



RIVERDALE CITY COUNCIL AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – OCTOBER 5, 2021

5:30 p.m. – Work Session

No motions or decisions will be considered during this session, which is open to the public.

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

A. Welcome & Roll Call

B. Pledge of Allegiance

C. Moment of Silence

D. Public Comment

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

E. Presentations and Reports

1. Mayor's Report
2. Council Assignment Reports
3. Police Department – Officer Swearing In

F. Consent Items

1. Consideration to approve meeting minutes from:
September 21, 2021 Council Work Session
September 21, 2021 Council Meeting

G. Action Items

1. Consideration of Resolution 2021-24 and approval for the Trailside Flats Apartments Final Site Plan, property located at approximately 690 West 4400 South, Riverdale, Utah 84405; as requested by Brad Brown and Colliers International, Inc.

Closed Executive Session

Consideration of adjourning into Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of discussing the character, professional competence, or physical or mental health of an individual. (roll call vote).

2. Consideration of employment status of FWC.

H. Comments

1. City Council
2. City Staff
3. Mayor

J. Adjournment

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 1st day of October, 2021 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at <http://www.riverdalecity.com/> 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html> and 4) A copy was also provided to the Standard-Examiner.

Michelle Marigoni
Riverdale City Recorder

**The City Council meeting on October 5th, 2021 is viewable electronically and may be accessed by clicking on the link below. The regular City Council Chambers will be available for in person participation with recommended social distancing followed. The agenda for the meeting is also attached above. **

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

**RIVERDALE CITY
CITY COUNCIL AGENDA
October 5, 2021**

AGENDA ITEM: G1

SUBJECT: Consideration of approval for the Trailside Flats Apartments Final Site Plan, property located at approximately 690 West 4400 South, Riverdale, Utah 84405; as requested by Brad Brown and Colliers International, Inc.

PRESENTER: Mike Eggett, Community Development

INFORMATION:

- a. [Exec Summ 690 W 4400 S Apt Bldg Final Site Plan – CC \[20211005\]](#)
- b. [Resolution 2021-24](#)
- c. [690 W 4400 S Apt Bldg Final Site Plan Review – 20210929](#)
- d. [Dept Staff Reports – 690 W 4400 S Apt Bldg Final CC \[20210929\]](#)
- e. [City Eng Review #4 – 9 Sept 27, 2021](#)
- f. [690 W 4400 S Apt Bldg Site Plan App \[Updated\] – 20210706](#)
- g. [ROW Imp. Cost Estimate](#)
- h. [690 W 4400 S Apt Bldg – Final Civil Construction Plans\[r\]](#)
- i. [21094-690 W 4400 S Trailside Flats Multi-Family Designs\[r\]](#)

[BACK TO AGENDA](#)



City Council Executive Summary

For the Council meeting on: 10-05-2021

Petitioner: *Brad Brown*

Summary of Proposed Action

Brad Brown with Colliers International has resubmitted a Final Site Plan review of a proposed apartment building located at approximately 690 West 4400 South. This site plan is being proposed for development on property that is located on old residential home sites and is now currently vacant real estate. The property is currently owned by Daniel Phelps. This matter came before the Planning Commission on September 14, 2021, for Final Site Plan review, wherein the Planning Commission after discussing the proposal recommended City Council approval of the Final Site Plan, with the understanding that all staff and engineering concerns have been resolved. Staff and engineering concerns have been resolved at this time. A public hearing is not required to consider this site plan proposal. Following the presentation and discussion of the proposal, the City Council may make a motion to approve the Trailside Flats Apartments site plan proposal, approval of the proposed site plan with any requested modifications, tabling the matter to a later date, or not approve the proposed site plan with the appropriate findings of facts. If an approval is provided, then this matter could move forward to future building permitting and preconstruction processes.

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 10-9F "Multiple-Family Residential (R-5) Zone", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", 10-16 "Sign Regulations", and 10-28 "Residential Landscaping".

The proposed development parcels are found on property located along the northeast corner of 4400 South and 700 West as currently owned by Daniel Phelps. The property is located in a R-5 zoned area and the requested use of multiple-family residential units (49 units or less) is a permitted use in this zone.

This submittal has also been reviewed by the Design Review Committee and, following discussion of the proposed materials summary, the Committee provided approval for the proposed exterior materials, coloration, signage, and landscaping designs.

An Engineer's Cost Estimate document has been provided for this project and the amounts reflected on the Cost Estimate document have received recommended approval from our City Engineer.

Attached with this executive summary is a document entitled "Final Site Plan Review - Riverdale Apartments Building"; this is a supplementary document addressing items on the Preliminary Site Plan application document. Also attached, following this executive summary, are comments from the Public Works Director, the Police Chief, the Fire Department, and contracted City Engineer. The City Council should discuss any concerns raised by these summaries.

Staff would encourage the City Council 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 City Council make a motion to approve the Trailside Flats Apartments site plan proposal, approval of the proposed site plan with any requested modifications, tabling the matter to a later date, or not approve the proposed site plan with the appropriate findings of facts.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Residential - Low Density" and clearly this designation will need to be updated with the next General Plan update as the property in this location is all zoned R-5 which should be designated as "High Density - Multi Family".

Legal Comments - City Attorney

Steve Brooks, Attorney

Administrative Comments - City Administrator

Steve Brooks, Acting City
Administrator



RESOLUTION NO. 2021-24

A RESOLUTION BY THE RIVERDALE CITY COUNCIL APPROVING THE FINAL SITE PLAN OF THE PHELPS PROPERTY LOCATED AT APPROXIMATELY 4400 SOUTH 690 WEST IN RIVERDALE CITY, WEBER COUNTY, STATE OF UTAH.

WHEREAS Daniel Phelps, by and through Brad Brown with Colliers International, has filed an application with Riverdale City requesting the City approve a final site plan approval to allow for changes to their existing property located at approximately 4400 South 690 West; and

WHEREAS the applicant's request is in conformance with all applicable City ordinances of the Riverdale City Code; and

WHEREAS this matter was reviewed and discussed by the Planning Commission on September 14, 2021 and received a favorable recommendation, with conditions, from the Planning Commission; and

WHEREAS the matter having been submitted and considered as it relates to the health, safety, and general welfare of the City; the orderly development of land in the City, the effect on the surrounding neighborhood, the compliance with all applicable City ordinances, the General Plan, and the conditions relating to the request; and

WHEREAS the Riverdale City Council finds this request is in conformance with all requirements outlined in the Riverdale City Plan, Code and the goals and desires of Riverdale City.

BE IT RESOLVED BY THE RIVERDALE CITY COUNCIL, as follows:

1. The City Council hereby approves the request of Daniel Phelps, for a final site plan approval located at approximately 4400 South 690 West, as outlined and shown on the attached Exhibit(s), attached hereto and incorporated herein by reference.
2. This resolution shall take effect immediately upon passage.
3. All other resolutions and policies in conflict herewith, either in whole or part, are hereby repealed.

PASSED and APPROVED this ____ Day of October, 2021.

RIVERDALE CITY

By: _____
Braden Mitchell, Mayor pro tem

Attest:

Michelle Marigoni
City Recorder

Final Site Plan Review – Riverdale Apartments Building, 690 West 4400 South

Completed by Mike Eggett, Community Dev. Director on 7/20/2021, 9/8/2021, and 9/29/2021

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

Date Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting)	July 2, 2021, updated on Aug 31, 2021 and Sept. 21, 2021
Date Application Submitted to City:	July 2, 2021
Date Fee Paid:	Paid on July 2, 2021 (see receipt for detail)
Site Plan – Preliminary Requirements	Departmental Review Comments
<i>COVER SHEET</i>	Provided
<u>Title Block</u>	
Project name and address	Project name and address location shown; 690 West 4400 South, Riverdale
Property Owner's name, address, and phone number	Daniel J. Phelps, 3230 N. Morgan Valley Drive, Morgan, Utah 84050
Property Developer's name, address, and phone number	Shown on cover page and application: Brad Brown – Colliers International, 6440 S. Millrock Drive, Suite 500, Salt Lake City, Utah 84121, 801-947-8300
Approving agency's name and address: Utility companies if applicable	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405, city name and address shown on cover sheet; other utility agencies name and contact info provided
Consulting Engineer's name, address, and phone number	Reeve & Associates, Inc, 5160 South 1500 West, Riverdale, Utah 84405, 801-621-3100
Licensed Land Surveyor's name, address, phone number, signature, and seal	Trevor Hatch – Reeve & Associates, Inc., 5160 South 1500 West, Riverdale, Utah 84405, 801-621-3100; seal provided; <u>signature not provided at this time but anticipated</u>

Date	Yes – June 24, 2021 and multiple revisions thereafter
Revision block with date and initials	Revision blocks shown with notes tracking
Sheet number and total sheets	Shown (16 total sheets), elevations and site detail submitted as well
<u>General</u>	
Street names	Shown – 4400 South and 700 West
Layouts of lots with lot numbers	Yes, shown one lot
Adjacent tract ownership and tax identification numbers	Tract ownership names and tax ID shown
Scale (minimum 1"=50' to 1"=10')	Yes, scale is shown, 1" = 20'
North arrow	Yes
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Existing easements identified, existing structures currently on site shown, existing utility lines shown on sheet C3 and other sheets; <u>unknown if approvals provided to cross, use, relocate</u>
Space for notes	Yes, provided
Contours	Yes, shown on multiple sheets
Public areas	Existing and planned sidewalks and curb/gutter shown on multiple sheets
<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 sheets C10-C12, area calculations shown on C1 and C10; per City Code 10-9F-4, 23.4% exceeds requirement
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 on utility plan; proposed signage locations not shown on site plan; architectural elevations provided; planned building lighting shown
Location of underground tanks, dumpsters, etc	No tanks present on site; dumpster and dumpster enclosure location shown in packet

<u>Additional Information</u>	
Benchmark	Shown on sheets C3 and C4
Basis of bearings	Shown on sheets C3 and C4
Legend	Shown on sheets C3 and C4
<i>PLAN AND PROFILE SHEETS</i>	Site plan and profile sheets provided
<u>Title Block</u>	
Project name and address	Project name and address location shown; 690 West 4400 South, Riverdale
Approving Agency's name and address	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405, city name and address shown on cover sheet
Consulting Engineer's name, address, and phone number	Reeve & Associates, Inc, 5160 South 1500 West, Riverdale, Utah 84405, 801-621-3100
Date	Yes – June 24, 2021 and multiple revisions thereafter
Scale	Yes, scale is showing
Revision block with date and initials	Revision blocks shown with notes tracking
Sheet number and total sheets	Shown (16 total sheets), elevations and site detail submitted as well
<u>General</u>	
North arrow	Yes
Street names	Shown – 4400 South and 700 West
Lot numbers	Yes, shown one lot
Reference to sheets showing adjacent areas	Not applicable
Center line stationing	Shown on plans
Existing natural ground	Shown on sheet C3
<u>Signage</u>	Building signage concepts shown on arch drawings and on plan sheets; <u>may inquire more regarding future signage intent if desired</u>
Height	5'4"
Size	28'4"
Locations	<i>Shown on plan</i>
Colors	<i>See architectural renderings</i>
Lighting	<u>Unknown at this time</u>

<u>New and Existing Buildings</u>	
Height and Size	New building - Height = 42'10" at highest point; Building Pad area = 14,332 sf; Overall Building size = 38,729 sf
Location, setbacks, and all dimensions	Yes, shown on sheet C4; approximates: front (south) setback – minimum 20 feet at nearest point; rear (north) setback – minimum 68 feet at nearest point; west side setback – 15 feet at nearest point; east side setback – minimum 67.20 feet at nearest point
Type of construction	Materials for structure, texture, color appearance provided on architectural drawings; Design Review Committee held on August 11, 2021
Type of occupancy and proposed uses	Multi-family dwelling, apartment building (3 stories)
Show handicapped access	ADA accessible ramp and access areas shown and handicapped parking stalls shown
<u>New and Existing Landscaping & Percentage</u>	Landscaping identified on sheet C10-C12; Percentage of landscaping provided for site is 18.0%, residential landscaping plans subject to City Code 10-28 as applied to this project; project landscaping in compliance with City Code 10-9F-4, 23.4% exceeds requirement
Number of trees	10 trees, 110 shrubs, 12 Ornamental grasses, 38 perennials
Landscape plan showing all planting, hardscaping, berming, and watering	Planting, hardscaping shown; berming not required for residential development; irrigation plan provided as C12
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
<u>New and Existing Walls and Fences</u>	
Location, design, and height	Existing on site fences shown; no new fences appear to be planned for site
Materials proposed for construction	No new fences planned for site
<u>New and Existing Parking</u>	
Location, area, and layout of off-street parking (size of stalls, regular and handicapped)	84 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; residential parking shared with employees, where applicable
Internal circulation pattern	Circulation pattern not shown, but inferred to two access points on 700 West and 4400 South

