



**RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – FEBRUARY 14, 2023**

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

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

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

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

A. Welcome & Roll Call

B. Public Comment

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

C. Presentations and Reports

D. Consent Items

1. Consideration of Meeting Minutes from:
January 24, 2023 Work Session
January 24, 2023 Regular Meeting

E. Action Items

1. Consideration of Preliminary Small Subdivision request for Crossroads at Riverdale Subdivision located at approximately 4844 South 1500 West, as requested by Riverdale Commercial Holdings, LLC and AWA Engineering.
2. Consideration of Preliminary Subdivision and Site Plan request for WDG Riverdale Subdivision and Riverdale Apartments Site Plan located at approximately 691 West 4400 South, as requested by Wright Development Group.
3. Discussion regarding ordinance amendments to Title 10, Chapter 15 “Parking Loading Space; Vehicle Traffic and Access” of the Riverdale Municipal Code.

Items presented by: Mike Eggett, Community Development

F. Comments

1. Planning Commission
2. City Staff

G. Adjournment

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

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 10th day of February, 2023 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at <http://www.riverdalecity.com/> 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html> and 4) A copy was also provided to the Standard-Examiner.

Michelle Marigoni
Riverdale City Recorder

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday January 24, 2023, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr, 4360 S Parker Dr., Riverdale City, Weber County, Utah.

Present:

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

A. Welcome & Roll Call

The Planning Commission Work Session began at 6:01 p.m. Chairman Eskelsen welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present.

B. Public Comment

C. Presentations and Reports

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

- Weber County has set up a Housing Subcommittee through WACOG to address affordable housing. Mr. Eggett and Councilor Stevens are involved, as well as Mayor Mitchell. The idea is for the entire county to work together to figure out where the affordable housing should go.
 - Legislative update: There is a proposed bill which will change the subdivision process and standardize it between cities.
 - There is also a change proposed to roads in new subdivisions, which would decrease the width to 32 feet.
 - HB206 affects any properties within 5000 feet of airport runways, which allows the airport to be granted aviation easements.
 - The rezone request for the property at the north end of Parker Drive was denied by City Council.
 - J Dawgs plans to have a grand opening on 2/1.
 - Chick-Fil-A should be open mid-February.
 - HomeGoods is open.
1. Presentation of Wanda Ney and Kent Anderson as reappointed Planning Commissioners for a new four-year term.
 2. Presentation and Introduction of Celeste Noland as appointed Planning Commissioner to serve a one-year remainder term.

D. Consent Items

1. **Consideration of Meeting Minutes from January 10, 2023 Work Session, and January 10, 2023 Regular Meeting**
Commissioner Eskelsen asked if there were any changes to the minutes. There were no changes.

E. Action Items

1. **Consideration of Conditional Use Permit request for electronic messaging sign located at approximately 5101 South 1050 West, as requested by Golden Rule Signs and Good Foundations Academy.**

Mr. Eggett explained Good Foundations Academy has requested this electronic messaging sign, noting they are only allowed to have a total of 100 sq ft of signage. They plan to keep this sign the same size as the one it is replacing. He

went over the code requirements and the conditional use permit information. There was general discussion about the sign and light affecting the neighboring homes.

2. Commission voting consideration to select Planning Commission Vice Chair Member.

F. Comments

G. Adjournment

As there was no further business to discuss, the Planning Commission Work Session adjourned at 6:29 p.m.

Date Approved: _____

DRAFT

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, January 24, 2023, at 6:30 p.m., at the Community Center, 4360 S Parker Dr., Riverdale City, Weber County, Utah.

Present:

Commissioners:	Kathy Eskelsen, Chairman Blair Jones, Commissioner Amy Ann Spiers, Commissioner Wanda Ney, Commissioner Kent Anderson, Commissioner Rikard Hermann, Commissioner Celeste Noland, Commissioner
City Employees:	Mike Eggett, Community Development Michelle Marigoni, City Recorder
Visitors:	Tom Koehler

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:31 p.m. Chairman Eskelsen welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present.

B. Public Comment

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

C. Presentations and Reports

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

- Legislative General Session has begun. More details can be found in the work session minutes.
- J Dawgs is opening February 1

1. Presentation of Wanda Ney and Kent Anderson as reappointed Planning Commissioners for a new four-year term.

Mr. Eggett thanked both Wanda Ney and Kent Anderson for their volunteer work and congratulated them on being reappointed.

2. Presentation and Introduction of Celeste Noland as appointed Planning Commissioner to serve a one-year remainder term.

3.

Mr. Eggett introduced Celeste Noland, noting she was introduced to the City Council at the last meeting. She has lived in the community for 18 years. Mayor Mitchell spoke highly of her, and Council was supportive.

Celeste said she is excited and has wanted to get more involved in the community. She has five children between 1 and 16 years old. Riverdale is her family's home, and they love it here.

D. Consent Items

1. **Consideration of Meeting Minutes from January 10, 2023 Work Session, and January 10, 2023 Regular Meeting**

Motion: Commissioner Jones moved to approve the minutes from January 10, 2023.

Second: Commissioner Spiers

All voted in favor, minutes approved.

E. Action Items

1. **Consideration of Conditional Use Permit request for electronic messaging sign located at approximately 5101 South 1050 West, as requested by Golden Rule Signs and Good Foundations Academy.**

Mr. Eggett noted Tom Koehler was present representing GFA and went over the code requirements and information in the packet. Mr. Anderson asked about the dimensions of the signs and what they will be doing to be a good neighbor and prevent excessive light. Mr. Koehler said there is a timer on the sign that can be programmed and that they intend to comply with whatever the wishes of the city are as far as timing. Mr. Jones spoke about problems that arose with a sign on Parker Drive and asked what the response time would be if there was a problem. Mr. Koehler said board members and staff would be willing to respond to take care of any malfunction. The sign should be visible from the freeway but should not be bright enough to cause a distraction. The brightness of the sign is programmable as well.

Motion: Commissioner Spiers moved to approve the conditional use permit request for electronic messaging sign located at 5101 South 1050 West as requested by Golden Rule Signs and Good Foundations Academy.

Second: Commissioner Ney

Commissioners Polled:

Commissioner Anderson:	Yes
Commissioner Ney:	Yes
Commissioner Eskelsen:	Yes
Commissioner Spiers:	Yes
Commissioner Hermann:	Yes
Commissioner Jones:	Yes
Commissioner Noland:	Yes

Motion passes unanimously.

2. Commission voting consideration to select Planning Commission Vice Chair Member.

Mr. Eggett reminded commissioners of the process for electing a vice chair.

Commissioner Hermann nominated Commissioner Jones
Commissioner Anderson was also nominated.

Commissioner Anderson said he preferred Commissioner Jones due to his experience. Commissioner Spiers said she appreciates Mr. Jones, but that he has already been vice chair.

Vote for Commissioner Jones:

Commissioner Jones:	abstained
Commissioner Hermann:	Yes
Commissioner Spiers:	No
Commissioner Anderson:	Yes
Commissioner Noland:	abstained
Commissioner Eskelsen:	No
Commissioner Ney:	Yes

3 to 2, no majority vote.

Commissioner Jones withdrew his name from the nominations, as he has been Vice Chair a few times.

Commissioner Ney	Yes
Commissioner Eskelsen	Yes
Commissioner Noland	Yes
Commissioner Anderson	Yes
Commissioner Spiers	Yes
Commissioner Hermann	Yes
Commissioner Jones	Yes

Unanimous vote for Kent Anderson as Vice Chair.

F. Comments

G. Adjournment

As there was no further business to discuss, Commissioner Spiers moved to adjourn. This was seconded by Commissioner Jones. The Planning Commission meeting adjourned at 6:51 p.m.

Date Approved: _____

DRAFT

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
February 14, 2023**

AGENDA ITEM: E1

SUBJECT: Consideration of Preliminary Small Subdivision request for Crossroads at Riverdale Subdivision located at approximately 4844 South 1500 West, as requested by Riverdale Commercial Holdings, LLC and AWA Engineering.

PRESENTER: Mike Eggett, Community Development

INFORMATION:

- a. [Exec Summ Crossroads Riv Small Sub – PC \[20230214\]](#)
- b. [Crossroads Riv Small Sub Plat PC Review – 20230214](#)
- c. [Dept Staff Reports – Crossroads Riv Prelim Subdiv PC \[20230209\]](#)
- d. [Crossroads Subdiv – City Eng Review letter #1 – 8 February 2023](#)
- e. [Crossroads Riv Subdiv App – 20230131](#)
- f. [2023-01-30 Crossroads at Riverdale Final](#)

[BACK TO AGENDA](#)



Planning Commission Executive Summary

For the Commission meeting on: 2-14-2023

Petitioner: Anderson Wahlen & Associates, Inc. and
Riverdale Commercial Holdings, LLC.
Represented by Jake Tate

Summary of Proposed Action

Riverdale Commercial Holdings, LLC, as represented by Jake Tate, have applied for a Small Subdivision Plat review and approval for the Crossroads at Riverdale Subdivision proposal located at approximately 4804-4920 South 1500 West in a Regional Commercial (C-3) zone. The proposed small subdivision plan is before the Planning Commission for final approval and recommendation review of the proposed plat. A public hearing is not required for review of this proposed subdivision.

Following the presentation and discussion of the subdivision plat proposal, the Planning Commission may make a motion to provide approval of the plat and recommend City Council approval, provide approval with additional requirements and criteria, or not approve the subdivision plat and then recommend no support for the final approval of the proposed Crossroads at Riverdale Subdivision plat with the appropriate findings of fact. Should this proposal receive final approval, the plat would be updated and sent to the City Council for Final Plat approval consideration.

Title 10 Ordinance Guidelines (Code Reference)

This Small Subdivision Plat review is regulated under City Code 10-21 "Subdivisions" (specifically 10-21-12 for Small Subdivisions) and is affected by City Codes 10-10A "Regional Commercial (C-3) Zone", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", and 10-25 "Development in All Zones".

The petitioner's properties are currently listed in the County Records under the ownership of Riverdale Commercial Holdings, LLC. These properties are currently vacant and awaiting a future site plan development project for these properties.

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

Staff encourages the Planning Commission to review this matter, including concerns outlined herein, and then discuss with the petitioner concerns associated with this application. Staff would then recommend that the Planning Commission make a motion to provide approval of the plat and recommend City Council approval, provide approval with additional requirements and criteria, or not approve the subdivision plat and then recommend no support for the final approval of the proposed Crossroads at Riverdale Subdivision plat with the appropriate findings of fact.

General Plan Guidance (Section Reference)

The General Plan use for this property is currently set as “Planned Commercial - High” and this proposed subdivision complies with this land use designation.

Legal Comments – City Attorney

Steve Brooks, Attorney

Administrative Comments – City Administrator

Steve Brooks, City Administrator



Small Subdivision Review – Crossroads at Riverdale Subdivision, 4804-4920 South 1150 West

Completed by Mike Eggett, Community Dev. Director on 2/9/2023

Recommendation: City staff recommends that the Planning Commission examine and review this proposed small subdivision 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 approve and recommend City Council approval of the small subdivision proposal, approve the small subdivision plat with additional comments or concerns to be addressed by the developer and then recommend City Council approval, or not approve/recommend the small subdivision plat proposal for the Crossroads at Riverdale Subdivision project.

Date Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting)	January 31, 2023
Date Application Submitted to City:	January 31, 2023
Date Fee Paid:	Paid on February 1, 2023 (see application and receipt for details)
Subdivision/Site Plan – Requirements	Departmental Review Comments
<i>COVER SHEET</i>	Not applicable
<i>PLAT SHEET</i>	Provided
<u>Title Block</u>	
Project name and address	Project name shown; site address of 4844 South 1500 West not shown on plat
Property Owner's name, address, and phone number	Riverdale Commercial Holdings, LLC, 95 West 100 South, Suite 340, Logan, Utah 84321, no phone number currently provided
Developer's name, address, and phone number	Riverdale Commercial Holdings, LLC, 95 West 100 South, Suite 340, Logan, Utah 84321, no phone number currently provided
Approving Agency's name and address	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405
Consulting Engineer's name, address, and phone number	Anderson Wahlen & Associates, 2010 North Riverdale Road, Salt Lake City, Utah 84116, 801-521-8529

Consulting Engineer's stamp, signature, and license expiration date	Anderson Wahlen & Associates, 2010 North Riverdale Road, Salt Lake City, Utah 84116, 801-521-8529; engineer's stamp and signature not needed
Licensed Land Surveyor's name, address, phone number, signature, and seal	Anderson Wahlen & Associates, 2010 North Riverdale Road, Salt Lake City, Utah 84116, 801-521-8529; surveyor's seal shown and signature not provided yet (this is anticipated)
Date	Shown, January 2023
Sheet number and total sheets	2 total plat sheets
Names of approving agents with titles, stamps, signatures, and license expiration dates	Names of approving agents, titles shown; <u>may need to include utility company blocks where requested/required</u>
Names of approving departments (Attorney, Planning Commission, Mayor, Engineer)	Shown on plat
<u>Layout</u>	
Street Names	Shown – 1500 West, Riverdale Road, Interstate I-84, should add 4800 South as well
Layouts of lots with lot numbers	5 lots shown, proposed addresses shown on page 2 plat document, City staff may revise this addressing
Bearings and distances for all property lines and section ties	Shown, defer to City Engineer review
Boundary and Legal description	Shown, defer to City Engineer review
Adjacent tract ownership and tax identification numbers	Tract ownership names and tax ID shown
Scale (minimum 1"=50')	Yes, scale is shown as 1" = 150'
North arrow	Yes
Owner's dedication certificate for subdivision (Notary Acknowledgement)	Yes, shown
Landscaping (location and type with area calculations)	No landscaping plan shown nor required for this subdivision due to no change to site plans
Location of exterior lighting devices, signs, and outdoor advertising	Exterior lighting devices (street lights) not applicable; no anticipated subdivision signage locations shown, if applicable
Location of underground tanks, dumpsters, etc	No underground tanks shown for this site; no need to identify dumpsters for this subdivision
<u>Additional Information</u>	
Benchmark	Shown, defer to City Engineer review
Basis of bearings	Shown, defer to City Engineer review

Legend	Yes, shown
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Existing easements identified and shown on Sheet 2 of plat documents; existing structures on site shown; existing utility lines shown; <u>unsure of approvals provided to cross, use, relocate;</u> <u>new project easements should likely be shown on main subdiv plat so they are recorded with plat</u>
<i>PLAN AND PROFILE SHEETS</i>	Not applicable
<i>DETAILED DRAWINGS</i>	Not applicable
<i>ADDITIONAL INFORMATION</i>	
Soils report	Geotech has been provided for subdivision project as completed by GSH Geotechnical, Inc. on September 8, 2021
Water right transfer documentation	<u>Water rights transfer will need to occur with the site plan process; defer to PW Director</u>
Three large full set of plan drawings (24x36), one full set of plan drawings (11x17 sized), and one digital full set copy of plan drawings	Yes, provided as requested
Corp of Engineers approval (if required)	Not applicable or required
Zoning compliance	Yes, Regional Commercial (C-3) and meets intended uses for subdivision
RDA compliance (if applicable)	Not applicable in this matter
Use compliance	Yes, subdivision request complies with C-3 zoning requirements and standards
Engineering comments and letter of approval recommendation	City Engineer, Public Works, Building Official, Fire Dept, and Police Dept comments provided
Traffic study	Not applicable unless requested by City or PC
All Planning Commission and City Staff conditions for approval have been met	<u>Currently consideration of Small Subdivision Plat submission being reviewed for approval and recommendation consideration by Planning Commission</u>

DEPARTMENTAL STAFF REPORTS – 2/6/2023 to 2/9/2023

From: Shawn Douglas
Sent: Wed 2/8/2023 1:24 PM
To: Mike Eggett
Subject: RE: Review comments needed for Crossroads at Riverdale Small Subdivision proposal

Mike,

My only comment on this would be that they have not included easements for the waterline and vaults on the north side of the property. Thanks

Shawn Douglas

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

From: Scott Brenkman
Sent: Mon 2/6/2023 3:23 PM
To: Mike Eggett
Subject: RE: Review comments needed for Crossroads at Riverdale Small Subdivision proposal

I do not have concerns at this time.

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

From: Jared Sholly
Sent: Thu 2/9/2023 9:31 AM
To: Mike Eggett
CC: Randy Koger
Subject: RE: Review comments needed for Crossroads at Riverdale Small Subdivision proposal

I have nothing to add.

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

Office: 801-394-7481

From: Randy Koger

Sent: Wed 2/8/2023 4:48 PM

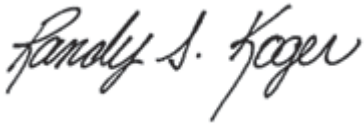
To: Mike Eggett

CC: Jared Sholly

Subject: RE: Review comments needed for Crossroads at Riverdale Small Subdivision proposal

I have no additional recommendations at this time.

Comments made during this review are advisory and do not prevent the necessity of conforming with requirements which might have been overlooked in the review process. Ultimate responsibility for compliance rest with the owner.

A handwritten signature in black ink that reads "Randy S. Koger". The signature is written in a cursive, flowing style.

Fire Marshal/Code Enforcement Officer

Riverdale City

801-436-1241

9 February 2023

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Crossroads at Riverdale**
Subj: Subdivision Preliminary and Final Plat Review

Dear Mike,

Attached for consideration is our engineering review of the “Preliminary and Final Plat” of the above referenced project. The following items should be considered and addressed prior to receiving recommended approval from our office.

General Note:

1. An **electronic copy** of the Site 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.

Plat – Considerations for a Plat

1. The image of the south section line bearing (N 89°52’ 11” E) of section 12 differs from the narrative description (S 89° 52’ 00” W).
2. The date shall be updated to be the current date below the titles.
3. There needs to be a 10’ public utility easement around the property.
4. There is an access easement between Lot 4 and Lot 5 but the width is not noted. This same easement appears to be between Lot 5 and Lot 1 also without a width. They also appear to be different widths. Please clarify.
5. There appears only to be access to Lot 5 through the Maverik Riverdale Subdivision site but it is not apparent that access reaches Lot 3. Is there supposed to be an access agreement through Lot 2? Are these cross access agreements sufficient in width/size to allow access for emergency services?

