan drawings	Yes, provided as requested
Building elevation renderings	Provided with packet
Corp of Engineers approval (if required)	Located outside of the 0.2% annual floodplain; no approval req.
Zoning compliance	Yes, Regional Commercial (C-3) Zone meets intended uses for site design; Conditional Use Permit will be required by PC for automobile sales and service use in a C-3 Zone

RDA compliance (if applicable)	No applicable RDA regulations for this project area; this is located in the West Bench RDA area
Use compliance	Yes, this use complies with the zoning for this C-3 zoned area; Conditional Use Permit will be required by PC for automobile sales and service use in a C-3 Zone
Engineering comments and letter of approval recommendation	Engineering comments, along with Public Works, Police Department, Fire Department provided
Traffic study	Not currently required, unless deemed otherwise appropriate by City or UDOT, but one is available for this area if deemed necessary/applicable
All Planning Commission and City Staff conditions for approval have been met	Currently Preliminary Site Plan approval and submittal consideration being reviewed by Planning Commission

DEPARTMENTAL STAFF REPORTS – 4/17/2023 to 4/20/2023

From: Shawn Douglas
Sent: Thu 4/20/2023 8:02 AM
To: Mike Eggett
Subject: Tesla

Mike,

I have attached my review comments for Tesla. Thanks

Plan Review For Shake Shack

Storm Water

1-Drainage system operation and maintenance plan and BMPS approved and recorded with plat.
2-Orfice size, location and plan detail, free board on detention/retention structure, free board on structure, and emergency overflow.
3-Hydralic separator or BMP's to treat storm water before water enters underground retention/detention or city system on the small basin.
4-Provide proposed flows gpm/gpd.
5-Storm water prevention plan for construction site including BMP's. All storm water inspections will need to completed on Compliance Go. Needs to include a dumpster.
6-Notice of intent filed with state.
7-Injection well permit.

Water

1-Meter box design as per Riverdale City standards.
2-Provide water usage peak demands.
3-Provide what water shares will be used to meet water requirements.
4-Provide 30' easement for current and future water lines on North end of property.

Sewer

1-Proposed sewer flows daily and peak. Including peak demand time.

Other

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

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

From: Scott Brenkman
Sent: Mon 4/17/2023 10:21 AM
To: Mike Eggett
Subject: RE: Preliminary Review Comments needed for Tesla Riverdale Dealership and Service

I do not have any concerns at this time.

Scott

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

From: Jared Sholly
Sent: Tue 4/18/2023 4:37 PM
To: Mike Eggett
CC: Randy Koger
Subject: RE: Preliminary Review Comments needed for Tesla Riverdale Dealership and Service

I don't have any comments at this time.

Thanks,

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

From: Randy Koger
Sent: Thu 4/20/2023 11:05 AM
To: Mike Eggett

CC: Jared Sholly
Subject: RE: Preliminary Review Comments needed for Tesla Riverdale Dealership and Service

I have no additional recommendations.

REVIEW COMMENTS:

The 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.

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

20 April 2023

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Tesla Riverdale**
Subj: Preliminary Site Plan Drawings & Plat Review

Dear Mike,

We have reviewed the Preliminary Site Plan submittal for the above referenced development and have the following items to be addressed.

1. The property needs to have a 10-foot public utility easement around the outside of the entire property.

2. The "Geotechnical Engineering Study" needs to be completed and submitted. Need to ensure that it includes all design requirements for infiltration, water table, bearing capacity for structures, pavement design, etc.

3. The plans show a retaining wall around the outskirts of the proposed Tesla Building. Please provide design calculations and details for the retaining wall.

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

5. There is a detention basin shown in the southeast corner of the property. There is no control on discharge and/or treatment for storm water before it discharges into the city storm water system, please provide.

6. The underground storm water storage facilities need to verify depth to the ground water table.

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

8. Observation manholes for the underground detention basin need to be shown on the plans.

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

10. The waterline on 1500 West shown as a 10" that the 2" service line is connecting to is further to the north near the curb and gutter. That line is also an 8" waterline.

11. The 8" waterline connecting to the 10" waterline in 1500 West and the 10" waterline on the east side of the property need additional gate valves.

12. An easement needs to be provided for both the waterline and sanitary sewer line that runs up the east side of the property.

13. The waterline that goes up 1550 West and past the Rocky Mountain Station shows being terminated. The substation has a fire hydrant and meter to serve that site. There are two parcels on the north side of 4800 South that should have both a fire hydrant and water service. Need to determine the best option for water to those locations.

14. Need to show the details and sizing for the grease interceptor.

15. Depending on the layout, handicap ramps may be required for public sidewalk along 1500 West and 4800 South entrances to Tesla.

If you have any questions, feel free to contact our office.

Sincerely,
CEC, Civil Engineering Consultants, PLLC.

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

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

Riverdale City

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

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

CASE NO: 2023-03 DATE SUBMITTED: 4/11/2023

APPLICANT'S NAME: 6S T RIVERDALE UT LLC (Sam Moore)

BUSINESS ADDRESS: 18333 Preston Rd Suite 500 Dallas, TX 75252

BUSINESS PHONE: 817-505-8117

ADDRESS OF SITE: TBD 1500 W Riverdale, UT 84405 (Weber County Parcel No. 081030075)

APPLICANT'S INTEREST: New construction of a 50,355sf Tesla Dealership with light services

Application is hereby made to the Riverdale City Planning Commission requesting that the following permitted use, be approved on 229,726sf/5.274 acres (sq. ft./acreage) of property in the C-3 (West Bench RDA) zone in accordance with the attached site plan.

Sam Moore
Signature of Applicant

Signature of Property Owner

I authorize 6S T RIVERDALE UT LLC (Sam Moore) to act as my representative in all matters relating to this application.

Signature of Property Owner

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

Fee: $2,104.00 Date paid: 4/12/2023

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

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

Date: Prelim 4/25/2023; Decision of Commission:

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

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

Date: Decision of Council:

Riverdale City

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

XBP Confirmation Number: 142110442

Transaction detail for payment to Riverdale City.			**Date: 04/12/2023 - 11:24:45 AM MT**
Transaction Number: 196053839 **Mastercard — XXXX-XXXX-XXXX-2465** **Status: Successful**			
Account #	**Item**	**Quantity**	**Item Amount**
10341500	Zoning ampamp Subdiv. Fee	1	$2104.00
Notes: SITE PLAN FEE 1500 W RIVERDALE RD			

TOTAL: $2104.00

Billing Information
SAMUEL MOORE
84405

Transaction taken by: Admin cjacobsen

Tesla Riverdale 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	414	SF	$4.00	SF	$1,656.00
2	24" Conc. Curb and Gutter	28	LF	$27.00	LF	$756.00
3	Concrete Waterway	318	SF	$6.50	SF	$2,067.00
5	Landscape Parkstrip	3,137	SF	$6.50	SF	$20,390.50
	Storm Drain					
8	15" RCP (Includes Trenching)	73	LF	$45.00	LF	$3,285.00
	Water					
12	8" PVC (WL Includes Trenching)	65	LF	$55.00	LF	$3,547.50
13	8" Gate Valve	1	EA	$4,000.00	EA	$4,000.00
14	10"x8"x10" Tee	1	EA	$2,000.00	EA	$2,000.00
15	2" PVC (WL Includes Trenching)	51	LF	$50.00	LF	$2,550.00
				SUBTOTAL		**$40,252.00**

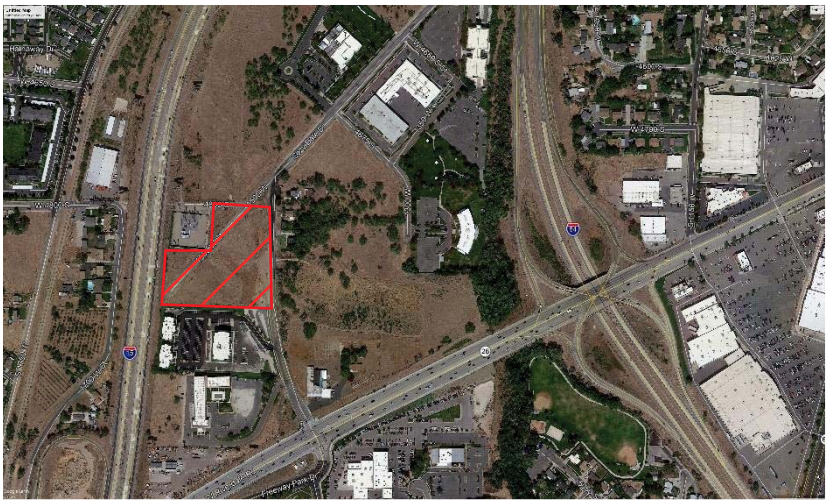
SUBTOTAL	**$40,252.00**
15% Contingency	**$6,037.80**
TOTAL	**$46,289.80**

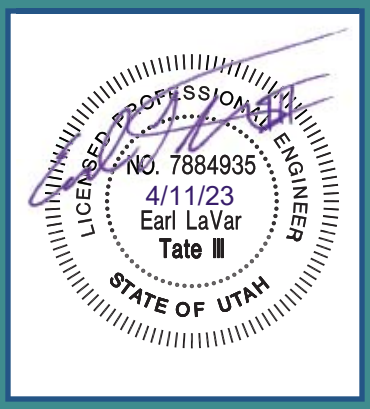
ANDERSON WAHLEN & ASSOCIATES

Tesla Riverdale

SWC of 4800 South & 1500 West
Riverdale, Utah

Storm Water Analysis





Prepared For:

6S Development
18333 Preston Rd, Suite 500
Dallas, TX 75252

Anderson, Wahlen & Associates, Inc.
2010 North Redwood Road
Salt Lake City, Utah 84116
Phone: (801) 521-8529
Fax: (801) 521-9551

Date: April 11, 2023

Table of Contents

Introduction 1

Location 1

Methodology 1

Analysis 1

North Basin 1

South Basin 2

LID Retention Requirement 2

Conclusions 3

Appendices

- **Vicinity Map**
- **NOAA Precipitation Information**
- **Modified Rational Method Output**

Introduction

6S Development is proposing the construction of a new Tesla delivery and showroom on approximately 5 acres of undeveloped land in Riverdale, Utah. The purposes of this report are to:

- Determine the storm water runoff volume generated from a 100-year storm using the modified rational method
- Determine the required 80th percentile storm retention volume
- Discuss the storm water detention/retention system for the project

Location

The site is located at the southwest corner of 1500 West Street & 4800 South in Riverdale, UT. The undeveloped site is bound to the north side by undeveloped land to the east by 1500 West Street, to the west by I-15, and to the South by the existing Brook Haven Office Park.

Methodology

Rainfall intensities were obtained from the NOAA precipitation data frequency server based on latitude and longitude (see Appendix), and the 100-year intensities were utilized in this analysis. The rational method was used to determine the storage volume required for the site.

The site was analyzed as two basins divided into roof area, landscaping and hard surfaces to determine the required storage volumes. Individual runoff coefficients of 0.9, 0.95 and 0.15 were used for landscape, roof and impervious surfaces respectively. Runoff will be detained onsite and discharged at 0.2 cfs/acre to a public storm drain.

Analysis

The site consists of 5.44 acres of undeveloped property. Storm water runoff will be detained a system of underground detention chambers. The runoff will be released at a 0.2 cfs/acre to the City storm drain network within 1500 West Street. The City network within 1500 South continues on the North in 1500 West and remains in the City's storm drain network. The design analysis for the east basin is provided in Table 1.

Table 1: Tesla Riverdale

North Basin

Basin Area	5.44 acres
Total Required Detention Storage	24,205 cubic feet

LID Retention Requirement

Per Utah code, new construction is required to retain a volume of stormwater equivalent to runoff from the 80th percentile storm as explained in the Guide to Low Impact Development. This volume is commonly referred to as the Water Quality Volume or WQV.

Provided in the Guide to Low Impact Development, WQV is calculated by the following:

$$WQV = R_v(D)(A)$$

Where:

D = 80th percentile storm depth; 0.50 inches ((0.042 ft) in Riverdale City

A = Tributary area; By Basin

And R_v is the Volumetric Runoff Coefficient, calculated by the Reese Method as follows:

$$R_v = 0.91i - 0.0204$$

Where:

i = percent of impervious ground surface in tributary area

Basin characteristics and required retention volume are summarized in the table below:

Basin	Impervious Area (% of Total)	R_v	Required Retention (ft^3)
Tesla	83.23	0.7706	9,877

The required retention volume will be contained in each of the three underground chamber system by strategically placing the invert of the outfall pipe in each system. Only storm water runoff will in excess of the required retention volume will discharge from the site.

Conclusions

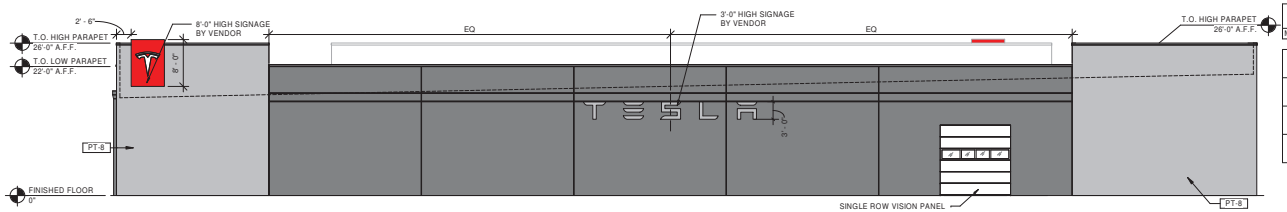
The modified rational method along with NOAA rainfall data was used to determine the required detention storage volume for this site. In adherence to Utah code full retention will be provided, equivalent to runoff from the 80th percentile storm which was determined have a depth of 0.5”.

The analysis determined that the Tesla project required a detention storage of 24,205 cubic feet and a required retention volume of 9,877. The site will connect to the City network within 1500 West Street. The peak release from the site will be limited to 1.09 cfs during the 100-year storm event. Required storage will be provided by a system of underground storage chambers.

Storm water runoff will be treated by two separate CDS Hydrodynamic Separators, which are provided at each point of connection to the onsite underground chamber systems.

Vicinity Map

Riverdale Distribution Project: **Southwest corner of 4800 South 1500 West**
Riverdale, Utah



4 EXTERIOR ELEVATION (WEST)
1" = 10'-0"

WEST EXTERIOR ELEVATION MATERIALS		
MATERIAL	SQ FT	%
PAINTED CONCRETE PANEL	4,768	96
METAL PARAPET CAP	65	1.5
GLASS	24	0.5
STEEL DOOR	88	2
TOTAL	4,408	100

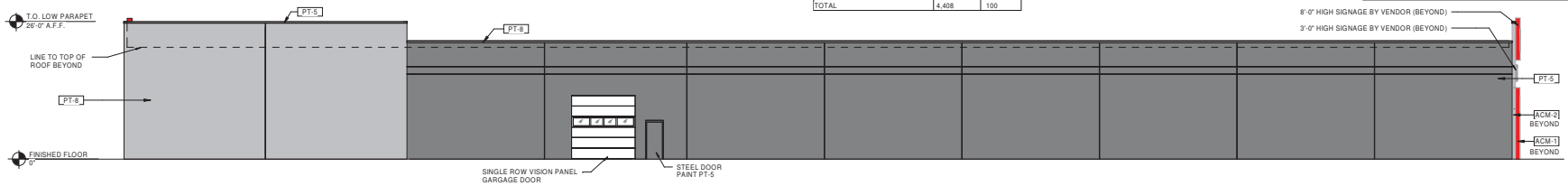
PAINT FINISH SCHEDULE

MARK	DESCRIPTION	VENDOR	VENDOR ID	FINISH	REMARKS
PT-1	PAINT	BENJAMIN MOORE	BM 2087-10 "NEON RED", TESLA RED	SEE SPECS	VERIFY WITH TESLA REPRESENTATIVE EXACT LOCATIONS IN FIELD INTERIOR: FLAT MATTE, EGGSHELL PEARL/SATIN EXTERIOR: FLAT LOW LUSTRE, SOFT GLOSS/SATIN SEMI GLOSS
PT-2	PAINT	BENJAMIN MOORE	BM OC-65 OR 2127-70 "CHANTILLY LACE"	SEE SPECS	VERIFY WITH TESLA REPRESENTATIVE EXACT LOCATIONS IN FIELD INTERIOR: FLAT MATTE, EGGSHELL PEARL/SATIN EXTERIOR: FLAT LOW LUSTRE, SOFT GLOSS/SATIN SEMI GLOSS
PT-5	PAINT	BENJAMIN MOORE	BM 2124-20 "TROUT GRAY"	SEE SPECS	VERIFY WITH TESLA REPRESENTATIVE EXACT LOCATIONS IN FIELD INTERIOR: FLAT MATTE, EGGSHELL PEARL/SATIN EXTERIOR: FLAT LOW LUSTRE, SOFT GLOSS/SATIN SEMI GLOSS
PT-8	PAINT	BENJAMIN MOORE	BM 2124-50 "BUNNY GRAY"	SEE SPECS	VERIFY WITH TESLA REPRESENTATIVE EXACT LOCATIONS IN FIELD INTERIOR: FLAT MATTE, EGGSHELL PEARL/SATIN EXTERIOR: FLAT LOW LUSTRE, SOFT GLOSS/SATIN SEMI GLOSS

METAL FINISH SCHEDULE

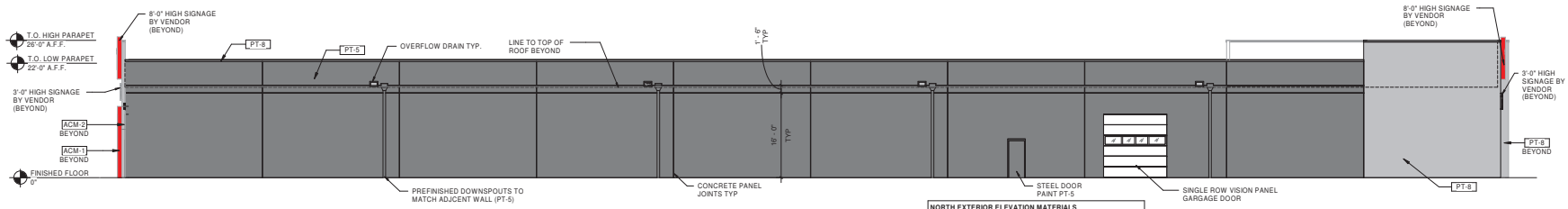
MARK	DESCRIPTION	VENDOR	VENDOR ID	FINISH	REMARKS
ACM-1	ALUMINUM COMPOSITE PANEL	REYNOBOND		MATCH PT-1	-
ACM-2	ALUMINUM COMPOSITE PANEL	REYNOBOND		MATCH PT-8	-

NOTES
- ALL SIGNAGE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL
- UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING COLOR.



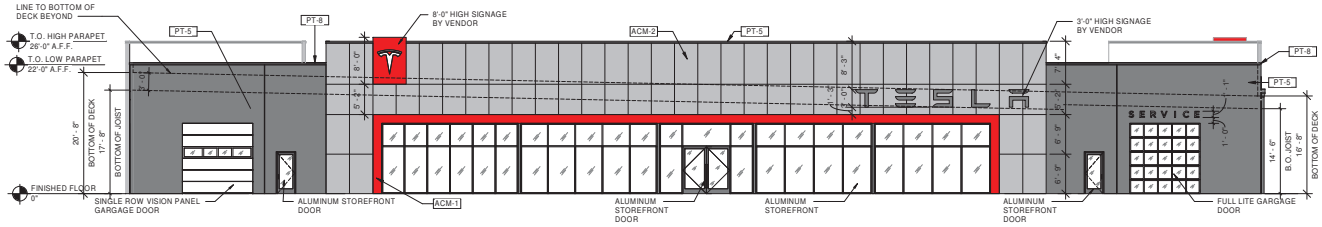
3 EXTERIOR ELEVATION (SOUTH)
1" = 10'-0"

SOUTH EXTERIOR ELEVATION MATERIALS		
MATERIAL	SQ FT	%
PAINTED CONCRETE PANEL	5,748	96.25
METAL PARAPET CAP/DOWNSPOUT	101	1.5
GLASS	24	0.25
PAINTED STEEL DOORS	112	1.75
ACM	30	0.25
TOTAL	6,015	100



1 EXTERIOR ELEVATION (NORTH)
1" = 10'-0"

NORTH EXTERIOR ELEVATION MATERIALS		
MATERIAL	SQ FT	%
PAINTED CONCRETE PANEL	5,576	96
METAL PARAPET CAP	89	1.25
GLASS	24	0.25
ACM	30	0.25
PAINTED STEEL DOORS	112	1.75
TOTAL	5,831	100



2 ENTRY ELEVATION (EAST)
1" = 10'-0"

EAST EXTERIOR ELEVATION MATERIALS		
MATERIAL	SQ FT	%
PAINTED CONCRETE PANEL	1,138	24
METAL PARAPET CAP	66	0.75
GLASS	1,432	31
ACM	1,907	40
STEEL	195	4.25
TOTAL	4,738	100

BUILDING ELEVATIONS

TESLA SERVICE SALES AND DELIVERY CENTER

DEVELOPER

65 DEVELOPMENT
18333 PRESTON RD SUITE 500
DALLAS TX 75272
972 - 546-0289
JUSTIN HIEGEL

ARCHITECTURE

HARRISON FRENCH AND ASSOCIATES
1705 S WALTON BLVD, SUITE 3
BENTONVILLE, AR 72712
479.273.7780 ext (296)
JAMI COOK

CIVIL

AWA ENGINEERING
2010 NORTH REDWOOD ROAD
SALT LAKE CITY UT 84116

TENANT

TESLA COLLISION CENTER
901 PAGE AVE
FREMONT, CA 94538

Date:02/06/2023 **LOCATION:** 8841 ZIONSVILLE RD

ROOF TOP EQUIPMENT WILL NOT BE VISIBLE FROM PROPERTY LINES. SCREENING SHOULD NOT BE REQUIRED

DUMPSTER AND DAMAGED VEHICLE WILL BE SCREEN BEHIND 8'-0" HIGH COMMERCIAL CHAINLINK FENCE WITH BLACK VINYL COATED, AND BLACK PRIVACY SLATS.