<u>New and Existing Ingress and Egress</u>	
Location and size of points of ingress and egress for motor vehicles and internal use	Yes, shown
Circulation pattern	Circulation pattern not shown, but inferred to two access points on 700 West and 4400 South; inquire more if desired
<u>New and Existing Streets</u>	
All access points	Yes, this is shown
Center lines	Yes, this is shown
Right-of-way lines	Shown, dedicated right-of-way shown and labeled
Face of curb lines	Yes, this is shown
Centerline slope	Shown on drawings and established per previous and other project road development
Signing and striping	Signing installation should be coordinated with public works dept and paid for by applicant; roadway striping should be coordinated with public works if applicable
Light poles	No existing light poles appear to be on site; existing power equipment shown; location of onsite proposed light poles and equipment shown in packet
Street lights	No existing street lights appear to be on site; no newly proposed street light poles or devices planned
Street name signs	Location of street name signs on site not applicable to this location
Stop signs	Location of stop signs on site shown
UDOT approval (if required for project)	Not subject to UDOT review or approval
Sidewalk (4' side with 4" of road base or 6' side with 6" of road base through the approach)	Yes, shown and defined on sheet C7-7.4
Planting Strip	Yes, planting strips are landscaped and shown along 4400 South and 700 West
<u>New and Existing Storm Drainage</u>	
Top of curb elevations	Shown on C5, in detail on sheet C7-7.4
Slope of gutter	Shown on C5, in detail on sheet C7-7.4
Manholes	Existing shown on multiple sheets; new shown on multiple sheets;
Invert elevations	Shown on C5, in detail on sheet C7-7.4, <u>defer to City Engineer</u>

Length, size, slope, and type of mains and laterals	Shown on C5-C6, in detail on sheets C7-C7.4, <u>defer to City Engineer</u>
Location of catch basins	Shown on multiple sheets in packet
Ditches, location and ownership	No waterway or ditches on this site
Approval to pipe, reroute or use	Only future City approval, <u>defer to City Engineer</u>
Calculations for retention system	Provided on sheet C5-C6; <u>defer to City Engineer</u>
Method of storm water clean-up	Shown on sheet C8-C9
<u>New and Existing Sanitary Sewers</u>	
Manholes	Existing shown on multiple sheets; new shown on multiple sheets;
Invert elevations	Shown on C6, <u>defer to City Engineer</u>
Length, size, type, and slope of mains and laterals	Shown on C6, detail provided on sheets C7-C7.4, <u>defer to City Engineer</u>
<u>New and Existing Water Lines</u>	
Length, size, type, and slope of mains and laterals	Shown on C6, detail provided on sheets C7-C7.4, <u>defer to City Engineer</u>
Location, size, and type of water meters, valves, and fire hydrants	Shown on C6, water meter size and location identified; type identified; Location of existing valves shown; Location of new valves shown; existing fire hydrants shown, where near to site; location new fire hydrant planned site plan shown
<u>New and Existing Gas Lines</u>	
Size and type	Existing and new gas lines location, size, and type shown
<u>New and Existing Electrical Lines</u>	
Size, location, and type	Existing power lines locations shown, new power equipment location shown, <u>size and type not identified</u>
Location of power poles	Existing power poles and overhead lines location; new power poles location not planned
<u>New and Existing Telephone Lines</u>	
Location of poles, junction boxes, and manholes	Existing location of telephone lines and poles shown, <u>new telephone utility lines and poles not shown</u> , associated manholes shown on various sheets where applicable
<u>New and Existing Cable TV Lines</u>	
Location of lines (if applicable)	Cable TV lines location shown
<i>DETAILED DRAWINGS</i>	

Cross section of roadway (minimum 8" road base and 3" asphalt)	No applicable roadway cross sections for this project; onsite asphalt cross section shown on sheet C7-7.4
Cross section of curb and gutter (standard 30" high back)	Refer to sheets C7-C7.4 for roadway cross section connection for curb, gutter, and sidewalk areas, <u>defer to City Engineer</u>
Gutter inlet box with bicycle safe grate	Details shown on sheet C7-7.4; locations identified on multiple sheets; identified as bicycle safe grates on gutter inlet boxes; <u>defer to City Engineer</u>
Cleanout box	Detail shown on sheets C7-7.4, location identified on multiple sheets; <u>defer to City Engineer</u>
Thrust blocking	Locations and detail shown, where applicable; <u>defer to City Engineer</u>
Special energy dissipating or drop manholes	None showing and may not be applicable; <u>defer to City Engineer</u>
ADDITIONAL INFORMATION	
Soils report	Geotechnical report has been provided as completed by CMT Engineering Laboratories on June 14, 2021 for this site
Drainage and runoff calculations	Provided on sheet C5-C6; <u>defer to City Engineer</u>
Water right transfer documentation	<u>Applicant needs to work with Public Works Department to provide adequate water rights for this site per 8-6-3 of City Code</u>
Copy of protective covenants, codes, and regulations for development	This is not applicable
Three (3) total 11" X 17" copies of plan drawings, one large full set of plan drawings, and one digital full set copy of plan drawings	Yes, provided as requested
Building elevation renderings	Provided with packet
Corp of Engineers approval (if required)	Located outside of FEMA flood zone rated as 0.2% annual floodplain; no approval req.
Zoning compliance	Yes, Multiple-Family Residential (R-5) Zone meets intended uses for site design
RDA compliance (if applicable)	No applicable RDA regulations for this project area; this project is not in an RDA area
Use compliance	Yes, this use complies with the and zoning for this R-5 zoned area
Engineering comments and letter of approval recommendation	Engineering comments, along with Public Works, Police Department, Fire Department provided
Traffic study	Not currently required, unless deemed otherwise appropriate by the City
All Planning Commission and City Staff conditions for approval have been met	<u>Currently Final Submission approval consideration being reviewed by City Council</u>

DEPARTMENTAL STAFF REPORTS – 9/27/2021 to 9/29/2021

From: Shawn Douglas
Sent: Wed 9/29/2021 1:53 PM
To: Mike Eggett
Subject: Trailside Flats

Mike,

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

Plan Review For Riverdale Apartments

Storm Water

- 1-Drainage system operation and maintenance plan and BMPS recorded with plat.
- 2-Notice of intent filed with state.
- 3-Injection well permit.
- 4-Provide required water shares.

Water

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

Sewer

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

Shawn Douglas

Riverdale City Public Works

Sdouglas@Riverdalecity.com

801-394-5541 ext.1217

From: Scott Brenkman
Sent: Thu 9/27/2021 10:58 AM
To: Mike Eggett
Subject: RE: Review Comments needed for Final Council Consideration of Trailside Flats Apartments Site Plan Proposal

I have no further concerns.

Chief Scott Brenkman

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

From: Jared Sholly
Sent: Wed 9/29/2021 12:16 PM
To: Mike Eggett
CC: Randy Koger
Subject: RE: Review Comments needed for Final Council Consideration of Trailside Flats Apartments Site Plan Proposal

I have no additional comments. The additional hydrant on 4400 S. have resolved any previous concerns on my end.

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

From: Randy Koger
Sent: Wed 9/29/2021 12:08 PM
To: Mike Eggett
CC: Jared Sholly
Subject: RE: Review Comments needed for Final Council Consideration of Trailside Flats Apartments Site Plan Proposal

Based on the most recent updated plans I have no additional recommendations.

REVIEW COMMENTS:

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



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

29 September 2021

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Riverdale Apartments – 4400 South Street – Trailside Flat Apartments**
Subj: Site Plan Review #4.

Dear Mike,

I have completed my review of the recently submitted Improvement Drawings and find the drawings and calculations in compliance with the “Public Works Standards of Riverdale City”.

I herewith recommend approval of the Improvement Drawings.

I also reviewed the recently submitted “Engineers Cost Estimate” prepared by Reeve Engineering for the required Public Improvements. I agree with the “Engineers Cost Estimate” for the quantities and costs associated with the installation of the required public improvements.

In my opinion the “Engineers Estimate – Escrow Amount” including the 10% warranty amount should be \$ 54,478.08.

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

CEC, Civil Engineering Consultants, PLLC.



N. Scott Nelson, P.E., S.E.
City Engineer

Cc. Shawn Douglas, Riverdale City Public Works Director



Riverdale City

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

RIVERDALE CITY PLANNING COMMISSION APPLICATION FOR RESIDENTIAL SUBDIVISION SITE PLAN APPROVAL

CASE NO: 2021-06 DATE SUBMITTED: 7/6/21

APPLICANT'S NAME: Brad Brown

ADDRESS: 1708 E 5550 S Ste. 18 Ogden, UT 84403

PHONE: (801) 309-0399

ADDRESS OF SITE: 690 W 4400 S Riverdale, UT 84405

APPLICANT'S INTEREST: 1 Apartment Building (48 units)

Application is hereby made to the Riverdale City Planning Commission requesting that a residential subdivision consisting of 1 lot (48 units) lots be approved on 50,805 SF of property in the R-5 zone in accordance with the attached site plan.
(number of lots) (sq. ft./acreage)

DocuSigned by:

E0E01FC76269 Signature of Applicant

DocuSigned by:

9340EED201FC145D Signature of Property Owner

I authorize Brad Brown to act as my representative in all matters relating to this application.

DocuSigned by:

9BA666666666 Signature of Property Owner

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

Fee: \$ \$7,200

Date paid: 7/2/21

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

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

Date: 7/27/2021 ^{Prelim.} 9/14/2021 ^{Final}

Decision of Commission: Prelim. Approved; Recommend Approval, resolve staff concerns

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

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

Date: 10/05/2021

Decision of Council: _____

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405

394-5541

Receipt No: 15.544506

Jul 2, 2021

BRAD BROWN

Previous Balance:	.00
MISCELLANEOUS - ZONING & SUBDIV. FEE	7,200.00
10-34-1500 ZONING & SUB. FEES	

Total:	7,200.00
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CHECK	Check No: 108	7,200.00
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Total Applied:	7,200.00
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Change Tendered:	.00
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07/02/2021 3:48 PM



Riverdale Apartments

Engineer's Cost Estimate

9/21/21

7152-10

Description	Item	Unit	Unit Price	Amount
Street Improvements				
Std. 30" Curb and Gutter	90	l.f.	\$20.25	\$1,822.50
5' wide Sidewalk	43	l.f.	\$29.38	\$1,263.13
9" Gravel Base and 3" Asphalt Surface	1,105	s.y.	\$27.00	\$29,835.00
4400 South Seal Coat	1	l.s.	\$8,700.00	\$8,700.00
Saw-Cutting	447	l.f.	\$1.95	\$871.65
Removal of Existing Curb & Gutter	66	l.f.	\$12.50	\$823.50
Removal of Existing Sidewalk	43	l.f.	\$9.50	\$408.50
Removal of Existing Asphalt	1,105	s.y.	\$5.25	\$5,801.25
Subtotal				\$49,525.53
Contingency (10%)				\$4,952.55
Total Estimated Cost				<u>\$54,478.08</u>

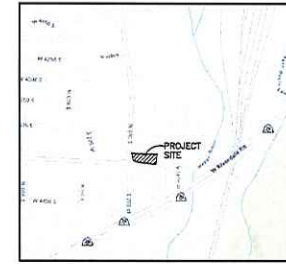
Project Narrative/Notes/Revisions

1. 2021/07/01 RH - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
2. 2021/07/13 RH - REVISED PLANS PER CITY COMMENTS. SEE 4.
3. 2021/08/17 RH - REVISED PLANS PER CITY COMMENTS. SEE 4.
4. 2021/09/21 RH - REVISED PLANS PER CITY COMMENTS. SEE 4.

RIVERDALE APARTMENTS

Improvement Plans

RIVERDALE CITY, WEBER COUNTY, UTAH
JULY 2021



Vicinity Map
NOT TO SCALE

Sheet Index

- Sheet C1 - Cover/Index Sheet
- Sheet C2 - Notes/Legend Sheet
- Sheet C3 - Existing Site Plan
- Sheet C4 - Proposed Site Plan
- Sheet C5 - Grading & Drainage Plan
- Sheet C6 - Utility Plan
- Sheet C7 - Civil Details
- Sheet C7.1 - Civil Details
- Sheet C7.2 - Civil Details
- Sheet C7.3 - City Details
- Sheet C7.4 - City Details
- Sheet C8 - Storm Water Pollution Prevention Plan Exhibit
- Sheet C9 - Storm Water Pollution Prevention Plan Details
- Sheet C10 - Landscape Plan
- Sheet C11 - Irrigation Plan
- Sheet C12 - Irrigation Details

Site Information

APN# 06-015-0008, 06-015-0018, 06-015-0021,
06-015-0028, 06-015-0044
RIVERDALE CITY, WEBER COUNTY, UTAH
PROPERTY ZONE.....R-5
PARKING STALLS PROVIDED.....77-44 ADA
TOTAL PARCEL AREA.....50,805 s.f.
BUILDING AREA.....4,335 s.f. 28.2%
HARD SURFACED AREA.....24,587 s.f. 48.4%
LANDSCAPE AREA.....11,886 s.f. 23.4%

Engineer's Notice To Contractors

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

Elevation Datum:

Site Benchmark:
Found Brass Cap Monument, Center of
Sect. 7, T.5N., R.1W., S.12&24, U.S.
Survey, Dated 1967.
Elevation = 4353.441'



Architect:

Kaylyn (Brough) Charlesworth
JZW Architects
45 East Center Street, Suite 202
North Salt Lake, Utah, 84054
PH: (801) 876-1343

Surveyor:

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

Developer Contact:

Brad Brown
Collins International
6440 S. Millrock Drive, Suite 500
Salt Lake City, Utah, 84121
PH: (801) 947-8300

Project Contact:

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

Geotechnical Report:

Dated: June 14, 2021
CMT Engineering Laboratories
2796 S. Redwood Road
West Valley City, UT, 84119
PH: (801) 968-5859

Landscape Architect:

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

Flood Information Data:

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 400700A0001 DATED JUNE 1, 2015.

AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITY MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

RIVERDALE CITY NOTES:

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

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

Approving Agency

RIVERDALE CITY
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UTAH 84405

APPROVED _____

DATE _____

Property Owner:

Daniel J. Phelps
3230 N. Morgan Valley Drive
Morgan, Utah, 84050



REVISIONS	DATE	BY	CHK	APP
21-07-13	RH	City Comments		
21-08-17	RH	City Comments		

Riverdale Apartments
RIVERDALE CITY, WEBER COUNTY, UTAH

Cover/Index Sheet



Project Info:

Engineer: JESSICA A. DRAPER, P.E.
Draftsman: D. HANSEN

Begin Date: JUNE 24, 2021

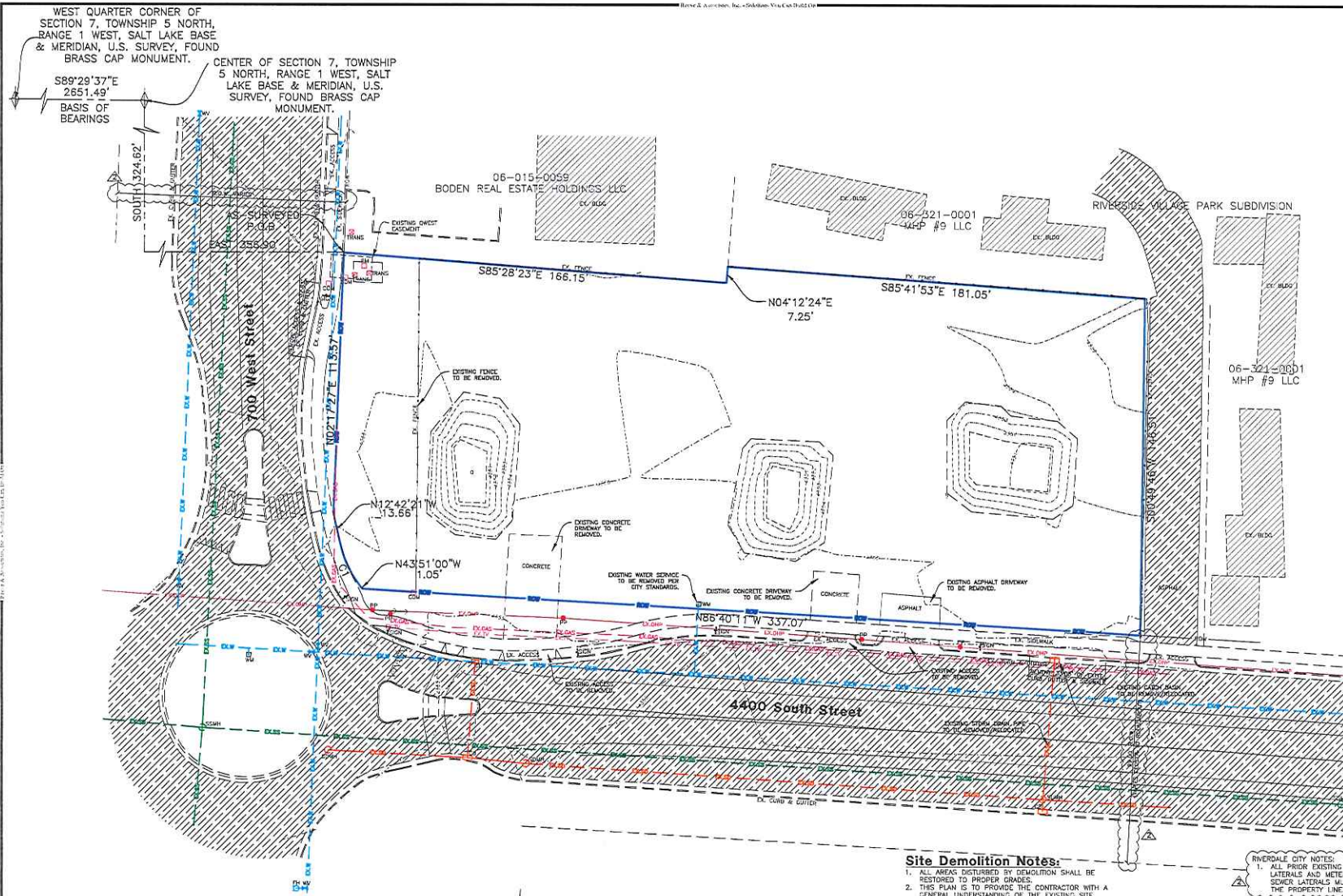
Name: RIVERDALE APARTMENTS

Number: 7152-10

Revised: 2021-08-17

C1

16 Total Sheets



Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	48.00'	20.99'	20.82'	10.66'	N25°16'18"W	25°03'04"

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

NOTE:
CONTRACTOR TO OBTAIN ALL NECESSARY
JURISDICTIONAL PERMITS FOR PERFORMING
WORK IN THE RIGHT-OF-WAY.

Site Demolition Notes:

1. ALL AREAS DISTURBED BY DEMOLITION SHALL BE RESTORED TO PROPER GRADES.
2. THIS PLAN IS TO PROVIDE THE CONTRACTOR WITH A GENERAL UNDERSTANDING OF THE EXISTING SITE CONDITIONS. IT IS NOT INTENDED TO BE AN ALL INCLUSIVE REPRESENTATION OF THE EXISTING SITE CONDITIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH EXISTING SITE CONDITIONS THROUGH SITE INVESTIGATIONS, ADDITIONAL SURVEYS, AND COORDINATION WITH UTILITY SUPPLIERS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL EXISTING FACILITIES THAT AFFECT THE PROPOSED DEVELOPMENT.
3. DEMOLITION DEBRIS IS TO BE LEGALLY DISPOSED OF OFF-SITE AT AN APPROVED LANDFILL. CONTRACTOR TO PROVIDE ANY CERTIFICATION DOCUMENTATION FOR THE LANDFILL PRIOR TO COMMENCING ON-SITE DEMOLITION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION, TRANSPORT AND DISPOSAL OF DEBRIS.

RIVERDALE CITY NOTES:
1. ALL PRIOR EXISTING CULINARY WATERLINE SERVICE
LATERALS AND METERS TO BE REMOVED AND SANITARY
SEWER LATERALS MUST BE LOCATED AND CAPPED AT
THE PROPERTY LINE.

Note:
Contractor to verify ALL Existing
Utility Locations, Terminations and
Invert Elevations.

Elevation Datum:

Site Benchmark:
Found Brass Cap Monument, Center of
Sect. 7, T.5N., R.1W., S.1B&W, U.S.
Survey, Dated 1967.
Elevation = 4353.441'



REVISIONS	DATE	BY	APP	REASON
1	21-07-13	RM		City Comments
2	21-08-17	RM		City Comments

Riverdale Apartments
RIVERDALE CITY, KANE COUNTY, UTAH
Existing Site Plan



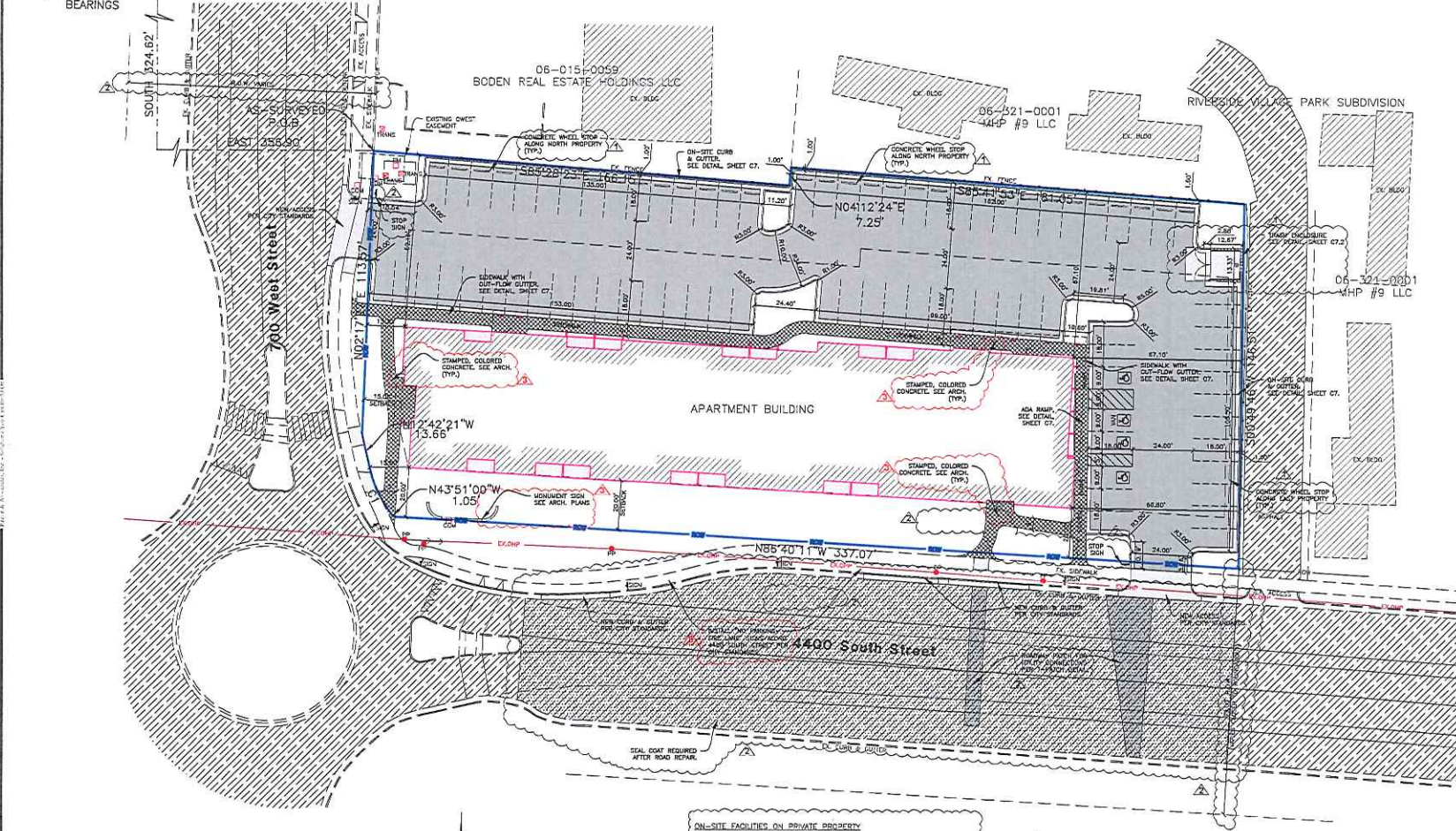
Project Info.
End User: DRAPER P.E.
Designer: J. SMITH
Begin Date: JUNE 24, 2021
Name: RIVERDALE APARTMENTS
Number: 7152-10

C3
16 Total Sheets

WEST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT.

S89°29'37"E
2651.49'
BASIS OF BEARINGS

CENTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT.



Curve Table

PI RADIUS	ARC LENGTH	CHD LENGTH	TANGENT CHD BEARING	DELTA
21	48.00'	20.99'	26.82°	19.68°
				N22°16'18"W 120.00 04°

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

Scale: 1" = 20'

- ON-SITE FACILITIES ON PRIVATE PROPERTY**
- CULINARY WATER FACILITIES:**
ALL FACILITIES, I.E. PIPES, SERVICE LATERALS, VALVES, BENDS, THROUST BLOCKS, FIRE HYDRANTS, MISCELLANEOUS FITTINGS ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.
- SANITARY SEWER FACILITIES:**
ALL FACILITIES, I.E. PIPES, MANHOLES, LATERALS, PIPELINE CLEANING, SEWER BACKUPS ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.
- STORM WATER FACILITIES:**
ALL FACILITIES, I.E. PIPES, MANHOLES, INLET CATCH BASINS, ORFICE AND ORFICE CONTROL STRUCTURES, DETENTION STORAGE BASINS, OVERFLOW SPILLWAYS ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.
- ROADWAYS AND SIDEWALKS FACILITIES:**
ALL HARD-SURFACING FACILITIES ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.

- RIVERDALE CITY NOTES:**
1. ALL EXISTING SEWER LATERALS TO BE CAPPED AT THE PROPERTY LINE.
 2. ALL CONSTRUCTION & MATERIALS PER RIVERDALE CITY STANDARDS & SPECIFICATIONS.
 3. ALL MISSING, NON-FUNCTIONING AND OR DAMAGED SURFACE IMPROVEMENTS SHALL BE INSTALLED OR REPLACED.

NOTE:
1. ALL UTILITY DIGGING OR OTHER EXCAVATION SHALL TAKE IN CONSIDERATION EXISTING SIDEWALKS, CURBS & CUTTERS, AND OTHER STRUCTURES THAT MAY NEED TO BE REMOVED AND/OR REPLACED AS PART OF THE C.O. S.D.

