



**RIVERDALE CITY PLANNING COMMISSION AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – JANUARY 26, 2020**

6:00 p.m. – Planning Commission Work Session Meeting (Council Chambers)

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, 2021 Work Session
January, 2021 Regular Meeting

E. Action Items

1. Consideration of Preliminary Subdivision Plat and Site Plan approval of Riverdale Center VI Subdivision, property located approximately 4163-4177 South Riverdale Road, Riverdale, Utah 84405, as requested by Anderson Wahlen & Associates, Inc and Riverdale Center North, LLC.
2. Consideration of Preliminary Site Plan approval for Dutch Bros Coffee, property located approximately 4177 South Riverdale Road, Riverdale, Utah 84405, as requested by Dutch Bros, LLC and Barghausen Engineers.
3.
 - a. Discussion regarding proposed rezone request for properties located at approximately 1526, 1528, 1560, and 1580 West Ritter Drive, Riverdale, Utah.
 - b. Consideration to set Public Hearing for Proposed Rezone Request from Agricultural (A-1) and Low-Impact Transition Overlay (LIT) Zoning to Single-Family Residential (R-1-6) Zoning for properties located at approximately 1526, 1528, 1560, and 1580 West Ritter Drive, Riverdale, Utah 84405, as requested by Riverdale Living, LLC

All items presented by: Mike Eggett, Community Development

F. Discretionary Items

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 22nd day of January, 2021 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at <http://www.riverdalecity.com/> 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html> and 4) A copy was also provided to the Standard-Examiner.

Shalee Nay
Riverdale City Recorder

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
January 26, 2020**

AGENDA ITEM: D1

- SUBJECT:** Consideration of meeting minutes
- PRESENTER:** Shalee Nay, City Recorder
- INFORMATION:**
- A. [January 12, 2021 PC Work Session](#)
 - B. [January 12, 2021 PC Regular Session](#)

[BACK TO AGENDA](#)

Minutes of the **Work Session** of the Riverdale City **Planning Commission** held Tuesday, January 12, 2021 at 6:00 p.m., at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

Commissioners:	Amy Ann Spiers, Chairman Robert Wingfield, Commissioner Blair Jones, Commissioner Wanda Ney, Commissioner Suzette DeMar, Commissioner Kevin Anderson, Commissioner
City Employees:	Mike Eggett, Community Development Shalee Nay, City Recorder
Excused:	Rikard Hermann, Commissioner
Visitors:	Erik Anderson

The Planning Commission Work Session meeting began at 6:00 p.m. Chairman Spiers welcomed the Planning Commissioners to the Work Session and stated for the record that all were in attendance.

Presentations and Reports:

Chairman Spiers turned the time over to Mike Eggett, the Community Development Director who reported the following:

- House Bill 441 Tax Reformation did not pass, but a special is anticipated to occur in the summer
- Public Safety Retirement Bill was approved and created a new tier for public safety employees
- Inland Port Bill was discussed, which removes local governments discretion
- Land use code amendments are anticipated

There was a brief discussion regarding medical marijuana with relation to zoning, to which there were still a lot of unknowns.

Consent Items:

Chairman Spiers asked for any changes or corrections to the minutes for December 22, 2020 Regular and Work Session Planning Commission meeting. There were no requested changes.

Action Items:

Chairman Spiers invited discussion on the action item; Consideration to forward recommendation to the City Council regarding a proposed rezone request from Agricultural (A-1) zoning to Regional Commercial (C-3) zoning for property located at approximately 1450 West Riverdale Road, Riverdale, Utah 84405, as requested by Maverik, Inc (Erik Anderson).

Mike Eggett, Community Development, went over the executive summary which explained; Maverik, Inc (and the Gibby Family), the petitioner in this matter, is requesting a rezone of property located at approximately 1450 West Riverdale Road from Agricultural (A-1) zoning to Regional Commercial (C-3) zoning to allow for the possibility of future commercial retail development opportunities on this property (see the application documents for further explanation). Neighboring property to the north is currently zoned A-1, properties to the east are the I-84 Freeway connection and zoned thereafter as C-3, properties to the south are Riverdale Road and thereafter zoned CP-3, and properties to the west are Cozy Dale Drive (1500 West) and thereafter zoned with C-3 and CP-3 zoning. This request is for approximately 4.58 acres of land located on this property along Riverdale Road and Cozy Dale Drive that would potentially be affected by the proposed rezone request (see the attached zoning map document for more information). In this case, the Gibby Family is requesting that the City consider approving a contingent rezone for this application in order to protect the landowning interests of the Gibby Family in the event that the Maverik project does not get completed in the future. City Staff, in getting approval from the City Attorney, has determined that the best approach to accomplish this requested goal is for the rezone request to be considered for approval with the understanding that the rezone would be put into legal effect on the zoning map (and other city resources) only after a final site plan for the Maverik project has been approved by the City Council in the future. As required by State Code and to allow for public commentary, a public hearing has been noticed and scheduled to receive and consider public comment on the proposed amendment to the zoning map. Following the public hearing, the Planning Commission may provide a recommendation to the City Council regarding this rezone request, with the appropriate findings of fact to support the Commission's recommendation.

Commissioner Jones asked if Maverick is going to be purchasing this property no matter what? Or if their purchase is going to be in limbo and the property will be sitting vacant. Mr. Eggett stated that Maverick is very interested in this property and they seem anxious to get this project started. Erik Anderson, Maverick, noted that the plan is a lease/purchase agreement. They want to make sure that they can develop the land before committing to the hard cost.

Planning Commission Work Session Meeting, January 12, 2021

However, Maverick is very interested in continuing with this project. Commissioner Jones stated that he does not see the purpose in doing the rezone when this is an action that could be done a year down the road when the project is ready and has the final owner. Mike Eggett, Community Development, noted that this action is part of the negotiation with the Gibby family. Mr. Anderson noted that there are five submittals that need to be done on this project. From the Maverick's point of view, they want to have this project approved and ready to build within 6 months. Mike Eggett noted that if the project falls through with Maverick, nothing will change, this is just part of the negotiation for development.

Mr. Eggett stated for the Planning Commission that the current owners of the property on this action item, are planning to have commercial development on a later date. He stated that their plan will make this rezone beneficial to Maverick and the current property owners. He also noted that the General Plan does support this request and it meets the criteria.

Discretionary Items:

Chairman Spiers asked the Commissioners if there were any discretionary items.

Mike Eggett noted that he would like to share this with the Commission instead of them hearing from elsewhere. He shared that his father had passed away due to COVID. All Commissioners expressed their sympathy and offered help wherever they can.

Adjourn:

Having no further business to discuss the Planning Commission adjourned at 6:30 p.m. to convene into their Regular Planning Commission Meeting located in the Council Chambers.

Minutes of the Regular Meeting of the Riverdale City Planning Commission held Tuesday, January 12, 2021, at 6:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:

Commissioners: Amy Ann Spiers, Chairman
Robert Wingfield, Commissioner
Blair Jones, Commissioner
Wanda Ney, Commissioner
Suzette DeMar, Commissioner
Kevin Anderson, Commissioner

City Employees: Mike Eggett, Community Development
Shalee Nay, City Recorder

Excused: Rikard Hermann, Commissioner

Visitors: Erik Anderson David Gibby Villami Tavkiueva

A. Welcome & Roll Call

The Planning Commission Meeting began 6:30 at p.m. Chairman Spiers welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were except for Commissioner Hermann, who is excused.

B. Public Comment

Chairman Spiers asked for any public comments and there were none.

C. Presentations and Reports

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

- Site plan for Riverdale Landing Phase 2 is going to be going to the City Council next week.
- Raising Canes Site plan will also be going to Infront of the council next week.
- An application has been submitted for a 3-lot subdivision near the old Best Buy building.
- There will be a new site plan user 2 weeks from now.
- Five Below is close to finishing their project.
- Harbor Freight is going to be going into the Crown Bedroom building.
- Scandinavian Designs is open for business. They do need to pass their final inspection to remain open.
- There is a new land use bill that has been introduced by the legislature.

D. Consent Items

1. Consideration to approve meeting minutes from the Planning Commission Meeting held on December 22, 2020.

Chairman Wingfield asked for changes or corrections to the Planning Commission meeting minutes for the December 22, 2020 Work Session and Regular Meeting. There were no changes requested.

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

There was no discussion regarding this motion.

CALL THE QUESTION: The motion passed unanimously.

E. Action Items

1. A. Public hearing to receive and consider comments regarding a rezone request for property located at approximately 1450 West Riverdale Road, Riverdale, Utah 84405; a zoning change from Agricultural (A-1) zoning to Regional Commercial (C-3) zoning; requested by Maverik, Inc (Erik Anderson).

Mike Eggett went over the executive summary which explained; Maverik, Inc (and the Gibby Family), the petitioner in this matter, is requesting a rezone of property located at approximately 1450 West Riverdale Road from Agricultural (A-1) zoning to Regional Commercial (C-3) zoning to allow for the possibility of future commercial retail development opportunities on this property (see the application documents for further explanation). Neighboring

Planning Commission Regular Meeting, January 12, 2021

property to the north is currently zoned A-1, properties to the east are the I-84 Freeway connection and zoned thereafter as C-3, properties to the south are Riverdale Road and thereafter zoned CP-3, and properties to the west are Cozy Dale Drive (1500 West) and thereafter zoned with C-3 and CP-3 zoning. This request is for approximately 4.58 acres of land located on this property along Riverdale Road and Cozy Dale Drive that would potentially be affected by the proposed rezone request (see the attached zoning map document for more information). In this case, the Gibby Family is requesting that the City consider approving a contingent rezone for this application in order to protect the landowning interests of the Gibby Family in the event that the Maverik project does not get completed in the future. City Staff, in getting approval from the City Attorney, has determined that the best approach to accomplish this requested goal is for the rezone request to be considered for approval with the understanding that the rezone would be put into legal effect on the zoning map (and other city resources) only after a final site plan for the Maverik project has been approved by the City Council in the future. As required by State Code and to allow for public commentary, a public hearing has been noticed and scheduled to receive and consider public comment on the proposed amendment to the zoning map. Following the public hearing, the Planning Commission may provide a recommendation to the City Council regarding this rezone request, with the appropriate findings of fact to support the Commission's recommendation.

MOTION: Commissioner Jones moved to open the Public Hearing. Commissioner Anderson seconded the motion. All voted in favor, motion passed unanimously.

There was no public comment made during Public Hearing.

MOTION: Commissioner Jones moved to close the Public Hearing. Commissioner Wingfield seconded the motion. All voted in favor, motion passed unanimously.

1B. Consideration to forward recommendation to the City Council regarding a proposed rezone request from Agricultural (A-1) zoning to Regional Commercial (C-3) zoning for property located at approximately 1450 West Riverdale Road, Riverdale, Utah 84405, as requested by Maverik, Inc (Erik Anderson).

Mike Eggett noted that the discussion prior to the Public Hearing is the same information for this item. He invited any questions for him or the applicant.

Commissioner Ney asked if there has been a traffic study done on this location. Mr. Eggett noted that a traffic study is not required and not relevant to the rezone request but noted that she could ask the applicant. Mr. Anderson noted no traffic impact study has been performed yet. Maverick and himself will be able to explore that more after the pre application meeting. Mike Eggett noted that the 5600 S project will benefit Riverdale Road when it is all completed. It will provide an extra pocket to make a safer turn. Mr. Eggett noted that UDOT has new regulations and the applicants must meet a certain standard on the intersection to even have the project go forward.

Commissioner Spiers asked if the current Maverick in Riverdale is going to be spaced far enough away from this projected Maverick, and if they see another need for a Maverick. Mr. Anderson stated that they believe it is spaced enough to meet the demands and provide another location.

MOTION: Commissioner Jones moved to forward with a favorable recommendation to the City Council regarding the rezone request contingent on having the final site plan completed with Maverick. Commissioner Wingfield seconded the motion.

There was no discussion regarding this motion.

ROLL CALL VOTE: All present Commissioners voted in favor. Motion passed unanimously.

F. Discretionary Items

There were no discretionary items for this meeting. ...

G. Adjournment

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

Planning Commission Regular Meeting, January 12, 2021

The meeting adjourned at 6:50p.m.

Amy Ann Spiers
Planning Commission Chair

Shalee Nay
City Recorder

Date Approved: _____

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
January 26, 2020**

AGENDA ITEM: E1

SUBJECT: Consideration of Preliminary Subdivision Plat and Site Plan approval of Riverdale Center VI Subdivision, property located approximately 4163-4177 South Riverdale Road, Riverdale, Utah 84405, as requested by Anderson Wahlen & Associates, Inc and Riverdale Center North, LLC.

PRESENTER: Mike Eggett, Community Development

- INFORMATION:**
- a. [Exec Summ Riv Center VI Prelim Sub Site Plan](#)
 - b. [Riv Center VI Prelim Subdiv and Site Plan Review – 20210120](#)
 - c. [Dept Staff Reports – Riv Center VI Prelim PC \[20210120\]](#)
 - d. [Riv Center VI - City Eng Plat & Imp review #2 – 18 January 2021](#)
 - e. [Riv Center VI – App Submit \[20210112\]](#)
 - f. [02_Geotecj Report – Riverdale Pavement Addendum Letter](#)
 - g. [04_2020-12-29 Signed Final Sub](#)
 - h. [03_Riverdale Center Vi Retail Phase 1 Civil Plans_01-12-21](#)

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Planning Commission Executive Summary

For the Commission meeting on: 1-26-2021

Petitioner: *Riverdale Center North, LLC*
represented by Jake Tate

Summary of Proposed Action

Riverdale Center North, LLC (CCA), as represented by Jake Tate (AWA Engineering Group), has applied for a Preliminary Subdivision and Site Plan review of the Riverdale Center VI Subdivision which is a three-lot subdivision development project with new private access drive aisles, new utilities, and supporting facilities for real estate located approximately between 4163 South and 4177 South along Riverdale Road (on the old Best Buy site). The affected parcels are zoned in the Retail/Commercial Park Overlay (RCP) zone and per this zoning, this development parcel is also subject a previously approved Development Agreement for this location. This site plan is being proposed for development on property that located within an existing retail commercial center. The property is currently owned by Riverdale Center North, LLC. A public hearing is not required to consider this site plan proposal. Following the presentation and discussion of the proposal, the Planning Commission may make a motion giving preliminary approval of the Riverdale Center VI Subdivision and Site Plan proposal, approval of the proposed subdivision and site plan with any requested modifications, tabling the matter to a later date, or not giving preliminary approval of the proposed subdivision and site plan with the appropriate findings of facts. If preliminary approval is provided, then this matter could move forward to a future Final Subdivision and Site Plan recommendation consideration process with the Planning Commission.

Title 10 Ordinance Guidelines (Code Reference)

This Preliminary Subdivision and Site Plan review is regulated under City Code 10-25 "Development in All Zones" and is affected by City Codes 10-13B "Retail/Commercial Park Overlay Zone (RCP)", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", and 10-16 "Sign Regulations".

The proposed development parcels are located on property west of Riverdale Road on property currently owned by Riverdale Center North, LLC. The property is located in a RCP zoned area and the requested use of restaurants with drive-thru access is a permitted use in this zone, subject to the additional conditions imposed on this site by the previously established development agreement for this area.

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

The Planning Commission is encouraged to briefly discuss signage plans with the petitioner to better understand how site signage will work in this area; signage is regulated per City Code 10-16 (specifically section 8.(b.) for Commercial Districts); the applicant should be directed to adhere to this Code when contemplating signage. Signage information for this site has been provided in your packet.

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

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Planned Commercial - High" and this proposed project would comply with this land use.

Legal Comments - City Attorney

Steve Brooks, Attorney

Administrative Comments - City Administrator

Bill Cobabe, City Administrator



Preliminary Subdivision and Site Plan Review – Riverdale Center VI (Riverdale Center North, LLC), 4177, 4171, and 4163 South Riverdale Road

Completed by Mike Eggett, Community Dev. Director on 1/20/2021

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

Date Plan Submitted to City: <small>(Must be at least two weeks prior to Planning Commission meeting)</small>	Jan. 12, 2021
Date Application Submitted to City:	Jan. 12, 2021
Date Fee Paid:	Paid on Jan. 12, 2021 (see receipt for detail)
Site Plan – Preliminary Requirements	Departmental Review Comments
<i>COVER SHEET</i>	Provided
<u>Title Block</u>	
Project name and address	Project name and address location shown; address location needs to be updated to reflect corrected addressing: Lot 3 should be 4177 South Riverdale Road, Lot 2 should be 4163 South Riverdale Road, and Lot 1 should be 4171 South Riverdale Road
Property Owner’s name, address, and phone number	Shown on plat and cover page: Riverdale Center North, LLC., 5760 Wilshire Blvd, Suite 1250, Los Angeles, California 90036, 323-965-1510
Property Developer’s name, address, and phone number	Shown on plat and cover page: Riverdale Center North, LLC., 5760 Wilshire Blvd, Suite 1250, Los Angeles, California 90036, 323-965-1510
Approving agency’s name and address: Utility companies if applicable	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405; <u>other utility agencies name and not provided at this time, may not apply</u>

Consulting Engineer's name, address, and phone number	Anderson Wahlen & Associates, 2010 North Redwood Road, Salt Lake City, Utah 84116, 801-521-8529
Licensed Land Surveyor's name, address, phone number, signature, and seal	Anderson Wahlen & Associates, 2010 North Redwood Road, Salt Lake City, Utah 84116, 801-521-8529; seal and signature provided
Date	Yes – 11 Jan, 2021
Revision block with date and initials	Revision blocks shown and no comments yet
Sheet number and total sheets	Shown (11 total sheets: Site Plan and Sub documents)
<u>General</u>	
Street names	Shown – Riverdale Road, 300 West
Layouts of lots with lot numbers	Yes, shown; three proposed new lots shown
Adjacent tract ownership and tax identification numbers	Tract ownership names and tax ID numbers shown;
Scale (minimum 1"=50' to 1"=10')	Yes, scale is shown, 1" = 40' on subdivision plat and 1" = 30' on site plan sheets
North arrow	Yes
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Existing easements identified on subdivision sheet, existing structures currently on site shown, existing utility lines shown on multiple sheets; notes regarding approvals provided to cross, use, relocate
Space for notes	Yes, provided
Contours	Yes, shown on grading plan and other sheets
Public areas	Existing and planned sidewalks and curb/gutter shown on multiple sheets
<u>Vicinity Map</u>	
Street names	Yes
Site location	Yes
North arrow	Yes
Scale	Note of "Not to Scale"
<i>PLAT SHEET</i>	Provided
<u>Title Block</u>	

Project name and address	Project name and address location shown; address location needs to be updated to reflect corrected addressing: Lot 3 should be 4177 South Riverdale Road, Lot 2 should be 4163 South Riverdale Road, and Lot 1 should be 4171 South Riverdale Road
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 Redwood Road, Salt Lake City, Utah 84116, 801-521-8529
Consulting Engineer's stamp, signature, and license expiration date	Anderson Wahlen & Associates, 2010 North Redwood Road, Salt Lake City, Utah 84116, 801-521-8529; engineer's stamp and signature provided
Date	Yes – 11 Jan, 2021
Names of approving agents with titles, stamps, signatures, and license expiration dates	<u>No names of approving agents, titles, stamps, signatures shown, may not be applicable</u>
Names of approving departments (Attorney, Planning Commission, Mayor, Engineer)	Shown on plat
<u>Layout</u>	
Landscaping (location and type with area calculations)	Yes, provided on sheets L1.1-L1.2
Location of exterior lighting devices, signs, and outdoor advertising	Yes, location of existing lighting shown in packet; no existing signs or outdoor advertising; location of proposed on site lighting devices shown; no associated signage provided or applicable as there are no buildings proposed as this time
Location of underground tanks, dumpsters, etc	No tanks present on site; dumpster and dumpster enclosure location shown in packet
<u>Additional Information</u>	
Benchmark	Provided
Basis of bearings	Provided
Legend	Provided
<i>PLAN AND PROFILE SHEETS</i>	Site plan and profile sheets provided
<u>Title Block</u>	
Project name and address	Project name and address location shown; address location needs to be updated to reflect corrected addressing: Lot 3 should be 4177 South Riverdale Road, Lot 2 should be 4163 South Riverdale Road, and Lot 1 should be 4171 South Riverdale Road
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 Redwood Road, Salt Lake City, Utah 84116, 801-521-8529
Date	Yes – 11 Jan, 2021
Scale	Yes, scale is showing
Revision block with date and initials	Revision blocks shown and no comments yet
Sheet number and total sheets	Shown (11 total sheets: Site Plan and Sub documents)
<u>General</u>	
North arrow	Yes
Street names	Shown – Riverdale Road, 300 West
Lot numbers	Yes, shown; three proposed new lots shown
Reference to sheets showing adjacent areas	Not applicable
Center line stationing	Shown on plans
Existing natural ground	Provided
<u>Signage</u>	No new signage proposed for this project; existing to remain on Riverdale Road
Height	Not applicable
Size	Not applicable
Locations	Not applicable
Colors	Not applicable
Lighting	Not applicable
<u>New and Existing Buildings</u>	
Height and Size	Existing buildings demolished; no new buildings planned for this project
Location, setbacks, and all dimensions	Existing buildings demolished; no new buildings planned for this project
Type of construction	Existing buildings demolished; no new buildings planned for this project
Type of occupancy and proposed uses	Regional commercial restaurants and retail expected on these lots
Show handicapped access	Not applicable as there are no new buildings

<u>New and Existing Landscaping & Percentage</u>	Percentage of landscaping provided for site is unclear at this time; unknown if proposed landscaping meets requirement of 20% or more landscaping coverage per City Code 10-14-12(B.)(2.)
Number of trees	1 new tree, 19 new shrubs, 12 new perennials
Landscape plan showing all planting, hardscaping, berming, and watering	Planting, hardscaping shown, temporary protection fences need to be installed around temporary landscaping field areas; gentle berming locations, as required in 10-14-12 (B.)(2.), not identified in landscaping plan, where applicable; irrigation plan not identified
Xeriscaping alternatives being considered	Yes, xeriscaping seems to be applied a great deal in the landscape plan; for more, inquire of the developer
<u>New and Existing Walls and Fences</u>	
Location, design, and height	No existing fences on site; temporary fencing planned for site should be identified
Materials proposed for construction	Temporary fencing material unknown; no other fencing expected
<u>New and Existing Parking</u>	
Location, area, and layout of off-street parking (size of stalls, regular and handicapped)	147 dedicated stalls are provided and shown; handicapped parking space not applicable at this time until buildings are planned on lots; size meets city requirements
Location of employees' parking, customer parking, and handicapped parking	General parking areas shown in drawings; employee parking and customer parking appear shared
Internal circulation pattern	<u>Parking area and internal circulation not identified</u>
<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	<u>Parking area and internal circulation not identified;</u> inquire more if desired
<u>New and Existing Streets</u>	
All access points	Yes, this is shown
Center lines	Yes, this is shown
Right-of-way lines	Shown, "right-of-way" not identified
Face of curb lines	Yes, this is shown

Centerline slope	Shown on drawings for private drives, road adjustments and established per previous development
Signing and striping	Signing installation should be coordinated with public works dept and paid for by applicant; roadway striping should be coordinated with public works if applicable
Light poles	Yes, location of existing light poles and power equipment shown; location of proposed light poles/equipment shown, where applicable
Street lights	Yes, location of existing street light poles and power equipment shown; <u>no newly proposed street light poles or devices appear to be planned</u>
Street name signs	Location of street name signs on site not applicable to this location
Stop signs	Relocation of stop signs location not identified
UDOT approval (if required for project)	Not applicable
Sidewalk (4' side with 4" of road base or 6' side with 6" of road base through the approach)	Existing sidewalk location shown; no new sidewalk planned for this site
Planting Strip	No planting strips planned or available along Riverdale Road and internal private drive
<u>New and Existing Storm Drainage</u>	
Top of curb elevations	Shown on C2.1, in detail on sheet C4.1
Slope of gutter	Shown on C2.1, in detail on sheet C4.1
Manholes	Existing shown on multiple sheets; new shown on multiple sheets;
Invert elevations	Shown on C2.1; <u>defer to City Engineer</u>
Length, size, slope, and type of mains and laterals	Shown on C2.1 and 3.1, <u>defer to City Engineer</u>
Location of catch basins	Shown on C2.1 and 3.1
Ditches, location and ownership	Not applicable
Approval to pipe, reroute or use	Other than future City approval, <u>unknown if other UDOT approval required, defer to City Engineer</u>
Calculations for retention system	No calculations for existing retention system use provided; defer to City Engineer
Method of storm water clean-up	Shown and outlined on sheets C2.1, C3.1, and C5.1-5.3
<u>New and Existing Sanitary Sewers</u>	
Manholes	Existing shown on multiple sheets; new shown on multiple sheets;
Invert elevations	Shown on C2.1; <u>defer to City Engineer</u>