HFA
HARRISON FRENCH & ASSOCIATES, LTD
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ar.com

NOT FOR CONSTRUCTION

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THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT RIVERDALE, UT AND CONSTRUCTED PRIOR TO THIS ISSUE DATE ON 02/15/2023 AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECT. ANY REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

TESLA COLLISION CENTER

1500 WEST AND 4800 SOUTH
RIVERDALE, UT 84405

ISSUE / REVISION

PRELIM REVIEW	02/14/2023

SHEET TITLE:

BUILDING ELEVATIONS

DATE: 02/15/2023
TESLA PROJECT ID: 13537
HFA PROJECT NUMBER: 06-23-10001

SHEET NUMBER:

EX-1

MATERIALS:

CONCRETE PANEL AND REVEAL PAINT
PT-5 AND PT-8 REFERENCE ELEVATIONS

CLEAR ANODIZED ALUMINUM
STOREFRONT
(GLASS)

EXTERIOR STEEL
DOOR (PT-5)

OVERHEAD SECTIONAL WITH
FULL VISION PANELS

OVERHEAD SECTIONAL WITH
SINGLE ROW VISION PANELS

SHEET METAL PARAPET
CAP(PT-5)

SHEET METAL SCUPPER, DOWNSPOUT AND OVERFLOW
(COLOR TO MATCH ADJACENT WALLS)

8'-0" COMMERCIAL CHAINLINK FENCE WITH
BLACK VINYL COATED, AND BLACK PRIVACY
SLATS

PAINTS:

RED ALUMINUM COMPOSITE PANEL
(ACM-1)

GREY ALUMINUM COMPOSITE
PANEL (ACM-2)

TESLA

HFA
Creative Solutions
Meaningful Places
HARRISON FRENCH
& ASSOCIATES, LTD

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Bentonville, Arkansas 72712
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TESLA COLLISION
CENTER

1500 WEST AND 4800 SOUTH
RIVERDALE, UT 84405

ISSUE / REVISION

PRELIM REVIEW	02/14/2023

SHEET TITLE:

MATERIALS,
DOORS AND
STOREFRONT

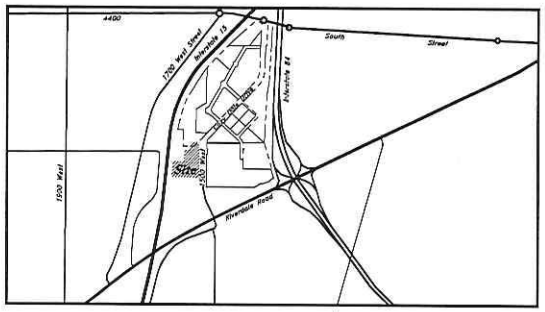
DATE:	02/15/2023
TESLA PROJECT ID:	13527
HFA PROJECT NUMBER:	06-23-10001

SHEET NUMBER:

EX-2

Tesla Riverdale

1500 West & 4800 South
Riverdale, Utah 84405
April 2023



Vicinity Map
Not to Scale

Civil Sheet Index

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

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	TDC	Top Deck 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	CLFH
Proposed Manhole		Existing Water Valve	WV
Proposed Transformer		Existing Overhead Power Line	
Proposed Meter Box		Existing Water	W
Proposed Water Meter		Existing Secondary Water	SW
Proposed Combo Box		Existing Sewer	S
Proposed Fire Hydrant		Existing Storm Drain	SD
Proposed Water Valve		Existing Gas	G
Proposed Water Line	W	Existing Power	P
Proposed Sanitary Sewer	S	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	
Proposed Fire Line	F	Existing Spot	+(79.95%)
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	+ 78.00SA	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 Power Pole w/ Guy		Existing Coniferous Tree	
Existing Utility Marker			
Existing Post		Detail Number / Sheet Number	

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

Damaged Improvement Note

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

Owner/Developer
Sam Moore
65 Development LLC
18333 Preston Rd. Suite 500
Dallas, TX 75252
817-505-6117

Engineer
Jake Tate
ANA
2010 North Redwood Road
Salt Lake City, UT 84116
801-410-8505

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Utah and incorporated Areas Map Number 49057C0417F dated 2 June, 2013. Flood Zone 'X' is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

Basis of Bearings

The field measurements were collected on the VRS basis which verified the Weber County calculated bearing of North 88°11'40" West between recovered monuments marking the Southeast and Southwest Corners of Section 7, T5N, R1W; and the full rtole between monuments recovered for the East and West Quarter Corners of Section 12, T5N, R2W was measured as South 89°52'00" West. The Monument marking the South Quarter Corner of Section 12 was also recovered and honored.

Benchmark

Brass Cap Monument for the East Quarter of Section 12, T5N, R2W, SLB&M
Elevation = 4399.00 feet (Orthо Height)
Weber County Surveyor Tie Sheet
Observed April 8, 2020

Legal Description

A tract of land situate in the Northeast Quarter of the Northwest Quarter of Section 12, Township 5 North, Range 2 West, Salt Lake Base and Meridian, Weber County, Utah. the boundaries of said tract are described as follows, to wit:

Beginning at a point which is 2282.41 feet North 89°52'11" East along the Section Line and 33.00 feet South 00°07'49" East from the Northwest Corner of said Section 12 and running thence North 89°52'11" East 283.64 feet parallel to said Section Line to a point on the West Right of Way Line of 1300 West Street; thence South 00°19'00" East 404.96 feet along said West Right of Way line to a point on a 1687.02-foot radius curve to the left; thence Southeasterly 132.00 feet along arc of said curve and said west right of way line (chord bears south 02°29'30" east 131.97 feet); thence North 87°54'54" West 257.29 feet to the Easterly Right of Way Line of Interstate 15; thence North 08°03'36" East 306.33 feet along said Easterly Right of Way to the Southwest Corner of that certain tract of land conveyed to Rocky Mountain Power Company; thence South 83°34'04" East 208.00 feet along the Southerly line of said tract to the Southeast Corner of said tract; thence North 08°03'56" East 234.82 feet along the Easterly Line of said tract to the point of beginning.

Parcel 2:

That portion of 4800 Street as Vacated per Ordinance No. 955, Recorded October 28, 2022 in Document No. 3261323, Official Records Weber County.

REV	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC/HE
Client Name:
65 Development LLC
22-225 CV

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

Cover Sheet
Tesla Riverdale
1500 West & 4800 South
Riverdale, Utah 84405

No. 7884803
4/11/23
Earl Tate Jr.
STATE OF UTAH

11 Apr, 2023

SHEET NO.
C0.0

Title Information

This survey was completed using Title Report File No. UTFA22-5943 dated October 11, 2022 from First American Title Insurance Company:

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

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

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

13 A 50.0 foot wide Easement to Utah Power and Light Company recorded July 29, 1943 as Entry No. 77483 in Book 179 at Page 26 of Official Records.

14 A 50.0 foot wide Easement to Utah Power and Light Company recorded May 28, 1953 as Entry No. 205158 in Book 418 at Page 329 of Official Records.

15 An Agreement by and between Board of Water Resources and Riverdale City Corporation recorded May 17, 1996 as Entry No. 1406851 in Book 1806 at Page 2348 of Official Records agreements for construction of reservoir South effaite and does not affect this site.

16 Notice of Adoption of Redevelopment Project Area Plan recorded June 1, 2005 as Entry No. 2106693, covers this site along with more land but contains nothing to plot.

17 An Easement for utilities and incidental purposes over, across or through that portion of the vacated street, as set forth in that certain Ordinance vacating said street, recorded October 17, 2006 as Entry No. 2215572 of Official Records.

18 Notice of Leasehold Interest recorded October 20, 2009 as Entry No. 2440123 of Official Records appears lease is no longer in effect.

19 Said land is located within the Northern Utah Environmental Resource Agency ("NUERA"), pursuant to that certain Certificate of Creation recorded January 20, 2015 as Entry No. 2718461 of Official Records, and is subject to assessments and levies thereunder covers this site along with more land but contains nothing to plot.

* Exception No.'s 1-12, 20 and 21 are general and/or standard exceptions that do not reveal matters of survey.

Notes

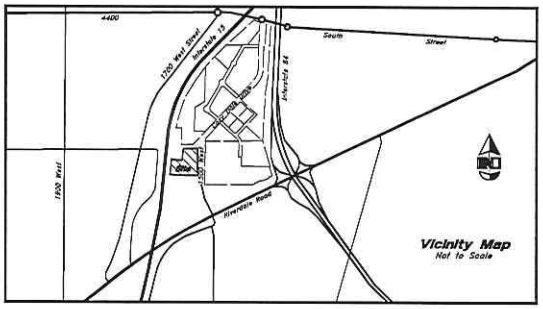
According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.

Pertaining to ALTA Table A Item No. 6: No zoning information was supplied for review, information provided was found on the Riverdale City Zoning Website.

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

Pertaining to ALTA Table A Item No. 11(a): The location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. No underground explorations were performed.

Pertaining to ALTA Table A Item No. 16: There is no observable evidence of earth moving work, building construction or building additions within recent months.



Zoning Information

Zone	=	C-3 (commercial Zone) West Bench RDA
Building Setback Requirements		
Front yard	=	20'
Back yard	=	none (20' against residential)
Side yard	=	none (20' against residential) 20' (street)
Height Restrictions	=	35'

Benchmark

Brass Cap Monument for the East Quarter of Section 12, T5N, R2W, SLB&M
Elevation = 4399.00 feet (Ortho Height)
Weber County Surveyor Tie Sheet
Observed April 8, 2020

Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Map Number 49057C0417F dated 2 June, 2015. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

Narrative

This survey was ordered by 6S Development prerequisite to development of this site.

The field measurements were collected on the VRS basis which verified the Weber County calculated bearing of North 89°11'40" West between recovered monuments marking the Southeast and Southwest Corners of Section 7, T5N, R1W; and the full mile between monuments recovered for the East and West Quarter Corners of Section 12, T5N, R2W was measured as South 89°52'00" West. The Monument marking the South Quarter Corner of Section 12 was also recovered and honored.

This Survey retraces and honors a previous 2021 ALTA Survey by AWA.

Due to the extensive frontage this site has onto existing highway rights-of-way several UDOT highway plans were acquired and retraced to establish the control and boundary geometry of the surrounding highway systems. An unmarked highway marker was recovered near the center of the frontage along Interstate Highway I-15 and was assigned the Highway Station of 933+00 per the 1964 UDOT plans which aligns the highway angle points with the corresponding existing right-of-way fence angles as field measured. The alignment of 4800 South Street as established in 1969 was retraced per the 1989 survey by Gary Newman for the adjoining Property in the Southwesterly Corner of the site.

The RDA description exhibited in the Title Report reveals a 3.01 foot error of closure and was expanded to match the Right-of-Way lines called for in the description.

1500 West Street Alignment was extracted from the State Highway plans and utilizes a best fit with the previous survey lines on file in the Weber County Surveys Office. Much of the boundary geometry shown on the 1500 West Street Highway map could not be retraced by description documents of record and some of the Right-of-Way remains unresolved.

For the North line of this site, the South Right-of-Way line of 4800 South Street was held instead of an offset to the section line as referenced in the Title Report description.

Property corners were set as shown hereon.

Record Description

A tract of land situate in the Northeast Quarter of the Northwest Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, Weber county, Utah. the boundaries of said tract are described as follows, to wit:

Beginning at a point which is 2287.41 feet North 89°52'11" East along the Section line and 33.00 feet South 00°07'49" East from the Northwest Corner of said Section 13 and running thence North 89°52'11" East 283.64 feet parallel to said Section line to a point on the West right of way line of 1500 West Street; thence South 00°19'00" East 404.96 feet along said West Right-of-way line to a point on a 1687.02-foot radius curve to the left; thence Southeasterly 132.00 feet along arc of said curve and said West Right-of-way line (chord bears South 02°29'30" East 131.97 feet); thence North 87°24'54" West 557.29 feet to the Easterly Right-of-way line of Interstate 15; thence North 06°05'56" East 306.33 feet along said Easterly Right-of-way to the Southwest Corner of that certain tract of land conveyed to Rocky Mountain Power Company; thence South 83°54'04" East 209.00 feet along the Southerly line of said tract to the Southeast corner of said tract; thence North 06°05'56" East 234.82 feet along the Easterly line of said tract to the point of beginning.

Tax Parcel No. 08-103-0075

Certification

To 6S Development, L.L.C., Redevelopment Agency of Riverdale City and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 8, 11(a), 13 and 16 of Table A thereof. The field work was completed on November 9, 2022.

Date: _____

11/10/2022
362256
BRUCE D. PIMPER
STATE OF UTAH

Bruce D. Pimper
Utah PLS No. 362256

REV	DATE	DESCRIPTION

Designed by: BDP
Drafted by: SS
Client Name:
6S Development, L.L.C.
22-201aw

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - Salt Lake City, UT

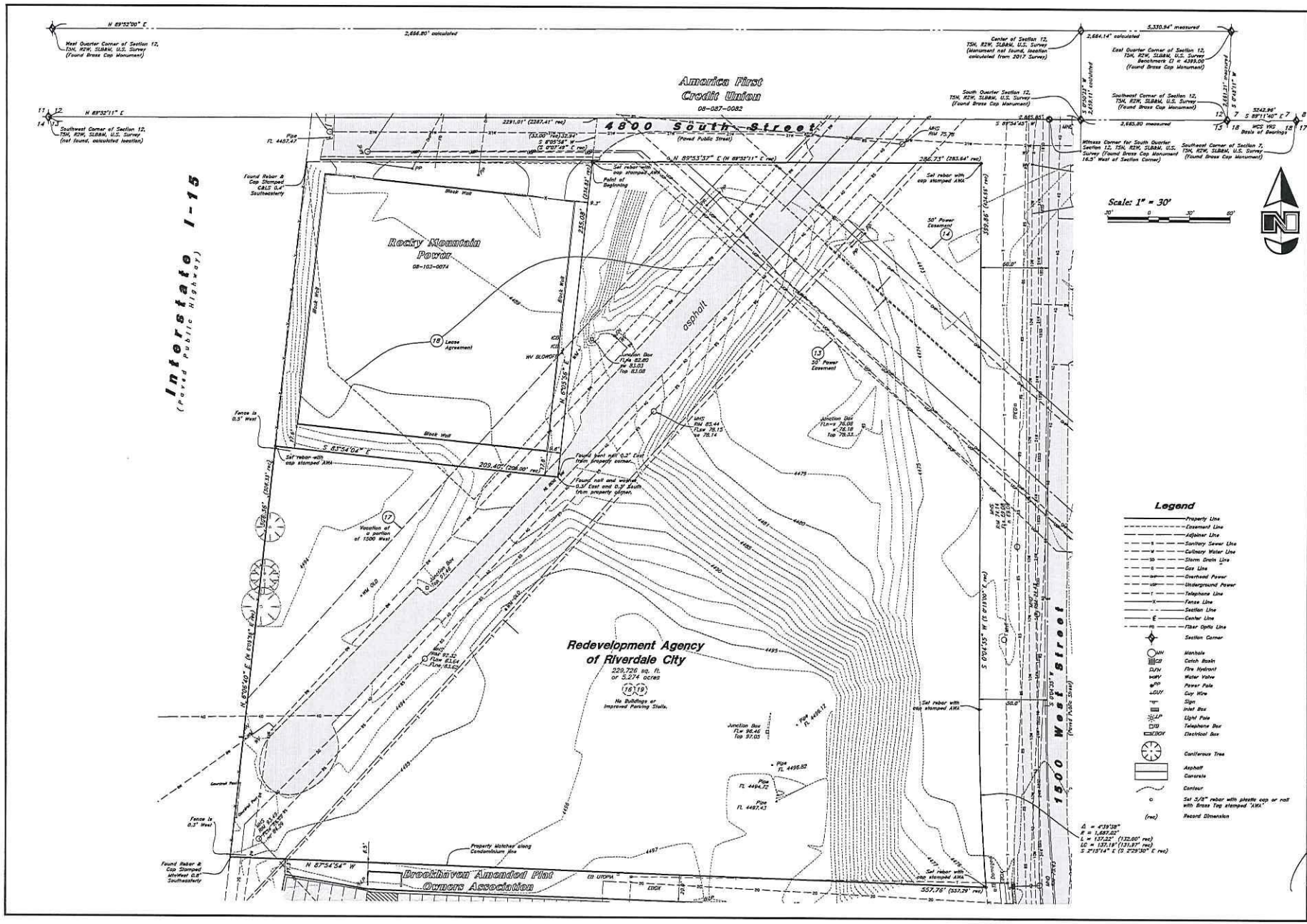
ALTA / NSPS Land Title Survey

Riverdale RDA Parcel

1500 West Riverdale Road, 4800 South, 1500 West
Riverdale City, Weber County, Utah
A Part of the Northwest Quarter of Section 13, T5N, R2W, SLB&M, U.S. Survey

Nov. 10, 2022

SHEET NO.
1
of 2



REV	DATE	DESCRIPTION

Designed by: BDP
Drafted by: SS
Client Name:
GS Development, L.L.C.
22-201ce

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-3773 • awassociates.net

ALTA / NSPS Land Title Survey

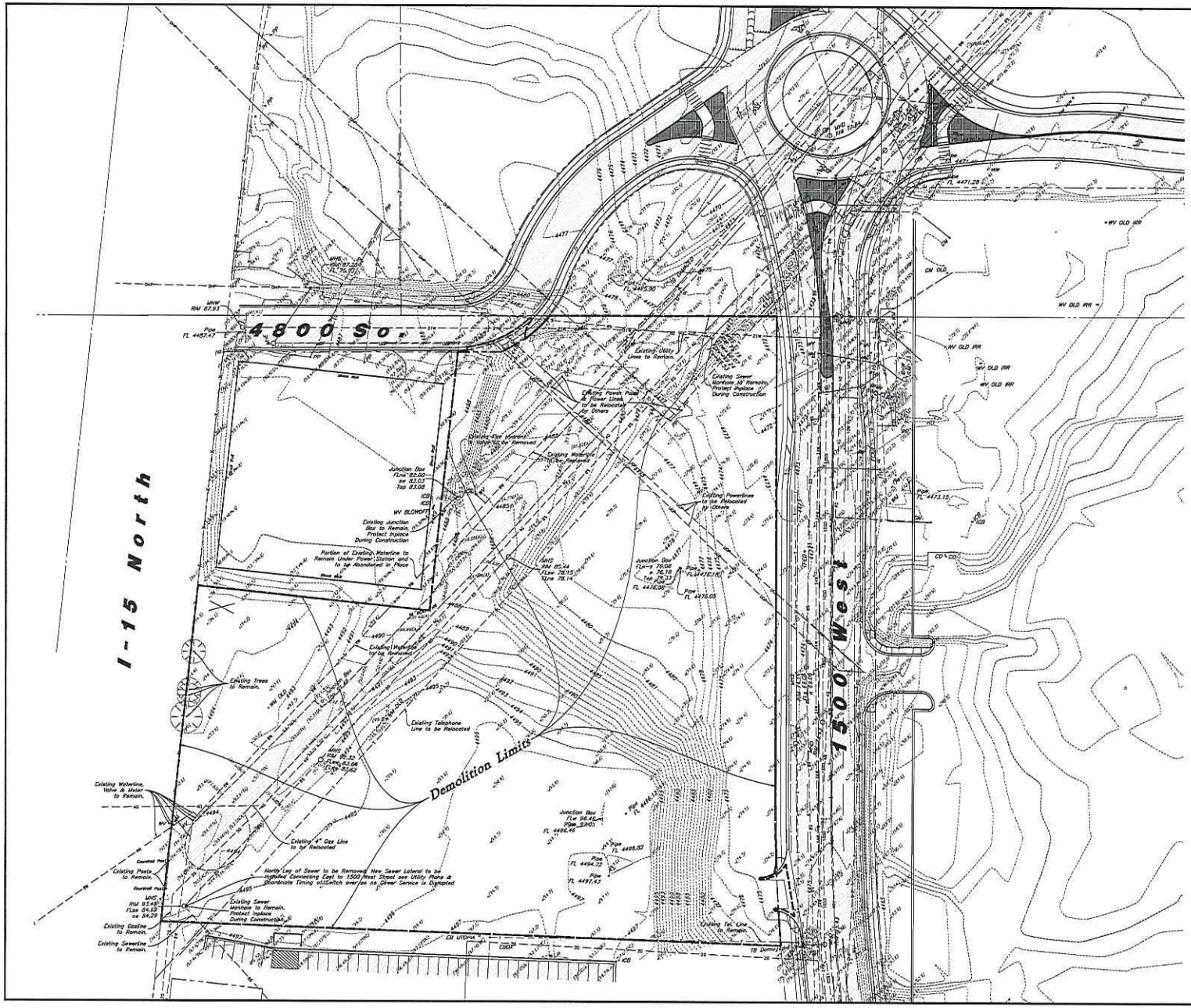
Riverdale RDA Parcel

1500 West Riverdale Road, 4800 South 1500 West
Riverdale City, Weber County, Utah
A Part of the Northwest Quarter of Section 13, T5N, R2W, SLB&M, U.S. Survey

BRUCE D. PIMPER
12/01/2022
STATE OF UTAH

Nov. 10, 2022

SHEET NO.
2
of 2



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 within the demolition limits 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 demolition 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 ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
17. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
18. 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.
19. Contractor shall shore and protect neighboring properties per OSHA std. during excavation activities when necessary. All excavation shall remain on and within the bounds of the subject property, unless specifically noted on the plans and approval from the adjoining neighbor has been obtained prior to any excavation beyond the subject property limits.