Elevation Datum:
Site Benchmark:
Found Brass Cap Monument, Center of Sect. 7, T5N., R1W., SLB&M, U.S. Survey, Dated 1967.
Elevation = 4353.441'

- Legend**
- EXISTING ASPHALT PAVEMENT
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE
 - STAMPED, COLORED CONCRETE SEE ABOVE PLANS



REVISIONS

DATE	BY	DESCRIPTION
21-07-13	RL	CLY. COMMENTS
21-05-17	RL	CLY. COMMENTS

Riverdale Apartments
RIVERDALE CITY, KEBER COUNTY, UTAH

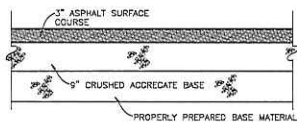
Proposed Site Plan



Project Info.
Engineer: JEFFREY A. DRAPE, P.E.
Drafter: R. VANCEN
Begin Date: JULY 24, 2021
Name: RIVERDALE APARTMENTS
Number: 7152-10

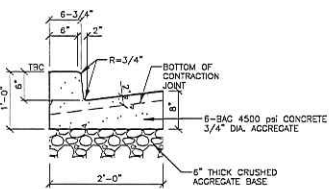
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16 Total Sheets

Revised: 2021-08-17



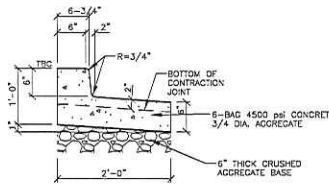
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARED BY CMT ENGINEERING, DATED JUNE 14, 2021, GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

Typical On-Site Asphalt Paving
SCALE: NONE



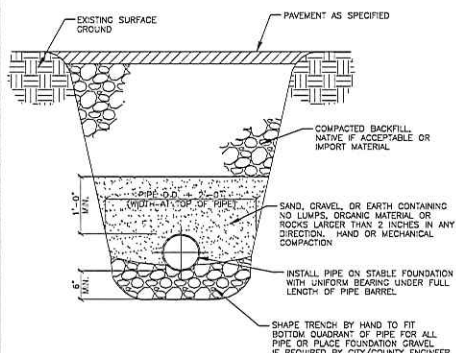
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARED BY CMT ENGINEERING, DATED JUNE 14, 2021, GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

On-Site Curb & Gutter
SCALE: NONE



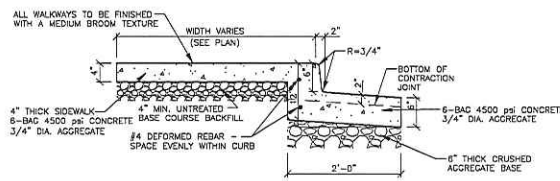
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On-Site Outflow Roll Curb & Gutter
SCALE: NONE



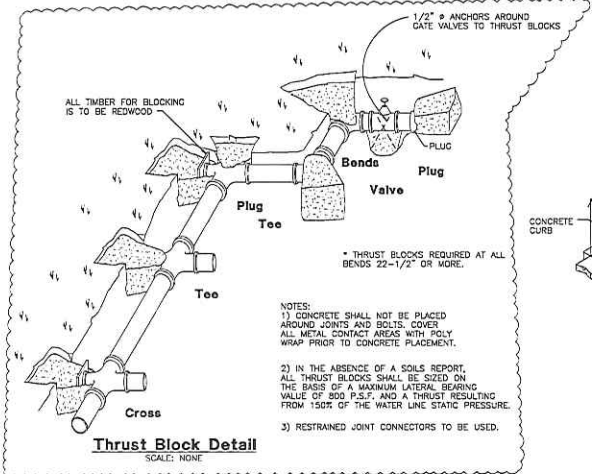
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARED BY CMT ENGINEERING, DATED JUNE 14, 2021, GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

Typical On-Site Pipe Bed Section
SCALE: NONE

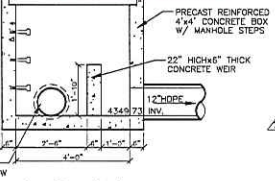
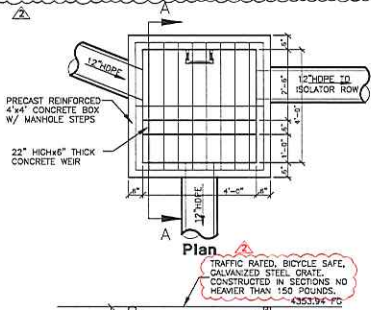


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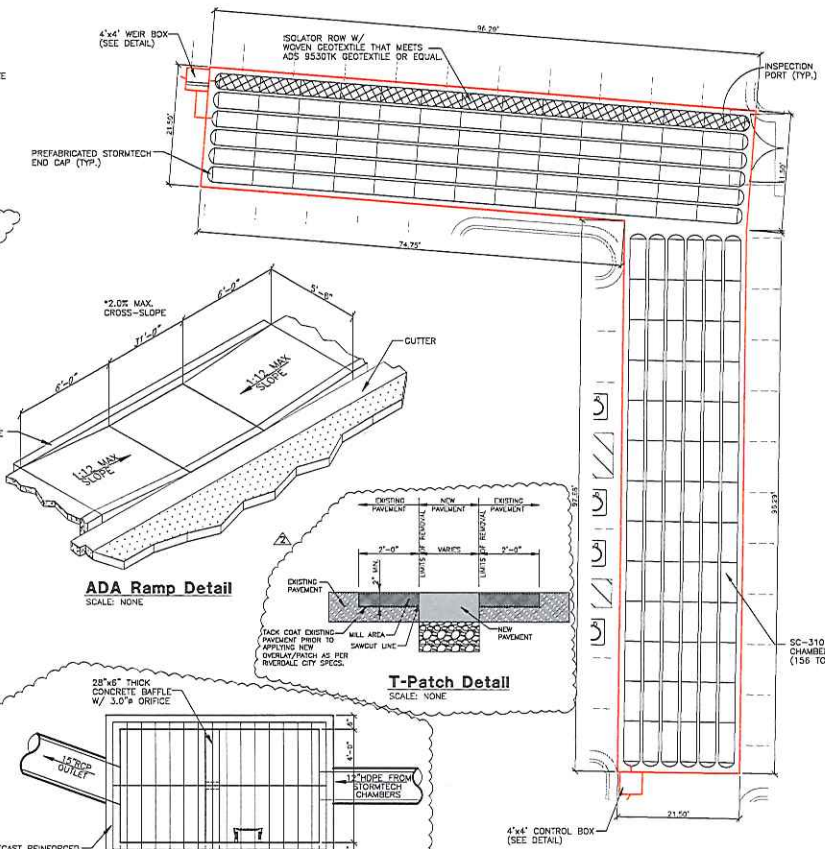
Sidewalk w/ Outflow Gutter
SCALE: NONE



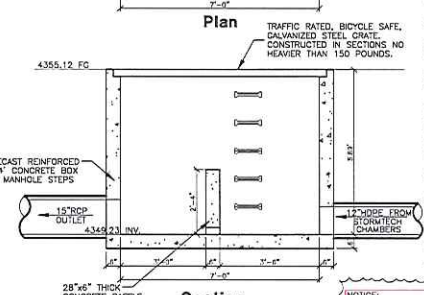
Thrust Block Detail
SCALE: NONE



Section A-A 4'x4' Weir Box
SCALE: 1"=2'

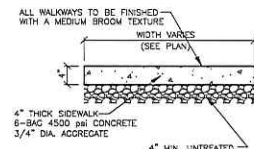


StormTech Chamber Layout
SCALE: 1"=10'



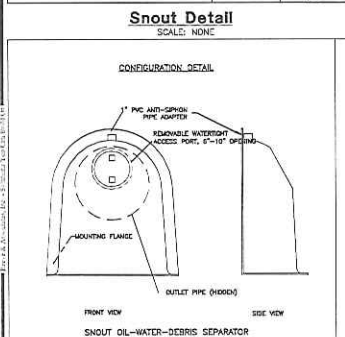
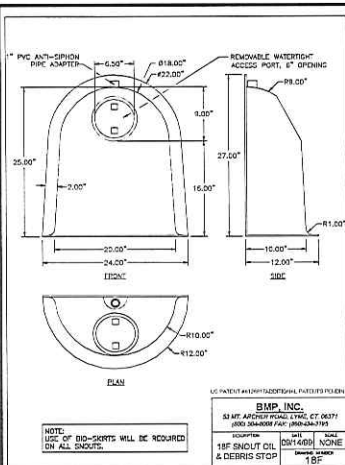
Section B-B Control Box Detail
SCALE: 1"=2'

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



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT, PREPARED BY CMT ENGINEERING, DATED JUNE 14, 2021, GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

Concrete Walkway
SCALE: NONE

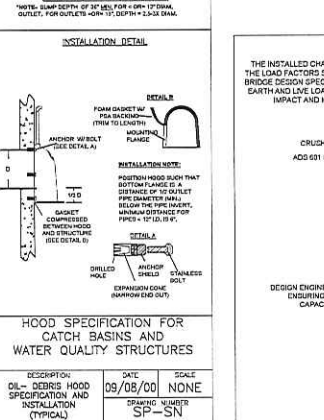
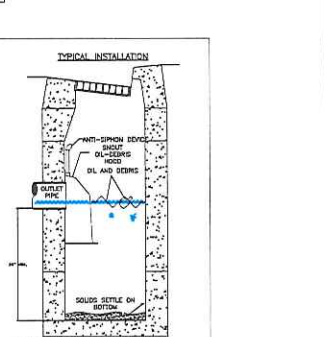
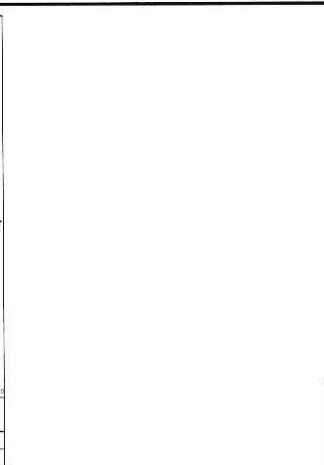


- NOTES:**
1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY BEST MANUFACTURING PRODUCTS, INC. 53 MT. ARCHEER RD. LYNN, CT 06037 (860) 434-2277 (860) 434-1165 FAX TOLL FREE: (800) 548-0309 OR (860) 758-7595 WEB SITE: www.bmp.com OR PRE-APPROVED EQUAL
 2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.120" LAMINATE THICKNESS, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
 3. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AND PER MANUFACTURER'S RECOMMENDATION.
 4. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 10 TIMES THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 1" FOR PIPES < 1.5".
 5. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
 6. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
 7. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND AN EPOXY RESIN GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
 8. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
 9. INSTALLATION KIT SHALL INCLUDE:
 - a. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
 - b. DISK-SERIES PRE-DRILLED GEL FORM GASKET WITH PVA BACKING
 - c. DISK-SERIES PRE-DRILLED GEL FORM GASKET WITH PVA BACKING
 - d. ANCHOR SHEET
- US Patent # 6126817

Snout Installation Specifications

SCALE: NONE

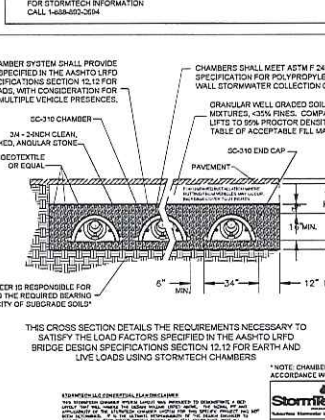
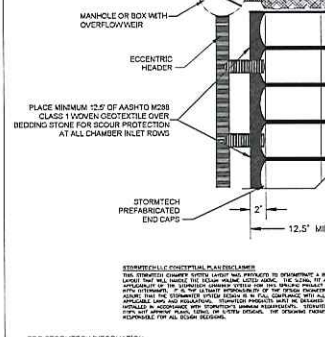
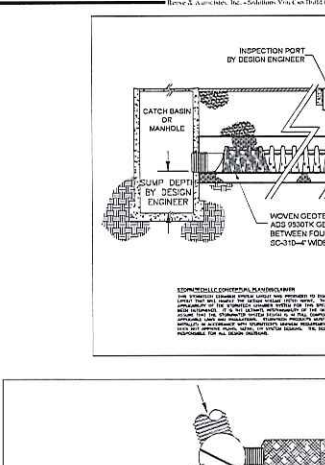
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1520 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND DESIGNERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.