Length, size, type, and slope of mains and laterals	Shown on C2.1 and 3.1, <u>defer to City Engineer</u>
<u>New and Existing Water Lines</u>	
Length, size, type, and slope of mains and laterals	Shown on C2.1 and 3.1, <u>defer to City Engineer</u>
Location, size, and type of water meters, valves, and fire hydrants	No new water meters planned at this time due to no new buildings, type per public works; Location of new and existing valves shown on multiple pages in site plan; Existing fire hydrants shown off site; no new hydrants planned
<u>New and Existing Gas Lines</u>	
Size and type	Existing and new gas lines shown on multiple sheets, <u>size and type not shown</u>
<u>New and Existing Electrical Lines</u>	
Size, location, and type	Existing power lines locations shown; <u>new power lines and locations not shown, size and type not identified;</u>
Location of power poles	Existing power poles and overhead lines location shown on multiple sheets; no new power poles planned
<u>New and Existing Telephone Lines</u>	
Location of poles, junction boxes, and manholes	Existing location of telephone lines shown; <u>new telephone utility lines, junction boxes, poles and associated manholes not shown if applicable</u>
<u>New and Existing Cable TV Lines</u>	
Location of lines (if applicable)	<u>Cable TV lines not shown (if applicable)</u>
<i>DETAILED DRAWINGS</i>	
Cross section of roadway (minimum 8" road base and 3" asphalt)	Refer to sheet C4.1 for roadway cross section
Cross section of curb and gutter (standard 30" high back)	Shown on sheet C4.1, <u>defer to City Engineer</u>
Gutter inlet box with bicycle safe grate	Shown on sheet C3.1, locations identified on multiple sheets; <u>detail of new gutter inlet boxes not shown; not identified as bicycle safe grates on gutter inlet boxes; defer to City Engineer</u>
Cleanout box	Detail shown on sheets C4.1, location identified on multiple sheets; <u>defer to City Engineer</u>
Thrust blocking	<u>Locations and detail not shown, where applicable; defer to City Engineer</u>
Special energy dissipating or drop manholes	None showing and may not be applicable; <u>defer to City Engineer</u>
<i>ADDITIONAL INFORMATION</i>	

Soils report	Geotechnical report has been provided as completed by CMT Engineering Laboratories on November 30, 2020 for this site
Drainage and runoff calculations	No calculations for existing retention system use provided; defer to City Engineer
Water right transfer documentation	Applicant needs to work with Public Works Department to provide adequate water rights for this site per 8-6-3 of City Code, where applicable
Copy of protective covenants, codes, and regulations for development	These documents have been provided
Three (3) total 11" X 17" copies of plan drawings, one large full set of plan drawings, and one digital full set copy of plan drawings	Yes, provided as requested
Building elevation renderings	No buildings proposed
Corps of Engineers approval (if required)	Noted as FEMA flood zone determination outside of the 0.2% annual floodplain; no wetlands or Corps of Engineers approval req.
Zoning compliance	Yes, Retail/Commercial Park Overlay (RCP) Zone meets intended uses for site design; this project is in compliance with the Development Agreement documents established for this area
RDA compliance (if applicable)	No applicable RDA regulations for this project area
Use compliance	Yes, this use complies with the Development Agreement and zoning for this RCP zoned area
Engineering comments and letter of approval recommendation	Engineering comments, along with Public Works, Police Department, Fire Department provided
Traffic study	Not currently required
All Planning Commission and City Staff conditions for approval have been met	<u>Currently Preliminary Submission approval consideration being reviewed by Planning Commission</u>

DEPARTMENTAL STAFF REPORTS – 1/20/2021

From: Shawn Douglas
Sent: Wed 1/20/2021 11:49 AM
To: Mike Eggett
Subject: Riverdale Center VI

Mike these are my review comments for Riverdale Center VI. Thanks

Plan Review For Riverdale Center VI Retail

Storm Water

- 1-Drainage system operation and maintenance plan and BMPS approved and recorded with plat.
- 2-Orifice size, location and plan detail, free board on detention/retention structure, free board on structure, and emergency overflow.
- 3-Hydraulic separator or BMP's to treat storm water before water enters underground retention/detention or city system.
- 4-The location and method of connection to the city line.
- 5-Provide proposed flows gpm/gpd.
- 6-Grading and drainage plan including direction of flows and slope percentages.
- 7-Storm water prevention plan for construction site including BMP's. All storm water inspections will need to be completed on Compliance Go.
- 8-Notice of intent filed with state.
- 9-Note to certify retention/detention structure size after construction.
- 10-Retention/Detention structure design and materials shown.
- 11-Injection well permit if required.

Water

- 1-Water meters need to be installed in the park strip or an approved location.
- 2-Existing water services or lines that are not in use will need to be capped at the main line.
- 3-Fire line location and size.
- 4-Backflow preventor location, type, and size.
- 5-Provide water usage peak demands.
- 6-Provide what water shares will be used to meet water requirements.
- 7-New main line require at least two valves per connection for isolation.

Sewer

- 1-Abandoned sewer lines will need to be capped at the property or main line.

Other

- 1-Note requiring all construction and materials shall meet Riverdale City standards.
- 2-Note requiring all missing, nonfunctioning, and or damage surface improvements shall be replaced. (sidewalk, curb and gutter, fencing, etc.)
- 3-Square footage of impervious surface for each lot.

Shawn Douglas

Riverdale City Public Works

Sdouglas@Riverdalecity.com

801-394-5541 ext.1217

From: Scott Brenkman

Sent: Wed 1/20/2021 1:09 PM

To: Mike Eggett

Subject: RE: !Follow-up Reminder: Prelim Subdiv and Amended Site Plan Submittal for Riverdale Center North LLC (CCA) project - response comments needed

I have no concerns.

Chief Scott Brenkman

Riverdale Police Department

4580 S. Weber River Dr.

Riverdale, UT 84405

(801)394-6616

sbrenkman@riverdalecity.com

From: Jared Sholly

Sent:

To: Mike Eggett

Subject: RE: Prelim Subdiv and Amended Site Plan Submittal for Riverdale Center North LLC (CCA) project - response comments needed

No comments provided.

Jared Sholly

Fire Chief

Riverdale City Fire Department

Cell: 801-628-6562

Office: 801-394-7481

From: Randy Koger

Sent: Wed 1/20/2021 1:32 PM

To: Mike Eggett

CC: Jared Sholly

Subject: RE: !Follow-up Reminder: Prelim Subdiv and Amended Site Plan Submittal for Riverdale Center North LLC (CCA) project - response comments needed

I have no additional recommendations.

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.

Fire Marshal/Code Enforcement Officer

Riverdale City

801-436-1241

18 January 2021

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Riverdale Center VI**
Subj: Plat – Preliminary Plan Review and Improvement Drawings Review

Dear Mike,

Attached for consideration is my engineering review of the above referenced project. The following items will need to be considered and addressed prior to receiving recommended approval from our office.

General Note:

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

1. An **electronic copy** of the Plat drawing must be submitted to the Public Work Department for record keeping upon design completion and prior to approval of the final drawings from our office.

Plat

1. The Plat boundary closes to the standards of Riverdale City.
 - The “Note – Existing Easements” – Entry No. _____ will need to be added to the Plat.

Improvement Drawings

1. The “Geotechnical Report” will need to address and evaluate the soil percolation valves in this subdivision and have that information added to the geotechnical report.

2. With the new “State of Utah - Storm Water Requirements”, each lot will need to retain and manage the 85% volume of storm water, prior to discharge to the site detention basins. This requirement may be accomplished per each lot or as a combination of all lots in the subdivision.

3. The storm water calculations will need to be prepared and submitted.

4. Additional Drawing:

The “Overall Site” stormwater collection system and piping layout (with diameters) extending from the three lots in the proposed subdivision to the existing detention basins will need to be an attachment to the drawing package.

5. On drawing C1.1: Site Plan -

- The area data table at the top of the drawing and percentages will need to be completed.
- The improvement drawings for lot #3 have been submitted for review. How will lot #2 and lot #3 be finished prior to new commercial uses; this needs to be shown.

6. On drawing C3.1: Utility Plan -

- The drawing “Note” that is referring to the culinary water piping system, will need to be updated to reflect the Riverdale City standards for the C-900 pvc piping, with a class strength of DR-18, 235 psi rated pipe called-out.
- All inlet storm water boxes to be “hooded boxes”.

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

Sincerely,

CEC, Civil Engineering Consultants, PLLC.



N. Scott Nelson, PE.

City Engineer

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



Riverdale City

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

RIVERDALE CITY PLANNING COMMISSION APPLICATION FOR COMMERCIAL SUBDIVISION SITE PLAN APPROVAL

CASE No: 2021-02 DATE SUBMITTED: 1-12-2021

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

ADDRESS: 2010 North Redwood Road, SLC, UT 84116

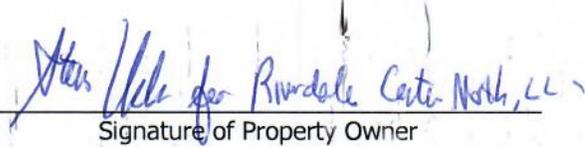
PHONE: 801-410-8505 TAX I.D. No: 06-274-0002 & 06-028-0014

ADDRESS OF SITE: Approx. 4167 Riverdale Road (Former Best Buy Building)

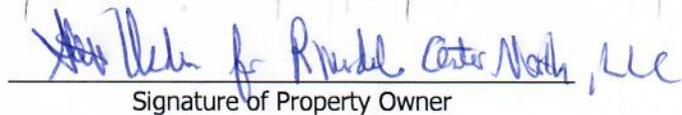
APPLICANT'S INTEREST: Owner's Authorized Agent

Application is hereby made to the Riverdale City Planning Commission requesting that a commercial subdivision consisting of 3 lots be approved on 3.36 Acres of property in the RCP zone in accordance with the attached site plan.


Signature of Applicant


Signature of Property Owner

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


Signature of Property Owner

NOTE: A fee will be charged at the time the site plan is submitted for review - \$50 per lot/unit
Fee: \$ 150.00 Date paid: 1/12/2021

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: 1-26-2021 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: 92437035

▶ Transaction detail for payment to Riverdale City.		Date: 01/12/2021 - 4:07:31 PM	
Transaction Number: 140462081PT Visa — XXXX-XXXX-XXXX-7666 Status: Successful			
Account #	Item	Quantity	Item Amount
10-34-1500	Zoning ampamp Subdiv. Fee	1	\$150.00
Notes: Site Plan Approval			
10-34-1500	Zoning ampamp Subdiv. Fee	1	\$672.00
Notes: Site Plan Approval			

TOTAL: \$822.00

Billing Information
 EARL L TATE
 , 84405

Transaction taken by: cjacobsen



Riverdale City

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

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

CASE NO: 2021-02 DATE SUBMITTED: 1-12-2021

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

ADDRESS: 2010 North Redwood Road, SLC, UT 84116

PHONE: 801-410-8505 TAX I.D. NO: 06-274-0002 & 06-028-0014

ADDRESS OF SITE: Approx. 4167 Riverdale Road (Former Best Buy Building)

APPLICANT'S INTEREST: Owner's Authorized Agent

Application is hereby made to the Riverdale City Planning Commission requesting that the following permitted use, be approved on 3.36 Acres of property in the RCP zone in (sq. ft./acreage) accordance with the attached site plan.

Jake Tate
Signature of Applicant

Anderson Wahlen for Riverdale Center North, LLC
Signature of Property Owner

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

Anderson Wahlen for Riverdale Center North, LLC
Signature of Property Owner

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

Fee: \$ 672.00 Date paid: 1/12/2021

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: 1-26-2021 ^{Preliminary} Decision of Commission: _____

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

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

Date: _____ Decision of Council: _____



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

XBP Confirmation Number: 92437035

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Notes: Site Plan Approval			
10-34-1500	Zoning ampamp Subdiv. Fee	1	\$672.00
Notes: Site Plan Approval			

TOTAL: \$822.00

Billing Information
EARL L TATE
, 84405

Transaction taken by: cjacobsen

November 30, 2020

Mr. Russ Orsi
Dutch Bros Coffee
110 SW 4th Street
Grants Pass, Oregon 97526

Subject: Geotechnical Engineering Study- Addendum 1
Proposed Dutch Bros Coffee - Riverdale
About 4173 South Riverdale Road
Riverdale, Utah
CMT Project Number: 15347

Mr. Orsi:

INTRODUCTION

A geotechnical report has recently been completed for this project by CMT dated November 4, 2020¹. In the report, flexible pavement (asphalt concrete) recommendations were provided for associated parking and internal drives. It has come to our attention that, an internal, multi-area access drive will be included along with a new, moderate sized parking area to the northwest of the Dutch Bros Coffee development. Upon your request this addendum will include an additional projected internal drive pavement design with slightly higher traffic than the internal drive discussed in section **11.0 Pavements** of the referenced report.

RECOMMENDATIONS

The following paragraphs were taken from Section **11.0 Pavements** of the referenced report.

We anticipate the in-situ surficial clay soils will govern pavement design and will exhibit poor to fair pavement support characteristics when saturated or nearly saturated. Based on the soil types encountered a CBR of 5 percent was utilized in our pavement design.

We recommend that drive through lanes be paved with rigid pavement to minimum rutting under tight wheel maneuvering and continuous loading.

*All pavement areas must be prepared as discussed above in **Section 6.1**. Under no circumstances shall pavements be established over topsoil, unprepared non-engineered fills, loose or disturbed soils, sod, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water.*

*In pavement areas, subsequent to stripping, scarifying, and compacting as recommended in **Section 6.1**, and prior to the placement of pavement materials, the exposed subgrade must be proof rolled by passing moderate-weight rubber tire-mounted construction equipment over the surface at least twice.*

¹ "Geotechnical Engineering Study, Proposed Dutch Bros. Coffee-Riverdale, About 4173 South Riverdale Road, Riverdale, Utah", CMT Project No. 15347, November 4, 2020.

If excessively soft or otherwise unsuitable soils are encountered, we recommend they be removed to a minimum of 18 inches below the subgrade level and replaced with structural fill.

*Given the projected traffic as discussed above in **Section 1.3**, the following pavement sections are recommended for the given ESAL's (18-kip equivalent single-axle loads) per day:*

Material	Pavement Section Thickness (Inches)					
	Parking Areas (2 ESAL'S Per Day)			Drive Areas (8 ESAL'S Per Day)		
Asphalt	3	3	---	3	3	---
Concrete	---	--	5	---	---	6
Road-Base	7	4	5	10	5	5
Subbase	0	4	0	0	6	0
Total Thickness	10	11	10	13	14	11

For the proposed multi-area access drives, the following pavement sections are provided for the projected, higher traffic ESAL's.

Material	Pavement Section Thickness (Inches)		
	Access Drive (13 ESAL'S Per Day)		
Asphalt	3	3	---
Concrete	---	--	6
Road-Base	12	6	6
Subbase	0	8	0
Total Thickness	15	17	12

*Existing granular fill soils and milled asphalt concrete may be utilized as pavement subbase where the material meets a minimum CBR of 30 percent. Untreated base course (UTBC) should conform to city specifications, or to 1-inch-minus UDOT specifications for A-1-a/NP, and have a minimum CBR value of 70%. Subbase shall have a minimum CBR value of 30%. Roadbase and subbase material should be compacted as recommended in **Section 6.4** of the referenced report. Asphalt material generally should conform to APWA requirements, having a ½-inch maximum aggregate size, a 75-gyraton Superpave mix containing no more than 15% of recycled asphalt (RAP) and a PG58-28 binder.*

Proposed Dutch Bro. Coffee-Riverdale, Utah
CMT Project No. 15347

The above rigid pavement sections are for non-reinforced Portland cement concrete. Concrete should be designed in accordance with the American Concrete Institute (ACI) and joint details should conform to the Portland Cement Association (PCA) guidelines. The concrete should have a minimum 28-day unconfined compressive strength of 4,000 pounds per square inch and contain 6 percent ± 1 percent air-entrainment.

All other recommendations provided in the geotechnical report dated November 4, 2020 remain applicable.

CLOSURE

This addendum must be attached to the original geotechnical study dated November 4, 2020. We appreciate the opportunity to provide geotechnical services on your project. Please call with any questions at 801-870-6730.

Sincerely,

CMT Engineering Laboratories

Reviewed by:


Bryan N. Roberts, P.E.
Senior Geotechnical Engineer

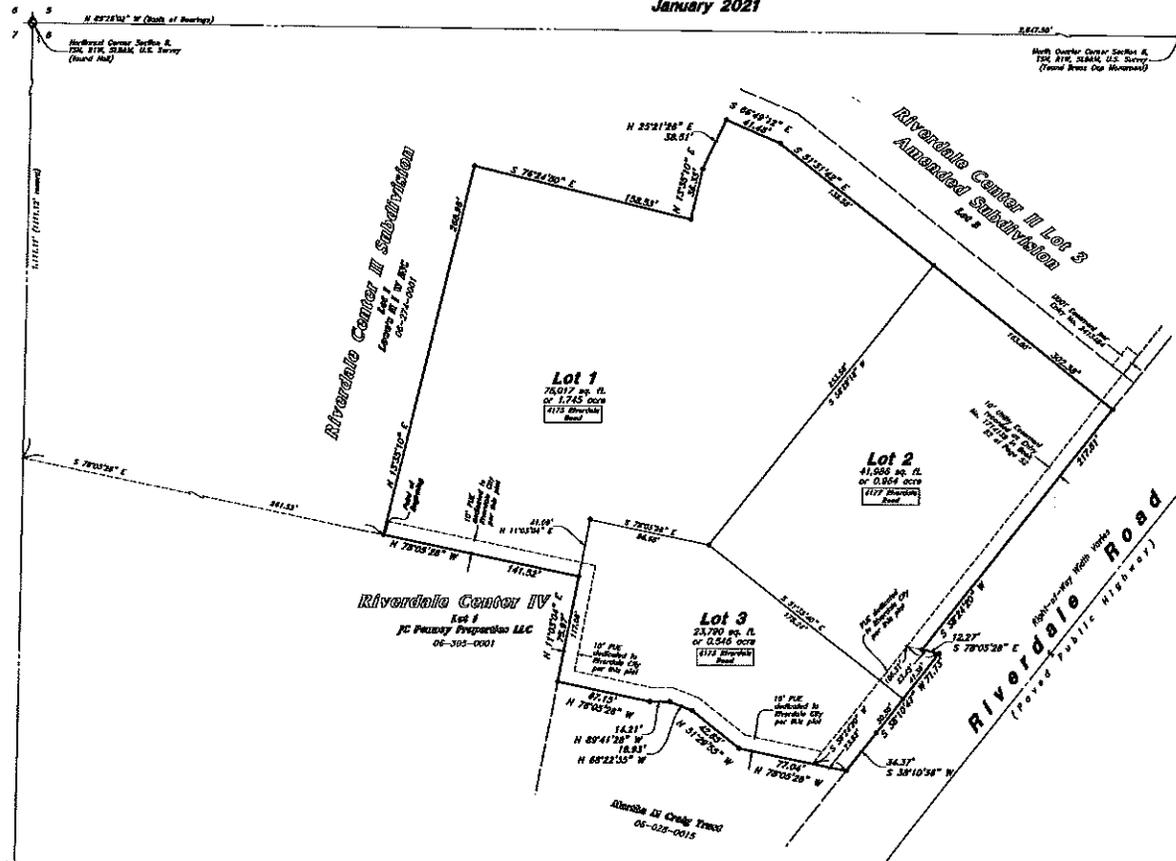



Andrew M. Harris, P.E.
Geotechnical Division Manager

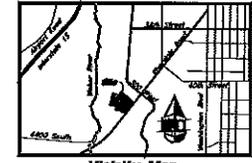
Addressee (email)

Riverdale Center VI Subdivision

All of Lot 2, Riverdale Center II Subdivision along with more land being a part of the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey
 Riverdale City, Weber County, Utah
 January 2021



Scale: 1" = 40'



Vicinity Map Not to Scale

Surveyor's Certificate

I, Bruce D. Propper, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 382256 in accordance with Title 58, Chapter 25, of the Professional Engineers and Land Surveyors Act. I further certify that, on behalf of Anderson Wahlén & Associates that by authority of the owner I have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-25-17 and have verified all measurements; that the reference monuments on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property hereafter known as Riverdale Center VI Subdivision.

Boundary Description

All of Lot 2, Riverdale Center II Subdivision filed in Book 52 of Plats of Page 52 of the Official Records of Weber County, along with more land, being a part of the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Riverdale City, Weber County, Utah, more particularly described as follows:

Beginning at a Southwesterly Corner of Lot 1 of said Subdivision, located 1111.17 feet (1111.32 feet record) South 1°00'28" West along the Section Line to a point on the North Line of Lot 4 of said Subdivision and 281.52 feet South 78°03'58" East along the North Line of Lot 4 and the South Line of said Subdivision from a well found existing the Northwest Corner of said Section 8; thence along the Eastern and Southern Lines of said Lot 1 the following six courses: North 13°33'10" East 268.39 feet; South 78°24'50" East 128.53 feet; North 13°33'10" East 85.53 feet; North 23°12'08" East 35.51 feet; South 62°14'12" East 41.48 feet; and South 51°14'42" East 302.38 feet to the Northwestern Line of Riverdale Road as delineated on the Plat of said Subdivision; thence along said Northwestern Line as delineated the following two courses: South 35°24'50" West 217.51 feet to the Southwest Corner of said Road Definition on the Southern Line of said Subdivision; and South 78°03'58" East 122.57 feet along an extension of said Southern Line to the Northwestern Line of said Riverdale Road as delineated per Entry No. 2478250 of the Official Records of Weber County; thence along said Northwestern Line as delineated the following two courses: South 33°10'14" West 71.73 feet (71.83 feet record); and South 38°10'38" West 36.37 feet; thence North 78°03'58" West 27.04 feet; thence North 51°29'58" West 42.83 feet; thence North 65°22'55" West 18.24 feet; thence North 89°41'58" West 14.21 feet; thence North 78°03'58" West 87.15 feet; thence North 11°03'16" East 75.97 feet to a point on said Southern Line of Subdivision; thence North 78°03'58" West 141.32 feet along said Southern Line to said Southwesterly Corner of Lot 1 and the point of beginning.

Contains 141,793 sq. ft. Or 3,255 Acres ±

Signed this 29 day of December



382256 License No.

Owner's Dedication

Know all by these presents that we, the undersigned owners of the described tract of land hereon, being owned by Riverdale Center North LLC, do hereby dedicate for public use of the public all parcels of land shown on this plat as intended for public use, and do warrant, defend, and save the City harmless against any assessments or other encumbrances on the dedicated streets which will interfere with the City's use, operation, and maintenance of the streets and do further dedicate assessments as shown for the use by all suppliers of utility or other necessary services.

In witness whereof I have hereunto set my hand this _____ day of _____ AD, 20__

Riverdale Center North, LLC

By: Steven Urdan
 Title: Manager

Acknowledgment

State of _____ County of _____

On this _____ day of _____, 2021, personally appeared before me, Steven Urdan, the Manager of the foregoing Subdivision, who acknowledged to me that he is the Manager of the Subdivision, and he authorized me to execute the foregoing Subdivision to its behalf and that he executed it in such capacity.

Notary Public: Dan Moore
 Commission Expires: _____
 My Commission Expires: _____
 A Notary Public Commissioned in Utah
 (If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 18)

A Notary Public

I, a notary public or other officer completing this certificate certify that the identity of the Subdivider has been ascertained to my satisfaction and that the Subdivider is authorized and not the Public, a partner, or trustee of that Subdivider.

Sheet 1 of 1

Narrative

This Subdivision was requested by Riverdale Center North for the purpose of creating 3 Lots.

This Survey retraces the Underlying Plat of the Riverdale Center II Subdivision and adjacent subdivision plats.

A line between monuments found for Northwest Corner and the North Quarter Corner of Section 8 was assigned the 1983 bearing of South 89°28'28" East as the basis of bearings to place the Subdivision on the RSD 1983 Utah North Zone State Plane datum.