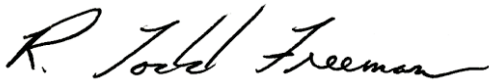
6. Does the America First Drive access easement go the full length of the private drive and continue across Lot 2 up to Lot 3 property line?
7. The language for the "Riverdale City Engineer" approval/compliance signature block shall be written to match the following:

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

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.

A handwritten signature in black ink that reads "R. Todd Freeman". The signature is written in a cursive, flowing style.

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

City Engineer

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



Riverdale City

Community Development
4600 So. Weber River Drive
Riverdale, Utah 84405

10-34-1500

**RIVERDALE CITY PLANNING COMMISSION
APPLICATION FOR COMMERCIAL SUBDIVISION SITE PLAN APPROVAL**

CASE NO: 2023-02 DATE SUBMITTED: 1/31/23

APPLICANT'S NAME: Jake Tate

ADDRESS: 2010 North Redwood Road, Salt Lake City, UT 84116

PHONE: 801-410-8505 TAX I.D. No: 08-152-0008, 08-092-0024, 08-098-0030,
08-098-0056, 08-098-0031, 08-098-0080

ADDRESS OF SITE: 4844 S. 1500 W., 4816 S. 1500 W., 4804 S. 1500 W.

APPLICANT'S INTEREST: Owners Authorized Representative

Application is hereby made to the Riverdale City Planning Commission requesting that a commercial subdivision consisting of 5 Lots lots be approved on 797,446 S.F. or 18.307 Acres of property in the C-3 zone in accordance with the attached site plan.

Jake Tate
Signature of Applicant

Brant Will
Signature of Property Owner

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

Brant Will
Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - \$200 per lot/unit

Fee: \$ 1000.00 Date paid: 2/1/2023

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

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

Date: 2/14/2023 Decision of Commission: _____

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

Date: _____ Decision of Council: _____



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

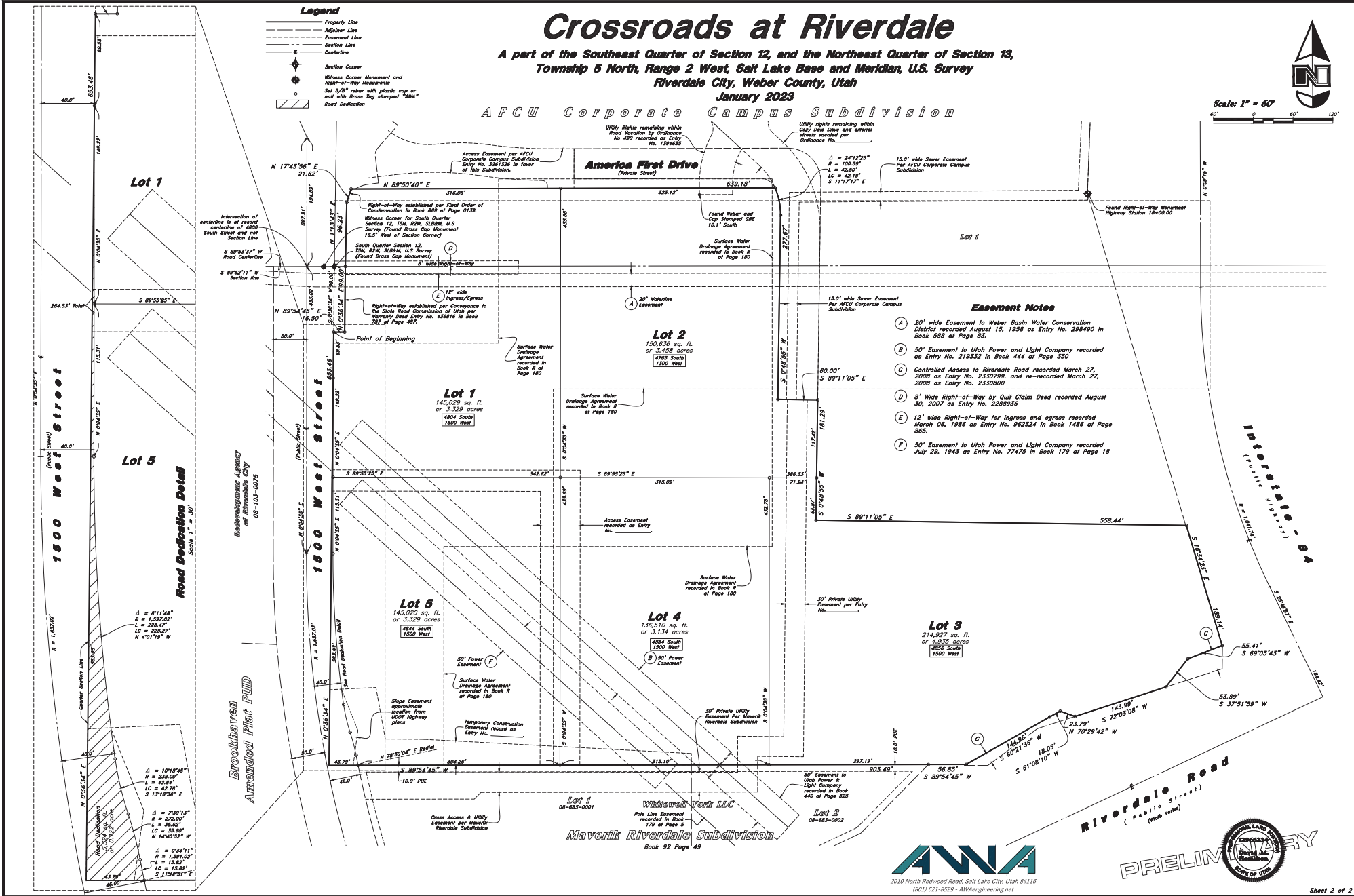
XBP Confirmation Number: 137035408

Transaction detail for payment to Riverdale City.			Date: 02/01/2023 - 5:01:08 PM MT
Transaction Number: 191794355PT			
Visa — XXXX-XXXX-XXXX-8211			
Status: Successful			
Account #	Item	Quantity	Item Amount
10341500	Zoning ampamp Subdiv. Fee	1	\$1000.00
Notes: SITE PLAN APPROVAL FEE 4844 S 1500 W 4816 S 1500 W 4804 S 1500 W			

TOTAL: \$1000.00

Billing Information
BRENT WILLIE
84405

Transaction taken by: Admin cjacobsen



**RIVERDALE CITY
PLANNING COMMISSION AGENDA
February 14, 2023**

AGENDA ITEM: E2

SUBJECT: Consideration of Preliminary Subdivision and Site Plan request for WDG Riverdale Subdivision and Riverdale Apartments Site Plan located at approximately 691 West 4400 South, as requested by Wright Development Group.

PRESENTER: Mike Eggett, Community Development

INFORMATION:

- a. [Exec Summ Prelim Riv Apts Sub – PC \[20230214\]](#)
- b. [Riverdale Apts Prelim Sub Plan PC Review – 20230208](#)
- c. [Dept Staff Reports – PC Riverdale Apartments Prelim Sub Plan](#)
- d. [Riv Apts – City Eng Review #1 – 2023 Feb. 07](#)
- e. [Riv Apts Subdiv App – 20230127](#)
- f. [Elevations 22006 – Riverdale](#)
- g. [Storm Drainage Report_01.27.23](#)
- h. [PLAT – Preliminary – Riverdale Subdivision](#)
- i. [Riv Apts Site Plan – 20230127](#)

[BACK TO AGENDA](#)



Planning Commission Executive Summary

For the Commission meeting on: 2-14-2023

Petitioner: Wright Development Group
Represented by Logan Johnson

Summary of Proposed Action

Wright Development Group, as represented by Logan Johnson, have applied for a Preliminary Subdivision Plat Site Plan review and approval for the WDG Riverdale Subdivision proposal and the Riverdale Apartments Site Plan as located at approximately 671 West 4400 South and 633 West 4400 South in a Multiple-Family Residential R-4 zone. The proposed subdivision and site plan is before the Planning Commission for preliminary approval review of the submitted plan and plat. A public hearing is not required for review of this proposed subdivision.

Following the presentation and discussion of the preliminary site plan and plat proposal, the Planning Commission may make a motion to approve the preliminary site plan and plat, approve with additional requirements and criteria, or not approve the proposed WDG Riverdale Subdivision Plat and Riverdale Apartments site plan with the appropriate findings of fact. Should this proposal receive approval by the Commission, then the site plan and plat would be updated and brought to the Planning Commission for Final Site Plan and Plat recommendation review.

Title 10 Ordinance Guidelines (Code Reference)

This Residential Subdivision Site Plan review is regulated under City Code 10-21 "Subdivisions" and is affected by City Codes 10-9E "Multiple-Family Residential Zone (R-4)", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", and 10-25 "Development in All Zones".

The petitioner's properties are currently listed in the County Records under the ownership of three different parties as follows: H & H 39th Street, LLC, 5D Development, LLC, and Garff Properties Riverdale, LLC. The majority of these properties are part of an existing motor vehicle sales/service shop and a mobile home park property that are in the process of transitioning. The third lot is a vacant lot that historically had vehicles parking on it from time-to-time.

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

Staff encourages the Planning Commission to review this matter, including concerns outlined herein, and then discuss with the petitioner concerns associated with this application. Staff would then recommend that the Planning Commission make a motion to approve the preliminary site plan and plat, approve with additional requirements and criteria, or not approve the proposed WDG Riverdale Subdivision Plat and Riverdale Apartments site plan with the appropriate findings of fact.

General Plan Guidance (Section Reference)

The General Plan use for this property is currently set as “Residential – Medium Density”. This project seems to be in compliance with that land use designation for these properties. A smaller portion of this project proposal is located in an area of the General Plan that is set for use as “Planned Commercial High”. This proposed use would compliment and support adjacent planned commercial high uses.

Legal Comments – City Attorney	
	<hr/> Steve Brooks, Attorney
Administrative Comments – City Administrator	
	<hr/> Steve Brooks, City Administrator



Preliminary Subdivision Review – WDG Subdivision and Riverdale Apartments Site Plan – 671 & 633 West 4400 South

Completed by Mike Eggett, Community Dev. Director on 2/7-8/2023

Recommendation: City staff recommends that the Planning Commission examine and review this proposed preliminary subdivision site plan and plat. Items of consideration or note have been highlighted in yellow for potential discussion purposes. City staff recommends that the Planning Commission act accordingly to approve the preliminary site plan and plat, approve the plan and plat with additional comments or concerns to be addressed by the developer, or not approve the preliminary site plan and plat proposal for the WDG Riverdale Subdivision and the Riverdale Apartments Site Plan project.

Date Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting)	January 27, 2023
Date Application Submitted to City:	January 27, 2023
Date Fee Paid:	Paid on January 27, 2023 (see application and receipts for details)
Subdivision/Site Plan – Preliminary Requirements	Departmental Review Comments
<i>COVER SHEET</i>	Provided
<u>Title Block</u>	
Project name and address	Project name shown and general location shown for subdivision plat and site plan; address of project site needs to be added to plat and plan – 671 West 4400 South (for Lot 1) and 633 West 4400 South (for Lot 2); buildings addressed as Bldg A, B, C, D, and E on site plan
Property Owner's name, address, and phone number	Property owner's name, address, and phone not provided or shown on plat and site plan
Developer's name, address, and phone number	This is provided on Site Plan but needs to be added to the plat – Wright Development Group, Spencer Wright, 1178 West Legacy Crossing Blvd, Centerville, Utah 844014, Contact: Spencer Wright, 801-773-7339

Approving agency's name and address: Utility companies as applicable	This is shown on plan drawings but needs to be added to the plat as well – Riverdale City, 4600 S. Weber River Drive, Riverdale, Utah 84405; Utility company names, address, and phone number provided on cover sheet of site plan
Consulting Engineer's name, address, and phone number	Hunt Day Engineering, Thomas Hunt, P.E., 3445 Antelope Drive, Syracuse, Utah 84075, 801-664-4724
Licensed Land Surveyor's name, address, phone number, signature, and seal	Layton Surveys, Willis Long, PLS, 1857 North 1000 West, Suite 1, Clearfield, Utah 84015, 801-663-1641, seal and signature provided
Date	Yes – 12/9/2022 on site plan and December, 2022 on plat
Revision block with date and initials	Revision block shown for use
Sheet number and total sheets	17 total sheets (includes the plat and landscaping pages) and other supporting documents
<u>General</u>	
Street names	Yes shown – 700 West, 4400 South, and Riverdale Road
Layouts of lots with lot numbers and addresses	2 lots shown on subdivision, 5 apartment bldgs shown; addresses need to be identified on plat for each lot - 671 West 4400 South for Lot 1 and 633 West 4400 South for Lot 2
Adjacent tract ownership and tax identification numbers	Adjacent property tract ownership names not shown with tax ID numbers, these need to be added to the plat document
Scale (minimum 1"=50' to 1"=10')	Yes, scale is shown as 1" = 50' on plat and cover sheet, 1"=30' on plan documents
North arrow	Yes
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Existing easements shown on plat; existing structures on site shown; existing utility lines shown; unsure of approvals provided to cross, use, relocate
Space for notes	Yes, provided
Contours	Yes, shown on multiple sheets
Public areas	Sidewalks and curb/gutter shown on multiple sheets; public use areas identified on plan
<u>Vicinity Map</u>	This is not provided on site plan cover sheet
Street names	Yes
Site location	Yes
North arrow	Yes

Scale	"Not to scale" noted
<i>PLAT SHEET</i>	
<u>Title Block</u>	
Project name and address	Project name shown and general location shown for subdivision plat and site plan; address of project site needs to be added to plat and plan – 671 West 4400 South (for Lot 1) and 633 West 4400 South (for Lot 2); buildings addressed as Bldg A, B, C, D, and E on site plan
Approving Agency's name and address	This is shown on plan drawings but needs to be added to the plat as well – Riverdale City, 4600 S. Weber River Drive, Riverdale, Utah 84405
Consulting Engineer's name, address, and phone number	Hunt Day Engineering, Thomas Hunt, P.E., 3445 Antelope Drive, Syracuse, Utah 84075, 801-664-4724
Consulting Engineer's stamp, signature, and license expiration date	Engineer's stamp, signature, and license expiration date provided
Date	Yes – 12/9/2022 on site plan and December, 2022 on plat
Names of approving agents with titles, stamps, signatures, and license expiration dates	Names of approving utility agents, titles, stamps, signatures, and license expiration dates not currently shown on plat, if applicable, but contacts provided on site plan
Names of approving departments (Attorney, Planning Commission, Mayor, Engineer)	Shown on plat
<u>Layout</u>	
Street Names	Yes shown – 700 West, 4400 South, and Riverdale Road
Layouts of lots with lot numbers	2 lots shown on subdivision, 5 apartment bldgs shown; addresses need to be identified on plat for each lot - 671 West 4400 South for Lot 1 and 633 West 4400 South for Lot 2
Bearings and distances for all property lines and section ties	Shown, defer to City Engineer review
Boundary and Legal description	Shown, defer to City Engineer review
Adjacent tract ownership and tax identification numbers	Adjacent property tract ownership names not shown with tax ID numbers, these need to be added to the plat document
Scale (minimum 1"=50')	Yes, scale is shown as 1" = 50' on plat and cover sheet, 1"=30' on plan documents
North arrow	Yes
Owner's dedication certificate for subdivision (Notary Acknowledgement)	Yes, shown

Landscaping (location and type with area calculations)	Landscaping plan provided; need verification that open green space covers 30 percent or more of the overall site area per the R-4 zone standards; no private irrigation plans provided to review
Location of exterior lighting devices, signs, and outdoor advertising	Existing and anticipated exterior lighting devices (streetlights) not shown for site; no planned parking lot lights identified for site; no anticipated apartment facility signage locations shown, if planned
Location of underground tanks, dumpsters, etc	Underground retention basin tanks location shown for this site; dumpsters enclosure locations shown for this site
<u>Additional Information</u>	
Benchmark	Shown, defer to City Engineer review
Basis of bearings	Shown, defer to City Engineer review
Legend	Yes, provided
<i>PLAN AND PROFILE SHEETS</i>	Site Plan and Utility Plan sheet provided; in "Site Data-1" box "Zoning" needs to be changed to state R-4 zone
<u>Title Block</u>	
Project name and address	Project name shown and general location shown for subdivision plat and site plan; address of project site needs to be added to plat and plan – 671 West 4400 South (for Lot 1) and 633 West 4400 South (for Lot 2); buildings addressed as Bldg A, B, C, D, and E on site plan
Approving Agency's name and address	This is shown on plan drawings but needs to be added to the plat as well – Riverdale City, 4600 S. Weber River Drive, Riverdale, Utah 84405
Consulting Engineer's name, address, and phone number	Hunt Day Engineering, Thomas Hunt, P.E., 3445 Antelope Drive, Syracuse, Utah 84075, 801-664-4724
Date	Yes – 12/9/2022 on site plan and December, 2022 on plat
Scale	Yes, scale is shown as 1" = 50' on plat and cover sheet, 1"=30' on plan documents
Revision block with date and initials	Revision block shown for use
Sheet number and total sheets	17 total sheets (includes the plat and landscaping pages) and other supporting documents
<u>General</u>	
North arrow	Yes

Street names	Yes shown – 700 West, 4400 South, and Riverdale Road
Lot numbers	2 lots shown on subdivision, 5 apartment bldgs shown; addresses need to be identified on plat for each lot - 671 West 4400 South for Lot 1 and 633 West 4400 South for Lot 2
Reference to sheets showing adjacent areas	Not applicable
Center line stationing	Shown on plans
Existing natural ground	Shown on sheet C100
<u>Signage</u>	<u>Apartment facility signage locations not shown, if applicable; may inquire future signage intent</u>
Height	<i>Not available</i>
Size	<i>Not available</i>
Locations	<i>Not available</i>
Colors	<i>Not available</i>
Lighting	<i>Not available</i>
<u>New and Existing Buildings</u>	
Height and Size (multiple homes)	New building - Height = approximately 145 feet tall at highest point; Building size = varies but range of size unknown at this time; existing buildings and utility structures on site shown; may inquire for more details about the planned structures
Location, setbacks, and all dimensions	Setbacks: Building A – west=20.10', south=65.50'; Building B – west=20.75', north=20.55'; Building C – north=20.60', east=20.20'; Building D – east=118.55', south=78.90', west=97.25'; Building E – more than exceeds minimum in all directions. building footprints shown on drawings meet or exceed R-4 zoning reqs
Type of construction	Board and Batten, Stucco, Hardie Board, and Siding; see Riverdale Apartments Elevation drawings for more regarding colors, material, and proposed style of homes; DRC approval is also required regarding these elevation drawings
Type of occupancy and proposed uses	Multiple-family residential apartment uses
Show handicapped access	ADA accessible ramp shown and identified on multiple sheets