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
UTLIFY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

REV	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC/NC
Client Name:
65 Development LLC
27-225 DM

ANA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 531-1539 - AllAnnEngineering.net

Demolition Plan

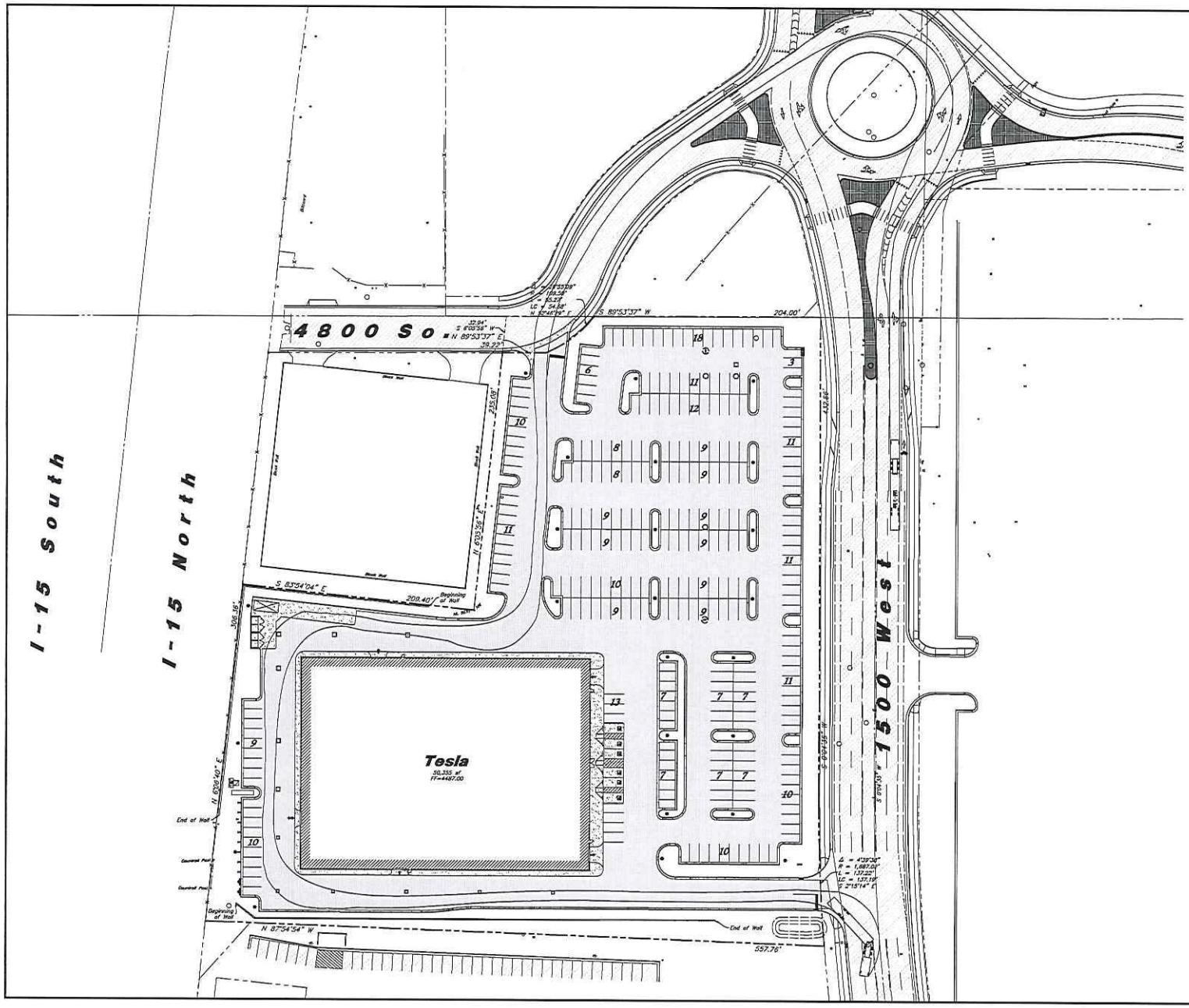
Tesla Riverdale

1500 West & 4800 South
Riverdale, Utah 84405

No. 7884802
4/11/23
Earl LaVar Tate I
STATE OF UTAH

11 Apr, 2023

SHEET NO.
CO.1



Scale: 1" = 40'

40' 0 40' 80'

Site Data

Site Area = 237,049 s.f. (5.442 ac.)
Landscape Area Provided = 39,388 s.f. (16.62%)
Impervious Area Provided = 147,306 s.f. (62.14%)
Building Area = 50,355 s.f (21.24%)
Parking Provided = 305 stalls (6.06/1,000)

Hatch Legend

- Standard Asphalt Paving
- Existing Asphalt Paving
- Standard Concrete Paving
- Existing Concrete Paving
- Building Interior

Damaged Improvement Note

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

General Site Notes:

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

Construction Survey Note:

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

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) 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.

Key Map
Not to Scale

REV	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC/HC
Client Name:
GD Development LLC
22-225 SP

AWA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-3773 - AWAengineering.net

Overall Site Plan

Tesla Riverdale

1500 West & 4800 South
Riverdale, Utah 84405

No. 7804930
4/11/23
Earl Lalor
Table B
STATE OF UTAH

11 Apr, 2023

SHEET NO.
C1.0

Hatch Legend

- Standard Asphalt Paving
- Existing Asphalt Paving
- Standard Concrete Paving
- Existing Concrete Paving
- Building Interior

Damaged Improvement Note

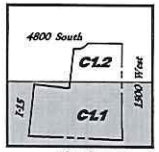
All missing, nonfunctioning and / or damaged surface improvements shall be replaced. (Sidewalk, Curb & Gutter, Fencing etc...)

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.

Site Construction Notes

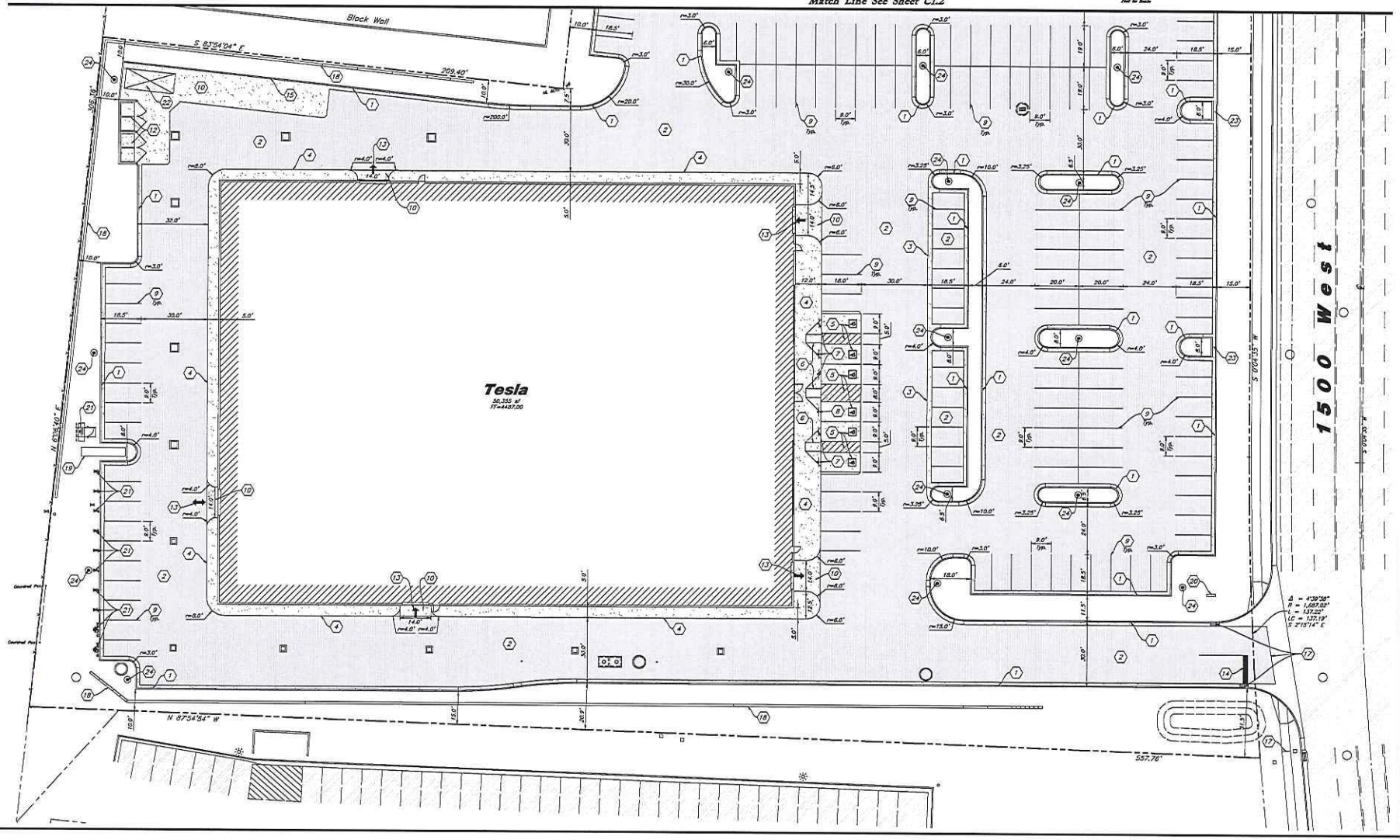
1. Const. 24" Curb & Gutter (1 / C4.1)
2. Const. Asphalt Paving (2 / C4.1)
3. Const. 2" Conc. Waterway (3 / C4.1)
4. Const. Thickened Edge Sidewalk (3 / C4.1)
5. Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (3 / C2.3)
6. Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
7. Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (2 / C2.3)
8. Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (2 / C2.3)
9. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
10. Const. Conc. Paving (6 / C4.1)
11. Sawcut; Provide Smooth Clean Edge
12. Dumpster Enclosure (See Arch. Plans)
13. Const. Directional Arrows per MUTCD
14. Const. 24" White Stop Bar
15. Const. 6" Conc. Curb Wall (21 / C4.3)
16. Const. Stop Sign per MUTCD R1-1
17. Conn. & Match Existing Improvements
18. Const. Conc. Retaining Wall; See Arch. Plans
19. Pylon Sign by Separate Permit
20. Monument Sign by Separate Permit
21. Electric Charging Station/Cabinet. See Elec. Plans
22. 40 Yard Dumpster. See Arch. Plans
23. Const. Toru Planter (7 / C4.1)
24. Site Lighting; See Electrical Plans
25. Const. 2' Conc. Waterway (3 / C4.1)



Key Map
Not to Scale

Scale: 1" = 20'

Match Line See Sheet C1.2



Designed by: JF
Drafted by: DC/NE
Client Name:
6S Development LLC
22-325 SP

2010 South Redwood Road, S.W.L.C., Utah 84116
(801) 531-3539 - AllAngleEngineering.net

Site Plan

Tesla Riverdale

1500 West & 4800 South
Riverdale, Utah 84405

11 Apr, 2023

SHEET NO.
C1.1

Site Construction Notes

1. Const. 24" Curb & Gutter (1 / C4.1)
2. Const. Asphalt Paving (2 / C4.1)
3. Const. 2' Conc. Waterway (3 / C4.1)
4. Const. Thickened Edge Sidewalk (5 / C4.1)
5. Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (3 / C2.3)
6. Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
7. Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (2 / C2.3)
8. Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (2 / C2.3)
9. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
10. Const. Conc. Paving (6 / C4.1)
11. Sawcut; Provide Smooth Clean Edge
12. Dumpster Enclosure (See Arch. Plans)
13. Const. Directional Arrows per MUTCD
14. Const. 24" White Stop Bar
15. Const. 6" Conc. Curb Wall (21 / C4.3)
16. Const. Stop Sign per MUTCD R1-1
17. Conn. & Match Existing Improvements
18. Const. Conc. Retaining Wall; See Arch. Plans
19. Pylon Sign by Separate Permit
20. Monument Sign by Separate Permit
21. Electric Charging Station/Cabinet. See Elec. Plans
22. 40 Yard Dumpster. See Arch. Plans
23. Const. Thru Planter (7 / C4.1)
24. Site Lighting; See Electrical Plans
25. Const. 5' Conc. Waterway (3 / C4.1)

General Site Notes:

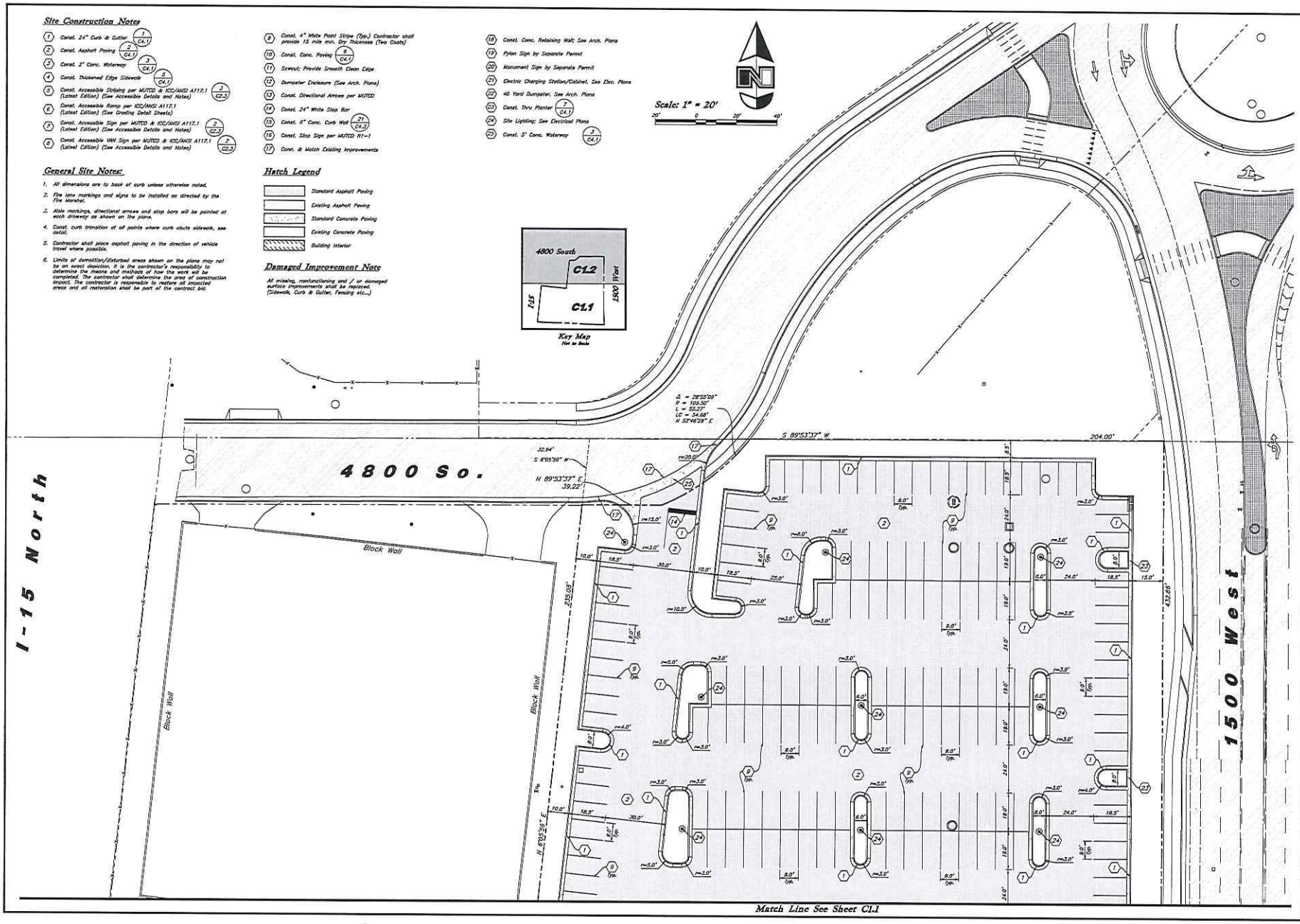
1. All dimensions are to back of curb unless otherwise noted.
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Const. curb transition at all points where curb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

Hatch Legend

- Standard Asphalt Paving
- Existing Asphalt Paving
- Standard Concrete Paving
- Existing Concrete Paving
- Building Interior

Damaged Improvement Note

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



REV	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC/NE
Client Name:
GS Development LLC
22-205 SP

ANA
2010 North Redwood Rd.# 5, Salt Lake City, Utah 84116
(801) 521-8529 - AllAnaEngineering.net

Site Plan
Tesla Riverdale
1500 West & 4800 South
Riverdale, Utah 84405

No. 7804805
4/11/23
Earl Lativ
Tate II
STATE OF UTAH

11 Apr, 2023

SHEET NO.
C1.2

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 CGH Geotechnical, Inc. are included in the requirements of grading and site Preparation. The Report is titled "Geotechnical Study xxxx"

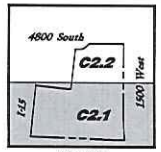
    Project No.: xxx
    Dated: xx, 2023
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood 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.

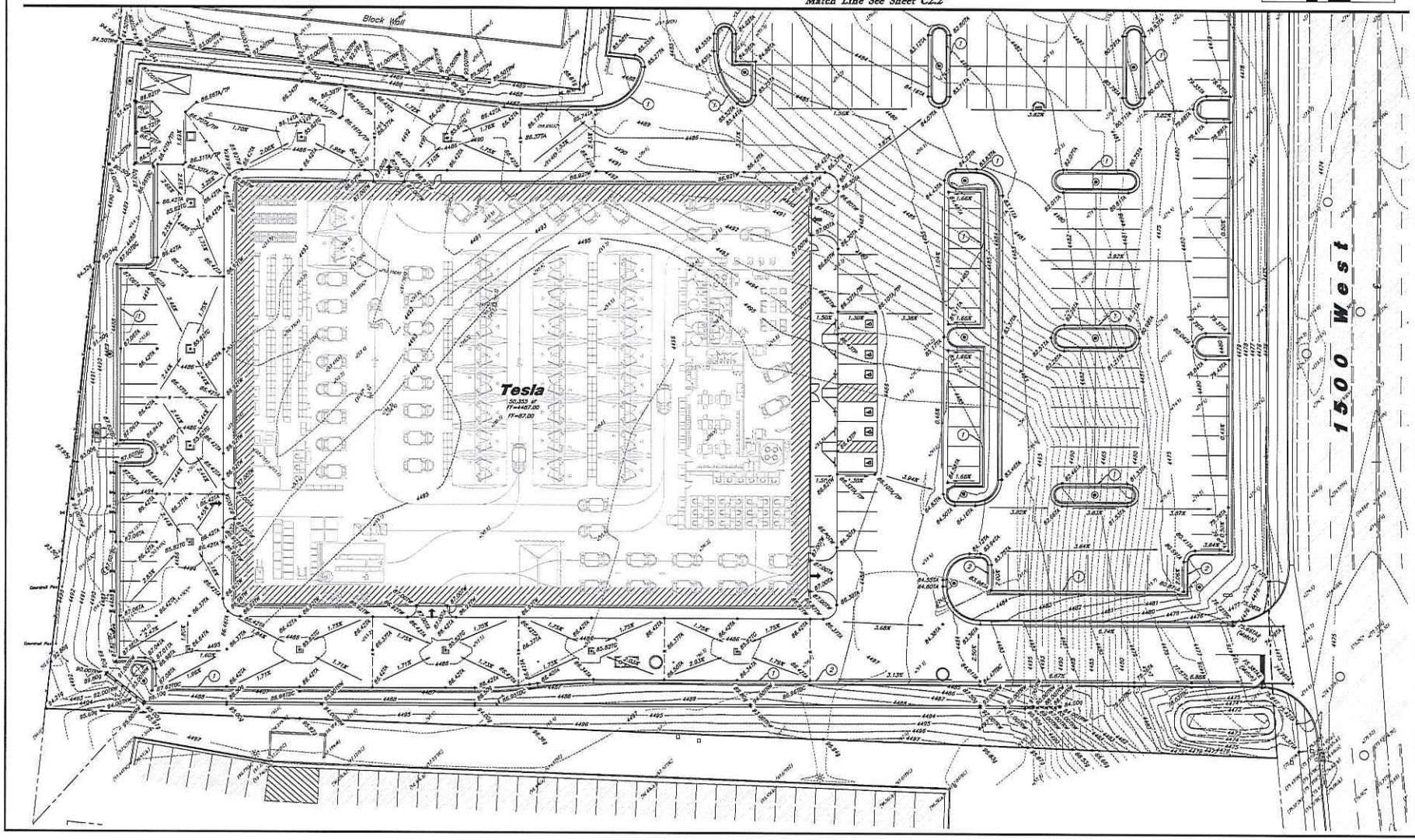
Sidewalk Construction Notes:

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.