Existing Agreements

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

Entry No. _____

Notes

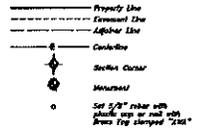
Ordinary Water Facilities: All facilities i.e., pipes, service laterals, valves, tanks, filter blocks, fire hydrants, miscellaneous fittings are the sole responsibility of the property owner to manage and repair to the City Standards when failures occur.

Sanitary Sewer Facilities: All facilities i.e., pipes, manholes, laterals, pipeline cleaning, sewer backups are the sole responsibility of the property owner to manage and repair to the City Standards when failures occur.

Storm Water Facilities: All facilities i.e., pipes, manholes, inlet catch basins, curbs and gutters, central structures, detention storage basins, overflow spillways are the sole responsibility of the property owner to manage and repair to the City Standards when failures occur.

Roadways and Sidewalks Facilities: All non-maintenance facilities i.e., are the sole responsibility of the property owner to manage and repair to the City Standards when failures occur.

Legend



Riverdale City Planning Commission
 Approved by the Riverdale City Planning Commission on the _____ day of _____, 20__

Riverdale City Engineer
 I hereby certify that I have carefully reviewed the Plat of Survey of the foregoing plat and found compliance of the said plat with the laws and ordinances of the City of Salt Lake City, Utah and I agree with the Plat and measurements as shown in this plat.
 Day of _____, 20__
 Signed: _____
 Title: _____

Riverdale City Approval
 This is to certify that this plat and definition of this plat were filed, approved and recorded by the City Council of Riverdale City, Utah, this _____ day of _____, 20__.

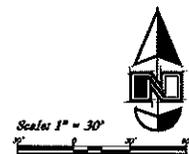
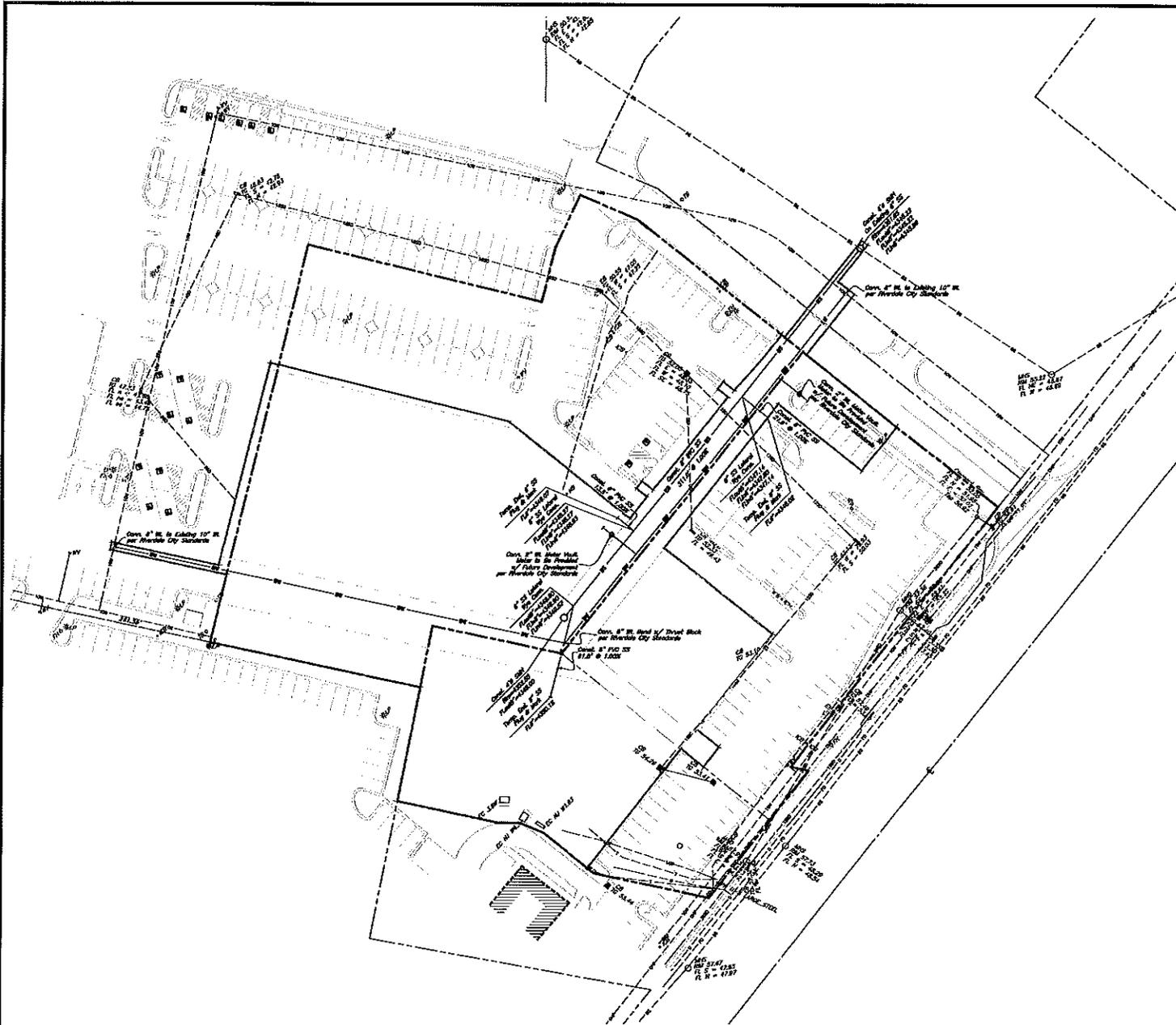
Approving Agency
 Riverdale City
 4800 S. Weber River Dr.
 Riverton, UT 84403

Owner/Developer
 Riverdale Center North LLC
 5670 Wilshire Blvd Suite 1200
 Los Angeles, CA 90048
 323-955-1510

Weber County Recorder
 ENTRY NO. _____ FILED FOR RECORD AND RETURNED TO BOOK _____ AT RECORDS, FILED FOR RECORD

Riverdale City Attorney
 Approved by the Riverdale City Attorney on the _____ day of _____, 20__.

Weber County Recorder
 BY: _____ COUNTY



General Utility Notes

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to submit drawings and specifications.
2. Checklists of utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to construction. Call 811 before you dig. Notify the Engineer of any discrepancies or conflicts prior to any construction being made.
4. All catch basins and inlet box grates are to be slope proof.
5. Refer to the site location plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Storm meters are to be installed per city standards and specifications. It will be the contractor's responsibility to locate if same required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at all cost to the extent, to conduct any vertical adjustments necessary to show correct storm depth, or other utilities or necessary building valve boxes and hydrant space to proper grade.
9. Contractor shall install a 12" concrete under ground of manholes, valves, catch basins, manholes & any other structures located within the project.

Utility Piping Materials

All piping materials shall be per local agency standards and the specifications listed on these plans. Refer to project specifications for more detailed information regarding materials, manufacturers, etc.

Utility Service Labels

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter) ASTM D2001, PE 3608, SCH 8 (200 psi)
2. Copper Pipe (Up to 3 inches diameter) Type "K"
- Water Main Lines and Fire Lines
1. Polyethyl Chloride (PVC) (4 inches to 12 inches diameter) ASTM D2002, Class 200
- Sanitary Sewer Lines
1. All sewer piping to be Polyethyl Chloride (PVC) sewer pipe, ASTM D2004, Type P204, SCH 20
- Storm Drain Lines
1. 18" pipe or smaller - Polyethyl Chloride (PVC) sewer pipe, ASTM D2004, Type P204, SCH 20
2. 18" pipe or larger - Reinforced Concrete Pipe, ASTM C76, Class B

NOTICE

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

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

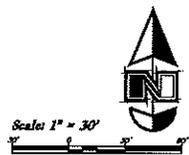
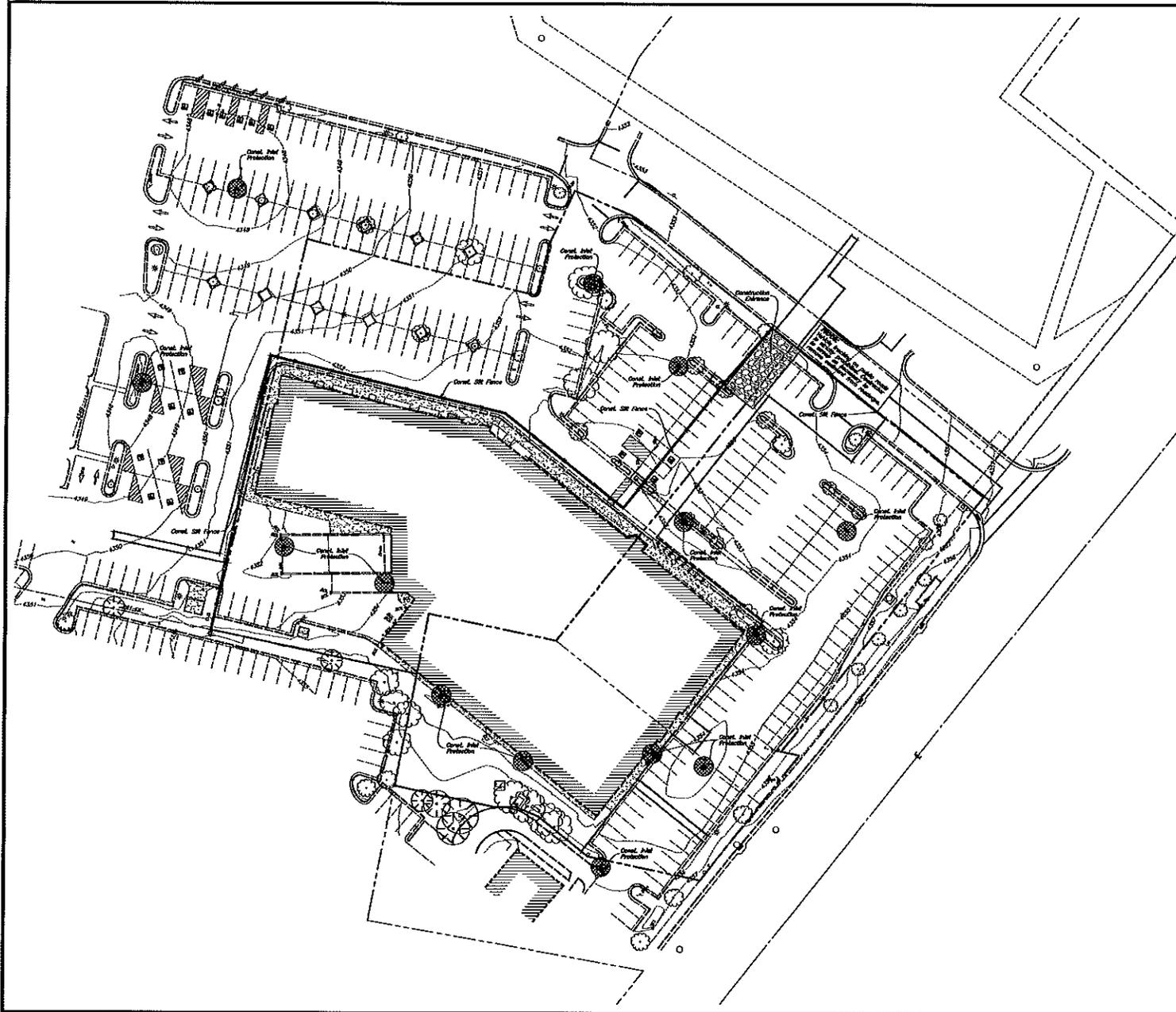
- Grade Utility Connection Notes**
1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
 2. Contractor shall construct utility lines into site prior to any utility construction. Utility lines are to be constructed within 48 hours of the start date and be installed prior to any concrete foundation.
 3. Construction of any utility within prior to the utility connection will be done at the contractor's risk.



Storm Water Retention Note:
 Storm water will collect within storm drain network and detention facilities. However, not all water will drain into the storm water retention facility or retention time to pool and store as they are subjected.

ANDERSON WALLEN & ASSOCIATES 2010 Westwood Avenue, Suite 200, Salt Lake City, Utah 84119 (801) 521-4222 • www.annawall.com	
Utility Plan Riverdale Center VI Retail - Phase 1 41725 Riverdale Blvd Riverdale, Utah	
11 Jan, 2021 SHEET NO. C3.1	

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Legend

Storm Water Production at all Plot Locations to prevent storm water runoff.	
Silt Fence	
Kind of Disturbance	
Construction Entrance / Truck Wash (30'x24' min.)	
Concrete Washout Area	
Portable Toilet	
Street Sign	
Existing Curbside	
Proposed Curbside	

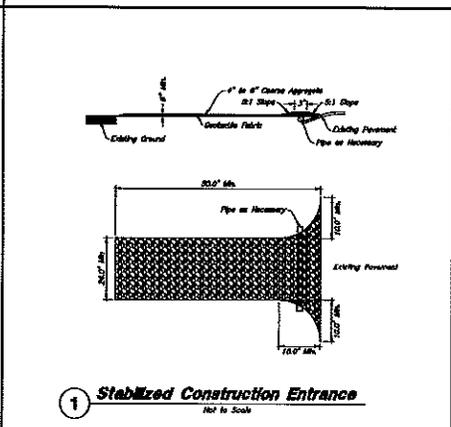
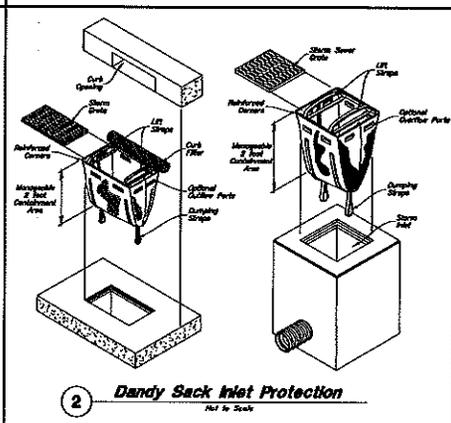
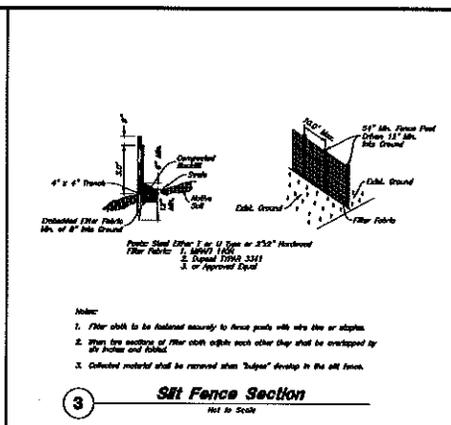
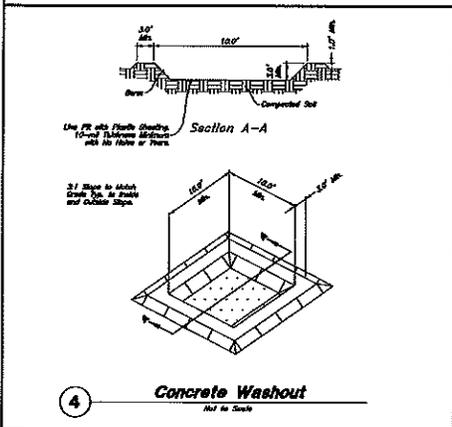
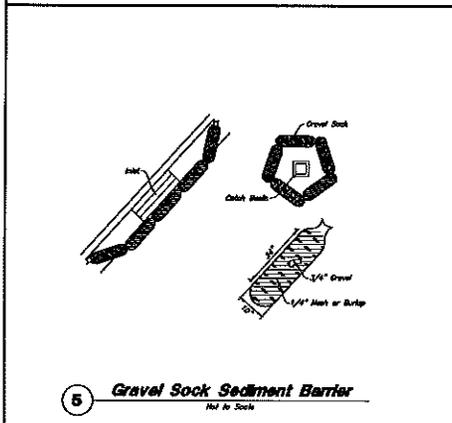
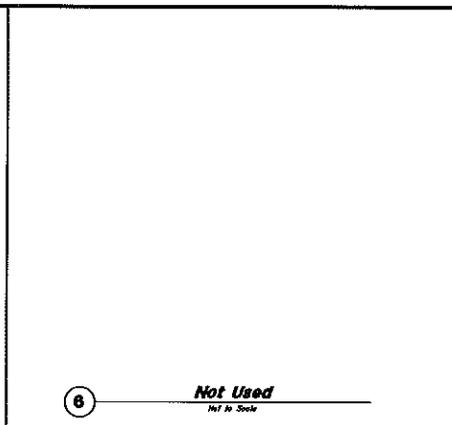
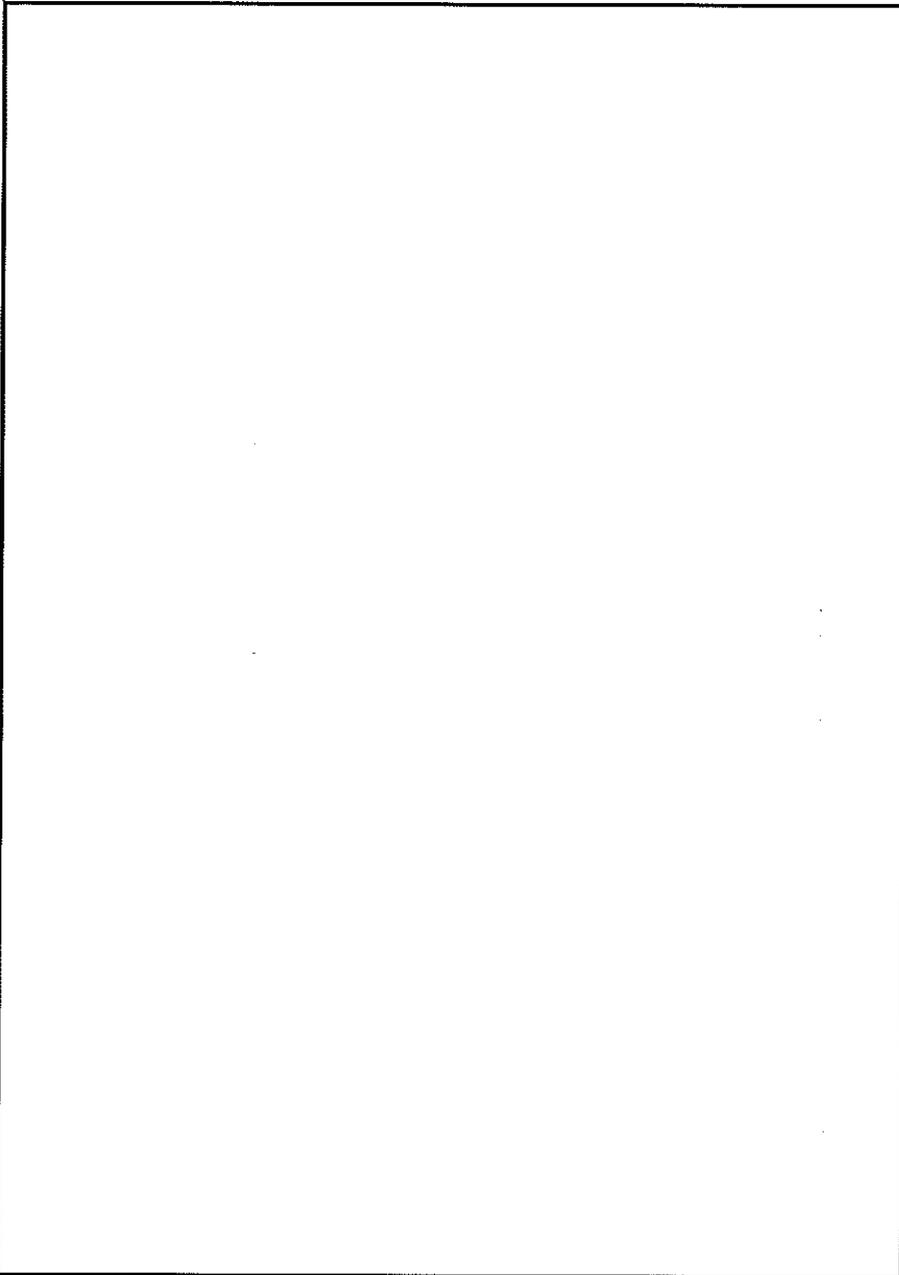
Erosion Control Notes

1. Storm water will be discharged into an existing drainage system. Existing lines shall be inspected prior to Certificate of Occupancy and where necessary repaired.
2. The Storm Water Prevention Plan shall conform to all State Chapters of Environmental Protection Regulations.
3. All construction equipment will utilize Best Designed Construction Practices.
4. Coordinate Entrance locations with the local jurisdiction.
5. All Production Gates and Washes shall be installed or replaced if they show signs of disturbance or deterioration.
6. Silt Fences shall be installed in Best Critical Conditions of Disturbed Subsoil and be removed from Silt Fences when it reaches one-half the height of the Silt Fence.
7. The Construction Entrance shall be installed in a condition which will prevent tracking of mud and debris onto adjacent streets. This may include Curbside, Driveway, Washout or Truck Wash (30'x24' min.) to prevent tracking.
8. Due to the Storm Water Prevention Plan, the Contractor shall be responsible for obtaining the proper local permits (See Permit, and Protection, etc.) to prevent tracking.
9. Contractor shall use Vehicle Tracking Control at all locations where Vehicles will Enter or Exit the Site. Tracking Facilities will be installed while Construction is in Progress. Moved when Necessary and Removed when the Site is Finished.
10. Tracking Control Facilities shall be installed immediately upon installation of any existing facilities.
11. This document is not intended for General Identification. It is the responsibility of the Contractor to determine the applicability of the provisions of this document to the specific conditions of the project on the site and to the Storm Water Prevention Plan.
12. Cover exposed surfaces of soils, construction and landscaping activities with best practice planting.
13. Re-vegetate areas where landscaping has died or not taken hold.
14. Street signs and other structures shall be covered with tarps or other covers.
15. Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
16. Contractor is responsible for obtaining a permit and control permit through the State of New Jersey. All responsibilities relating to the provisions of the best control plan shall be the responsibility of the Contractor.