<u>New and Existing Landscaping & Percentage</u>	Landscaping plan provided; need verification that open green space covers 30 percent or more of the overall site area per the R-4 zone standards; no private irrigation plans provided to review
Number of trees	59 trees, 706 shrubs, 258 grasses, 290 annuals/perennials, sod, and rock mulch locations shown
Landscape plan showing all planting, hardscaping, berming, and watering	Shown on landscaping plan
Xeriscaping alternatives being considered	Yes, shown on landscaping plan
<u>New and Existing Walls and Fences</u>	
Location, design, and height	Existing fences identified on C100 and C200; new fences planned for site and shown on site plan
Materials proposed for construction	New fence material unknown but suspect chain link fence is anticipated for public facilities
<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	Not shown, may discuss traffic movement but seems intuitive
<u>New and Existing Streets</u>	
All access points	Yes, this is shown
Center lines	Yes, this is shown
Right-of-way lines	Not shown and clearly identified as r-o-w on plans
Face of curb lines	Yes, this is shown
Centerline slope	Yes, this is shown
Signing and striping	Any associated signing installation should be coordinated with public works dept and paid for by applicant; roadway striping should be coordinated with public works;
Light poles	No planned parking lot lights identified for site, nor any other associated light poles for project;
Street lights	Existing and any anticipated new street light locations not identified or shown on plan
Street name signs	Sign locations shown on plans, where applicable; signing installation, if any, should be coordinated with public works dept and paid for by applicant;
Stop signs	Sign locations shown on plans, where applicable; signing installation, if any, should be coordinated with public works dept and paid for by applicant;

UDOT approval (if required for project)	Not applicable to this project
Sidewalk (4' side with 4" of road base or 6' side with 6" of road base through the approach)	Yes, shown and defined on sheets C600 and C603 "City Details"; cross sections meet standards of sidewalk standard depth and approach depth
Planting Strip	Shown
<u>New and Existing Storm Drainage</u>	
Top of curb elevations	Shown, <u>defer to City Engineer</u>
Slope of gutter	Shown, <u>defer to City Engineer</u>
Manholes	Existing and new shown on multiple sheets
Invert elevations	Shown, <u>defer to City Engineer</u>
Length, size, slope, and type of mains and laterals	Shown on multiple sheets, <u>defer to City Engineer</u>
Location of catch basins	Shown on multiple sheets
Ditches, location and ownership	No ditches or waterways of note
Approval to pipe, reroute or use	Other than future City approval, unknown if other approval required; <u>defer to City Engineer</u>
Calculations for retention system	Storm runoff and retention calcs shown on "Storm Drain Report" document; <u>defer to City Engineer</u>
Method of storm water clean-up	Shown on sheets C700 and C701; <u>defer to Public Works Director</u>
<u>New and Existing Sanitary Sewers</u>	
Manholes	Existing and new shown on multiple sheets
Invert elevations	Shown, <u>defer to City Engineer</u>
Length, size, type, and slope of mains and laterals	Shown on multiple sheets, <u>defer to City Engineer</u>
<u>New and Existing Water Lines</u>	
Length, size, type, and slope of mains and laterals	Shown on multiple sheets, <u>defer to City Engineer</u>
Location, size, and type of water meters, valves, and fire hydrants	Water meter locations shown on sheet C400: water meter size is 3", type per public works; Location of new and existing valves shown; Existing and new fire hydrants shown, reference to hydrant comments from FD
<u>New and Existing Gas Lines</u>	
Size and type	Existing and new gas lines size and type location in project not shown
<u>New and Existing Electrical Lines</u>	

Size, location, and type	Existing location shown; new electrical lines size and type location in project not shown
Location of power poles	Location of existing power pole locations shown; no new poles anticipated for project
<u>New and Existing Telephone Lines</u>	
Location of poles, junction boxes, and manholes	Existing and new telephone lines size and type location in project not shown
<u>New and Existing Cable TV Lines</u>	
Location of lines (if applicable)	Existing and new cable TV lines size and type location in project not shown
<i>DETAILED DRAWINGS</i>	
Cross section of roadway (minimum 8" road base and 3" asphalt)	Shown on sheet C600 for asphalt install cross section; <u>defer to City Engineer</u>
Cross section of curb and gutter (standard 30" high back)	Shown on sheet C600 "City Details"; <u>defer to City Engineer</u>
Gutter inlet box with bicycle safe grate	Locations shown on sheet C300, cross section shown on C601 "Drainage Details"; bicycle safe grates clearly identified; <u>defer to City Engineer</u>
Cleanout box	Shown on C601; <u>defer to City Engineer</u>
Thrust blocking	Shown where applicable on "City Details" sheets; <u>defer to City Engineer</u>
Special energy dissipating or drop manholes	May not be applicable; <u>defer to City Engineer</u>
<i>ADDITIONAL INFORMATION</i>	
Soils report	Provided as prepared by CMT Engineering on February 6, 2023
Drainage and runoff calculations	Storm runoff and retention calcs shown on "Storm Drain Report" document; <u>defer to City Engineer</u>
Water right transfer documentation	Applicant needs to show proof of transfer to Public Works or other water solutions provided; <u>defer to PW Director</u>
Copy of protective covenants, codes, and regulations for development	No CCR's anticipated for this project; there may be lease agreements for apartment use in the future
Three large full set of plan drawings (24x36), one full set of plan drawings (11x17 sized), and one digital full set copy of plan drawings	Yes, provided as requested
Building elevation renderings	Yes, these have been provided; <u>DRC approval is also required regarding these elevation drawings</u>
Corp of Engineers approval (if required)	Not applicable or required
Zoning compliance	Yes, Multiple-Family Residential (R-4) meets intended uses for site design
RDA compliance (if applicable)	Not applicable in this matter

Use compliance	Yes, site designed for Multiple-Family Residential homes at R-4 zoning density for apartments use
Engineering comments and letter of approval recommendation	City Engineer, Public Works, Fire Dept, and Police Dept comments provided
Traffic study	Not directly applicable to this project
All Planning Commission and City Staff conditions for approval have been met	<u>Currently consideration of Preliminary Subdivision Plat and Site Plan submission being reviewed for approval by Planning Commission</u>

DEPARTMENTAL STAFF REPORTS – 2/8/2023 to 2/9/2023

From: Shawn Douglas
Sent: Thu 2/9/2023 9:42 AM
To: Mike Eggett
Subject: Riverdale Apartments

Mike,

I have attached my review comments for the Riverdale Apartment project. Thanks

Plan Review For Riverdale Apartments

Storm Water

- 1-Drainage system operation and maintenance plan and BMPS approved and recorded with plat.
- 2-Storm water prevention plan for construction site including BMP's. All storm water inspections will need to be completed on Compliance Go. The plan needs to include a dumpster and perimeter fence to prohibit entry except for the construction entrance. Eliminate construction entrance on 700 W.
- 3-Notice of intent filed with state.
- 4-Injection well permit.
- 5-The storm drain is tied into the UDOTS storm water system, we will require a letter from UDOT that allows the connection.

Streets

- 1-Traffic impact study or report on the project are concern is with the 700 W entry.
- 2-Stop signs at entrances.
- 3-Driveway on 700 W is located in the turn lane. If the driveway remains in the current location it will need to be right in and right out only. This would need to be done with a structure that limits turn movements.

Water

- 1-Fire hydrant valves need to be located on main line tee's
- 2-Backflow preventor location, type, and size.
- 3-Proposed irrigation/sprinkler system plan. Landscape plan needs to include existing Riverdale City Sign and park strips.
- 4-Provide water usage peak demands.
- 5-Provide what water shares will be used to meet water requirements.
- 6-Label water lines and hydrants as private.
- 7-Verify percentage of landscape grass.

Sewer

- 1-Proposed sewer flows daily and peak. Including peak demand time.
- 2-Label sewer lines as private.

Other

- 1-On street parking should be signed and limited to parallel parking only.

Shawn Douglas

Riverdale City Public Works

801-394-5541 ext 1217

Sdouglas@Riverdalecity.com

From: Scott Brenkman
Sent: Thu 2/9/2023 11:04 AM
To: Mike Eggett
Subject: RE: Review Comments needed for Riverdale Lofts Apartments Preliminary Site Plan and Subdivision submittal

The only concern I have is whether they will have enough parking in the complex to accommodate the number of residents and visitors.

Thanks,

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

From: Jared Sholly
Sent: Thu 2/9/2023 8:52 AM
To: Mike Eggett
Cc: Randy Koger
Subject: RE: Review Comments needed for Riverdale Lofts Apartments Preliminary Site Plan and Subdivision submittal

I support Randy's findings on this.

Jared Sholly
Fire Chief
Riverdale City Fire Department

*Office 801-394-7481
Cell 801-628-6562*

From: Randy Koger
Sent: Wed 2/8/2023 4:42 PM
To: Mike Eggett
Cc: Jared Sholly
Subject: RE: Review Comments needed for Riverdale Lofts Apartments Preliminary Site Plan and Subdivision submittal

REVIEW COMMENTS:

The following review comments are based on information provided on the Preliminary Coleman Vu Heights Subdivision, 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.

- 1) Show turning radius to meet the provided specs for fire apparatus.
- 2) Call out all Fire hydrants on plans.
- 3) Move hydrant on 4400 s to the west side of entrance.
- 4) Show location of Fire Department Connection. (Additional hydrants may be required).
- 5) Provide Water Supply Analysis.

Comments made during this review are advisory and do not prevent the necessity of conforming with requirements which might have been overlooked in the review process. Ultimate responsibility for compliance rest with the owner.

RESUBMITTAL INSTRUCTIONS

Please have the contractor/designer:

- 1) address each comment and submit a written response in addition to revised plans and calculations as necessary,
- 2) **cloud** any revisions made to the construction drawings and provide the date of the latest revision on each revised sheet and,
- 3) submit written responses to our review letter, provide revised plans, and supplemental information as necessary



Fire Marshal/Code Enforcement Officer
Riverdale City

801-436-1241

9 February 2023

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Riverdale Apartments – 700 West & 4400 South Street**
Subj: Plat and Improvement Drawing Review

Dear Mike,

Attached is our review of the above referenced Project Drawings for your consideration. The following comments will need to be resolved 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.

Plat

1. Point of Beginning needs to be added to the Plat.
2. The “Boundary Description” does not match what is on the plat and does not close.
3. Adjacent parcels need to be identified with parcel numbers and ownership.
4. Adjacent roadways need to be identified.
5. Dates on the plat need to be updated.
6. All utility easements should be evaluated and updated to match proposed subdivision.
7. An address for the site should be created for the new buildings.
8. The 100-year flood plain will need to be identified and the finish floor of all residential units will need to be 12” above the flood elevation.

9. An approval signature block needs to be created at the bottom of the document for the “City Engineer” to sign the final mylar plat document. The language for the “Riverdale City Engineer” approval/compliance signature block shall be written to match the following:

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

Improvement Drawings – General Issues:

1. Trash enclosure details need to be added to the drawings.
2. The approach on the northwest side of the property along 4400 South needs to be removed.
3. Landscaping plans need to have irrigation plan and connection details added to the plans.
4. Entrance on 700 West is a concern, please provide traffic study for review.
5. The “Geotechnical Report” submitted must be followed:
 - The pavement design will need to be updated on the drawings.
 - Ensure storm water detention system base is a minimum of 2-foot above ground water elevation(or larger if required by storm water detention system manufacturer).
6. Culinary Water Issues:
 - Valves need to be added to the drawings at connection points to the city main line.
 - City main line on 700 West is 10-inch diameter.
 - The reducer installed on the north end of the project on 4400 South needs to be moved to within 18-inches of the mainline.
 - The culinary water details will need to indicate that all water pipe fittings must include restrained joint connectors on all bends, tees, valves, etc.
7. Grading and Drainage Issues:
 - SDCB #8 Double inlet needs to be moved to the south approximately 35’ to the low spot in the curb.
8. Storm Water Issues:
 - The control box has an inlet great that leads into the retention basin without passing through the barracuda cleaning manholes, all storm water needs to be cleaned prior to entering storage basin.

- The storm drain pipe that the subdivision is planning to connect to is a UDOT line. A letter from UDOT approving connection is required.
- According to the notes on the drawings the existing storm drain pipe, that is planned for final connection, has debris in it, pipe will need to be cleaned prior to connection.
- An injection well permit will need to be obtained for the proposed storm drain storage system.
- A storm water "Maintenance Chart/Record" needs to be created and placed in the improvement drawings for the on-site maintenance workers to follow. The Maintenance Chart/Record must be available for the Riverdale City Storm Water Manager to review upon request.

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

Sincerely,

CEC, Civil Engineering Consultants, PLLC.

A handwritten signature in black ink that reads "R. Todd Freeman". The signature is written in a cursive, flowing style.

R. Todd Freeman, 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: 2023-01 DATE SUBMITTED: Jan 27, 2023

APPLICANT'S NAME: Wright Development, Logan Johnson

ADDRESS: 1178 West Legacy Crossing Blvd, Centerville, UT 84014

PHONE: 801.773.7339

ADDRESS OF SITE: 801.773.7339

691 W 4400 S, portion of 671 W 4400 S, SEC of 4400S & 700 W
APPLICANT'S INTEREST: See Lot 1 on Preliminary Plat

Application is hereby made to the Riverdale City Planning Commission requesting that a

residential subdivision consisting of 2 lots be approved on 8.02 acres of
(number of lots) (sq. ft./acreage)

property in the R-4/RM-1 zone in accordance with the attached site plan.

Logan Johnson
Signature of Applicant

[Signature]
Signature of Property Owner

I authorize Logan Johnson, Wright Development to act as my representative in all matters relating to this application.

[Signature]
Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - \$150 per lot/unit = 153 apartment units

Fee: \$ 22,950

Date paid: January 27, 2023

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: 2/14/2023 Decision of Commission: _____

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

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

Date: _____ Decision of Council: _____



Riverdale City

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

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Date: 2/14/2023 Decision of Commission: _____

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Date: _____ Decision of Council: _____



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: 2023-01 DATE SUBMITTED: Jan. 27, 2023

APPLICANT'S NAME: Wright Development, Logan Johnson

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ADDRESS OF SITE: 801.773.7339

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(number of lots) (sq. ft./acreage)

property in the R-4/RMH-1 zone in accordance with the attached site plan.

Logan Johnson
Signature of Applicant

[Signature]
Signature of Property Owner

I authorize Logan Johnson, Wright Development to act as my representative in all matters relating to this application.

[Signature]
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Date: 2/14/2023 Decision of Commission: _____

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

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

Date: _____ Decision of Council: _____

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405

394-5541

Receipt No: 15.554273

Jan 27, 2023

WRIGHT DEVELOPMENT

Previous Balance:	.00
MISCELLANEOUS - 691 W 4400 S	22,950.00
10-34-1500 ZONING & SUB. FEES	
<hr/>	
Total:	22,950.00
<hr/>	
CHECK NO: 3040	22,950.00
Total Applied:	22,950.00
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Change Tendered:	.00
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01/27/2023 12:34 PM