Key Map
Not to Scale

Scale: 1" = 20'



REV	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC/NE
Client Name:
GS Development, LLC
22-225 GR

ANA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-5529 - ANAengineering.net

Grading Plan

Tesla Riverdale

1500 West & 4800 South
Riverdale, Utah 84405

No. 7884805
4/11/23
Earl Lafav
Tate II
STATE OF UTAH

11 Apr, 2023

SHEET NO.
C2.1

General Site Construction 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 GSH Geotechnical, Inc. are included in the requirements of grading and site Preparation. The Report is titled "Geotechnical Study xxx"

    Project No.: xxx
    Dated: xx, 2023
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Curb and Gutter Construction Notes:

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

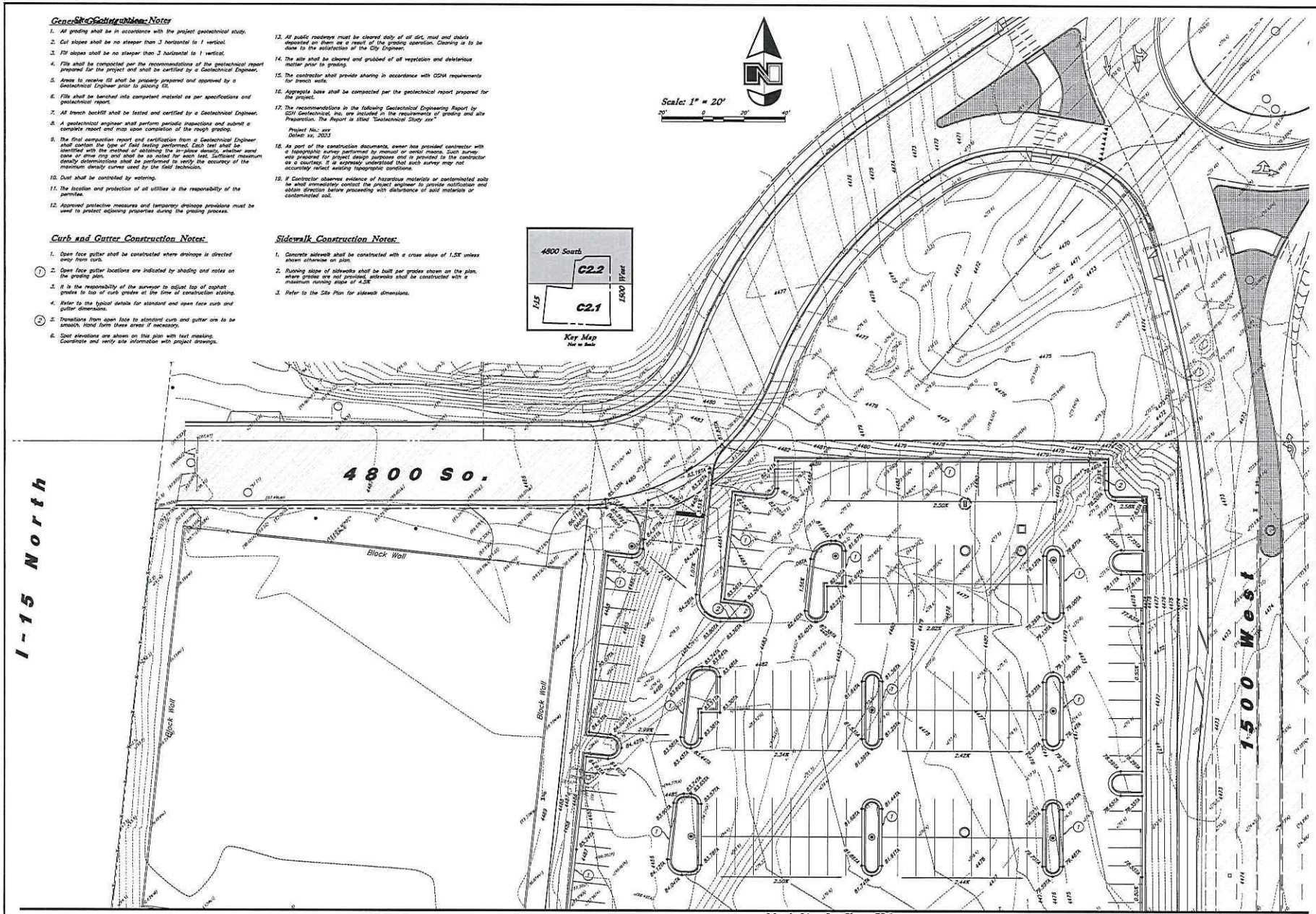
Sidewalk Construction Notes:

1. Concrete sidewalk shall be constructed with a cross slope of 1.5% 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 4.2%
3. Refer to the Site Plan for sidewalk dimensions.

Key Map
Not to Scale

Scale: 1" = 20'

20' 0 20' 40'



Match Line See Sheet C2.1

NO.	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC/NC
Client Name:
65 Development LLC
22-225 GP

ANA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-5529 - AllArchitecting.net

Grading Plan

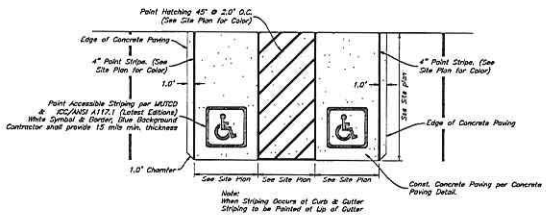
Tesla Riverdale

1500 West & 4800 South
Riverdale, Utah 84405

LICENSED ARCHITECT
NO. 7594935
4/11/23
Carl Lauw
Take 5
STATE OF UTAH

11 Apr, 2023

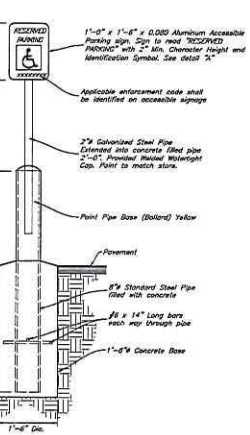
SHEET NO.
C2.2



3 Accessible Striping Detail

Not to Scale

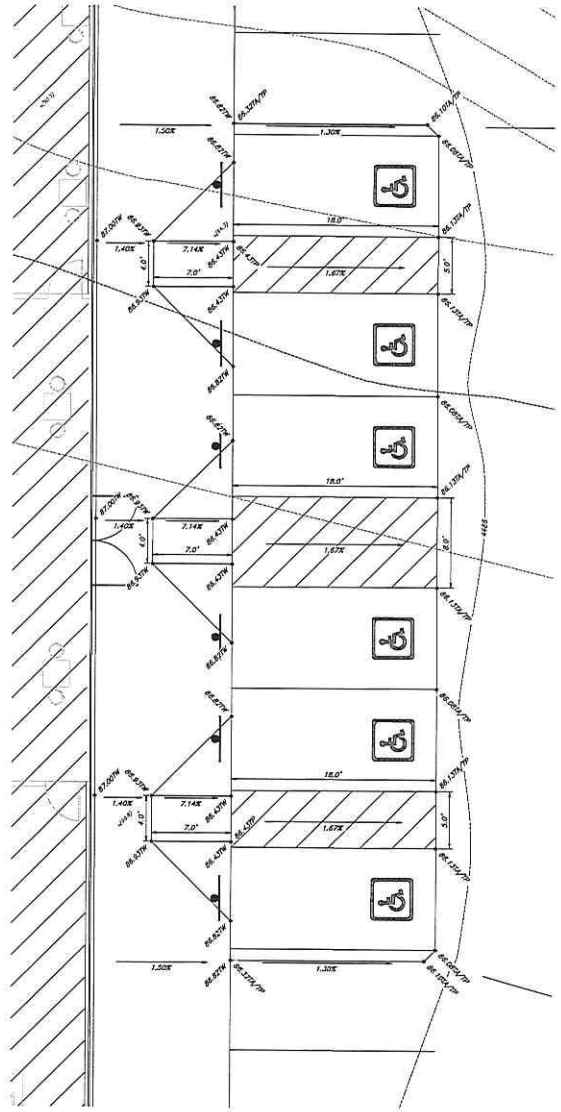
Accessible Van Stall Alternate Sign



Sign Mounting

2 Accessible Parking Sign w/ Bollard

Not to Scale



1 Accessible Parking Detail

Scale: 1" = 5'

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

Public Curb Ramp Construction Notes

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

REV	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC/HC
Client Name:
65 Development LLC
22-325 GR

AWA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-3539 - AWAengineering.net

Enlarged Grading - Details and Notes

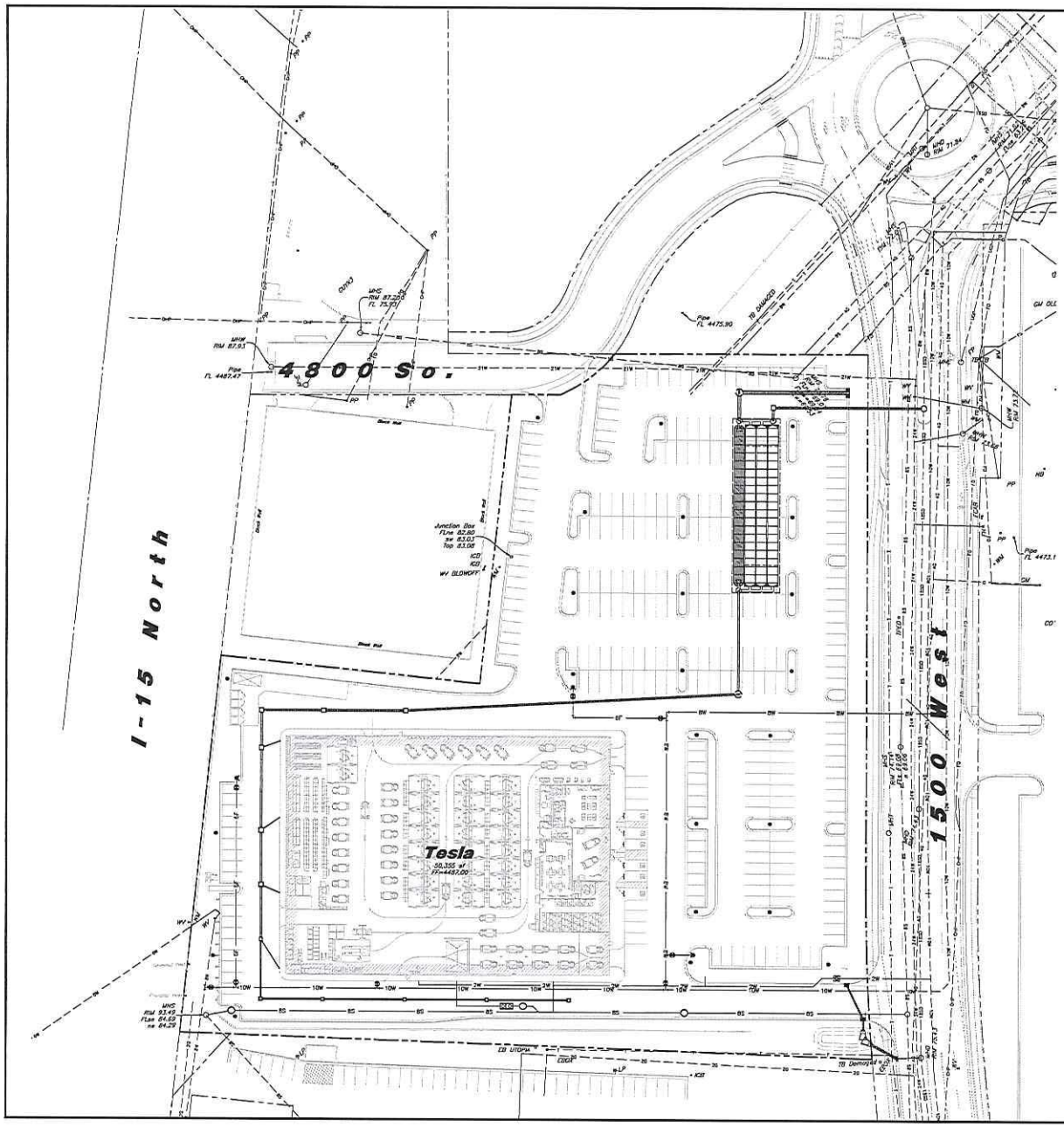
Tesla Riverdale

1500 West & 4800 South
Riverdale, Utah 84405

NO. 7884005
4/11/23
Earl LaVar Tate II
STATE OF UTAH

11 Apr, 2023

SHEET NO.
C2.3



Scale: 1" = 40'

40' 0 40' 80'

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.
10. All service Lines or main line that are PVC or Poly will need to include a tracer wire

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

CAUTION :

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

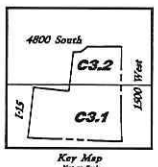
Storm Drain & Sanitary Sewer Note:

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
UTAH NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111



Key Map
Not to Scale

REV	DATE	DESCRIPTION

Designed by: JF
Drafted by: DC/HE
Client Name:
BS Development LLC
22-225 UT

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

Overall Utility Plan

Tesla Riverdale
1500 West & 4800 South
Riverdale, Utah 84405

No. 7584903
4/11/23
Earl Lewis Tate II
STATE OF UTAH

11 Apr, 2023

SHEET NO.
C3.0

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 bar 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.
10. All service lines or main line that are PVC or Poly will need to include a tracer wire

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 2 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
2. 15" 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

Storm Drain Lines

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

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.

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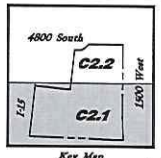
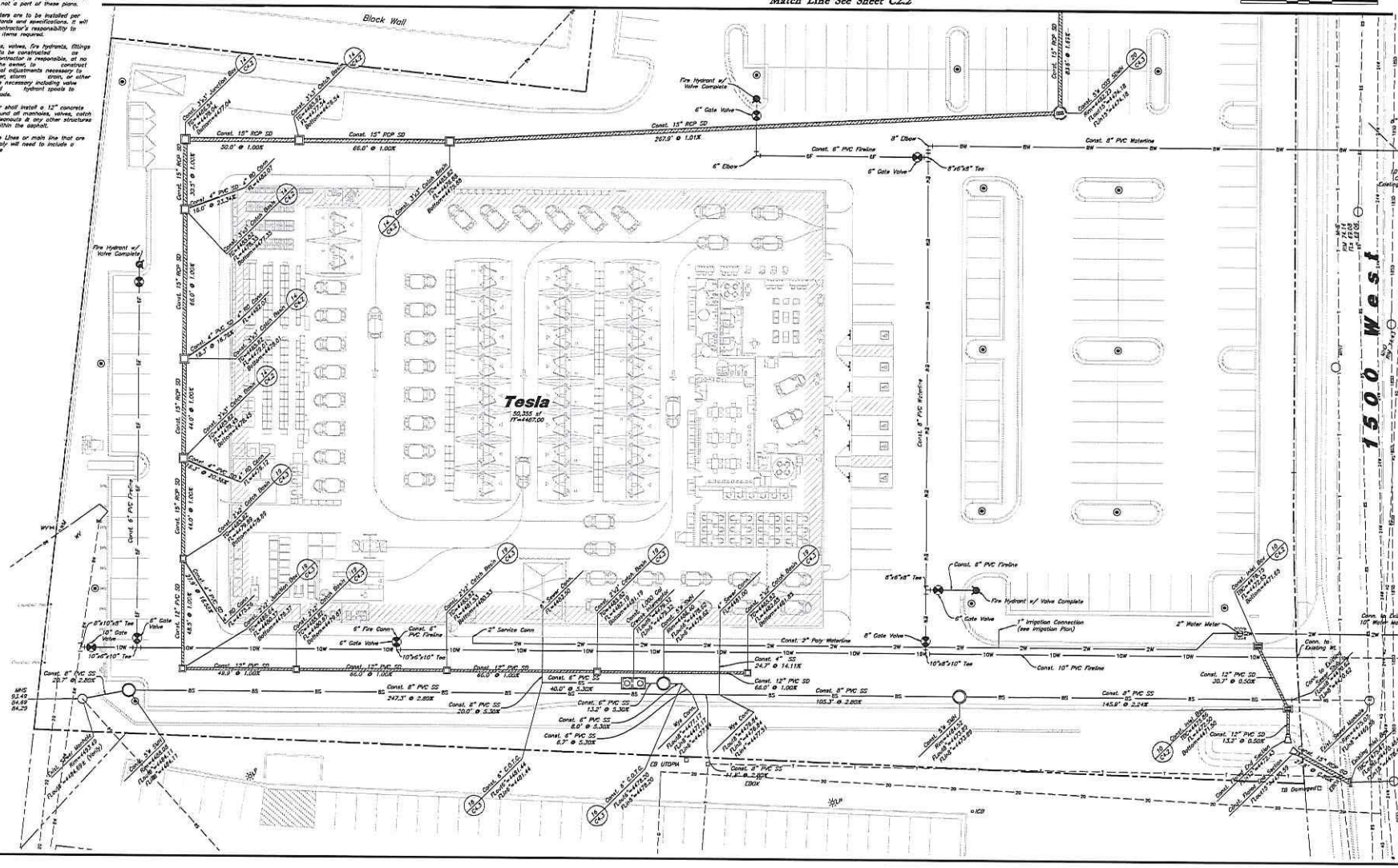
Know what's below. Call 811 before you dig. BLUE STAKES OF UTAH (UTAH NOTIFICATION CENTER, INC.) www.bluestakes.org 1-800-662-4111



Key Map
Not to Scale

Scale: 1" = 20'

Match Line See Sheet C2.2


Block Wall
Tesla
50,355 sf
FF=4487.00
1500 West
Const. 15" RCP SD
Const. 8" PVC Waterline
Const. 8" PVC Fireline
Fire Hydrant w/ Valve Complete
6" Gate Valve
6" Elbow
8"x6"x8" Tee
10"x8"x10" Tee
2" Service Conn
2" Water Meter
1" Irrigation Connection (see Irrigation Plan)
Const. 2" Poly Waterline
Const. 12" PVC SD
Const. 8" PVC SS
Const. 6" PVC SS
Const. 24" Curb Inlet
Const. 3'x3' Catch Basin
Const. 4" PVC SD
Const. 12" PVC Fire
Const. 8" PVC Fire
Const. 10" PVC Fireline
Const. 6" PVC Fire
6" Fire Conn
Const. 6" PVC Fireline
Conn. to Existing WL
Conn. to Existing SS
Const. Water Manhole
Const. Sewer Manhole
Const. Inlet Box
Const. 24" Curb
Const. 12" PVC SD
Const. 8" PVC SS
Const. 6" PVC SS
Const. 4" PVC SD
Const. 4" PVC SS
Const. 2" PVC SS
Const. 12" PVC SD
Const. 8" PVC SS
Const. 6" PVC SS

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.
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6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
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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.
10. All service Lines or main line that are PVC or Poly will need to include a tracer wire

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.