Snout Installation Specifications

SCALE: NONE

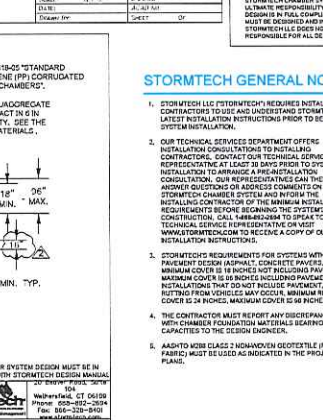
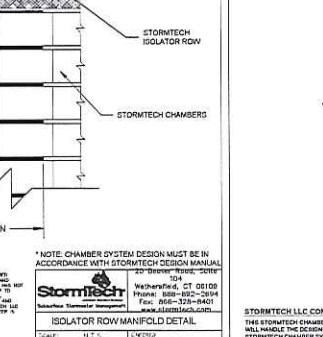
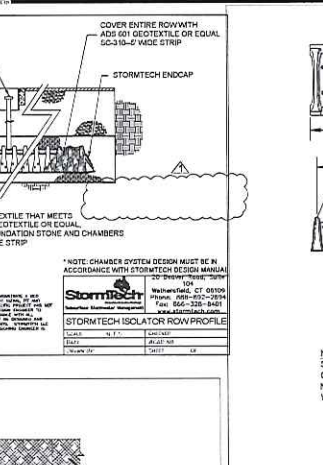
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Stormtech Isolator Row Profile

SCALE: NONE

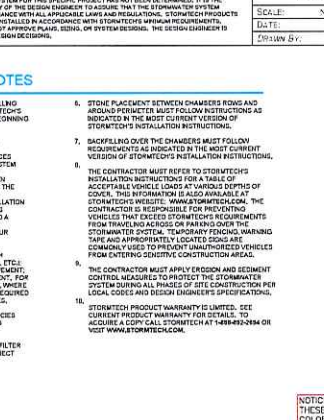
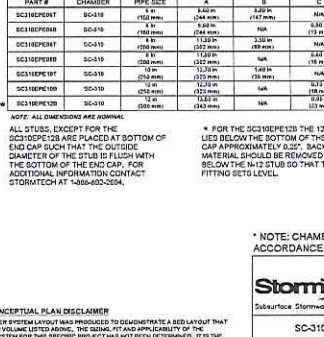
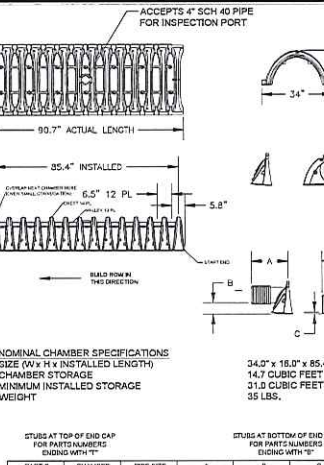
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Stormtech Isolator Row Profile

SCALE: NONE

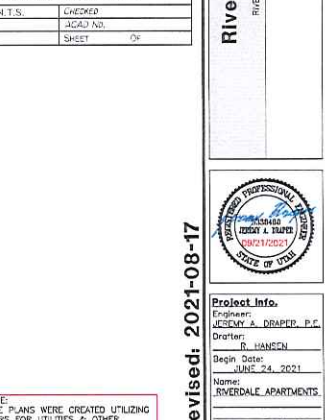
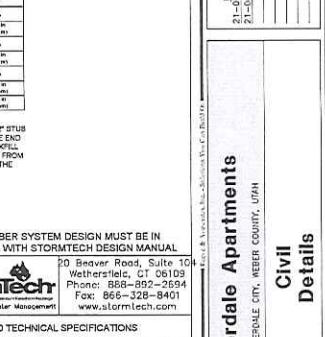
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Stormtech Isolator Row Profile

SCALE: NONE

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Stormtech Isolator Row Profile

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Reeve & Associates, Inc.

21-08-15 Rev. 1.0
21-08-17 Rev. 1.0

21-08-17 Rev. 1.0

Revised: 2021-08-17

C7.1

16 Total Sheets

Project Info:

Engineer: JEFFREY A. DRAPER, P.E.

Drawn: R. HANSEN

Begin Date: JUNE 24, 2021

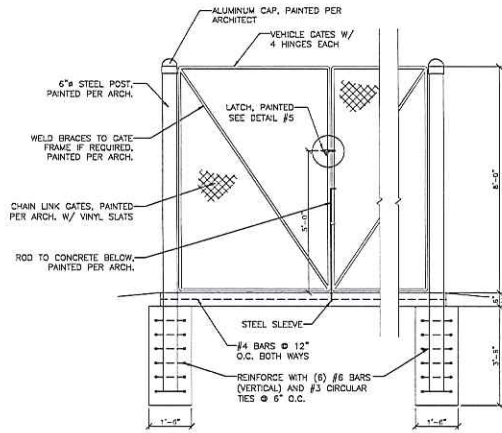
Name: RIVERDALE APARTMENTS

Number: 7152-10

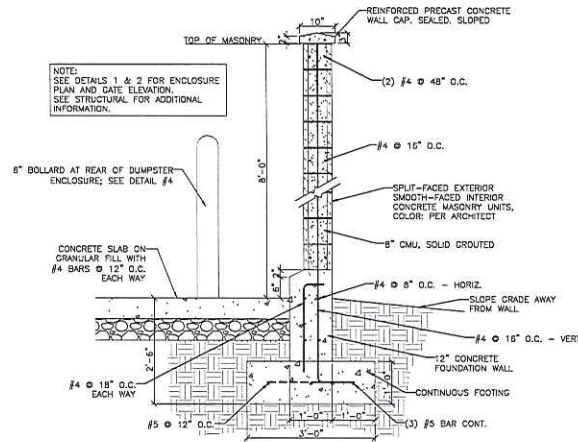
Revised: 2021-08-17

C7.1

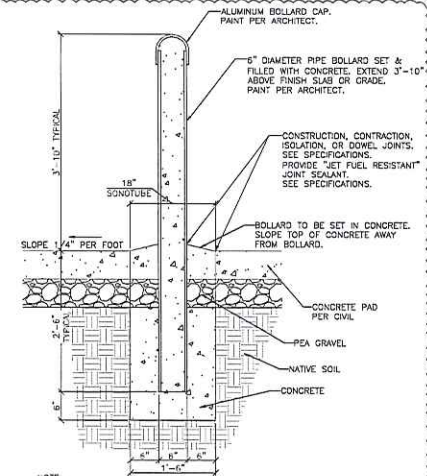
16 Total Sheets



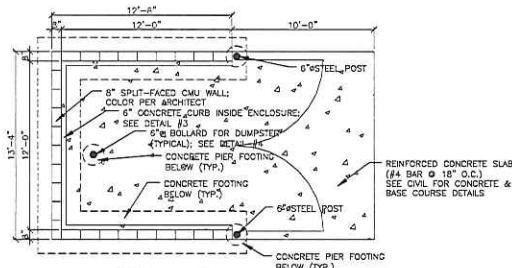
2 Trash Enclosure Gate Detail
SCALE: NONE



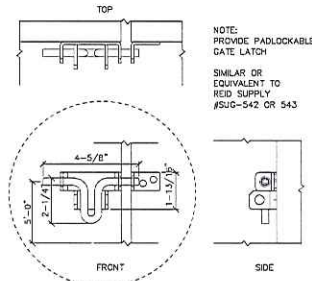
3 Trash Enclosure Wall Section
SCALE: NONE



4 6" Pipe Bollard Detail
SCALE: NONE



1 Trash Enclosure Plan
SCALE: NONE



5 Trash Enclosure Gate Latch Detail
SCALE: NONE

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



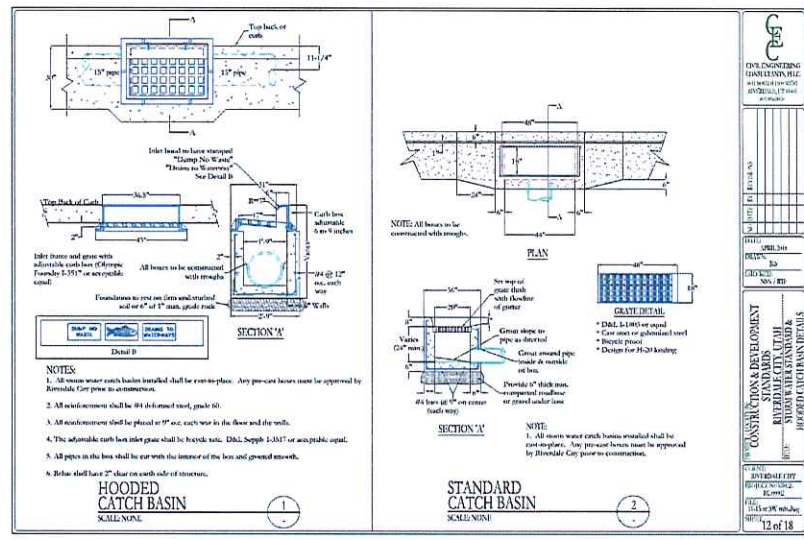
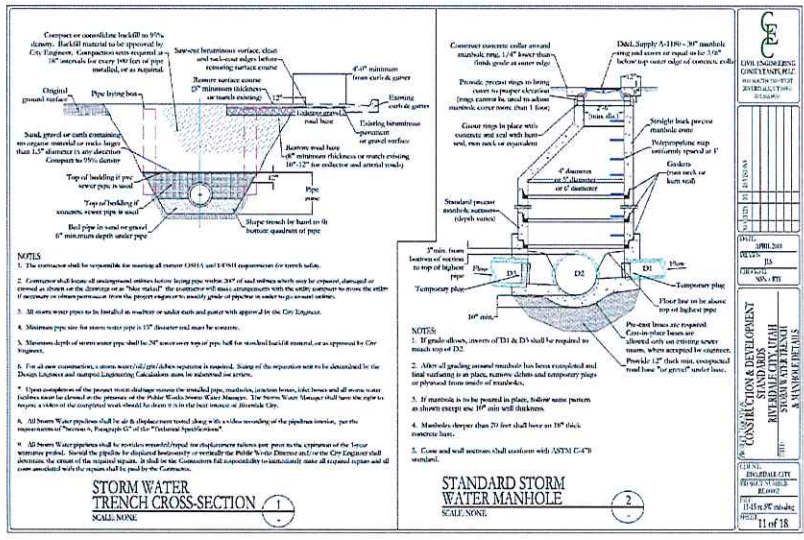
REVISIONS	
DATE	DESCRIPTION
21-07-13	RH City Comments
21-08-17	RH City Comments

Riverdale Apartments
RIVERDALE CITY, WEBER COUNTY, UTAH

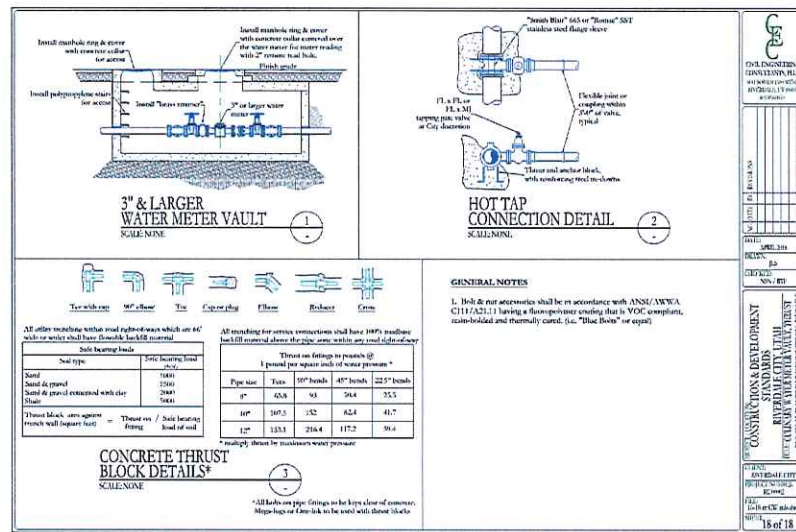
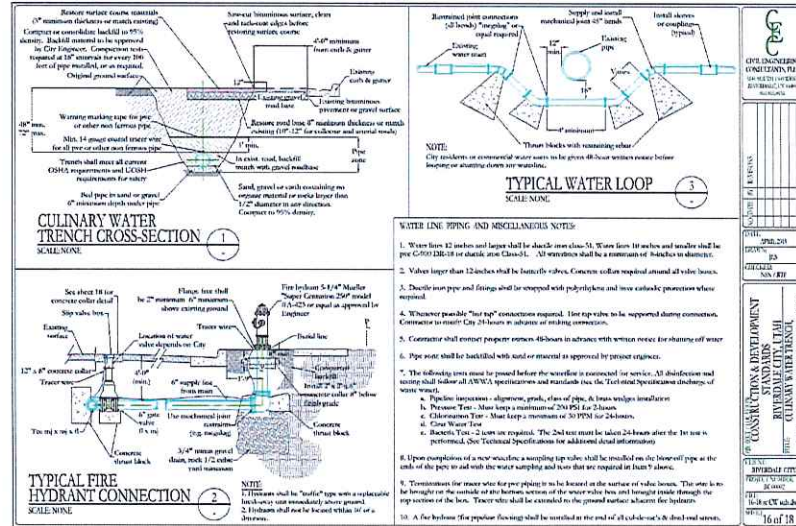
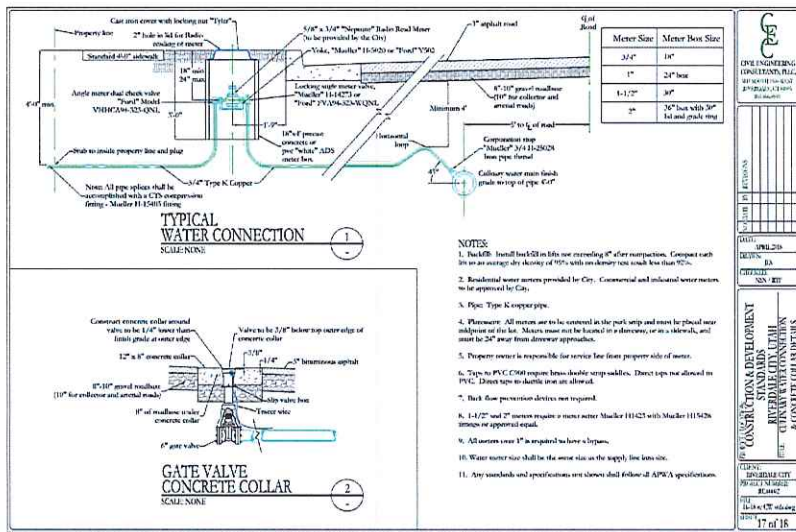
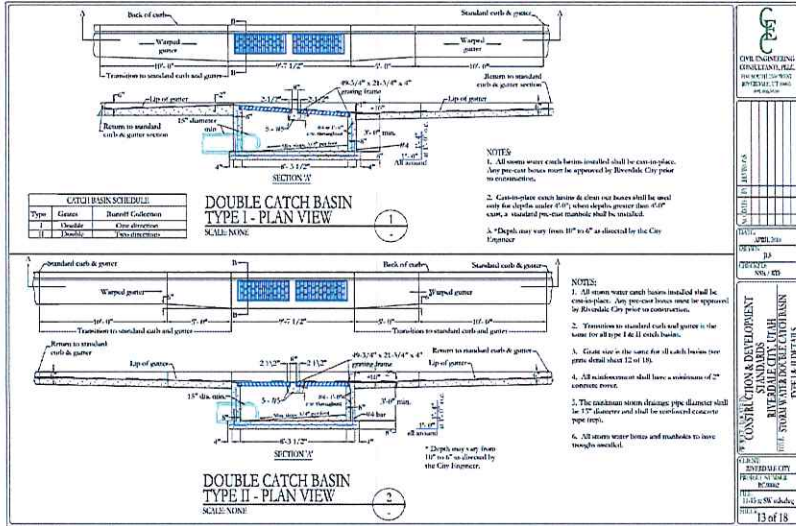


