6:00 p.m. – **Work Session** *(City Council 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.

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

A. **Welcome & Roll Call**

B. **Open Communications**
   (This is an opportunity to address the Planning Commission regarding your concerns or ideas. Please try to limit your comments to three minutes.)

C. **Presentations and Reports**
   1. Community Development Projects Status Report

D. **Consent Items**
   1. Approval of Planning Commission Meeting Minutes from:
      - September 13, 2016 Work Session
      - September 13, 2016 Regular Meeting

E. **Action Items**
   1. **Public Hearing:** Consideration of Rezone request for properties located at approximately 1378 West Ritter Drive from Agricultural Zone (A-1) to Single-Family Residential Zone (R-1-6).
      - **b. Make a Zoning Recommendation to the City Council.**
      - *Presenter: Mike Eggett, Community Development Director*
   2. Consideration of Site Plan Amendment for Cutrubus Wasatch Front Kia located at approximately 770 West Riverdale Road, Riverdale, Utah 84405.
      - **Presenter: Mike Eggett, Community Development Director**

F. **Discretionary Items**

G. **Adjournment**

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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 on October 21, 2016 at the following places: 1) the Riverdale City Hall Noticing Board, 2) the Riverdale City website: [http://www.riverdalecity.com/](http://www.riverdalecity.com/), 3) the Utah Public Notice website: [http://www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html), and 4) the Standard-Examiner.

Jackie Manning
Riverdale City Recorder
AGENDA ITEM: D

SUBJECT: Consideration of meeting minutes for the prior Planning Commission Meeting held on September 13, 2016.

PRESENTER: Jackie Manning, City Recorder

ACTION REQUESTED: Consideration of approval.

INFORMATION:

a. Work Session Meeting Planning Commission Minutes 09/13/16

b. Regular Meeting Planning Commission Minutes 09/13/16

BACK TO AGENDA
Minutes of the Work Session of the Riverdale City Planning Commission held Tuesday, September 13, 2016, at 6:00 PM, at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Commissioners:  Steve Hilton, Chairman
Blair Jones, Commissioner
Kathy Eskelsen, Commissioner
David Gailey, Commissioner
Lori Fleming, Commissioner
Robert Wingfield, Commissioner

Excused: Michael Roubinet, Commissioner

City Employees: Mike Eggett, Community Development
Jackie Manning, City Recorder

Others Present: No members of the public were present

Chairman Hilton welcomed the Planning Commission members to the Work Session and stated for the record that all were in attendance with the exception of Commissioner Roubinet who is excused.

Presentations and Reports: Chairman Hilton turned the time over to Mr. Eggett who reported the following:

- Maverik is continuing construction.
- Target remodel has begun.
- Seasonal Halloween stores are open.

There was a discussion regarding properties owned by H&P Investments, specifically the plans H&P has for Wells Fargo Bank and the Cadillac Car Dealership. Mr. Eggett encouraged the Planning Commissioners to ask the H&P Investment representative for definitive answers, as he was unsure.

Consent Items:
Chairman Hilton asked for any changes or corrections to the minutes for regular and work session Planning Commission Meeting that was held on August 23, 2016. There were no corrections requested.

Action Items:
Chairman Hilton invited discussion regarding the first action item, consideration of recommendation for approval of Riverdale Town Square (H&P Inv. redevelopment) Final Site Plan, 845 West Riverdale Road, Riverdale, Utah 84405. Mr. Eggett summarized the executive summary found in the packet.

Commissioner Fleming asked for clarification regarding the color schemes for the new development. Mr. Eggett referred to the packet for color renderings.

Mr. Eggett referred to the outstanding items/concerns as noted by the Public Works Director, Shawn Douglas. Mr. Eggett stated he received verbal confirmation from Mr. Douglas indicating these items had been resolved.

There was a brief discussion regarding the materials used for the proposed development. Mr. Eggett indicated this development will be unique with a modern look.

Commissioner Hilton asked if Riverdale City had ever thought to have a specific building design personality. Mr. Eggett discussed the pros and cons of having themed developments in a City. Mr. Eggett discussed the development challenges for businesses when a personality is established and explained it can sometimes discourage developers from coming into a city.

There was a brief discussion regarding the potential restaurants and retailers for the new H&P Investment development. There was a discussion regarding landscaping to promote water preservation.

Discretionary Items:
There were no discretionary items.

Adjourn:
Having no further business to discuss the Planning Commission adjourned at 6:21 PM to convene into their Regular Planning Commission Meeting located in the Council Chambers.
Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, September 13, 2016, at 6:30 PM, at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: Commissioners: Steve Hilton, Chair
Blair Jones, Vice-Chair
Lori Fleming, Commissioner
David Gailey, Commissioner
Michael Roubinet, Commissioner
Kathy Eskelsen, Commissioner
Robert Wingfield, Commissioner

City Employees: Mike Eggett, Community Development
Jackie Manning, City Recorder

Excused: Michael Roubinet

Visitors: Braden Moore Brent Ellis Dave Pierson Troy Cutrubus

A. Welcome & Roll Call

Chairman Hilton welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present, with the exception of Commissioner Roubinet, who is excused.

B. Open Communications

Chairman Hilton asked for any open communications and there were not any.

C. Presentations and Reports

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

- Maverik is continuing construction.
- Target remodel has begun.
- Seasonal Halloween stores are open.

D. Consent Items

1. Consideration of meeting minutes from the Planning Commission Meeting held on August 23, 2016.

Chairman Hilton asked for changes or corrections to the Planning Commission meeting minutes for August 23, 2016 Work Session and Regular Meeting. There were no corrections requested.

MOTION: Commissioner Fleming moved to approve consent items meeting minutes as written. Commissioner Wingfield seconded the motion.

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously.

E. Action Items

1. Consideration of recommendation for approval of Riverdale Town Square (H&P Inv. Redevelopment) Final Site Plan, 845 West Riverdale Road, Riverdale, Utah 84405.

Mr. Eggett summarized an executive summary which explained:

H&P Investments, as represented by Dave Pierson, have updated the drawings and Preliminary Site Plan information of the Redevelopment Master Site Plan that will operate as a commercial retail center located at approximately 845 West Riverdale Road, between 900 West and Tony Divino Toyota, in a Regional Commercial (C-3) zone. This redevelopment area has now been named, Riverdale Town Square. This site plan is being proposed for development on property currently owned by H&P Investments. Per the applicant, the desired uses are commercial retail and food service type uses. A public hearing is not required to consider this Site Plan proposal.

Title 10 Ordinance Guidelines (Code Reference)
This Final Site Plan review is regulated under City Code 10-25 “Development in All Zones”, and is affected by City Codes 10-10A “Regional 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”.

On September 1, 2016, the Design Review Committee reviewed the exterior elevation renderings, architectural materials, landscaping and irrigation plan, as well as signage concepts, and provided approval of these four elements for the Riverdale Town Square project.

All supporting documentation is located within the packet including department reviews. The City Attorney, Steve Brooks, stated all outstanding items as listed by the Public Works Director, Shawn Douglas, in the department reports must be addressed prior to approving this project. Mr. Eggett stated he has received verbal confirmation from Mr. Douglas that his previous concerns regarding the outstanding items for this development have been addressed and he feels comfortable with the project moving forward.

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.

Dave Pierson, representative of H&P Investment, invited questions. Commissioner Fleming asked about the access points in relation to the potential variance from Utah Department of Transportation (UDOT). Mr. Pierson stated they received a variance from UDOT. He discussed the striping requirements and road dedication that is currently in process to comply with UDOT.

Chairman Hilton inquired about the water meter issues. Mr. Pierson explained he has been in conversation with Mr. Douglas regarding the water meters, and the resolution was a change in building design and meter location after reassessing the water needs for the development.

MOTION: Commissioner Jones moved to recommend approval to the City Council for the proposed Riverdale Town Square (H&P Inv. redevelopment) Final Site Plan, 845 West Riverdale Road, Riverdale, Utah 84405, contingent upon the applicants addressing the outstanding items. Commissioner Fleming seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: Commissioner Wingfield, Eskelsen, Fleming, Gailey, Jones, Hilton all voted in favor.

F. Discretionary Items

There was a brief discussion regarding local residents concerns, such as tree removal and the proper procedures. Commissioner Gailey inquired about the newest proposed park in regards to funding. Mr. Eggett stated at this time there was no update regarding the proposed park and there was also no funding at this time.

G. Adjournment

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

The meeting adjourned at 6:45 PM.

Steve Hilton
Planning Commission Chair

Jackie Manning
City Recorder

Date Approved: October 25, 2016
AGENDA ITEM: E1

SUBJECT: Consideration of Rezone request for properties located at approximately 1378 West Ritter Drive from Agricultural Zone (A-1) to Single-Family Residential Zone (R-1-6).

PRESENTER: Mike Eggett, Community Development

ACTION REQUESTED: Public Hearing & Recommendation to City Council

INFORMATION:

a. Executive Summary
b. Rezone Area
c. Application
d. Public Hearing Notice Rezone Checklist
e. Entities Affected List
f. 10-9a-205(4)(a) Notice
g. Certified Sign Placement

BACK TO AGENDA
American Landmark Group LLC, the petitioner in this matter, is requesting a rezone of properties located at approximately 1378 West Ritter Drive from the current Agricultural (A-1) zone to a proposed Single-Family Residential (R-1-6) zoning to allow for potential future subdivision development opportunities for these properties. Additionally, there is a small parcel of property on the corner of Ritter Drive and 1500 West that is owned by Riverdale City and is proposed to be included with this rezone request. This request is for approximately 10.29 acres of land that would be affected by the proposed rezone request (see the attached zoning map document for more information). As required by State Code and to allow for public commentary, a public hearing has been noticed and scheduled to receive and consider public comment on the proposed amendment to the zoning map. Following the public hearing, the Planning Commission may make a recommendation to the City Council regarding this rezone request.

Title 10 Ordinance Guidelines (Code Reference)

This rezone request is regulated under City Code 10-5 "Rezone Requests" and is affected by City Codes 10-8 "Agricultural Zones (A-1)" and 10-10-9B "Single-Family Residential Zones (R-1-10, R-1-8, R-1-6, R-1-4.5)."

The petitioner's properties are currently listed in the County Records under the ownership of Howard C Coleman Family Trust, Howards Land LLC, and Riverdale City. These Coleman Family properties are currently being utilized as agricultural and grazing use properties and have been operating in this fashion for many years. At current time the zoning is compatible with the current use on the site.

American Landmark Group has entered into a purchase agreement with the Coleman Family for the properties affected by this petition. American Landmark Group representatives have indicated that the group's intent for the properties is to potentially subdivide the properties into single-family residential lots that could be accessible from 1500 West, Ritter Drive, and 1250 West respectively.

The appropriate application and supporting documentation have been submitted and provided to the Planning Commission for review (please see attached documentation for more).

This request for rezone is in agreement with the General Plan for this location as this property is established in the General Plan Land Use section as Residential - Low Density.

For more information relative to the zoning codes affecting this request and permitted and conditional uses for these zones, please reference the respective sections of City Code, as noted above.