Utility Piping Materials:

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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

Storm Drain & Sanitary Sewer Note:

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Onsite Utility Connection Notes:

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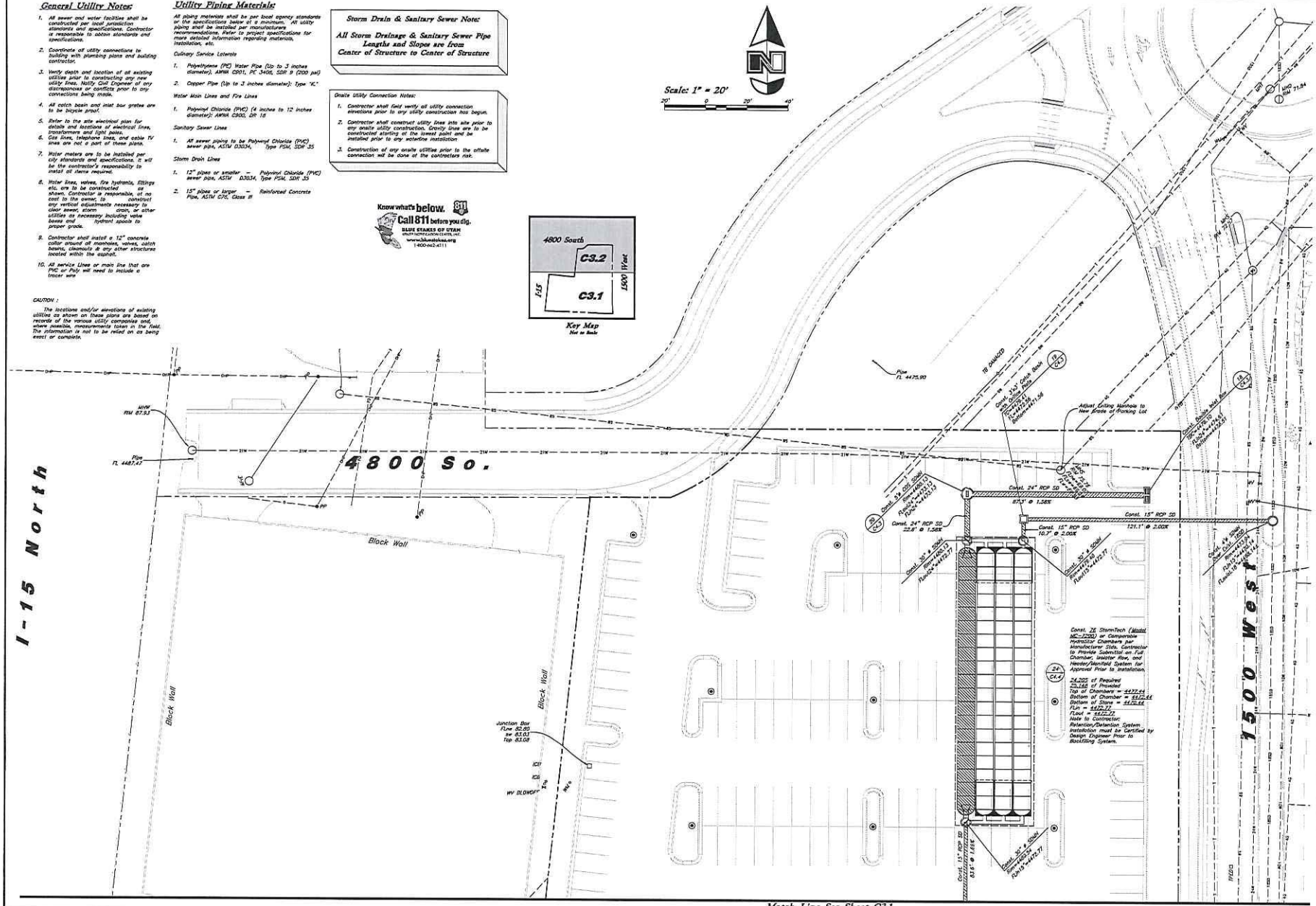
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

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

Key Map
Not to Scale



Match Line See Sheet C3.1

REV	DATE	DESCRIPTION

Designed by: JF
Drafted by: DC/NE
Client Name:
65 Development LLC
22-225 UT

2010 North Redwood Road, S.P. Lake City, Utah 84116
(801) 531-8529 - AVAengineering.net

Utility Plan

Tesla Riverdale

1500 West & 4800 South
Riverdale, Utah 84405

No. 7804805
4/11/23
Earl Lavar Tate II
STATE OF UTAH

11 Apr, 2023

SHEET NO.
C3.2

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

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

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

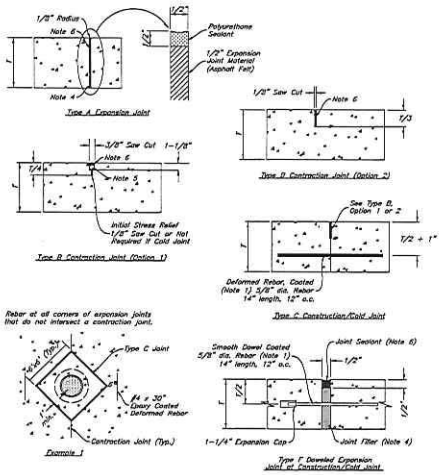
3. JOINTS: Lay out joints to aid construction and control random cracking.

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

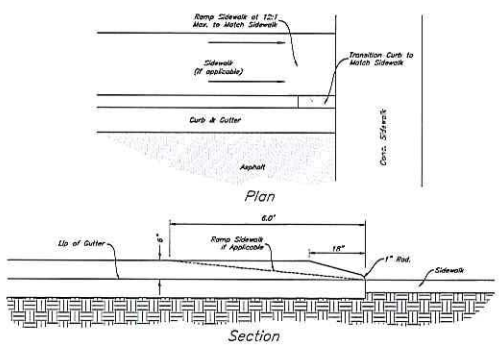
4. JOINT FILLER: Bituminous (Asphalt or tar) mastic, ASTM D994. Formed and encased between 2 layers of bituminous saturated felt or 2 layers of glass-fiber felt extending to the bottom of the concrete slab.

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

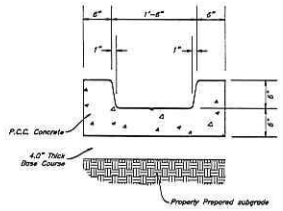
6. JOINT SEALANT: Hot applied, Asphalt base type, ASTM D 3405. Remove dirt, oil, and curing compounds from joint reservoir. Seal joints immediately after cleaning.



9 **Concrete Joint Detail**
Not to Scale

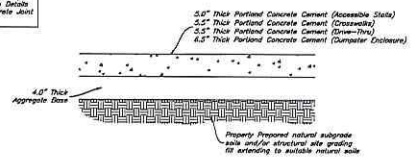


8 **Curb Transition**
Not to Scale



7 **Thru Planter Drainage Channel 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

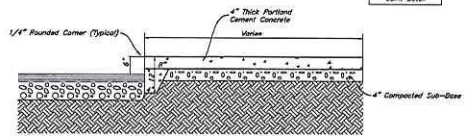
Contraction Joints

A. Spacing = 10' O.C.

Expansion Joints

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

1. See Concrete Joint Detail



5 **Thickened Edge Walk**
Not to Scale

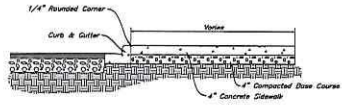
Contraction Joints

A. Spacing = 10' O.C.

Expansion Joints

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

1. See Concrete Joint Detail

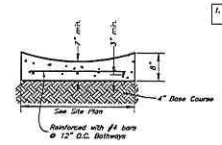


4 **Typical Sidewalk Detail**
Not to Scale

Contraction Joints

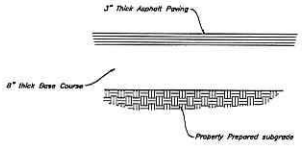
A. Spacing = 10' O.C.
B. 1/8" Wide by 2" Deep

1. See Concrete Joint Detail



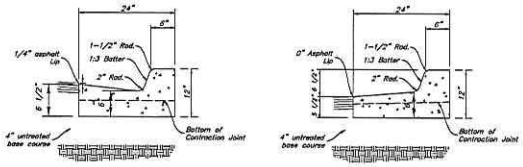
3 **Typical Waterway Detail**
Not to Scale

1. See Geotechnical Report for Project



2 **Standard Asphalt Section**
Not to Scale

1. Contraction Joints
   A. Spacing = 10' o.c., see joint detail
   B. 1/8" wide by 2" deep from top of curb at 12'-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 0.05.
   D. Required 3'-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 brown finish on all exterior concrete



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

1. See Concrete Joint Detail

1 **24" Curb And Gutter**
Not to Scale

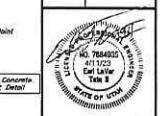
REV	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC/JJC
Client Name:
65 Development, LLC
22-225 OT

ANA
2010 North Redwood Rd.# Slt Lake City, Utah 84116
(801) 521-3529 - AllAnalyzeAnd.net

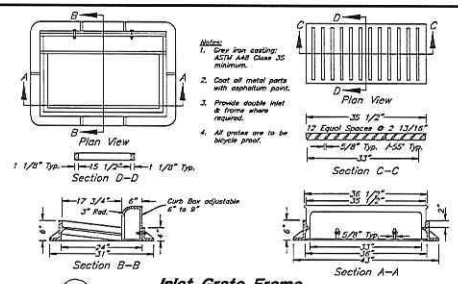
Details

Tesla Riverdale
1500 West & 4800 South
Riverdale, Utah 84405



11 Apr, 2023

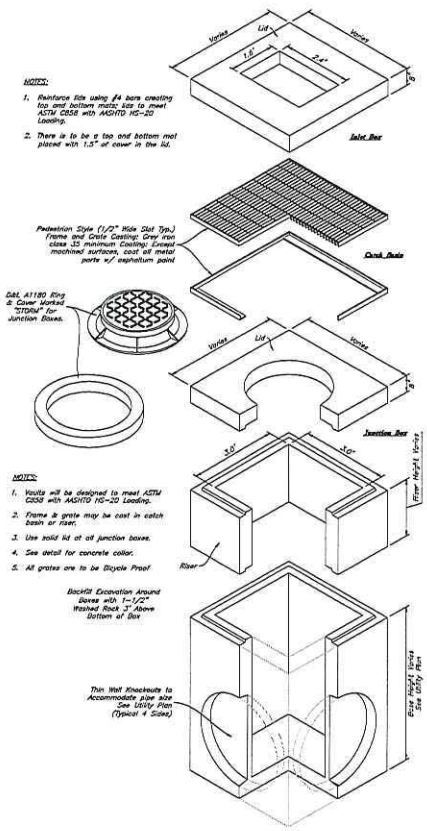
SHEET NO.
C4.1



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.
4. All grates are to be bicycle proof.

15 Inlet Grate Frame

Not to Scale

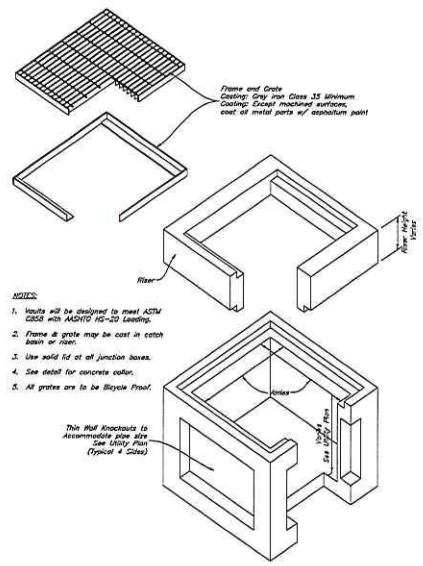


NOTES:
1. Reinforce Ells using #4 bars creating top and bottom mats; size to meet ASTM C858 with AASHTO HS-20 Loading.
2. There is to be a top and bottom mat placed with 1.5" of cover in the lid.

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.
5. All grates are to be Bicycle Proof.

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

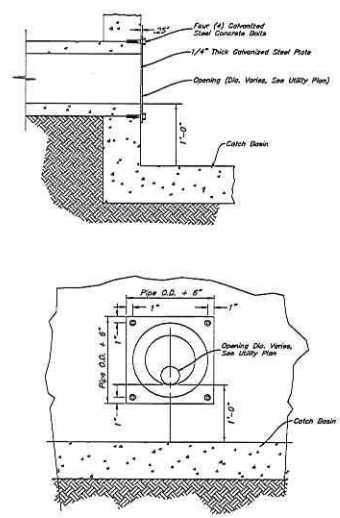
Not to Scale



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.
5. All grates are to be Bicycle Proof.

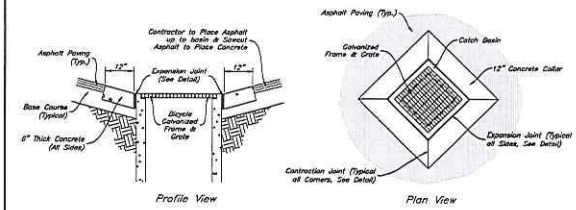
13 Precast Catch Basin

Not to Scale



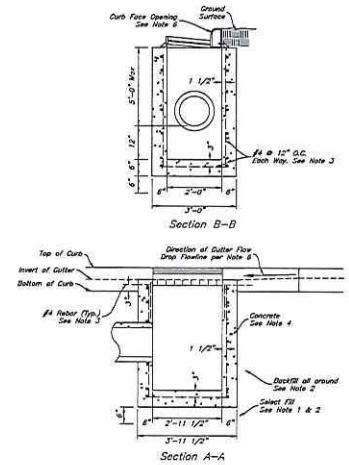
12 Orifice Plate Detail

Not to Scale

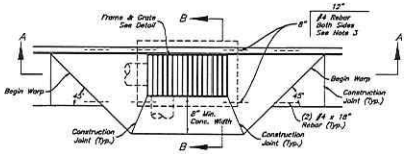


11 Concrete Collar Detail

Not to Scale



Catch Basin Notes:
1. Select FB: 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.



10 Curb Inlet with Single Grate

Not to Scale

REV	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC/NC
Client Name:
65 Development LLC
22-225 DT

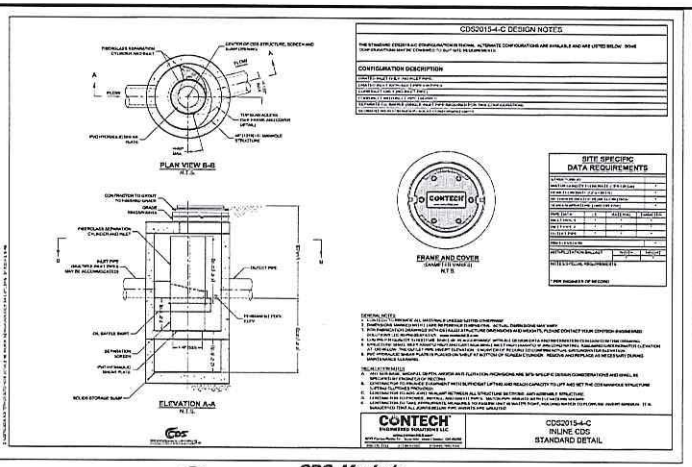
ANA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AllAmericanEngineering.net

Details

Tesla Riverdale
1500 West & 4800 South
Riverdale, Utah 84405

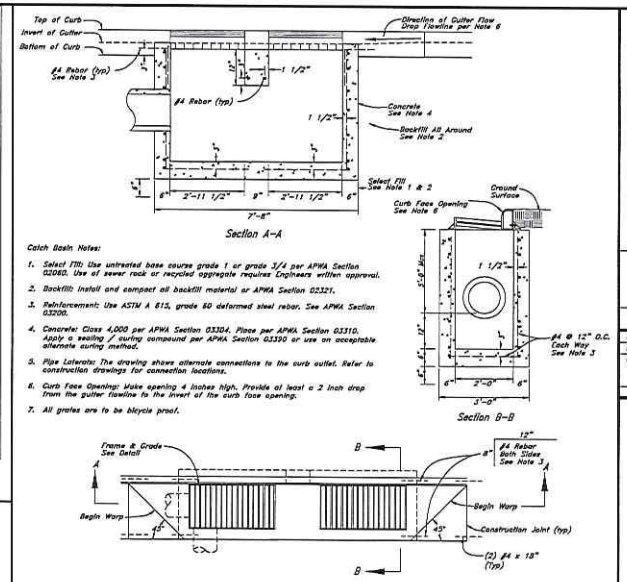
11 Apr, 2023

SHEET NO.
C4.2



20 **CDS Manhole**

Not to Scale



Catch Basin Notes:

1. Select Fill: Use untreated base course grade 1 or grade 3/4 per APWA Section 02065. Use of sewer rock or recycled aggregate requires Engineers written approval.
2. Backfill: Install and compact all backfill material as APWA Section 03321.
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. All grates are to be bicycle proof.

18 **Curb Inlet with Double Grate**

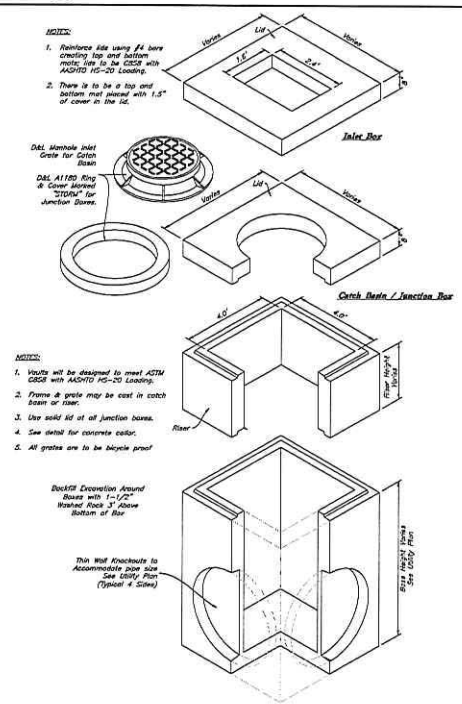
Not to Scale

23 **Not Used**

Not to Scale

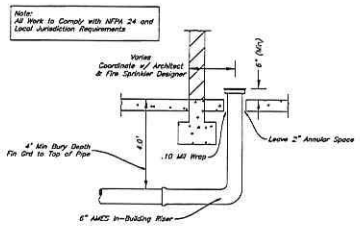
22 **Not Used**

Not to Scale



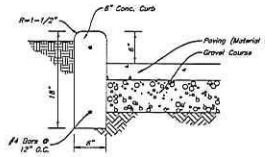
19 **Precast 2' x 2' Catch Basin Junction Box/Inlet Box**

Not to Scale



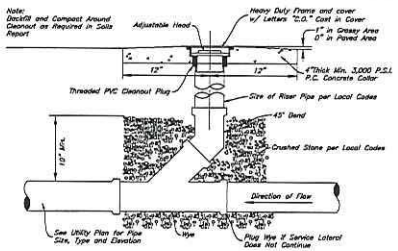
17 **Fire Riser Stub-In Detail**

Not to Scale



21 **Curb Wall Detail**

Not to Scale



16 **Typical Cleanout Detail**

Not to Scale

REV	DATE	DESCRIPTION

Designed by: JF
Drafted by: DC/HC
Client Name:
65 Development LLC
22-225 01

2000 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-3529 - AWAengineering.net

Details

Tesla Riverdale
1500 West & 4800 South
Riverdale, Utah 84405

LICENSED PROFESSIONAL ENGINEER
NO. 7804603
4/11/23
Earl LaVar Tate II
STATE OF UTAH

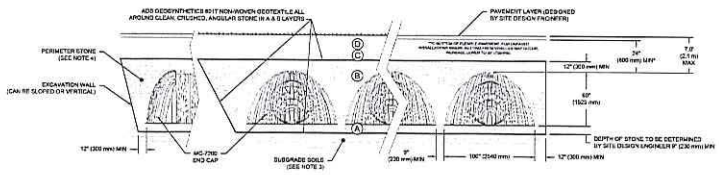
11 Apr, 2023

SHEET NO.
C4.3

ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. OR MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	SLIGHT COMPACTION AT TOP 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REQUIRED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[3,5]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. MINIMUM INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION. FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x151
2. MC-7200 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/IN. THE ASC IS DEFINED IN SECTION 8.2.8 OF ASTM F2418, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

22-225 TESLA RIVERDALE
PURCHASE ORDER NO.
DATE
PROJECT #
DRAWN BY
CHECKED BY N/A

DATE	DRN BY	DESCRIPTION

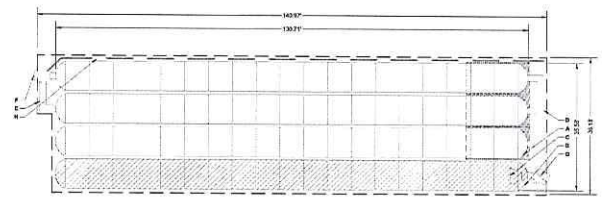
ADS
ADS STORMTECH LTD
4640 TRUEMAN BLVD
HILLIARD, OHIO 43026
P 800.733.7473

StormTech®
Chamber System
SHEET
3 OF 5

PROPOSED LAYOUT		
23	STORMTECH MC-7200 CHAMBER(S)	
2	STORMTECH MC-7200 END CAP(S)	
25	TOTAL CHAMBERS (23 END CAPS)	
2	STONE BED(S)(yd³)	
40	STONE COVER	
23148	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	
2761	SYSTEM AREA (ft²)	
245.3	SYSTEM PERIMETER (ft)	

CONCEPTUAL ELEVATIONS	
MINIMUM ALLOWABLE GRADE TOP OF PAVEMENT/GRADE	4,[illegible]
MINIMUM ALLOWABLE GRADE CURBED WITH TRAFFIC	4,[illegible]
MINIMUM ALLOWABLE GRADE UNPAVED WITH TRAFFIC	4,[illegible]
MINIMUM ALLOWABLE GRADE TOP OF FOUNDATION (BASE STONE INCLUDED)	4,[illegible]
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)	4,[illegible]
TOP OF STONE	4,[illegible]
TOP OF ROW EXCAVATION	4,[illegible]
CROWN OF PERFORATED INVERT	4,[illegible]
24" x 24" SCH 40 MANIFOLD INVERT	4,[illegible]
24" x 24" SCH 40 MANIFOLD TO INVERT	4,[illegible]
8" BOTTOM CONNECTION INVERT	4,[illegible]
BOTTOM OF MC-7200 CHAMBER	4,[illegible]
HOR EXCAVATION (WIDTH)	5,[illegible]
BED THICKNESS	2,[illegible]

PART TYPE	ITEM CODE LAYOUT	DESCRIPTION	INVERT	MAX FLOW
		*INVERT ABOVE BASE OF CHAMBER		
PREFABRICATED END CAP	A	18" BOTTOM PARTIAL CUT END CAP, PART#: MC7200EPP18B, TYP OF ALL 18" BOTTOM CONNECTIONS	1.97'	
PREFABRICATED END CAP	B	24" BOTTOM PARTIAL CUT END CAP, PART#: MC7200EPP24B, TYP OF ALL 24" BOTTOM CONNECTIONS AND INSULATION PLUS NYNEX	2.28'	
SUMP	C	INSTALL PLASTIN 24" ACCUTRAP INSERT PART# ACPL24HP		
MANIFOLD	D	18" x 18" BOTTOM MANIFOLD "ADS N-12"	1.97'	
MANIFOLD	E	18" x 18" BOTTOM MANIFOLD "ADS N-12"	1.97'	
CONCRETE STRUCTURE	F	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		8.3 CFS IN
CONCRETE STRUCTURE	G	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		16.5 CFS IN
OUTSIDE DIA	H	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		
UNDERDRAIN				