RIVERDALE APARTMENTS

RIVERDALE, UT
DECEMBER 23, 2022





BOARD AND BATTEN - WHITE



STUCCO - WHITE/LIGHT GRAY



STUCCO - DARK GRAY



LAP SIDING - WHITE



LAP SIDING - STAINED WOOD



HARDIE TRIM - DARK GRAY/BLACK



ROOF - ASPHALT SHINGLE - BLACK



RIVERDALE APARTMENTS

DESIGNED BY W PROJECT ARCHITECTURE

24 PLEX ELEVATIONS | A1

RIVERDALE, UT

DECEMBER 23, 2022





BOARD AND BATTEN - WHITE



STUCCO - WHITE/LIGHT GRAY



STUCCO - DARK GRAY



LAP SIDING - WHITE



LAP SIDING - STAINED WOOD



HARDIE TRIM - DARK GRAY/BLACK



ROOF - ASPHALT SHINGLE - BLACK



RIVERDALE APARTMENTS

DESIGNED BY WRIGHT ARCHITECTURE GROUP

36 PLEX ELEVATIONS | A2
RIVERDALE, UT
DECEMBER 23, 2022





BOARD AND BATTEN - WHITE



STUCCO - WHITE/LIGHT GRAY



STUCCO - DARK GRAY



LAP SIDING - WHITE



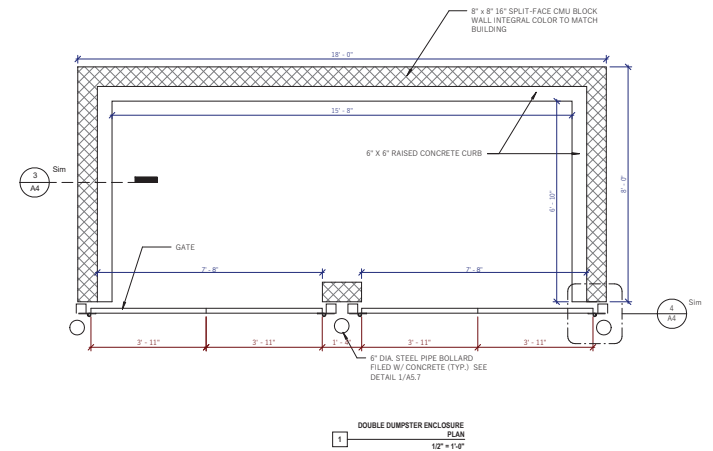
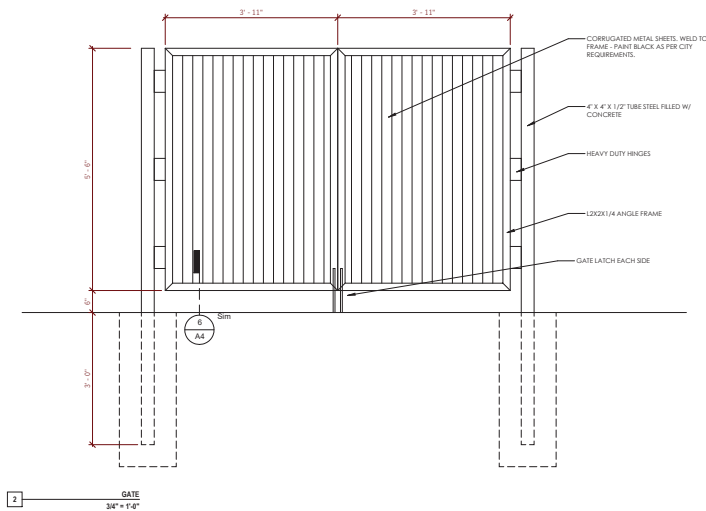
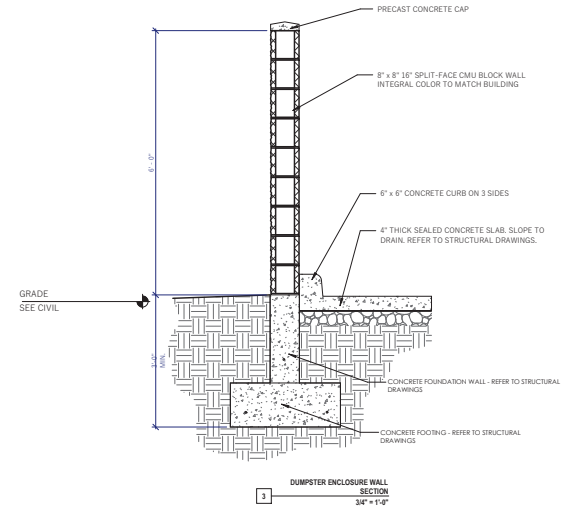
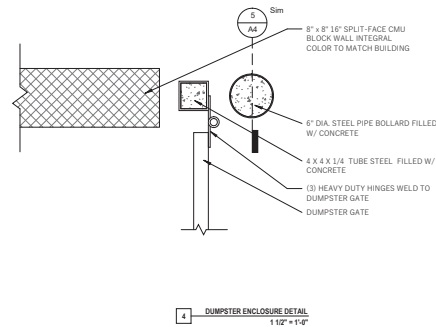
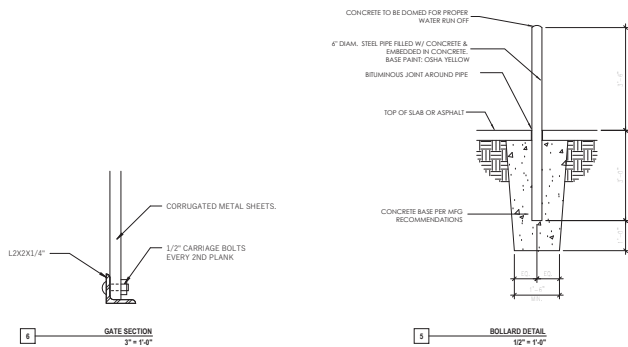
LAP SIDING - STAINED WOOD



HARDIE TRIM - DARK GRAY/BLACK



ROOF - ASPHALT SHINGLE - BLACK



Riverdale Apartments

Storm Drainage Report Storm Drainage Basin Pond Sizing

Prepared for:

Wright Development Group
Spencer Wright
1178 W. Legacy Crossing Blvd Suite 100
Centerville, UT
801.773.7339



Prepared by:

Hunt Day Engineering
3445 Antelope Drive, St 200
Syracuse, UT 84075
801.664.4724
Thomas Hunt, PE



Original: January 27, 2023

January 27, 2023

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

Subject: Storm Drainage Report

1 - General Site Information

Wright Development Group is planning on developing the parcel located on the South East corner of 700 West and 4400 South in Riverdale, UT . The area that is to be developed is 5.51 acres in size. The development will be apartment complex buildings with open/amenity spaces and asphalt surface parking. The parcel will be developed in one phase.

The site is currently a trailer park with no existing detention/retention system, but it is piped directly to the Weber River.

This drainage report covers the design to construct a new retention/detention basin that will be subsurface in a stormtech chamber system. The stormwater basin has been sized to accommodate the entirety of the new development to meet the city LID requirements by having the bottom of the basin act as a retention basin, while the top of the basin being directed to the Weber River via an orifice plate that restricts the stormwater at 0.2cfs/acre.

The storm drain system will also be equipped with a Barricuda S6 system that will remove 80% of the TSSD, to further meet the city LID requirements.

2- Onsite Storm Drainage Generation

The new development has been designed to surface flow the rainfall via curb and gutter to strategically located inlet boxes spread throughout the development. The storm drain inlets, pipes and detention basin are sized to collect and convey storm runoff flows generated by the 100-year storm event. The design storm intensities are from NOAA Atlas 14 for the Riverdale, UT area and are as follows below:

Duration (min)	100-Yr Storm Intensity (in/hr)
5	6.86
10	5.23
15	4.32
30	2.91
60	1.80
120	1.00
180	0.68
360	0.38
720	0.23
1440	0.13

The storm drainage analysis is completed using the rational method, using the rational formula:

$$Q = C * i * A$$

Where;

Q = Design flow in cubic feet per second (cfs)

C = Rational coefficient.

i = Rainfall intensity in inches per hour (in/hr)

A = Drainage area in acres (Ac)

3 – Runoff Coefficients

Runoff coefficients in the Rational Equation (C) represent the percentage of water generated from the design storm event precipitation that will contribute to the runoff from a specific type of ground cover. This means that impermeable surfaces such as asphalt streets and concrete driveways contribute a larger percent of storm precipitation as runoff that do grass area or gravel roads.

The proposed development is divided into 3 surface types and their proposed C values are shown below:

Paved Areas – 0.90 | 130,245 SF
 Roof Areas – 0.90 | 47,610 SF
 Grass/Landscape Areas – 0.20 | 62,160 SF

This gives a development C-Value of 0.72.

4- Detention

Based upon the runoff coefficient and the 100-year storm event mentioned above and using the rational method, the volume of water has been calculated. Using a release rate of 0.2 cfs/acre against the volume of water generated, the amount of stormwater that is required to be detained has been calculated. The volume of water is 21,954 cubic feet.

The type of detention system is utilizing a subsurface stormtech system. Its details and operation and maintenance processes are found in the appendix.

Calculations and details are included below in the Appendix.

5 – Retention

The subsurface retention basin has been sized to accommodate the 80th Percentile Rainfall Event which has been equated to be 0.5 inches of stormwater. Across the entire property of 5.51 acres, the amount of stormwater to be detained is 5,385 cubic feet. Based up on the stage-storage curve of the MC-3500 chamber system, the volume of 5,385 is just above the bottom of the chamber system (volume found in the voids of the stone under the chamber system)

The type of retention system is utilizing a subsurface stormtech system. Its details and operation and maintenance processes are found in the appendix.

Calculations and details are included below in the Appendix.

6- LID Measures

Riverdale City requires that this project is designed to meet the Low Impact Development requirements of retaining the 80th percentile storm event. In addition to the retention volume mentioned above, two Barricuda S6 systems will be utilized on the storm drain system to remove the 80% TSSD requirements prior to the stormwater reaching the detention system.

Details and flow rates of the Barricuda S-6 system can be found in the Appendix.

7- Conclusion

In conclusion, I hereby certify that this report for the onsite drainage of this development was prepared by me (or under my direct supervision) in accordance with the provisions of the Riverdale City Standard Specifications and Drawings and was designed to comply with the provisions thereof. I understand that the City assumes no responsibility or liability whatsoever for this report.

Sincerely,

Thomas Hunt, PE



Hunt Day Engineer
3445 Antelope Drive, St 200
Syracuse, UT 84075
801.664.4724



APPENDIX

Storm Runoff Calculations

Riverdale Apartments

12/20/2022 TJH

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Riverdale, UT area taken from the NOAA Atlas 14 database, using a 100-year storm for detention, and a 10 - year storm for pipe conveyance. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.2 cfs/acre.

The calculations are as follows:

Drainage Area:

Total Area =	5.51 acre or	240,016 ft ²	
Runoff Coefficients			
Paved Area	130,245	C = 0.9	
Landscaped Area	62,160	C = 0.2	
Roof	47,610	C = 0.9	
Weighted Runoff Coefficient		C = 0.72	

Rainfall Intensities:

10-yr intensity for a 10 minute TOC - Pipe Capacity	2.65	in/hr
---	------	-------

Peak Run-off:

Runoff Coefficient	C =	0.72
Rainfall Intensity	i =	2.65 IN./HR.
Acreage	A =	5.51 ACRES
Q	Q =	10.51 cfs

LID Retention:

80th Percentile Rainfall Event	0.5 in
Is the Site Feasible?	Yes
Site Imperviousness	0.74
NRCS Soil Group	A
Rv Equation	$0.84i^{1.302}$
Rv	0.538
Vgoal	5,385 c.f.

Volume of Run-off for 100-year Storm Event:

C =	0.72					
I =	See Below in/hr					
A =	240015.60 ft ²					
Q(out) =	1.10 ft ³ /s	(0.2 cfs per acre)				
time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	6.86	27.44	8233	331	7902
10	600	5.23	20.92	12553	661	11892
15	900	4.32	17.28	15553	992	14561
30	1800	2.91	11.64	20953	1984	18970
60	3600	1.80	7.20	25922	3967	21954
120	7200	1.00	4.00	28802	7934	20867
180	10800	0.68	2.72	29378	11902	17476
360	21600	0.38	1.52	32834	23803	9031
720	43200	0.23	0.92	39747	47606	-7860
1440	86400	0.13	0.52	44931	95213	-50282

Orifice Sizing

Given:	Q =	1.10	cfs
	2g =	64.4	ft/s ²
	H =	3.00	ft
	Cd =	0.62	for circular openings
	R =	$\text{SQRT}(Q/\pi/(0.7*(64.4*H)^{0.5}))$	
	R =	0.20 feet	
		2.42 inches	
	D =	4.84 inches	
	A =	18.42 inches ^2	0.1279 ft ^2

SUMMARY:

LID required Retention Volume is	5,385	cubic feet
The required Detention storage volume is	16,570	cubic feet
(difference between 100-year storm and LID retention)		
Orifice size is	4.8	inches



HUNT & DAY
CIVIL ENGINEERS
3000 S. 1000 E.
SUITE 100
SPRINGDALE, UT 84405
PH: 801.864.4784

CONSULTANT

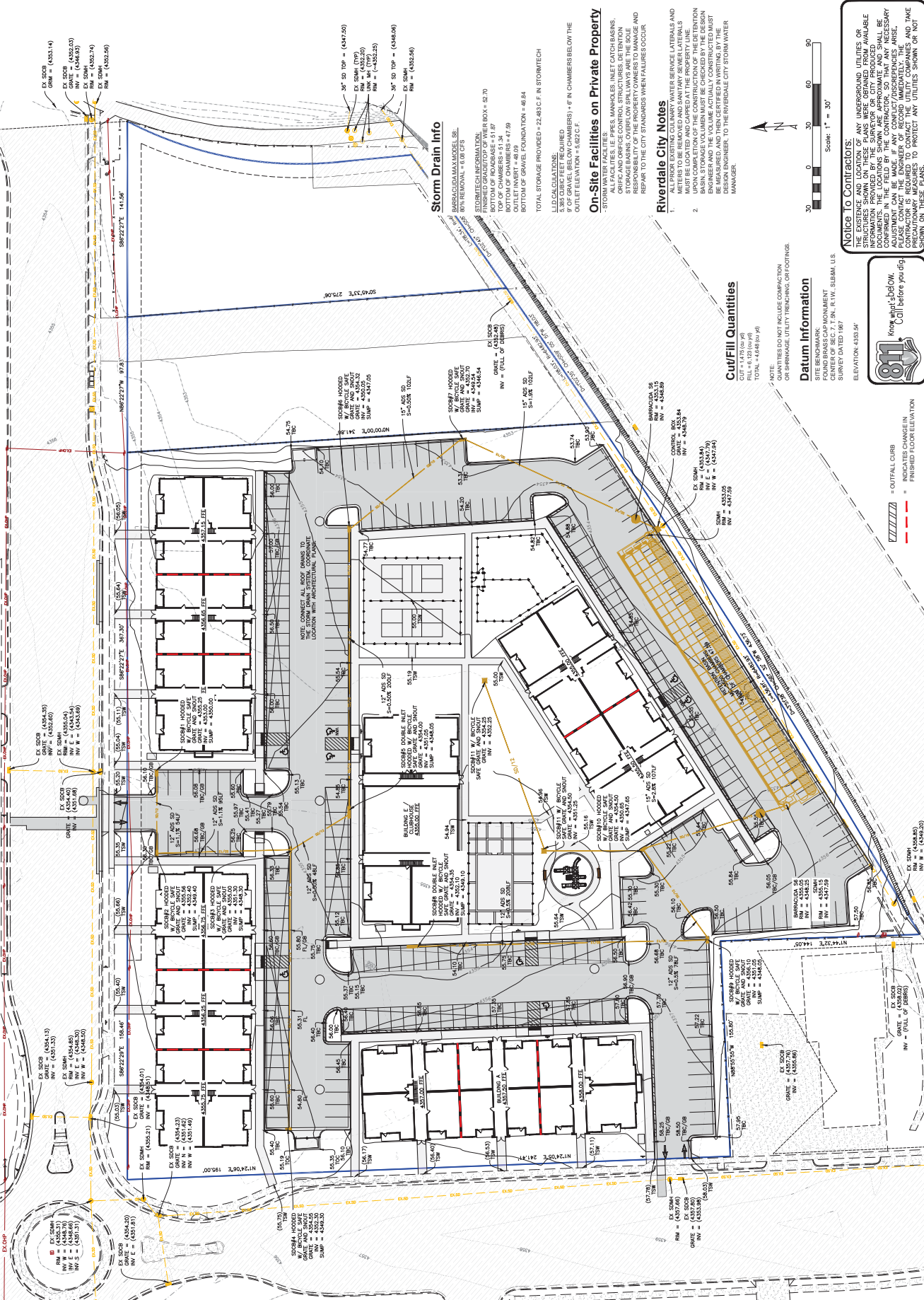
RIVERDALE APARTMENTS
700 West & 4400 South
Riverdale, Weber County, UT 84405

REV.	DATE	DESCRIPTION	BY



PROJECT STATUS
INITIAL SUBMITTAL
PROJECT NO.
PROJECT NAME
DATE
DESIGNED BY
CHECKED BY
DATE

Grading Plan
SHEET
C300



Storm Drain Info

BARRECAUDA MAX MODEL SP.
8" INVERTAL = 6.08 GPM
STORMTECH INFORMATION:
BOTTOM OF CHAMBERS = 51.34
TOP OF CHAMBERS = 51.97
OF CHAMBERS = 51.34
OUTLET INVERT = 48.09
TOTAL STORAGE PROVIDED = 22,493.17 IN STORMTECH
L/S CALCULATIONS:
1.5% CURB FEET REQUIRED
OF GRAVEL BELOW CHAMBERS = 6 IN CHAMBERS BELOW THE
OUTLET ELEVATION = 50.27 C.F.

On-Site Facilities on Private Property

STORM WATER FACILITIES:
ALL FACILITIES, I.E. PIPES, MANHOLES, INLET CATCH BASINS,
STORAGE BASINS, OVERFLOW SPILLWAYS ARE THE SOLE
RESPONSIBILITY OF THE PROPERTY OWNERS TO MANAGE AND
REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.

Riverdale City Notes
1. ALL PRIOR EXISTING CULINARY WATER SERVICE LATERALS AND
METERS TO BE REMOVED AND SANITARY SEWER LATERALS
UPON COMPLETION OF THE CONSTRUCTION OF THE DETENTION
BASIN. STORAGE VOLUMEN MUST BE CHECKED BY THE DESIGN
ENGINEER. THE DETENTION BASIN SHALL BE CONSTRUCTED
BE MEASURED, AND THEN CERTIFIED IN WRITING BY THE
DESIGN ENGINEER, TO THE RIVERDALE CITY STORM WATER
MANAGER.

Cut/Fill Quantities

CUT = 14,775 (cu yd)
FILL = 6,123 (cu yd)
TOTAL = 4,956 (cu yd)

Datum Information

SITE BENCHMARK
ELEVATION 4393.94
SURVEY DATED 1987
CENTER OF SEC. 7, T. 10N., R. 11W., S. 36E., U.S.



----- - OUTFALL CURB
----- FINISHED FLOOR ELEVATION

Notice to Contractors:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY
PERMITS AND UTILITIES INFORMATION FROM THE CITY OF RIVERDALE.
INFORMATION PROVIDED IN THESE PLANS WERE OBTAINED FROM AVAILABLE
RECORDS AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE
FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO
CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
PROTECTING ALL UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL
BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND
UTILITIES INFORMATION FROM THE CITY OF RIVERDALE. THE
CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE
NECESSARY PRECAUTIONS TO PROTECT ANY UTILITIES SHOWN OR NOT
SHOWN ON THESE PLANS.