Public hearing notifications required by State and City Codes have been completed in conformance with the standards established by these Codes and as reflected in the attached documentation. The public hearing was also scheduled based on input from all Planning Commissioners who were in support of holding the public hearing for this request on October 25th, 2016.

Staff would encourage the Planning Commission to review this matter, including concerns outlined herein.
and then discuss with the petitioners any concerns that may arise in this matter. Staff would then recommend that the Planning Commission act accordingly to recommend, table, or not recommend the rezone to the City Council based upon sufficient findings of fact to support the Planning Commission recommendation.

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<thead>
<tr>
<th>General Plan Guidance (Section Reference)</th>
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<td>Listed as Residential - Low Density, which is agreeable with the petitioner's request.</td>
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<th>Legal Comments - City Attorney</th>
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<tr>
<td>Steve Brooks, Attorney</td>
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<th>Administrative Comments - City Administrator</th>
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<td>Rodger Worthen, City Administrator</td>
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October 11th, 2016

Coleman Property/American Landmark Group LLC – rezone request for properties along Ritter Drive, 1250 W., and 1500 W. from Agricultural (A-1) Zone to Single-Family Residential (R-1-6) Zone. Area bound in black proposed to be rezoned as noted. Property on the corner of Ritter Drive and 1500 W. owned by Riverdale City.
RIVERDALE CITY
REZONE REQUEST APPLICATION

DATE SUBMITTED: 10-11-16

APPLICANT NAME: AMERICAN LANDMARK GROUP LLC

APPLICANT ADDRESS: AMERICAN LANDMARK GROUP

ADDRESS OF SITE: 1378 West Ritter Drive

PROPERTY OWNER: HOWARDS LAND LLC / HOWARD C. COLEMAN FAMILY TRUST

PHONE NUMBER: On File

FEE SCHEDULE: $250

PRESENT ZONING: AG

PRESENT USE: RESIDENCE w/ HOUSE PROPERTY

PROPOSED ZONING: R-1-6

PROPOSED USE: RESIDENTIAL SUBDIVISION

PROPERTY ACREAGE: 10.29 Acres

Answer the following questions with specifics on a separate sheet. This information will be forwarded to the Planning Commission members for review.

A. Why should the present zoning be changed?
B. How is the proposed change in harmony with the City General Plan for this area?
C. If the proposed change is not in harmony, what conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?
D. How is the change in the public interest as well as the applicant's desire?

Signature of Applicant

Signature of Property Owner

I authorize AMERICAN LANDMARK GROUP LLC to act as my representative in all matters relating to this application.
APPLICATION REQUIREMENTS AND PROCEDURE FOR REZONE REQUEST

1. The applicant shall submit to the City Recorder the following:
   
a. Completed REZONE REQUEST APPLICATION formally requesting a rezone and stating the reasons for the request.
   
b. PROPERTY PLAT MAP of the area of the requested rezone. Plats are available at the Weber County Recorder’s Office.
   
c. LEGAL DESCRIPTION of the subject property.
   
d. REZONE REQUEST FEE of $250 as established by resolution of the Riverdale City Council.

2. The Planning Commission, following the public hearing, will consider action to approve or deny the rezone request. The Planning Commission may take up to thirty (30) days following the public hearing to act on the rezone request. The decision of the Planning Commission will be forwarded to the City Council with the Planning Commission recommendation. The City Council will then make the final decision. If the request is approved, an ordinance will be signed and filed. The application / property owner may obtain a copy of the ordinance if desired.

3. If approved, the rezone will become effective upon posting of the ordinance.

Planning Commission scheduled public hearing:

Date: ________________________  Decision: ________________________

City Council consideration of application:

Date: ________________________  Decision: ________________________
Riverdale City Rezone Request

Attachment “A”

A. Why should the present zoning be changed?

As Developers of residential properties we strive to provide the best possible product that the market is asking for. In doing so it is obvious that the mature (Baby Boomer) home owner or buyer is looking for a smaller less burdensome residence. Their children have grown and left home. Many, to distant locations which makes it difficult and less likely that their grandchildren will be visiting often. They prefer smaller yards, smaller homes with a single floor design, no steps and most have their residences maintained by professionals so that they have the freedom to leave the home at short notice and for as long as they like knowing that the home will be as they left it upon their return.

The younger generation home owner is looking for the same type of residence. They have shown less confidence in the prospect of working for the same company for a lifetime as their parents did. They expect that they will be moving more often than past generations. They are asking for smaller, less burdensome residences. There will always be those who want a large property and those are available but national trends show that to be a declining lifestyle.

The cost for undeveloped land has continued to rapidly escalate despite the “Great Recession and Housing Bubble” and the cost of development has followed suit. This trend has outpaced the buying capacity of many families and the best solution is to offer smaller building lots at a reasonable and fair value.

B. How is the proposed change in harmony with the City General Plan for this area?

The property and the surrounding residential area is presently zoned R-1-8. Our request to rezone to R-1-6 is still in harmony to the plan in that the land will still be residential and even though we are requesting the R-1-6 it is our intent to have a mix of lot sizes 6,000 square foot and larger. Some being 10,000 square foot and larger.

Our intent is to bring together people from all walks of life and create a vibrant diverse community of mature “Empty Nesters”, younger families, and established families who prefer a larger residence.

Our CC&R’s will be quite comprehensive and restrictive as to the types of construction and products, design of the residence and value of the homes allowed. The homes will be equal to or greater in value than many of the surrounding homes. We have no intention of building a community of “Cookie Cutter” residences as has been done in the past by some developers.

We have been working with the city staff to come up with creative solutions to the completion of Ritter Drive and have adjusted our design of the subdivision to help the whole area meet the intent of the General Plan.
C. If the proposed change is not in harmony, what conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?

We believe that the proposed change is in harmony with the General Plan. The property is one of the last available parcels for Riverdale City to help create a great Residential Community for those who want to live in the city, with a great theme based on the history of the property.

D. How is the change in the public interest as well as the applicant desire?

City staff and numerous real estate brokers in the area have indicated that there is a critical need for housing in Riverdale but there are no available homes or building lots. Our research has also confirmed this to be the case. Riverdale is in need of new family homes. We believe the solution can be achieved by having a mix of home and lot sizes to meet the varying needs. A place for all to be proud of.
Legal Descriptions

Parcel 1: 5 Acres
PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U S SURVEY; BEGINNING AT A POINT 730.00 FEET EAST FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE EAST 330.00 FEET; THENCE SOUTH 660.00 FEET; THENCE WEST 330.00 FEET; THENCE NORTH 660.00 FEET TO THE POINT OF BEGINNING. CONTAINS 5.00 ACRES.

Parcel 2: 5.29 Acres
PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN U S SURVEY: BEGINNING 256.27 FEET EAST FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE EAST 803.73 FEET; THENCE SOUTH 660 FEET; THENCE WEST TO A POINT SOUTH 318 FEET AND SOUTH 64D EAST 435 FEET AND SOUTH 55D20' EAST 183 FEET AND SOUTH 75 FEET FROM SAID NORTHWEST CORNER; THENCE NORTH 75 FEET, THENCE NORTH 55D20' WEST 183 FEET; THENCE NORTH 64D WEST 76.7 FEET; THENCE NORTHWESTERLY 237.7 FEET, MORE OR LESS, TO A POINT 259.1 FEET SOUTH 0D10' WEST AND 44 FEET EAST FROM THE POINT OF BEGINNING, THENCE WEST 44 FEET; THENCE NORTH 0D16' EAST 259.1 FEET TO BEGINNING. EXCEPT: A PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U S SURVEY: BEGINNING AT A POINT 730.00 FEET EAST FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE EAST 330.00 FEET; THENCE SOUTH 660.0 FEET; THENCE WEST 330.00 FEET; THENCE NORTH 660.00 FEET TO THE POINT OF BEGINNING. CONTAINS 5.00 ACRES (E# 2306617) [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAIN AREA FOR THIS PARCEL THE AREA FOR THIS PARCEL WAS CALCULATED BY THIS OFFICE FOR TAX PURPOSES.]
RIVERDALE CITY CORPORATION  
4600 SOUTH WEBER RIVER DRIVE  
RIVERDALE UT 84405  
394-5541

Receipt No: 15.505805  
Oct 11, 2016

VESTA DEVELOPMENT AND CONSTRUCTION

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10/11/2016 01:36PM
1378 West Ritter Drive – Checklist Regarding Public Hearing Notice for Land Use Amendment/Re-zone/General Plan Amendment

- Notice Sent to Affected Entities (10 days before hearing date)
  - Documented List Verifying Date Sent
- Form Letter Sent to Affected Property Owner(s) Due to Rezone per 10-9a-205(4)(b) (10 days prior to hearing date)
- Notice in Newspaper of General Circulation (10 days prior to hearing date)
- Notice on City Website (10 days prior to hearing date)
- Sign Placed on Subject Property (10 days prior to hearing date)
  - Picture and Certification of Sign Placement Completed
- Notice Placed on State Public Meeting Notice Website (10 days prior to hearing date)
Affected Entities Notice Listing Information

Affected entity notice was sent to the following groups on the dates listed below.

1. UDOT – Region One: sent on October 14, 2016
4. Roy Water Conservancy District: sent on October 14, 2016
6. Comcast: sent on October 14, 2016
7. Century Link: sent on October 14, 2016
8. Rocky Mountain Power: sent on October 14, 2016
9. Questar Gas: sent on October 14, 2016
October 13th, 2016

Howards Land LLC
5408 South Weber Drive
Riverdale, Utah 84405

Dear Members of the Howards Land LLC group:

Below is a notice of public hearing for a proposed rezone request for properties located at approximately 1378 West Ritter Drive in Riverdale City. You are receiving this notice because your property may be directly affected by this rezone request.

Notice of Public Hearing
Riverdale Planning Commission
Tuesday, October 25, 2016
Which begins at 6:30 p.m.

Riverdale Civic Center
4600 South Weber River Drive
Riverdale, Utah

The Riverdale Planning Commission will hold a public hearing to receive and consider public comment on a proposed rezone request for properties located at approximately 1378 West Ritter Drive in Riverdale City from Agricultural (A-1) zoning to Single-Family Residential (R-1-6) zoning. Further information regarding the proposal can be viewed at www.riverdalecity.com. Public comment is invited and interested parties are encouraged to attend.

You may review the current and proposed zoning on our city website (www.riverdalecity.com) under the “City Code” tab. The A-1 zoning language is found under Title 10, Chapter 8, and the R-1-6 zoning language is found under Title 10, Chapter 9B.

As a potentially affected owner of property at the proposed rezone location, you may, no later than 10 days after the day of the first public hearing, file a written objection to your inclusion of property to this rezone request. Any formal protests should be submitted by mail to Riverdale Civic Center, 4600 So. Weber River Drive, Riverdale, UT 84405, or by email to meggett@riverdalecity.com. Any formal protests submitted to the City will be shared with the Planning Commission and City Council respectively throughout the process.
Please feel free to contact me with any follow-up questions, comments, or concerns that you may have regarding this matter via telephone at 801-394-5541 ext. 1215 or email at meggett@riverdalecity.com.