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 17.52' OF ADS PLUS 315 WOVEN GEOTEXTILE OVER SUBGRADE STONE AND UNDERNEATH CHAMBER HALF FOR SEDIMENT PREDICTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES
- MAIN FOLD DIST TO BE DETERMINED BY SITE DESIGN ENGINEER, SEE TECH NOTE #4.35 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED UNDER THIS INFORMATION IS PROVIDED.
- NOT FOR CONSTRUCTION: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

22-225 TESLA RIVERDALE
PURCHASE ORDER NO.
DATE
PROJECT #
DRAWN BY
CHECKED BY N/A

DATE	DRN BY	DESCRIPTION

ADS
ADS STORMTECH LTD
4640 TRUEMAN BLVD
HILLIARD, OHIO 43026
P 800.733.7473

StormTech®
Chamber System
SHEET
2 OF 5

24 **ADS StormTech MC-7200**
Not to Scale

REV	DATE	DESCRIPTION

Designed by: JF
Drafted by: DC/NC
Client Name: 85 Development LLC
22-225 DT

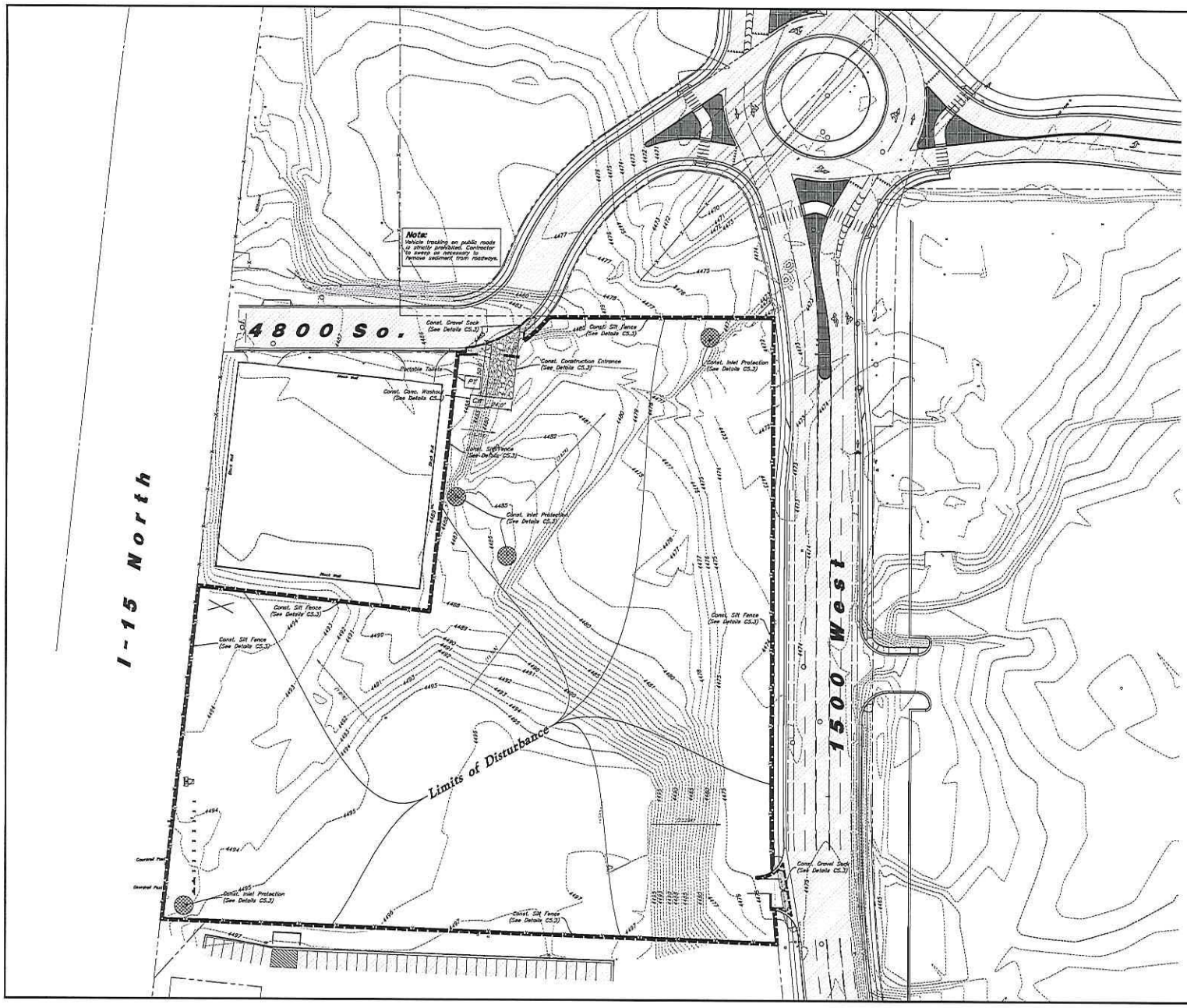
ANA
2010 North Redwood Road, Suite Lake City, Utah 84116
(801) 531-8529 - AllAngleEngineering.net

Details
Tesla Riverdale
1500 West & 1800 South
Riverdale, Utah 84405

No. 7884903
4/11/23
Ed Lair
Tab 5
STATE OF UTAH

11 Apr, 2023

SHEET NO.
C4.4



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 Sock
- Existing Contour
- Existing Spot — +(79.07)
- Proposed Contour — 78

Erosion Control Notes

1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
3. All Construction equipment will enter thru Designated Construction Entrances.
4. Coordinate Entrance locations with the local jurisdiction.
5. Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
6. Silt Fences shall be Repaired to their Original Conditions if Damaged. Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
7. The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Ways. 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.

REV	DATE	DESCRIPTION

Designed by: JF
Drafted by: DC/NE
Client Name:
65 Development LLC
22-225 EC1

ANA
2010 North Redwood Road, Ste 1 Lehi City, Utah 84116
(801) 521-3529 - AllAngleEngineering.net

Erosion Control Plan - Phase 1

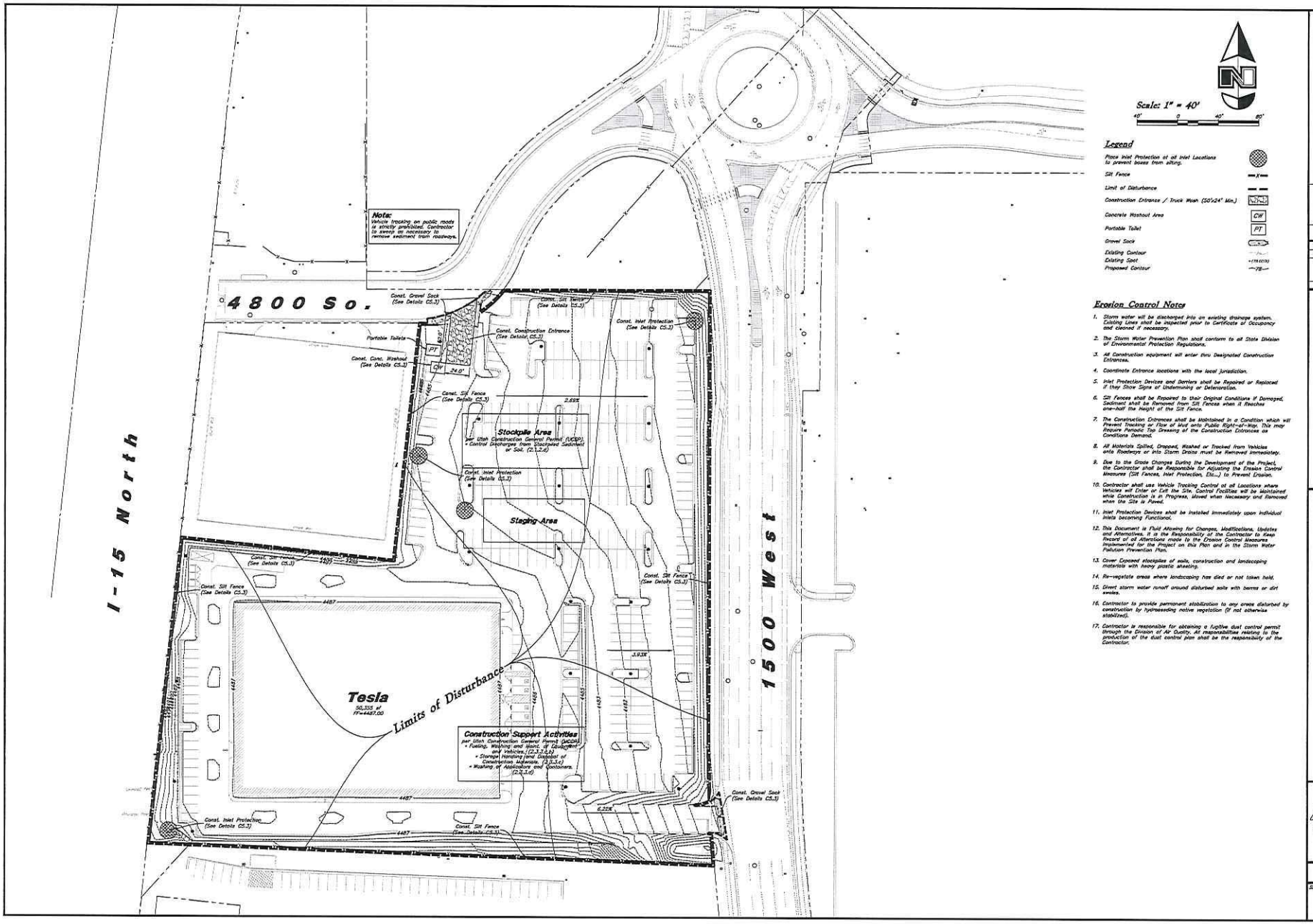
Tesla Riverdale

1500 West & 4800 South
Riverdale, Utah 84405

LICENSED PROFESSIONAL ENGINEER
NO. 7884815
4/11/23
Carl Larsen Tate II
STATE OF UTAH

11 Apr, 2023

SHEET NO.
C5.1



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 — +(15.00)
- Proposed Contour — 78

Erosion Control Notes

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15. Divert storm water runoff around disturbed soils with berms or dirt swales.
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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.

REV	DATE	DESCRIPTION

Designed by: JF
Drafted by: DC/HC
Client Name:
BS Development LLC
22-225 ECP

ANA
2010 North Redwood Road, S.Lake City, Utah 84116
(801) 531-5529 - AllAnglEngineering.net

Erosion Control Plan - Phase 2

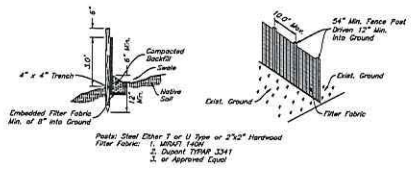
Tesla Riverdale

1500 West & 4800 South
Riverdale, Utah 84405

LICENSED PROFESSIONAL ENGINEER
NO. 7804805
4/11/23
Earl Lewis Tate II
STATE OF UTAH

11 Apr, 2023

SHEET NO.
C5.2



Notes:

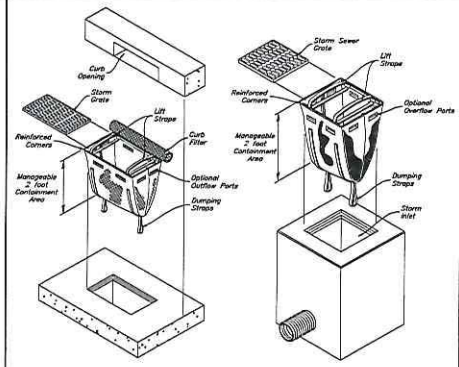
1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
3. Collected material shall be removed when "bulges" develop in the silt fence.

3 Silt Fence Section

Not to Scale

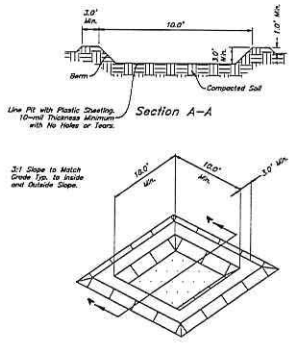
5 Gravel Sock Sediment Barrier

Not to Scale



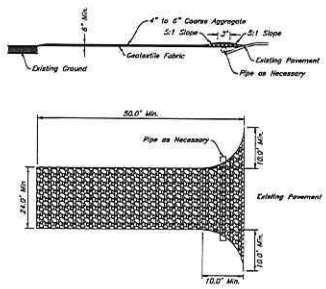
2 Dandy Sack Inlet Protection

Not to Scale



4 Concrete Washout

Not to Scale



1 Stabilized Construction Entrance

Not to Scale

REV	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC/HC
Client Name:
65 Development LLC
25-225 EC2

ANA
2910 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-3539 - AVAengineering.net

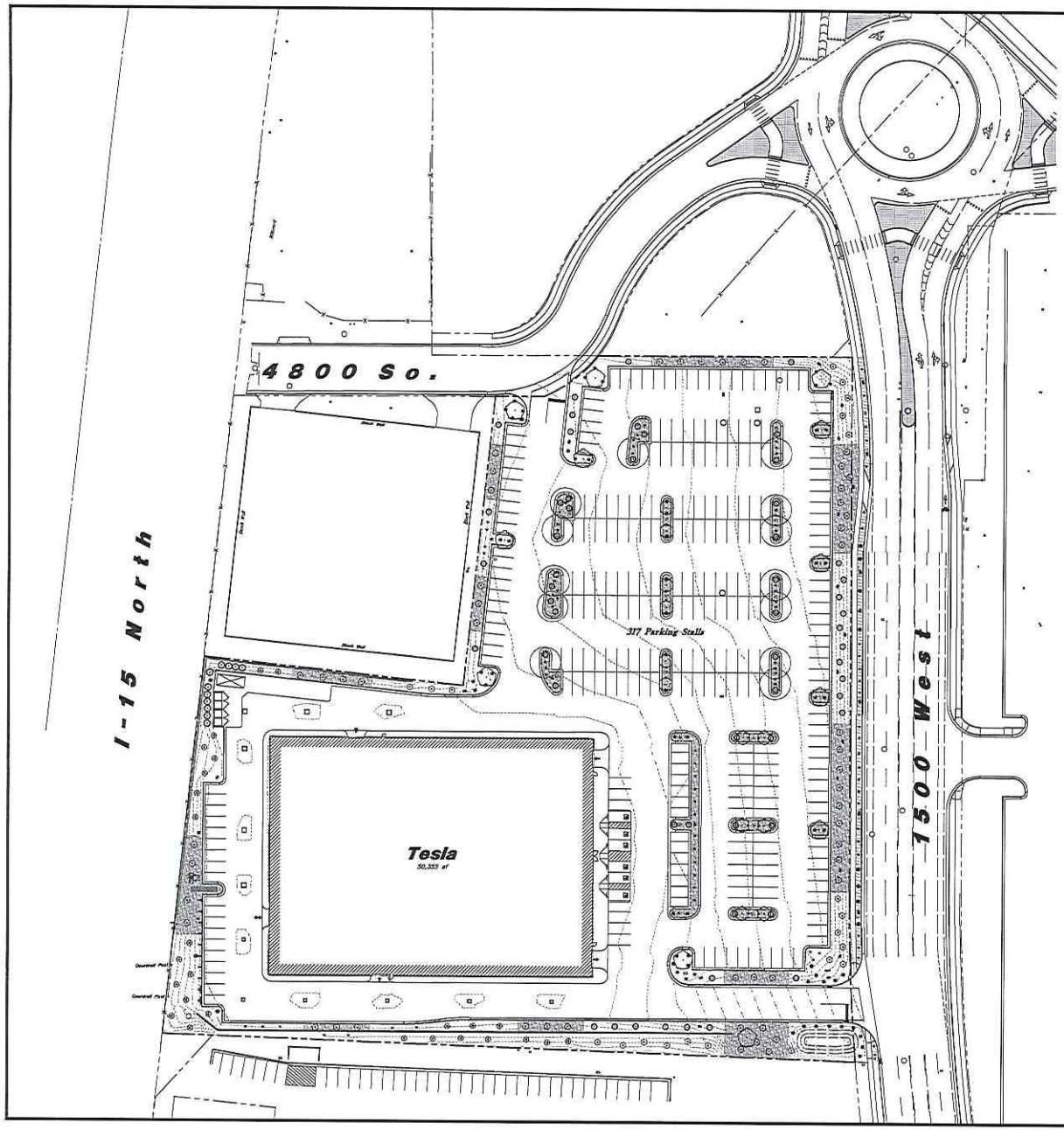
Erosion Control Details

Tesla Riverdale

1500 West & 4800 South
Riverdale, Utah 84405

11 Apr, 2023

SHEET NO.
C5.3



Scale: 1" = 40'

40' 0 40' 80'

Landscape Notes:

1. All New Landscape Shall be Watered by an Automatic Irrigation System. Point Source Drip Irrigation Shall be Used to Irrigate Shrub Areas. See Sheet L2.0–L2.2 for Layout and L1.3 for Notes and Details.
2. See Sheet L1.3 for Landscape Notes and Details.
3. All Areas that Are Disturbed by Construction that is not Building and Hardscape Shall be Landscaped. Contact Landscape Architect for Areas in Question.
4. Adjust Landscape as Needed to Accommodate New and Existing Utilities. Provide Easy Access to Utilities.
5. Different Stone Colors and Sizes Shall Not be Separated by Edging but Shall Have a Defined, Distinct, Straight Edge.
6. All Retaining Walls Shall be Washed Off and Free of Landscape Material.
7. The Irrigation Systems Shall be Equipped with a WaterSense Labeled Smart Irrigation Controller that has a Rain Fusion Feature. See Irrigation Plan for More Detail.

Landscape Data

Zone: C-3

Site Area = 237,049 s.f. (5.442 ac.)

Landscape Provided = 39,388 s.f. (16.6%)

Shrub Area = 39,388 s.f. (100%)

Lawn Area = 0 s.f. (%)

Offsite Landscape Area Provided = s.f.

Site Trees: 1 Tree per 5,000 s.f. of Lot Area

Site Trees Required = 48 Trees (48 Provided)

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

Xeriscape Landscape = 100%; Xeriscape Areas Shall Consist of Shrub Areas with Drought Tolerant Plant Material

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	11	Picea pungens glauca 'Blue Totem' / Blue Totem Spruce	6' Min. Ht.
	12	Quercus robur 'Skyrocket' / Skyrocket English Oak	2" Caliper
	12	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	2" Caliper
	13	Zelkova serrata 'Wuseshino' / Wuseshino Zelkova	2" Caliper

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	23	Berberis thunbergii 'Admiration' / Admiration Barberry	5 gal
	26	Caragana frutex 'Globosa' / Globe Russian Peashrub	5 gal
	20	Chamaebatiaria millefolium / Fernbush	5 gal
	58	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	5 gal
	53	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal
	9	Rosa x 'Weigpiglo' / Red Drift Rose	5 gal
	36	Spiraea x bumalda 'Goldflame' / Goldflame Spirea	5 gal

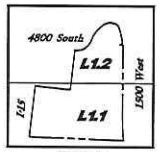
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
	57	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal
	14	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	1 gal

PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	8	Salvia nemorosa 'May Night' / May Night Salvia	1 gal
	7	Zauschneria garrettii 'Orange Carpet' / Hummingbird Trumpet	1 gal

MATERIAL SCHEDULE

Symbol	Comments	
	Decorative Stone #1 – Install a (3) Three Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Specified Shrub Planters Where Shown on Plan (1500 West Parkstrip); Stone Shall be Washed Prior to Installation; Stone Shall be 1" Diameter Fractured Stone from Staker Parsons Copper Canyon Pit (385-239-0804); Submit Sample for Approval	Detail: 4/L1.3
	Decorative Stone #2 – Install a (3) Three Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Specified Shrub Planters Where Shown on Plan; Stone Shall be Interlocked and Secured to Slopes When Used; Stone Shall be Washed Prior to Installation; Stone Shall be 3-5" Diameter Wasatch Gray Stone From Staker Parsons (385-239-0804); Submit Sample for Approval	Detail: 4/L1.3
	Decorative Stone #3 – Install an (8) Eight Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Specified Shrub Planters Where Shown on Plan; Stone Shall be Interlocked and Secured to Slopes When Used; Stone Shall be Washed Prior to Installation; Stone Shall be 4-6" Diameter Fractured Stone from Staker Parsons Copper Canyon Pit (385-239-0804); Submit Sample for Approval	Detail: 4/L1.3
	Landscape Boulder – Boulders Shall be 3-4' in Diameter, Angular, and From Brown's Canyon; Boulders Shall be Recessed Into Ground Stone and Washed Prior to Installation; Submit Photo for Approval	Detail: 5/L1.3

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



Key Map
Not to Scale

REV	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC/NE
Client Name:
65 Development LLC
22-225 LS

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

Overall Landscape Plan

Tesla Riverdale

1500 West & 4800 South
Riverdale, Utah 84405

State of Utah
Jared D. Worsley
Licensed Landscape Architect
04/11/2023

11 Apr, 2023

SHEET NO.
L1.0

Landscape Notes:

1. All New Landscape Shall be Watered by an Automatic Irrigation System. Point Source Drip Irrigation Shall be Used to Irrigate Shrub Areas. See Sheet L2.0–L2.2 for Layout and L1.3 for Notes and Details.
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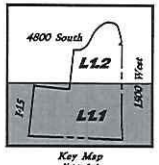
4. Adjust Landscape as Needed to Accommodate New and Existing Utilities. Provide Easy Access to Utilities.
5. Different Stone Colors and Sizes Shall Not be Separated by Edging but Shall Have a Defined, Distinct, Straight Edge.
6. All Retaining Walls Shall be Washed Off and Free of Landscape Material.
7. The Irrigation Systems Shall be Equipped with a WaterSense Labeled Smart Irrigation Controller that has a Rain Delay Feature. See Irrigation Plan for More Detail.