<p>ANDERSON WAHLER & ASSOCIATES 2010 West Broadway Street, 5th Floor, New York, NY 10011 (212) 213-1234 - New York, NY</p>
<p>Erosion Control Plan - Phase 1</p> <p>Riverdale Center VI Retail - Phase 1</p> <p>4175 Riverdale Road Riverdale, NY 10470</p>
<p>11 Jan, 2021</p> <p>Sheet No. C5.1</p>

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 585. 145 3/4" = 1' Scale
 586. 146" = 1' Scale

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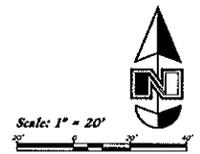
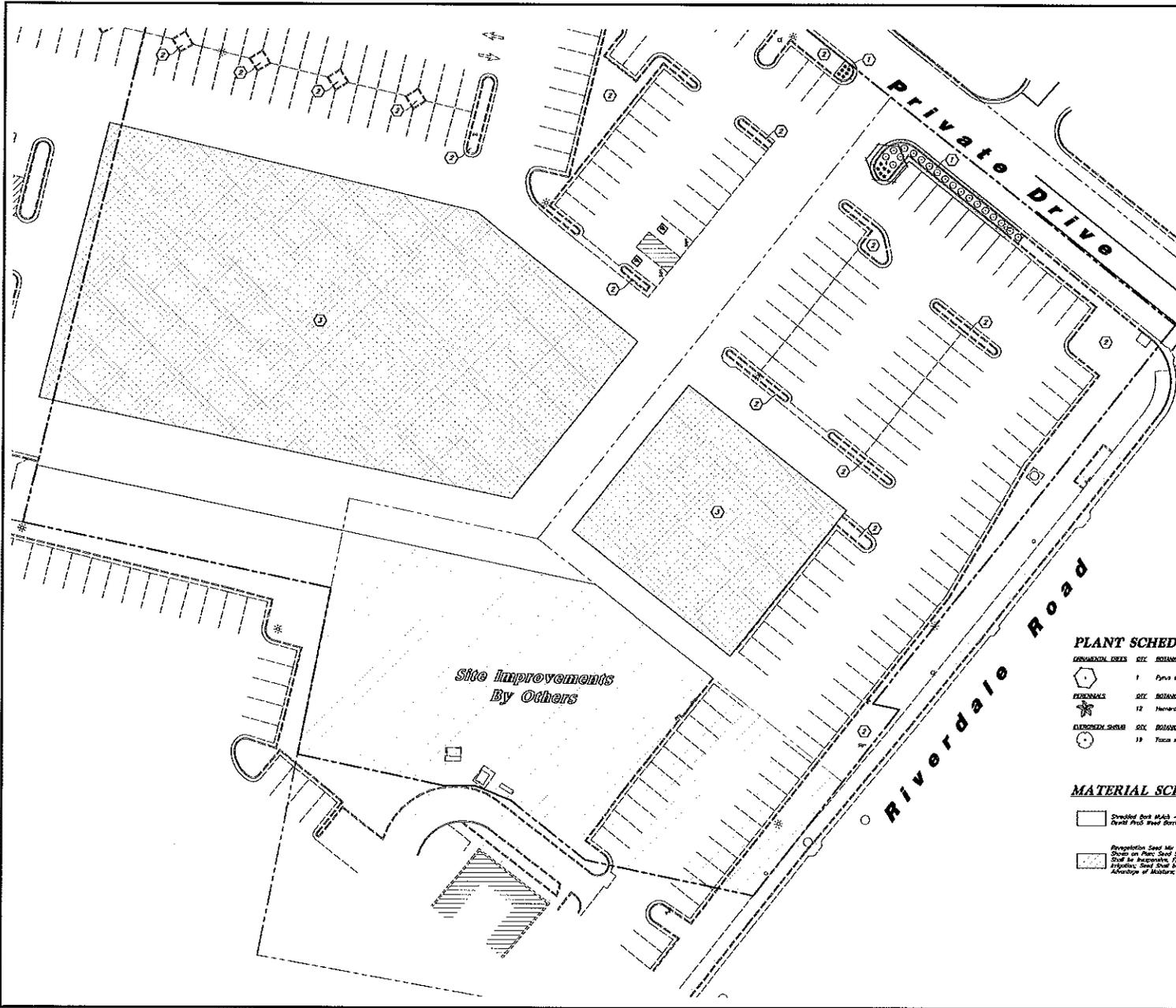


Erosion Control Details
Riverdale Retail VI Retail - Phase 1
 4175 Riverdale Road
 Riverdale, Utah

ANDERSON WALLEN & ASSOCIATES
 2010 W. 1000 S. Suite 201, Salt Lake City, Utah 84119
 801.487.1234

DESIGNED BY: JF
 DRAWN BY: JF
 CHECKED BY: JF
 DATE: 12-22-20

11 Jun, 2021
C5.3



Landscape Data
 Modified/New Landscape Areas = 432 s.f.
 Undeveloped Seeded Areas = 28,330 s.f.

- Landscape Notes**
1. See Sheet L1.2 for Landscape Notes and Details.
 2. Adjust Landscape Material as Needed to Allow Access to all Area and Existing Utilities.
 3. All Areas Disturbed by Construction Shall be Landscaped and Not Left Open.

- Irrigation Notes**
1. Existing Irrigation Shall Remain Functional During all Phases of Construction, Irrigation Damaged due to Construction Shall be Repaired. Existing Irrigation in New Plant Locations Shall Verify Existing Method of Irrigation and Match Actual Sprinkler Grid as Needed to Provide Adequate Water to New Plant Material. Irrigation Shaving Under Hardscapes as Needed.
 2. Irrigation Shall be Installed Before Seeded Area is Installed. Areas Shall not Receive Irrigation.

- Landscape Keynotes**
- ① Install New Landscape as Modified Parking Island. New Landscape Shall Match Site Existing. Install Road Match Over Street Surface.
 - ② Existing Landscape to Remain.
 - ③ Install Revegetation Seed Mix in Undeveloped Area - See Material Schedule for More Detail.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
	1	<i>Picea canadensis</i> 'Whitlockii' / White-Pine Tree	2" Cal. / 6-8' Ht.
	12	<i>Hemerocallis</i> x 'Stella de Oro' / Stella de Oro Daylily	1 pot
	18	Turf x medium 'Dark Green Sprouting' / Yes	5 yd

MATERIAL SCHEDULE

- Crushed Rock 3/4" - Install a three (3) inch Depth of Match Cur. Detail Per Seed Border Where Shown on Plans. Detail New Site Ecting. Detail: 3/11/2
- Revegetation Seed Mix - Install Seed Mix in Undeveloped Areas Where Shown on Plans. Seed Shall be Generously Sown Area to be Seeded. Seed Shall be Incorporated from a Local Source and Shall be Wind Applied. Seed Shall be Installed During the Year When it Can Take Advantage of Moisture. Seed Mix Shall be Applied by Hydroseeding. None

Scale: 1" = 20'

Landscape/Irrigation Plan

Riverdale Center VI Retail - Phase 1

4175 Riverdale Road
Riverdale, Utah

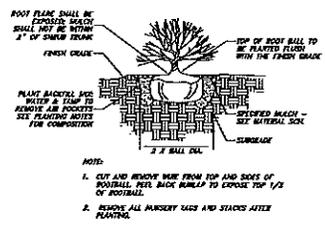
11 Jan, 2021

SWEE JAC

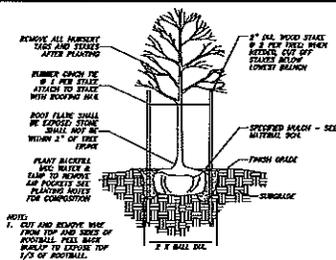
L1.1

General Landscape Notes

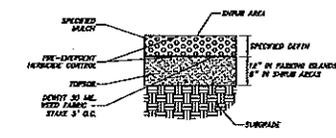
1. Plant material quantities are provided for taking purposes only. It is the contractor's responsibility to verify all quantities listed on the plans and the availability of all plant material and that quantity shall prior to scheduling a bid. The contractor must verify the landscape material prior to scheduling a bid. The contractor shall verify the quantity, availability, and quality of all plant material and that quantity shall prior to scheduling a bid. The contractor shall verify the quantity, availability, and quality of all plant material and that quantity shall prior to scheduling a bid.
2. Contractor shall not start work before receiving for plant material.
3. Prior to installation, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and shall pay any and all damages to utilities, including site reconnection, which occurs as a result of the landscape construction.
4. The landscape contractor shall maintain the site conditions under which the work is to be performed and notify the general contractor in writing of any unsatisfactory conditions. Do not proceed until conditions have been corrected.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. The site and architectural drawings for all structures, landscape, grading, and drainage instructions.
7. Contractor shall not change plant material at all times. All contractors must have adequate liability, professional liability and property damage insurance. Coverage must be provided until all landscape work is completed and all work is paid in full. Contractor shall obtain a 2-yr. warranty.
8. All new plant material shall conform to the minimum standards established by the American Standards for Nursery Stock published by the American Society of Horticulture, Inc. In addition, all new plant material shall be of specimen grade.
9. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
10. Any proposed substitutions of plant species shall be made with plants of equivalent or better hardiness, growth habit, flower color, form and culture only as approved by the Landscape Architect.
11. It is the contractor's responsibility to furnish all plant material free of and free of all diseases, insects, and other damage to plants. The contractor shall protect the appropriate plants of the appropriate size to purchase the plants.
12. The contractor shall install all landscape material per plan, notes and details.
13. Plant species are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, container conditions and remarks.
14. All grading and soil placement shall be undertaken when soils are wet or near frozen.
15. Plants or burlapped plants shall be used for all landscape areas. The burlap shall be in place until the plants are established. The burlap shall be in place until the plants are established. The burlap shall be in place until the plants are established.
16. Plants or burlapped plants shall be used for all landscape areas. The burlap shall be in place until the plants are established. The burlap shall be in place until the plants are established. The burlap shall be in place until the plants are established.
17. Prior to placement of plants in all landscape areas, all materials must be removed by carrying the soil to a depth of 2' below in order to verify a foundation for the plants. Plants shall be in place until the plants are established.
18. Provide an 8" ball depth of mulch or burlapped layer in all plant areas and 12" ball depth in parking lot areas. Parking lot areas shall be planted with grass.
19. All plant material shall be in place by the date of the contract and 8 weeks after. Contractor shall be responsible for the site and landscape until plant health returns. The use of the root balls shall be planted with the plants.
20. Plant material shall be in place by the date of the contract and 8 weeks after. Contractor shall be responsible for the site and landscape until plant health returns. The use of the root balls shall be planted with the plants.
21. All new plants shall be balled and burlapped or container grown, unless otherwise noted on plant schedule.
22. Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive a specified amount of water per foot of root ball. This shall be applied on a regular basis for the first 60 days after planting. The top of trees shall be slightly higher than ground and concrete areas. All plants shall be watered after installation.
23. All deciduous trees shall be double staked per tree planting details on schedule. Verify that all trees are straight. If the contractor is responsible for the site, the contractor shall be responsible for the site.
24. The contractor shall complete all of excavation and foundation and backfilling the site of completion and final acceptance.



SHRUB PLANTING
Not to Scale



DECIDUOUS TREE PLANTING
Not to Scale



LANDSCAPE PREPARATION
Not to Scale

DATE	02/11/2021
BY	DL

Checked by: JF
 Drawn by: DL
 Chief: JF
 ECR Acquisition
 12-22-20

ANDERSON WAHLER & ASSOCIATES
 2010 North Woodland Drive, Suite 100, North Salt Lake, UT 84054
 (801) 581-1234 • www.ahw.com

Landscape Notes & Details
Riverdale Center VI Retail - Phase 1
 4175 Riverdale Road
 Riverdale, Utah

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

11 July 2021
 SHEET NO. **L1.2**

**RIVERDALE CITY
PLANNING COMMISSION AGENDA
January 26, 2020**

AGENDA ITEM: E2

SUBJECT: Consideration of Preliminary Site Plan approval for Dutch Bros Coffee, property located approximately 4177 South Riverdale Road, Riverdale, Utah 84405, as requested by Dutch Bros, LLC and Barghausen Engineers.

PRESENTER: Mike Eggett, Community Development

- INFORMATION:**
- A. [Exec Summ Dutch Bros Prelim Site Plan – PC \[20210126\]](#)
 - B. [Dutch Bros Bldg Prelim Site Plan Review – 20210120](#)
 - C. [Dept Staff Reports – Dutch Bros Prelim PC \[20210121\]](#)
 - D. [Dutch Bros City Eng Draw review #1 – 20 January 2021](#)
 - E. [Dutch Bros Site Plan – App Submit \[20210106\]](#)
 - F. [Dutch Brothers-Project Narrative](#)
 - G. [Dutch Brothers – UT-0701_201228_Design Review Package](#)
 - H. [Dutch Brothers Site Plan Prelim - 20210112](#)

[BACK TO AGENDA](#)



Planning Commission Executive Summary

For the Commission meeting on: 1-26-2021

Petitioner: *Dutch Bros., LLC.*
represented by Savannah Hutchins and Russ Orsi

Summary of Proposed Action

Dutch Bros. LLC, as represented by Savannah Hutchins (Barghausen Engineers) and Russ Orsi, has applied for a Preliminary Site Plan review of a new café building with drive-thru and supporting facilities development project for real estate located at approximately 4177 South Riverdale Road (on the south end of the old Best Buy building site). The affected parcels are zoned in the Retail/Commercial Park Overlay (RCP) zone and per this zoning, this development parcel is also subject a previously approved Development Agreement for this location. This site plan is being proposed for development on property that located within an existing retail commercial center. The property is currently owned by Riverdale Center North, LLC. A public hearing is not required to consider this site plan proposal. Following the presentation and discussion of the proposal, the Planning Commission may make a motion giving preliminary approval of the Dutch Bros Coffee site plan proposal, approval of the proposed site plan with any requested modifications, tabling the matter to a later date, or not giving preliminary approval of the proposed site plan with the appropriate findings of facts. If preliminary approval is provided, then this matter could move forward to a future Final Site Plan recommendation consideration process with the Planning Commission.

Title 10 Ordinance Guidelines (Code Reference)

This Preliminary Site Plan review is regulated under City Code 10-25 "Development in All Zones" and is affected by City Codes 10-13B "Retail/Commercial Park Overlay Zone (RCP)", 10-14 "Regulations Applicable to All Zones", 10-15 "Parking, Loading Space; Vehicle Traffic and Access", and 10-16 "Sign Regulations".

The proposed development parcels are located on property west of Riverdale Road on property currently owned by Riverdale Center North, LLC. The property is located in a RCP zoned area and the requested use of restaurants with drive-thru access is a permitted use in this zone, subject to the additional conditions imposed on this site by the previously established development agreement for this area.

Attached with this executive summary is a document entitled "Preliminary Site Plan Review - Dutch Bros. Coffee (Riverdale Center North Area)"; this is a supplementary document addressing items on the Preliminary Site Plan application document. Also attached, following this executive summary, are comments from the Public Works Director, the Police Chief, the Fire Department, and contracted City Engineer. The Planning Commission should discuss any concerns raised by these summaries.

The Planning Commission is encouraged to briefly discuss signage plans with the petitioner to better understand how site signage will work in this area; signage is regulated per City Code 10-16 (specifically section 8.(b.) for Commercial Districts); the applicant should be directed to adhere to this Code when contemplating signage. Signage information for this site has been provided in your packet.

Staff would encourage the Planning Commission to review this matter and then discuss with the petitioner concerns raised by staff and/or the Planning Commission. Staff would then recommend that the Planning

Commission make a motion giving preliminary approval of the Dutch Bros Coffee site plan proposal, approval of the proposed site plan with any requested modifications, tabling the matter to a later date, or not giving preliminary approval of the proposed site plan with the appropriate findings of facts.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Planned Commercial - High" and this proposed project would comply with this land use.

Legal Comments - City Attorney

Steve Brooks, Attorney

Administrative Comments - City Administrator

Bill Cobabe, City Administrator



Preliminary Site Plan Review – Dutch Bros. Coffee (Riverdale Center North Area), 4177 South Riverdale Road

Completed by Mike Eggett, Community Dev. Director on 1/20/2021

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

Date Plan Submitted to City: <small>(Must be at least two weeks prior to Planning Commission meeting)</small>	Jan. 6, 2021
Date Application Submitted to City:	Jan. 6, 2021
Date Fee Paid:	Paid on Jan. 12, 2021 (see receipt for detail)
Site Plan – Preliminary Requirements	Departmental Review Comments
<i>COVER SHEET</i>	Provided
<u>Title Block</u>	
Project name and address	Project name and address location shown; address location needs to be updated to reflect corrected address of 4177 South Riverdale Road
Property Owner’s name, address, and phone number	Shown on cover page: CCA Acquisition Company (Riverdale Center North), LLC, 5760 Wilshire Blvd, Suite 1250, Los Angeles, California 90036, 323-965-1510
Property Developer’s name, address, and phone number	Shown on cover page and application: Dutch Bros Coffee, 110 SW 4 th Street, Grants Pass, Oregon 97526, 916-765-7270
Approving agency’s name and address: Utility companies if applicable	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405, city name and address not shown on cover sheet; other utility agencies name and contact info provided
Consulting Engineer’s name, address, and phone number	Barghausen Consulting Engineers, Inc, 18215 72 nd Avenue South, Kent, Washington 98032, 425-251-6222

Licensed Land Surveyor's name, address, phone number, signature, and seal	Great Basin Engineering, Inc, 5746 South 1475 East, Ogden, Utah 84070, 801-394-4515; <u>seal and signature not provided at this time</u>
Date	Yes – 12/28/2020
Revision block with date and initials	Revision blocks shown and notes provided
Sheet number and total sheets	Shown (18 total sheets), also 1 sheet for lighting and photometric plan and 9 sheets for building exterior and interior imagery/details
<u>General</u>	
Street names	Shown – Riverdale Road, 300 West, 500 West, and 550 West
Layouts of lots with lot numbers	Yes, shown; three lots shown
Adjacent tract ownership and tax identification numbers	Tract ownership names and tax ID shown on the ALTA survey sheet
Scale (minimum 1"=50' to 1"=10')	Yes, scale is shown, 1" = 30'
North arrow	Yes
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Existing easements identified on ALTA survey page, existing structures currently on site shown (now demolished), existing utility lines shown on sheet C1.2; <u>unknown if approvals provided to cross, use, relocate</u>
Space for notes	Yes, provided
Contours	Yes, shown on multiple sheets
Public areas	Existing and planned sidewalks and curb/gutter shown on multiple sheets
<u>Vicinity Map</u>	
Street names	Yes
Site location	Yes - project location shown is the wrong location for the project site, should be on the west side of Riverdale Road and a little to the south from there
North arrow	Yes
Scale	Note of "Not to Scale"
<u>Layout</u>	
Landscaping (location and type with area calculations)	Yes, provided on sheets L1.0-L6.0, area calculations shown on C1.0 and L1.0

Location of exterior lighting devices, signs, and outdoor advertising	Yes, location of existing lighting shown in packet; no on site existing signs; location of proposed onsite lighting devices shown; signage locations shown; architectural elevations provided; planned building lighting provided
Location of underground tanks, dumpsters, etc	No tanks present on site; dumpster and dumpster enclosure location shown in packet
<u>Additional Information</u>	
Benchmark	Shown on ALTA survey
Basis of bearings	Shown on ALTA survey
Legend	Shown on ALTA survey
<i>PLAN AND PROFILE SHEETS</i>	Site plan and profile sheets provided
<u>Title Block</u>	
Project name and address	Project name and address location shown; address location needs to be updated to reflect corrected address of 4177 South Riverdale Road
Approving Agency's name and address	Riverdale City, 4600 So. Weber River Drive, Riverdale, Utah 84405, city name and address not shown on cover sheet;
Consulting Engineer's name, address, and phone number	Barghausen Consulting Engineers, Inc, 18215 72 nd Avenue South, Kent, Washington 98032, 425-251-6222
Date	Yes – 12/28/2020
Scale	Yes, scale is showing
Revision block with date and initials	Revision blocks shown and notes provided
Sheet number and total sheets	Shown (18 total sheets), also 1 sheet for lighting and photometric plan and 9 sheets for building exterior and interior imagery/details
<u>General</u>	
North arrow	Yes
Street names	Shown – Riverdale Road, 300 West, 500 West, and 550 West
Lot numbers	Yes, shown; three lots shown
Reference to sheets showing adjacent areas	Not applicable
Center line stationing	Shown on plans
Existing natural ground	Shown on ALTA survey and sheet C1.2

<u>Signage</u>	Building signage concepts shown on arch drawings and on plan sheets; <u>may inquire more regarding future signage intent if desired</u>
Height	<u>Not provided at this time</u>
Size	<u>Not provided at this time</u>
Locations	Building signage concepts shown on arch drawings and on plan sheets
Colors	Building signage concepts shown on arch drawings; <u>other signage not provided at this time</u>
Lighting	<u>Not provided at this time</u>
<u>New and Existing Buildings</u>	
Height and Size	New building - Height = Unknown at this time ; Building size = Unknown at this time
Location, setbacks, and all dimensions	Yes, shown on sheet C2.1; approximates: front setback – minimum 79 feet at nearest point; rear setback – minimum large distance exceeds minimum requirement at nearest point; south side setback – 25 feet at nearest point; north side setback – minimum large distance exceeds minimum requirement at nearest point
Type of construction	Materials for structure, texture, color appearance provided on architectural drawings; DRC will be needed for this site plan
Type of occupancy and proposed uses	Regional commercial cafe and drive-thru
Show handicapped access	ADA accessible ramp and access areas shown and handicapped parking stalls shown
<u>New and Existing Landscaping & Percentage</u>	Landscaping codes identified on sheet L1.0 are not referencing Riverdale City Codes, this needs to be fixed ; Percentage of landscaping provided for site is 24.48%, therefore does meet minimum requirement of 20% or more landscaping coverage per City Code 10-14-12(B.)(2.)
Number of trees	8 trees, 22 shrubs, 12 grasses and perennials
Landscape plan showing all planting, hardscaping, berming, and watering	Planting, hardscaping shown; new site development requires gentle berming locations, as required in 10-14-12 (B.)(2.) and per development agreement, not identified in landscaping plan, gentle berms should be identified along the Riverdale Road edge of site plan area to screen lights and traffic from impacting Riverdale Road ; irrigation plan identified on L4.0-L6.0

Xeriscaping alternatives being considered	Yes, xeriscaping seems to be applied in the rock mulch and ground cover areas of landscape plan; for more, inquire of the developer
<u>New and Existing Walls and Fences</u>	
Location, design, and height	No existing fences on site; no new fences appear to be planned for site
Materials proposed for construction	No new fences planned for site
<u>New and Existing Parking</u>	
Location, area, and layout of off-street parking (size of stalls, regular and handicapped)	19 dedicated stalls are provided and shown; handicapped parking space provided and shown; size meets city requirements; appears per code adequate parking for use concepts, need to know how many eating booths, tables, stools anticipated in building to verify
Location of employees' parking, customer parking, and handicapped parking	Established as shown in drawings; employee parking and customer parking appear shared
Internal circulation pattern	Drive thru shown; parking area circulation shown
<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	Yes, internal access and circulation shown with arrows; inquire more if desired
<u>New and Existing Streets</u>	
All access points	Yes, this is shown
Center lines	Yes, this is shown
Right-of-way lines	Shown, dedicated right-of-way identified
Face of curb lines	Yes, this is shown
Centerline slope	Shown on drawings and established per previous and other project road development
Signing and striping	Signing installation should be coordinated with public works dept and paid for by applicant; roadway striping should be coordinated with public works if applicable
Light poles	Yes, location of existing light poles and power equipment shown; location of onsite proposed light poles and equipment shown in packet
Street lights	Yes, location of existing street light poles and power equipment shown; <u>no newly proposed street light poles or devices appear to be planned</u>

Street name signs	Location of street name signs on site not applicable to this location
Stop signs	Location of stop signs on site not clearly shown, if any planned
UDOT approval (if required for project)	Not applicable
Sidewalk (4' side with 4" of road base or 6' side with 6" of road base through the approach)	Yes, shown and defined on sheet C5.1
Planting Strip	No planting strips planned or available along Riverdale Road
<u>New and Existing Storm Drainage</u>	
Top of curb elevations	Shown on C3.0, in detail on sheet C5.0
Slope of gutter	Shown on C3.0 and C3.1, in detail on sheet C5.0
Manholes	Existing shown on multiple sheets; new shown on multiple sheets;
Invert elevations	Shown on C3.0 and C.3.1, in detail on sheet C5.0, <u>defer to City Engineer</u>
Length, size, slope, and type of mains and laterals	Shown on C3.1-C4.0, in detail on sheet C5.0, <u>defer to City Engineer</u>
Location of catch basins	Shown on multiple sheets in packet
Ditches, location and ownership	Not applicable
Approval to pipe, reroute or use	Other than future City approval, <u>unknown if other UDOT approval required, defer to City Engineer</u>
Calculations for retention system	Provided in limited format on sheet C3.1 and C4.0; <u>defer to City Engineer</u>
Method of storm water clean-up	Shown on sheet C3.1; <u>refer to notes additionally regarding larger project storm water clean-up</u>
<u>New and Existing Sanitary Sewers</u>	
Manholes	Existing shown on multiple sheets; new shown on multiple sheets;
Invert elevations	Shown on C3.0 and C.3.1, in detail on sheet C5.0, <u>defer to City Engineer</u>
Length, size, type, and slope of mains and laterals	Shown on C3.1-C4.0, in detail on sheet C5.0, <u>defer to City Engineer</u>
<u>New and Existing Water Lines</u>	
Length, size, type, and slope of mains and laterals	Shown on C3.1-C4.0, in detail on sheet C5.0, <u>defer to City Engineer</u>
Location, size, and type of water meters, valves, and fire hydrants	Shown on C4.0, <u>water meter size, location, and type not identified</u> ; Location of existing valves shown; <u>Location of new and valves not shown, where applicable</u> ; no existing fire hydrants on site; no new hydrants planned for this site plan

<u>New and Existing Gas Lines</u>	
Size and type	Existing and new gas lines shown on C4.0, <u>size and type not shown</u>
<u>New and Existing Electrical Lines</u>	
Size, location, and type	Existing and new power lines locations shown, <u>size and type not identified</u>
Location of power poles	Existing power poles and overhead lines location; new power poles location not planned
<u>New and Existing Telephone Lines</u>	
Location of poles, junction boxes, and manholes	Existing location of telephone boxes and new telephone utility lines, poles and associated manholes shown on C4.0 where applicable
<u>New and Existing Cable TV Lines</u>	
Location of lines (if applicable)	Cable TV lines shown on C4.0 where applicable
<i>DETAILED DRAWINGS</i>	
Cross section of roadway (minimum 8" road base and 3" asphalt)	Refer to sheet C5.0-5.1 for roadway cross section connection to curb, gutter, and sidewalk areas
Cross section of curb and gutter (standard 30" high back)	Shown on sheet C5.0-5.1, defer to City Engineer
Gutter inlet box with bicycle safe grate	Detail shown on sheet C5.1, locations identified on multiple sheets; not identified as bicycle safe grates on gutter inlet boxes ; <u>defer to City Engineer</u>
Cleanout box	Detail shown on sheets C5.0, location identified on multiple sheets; <u>defer to City Engineer</u>
Thrust blocking	Locations and detail not shown, where applicable ; <u>defer to City Engineer</u>
Special energy dissipating or drop manholes	None showing and may not be applicable; <u>defer to City Engineer</u>
<i>ADDITIONAL INFORMATION</i>	
Soils report	Geotechnical report has been provided as completed by CMT Engineering Laboratories on November 30, 2020 for this site
Drainage and runoff calculations	Provided in limited format on sheet C3.1 and C4.0; <u>defer to City Engineer</u>
Water right transfer documentation	Applicant needs to work with Public Works Department to provide adequate water rights for this site per 8-6-3 of City Code
Copy of protective covenants, codes, and regulations for development	These documents have been provided by AWA Engineering on behalf of landowner group
Three (3) total 11" X 17" copies of plan drawings, one large full set of plan drawings, and one digital full set copy of plan drawings	Yes, provided as requested

Building elevation renderings	Provided with packet (9 sheets)
Corp of Engineers approval (if required)	Noted as FEMA flood zone determination outside of the 0.2% annual floodplain; no approval req.
Zoning compliance	Yes, Retail/Commercial Park Overlay (RCP) Zone meets intended uses for site design; this project is in compliance with the Development Agreement documents established for this area
RDA compliance (if applicable)	No applicable RDA regulations for this project area
Use compliance	Yes, this use complies with the Development Agreement and zoning for this RCP zoned area
Engineering comments and letter of approval recommendation	Engineering comments, along with Public Works, Police Department, Fire Department provided
Traffic study	Not currently required
All Planning Commission and City Staff conditions for approval have been met	<u>Currently Preliminary Submission approval consideration being reviewed by Planning Commission</u>

DEPARTMENTAL STAFF REPORTS – 1/20/2021 to 1/21/2021

From: Shawn Douglas
Sent: Thu 1/21/2021 7:44 AM
To: Mike Eggett
Subject: Dutch Bros

Mike,

These are my review comments for Dutch Bros. Thanks

Plan Review For Dutch Bros.