Thank you,

*Michael Eggett*

Riverdale City
Community Development Director
October 13th, 2016

Howard C. Coleman Family Trust
5368 South 1050 West
Ogden, Utah 84405

Dear Members of the Howard C. Coleman Family Trust:

Below is a notice of public hearing for a proposed rezone request for properties located at approximately 1378 West Ritter Drive in Riverdale City. You are receiving this notice because your property may be directly affected by this rezone request.

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Riverdale Planning Commission
Tuesday, October 25, 2016
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Thank you,

Michael Eggett
Riverdale City
Community Development Director
October 13th, 2016

Riverdale City
Attn: Rodger Worthen
4600 So. Weber River Drive
Riverdale, Utah 84405

Dear Riverdale City Administrator:

Below is a notice of public hearing for a proposed rezone request for properties located at approximately 1378 West Ritter Drive in Riverdale City. You are receiving this notice because your property may be directly affected by this rezone request.

Notice of Public Hearing
Riverdale Planning Commission
Tuesday, October 25, 2016
Which begins at 6:30 p.m.

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Please feel free to contact me with any follow-up questions, comments, or concerns that you may have regarding this matter via telephone at 801-394-5541 ext. 1215 or email at meggett@riverdalecity.com.

Thank you,

Michael Eggett
Riverdale City
Community Development Director
CERTIFICATION OF SIGN PLACEMENT

This is to certify that on this 12th day of October, 2016, I supervised the placement of a sign on property located at approximately 1378 West Ritter Drive, Riverdale, Utah as a notice of a rezone request. I further certify that said sign was posted in compliance with all requirements of Riverdale Municipal Ordinance Code 10-5-3(A).

Dated this 12th day of October, 2016.

Jeff Woody, Community Development Department
NOTICE OF REZONE REQUEST

FOR INFORMATION, CONTACT RIVERDALE CITY AT:
801-394-5541 X 1215
AGENDA ITEM: E2

SUBJECT: Consideration of Site Plan Amendment for Cutrubus Wasatch Front Kia located at approximately 770 West Riverdale Road, Riverdale, Utah 84405.

PRESENTER: Mike Eggett, Community Development

ACTION REQUESTED: Consideration of approval.

INFORMATION:

a. Executive Summary
b. Site Plan Review
c. Department Reports
d. Engineer Letter
e. Application
f. Interior Update Plan
g. Wasatch Front Kia Guide
h. Wasatch Front Kia Site Plan Amendment

BACK TO AGENDA
Riverdale
City

Planning Commission
Executive Summary

For the Commission meeting on: 10-25-2016

Petitioner: H&P Investments, LLC.
Represented by Dave Pierson and Kord CUTRUBUS

Summary of Proposed Action

H&P Investments, LLC, as represented by Dave Pierson and Kord Cutrubus, has applied for an Amended Site Plan review of the Wasatch Front Kia located at approximately 770 West Riverdale Road in a Regional Commercial (C-3) zone. This original site has been operating as the Cutrubus Cadillac car dealership and vehicle servicing location. The project is being proposed for building additions to the main building, a refresh/rebranding of the building as a Kia dealership, and the improvement of asphalt vehicle parking on the property. The property is currently owned by H&P Investments, LLC as well. A public hearing is not required to consider this Site Plan proposal. Following the presentation and discussion of the proposal, the Planning Commission may make a motion recommending to the City Council approval of the Wasatch Front Kia amended site plan proposal, recommending approval of the proposed amended site plan with any requested modifications/amendments, not recommending approval of the Wasatch Front Kia amended site plan, or tabling the matter to allow time for the applicant to resolve outstanding concerns. If a recommendation for approval was provided, then this matter could move forward to the City Council for consideration of approving the Amended Site Plan for Wasatch Front Kia.

Title 10 Ordinance Guidelines (Code Reference)

This Amended 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 at approximately 770 West in the recent Cutrubus Cadillac dealership location on property currently owned by H&P Investments, LLC. The property is in a Regional Commercial C-3 zone and the desired use of this property, as a Kia automobile dealership and servicing facility, would allow this enhancement project to be developed on this site.

Attached with this executive summary is a document entitled “Amended Site Plan Review - Cutrubus Wasatch Front Kia”; this is a supplementary document addressing items of note or concern as identified on the Amended Site Plan application review. Also attached, following this executive summary, are comments from the Public Works Director, the Fire Chief, the Police Chief, the City Administrator, and contracted City Engineer. The Planning Commission should discuss any concerns raised by these summaries.

In addition to the Amended Site Plan documentation, there is an updated interior building design and layout, a packet of the amended site plan drawings (that were updated on October 20, 2016), and a Wasatch Front Kia Design Guide packet illustrating required updated styles and design elements for the updates to the Cutrubus Cadillac building and site area.

Signage for the site is regulated per City Code 10-16 (specifically section 8.(B.) for Commercial and Manufacturing Districts); the applicant should be directed to adhere to this Code when contemplating updated or new signage.
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 recommending to the City Council approval of the Wasatch Front Kia amended site plan proposal, recommending approval of the proposed amended site plan with any requested modifications/amendments, not recommending approval of the Wasatch Front Kia amended site plan, or tabling the matter to allow time for the applicant to resolve outstanding concerns. If a recommendation for approval was provided, then this matter could move forward to the City Council for consideration of approving the Amended Site Plan for the Riverdale Assisted Living Center.

**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**

There's still quite a list of things that need to be completed, some of which are pretty important. I wouldn't give the impression that this is close until they get this cleaned up.

Steve Brooks, Attorney

**Administrative Comments - City Administrator**

Several items need attention, recommend completion.

Rodger Worthen, City Administrator
Amended Site Plan Review – Cutrubus Wasatch Front Kia, 770 West Riverdale Road

Completed by Mike Eggett, Community Dev. Director on 10/19-20/2016

**Recommendation:** City staff recommends that the Planning Commission examine and review this proposed amended site plan review. Items of consideration or note have been highlighted in yellow for potential discussion purposes. City staff recommends that the Planning Commission act accordingly to provide a recommendation for amended site plan approval or not provide a recommendation for amended site plan approval of the proposed Cutrubus Wasatch Front Kia site plan with any additional comments or concerns to be addressed by the developer. **Should the Planning Commission provide a recommendation for amended site plan approval, the City Council could then consider final approval of the proposed amended site plan during an upcoming scheduled meeting.**

| Date Amended Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting) | October 11, 2016; updated October 19-20, 2016 |
| Date Application Submitted to City: | October 11, 2016 |
| Date Fee Paid: | Paid on October 11, 2016 (see receipt for detail) |