Landscape Keynotes

1. Install Shrub Area with Decorative Stone #1 Over Weed Barrier
2. Install Shrub Area with Decorative Stone #2 Over Weed Barrier
3. Install Shrub Area with Decorative Stone #3 Over Weed Barrier
4. Dumpster Enclosure with Plant Screening
5. Elect. Charging Station/Cabinet – See Site Elect. Plans
6. Pylon Sign by Separate Permit
7. Detention Pond – See Grading Plan
8. Concrete Retaining Wall – See Civil Plans for More Detail. Wall Shall be Washed Off and Free of Landscape Material at the Completion of the Project
9. New Light Pole – See Site Elect. Plan; Evenly Space Plant Material Around Light Poles
10. Install Irrigation RPBP Backflow Enclosure in Shrub Planter Between Plant Material. Backflow Shall be Tested Within 10 Days of Turning Water on and Annually Thereafter. See Irrigation Plan for More Detail
11. Monument Sign by Separate Permit
12. Install Landscape Boulder – See Material Sch. for More Detail

Know what's below. Call before you dig.

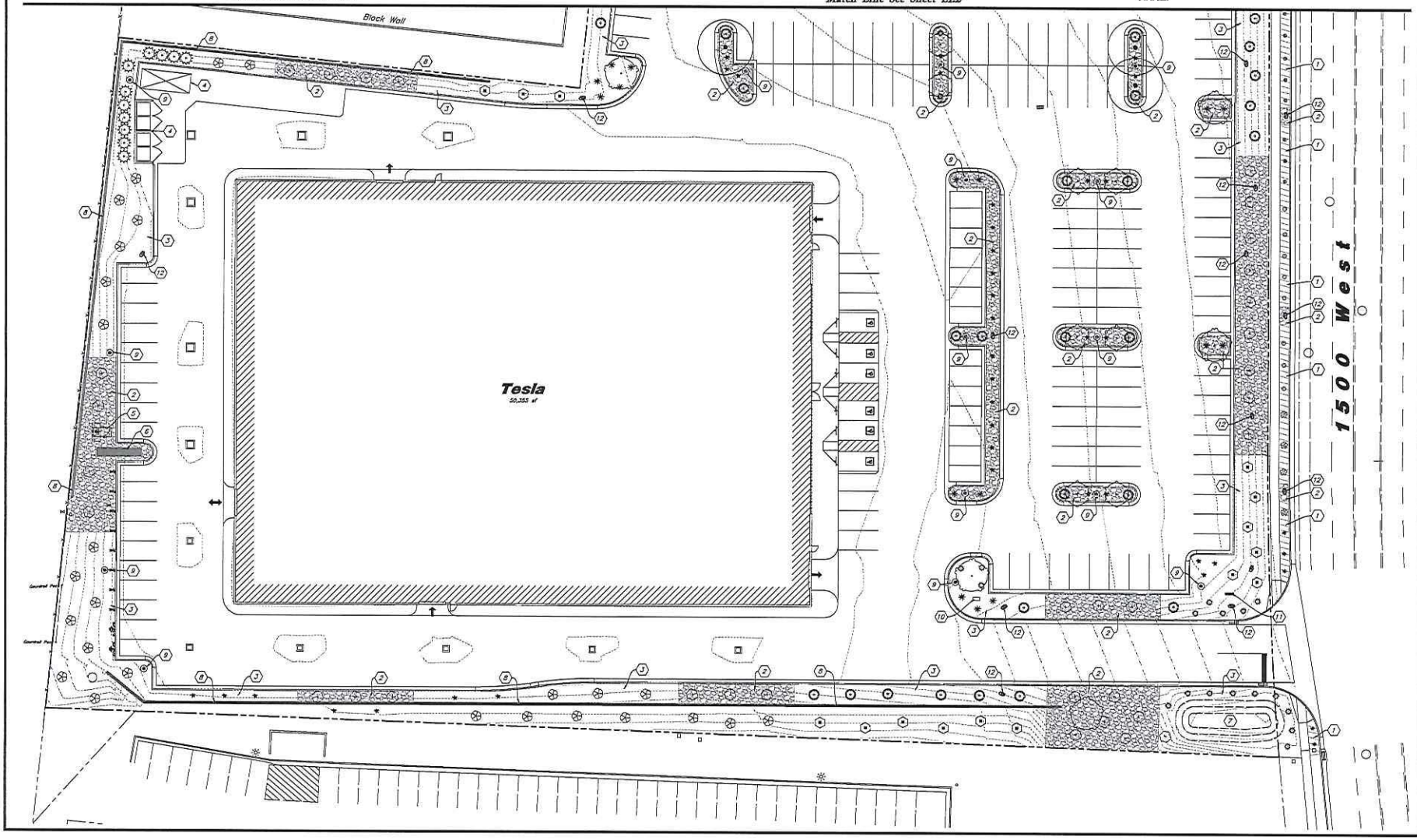


Key Map
Not to Scale

Scale: 1" = 20'

20' 0 20' 40'

Match Line See Sheet L1.2



REV	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC/NE
Client Name:
BS Development LLC
22-225 LS

ANA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-5523 - AWAengineering.net

Landscape Plan

Tesla Riverdale

1500 West & 4800 South
Riverdale, Utah 84405

State of Utah
Jared D. Udesen
No. 7714616-5301
04/11/2023
Professional Landscape Architect

11 Apr, 2023

SHEET NO.
L1.1

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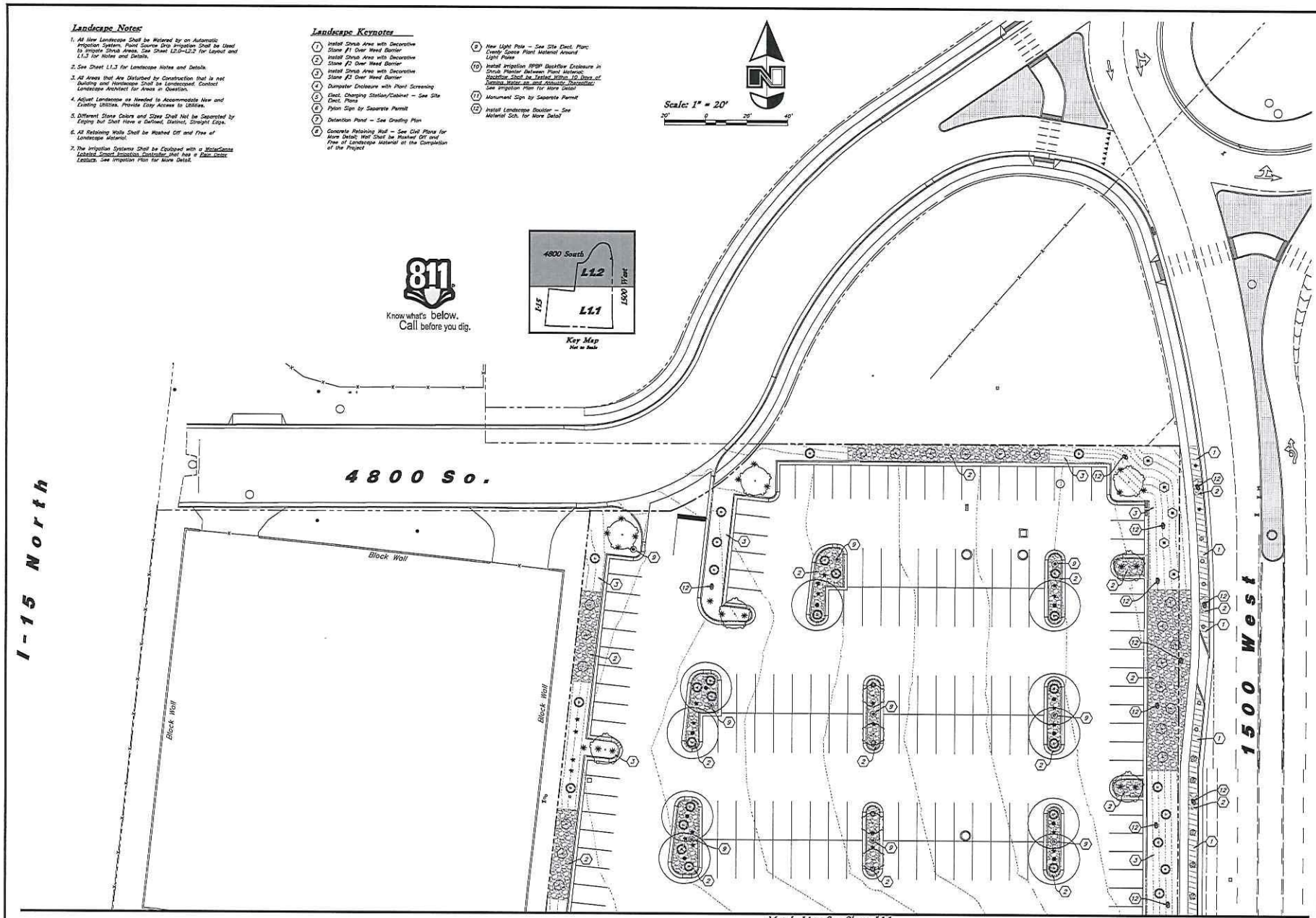


REV	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC/NE
Client Name:
GS Development LLC
22-225 LS

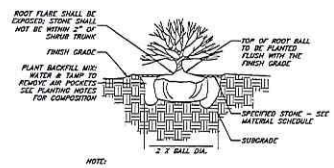
ANA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 517-5529 - ANAlandarchitect

Landscape Plan
Tesla Riverdale
1500 West & 4800 South
Riverdale, Utah 84405

State of Utah
James R. Wunsch
Licensed Landscape Architect
04/11/2023

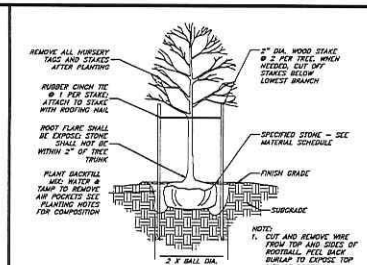
11 Apr, 2023

SHEET NO.
L1.2



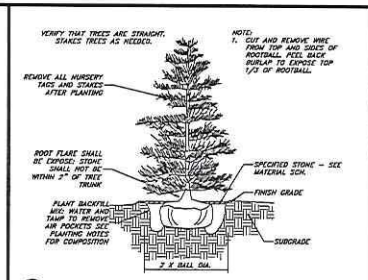
NOTE:
1. CUT AND REMOVE WIRE FROM TOP AND SIDES OF ROOTBALL. PEEL BACK BURLAP TO EXPOSE TOP 1/3 OF ROOTBALL.
2. REMOVE ALL NURSERY TAGS AND STAKES AFTER PLANTING.

1 SHRUB PLANTING
Not to Scale



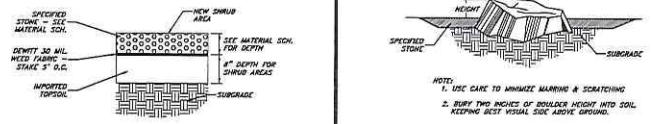
NOTE:
1. CUT AND REMOVE WIRE FROM TOP AND SIDES OF ROOTBALL. PEEL BACK BURLAP TO EXPOSE TOP 1/3 OF ROOTBALL.

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.

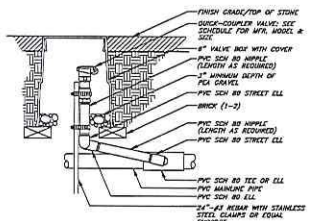
3 EVERGREEN TREE PLANTING
Not to Scale



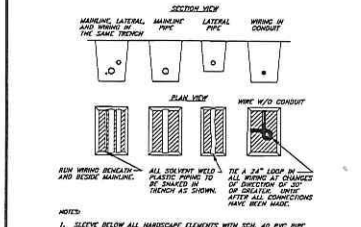
4 LANDSCAPE PREPARATION
Not to Scale

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

5 LANDSCAPE BOULDER
NOT TO SCALE

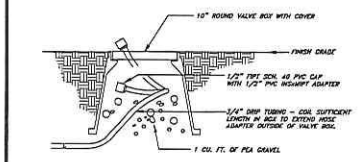


6 QUICK COUPLING VALVE
NOT TO SCALE

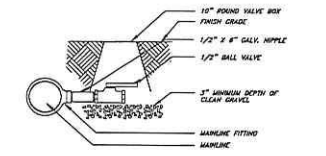


NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH. 40 PVC PIPE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE IRRIGATION NOTES.

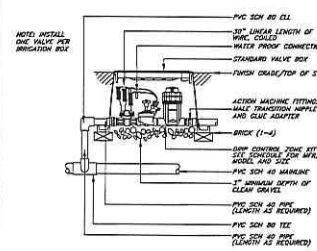
7 PIPE & WIRE TRENCHING
NOT TO SCALE



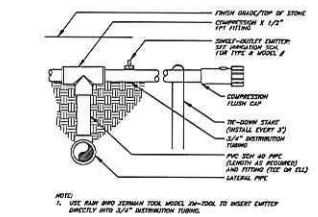
8 COMPRESSION FLUSH CAP
NOT TO SCALE



9 MANUAL DRAIN VALVE
NOT TO SCALE

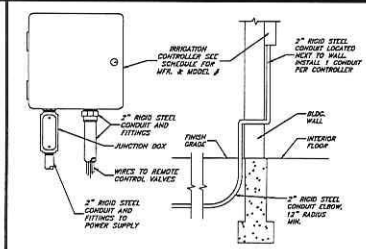


10 DRIP CONTROL VALVE
NOT TO SCALE

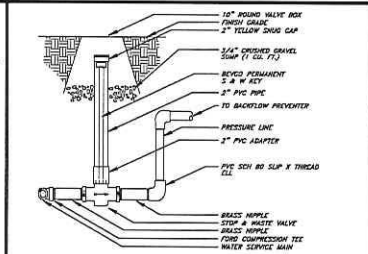


NOTE:
1. USE RAIN BIRD TERMIAN TOOL MODEL 3M-TOOL TO INSERT EMITTER DIRECTLY INTO 3/4" DISTRIBUTION TUBING.

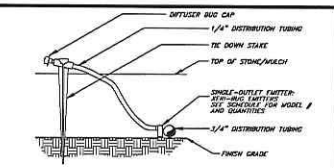
11 PVC TO POLY PIPE CONNECTION
NOT TO SCALE



12 IRR. CONTROLLER - INDOOR WALL MOUNT
NOT TO SCALE

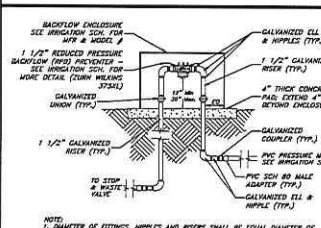


13 STOP & WASTE VALVE
NOT TO SCALE



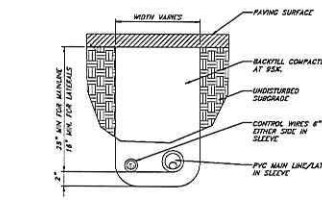
NOTE:
1. USE RAIN BIRD TERMIAN TOOL MODEL 3M-TOOL TO INSERT EMITTER DIRECTLY INTO 3/4" DISTRIBUTION TUBING.
2. INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MIN. OF 1" AND AND A MAX. OF 2". FLUSH ALL LINES THOROUGHLY. PRECEDING 1/4" DISTRIBUTION TUBING PRIOR TO EMITTER INSTALLATION. IF PLANTING IN A 4:1 SLOPE OR GREATER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOTBALL.

14 EMITTER INTO DISTRIBUTION TUBE
NOT TO SCALE



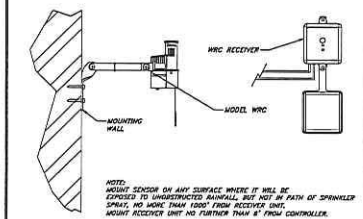
NOTE:
1. DIAMETER OF FITTINGS, NIPPLES AND RISERS SHALL BE EQUAL DIAMETER OF SPECIFIED BACK-FLOW PREVENTER UNLESS NOTED OTHERWISE.
2. ENCLOSURE SHALL BE BOLTED DOWN ON EACH CORNER.

15 BACKFLOW PREVENTION DEVICE
NOT TO SCALE



NOTE:
1. ALL IRRIGATION SLEEVES TO BE SCH. 40 PVC PIPE.
2. ALL SLEEVES SHALL BE TWICE THE NOMINAL SIZE OF THE PIPE WITHIN.
3. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
4. SLEEVE TO BE RUN UNDER PAVEMENT AND EXTEND A MIN. OF 18" PAST EDGE OF PAVEMENT. END OF SLEEVE TO BE CAPPED AND MARKED.

16 PIPE SLEEVING
Not to Scale



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

17 WIRELESS RAIN SENSOR
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 swept 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 nursery 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 and 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 water, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants.
13. The contractor shall install all landscape material per plan, notes and details.
14. Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
15. No grading or soil placement shall be undertaken when soils are wet or frozen.
16. Existing topsoil shall be stripped and stockpiled for landscape use. Contractor shall verify existing topsoil amounts and quality with the general contractor. The landscape contractor shall perform a soil test on existing and imported topsoil and amend per soil test recommendations. Soil test to be done by certified soil testing agency. Provide new imported topsoil as needed from a local source. Imported topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. Topsoil to be installed in all landscaping areas.
17. Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
18. Provide an 8" depth of existing and/or 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, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
21. All new plants to be balled and burlapped or container grown, unless otherwise noted on plant schedule.
22. Upon completion of planting operations, all shrub areas with trees, shrubs, and perennials, shall receive 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.
23. All deciduous trees shall be double staked per tree staking detail. It is the contractors responsibility to remove tree staking in a timely manner once stabed trees have taken root. Deciduous tree ties to be V.I.T. Centre Tie #CT32.
24. Landscape Installer shall repair or replace plantings and accessories that fail in material, 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.

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

REV	DATE	DESCRIPTION

Designed by: JF
Drafted by: DC/NC
Client Name: 65 Development LLC
22-205 LD

ANA
2010 North Redwood Road, Suite 100 Salt Lake City, Utah 84116
(801) 521-8529 - AllAmericanArchitects.com

Landscape & Irrigation Details

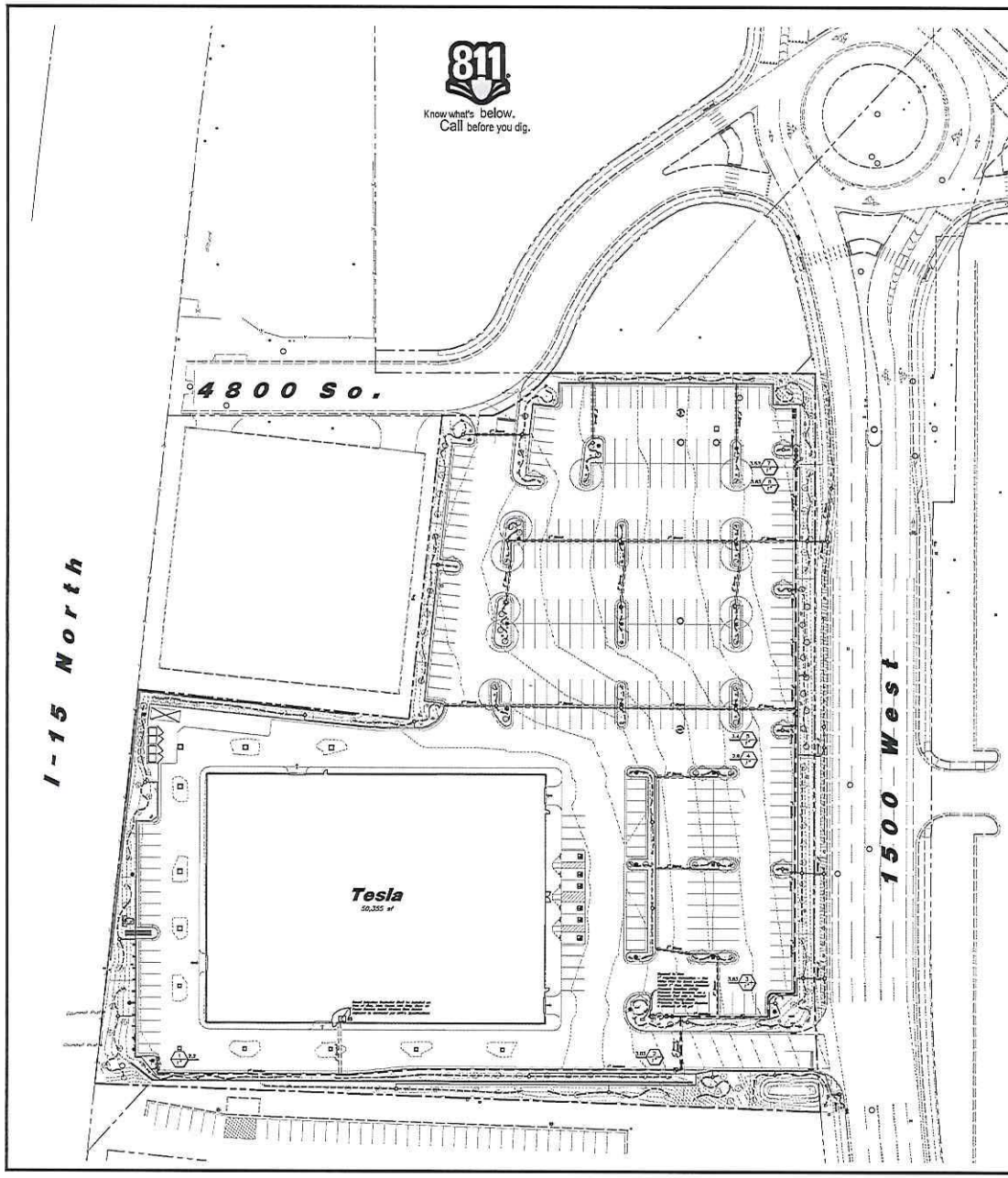
Tesla Riverdale

1500 West & 4800 South
Riverdale, Utah 84405

State of Utah Licensed Landscape Architect
Jared R. Warner
No. TLA1013-LA
04/11/2023

11 Apr, 2023

SHEET NO.
L1.3



Irrigation Notes

1. See Sheet L1.0–L1.2 for Plant Layout and Sheet L1.3 for Planting Notes and Details.
2. See L1.3 for Irrigation Details.
3. The City Reported a Static Water Pressure of 60 psi in the Area. The Irrigation System Requires a Minimum of 40 psi to Function.
4. The Irrigation System is Equipped with a Smart Controller and a Rain Sensor. See Irrigation Schedule for More Detail.