Project Info.
Engineer: JEREMY A. GRAPER, P.C.
Drafter: R. HANSEN
Begin Date: JUNE 24, 2021
Name: RIVERDALE APARTMENTS
Number: 7152-10

C7.3
16 Total Sheets



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Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: 801-421-1310 FAX: 801-421-1311
WWW.REEVE-ASSOCIATES.COM

Project Info.
Engineer: JERRY A. REEVE, P.E.
Designer: J. HANSEN
Begin Date: JULY 24, 2021
Name: RIVERDALE APARTMENTS
Number: 7152-10

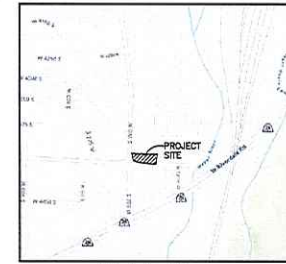
C7.4
16 Total Sheets

NOTES:
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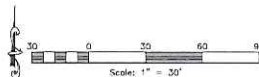
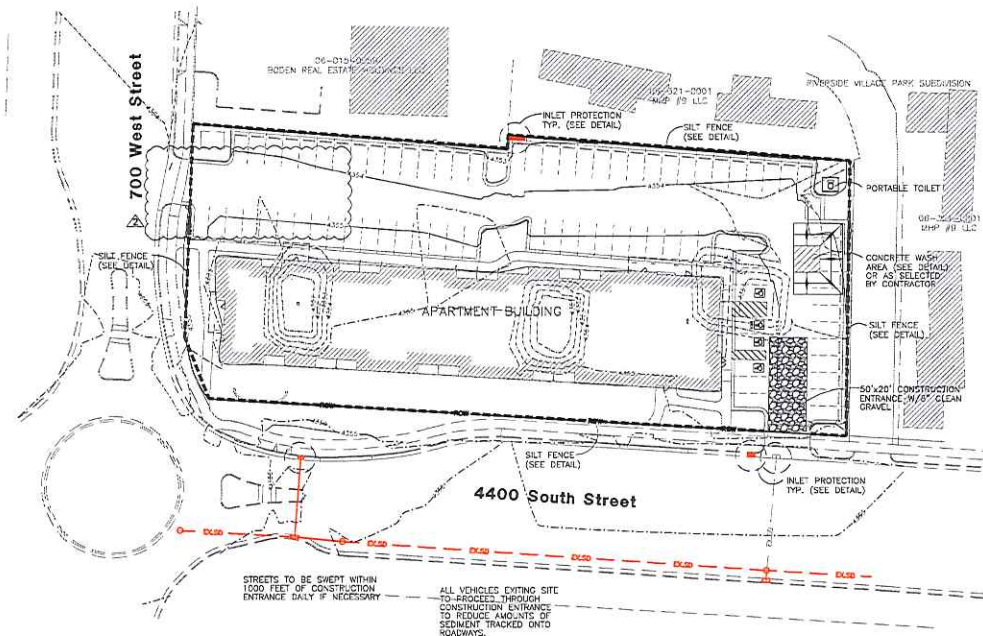
RIVERDALE APARTMENTS

Storm Water Pollution Prevention Plan Exhibit

RIVERDALE CITY, WEBER COUNTY, UTAH
JULY 2021



Vicinity Map
NOT TO SCALE



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

NOTE: ALL STORM WATER INSPECTIONS WILL NEED TO BE COMPLETED ON COMPLIANCE CO.

Construction Activity Schedule

- PROJECT LOCATION: RIVERDALE CITY, WEBER COUNTY, UT
- PROJECT BEGINNING DATE: JULY 2021
- BMP'S DEPLOYMENT DATE: JULY 2021
- STORM WATER MANAGEMENT CONTACT / INSPECTOR: BRAD BROWN (801) 847-8300
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER



REVISIONS
DATE: 21-07-13 BY: C.R. Comments: 21-08-17 BY: C.R. Comments:

Riverdale Apartments

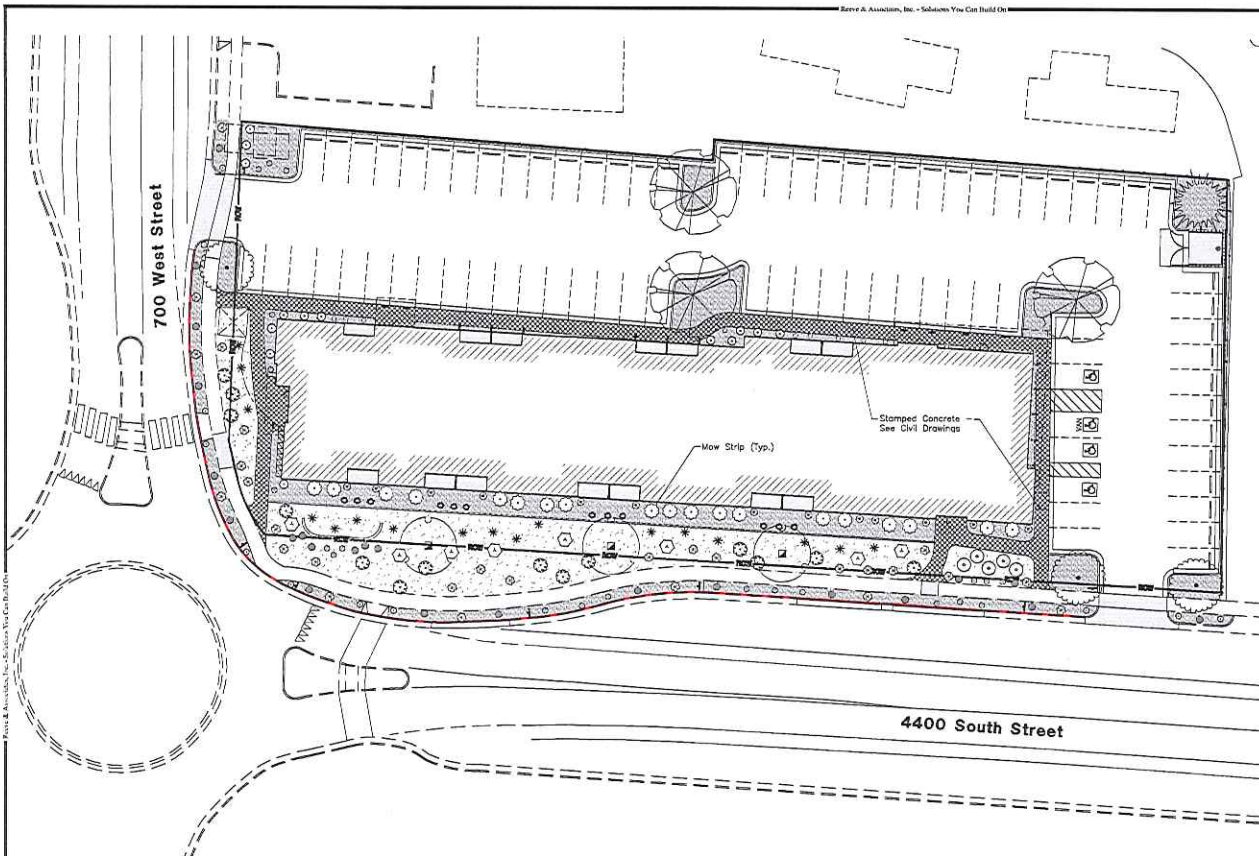
Storm Water Pollution Prevention Plan Exhibit



Project Info.
Engineer: JEFFREY A. DRAPER, P.E.
Drafter: K. HANSON
Begin Date: JULY 24, 2021
Name: RIVERDALE APARTMENTS
Number: 7152-10

C8
16 Total Sheets

C9	
16	Total Sheets



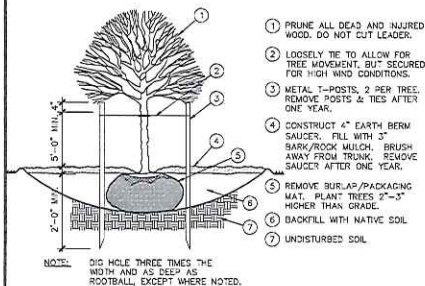
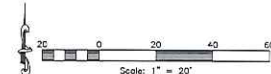
Quantity	Symbol	Scientific Name	Common Name	Size
3	○	Olethalia iracanthos 'Imperial'	Imperial Honey Locust	2" cal.
3	○	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" cal.
3	○	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac Tree	2" cal.
1	○	Pinus nigra	Austrian Pine	8" Ht.

Quantity	Symbol	Scientific Name	Common Name	Size
8	○	Ceanothus mexicanus	Cliff Rose	5 gal.
19	○	Eucalyptus alata 'Compacta'	Dwarf Burning Bush	5 gal.
28	○	Juniperus communis 'Mansop'	Alpine Carpet Juniper	5 gal.
6	○	Potentilla fruticosa 'Gold Drop'	Gold Drop Cinquefoil	5 gal.
14	○	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 gal.
13	○	Ribes alpinum 'Green Mount'	Green Mount Alpine Currant	5 gal.
23	○	Spiraea japonica 'Mona Carrel'	Mona Carrel Spirea	5 gal.
17	○	Yucca filamentosa 'Color Guard'	Color Guard Yucca	5 gal.

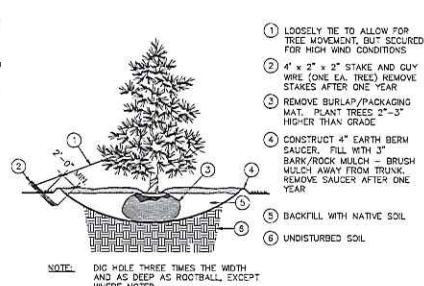
Quantity	Symbol	Scientific Name	Common Name	Size
12	○	Osmanthus 'Karl Foerster'	Karl Foerster Grass	1 gal.

Quantity	Symbol	Scientific Name	Common Name	Size
10	○	Bergenia cordifolia 'Reze'	Rose Bergenia	1 gal.
13	○	Fabianea 'Sunrise'	Sunrise Caneflower	1 gal.
11	○	Callieria aristata	Common Blanket Flower	1 gal.
21	○	Levandula angustifolia 'Munstead'	Munstead Lavender	1 gal.

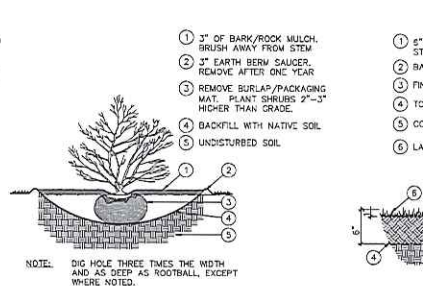
Quantity	Symbol	Description	Size/Type
1	○	Gravel Mulch - Tan/Brown Cobble	2"-3" diameter
1	○	Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	3" Depth
1	○	Rock Mulch - Crushed Gravel - Gray	1" diameter
1	○	Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	3" Depth
1	○	Concrete Mow Strip	6"x6"



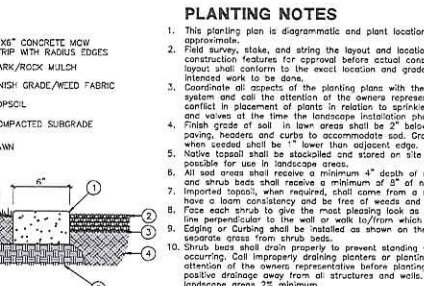
1. PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
2. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
3. METAL T-POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER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



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



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



1. 6"x6" CONCRETE MOW STRIP WITH RADIUS EDGES.
2. BARK/ROCK MULCH.
3. FINISH GRADE/WEED FABRIC.
4. TOPSOIL.
5. COMPACTED SUBGRADE.
6. LAWN.