<table>
<thead>
<tr>
<th>Site Plan – Preliminary Requirements</th>
<th>Departmental Review Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>COVER SHEET</td>
<td>Provided</td>
</tr>
<tr>
<td>Title Block</td>
<td></td>
</tr>
<tr>
<td>Project name and address</td>
<td>Project name and address shown</td>
</tr>
<tr>
<td>Property Owner’s name, address, and phone number</td>
<td>H&amp;P Investments, 892 W. Riverdale Road, Riverdale, Utah 84405, 801-337-2257</td>
</tr>
<tr>
<td>Developer’s name, address, and phone number</td>
<td>H&amp;P Investments, 892 W. Riverdale Road, Riverdale, Utah 84405, 801-337-2257</td>
</tr>
<tr>
<td>Approving agency’s name and address: Utility companies if applicable</td>
<td>Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405; all other utility agencies affected are not identified in submittal (if applicable)</td>
</tr>
<tr>
<td>Consulting Engineer’s name, address, and phone number</td>
<td>Galloway &amp; Company, Inc, 515 South 700 East, Ste 3F, SLC, Utah 84102, 801-549-7563</td>
</tr>
<tr>
<td>Licensed Land Surveyor’s name, address, phone number, signature, and seal</td>
<td>Great Basin Engineering, Inc, 5746 South 1475 East, Ogden, Utah 84403, 801-394-4515 ext 8410; seal and signature not shown</td>
</tr>
<tr>
<td><strong>Date</strong></td>
<td>Yes – October 2016</td>
</tr>
<tr>
<td>---</td>
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</tr>
<tr>
<td><strong>Revision block with date and initials</strong></td>
<td>Revision block shown with dates and initial fields</td>
</tr>
<tr>
<td><strong>Sheet number and total sheets</strong></td>
<td>Sheet Index shown; total sheets not identified</td>
</tr>
<tr>
<td><strong>General</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Street names</strong></td>
<td>Yes, shown</td>
</tr>
<tr>
<td><strong>Layouts of lots with lot numbers</strong></td>
<td>Only one lot in site plan development</td>
</tr>
<tr>
<td><strong>Adjacent tract ownership and tax identification numbers</strong></td>
<td>Adjacent tract names and tax ID shown</td>
</tr>
<tr>
<td><strong>Scale (minimum 1”=50’ to 1”=10’)</strong></td>
<td>Scale shown in packet</td>
</tr>
<tr>
<td><strong>North arrow</strong></td>
<td>Shown</td>
</tr>
<tr>
<td><strong>Existing easements, structures, and utility lines:</strong></td>
<td>Existing easements identified if any exist, structures around site identified, existing utility lines shown on sheet C4.10; unsure of approvals provided to cross, use, relocate</td>
</tr>
<tr>
<td><strong>Approval to cross, use, or relocate</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Space for notes</strong></td>
<td>Yes, provided</td>
</tr>
<tr>
<td><strong>Contours</strong></td>
<td>Yes, shown on sheets C2.10, C3.00, and L1.10</td>
</tr>
<tr>
<td><strong>Public areas</strong></td>
<td>Sidewalks and curb/gutter shown on sheets C1.00, C2.10, and C3.00; no other public areas identified</td>
</tr>
<tr>
<td><strong>Vicinity Map</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Street names</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Site location</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>North arrow</strong></td>
<td>Shown</td>
</tr>
<tr>
<td><strong>Scale</strong></td>
<td>Note of “Not to Scale”</td>
</tr>
<tr>
<td><strong>Layout</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Landscaping (location and type with area calculations)</strong></td>
<td>Yes, provided on sheets L1.10 and L1.90</td>
</tr>
<tr>
<td><strong>Location of exterior lighting devices, signs, and outdoor advertising</strong></td>
<td>Location of existing on site lighting not shown, location of existing street lights, signs, and outdoor advertising identified; location of proposed new lighting not shown; location of any new signs/outdoor advertising not identified if applicable; may inquire more if desired</td>
</tr>
<tr>
<td><strong>Location of underground tanks, dumpsters, etc</strong></td>
<td>No underground tanks shown for this site if exist; existing dumpster enclosure shown;</td>
</tr>
<tr>
<td><strong>PLAN AND PROFILE SHEETS</strong></td>
<td>Site Plan and supporting sheets provided</td>
</tr>
<tr>
<td>Title Block</td>
<td></td>
</tr>
<tr>
<td>------------------------------------------------</td>
<td>--------------------------------------</td>
</tr>
<tr>
<td>Project name and address</td>
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<tr>
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<td>Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405</td>
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<tr>
<td>Consulting Engineer’s name, address, and phone number</td>
<td>Galloway &amp; Company, Inc, 515 South 700 East, Ste 3F, SLC, Utah 84102, 801-549-7563</td>
</tr>
<tr>
<td>Date</td>
<td>October 11, 2016; updated October 19-20, 2016</td>
</tr>
<tr>
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<td>Scale shown in packet</td>
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</tr>
<tr>
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<td>Sheet Index shown; total sheets not identified</td>
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<td>General</td>
<td></td>
</tr>
<tr>
<td>North arrow</td>
<td>Shown</td>
</tr>
<tr>
<td>Street names</td>
<td>Yes, shown</td>
</tr>
<tr>
<td>Lot numbers</td>
<td>Only one lot in site plan development</td>
</tr>
<tr>
<td>Reference to sheets showing adjacent areas</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Center line stationing</td>
<td>Shown on plans</td>
</tr>
<tr>
<td>Existing natural ground</td>
<td>Shown on sheet C2.10 and ALTA Survey sheet</td>
</tr>
<tr>
<td>Signage</td>
<td></td>
</tr>
<tr>
<td>Height</td>
<td>See Wasatch Front Kia Design Guide for more</td>
</tr>
<tr>
<td>Size</td>
<td>See Wasatch Front Kia Design Guide for more</td>
</tr>
<tr>
<td>Locations</td>
<td>Not identified, but likely same location as current</td>
</tr>
<tr>
<td>Colors</td>
<td>See Wasatch Front Kia Design Guide for more</td>
</tr>
<tr>
<td>Lighting</td>
<td>Not known at this time if different from current</td>
</tr>
<tr>
<td>New and Existing Buildings</td>
<td></td>
</tr>
<tr>
<td>Height and Size</td>
<td>New building - Height = unknown at this time; Building size with new additions = approx. 20,905 sq. ft.; Existing buildings shown in packet; may inquire for more details about the structure and proposed additions</td>
</tr>
<tr>
<td>Location, setbacks, and all dimensions</td>
<td>Setback distances unknown at this time for building: front setback – ? feet at nearest point; rear setback – ? feet at nearest point; west side setback – ? feet at nearest point; east side setback – ? feet at nearest point;</td>
</tr>
<tr>
<td>---------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Type of construction</td>
<td>Similar to existing building materials for proposed additions; see Wasatch Front Kia Design Guide</td>
</tr>
<tr>
<td>Type of occupancy and proposed uses</td>
<td>Retail Automobile Sales and Commercial Operation; Vehicle servicing and repairs</td>
</tr>
<tr>
<td>Show handicapped access</td>
<td>ADA accessible ramp not shown; access areas and handicapped parking stalls shown</td>
</tr>
<tr>
<td>New and Existing Landscaping &amp; Percentage</td>
<td>Percentage of landscaping for site plan is 20.1%; barely above base requirement standard</td>
</tr>
<tr>
<td>Number of trees</td>
<td>25 new and existing trees (fulfills req.), 142 new shrubs and grasses shown</td>
</tr>
<tr>
<td>Landscape plan showing all planting, hardscaping, berming, and watering</td>
<td>Shown on L1.10 and L1.90; irrigation plan identified on sheet L1.90</td>
</tr>
<tr>
<td>Xeriscaping alternatives being considered</td>
<td>Yes, some xeriscaping seems to be applied in the rock mulch areas; for more, inquire of developer</td>
</tr>
<tr>
<td>New and Existing Walls and Fences</td>
<td></td>
</tr>
<tr>
<td>Location, design, and height</td>
<td>Existing fence noted in packet; no new fences appear to be planned for site</td>
</tr>
<tr>
<td>Materials proposed for construction</td>
<td>No new fences appear to be planned for site</td>
</tr>
<tr>
<td>New and Existing Parking</td>
<td></td>
</tr>
<tr>
<td>Location, area, and layout of off-street parking (size of stalls, regular and handicapped)</td>
<td>90 existing dedicated stalls are provided and shown; handicapped parking space identified; per code adequate parking for use (70 stalls required)</td>
</tr>
<tr>
<td>Location of employees’ parking, customer parking, and handicapped parking</td>
<td>Established as shown in drawings; handicapped parking, employee parking and customer parking identified</td>
</tr>
<tr>
<td>Internal circulation pattern</td>
<td>Internal circulation pattern not identified; inquire more if desired</td>
</tr>
<tr>
<td>New and Existing Ingress and Egress</td>
<td></td>
</tr>
<tr>
<td>Location and size of points of ingress and egress for motor vehicles and internal use</td>
<td>Yes, shown; detail on sheets 7-8</td>
</tr>
<tr>
<td>Circulation pattern</td>
<td>Yes, shown for Fire Truck access and movement; other internal circulation pattern not identified; inquire more if desired</td>
</tr>
<tr>
<td>New and Existing Streets</td>
<td></td>
</tr>
<tr>
<td>All access points</td>
<td>Yes, this is shown; detail not shown if applicable</td>
</tr>
<tr>
<td>Center lines</td>
<td>Yes, this is shown</td>
</tr>
<tr>
<td>Item</td>
<td>Description</td>
</tr>
<tr>
<td>---------------------------------------------------------------------</td>
<td>-----------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Right-of-way lines</td>
<td>Pedestrian ways shown, UDOT r-o-w identified</td>
</tr>
<tr>
<td>Face of curb lines</td>
<td>Yes, this is shown</td>
</tr>
<tr>
<td>Centerline slope</td>
<td>Established per previous road development of Riverdale Road</td>
</tr>
<tr>
<td>Signing and striping</td>
<td>Signing installation should be coordinated with public works dept and paid for by applicant where applicable; striping not applicable</td>
</tr>
<tr>
<td>Light poles</td>
<td>Site of proposed lighting, if planned, not shown; building lighting unknown, inquire if desired;</td>
</tr>
<tr>
<td>Street lights</td>
<td>Site of existing street lights identified; no new street lights planned</td>
</tr>
<tr>
<td>Street name signs</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Stop signs</td>
<td>Signing installation, if any, should be coordinated with public works dept and paid for by applicant;</td>
</tr>
<tr>
<td>UDOT approval (if required for project)</td>
<td>Not applicable to this project</td>
</tr>
<tr>
<td>Sidewalk (4’ side with 4” of road base or 6’ side with 6” of road base through the approach)</td>
<td>Already established along right-of-way of site; any damage to sidewalk to be replaced to City standards</td>
</tr>
<tr>
<td>Planting Strip</td>
<td>Interior planting strip identified on drawings, no exterior planting strip</td>
</tr>
<tr>
<td>New and Existing Storm Drainage</td>
<td></td>
</tr>
<tr>
<td>Top of curb elevations</td>
<td>Shown; detail on sheet C2.90</td>
</tr>
<tr>
<td>Slope of gutter</td>
<td>Shown; detail on sheet C2.90</td>
</tr>
<tr>
<td>Manholes</td>
<td>Not identified, if applicable on site</td>
</tr>
<tr>
<td>Invert elevations</td>
<td>Shown in packet, defer to City Engineer</td>
</tr>
<tr>
<td>Length, size, slope, and type of mains and laterals</td>
<td>Some information shown on sheet C4.10, not clearly identified, defer to City Engineer</td>
</tr>
<tr>
<td>Location of catch basins</td>
<td>Shown on sheet C4.10</td>
</tr>
<tr>
<td>Ditches, location and ownership</td>
<td>No ditches or waterways of note</td>
</tr>
<tr>
<td>Approval to pipe, reroute or use</td>
<td>Other than future City approval, unknown if other approval required; defer to City Engineer</td>
</tr>
<tr>
<td>Calculations for retention system</td>
<td>Storm runoff and retention calculations shown on sheet C2.10; defer to City Engineer</td>
</tr>
<tr>
<td>Method of storm water clean-up</td>
<td>Shown on sheets C3.00-C3.92</td>
</tr>
<tr>
<td>New and Existing Sanitary Sewers</td>
<td></td>
</tr>
<tr>
<td>Manholes</td>
<td>Existing shown adjacent to site</td>
</tr>
<tr>
<td>Invert elevations</td>
<td>Shown in packet, defer to City Engineer</td>
</tr>
<tr>
<td>Description</td>
<td>Notes</td>
</tr>
<tr>
<td>----------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Length, size, type, and slope of mains and laterals</td>
<td>Some information shown on sheet C4.10, not clearly identified, defer to City Engineer</td>
</tr>
<tr>
<td><strong>New and Existing Water Lines</strong></td>
<td></td>
</tr>
<tr>
<td>Length, size, type, and slope of mains and laterals</td>
<td>Existing water lines shown, see sheet L1.10 regarding new water line location and notes for irrigation, defer to City Engineer</td>
</tr>
<tr>
<td>Location, size, and type of water meters, valves, and fire hydrants</td>
<td>Existing water meter location not shown; type per public works; Location of new and existing valves not shown; Existing fire hydrants shown, no new hydrant proposed;</td>
</tr>
<tr>
<td><strong>New and Existing Gas Lines</strong></td>
<td></td>
</tr>
<tr>
<td>Size and type</td>
<td>Existing gas lines shown, no new gas lines planned, size and type not shown</td>
</tr>
<tr>
<td><strong>New and Existing Electrical Lines</strong></td>
<td></td>
</tr>
<tr>
<td>Size, location, and type</td>
<td>Existing and new power box locations shown; existing and new power lines locations shown, size and type not shown;</td>
</tr>
<tr>
<td>Location of power poles</td>
<td>Existing power poles location not shown, if applicable</td>
</tr>
<tr>
<td><strong>New and Existing Telephone Lines</strong></td>
<td></td>
</tr>
<tr>
<td>Location of poles, junction boxes, and manholes</td>
<td>Existing location of telephone boxes shown; existing and new telephone utility lines shown, poles and associated manholes not shown if applicable on site</td>
</tr>
<tr>
<td><strong>New and Existing Cable TV Lines</strong></td>
<td></td>
</tr>
<tr>
<td>Location of lines (if applicable)</td>
<td>Existing and new location shown</td>
</tr>
<tr>
<td><strong>DETAILED DRAWINGS</strong></td>
<td></td>
</tr>
<tr>
<td>Cross section of roadway (minimum 8” road base and 3” asphalt)</td>
<td>Cross section of proposed new asphalt shown on sheet C2.90</td>
</tr>
<tr>
<td>Cross section of curb and gutter (standard 30” high back)</td>
<td>Shown on sheet C2.90, not shown at 30” high back; defer to City Engineer</td>
</tr>
<tr>
<td>Gutter inlet box with bicycle safe grate</td>
<td>Detail not shown, locations identified on sheet C4.10; no grates on site and thus no need bicycle safe grate; defer to City Engineer</td>
</tr>
<tr>
<td>Cleanout box</td>
<td>Locations shown on sheet C4.10, detail not shown; defer to City Engineer</td>
</tr>
<tr>
<td>Thrust blocking</td>
<td>Not identified or shown in plans; defer to City Engineer</td>
</tr>
<tr>
<td>Special energy dissipating or drop manholes</td>
<td>May not be applicable; defer to City Engineer</td>
</tr>
<tr>
<td><strong>ADDITIONAL INFORMATION</strong></td>
<td></td>
</tr>
<tr>
<td>Item</td>
<td>Status</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Soils report</td>
<td>An updated geotechnical report and percolation data letter have been provided on 10/20/2016</td>
</tr>
<tr>
<td>Drainage and runoff calculations</td>
<td>Storm runoff and retention calculations shown on sheet C2.10; defer to City Engineer</td>
</tr>
<tr>
<td>Water right transfer documentation</td>
<td>Review with Public Works if needed</td>
</tr>
<tr>
<td>Copy of protective covenants, codes, and regulations for development</td>
<td>None provided or anticipated with this project;</td>
</tr>
<tr>
<td>Three large full set of plan drawings (24x36), three full set of plan drawings (11x17 sized), and one digital full set copy of plan drawings</td>
<td>Yes, provided as requested</td>
</tr>
<tr>
<td>Building elevation renderings</td>
<td>Provided in Wasatch Front Kia Design Guide</td>
</tr>
<tr>
<td>Corp of Engineers approval (if required)</td>
<td>Not applicable or required</td>
</tr>
<tr>
<td>Zoning compliance</td>
<td>Yes, Regional Commercial (C-3) meets intended uses for site design;</td>
</tr>
<tr>
<td>RDA compliance (if applicable)</td>
<td>Not applicable in this matter</td>
</tr>
<tr>
<td>Use compliance</td>
<td>Yes, Regional Commercial (C-3) meets intended uses for site design;</td>
</tr>
<tr>
<td>Engineering comments and letter of approval recommendation</td>
<td>Engineering comments, along with Public Works, Police Department, Fire Department, and City Administrator comments have been provided</td>
</tr>
<tr>
<td>Traffic study</td>
<td>No traffic study on file or requested for project</td>
</tr>
<tr>
<td>All Planning Commission and City Staff conditions for approval have been met</td>
<td>Currently Amended Site Plan Submission being reviewed by Planning Commission</td>
</tr>
</tbody>
</table>
Mike,

The following is my review list for Cutrubus Kia.