Storm Water

- 1-Drainage system operation and maintenance plan and BMPS approved and recorded with plat.
- 2-Orifice size, location and plan detail, free board on detention/retention structure, free board on structure, and emergency overflow.
- 3-Hydraulic separator or BMP's to treat storm water before water enters underground retention/detention or city system.
- 4-Provide proposed flows gpm/gpd.
- 9-Storm water prevention plan for construction site including BMP's including a restroom. All storm water inspections will need to be completed on Compliance Go.
- 10-Notice of intent filed with state.
- 11-Note to certify retention/detention structure size after construction.
- 12-Retention/Detention structure design and materials shown.
- 13-Injection well permit if required.

Water

- 1-Water meters need to be installed in the park strip or an approved location.
- 2-Meter box design as per Riverdale City standards.
- 3-Existing water services or lines that are not in use will need to be capped at the main line.
- 4-Backflow preventor location, type, and size.
- 5-Provide water usage peak demands.
- 6-Provide what water shares will be used to meet water requirements.

Sewer

- 1-Abandoned sewer lines will need to be capped at the property line or main line.

Other

- 1-Note requiring all construction and materials shall meet Riverdale City standards.

- 2-Note requiring all missing, nonfunctioning, and or damage surface improvements shall be replaced. (sidewalk, curb and gutter, fencing, etc.)
- 3-Dimensions and square footage of each lot.
- 4-Square footage of impervious surface for each lot.

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

From: Scott Brenkman
Sent: Wed 1/20/2021 1:24 PM
To: Mike Eggett
Subject: RE: !Follow-up Reminder: Preliminary Site Plan Submittal for Dutch Bros. Coffee project - response comments needed

No concerns with the project.

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

From: Jared Sholly
Sent: Wed 1/20/2021 3:31 PM
To: Mike Eggett
CC: Randy Koger
Subject: Re: !Follow-up Reminder: Preliminary Site Plan Submittal for Dutch Bros. Coffee project - response comments needed

I don't have any issues.

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

From: Randy Koger

Sent: Wed 1/20/2021 1:33 PM

To: Mike Eggett

CC: Jared Sholly

Subject: RE: !Follow-up Reminder: Preliminary Site Plan Submittal for Dutch Bros. Coffee project - response comments needed

I have no additional recommendations.

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.

Fire Marshal/Code Enforcement Officer

Riverdale City

801-436-1241

20 January 2021

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **Dutch Bros Coffee Site**
Subj: Preliminary Improvement Plan Review

Dear Mike,

Attached for consideration is my engineering review of the above referenced project. The following items will need to be considered and addressed prior to receiving recommended approval from our office.

General Note:

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

1. An **electronic copy** of the Plat drawing must be submitted to the Public Work Department for record keeping upon design completion and prior to approval of the final drawings from our office.

Improvement Drawings

1. The “Geotechnical Report” will need to address and evaluate the soil percolation valves on the Site (Lot #3) and the other lots within the Riverdale Center VI Subdivision. The information will need to be added to the geotechnical report.
2. Notes at various places on the drawings reference “Gross” square footage which is different than the “Parcel” square footage, by nearly 3,500 square feet. This needs to be resolved and explained.

3. All existing water and sewer laterals must be disconnected at the main supply pipeline unless they are to be reused. Connection details and notes are required.
4. What surface and underground improvements will be installed to the North of the Dutch Bros site (Lot #1 and Lot#2) and by whom?
5. The surface pavement depths will need to be placed in the drawings rather than reference to the geotechnical report.

Storm Water Concerns

1. With the new “State of Utah - Storm Water Requirements”, each subdivision lot will need to retain and manage the 85% volume of storm water, prior to discharge to the “Overall” site detention basins. This requirement may be accomplished per each lot or as a combination of all lots in the subdivision.
2. The storm water calculations for the “Dutch Bros” site will need to be prepared and submitted.
3. The “Overall Site” stormwater collection system and piping layout (with pipe diameters) extending from the three lots in the proposed subdivision to the existing “Overall” detention basins will need to be an attachment drawing to the drawing package.
4. There is presently a storm water junction box on the Subway Sandwich property with discharge piping onto the Dutch Bros lot. The discharge point (piping and inlet box) is at the most southeasterly curb and gutter location on the Subway Sandwich property
5. On the site there are several locations where storm water will be directed to flow across asphalt to a curb wall and then along the face of those curb walls. It is our recommendation that the curb walls be replaced with curb & gutter due to the climate here in Utah with freeze – thaw conditions.
6. The storm drainage from the North side of the Dutch Bros site will flow onto Lot #1 and Lot #2 of the Riverdale Center VI subdivision. A maintenance/management plan will need to be created to resolve this issue; normally all storm water falling upon an approved lot remains on that lot and is managed by that lot owners. Also reference review item #2 above.
7. The “Peak Run-off” on this site will approach 2.0 cfs. With this volume of storm water, we recommend that the minimum pipe diameter for all storm water piping be at least 10” in diameter. We would encourage a 12” diameter pipe be used based on pipe cleaning, capacity issues, contractor installation issues and our experience.
8. All inlet storm water boxes to be “hooded boxes”.

Culinary Water Concerns

1. How will the site be serviced with culinary water? Please show details.
2. Where will the culinary meter box and facilities be located on site? Please show the construction detail?
3. Where is the fire line and the details in regards to the building fire line?
4. An existing fire hydrant has been called to remain in place. We could not locate it on the site drawings.
5. There is no irrigation water supplier in Riverdale City – yet the plans call to connect to the irrigation water source. If the culinary water is to serve the landscaping needs of the site there must be a reversed pressure, dual check backflow preventer installed and shown on the plans along with a detail drawing. Please show the connection details.

Sanitary Sewer Concerns

1. The sizing calculation for the required capacity of the “Grease Interceptor” will need to be shown on the drawings along with the drawing detail.
2. A sanitary sewer “Sampling Manhole” will need to be shown in the drawings along with a drawing detail.

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

Sincerely,

CEC, Civil Engineering Consultants, PLLC.



N. Scott Nelson, PE.

City Engineer

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



Riverdale City

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

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

CASE NO: 2021-01 DATE SUBMITTED: 1-6-2021

APPLICANT'S NAME: Dutch Bros LLC dba Dutch Bros Coffee

BUSINESS ADDRESS: 110 S.W. 4th Street, Grants Pass, OR 97526

BUSINESS PHONE: (916)765-7270 Russ.Orsi@dutchbros.com

ADDRESS OF SITE: 4173 Riverdale Road, Riverdale, UT 84405

APPLICANT'S INTEREST: _____

Application is hereby made to the Riverdale City Planning Commission requesting that the following permitted use, be approved on 28,718 sf / 0.66-acre of property in the C-3 zone in (sq. ft./acreage)

accordance with the attached site plan.

DocuSigned by:
Russ Orsi
8481C3CB5CCA47E
Signature of Applicant

DocuSigned by:
Alexander Usdan
974E96443FA9464
Signature of Property Owner

I authorize Russ Orsi to act as my representative in all matters relating to this application.

DocuSigned by:
Alexander Usdan
974E96443FA9464
Signature of Property Owner

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

Fee: \$ 110.00 Date paid: 1/12/2021

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: 1/26/2021 Decision of Commission: _____

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

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

Date: _____ Decision of Council: _____

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405

394-5541

Receipt No: 15.541405

Jan 12, 2021

Dutch Bros LLC

Previous Balance:	.00
MISCELLANEOUS - Site Plan Approval Application	110.00
10-34-1500 ZONING & SUB. FEES	

Total:	110.00
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CHECK	Check No: 200773	110.00
Total Applied:		110.00

Change Tendered:	.00
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01/12/2021 3:54 PM



BARGHAUSEN

PROJECT NARRATIVE

Commercial Site Plan Dutch Bros Coffee

4173 Riverdale Road
Riverdale, Utah 84405

Prepared by:
Barghausen Consulting Engineers, Inc.

December 28, 2020

Our Job No. 21440

BARGHAUSEN CONSULTING ENGINEERS, INC.

18215 72ND AVENUE SOUTH KENT, WA 98032 P) 425-251-6222 F) 425-251-8782
BRANCH OFFICES: TUMWATER, WA KLAMATH FALLS, OR LONG BEACH, CA ROSEVILLE, CA SAN DIEGO, CA
barghausen.com

Project Overview

The project site is located within Riverdale Center II Shopping Center in Riverdale, Utah 84405. The project site consists of an approximate 0.47-acre (20,310 square feet) parcel that is currently occupied by a vacant department store (Best Buy). The proposed scope of work includes construction of a new 862-square-foot Dutch Bros Coffee with a drive-through service window. Site improvements will include surface parking for nine (9) vehicles (8 regular stalls, 1 ADA stall), a double drive-through lane with stacking for up to 16 vehicles, interior and perimeter landscaping, and a 336-square-foot trash and recycling enclosure. A separate covered service window will be offered for walk up customers on the east elevation of the building, opposite from the drive-through service window.

The property is currently zoned as Commercial – Regional (C-3) with the Retail/Commercial Park (RCP) overlay, an overlay zone area subject to the Development Agreement for the Riverdale Center II Shopping Center project. A Dutch Bros Coffee stand is considered a "drive-through" for the purposes of applying the City's use regulations. A drive-through facility is a permitted use in the C-3 zone and RCP overlay.

Queuing and Stacking

Approximately 300 feet of stacking space is available behind the drive-through window to accommodate up to 16 vehicles in the dedicated queuing lane. Additionally, a striped bypass lane is provided abutting the drive-through to accommodate an additional three (3) vehicles within the queue, as needed. Dutch Bros Coffee will implement a runner system at the proposed facility that is designed to increase speed and efficiency in serving drive-through customers. Dutch Bros Coffee employees travel from vehicle to vehicle to greet customers and take orders. These "runners" utilize a handheld device to transmit customers' orders to the multiple drink stations inside the building. Additionally, runners are able to charge individuals while in line, so by the time they arrive at the service window, they may pick up their order and be on their way. This system decreases wait times, while allowing our runners to have a more personal face-to-face interaction with customers.

Site Design and Orientation

The proposed Dutch Bros Coffee building will be constructed within approximately 80 feet of Riverdale Road, with the vehicle drive-through located to the interior side of the site. The project will include a separate customer window that is oriented to the east of the site and serves pedestrian walk-up traffic only.

Architecture

The proposed building is visually interesting and will be constructed with a variety of high-quality building materials and painted with simple, bold colors. Vertical and horizontal façade breaks, building massing, and modulation have all been incorporated into the design of the building. Canopy awnings are provided over all entrances and service doors, including a large 300-square-foot canopy over the customer walk-up service window providing weather protection. The building features modulation with a tower element, building wall articulation, and building materials that are aesthetic and compatible with other newer developments in the community. Colorful and visually interesting wall signs depicting the Dutch Bros Coffee logos will be installed on all sides of the building.

Signs and Lighting

Signs proposed for use at the project site will conform to the City of Riverdale Zoning Code. Signs proposed to be installed at the project site include a freestanding sign, wall signs, menu signs, drive-through, parking lot, and directional signs. Signs will be constructed with high-quality materials and properly installed under separate permits.

Site lighting will be provided at the project site for the safety and security of all customers, pedestrians, and employees. Outdoor lighting and illumination at the site will include parking lot security lighting and pedestrian scale lighting within the patio space and along the pedestrian pathway. Exterior building lighting

will be installed on the building façade. The drive-through area will be provided with security lighting. All lights will include shields to direct light toward the project site and keep glare away from the adjacent land uses and right-of-ways.

Zoning Compliance

The Dutch Bros Coffee stand has been designed to meet all applicable required zoning standards and setbacks of the C-3 zone and the RCP overlay, including the front and rear setbacks and stacking requirements.

Use Compliance

A Dutch Bros Coffee stand is considered a "drive-through" for the purposes of applying the City's use regulations. A drive-through facility is a permitted use in the C-3 zone and RCP overlay.

Conclusion

Approving the proposed Dutch Bros Coffee Shop will enhance the commercial character of the Commercial – Regional district. Dutch Bros Coffee is a successful business that will promote improvement of the existing commercial area. Dutch Bros Coffee locations are known to be clean and well maintained, providing quick service from friendly staff. The proposed coffee shop will provide excellent products and service, along with enhanced landscaping areas, lighting, and pedestrian open space at the project site that will benefit all customers and users in the immediate vicinity and the surrounding areas. The above narrative demonstrates how the proposal will increase the overall quality of the project site and positively impact the citizens and businesses of the surrounding community and the City of Riverdale.

HORIZONTAL CONTROL NOTE

CONTRACTOR SHALL MARK ALL PROPERTY LINES, CURB, SIDEWALK, CONCRETE PAVES AND ANY OTHER HARD SURFACE PERMANENT STRUCTURE DESCRIBED ON THESE PLANS READY FOR CONSTRUCTION BY A LICENSED SURVEYOR. LICENSED SURVEYOR SHALL STAKE ALL HARD SURFACE COORDINATE ELEVATION (REFERRED TO SITE CORNER) CONTAINED IN CAD DRAWING FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC. IF THE CONTRACTOR'S RESPONSIBILITY IS TO REMOVE EXISTING CURB, SIDEWALK, CONCRETE PAVEMENT, ETC., REFLECTING ANY CHANGES FROM EXISTING, BARGHAUSEN CONSULTING ENGINEERS SHALL MAINTAINLY BE NOTICED BY ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

**DUTCH BROS. COFFEE - RIVERDALE, UT
HORIZONTAL CONTROL PLAN**

LARGER DEVELOPMENT NOTE
 ANY OTHER PLANS HAVE BEEN PROVIDED IN CONNECTION WITH LARGER DEVELOPMENT. THE PLANS SHOWN ARE BEING DELETED ACCORDING TO THE USE LINE. MATERIALS SHOWN BY THESE DEVELOPMENT. FUTURE CONSTRUCTION IS ALLOWED TO OCCUR ON FULL EXTENT OF IMPROVEMENTS TO BE PROVIDED UNDER THIS PERMIT. THE USE OF IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF RIVERDALE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE IN POSSESSION OF APPROVED PLANS FOR LARGER DEVELOPMENT PROVIDED BY ARCHITECT WHEN AN APPROVED PERMIT TO CONSTRUCT IS OBTAINED. THE CONTRACTOR SHALL MAINTAIN RECORDS OF THIS PLAN SET AND THE PLAN SET PROVIDED BY ARCHITECT. CONTRACTOR SHALL MAINTAIN RECORDS OF THIS PLAN SET AND THE PLAN SET PROVIDED BY ARCHITECT. CONTRACTOR SHALL MAINTAIN RECORDS OF THIS PLAN SET AND THE PLAN SET PROVIDED BY ARCHITECT.

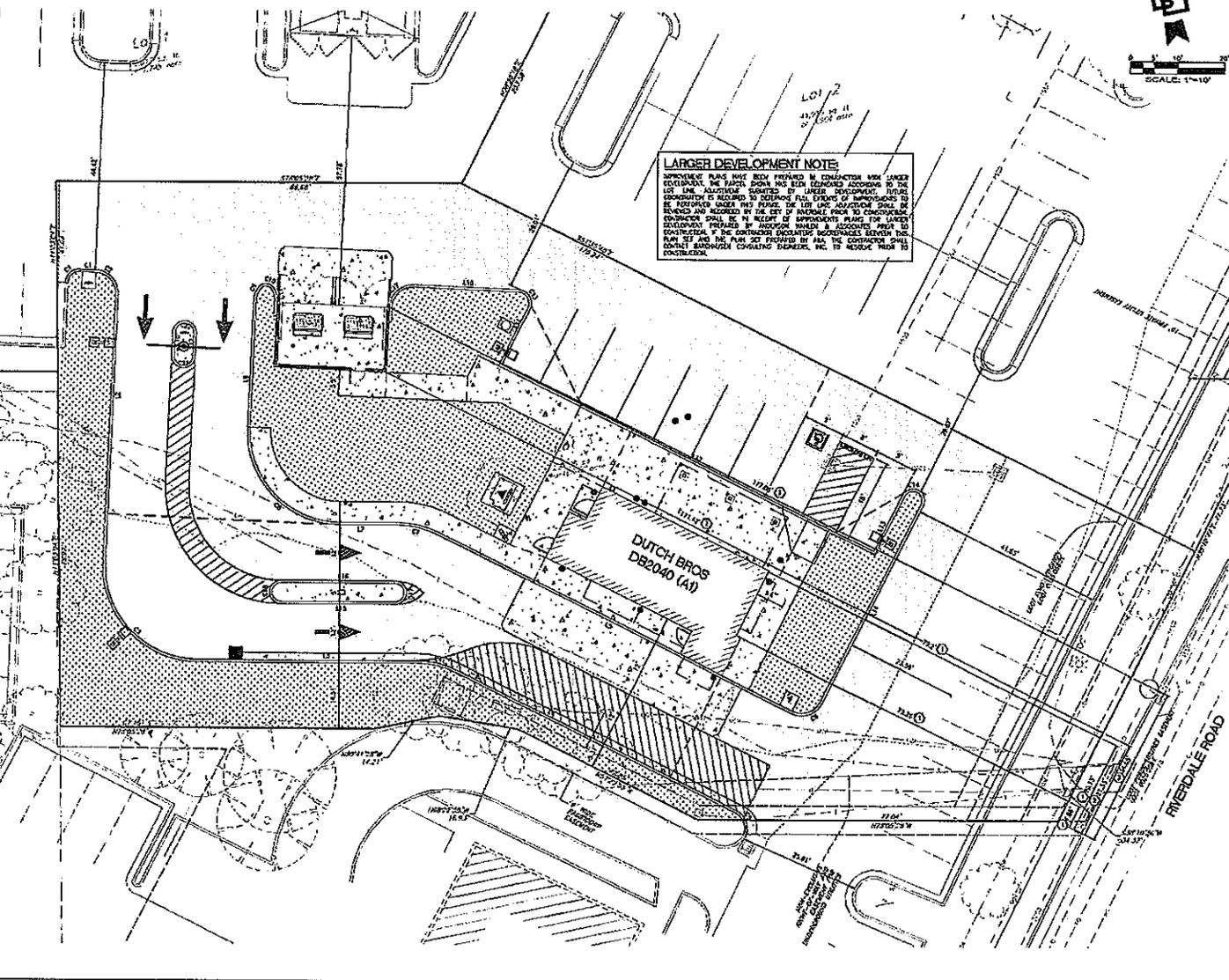
HORIZONTAL CONTROL NOTES

- HORIZONTAL CONTROL DIMENSIONS FOR THE BUILDING ARE SHOWN FROM THE EXISTING SOUTHWEST PROPERTY CORNER TO THE FACE OF STUD AS THE BEARING CORNER. THE BUILDING IS PARALLEL TO THE EASTERN PROPERTY LINE.
- HORIZONTAL CONTROL DIMENSIONS FOR THE DRINK ENCLOSURE ARE SHOWN FROM THE EXISTING SOUTHWEST PROPERTY CORNER TO THE FACE OF WALLS AT THE BUILDING CORNER.



Line #	Length	Direction
L1	247	N77° 54' 08.84"W
L2	5337	N1° 04' 08.80"E
L3	4887	N77° 02' 26.80"W
L4	4611	N57° 22' 26.81"W
L5	2247	S21° 22' 26.81"E
L6	1244	S10° 22' 26.81"E
L7	2728	S74° 22' 26.81"E
L8	2228	N17° 22' 26.81"E
L9	1128	N68° 22' 26.81"E
L10	828	N17° 22' 26.81"E
L11	1328	S10° 22' 26.81"E
L12	1328	S10° 22' 26.81"E
L13	1328	S10° 22' 26.81"E
L14	1328	S10° 22' 26.81"E
L15	1328	S10° 22' 26.81"E
L16	1328	S10° 22' 26.81"E
L17	1328	S10° 22' 26.81"E
L18	1328	S10° 22' 26.81"E

Curve #	Length	Radius	Delta
C1	4.71	2.00	90.00
C2	7.87	5.00	90.73
C3	33.26	30.00	83.43
C4	9.25	20.00	73.62
C5	8.78	4.00	88.80
C6	2.85	5.00	88.00
C7	5.25	20.00	73.62
C8	35.26	30.00	83.43
C9	2.85	5.00	88.00
C10	3.84	2.00	112.88
C11	2.85	5.00	88.00
C12	7.85	5.00	88.00
C13	5.87	3.00	114.03
C14	7.11	2.43	100.00
C15	7.85	2.50	100.00
C16	7.85	2.50	100.00
C17	7.85	2.50	100.00
C18	7.85	2.50	100.00
C19	7.85	2.50	100.00
C20	7.85	2.50	100.00



HORIZONTAL CONTROL PLAN
4173 RIVERDALE ROAD
RIVERDALE, UT 84405

Barghausen Consulting Engineers, Inc.
 1825 72nd Avenue South
 Kent, WA 98032
 425.261.8222 barghausen.com

UT0701
 C21 12
 12/20/2018 10:14 AM

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DUTCH BROS. COFFEE - RIVERDALE, UT
PRELIMINARY LANDSCAPE PLAN + CALCULATIONS

RIVERDALE MUNICIPAL CODE REQUIREMENTS

THIS SITE IS ZONED MDTA/COMMERCIAL/PARK (MCP) OVERLAY ZONE. SITE IS SURROUNDED BY SHADY HOP ZONE. ZONE C-2 IS ACROSS RIVERDALE ROAD FROM THE SITE.