PLANTING NOTES

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

DECIDUOUS TREE PLANTING

CONIFEROUS TREE PLANTING

SHRUB PLANTING

CONCRETE MOW STRIP



DATE	DESCRIPTION

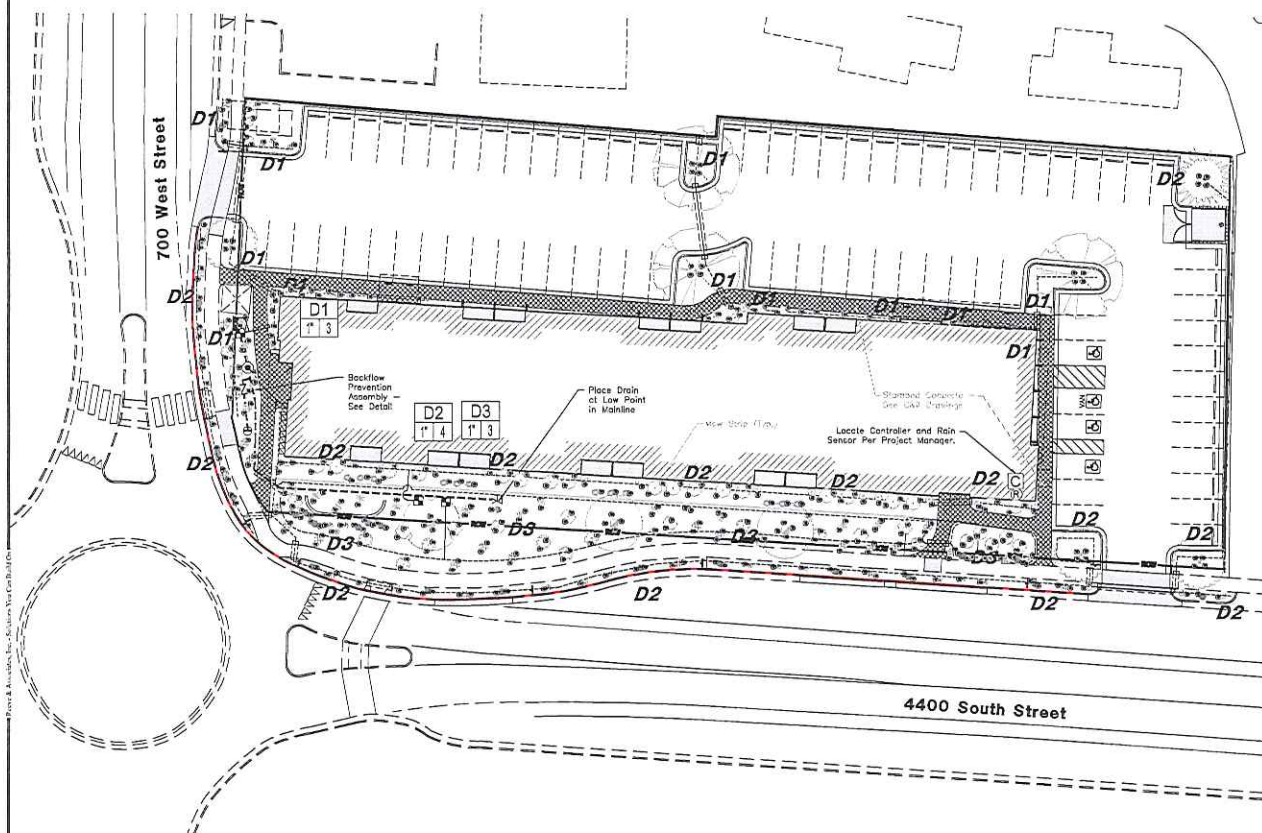
Riverdale Apartments
RIVERDALE CITY, WEBER COUNTY, UTAH



Project Info.
Engineer: NATHAN PETERSON
Drafter: N. PETERSON
Begin Date: JUNE 24, 2021
Name: RIVERDALE APARTMENTS
Number: 7152-10

C10
16 Total Sheets

Revised: 2021-08-17



IRRIGATION SCHEDULE

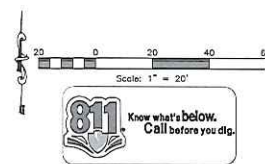
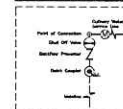
EQUP. SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
⊗	FORD	BD11-444SW-NL	STOP AND WASTE
⊗	WILKINS	875WLD	BACKFLOW PREVENTION ASSEMBLY
⊗	STRONGBOX	SERC-30AL	ALUMINUM BACKFLOW ENCLOSURE
⊗	RAINBIRD	MODEL 44LRC	1" QUICK COUPLING VALVE
⊗	FORD	B111-333-NL 3/4"	MANUAL DRAIN VALVE ASSEMBLY
⊗	RAINBIRD	ESP LXME	120 VAC-INDOOR/OUTDOOR CONTROLLER
⊗	RAINBIRD	WR2-RC	WIRELESS RAIN SENSOR
⊗	RAINBIRD	XC2-100-PRB-COM	DRIP REMOTE CONTROL VALVE
⊗	RAINBIRD	PER SERIES	REMOTE CONTROL VALVE

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

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

TABLE	DESCRIPTION
T1	TURF VALVE NUMBER
15 21	GALLONS PER MINUTE
---	VALVE SIZE
D1	DRIP IRRIGATION ZONE NUMBER
D1	DRIP VALVE NUMBER
1 5	GALLONS PER MINUTE
---	VALVE SIZE

POINT OF CONNECTION



REVISIONS	DATE	DESCRIPTION

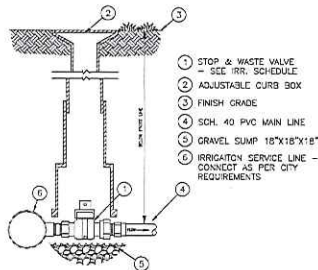
Riverdale Apartments
RIVERDALE CITY, WEBER COUNTY, UTAH

Irrigation Plan

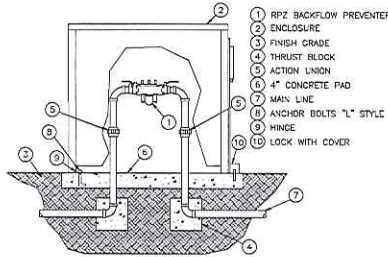


Project Info.
Engineer: NATHAN PETERSON
Drafter: N. PETERSON
Begin Date: JUNE 24, 2021
Name: RIVERDALE APARTMENTS
Number: 7152-10

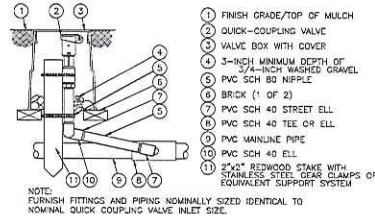
Revised: 2021-08-17



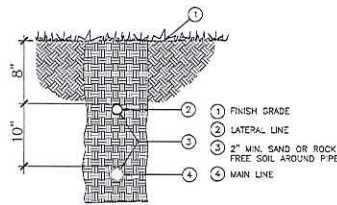
STOP & WASTE ASSEMBLY
N.T.S.



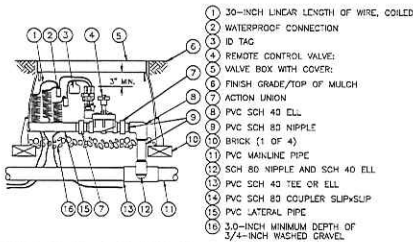
BACKFLOW PREVENTER
N.T.S.



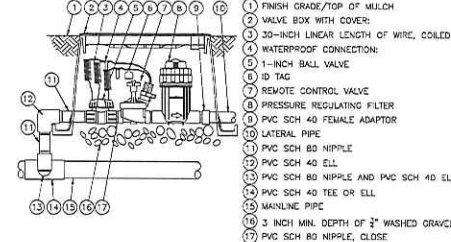
QUICK COUPLING VALVE
N.T.S.



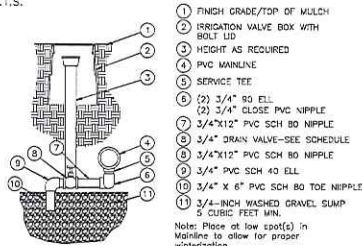
TRENCH SECTION
N.T.S.



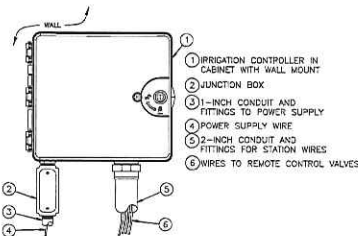
REMOTE CONTROL VALVE
N.T.S.



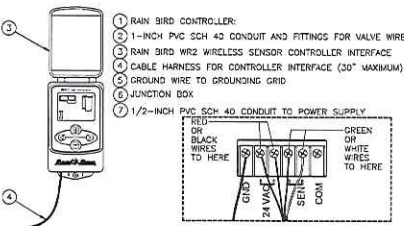
REMOTE CONTROL DRIP VALVE
N.T.S.



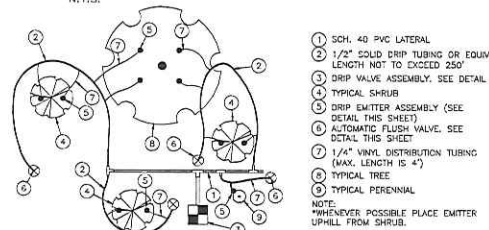
MANUAL DRAIN VALVE
N.T.S.



IRRIGATION CONTROLLER
N.T.S.



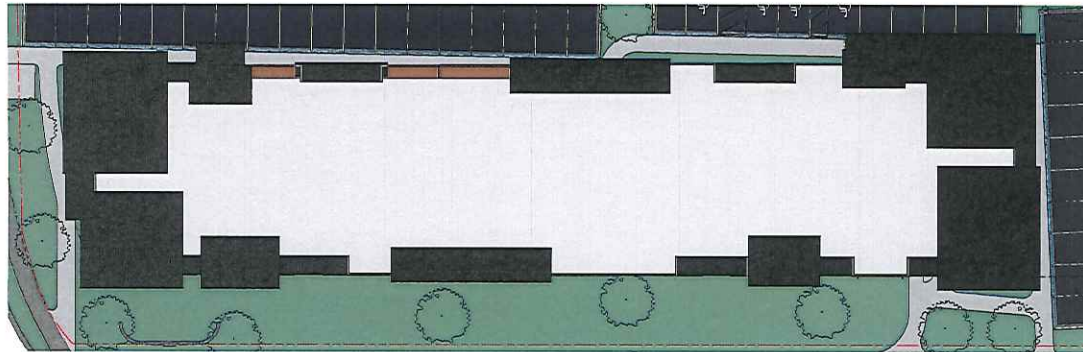
WIRELESS RAIN SENSOR
N.T.S.



DRIP ZONE LAYOUT
N.T.S.

IRRIGATION NOTES

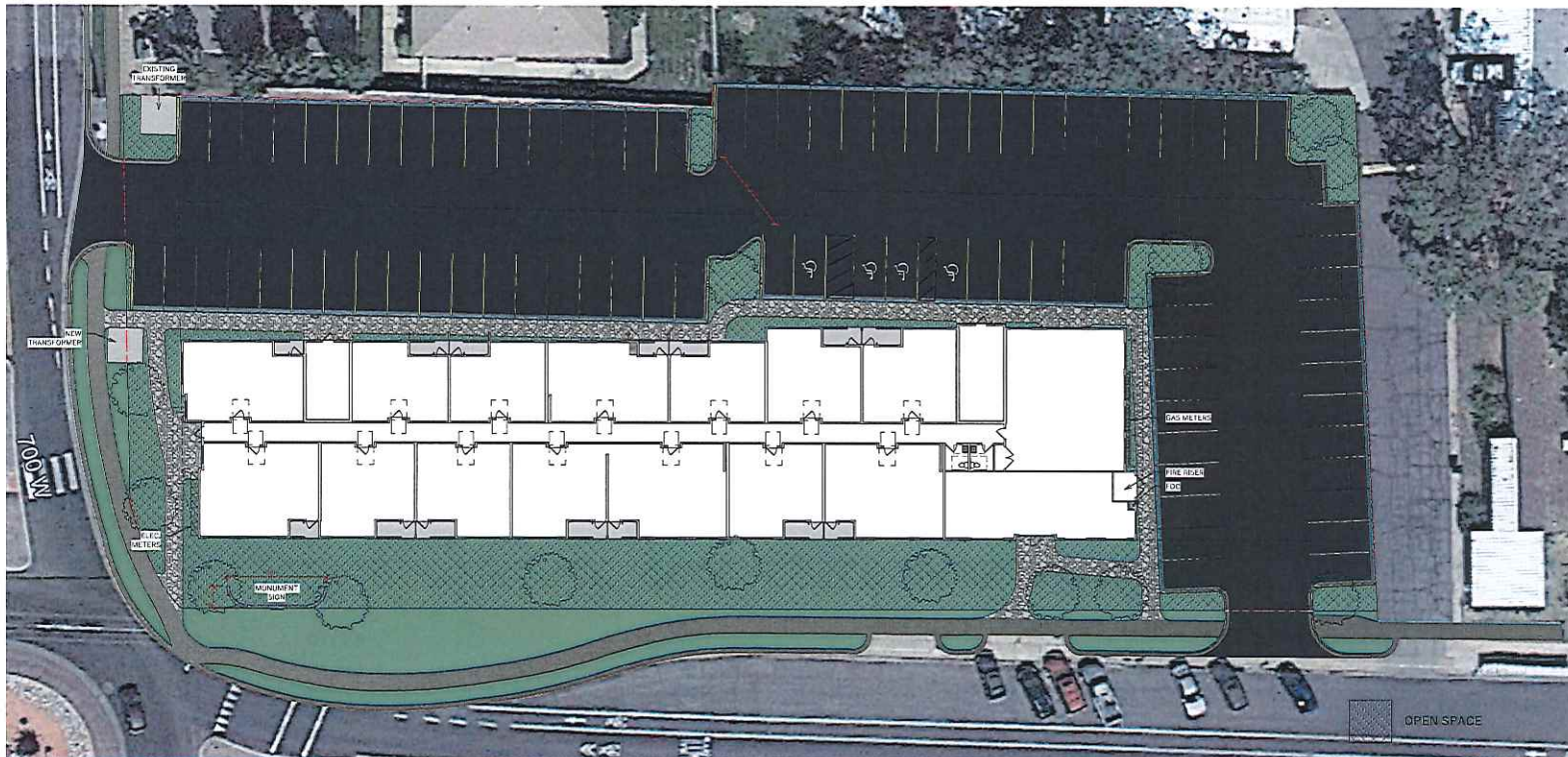
- This irrigation plan is diagrammatic and equipment locations are approximate. Equipment and piping may be shown outside landscape areas for graphic purposes only.
- Place sleeves where piping crosses under paved areas prior to being paved. Sleeves shall be twice the diameter of the largest irrigation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