1- Plans need to include all existing utilities.
2- Provide information for meeting onsite storm water retention requirements for entire site.
3- Provide Storm Water cleanup/treatment BMPS.
4- Provide Storm Water post construction BMPS and Operation Plan.
5- Provide Storm Water calculations based on 100 year event.
6- Provide detail for storm water orifice box and plate.
7- Provide geo technical report with percolation rates.
8- Provide detail for sewer line lateral connection and mainline tap.
9- Provide irrigation and backflow connection location and details.
10- Provide detail for storm water orifice box and plate.

Shawn Douglas
Public Works Director
801/394/5541 ext.1217
Sdouglas@Riverdalecity.com

From: Scott Brenkman (Police Chief)
Sent: Monday 10/17/2016 8:56 AM
To: Mike Eggett
Subject: RE: Wasatch Front Kia Site Plan Amendment request – Planning Commission agenda recommendation action

I do not have any concerns or comments.

Chief Scott Brenkman
Riverdale Police Department
4580 S. Weber River Dr.
Riverdale, UT 84405
(801)394-6616
sbrenkman@riverdalecity.com
From: Jared Sholly
Sent: Wednesday 10/19/2016 10:02 PM
To: Mike Eggett
Subject: RE: Cutrubus Kia – Updated Utility Sheet and ALTA Survey

Thank you for getting this. I have no further concerns.

Have a great weekend,
Jared

From: Rodger Worthen
Sent: Thursday 10/20/2016 9:36 AM
To: Mike Eggett
Subject: RE: Wasatch Front Kia Site Plan Amendment request - Planning Commission agenda recommendation action

Mike -

I have reviewed the submitted plans from Wasatch Front KIA. The only question is the Northeast corner of the landscape plan should address somewhat of a “no-mans” land area (4450 South angles northeasterly) in that corner as for ownership and possible inclusion into the landscaping and future maintenance effort of the business. I support the plan put forth and look forward to their expansion in the coming year!

Thank you
Rodger W.
20 October 2016

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: H & P Investments – Riverdale Town Square – Cutrubus KIA
Subj: Site Plan Improvement Drawings

Dear Mike,

Attached for consideration is my engineering review of the above referenced project. The submitted Plans are somewhat preliminary and a lot of additional design is needed for review.

The following items (minimum submittal) will need to be considered and addressed prior to receiving recommended approval from our office.

Please request the Developer or his Engineer, submit a response letter with their re-submittal of drawings answering all Engineering Review Comments contained herein.

General Note:

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

Site Plan – Improvement Drawings

1. Notes need to be placed on the Site Plan improvement drawings indicating all deteriorated, damaged or missing surface improvements surrounding the perimeter of the development and on-site be replaced or installed; i.e., curb and gutter, sidewalk, landscaping park strip improvements, asphalt patching, landscaping replacement, concrete improvement, etc.

2. A Geotechnical Report will need to be submitted for review. The geotechnical report must also consider percolation of the soil for the retention basins.

3. The site Storm Water calculations have been prepared using a 10-year storm water event. The storm water calculations must be based upon the current Riverdale City standards of a 24-hour, 100-year
event. Therefore, future submitted drawings will need to be reviewed by our office and Public Works for compliance with the new State of Utah storm water requirements.

The following items will need to be incorporated into the site’s storm water design:

- The submitted storm water plans and drawings indicate that there will be several drainage areas – some with discharge and others with on-site detention. The drainage areas need to be delineated on the drawings and the calculations for each drainage area submitted.
- A 12” freeboard berm needs to be shown on all basins.
- An over flow spillway needs to be incorporated into the design.
- A storm water outlet/orifice structure(s) needs to be shown in detail. The orifice structures need to be designed in order for the orifice to be cleaned without a person having to reach under water in the basin or structure to unplug debris from the orifice.
- The roof rain gutters should be tied into the underground storm water collection system. The piping drainage slopes shown for the roof drains, are too flat for the pipe sizes shown. The piping materials to be used with the roof drains need to be shown on the drawings along with inverts and construction details.
- Storm water grates should be placed on all inlets & outlets into the retention basins to keep animals out of the storm water collection system.
- All the storm water grates will need to be bicycle safe grates.
- A storm water treatment manhole is needed and a note needs to be placed on the drawings indicating the capacity of the storm water treatment manhole vs. the discharge capacity from the site.
- The Developer’s Engineer will be required to survey the constructed storm water retention basins and verify the storm water storage is provided upon completion of the project.

4. A dumpster(s) with wall enclosure needs to be shown on the site drawings.

5. The drawings need to indicate all utilities, i.e., culinary water, sanitary sewer, irrigation water etc.
   - The drawings need to call out pipe materials, slopes, invert elevations, etc.
   - The location of the irrigation connections and backflow device (RP) will need to be shown on the drawings.

6. Any new water meters should be placed in the park strip and sized accordingly.

7. The location of all site lighting and business signs should be shown on the drawings.

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

Sincerely,

CEC, Civil Engineering Consultants, PLLC.

N. Scott Nelson, PE.
City Engineer

Cc. Shawn Douglas, Public Works Director
    Jeff Woody, Building Official and Inspector
RIVERDALE CITY PLANNING COMMISSION
APPLICATION FOR COMMERCIAL OR MANUFACTURING SITE PLAN AMENDMENT APPROVAL

CASE NO: 2016-08 DATE SUBMITTED: 10-11-16

APPLICANT'S NAME: Dave Person, Callaway

BUSINESS ADDRESS: 515 S. 700 E., STE. 314 SALT LAKE CITY, UT 84102

BUSINESS PHONE: 801-649-7869

ADDRESS OF SITE: 770 W. RIVERDALE RD.

APPLICANT'S INTEREST: APPLICANT/CONSULTING /REPRESENTING OWNER

Application is hereby made to the Riverdale City Planning Commission requesting that the following permitted use, be approved on 10.70 AC of property in the C-3 zone in accordance with the attached site plan.

Signature of Applicant

Signature of Property Owner

I authorize Dave Person, Callaway to act as my representative in all matters relating to this application.

Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - $200 per acre or portion of

Fee: $ 1926 Date paid: 10-11-16

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

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

Date: 10-25-2016 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:
XBP Confirmation Number: 22432915

Transaction detail for payment to Riverdale City.

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Notes: COMMERCIAL SITE PLAN AMMENDMENT

**TOTAL:** $1226.00

Billing Information
DAVID PIERSON
, 80111

Transaction taken by: rboman
Preliminary Owner proposed Design
Wasatch Front Kia
Ogden, UT
Dealer Code: UT005
August 2016

babcock design group
1. Remove asphalt in shaded area, prepare existing construction for new construction.
2. Existing pylon signage.
3. Contractor to remove existing curb.
4. Move location of handicapped parking stall - see proposed site plan for new location.
5. Remove existing car wash including foundation, contractor to clean existing wall to remain.
6. Contractor to relocate existing site drain to the east for new breakroom.
7. Contractor to maintain existing electrical transformer.
8. Remove existing fenced gate as required.
9. Gas meter to be relocated to the east.
LEVEL 1 DEMOLITION FLOOR PLAN

1. SALES MGR DESK TO REMAIN AS IT IS INCLUDING: COUNTERTOP, MILLWORK, LAMINATE, AND STEP (REVISIT LAMINATE WHEN RECEPTION DESK IS INSTALLED FOR OVERALL LOOK AND CONTINUITY), APPROVED THROUGH KIA.
2. REMOVE EXISTING MILLWORK AND ALL EXISTING PLUMBING. PREPARE ROOM TO BE USED AS SECURE ACCOUNTING RECORDS STORAGE.
3. EXISTING OIL STORAGE AREA TO UNDERGO CLEAN-UP.
4. REMOVE EXISTING STUD WALL.
5. REMOVE EXISTING MILLWORK AND ELECTRICAL SERVICES.
6. REMOVE EXISTING OVERHEAD DOORS, OPENER AND ELECTRICAL SERVICE TO BE REMOVED.
7. OPTIONAL EXISTING WALL AND FLOOR TO BE REMOVED IN SHADED AREA FOR HANDICAPPED CHAIN LIFT, UPON ENGINEERING APPROVAL.
8. SALES CONSULTATION OFFICE WINDOWS AND FRAMES TO REMAIN, REMOVE GRAPHICS ON WINDOWS AND LIGHT OAK TRIM UNDER WINDOWS. RE-FINISH LIGHT OAK TRIM TO MATCH WINDOW FRAMES OR REMOVE EXISTING WOOD PANELS, PREPARE WALLS FOR PAINT.
9. REMOVE EXISTING DOOR AND WALL WITH ANY ELECTRICAL SERVICE.
10. DEMOLISH EXISTING CAR WASH BAY (ROOF, WALLS, FLOOR AND FOUNDATION).
11. REMOVE EXISTING STOREFRONT.
12. REMOVE DOORS AND SIDE LIGHT, REPLACE WITH WINDOW TO MATCH EXISTING WINDOW TO THE WEST.

NOT TO SCALE

LEVEL 2 DEMOLITION FLOOR PLAN

NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.
NOT TO SCALE

LEVEL 1 - PROPOSED FLOOR PLAN

NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.