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" = 40'

40' 0 40' 80'

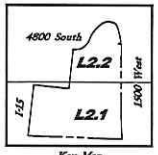
IRRIGATION SCHEDULE

Symbol	Manufacturer/Model #	Description	Notes	Detail
Valves				
	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	10/L1.3
	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	6/L1.3
D	Matco-Norca 759	Manual Drain Valve	1/2" Inch Size; Install at End of Mainline in a 10" Round Valve Box with 6" Depth Sump of Gravel Over Weed Barrier	8/L1.3
Drip				
	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	11/L1.3
	Rain Bird XBS-640 Rain Bird 10-100 Rain Bird 2B-20PC Rain Bird TDS25 Rain Bird DDC-025 Rain Bird MDCCAP	3/4" Distribution Tubing – Pipe shown on Plan is Schematic; Adjust as Needed 1/4" Distribution Tubing – Install one per Emitter Xerl-Dug 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	8/L1.3 14/L1.3
P.O.C. Components				
	Mueller Orseal Mark II	Stop & Waste Valve	1 Inch Size; Install in 10" Round Valve Box with Weed Barrier and Gravel Sump	13/L1.3
BF	Zurn Wilkins 375XL	Reduce Pressure Backflow Preventer (State Approved Backflow Device)	1 Inch Size; Backflow Shall be Properly Installed & Tested to Meet County Requirements, and Meet all State and Local Health Safety Laws and Ordinances; Install in GuardShack Enclosure (RGS-2) on Poured Concrete Pad with Frost Guard (FG-2) & 2 Locks (CG-AMPKA); Enclosure Color to be Woodland Tan	15/L1.3
Pipes				
	Schedule 40 PVC	Mainline Pipe	1 Inch Size; Control Wiring Shall be Tucked Under Mainline for Protection; Schedule 80 Fittings Shall be Used for Mainline Components	7/L1.3
	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	7/L1.3
Controller				
C	Hunter HC2-800-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	12/L1.3
RS	Hunter WR-CLIK	Wireless Rain Shut-off Sensor	Install Sensor on Corner of Bldg. per Manufacturer's Specifications	17/L1.3
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.	16/L1.3

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 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. The materials to manufacturer requirements and specifications. The contractor is responsible for all applicable state and local taxes for all specified materials and equipment. Plans, specifications must be approved by landscape architect. Provide operation and maintenance personnel with instruction manual and all produce 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. Make adequate provisions for system operation, adjust system to avoid spray on building, hardscape, and adjacent property. Any problems or poor appropriation 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 manufacturers specifications for measured static p.s.i. Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve (12) inches. Adapt system to manual compression air blowout.
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 manufacturers 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 right connectors (3M/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 foot of pea gravel for sump in base of boxes. Orient to be Carson Brooks or equal.
18. Quick couplers shall be a Rain Bird 44RC with a one inch Lasco unitized swing joint assembly. Support with rebar in each retainer lug. Install where shown on the plans.
19. Irrigation system backflow must occur only after system check is completed as specified. Use only tool free cover fit around pipes, valves, drains, or any irrigation system components. Rotor 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 irrigation 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. Upon completion and approval of irrigation system, irrigation contractor to provide the owner with two sets of drawings indicating actual location of piping, valves, sprinkler heads, wiring, and zones.
29. An irrigation zone map shall be provided in a protective jacket and be kept with the main irrigation controller. The map shall show all approved irrigation and include all zone valve locations.
30. It shall be the responsibility of the sprinkler contractor to demonstrate to the Owner the proper winterization and start-up procedures for the entire system prior to final payment.



Key Map
Not to Scale

REV	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC/NC
Client Name:
GS Development LLC
22-225 IR

ANA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 531-1539 - AllAngleEngineering.net

Overall Irrigation Plan

Tesla Riverdale

1500 West & 4800 South
Riverdale, Utah 84405

State of Utah
Jared R. Usinger
No. 7768251-5301
04/11/2023
Licensed Landscape Architect

11 Apr, 2023

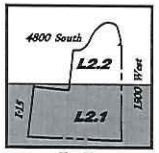
SHEET NO.
L2.0

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

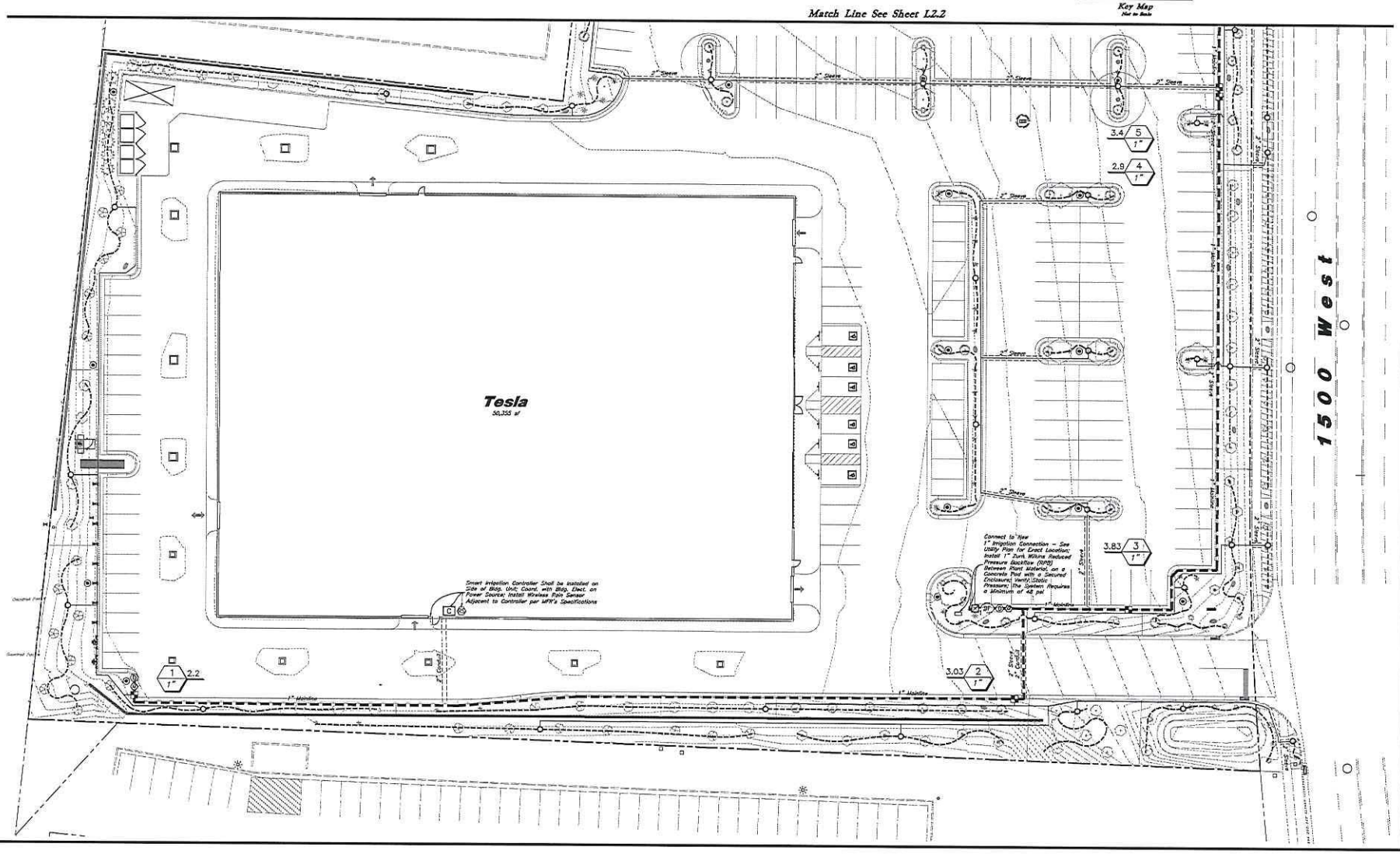
Irrigation Notes

1. See Sheet L1.0-L1.2 for Plant Layout and Sheet L1.3 for Planting Notes and Details.
2. See L1.3 for Irrigation Details.
3. The City Reported a Static Water Pressure of 60 psi in the Area. The Irrigation System Requires a Minimum of 48 psi to Function.
4. The Irrigation System is Equipped with a Smart Controller and a Rain Sensor. See Irrigation Schedule for More Detail.

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



Scale: 1" = 20'



KEY	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC/HC
Client Name: 85 Development LLC
22-225 IR

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

Irrigation Plan

Tesla Riverdale

1500 West & 4800 South
Riverdale, Utah 84405

State of Utah
Jared R. Morgan
Licensed Landscape Architect
04/11/2023

11 Apr, 2023

SHEET NO.
L2.1

VALVE SCHEDULE

VALVE STATION	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP. RATE
1	1"	Area for Drip Emitters	2.2	32.0	44.8	0.4 in/h
2	1"	Area for Drip Emitters	3.03	32.1	44.3	0.52 in/h
3	1"	Area for Drip Emitters	3.63	33.1	45.4	0.48 in/h
4	1"	Area for Drip Emitters	2.9	32.1	45.1	0.55 in/h
5	1"	Area for Drip Emitters	3.4	33.2	46.5	0.18 in/h
6	1"	Area for Drip Emitters	3.63	33.2	47.5	0.31 in/h
7	1"	Area for Drip Emitters	3.53	33.1	47.3	0.17 in/h

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

Irrigation Notes

1. See Sheet L1.0-L1.2 for Plant Layout and Sheet L1.3 for Planting Notes and Details.
2. See L1.3 for Irrigation Details.
3. The City Reported a Static Water Pressure of 60 psi in the Area. The Irrigation System Requires a Minimum of 48 psi to Function.
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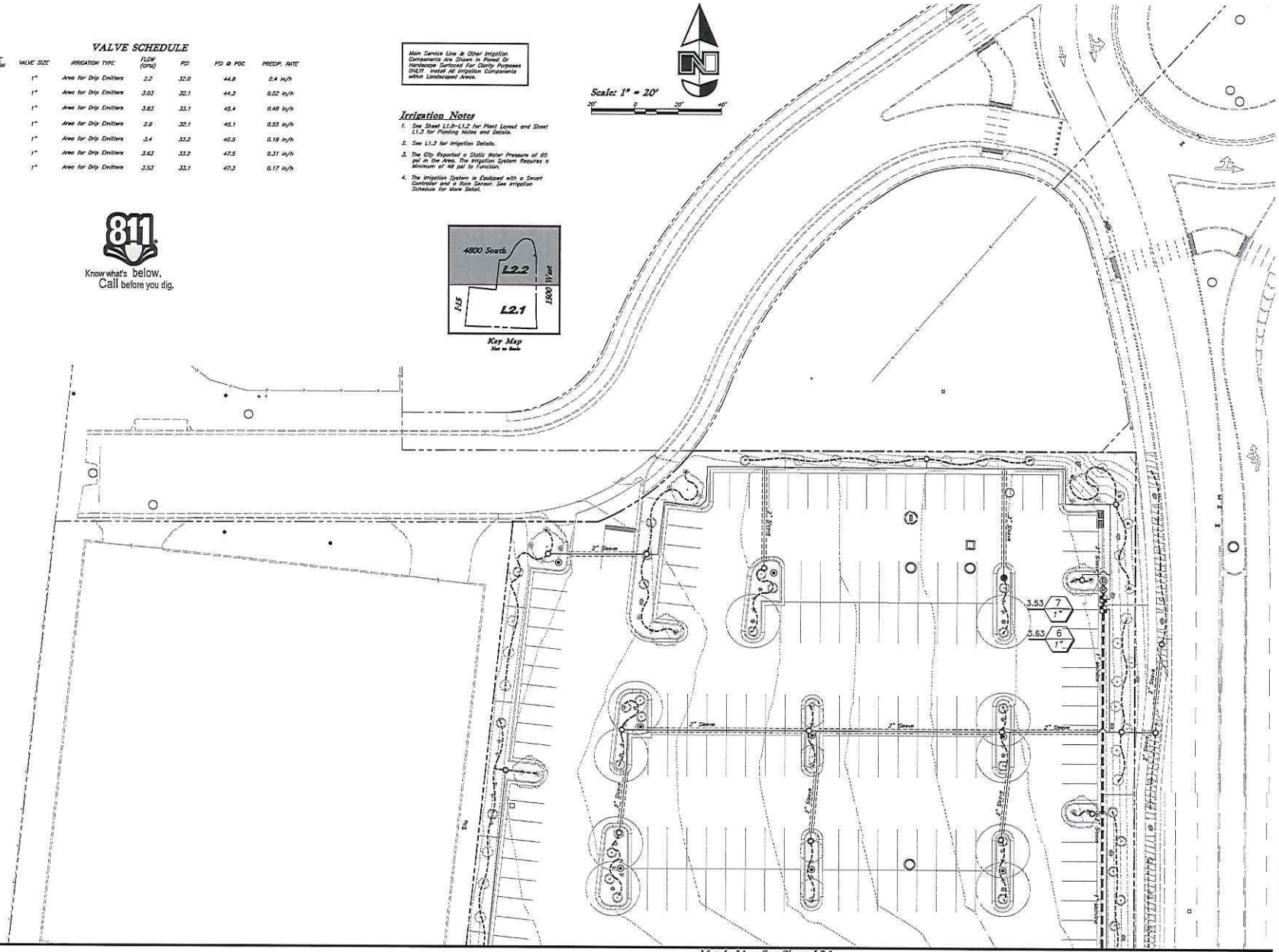
Know what's below. Call before you dig.

Key Map
Not to Scale

Scale: 1" = 20'



Match Line See Sheet L2.1

REV	DATE	DESCRIPTION

Designed by: JT
Drafted by: DC/HC
Client Name:
GG Development LLC
22-225 IR

ANA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-3539 - AllAngleEngr.net

Irrigation Plan

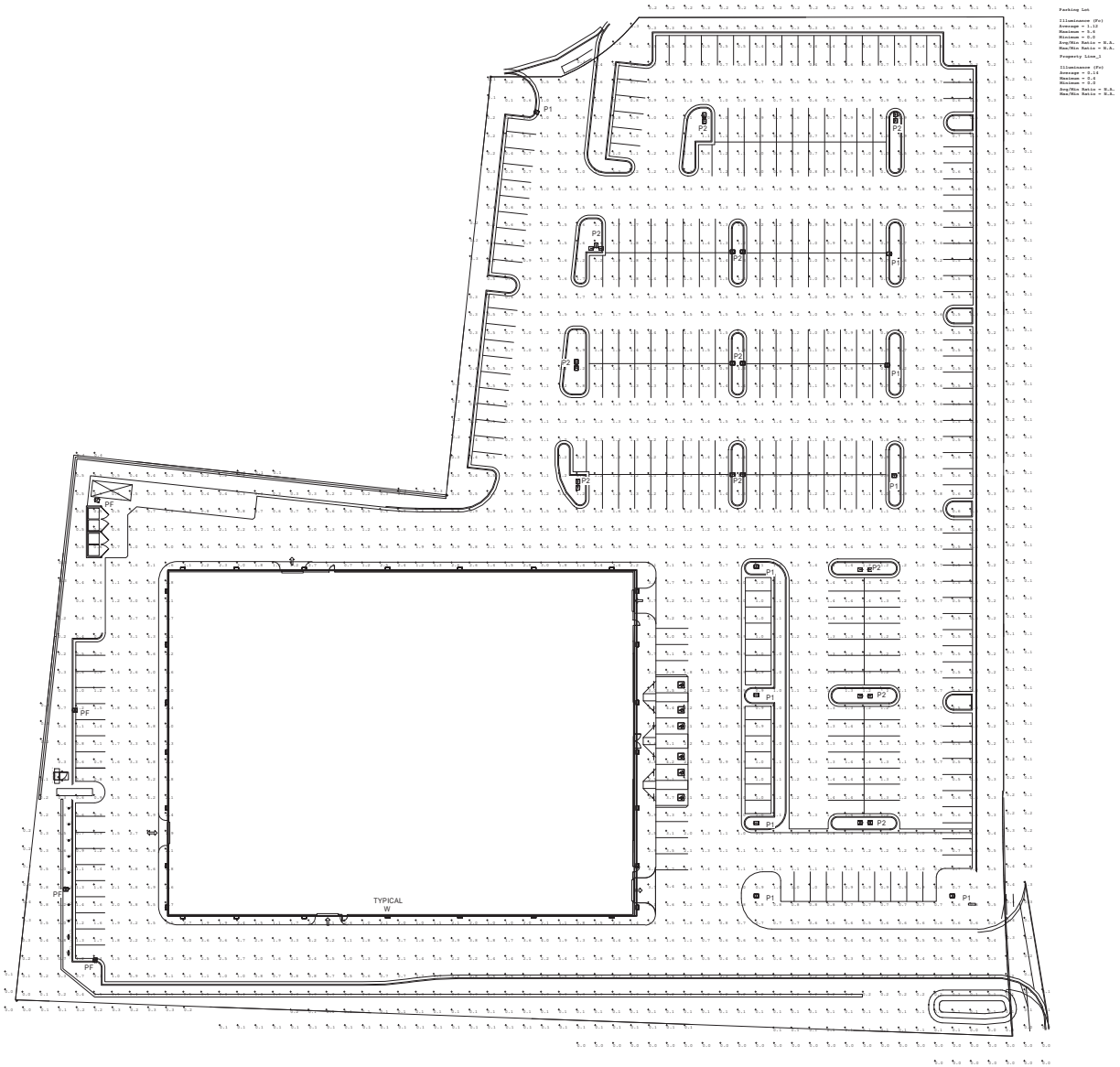
Tesla Riverdale

1500 West & 4800 South
Riverdale, Utah 84405

State of Utah
Daniel R. Warnick
No. 7164035-5301
04/11/2023
LICENSED PROFESSIONAL ENGINEER

11 Apr, 2023

SHEET NO.
L2.2



Parking Lot

Illuminance (Fc)
Average = 1.12
Maximum = 5.6
Minimum = 0.1
Avg/Min Ratio = N.A.
Max/Min Ratio = N.A.

Property Line_1

Illuminance (Fc)
Average = 0.14
Maximum = 0.4
Minimum = 0.0
Avg/Min Ratio = N.A.
Max/Min Ratio = N.A.

1 SITE PHOTOMETRIC

CALCULATION SUMMARY

CALC. LABEL	UNITS	AVG	MAX	MIN	MAX/AVG
PARKING AREA	FOOTCANDLES	1.13	5.6	0.1	13.8
PROPERTY LINE	FOOTCANDLES	0.14	0.4	0.0	N.A.

FIXTURE SCHEDULE

FIXTURE TYPE	MANUFACTURER	CATALOG NO.	WATTS	QUANTITY
W	ACUITY LIGHTING	ARC2 LED P3 40K MVOLT	24	28
P1,P2,P3	RAYON LIGHTING	T-395 LED 24" 40 UNV 40 T5 PC2	40	32
PF	RAYON LIGHTING	T-395 LED 24" 40 UNV 40 T4 PC2	40	4

TESLA

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ISSUE / REVISION

SHEET TITLE:

SITE PHOTOMETRIC

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