3
PR1.0
ROOF PLAN
1/16" = 1'-0"

ZONE: R-5
SITE AREA: 50,800 S.F. (1.166 ACRES)
MULTI-STORY DWELLING WITH 49 UNIT MAX.
DENSITY ALLOWED:
5,000 S.F. FOR FIRST BUILDING; 2,000 S.F. FOR EACH ADDITIONAL BUILDING
+ 750 S.F. FOR EACH DWELLING UNIT TOP BUILDING.
SLEEP S.F.: 1,750 X 49 = 85,750 S.F.
BATH S.F.: 2,000 S.F. X 49 = 98,000 S.F.
TOTAL FLOOR AREA: 183,750 S.F.
YARD SETBACK MIN:
FRONT: 20 FT.
SIDE: 5' WITH TOTAL OF 10' X 1' FOR EACH 2' OVER 20' BUILDING HEIGHT
CORNER SDO: 15'
REAR: 20'
BUILDING HEIGHT: NO MAXIMUM
LOT COVERAGE: 60% MAX.
OPEN SPACE: 20% MIN.
50,800 S.F. X .20 = 10,160 S.F. REQUIRED
10,371 S.F. OPEN SPACE PROVIDED WITH STAMPED/ COLORED CONCRETE
FLOOR AREA RATIO: BUILDING FLOOR AREA RATIO TO LOT AREA SHALL NOT EXCEED 3.3
LEVEL 1 FLOOR AREA: 13,703 S.F.
LEVEL 2 FLOOR AREA: 12,513 S.F.
LEVEL 3 FLOOR AREA: 12,513 S.F.
TOTAL FLOOR AREA: 38,729 S.F.
LOT AREA: 50,800 S.F.
FLOOR AREA
/ LOT AREA =
0.762 DOES NOT EXCEED 3.31
REQUIRED PARKING: 1-3/4 STALLS/UNIT
49 UNITS X 1-3/4 = 74 STALLS
STALLS PROVIDED: 84 STALLS

UNIT COUNT:			
LEVEL	1-BED	2-BED	TOTAL
1	10	4	14
2	11	6	17
3	15	6	21
TOTAL	36 (94%)	16 (33%)	49
BUILDING FOOTPRINT: 13,703 S.F.			



1
PR1.0
SITE PLAN
1/16" = 1'-0"

PROPERTY OWNER: SKY HAZLEHURST / BRAD BROWN - COLLIER INTERNATIONAL 6440 S MILLROCK DR. STE 500, SLC, UT 84121 (801) 844-1420
APPROVING AGENCY: RIVERDALE CITY | 4600 S. WEBER DR. RIVERDAL, UT 84405
45 E. CENTER STREET, SUITE 202, NORTH SALT LAKE, UTAH 84054

| 849 W. HILL FIELD RD. STE. 201 LAYTON, UT 84041

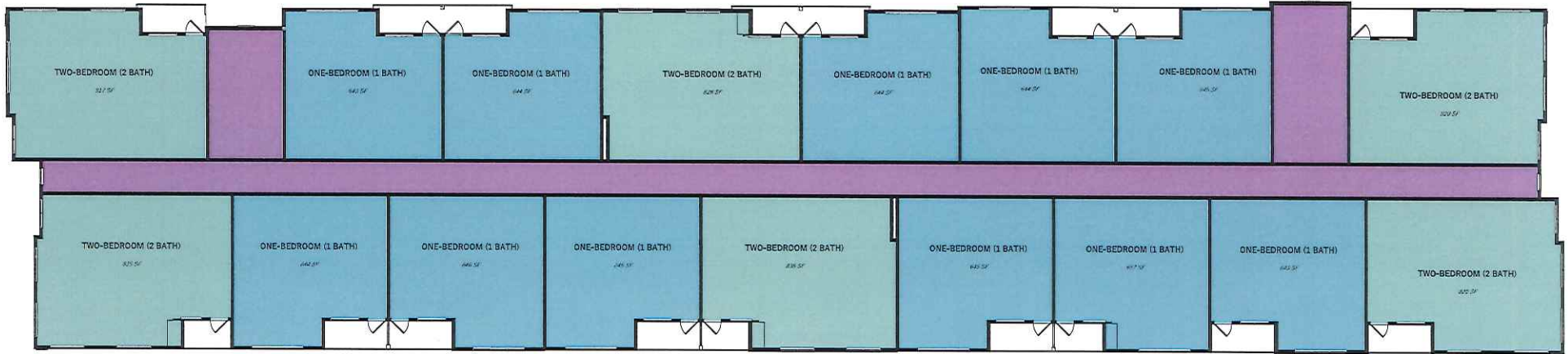
| 150 N. MAIN STREET STE. 101 HEBER CITY, UT 84032

| (801) 936-1343

PR1.0
SITE PLAN
TRAILSIDE FLATS

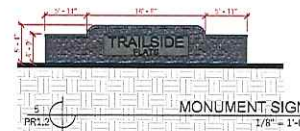
AUGUST 17, 2021





- AMENITY
- CIRCULATION
- ONE BED (LARGE)
- ONE BED (SMALL)
- TWO BED (LARGE)
- TWO BED (SMALL)

PROPERTY OWNER: SKY HAZLEHURST/BRAD BROWN - COLLIER'S INTERNATIONAL 6440 S MILLROCK DR, STE 500, SLC, UT 84121 (801) 844-1420
 APPROVING AGENCY: RIVERDALE CITY | 4600 S. WEBER DR, RIVERDAL, UT 84405
 45 E. CENTER STREET, SUITE 202, NORTH SALT LAKE, UTAH 84054 | 849 W. HILL FIELD RD, STE. 201 LAYTON, UT 84041 | 150 N. MAIN STREET STE. 101 HEBER CITY, UT 84032 | (801) 936-1343



EXTERIOR MATERIALS

IMAGE	MATERIAL	STYLE	FINISH COLOR
	STONE VENEER	ASHLAR OR SHALAP	NATURAL WATERS GRAY
	FIBER CEMENT SIDING	6" VERTICAL	WOOD LOOK COLOR T30
	FIBER CEMENT SIDING	6" HORIZONTAL	SMOOTH DARK GRAY
	EPS/STUCCO	-	SMOOTH WHITE
	WOOD TRIM	-	MATCH SIDING
	METAL TRIM	-	MATCH SIDING

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(801) 936-1343

PR1.2
ELEVATIONS
TRAILSIDE FLATS

AUGUST 17, 2021

JZW
ARCHITECTS



4 FROM NW
PR1.3



3 FROM NE
PR1.3



2 FROM SW
PR1.3



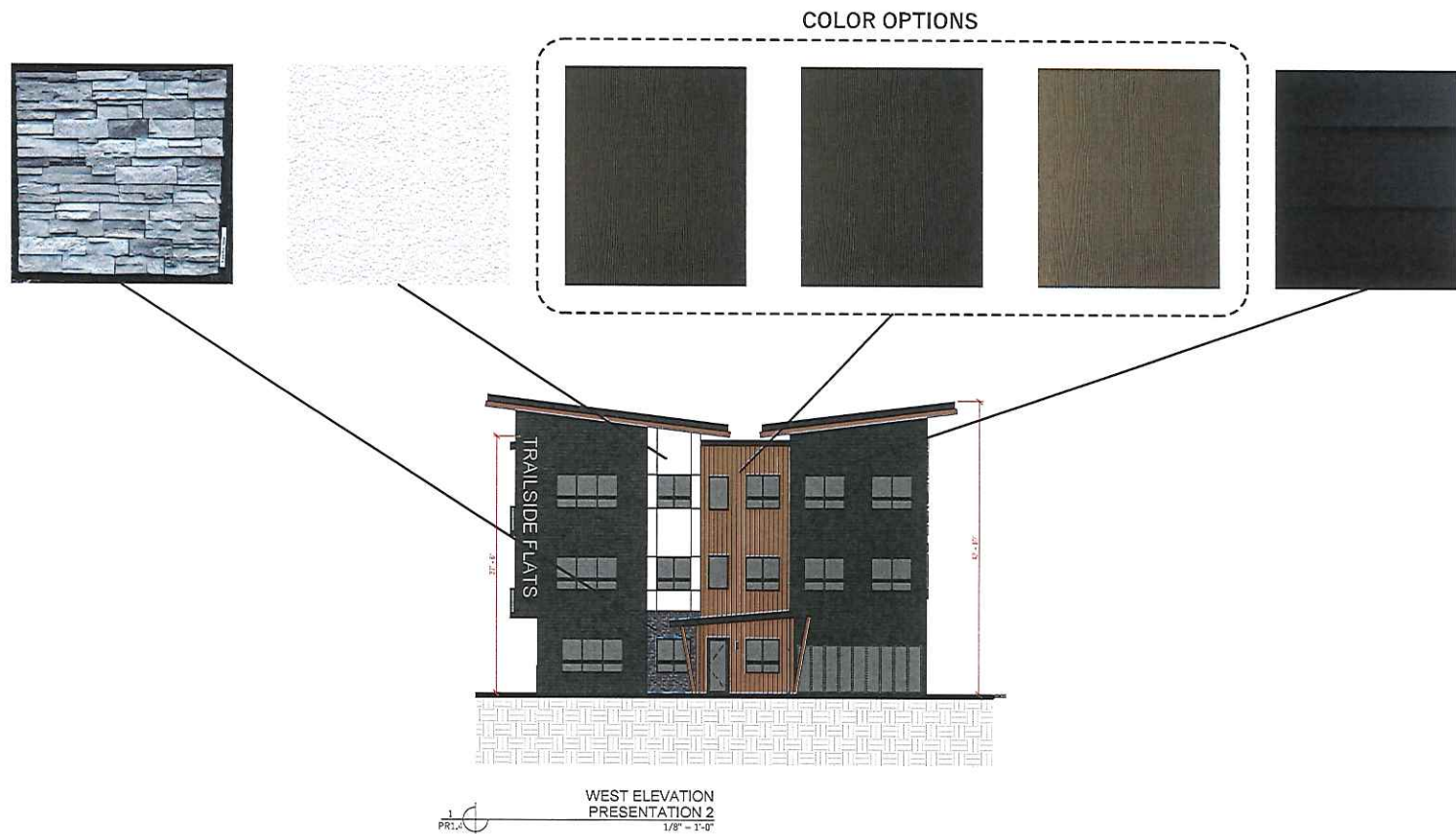
1 FROM SE
PR1.3

PROPERTY OWNER: SKY HAZLEHURST / BRAD BROWN - COLLIER'S INTERNATIONAL 6440 S MILLROCK DR, STE 500, SLC, UT 84121 (801) 844-1420
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PR1.3
 3D PERSEPCTIVE VIEWS
 TRAILSIDE FLATS

JZW
 ARCHITECTS

AUGUST 17, 2021

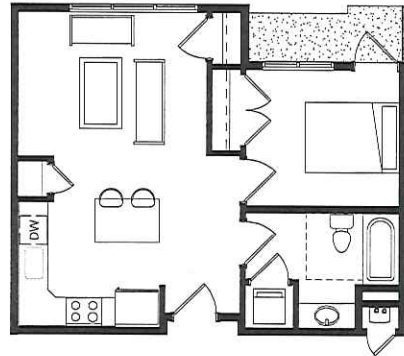


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PR1.4
 MATERIAL BOARD
 TRAILSIDE FLATS

JZW
 ARCHITECTS

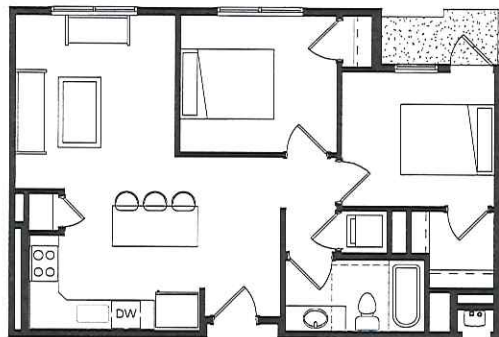
AUGUST 17, 2021



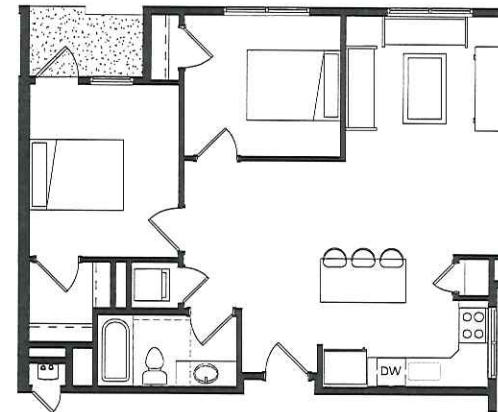
1
PR1.5
ONE BEDROOM 1 PLAN
1/4" = 1'-0"



2
PR1.5
ONE BEDROOM 2 PLAN
1/4" = 1'-0"



3
PR1.5
TWO BEDROOM 1 PLAN
1/4" = 1'-0"



4
PR1.5
TWO BEDROOM 2 PLAN
1/4" = 1'-0"

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PR1.5
UNIT LAYOUTS
TRAILSIDE FLATS

AUGUST 17, 2021

JZW
ARCHITECTS