1. NEW HANDICAP CHAIR LIFT, UPON ENGINEERING APPROVAL
2. EXISTING COUNTERTOP TO REMAIN, APPROVED THROUGH KIA
3. SALES MGR DESK TO REMAIN AS IT IS INCLUDING: COUNTERTOP, MILLWORK, LAMINATE, AND STEP (REVISIT LAMINATE WHEN RECEPTION DESK IS INSTALLED FOR OVERALL LOOK AND CONTINUITY), APPROVED THROUGH KIA
4. RAISED PLATFORM TO REMAIN WITH EXISTING ELECTRICAL SERVICE, APPROVED THROUGH KIA
5. NEW DOOR AND FRAME
6. NEW STUD WALL - FULL HEIGHT PAINT P-1 PER KIA STANDARDS
7. NEW RECEPTION WALL PREPARE FOR SLIM LINE WALL BY EWI WORLDWIDE
8. NEW VYNAL DOORS
9. REMOVE LOGO'S FILM FROM GLASS BETWEEN CONSULTANT'S AREAS
NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.

1. EXISTING CEILING TILES, GRID AND TILES TO REMAIN, APPROVED THROUGH KIA
2. EXISTING CEILING AND LIGHTS TO REMAIN APPROVED THROUGH KIA
3. PROVIDE CEILING AND LIGHTS TO MATCH EXISTING PER KIA STANDARDS
4. OPEN TO PAINTED STRUCTURE AND DUCTING ABOVE
5. PROVIDE F-11 PENDANT LIGHTS PER KIA STANDARDS
6. EXPOSED STRUCTURE DUCTS AND CONDUITS PAINTED PER KIA STANDARDS
7. PAINT EXISTING SOFFITS P-5 WHITE PER KIA STANDARDS
8. PROVIDE F-12 PENDANT LIGHTS PER KIA STANDARDS

CODE | MATERIAL |
---|---|
F-11 | BONBONNE - PROVIDE SUSPENSION FOR 96" AFF MOUNTING |
F-12 | VIVO FR37507 BNI - BRUSHED NICKEL FINISH HINKLEY LIGHTING SUSPEND @ 90" AFF |
P-5 | BENJAMIN MOORE 2125-70 WEDDING EVIL
1. All walls painted P-1, per Kia standards, unless noted otherwise.
2. Ceiling act and grid to remain with addition of painting showroom soffits with P-5 and all other showroom walls with P-1, per Kia standards.
3. Existing coffee bar to remain as is. No changes. (Possible millwork door changes if overall facility look clashes with door style)

EXISTING FLOOR TILE TO REMAIN WITH ADDITION OF CT-3 BORDER TILE REPLACING CURRENT CARPETING.

CONTACT CT-6 TILE SUPPLIER FOR POSSIBILITY OF NON-GRIT CT-6 TILE TO SURROUND SERVICE LOUNGE TILE (CT-4). IF NOT AVAILABLE DISCUSS OPTIONS WITH WES PELLEGRINO.

EXISTING BATHROOM FINISHES AND FIXTURES TO REMAIN. REPAINT STUD WALLS WITH P-1, PER KIA STANDARDS.

EXISTING COFFEE BAR FINISHES AND FIXTURES TO REMAIN.

PROVIDE FLOOR TILE PER KIA STANDARDS TO MATCH MAIN TILE IN SHOWROOM.

CLEAR EPOXY ON POLISHED CONCRETE STAIN GREY. NON-SLIP SURFACE.

ALL WOOD PANELS MUST BE REMOVED AND WOOD TRIM PAINTED P-1 PER KIA STANDARDS.

P-6 ACCENT WALLS, PER KIA STANDARDS. INSTALLED IN VERTICAL ASHLAR PATTERN.

CONSULTANT FLOORING TO BE CPT-1, PER KIA STANDARDS. INSTALLED IN VERTICAL ASHLAR PATTERN.

CARPET SQUARES

MATCH EXISTING PANTHEON 100-CARVAO-5 TILE IN EXISTING BUILDING.
NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.

1. NEW HANDICAP CHAIR LIFT, UPON ENGINEERING APPROVAL
2. EXISTING COUNTERTOP TO REMAIN, APPROVED THROUGH KIA
3. SALES MGR DESK TO REMAIN AS IT IS INCLUDING: COUNTERTOP, MILLWORK, LAMINATE, AND STEP (REVISIT LAMINATE WHEN RECEPTION DESK IS INSTALLED FOR OVERALL LOOK AND CONTINUITY), APPROVED THROUGH KIA
4. F-1B FRONT RECEPTION DESK BY EWI WORLDWIDE, PER KIA STANDARDS
5. F-4 INTERNET BAR BY EWI, LOCATION PER KIA STANDARDS
6. POS KIT LOCATION, BY EWI
7. F-19 SERVICE ADVISOR DESK LOCATION, BY EWI WORLDWIDE
8. F-20 BRAND WALL (SLIM LINE), BY EWI WORLDWIDE, TO FILL GREATEST SPACE ON WALL IN FRONT OF KEY ROOM. 10'-0" CEILING MIN REQUIREMENT
9. F-3 MAGAZINE RACK, BY EWI WORLDWIDE
10. F-9 RETAIL DISPLAYS BY EWI WORLDWIDE
11. F-8 RETAIL DISPLAYS BY EWI WORLDWIDE
12. BACK WALL BASE CABINETS DIVIDED INTO 3 SECTIONS, CENTER SECTION TO HAVE TWO DOORS ONLY, WITH 3 ADJUSTABLE SHELVES INSIDE. EACH END SECTION TO HAVE 6" DRAWER ON TOP. WITH TWO DOORS BELOW AND ONE ADJUSTABLE SHELF. COUNTERTOP AND 4" BASE TO BE FINISHED WITH PL-3 PER KIA STANDARDS, CABINT FACE TO BE FINISHED WITH PL-4 PER KIA STANDARDS
GENERAL NOTES

1. CONSIDER PAINTING THE WHOLE BUILDING EP-3

SHEET NOTES

1 SIGNAGE BY PATTISON SIGN GROUP
2 POWER WASH CMU
3 METAL PANEL LAYOUT PER DID ELEVATIONS
4 NEW EPOXY PAINT LAYER APPLIED TO SURFACE OF EXISTING
FINISH, TO MATCH EP-3 PER KIA STANDARDS
5 CMU - PAINT TO MATCH EXISTING WHITE PAINT
6 OPTION TO CARRY THE METAL PANEL SYSTEM THROUGH THE
ENTRY CANOPY, UPON STRUCTURAL ENGINEERING
APPROVAL

CODE MATERIAL
MP-1 METAL PANEL (ACM)
CMU-1 SPLIT FACE CMU INTRICAL COLOR TO MATCH EP-3
CMU-2 SMOOTH FACE CMU INTRICAL COLOR TO MATCH
EP-3
ACM ALUMINUM COMPOSITE MATERIAL
METAL PANEL (ACM)
METAL PANEL (ACM)
SIDE AND BACK BUILDING FACADE

AVERAGE OF 10-15 FOOTCANDLES ON PEDESTRIAN PATHS AND VEHICLE DISPLAY AREAS WITH A MAX-TO-MIN RATIO OF 4:1 OR LESS
LIGHT POLES LOCATED IN GRASSY AREAS SHALL BE ON BASES FLUSH WITH GRADE AND BE A MINIMUM OF 3'-0" BACK FROM EDGE OF CURB. PROVIDE BASE WITH COVER PLATES.
LIGHT POLES LOCATED IN PEDESTRIAN AREAS IN FRONT OF BUILDING SHALL BE ON BASES FLUSH WITH PAVING. PROVIDE BASE WITH COVER PLATES.
LIGHT POLES LOCATED WITHIN SURFACE PARKING AREA SHALL BE ON ROUND SEALED CONCRETE BASES 3'-0" HIGH ABOVE SURFACE OF PARKING LOT. PROVIDE BASE WITH COVER PLATES.
LIGHT FIXTURES FOR SIGNAGE SHALL BE MOUNTED ON LIGHT POLES LOCATED WITHIN SIGNAGE AREAS.
LIGHT POLES AND BASES SHALL BE DESIGNED TO CARRY THE WEIGHT OF THE FIXTURES AND THEIR ACCESSORIES PLUS WITHSTAND THE TOTAL EPA WIND LOADING FOR THE AREA WITH A 1.3 GUST FACTOR MINIMUM.
Pole: 5" STRAIGHT STEEL SQUARE POLE 20' MAXIMUM HEIGHT (OR LOCAL CODE HEIGHT) MAX.

EXAMPLES OF ACCEPTABLE SITE LIGHTING FIXTURES

LED SOURCES ONLY
Lithonia D-series
LSI
GE Lighting Evolve LED
Cree Edge
Gardco Guilwing; Gardco Pureform
**Interior Materials**

CT-1 Ceramic Tile, General Showroom Accent Tile, polished

CT-2 Ceramic Tile, General Showroom Field Tile, Restroom Floor Tile, polished

CT-3 Ceramic Tile, Focal Vehicle Flooring, Cafe Flooring

CT-4 Ceramic Tile, Service Floor, Service Reception, Vehicle Delivery Field Tile

CT-5 Ceramic Tile, Service Bays Accent Stripe, Service Reception Sidewalk

CT-6 Ceramic Tile, Tech Restroom, Tech Locker Room Field Tile

CT-7 Ceramic Tile, Tech Restroom, Tech Locker Room Field Tile

CT-8 Ceramic Tile, Tech Restroom, Tech Locker Room Field Tile

CT-9 Ceramic Tile, Tech Restroom, Tech Locker Room Field Tile

CT-10 Ceramic Tile, Restroom Field Tile

CT-11 Ceramic Tile, Restroom Wall Accent

CT-12 Ceramic Tile, Restroom Wall Accent

CPT-1 Carpet, Showroom Accent, Consultation, Conference Room, Internet/BDC

CPT-2 Carpet, BOH, General Offices

CPT-3 Carpet, Kids Area

ACT-1 Acoustic Ceiling Tile, Offices, Break Room, Administration

NOTES:
CT-5 NOT USED
CT-11 NOT USED
P-1 Paint, General Walls, Ceiling Soffits

P-2 Paint, Lower Wall in Service Area

P-3 Paint, Service Area Stripe

P-4 Paint, General Walls in Service Area

P-5 Paint, Service Area Ceiling

P-6 Paint, Accent Walls

P-7 Paint, Retail Parts Soffit

P-8 Paint, General Office Accent Wall

RT-1 Rubber Tile Flooring, Service Manager, Retail Parts, Tires/Equipment

SC-1 Sealed Concrete, Parts Room, BOH

VF-1 Vinyl Flooring, Breakroom Flooring

VCT-1 Vinyl Composition Tile, Tech breakroom flooring

GL-3 Glass, Brand Wall
These drawings are for communication of design intent only. They are not to be used to obtain building permits or for actual construction of the project. Compliance with local building ordinances, fire regulations, zoning codes and ADA regulations is beyond the scope of these documents.

All signage is shown for design intent only. Approval subject to local jurisdiction. Contact KIA for information on signage program and onsite signage survey.

Graphics and wall panels may require blocking or other positive form of anchorage, coordinate with the graphics vendor prior to closing any wall cavities. Select signs are illustrated. Review graphics section of this book to identify which graphics require power.

Elevations not shown shall receive the same or complementary finishes to materials shown.

Site light fixture schedule A-5 for exterior lighting descriptions.

Dealer to contact KIA to schedule sign survey.

Scoring and joint layout in cuts sizing per manufacturer requirements.

EC-1 to always be centered above service reception doors unless otherwise noted.