- 19-03-21.4
- SIDE OF LOT AREA SHALL BE LANDSCAPED (NOT INCLUDING NON-BUILDABLE AREAS)
 - LANDSCAPE DESIGN IS SUBJECT TO PLANNING COMMISSION REVIEW
 - SCHEDULING IS REQUIRED FOR ALL PARKING & STORAGE VOLUMES FROM ANY ROADWAY
 - ALL AREAS NOT USED FOR PARKING, DRIVES OR STRUCTURES SHALL BE LANDSCAPED
 - TREES SHALL BE MINIMUM 2" CALIBER
 - MAXIMUM LIST OF HEAVY PLANTED TREES MAY BE ONE SPECIES
 - PROMOTE WATER CONSERVATION THROUGH PROPER PLANT SELECTION, INSTALLATION & MAINTENANCE PRACTICES. EVALUATE THE USE OF TURF GRASS, IRRIGATION SCHEDULING SYSTEM, USE SOIL AMENDMENTS & MULCHES TO IMPROVE WATER HOLDING CAPACITY, AND SPECIFY DROUGHT TOLERANT PLANTS.
- 19-36-7 PARKING:
- PARKING AREA LANDSCAPING SHALL BE 5% OF THE LAND ADJACENT TO THE PERIMETER OF THE PARKING AREA
 - PARKING PLANTED TREES SHALL BE THROUGHOUT THE LOT AT EDGE OF PARKING AREAS
 - PLANTED WITH SHADE TREES, LOW SHRUBS AND CLOUTEDGES.
 - PROVIDE A LANDSCAPED STRIP FROM THE EDGE-OF-ROAD
 - PROVIDE A BOLLING LANDSCAPED BOUND BETWEEN PARKING / LOADING AND STREETS / LOTS.
- 19-36-8 LANDSCAPING:
- 20% OF A BUSINESS/COMMERCIAL AREA SHALL BE LANDSCAPED WITH SPACE INTEGRATING EXISTING TREES & NATURAL VEGETATION INTO THE PLAN.

DEVELOPMENT AGREEMENT LANDSCAPE REQUIREMENTS

THE DEVELOPMENT AGREEMENT APPLIES TO THE LARGER SITE WHICH THIS SITE IS LOCATED.

- 2.4.1
- PROVIDE LANDSCAPED BERM ADJACENT TO RIVERDALE ROAD, DOWM BERM HEIGHTS AND LEANINGS.
 - LANDSCAPING MINIMUM 20% OF BUSINESS/ COMMERCIAL AREA
 - ALL LANDSCAPED AREAS NOT USED AS PARKING / STORAGE SHALL BE LANDSCAPED WITH PERENNIALS OR SHRUBS, TREES AND ANY LANDSCAPE MATERIALS.
 - 2% OF LANDSCAPE REQUIREMENT MAY BE PERENNIALS EXCEPT A PATIOS
 - PROVIDE MINIMUM 15 TREES PER ACRE OR 20 SHRUBS PER ACRE
 - TREE SIZES SHALL BE 3.5" CAL. OR LARGER, JULY 21" TO 2.5" CAL. AND 3.5" TO 2" CAL.
 - PERENNIAL STREET TREES SHALL BE 3.5" CALIBER TREES - 3" DIAMETER MINIMUM. LOCATE TREES AT LEAST 18 FEET FROM SIDEWALK
 - PARKING MUST MEET MINIMUM REQUIREMENTS FOR EDGE BERMING
 - AUTOMATIC IRRIGATION SYSTEM REQUIRED FOR ALL PLANTS.

LANDSCAPE CALCULATIONS

PARKING AREA = 23,790 SF
20% OF LOT (PARKING) AREA = 4,758 SF REQUIRED
4,772 SF NEW LANDSCAPED AREA PROVIDED
5,283 SF TOTAL LANDSCAPED AREA ON SITE
(THESE AREAS DO NOT INCLUDE ANY PERENNIAL PLAZA AREAS)

PARKING & MANEUVERING AREA IS 12,027 SF
2% OF PARKING AREA = 491 SF REQUIRED LANDSCAPING
418 SF EXISTING LOT LANDSCAPING IS PROVIDED (OUTLINED WITH HEAVY DASHED LINE)

ALL TREES MUST BE AT LEAST 3" CAL.
ALL TREES PROVIDED ARE AT LEAST 2" CAL.

33.3% OF TREES ARE 3" CAL. MINIMUM AS REQUIRED.
33.3% OF TREES ARE 2.1" TO 2.5" CAL. AS REQUIRED.
33.3% OF TREES ARE 1.5" TO 2" CAL. AS REQUIRED.

PERENNIAL TREES ARE 3" CAL. AS REQUIRED.

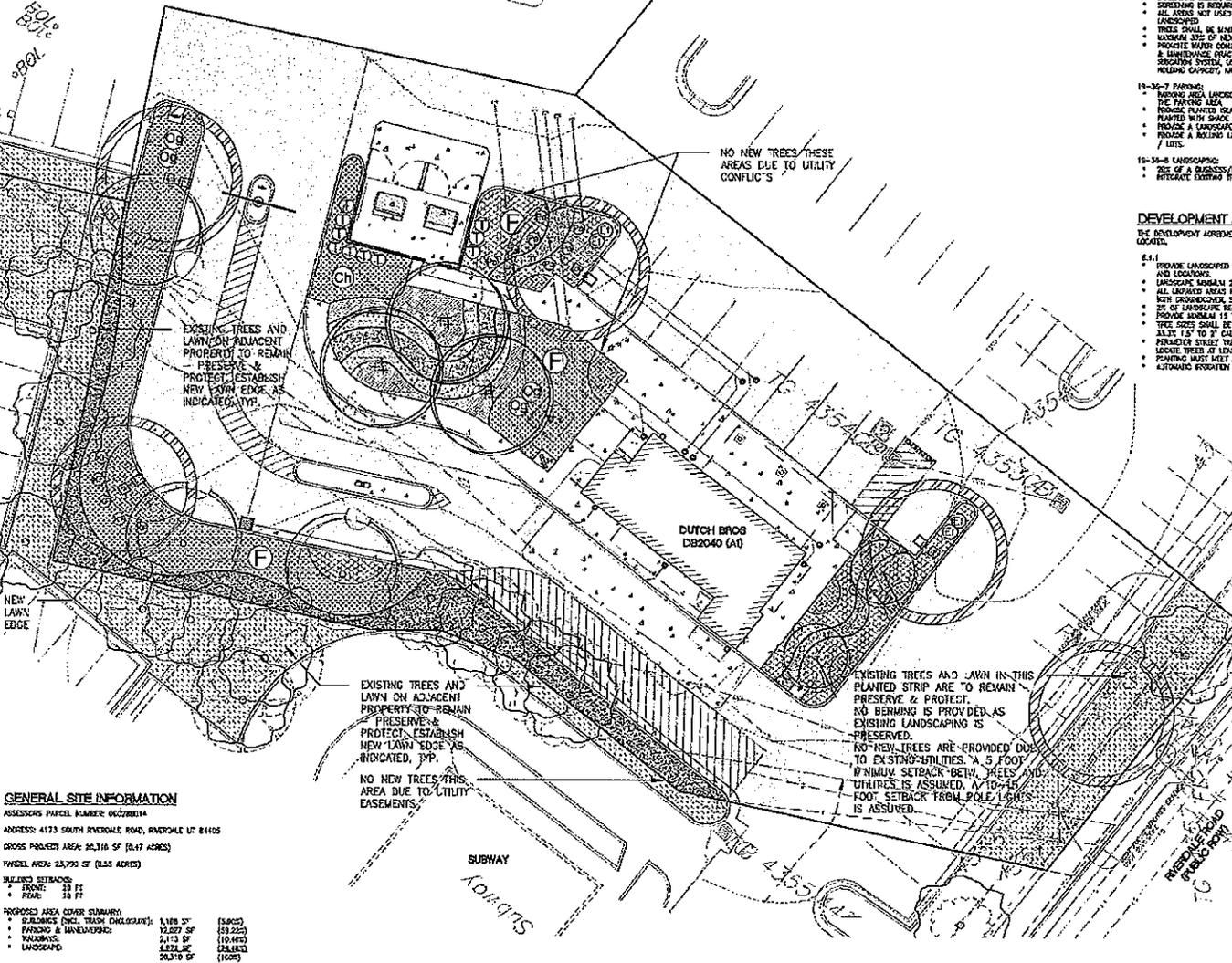
NO MORE THAN 33% OF TREES ARE ONE SPECIES AS REQUIRED.

NEW PLANTINGS SHALL BE WATERED WITH A LOW WATER USE AUTOMATIC IRRIGATION SYSTEM.

NO SIGN DISTANCE REQUIREMENTS ARE ANTICIPATED AFFECTING THE LANDSCAPED AREAS FOR THIS SIGHT.

PARKING IS 15.5 ACRES
15 TREES PER ACRE = 8 ARE REQUIRED
8 TREES PROVIDED

50 SHRUBS PER ACRE = 17 SHRUBS REQUIRED
22 SHRUBS PROVIDED
18 CROSSIES AND PERENNIALS



GENERAL SITE INFORMATION

ASSESSORS PARCEL NUMBER: 062700114
ADDRESS: 4173 SOUTH RIVERDALE ROAD, RIVERDALE UT 84105
GROSS PROJECT AREA: 90,310 SF (0.47 ACRES)
PARCEL AREA: 23,790 SF (0.13 ACRES)

BUILDING SETBACKS:

- FRONT: 30 FT
- SIDE: 10 FT

PROPOSED AREA COVER SUMMARY:

• BUILDINGS (INCL. TRASH ENCLOSURE):	1,198 SF	(0.005)
• PARKING & MANEUVERING:	12,027 SF	(0.062)
• HARDSHIP:	2,113 SF	(0.011)
• LANDSCAPE:	4,872 SF	(0.026)
	90,310 SF	(0.49)

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY LANDSCAPE PLAN + CALCULATIONS
 4173 RIVERDALE ROAD
 RIVERDALE, UT 84405

DUTCH BROS.

BARGHAUSEN CONSULTING ENGINEERS, INC.

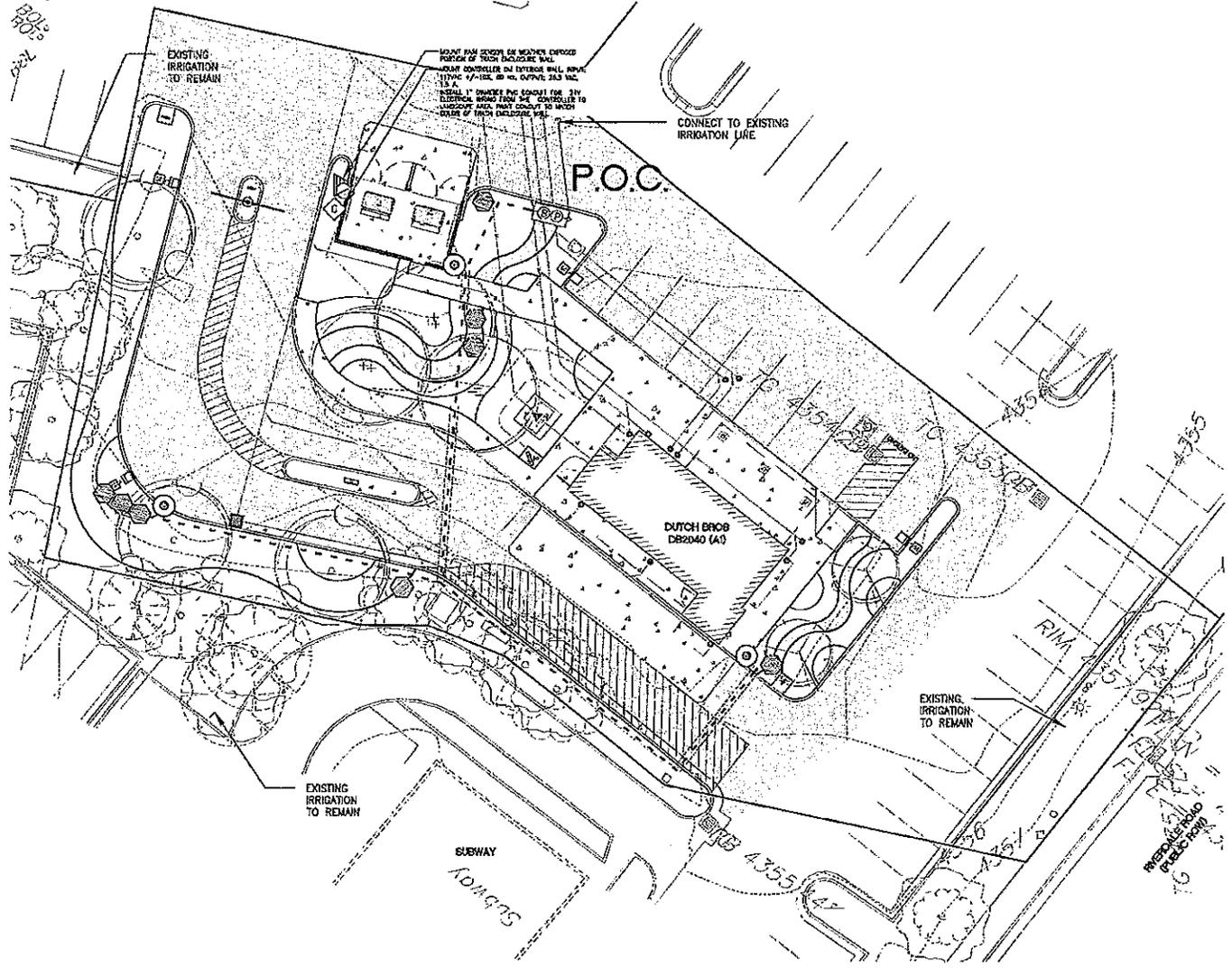
1805 TOWN CENTER SOUTH
 KENT, WA 98032
 425-851-9222 | barghausen.com

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

The name DUTCH BROS. and all associated logos, designs, slogans, emblems, and other indicia of trademark, copyright, service mark, and trade dress are the property of Dutch Bros. Coffee, LLC and are used under license by Dutch Bros. Coffee, LLC. All other indicia of trademark, copyright, service mark, and trade dress are the property of their respective owners. All other indicia of trademark, copyright, service mark, and trade dress are the property of their respective owners.

DUTCH BROS. COFFEE - RIVERDALE, UT
PRELIMINARY IRRIGATION PLAN



PRELIMINARY NOT FOR CONSTRUCTION

The owner, DUTCH BROS., and its consultants, architects, engineers, planners, and other professionals, warrant that the information provided herein, and made available to the public, is true and correct to the best of their knowledge and belief, and that they have not been negligent in the preparation, review, or approval of the information provided herein. The owner, DUTCH BROS., and its consultants, architects, engineers, planners, and other professionals, warrant that the information provided herein, and made available to the public, is true and correct to the best of their knowledge and belief, and that they have not been negligent in the preparation, review, or approval of the information provided herein.



Title PRELIMINARY IRRIGATION PLAN 4173 RIVERDALE ROAD RIVERDALE, UT 84405	
For 	
Scale Horizontal: 1" = 10' Vertical: 1" = 10'	
Prepared by Drawn by Checked by Approved by Date: 12/22/23	
Barchhausen Consulting Engineers, Inc. 18015 72nd Avenue South Kent, WA 98032 425.251.6222 barchhausen.com	
Job Number UT0701	Sheet 6 of 6

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12/22/23 10:45 AM

DUTCH BROS. COFFEE - RIVERDALE, UT PRELIMINARY IRRIGATION NOTES + DETAILS

LANDSCAPE IRRIGATION NOTES

1. COORDINATE IRRIGATION AND LANDSCAPE CONSTRUCTION TO COORDINATE:
 - A) INSTALLATION OF 110V ELECTRICAL SERVICE FROM ELECTRICAL SERVICE TO APPLICABLE ELECTRICAL CODES. PROVIDE 1/2" HOSE-LIP WITH ULTIMATE CONNECTION TO PERSONAL CONTROLLER OR ZONE CONTROLLER PER DESIGN AND COORDINATE WITH GENERAL CONTRACTOR.
 - B) INSTALLATION OF BRONZE/BRASS UNITS AND SILEN TO PROTECT POINT OF CONNECTION FOR UTILITY PLACES.
UNITS SHOULD BE INSTALLED APPROXIMATELY 18 INCHES BELOW GRADE.
 - C) VERIFICATION OF 80 PSI WATER PRESSURE AT POINT-OF-CONNECTION (P.O.C.) CONNECTION SHALL NOTY EXCEED AND INFORMATION CONCERNING EXCESSIVE PRESSURE OR ANY VARIATION IN STATIC PRESSURE OVER 5 PSI SEPARATELY THAN WHICH POSSIBLE.
 - D) INSTALLATION OF SLEEPING.
2. PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, AND SERVICES NECESSARY TO DESIGN AND INSTALL A COMPLETE IRRIGATION SYSTEM AS INDICATED ON THE DRAWINGS AND FOR WHICH PROPOSED A ONE (1) YEAR WARRANTY/GUARANTEED FROM FINAL ACCEPTANCE. PROVIDE ALL DETAILS IN MATERIALS, EQUIPMENT, AND MAINTENANCE.
3. COORDINATE IRRIGATION INSTALLATION WITH GENERAL CONTRACTOR, ELECTRICAL CONTRACTOR, LANDSCAPE CONTRACTOR, OTHER ARCHITECT, AND LANDSCAPE ARCHITECT.
4. LANDSCAPE CONTRACTOR TO TEST IRRIGATION SYSTEM PRESSURE PRIOR TO BEGINNING ANY WORK. LANDSCAPE ARCHITECT WILL VERIFY ALL RESULTS.
5. ALL WORK PER LOCAL CODE. INSTALLATION PER MANUFACTURER'S WRITTEN SPECIFICATIONS.
6. CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS, FEES, AND REQUIRED CITY APPROVALS.
7. SUBMITTALS:
 - A) SUBMIT FILE (1) COPIES OF EACH ITEM LISTED BELOW FOR LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL.
 - 1) PRODUCE DATE: ONE EACH TYPE OF PRODUCT MONOGRAM.
 - 2) CONTROL VALVE DATA SHEET.
 - 3) "AS-BUILT" DRAWINGS.
 - 4) OPERATION AND MAINTENANCE MANUALS.
 - B) PROVIDE AND KEEP UP TO DATE A COMPLETE "AS-BUILT" RECORD SET OF DRAWINGS WHICH ARE TO BE CONSIDERED BUILT AND SHOW EXACT GRADING FROM THE ORIGINAL SURVEYING AND SIZES AND QUANT "AS-BUILT" (CONCRETE, STEEL, AND KIND OF EQUIPMENT, THE SET OF DRAWINGS ARE TO BE KEPT ON SITE AND ARE TO BE USED ONLY AS THE RECORD SET. ALL WORK IS TO BE DONE AS NOTED EXCEPT AS OTHERWISE NOTED EARLY AS THE WORK BEGINS AND WORK AS ACTUALLY INSTALLED.
 - C) SUBMIT FROM (2) MEASUREMENT POINTS OF INTEREST, INCLUDING CORNERS, NAILS, OR ROAD INTERSECTIONS, ETC., THE LOCATION OF THE FOLLOWING:
 - 1) CONNECTION TO WATER LINES (P.O.C.).
 - 2) CONNECTIONS TO ELECTRICAL POWER.
 - 3) GATE VALVE, CHECK VALVES, AND REMOTE CONTROL VALVES.
 - 4) ROUTING OF MAINLINE (UNDERGROUND MAINLINE) AND MAINLINE ROUTING.
 - 5) ROUTING OF CONTROL MAINLINE.
 - 6) OTHER RELATED EQUIPMENT AS DIRECTED BY THE LANDSCAPE ARCHITECT.
8. PROVIDE AND PROVIDE PER TO CONSTRUCTION OF CONSTRUCTION, A THREE RING BINDER CONTAINING THE FOLLOWING INFORMATION:
 - A) NICK SHEET STAINING CONTRACTOR'S ADDRESS, TELEPHONE NUMBER, FAX, E-MAIL, AND A LIST OF EQUIPMENT WITH MAKE, ADDRESS OF LOCAL MANUFACTURER'S REPRESENTATIVE.
 - B) DRAWINGS AND PARTS CHECKS ON EVERY MATERIAL AND EQUIPMENT INSTALLED UNDER THIS CONTRACT.
 - C) GUARANTEE STATEMENTS.
 - D) COMPLETE OPERATIONS AND MAINTENANCE INSTRUCTIONS ON ALL MAJOR EQUIPMENT.
 - E) CONSTRUCTION DETAILS FROM THE PROJECT.
 - F) COMPLETE TROUBLE-SHOOTING GUIDE TO CORRECT IRRIGATION PROBLEMS.
 - G) WATERING AND SPRING START-UP PROCEDURES.
 - H) CHART OF APPROPRIATE WATERING TIMES FOR SPRING, SUMMER, AND FALL.
 - I) A COPY OF THE "AS-BUILT" DRAWINGS AND CONTROLLER CHART.
9. ALL VALVES TO BE PLACED IN "DANGER" ZONE LEVELS. DO NOT BOLT-LOCK LOS (OR APPROVED EQUIPMENT). SET "DANGER" ZONE LEVELS FROM THE GRADE IN MAINLINE AND FLUSH WITH FRESH WATER IN MAINLINE AREAS. JARRED BOX FOR CHECK VALVE, 1/2" HOSE END FOR BALL VALVE/QUICK COUPLING VALVES, AND 1/2" STANDARD FOR CONTROL VALVES. PROVIDE BOX COVERS AS REQUIRED.
10. MAINLINE PIPE TO BE BURIED 24 INCHES. LATERALS ARE BURIED AND SLEEVES 24" BENEATH MAINLINE GRADE. NO WORK IN FIELD TO BE UNDERTAKEN OVER PIPE.
11. HEAD AND LINE SUPPORTING IS ENCOURAGED AND PREFERRED. ADJUST IN FIELD AS NECESSARY FOR 100 PERCENT COVERAGE. VALVES TO BE POSITIONED ADJACENT TO PAVEMENT/SURFACE IN THEIR BEST PRACTICE POSSIBLE.
12. FAMILIARIZE OWNER'S FACILITY OPERATOR WITH IRRIGATION SYSTEM FUNCTION, CONTROLLER PROGRAMMING, SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS.
13. OPERATIONS ON PIPES WILL NOT BE ALLOWED UNLESS APPROVED BY P.O.C.
14. BACKFLOW PREVENTION TO BE MADE BY USE OF PHYSICAL BACKFLOW PREVENTER, HAZARD ALTERNATE BACKFLOW PREVENTER IS LIMITED TO PREVENT FOR SPRAY HEADS AND FOR WATERFALLS/SPRINKLER. SPRINKLER SPRING NOT EXCEED LOSS OF THE RADIATION OF THE PIPED-END END.
15. ALL CONTROL WIRE SERVICES TO BE MADE AT VALVE BOXES WITH WATER TIGHT ELECTRICAL SERVICE. ALL SERVICE WIRE SHALL BE 18 GAUGE OR EQUIVALENT.
16. EACH VALVE BOX TO CONTAIN A MINIMUM OF TWO (2) SPARE SPRING. CONTROL WIRE PER INSTALLED WIRE. SPRING SPARE WIRE FROM THE CONTROLLER TO THE LAST WIRE OF EACH MAINLINE BRANCH. CONTROL WIRE TO BE 18 GAUGE. SPRING STRAND WIRE TO BE A MINIMUM OF 14 GAUGE.
17. ALL ELECTRICAL EQUIPMENT TO BE UL LISTED AND APPROVED, AND BEAT THE UL LIST.
18. CROSS CONNECTION PREVENTION INFORMATION REQUIRED. THE PROTECTION DEVICE TO BE TESTED UPON THE ORIGINAL INSTALLATION. THE TESTING TO BE PERFORMED BY A PERSON EMPLOYED A CERTAIN COMPANY AS A LICENSED TESTER. THE TEST REPORT TO BE SUBMITTED TO THE LOCAL WATER SYSTEMS, OR PLUMBING, AND OWNER WITH A COPY TO CONTRACTOR. CONTRACTOR TO BE RESPONSIBLE FOR TESTING TO BE DONE BY THE LOCAL WATER SYSTEMS. CONTRACTOR IS RESPONSIBLE FOR TESTING TO BE DONE BY THE LOCAL WATER SYSTEMS.
19. CONTRACTOR TO PROVIDE SYSTEM MAINTENANCE/SERVICE WHICH INSTALLATION HAS BEEN COMPLETED WITHIN A ONE (1) YEAR WARRANTY. THE MAINTENANCE OR SERVICE TO BE PROVIDED AS PER THE WARRANTY AND AS PER THE LOCAL WATER SYSTEMS, OR PLUMBING, AND OWNER WITH A COPY TO CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR TESTING TO BE DONE BY THE LOCAL WATER SYSTEMS, OR PLUMBING, AND OWNER WITH A COPY TO CONTRACTOR.