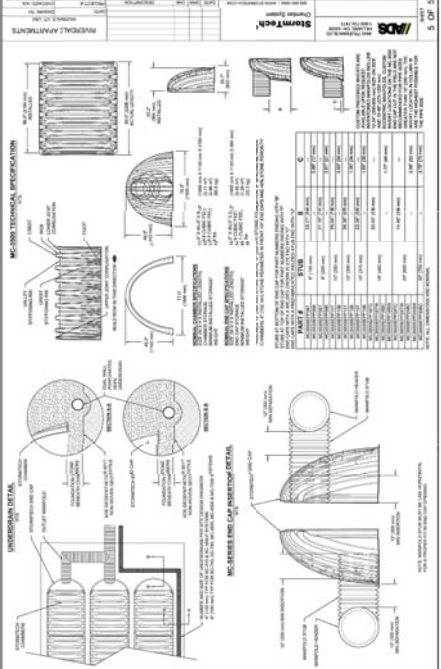
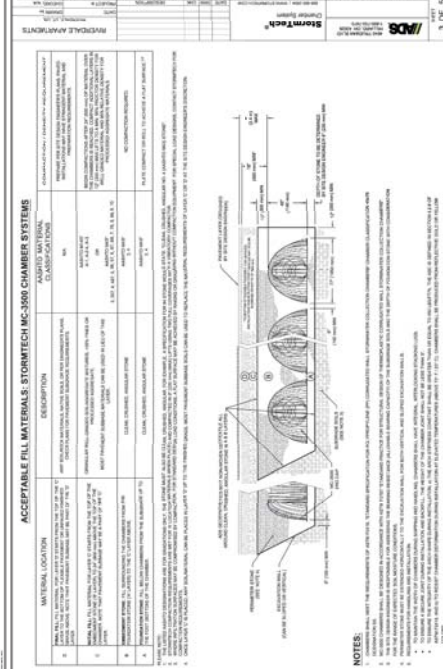
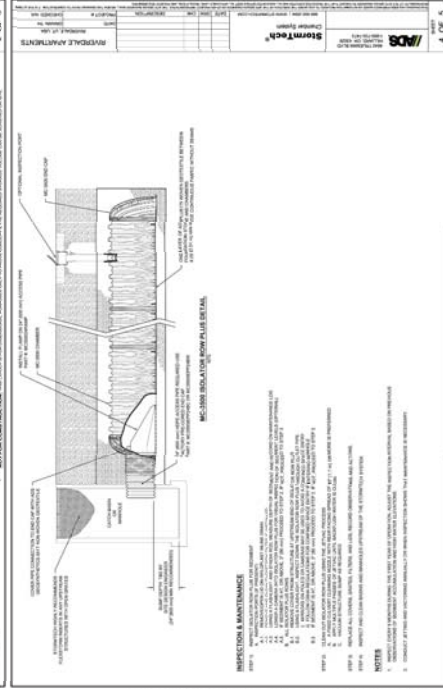
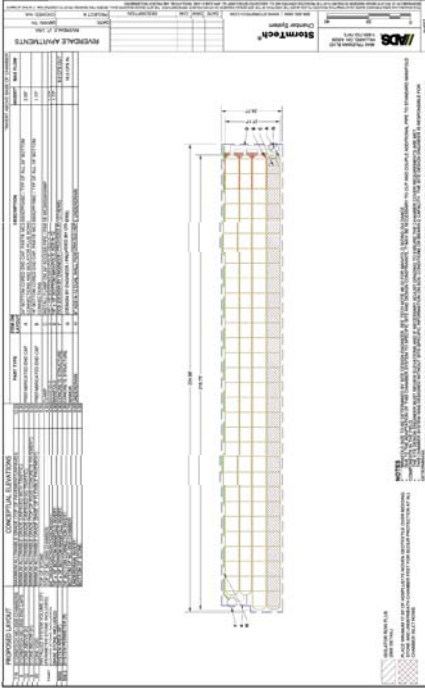
REV.	DATE	DESCRIPTION	BY



PROJECT STATUS

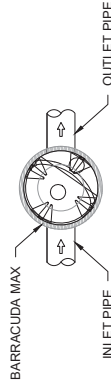
INITIAL SUBMITTAL

PROJECT NO.	12345
PROJECT NAME	Rivendale Apartments
Drawn	T. Robinson
Checked	J. Smith
Project No.	12345

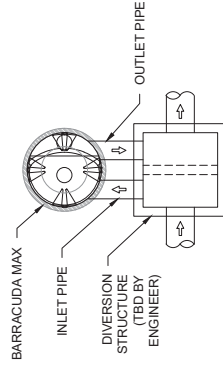


BARRACUDA MAX MINIMUM RIM TO INVERT OUT	
MODEL	INCH (MM)
S3	36 (914)
S4	36 (914)
S6	39 (991)
S8	41 (1041)

THE S3, S4, S6, AND S8 CAN BE INSTALLED IN A STANDARD 36" (900 mm), 48" (1200 mm), 72" (1800 mm), AND 96" (2400 mm) PRECAST MANHOLE, RESPECTIVELY. THE S3 AND S4 CAN BE PROVIDED FACTORY INSTALLED WITHIN A 36" (900 mm) AND 48" (1200 mm) ADS HP MANHOLE AND DELIVERED TO THE JOBSITE.



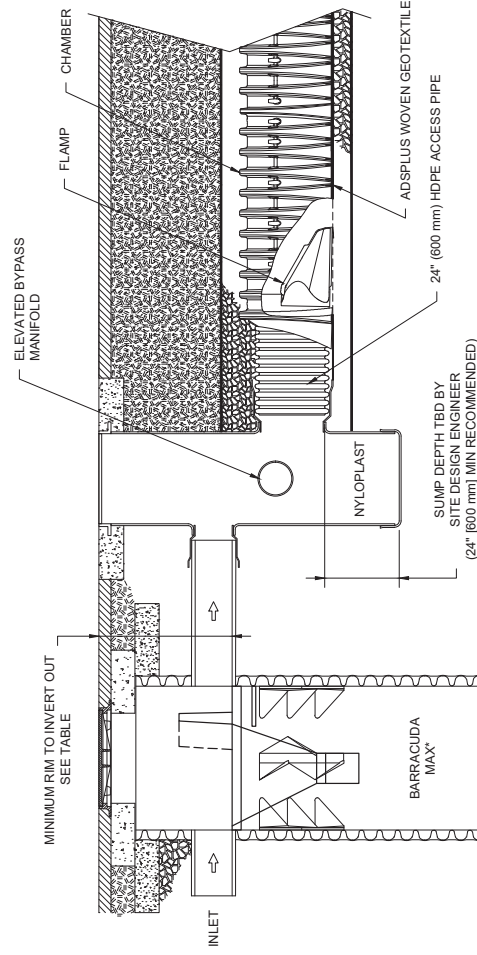
ONLINE CONFIGURATION



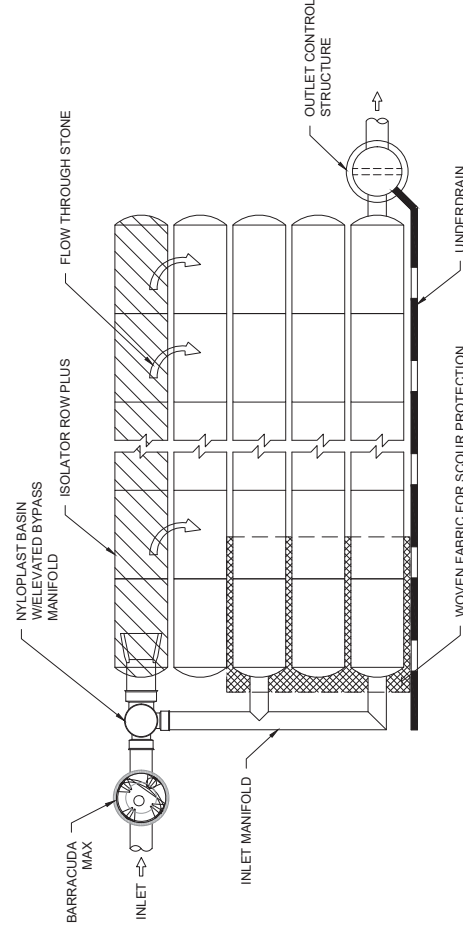
OFFLINE CONFIGURATION

ISOLATOR ROW PLUS FLOW RATES			
CHAMBER MODEL	SURFACE LOADING RATE GPM/FT ² (US/IN ²)	EFFECTIVE FILTRATION TREATMENT	MTR CFS (US)*
		AREA FT ² (M ²)	
SC-310	4.13 (2.8)	11.45 (1.064)	0.11 (2.983)
SC-360	4.13 (2.8)	17.7 (1.644)	0.18 (4.612)
SC-740	4.13 (2.8)	27.8 (2.593)	0.28 (7.244)
SC-780	4.13 (2.8)	27.8 (2.593)	0.28 (7.244)
MC-3500	4.13 (2.8)	42.9 (3.986)	0.40 (11.778)
MC-4500	4.13 (2.8)	30.1 (2.796)	0.28 (7.843)
MC-7200	4.13 (2.8)	50.0 (4.645)	0.46 (13.028)

* PER CHAMBER LOADING RATES BASED ON NJCAT VERIFICATION TESTING OF THE STORMTECH SC-740 ISOLATOR ROW PLUS IN ACCORDANCE WITH NJDEP LABORATORY PROTOCOL. TO ACCESS TOTAL SUSPENDED SOLIDS REMOVAL BY FILTRATION MANUFACTURED TREATMENT DEVICES, 2013.



BARRACUDA MAX & ISOLATOR ROW PLUS CROSS SECTION/PROFILE



BARRACUDA MAX & ISOLATOR ROW PLUS SCHEMATIC

KEY BENEFITS OF THE BARRACUDA MAX

- SINGLE MANHOLE DESIGN
- VARIABLE INLET/OUTLET ANGLE CONFIGURATIONS (NOT JUST 180 DEGREE ORIENTATION)
- INTERNAL BYPASS FOR INLINE INSTALLATION (WHERE APPLICABLE)
- ALL UNITS CAN BE INSTALLED INTO A STANDARD PRECAST MANHOLE
- 3' & 4' UNITS CAN BE FACTORY FABRICATED IN HP MANHOLES FOR QUICK DELIVERY WITH A LIGHT, EASY TO INSTALL STRUCTURE
- IN-STOCK COMPONENTS FOR QUICK DELIVERY
- NO ELEVATION LOSS BETWEEN THE INLET AND OUTLET
- SURFACE INSPECTION AND MAINTENANCE WITHOUT CONFINED SPACE ENTRY
- EASY TO ACCESS USING A VEHICLE TRUCK OR SIMILAR EQUIPMENT
- FIELD ENGINEERS AND INTERNAL ENGINEERING SERVICES DEPARTMENT ASSIST ENGINEERING WITH SIZING/DETAILS

BARRACUDA DESIGN TOOL

<https://www.ads-pipe.com/water-quality-design-tool>

BARRACUDA MAX TREATMENT FLOW (80% TSS)	
MODEL	CFS (L/s)
S3	0.85 (24.1)
S4	1.52 (43.0)
S6	3.40 (96.3)
S8	6.08 (172.2)

BARRACUDA MAX CAN BE CONFIGURED WITH AN OIL
POUCH OR TRASH GUARD FOR ENHANCED TREATMENT.

KEY BENEFITS OF A BARRACUDA MAX & ISOLATOR PLUS DESIGN

- ENHANCED SEDIMENT REMOVAL BY COMBINING TWO INDUSTRY PROVEN DEVICES
- EXTENDED MAINTENANCE CYCLES
- EASY TO INSTALL AND CONFIGURE TO SPECIFIC SITE CONSTRAINTS
- ONLINE DESIGN TOOLS ALLOW DESIGNERS TO EASILY CREATE LAYOUTS AND DETAILS

KEY BENEFITS OF STORMTECH CHAMBERS

- LARGE FAMILY OF CHAMBERS TO FIT YOUR SITE
- EASILY CONFIGURABLE FOR IRREGULAR SHAPED BEDS
- MEETS PRODUCT REQUIREMENTS OF ASTM F2418 AND ASTM F2822 AND DESIGN REQUIREMENTS OF ASTM F2787
- EXCEED ASHITO LBED DESIGN SPECIFICATIONS FOR HS-20 LIVE LOADS & DEEP BURIAL LAND LOADS
- PATENTED ISOLATOR ROW PLUS FOR LESS FREQUENT MAINTENANCE, WATER QUALITY AND LONG-TERM PERFORMANCE
- THIRD PARTY VERIFIED PERFORMANCE FIELD ENGINEERS AND INTERNAL ENGINEERING SERVICES DEPARTMENT TO ASSIST ENGINEERING WITH LAYOUTS

STORMTECH DESIGN TOOL

<https://desiantool.ads-pipe.com/>

Isolator[®] Row Plus

O&M Manual



The Isolator[®] Row Plus

Introduction

An important component of any Stormwater Pollution Prevention Plan is inspection and maintenance. The StormTech Isolator Row Plus is a technique to inexpensively enhance Total Suspended Solids (TSS) and Total Phosphorus (TP) removal with easy access for inspection and maintenance.

The Isolator Row Plus

The Isolator Row Plus is a row of StormTech chambers, either SC-160, SC-310, SC-310-3, SC-740, DC-780, MC-3500 or MC-7200 models, that is surrounded with filter fabric and connected to a closely located manhole for easy access. The fabric-wrapped chambers provide for sediment settling and filtration as stormwater rises in the Isolator Row Plus and passes through the filter fabric. The open bottom chambers and perforated sidewalls (SC-310, SC-310-3 and SC-740 models) allow stormwater to flow both vertically and horizontally out of the chambers. Sediments are captured in the Isolator Row Plus protecting the adjacent stone and chambers storage areas from sediment accumulation.

ADS geotextile fabric is placed between the stone and the Isolator Row Plus chambers. The woven geotextile provides a media for stormwater filtration, a durable surface for maintenance, prevents scour of the underlying stone and remains intact during high pressure jetting. A non-woven fabric is placed over the chambers to provide a filter media for flows passing through the chamber's sidewall. The non-woven fabric is not required over the SC-160, DC-780, MC-3500 or MC-7200 models as these chambers do not have perforated side walls.

The Isolator Row Plus is designed to capture the "first flush" runoff and offers the versatility to be sized on a volume basis or a flow-rate basis. An upstream manhole provides access to the Isolator Row Plus and includes a high/low concept such that stormwater flow rates or volumes that exceed the capacity of the Isolator Row Plus bypass through a manifold to the other chambers. This is achieved with an elevated bypass manifold or a high-flow weir. This creates a differential between the Isolator Row Plus row of chambers and the manifold to the rest of the system, thus allowing for settlement time in the Isolator Row Plus. After Stormwater flows through the Isolator Row Plus and into the rest of the chamber system it is either exfiltrated into the soils below or passed at a controlled rate through an outlet manifold and outlet control structure.

The Isolator Row FLAMP[™] (patent pending) is a flared end ramp apparatus attached to the inlet pipe on the inside of the chamber end cap. The FLAMP provides a smooth transition from pipe invert to fabric bottom. It is configured to improve chamber function performance by enhancing outflow of solid debris that would otherwise collect at the chamber's end. It also serves to improve the fluid and solid flow into the access pipe during maintenance and cleaning and to guide cleaning and inspection equipment back into the inlet pipe when complete.

The Isolator Row Plus may be part of a treatment train system. The treatment train design and pretreatment device selection by the design engineer is often driven by regulatory requirements. Whether pretreatment is used or not, StormTech recommend using the Isolator Row Plus to minimize maintenance requirements and maintenance costs.

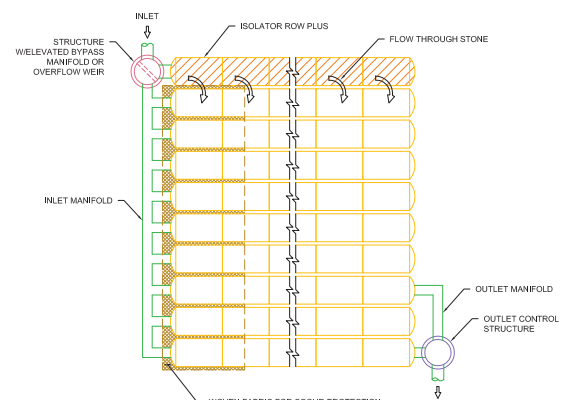
Note: See the StormTech Design Manual for detailed information on designing inlets for a StormTech system, including the Isolator Row Plus.



Looking down the Isolator Row PLUS from the manhole opening, ADS PLUS Fabric is shown between the chamber and stone base.



StormTech Isolator Row PLUS with Overflow Spillway (not to scale)



Isolator Row Plus Inspection/Maintenance

Inspection

The frequency of inspection and maintenance varies by location. A routine inspection schedule needs to be established for each individual location based upon site specific variables. The type of land use (i.e. industrial, commercial, residential), anticipated pollutant load, percent imperviousness, climate, etc. all play a critical role in determining the actual frequency of inspection and maintenance practices.

At a minimum, StormTech recommends annual inspections. Initially, the Isolator Row Plus should be inspected every 6 months for the first year of operation. For subsequent years, the inspection should be adjusted based upon previous observation of sediment deposition.

The Isolator Row Plus incorporates a combination of standard manhole(s) and strategically located inspection ports (as needed). The inspection ports allow for easy access to the system from the surface, eliminating the need to perform a confined space entry for inspection purposes.

If upon visual inspection it is found that sediment has accumulated, a stadia rod should be inserted to determine the depth of sediment. When the average depth of sediment exceeds 3 inches throughout the length of the Isolator Row Plus, clean-out should be performed.

Maintenance

The Isolator Row Plus was designed to reduce the cost of periodic maintenance. By "isolating" sediments to just one row, costs are dramatically reduced by eliminating the need to clean out each row of the entire storage bed. If inspection indicates the potential need for maintenance, access is provided

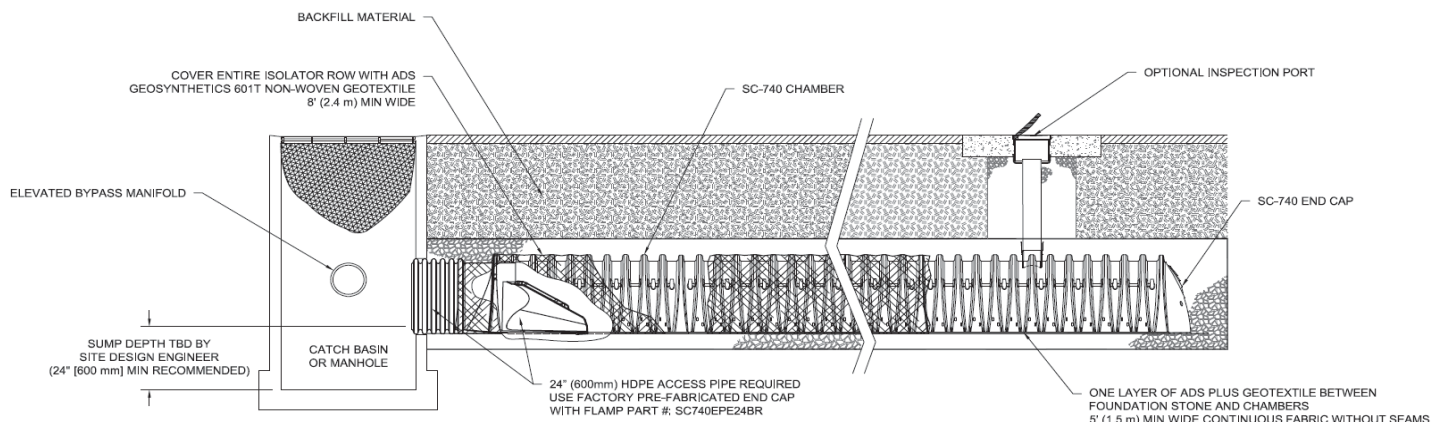
via a manhole(s) located on the end(s) of the row for cleanout. If entry into the manhole is required, please follow local and OSHA rules for a confined space entries.