1. Metal panel joint.
2. Existing light.
3. Existing door.
4. Metal coping.
5. Existing window.
6. Existing storefront.
COLOR PALETTE

Colors shown represent main colors in the program.
All other colors to match as noted on appropriate pages.

PANTONE 187 C
White
Black

ALL COLORS SHOWN IN THIS DOCUMENT (PMS AND/OR CMYK)
ARE FOR COLOR REFERENCE ONLY AND ARE NOT FOR FINAL COLOR MATCHING. GRAPHICS ARE TO BE PRODUCED TO MATCH PMS COLORS AS NOTED. REFER TO THE APPROPRIATE PANTONE® MATCHING SYSTEM SWATCH BOOK FOR ACCURATE COLOR.
PANTONE® IS A REGISTERED TRADEMARK OF PANTONE, INC. © 2013

FILE FORMATS

Upon client request, Interbrand Design Forum can provide design intent files in the following format:

Adobe Illustrator CS5
Adobe PDF

PANTONE 187 C
White
Black

ABCDEF
FGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz

NEO SANS BOLD
These drawings are for communication of design intent only. These drawings are to specify size, shape, color, features and proportions and are not to be used as fabrication drawings.

**CHANNEL LETTERS**
Available in 12"., 18"., 24"., 30". and 36". Sizes

Font: Neos Sans Bold

**EG-2a**
DAY/NIGHT

**EG-3.1a**
SERVICE

**EG-3.2a**
PARTS

**EG-3.3a**
DELIVERY

**EG-2b**
WHITE

**EG-3.1b**
SERVICE

**EG-3.2b**
PARTS

**EG-3.3b**
DELIVERY

Scale: 3/16" = 1'-0"
These drawings are for communication of design intent only. These drawings are to specify size, shape, color, features and proportions and are not to be used as fabrication drawings.

Exterior signage available through:

- EG-4
- EG-5.1
- EG-5.2
- EG-5.3
- EG-5.4
- EG-5.5
- EG-5.6
- EG-5.7
- EG-5.8
These drawings are for communication of design intent only. These drawings are to specify size, shape, color, features and proportions and are not to be used as fabrication drawings.

Exterior signage available through:

**PATTISON SIGN GROUP INC.**

410 N. CEDAR BLUFF RD. • SUITE 101 • KNOXVILLE, TN 37923
- Tel (865) 933-1136 • Fax (865) 936-1166 • Toll Free (844) 776-7976

KIA0006.01 – EXTERIOR SIGNAGE PROGRAM EG-6,7

CORE BRANDING STANDARDS PROGRAM

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**DIRECTORY SIGNS**

EG-6.1

4'-0” (TYP.)

Sales
Service
Parts
Parking

EG-6.2

2'-4”

Sales
Service
Parts
Parking

EG-6.3

1’-8”

Sales
Service
Parts
Parking

EG-6.4

1’-2”

KDR5

KDR4

KDR3

KDR2

KDR1

REVERSE SIDE OPTIONAL COPY

Scale: 3"=1'-0"

KIA CERTIFIED pre-owned™

KCPW84

KCPW29

KCPW30

KCPW16

KCPW14

KCPW30

KCPW16

CERTIFIED Certification

pre-owned™

EG-7.1a

10'-6"

3'-3/4" 7/16"

EG-7.1b

7'-0"

2'-0"

EG-7.2a

21'-3/4"

1'-8" 1/2"

EG-7.2b

3'-3/4"

4'-1" 3/4"

EG-7.4a

13'-1 1/2"

3'-9"

EG-7.4b

16'-6"

3'-1 3/4"

EG-7.4c

5'-9 1/2"

3'-8 7/16"

EG-7.4d

4'-1 3/4"

3'-8 7/16"

EG-7.4a

13'-1 1/2"

3'-9"

EG-7.4b

16'-6"

3'-1 3/4"

EG-7.4c

5'-9 1/2"

3'-8 7/16"

EG-7.4d

4'-1 3/4"

3'-8 7/16"

EG-7.2c

2'-6 5/8"

3'-8 7/16"

EG-7.3a

4'-1 3/4"

3'-8 7/16"

EG-7.3b

10'-6"

3'-3/4" 7/16"
ELEVATION 4361.91

BENCHMARK: SOUTH QUARTER CORNER OF SECTION 7, T5N, R1W, SLB&M.

BENCHMARK:

5 PATIO-500s.f.

POND

Drive-Thru

4450 SOUTH

POND

RETENTION

PATIO

EXISTING BUILDING TO REMAIN

RUNOFF TO BE DETAINED IN PARKING AREAS AND PIPES ON SITE

INSTALL 2.76" PLATE OVER EXISTING STORM INFLOW PIPE

TOP OF PAVEMENT

TOP BACK OF CURB

TOB TOP OF BERM

STS CURB OPENING

GB GRADE BREAK

FF FINISHED FLOOR

LF LINEAL FEET

TOTAL RETENTION VOLUME PROVIDED 5645 CU. FT.

VOLUME REQUIRED VOLUME PROVIDED 15,200 CU. FT.

RETENTION REQUIRED 9,662 CU. FT.

1. ALL MISSING, NON-FUNCTIONING, OR DAMAGED SURFACE IMPROVEMENTS SHALL BE RESTORED.

2. ALL WATER, STORM DRAIN AND SANITARY SEWER STRUCTURES NOT WITHIN THE PROPERTY LINES.

3. REMOVE EXISTING CURB AND GUTTER, TRANSITION TO NEW CURB AND GUTTER.

4. EXISTING ASPHALT TO REMAIN.

EXISTING CURB INLET GRATE TO BE CAPPED.

EXISTING IRRIGATION BOX.

EXISTING CURB AND GUTTER TO REMAIN. REMOVE AND REPLACE ANY DAMAGED EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE FIELD LOCATION OF ALL UTILITIES, AS THEY ARE THE PROPERTY OF DURHAM WATER AND SEWER. ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS SHALL BE PER RECOMMENDATIONS FROM A GEO-TECHNICAL ENGINEER: TERRACON.

GEOTECHNICAL ENGINEERING REPORT PREPARED FOR THIS SITE AS PART OF THE PROPOSED CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS.

PROJECT No: 61165062 - DATED: APRIL 4, 2016

GRADED AND DRAINED AREAS AND AREAS AFFECTING JURISDICTIONAL REVIEW DRAFT.

AFTER FINAL APPROVALS OF THE REVIEW PROCESS HAS CONCLUDED THE CONTRACTOR MUST FULLY REVIEW AND ACCEPT THE REVIEW DRAFT PRIOR TO PROCEEDING WITH CONSTRUCTION.

THE CONTRACTOR MUST FULLY REVIEW AND ACCEPT THE REVIEW DRAFT PRIOR TO PROCEEDING WITH CONSTRUCTION.

15-Year Recurrence Internal Erosion Erosion Volume Requirement:

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<td>Existing Building</td>
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GRADE LEGEND
- PROPOSED CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MAJOR CONTOUR
- EXISTING CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MINOR CONTOUR

TOP OF GROUND

TOP OF BASE

TOP OF BENCH

SIDE WALL

TOP OF OUTFLOW

TOP OF INFLOW

TOP OF ASH

TOP OF RAMP

TOP OF CLIFF

TOP OF CUT

TOP OF DEVELOPMENT

TOP OF POND

TOP OF PAVING

TOP OF DRIVE

TOP OF PAVEMENT

TOP OF ROADWAY

TOP OF DRIVING TRACK

TOP OF SIDEWALK

TOP OF PAVEMENT

TOP OF DRIVE

TOP OF ROADWAY

TOP OF DRIVING TRACK

TOP OF SIDEWALK

TOP OF PAVEMENT

TOP OF DRIVE

TOP OF ROADWAY

TOP OF DRIVING TRACK

TOP OF SIDEWALK

TOP OF PAVEMENT

TOP OF DRIVE

TOP OF ROADWAY

TOP OF DRIVING TRACK

TOP OF SIDEWALK

TOTAL VOLUME PROVIDED 5645 CU. FT.

TOTAL VOLUME REQUIRED 15,200 CU. FT.

TOTAL VOLUME PROVIDED 9,662 CU. FT.


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515 South 700 East, Suite 3F
Salt Lake City, UT 84102
303.770.8884

Trolley Corners Building

FURNISH AND INSTALL ASPHALT PAVEMENT. RE: SHEET C2.90, DETAIL C.

FURNISH AND INSTALL HARDENED POND OVERFLOW STRUCTURE.

FURNISH AND INSTALL 4' WIDE DROPBACK CURB. RE: SHEET C2.90, DETAIL F.

EXISTING CURB AND GUTTER TO REMAIN.

EXISTING ASPHALT TO REMAIN.

REMOVE EXISTING CURB AND GUTTER, TRANSITION TO NEW CURB AND GUTTER.

EXISTING IRRIGATION BOX.

EXISTING CURB INLET GRATE TO BE CAPPED.

EXISTING ASPHALT TO REMAIN.

EXISTING IRRIGATION BOX.

EXISTING CURB INLET GRATE TO BE CAPPED.

EXISTING ASPHALT TO REMAIN.

EXISTING IRRIGATION BOX.

EXISTING CURB INLET GRATE TO BE CAPPED.
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Trolley Corners Building
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Salt Lake City, UT 84102

Date: Drawn By: Project No: Checked By:

JURISDICTIONAL REVIEW DRAFT. PLANS WILL RECEIVE ELECTRONIC STAMP OF LICENSED PROFESSIONAL WHEN ITERATIVE REVIEW PROCESS HAS CONCLUDED AND PLANS ARE READY TO RECEIEVE FINAL APPROVALS OF THE AFFECTING JURISDICTION.

CONCRETE WATERWAY

NOT TO SCALE

Table of Dimensions

D: 4"

Assure top of rock is not above invert of drop-back flowline.

3:1 Taper

Drop back curb w/ rock flume

C: Flared end section with trash rack

Face of curb

Back of curb

6"6"  12"

6" varies see note

4.5"

ASSURE TOP OF ROCK IS NOT ABOVE INVERT OF DROP-BACK FLOWLINE

BELOW

INSTALL CLAY CUT-OFF BEHIND CURB IN AREAS TO BE IRRIGATED.

SECTION A

PIPE OUT

PM.C.CONC.

3" ACC

6" ABC

LIGHT DUTY ASPHALT PAVING

SECTION B

FILTER FABRIC

REFERENCE SPECIFICATION 02340-SOIL STABILIZATION

SECTION C

FILTER FABRIC

REFERENCE SPECIFICATION 02340-SOIL STABILIZATION

SECTION D

FILTER FABRIC

REFERENCE SPECIFICATION 02340-SOIL STABILIZATION

SECTION E

FILTER FABRIC

REFERENCE SPECIFICATION 02340-SOIL STABILIZATION

SECTION F

FILTER FABRIC

REFERENCE SPECIFICATION 02340-SOIL STABILIZATION

TRENCH BACKFILL

SECTION A

FILTER FABRIC

REFERENCE SPECIFICATION 02340-SOIL STABILIZATION

SECTION B

FILTER FABRIC

REFERENCE SPECIFICATION 02340-SOIL STABILIZATION

FLARED END SECTION WITH TRASH RACK

NOT TO SCALE

P AVEMENT SE CTION

INTEGRAL "NOOTWAY"

NOTE:

4" is minimum depth of rock if 2" rock is used.