IRRIGATION SCHEDULE

DESCRIPTION

SPRINKLER HEADS:				
HUNTER UP ROTATOR WITH PR530 PRO-SPRAY POP-UP BODY AND CV DRAW CHECK VALVE, 6" SHRUB				
SYMBOL	NOZZLE	PSI GPM	RADIUS	
o	HUNTER-50 and 6H H, Q SERIES	30	0.08, 0.51	6'
o	HUNTER-1000 8-15 F, TH, TT, H, Q SERIES	30	0.65, 0.48, 0.37, 0.32, 0.16	8'
o	HUNTER-1000 8-15 F, TH, TT, H, Q SERIES	30	0.65, 0.48, 0.37, 0.32, 0.16	10'
o	HUNTER-1000 8-15 F, TH, TT, H, Q SERIES	30	0.65, 0.48, 0.37, 0.32, 0.16	12'
o	HUNTER-2000 13-21 F, TH, TT, H, Q SERIES	30	1.28, 0.95, 0.74, 0.63, 0.33	15'
o	HUNTER ESS15, SSS30 SERIES	30	1.41, 0.65	5'-30" 5'-15"

ADD'L EQUIPMENT

- SPRAY IRRIGATION: HUNTER (CV 101/1516 REMOTE CONTROL VALVE, IN VALVE BOX, ONE VALVE PER BOX)
- HUNTER SOLAR SYNC WIRE RAIN SENSOR COMBO
- HUNTER PRO-C CONTROLLER 3 TO 15 STATIONS, (HARDWARE CONNECTION); PROVIDE GROUND AND BATTERIES PER MANUFACTURER'S SPECIFICATIONS

P.O.C. INFO

- WILSONS 550 XLT- 1-1/4" DOUBLE CHECK VALVE (STATE APPROVED); TEST AND CERTIFICATION BY LICENSED BACKFLOW TESTER
- WILSONS 850 - BALL VALVE. SIZE TO MATCH PIPE
- CARSON INDUSTRIES #1730 (TWO AT P.O.C.) GRADE LEVEL VAULT WITH BOLT LOCK LID.
- PLASTIC BALL VALVE, MATCH LINE SIZE, IN VALVE BOX
- HUNTER HD-3300R 3/4" QUICK COUPLING VALVE, IN VALVE BOX, PROVIDE TWO KEYS AND SWIVELS

----- MAINLINE - SCH 40 PVC (24" COVER); SIZE PER PLAN, 1-1/2" SIZE MINIMUM

----- LATERAL - SCH 40 PVC (12" COVER); SIZE PER PLAN, 3/4" SIZE MINIMUM

----- SLEEVE - SCH 40 PVC; 24" MINIMUM COVER AT VEHICLE CROSSINGS AND 24" MINIMUM COVER IN LANDSCAPE AREAS, 4" SIZE

IRRIGATION SHOWN DIAGRAMMATICALLY FOR PLAN CLARITY. COMMON TRENCH AND PLACE EQUIPMENT BY LANDSCAPE MANIFOLD GROUPED VALVES IN ADJACENT SHRUB AREAS WHERE FEASIBLE.

SCH 40 PIPE SIZING CHART

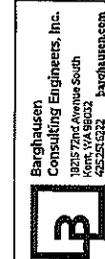
PIPE SIZE	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"
FLOW GPM	1-8	8.1-13.1	13.1-23	23.1-32	32.1-53	53.1-74 GPM (MAX.)

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY IRRIGATION NOTES + DETAILS
4795 RIVERDALE ROAD
RIVERDALE, UT 84405



Bartholomew
Consulting Engineers, Inc.
1025 72nd Avenue South
North VA 84032
425-251-6322
bartholomew.com

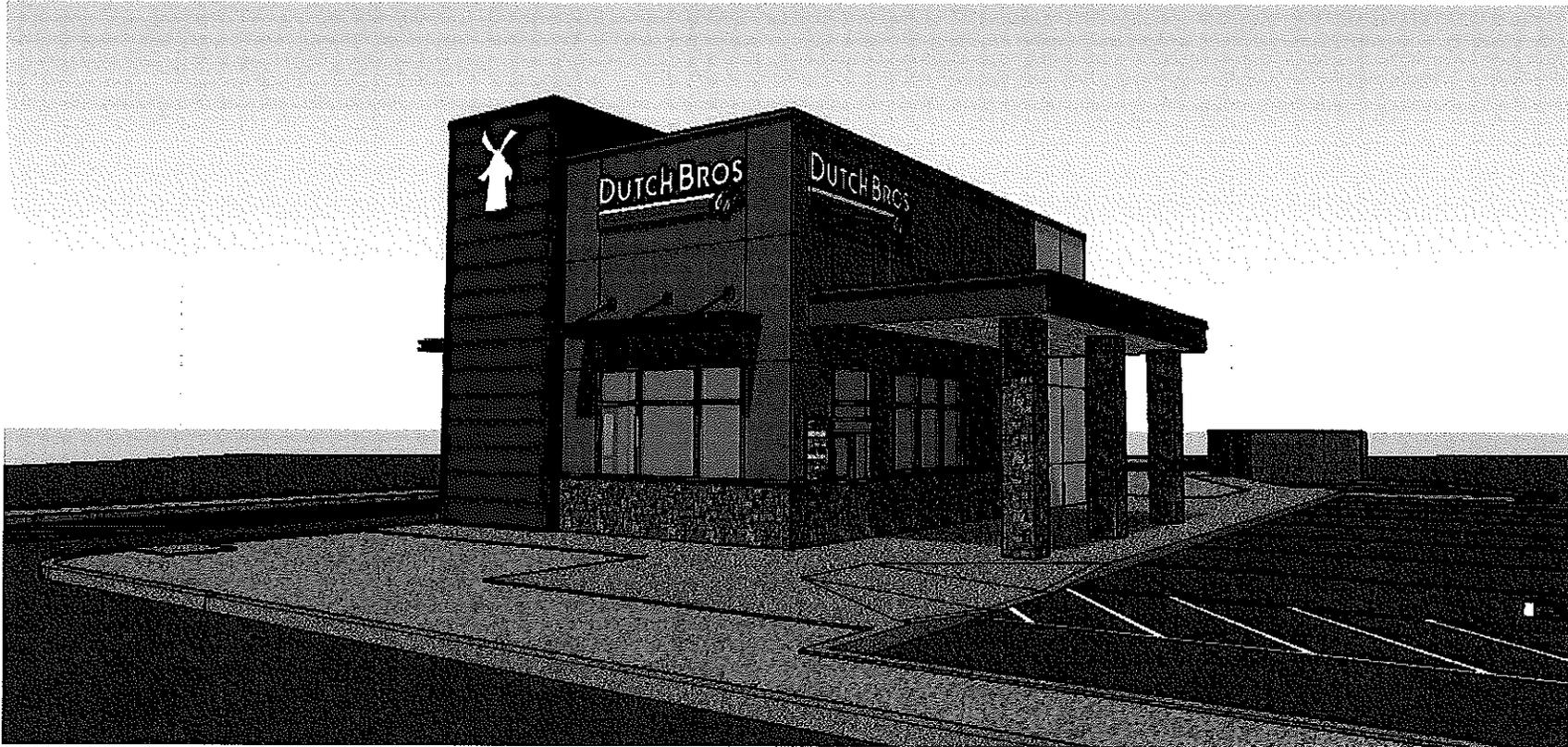


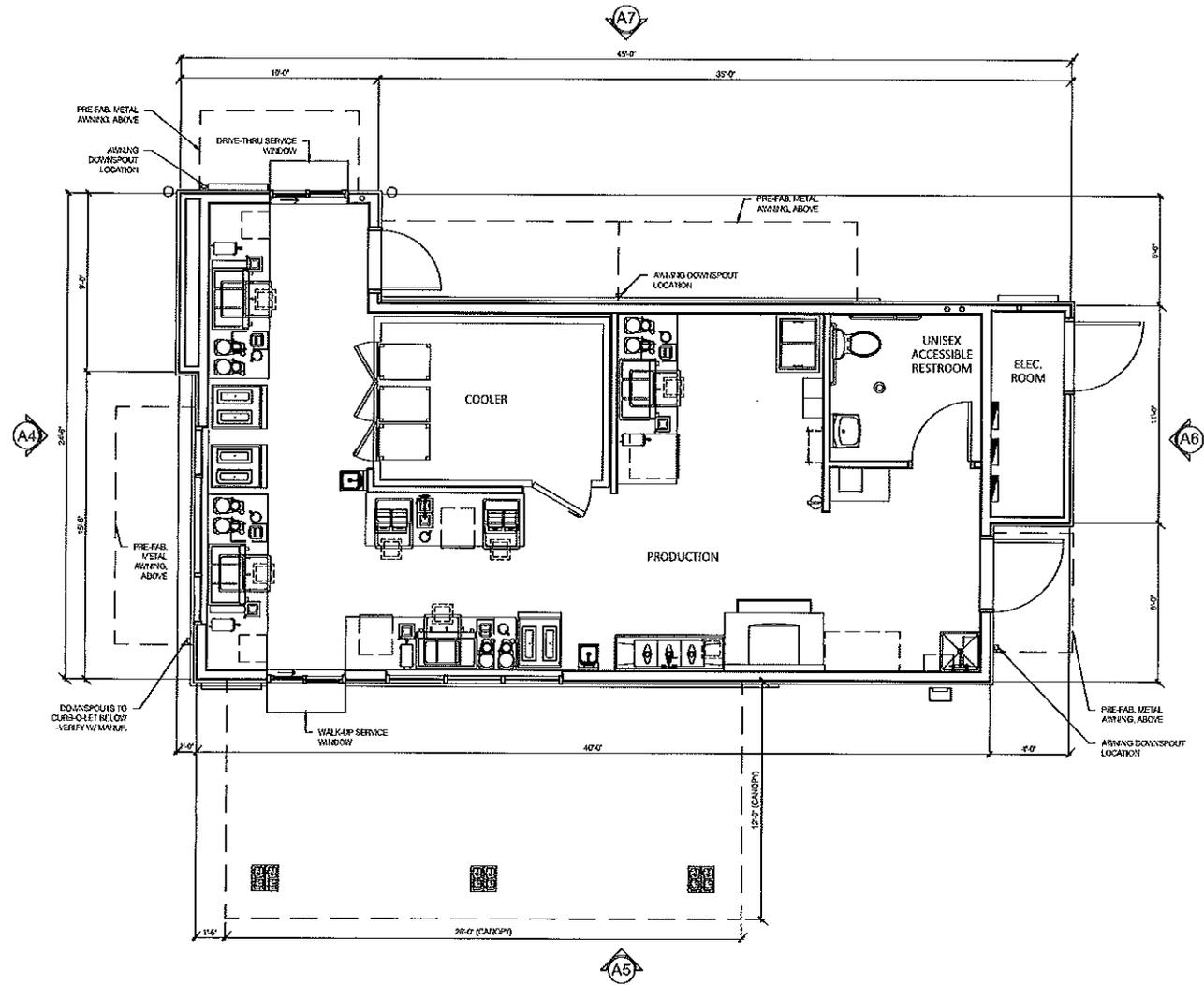
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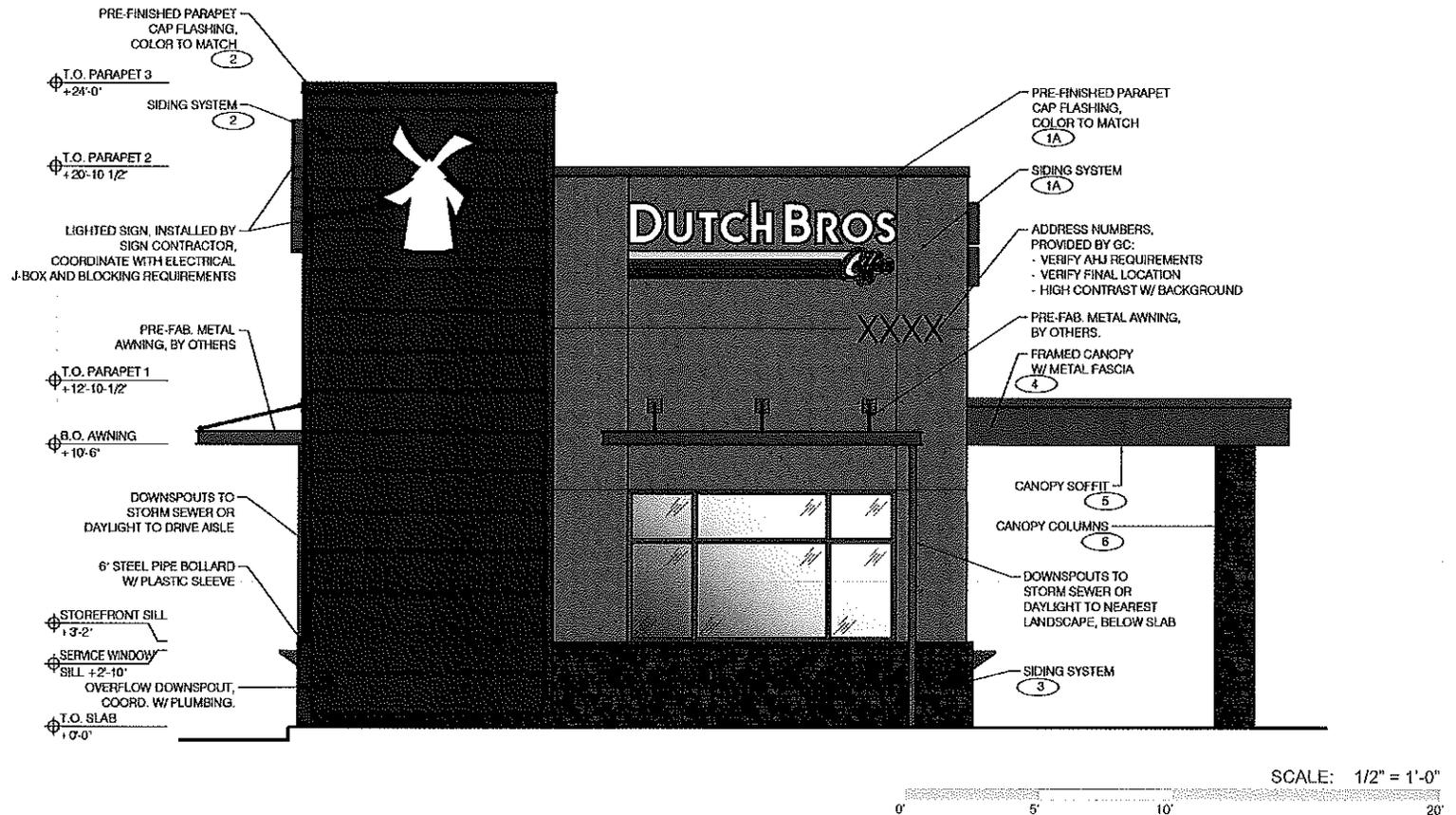


SCALE: 3/8" = 1'-0"



SIDING SCHEDULE - ALTERNATE w/ CANOPY				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	STUCCO	-	3 COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH	COLOR: BLDO DR DARK GRAY
1B	STUCCO	-	3 COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH	COLOR: BLDO DR LIGHT GRAY
ZONE 2 (TOWER)				
2	PRELUMENENT STONE	INCORA	8 1/2" NATURAL AWP M118 3000 W/ MATCHING PANEL CORNICES	COLOR: BLDO DR BLUE
ZONE 3 (BASE)				
3	STONE VENEER	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	COLOR: PER MFR
	STONE SILL	ELDORADO STONE	SHIPPED EDGE WANSKOT SILL	COLOR: PEWTER
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	-	METAL FASCIA, FLAT	3 DR'S, COLOR: BLDO DR DUSK GRAY
5	SOFFIT	HEMN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1/8" TAG, 1" REVEAL
6	COLUMNS	ELDORADO STONE	CLIFFSTONE, BANFF SPRINGS	COLOR: PER MFR

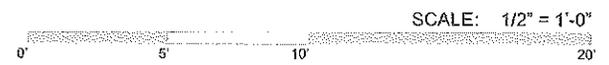
NOTE: PROVIDE 1/2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTERS, AT AWNING AND CANOPY LOCATIONS, COLOR: BLDO DR DARK GRAY





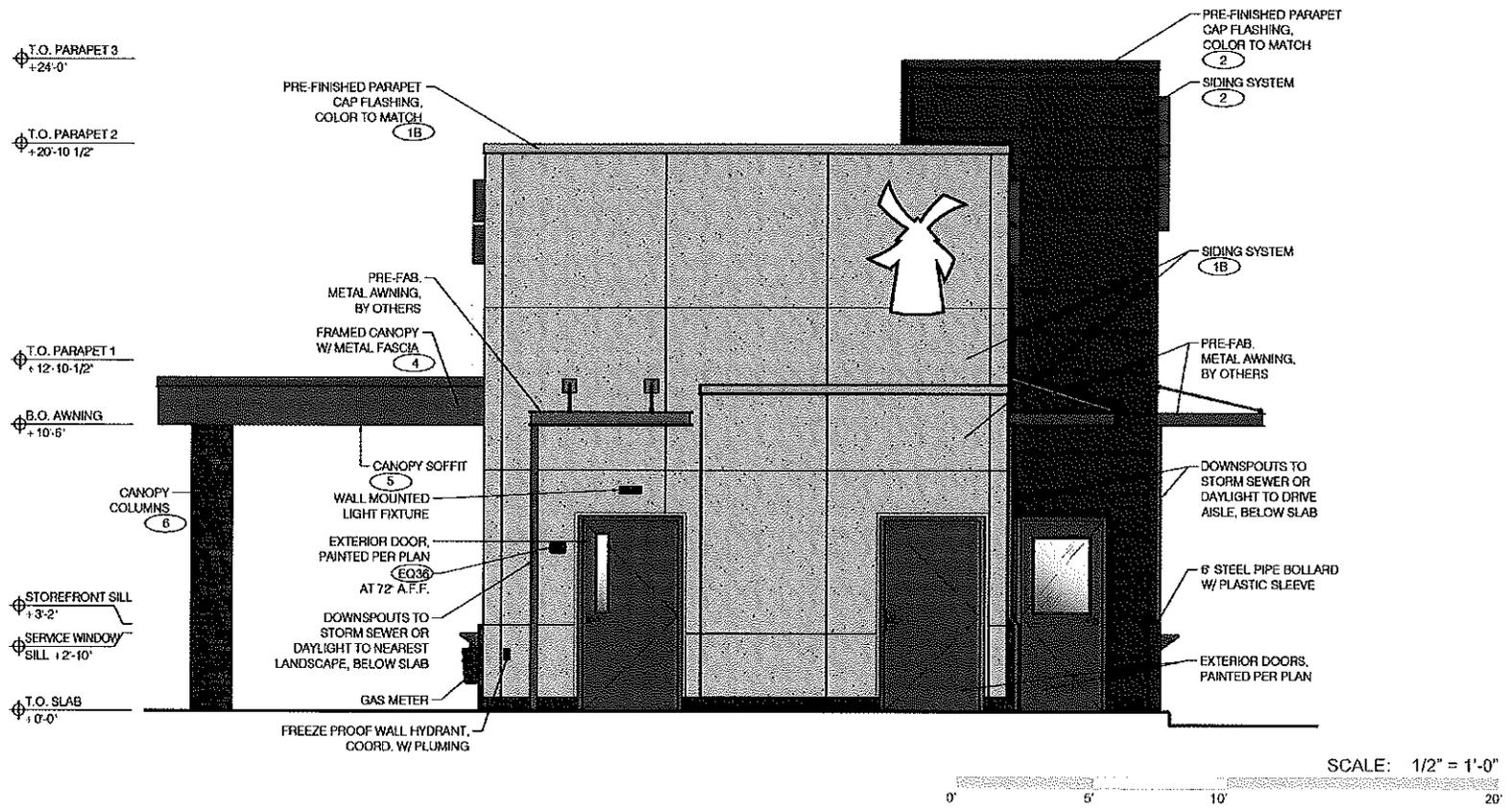
SIDING SCHEDULE - ALTERNATE w/ CANOPY				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	STUCCO	-	3 COAT SYSTEM W/ ACRYLIC MEDIUM SAND FRESH	COLOR: BLDG DR DARK GRAY
1B	STUCCO	-	3 COAT SYSTEM W/ ACRYLIC MEDIUM SAND FRESH	COLOR: BLDG DR LIGHT GRAY
ZONE 2 (ROWERS)				
2	FIBER CEMENT SIDING	MOHSA	ILLUMINATION AMP 5/8" X 3/8" W/ MATCHING PANEL CORNERS	COLOR: BLDG DR BLUE
ZONE 3 (BASE)				
3	STONE VENEER	ELDORADO STONE	CLIFFSTONE, BAYF SPRINGS	COLOR: PER MFR.
	STONE BELL	ELDORADO STONE	SHIPPED EDGE WAINSCOT BELL	COLOR: PEWTER
ZONE 4 (STRAINED CANOPY)				
4	FASCIA	-	METAL, FASCIA FLAT	3 COLORS, COLOR: BLDG DR DARK GRAY
5	SOFFIT	BEWAN ELEMENTS	NATURAL NORTHWESTERN SPICED	1/4" TAG, 1/8" REVEAL
6	COLUMNS	ELDORADO STONE	CLIFFSTONE, BAYF SPRINGS	COLOR: PER MFR.