Maintenance is accomplished with the JetVac process. The JetVac process utilizes a high pressure water nozzle to propel itself down the Isolator Row Plus while scouring and suspending sediments. As the nozzle is retrieved, the captured pollutants are flushed back into the manhole for vacuuming. Most sewer and pipe maintenance companies have vacuum/JetVac combination vehicles. Selection of an appropriate JetVac nozzle will improve maintenance efficiency. Fixed nozzles designed for culverts or large diameter pipe cleaning are preferable. Rear facing jets with an effective spread of at least 45" are best. StormTech recommends a maximum nozzle pressure of 2000 psi be utilized during cleaning. JetVac reels can vary in length. For ease of maintenance, ADS recommends Isolator Row Plus lengths up to 200' (61 m). **The JetVac process shall only be performed on StormTech Isolator Row Plus that have ADS Plus Fabric (as specified by StormTech) over their angular base stone.**



StormTech Isolator Row PLUS (not to scale)

Note: Non-woven fabric is only required over the inlet pipe connection into the end cap for SC-160LP, DC-780, MC-3500 and MC-7200 chamber models and is not required over the entire Isolator Row PLUS.



Isolator Row Plus Step By Step Maintenance Procedures

Step 1

Inspect Isolator Row Plus for sediment.

- A) Inspection ports (if present)
 - i. Remove lid from floor box frame
 - ii. Remove cap from inspection riser
 - iii. Using a flashlight and stadia rod, measure depth of sediment and record results on maintenance log.
 - iv. If sediment is at or above 3 inch depth, proceed to Step 2. If not, proceed to Step 3.
- B) All Isolator Row Plus
 - i. Remove cover from manhole at upstream end of Isolator Row Plus
 - ii. Using a flashlight, inspect down Isolator Row Plus through outlet pipe
 - 1. Mirrors on poles or cameras may be used to avoid a confined space entry
 - 2. Follow OSHA regulations for confined space entry if entering manhole
 - iii. If sediment is at or above the lower row of sidewall holes (approximately 3 inches), proceed to Step 2.
 - 2. If not, proceed to Step 3.

Step 2

Clean out Isolator Row Plus using the JetVac process.

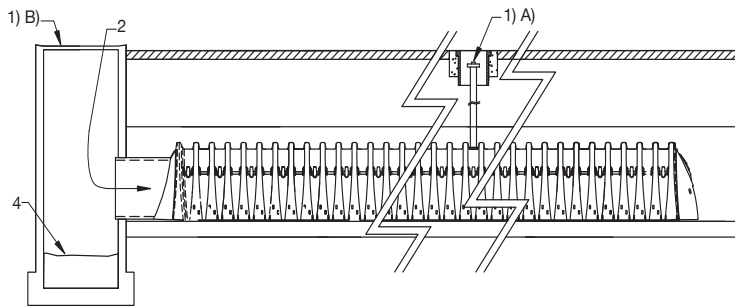
- A) A fixed floor cleaning nozzle with rear facing nozzle spread of 45 inches or more is preferable
- B) Apply multiple passes of JetVac until backflush water is clean
- C) Vacuum manhole sump as required

Step 3

Replace all caps, lids and covers, record observations and actions.

Step 4

Inspect & clean catch basins and manholes upstream of the StormTech system.



Sample Maintenance Log

Date	Stadia Rod Readings		Sedi- ment Depth (1)-(2)	Observations/Actions	Inspector
	Fixed point to chamber bottom (1)	Fixed point to top of sediment (2)			
3/15/11	6.3 ft	none		New installation. Fixed point is CI frame at grade	DJM
9/24/11		6.2	0.1 ft	Some grit felt	SM
6/20/13		5.8	0.5 ft	Mucky feel, debris visible in manhole and in Isolator Row PLUS, maintenance due	NV
7/7/13	6.3 ft		0	System jetted and vacuumed	DJM

adspipe.com

800-821-6710

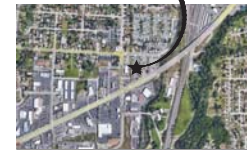
CENTER OF SECTION 7,
TOWNSHIP 5 NORTH, RANGE 1
WEST, S.L.B. & M.
FOUND 3" BRASS CAP ON 2"
PIPE, FAIR CONDITION, DATED
1967

A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS $N88^{\circ}21'27''W$ 1468.25 FEET AND SOUTH $84^{\circ}44'$ FEET FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE $N60^{\circ}22'27''W$ 765.14 FEET ALONG THE SOUTHWEST RIGHT OF WAY OF 4400 SOUTH STREET; THENCE $S01^{\circ}24'05''W$ 436.41 FEET ALONG THE EAST RIGHT OF WAY OF 700 WEST STREET; THENCE $S88^{\circ}59'56''E$ 150.31 FEET; THENCE $S01^{\circ}58'41''W$ TO A NAIL AND WASHER THAT SANK POINT BEING THE NORTHWESTERLY RIGHT QUARTER CORNER OF ROUNDBELL TRACT, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE $N88^{\circ}21'27''W$ 1468.25 FEET ALONG THE SOUTHWEST RIGHT OF WAY OF 4400 SOUTH STREET TO A NAIL TANGENT VERTICAL TO THE LEFT, HAVING A RADIUS OF 6482.93 FEET WITH A CHORD BEARING AND DISTANCE OF $N01^{\circ}32'58''E$ 436.73 FEET; A DISTANCE OF 430.81 FEET; THENCE $N01^{\circ}54'29''W$ 54.26 FEET TO THE POINT OF BEGINNING OF CURVE; THENCE $N01^{\circ}54'29''W$ 54.26 FEET ALONG THE CHORD OF CURVE; THENCE $N14^{\circ}39'09''E$ 154.27 FEET EAST; THENCE ALONG SAID STREET 156.44 FEET TO THE POINT OF BEGINNING.

I, Willis D. Long, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 10708986 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

VICINITY MAP
NOT TO SCALE



Willis D. Long, PLS NO. 10708886

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

AND HEREBY DEDICATE, GRANT AND CONVEY TO RIVERDALE CITY, WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY RIVERDALE CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2022.

BY:

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2022, personally appeared before me (NAME OF DOCUMENT SIGNER), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the (TITLE OR OFFICE) of (NAME OF CORPORATION), and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said (NAME OF DOCUMENT SIGNER) acknowledged to me that said "Corporation executed the same.

STAMP

NOTARY PUBLIC

CENTER OF SECTION 7,
TOWNSHIP 5 NORTH, RANGE 1
WEST, S.L.B. & M.
FOUND 3" BRASS CAP ON 2"
PIPE, FAIR CONDITION, DATED
1987




















S88°21'27"E 2595.84
(BASIS OF BEARING)

EAST 1/4 COR. SECTION 7,
TOWNSHIP 5 NORTH, RANGE 1
WEST, S.L.B. & M.
FOUND 3" BRASS CAP ON 2"
PIPE, FAIR CONDITION, DATED
1967

LOT 1
239912 SQFT
5.508
ACRES

LOT 2
6880 SQFT
0.151 ACRES

 WEBER COUNTY MONUMENT AS NOTED

-  SET 24" REBAR AND CAP MARKED 1070888
 SUBDIVISION BOUNDARY
 LOT LINE
 ADJACENT PARCEL
 SECTION LINE
 EASEMENT
 EXISTING FENCE LINE
 EXISTING WATER LINE
 EXISTING IRRIGATION LINE
 EXISTING STORM DRAIN
 EXISTING SANITARY SEWER
 EXISTING OVERHEAD POWER
 EXISTING GAS LINE
 EXISTING WATER METER
 EXISTING FIRE HYDRANT
 EXISTING WATER VALVE
 EXISTING STORM MANHOLE
 EXISTING CATCH BASIN
 EXISTING SEWER MANHOLE

RIVERDALE CITY COUNCIL ACCEPTANCE

RIVERDALE CITY ENGINEER

RIVERDALE CITY PLANNING
COMMISSION

RIVERDALE CITY ATTORNEY

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY WRIGHT DEVELOPMENT. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, WHICH BEARS SOUTH 88°21'27" EAST. EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON THE BASIS OF BEARING IS THE WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

SIGNED THIS ____ DAY OF _____, 2017

SIGNED THIS DAY OF 2013

SIGNED THIS ____ DAY OF _____, 2017

SIGNED THIS DAY OF , 201

ATTEST: _____
CITY RECORDER

CITY ENGINEER

CHAIRMAN, RIVERDALE CITY PLANNING
COMMISSION

CITY ATTORNEY

DEVELOPER: NAME _____ ADDRESS _____ QCDUTL UT 84401 801-300-XXXX	S1 1	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
--	---------	--

Project Revisions

1. 12/21/22 TP - SUBMITTAL FOR FIRST REVIEW.

Project Directory

DEVELOPER:
WRIGHT DEVELOPMENT GROUP
SPENCER WRIGHT
1178 WEST LEGACY CROSSING BLVD
CENTERVILLE, UT 84014
PH: (801) 773-7339

SURVEYOR:
LAYTON SURVEYS
WILLIS LONG, PLS
1857 N 1000 W STE. 1
CLEARFIELD, UT 84015
PH: (801) 653-1641

CIVIL ENGINEER (Project Contact):
HUNT DAY
THOMAS HUNT, PE
3445 ANTELOPE DRIVE
SYRACUSE, UT 84075
PH: (801) 664-4724

ARCHITECT:
ENVISION ARCHITECTURAL GROUP
GONZALO CALQUIN
1178 LEGACY CROSSING BLVD
CENTERVILLE, UT 84014
PH: (801) 510-2504

LANDSCAPE ARCHITECT:
LAND ARC
ZACH TAYLOR
P.O. BOX 92
125 E. 100 N.
HEBER CITY, UT 84032
PH: (435) 669-4414

Approving Agency

RIVERDALE CITY
400 SOUTH WEBER DRIVE
RIVERDALE, UTAH 84405

APPROVED

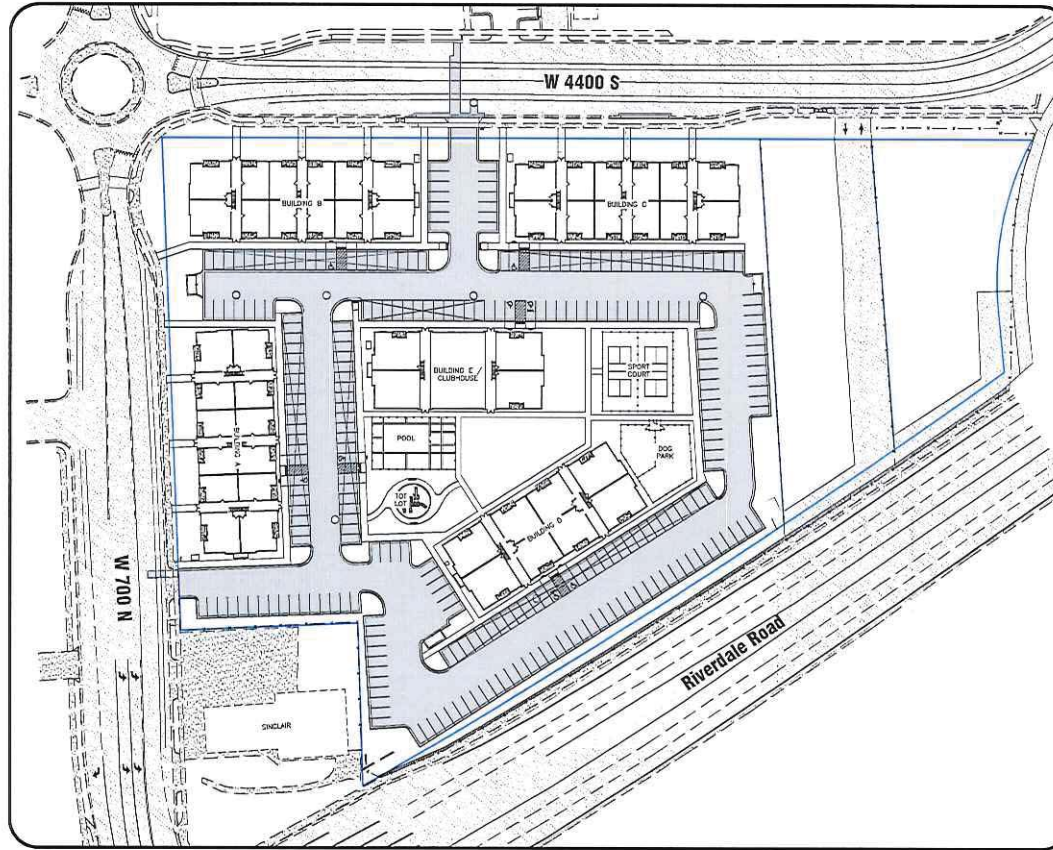
DATE

SITE DATA - 1

LAND USE:
ZONING: MULT-FAMILY
C3 & RMH-1
PROPERTY SIZE: 5.51 ACRES (239,040 SF)
BUILDING FOOTPRINT: 62,227 SF
HARD SURFACE AREA: 118,822 SF
LANDSCAPE AREA: 55,000 SF
PARKING: 265 STALLS REQUIRED
1.75 STALLS/UNIT
273 STALLS PROVIDED
1.81 STALLS/UNIT

Riverdale Apartments CIVIL CONSTRUCTION SET

APN# 06-015-0052, 06-015-0030, 06-334-0001, 06-334-0002
SECTION 7, TOWNSHIP 5 NORTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
RIVERDALE, WEBER COUNTY, UTAH
DECEMBER, 2022



Vicinity Map

SCALE: 1" = 50'



Riverdale City Notes

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

Flood Information

FLOOD ZONE DESIGN IS PER FEMA, FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL, NUMBERS 400700A05, DATED JUNE 5, 2015.
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

Datum Information

SITE BENCHMARK:
FOUND BRASS CAP MONUMENT
CENTER OF SEC. 7, T.5N., R.1W., S.16M., U.S.
SURVEY DATED 1967
ELEVATION: 4353.54'

Geotech Report

DATED:
OAT GEOTECHNICAL LABORATORIES
2706 S. REDWOOD ROAD
WEST VALLEY CITY, UT 84110
PH: (801) 924-9353

Notice To Contractors:

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3445 Antelope Drive, Suite 200
Syracuse, UT 84075
PH: (801) 664-4724

Sheet Index

- C001 - Cover Sheet
- C002 - Notes & Legend
- C100 - Existing Conditions
- C200 - Site Plan
- C300 - Grading Plan
- C400 - Utility Plan
- C600 - Civil Details
- C601 - Drainage Details
- C602 - Stormtech Details
- C603 - Civil Details
- C604 - City Details
- C605 - City Details
- C700 - SWPPP Exhibit
- C701 - SWPPP Details

Agency/Utility Contacts

PLANNING & ENGINEERING:
Community Development
4600 South Weber River Drive
Riverdale City, Utah 84405
Phone: (801) 394-5541

SEWER / WATER / STORM:
Riverdale Public Works
600 South Weber River Drive
Riverdale City, Utah 84405
Phone: (801) 394-5541

POWER COMPANY:
PacifiCorp
Customer Service Line
Phone: (888) 221-7070

TELEPHONE COMPANY:
Century Link
Customer Service Line
Phone: (844) 574-8124

FIRE DEPARTMENT:
Riverdale City Fire
4334 South Parker Drive
Riverdale, Utah 84405
Phone: (801) 394-7481

GAS SERVICE:
Dominion Energy
Customer Service Line
Phone: (866) 366-4357

CABLE TV:
Comcast
Customer Service Line
Phone: (800) 934-6489

CONSULTANT

RIVERDALE APARTMENTS
700 West & 4400 South
Riverdale, Weber County, UT 84405

REV.	DATE	DESCRIPTION	BY



PROJECT STATUS

75% SUBMITTAL

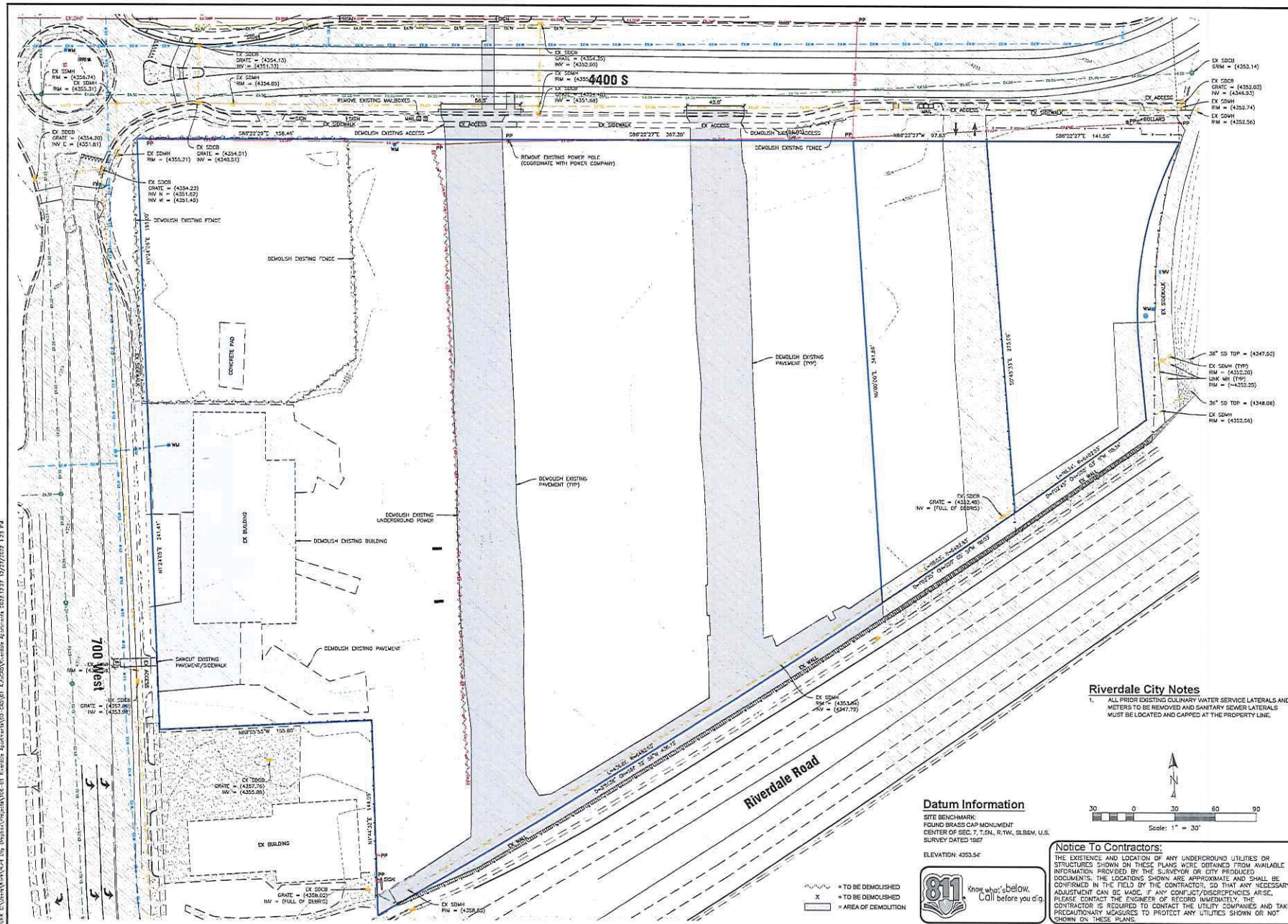
PROJECT INFO:
Engineer: T. Hunt
Drawn: T. Pudmore
Checked: +
Date: 12/09 / 2022
Proj. No.: 1