Depth of rock shall be 12" if 6" rock is used.

Depth of rock shall be 8" if 4" rock is used.

Finished surface of asphalt pavement to be 1/2" in. above lip of curbs.

INSTALL CLAY CUT-OFF BEHIND CURB IN AREAS TO BE IRRIGATED.

CURB AND GUTTER

FACE OF CURB

BACK OF CURB

6"6"

12"  6" VARIES SEE NOTE

4.5"  8"  12"

CONTRACTOR TO PROVIDE PRIME COAT AND TACK COAT TO FACE OF CURB WHERE CURB CONTACTS ASPHALT.

ACC OR PC CONCRETE PAVING SEE PAVING DETAILS BELOW FOR PAVEMENT SECTIONS, SUBBASE, SUBGRADE AND COMPACTION REQUIREMENTS.

FINISHED SURFACE OF ASPHALT PAVEMENT TO BE 1/2" IN. ABOVE LIP OF CURBS.

BELOW

INSTALL CLAY CUT-OFF BEHIND CURB IN AREAS TO BE IRRIGATED.

SECTION A

PIPE OUT

PM.C.CONC.

3" ACC

6" ABC

LIGHT DUTY ASPHALT PAVING

SECTION B

FILTER FABRIC

REFERENCE SPECIFICATION 02340-SOIL STABILIZATION

SECTION C

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REFERENCE SPECIFICATION 02340-SOIL STABILIZATION

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TRENCH BACKFILL

SECTION A

FILTER FABRIC

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SECTION B

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Depth of rock shall be 8" if 4" rock is used.

Finished surface of asphalt pavement to be 1/2" in. above lip of curbs.

INSTALL CLAY CUT-OFF BEHIND CURB IN AREAS TO BE IRRIGATED.
PERMANENT LANDSCAPE MATERIALS PER THE ACCOMPANYING PLAN WILL BE USED TO STABILIZE ALL ON-SITE OPEN SPACE. ALL OTHER ON-SITE AREAS WILL BE STABILIZED WITH HARDSCAPE OR BUILDING CONSTRUCTION. DISTURBED OFF-SITE AREAS WILL BE PROVIDED WITH REPLACEMENT LANDSCAPE, HARDSCAPE OR FULLY ESTABLISHED NATIVE SEED REVEGETATION AS INDICATED ON THE INTERIM & FINAL EROSION CONTROL PLAN, THIS SHEET.

DUST CONTROL NOTES

1. LARGE AREAS OF SOIL THAT ARE DENUDED OF VEGETATION AND HAVE NO PROTECTION FROM PARTICLES BEING PICKED UP AND CARRIED BY WIND SHOULD BE PROTECTED WITH A TEMPORARY COVER OR KEPT UNDER CONTROL WITH WATER OR OTHER SOIL ADHERING PRODUCTS TO PREVENT SOIL PARTICLES FROM BECOMING AIRBORNE, AND FROM EXITING THE SITE PERIMETER.

2. WATER TRUCKS OR OTHER DUST CONTROL AGENTS SHALL BE USED AS NEEDED DURING CONSTRUCTION TO MINIMIZE DUST GENERATED ON THE SITE. TACKIFIERS MAY BE USED TO HOLD SOIL IN PLACE AND PREVENT DUST. MANUFACTURER RECOMMENDATIONS FOR APPLICATION LOCATIONS AND RATES MUST BE USED FOR DUST CONTROL APPLICATIONS.

3. DUST CONTROL MUST BE PROVIDED TO A DEGREE THAT IS IN COMPLIANCE WITH APPLICABLE FEDERAL, LOCAL AND STATE DUST CONTROL REGULATIONS.

4. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

5. IN ADDITION TO BMPS, GC SHALL PERFORM GRADING PRACTICES AND PROCEDURES WHICH MINIMIZE AND PREVENT AIRBORNE DUST OR OTHER PARTICLES FROM OCCURRING.
EXISTING BUILDING TO REMAIN

PROPOSED BUILDING ADDITION

EXISTING WATERLINE

PROPOSED WATERLINE

PROPOSED IRRIGATION LINE BY OTHERS

EXISTING SANITARY SEWER

PROPOSED SANITARY SEWER

PROPOSED SANITARY SEWER BY OTHERS

EXISTING STORM SEWER

EXISTING STORM SEWER (LESS THAN 12")

FUTURE PROPOSED STORM SEWER

EXISTING UNDERGROUND GAS LINE

PROPOSED UNDERGROUND GAS LINE

EXISTING UNDERGROUND ELECTRICAL LINE

PROPOSED UNDERGROUND ELECTRICAL LINE

EXISTING UNDERGROUND TELEPHONE

PROPOSED UNDERGROUND TELEPHONE

EXISTING FIBER OPTIC LINE

WATERLINE KICKBLOCK LOCATION

EXISTING ELECTRICAL BOX

SITE LIGHTING

EXISTING TRAFFIC CONTROL PEDISTAL

EXISTING TELEPHONE PEDISTAL

PROPOSED WATER METER

EXISTING FIRE HYDRANT

PROPOSED FIRE HYDRANT

EXISTING MANHOLE

PROPOSED MANHOLE

UTILITY PEDISTAL

EXISTING INLET

PROPOSED INLET

UTILITY PLAN

C4.10
PERMANENT STABILIZATION FOR "LANDSCAPED" AREAS

MINIMUM 70 PERCENT

NOTE: PER STORMWATER GENERAL PERMIT, STABILIZATION SUITABLE FOR FILING OF N.O.T. HAS OCCURRED WHEN A TEMPORARILY SEEDED, TACKIFIED, BLANKETED OR OTHERWISE STABILIZED NO LATER THAN 14 DAYS FROM THE LAST TOPSOIL SHALL BE INSTALLED PER 02812 SPECIFICATION.

40% CRESTED WHEAT GRASS - 80% LIVE PURE SEED
20% PERENNIAL RYE GRASS - 80% LIVE PURE SEED

PLANTING LEGEND

<table>
<thead>
<tr>
<th>PLANTNAME</th>
<th>COMMON NAME</th>
<th>COMMON NAME</th>
<th>WATER REQ.</th>
<th>QTY.</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>MACO MALUS X 'CORALCOLE' CORALBURST FLOWERING CRABAPPLE</td>
<td>CORALBURST FLOWERING CRABAPPLE</td>
<td>CORALBURST FLOWERING CRABAPPLE</td>
<td>6'</td>
<td>2</td>
<td>53%</td>
</tr>
<tr>
<td>CONCRETE TREE RING</td>
<td>CONCRETE TREE RING</td>
<td>CONCRETE TREE RING</td>
<td>30&quot;</td>
<td>5</td>
<td>51%</td>
</tr>
<tr>
<td>GRAY ROCK MULCH</td>
<td>ROCK MULCH</td>
<td>ROCK MULCH</td>
<td>NONE</td>
<td>1</td>
<td>1,143</td>
</tr>
</tbody>
</table>

TREES NOTE

PLANTING LEGEND

Seeding

Seeding Mixes below is generic, but care should be taken to specifically match to the area, per below:

1. After Topsoil is installed per 02812 Specification, at a minimum, all Topsoil shall be amended with Nitrogen Stabilized Organic Amendment Compost at a rate of 5.0 Cubic Yards and Ammonium Phosphate 16-20-0 at a rate of 15 Pounds Per Thousand Square Feet.

2. After Finish Grades have been established, it is recommended that the Contractor shall have soil samples tested by an established soil testing laboratory for the following: General Soil Preparation and Backfill Mixes, Pre-Plant Fertilizer Applications, and any other soil related issues. The report shall also provide a Fertilizer Program for the Planting Area.

3. All trees shall be guyed and wood staked as per details. No 'T-STAKES' shall be used for trees.

4. At a minimum, all trees shall have a 4' Concrete Tree Ring, DeWitt Pro Needle-Punched Weed Barrier, Rock or Shredded Bark Mulch, and Drip Irrigation.

SEEDING NOTES

Seed Establishment Notes

1. All tree information shall be based on the contractor's responsibility for the planning and establishment of the planting area. All tree information shall be specific to the landscape area. All trees shall be staked and braced as per details. All trees shall have a 4' Concrete Tree Ring, DeWitt Pro Needle-Punched Weed Barrier, Rock or Shredded Bark Mulch, and Drip Irrigation.

SEED ESTABLISHMENT NOTES

PLANTING NOTES

No work shall commence to all applicable signs and local code, symbols, and specifications.

2. Landscape Design-Build Contractor will provide one weekly progress report to the landscape architect to ensure proper establishment of the planting area. All reports shall be submitted to the landscape architect within 4 weeks of completion of Landscape and Irrigation systems.

3. The Contractor shall notify the Landscape Architect one week prior to beginning construction.

4. After seeding is completed, the Landscape Contractor shall set the irrigation controller schedule.

5. All seed applications shall be drill seeded, with Hydro Slurry applied over the seed bed after seeding.

6. The Landscape Contractor shall ensure that no plants or seeds are placed outside of the specifications. All plants shall be placed labeled as per details. All plants shall be placed labeled with the same species, size, and location.

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1. Irrigation design is not an exact science. It is based on theories, assumptions, and/or information provided by civil models/utilities/municipal entities and thus, is diagrammatic in nature.

2. Construction shall provide #10 common wire, direct burial, to all remote control valves.

3. In the event of a discrepancy between the plan and specifications, the specifications shall take precedence.

4. During construction, the irrigation contractor shall field verify the static & operating water pressure prior to construction, and design a "design/build" system per plan and specifications.

5. The irrigation contractor shall field verify the static & operating water pressure prior to construction, and design a "design/build" system per plan and specifications.

6. All construction shall conform to city, county, state, and federal requirements. It shall be the responsibility of the irrigation contractor to ensure that all irrigation systems are installed in accordance with such requirements.

7. All construction shall be in accordance with city, county, state, and federal requirements. It shall be the responsibility of the irrigation contractor to ensure that all irrigation systems are installed in accordance with such requirements.

8. One of each type of valve installed.

9. No backflow preventers are required in the irrigation system unless required by the city, county, state, or federal regulations.

10. The irrigation contractor shall field verify the static & operating water pressure prior to construction, and design a "design/build" system per plan and specifications.

11. After the irrigation water meter.

12. Please note that all work shall be done in accordance with the plans and specifications.

13. All backflow preventers shall be installed in accordance with the plans and specifications.

14. All backflow preventers shall be installed in accordance with the plans and specifications.

15. Any changes made to the irrigation system after the irrigation water meter shall be noted on the plans and specifications.

16. The irrigation contractor shall field verify the static & operating water pressure prior to construction, and design a "design/build" system per plan and specifications.

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22. Manual drain valve, for freeze protection, are to be located at all low points of irrigation lateral lines. Where the low point is at the end of the line, locate drain valve a minimum of 5 feet away from the end of the line.

23. All pressurized mainlines, valves, and rotor and spray heads shall be installed a minimum of 5' away from any building foundation. If this equipment is shown within the 5' offset on the plans and specifications, it shall be relocated to ensure compliance with this requirement.

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