NOTE: PROVIDE 2"x2" SANDWICH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNINGS AND CANOPY LOCATIONS; COLOR: BLDG DR DARK GRAY



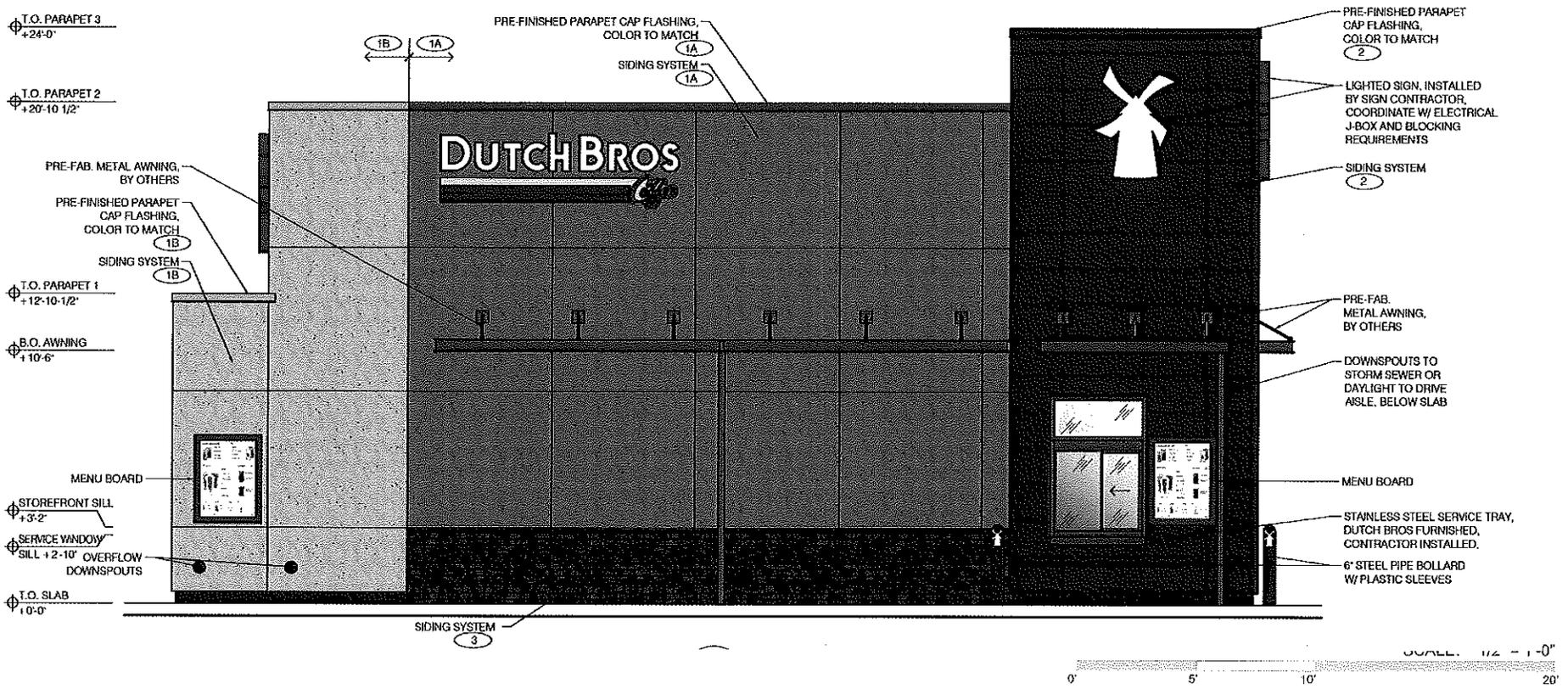
SIDING SCHEDULE - ALTERNATE w/ CANOPY				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (ROOF)				
1A	STUCCO	-	3 COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH	COLOR: BLDG DR DARK GRAY
1B	STUCCO	-	3 COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH	COLOR: BLDG DR LIGHT GRAY
ZONE 2 (TOWER)				
2	FIBER CEMENT BOARD	ROCKWOOL	ILLUMINATION AW' 5118 & 3000 w/ MATCHING PANEL CORNERS	COLOR: BLDG DR BLUE
ZONE 3 (BASE)				
3	STONE VENEER	ELDORADO STONE	CLIFFSTONE, BANTY SPRINGS	COLOR: PER MFR
	STONE SILL	ELDORADO STONE	ENAPPED EDGE WANSBOD SILL	COLOR: PEWTER
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	-	METAL FASCIA, FLAT	3 COLORS, COLOR: BLDG DR DARK GRAY
5	SOFFIT	MEAN ELEMENTS	NATURAL NORTHWESTERN RESINCE	Mt. TAG, 1" REVEAL
6	COLLARS	ELDORADO STONE	CLIFFSTONE, BANTY SPRINGS	COLOR: PER MFR

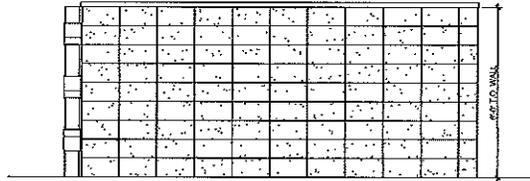
NOTE: PROVIDE 3/2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DR DARK GRAY



SIDING SCHEDULE - ALTERNATE w/ CANOPY				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (ROOF)				
1A	STUCCO	-	3 COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH	COLOR: BLDG DR DARK GRAY
1B	STUCCO	-	3 COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH	COLOR: BLDG DR LIGHT GRAY
ZONE 2 (TOWER)				
2	FIBER CEMENT MONO	ALCANTARA	ILLUMINATION, 40W 516 & 2050 W/ MATCHING PANEL CORNERS	COLOR: BLDG DR BLUE
ZONE 3 (BASE)				
3	STONE VENEER	ELDORADO STONE	CLIFF STONE, BANFF SPRINGS	COLOR: PER MFR
	STONE SILL	ELDORADO STONE	SHAPED EDGE WANASCOF SILL	COLOR: PEWTER
ZONE 4 (RAISED CANOPY)				
4	FASCIA	-	METAL FASCIA, FLAT	3 SECS, COLOR: BLDG DR DARK GRAY
5	SOFFIT	NEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1/4, 7/8, 1" REVEAL
6	COLUMNS	ELDORADO STONE	CLIFF STONE, BANFF SPRINGS	COLOR: PER MFR

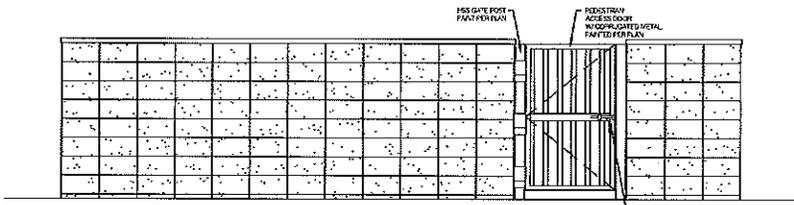
NOTE: PROVIDE 3/4" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS.
COLOR: BLDG DR DARK GRAY



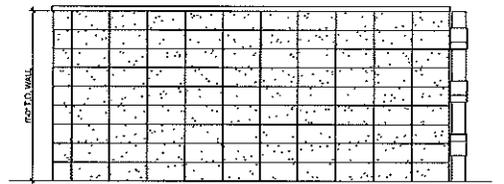


5 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 1/2" = 1'-0"

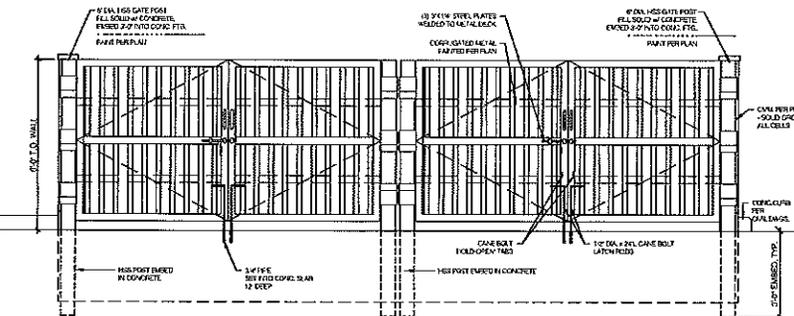
ID	MATERIAL	MANUFACTURER	COLOR	NOTES
1	CONCRETE	HELANETTES/GRU/STRA	CHARCOAL	2" MAX. FINISH
2	GLASS	HELANETTES/GRU/STRA	CHARCOAL	1/2" MAX.
3	PAINT	BEHR/MILK-BASED	CR-055	BLACK ENAMEL GLOSS FINISH
4	PAINT	BEHR/MILK-BASED	GR-006	BY THE APPLICABLE CATERING CONTRACT



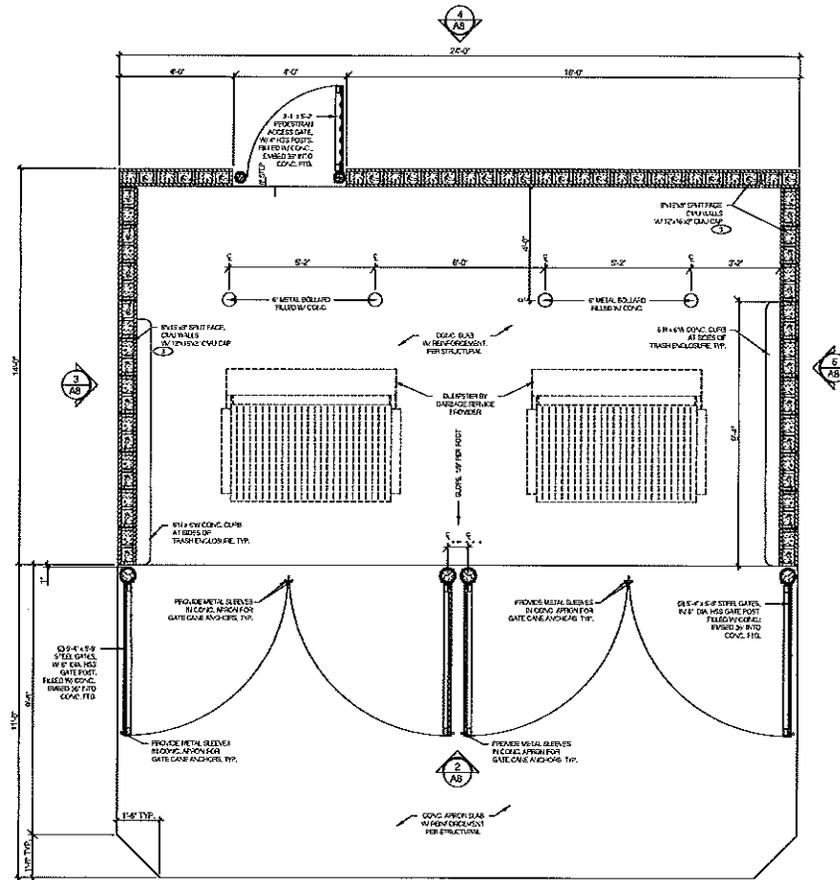
4 TRASH ENCLOSURE REAR ELEVATION
SCALE: 1/2" = 1'-0"



3 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 1/2" = 1'-0"

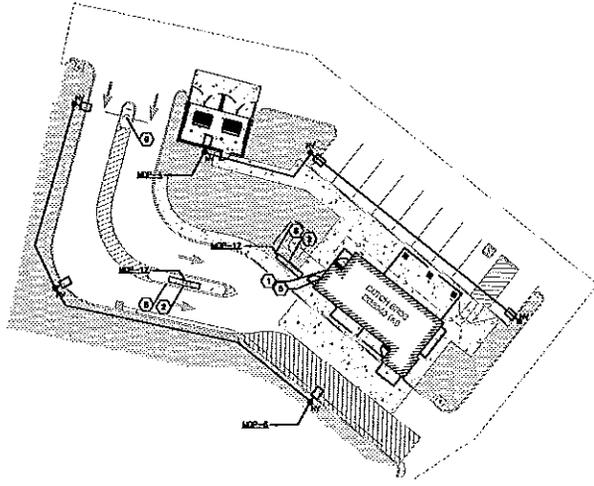


2 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/2" = 1'-0"

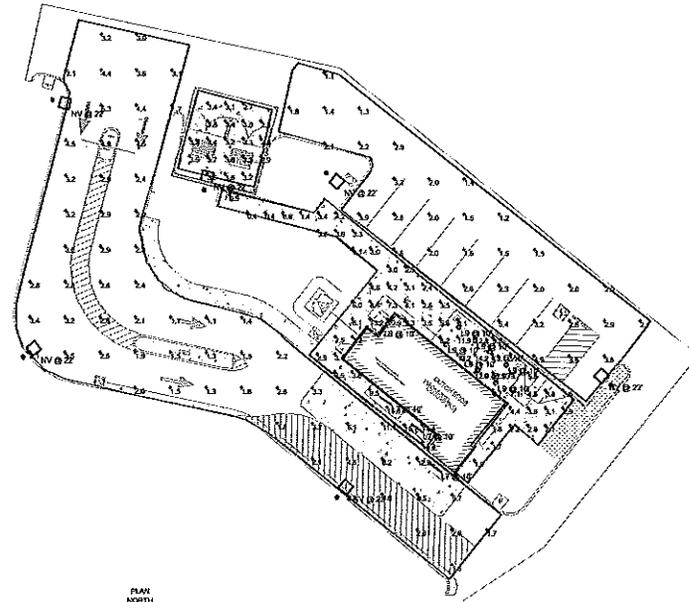


1 TRASH ENCLOSURE PLAN
SCALE: 1/2" = 1'-0"

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PLAN NORTH
1 ELECTRICAL SITE PLAN
 1/4" = 1'-0"



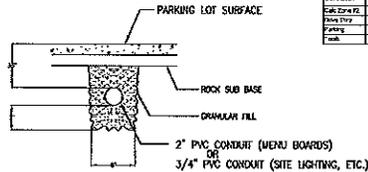
PLAN NORTH
2 SITE PHOTOMETRIC PLAN
 1/4" = 1'-0"

MIN. DUTCH BROS. REQUIREMENTS
 - SITE AT 10' MIN. FROM CURB
 - SITE AT 10' MIN. FROM DRIVE

SEE 814 FOR POLE BASE DETAIL

KEYED NOTES

- 1 LOCATION OF UTILITY METER (COORDINATE) SWITCH AND OF CHANTRY. REFER TO "POWER RISEN DIAGRAM" ON SHEET E3011.
- 2 PROVIDE 120V ELECTRICAL CONNECTION WITH (2) #12, 30' MIN. 1/2" PVC ROUTED BELOW GRADE FOR DRIVE-THRU INSTALLATION. MANUFACTURER'S INSTRUCTIONS. CONDUIT SHALL COME UP IN CENTER OF POST. SIGN CHANTRY REPRESENTATIVE TO ONE (1) CONC. LOCATION/COMMISSION FOR GC TO MATCH CONTRACTOR SHALL REMOVE EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.
- 3 PROVIDE 120V ELECTRICAL CONNECTION WITH (2) #12, 30' MIN. 1/2" PVC ROUTED BELOW GRADE FOR NEW SIGNMENT SIGN FOR REPRESENTATIVE FROM TO MATCH CONTRACTOR SHALL REMOVE EXISTING PARKING SURFACES FROM TRENCHING TO MATCH PREVIOUS CONDITIONS.
- 4 NOT USED.
- 5 LOCATION OF CABLE INTERNET DRAWING
- 6 PROVIDE 3" CONDUIT 1/2" FULL STRING TO CHERRY BOX FOR FUTURE DIGITAL MENU BOARD UPORANCE. COORDINATE W/ SIGN MANUFACTURER.
- 7 NOT USED.
- 8 PROVIDE 3" CONDUIT 1/2" FULL STRING 21" BEHIND MENU BOARD TO CHERRY BOX FOR FUTURE DIGITAL MENU BOARD UPORANCE. COORDINATE W/ SIGN MANUFACTURER.
- 9 PROVIDE 3" CONDUIT 1/2" FULL STRING TO CHERRY BOX BETWEEN "CHOICE LANE" BEHIND SIGN AND CLEARANCE BAR FOR FUTURE DRIVE THRU SIGNAGE.



3 TRENCHING DETAIL
 3/8" = 1"

Symbol	Label	Qty	Manufacturer	Stocking Number	By Package	Unit	Number Lines	Material	Lighting Fix. Type	Light Loss Factor	Height
1	L7	1	SAF		DISCONTINUED BY MANUFACTURER	250		DISCONTINUED BY MANUFACTURER	LED	0.8	40
2	L9	1	OSRAM SYLVANIA	OSRAM SYLVANIA	OSRAM SYLVANIA	250	1	OSRAM SYLVANIA	LED	0.8	11.8
3	NV	1	PLA SIGNAGE	PLA SIGNAGE	PLA SIGNAGE WITH SLACKS	250	1	PLA SIGNAGE WITH SLACKS	PLA	0.8	35
4	L6	1	PLA SIGNAGE	PLA SIGNAGE	CAST IRON METAL HOUSING IN CONCRETE SET BASE. 20" H. 10" DIA. WITH 1/2" DIA. HOLES PLACED TO REPRESENT THE HOLES IN THE ORIGINAL SIGNAGE. PLASTERED METAL HOUSING. PAINTED METAL HOUSING.	250	1	PLA SIGNAGE WITH SLACKS	PLA	0.8	35

Specification	Symbol	Min.	Max.	Min.	Max.	Height
Min. Depth	1	0.5	0.75	0.5	0.75	12.5
Min. Width	2	0.5	0.75	0.5	0.75	2.5
Min. Spacing	3	0.5	0.75	0.5	0.75	2.5
Min. Spacing	4	0.5	0.75	0.5	0.75	2.5

CASE
 Engineering Inc.
 24100 East
 24th Avenue, Suite 100
 Centennial, CO 80108
 (303) 751-1411



1701 SE SANDY BLVD, SUITE 100
 PORTLAND, OR 97214
 V. 503.332.9099
 F. 503.241.7055
 WWW.GNICHARCH.COM

Project No.: UT-0701
 Dutch Bros Coffee - New Freestanding Store
 4179 Riverdale Road
 Riverdale, UT 84003
 For: Dutch Bros Coffee
 110 SW 4th St.
 Grants Pass, OR 97525

ISSUED FOR DESIGN
 REVIEW: 12.28.2020

REV. DATE	DESCRIPTION

SHEET NAME:

ELECTRICAL SITE & PHOTOMETRIC PLAN

SHEET NUMBER:

A9

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**RIVERDALE CITY
PLANNING COMMISSION AGENDA
January 26, 2020**

AGENDA ITEM: E3

SUBJECT: Consideration to set Public Hearing for Proposed Rezone Request from Agricultural (A-1) and Low-Impact Transition Overlay (LIT) Zoning to Single-Family Residential (R-1-6) Zoning for properties located at approximately 1526, 1528, 1560, and 1580 West Ritter Drive, Riverdale, Utah 84405, as requested by Riverdale Living, LLC

PRESENTER: Mike Eggett, Community Development

INFORMATION: [A. Rezone Request Application](#)

[BACK TO AGENDA](#)



RIVERDALE CITY REZONE REQUEST APPLICATION

DATE SUBMITTED 12/29/20 **FEE SCHEDULE: \$250**

APPLICANT NAME Riverdale Living, LLC PHONE NUMBER: 801-497-6801

APPLICANT ADDRESS 236 N 3050 W
Layton, UT 84041

ADDRESS OF SITE 1526, 1528, 1560, 1580, W Ritter Dr

PROPERTY OWNER Riverdale Living, LLC, and The L. Leon Poulsen Revocable Trust

PRESENT ZONING Agriculture and LIT

PRESENT USE: Residential Homes

PROPOSED ZONING R-1-6

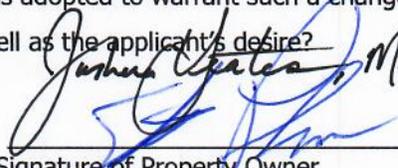
PROPOSED USE: Residential Lots

PROPERTY ACREAGE: 5.67 ac

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

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


Signature of Applicant

 *Manager Riverdale Living*
Signature of Property Owner

I authorize Brittanny Yeates to act as my representative in all matters relating to this application.



APPLICATION REQUIREMENTS AND PROCEDURE FOR REZONE REQUEST

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

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

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

Planning Commission scheduled public hearing:

Date: _____ Decision: _____

City Council consideration of application:

Date: _____ Decision: _____

Riverdale Living, LLC
263 N 3050 W
Layton, UT 84041

January 12, 2021

Riverdale City
4600 So. Weber River Drive
Riverdale, Utah 84405

Re: Rezone Request

Dear Members of the Planning Commission and City Council,

As an introduction, I am Brittany Yeates, the wife of Josh, one the developers of the Ritter Dr. property that was originally intended for senior living and which recently requested the R4 zone that did not pass. Because I have used my own assets to secure the loans used to acquire and develop the project, which affects the very home I live in, I have requested and been authorized by the developers to take the lead on the development. My plan was also presented to the bank that holds the mortgage to the property as well as other investors, all of which have consented to this effort in the hopes of at least getting their basis in the land returned and spare my home.

After speaking with various members of the city council and other city officials, I figured that it would be too risky to request anything above the R-1-6 zone given the traffic concerns in this area, among other things. If planned carefully, we believe that this zoning can meet our bare minimums and be a great contribution to the city for the reasons I will list below. The main developers, Josh and Delyn, who have a great deal of experience in development, especially residential lots, will continue to be involved in the project. Despite the lower amount of units than desired for our investment capital, we believe the R-1-6 is actually a good fit because Josh and Delyn have a great deal of experience with the requested project type which is more in line with their prior developments and they have developed and improved many high-quality subdivisions. We also have the support of the Poulsen family who is not only contributing their land to the project, but will likely be the contractor providing the excavating and improvements to the site. There is enough equity in the project in order to obtain the financing, but if there are any issues, we also have the Barlow family and other members of the Poulsen family ready to provide their support, both of whom have considerable resources.

For the following reasons we believe our project fits within the general plan of the city and will harmoniously contribute to the City of Riverdale. The City of Riverdale is relatively small in terms of its geographical size, but has a lot of commercial business and is a highly important gateway for the surrounding areas. This project will bring more permanent residents into a community relatively high in business and low in residential, which is the foundational core of any city and which will allow the city to keep more of the taxes that they collect from the business conducted within its boundaries. Our particular site is surrounded by high density residential to the north and

medium density residential to the south and east, and commercial to the west. Therefore, the smaller lots within the R-1-6 zone will blend harmoniously and naturally with the surrounding area and will also answer the great need for more residential with all of the jobs slated to come out of the new projects at Hill Air Force Base and to answer the deficit of residential building lots in general.

I look forward to working on this project within your city and appreciate your welcome and support of my involvement in the project and I assure you it will be of superior quality.

Sincerely,

Signed, Brittany Yeates
On Behalf of Riverdale Living, LLC

S.E. 1/4 OF N.W. 1/4

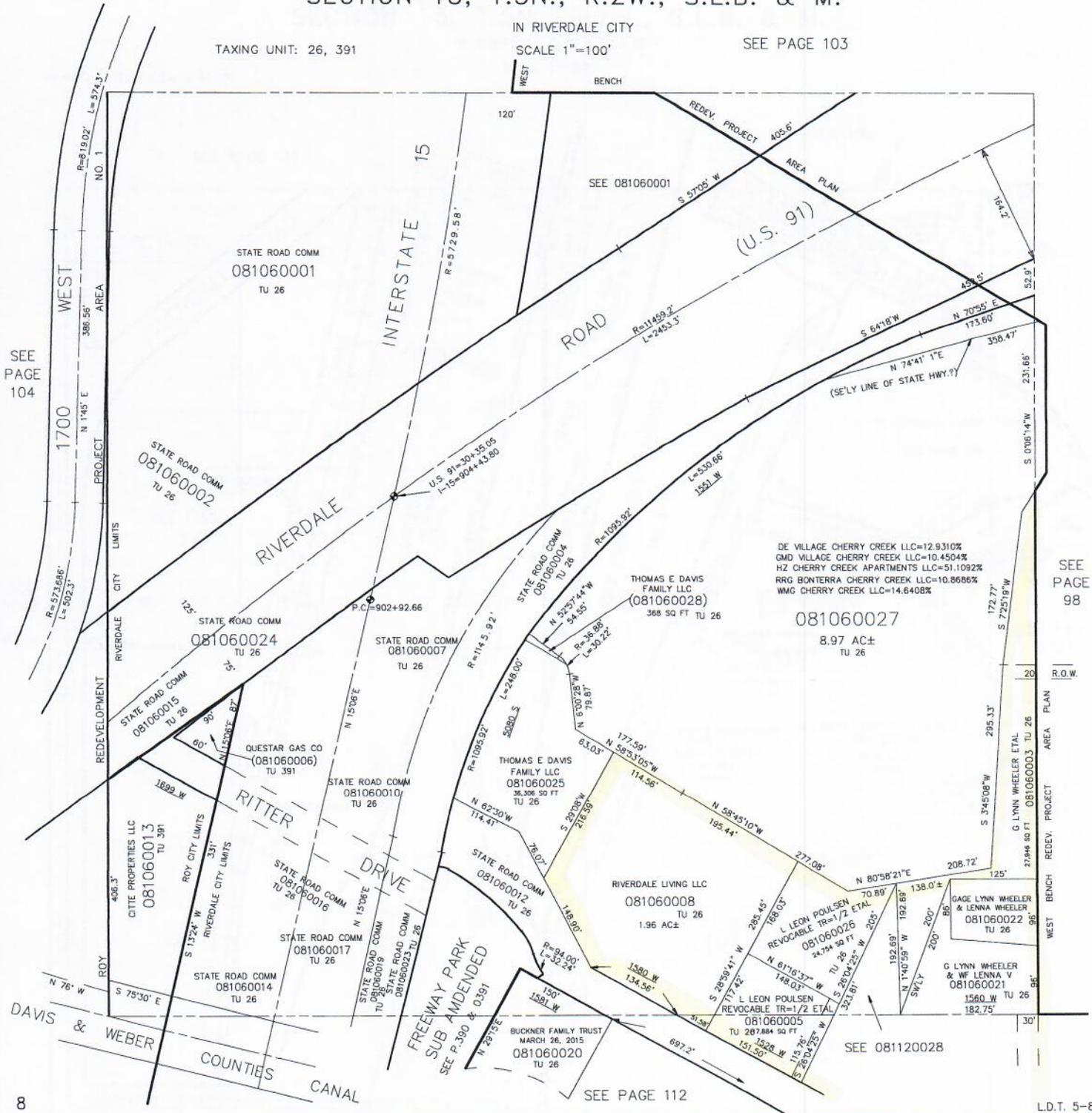
SECTION 13, T.5N., R.2W., S.L.B. & M.

TAXING UNIT: 26, 391

IN RIVERDALE CITY

SCALE 1"=100'

SEE PAGE 103



SEE PAGE 104

SEE PAGE 98

SEE PAGE 112

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405

394-5541

Receipt No: 15.541380

Jan 11, 2021

RIVERDALE LIVING,LLC

Previous Balance:		.00
MISCELLANEOUS - ZONING & SUBDIV. FEE		250.00
10-34-1500 ZONING & SUB. FEES		
<hr/>		
Total:		250.00
<hr/>		
CHECK	Check No: 1169	250.00
Total Applied:		250.00
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Change Tendered:		.00
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