Cover Sheet

SHEET

C001

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CONSULTANT

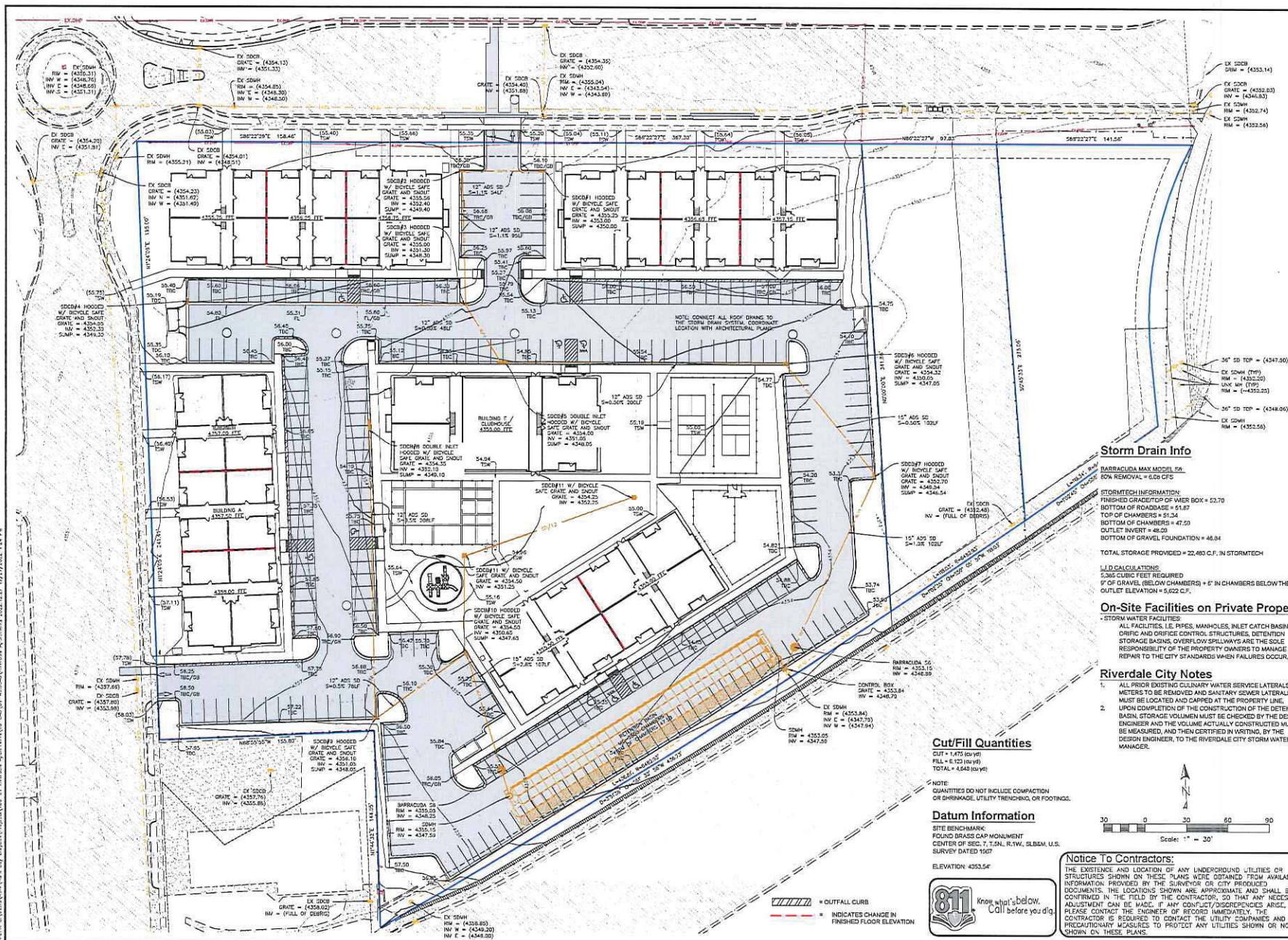
700 West & 4400 South

Riverdale, Weber County, UT 84405

[illegible]

PROJECT STATUS
INITIAL SUBMITTAL

Existing Conditions



Storm Drain Info

STORM DRAIN INFORMATION:
 FINISHED GRADE TOP OF W/ER BOX = 52.70
 BOTTOM OF ROADBASE = 51.87
 TOP OF CHAMBERS = 51.34
 BOTTOM OF CHAMBERS = 47.50
 OUTLET INVERT = 48.00
 BOTTOM OF GRAVEL FOUNDATION = 46.84
 TOTAL STORAGE PROVIDED = 22,483 C.F. IN STORMTECH
 I.D. CALCULATIONS:
 5,345 CUBIC FEET REQUIRED
 9" OF GRAVEL (BELOW CHAMBERS) + 6" IN CHAMBERS BELOW THE
 OUTLET ELEVATION = 5,622 C.F.

On-Site Facilities on Private Property

- STORM WATER FACILITIES
 ALL FACILITIES, I.E. PIPES, MANHOLES, INLET CATCH BASINS,
 ORIFICES AND ORIFICE CONTROL STRUCTURES, DETENTION
 STORAGE BASINS, OVERFLOW SPILLWAYS ARE THE SOLE
 RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN AND
 REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.

Riverdale City Notes

1. ALL PRIOR EXISTING CULINARY WATER SERVICE LATERALS AND METERS TO BE REMOVED AND SANITARY SEWER LATERALS MUST BE LOCATED AND CAPPED AT THE PROPERTY LINE.
2. UPON COMPLETION OF THE CONSTRUCTION OF THE DETENTION BASIN, STORAGE VOLUMEN MUST BE CHECKED BY THE DESIGN ENGINEER AND THE VOLUME ACTUALLY CONSTRUCTED MUST BE MEASURED, AND THEN CERTIFIED IN WRITING, BY THE DESIGN ENGINEER, TO THE RIVERDALE CITY STORM WATER MANAGER.

Cut/Fill Quantities

CUT = 1,475 (cu yd)
 FILL = 6,120 (cu yd)
 TOTAL = 4,645 (cu yd)

NOTE:
 QUANTITIES DO NOT INCLUDE COMPACTION
 OR SHRINKAGE, UTILITY TRENCHING, OR FOOTINGS.

Datum Information

SITE BENCHMARK:
 FOUND BRASS CAP MONUMENT
 CENTER OF SEC. 7, T.5N., R.1W., S.18E., U.S.
 SURVEY DATED 1967

ELEVATION: 4353.54'



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HUNT · DAY
 3445 Antelope Drive, 20200
 Syracuse, UT 84075
 PH: 801.664.4724

CONSULTANT

RIVERDALE APARTMENTS
 700 West & 4400 South
 Riverdale, Weber County, UT 84405

REV.	DATE	DESCRIPTION	BY



PROJECT STATUS

INITIAL SUBMITTAL

PROJECT INFO:

Engineer: T. Hunt

Drawn: T. Pedemore

Checked: -

Date: 10/09/2022

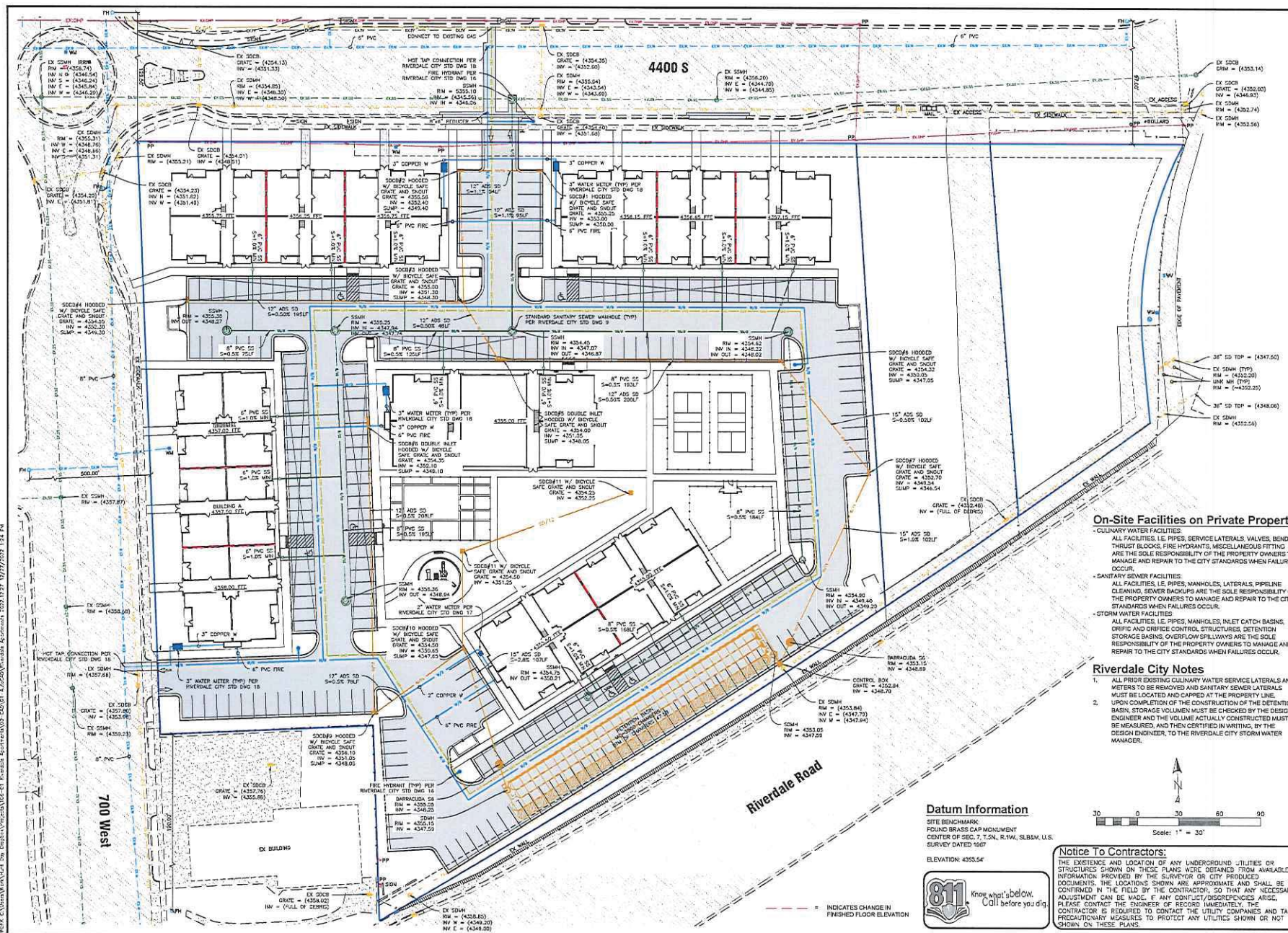
Rev. No: -

Grading Plan

SHEET

C300

6/24/24 11:58 AM 11/17/2023 134 PM



HD
CIVIL ENGINEERING
HUNT - DAY
3441 Antelope Drive, 21200
Ogden, UT 84403
PH: 801.564.4724

CONSULTANT
RIVERDALE APARTMENTS
700 West & 4400 South
Riverdale, Weber County, UT 84405

REV.	DATE	DESCRIPTION



PROJECT STATUS
INITIAL SUBMITTAL
PROJECT INFO
Engineer: T. Hunt
Drawn: T. Pridemore
Checked: -
Date: 12/09/2022
Rev. No: -

Utility Plan
SHEET
C400

On-Site Facilities on Private Property

- CULINARY WATER FACILITIES:**
ALL FACILITIES, I.E. PIPES, SERVICE LATERALS, VALVES, BENDS, THROTTLE BLOCKS, FIRE HYDRANTS, MISCELLANEOUS FITTING 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, ORIFIC 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.

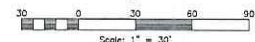
Riverdale City Notes

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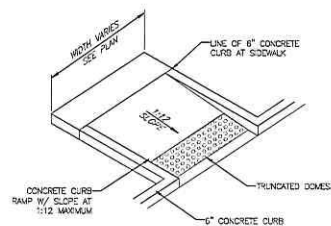
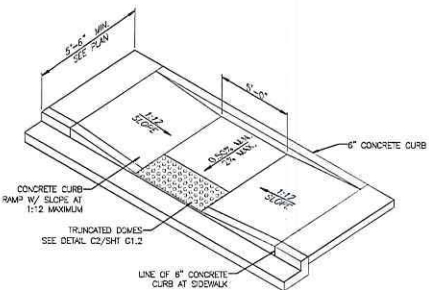
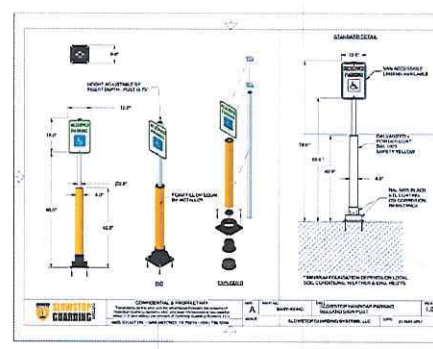
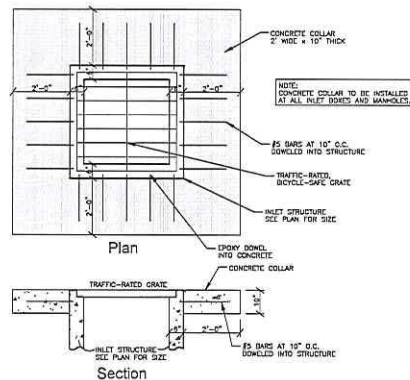
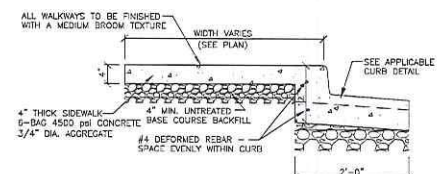
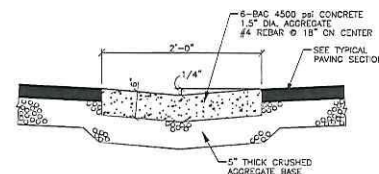
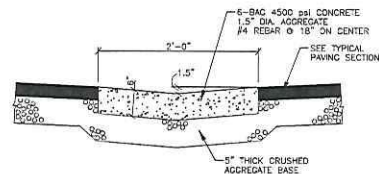
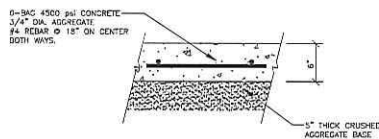
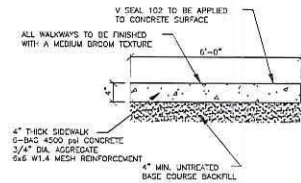
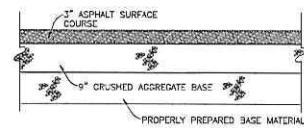
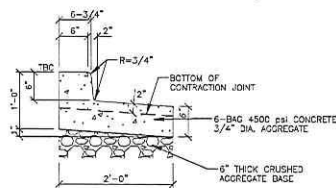
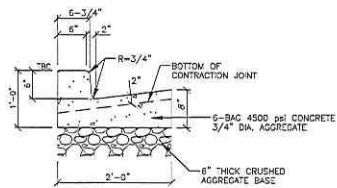
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SURVEY DATED 1967
ELEVATION: 4355.54

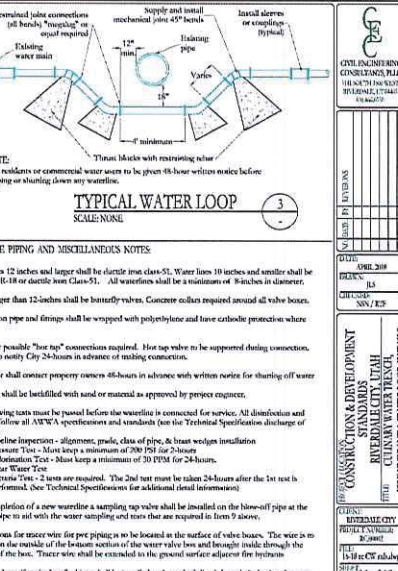
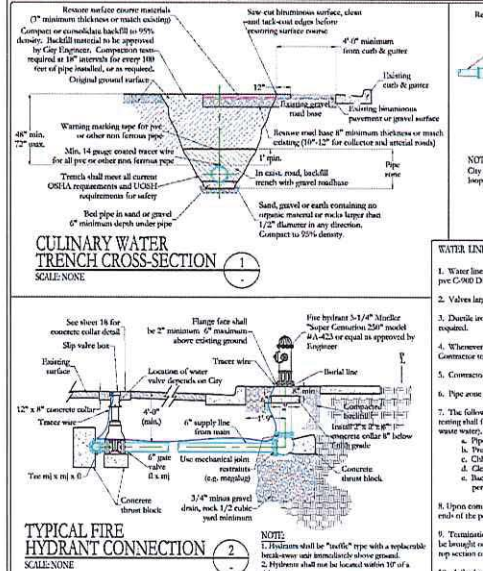
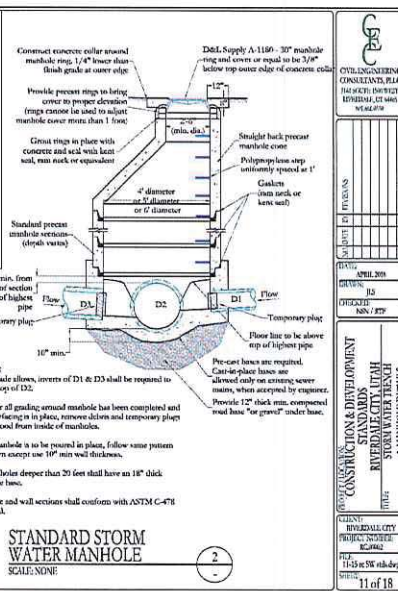
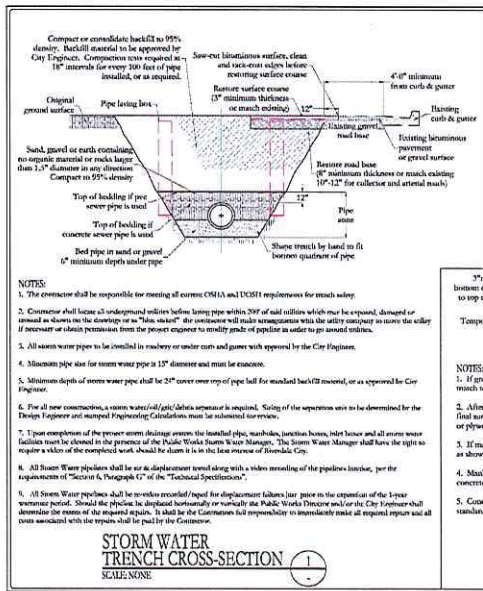
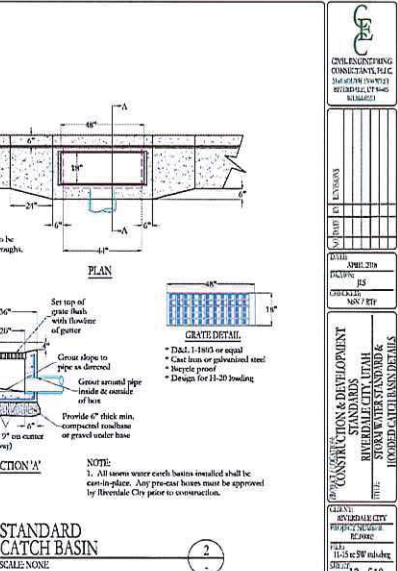
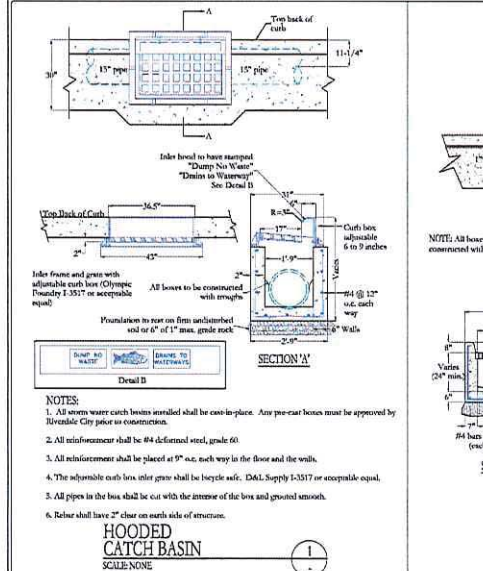
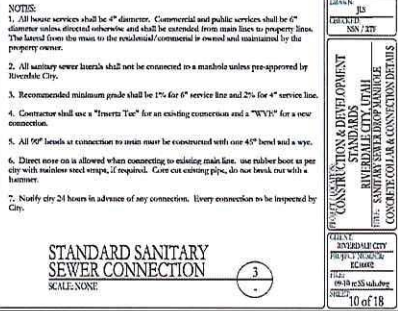
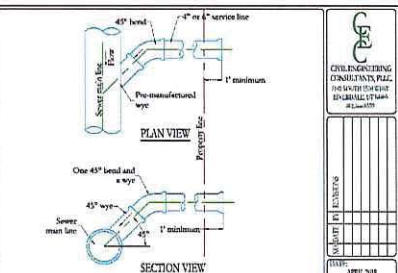
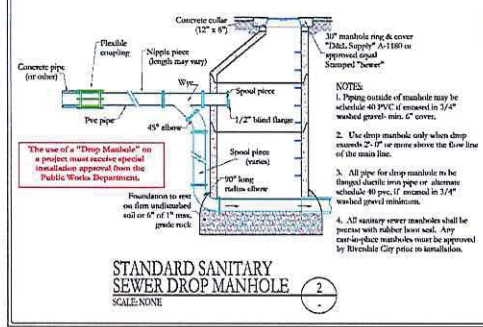
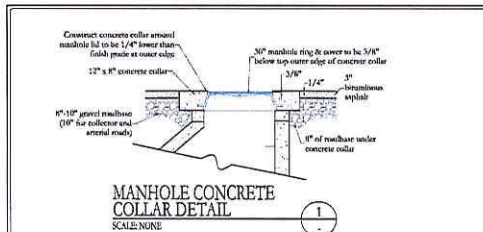


Notice To Contractors:
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE S-10000R OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.



--- INDICATES CHANGE IN FINISHED FLOOR ELEVATION





HUNT - DAY
3445 Antelope Drive, 27200
Durham, NC 27705
PH: 919.554.4724

CONSULTANT

RIVERDALE APARTMENTS
700 West & 4400 South
Riverdale, Weber County, UT 84405

REVISIONS

NO.	DATE	DESCRIPTION
1	04/27/2017	11 of 18

ENGINEERING STAMP

PROJECT STATUS: INITIAL SUBMITTAL

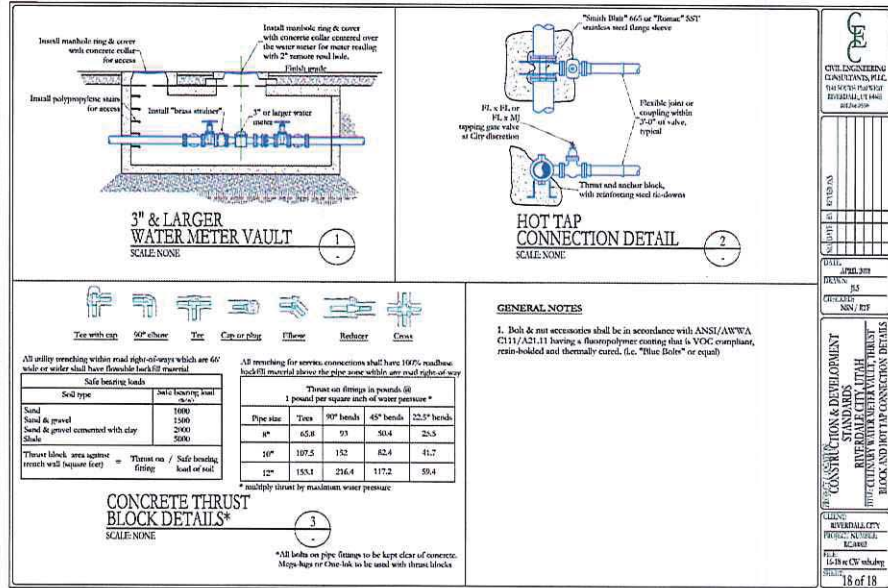
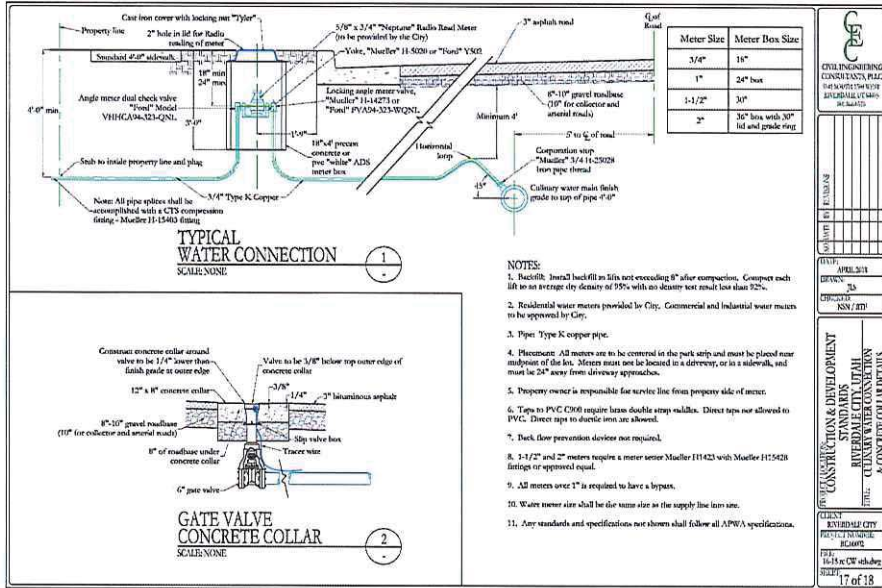
PROJECT INFO:

Engineer:	T. Hunt
Drawn:	T. Phidmore
Checked:	
Date:	10/09/2002
Proj. No.:	

CITY DETAILS

C604

16 of 18



CONSULTANT

RIVERDALE APARTMENTS
700 West & 4400 South
Riverdale, Weber County, UT 84405

REV.	DATE	DESCRIPTION	BY



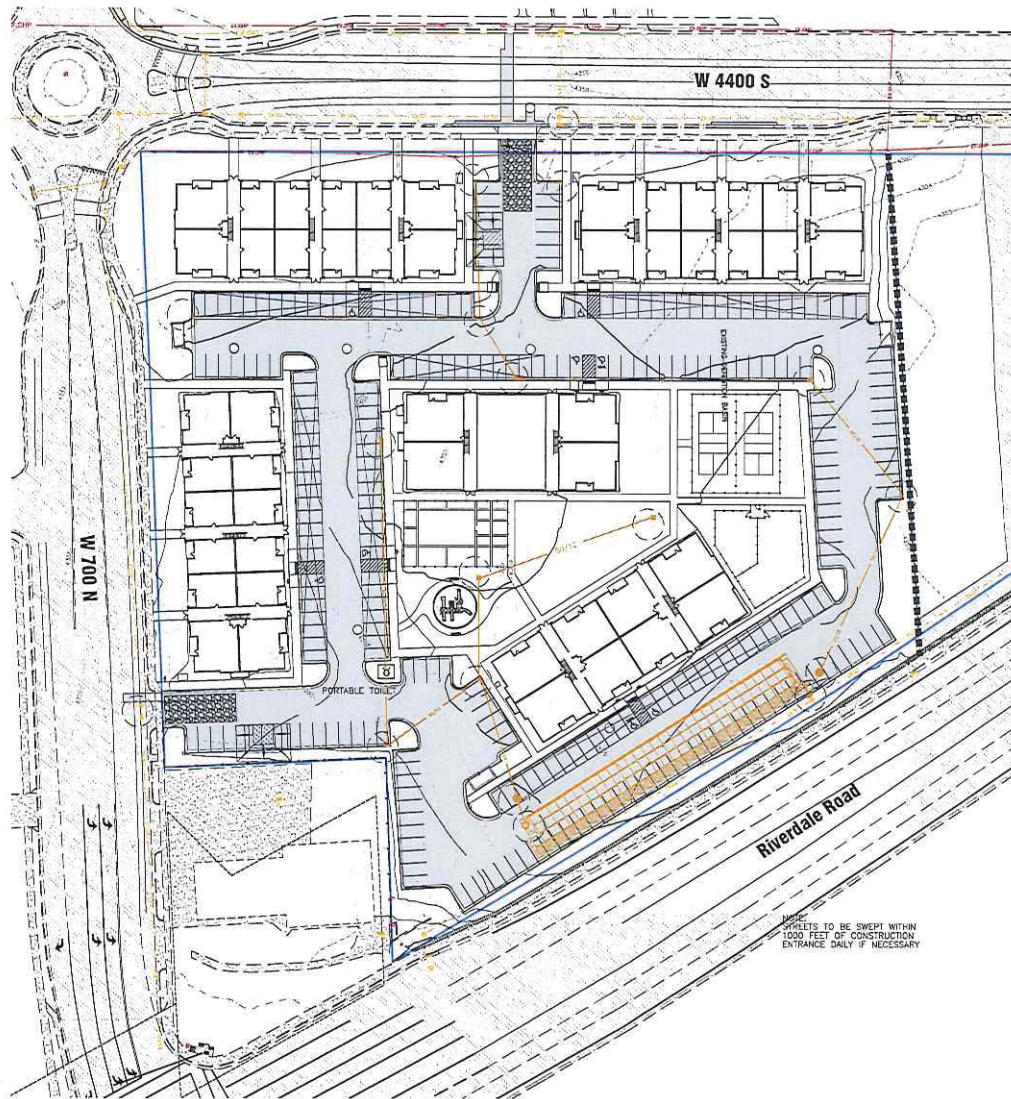
PROJECT STATUS	INITIAL SUBMITTAL
PROJECT INFO:	
Engineer: T. Hunt	
Drawn: T. Pridemore	
Checked: -	
Date: 12/09/2022	
Proj. No. -	

City Details

SHEET
C605





Riverdale Apartments Storm Water Pollution Prevention Plan

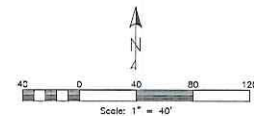
RIVERDALE, WEBER COUNTY, UT
DECEMBER, 2022



Vicinity Map
NOT TO SCALE

STORM WATER BMP's

-  INLET PROTECTION
TYP. (SEE DETAIL)
-  SILT FENCE
(SEE DETAIL)
-  ALL VEHICLES EXITING SITE
TO PROCEED THROUGH
CONSTRUCTION ENTRANCE
TO REDUCE AMOUNTS OF
SEDIMENT TRACKED ONTO
ROADWAYS
50'x20' CONSTRUCTION
ENTRANCE W/8" CLEAN
GRAVEL
SCALE: 1"=30'
-  CONCRETE WASH
AREA (SEE DETAIL)
OR AS SELECTED
BY CONTRACTOR
SCALE: 1"=30'



Developer Contact:

WRIGHT DEVELOPMENT GROUP
SPENCER WRIGHT
1178 WEST LEGACY CROSSING BLVD
CENTERTYLLIE, UT 84014
PH: (801) 773-7339



HUNT · DAY
3445 Antelope Drive, 52000
Syracuse, UT 84075
PH: 801.654.4724

CONSULTANT

RIVERDALE APARTMENTS
700 West & 4400 South
Riverdale, Weber County, UT 84405

REVISIONS	REV.	DATE	DESCRIPTION	BY



PROJECT STATUS
INITIAL SUBMITTAL

PROJECT INFO.
Engineer: T. Pruden
Drawn: T. Pruden
Checked: -
Date: 12/09/2022
Proj. No.: -

**SWPPP
Exhibit**

SHEET
C700

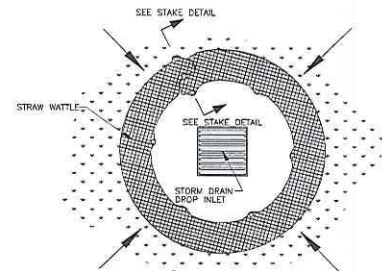
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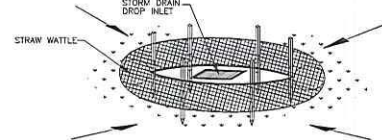
Section

A cross-sectional diagram of a storm drain inlet. A horizontal line represents the ground surface, sloping downwards from left to right. A vertical line labeled 'ANCHOR THROUGH NETTING' passes through the ground surface and a horizontal line representing the drain pipe. A 'STORM DRAIN INLET' is shown as a circular opening in the ground surface. A 'GRAVEL BAR' is depicted as a mound of gravel material in front of the inlet. Arrows indicate the flow of water from the ground surface into the inlet and then into the drain pipe.

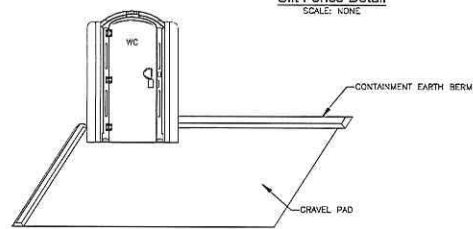
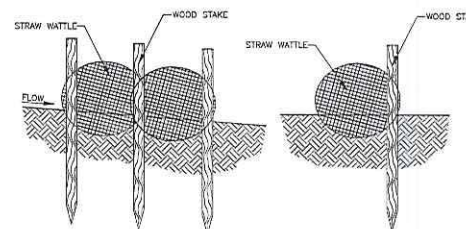
- ### Inlet Box Protection



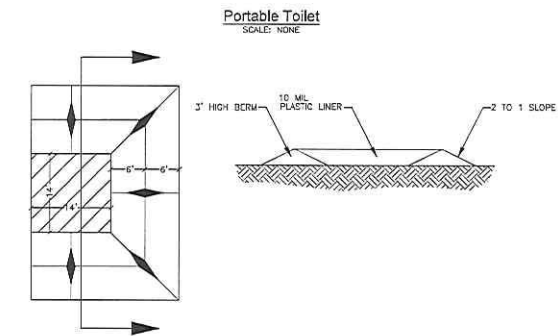
Plan View



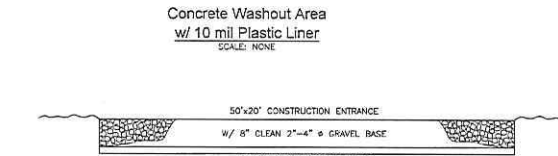
Drop Inlet Protection



SCALE: NONE



SCALE: NONE



SCALE: NONE

Cross Section 50' x 20' Construction Entrance

[illegible]